



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

**NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL
A MAJORITY OF THE CITY COUNCIL MAY ATTEND THE REGULAR MEETING OF THE
BUCKEYE PLANNING AND ZONING COMMISSION BUT NO LEGAL ACTION CAN OR WILL BE
TAKEN BY THE CITY COUNCIL.**

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
MAY 28, 2024
AGENDA**

**City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.**

****Live streaming will be available via YouTube****

The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

2. MINUTES

2.A [Approval of minutes from the May 14, 2024 Planning and Zoning Commission Workshop and Regular meeting.](#)

Staff Liaison: Keir Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211

3. REGULAR AGENDA

3.A [Verrado Marketplace \(Vestar\) - Site Plan \(PLZV-23-00009\) Conduct a public meeting and approve a site plan for a commercial mixed-use project of approximately 520,000 square feet of one-story retail, grocery and entertainment buildings on approximately 55 acres, subject to conditions a - w.](#)

Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215

4. COMMENTS FROM THE PUBLIC

Any members of the audience may comment on non-agenda items. However, State Open

*Meeting Law does not permit the Commission to discuss items not specifically on the agenda.
The Commission may direct inquiries to City staff.*

Action Required: None

5. **DEPUTY DIRECTOR OF PLANNING REPORT AND SUMMARY OF CURRENT EVENTS**

6. **PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS**

Any regular or alternate Commissioner or Council Liaison may present a brief summary on current events

Action Required: None; there will be no discussion, deliberation, proposals, or legal action.

7. **ADJOURNMENT**

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 05/28/24	AGENDA ITEM: 2.A. MINUTES
DATE PREPARED: 05/23/24	DISTRICT NO.:
STAFF LIAISON: Keir Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Approval of minutes from the May 14, 2024 Planning and Zoning Commission Workshop and Regular meeting.

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[05.14.2024.PZC.WORKSHOP.MinutesDRAFT.pdf](#)

[05.14.2024.PZC.MinutesDRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
WORKSHOP MINUTES
MAY 14, 2024

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326

****Recording of this workshop is available via YouTube****

1. CALL TO ORDER/ROLL CALL

Chairperson Nick Hudec called the meeting to order at 4:31 p.m.

Members present: Vice Chairperson Ted Burton, Commissioner Gina Ragsdale, Commissioner Deanna Kupcik, Chairperson Nick Hudec, Alternate Charles Hester, Alternate Les Manuel, Alternate Ryan Belshee, Alternate Donald Bassler, Alternate Sebastian Trupiano

Members absent: Commissioner Rebecca Puppe, Commissioner Anthony DiMascio, Commissioner Ed Sumner, Alternate Douglas McDonald

Staff present: Deputy Director of Planning Adam Copeland, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez

2. WORKSHOP AGENDA

2A. BOARDSMANSHIP – TRENDING TOPICS

Ms. Henry introduced the workshop and indicated that the list of trending topics is designed to focus on items that the board deals with frequently as part of service on the board whether it is in a scheduled meeting or working with the public.

3. ADJOURNMENT

With there being no further discussion, Chair Hudec adjourned the workshop at 5:53 p.m.

Nick Hudec, Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Workshop held on the 14th day of May 2024. I further certify that a quorum was present.

Keri Hernandez, Management Assistant



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MAY 14, 2024

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326

****Recording of this meeting is available via YouTube****

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Chairperson Nick Hudec called the meeting to order at 6:00 p.m.

Members present: Vice Chairperson Ted Burton, Commissioner Rebecca Puppe, Commissioner Gina Ragsdale, Commissioner Deanna Kupcik, Commissioner Ed Sumner, Chairperson Nick Hudec, Alternate Charles Hester seated for District 4, Alternate Les Manuel, Alternate Ryan Belshee, Alternate Donald Bassler, Alternate Sebastian Trupiano

Members absent: Commissioner Anthony DiMascio, Alternate Douglas McDonald

Staff present: Principal Planner Hobart Wingard, Deputy Director of Planning Adam Copeland, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez

2. MINUTES

2A. APPROVAL OF MINUTES FROM THE APRIL 23, 2024 PLANNING AND ZONING COMMISSION REGULAR MEETING.

A motion was made by Commissioner Kupcik and seconded by Vice Chair Burton to approve minutes with correction. Approval 7-0. Motion carried.

3. REGULAR AGENDA

3A. COPPER FALLS – CMPA (PLZZ-23-00001)

Principal Planner Hobart Wingard presented and was available to answer questions from the Commission.

Applicant representative Brian Greathouse presented and was available to answer questions from the Commission.

Commissioner Kupcik asked if the amendment would essentially give the option of multi-family. Mr. Greathouse confirmed that adding multi-family would provide the future developer more flexibility if multi-family use was added to the existing commercial use. Ms. Kupcik requested additional explanation of an open ditch. Mr. Greathouse explained that the plan would be a regional conveyance of storm water which will not only collect the parcel one storm water, but the northern property would result in a more significant setback west of Miller Road. Ms. Kupcik inquired if the adjacent property could rezone to multi-family as well in the future. Mr. Greathouse indicated that the developer for the property in question is mainly a commercial developer, and at this time, multi-family use is not an interest for that adjacent corner.

Mr. Copeland informed the Commission that any type of future change on the other corners will be required to return to the Board for approval and staff is actively working with the applicant to provide information and detail on previous concerns from the Commission.

Commissioner Puppe asked if the southwest corner would be commercial as well. Mr. Greathouse indicated that all four corners are zoned commercial but do not represent the southwest corner.

A public hearing opened at 6:25 p.m.

Alternate Commissioner Ryan Belshee spoke of his concerns with the presented amendment. With there being no further comments from the public, the public hearing closed at 6:28 p.m. A motion was made by Alternate Hester and seconded by Commissioner Ragsdale to recommend approval to the Mayor and City Council as presented. Approval 7-0. Motion carried.

4. COMMENTS FROM THE PUBLIC

None

5. DEPUTY DIRECTOR OF PLANNING REPORT AND SUMMARY OF CURRENT EVENTS

Mr. Copeland informed the Commission that there will be more workshops and encouraged the board to forward any topics they would like to have on those agenda in the future. Mr. Copeland announced the resignation of Commissioner Ed Sumner and thanked him for his service on the Board.

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Commissioners thanked Ed Sumner for his service to the Board upon his departure. Commissioner Sumner thanked the Commission commended staff for all the work to better the city. Chair Hudec requested to have the roster added back to the agenda if possible.

7. ADJOURNMENT

With there being no further business, Chair Hudec adjourned the meeting at 6:35 p.m.

Nick Hudec, Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true a correct copy of the Planning and Zoning Commission Regular Meeting held on the 14th day of May 2024. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 05/28/24	AGENDA ITEM: 3.A. Verrado Marketplace (Vestar) - Site Plan (PLZV-23-00009)
DATE PREPARED: 05/23/24	DISTRICT NO.: 6
STAFF LIAISON: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Verrado Marketplace (Vestar) - Site Plan (PLZV-23-00009) Conduct a public meeting and approve a site plan for a commercial mixed-use project of approximately 520,000 square feet of one-story retail, grocery and entertainment buildings on approximately 55 acres, subject to conditions a - w.

RELEVANT GOALS:

GOAL 2: Enhanced Economic Well-Being and Vitality

ADDITIONAL RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:

Optimus Civil Design Group on behalf of Verrado Vestar, LLC, is requesting a site plan approval for a commercial mixed-use project of approximately 520,000 square feet of one-story retail, grocery and entertainment buildings on approximately 55 acres within the Verrado Community Master Plan. See attached staff report for additional details and analysis.

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[PLZV-23-00009 - Verrado Marketplace -Staff Report.docx](#)

[PLZV-23-00009-Verrado Marketplace-Vicinity Map.pdf](#)

[PLZV-23-00009 - Verrado Marketplace Design Review Landscape.pdf](#)

[PLZV-23-00009 - Verrado Marketside Vestar Site Plan Combined.pdf](#)

[PLZV-23-00009 Verrado Marketplace Site Plan - DMB Renderings for Ref.pdf](#)

[PLZV-23-00009 Verrado Marketplace Site Plan - DMB Elevations for Ref.pdf](#)



SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER: PLZV-23-00009
TITLE: Verrado Marketplace (Vestar)
MEETING DATE: May 28, 2024

Applicant: Jeff Behrana, Optimus Civil Design Group
Owner: Jack Van Kleunen, Verrado Vestar, LLC
Request: Site Plan for a commercial mixed-use project of approximately 520,000 square feet of one-story retail, grocery and entertainment buildings.
District: 6
Location: Located at the northeast corner of Interstate 10 and Verrado Way within the Verrado Master Planned Community.
Site size: Approximately 55.2 acres
Public input: None received
Recommendation: Approve with conditions

AREA CONTEXT

Table 1: Existing Land Use, General Plan Designation, and Zoning District

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Undeveloped	Master Planned Community	PC, Planned Community with CMP Overlay
North	Verrado Marketside Commercial; Cold Beers & Cheeseburgers, Zupas, Dutch Bros.	Master Planned Community	PC, Planned Community with CMP Overlay
South	Buckeye Commons East; Costco, Sequoia Pathfinder and future commercial	Activity Center "The Landing"	Commercial Center
East	Undeveloped Verrado Commercial/Mixed Use High	Master Planned Community	PC, Planned Community with CMP Overlay
West	Verrado Marketside Commercial Parcel C and Banner Site Plan	Master Planned Community	PC, Planned Community with CMP Overlay

BACKGROUND:

1. Annexation and relevant case history
 - a. A99-11 – Annexation into the Town of Buckeye – Approved by Town Council in 1999
 - b. CMP99-22 - Verrado Community Master Plan – Approved by Town Council on November 2, 1999
 - c. PLZ-14-00097 (SP14-17) Verrado Marketside District Major Site Plan/Preliminary Plat – Approved by City Council on April 21, 2015

ANALYSIS:

2. Conformance with General Plan: The City of Buckeye Imagine Buckeye 2040 General Plan designates this property as Master Planned Community. Verrado is developing consistent with this general plan designation.

3. Land Use: The property is zoned Planned Community and is governed by a Community Master Plan Zoning Overlay District, known as the Verrado CMP, which was adopted in 1999 with an accompanying development agreement. The Verrado CMP covers 8,816 acres and includes seven Planning Units. Densities range from 0-35 du/ac. Commercial sites allowing neighborhood retail, office space, major retail, public facilities, etc. are included within the CMP area.
4. The approved Master Plan Land Use Budget allows a total of 14,080 residential units (consisting of both single-family and multi-family residential), 1,000 Resort Rooms, and 4,234,550 square feet of Commercial/Mixed-Use space. This application meets all requirements of the approved Verrado CMP. The proposed site plan is consistent with the Verrado CMP and generally consistent with the required Planning Unit Environmental Design Plans.
5. This site plan (shown as part of Parcel E below) is part of Planning Unit I and is part of the Marketside Character District within the Verrado CMP. The Marketside District has always planned for a mix of commercial and residential uses.

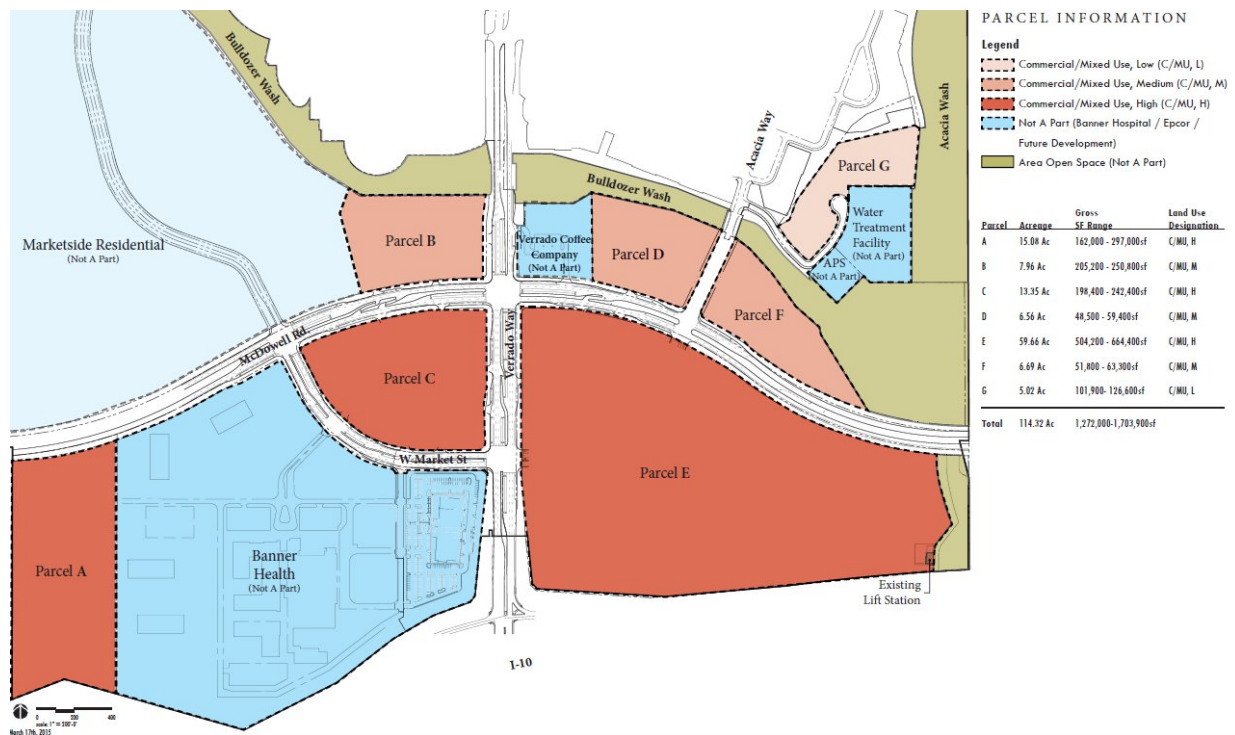


Exhibit 1: Page from approved 2014 Marketside Site Plan

6. The building elevations and landscape plans were approved by the developer, DMB, which has design authority according to the Verrado CMP. They are attached as a reference document.

- DMB, has worked closely with the architect, Nelsen Partners and landscape architect, Dig Studio, to create “a destination experience through its retail, restaurant, open gathering spaces and entertainment spaces.”
- Verrado Marketplace is a continuation of the “modern-agrarian” theme that was planned as part of this district. It is reflected in both the building and landscape architecture.
- All of the detail provided helps staff to streamline the approval process for future pad sites that are substantially conforming to this approved document.

Verrado CMP Land Use Designation – Commercial/Mixed Use, High

Maximum Height:	6-stories or 84'
Proposed:	1-story commercial (heights vary with details)
Minimum Open Space:	5%
Proposed :	7.9%
Perimeter Setback	0'
Proposed:	20'

Circulation

7. All street widths and designs conform to the approved Verrado CMP, Master Circulation Plan, and updated Planning Unit Circulation and Streets Plan. The City Engineer and Fire Department have reviewed and approved the proposed private internal driveways, fire-lanes and street sections. Vehicular access to the proposed site plan is primarily from Verrado Way and McDowell Road.
8. Construction of an additional lane on Verrado Way and adding lanes and expanding McDowell Road further east is part of the off-site improvements for this project.

Fire

9. The subject property will be served by the City of Buckeye. The closest City of Buckeye fire station to the subject property is Fire Station 3 located at 2582 N Verrado Way within the Verrado Master Planned Community. In addition a future fire station is planned on a parcel generally located on the northwest corner of Indian School Road and Park Street. The fire department has reviewed the access and circulation and approved the site plan with conditions.

Landscaping

10. All final landscaping will be required to be reviewed and approved in accordance with the Verrado CMP. However, a detailed plan for this entire development site has been provided and approved by DMB in accordance with the Planning Unit Environmental Design Plan (PUEDP). The PUEDP is the document that guides the character of the Marketside District.
11. The site plan has maintained the modern take on the agrarian theme for this area. This theming matches the planned architectural “modern agrarian” theme and continues the theme planned for the entire Marketside District.

Infrastructure

12. Water: EPCOR Water Company will be the water provider. There are water lines in both Verrado Way and McDowell Road serving the site. There is an existing 8-inch line Verrado Way. There is also a portion of an existing 12-inch water line in McDowell Road. DMB will constructing the 12-inch line heading east on McDowell and providing the 12-inch stub to the site.
13. Sewer: EPCOR Water Company provides sewer service to the site. There is an existing 15-inch sewer line located at the south property line of the site. It outfalls into a lift station at Tuthill Wash.

RECOMMENDATION:

14. Staff recommends the Planning and Zoning Commission motion for approval with conditions a-w, for the following reasons:
 - Conformance with General Plan
 - Conformance with the Verrado Community Master Plan
 - No outstanding issues from reviewing departments (Development Services, Engineering, Fire, Police, Public Works, Community Services and Water Resources)

General

- a) Development of the property shall be in general conformance with the site plan titled “Verrado Marketplace,” consisting of nine (9) pages, dated May 15, 2024, and stamp received May 16, 2024, except as modified by the following conditions/stipulations.
- b) Development of the property shall be in general conformance with the landscape plan titled “Verrado Marketplace”, consisting of 15 pages, dated May 15, 2024, and stamp received May 16, 2024, except as modified by the following conditions/stipulations.

- c) Development of the property shall be in general conformance to the attached “Verrado Marketplace DMB Elevations.”
- d) All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground.

Project Specific Conditions/Stipulations

- e) Development is responsible for designing and constructing the 4th lane northbound along Verrado Way from the ADOT ROW to the southern boundary of the intersection of McDowell Road as depicted in the preliminary civil engineering documents and site plan. The 4th lane is required and shall be installed in compliance with the Public Infrastructure Reimbursement Agreement (PIRA) for this development. The final design of the 4th lane of Verrado Way is subject to the approval of the City Engineer
- f) On-site civil plan construction documents shall not be permitted until the McDowell Road East plans are permitted.
- g) Proposed drainage outfall into Tuthill Wash will require Maricopa County Flood Control review and approval. Approval from Maricopa County Flood Control shall be provided prior to approval and issuance of permits for construction documents.
- h) Proposed drainage outfall along southern property line shall match existing and historic drainage patterns with no negative impacts to downstream infrastructure and properties.
- i) Construction of McDowell Road and Verrado Way improvements adjacent to the development site shall be substantially complete and open for public access per City of Buckeye requirements prior to issuance of Certificate of Occupancy.

Drainage

- j) Prior to construction document approval, the Property Owner/Developer shall provide a letter from the Flood Control District of Maricopa County approving the conceptual design of the proposed construction on the existing alluvial fans, flood plains, floodways or other flood feature managed by the Flood Control District that is affecting this project.

Streets

- k) The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City for portions deemed the development’s responsibility.
- l) The Property Owner/Developer shall submit a Map of Dedication (MOD) or other appropriate subdivision type to the City of Buckeye dedicating right-of-way for functionally classified roadways when requested to do so by the City. Such right-of-way may be requested by the city to be dedicated in advance of development to permit the construction of needed City infrastructure to adjacent sites.

Water / Wastewater

- m) If applicable and required by Arizona Department of Water Resources (ADWR), prior to Final Plat approval, the Property Owner/Developer shall produce a Certificate of

Assured Water Supply issued by ADWR, covering all lots and parcels created, defined, or depicted on said plat. The certificate must be consistent with all ADWR rules and regulations. In the event the City has been designated an assured water provided prior to Final Plat approval, and the ADWR has not yet issued a Certificate or Certificates of Assured Water Supply for the subdivision, a Certificate or Certificates of Assured Water Supply will not be required by the City. The City may instead require as a condition to Final Plat approval that the Property Owner/Developer provide the City with other evidence demonstrating that there is sufficient volume and quality of water necessary to serve the demands at the subdivision such as a physical availability determination issued by the ADWR along with supporting documentation or that the Property Owner/Developer provide the City with a copy of an analysis of assured water supply, with supporting documentation, issued by the ADWR for the subdivision.

