

**Marked Agendas  
Approved Minutes  
Approved Reports**

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 6, 2018 Item No. 3  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

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**The Cadre**  
**16-DR-2018**

**Location:** 4161 North Craftsman Court

**Request:** Approval of the site plan, landscape plan, and building elevations for a new 3-story-tall mixed-use development, including commercial space on the first floor, and six dwelling units on the second and third floor levels, all within approximately 19,770 square feet of building area, on a 0.24-acre site.

## OWNER

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Craftsman, LLC  
4161 North Craftsman Court

## ARCHITECT/DESIGNER

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Mark Tomecak  
Tomecak Design  
4368 N Civic Center Plaza

## APPLICANT CONTACT

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Mark Tomecak  
Tomecak Design  
602-619-7751

## BACKGROUND

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### Zoning

This site is zoned Central Business Downtown Overlay (C-2 DO)

### Context

Located on the north east corner of East 3rd Avenue and North Craftsman Court, approximately 280 feet west of the North Scottsdale Road, the surrounding developments include parking, retail, restaurants, and mixed uses.

### Adjacent Uses and Zoning

- North Existing retail building, zoned Central Business Downtown Overlay (C-2 DO)

- South East 1<sup>st</sup> Avenue, and farther south is an existing event venue, zoned Central Business Downtown Overlay (C-2 DO)
- East An existing alley, and farther east is an existing City owned public parking garage, zoned Central Business Downtown Overlay (C-2 DO)
- West North Craftsman Court, and farther west are existing retail buildings, zoned Central Business Downtown Overlay (C-2 DO)

### **Key Items for Consideration**

- Downtown Urban Design and Architectural Guidelines

## **DEVELOPMENT PROPOSAL**

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### **Goal/Purpose of Request**

The applicant requests approval of the site plan, landscape plan, building elevations, and exterior lighting for a mixed-use building, on a 0.24-acre site.

### **Neighborhood Communication**

The applicant and City staff have notified all property owners within 750 feet of the site. In addition, a hearing notice sign has been posted at the site. City Staff has received no comments regarding the proposal.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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The proposed development is not anticipated to have a negative impact on the adjoining properties. The proposed buildings are consistent with the General Plan mixed-use neighborhoods designation that includes related uses that would support the complementary office, retail uses, and mixed-use structures in the area.

Existing developments in the contextual design area are comprised of various building forms, materials, and colors. The Venue, on the south side of East 3<sup>rd</sup> Avenue, was revitalized in 2010 and is reminiscent of contemporary rustic Tuscan/southwest architecture. Other buildings on North Craftsman Court resemble contemporary southwest architecture and include stucco, brick and block materials.

The proposed development responds to the contextual area using various forms, volumes, and massing that provide a hierarchy to the building features and elements that assist in providing a complementary human scale consistent in conformance with Scottsdale Sensitive Design Principles and Downtown Plan Urban Design & Architectural Guidelines. In addition, the design incorporates contextual materials (glass, stucco, stone, and metal) that promote a supportive design relationship. To differentiate the architectural style in the macro-contextual design area, the proposed design incorporates an accent "Cadre" or frame of a brick veneer on the south, west, and east elevations.

The building includes a balcony over the first-floor that projects up to five feet into the standard setback. The projection provides shade for the floor beneath and faces the pedestrian-oriented street. The proposal also includes a seven-foot projection into the required setback for a cover over a balcony below. The roof top balcony railing also projects into the required setback at maximum inside height of 45 inches.

Vehicular access will be provided from East 3<sup>rd</sup> Avenue. Pedestrian access will be provided from East 3<sup>rd</sup> Avenue and North Craftsman Court.

The existing mature palm trees on the site is requested to be removed to construct the proposed development.

