

# Staff Summary Report

**Development Review Commission Date:** 08/14/07

**Agenda Item Number:** \_\_4\_\_

**SUBJECT:** Hold a public meeting for a Development Plan Review for COBBLESTONE COURT PHASE III located at 9020 South McClintock Drive.

**DOCUMENT NAME:** DRCr\_CobbleStoneCourtIII\_081407      **PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

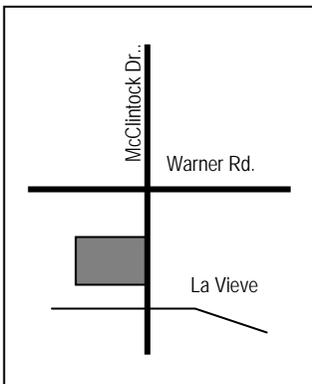
**COMMENTS:** Request for **COBBLESTONE COURT PHASE III (PL060529)** consists of a freestanding, 23,821 s.f. one story building on 2.61 acres in the Commercial Shopping and Service District. The request includes the following:

**DPR07138** – Development Plan Review including site plan, building elevations, and landscape plan.

**PREPARED BY:** Kevin O’Melia, Senior Planner (480-350-8432) *K*  
**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989)  
**LEGAL REVIEW BY:** N/A  
**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions 1 - 21.

**ADDITIONAL INFO:**



Gross/Net site area	2.608 acres (113,599 s.f.)
Building net area	18,558 (exist.) 5,263 s.f. (proposed) 23,821 s.f. total
Lot Coverage	21 % (50% maximum allowed)
Building Height	+19 ft (35 ft maximum allowed)
Building setbacks	+82’ front, +66’ N side, +49’ S side, +49’ rear (0’ front, 0’ side, 10’ rear minimum setback)
Landscaped area	36% (15% minimum required)
Vehicle Parking	142 (exist.) 9 (proposed) 151 spaces total (79 minimum required for general office, other uses allowed in CSS District may require a higher minimum)
Bicycle Parking	3 spaces (3 minimum required for general office, other uses allowed in CSS District may require a higher minimum)

This is a Development Plan of a new building within a complex of existing commercial buildings. The proposed building will complete the complex as envisioned in the site master plan. Accordingly, the architectural design, materials and color closely resembles the theme established in the existing development. The use of the buildings within this complex is designed to be flexible, ranging from retail to general office to medical office. Accordingly, the parking field for the complex is a generous quantity designed to accommodate the heaviest use parking ratio.

A neighborhood meeting is not required with this application.

**PAGES:**

1. Table of Contents
2. Comments / Reasons for Approval
- 2-6. Conditions of Approval
- 6-7. History & Facts / Zoning & Development Code Reference

**ATTACHMENTS:**

1. Location Map
2. Aerial Photo
3. Architect's Letter of Explanation
- 4-5. Site Plan & Keynotes (sheet DR-1)
- 6-7. Landscape Plan & Plant Legend (sheet DR-2)
- 8-9. Floor Plan & Keynotes (sheet DR-3)
- 10-11. Building Elevations & Materials Legend (sheet DR-4)
- 12-13. Building Sections & Keynotes (sheet DR-5)
14. Presentation Building Elevations

**COMMENTS:**

The applicant is requesting an approval for a freestanding speculative building that is Phase III of Cobblestone Court. This Development Plan will complete Cobblestone Court, an office and commercial service complex on 2.608 acres. The completion will bring the complex to 23,821 s.f. net building area.

Cobblestone Court is located on the west of McClintock Drive and is south of Warner Road. To the north is a planned commercial center. To the south and west is a single family residential neighborhood.