Transportation / Traffic

- n) Prior to Site Plan approval, a Traffic Impact Analysis is required to be submitted and approved prior to any building permit. All requirements of the Traffic Impact Analysis shall be reflected on the approved Site Plan and approved construction drawings, unless City standard minimums control.
- o) Each drive-through pad will require a Traffic Impact System with queuing analysis once an identified user is known.
- p) The first driveway east of Mc Dowell Road is a right-in and right-out restricted access.
- q) Incoming southbound lane into development at Acacia Way shall be 24' lip to lip.
- r) Any accesses or turn lanes are approved in concept only and shall match the approved Traffic Impact Analysis.
- s) All traffic signals that are required by this project shall be funded and constructed by this project prior to Certificate of Occupancy.
- t) All medians required for controlling site access shall be constructed with this development.
- u) If access to and within the site is proven to be a negative impact to public safety and security, as determined by the City, the Property Owner/Developer shall be responsible for revising the roadway and access layout to alleviate the City's concerns. Such changes shall be considered a minor change and shall be approved by the City.
- v) ITS conduit including any splice boxes per the City standards shall be required along the entire parcel frontage as part of this development.

Fire

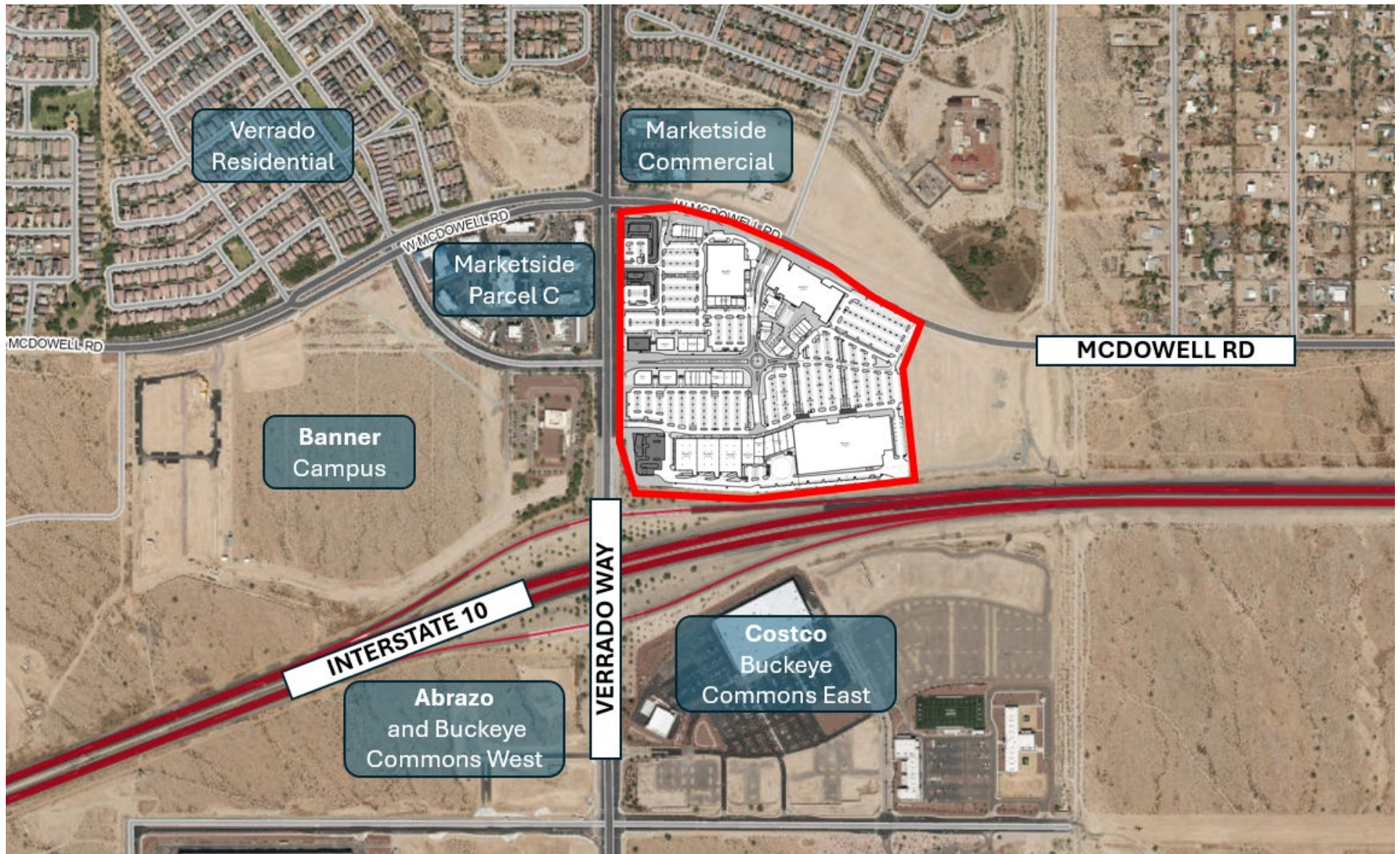
- w) WB-50 turning movements shall be depicted in the building plan set and reviewed and approved by the City of Buckeye Fire Marshal, prior to building plan approval.

ATTACHMENTS

- Site Plan Conditions
- Applicant's Narrative
- Site Plan
- Landscape Design Plan
- Reference Elevations

Prepared By:
Sean Banda, Senior Planner

Reviewed By:
Ken Galica, Principal Planner

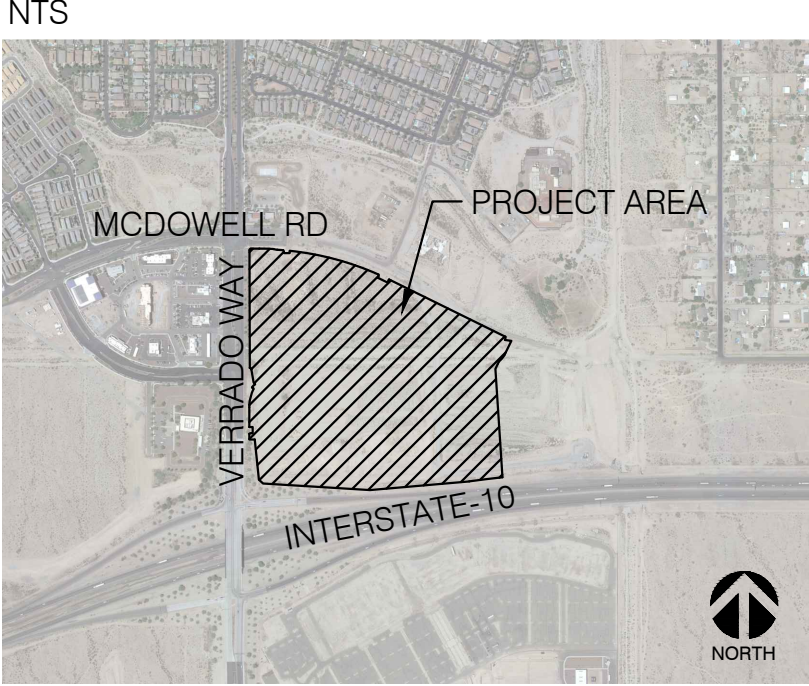


PROJECT DATA:

LAND AREA: 2,090,966 SF (48 ACRES)
TOTAL BUILDING GFA: 521,150 SF

4R PLZV-23-00009 RECEIVED MAY 16 2024 WD

VICINITY MAP



TEAM INFORMATION:

OWNER/DEVELOPER:
VESTAR
JACK VAN KLEUNEN
2415 E. CAMELBACK RD, SUITE 100
PHOENIX, ARIZONA 85016
P: 602.866.0900
E: jvankleunen@vestar.com

CIVIL ENGINEER:
OPTIMUS CIVIL DESIGN GROUP LLC
JEFF BEHRANA
4650 E. COTTON CENTER BLVD.
SUITE 200
PHOENIX, ARIZONA 85040
P: 602.393.5234
E: JBehrana@optimuscdg.com

LANDSCAPE ARCHITECT:
DIG STUDIO INC.
BRANDON SOBIECH, PLA
3003 N. CENTRAL AVE, SUITE 800
PHOENIX, ARIZONA 85012
P: 602.595.4101
E: brandon@digstudio.com

ARCHITECT:
NELSEN PARTNERS
GEORGE MELARA
15210 N SCOTTSDALE RD # 300
SCOTTSDALE, AZ 85254
P: 480.949-6800
gmelara@nelsenpartners.com

LANDSCAPE NOTES

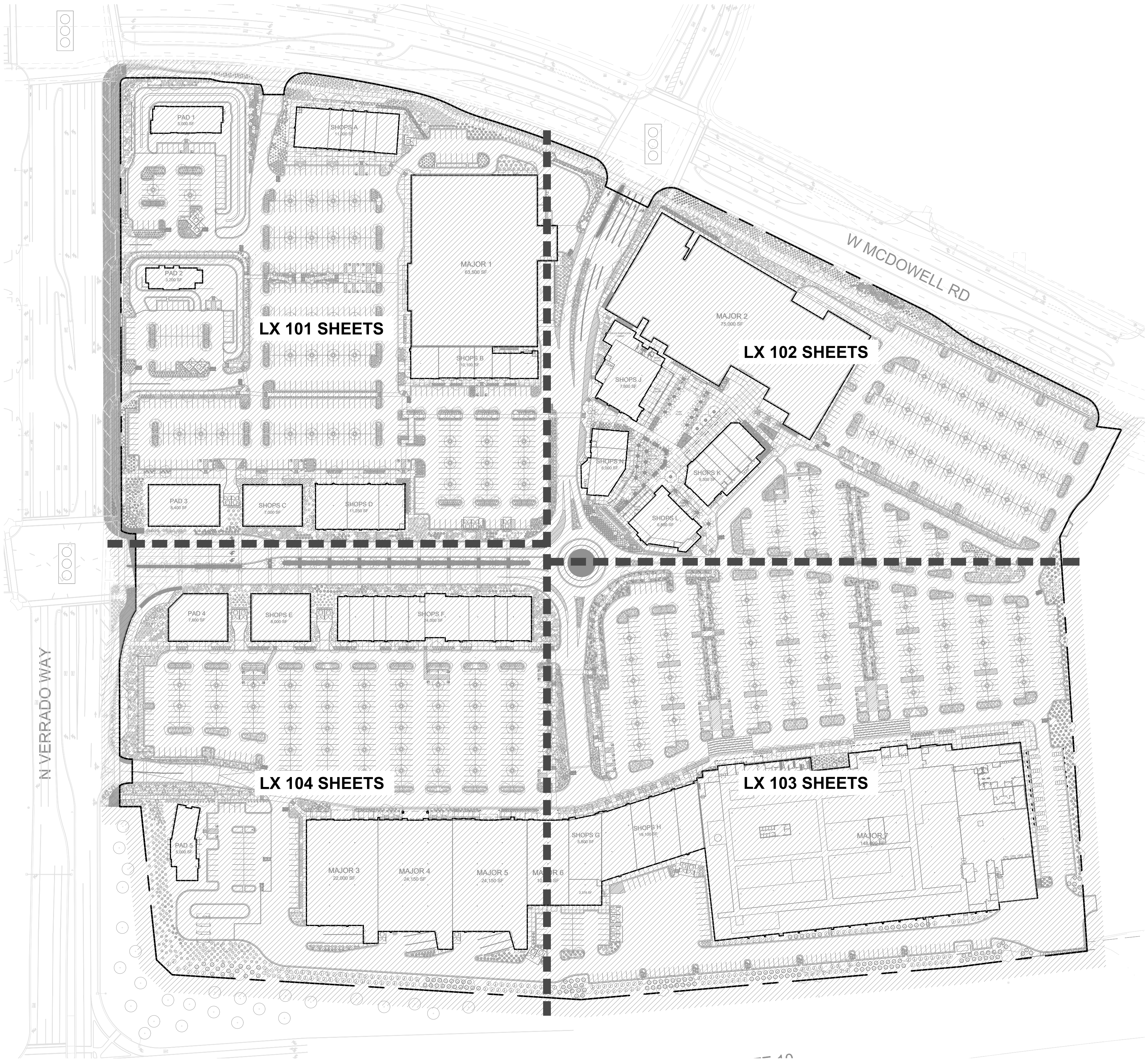
1. PLACE ROOT BARRIER ON ALL TREES WITHIN OR OVERHANGING 10'-0" OF STORM DRAINS.
2. ALL LANDSCAPE TO BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM.
3. ALL NON-TURF AREAS TO RECEIVE 2" DESERT PAVEMENT.
4. TREES THAT OVERHANG THE SIGHT VISIBILITY EASEMENT MUST BE TRIMMED TO 7'-0" CLEAR CANOPY. PER THE VERRADO COMMUNITY MASTER PLAN MINOR AMENDMENT #9: TREES WITHIN SIGHT DISTANCE TRIANGLES AND SAFE STOPPING SIGHT DISTANCE AREAS MAY BE ALLOWED IN THE PUBLIC RIGHT-OF-WAY IF BRANCHES ARE TRIMMED UP TO SIX (6) FEET ABOVE GROUND LEVEL.
5. A 6' CLEARANCE AROUND ALL FIRE HYDRANTS SHALL BE MAINTAINED.
6. A 20' CLEARANCE AROUND ALL NEW & EXISTING STREET LIGHTS.
7. ALL DISTURBED AREAS TO RECEIVE DESERT PAVEMENT AT 2' DEPTH.

SHEET INDEX:

L000	COVERSHEET
L001	MATERIAL BOARD
L002	PERSPECTIVES
L003	SIDEWALK DIAGRAM
LM100	MATERIAL SCHEDULE
LM101 - LM104	HARDSCAPE PLANS
LS501	HARDSCAPE DETAILS
LP101 - LP104	LANDSCAPE PLAN
IR001	IRRIGATION SCHEDULE

LANDSCAPE AREA:

PRIVATE LANDSCAPE AREA:	324,552 SF
PUBLIC LANDSCAPE AREA:	21,391 SF



A OVERALL LANDSCAPE KEY PLAN
1"=100'-0"

VERRADO
MARKETPLACE



Dig Studio NELSEN PARTNERS
ARCHITECTS & PLANNERS

3003 N. Central Ave. Suite 800
Phoenix, AZ 85012
602.595.4101 | DigStudio.com

Verrado Marketplace
Retail Development
Buckeye, Arizona

REVISIONS:

No.	DATE	DESCRIPTION	BY

SEAL:

DATE ISSUED:
05/15/24

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
L000



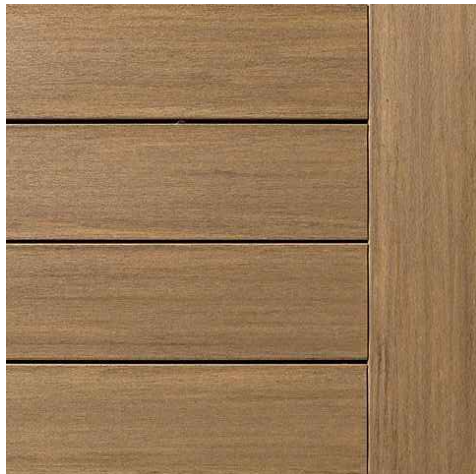
PEDESTRIAN PAVER

MANUFACTURER: ACKERSTONE
MODEL: 4"X20" MICRO-CHAMFER
FINISH: SHOTBLAST
COLOR: GRANADA WHITE



VEHICULAR PAVER

MANUFACTURER: ACKERSTONE
MODEL: 6"X12" MICRO-CHAMFER
FINISH: SHOTBLAST
COLOR: PEWTER



OUTDOOR WOOD (TO MATCH ARCH)

MANUFACTURER: TIMBERTECH
MODEL: ADVANCED PVC DECKING - VINTAGE COLLECTION
COLOR: WEATHERED TEAK



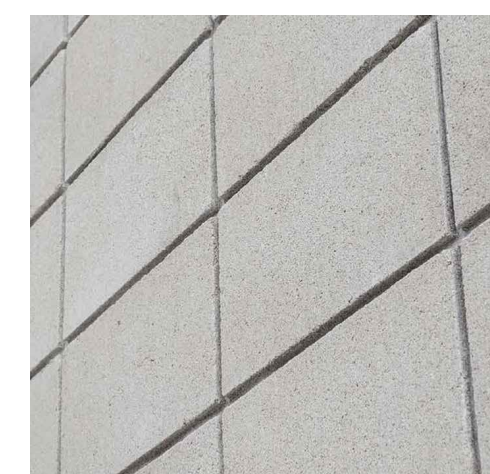
PEDESTRIAN CONCRETE (TYPE 1)

MANUFACTURER: DAYTON SUPERIOR
MODEL: TOPCAST VIOLET 03
FINISH: ACID ETCH
COLOR: SAN DIEGO BUFF



SCORED CONCRETE

MANUFACTURER: DAYTON SUPERIOR
MODEL: TOPCAST VIOLET 03
FINISH: SCORED
COLOR: SAN DIEGO BUFF



SCREEN WALL/ RETAINING WALL/ SEATWALL

MANUFACTURER: ECHELON
MODEL: MESASTONE
FINISH: STACKED BOND
COLOR: MISSION WHITE- SUPERLITE



PEDESTRIAN CONCRETE (TYPE 2)

MANUFACTURER: DAYTON SUPERIOR
MODEL: TOPCAST 75 BLUE
FINISH: MED. EXPOSED AGGREGATE
COLOR: DARK GRAY



DECOMPOSED GRANITE

MANUFACTURER: ROCK PROS
MODEL: SIZE 3/4
FINISH: SCREENED
COLOR: MAHOGANY



ARTIFICIAL TURF

MANUFACTURER: SYNLAWN
MODEL: PLAY PREMIUM
COLOR: GREEN



3003 N. Central Ave. Suite 800
Phoenix, AZ 85012
602.595.4101 | DigStudio.com

Verrado Marketplace
Retail Development
Buckeye, Arizona

REVISIONS:

No.	DATE	DESCRIPTION	BY

SEAL:

DATE ISSUED:
05/15/24

SHEET TITLE:
MATERIAL BOARD

SHEET NUMBER:
L001



MAIN DRIVE - PEDESTRIAN VIEW



MAIN DRIVE - PLAN VIEW



MAIN DRIVE - BIRD VIEW



MCDOWELL ENTRANCE - BIRD VIEW



MCDOWELL ENTRANCE - PEDESTRIAN VIEW



VERRADO WAY - MAIN ENTRANCE



VERRADO WAY/ MCDOWELL INTERSECTION - BIRD VIEW



VERRADO WAY/ MCDOWELL INTERSECTION- PEDESTRIAN VIEW

Verrado Marketplace
Retail Development
Buckeye, Arizona

REVISIONS:

No.	DATE	DESCRIPTION	BY

SEAL:

DATE ISSUED:
05/15/24

SHEET TITLE:
PERSPECTIVES

SHEET NUMBER:
L002

Verrado Marketplace
Retail Development
Buckeye, Arizona

REVISIONS:

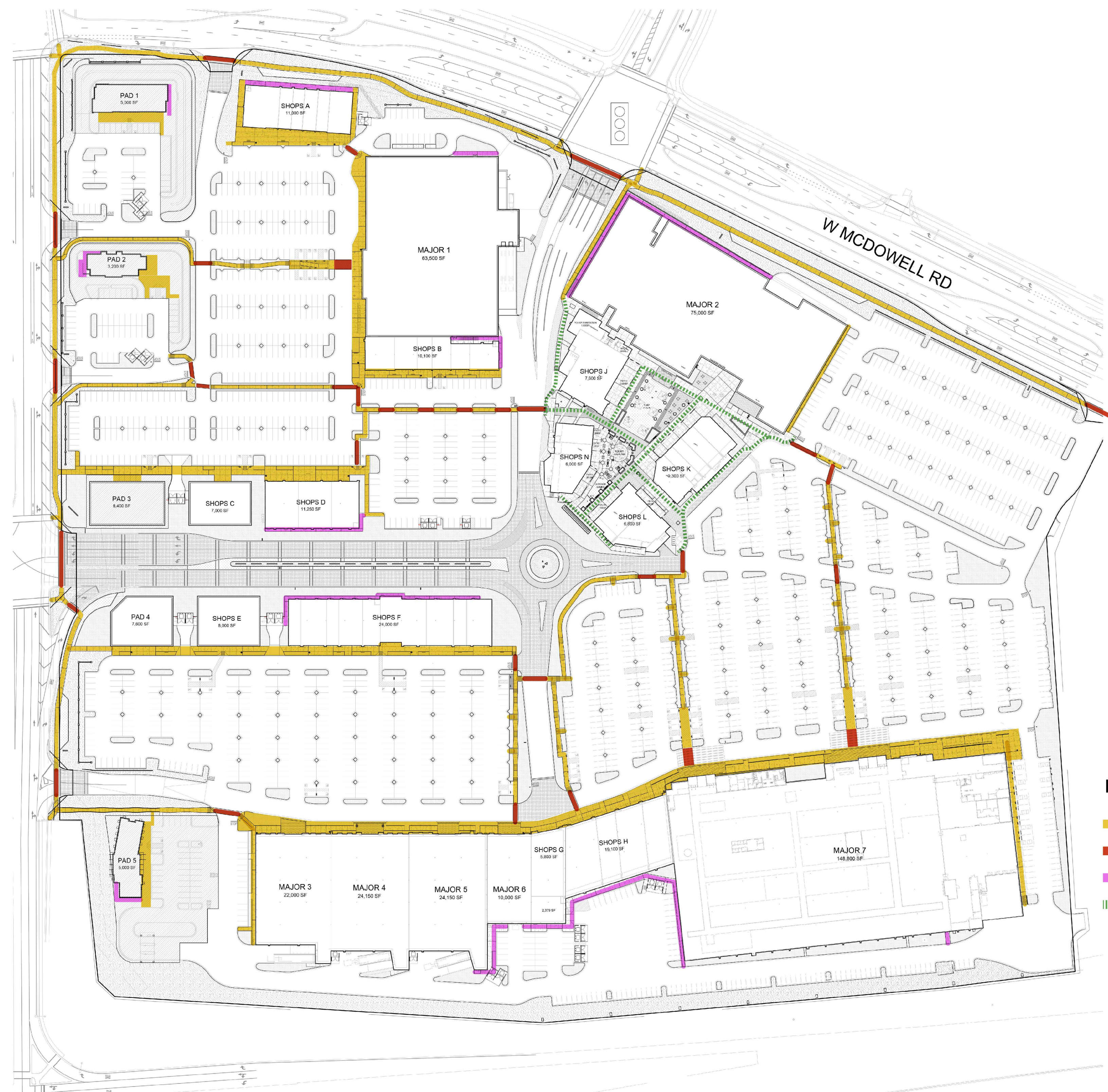
No.	DATE	DESCRIPTION	BY

SEAL:

DATE ISSUED:
05/15/24

SHEET TITLE:
SIDEWALK DIAGRAM

SHEET NUMBER:
L003



LEGEND

- PEDESTRIAN SIDEWALK
- CROSSWALK
- SERVICE PEDESTRIAN PATH
- ENHANCED SIDEWALK

REFERENCE NOTES SCHEDULE

1 - PAVING & SURFACING											
CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	THICKNESS	SUBMITTAL	SHOP DRAWING	MOCK-UP
1-01	PEDESTRIAN CONCRETE TYPE 1	132,438 SF	1/LS501	DAYTON SUPERIOR/DAVIS COLOR	TOPCAST: VIOLET 03	ACID ETCH	SAN DIEGO BUFF 5237	4" THK.	X		X
1-02	PEDESTRIAN CONCRETE TYPE 2	4,186 SF	1/LS501	DAYTON SUPERIOR/DAVIS COLOR	TOPCAST: 75 BLUE	MED. EXPOSED AGGREGATE	DARK GREY (IRON OXIDE) 860	4" THK.	X		X
1-03	PEDESTRIAN PAVERS	13,022 SF	4/LS501	ACKERSTONE	4"X20" MICRO-CHAMFER	SHOTBLAST	GRANADA WHITE	4" X 20" X 8 CM	X		X
1-04	SCORED CONCRETE (RAMP LANDING)	1,894 SF		DAYTON SUPERIOR/DAVIS COLOR	TOPCAST: VIOLET 03	SCORED	SAN DIEGO BUFF	4" THK.	X		X
1-05	VEHICULAR CONCRETE	16,205 SF	8/LS501	DAYTON SUPERIOR	TOPCAST: 75 BLUE	MED. EXPOSED AGGREGATE	NATURAL	6" THK.			
1-06	VEHICULAR PAVER	72,691 SF	7/LS501	ACKERSTONE	6" X 12" MICRO-CHAMFER	SHOTBLAST	PEWTER	6" X 12" X 10CM	X		X
1-07	DECOMPOSED GRANITE- PLANTING AREA	158,919 SF	5/LS501	ROCK PROS	1/2" SCREENED	-	MAHOGANY	2" DEPTH	X		
1-08	3" MINUS	138,225 SF		ROCK PROS	3" MINUS	3" DEPTH	MAHOGANY	3" MINUS	X		
1-09	ARTIFICIAL TURF	20,505 SF	6/LS501	SYNLAWN	PLAY PREMIUM		GREEN		X		X
1-12	OUTDOOR WOOD	1,064 SF	7/LS502	TIMBER TECH TO MATCH ARCH	VINTAGE COLLECTION		WEATHERED TEAK	1 X 8 SQUARE SHOULDER	X	X	X
1-13	SPLASH PAD CONCRETE	583 SF		DAYTON SUPERIOR/DAVIS COLOR	TOPCAST 05	ACID ETCH	WILLOW GREEN 5376	4"	X		X
1-14	VEHICULAR PAVER (OUT OF PROPERTY LINE)	3,811 SF	7/LS501	ACKERSTONE	6" X 12" MICRO-CHAMFER	SHOTBLAST	PEWTER	6" X 12" X 10CM	X		X
1-17	WOOD MULCH	6,608 SF	7/LP501	LOCAL	SHREDDED WESTERN CEDAR		NATURAL	3" DEPTH	X		

2 - WALLS & FENCES											
CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	HEIGHT	SUBMITTAL	SHOP DRAWING	MOCK-UP
2-01	MEDIAN SCREEN WALL	288 LF	2/LS504	ECHELON	MESASTONE	STACKED BOND	MISSION WHITE- SUPERLITE	24"	X		X
2-02	FENCE ON RETAINING WALL	571 LF	5/LS502	-	CUSTOM STEEL FENCE	POWDERCOATED	MATCH MORIN `ZINC GREY`	48"	X		
2-03	CMU PLANTER - SEATWALL	527 LF	2/LS505	ECHELON	MESASTONE	STACKED BOND	MISSION WHITE- SUPERLITE	18" TYP.	X		
2-04	WATER FEATURE WALL	55 LF	4/LS505	CAST IN PLACE		BOARD FORM	NATURAL	48"	X	X	
2-05	RESTAURANT PATIO FENCE	330 LF	3/LS505		STEEL BAR FENCE	PRIMED AND PAINTED	MATCH MORIN `ZINC GREY`	36"	X		X
2-06	STACKED CMU SCREEN WALL - TYPE 1 (STEEL FENCE)	728 LF	1/LS503	ECHELON	MESASTONE	STACKED BOND, POWDERCOATED STEEL	MISSION WHITE- SUPERLITE, STEEL MATCH ARCH.	36"	X		
2-08	STACKED CMU SCREEN WALL - TYPE 3	453 LF	1/LS504	ECHELON	MESASTONE	STACKED BOND	MISSION WHITE	36"	X		
2-09	GREEN SCREEN (TRASH ENCLOSURE)	300 LF	2/LS503	GREENSCREEN	WALL TRELLIS	POWDER COATED	BLACK	4' H PANEL			
2-11	CONCRETE CURB PLANTER	301 LF	12/LS501	DAYTON SUPERIOR	TOP CAST: VIOLET 03	ACID ETCH	NATURAL	6"	X		
2-12	CONCRETE HEADER	2,930 LF	10/LS501	DAYTON SUPERIOR	TOP CAST: VIOLET 03	ACID ETCH	NATURAL	FLUSH	X		
2-13	PROJECT MONUMENT SIGN, BY OTHERS			RE: SIGN PACKAGE							
2-14	VEHICULAR SIGN, BY OTHERS			RE: SIGN PACKAGE							
2-15	TENANT MONUMENT SIGN, BY OTHERS			RE: SIGN PACKAGE							
2-16	DIRECTORY SIGN, BY OTHERS			RE: SIGN PACKAGE							
2-17	THANK YOU SIGN, BY OTHERS			RE: SIGN PACKAGE							
2-18	STAGE		3/LS502								
2-19	CONCRETE STEP AT SPLASH PAD	102 LF	1/LS502	DAYTON SUPERIOR/ DAVIS COLOR	TOPCAST: VIOLET 03	ACID ETCH	SAN DIEGO BUFF 5237	RE:DETAIL			
2-20	CONCRETE STEP AT TURF PLAZA	416 LF	2/LS502	DAYTON SUPERIOR/ DAVIS COLOR	TOPCAST: VIOLET 03	ACID ETCH	SAN DIEGO BUFF 5237	RE: DETAIL			

3 - METALS											
CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	SIZE	SUBMITTAL	SHOP DRAWING	MOCK-UP
3-01	STEEL MEMBER TRELLIS	335 LF	3/LS504	CUSTOM	STEEL MEMBER 1 1/2" X 1 1/2"	PRIME AND PAINT	MATCH MORIN `ZINC GREY`	68" X 12"			
3-02	HANDRAIL AT RAMP	312 LF	5/LS504		CUSTOM	GALV. W/ POWDER COAT	MATCH MORIN `ZINC GREY`	RE:DETAIL	X	X	

5 - FURNISHINGS											
CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	SIZE	SUBMITTAL	SHOP DRAWING	SAMPLE
5-01	ADIRONDACK CHAIR TYPE 1	8	1/LS506	CR PLASTICS	C06 MODERN ADIRONDACK	N/A	TURQUOISE	32" X 33" X 40"	X		
5-02	ADIRONDACK CHAIR TYPE 2	8	1/LS506	CR PLASTICS	C01 CLASSIC ADIRONDACK	N/A	TURQUOISE	32" X 33" X 40"	X		
5-03	SUN BENCH	4	3/LS507	VESTRE	1566 BLOC/ PERFORATED STEEL SEAT AND BACK (NO WOOD)	POWDER COATED STEEL	TURQUOISE BLUE	53" X 58" X 34"	X		
5-05	CAFE CHAIR	52	2/LS506	RATANA	FN42911TEK NEW MIRAGE STACKING SIDE CHAIR	DURAWOOD	TEAK	18.5" X 21.5" X 33.5"	X		
5-06	CAFE TABLE SQUARE	11	3/LS506	RATANA RATANA	FN25864PTEK SQ TABLE TOP FN62598BLK-R/S TABLE BASE	DURAWOOD POWDER COATED	TEAK BLACK	32" X 32" 23.5" X 29.25"	X X		
5-07	CAFE TABLE ROUND	4	4/LS506	RATANA RATANA	FN25864PTEK SQ TABLE TOP FN62598BLK-R/S TABLE BASE	DURAWOOD POWDER COATED	TEAK BLACK	24" 23.5" X 29.25"	X X		
5-08	FIRE PIT	1	2/LS507	QCP	SQUARE	SANDSTONE	FRENCH GRAY	60" X 60"	X	X	
5-09	BOLLARD	15	5/LS507	LANDSCAPE FORMS	PROFILE BOLLARD	ALUMINUM, POWDER COATED	BLK (GLOSS BLACK)	6.5" X 6.5" X 36"	X		
5-10	CONCRETE PLANTER	82	1/LS507	QCP	CASCADE ROUND	CONCRETE	FRENCH GRAY	36"H X 30"DIA	X		
5-11	BENCH	21	2/LS508	LANDSCAPEFORMS	STAY	STEEL/ ALUMINUM	MATTE BLACK	22" X 69" X 32"	X		
5-12	CONCRETE SEAT	4	3/LS508	QCP	ROCA	GFRC HONED	NATURAL	36"W X 33"L X 28"H	X		
5-13	MULTI-SEAT BENCH (LARGE)	4	5/LS506	LANDSCAPE FORMS	FLOR LARGE	CAST STONE	WHITE	106" X 97" X 17"	X		
5-14	MULTI-SEAT BENCH (SMALL)	5	5/LS506	LANDSCAPE FORMS	FLOR SMALL	CAST STONE	WHITE	75" X 67" X 17"	X		
5-16	UMBRELLA CENTER POLE	2	7/LS506	BAHAMA	JUMBRELLA	RAL 7016 TEXTURED MATTE	MOON	4M X 4M	X		
5-17	UMBRELLA CANTILIEVER	6	7/LS506	BAHAMA	JUMBRELLA OUTSIDE	RAL 7016 TEXTURED MATTE	MOON	4M X 4M	X		
5-18	SEAT BENCH (WALL MOUNT)	4	1/LS505	LANDSCAPE FORMS	LINK BACKREST, NO ARMS	HARDWOOD	JARRAH	25.5"W X 87.5" X 33.75"H	X		
5-20	LITTER BIN	28	4/LS507	MAGLIN	200 TRASH CONTAINER	POWDER COATED	BLACK GLOSS	29.3" X 38.3"	X		
5-21	BIKE RACK	16	6/LS506	BRASCO	U-HOOP LASER CUT LOGO BIKE RACK	CUSTOM LOGO	BLACK		X	X	
5-22	SOFT SEATING - LOVE SEAT	4	1/LS508	RATANA	PARK LANE LOVE SEAT	CANVAS	TAUPE	56.75" X 32.5" X 33.5"	X		
5-23	SOFT SEATING - CLUB CHAIR	12	1/LS508	RATANA	PARK LANE CLUB CHAIR	CANVAS	TAUPE	32" X 32.5" X 33.5"	X		
5-24	COFFEE TABLE	4	5/LS508	RATANA	FN44804WHT PARK LANE COFFEE TABLE	ALUMINUM	WHITEWASH	47" X 23.25" X 16"	X		

6 - PLUMBING											
CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	MATERIAL	SUBMITTAL	SHOP DRAWING	MOCK-UP
6-01	PLANTING AREA DRAIN	1		RE: CIVIL	RE: CIVIL						
6-02	AREA DRAIN UNDER TURF, RE: CIVIL	3		RE: CIVIL	RE: CIVIL				X		
6-03	TRENCH DRAIN	254 LF	7/LS501	RE: CIVIL	RE: CIVIL	DUCTILE IRON			X		X



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Retail Development
Buckeye, Arizona

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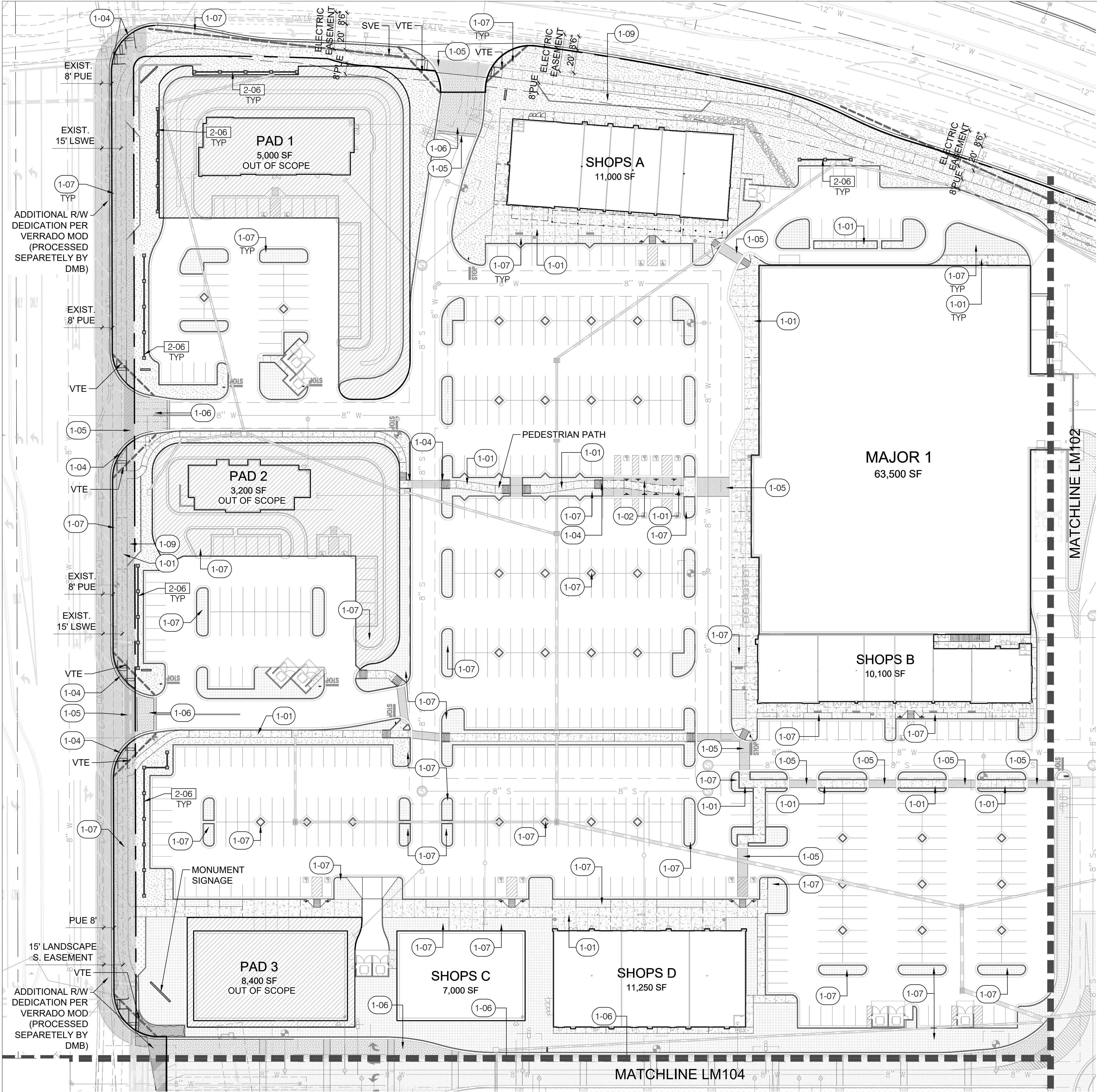
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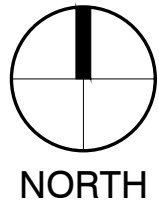
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MATERIAL SCHEDULE

SHEET NUMBER:

LM100

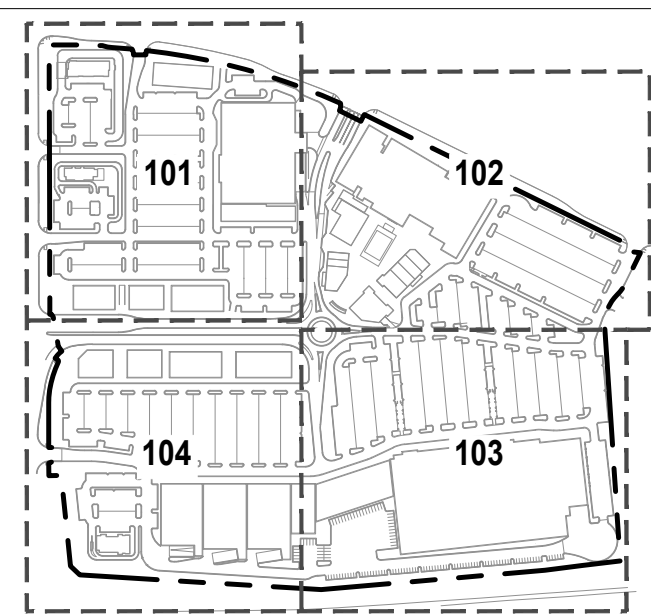


REFERENCE NOTES SCHEDULE PLAZA AREA		
1 - PAVING & SURFACING		
CODE	DESCRIPTION	DETAIL
1-01	PEDESTRIAN CONCRETE TYPE 1	1/LS501
1-02	PEDESTRIAN CONCRETE TYPE 2	1/LS501
1-03	PEDESTRIAN PAVERS	4/LS501
1-05	VEHICULAR CONCRETE	8/LS501
1-06	VEHICULAR PAVER	7/LS501
1-07	DECOMPOSED GRANITE- PLANTING AREA	5/LS501
1-09	ARTIFICIAL TURF	6/LS501
1-12	OUTDOOR WOOD	7/LS502
1-13	SPLASH PAD CONCRETE	
2 - WALLS & FENCES		
CODE	DESCRIPTION	DETAIL
2-03	CMU PLANTER - SEATWALL	2/LS505
2-04	WATER FEATURE WALL	4/LS505
2-05	RESTAURANT PATIO FENCE	3/LS505
2-11	CONCRETE CURB PLANTER	12/LS501
2-12	CONCRETE HEADER	10/LS501
2-16	DIRECTORY SIGN, BY OTHERS	
2-18	STAGE	3/LS502
2-19	CONCRETE STEP AT SPLASH PAD	1/LS502
2-20	CONCRETE STEP AT TURF PLAZA	2/LS502
3 - METALS		
CODE	DESCRIPTION	DETAIL
3-01	STEEL MEMBER TRELLIS	3/LS504
5 - FURNISHINGS		
CODE	DESCRIPTION	DETAIL
5-01	ADIRONDACK CHAIR TYPE 1	1/LS506
5-02	ADIRONDACK CHAIR TYPE 2	1/LS506
5-03	SUN BENCH	3/LS507
5-05	CAFE CHAIR	2/LS506
5-06	CAFE TABLE SQUARE	3/LS506
5-07	CAFE TABLE ROUND	4/LS506
5-08	FIRE PIT	2/LS507
5-09	BOLLARD	5/LS507
5-10	CONCRETE PLANTER	1/LS507
5-12	CONCRETE SEAT	3/LS508
5-13	MULTI-SEAT BENCH (LARGE)	5/LS506
5-14	MULTI-SEAT BENCH (SMALL)	5/LS506
5-16	UMBRELLA CENTER POLE	7/LS506
5-17	UMBRELLA CANTILIEVER	7/LS506
5-18	SEAT BENCH (WALL MOUNT)	1/LS505
5-20	LITTER BIN	4/LS507
5-21	BIKE RACK	6/LS506
5-22	SOFT SEATING - LOVE SEAT	1/LS508
5-23	SOFT SEATING - CLUB CHAIR	1/LS508
5-24	COFFEE TABLE	5/LS508
6 - PLUMBING		
CODE	DESCRIPTION	DETAIL
6-01	PLANTING AREA DRAIN	
6-02	AREA DRAIN UNDER TURF, RE: CIVIL	
6-03	TRENCH DRAIN	7/LS501



0 20' 40' 80'
SCALE: 1" = 40'-0"

KEY MAP



VERRADO
MARKETPLACE



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SHEET TITLE:
HARDSCAPE PLAN

SHEET NUMBER:
LM101

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No.	DATE	DESCRIPTION	BY

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05/15/24

SHEET TITLE:
HARDSCAPE PLAN

SHEET NUMBER:
LM102

REFERENCE NOTES SCHEDULE PLAZA AREA

1 - PAVING & SURFACING

CODE	DESCRIPTION	DETAIL
1-01	PEDESTRIAN CONCRETE TYPE 1	1/LS501
1-02	PEDESTRIAN CONCRETE TYPE 2	1/LS501
1-03	PEDESTRIAN PAVERS	4/LS501
1-05	VEHICULAR CONCRETE	8/LS501
1-06	VEHICULAR PAVER	7/LS501
1-07	DECOMPOSED GRANITE- PLANTING AREA	5/LS501
1-09	ARTIFICIAL TURF	6/LS501
1-12	OUTDOOR WOOD	7/LS502
1-13	SPLASH PAD CONCRETE	

2 - WALLS & FENCES

CODE	DESCRIPTION	DETAIL
2-03	CMU PLANTER - SEATWALL	2/LS505
2-04	WATER FEATURE WALL	4/LS505
2-05	RESTAURANT PATIO FENCE	3/LS505
2-11	CONCRETE CURB PLANTER	12/LS501
2-12	CONCRETE HEADER	10/LS501
2-16	DIRECTORY SIGN, BY OTHERS	
2-18	STAGE	3/LS502
2-19	CONCRETE STEP AT SPLASH PAD	1/LS502
2-20	CONCRETE STEP AT TURF PLAZA	2/LS502

3 - METALS

CODE	DESCRIPTION	DETAIL
3-01	STEEL MEMBER TRELLIS	3/LS504

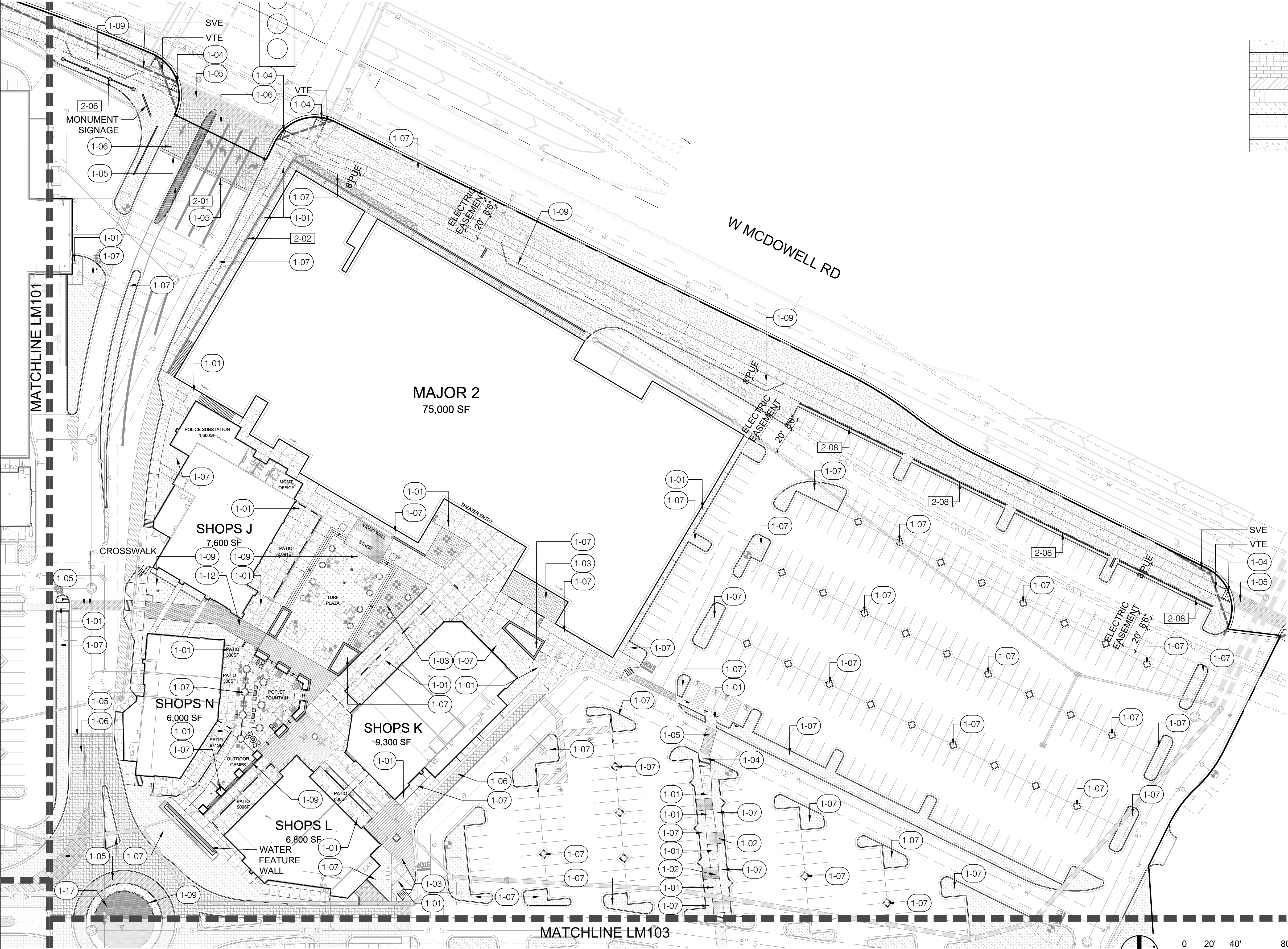
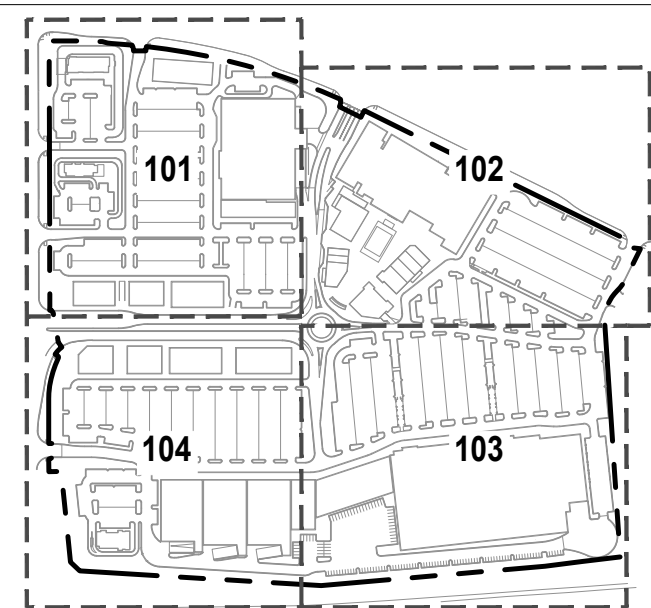
5 - FURNISHINGS

CODE	DESCRIPTION	DETAIL
5-01	ADIRONDACK CHAIR TYPE 1	1/LS506
5-02	ADIRONDACK CHAIR TYPE 2	1/LS506
5-03	SUN BENCH	3/LS507
5-05	CAFE CHAIR	2/LS506
5-06	CAFE TABLE SQUARE	3/LS506
5-07	CAFE TABLE ROUND	4/LS506
5-08	FIRE PIT	2/LS507
5-09	BOLLARD	5/LS507
5-10	CONCRETE PLANTER	1/LS507
5-12	CONCRETE SEAT	3/LS508
5-13	MULTI-SEAT BENCH (LARGE)	5/LS506
5-14	MULTI-SEAT BENCH (SMALL)	5/LS506
5-16	UMBRELLA CENTER POLE	7/LS506
5-17	UMBRELLA CANTILIEVER	7/LS506
5-18	SEAT BENCH (WALL MOUNT)	1/LS505
5-20	LITTER BIN	4/LS507
5-21	BIKE RACK	6/LS506
5-22	SOFT SEATING - LOVE SEAT	1/LS508
5-23	SOFT SEATING - CLUB CHAIR	1/LS508
5-24	COFFEE TABLE	5/LS508

6 - PLUMBING

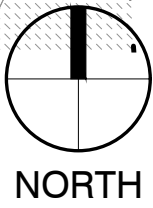
CODE	DESCRIPTION	DETAIL
6-01	PLANTING AREA DRAIN	
6-02	AREA DRAIN UNDER TURF, RE: CIVIL	
6-03	TRENCH DRAIN	7/LS501

KEY MAP



A

MATERIALS PLAN
1"=40'-0"



0 20' 40' 80'
SCALE: 1" = 40'-0"



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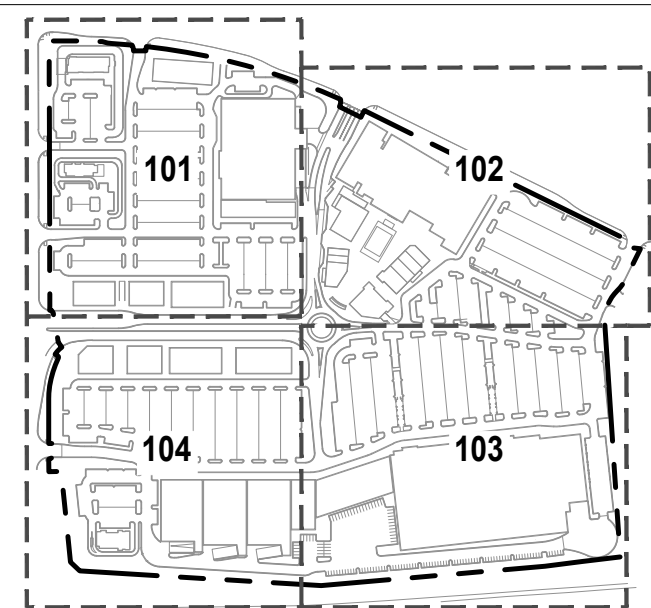
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HARDSCAPE PLAN

SHEET NUMBER:
LM103



REFERENCE NOTES SCHEDULE PLAZA AREA

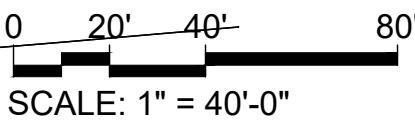
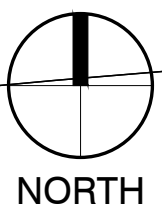
	1 - PAVING & SURFACING	
CODE	DESCRIPTION	DETAIL
1-01	PEDESTRIAN CONCRETE TYPE 1	1/LS501
1-02	PEDESTRIAN CONCRETE TYPE 2	1/LS501
1-03	PEDESTRIAN PAVERS	4/LS501
1-05	VEHICULAR CONCRETE	8/LS501
1-06	VEHICULAR PAVER	7/LS501
1-07	DECOMPOSED GRANITE- PLANTING AREA	5/LS501
1-09	ARTIFICIAL TURF	6/LS501
1-12	OUTDOOR WOOD	7/LS502
1-13	SPLASH PAD CONCRETE	

	2 - WALLS & FENCES	
CODE	DESCRIPTION	DETAIL
2-03	CMU PLANTER - SEATWALL	2/LS505
2-04	WATER FEATURE WALL	4/LS505
2-05	RESTAURANT PATIO FENCE	3/LS505
2-11	CONCRETE CURB PLANTER	12/LS501
2-12	CONCRETE HEADER	10/LS501
2-16	DIRECTORY SIGN, BY OTHERS	
2-18	STAGE	3/LS502
2-19	CONCRETE STEP AT SPLASH PAD	1/LS502
2-20	CONCRETE STEP AT TURF PLAZA	2/LS502

	3 - METALS	
CODE	DESCRIPTION	DETAIL
3-01	STEEL MEMBER TRELLIS	3/LS504

5 - FURNISHINGS		
CODE	DESCRIPTION	DETAIL
5-01	ADIRONDAK CHAIR TYPE 1	1/LS506
5-02	ADIRONDAK CHAIR TYPE 2	1/LS506
5-03	SUN BENCH	3/LS507
5-05	CAFE CHAIR	2/LS506
5-06	CAFE TABLE SQUARE	3/LS506
5-07	CAFE TABLE ROUND	4/LS506
5-08	FIRE PIT	2/LS507
5-09	BOLLARD	5/LS507
5-10	CONCRETE PLANTER	1/LS507
5-12	CONCRETE SEAT	3/LS508
5-13	MULTI-SEAT BENCH (LARGE)	5/LS506
5-14	MULTI-SEAT BENCH (SMALL)	5/LS506
5-16	UMBRELLA CENTER POLE	7/LS506
5-17	UMBRELLA CANTILIVER	7/LS506
5-18	SEAT BENCH (WALL MOUNT)	1/LS505
5-20	LITTER BIN	4/LS507
5-21	BIKE RACK	6/LS506
5-22	SOFT SEATING - LOVE SEAT	1/LS508
5-23	SOFT SEATING - CLUB CHAIR	1/LS508
5-24	COFFEE TABLE	5/LS508

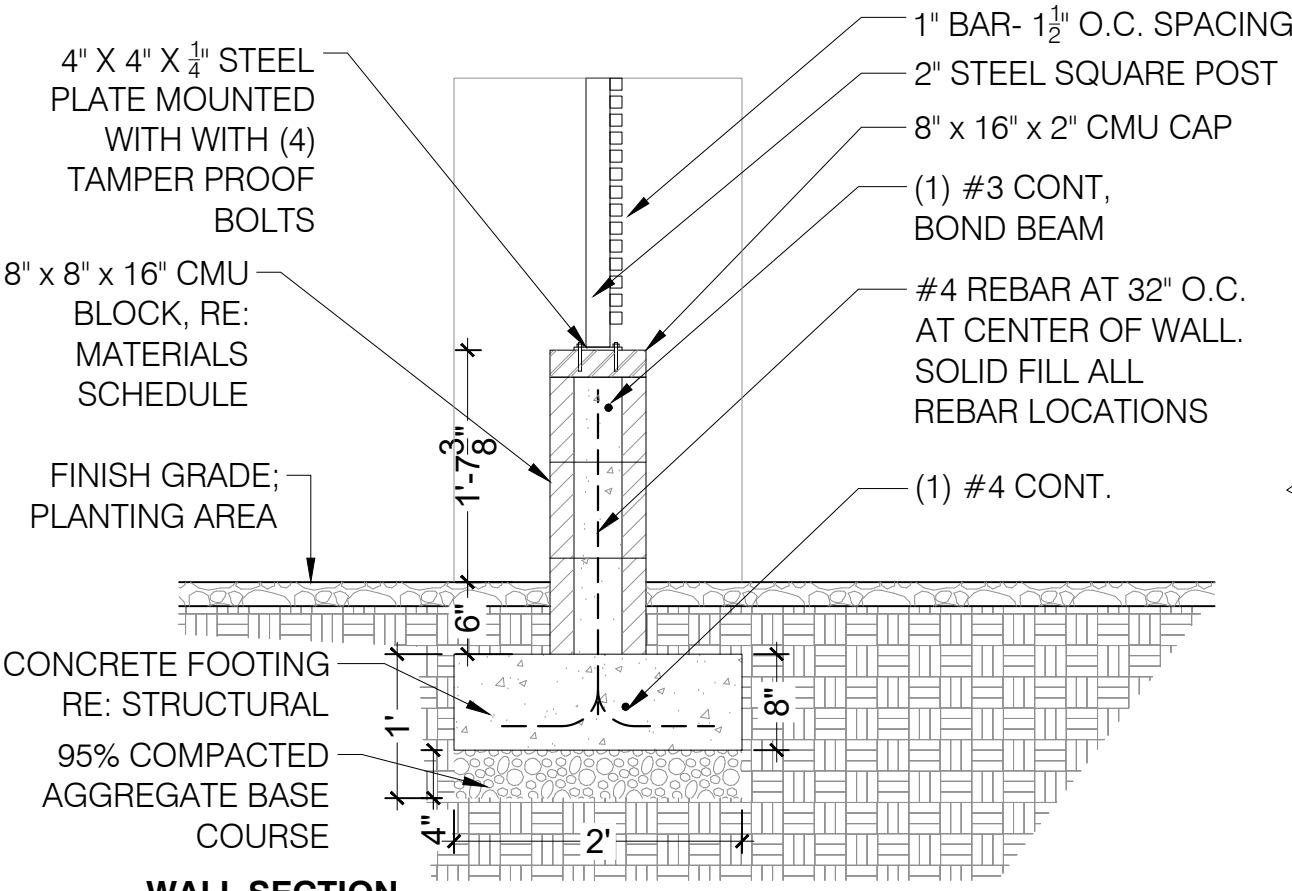
CODE	DESCRIPTION	DETAIL
6-01	PLANTING AREA DRAIN	
6-02	AREA DRAIN UNDER TURF, RE; CIVIL	
6-03	TRENCH DRAIN	7/LS501