### **Development Information**

• Existing Use:	Medical office, health, and fitness studio
• Proposed Use:	Restaurant, medical office, health, and fitness studio, and dwelling units.
• Parcel Size:	0.5 gross acres 0.24 net acres
• Building / Commercial space:	3,190 square feet
• Dwelling unit space (residential):	16,580 square feet
• Total Building Area:	19,770 square feet
• Gross Floor Area Ratio Allowed:	1.3
• Gross Floor Area Ratio Proposed:	0.15
• Building Height Allowed:	36 feet, excluding rooftop appurtenances
• Building Height Proposed:	36 feet, excluding rooftop appurtenances
• Parking Required:	11 spaces
• Parking Provided:	12 spaces
• Number of Dwelling Units Allowed:	11 units
• Number of Dwelling Units Proposed:	6 units

### **STAFF RECOMMENDATION**

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#### **Recommended Approach:**

Staff recommends that the Development Review Board approve The Cadre per the attached stipulations, finding that the Development Review Criteria have been met.

### **RESPONSIBLE DEPARTMENT**

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#### **Planning and Development Services**

Current Planning Services

### **STAFF CONTACT**

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Ben Moriarity

Planner

480-312-2836

[bmoriarity@ScottsdaleAZ.gov](mailto:bmoriarity@ScottsdaleAZ.gov)

## APPROVED BY

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Ben Moriarity, Report Author

8/16/18


Date



Steve Venker, Development Review Board Coordinator  
480-312-2831, svenker@scottsdaleaz.gov

8/23/18

Date



Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

8/23/18

Date

## ATTACHMENTS

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- A. Stipulations/Zoning Ordinance Requirements
  - 1. Context Aerial
  - 1A. Close-Up Aerial
  - 2. Zoning Map
  - 3. Applicant's Narrative
  - 4. Site Plan
  - 5. Building Elevations
  - 6. Perspective
  - 7. Material and Color Board
  - 8. Landscape Plans
  - 9. Electrical Site Plan

**Stipulations for the  
Development Review Board Application:  
The Cadre  
Case Number: 16-DR-2018**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Tomecak Design, with a city staff date of 7/24/2018.
  - a. The location and configuration of all site improvements shall be consistent with the site plan submitted by Tomecak Design, with a city staff date of 7/24/2018.
  - b. The case drainage report submitted by Jacobs Wallace, LLC and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
  - c. The water and sewer basis of design report submitted by Jacobs Wallace, LLC and accepted in concept by the Water Resources Department as noted. Final Basis of Design reports shall be approved without notes prior to the submittal of any improvement plans.
    - i. Per SRC 49-141 Commercial and residential uses should have separate water meters.
    - ii. Per DSPM Section 6-1.416 Water meters shall be placed within the right of way or an easement.
    - iii. Per DSPM Section 7-1.409 Wastewater services for commercial and multi-family shall be a minimum 6-inch diameter.
    - iv. Per DSPM Section 7-1.411 A Grease, Oil and Sand Interceptor shall be provided for parking garages.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- A. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.





Q.S.  
17-44

Google Earth Pro Imagery

The Cadre

16-DR-2018

ATTACHMENT 1





The Cadre

16-DR-2018

ATTACHMENT 1A







The Cadri  
4161 North Craftsman Court  
Scottsdale, Arizona 85251

May 3, 2018

## Project Narrative

### I. Summary

The request is for Development Review Board ("DRB") approval of a new mixed-use development consisting of a first floor retail and/or office, second floor residential units and third floor residential units on an approximately 10,570 square foot parcel located at the NEC of Craftsman Court and 3<sup>rd</sup> Avenue. Parking will be provided in a single-level under podium structure on the ground level.

The new building design has a contemporary urban theme providing a stylish but conservative high end environment befitting of its location in the key location in Old Town Scottsdale. Building massing includes step backs and elements moving horizontally and vertically. The design and massing of the building lends itself to invite patrons and residence to move about Old Town and become vital parts of the everyday activity it has to offer. Extensive balconies and outdoor spaces for each residential unit along with integrated shade structures both on the faces of the building, covering the walk ways and on the roof top provide necessary and complimentary shading for allowing people to partake in the active outdoor lifestyle of Scottsdale. The integrated solar structures also take a unique approach to making the building energy efficient and reducing the electrical needs of the building and its residence. These all add to the interesting elements along and visible from the streetscape. Landscaping materials conform to the Downtown design guidelines and incorporated on all levels to provide softening of the exterior spaces. This will be an attractive and desirable addition to the Old Town Scottsdale community.