The new freestanding building is similar in character to the existing buildings: each a tall one story with exterior pedestrian circulation. The elevations are composed of arcaded walkways and have the main roofs concealed behind parapets. The buildings feature heavy exposed, center score concrete masonry unit columns that support the arcade in front of a perimeter wall of plaster faced CMU and glazed storefront entrances. The arcade above is frame construction with an exterior plaster finish punctuated with large tile accent surfaces. The top of the buildings are softened with sloping "sheds" of metal hat channels, painted a turquoise-green, that span the unequal height between the lower arcade and the higher parapet at the building perimeter. The plaster work is a creamy white while the exposed center score CMU columns and the pilasters embedded in the perimeter wall—essentially the lower parts of the building—are a light tan color. The plaster surfaces above the arcade are decorated with a mottled dark green tile set in diamond patterns. Awnings on the buildings are also of green fabric. The buildings are set in a mature landscape featuring a ceremonial entrance flanked by two parallel rows of mature date palms. This palm walk extends visually to McClintock Drive and will be reinforced by the addition of the Phase III building form, which completes the entrance courtyard.

**Conclusion**

Cobblestone Court is a skillful design that combines architecture and landscape into a pleasing garden office complex. Phase III seeks to augment this composition. This commercial proposal is consistent with the General Plan 2030 Projected Land Use map. Staff recommends approval of the Development Plan.

**REASONS FOR APPROVAL:**

1. Cobblestone Court, within the CSS, Commercial Shopping and Service District, augments the commercial nature of this district.
2. Cobblestone Court meets the General Plan Projected Land Use (commercial) for this site.
3. Phase III of Cobblestone Court will meet the development standards required under the Zoning and Development Code. Additionally, the addressing and lighting for the entire complex will be brought essentially in line with the Zoning and Development Code by conditions of approval.

## CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLETED ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

### DPR 07138

#### General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **August 14, 2008** or Development Plan approval will expire.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Review dated **August 18, 2006** and **July 11, 2007**. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Development Plan approval prior to issuance of building permits.
  - Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the architect/landscape architect and the mechanical engineer prepare reports, respectively, for the irrigation system and the plumbing system and submit these reports with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety ([dick\\_stewart@tempe.gov](mailto:dick_stewart@tempe.gov)). Contact Water Resources ([pete\\_smith@tempe.gov](mailto:pete_smith@tempe.gov)) if there are any questions regarding the purpose or content of the water conservation reports.
  - The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer ([joe\\_nucci@tempe.gov](mailto:joe_nucci@tempe.gov)) if questions regarding the process described in this condition.
  - Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning), or purchased at Development Services.
  - Standard Details:
    - Tempe Standard "T" details may be accessed through [www.tempe.gov/engineering](http://www.tempe.gov/engineering) or purchased from the Engineering Division, Public Works Department.

#### Site Plan

2. Provide complete project data as outlined in the Site Plan Review mark-up (sheet DR-1), dated 7/11/07. Include vehicle parking calculation indicating required parking for each existing and projected use in the buildings of the complex. Provide a mix of uses and parking ratios to demonstrate that provided surface parking does not exceed required parking by greater than 125 percent. Alternatively, obtain a Use Permit to exceed provided surface parking over required parking by greater than 125 percent.
3. At proposed parking, modify landscape islands at both east and west ends, as graphically illustrated in the Site Plan Review mark-up (sheet DR-1), dated 7/11/07.
  - a. Widen existing west island west of existing concrete walkway by aligning east edge of island with west edge of walkway, as indicated in the mark-up. Remove existing concrete and provide curb as needed

to contain irrigation in this sloping site area.

- b. Layout east landscaped island so it wraps around bike proposed parking pad, as indicated in the mark-up.
4. Repair existing site perimeter wall where damaged, for instance by landscape growth, or for any other reason. Extension of height of wall is not required.
  5. Repair and/or replace paving tile that has become loose where occurs anywhere on site.
  6. Place the existing as well as any proposed additional freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry screen wall following the requirements of Standard Detail T-214. Finish any screen wall additions with exterior plaster and paint to match existing screen walls.
  7. Existing and any proposed utility equipment boxes for this development shall be finished in a uniform neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
    - Maintain existing storm water retention system.
    - Underground utility extensions to proposed building.
    - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
    - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout.
    - Distribute bike parking areas in a visually prominent location, following the location suggested in the Site Plan Review mark-up (sheet DR-1), dated 7/11/07. Provide parking loops per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

