

DRAINAGE STATEMENT

THERE IS NO RETENTION REQUIRED FOR THIS SITE. THE FINISHED FLOOR ELEVATION IS SET 1" LOWER THAN THE EXISTING BUILDING BEING DEMOLISHED. THIS SHOULD MINIMIZE THE IMPACT ON THE EXISTING DRAINAGE PATTERNS OF THE SITE. THE PROPOSED BUILDING WILL HAVE ROOF DRAINS OUTLET TO THE SOUTH TO ASSIST WITH MINIMIZING THE IMPACT OF THE NEW BUILDING. THE EXISTING BUILDINGS AND SITE IMPROVEMENTS WILL BE SCRAPPED. THE PROPOSED FINISHED FLOOR ELEVATION IS SET AT THE EXISTING BACK OF SIDEWALK ELEVATION AT THE HIGH CORNER OF THE SITE. THIS PUTS THE FINISHED FLOOR ELEVATION 1.3' ABOVE LOW CURB.

FLOOD ZONE (FIRM)

THIS SITE FALLS WITHIN ZONE SHADED X PER 04013C2235L, EFFECTIVE ON 10/16/2013. DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAG ARES LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SITE AREA

LOT 22  
SITE AREA 7,036.52 SQUARE FEET OR 0.16 ACRES  
MORE OR LESS.

LOT 23  
SITE AREA 3,533.99 SQUARE FEET OR 0.08 ACRES  
MORE OR LESS.

BASIS OF BEARING

THE MONUMENT LINE OF CRAFTSMAN COURT BETWEEN 3RD AVENUE AND 5TH AVENUE.

BEARING = N 00°57'00" E AS RECORDED IN BOOK 62, PAGE 23 M.C.R.

BENCH MARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF SCOTTSDALE RD. AND INDIAN SCHOOL RD.

ELEVATION= 1260.366 (NAVD88)

PROJECT DESCRIPTION

DEMO EXISTING BUILDINGS AND SITE IMPROVEMENTS AND CONSTRUCT PROPOSED MULTI-STORY MIXED USE DEVELOPMENT WITH ASSOCIATED SITE IMPROVEMENTS.

APN

173-50-021A  
173-50-022

ZONING

C-2

CONSTRUCTION TYPE

VB

LEGAL DESCRIPTION

PARCEL NO. 1:  
LOTS 22 AND 23, CRAFTSMANS COURT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 62 OF MAPS, PAGE 23 AND THEREAFTER AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 2007-1193965, OF OFFICIAL RECORDS.

PARCEL NO. 2:  
THAT PORTION OF THE ALLEY LYING IMMEDIATELY EAST AND ADJACENT TO LOTS 22 AND 23, CRAFTSMANS COURT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 62 OF MAPS, PAGE 23, AS ABANDONED BY THE CITY OF SCOTTSDALE RESOLUTION NO. 896, RECORDED JUNE 17, 1971 AS DOCKET 8764, PAGE 868, OF OFFICIAL RECORDS.

ENGINEER

JACOBS WALLACE, LLC  
2233 W. BETHANY HOME RD  
PHOENIX, AZ 85015  
CHUCK JACOBS  
602.757.5964

ARCHITECT

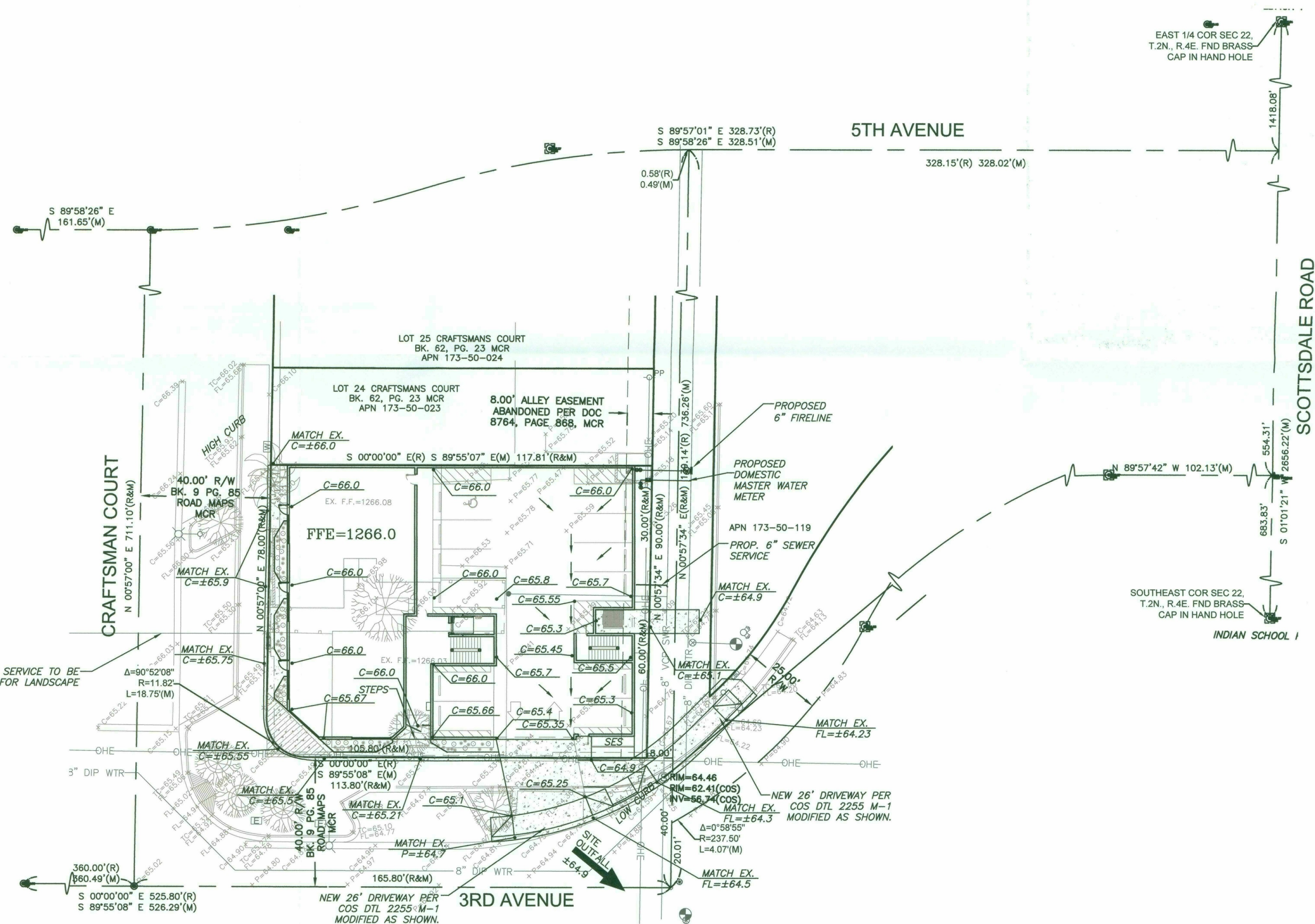
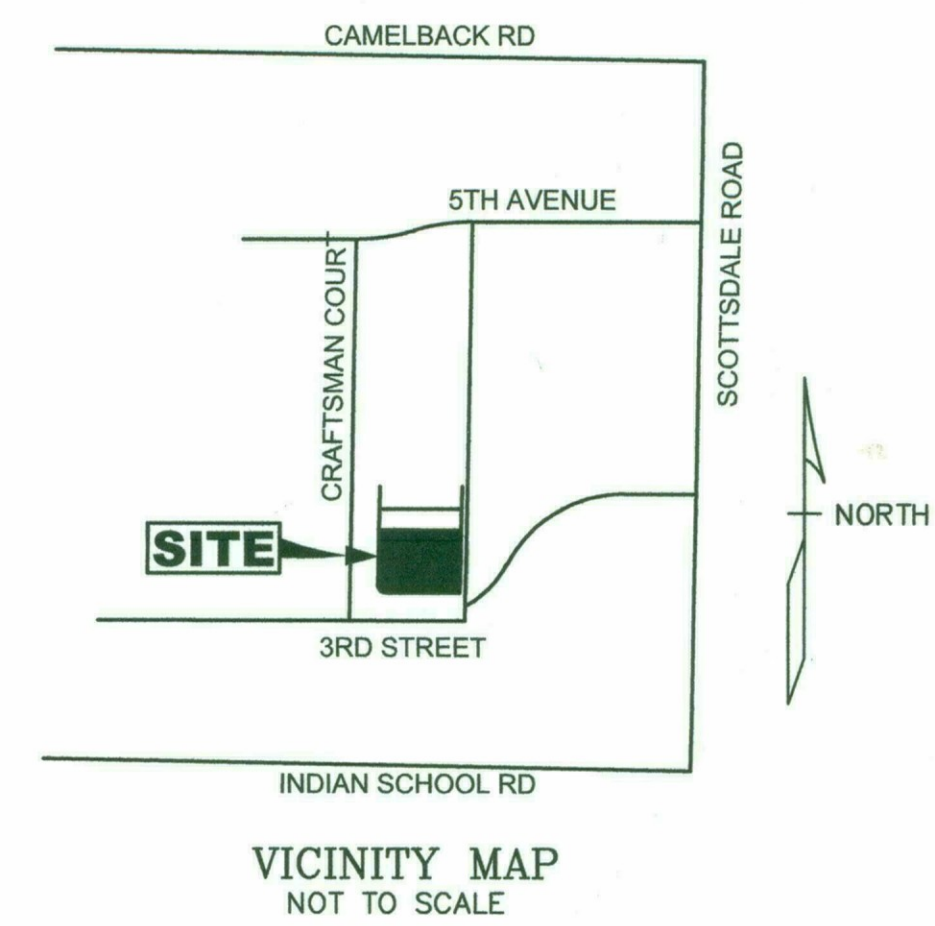
TOMECAK DESIGN, P.C.  
4368 NORTH CIVIC CENTER PLAZA  
SUITE 201  
SCOTTSDALE, ARIZONA 85251  
PHONE: 602.619.7751  
CONTACT: MARK TOMECAK