### II. Context

The current property is an approximately 10,572 square foot parcel of land (APN 173-50-021A) commonly referred to as either 4151 or 4161 N. Craftsman Court, Scottsdale, Arizona. The property is currently used as a retail site improved by two separated but synergistic one story buildings which are approximately 2,590 square feet in the aggregate. Craftsman Court and 3<sup>rd</sup> Avenue are experiencing some revitalization and we are confident that this will positively contribute and impact this area. The property is bordered on the West by Craftsman Court, on the South by 3<sup>rd</sup> Avenue and on the East by the public alleyway. To the North, the property is bordered by a two-story block/stucco retail building which is currently being operated as "The Brush Bar" (a paint and wine bar). Across Craftsman Court is a two-story stucco office and retail building setting on

four separate parcels. Across 3<sup>rd</sup> Avenue is "The Venue", a three-story entertainment venue and cocktail lounge consisting of approximately 34,000 square feet of improvements. Across the alley way is a four-story public parking garage owned by the City.

### III. Conformance to Development Review Board Criteria

The Development Review Board Criteria and responses are as follows:

1. Describe how the proposed development is consistent with the design and character components of the applicable guidelines, development standards, Design Standards and Policy Manual, master plans, character plans and General Plan.

The Scottsdale General Plan designates the property as "Mixed-Use Neighborhoods" that are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office and retail uses or mixed-use structures above commercial or office space." The project is served with a variety of transportation options that regularly service this area including bus, trolley, pedicab and bicycle as well as other non-motorized opportunities along the Arizona Canal and this portion of Old Town Scottsdale. The vertical integration of residential above retail/office as recommended by the General Plan is a major feature of the project.

Relevant General Plan Character and Design Goals incorporated into the design and development are the following:

"CD Goal 1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood. Respond to regional and city-wide contexts with the new and revitalized development in terms of the following: Scottsdale as a southwestern community; Scottsdale as a part of a large metropolitan area with unique reputation, image, character and identity within its regional setting; . . . consistently high community quality expectations; . . . physical scale relating to the human perception at different points of experience;"

*As shown on the development plans the project is consistent with what may be termed a contemporary urban design that is similar to yet distinct from other Downtown redeveloped properties which build upon Scottsdale's design ethos for quality development and upscale urban living, office and retail opportunities.*

"CD Goal 4. Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area. Streetscape is a term used to describe the combination of individual design elements that give character to the street frontages of the city. Some examples of these elements are landscaping, street furniture, lighting and sidewalk design. . . ."

*The property is a unique parcel in this area of Old Town Scottsdale with three exposed sides. It will also be one of the first major mixed use residential redevelopment opportunities in this area. The overall image and design continues the urban inclusive theme of creating inviting pedestrian areas and walkways and a visually inviting corner.*

*As previously mentioned and described above, the project imbues the following companion guidelines of Scottsdale's Sensitive Design Principles and the Downtown Character Area Plan.*

Scottsdale's Sensitive Design Principles last approved by the DRB in 2001 provide an overarching layer of design guidelines. The project applicable principles are as follows: "the design character of any area should be enhanced and strengthened by new development; . . . the design of the public realm including streetscapes . . . is an opportunity to provide identity



to the community and to convey its design expectations; integrate alternative modes of transportation, including bicycles and bus access . . . ; consideration of the pedestrian by providing landscaping and shading elements; . . . buildings should be designed with a logical hierarchy of masses . . . ."

*The Downtown Character Area Plan with its goals mentioned below echo the design goals of the General Plan and Scottsdale's Sensitive Design Principles.*

"The design character of any area should be enhanced and strengthened by new development that promotes the contextual compatibility. Downtown development should . . . respect and respond to the unique climate and context of the southwestern Sonoran desert . . . strengthen the pedestrian character and create strong pedestrian linkages . . . create coherent and consistent streetscapes . . . incorporate a regional landscape palette that complements Downtown's urban character . . . and implements high quality design in Downtown architecture."

