

Marked Agendas
Approved Minutes
Approved Reports

**The October 4, 2018
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 4, 2018 Item No. 5
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Bell and Hartford 27-DR-2018

Location: 8399 East Hartford Drive

Request: Request approval of the site plan, landscape plan, and building elevations for a new two-story office building with approximately 32,000 square feet of building area on a 2.8-acre site.

OWNER

Roxi Parkview, LLC
415-690-2189

APPLICANT CONTACT

John Mocarski
LGE Design Build, LLC
480-966-4001

ENGINEER

Hunter Engineering

BACKGROUND

Zoning

This site is zoned Industrial Park Planned Community District (I-1 PCD). The I-1 PCD zoning district is intended to allow light manufacturing, aeronautical, light industrial, office, and supportive uses to sustain and enhance major employment opportunities.

Context

This site is located on the north side of East Bell Road and the south side of East Hartford Drive, between North 82nd Street and North Perimeter Drive. This site is located within the Perimeter Center development.

Adjacent Uses and Zoning

- North Existing office buildings within the Perimeter Center, Industrial Park Planned Community District (I-1 PCD).
- South Glen Eagles Apartments, zoned Multiple-family Residential (R-5).

- East Existing office buildings within the Perimeter Center, Industrial Park Planned Community District (I-1 PCD).
- West Existing office buildings within the Perimeter Center, Industrial Park Planned Community District (I-1 PCD).

Key Items for Consideration

- Located in Perimeter Center

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval for a new, approximately 32,000-square-foot, two-story office building on a site that currently consists of vacant land and a portion of a parking lot.

Neighborhood Communication

The applicant and the City sent notice of this application to property owners located within 750 feet of the site. No public comment has been received as of the drafting of this report.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The applicant proposes a modern design comprised of a center-scored concrete block base with a metal panel system and recessed glass on the upper level. North and south elevations incorporate deep window recesses to provide shading via the building structure. A metal screen system is also provided for visual interest and additional shading on the south elevation, facing East Bell Road.

Fronted by East Bell Road to its south, East Hartford Drive to its north, there is a drive aisle from East Hartford Drive that provides access to the adjacent buildings to the north and west of this site. The proposed building is placed near East Bell Road, which is also the outside boundary of the Perimeter Center development, with parking to its north along East Hartford Drive. This layout is consistent with many other buildings in the surrounding area. This site also shares a parking lot and vehicular site circulation with the development to the immediate west and will be providing cross access easements as necessary in support of those connections.

A recessed building entrance is located below the upper portion of the building at the northwest corner. The proposal includes a cylindrical support column that was represented at an 8-inch diameter but has been revised to be increased to a 12-inch diameter to bring more visual significance to its function. At the building's main entry the applicant has also proposed a decorative concrete block to create a visually significant accent wall. The block proposed is a "pocket block" that will create geometric shadowing and be aided by illumination. Many other developments in the surrounding area and within Perimeter Center have utilized stone, tile, block, or similar elements and this accent would create an element of continuity while keeping with the distinct modern style of this proposal.

Development Information

- | | |
|-----------------|-------------------------------------|
| • Existing Use: | Vacant land and partial parking lot |
| • Proposed Use: | Office Building |
| • Parcel Size: | 3.3 gross acres |

- Parcel Size: 3.3 gross acres
2.79 net acres
121,486 square feet
- Building Area: 32,054 square feet
- Floor Area Ratio Allowed: 0.80
- Floor Area Ratio Proposed: 0.26
- Building Height Allowed: 36 feet
- Building Height Proposed: 34 feet 8 inches
- Parking Required: 112 spaces
- Parking Provided: 142 spaces
- Open Space Required: 23,164 square feet / 0.53 acres
- Open Space Provided: 35,326 square feet / 0.81 acres

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Bell and Hartford per the attached stipulations, finding that the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jeff Barnes

Senior Planner

480-312-2376

E-mail: jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barnes, Report Author

9/13/18
Date



Steve Venker, Development Review Board Coordinator

9/24/18
Date

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov



Randy Grant, Director

9/25/18
Date

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Site Plan
 - 5. Open Space Plan
 - 6. Landscape Plans
 - 7. Building Elevations (black & white)
 - 8. Building Elevations (color)
 - 9. Renderings
 - 10. Material and Color Board
 - 11. Electrical Site Plan
 - 12. Exterior Lighting Cutsheets

**Stipulations for the
Development Review Board Application:
Bell and Hartford
Case Number: 27-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 LGE Design Group, with a city staff date of 8/16/2018.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by LGE Design Group, with a city staff date of 8/16/2018.
3. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by LGE Design Group, with a city staff date of 8/16/2018.
4. The case drainage report submitted by Hunter Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

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.

ARCHITECTURAL DESIGN:

DRB Stipulations

5. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
6. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of

ATTACHMENT A

external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

7. The final building design shall reflect the support column at the building entrance, having a primary diameter of 12-inches and a base diameter of 10-inches (for the first 2-feet above finished grade).
8. The non-glass building entrance wall shall utilize "Our Block Company: Avion Pocket Block" painted to match the other concrete block on the building.

SITE DESIGN:

DRB Stipulations

9. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplement to MAG Standard Details, detail 2146-1 for single enclosures.

EXTRIOR LIGHTING:

Ordinance

- A. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- B. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

10. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

11. With the construction document submittal, the owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.

DRAINAGE AND FLOOD CONTROL:

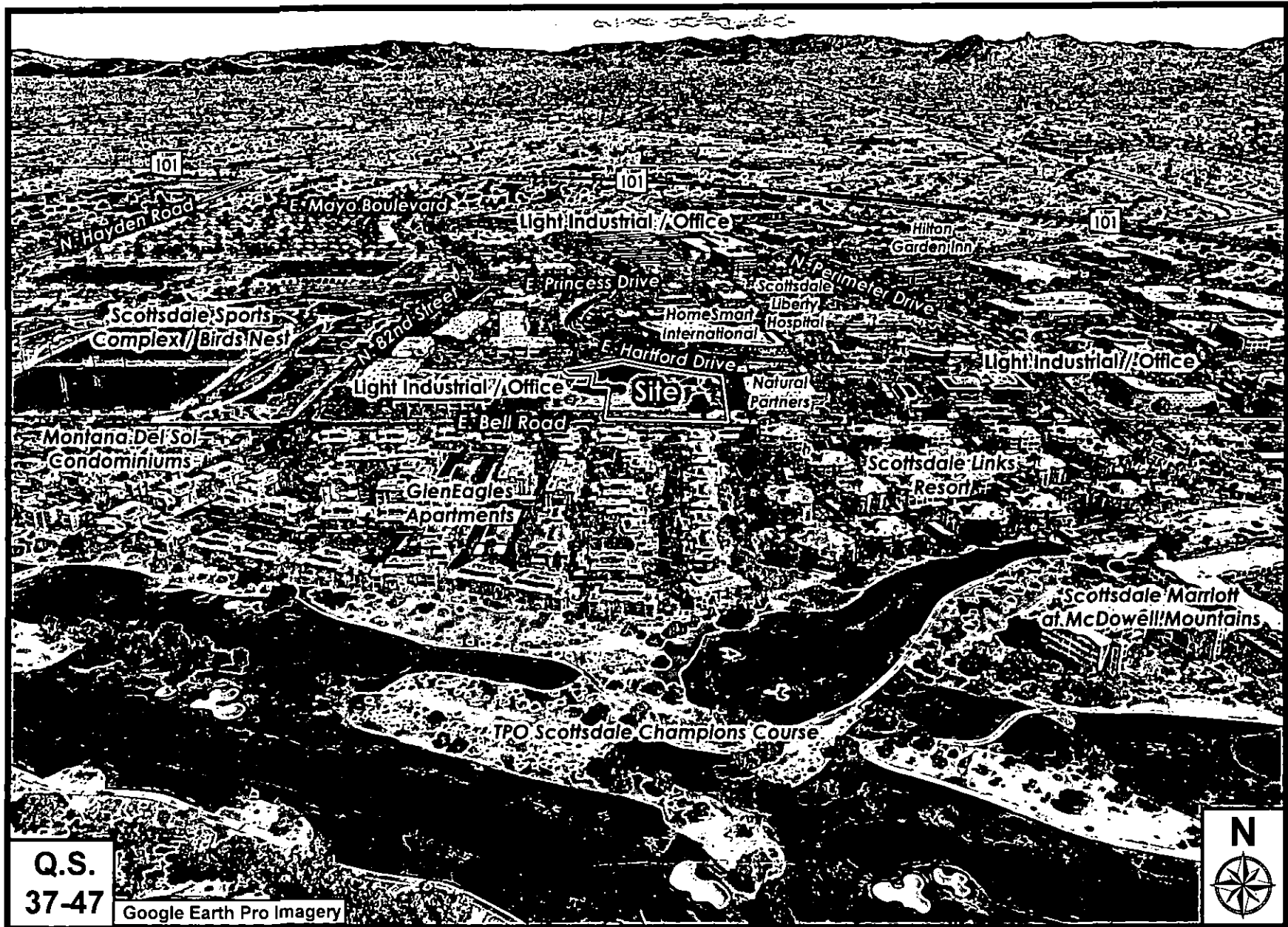
DRB Stipulations

12. With the civil construction document submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
13. The project is part of the Perimeter Center Master Drainage Plan and therefore have satisfied all the stormwater storage volume requirements, no additional stormwater storage volume is required.

EASEMENTS DEDICATIONS:

DRB Stipulations

14. Prior to the issuance of a building permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale via plat or map of dedication:
 - a. A sight distance easement where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
 - b. A minimum 20-foot-wide Water and Sewer Facilities (WSF) easement, to accommodate a water main, fire hydrant, or water meter to be located or relocated as necessary in or across the parking lot.



Context Aerial

ATTACHMENT 1

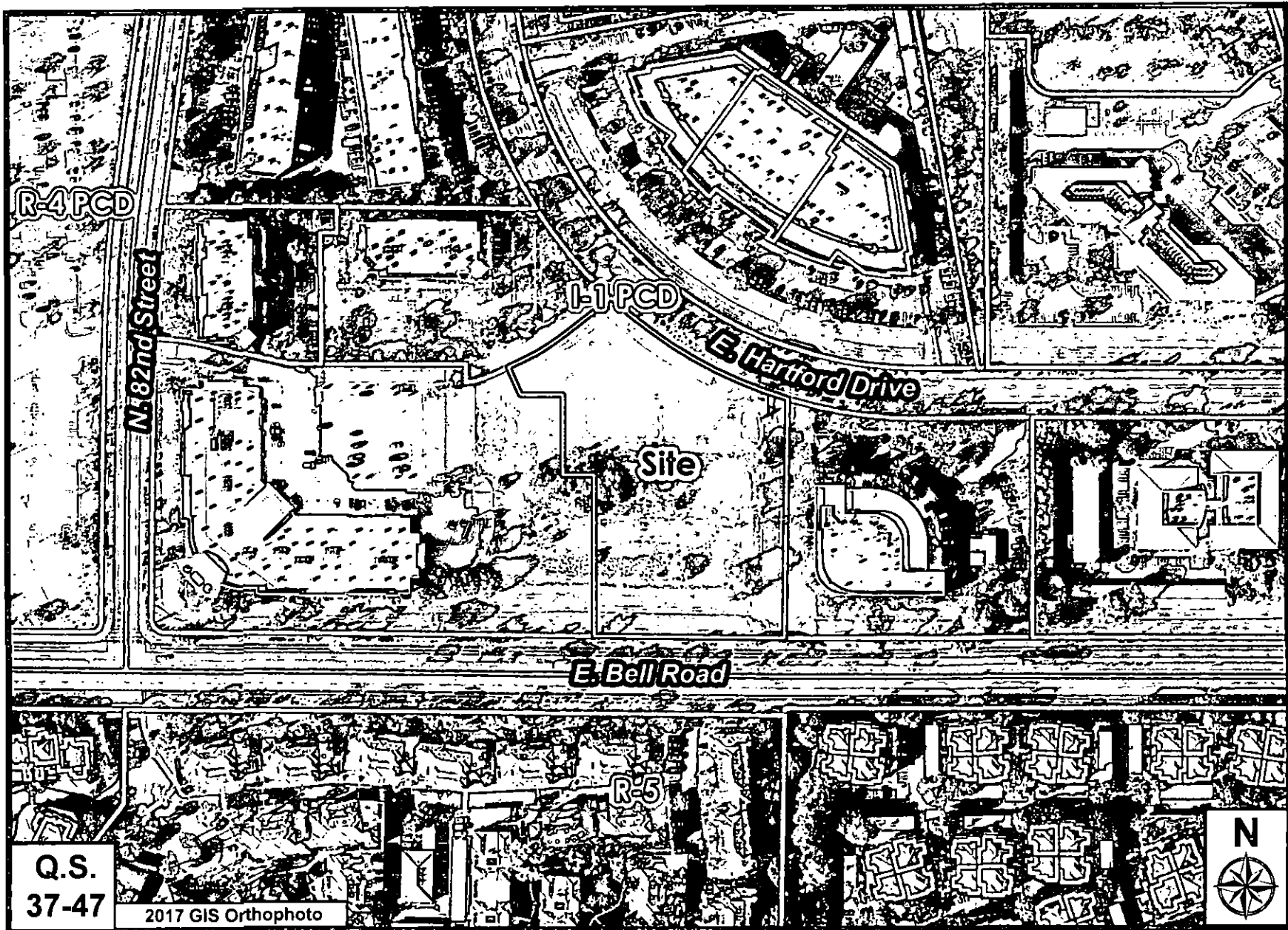
27-DR-2018



Aerial Close-Up

ATTACHMENT 1A

27-DR-2018



Q.S.
37-47

2017 GIS Orthophoto

Zoning Map

ATTACHMENT 2

27-DR-2018

Project: **Bell & Hartford**
Location: NE corner of Bell Road and 82nd Street
RE: Project Narrative; **DRB 2nd-Submittal (27-DR-2018)**
Date: **08/01/2018**
From: LGE Design Group; John Mocarski

Project Overview

LGE is excited to propose a new shell office building at the corner of Bell Road and 82nd Street on a 2.79 acre site. The facility has been envisioned as a 32,054 S.F. multi-tenant spec office building with a main lobby entry on the northwest corner of the building. The access for the project from Hartford Drive.