OWNER

4161 CRAFTSMAN LLC  
1830 E ELLIOT RD  
STE 104  
TEMPE AZ 85284-1799

CRAFTSMAN COURT  
MIXED USE DEVELOPMENT  
CONCEPTUAL G&D AND UTILITY PLAN  
4151 N CRAFTSMAN CT.  
SCOTTSDALE, AZ 85251

OF  
A PORTION OF SOUTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND  
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND

	BRASS CAP IN HANDHOLE
	SEWER CLEAN OUT
	SEWER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	FIRE DEPT. CONNECTION
	WATER METER
	BACKFLOW PREVENTER
	GAS METER
	STREET LIGHT
	LIGHT POLE
	GROUND LIGHT
	ELECTIC BOX
	TELEPHONE RISER
	CABLE RISER
	SIGN
	PALM TREE
	OLIVE TREE
	NON-DESCRIPT TREE
	SAGUARO CACTUS

==== C.M.U. WALL (4 OR 8 INCH BLOCKS)  
--- BOUNDARY

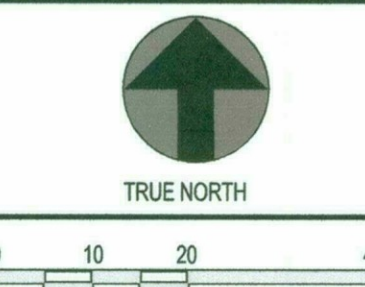
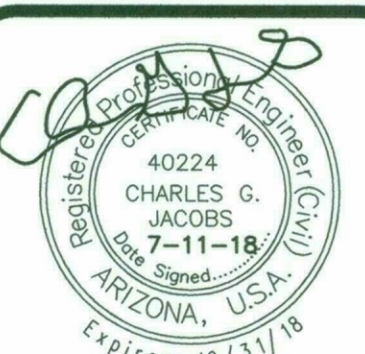
CRAFTSMAN COURT  
MIXED USE DEVELOPMENT  
SCOTTSDALE, AZ

CONCEPTUAL G & D  
AND  
UTILITY PLAN

JACOBS WALLACE, LLC

ENGINEERING - PLANNING - MANAGEMENT

2233 W. BETHANY HOME ROAD  
PHOENIX, AZ 85015  
602.757.5964



APRIL 2018

DRAWING NO.

C1.0

JOB: 0062

16-DR-2018  
7/24/2018

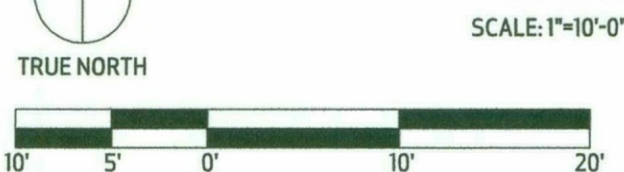


CRAFTSMAN COURT

EXISTING BUILDING  
ADJACENT ZONING  
C-2-DO

RETAIL

SITE PLAN



3RD AVENUE

GENERAL NOTES:

- KNOX BOX WILL BE REQUIRED FOR FIRE DEPARTMENT EMERGENCY ACCESS KEYS. LOCATION OF BOX TO BE DETERMINED WITH FIRE INSPECTOR APPROVAL.
- SLOPE ALL SIDEWALKS AWAY FROM BUILDING MINIMUM 1% AND NOT TO EXCEED 2% MAXIMUM.
- PROVIDE FIRE LANE SIGNAGE AT LOCATIONS REQUIRED BY THE FIRE MARSHALL AND FILED INSPECTOR.

KEY NOTES:

- EXISTING PUBLIC STREET PARKING TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- SITE VISIBILITY TRIANGLE.
- LANDSCAPE PLANTERS TO REMAIN.
- NEW DRIVEWAY: SEE CIVIL FOR MORE INFORMATION.
- REMOVE AND UNDERGROUND ALL ABOVE GROUND ELECTRICAL LINES.
- LOCATION OF F.D.C.
- 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 APRON FOR TRASH ENCLOSURE.
- ROLL UP GATE.
- S.E.S. LOCATION.
- ASPHALT PAVING.
- ROOF AND OVERFLOW DRAIN TO DISCHARGE ONTO PAVING.
- ADA PARKING AND ACCESSIBLE AISLE.
- PAVED PARKING LOT AND DRIVES WITH CONCRETE.
- PARKING STOP, TYPICAL.
- ELECTRICAL TRANSFORMER.
- FIRE RISER LOCATION.
- GROUND FLOOR PLANTER.
- EXISTING FIRE HYDRANT TO REMAIN.
- NOT USED.
- RELOCATE STREET LIGHT TO ACCOMMODATE NEW ADA SIDEWALK.
- SEWER MAIN.
- WATER MAIN.
- BACK FLOW PREVENTER.
- DEPARTURE SIGHT DISTANCE TRIANGLE.

PROJECT DIRECTORY

OWNER: ARC CONSTRUCTION LLC  
3225 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85012

CONTACT: BILL BORDERS  
PHONE: 480.315.1108

ARCHITECT: TOMCEK DESIGN, P.C.  
4368 NORTH CIVIC CENTER PLAZA  
SUITE 201  
SCOTTSDALE, ARIZONA 85251

CONTACT: MARK TOMCEK  
PHONE: 602.619.7751

CIVIL ENGINEER: JACOBS WALLACE, LLC  
2233 WEST BETHANY HOME ROAD  
PHOENIX, ARIZONA 85015

CONTACT: CHUCK JACOBS  
PHONE: 602.757.5964

LANDSCAPE ARCHITECT: T.J. MCQUEEN  
8433 EAST CHOLLA STREET  
SCOTTSDALE, ARIZONA 85260

CONTACT: TIM MCQUEEN  
PHONE: 602.266.6619

ELECTRICAL ENGINEER: RLM DESIGN, LLC  
820 SOUTH BRIDGER DRIVE  
CHANDLER, ARIZONA 85225

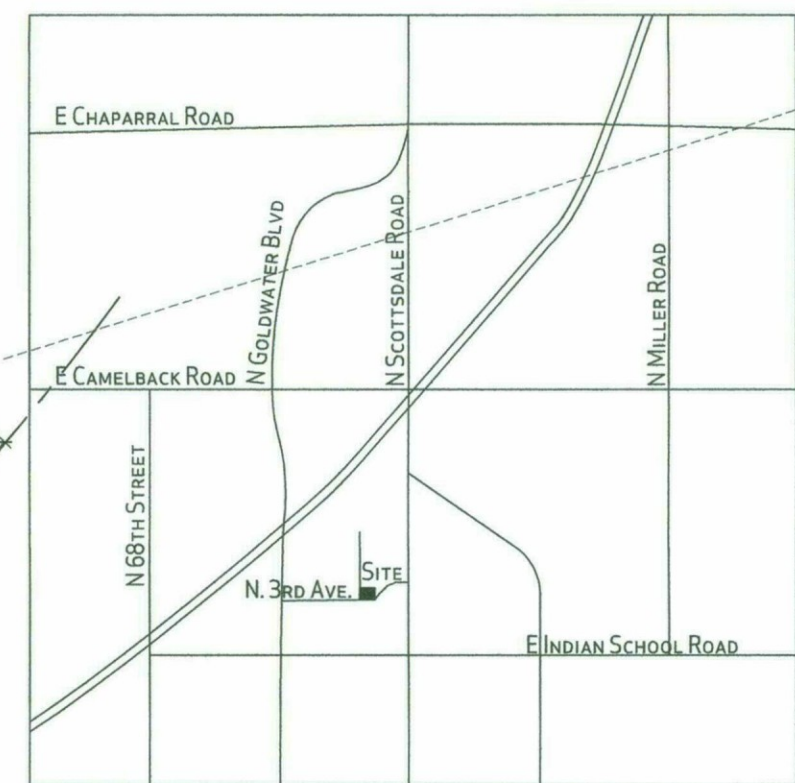
CONTACT: BOBBY MARIN  
PHONE: 602.741.1047

LEGAL DESCRIPTION

PARCEL NO. 1:  
LOTS 22 AND 23, CRAFTSMAN'S COURT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 62 OF MAPS, PAGE 23 AND THEREAFTER AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 2007-1193965, OF OFFICIAL RECORDS.