2. Explain how the proposed development will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity.

*The property which has been a successful single user retail operation for decades will be redeveloped with an attractive and distinctive building design with a pedestrian-oriented streetscape presence. It will create a lively, inviting and distinctive corner in this area of Old Town Scottsdale that will inspire and add to the family friendly, pedestrian friendly live-work environment.*

3. Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

*Rather than the property developing in concert with the extremely dated properties to the north and west, this project will establish the design character for those properties in the future and will create vibrancy and full time residents (both live and work) activities.*

4. Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

*Sidewalks along Craftsman Court and 3<sup>rd</sup> Avenue will continue to provide pedestrian access to the building and intersecting sidewalks. Vehicular access will continue to be viable on those same streets. Residents and visitors will have access to both the private on-site parking as well as the ability to utilize the four-story City owned parking structure immediately to the East. Existing angled street parking is retained along both bordering street.*

5. Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

*The high design diversity of this part of Old Town Scottsdale is maintained and strengthened with this proposed development. The scale and materials directly complement the surrounding Southwest feel while the contemporary design adds to the vibrant redevelopment of properties in this area of Old Town Scottsdale.*

6. Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.

*All mechanical equipment, appurtenances and utilities have been screened from public view by placing them on the rooftop with a parapet wall that is insulated to minimize noise.*

7. Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines and other design guidelines.

*In keeping with the Sensitive Design Principles, the character of the area will be enhanced by this new development having created an attractive design with uses that will complement the redevelopment of the area. The building is a successful showcase of how to develop a small in-fill corner parcel. Building step backs, segmented building volumes, deep fenestrations and solar shading have been incorporated throughout.*

8. If the proposed development is located within the Downtown District, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.

*The building incorporates design elements already established within redeveloping areas in the immediate area by an emphasis on contemporary urban character and pedestrian experience. Due to the frontage on Craftsman Court, 3<sup>rd</sup> Avenue and the pedestrian friendly alley way to the East, this project will enhance and continue to enjoy regular pedestrian traffic.*

9. If the proposed development is located within the Downtown District, then describe how the proposed development has incorporated traditional or southwestern design vernaculars, subdivided the building form into smaller character elements, emphasized fine-grain detailing, and utilized recessed fenestrations.

*The building has a distinct contemporary feel and remains consistent with the scale encouraged by the Downtown zoning ordinance. The style of the building is an interpretation of an urban downtown mixed-use building with strong geometry, stepped-back massing, and creatively applied mix of materials of block, metal, stone and glass. Large recessed fenestrations and staggered patios on all levels provide further movement of the building segments.*

In conclusion ownership and the design team believe that the project will be a welcomed addition to the immediate area and contribute to the vibrancy of uses and design excellence in this upcoming area of Old Town Scottsdale.

If you have any questions or require additional information, please feel free to contact us at 602.619.7751.

Sincerely,

Mark Tomecak, R.A.

## GENERAL NOTES:

- OWNER SHALL BE RESPONSIBLE FOR FIRE DEPARTMENT CERTIFICATION ACCESS KEYS, LOCATION OF BELL TO BE COORDINATED WITH FIRE DEPARTMENT APPROVAL.
- SLOPE ALL DRIVEWAYS AWAY FROM BUILDING.
- ADJACENT FIRE LANE SHALL NOT EXCEED 14' WIDENING. FIRE LANE SHALL BE MAINTAINED AT ALL LOCATIONS APPROVED BY THE FIRE MARSHAL AND FILED FOR RECORD.