### **Floor Plans**

8. Public Restroom Security:
  - a. Lights in restrooms:
    - 1) Provide 50% night lights
    - 2) Activate by key or remote control mechanism
  - b. Single user restroom door hardware: provide a key bypass on the exterior side
- Provide vision panel at service and exit doors of the proposed building. Provide vision panel of high strength plastic or laminated glass, 3" wide, and of height that satisfies the requirement of the Americans with Disabilities Act (allow vertical slot window for viewing from a standing or sitting position). Where a vision panel is not desired, equip door with two 360 degree viewers (one for standing, one for sitting) and mount viewers in accordance with A.D.A. provisions. It is not necessary to retrofit doors on existing buildings.

### **Building Elevations**

9. Replace dented or damaged hat channels where occurs on existing buildings.
10. The main colors and materials described in the presentation exhibits are acceptable as matching to the colors and materials of the existing buildings. Demonstrate a maximum 75 percent reflectance value for the creamy white color used for the building walls. Submit any additions or modifications for review during

building plan check process. Approved colors shall be field verified by the Inspection staff during building construction.

11. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
  12. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
  13. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Do not make these elements afterthoughts that mar the design.
  14. Locate the electrical service entrance section inside the building similar to the other buildings on site. If the service entrance section for Phase III is part of the main S.E.S. in the existing building, do not adversely modify that area by allowing exposed equipment.
  15. Exposed conduit and piping on the exterior surfaces of the building, including walls or soffits, is not allowed on the Phase III building or on the existing buildings where a non-compliant light fixture is replaced or some other modification is made that is part of this work. A creative conduit surface design, if proposed to compliment the architecture, requires separate processing by the Development Review Commission and/or Planning Division staff.
- Measure height of building from top of the west McClintock curb in the center front of the property.

### **Lighting**

16. Upgrade existing security lighting for entire site to extent as follows:
  - a. Meet light levels around Phase III building, at Phase III covered arcades and at proposed vehicle and bike parking to north of this building in conformance with ZDC Part 4, chapter 8. Provide Photometric Plan indicating light levels in these areas.
  - b. A photometric plan is not required for the entire site. It is not necessary to bring entire site area up to light levels indicated in the ZDC Part 4, chapter 8. However, the following is required for the existing buildings and site as part of this Phase III work:
    - 1) Replace any ordinance non-compliant security fixtures where occurs on the existing buildings and in parking areas. Typically the wall mount fixtures on the existing buildings are not full cut-off.
    - 2) Existing freestanding security light fixtures in parking landscape islands may remain. Generally, re-lamp freestanding security light fixtures in parking where lamp brightness has declined. Have electrical engineer determine if fixtures need to be re-lamped; Planning inspection staff will verify re-lamp requirement during a night site inspection prior to issuance of Certificate of Occupancy.
    - 3) At existing and proposed buildings, illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

### **Landscape**

17. Provide one additional 24" box canopy tree and five additional maximum 2'-0" high plant groundcovers at the landscape island at the northeast corner of the proposed building, immediately adjacent to the east end of the new parking space row. Refer to Site Plan Review mark-up (sheet DR-2), dated 7/11/07, if question on location of the additional tree.
18. Irrigation notes:
  - a. Repair existing irrigation system on site or in the adjacent public right of way where damaged by work of this project or by general wear and tear. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.

- b. Provide pipe distribution system for irrigation extensions of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½” feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½”. Provide details of water distribution system.
  - c. If the existing irrigation controller is replaced, locate valve controller inside the building. Alternatively, if the controller is located outside, place in a vandal resistant housing and hardwire power source to controller (a receptacle connection is not allowed). Conceal controller valve wire and power source conduits.
19. Include requirement in site landscape work to de-compact soil in planting areas in project area and remove construction debris from planting areas prior to landscape installation.
20. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2” uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