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VICINITY MAP



CODE REVIEW

AUTHORITY: CITY OF SCOTTSDALE, ARIZONA

CODE: 2012 INTERNATIONAL BUILDING CODE W/AMENDMENTS

2012 INTERNATIONAL FIRE CODE

2012 INTERNATIONAL MECHANICAL CODE

2012 INTERNATIONAL PLUMBING CODE

2011 NATIONAL ELECTRICAL CODE

2006 INTERNATIONAL CONSERVATION CODE

OCCUPANCY: A-2/R/S-2

OCCUPANCY USE: SEPARATED

CONSTRUCTION TYPE: V-B

PROJECT DATA

PROJECT NAME: THE CADRE

ADDRESS: 4151 NORTH CRAFTSMAN COURT  
SCOTTSDALE, ARIZONA 85251

GROSS SITE AREA: 21,563 SF (0.495 ACRES)

NET SITE AREA: 10,570 SF (0.242 ACRES)

APN: 173-50-021A

PROPOSED USE: CONDOMINIUM PROJECT

BUILDING AREA

1ST FLOOR RETAIL	3,190 SF
2ND FLOOR RESIDENTIAL	8,290 SF
3RD FLOOR RESIDENTIAL	8,290 SF
TOTAL	19,770 SF

UNIT SIZE

101/201	2,400 SF
102/202	2,450 SF
103/203	2,550 SF

ZONING: C-2-DO

PROPERTY DENSITY

ALLOWABLE: 23 DWELLING UNITS PER ACRE

PROPOSED: 12 DWELLING UNITS PER ACRE

NUMBER OF UNITS: (6) SIX

FAR

ALLOWABLE: 1.3\*21,563 = 28,032 SF

PROPOSED: 3,190 SF / 21,563 = 0.15

STORIES: (3) THREE STORY

FIRE SPRINKLERS: YES

FIRE ALARM: YES

BUILDING SETBACKS:

STREET SIDE: 14'-0" FROM CURB

ALLEY: 0'-0"

SIDE YARD: 0'-0"

BUILDING HEIGHT

ALLOWABLE BLDG. HEIGHT: 36'-0"

ACTUAL BUILDING HEIGHT: 36'-0" (+45" FOR PARAPET)

ALLOWABLE AREA: 9,500 SF PER FLOOR  
300% INCREASE FOR SPRINKLERS (PER STORY)

TOTAL AREA ALLOWED: 28,500 SF

PARKING CALCULATIONS

MIXED USE (DOWNTOWN OVERLAY)

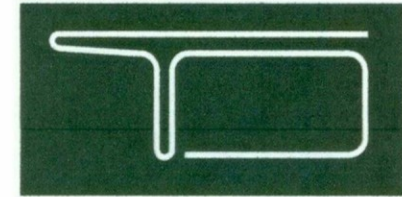
PARKING REQUIRED:

RETAIL	3,365 SF/500	7 SPACES
RESIDENTIAL (4) FOUR UNITS PER D.O.		0 SPACES
RESIDENTIAL (2) TWO UNITS		4 SPACES
TOTAL UNITS REQUIRED:		11 SPACES
TOTAL PARKING PROVIDED:		12 SPACES
BICYCLE PARKING REQUIRED:		8 SPACES
BICYCLE PARKING PROVIDED:		8 SPACES
ADA PARKING REQUIRED: (4%)		1 SPACE
ADA PARKING PROVIDED:		1 SPACE

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

9/6/2018  
DATE

INITIALS



TOMCEK  
DESIGN

4368 NORTH CIVIC CENTER PLAZA  
SUITE 201  
SCOTTSDALE, ARIZONA 85251

T 602.619.7751  
F 480.718.8387  
E INFO@TOMCEKDESIGN.COM

PROJECT:  
THE CADRE  
4151 NORTH CRAFTSMAN COURT  
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #: 1803

DATE: 7.20.2018

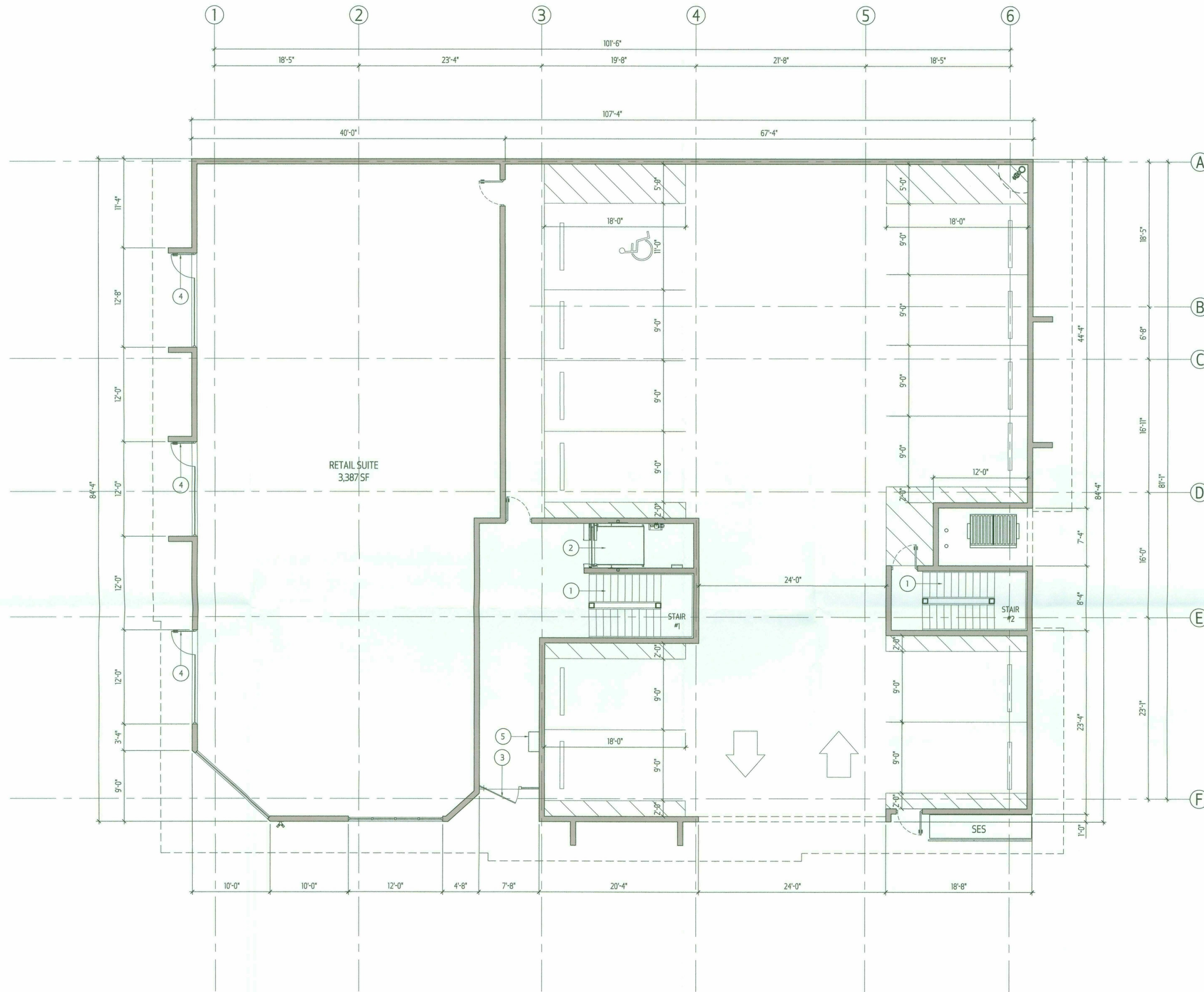
CONTENTS: SITE PLAN

SHEET NO:

CS0.1

16-DR-2018  
7/24/2018



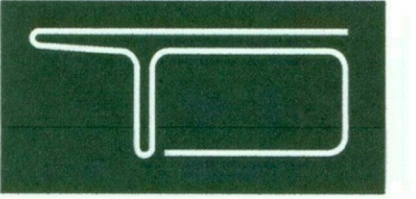


#### GENERAL NOTES:

- A. STAIR AND ELEVATOR SHAFTS TO BE MASONRY WALLS, ALL OTHER WALLS TO BE WOOD FRAMING.
- B. UNITS SHALL HAVE 1 HOUR VERTICAL AND HORIZONTAL SEPARATION.

#### KEY NOTES:

- 1. EXIT STAIRCASE.
- 2. ELEVATOR.
- 3. MAIN ENTRY TO RESIDENTIAL UNITS.
- 4. ENTRY TO RETAIL SPACE.
- 5. MAIL BOXES.



**TOMECAK  
DESIGN**

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LARGER FONT SIZE



**FLOOR PLAN - LEVEL 1**  
SCALE: 1/4" = 1'-0"

16-DR-2018  
7/24/2018

PROJECT:  
**THE CADRE**  
4151 NORTH CRAFTSMAN COURT  
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #: 1803