## KEY NOTES:

- EXISTING PUBLIC STREET PARKING TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- SITE VISIBILITY TRIANGLE.
- LANDSCAPE PLANTINGS TO REMAIN.
- NEW DRIVEWAY, SEE CIVIL FOR MORE INFORMATION.
- REMOVING AND UNDERPASSING ALL EXISTING ELECTRICAL LINES.
- LOCATION OF P.D.E.
- TRASH ENCLOSURE WITH CONCRETE PAD.
- PROPERTY LINE.
- BICYCLE RACK PER CITY OF SCOTTSDALE STANDARD DETAIL.
- EXISTING STREET LIGHT TO REMAIN.
- NEW CONCRETE SIDEWALK TO MATCH EXISTING.
- CONCRETE LAMP FOR TRASH ENCLOSURE.
- ROLL UP GATE.
- B.E.S. LOCATION.
- ASPHALT PAVING.
- ROOF AND OVERLAP DRAIN TO DISCHARGE ONTO PLUMBING.
- ADA PARKING AND ACCESSIBLE WALK.
- PAVED PARKING LOT AND DRIVEWAYS WITH CONCRETE.
- PARKING STOP TYPICAL.
- ELECTRICAL TRANSFORMER.
- FACE PLATE LOCATION.
- BRIDGING FLOOR PLANTING.
- EXISTING FIRE RETARDANT TO REMAIN.
- NOT USED.
- RELOCATE STREET LIGHT TO ACCOMMODATE NEW ADA SIDEWALK.
- REVIEW SIGN.
- REVIEW SIGN.
- BACK FLOOR PRE-VENTION.
- SEPARATE LIGHT DISTANCE TRIANGLE.

## PROJECT DIRECTORY

OWNER	ARC CONSTRUCTION LLC 1275 NORTH COTTON AVENUE PHOENIX, ARIZONA 85016 CONTACT: BOB HOPKINS PHONE: (602) 971-1018
ARCHITECT	TOMER DESIGN P.C. 1800 NORTH COTTON AVENUE, SUITE 200 SCOTTSDALE, ARIZONA 85257 CONTACT: MARK TOMER PHONE: (602) 971-7771
CIVIL ENGINEER	JACOBS WALLACE LLC 2220 WEST BETHANY AVENUE ROAD PHOENIX, ARIZONA 85015 CONTACT: CHUCK JACOBS PHONE: (602) 971-5884
LANDSCAPE ARCHITECT	"J" MEDZOR 1002 EAST COTTON STREET SCOTTSDALE, ARIZONA 85257 CONTACT: TRINACOLAN PHONE: (602) 971-5884
ELECTRICAL ENGINEER	BLA SERRA LLC 100 SOUTH BROADWAY DRIVE CHANDLER, ARIZONA 85225 CONTACT: BOBBY HARRIS PHONE: (480) 741-1947

## CODE REVIEW

AUTHORITY	CITY OF SCOTTSDALE, ARIZONA
CODE	2002 INTERNATIONAL BUILDING CODE REPLACEMENTS 2002 INTERNATIONAL FIRE CODE 2002 INTERNATIONAL MECHANICAL CODE 2002 INTERNATIONAL PLUMBING CODE 2002 INTERNATIONAL ELECTRICAL CODE 2002 INTERNATIONAL CONSTRUCTION CODE
DEPARTMENT	A-204-2
DEPARTMENT	SEPARATED
CONSTRUCTION TYPE	I-B

## PROJECT DATA

PROJECT NAME	THE CADRE
ADDRESS	1002 EAST COTTON STREET SCOTTSDALE, ARIZONA 85257
GROSS SITE AREA	2,560 SF (61' x 42')
NET SITE AREA	10,576 SF (101' x 105')
APN	173-20-024
PROPOSED USE	CONDOMINIUM PROJECT

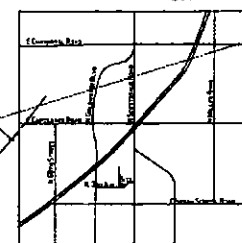
BUILDING AREA	10,576 SF
1ST FLOOR RETAIL AND FLOOR RE-ENTRY	3,000 SF
2ND FLOOR RE-ENTRY	1,200 SF
TOTAL	10,576 SF
UNIT SIZE	1,058 SF
2ND FLOOR	1,200 SF
3RD FLOOR	1,200 SF
4TH FLOOR	1,200 SF
5TH FLOOR	1,200 SF
6TH FLOOR	1,200 SF
7TH FLOOR	1,200 SF
8TH FLOOR	1,200 SF
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95TH FLOOR	1,200 SF
96TH FLOOR	1,200 SF
97TH FLOOR	1,200 SF
98TH FLOOR	1,200 SF
99TH FLOOR	1,200 SF
100TH FLOOR	1,200 SF