Site:

The site is zoned I-1, with I-1 zoning to the north, east and west and R-5 zoning to the south of the site across Bell Road.

Parking for the project exceeds the base code requirements with ample parking on both the north and west ends of the site for easy customer and employee access. ADA/pedestrian access has been provided. Covered parking is proposed in two separate canopies central to the lot, with ADA access. Parking screen walls are incorporated into the site design utilizing the same material being used on the building.

Included on the site is a bicycle parking area located adjacent to the front entry as required by the city of Scottsdale.

Pedestrian access to the public way is provided along the East part of the site. Additionally, pedestrian access to the adjacent Western property from the West side of the building.

There are two refuse enclosures located Northeast of the building utilizing the same material being used on the building.

Building:

A clean, modern aesthetic is intended for the overall building design. The most visible north and south elevations are characterized by a ribbon window system with a metal hood frame. The south side has a painted metal scrim added for visual interest and shade. A large, metal panel wall accents the east elevation, joining smoothly with the roof to form an integral mechanical screen.

This design emphasizes a logical hierarchy of masses which controls the overall visual impact of the building both in height and size. The massing also highlights the main recessed entry which extends the interior space into the outdoors with a landscape area. The main entry is shaded by the large overhang of the second floor window system. Building



materials, site, parking and landscaping are all to be in accordance with code requirements and standards.

Landscape Design:

The landscape design proposed is designed around the existing, surrounding development palette as outlined in the Perimeter Center Design Guidelines previously established and compliment the Sonoran Desert theme. These selections are indigenous to the arid region and are consistent throughout the adjacent developed site. Selected trees and plants are efficient and low water users.

Thank you for your time and please don't hesitate to call for any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "John Mocarski", written over a large, stylized circular flourish.



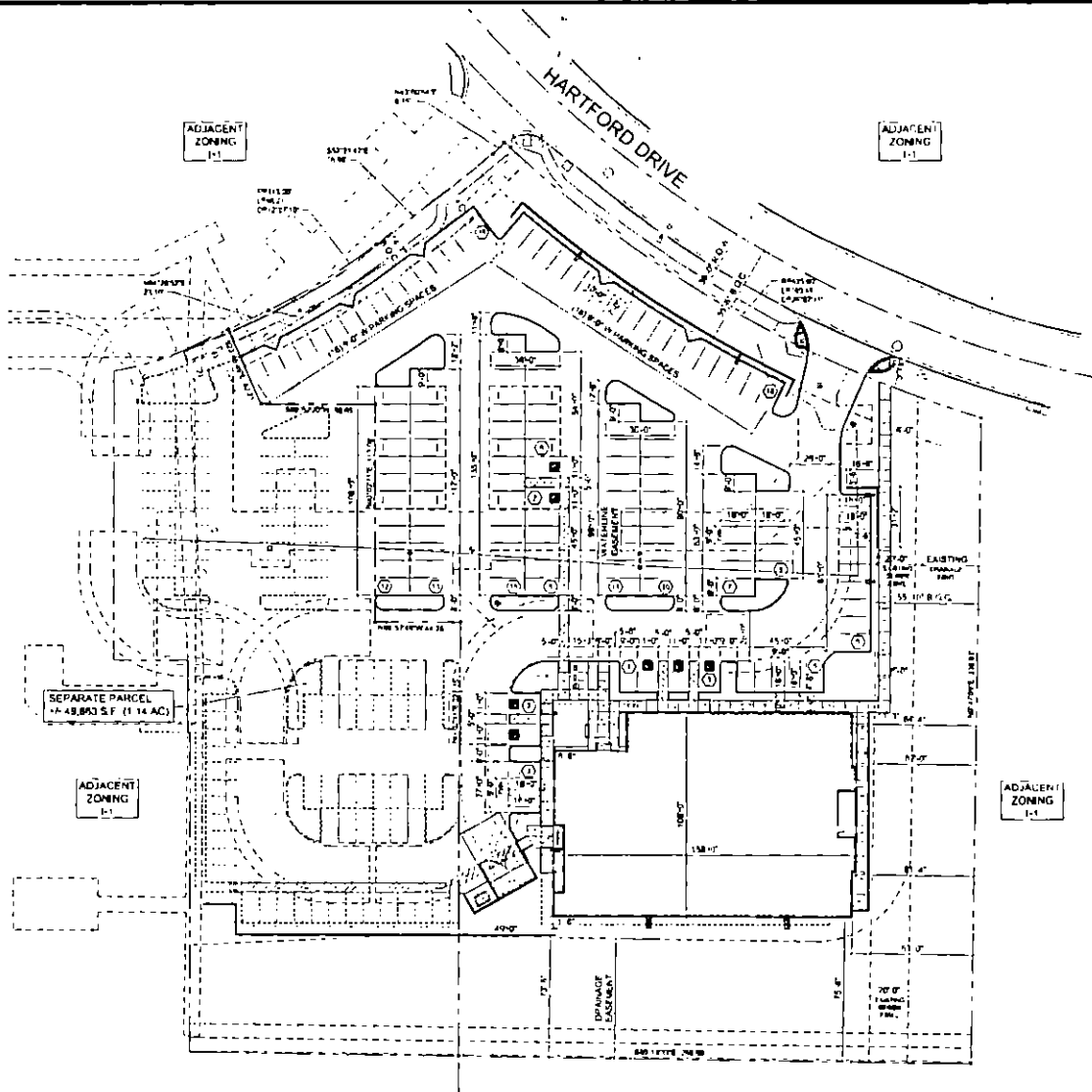
Designing your vision. Building your future.

John Mocarski NCARB
Project Director / Registered Architect

O: 480.966.4001
M: 480.650.1590

740 N. 52 St., Phoenix, AZ 85008





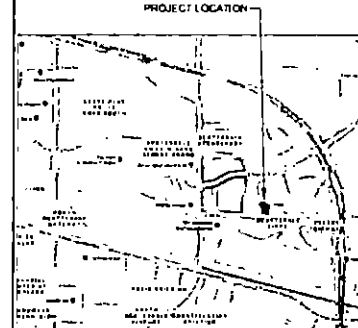
PROJECT DATA

OWNER	THE HARTFORD GROUP, LLC 801 JACKSON STREET, 3RD FLOOR SAN FRANCISCO, CA 94111
PROJECT ADDRESS	N.E.C. CORNER OF BELL RD & 82ND ST SCOTTSDALE, ARIZONA 85268
DEVELOPER	LOC. 02-01-B-01 400 W. 10TH STREET PHOENIX, ARIZONA 85003
ARCHITECT	LOC. 02-01-B-01 400 W. 10TH STREET PHOENIX, ARIZONA 85003
PROJECT SCOPE	A NEW COMMERCIAL OFFICE BUILDING
ASSEMBLY PARCEL NO.	20000000000000000000
CURRENT ZONING	I-1
ST. AREA	41,812 GROSS SQUARE FEET (1.8 AC.) 41,812 NET SQUARE FEET (1.8 AC.)
LANDSCAPE AREA	20,000 S.F. (0.46 AC.)
BUILDING STORIES	2 STORY
BUILDING HEIGHT	10' 0" (3.05 M.)
MAX. BUILDING HEIGHT	10' 0" (3.05 M.)
BUILDING S.F.	41,812 GROSS 41,812 NET
LOT COVERAGE	100% (1.00 AC.)
OCCUPANCY GROUP	GROUP B
CEILING HEIGHT	10' 0" (3.05 M.)