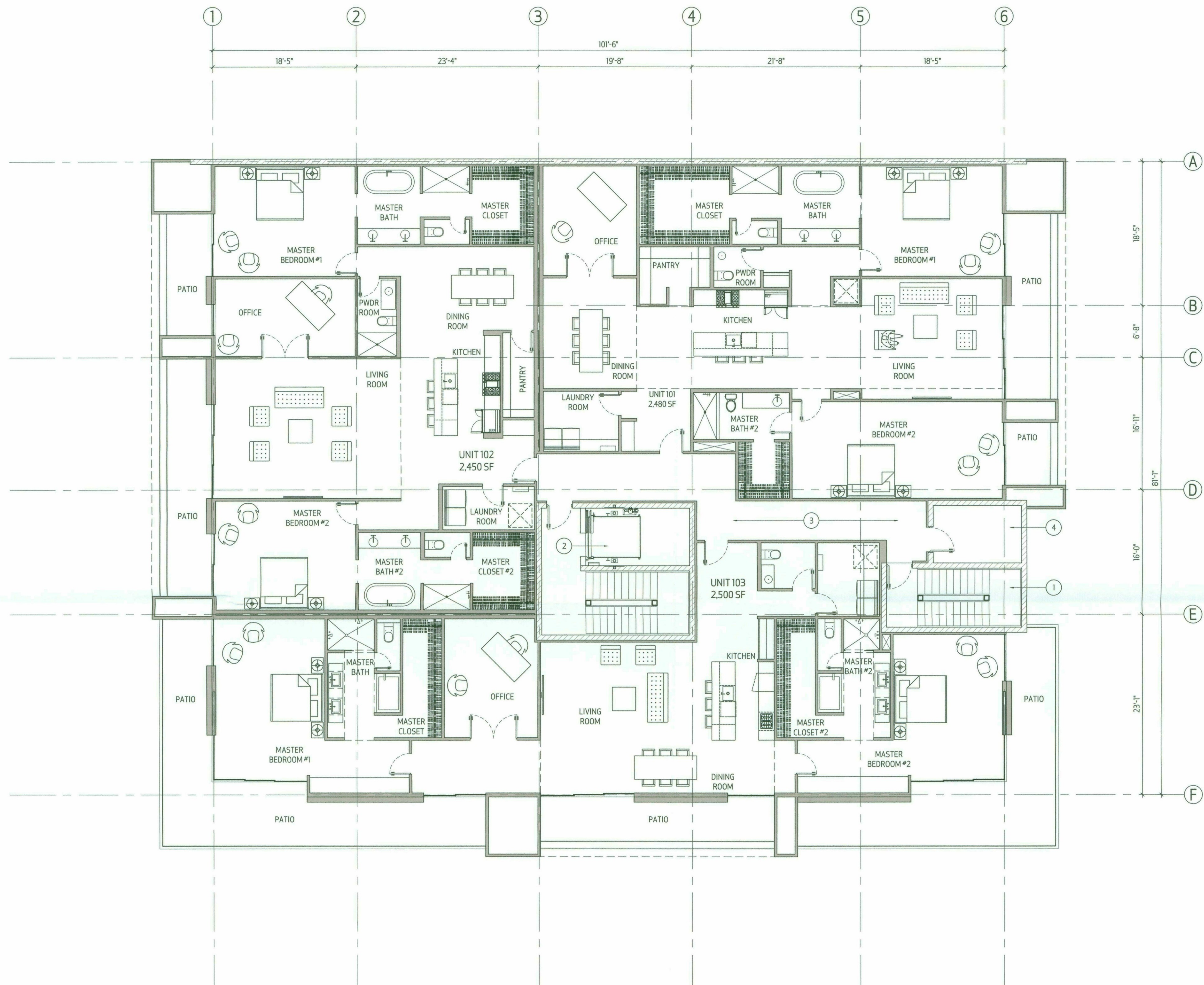
DATE: 7.20.2018

CONTENTS: FLOOR PLAN  
LEVEL 1

SHEET NO: **A100**

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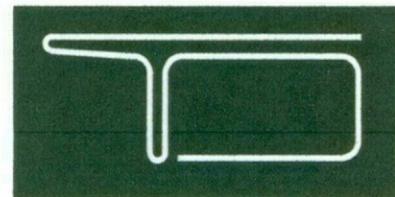


GENERAL NOTES:

- A. STAIR AND ELEVATOR SHAFTS TO BE MASONRY WALLS, ALL OTHER TO BE WOOD FRAMING.
- B. UNITS SHALL HAVE 1 HOUR VERTICAL AND HORIZONTAL SEPARATION.

KEY NOTES:

- 1. EXIT STAIRCASE.
- 2. ELEVATOR.
- 3. COMMUNITY CORRIDOR.
- 4. TRASH CHUTE.



**TOMECAK  
DESIGN**

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SUITE 201  
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E INFO@TOMECAKDESIGN.COM

PROJECT:  
**THE CADRE**  
4151 NORTH CRAFTSMAN COURT  
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #.: 1803

DATE: 7.20.2018

CONTENTS: FLOOR PLAN  
LEVELS 2 AND 3

SHEET NO:

**A101**



**FLOOR PLAN - LEVELS 2 & 3**

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

16-DR-2018  
7/24/2018

LARGER FONT SIZE





RENDERING FROM THIRD STREET  
SCALE: N.T.S.



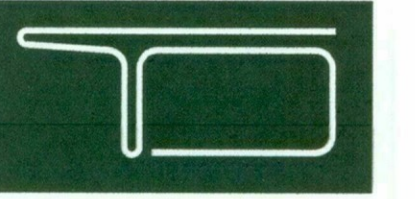
RENDERING FROM ALLEY  
SCALE: N.T.S.



RENDERING FROM CRAFTSMAN  
SCALE: N.T.S.



RENDERING FROM CORNER  
SCALE: N.T.S.



**TOMECAK  
DESIGN**

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SUITE 201  
SCOTTSDALE, ARIZONA 85251

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F 480.718.8387  
E INFO@TOMECAKDESIGN.COM

PROJECT:  
**THE CADRE**  
4151 NORTH CRAFTSMAN COURT  
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #: 1803

DATE: 7.20.2018

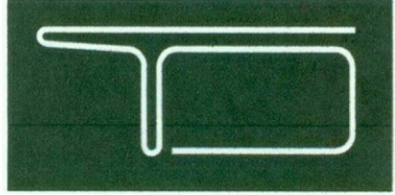
CONTENTS: ELEVATIONS

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16-DR-2018  
7/24/2018

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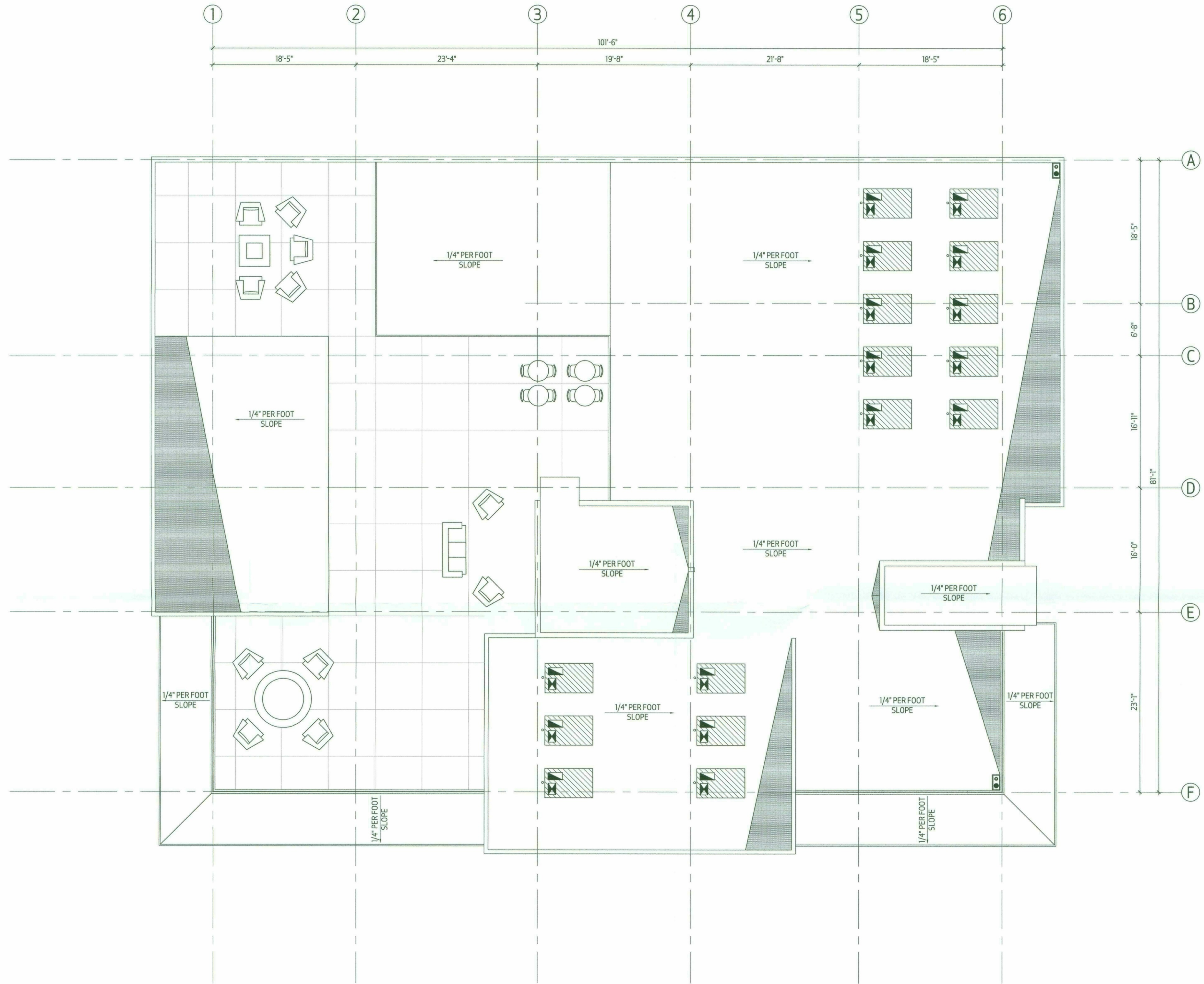




**TOMECAK  
DESIGN**

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SUITE 201  
SCOTTSDALE, ARIZONA 85251

T 602.619.7751  
F 480.718.8387  
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LARGER FONT SIZE



**ROOF PLAN**  
SCALE: 1/8"=1'-0"

PROJECT:  
**THE CADRE**  
4151 NORTH CRAFTSMAN COURT  
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #.: 1803