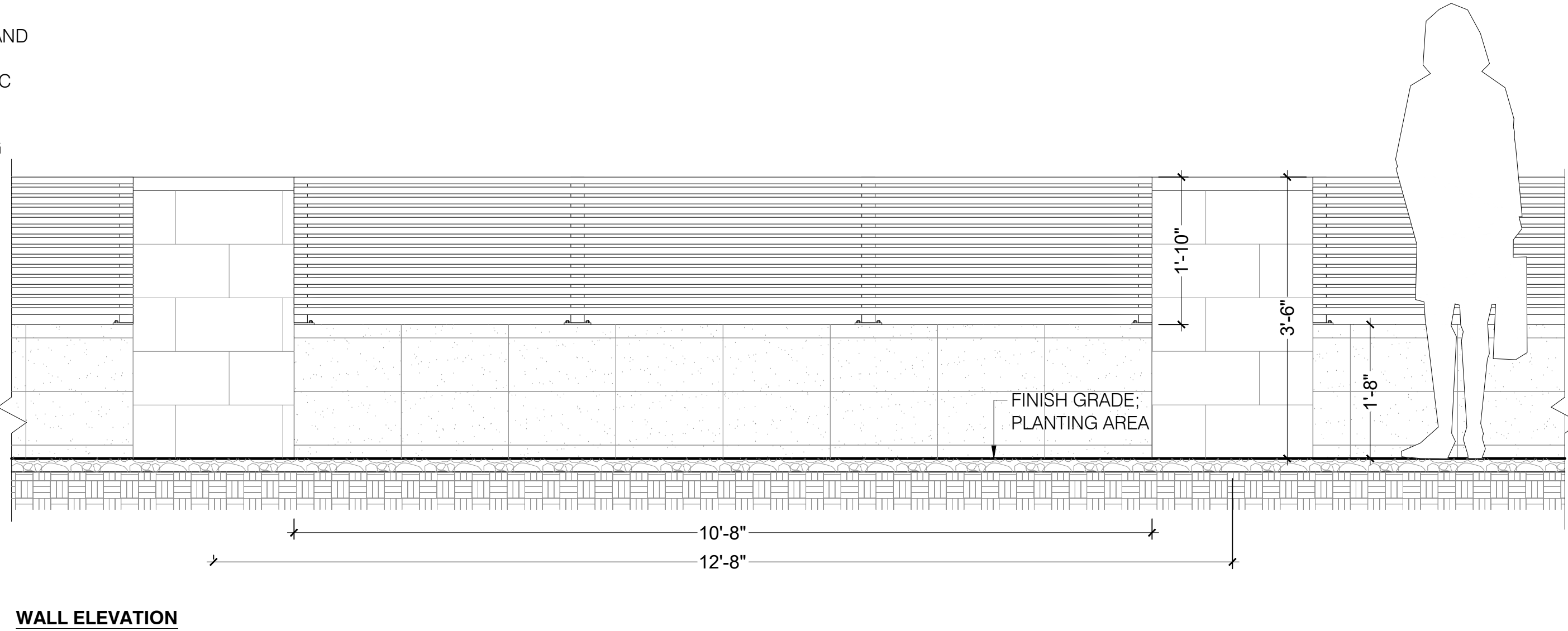
MATERIALS PLAN

1"=40'-0"

NOTE:
1. 1500PSF BEARING CAPACITY - SOIL UNDER FOOTING TO BE UNDISTURBED AND WELL DRAIN. DO NOT USE IN ORGANIC OR FILLED AREAS.
2. PRIME AND PAINT ALL EXPOSED STEEL. PAINT COLOR TO MATCH MORIN ZINC GREY



WALL SECTION

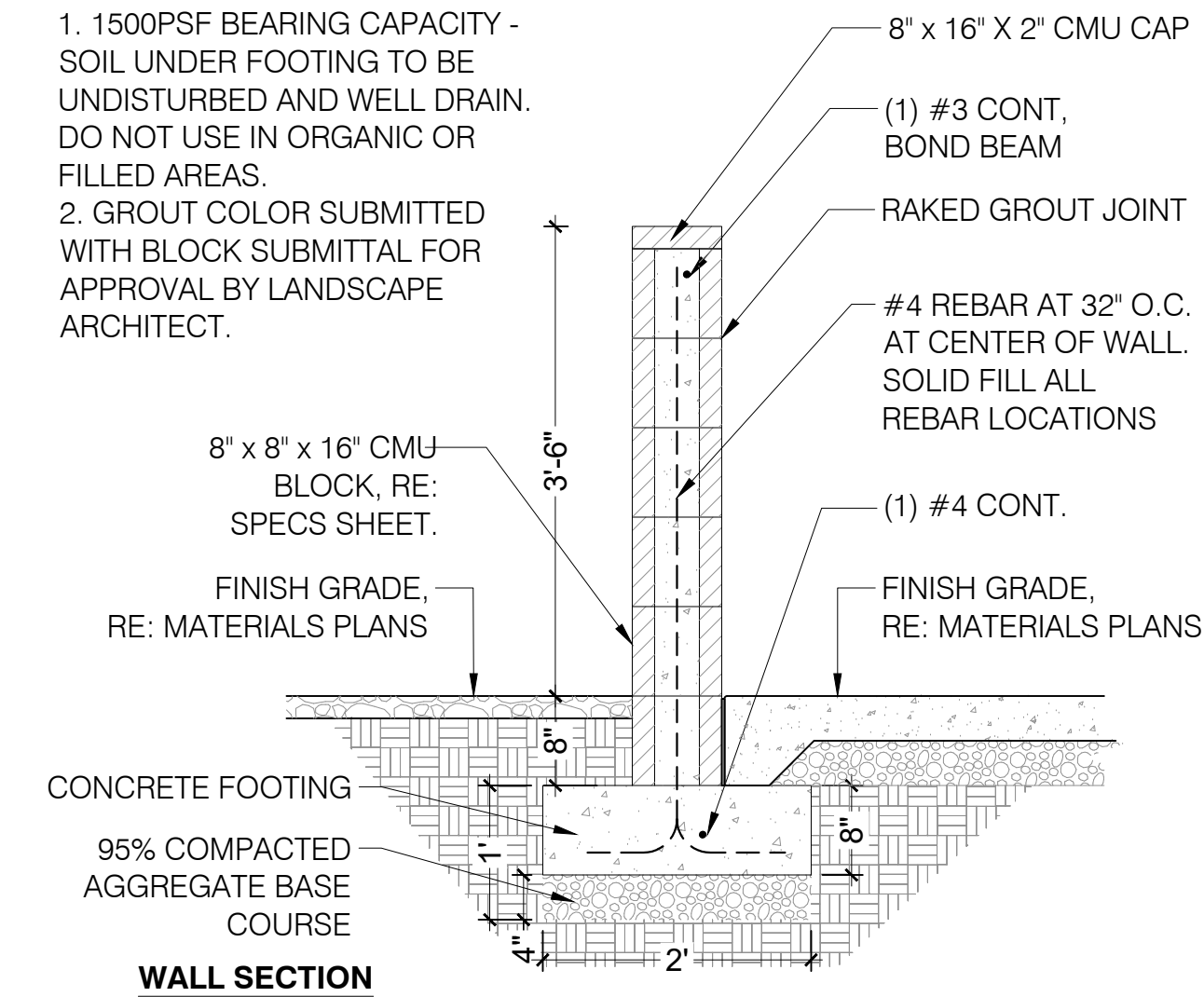


WALL ELEVATION

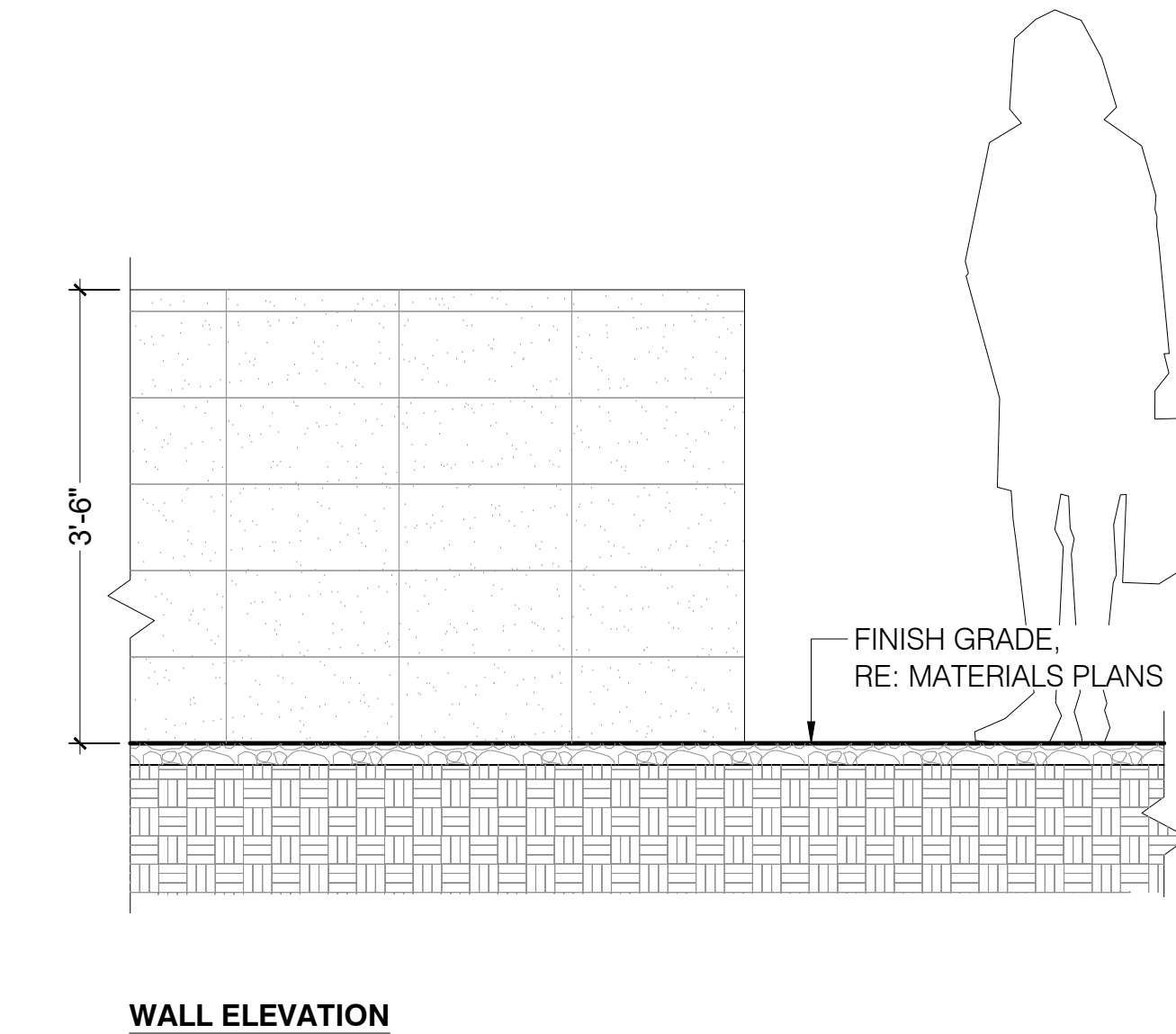
1 CMU PILLARS WITH FENCE
3/4" = 1'-0"

NOTE:

1. 1500PSF BEARING CAPACITY - SOIL UNDER FOOTING TO BE UNDISTURBED AND WELL DRAIN. DO NOT USE IN ORGANIC OR FILLED AREAS.
2. GROUT COLOR SUBMITTED WITH BLOCK SUBMITTAL FOR APPROVAL BY LANDSCAPE ARCHITECT.



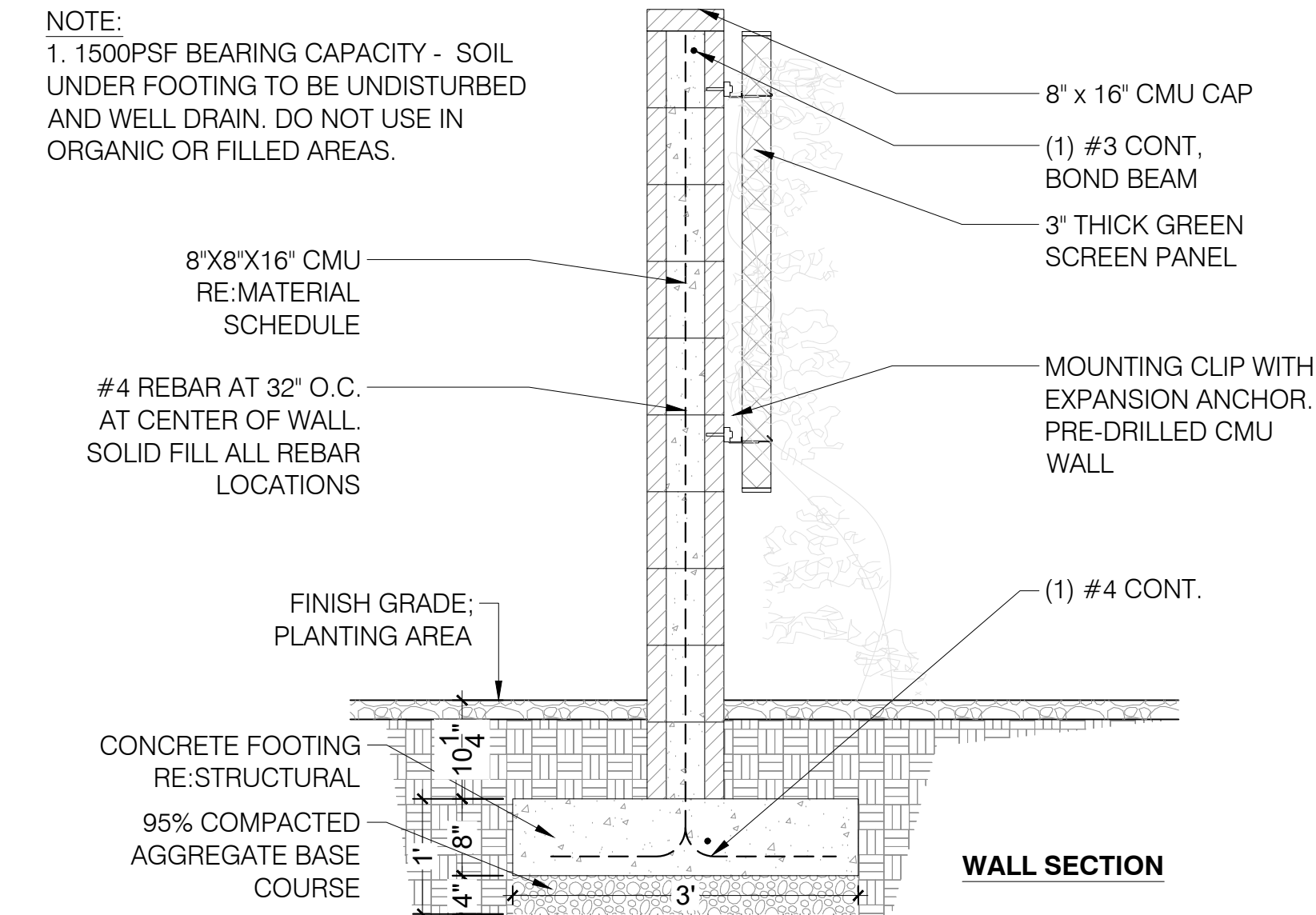
WALL SECTION



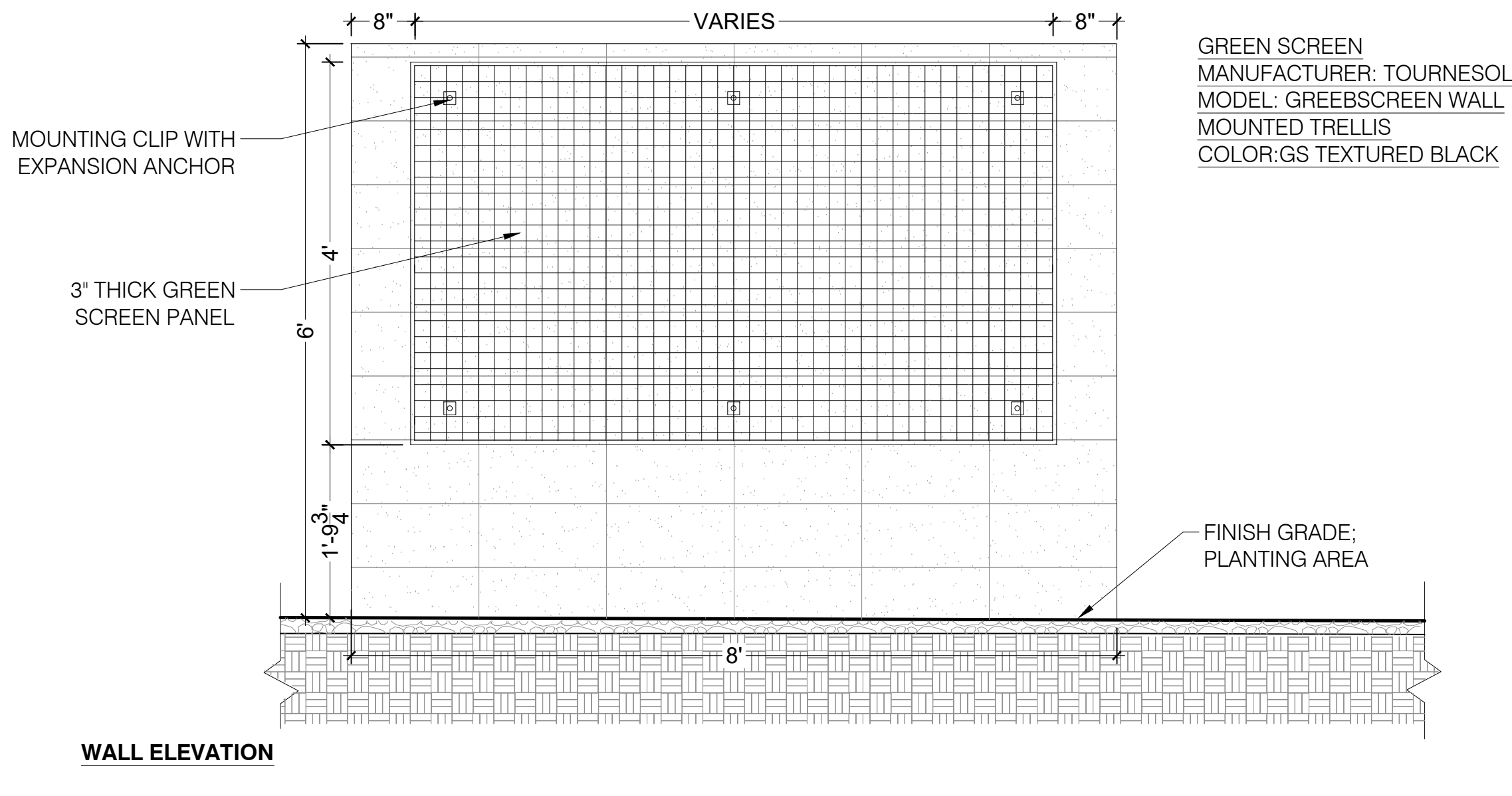
WALL ELEVATION

2 STACKED CMU SCREEN WALL
3/4" = 1'-0"

NOTE:
1. 1500PSF BEARING CAPACITY - SOIL UNDER FOOTING TO BE UNDISTURBED AND WELL DRAIN. DO NOT USE IN ORGANIC OR FILLED AREAS.