PARKING CALCULATIONS

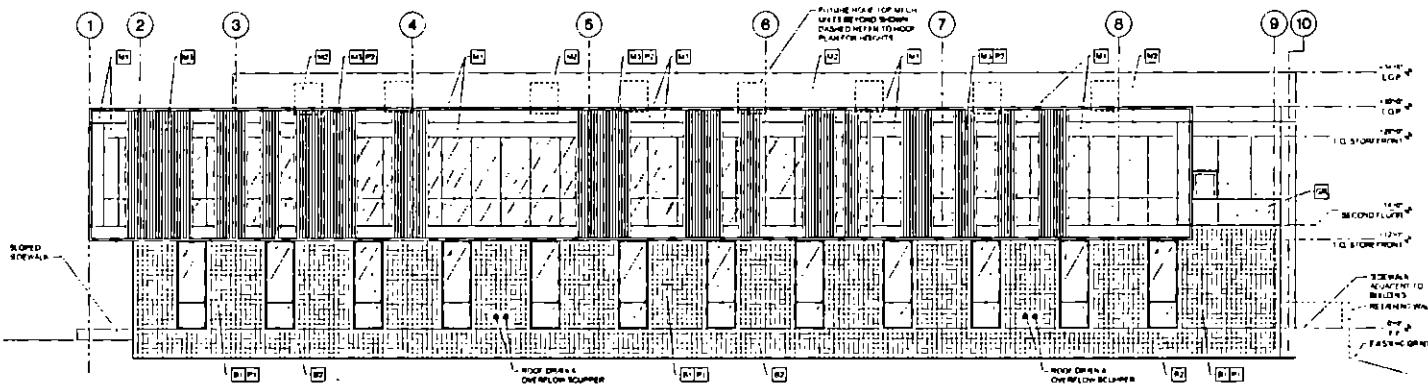
PARKING CALCULATIONS	
AREA	41,812 S.F.
PER S.F.	1.00 S.F.
PARKING REQUIRED	41,812 S.F.
PER S.F.	1.00 S.F.
PARKING PROVIDED	41,812 S.F.
PER S.F.	1.00 S.F.
PARKING DEFICIT	0 S.F.
PER S.F.	0 S.F.
PARKING SURPLUS	0 S.F.
PER S.F.	0 S.F.

VICINITY MAP

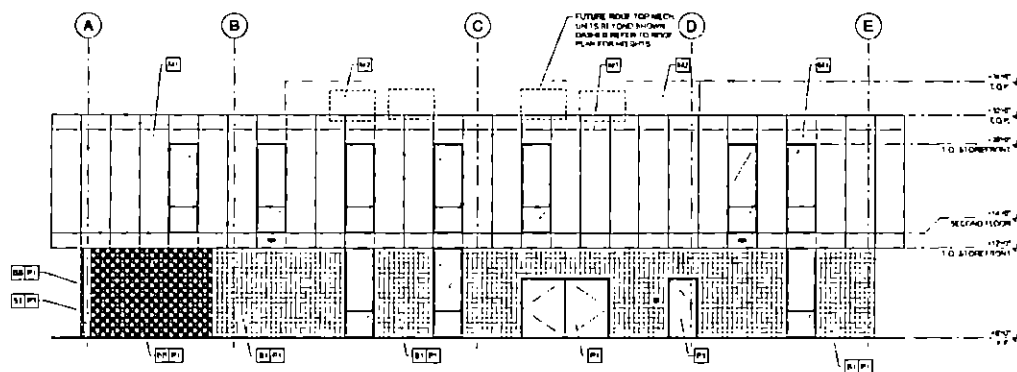




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01 SOUTH ELEVATION



02 WEST ELEVATION

MATERIAL / FINISH SCHEDULE:

- M1 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED
- M2 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- M3 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- M4 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- M5 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- M6 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- M7 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- M8 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- M9 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- M10 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM

STOREFRONT SYSTEM:

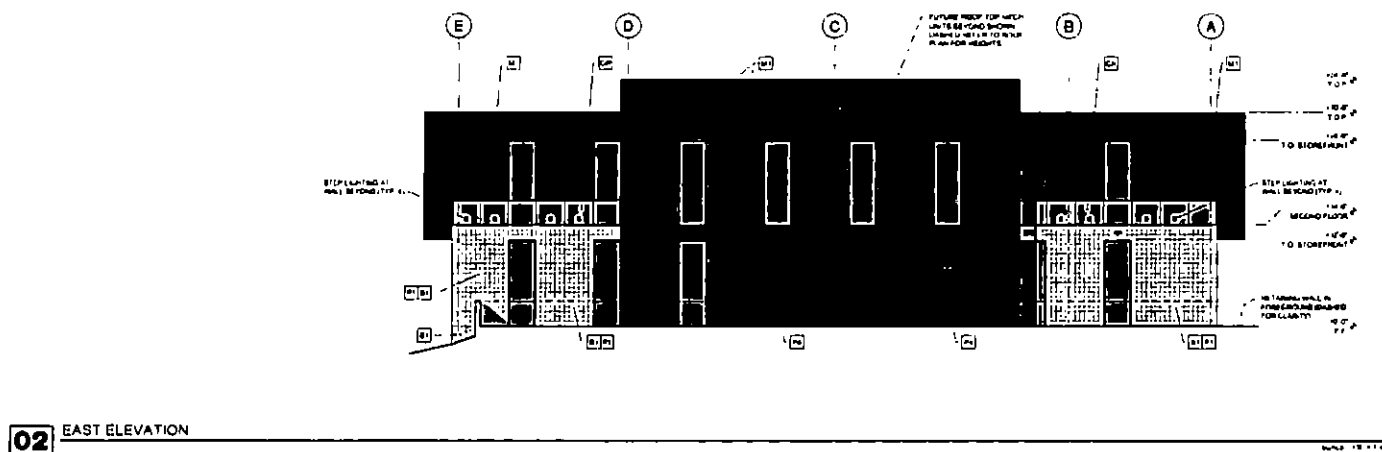
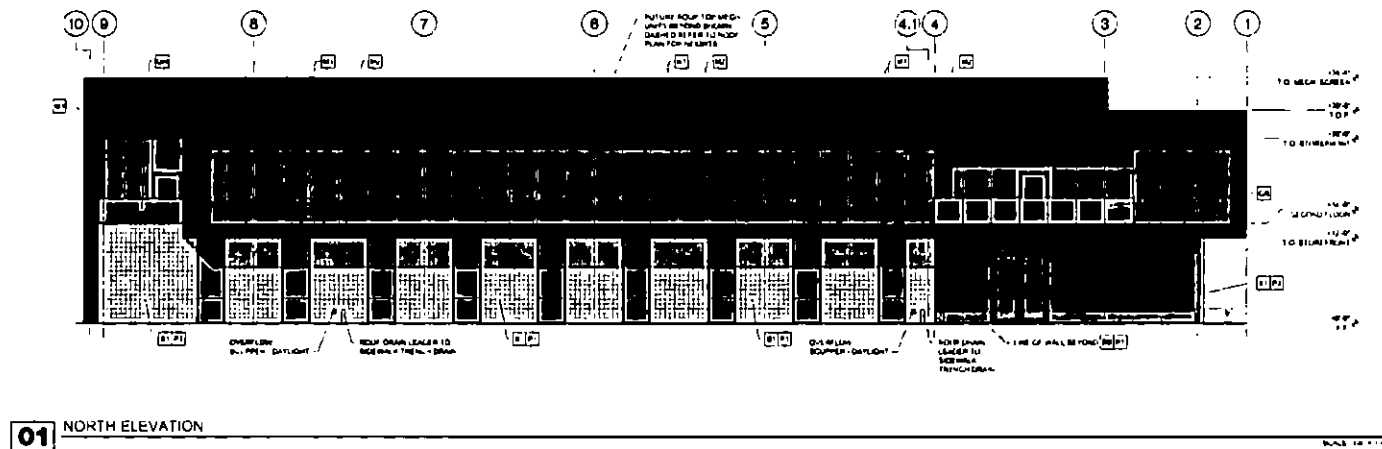
- FRAME 2" ALUMINUM RAILING - 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- GLASS 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM

PAINT KEY:

- KEY 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- M1 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- M2 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- M3 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- M4 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- M5 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- M6 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- M7 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- M8 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- M9 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM
- M10 1/2" x 1/2" x 1/2" INTERLOCKED BRICK - FACE BRICK - PAINTED TO MATCH M1 SYSTEM

PAINTING NOTES:

1. PAINTER TO PROVIDE FOUR COLOR SAMPLES WITH ALL CORNER BRICKS HAND PAINTED AND MATCHED IN COLOR TO BE SELECTED
2. SELECTION OF THE PRODUCT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION TO BUILDING FACADES
4. PAINTER TO PREPARE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BRICK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A NEAT AND BEAUTIFUL PRODUCT



MATERIAL / FINISH SCHEDULE:

83	2 OF 2 CENTS BROWN MOON + 100 BLACK - PAINTED
84	1 OF 2 CENTS BROWN MOON + 100 BLACK - PAINTED TO MATCH ALUM SYSTEM
85	ALUM SYSTEM - PRO 1/4 INCH DIA STANDARD BRUSH
86	ALUM SYSTEM MECHANICAL SCREW PRO 1/4 INCH DIA STANDARD BRUSH
87	2 OF 1/4 INCH DIA BROWN - PAINTED
88	OF DIA 1/2 IN DIA 1/4 IN DIA - OF DIA BROWN - PAINTED
89	BLACK 1/4 IN DIA PRO
90	BROWN 1/4 IN DIA OF DIA 1/4 IN DIA 1/4 IN DIA OF DIA 1/4 IN DIA 1/4 IN DIA OF DIA 1/4 IN DIA 1/4 IN DIA

STOREFRONT SYSTEM:

FRAGS: AREA OF APPROX. 2' x 12' NCH IN BRN. GLASSIN
A LIMP MANTLE (10" DIA) (20" DIA) (20" DIA) (20" DIA)

GLASSIN: 1 LIMP MANTLE GLASSIN ON LIMP + REPEATED GLASSIN - 15 REPEATED AS
PIN CODE "BOLINGBROOK GLASSIN" IN?

PAINT KEY:

ALT	DESCRIPTION
P1	DUMM ZEPHYRUS FOR ADT FINE GRAIN
P7	DUMM [DANABOS] ROE P11 SEMIFINE T
P8	DUMM ZEPHYRUS ROE T L6 + 100% AS LK F
P9	DUMM EDWARDS ROE T L6 M PCH ALN B'S NEW MARLBORO BROWN

PAINTING NOTES:

1. PAINTS TO PROVIDE COLOUR ON SURFACES WITH ALL DECORATIVE BANDS MARKED AND PAINTED IN COLOURS TO BE SELECTED
2. MATERIALS OF THE FINISHES TO MATCH AVAILABLE NATURAL COLOURS, TONES OR OFF WHITE COLOURS
3. PAINTS TO PRESERVE SAMPLES WITH APPROPRIATE COLOURS TO BE APPLIED ON OR OTHERS PRIOR TO APPLICATION ON BUILDING MATERIALS
4. PAINTS TO PROVIDE TWO COATS OF PAINTS TO ALL APPLIED NATURAL COLOURS PRESENT COLOURS UNPAINTED COLOURS AND OTHERS WHEREAS AS REQUIRED TO PROVIDE A BETTER BEAUTY FINISH.