DATE: 7.20.2018

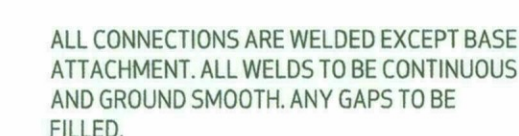
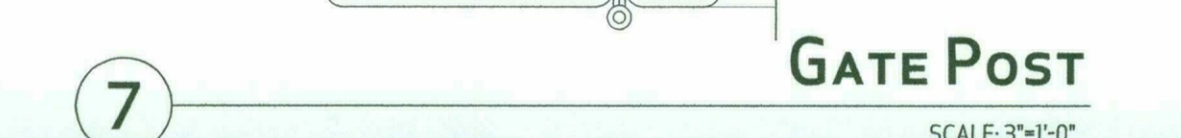
CONTENTS: ROOF PLAN

SHEET No: **A102**






**10** **BOLLARD DETAIL** SCALE: 1/2"=1'-0"



15 **BICYCLE RACK** SCALE: 1/2"=1'-0"



16 TRASH ENCLOSURE  
SCALE: 1/4"=1'-0"

9/6/18 

DATE INITIAL

PROJECT:  
**THE CADRE**  
4151 NORTH CRAFTSMAN COURT  
SCOTTSDALE, ARIZONA 85251

REVISÉ:

LARGER FONT SIZE

JOB # 18

DATE: 7 30 30

DATE: SITE ID:

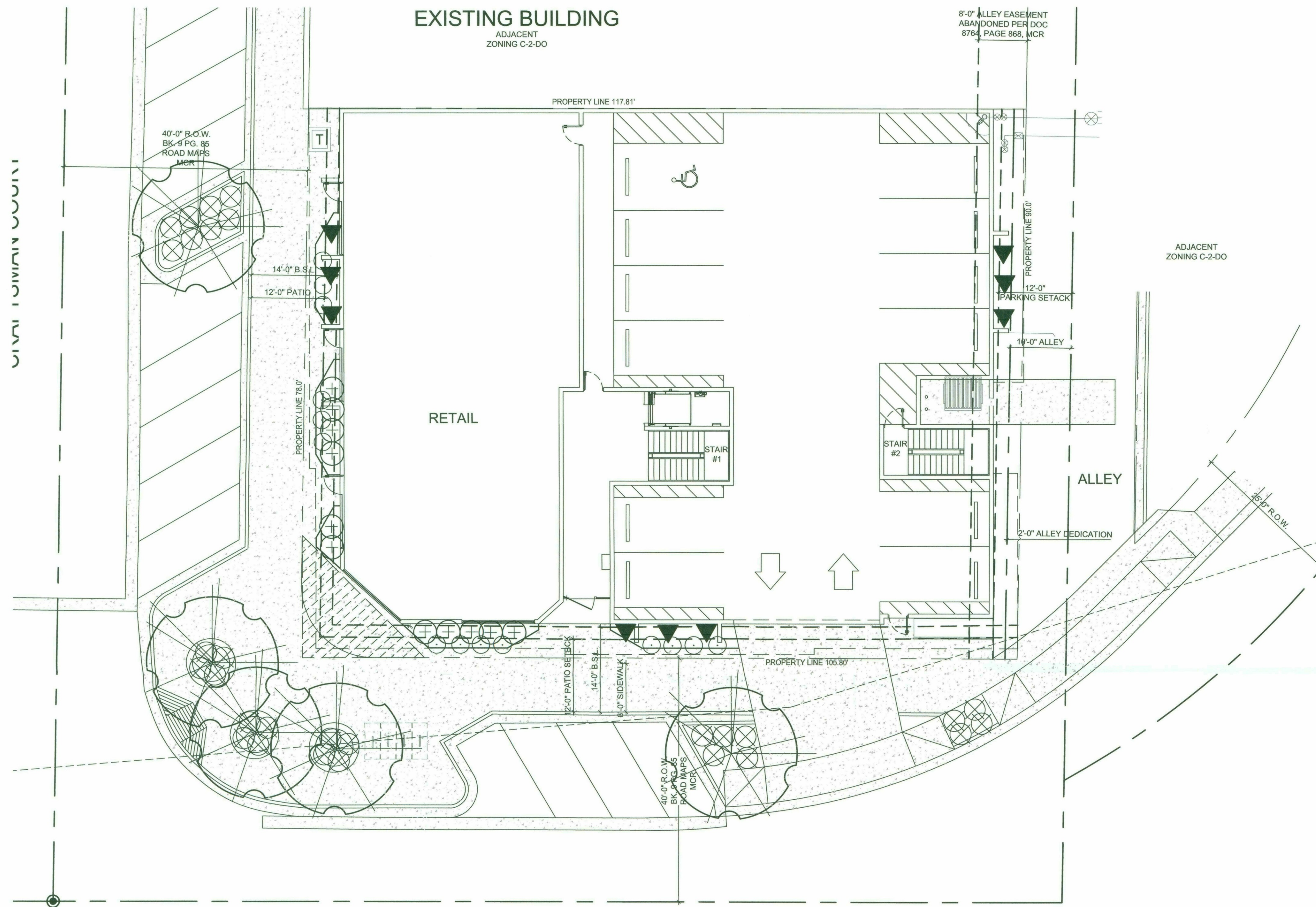
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16-DR-2018-0007  
7/24/2018









EXISTING BUILDING

ADJACENT  
ZONING C-2-DO

8'-0" ALLEY EASEMENT  
ABANDONED PER DOC  
8764, PAGE 868, MCR

ADJACENT  
ZONING C-2-DO

RETAIL

ALLEY

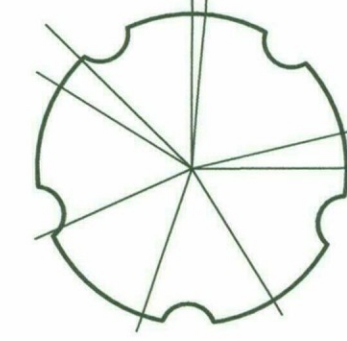
3RD AVENUE

LANDSCAPE PLAN

SCALE: 1"=10'-0"



LANDSCAPE LEGEND



CERCIDIUM 'HYBRID'  
DESERT MUSEUM PALO VERDE  
2" CALIP., 6.5'T, 4.5"W (5)



BIGNONIA CAPREOLATA  
CROSSVINE  
5 GALLON (9)



HESPERALOE PERPA  
BRAKE LIGHT RED YUCCA  
5 GALLON (29)



MUHLENBERGIA RIGENS  
DEER GRASS  
5 GALLON (11)



LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON (14)

1/4" MINUS MADISON GOLD  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE SUMMARY DATA:

OFF-SITE LANDSCAPE: 627 SQ.FT.  
ON-SITE LANDSCAPE: 391 SQ.FT.  
PARKING LOT LANDSCAPE: 0 SQ.FT.

LANDSCAPE PLAN  
APPROVED  
CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE  
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE  
WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE  
REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY  
CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE  
CERT. OF OCCUPANCY IS ISSUED.

Case No: 00 - DR - 2018

ALL LANDSCAPED AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN THE PUBLIC  
RIGHT-OF-WAY (INCLUDING MEDIANS), SHALL BE MAINTAINED IN A HEALTHY, NEAT,  
CLEAN, LITTER AND WEED-FREE CONDITION IN ADDITION TO THE STANDARDS IN THE  
SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL, ANSI A300 STANDARD  
PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR  
MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE  
PROPERTY OWNER  
(Property Owner, Developer or Homeowner's Association)

CITY OF SCOTTSDALE  
LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE  
INSTALLED GUARANTEEING 100% COVERAGE TO ALL  
LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH  
A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR  
5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY  
SHALL BE LANDSCAPED AND MAINTAINED BY THE  
PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING  
TREES DAMAGED OR DESTROYED AS A RESULT OF  
THIS CONSTRUCTION SHALL BE REPLACED, TO THE  
SATISFACTION OF CITY STAFF, WITH LIKE KIND AND  
SIZE PRIOR TO RECEIVING A CERTIFICATE OF  
OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE  
CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY  
OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6".  
TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A  
CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON  
INSTALLATION. ALL HEIGHTS ARE MEASURED FROM  
NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY  
SHALL BE LANDSCAPED AND MAINTAINED BY THE  
PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX  
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE  
ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS,  
AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0"  
FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY  
THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE  
REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE  
TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING  
ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF  
SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR  
LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE  
SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED  
GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER  
GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST  
SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE  
ADJACENT TO THE TRUNK.

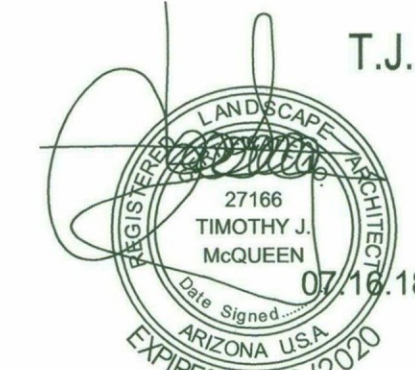
A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE  
LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE  
FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY  
FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE  
APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL  
REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS  
HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF  
SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND  
LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED,  
OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE  
SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE  
OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF  
THE INSPECTION SERVICES STAFF.



T.J. McQUEEN & ASSOCIATES, INC.