WALL SECTION



WALL ELEVATION

GREEN SCREEN
MANUFACTURER: TOURNESOL
MODEL: GREEBScreen WALL
MOUNTED TRELLIS
COLOR: GS TEXTURED BLACK

3 CMU WITH GREEN SCREEN WALL - TRASH ENCLOSURE
3/4" = 1'-0"



REFERENCE IMAGE



REFERENCE IMAGE



REFERENCE IMAGE

REVISIONS:

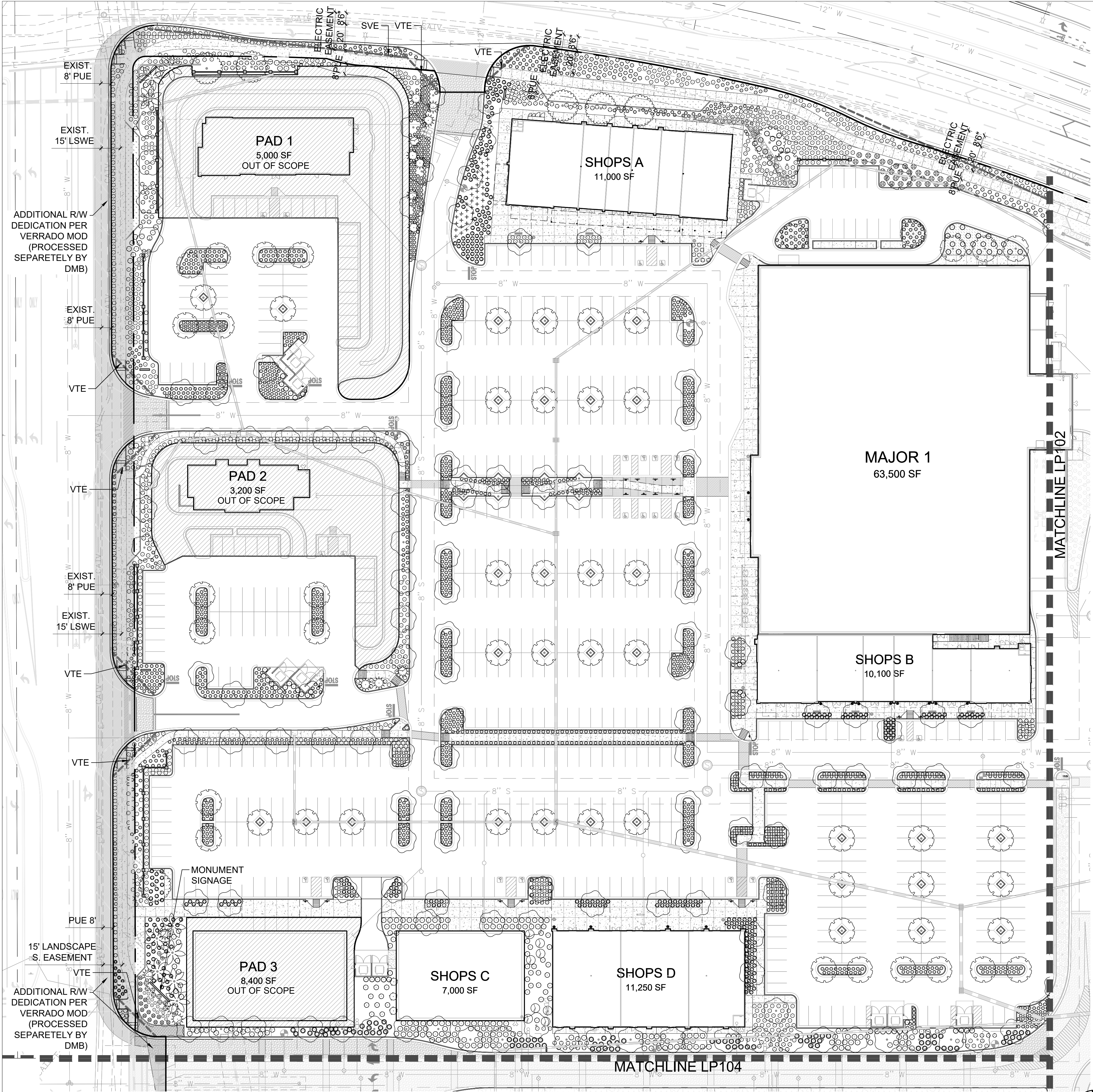
No.	DATE	DESCRIPTION	BY

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DATE ISSUED:
05/15/24

SHEET TITLE:
HARDSCAPE DETAILS

SHEET NUMBER:
LS501



PLANT LEGEND SITE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACACIA SALICINA WILLOW ACACIA
	CORYMBIA APARRERINJA GHOST GUM
	EXI EXISTING TREE PROTECT IN PLACE
	EXT PALM EXISTING PALM PIP
	PHOENIX DACTYLIFERA DATE PALM
	PISTACIA CHINENSIS CHINESE PISTACHE
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK

PLANT LEGEND SITE	
SYMBOL	BOTANICAL / COMMON NAME
SHRUBS	
	ARISTIDA PURPUREA PURPLE THREEAWN
	BOUGAINVILLEA X 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA
	BOUGAINVILLEA X 'SAN DIEGO RED' SAN DIEGO RED BOUGAINVILLEA
	BOUGAINVILLEA X 'WHITE CASCADE' WHITE CASCADE BOUGAINVILLEA
	BOUTELOUA CURTIPENDULA SIDE OATS GRAMA
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	BUXUS X 'GREEN GEM' GREEN GEM BOXWOOD
	CAESALPINEA MEXICANA MEXICAN BIRD OF PARADISE
	CAESALPINIA PULCHERRIMA 'PHOENIX' PHOENIX BIRD OF PARADISE
	DODONAEA VISCOSA 'PURPUREA' PURPLE HOPSEED BUSH
	EREMOPHILA HYGROPHANA EMU BUSH
	LAVANDULA STOECHAS SPANISH LAVENDER
	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE
	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' WHITE CLOUD MUHLY GRASS
	MUHLENBERGIA REVERCHONII SEEP MUHLY
	MUHLENBERGIA RIGENS DEER GRASS
	MUHLENBERGIA RIGIDA 'NASHVILLE' TM PURPLE MUHLY
	PENNISETUM SETACEUM 'RUBRUM' PURPLE FOUNTAIN GRASS
	TECOMA STANS YELLOW BELLS
	WEDELIA TRILOBATA YELLOW DOT
ACCENTS	
	AGAVE MURPHEYI HOHOKAM AGAVE
	AGAVE WEBERI WEBER AGAVE
	AGAVE X 'SHARKSKIN' SHARKSKIN AGAVE
	ALOE BARBADENSIS BARBADOS ALOE
	ALOE X 'HERCULES' HERCULES ALOE
	ANNUAL PLANTER ANNUALS
	HESPERALOE PARVIFLORA RED YUCCA
	YUCCA PALLIDA PALE LEAF YUCCA
SHRUB AREAS	
	ANNUALS

VERRADO
MARKETPLACE



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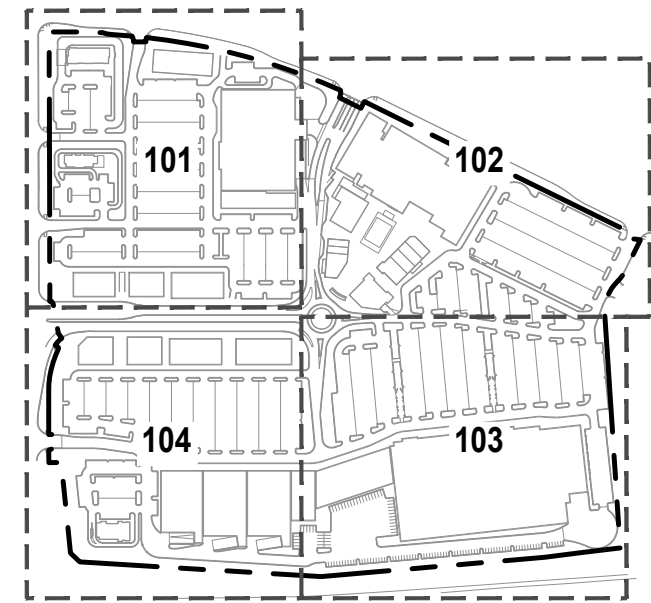
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Buckeye, Arizona

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SEAL:

KEY MAP



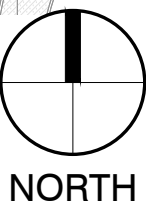
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05/15/24

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
LP101

A PLANTING PLAN
1"=40'-0"

0 20' 40' 80'
SCALE: 1" = 40'-0"



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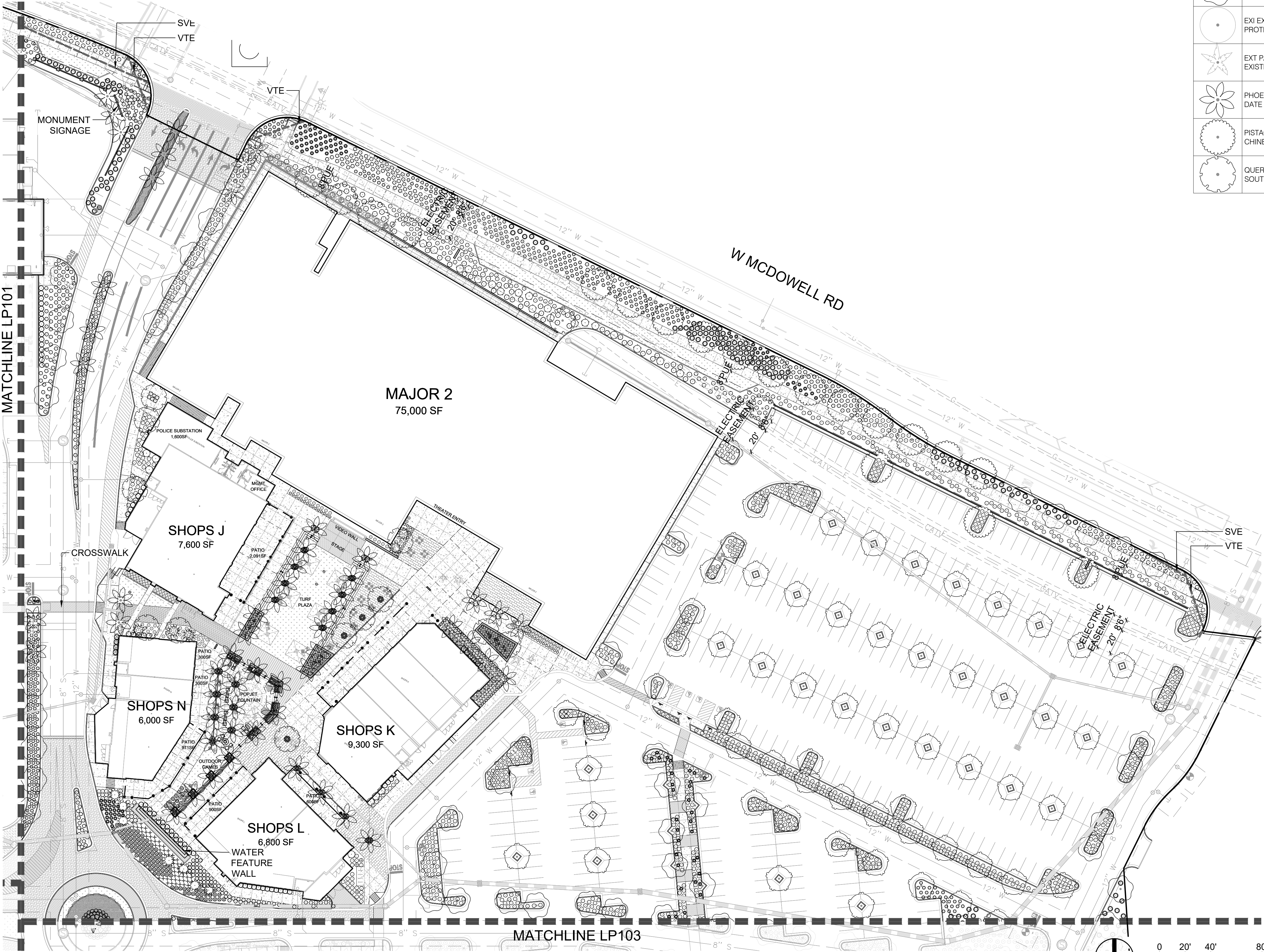
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SHEET TITLE:
PLANTING PLAN

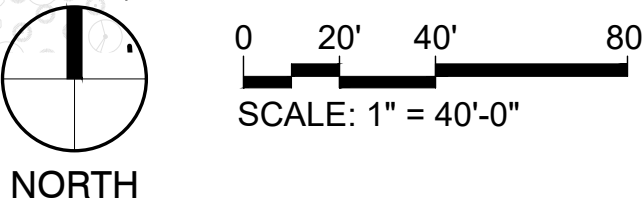
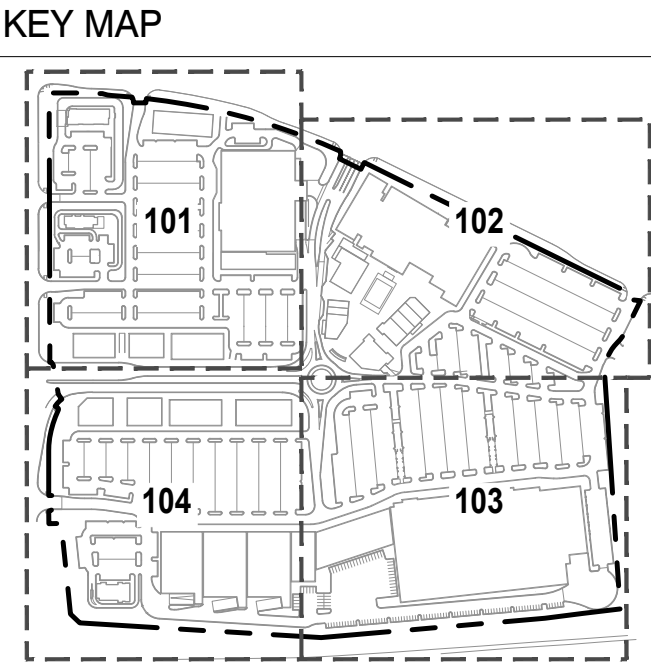
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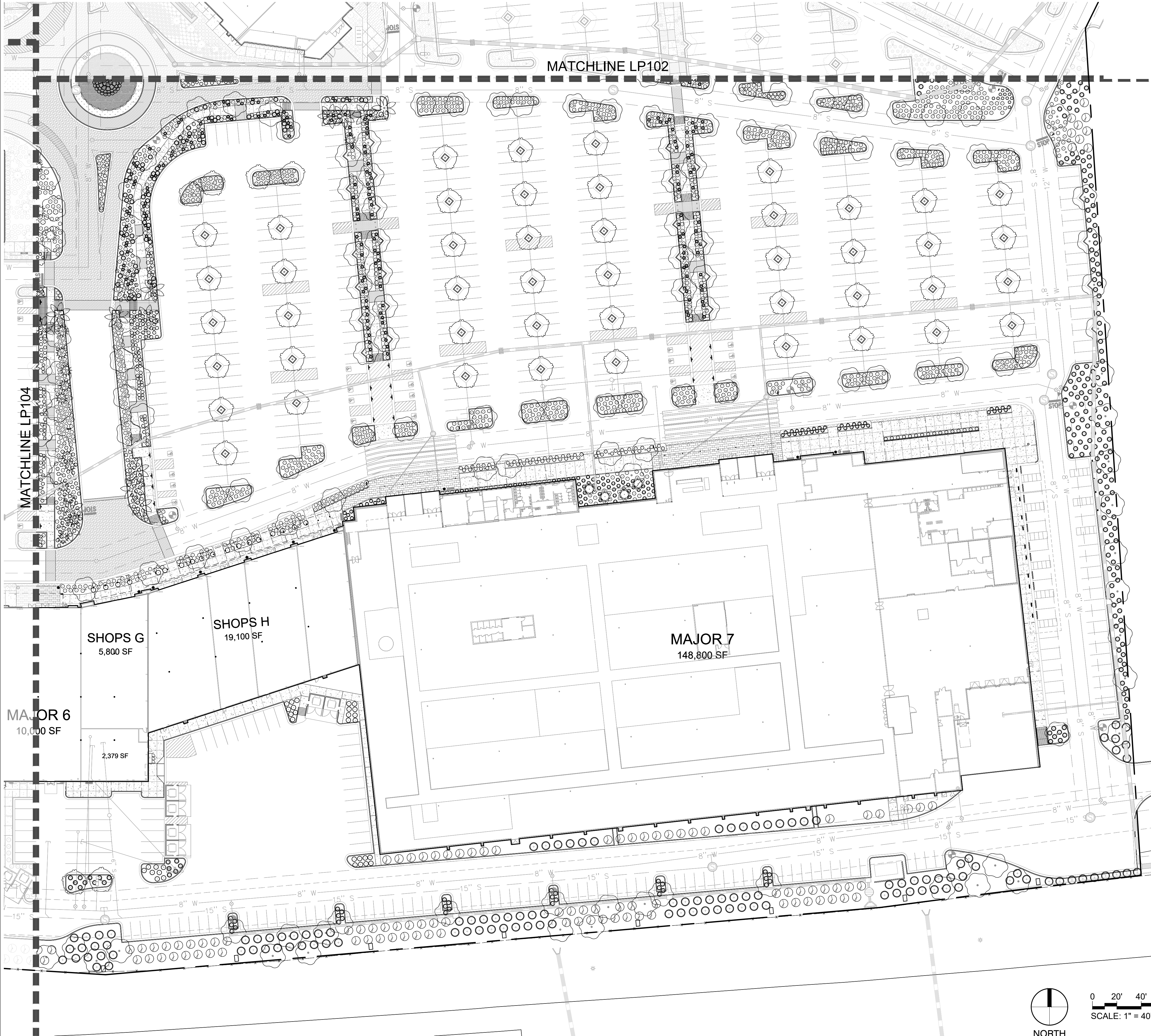
PLANT LEGEND SITE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
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	CORYMBIA APARRERINJA GHOST GUM
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	EXT PALM EXISTING PALM PIP
	PHOENIX DACTYLIFERA DATE PALM
	PISTACIA CHINENSIS CHINESE PISTACHE
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK

PLANT LEGEND SITE	
SYMBOL	BOTANICAL / COMMON NAME
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	YUCCA PALLIDA PALE LEAF YUCCA
SHRUB AREAS	
	ANNUALS



A PLANTING PLAN
1"=40'-0"





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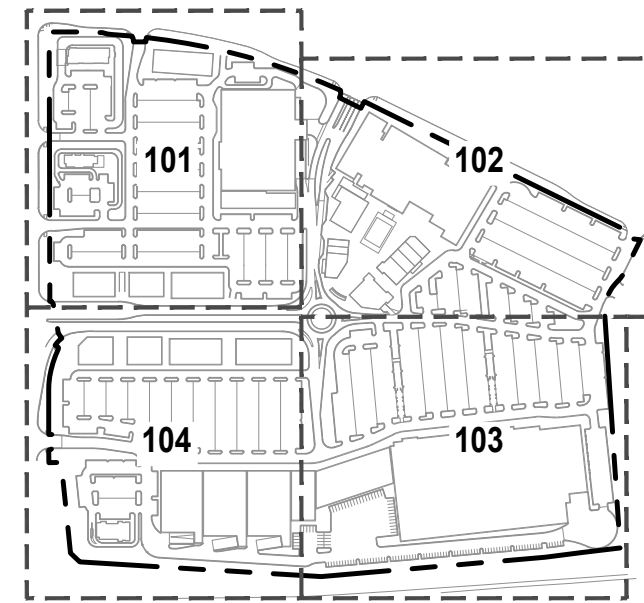
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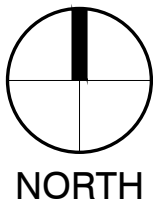
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LANDSCAPE PLAN