**Signage**

21. Provide one 0'-12" high address sign on each side of the masonry base of the monument sign on Mill Avenue. There currently are no address signs on the existing buildings. Provide seven 0'-12" high address signs on the buildings (including the Phase III building, including two on the east, two on the north, two on the south and one on the west elevation. Locate signs at uniform height on building in the approximate locations indicated on the Site Plan Review mark-up (sheet DR-1), dated 7/11/07. Conform to the following for address signs described in this condition:
- a. Direct illuminate the address signs.
  - b. Provide street number only, not the street name.
  - c. Compose of individual mount, metal reverse pan channel characters.
  - d. Adjust locations so sign is unobstructed by trees, vines, etc.
  - e. Do not affix another number or a letter that might be mistaken for the address number.
- Follow illumination and background contrast requirements of ZDC Sec. 4-903 (A).
  - Business signs are processed under separate permit and are not part of the Development Plan. Obtain sign permit for any building mount or monument identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by Planning Division staff during plan check process and Planning Inspection staff prior to issuance of Certificate of Occupancy. Follow ZDC Part 4 Chapter 9 with the design of the signs.

**HISTORY & FACTS:**

- December 15, 1977 Suggs Homes was granted a zoning change from AG to R1-15 single family residence for 100 acres. Excepted from the request and approval was a 20 acre parcel at the southwest corner of Warner Road and McClintock Drive.
- March 10, 1981 The Planning and Zoning Commission denied the applicant’s request for a zoning change from AG to CCR.
- May 18, 1981 City Council overturned the Planning and Zoning Commission’s recommendation of denial and approved the request by Terra Development Corporation for a zoning change from AG to CCR for 3.04 acres.