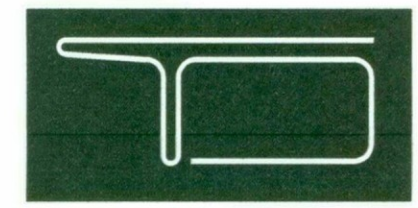
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING

10450 N. 74th Street, Suite 120  
Scottsdale, Arizona 85258  
P. (602) 265-0320

EMAIL: timmcqueen@tjmla.net



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TOMECAK  
DESIGN

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Suite 201  
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F 480.718.8387  
E info@tomecakdesign.com

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

9/6/18 DATE INITIALS

project:  
THE CADRE  
4151 NORTH CRAFTSMAN COURT  
SCOTTSDALE, ARIZONA 85251

revised:

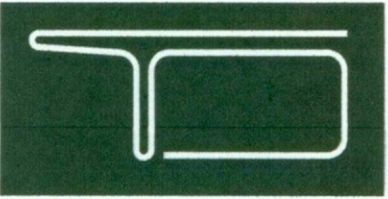
job #: 1803

date: 07.16.18

contents:  
CONCEPTUAL  
LANDSCAPE PLAN

sheet No: La.01





TOMECAK  
DESIGN

4368 NORTH CIVIC CENTER PLAZA  
SUITE 201  
SCOTTSDALE, ARIZONA 85251

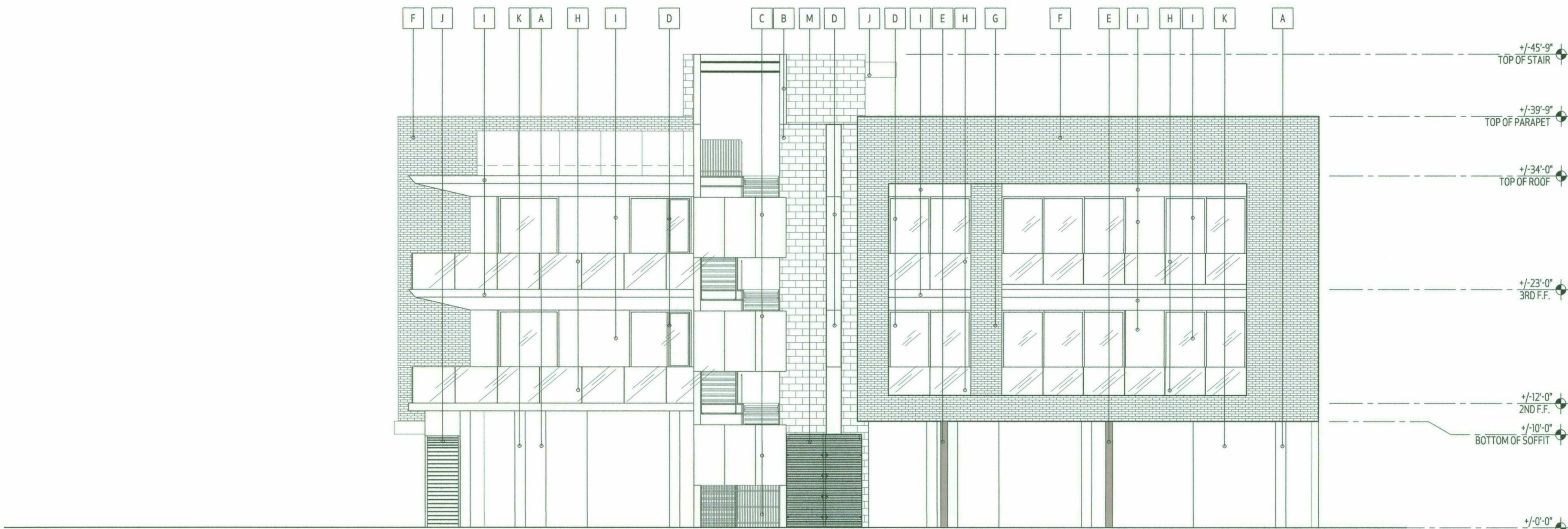
T 602.619.7751  
F 480.718.8387  
E INFO@TOMECAKDESIGN.COM

GENERAL NOTES:

- A. ALL MATERIAL NOTE CALLOUTS ARE TYPICAL UNLESS NOTED OTHERWISE.  
B. SIGNAGE BY OTHERS - UNDER SEPARATE REVIEW AND PERMIT.  
C. BUILDING ADDRESS IS TO BE PROVIDED PER FIRE DEPARTMENT REQUIREMENTS, AND SUBJECT TO ARCHITECT'S APPROVAL.  
D. ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY SCREEN WALL.

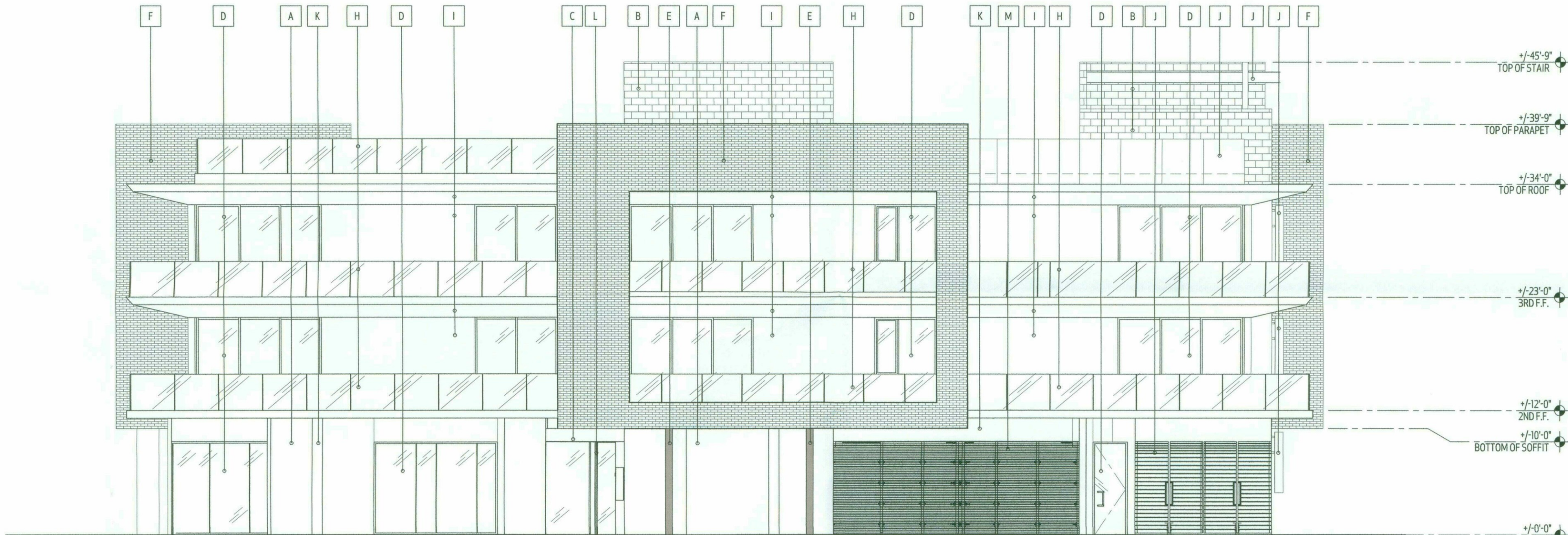
MATERIAL SCHEDULE

MATERIAL	
[A] PAINTED STUCCO - BROOM RAKED FINISH DUNN EDWARDS DE6213 FINE GRAIN LRV 59	
[B] CMU BLOCK SUPERLITE BONE COLOR - RAKED JOINTS	
[C] STAINLESS STEEL	
[D] LOW-E WINDOW/DOOR GREY COATED GLASS DARK BRONZE ALUM. FRAME	
[E] ACCENT PAINT DUNN EDWARDS DE6213 DARK ENGINE LRV 5	
[F] BRICK VENEER BRICK IT AZTEC YELLOW	
[G] BRICK VENEER BRICK IT GENERAL SHALE	
[H] GLASS BALUSTRADE CLEAR TEMPERED GLASS	
[I] METAL CLADDING DRY DESIGN	
[J] STEEL MILL FINISHED CLEAR SEAL COAT FINISH	
[K] PAINTED STUCCO - BROOM RAKED FINISH DUNN EDWARDS DE6214 PIGEON GRAY LRV 43	
[L] STEEL DOOR W/ LOW E GLASS MILL FINISHED CLEAR SEAL COAT FINISH	
[M] STEEL GRILL ROLL UP DOOR WAYNE DALTON MODEL 600	