LGE | DESIGN GROUP
740 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

BELL & HARTFORD
N.E.C. BELL RD & 82ND ST
SCOTTSDALE, AZ

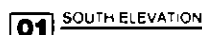


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DESIGN BUILD

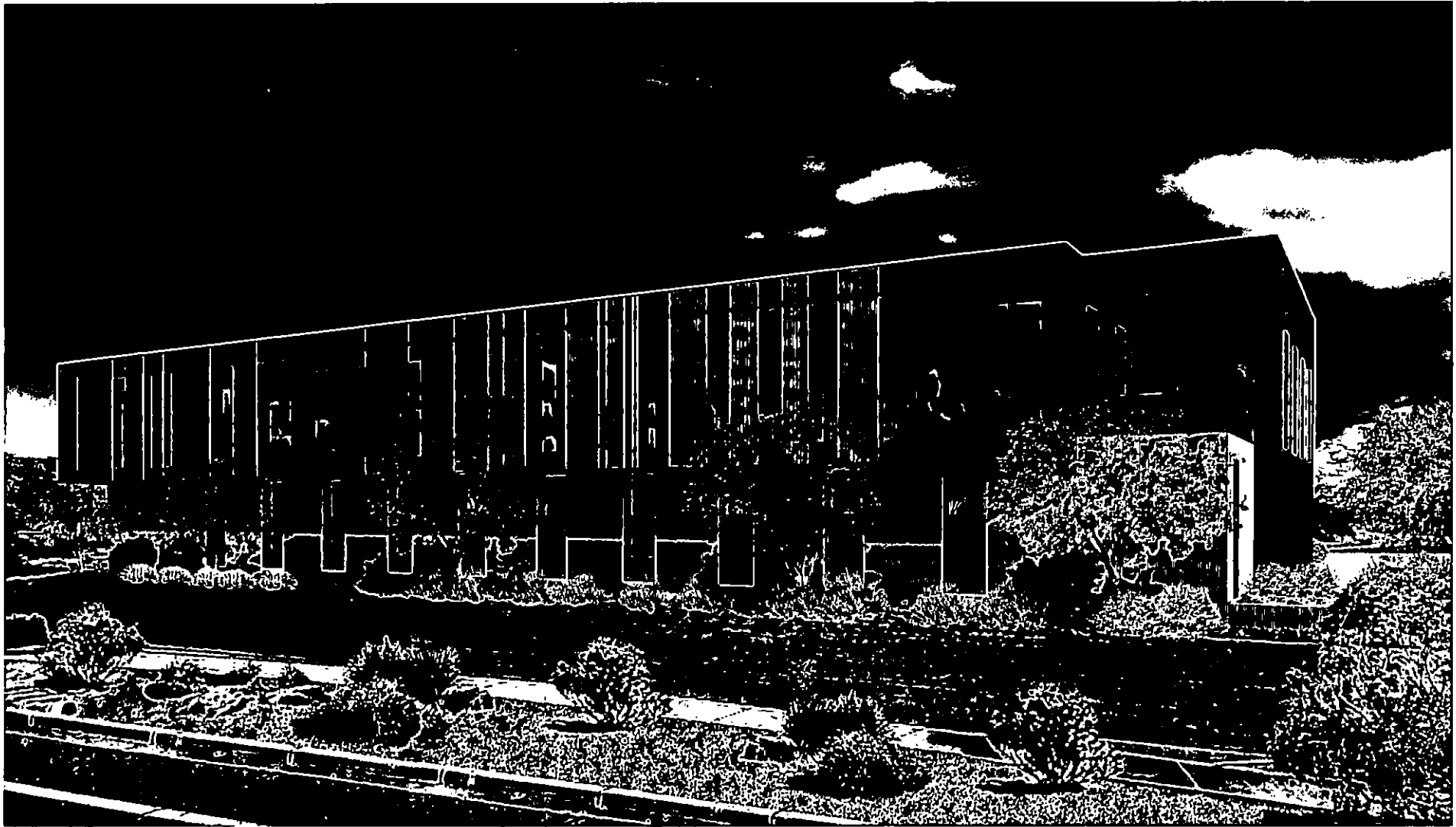
PRELIMINARY
NOT FOR
CONSTRUCTION

BRAND TYPE _____
 COUNTRY OF ORIGIN _____
 DATE OF SALE _____ ON 01-10-18
 CHASSIS NO. _____ GEO _____
 PRICE IN CTY \$ _____

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DESIGN REVIEW 2ND SUBMITTAL - 08/01/2018



LGE | DESIGN GROUP

RENDERING VIEW B

This artist rendering is for conceptual design only and should not be referred to as a construction document.

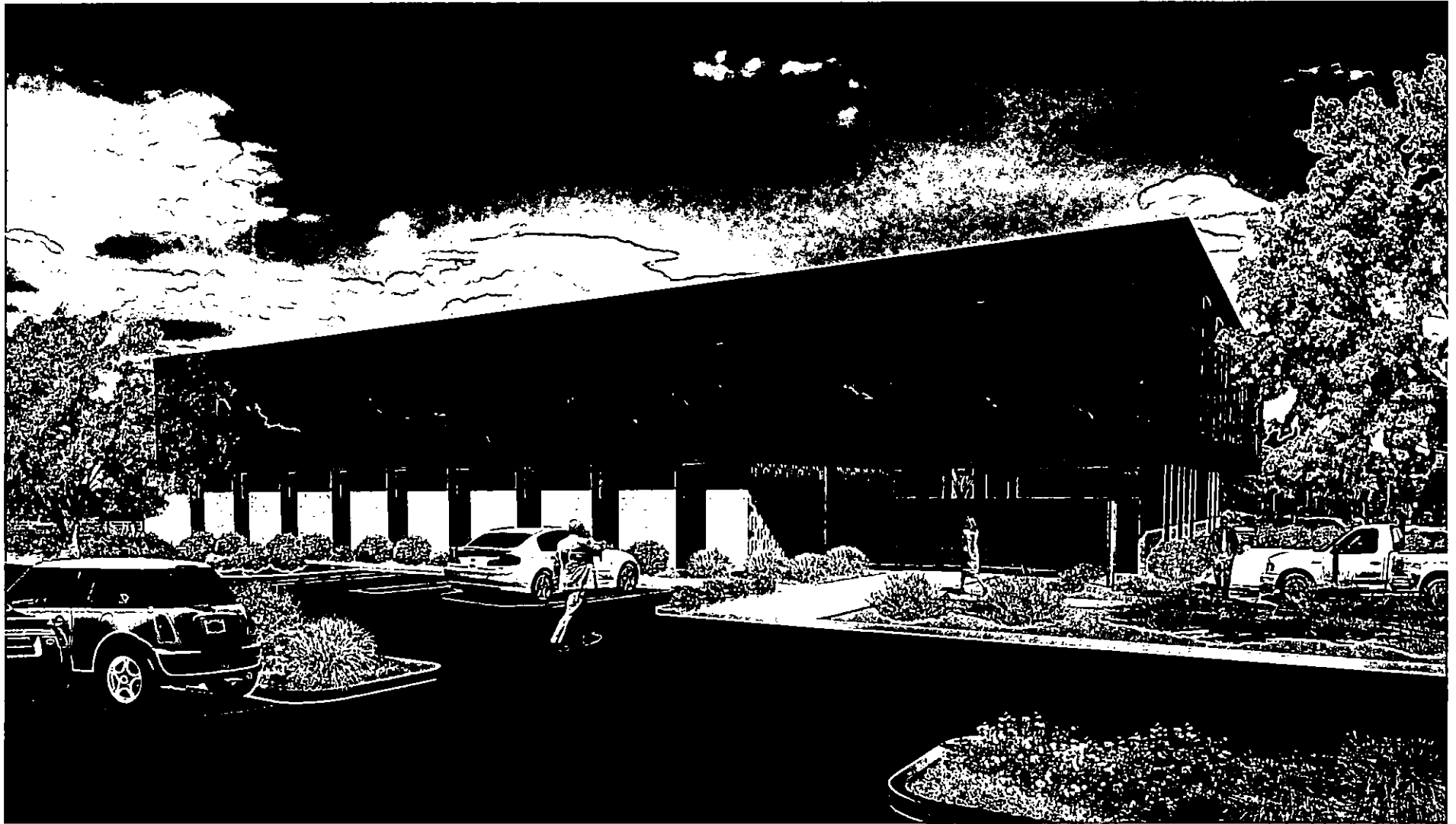
NOTES: ALL RIGHTS ARE RESERVED BY LGE DESIGN GROUP AND LGE DESIGN SHALL REMAIN THE PROPERTY OF LGE DESIGN GROUP. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND NO REUSE OR REPRODUCTION IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF LGE DESIGN GROUP.