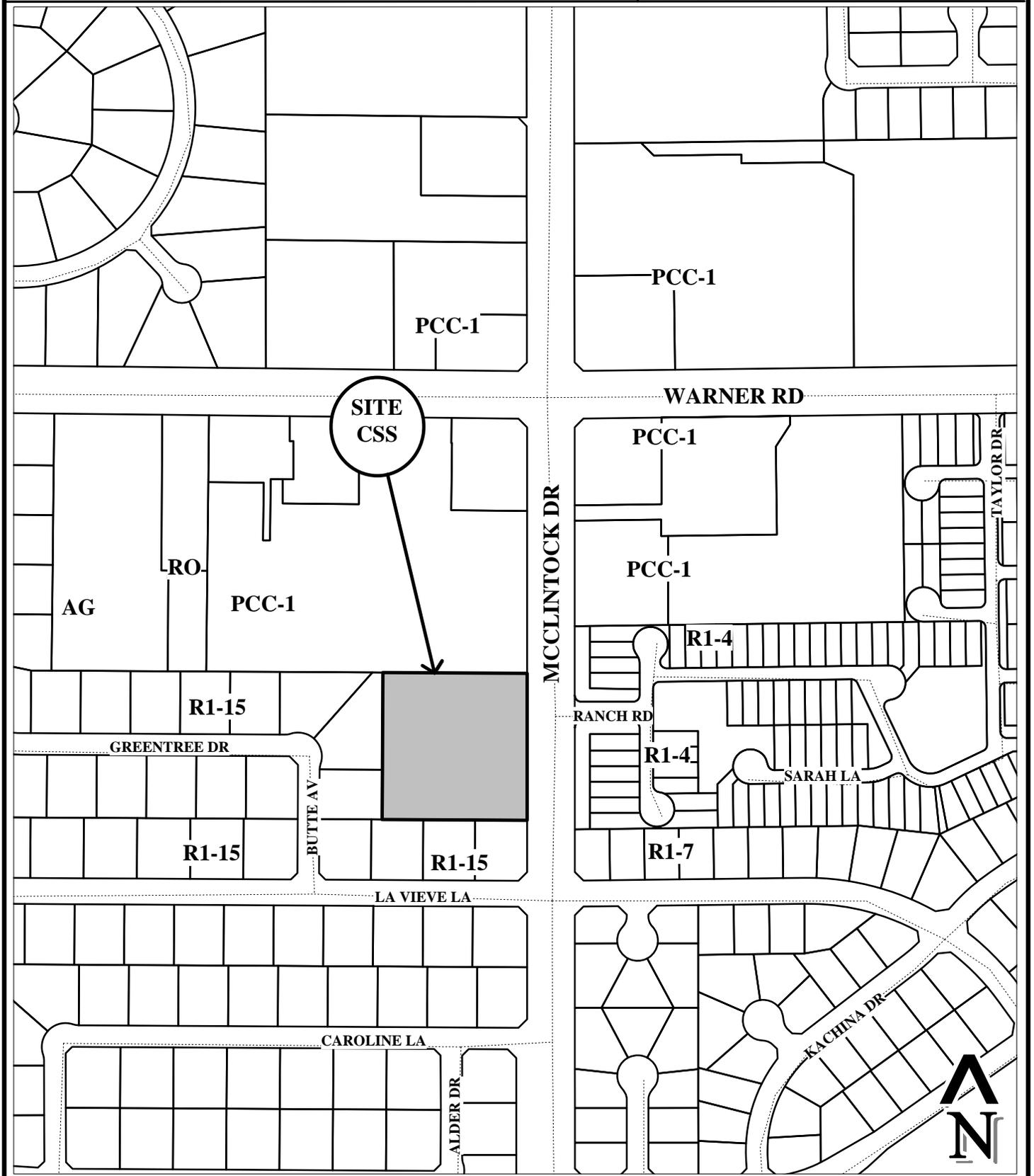
- May 20, 1987 Design Review Board approved building elevations, site and landscape plans for Cobblestone Village South.
- June 24, 1987 Board of Adjustment procedurally denied a request for AIMH Development to increase the building height from 15' to 26' for Cobblestone Village South.
- May 3, 1989 Design Review Board approved building elevations, site and landscape plans for Cobblestone Court. This approval included the southeast and northeast freestanding buildings and was allowed to lapse.
- May 2, 1990 Design Review Board approved the request for reconsideration of the change in hat channel color from a copper patina spray to a turquoise-green paint.
- July 18, 1990 Design Review Board approved a sign package for Total Image Beauty Mall  
 Type: Individual pan channel letters  
 Illumination: internal neon / turquoise  
 Construction: 5" returns with behind the wall raceways  
 Size: 18" maximum for one line of copy with 4" ascenders/decenders (28" max. overall). Length not to exceed 75% of leased frontage.  
 Color: Pantone #569 (turquoise) returns and trim cap.  
 Center I.D.: Wall mounted internally illuminated individual letters measuring 12" x 20.75' (20.75 s.f.) having turquoise faces.
- October 16, 1991 Design Review Board re-approved building elevations, site and landscape plans for Cobblestone Court – Phase Two. This approval included the southeast freestanding building.
- April 1, 1992 Design Review Board approved the request for signage at Total Image Beauty Mall located at 9020 South McClintock Drive in the CCR, Convenience Commercial Restricted District.
- May 29, 2000 Design Review Board staff approved the request for an exterior color modification at 9020 South McClintock Drive in the CCR, Convenience Commercial Restricted District.
- November 21, 2005 Board of Adjustment approved the request by TOTAL IMAGE BEAUTY MALL T-MOBILE for a use permit to allow a 55 foot monopole (mono-palm) located at 9020 South McClintock Drive in the CSS, Commercial Shopping and Services District.
- February 15, 2006 Design Review Board staff approved a mono-palm cell tower with associated equipment and site modifications. The site is located in the Total Image Beauty Mall at 9020 S. McClintock Drive in the CSS, Commercial Shopping and Service District. The mono-palm is installed at the northern edge of the property.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review

# COBBLESTONE COURT PHASE 3

PL060529



## Location Map



COBBLESTONE COURT (PL060529)

June 22, 2007

CITY OF TEMPE  
**DEVELOPMENT SERVICES DEPARTMENT**  
31 E. 5th Street  
Tempe, Arizona 85281

Re: **COBBLESTONE COURT PHASE 3**  
**Project No. AD-07008**

Dear Staff:

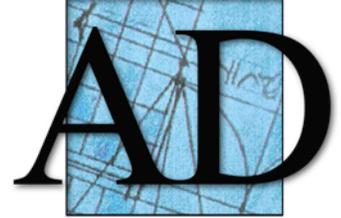
Clayton Companies would like to propose a new phase 3 building to 9020 S. McClintock Drive. The proposed building is 5,263 sq.ft. adding to the existing building area on site of 18,558 sq.ft., bring the total building area on site to: 23,821 sq.ft. on a net site area of 113,599 sq.ft./2.6 acre parcel. The total combined building lot coverage is: 20.96%. The building architecture for the new proposed building matches the existing buildings on site in architectural style and material/color. The master site plan has been developed and approved during previous phases. The proposed building will have minor landscape additions tying into the existing irrigation system. New landscaping has been added to the entire site to bring the site up to the current development design standards. Nine (9) new parking stalls have been added to the north side of the proposed building. Grades breaks and drainage for the new parking stalls will match existing drainage patterns. Should you have questions or concerns about the development of the new proposed building and it's context to the existing site, please don't hesitate to contact me.

Sincerely:



Jason Miller, Principal  
Architectural Dimensions LLC

Architectural Dimensions LLC



7530 East Main Street,  
Suite 101  
Scottsdale, Arizona 85251  
Telephone 480 / 421-0430  
Facsimile 480 / 421-0431

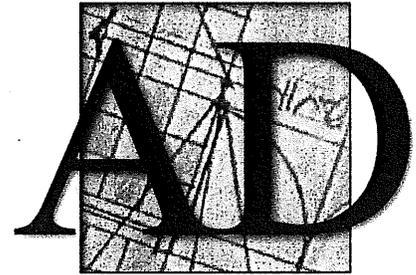
Architecture  
Land Planning  
Space Planning  
Visualization  
Construction Administration



## **SITE PLAN KEYNOTES:**

1. EXISTING CURB AND GUTTER
2. EXISTING SIDEWALK
3. EXISTING DRIVEWAY
4. EXISTING MASONRY SCREEN WALL – 3' ABOVE CURB (EXPOSED 8X8X8 STACK BOND)
5. EXISTING CAST-IN-PLACE CURB
6. PLANTING – SEE LANDSCAPE PLAN
7. EXISTING TEXTURED PAVING
8. NEW TEXTURED PAVING
9. EXISTING TAPERED CURB, FLUSH WITH PAVEMENT
10. EXISTING 6' HIGH TRASH ENCLOSURE PER C.O.T. STANDARD T-116 (EXPOSED 8X8X8 STACK BOND)
11. EXISTING SLOPED SIDEWALK TO FLUSH WITH DRIVE ISLE
12. EXISTING 2" ASPHALTIC PAVING OVER 4" A.B.C.
13. NEW 2" ASPHALTIC PAVING OVER 4" A.B.C.
14. EXISTING CROSS ACCESS AGREEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH IN INSTRUMENT RECORDED MAY 6, 1988, AS INSTRUMENT NO. 88-219058
15. 6' X 6' X 4" THICK CONCRETE SLAB FOR BICYCLE PARKING (3)