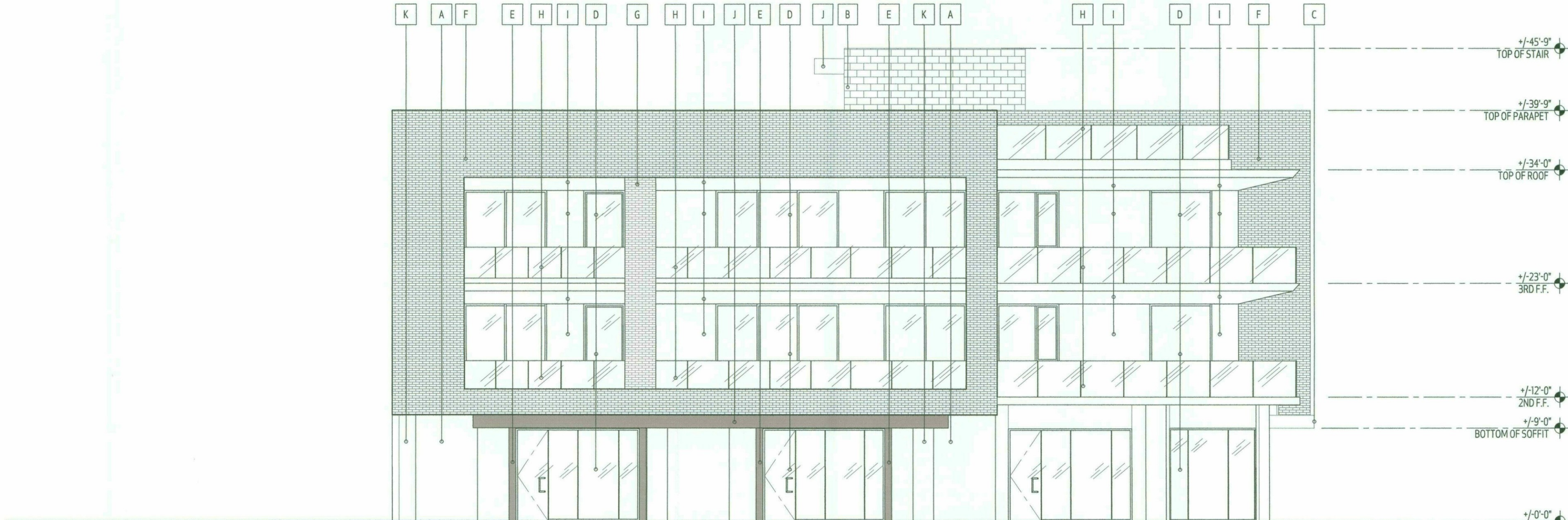
1 EAST ELEVATION

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



2 SOUTH ELEVATION

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



3 WEST ELEVATION

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

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

9/6/18 DATE Bm INITIALS

LARGER FONT SIZE

PROJECT:  
THE CADRE  
4151 NORTH CRAFTSMAN COURT  
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #: 1803

DATE: 7.20.2018

CONTENTS: BUILDING ELEVATIONS

SHEET NO:

A300

16-DR-2018  
7/24/2018





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:

- A. ALL MATERIAL NOTE CALLOUTS ARE TYPICAL UNLESS NOTED OTHERWISE.
- B. SIGNAGE BY OTHERS - UNDER SEPARATE REVIEW AND PERMIT.
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#### MATERIAL SCHEDULE

MATERIAL	
[A]	PAINTED STUCCO - BROOM RAKED FINISH DUNN EDWARDS DE6213 FINE GRAIN LRV 59
[B]	CMU BLOCK SUPERLITE BONE COLOR - RAKED JOINTS
[C]	STAINLESS STEEL
[D]	LOW-E WINDOW/DOOR GREY COATED GLASS DARK BRONZE ALUM. FRAME
[E]	ACCENT PAINT DUNN EDWARDS DE6213 DARK ENGINE LRV 5
[F]	BRICK VENEER BRICK.IT AZTEC YELLOW
[G]	BRICK VENEER BRICK.IT GENERAL SHALE
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[I]	METAL CLADDING DRY DESIGN
[J]	STEEL MILL FINISHED CLEAR SEAL COAT FINISH
[K]	PAINTED STUCCO - BROOM RAKED FINISH DUNN EDWARDS DE6214 PIGEON GRAY LRV 43
[L]	STEEL DOOR W/ LOW E GLASS MILL FINISHED CLEAR SEAL COAT FINISH

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

9/6/18 DATE *Ben* INITIALS

LARGER FONT SIZE

16-DR-2018  
7/24/2018

PROJECT:  
**THE CADRE**  
4151 NORTH CRAFTSMAN COURT  
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #: 1803

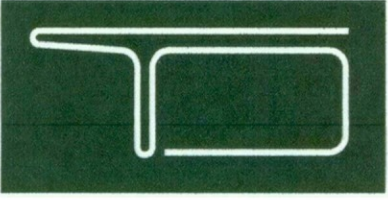
DATE: 7.20.2018

CONTENTS: COLORED ELEVATIONS

SHEET No: **A301**

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**TOMECAK  
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E INFO@TOMECAKDESIGN.COM

PROJECT:  
**THE CADRE**  
4151 NORTH CRAFTSMAN COURT  
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #.: 1803

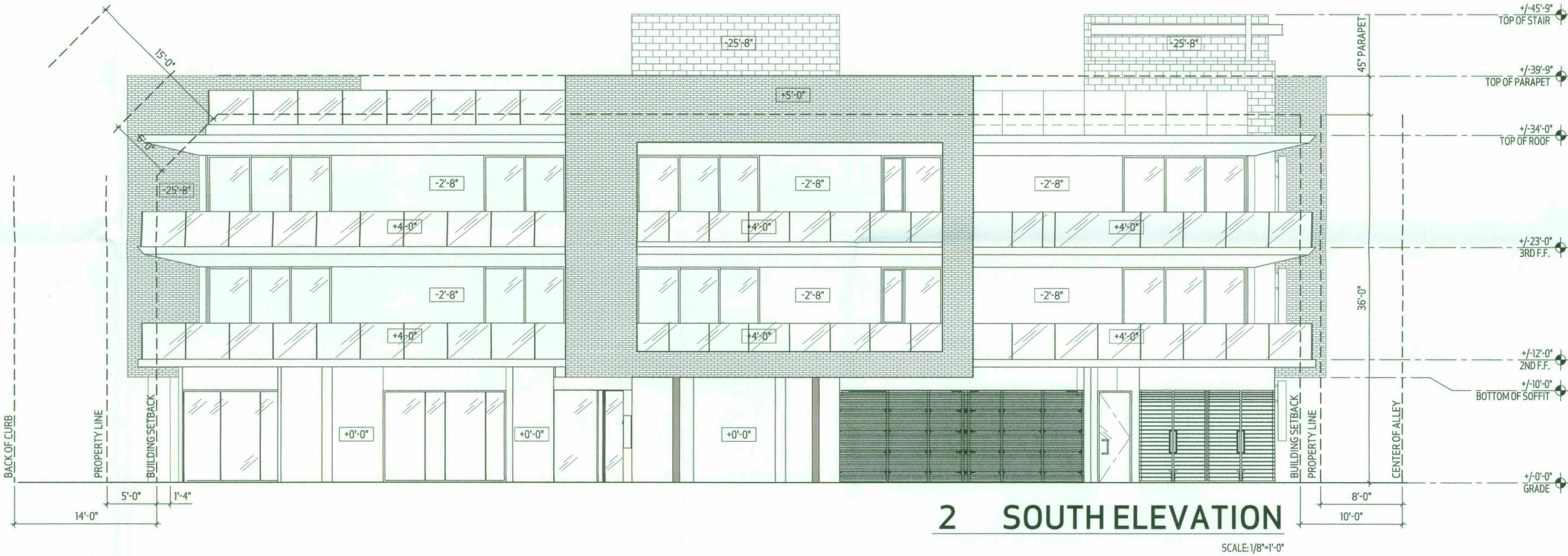
DATE: 7.20.2018

CONTENTS: BUILDING ELEVATIONS  
- WORKSHEET

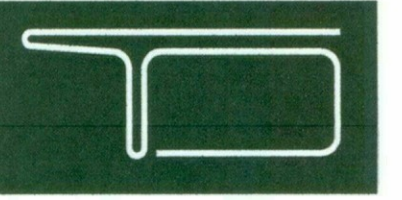
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16-DR-2018  
7/24/2018

LARGER FONT SIZE



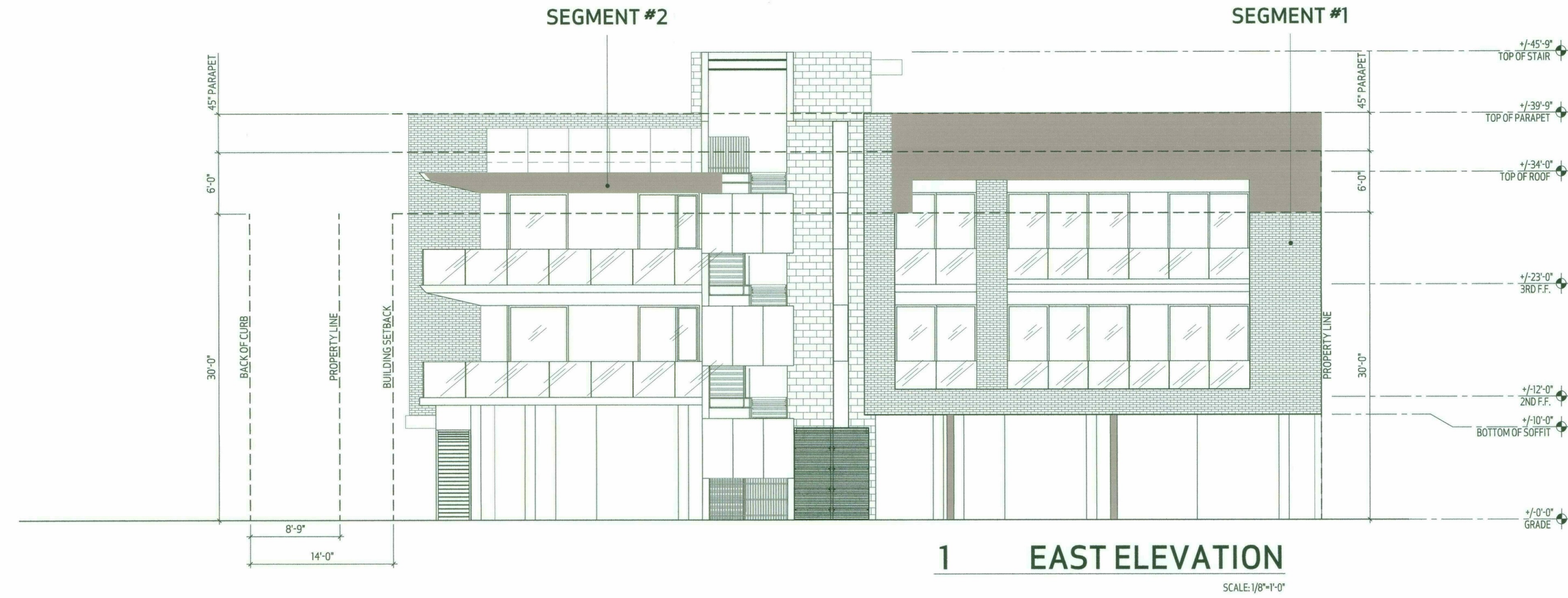




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SUITE 201  
SCOTTSDALE, ARIZONA 85251