## LEGAL DESCRIPTION

PARCEL NO. 1  
LOTS 21 AND 22 CHAFFINMAN COUNTY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF MARICOPA COUNTY, ARIZONA, REFERRED TO BOOK 12 OF MAPS, PAGE 13 AND THE PLAT OF RECORD IN THE OFFICE OF MARICOPA COUNTY, ARIZONA, REFERRED TO AS DOCUMENT NO. 2307 (RECORD OF OFFICIAL RECORDS).

PARCEL NO. 2  
SOUTH PORTION OF THE ALLEY Lying between the EAST and ADJACENT TO LOTS 21 AND 22, CHAFFINMAN COUNTY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF MARICOPA COUNTY, ARIZONA, REFERRED TO BOOK 12 OF MAPS, PAGE 13. AS ADJACENT TO THE CITY OF SCOTTSDALE, ARIZONA, REFERRED TO AS DOCUMENT NO. 2307 (RECORD OF OFFICIAL RECORDS).

## VICINITY MAP



## PARKING CALCULATIONS

MINIMUM REQUIRED PARKING	1,000 SPACES
RETAIL	1,000 SPACES
RESIDENTIAL (40 UNITS)	1,000 SPACES
OFFICE (20 UNITS)	1,000 SPACES
TOTAL UNITS REQUIRED	1,000 SPACES
TOTAL PARKING PROVIDED	1,000 SPACES
BICYCLE PARKING PROVIDED	1,000 SPACES
ADA PARKING PROVIDED	1,000 SPACES
TOTAL PARKING PROVIDED	1,000 SPACES