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# Stone Court Phase 3

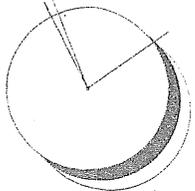
## Lintock Drive

## Arizona

## 85281



# LANDSCAPE LEGEND:

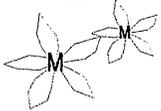


24" BOX EACH

CERCIDIUM FLORIDUM

BLUE PALO VERDE

EXISTING

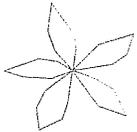


10" POT

PHOENIX ROBELELENII

PYGMY DATE PALM

EXISTING



24"TH

PHOENIX DACTYIFERA

DATE PALM

EXISTING



1 GAL

HESPERALOE PARVFLORA

RED YUCCA

EXISTING



5 GAL

CARISSA

NATAL PLUM

EXISTING



1 GAL

TAGETES LEMMKONNII

MOUNTAIN MARIGOLD

EXISTING



1 GAL

MACFADYENA UNGUISCATI

CATS CLAW VINE

EXISTING



1 GAL

LANTANA MONTEVIDENSIS

TRAILING YELLOW LANTANA

EXISTING

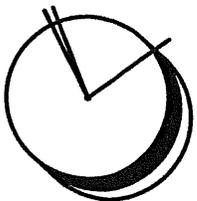


5 GAL

CHAMAEROPS HUMILI

MEDIT. FAN PALM

EXISTING



24" BOX EACH

CERCIDIUM FLORIDUM

BLUE PALO VERDE

NEW



1 GAL

TAGETES LEMMONNII

MOUNTAIN MARIGOLD

NEW



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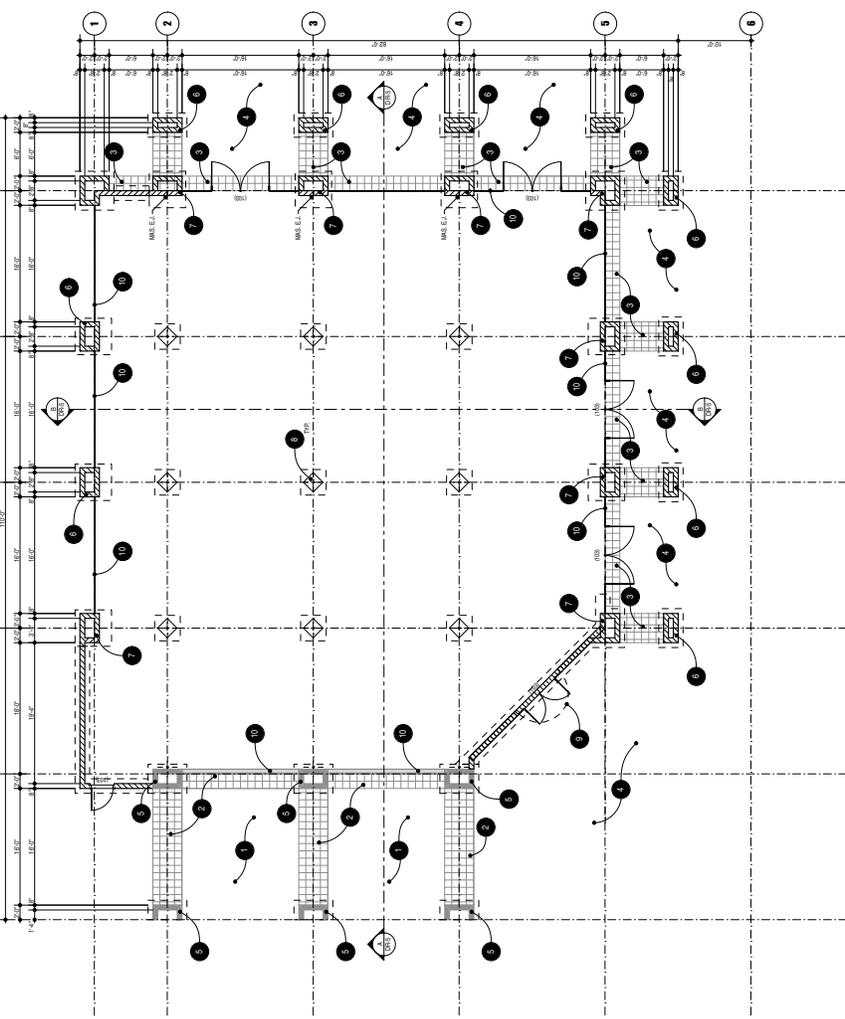
Clayton Companies  
 9020 S. McClintock Drive  
 Tempe, Arizona 85281