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E INFO@TOMECAKDESIGN.COM



#### SEGMENT #1

TOTAL SURFACE AREA:	
AREA NOT PROJECTING INTO STEPBACK:	1,239 S.F.
AREA PROJECTING INTO STEPBACK:	302 S.F.
PERCENT OF AREA:	24%
TOTAL HEIGHT OF SEGMENT:	29'-6"
HEIGHT PROJECTING INTO STEPBACK:	9'-9"

#### SEGMENT #2

TOTAL SURFACE AREA:	
AREA NOT PROJECTING INTO STEPBACK:	54 S.F.
AREA PROJECTING INTO STEPBACK:	54 S.F.
PERCENT OF AREA:	100%
TOTAL HEIGHT OF SEGMENT:	2'-0"
HEIGHT PROJECTING INTO STEPBACK:	2'-0"

#### SEGMENT #3

TOTAL SURFACE AREA:	
AREA NOT PROJECTING INTO STEPBACK:	57 S.F.
AREA PROJECTING INTO STEPBACK:	57 S.F.
PERCENT OF AREA:	100%
TOTAL HEIGHT OF SEGMENT:	2'-0"
HEIGHT PROJECTING INTO STEPBACK:	2'-0"

#### SEGMENT #4

TOTAL SURFACE AREA:	
AREA NOT PROJECTING INTO STEPBACK:	510 S.F.
AREA PROJECTING INTO STEPBACK:	274 S.F.
PERCENT OF AREA:	53%
TOTAL HEIGHT OF SEGMENT:	29'-6"
HEIGHT PROJECTING INTO STEPBACK:	9'-9"

#### SEGMENT #5

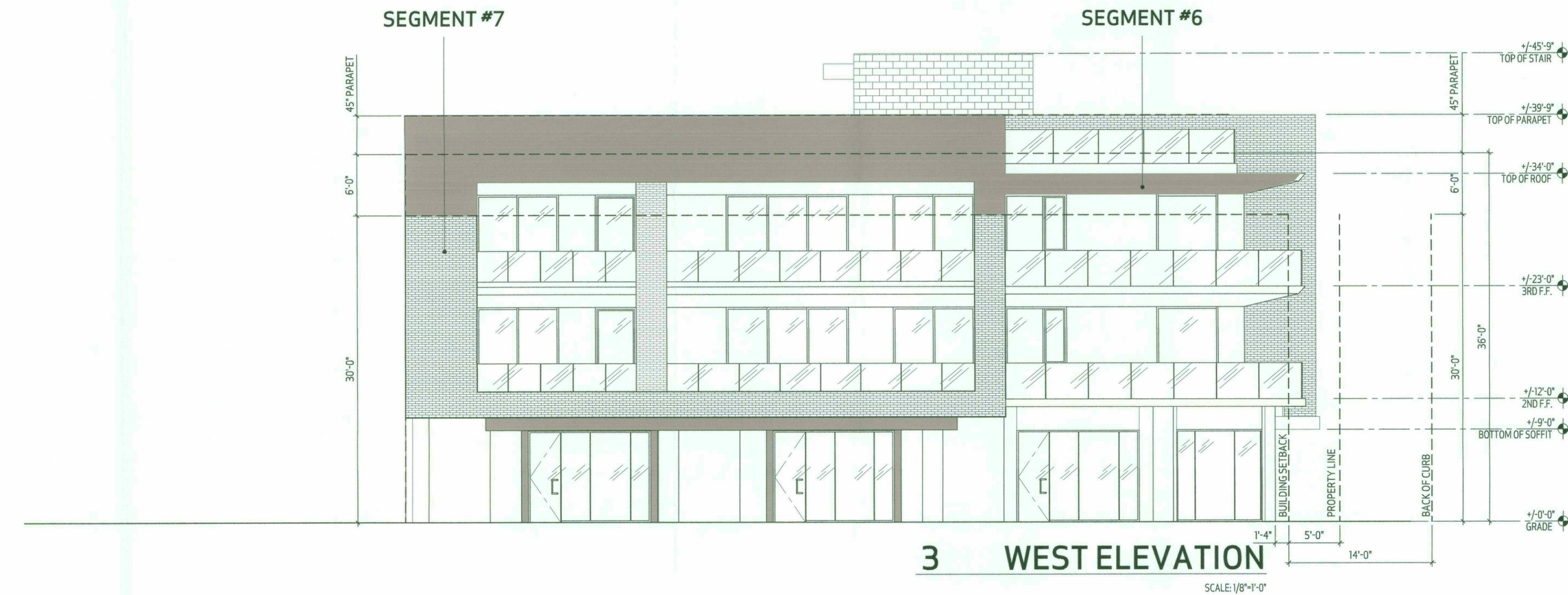
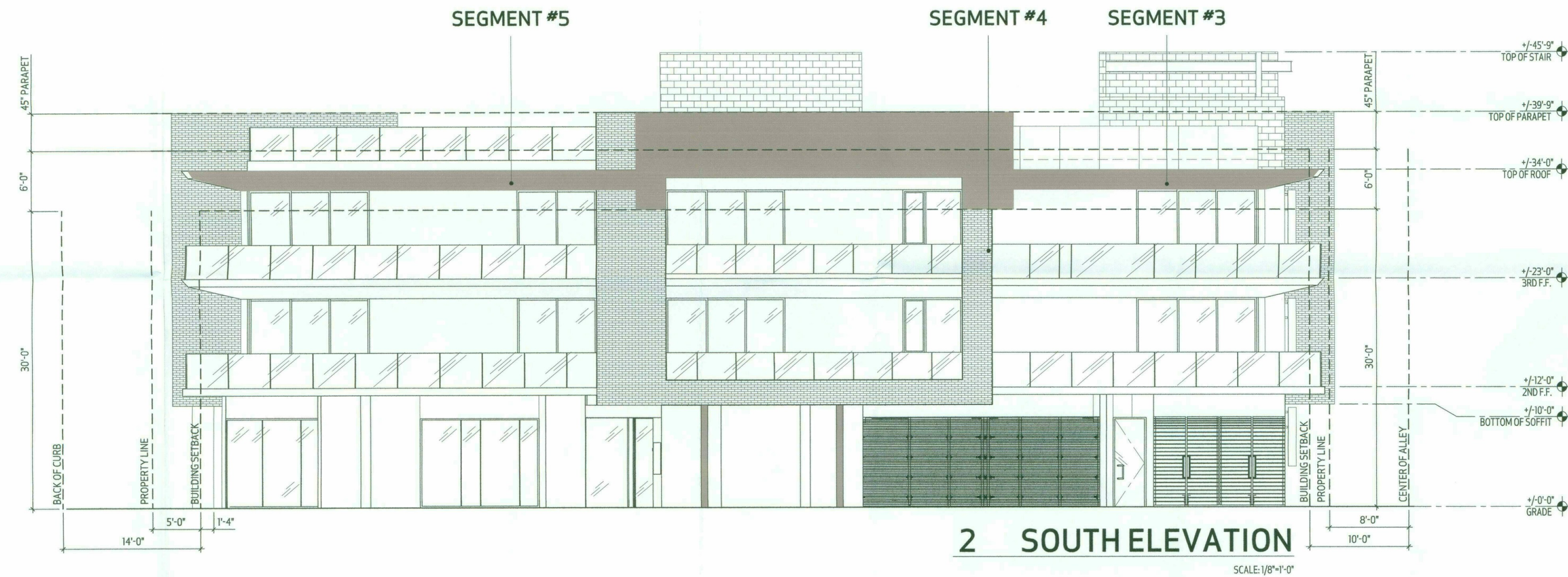
TOTAL SURFACE AREA:	
AREA NOT PROJECTING INTO STEPBACK:	86 S.F.
AREA PROJECTING INTO STEPBACK:	86 S.F.
PERCENT OF AREA:	100%
TOTAL HEIGHT OF SEGMENT:	2'-0"
HEIGHT PROJECTING INTO STEPBACK:	2'-0"

#### SEGMENT #6

TOTAL SURFACE AREA:	
AREA NOT PROJECTING INTO STEPBACK:	52 S.F.
AREA PROJECTING INTO STEPBACK:	52 S.F.
PERCENT OF AREA:	100%
TOTAL HEIGHT OF SEGMENT:	2'-0"
HEIGHT PROJECTING INTO STEPBACK:	2'-0"

#### SEGMENT #7

TOTAL SURFACE AREA:	
AREA NOT PROJECTING INTO STEPBACK:	735 S.F.
AREA PROJECTING INTO STEPBACK:	415 S.F.
PERCENT OF AREA:	56%
TOTAL HEIGHT OF SEGMENT:	29'-6"
HEIGHT PROJECTING INTO STEPBACK:	9'-9"



LARGER FONT SIZE

PROJECT:  
**THE CADRE**  
4151 NORTH CRAFTSMAN COURT  
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #:

DATE:

CONTENTS: BUILDING ELEVATIONS  
-WORKSHEET

SHEET NO:

**A303**

16-DR-2018  
7/24/2018