SHEET NUMBER:
LP103

KEY MAP

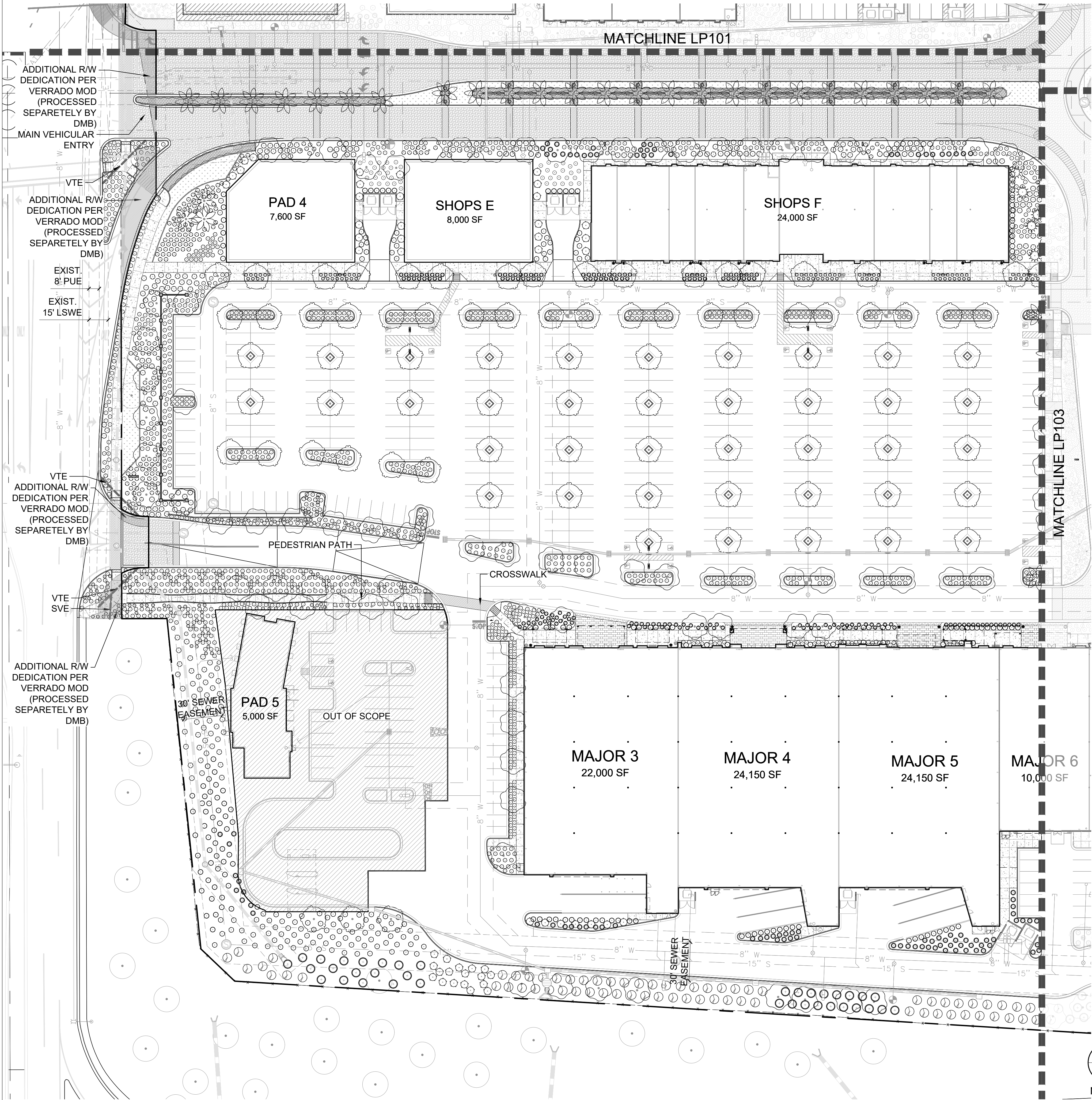


A PLANTING PLAN
1"=40'-0"



0 20' 40' 80'
SCALE: 1" = 40'-0"





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SHRUB AREAS	
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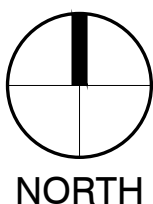
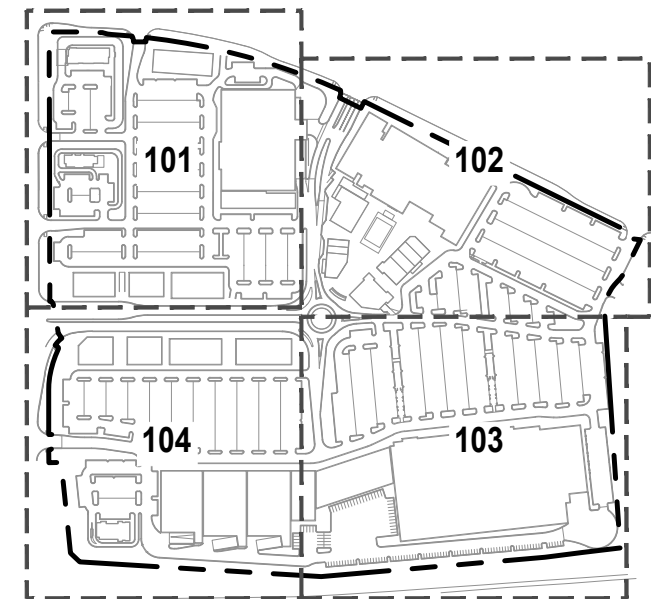
SEAL:

DATE ISSUED:
05/15/24

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
LP104

KEY MAP



0 20' 40' 80'
SCALE: 1" = 40'-0"

A PLANTING PLAN
1"=40'-0"



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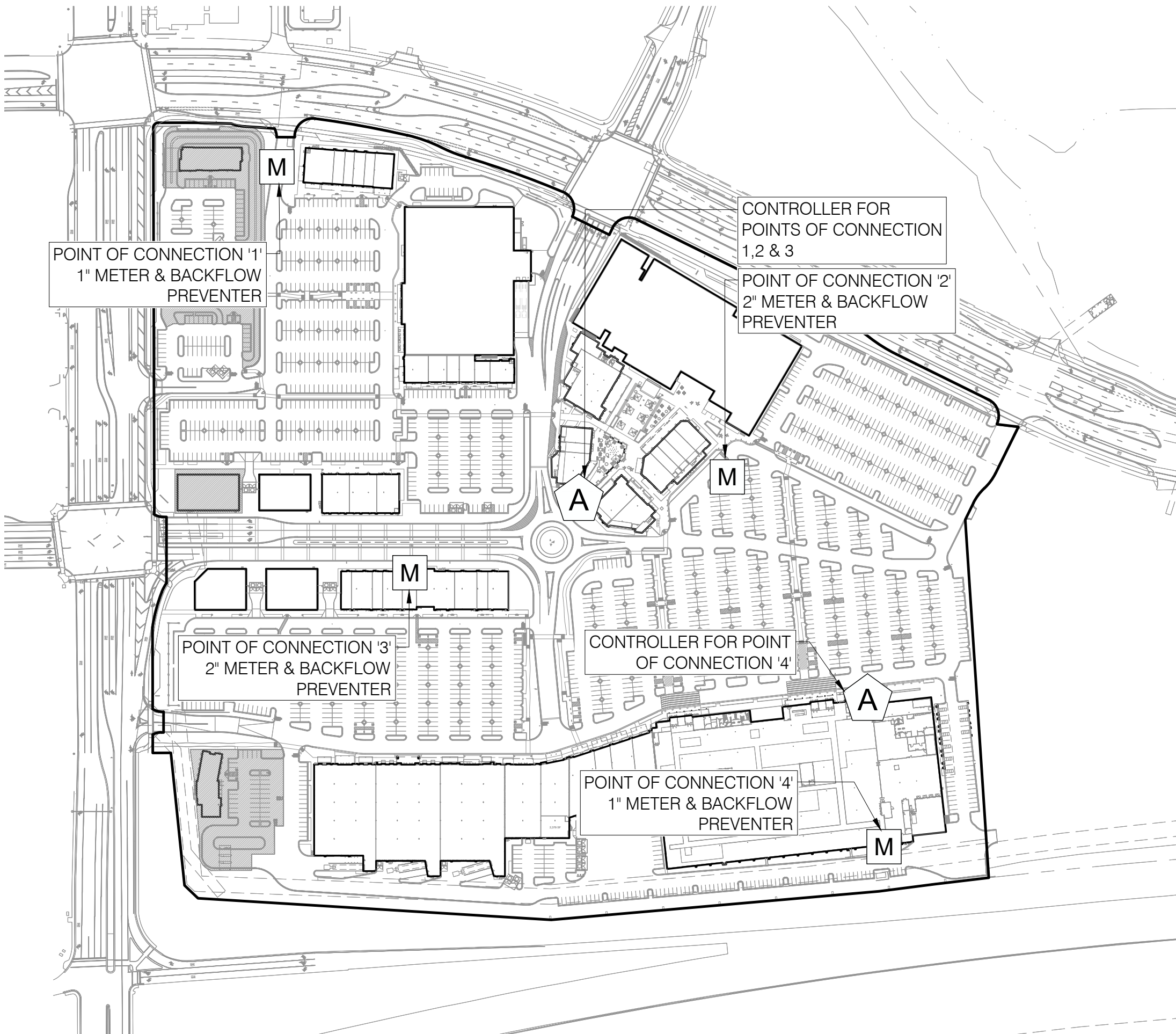
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SHEET TITLE:
IRRIGATION SCHEDULE

SHEET NUMBER:

IR001



1

OVERALL IRRIGATION PLAN

1"= 200'

IRRIGATION SCHEDULE			
SYMBOL	BRAND	MODEL	DESCRIPTION
M			METER - SIZE PER PLAN
A	RAINBIRD, ESP-LXIVM-IQ-NCC, LXIVMSN, LXIVMSD, LXMMSSPED		2 WIRE IRRIGATION CONTROLLER IN A STAINLESS STEEL PEDESTAL CABINET (LXMMSSPED). AN EXTERNAL ANTENNA NCCI QEXTANT OR APPROVED EQUAL. 3G USA RAINBIRD & IQ4 CENTRAL CONTROL. LXIVMSD PER MANUFACTURER. CONTROLLER GROUNDING & CONTROL WIRE SURGE PROTECTION TO BE INCLUDED PER MANUFACTURER
	FEBCO	825YA	BACKFLOW PREVENTOR REDUCED PRESSURE ASSEMBLY
	RAINBIRD	FS100P, FS150P	FLOW SENSOR, SIZE PER PLAN
	RAINBIRD	100-EFB-CP IVM 150-EFB-CP IVM 200-EFB-CP IVM	MASTER VALVE, SIZE PER PLAN
	NIBCO	T-580	BALL VALVE (LINE SIZE)
	RAINBIRD	XCZ-100-IVM	REMOTE CONTROL DRIP KIT
	RAINBIRD	100PEBIVM 150PEBIVM	REMOTE CONTROL VALVE
	RAINBIRD ROTARIES	1806-SAM-PR45 R-VAN-14 R-VAN-18 R-VAN-24	PRESSURE REGULATED, INTEGRATED CHECK VALVE SPRAY BODIES WITH MPR NOZZLES
	RAINBIRD SPRAYS	1806-SAM-PR 10Q, 10H, 12Q	PRESSURE REGULATED, INTEGRATED CHECK VALVE SPRAY BODIES WITH MPR NOZZLES
NOT SHOWN	RAINBIRD	RWS-B-C-1404	AT EACH PALM
	RAINBIRD	LRC44	QUICK COUPLERS, 1"
	SPEARS	M-66-P/AP-100	FLUSH CAP
	CRISPIN	IC-10	AIR / VACUUM RELEASE ASSEMBLY
NOT SHOWN	PER CONTRACTOR	COMMUNICATION WIRE 12 AWG	COLOR: BLUE WIRE SPLICES: DBRY-6 WATERPROOF CONNECTORS
NOT SHOWN	PER CONTRACTOR	GROUND PLATE	RE: MANUFACTURE SPECS FOR INSTALLATION AND REQUIREMENTS
NOT SHOWN	BOWSMITH	SEE BELOW	MULTI-OUTLET EMITTER
NOT SHOWN	CARSON OR EQUAL	VALVE BOXES	RETANGULAR AND CIRCULAR VALVE BOXES PER EQUIPMENT. TAN IN DG, GREEN IN TURF.

-----	CONTROL WIRE WHEN SEPARATE FROM MAINLINE
— T — T — T — T —	1" SCH 40 PVC PIPE LATERAL (TREE)
— S — S — S — S —	1" SCH 40 PVC PIPE LATERAL (SHRUB)
— C — C — C — C —	1" SCH 40 PVC PIPE LATERAL (CACTUS)
— P — P — P — P —	1" SCH 40 PVC PIPE LATERAL (PALM)
— PT — PT — PT —	1" SCH 40 PVC PIPE LATERAL (POTS)
-----	1" SCH 40 PVC PIPE LATERAL (TURF)
=====	2" SCH 40 PVC PIPE MAINLINE
-----	SCHEDULE 40 PVC SLEEVE
-----	SYMBOL MAY INDICATE MULTIPLE SLEEVES

IRRIGATION SLEEVES

- ALL IRRIGATION SLEEVES UNDER ROADWAY WILL BE EXISTING; COORDINATE WITH ROADWAY CONTRACTOR.
- USE SCHEDULE 40 PIPE FOR 2 TIMES THE DIAMETER OF THE PIPE(S) BEING SLEEVES, MINIMUM 4" FOR MAINLINE.
- CONTROL WIRES INSTALLED THROUGH IRRIGATION SLEEVES SHALL BE PLACED WITHIN A PVC ELECTRICAL CONDUIT SIZED TO CONTAIN THE REQUIRED NUMBER OF CONDUCTORS. WIRE SLEEVES CROSSING STREET PAVING SHALL HAVE A 10' PULL BOX AT EACH END. SHALL BE 2 TIMES THE DIAMETER OF THE WIRE BUNDLE OR MIN 3/4".

EMITTER SCHEDULE

48" BOX TREE	BOWSMITH	ML 220	2 GPH - RED CAP - 10 OUTLETS/TREE
36" BOX TREE	BOWSMITH	ML 220	2 GPH - RED CAP - 8 OUTLETS/TREE
24" BOX TREE	BOWSMITH	ML 220	2 GPH - RED CAP - 6 OUTLETS/TREE
15 GAL ACCENT	BOWSMITH	ML 210	1 GPH - BLUE CAP - 3 OUTLETS/SHRUB
1 & 5 GAL SHRUB	BOWSMITH	ML 210	1 GPH - BLUE CAP - 2 OUTLETS/SHRUB
CACTUS	BOWSMITH	ML 210	1 GPH - BLUE CAP - 1 OUTLET/CACTUS
EXISTING TREE	BOWSMITH	ML 220	2 GPH - RED CAP - 6 OUTLETS/TREE
ANNUALS	BOWSMITH	ML 210	1 GPH - BLUE CAP - 1 OUTLET/PLANT

VALVE CALLOUT



IRRIGATION NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF ANY UTILITIES THAT MAY BE AFFECTED BY HIS/HER WORK, AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THIS WORK.

2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FAULTY MATERIAL OR FAULTY WORKMANSHIP FOR THE PERIOD OF 1-YEAR FROM SUBSTANTIAL COMPLETION OF LANDSCAPE WORK.

3. THE IRRIGATION SYSTEM IS DESIGNED FOR A MINIMUM OF 60 PSI. CONTRACTOR SHALL PROVIDE A STATIC PRESSURE READING BEFORE STARTING ANY WORK. IF WATER PRESSURE IS LESS THAN 60 PSI NOTIFY THE CONTRACTING OFFICER OR HIS DESIGNEE BEFORE STARTING WORK.

4. THE CONTRACTOR WILL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS APPLICABLE TO THE IRRIGATION SYSTEM COVERED BY THESE PLANS.

5. ALL PERMITS, REQUIRED TO COMPLETE THE IRRIGATION WORK SHOWN ON THE PLANS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO START OF WORK.

6. IRRIGATION PLANS ARE SCHEMATIC. ALL VALVES AND PIPING ARE SHOWN DIAGRAMATICALLY FOR CLARITY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLACEMENT OF SYSTEM COMPONENTS. ALL IRRIGATION COMPONENTS TO BE LOCATED IN PLANTING AREAS. SOME IRRIGATION IS SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY PURPOSES ONLY. COORDINATE IRRIGATION WORK WITH PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS. CONTRACTOR WILL BE RESPONSIBLE FOR 100% IRRIGATION COVERAGE TO PLANT MATERIAL SHOWN ON THE PLANS, INCLUDING EXISTING TREES AND PLANTS TO REMAIN.

7. THE CONTRACTOR SHALL CONNECT TO THE NEW WATER METERS AND INSTALL TYPE 'K' COPPER THROUGH THE BACKFLOW PREVENTER AS DETAILED.

8. ALL PIPES SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATION AND ASTM STANDARD D-2774 AT THE DEPTHS SHOWN IN THE IRRIGATION DETAILS.

9. ALL THREADED JOINTS SHALL BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.

10. CONTRACTOR SHALL FLUSH ALL LINES PRIOR TO INSTALLATION OF EMITTERS, END CAPS OR ANY OTHER DEVICE THAT IMPACTS THE OUTWARD FLOW OF SYSTEM WATER.

11. ALL ELECTRICAL CONNECTIONS SHALL BE MADE WITHIN REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES DESIGNATED SPECIFICALLY FOR ELECTRICAL CONNECTIONS. NO SPLICES OUTSIDE OF BOXES OR ENCLOSURES WILL BE ACCEPTED.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE AUTOMATIC CONTROLLER. ALL ELECTRICAL WORK SHALL BE INSTALLED PER LOCAL CODE.

13. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH.

14. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHTS INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.

15. INSTALL ALL MAINLINE ISOLATION BALL VALVES IN A PLASTIC VALVE BOX PER DETAILS.

16. AT THE COMPLETION OF THE PROJECT, SUPPLY THE FOLLOWING MATERIAL TO THE CONTRACTING OFFICER OR HIS DESIGNEE: TWO (2) WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF VALVE SUPPLIED. TWO (2) KEYS FOR EACH TYPE OF CONTROLLER. TWO (2) ISOLATION VALVE OPERATING HANDLES. THREE (3) VALVE BOX KEYS OR WRENCHES.

17. ALL PVC SOLVENT WELD FITTINGS SHALL BE 'DURA' OR APPROVED EQUAL.

18. PROVIDE TWO (2) SPARE WIRES ALONG THE ENTIRE LENGTH OF MAINLINE AND LOOPED INTO EACH ELECTRIC REMOTE CONTROL VALVE BOX.

19. TREES AND SHRUBS SHALL BE IRRIGATED ON SEPARATE REMOTE CONTROL VALVES.

20. AS-BUILT DRAWINGS, CONTROLLER CHARTS, MAINTENANCE MANUALS AND SPECIALTY TOOLS SHALL BE TURNED OVER TO THE CONTRACTING OFFICER OR HIS DESIGNEE AT THE COMPLETION OF CONSTRUCTION.