PROJECT NUMBER	07008
DATE	06.15.07
MARK	
DATE	
DESCRIPTION	

Development of the View  
 JH  
 FLOOR PLAN  
 DR-3

- FLOOR PLAN KEYNOTES:**
- EXISTING EXPOSED AGGREGATE CONCRETE PAWING
  - NEW 12" X 12" ATTACHE STONE PAVER OVER 4" CONCRETE SLAB
  - NEW 12" X 12" ATTACHE STONE PAVER OVER 4" CONCRETE SLAB
  - NEW EXPOSED AGGREGATE CONCRETE SLAB
  - NEW 8MM STAINLESS STEEL REINFORCING BARS
  - NEW 8MM STACK BOND MASONRY COLUMN
  - NEW 8MM STACK BOND MASONRY COLUMN
  - NEW 8MM STACK BOND MASONRY COLUMN
  - CLAYAS FINISH TO MATCH EXISTING (N.C.)
  - BUTT GLAZED STOREFRONT

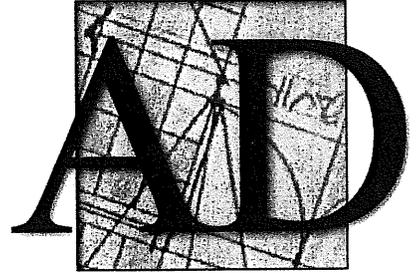


**FIRST FLOOR PLAN**  
 0 2 4 8 FEET  
 NORTH

## **FLOOR PLAN KEYNOTES:**

1. EXISTING EXPOSED AGGREGATE CONCRETE PAVING
2. EXISTING 12" X 12" ATTACHINE STONE PAVER OVER 4" CONCRETE SLAB
3. NEW 12" X 12" ATTACHINE STONE PAVER OVER 4" CONCRETE SLAB
4. NEW EXPOSED AGGREGATE CONCRETE SLAB
5. EXISTING 8X8X8 STACK BOND MASONRY PILASTER
6. NEW 8X8X8 STACK BOND MASONRY COLUMN
7. NEW 8X8X8 STACK BOND MASONRY PILASTER
8. STEEL PIPE COLUMN
9. CANVAS AWNING TO MATCH EXISTING (N.I.C.)
10. BUTT GLAZED STOREFRONT

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# **lestone Court Phase 3**

## **McClintock Drive**

## **Arizona**

## **85281**



# SECTION / ELEVATION LEGEND

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PT-1

MASONRY COLUMN:  
COLOR: TO MATCH EXISTING

CT-1

CERAMIC TILE INLAY:  
BUCHTAL USA  
COLOR: 967-TROPICAL RUST  
SIZE: 8"X8"

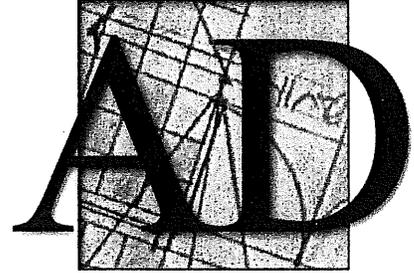
PT-2

MECHANICAL SCREEN:  
PETINA CHANNELS @ 5" O.C.  
COLOR: TO MATCH EXISTING

PT-3

STUCCO OVER FRAMED:  
COLOR: TO MATCH EXISTING

Architectural Dimensions LLC



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Architecture

Planning

Interiors

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Construction Administration

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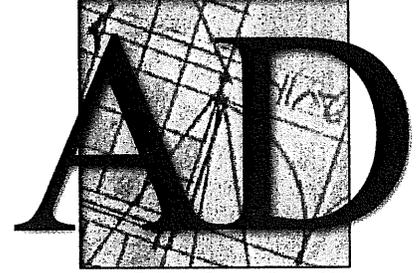
**Stone Court Phase 3**  
Clintock Drive  
Arizona 85281



## **BUILDING SECTION KEYNOTES:**

1. STUCCO OVER FRAME - MECHANICAL SCREEN WALL
2. ROOF CRICKET BEYOND
3. FLASHING AND COUNTER FLASHING
4. BUILT-UP ROOFING OVER PLYWOOD SHEATHING
5. 2X JOISTS
6. 3X LEDGER
7. BATT INSULATION (R=38 ROOF)
8. WOOD BEAM
9. STEEL COLUMN
10. 4" CONC. SLAB OVER 4" A.B.C.
11. PAINTED METAL FURRING CHANNELS - 5" O.C. SPACING

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