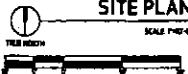
## EXISTING BUILDING

INDUSTRY ZONING  
C-100

RETAIL

## SITE PLAN

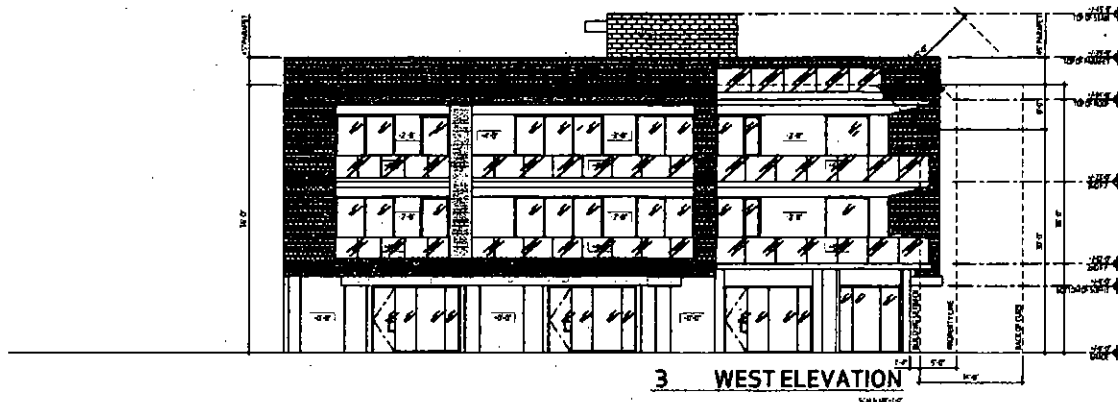
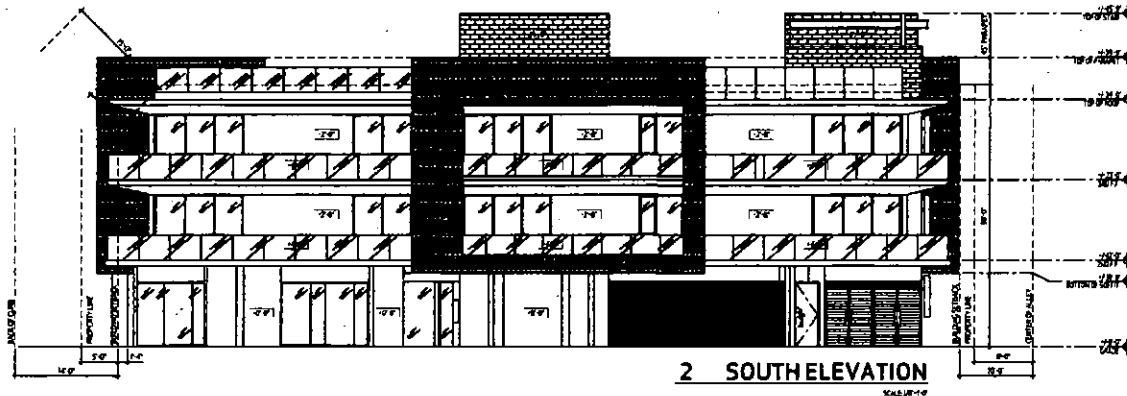
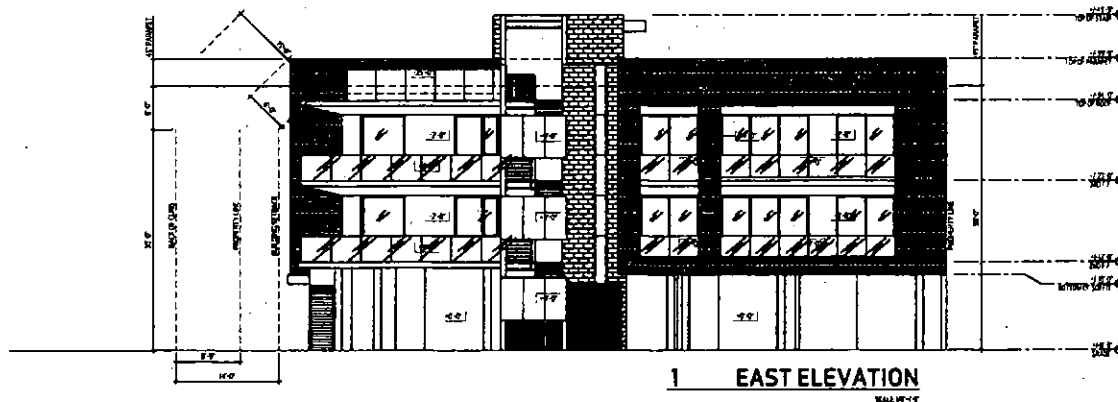
SCALE 1/8"=1'-0"