Bell & Hartford

Scottsdale, Arizona
2018.03.15



ATTACHMENT 9



LGE | DESIGNGROUP

Bell & Hartford

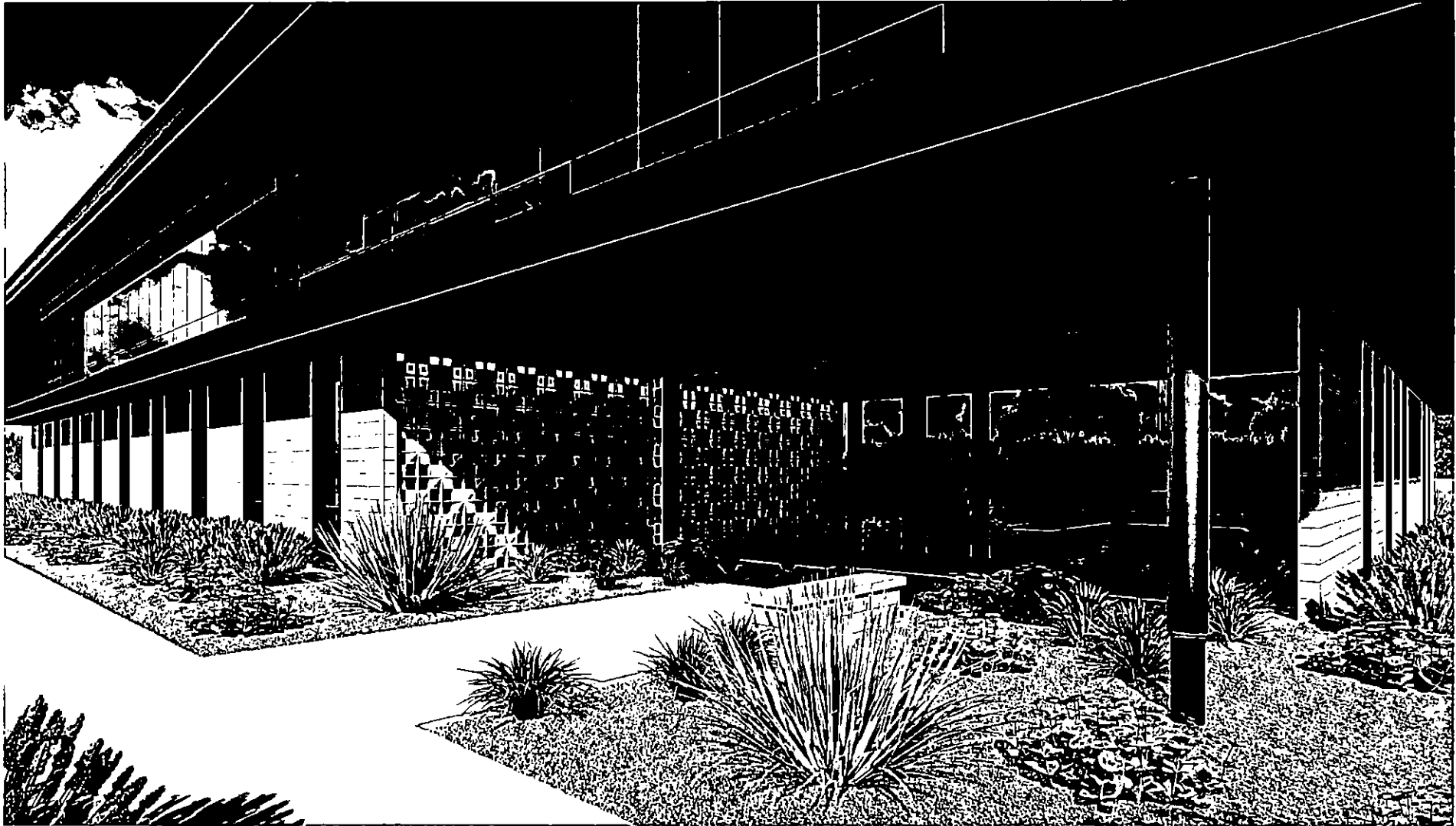
Scottsdale, Arizona
2018 . 09 . 12

RENDERING VIEW A OPT 1

This artist rendering is for conceptual design only and should not be referred to as a construction document.

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LGE DESIGN GROUP AND LGE DESIGN PARTNERS AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWINGS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLIC KNOWLEDGE THEREOF IS EXPRESSLY LIMITED TO SUCH.

LGE
DESIGN BUILD



Bell & Hartford

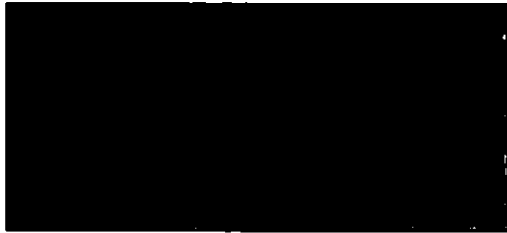
Scottsdale, Arizona
2018 09.12

LGE | DESIGNGROUP

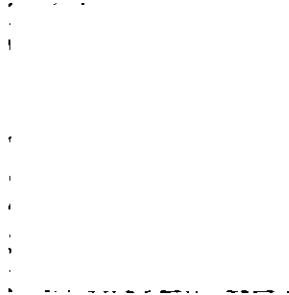
RENDERING VIEW A (CLOSE-UP)

This artist rendering is for conceptual design only and should not be referred to as a construction document.
These drawings are the property of LGE DESIGN GROUP and LGE DESIGN BUILD and shall remain their property. The use of the drawings shall be restricted to the original use for which it was prepared and shall not be used for any other purpose without the express written consent of LGE.

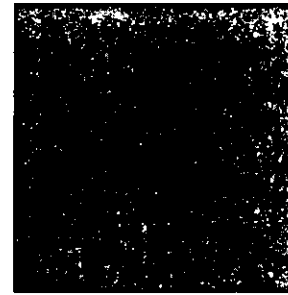
LGE
DESIGN BUILD



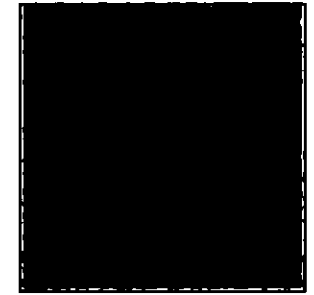
Anodized Aluminum Storefront
Standard Dark Bronze (AB-7)
Arcadia



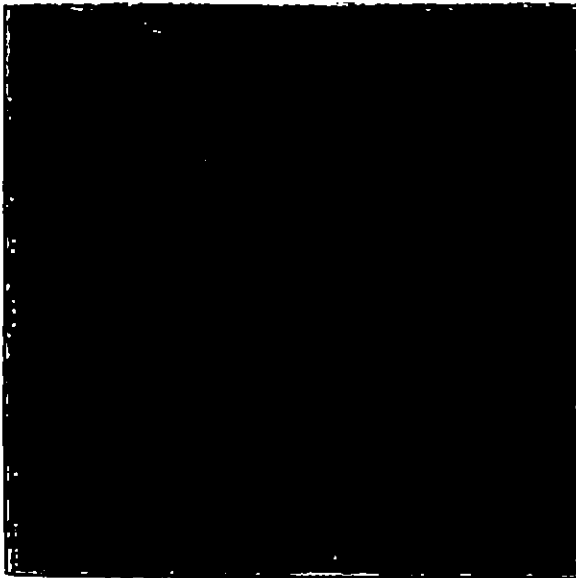
P1 - Fine Grain
DE6213
Dunn Edwards



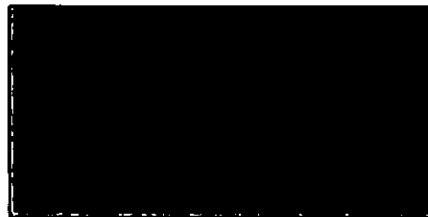
P2 - S'mores
DE6111
Dunn Edwards



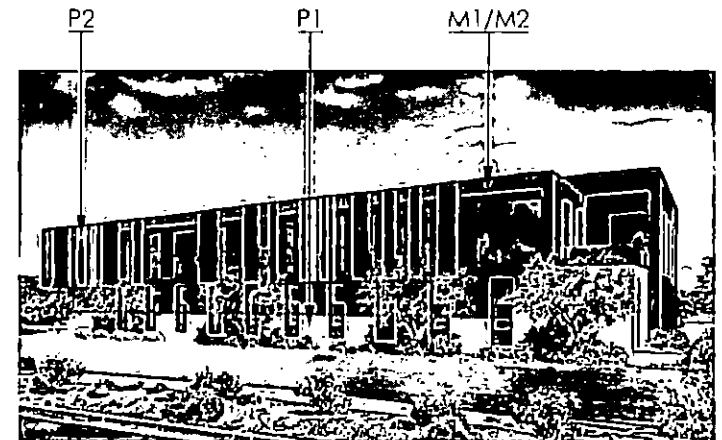
P3 - Kemp Kelly
DET526
Dunn Edwards
(Accent color on
entry column)



Glass
Blue Reflective



M1/M2 - Metal
Mansard Brown - RMP Rollfab



Rendering View

LGE | DESIGNGROUP

, COLOR BOARD

THESE COLOR SAMPLES ARE APPROXIMATE REPRESENTATIONS OF THE FINAL COLORS AND SHOULD BE USED AS A GUIDE ONLY. THE ACTUAL COLORS MAY VARY DUE TO THE QUALITY OF THE MATERIALS AND THE METHOD OF APPLICATION. THE FINAL COLORS SHALL BE DETERMINED BY THE FINAL COLOR BOARD APPROVED BY THE ARCHITECT AND THE CLIENT.

Bell & Hartford

Scottsdale, Arizona
2018.06.08

LGE | DESIGNBUILD

ATTACHMENT 10

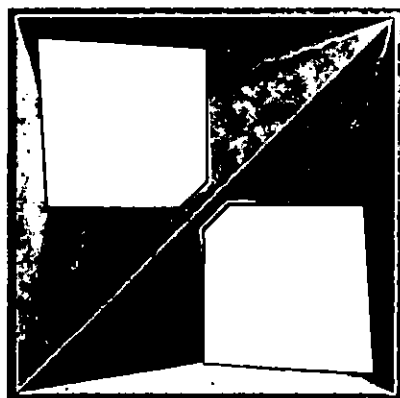
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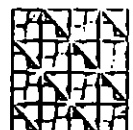
Same aspect ratio as larger blocks

*Color may vary from actual concrete blocks due to manufacturing differences.

Usually ships within 1-2 days from order.

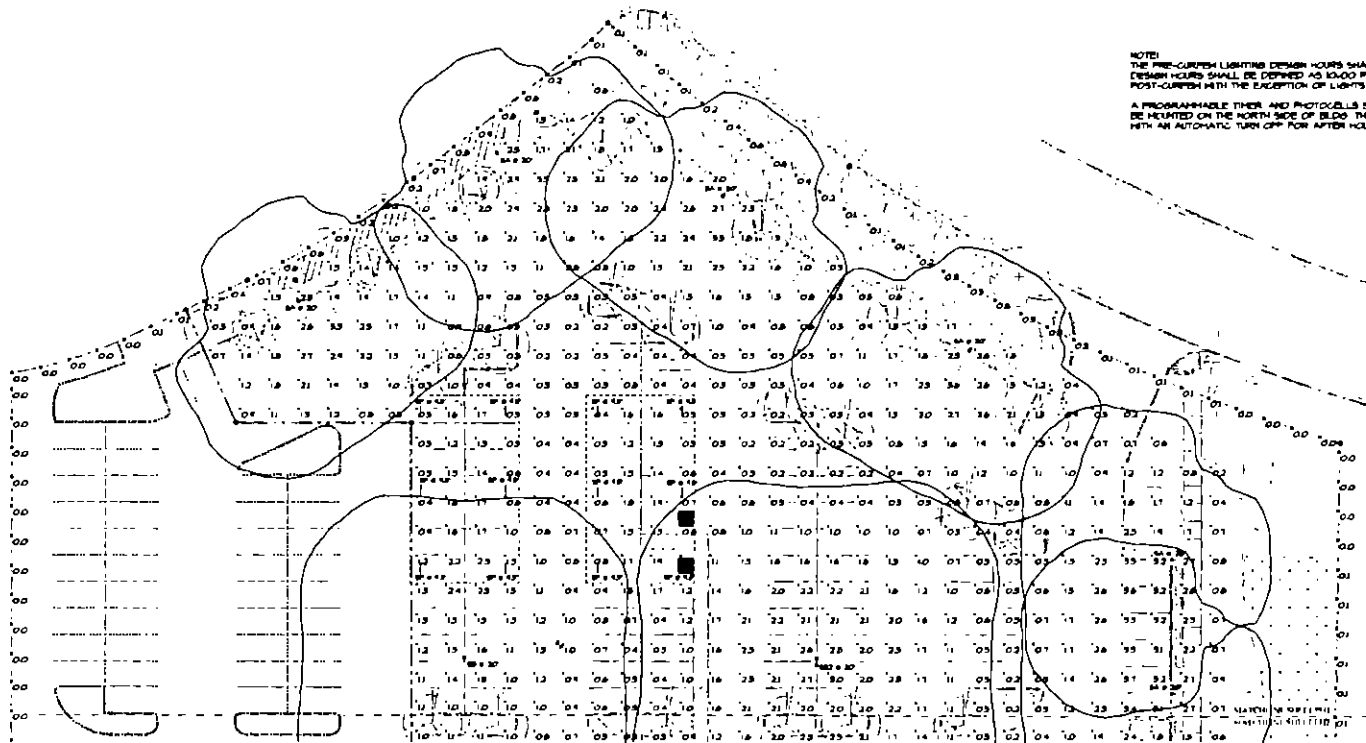
1

Add to cart

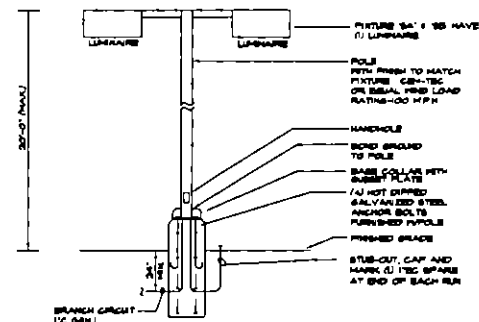


PRUFRI

SKU: avionpocket Category: Pocket Blocks Tags: 4", mini, miniature, pocket, pocketblock, sample, samples, small



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