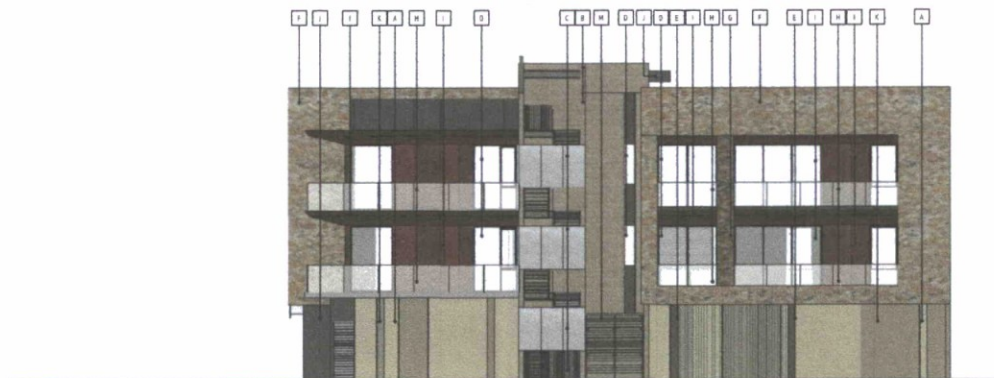


3RD AVENUE

ATTACHMENT







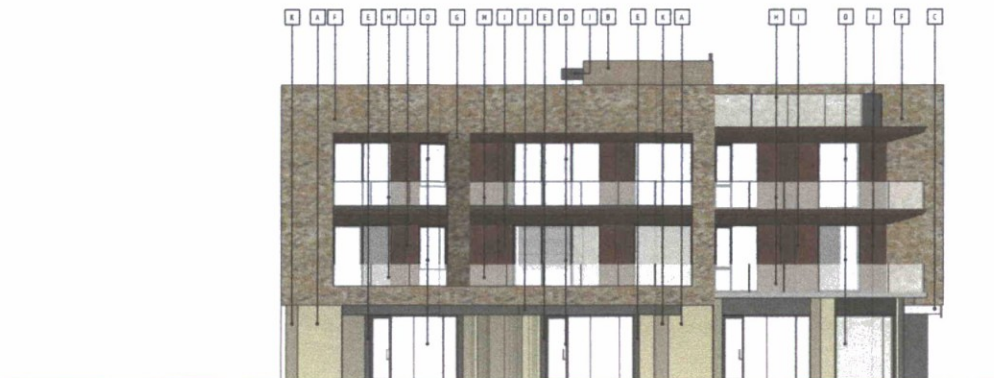
1 EAST ELEVATION

SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION

SCALE: 1/8"=1'-0"



3 WEST ELEVATION

SCALE: 1/8"=1'-0"

#### GENERAL NOTES:

- ALL MATERIAL NOTE CALLOUTS ARE TYPICAL UNLESS NOTED OTHERWISE.
- SIGNAGE BY OTHERS - LOCATOR SIGNATURE REVIEW AND PERMIT. BUILDING ADDRESS IS TO BE PROVIDED PER FIRE DEPARTMENT REQUIREMENTS AND SUBJECT TO ARCHITECT'S APPROVAL.
- ALL ROOF MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY SCREEN WALL.

#### MATERIAL SCHEDULE

MATERIAL	
1	PAINTED STUCCO - BROOK HAVEN FINISH DARK GRAY JOINTS: 20
2	CLAY BLOCK SUPER-LITE BROWN COLOR - RAKED JOINTS
3	STAINLESS STEEL
4	LOBBY - WOODEN DOOR BROWN COATED GLASS DARK SPUNTE ALUM. FRAME
5	ACCENT PAINT DARK GRAY DARK GRAY ENGINE JOINTS: 5
6	BRICK VENEER BRICK ACTIVE YELLOW
7	BRICK VENEER BRICK GENERAL SHALE
8	GLASS BALUSTRADE CLEAR TINTED GLASS
9	METAL CLADDING DIP DESIGN
10	STEEL MILL FINISHED CLEAR COAT FINISH
11	PAINTED STUCCO - BROOK HAVEN FINISH DARK GRAY DARK GRAY ENGINE JOINTS: 20
12	STEEL DOOR W/ LOBBY GLASS MILL FINISHED CLEAR COAT FINISH

DRI  
CRAFTSMAN COURT  
SDALE AZ 85251

DE6213 - FINE GRAIN - LRV 59

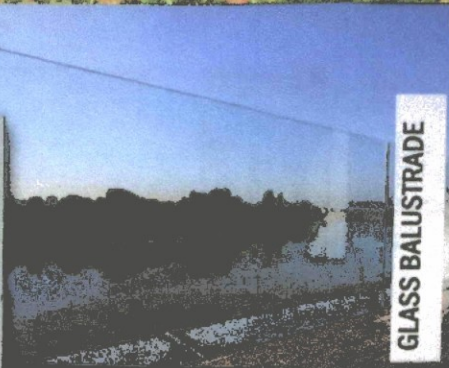
DE6214 - PIGEON GRAY - LRV 43

STAINLESS STEEL

ALUMINUM - WESTERN - DARK BRONZE

CMU - SUPERLITE - BONE COLOR

DE6213 - DARK ENGINE - LRV 5



GLASS BALUSTRADE

METAL CLADDING

LOW-E

COATED GREY GLAS

WALL THIN BRICK - BRICK IT - GENERAL SHALE

WALL THIN BRICK - BRICK IT - AZTEC YELLOW

STEEL - CLEAR COATED MILL FINISH