21. A ONE-YEAR WARRANTY ON MATERIALS AND INSTALLATION SHALL COMMENCE AT THE SUBSTANTIAL COMPLETION.

22. ALL IRRIGATION PIPING REGARDLESS OF SIZE AND CLASS IS TO BE INCASED IN A PIPE SLEEVE WHEN LOCATED UNDER IMPERVIOUS SURFACE MATERIAL, INCLUDING ANGULAR ROCK AREAS



VERRADO MARKETPLACE

SEC OF W MCDOWELL RD AND N VERRADO WAY BUCKEYE, ARIZONA 85396

LEGAL DESCRIPTION

A PORTION OF LOTS 1 THROUGH 4 OF THE MINOR SUBDIVISION PLAT OF VERRADO MARKETSIDE COMMERCIAL-PARCEL E, AS RECORDED IN BOOK 1518 OF MAPS, PAGE 44, TOGETHER WITH THAT PORTION OF LOT 2 OF THE MINOR SUBDIVISION PLAT OF VERRADO MARKESIDE EAST - PARCEL H, AS RECORDED IN BOOK 1579 OF MAPS, PAGE 50, OFFICIAL RECORDS OF MARICOPA COUNTY, OFFICIAL RECORDS OF MARICOPA COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 WEST, AND THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2 OF SAID MINOR SUBDIVISION PLAT RECORDED IN BOOK 1518 OF MAPS, PAGE 44;

THENCE NORTH 46 DEGREES 22 MINUTES 36 SECONDS WEST, A DISTANCE OF 36.29 FEET;

THENCE NORTH 05 DEGREES 51 MINUTES 43 SECONDS WEST, A DISTANCE OF 258.48 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 56 SECONDS WEST, A DISTANCE OF 35.20 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 20 SECONDS WEST, A DISTANCE OF 35.40 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 28 DEGREES 23 MINUTES 28 SECONDS EAST, A RADIAL DISTANCE OF 35.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 23 MINUTES 28 SECONDS, A DISTANCE OF 17.34 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 4.34 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 32.00 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 2.43 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32 DEGREES 08 MINUTES 03 SECONDS, A DISTANCE OF 19.63 FEET;

THENCE ALONG A NON-TANGENT LINE, NORTH 00 DEGREES 05 MINUTES 20 SECONDS WEST, A DISTANCE OF 59.73 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 05 SECONDS WEST, A DISTANCE OF 180.88 FEET TO A POINT

OF CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41 DEGREES 12 MINUTES 21 SECONDS, A DISTANCE OF 14.38 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 34 DEGREES 57 MINUTES 11 SECONDS;

THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 18.30 FEET;

THENCE NORTH 06 DEGREES 06 MINUTES 05 SECONDS EAST, A DISTANCE OF 6.56 FEET;

THENCE NORTH 06 DEGREES 14 MINUTES 21 SECONDS WEST, A DISTANCE OF 10.93 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 23 DEGREES 7 MINUTES 21 SECONDS EAST, A RADIAL DISTANCE OF 40.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23 DEGREES 07 MINUTES 21 SECONDS, A DISTANCE OF 16.14 FEET;

THENCE ALONG A NON-TANGENT LINE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 09 DEGREES 58 MINUTES 26 SECONDS WEST, A DISTANCE OF 81.23 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 00 DEGREES 23 MINUTES 11 SECONDS EAST, A RADIAL DISTANCE OF 40.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 50 MINUTES 19 SECONDS, A DISTANCE OF 10.36 FEET;

THENCE ALONG A NON-TANGENT LINE, NORTH 01 DEGREE 41 MINUTES 46 SECONDS EAST, A DISTANCE OF 18.81 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 05 SECONDS WEST, A DISTANCE OF 742.54 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 15.71 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 55 SECONDS EAST, A DISTANCE OF 52.92 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,819.50 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 47 MINUTES 7 SECONDS, A DISTANCE OF 88.45 FEET;

THENCE ALONG A NON-TANGENT LINE,

SOUTH 72 DEGREES 28 MINUTES 43 SECONDS EAST, A DISTANCE OF 2.96 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 07 MINUTES 20 SECONDS, A DISTANCE OF 24.65 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,863.52 FEET AND A CENTRAL ANGLE OF 01 DEGREE 45 MINUTES 30 SECONDS;

THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 57.19 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 61 DEGREES 49 MINUTES 33 SECONDS WEST, A RADIAL DISTANCE OF 35.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 12 MINUTES 10 SECONDS, A DISTANCE OF 17.23 FEET;

THENCE ALONG A NON-TANGENT LINE, SOUTH 89 DEGREES 58 MINUTES 16 SECONDS EAST, A DISTANCE OF 35.00 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 88 DEGREES 11 MINUTES 42 SECONDS EAST, A RADIAL DISTANCE OF 35.78 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20 DEGREES 10 MINUTES 54 SECONDS, A DISTANCE OF 12.60 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 71 DEGREES 30 MINUTES 45 SECONDS EAST, A RADIAL DISTANCE OF 35.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78 DEGREES 59 MINUTES 30 SECONDS, A DISTANCE OF 48.25 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1,891.52 FEET AND A CENTRAL ANGLE OF 05 DEGREES 31 MINUTES 07 SECONDS;

THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 182.19 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 13 DEGREES 27 MINUTES 34 SECONDS;

THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 70.47 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 09 DEGREES 47 MINUTES 08 SECONDS;

THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 51.24 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,879.52 FEET AND A CENTRAL ANGLE OF 06 DEGREES 05 MINUTES 49 SECONDS;

THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 200.00 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A

CENTRAL ANGLE OF 93 DEGREES 24 MINUTES 08 SECONDS;

THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 57.05 FEET;

THENCE ALONG A NON-TANGENT LINE, SOUTH 63 DEGREES 49 MINUTES 45 SECONDS EAST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 26 DEGREES 10 MINUTES 15 SECONDS EAST, A DISTANCE OF 15.21 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 03 MINUTES 19 SECONDS, A DISTANCE OF 55.01 FEET;

THENCE SOUTH 63 DEGREES 46 MINUTES 26 SECONDS EAST, A DISTANCE OF 447.61 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11 DEGREES 28 MINUTES 42 SECONDS, A DISTANCE OF 60.10 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 11 DEGREES 28 MINUTES 42 SECONDS;

THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 60.10 FEET;

THENCE SOUTH 63 DEGREES 46 MINUTES 26 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 54.97 FEET;

THENCE ALONG A NON-TANGENT LINE, SOUTH 63 DEGREES 46 MINUTES 26 SECONDS EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 83 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 38.18 FEET;

THENCE SOUTH 63 DEGREES 46 MINUTES 26 SECONDS EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 26 DEGREES 13 MINUTES 34 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20 DEGREES 46 MINUTES 19 SECONDS, A DISTANCE OF 36.25 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 02 DEGREES 05 MINUTES 50

SECONDS;

THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 3.66 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 40 MINUTES 28 SECONDS, A DISTANCE OF 32.59 FEET;

THENCE SOUTH 26 DEGREES 13 MINUTES 34 SECONDS WEST, A DISTANCE OF 35.72 FEET;

THENCE SOUTH 03 DEGREES 45 MINUTES 46 SECONDS EAST, A DISTANCE OF 696.24 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 06 DEGREES 30 MINUTES 28 SECONDS EAST, A RADIAL DISTANCE OF 11,602.57 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREE 3 MINUTES 36 SECONDS, A DISTANCE OF 214.66 FEET;

THENCE ALONG A NON-TANGENT LINE, SOUTH 85 DEGREES 2 MINUTES 8 SECONDS WEST, A DISTANCE OF 638.36 FEET;

THENCE NORTH 86 DEGREES 30 MINUTES 59 SECONDS WEST, A DISTANCE OF 686.71 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 2,127,060 SQUARE FEET OR 48.831 ACRES, MORE OR LESS.

NOTE: The above described legal is based on the pending recordation of the Minor Land Division for Verrado Marketside East, but does not include minor Right of Way "slivers" that have yet to be dedicated along Verrado way via a separate MOD to be processed by DMB.

Net acreage per the above pending MLD is 48.83 Acres or 2,127,060 SF
Net acreage Post Verrado road dedication is 48.78 acres or 2,124,919 SF (pending completion by DMB) subject to change.

PROJECT INFORMATION

NAME: VERRADO MARKETPLACE

OWNER VESTAR
2415 E Camelback Rd
#100, Phoenix, AZ 85016
602-866-0900

PROJECT ADDRESS: SEC OF W MCDOWELL RD & N VERRADO WAY
BUCKEYE, ARIZONA 85396

PARCEL NUMBER:
502-82-920
502-82-921
502-82-922
502-82-923
502-82-924

ZONING: PC (PLANNED COMMUNITY)

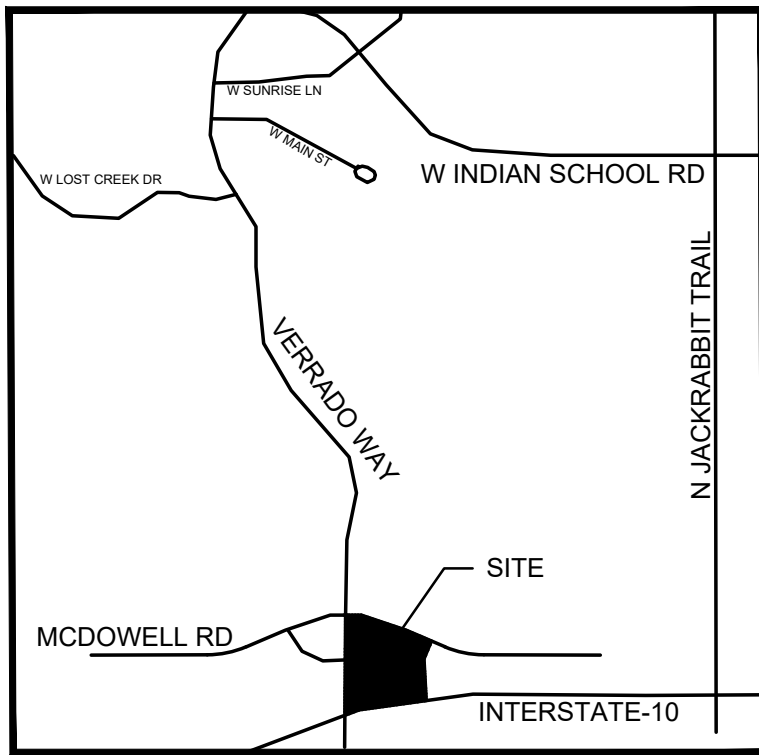
GROSS AREA: 2,404,897 SF (55.20 ACRES)

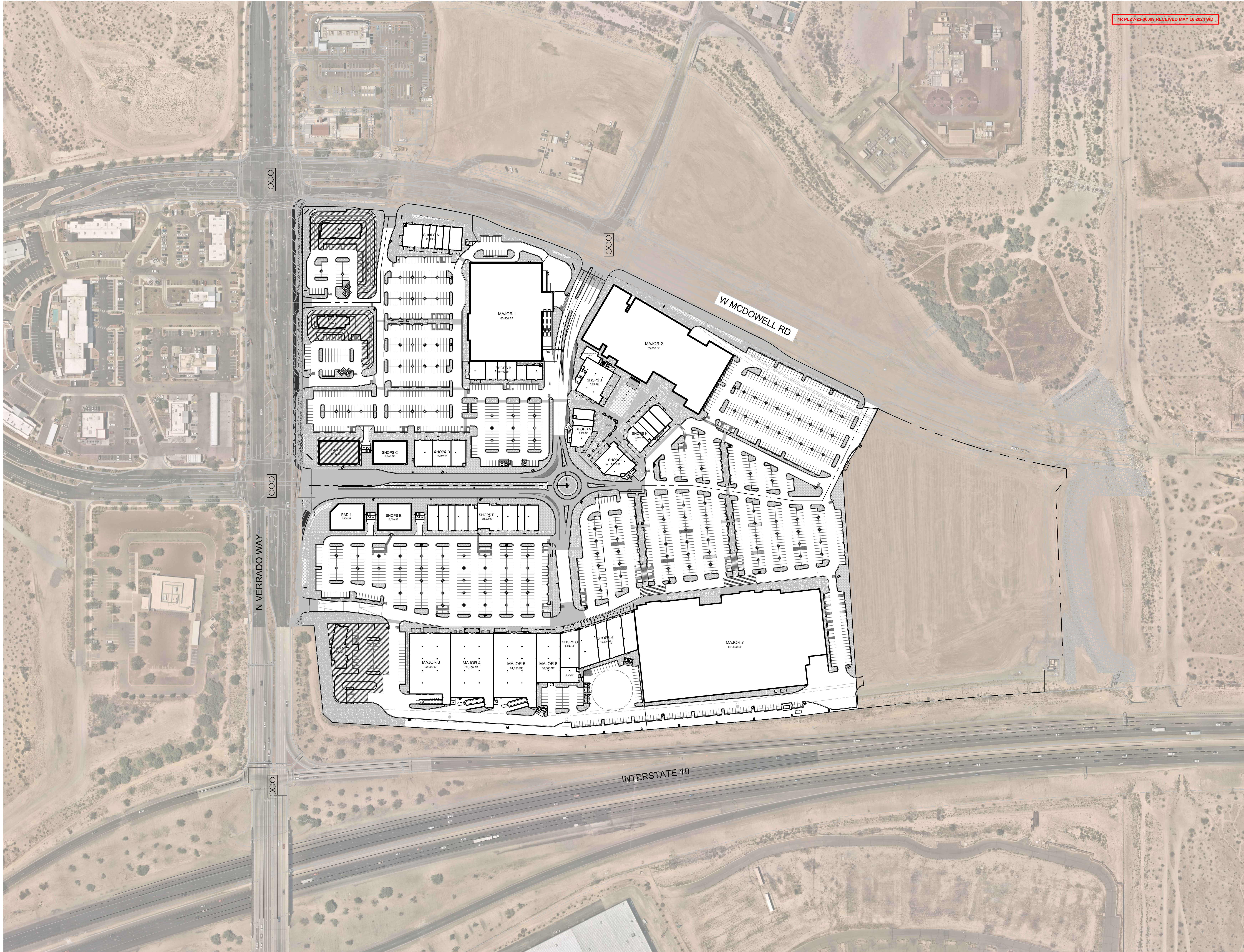
NET AREA: 2,127,060 SF (48.83 ACRES) *PENDING MLD*

DEVELOPMENT OPTION: COMMERCIAL/MIXED USE, HIGH

DESCRIPTION OF REQUEST:

DEVELOPMENT OF A COMMERCIAL MIXED-USE PROJECT OF APPROXIMATELY 520,000 GSF OF ONE-STORY RETAIL, RESTAURANT, GROCERY, AND ENTERTAINMENT BUILDINGS. THE SITE WILL INCLUDE A CENTRAL OPEN SPACE PLAZA WITH AMENITIES SUCH AS A TURF LAWN, SPLASH PAD, AND OUTDOOR GAMING AREA.





VERRADO MARKETPLACE
SITE PLAN SUBMITTAL PLZV-23-00009
4TH SUBMITTAL
VERRADO WAY & MCDOWELL RD, BUCKEYE, AZ 85396

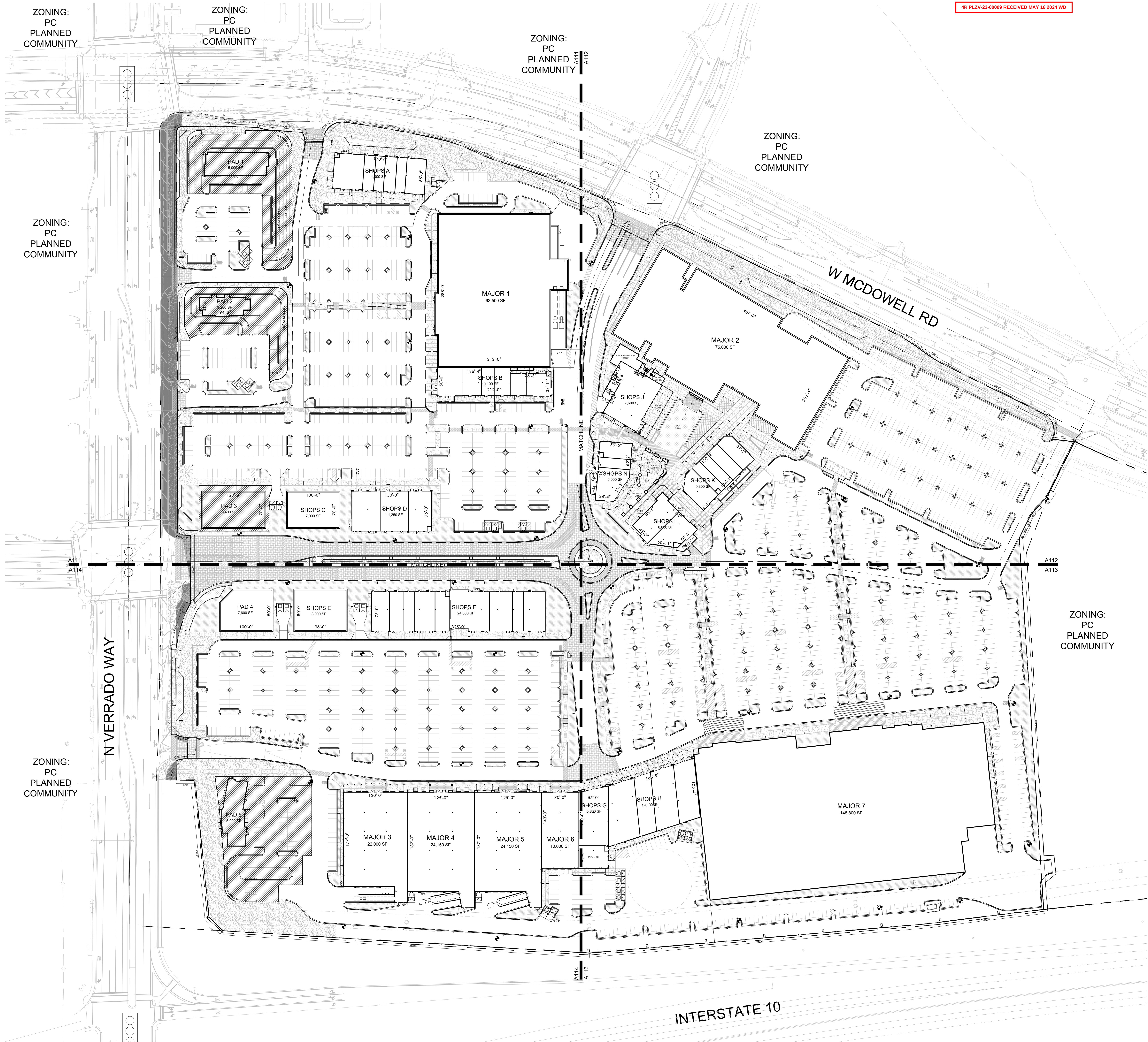
Date
MAY 15, 2024

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Project No.
22110

A109
CONTEXT PLAN



4R PLZV-23-00009 RECEIVED MAY 16 2024 WD

PROJECT INFORMATION

NAME : VERRADO MARKETPLACE
OWNER & DEVELOPER: VESTAR VERRADO, LLC
2415 EAST CAMELBACK ROAD, SUITE 100
PHOENIX, AZ 85016
602-866-0900
PROJECT ADDRESS: SEC OF W MCDOWELL RD & N VERRADO WAY
BUCKEYE, ARIZONA 85396
PARCEL NUMBER: 502-82-920
502-82-921
502-82-922
502-82-923
502-82-924

ZONING: PC (PLANNED COMMUNITY)
CURRENT LAND USE DESIGNATION: MASTER PLAN COMMUNITY
CURRENT ZONING DISTRICT DESIGNATION: PLANNED COMMUNITY
GROSS AREA : 2,404,897 SF (55.20 ACRES)
NET AREA : 2,127,060 SF (48.83 ACRES) PENDING MLD
DEVELOPMENT OPTION: COMMERCIAL/MIXED USE, HIGH

REQUIRED BUILDING SETBACK: 0 FT
REQUIRED LANDSCAPE SETBACK: 0 FT
NUMBER OF BUILDINGS: 25 BUILDINGS
TOTAL BUILDING SQFT: 521,150 SF
COMMERCIAL LOT COVERAGE: 0.24

STREET DESIGNATIONS: N VERRADO WAY- MAJOR ARTERIAL -
TOTAL WIDTH +/- 122'-10" VARIES
W MCDOWELL RD - MAJOR ARTERIAL -
TOTAL WIDTH +/- 114'-0" VARIES

PARKING: PARKING RATIO 4.29/1000
PARKING REQ. (2 SPACES/1,000 SF) 1,039 SPACES
PARKING PROVIDED 2,240 SPACES
ADA SPACES REQ. (5% OF REQ. SPACES) 52 SPACES
ADA SPACES PROVIDED 66 SPACES
LOADING AREA REQ. (2 SPACES/10,000 SF) 104 SPACES
LOADING AREA PROVIDED 11 SPACES

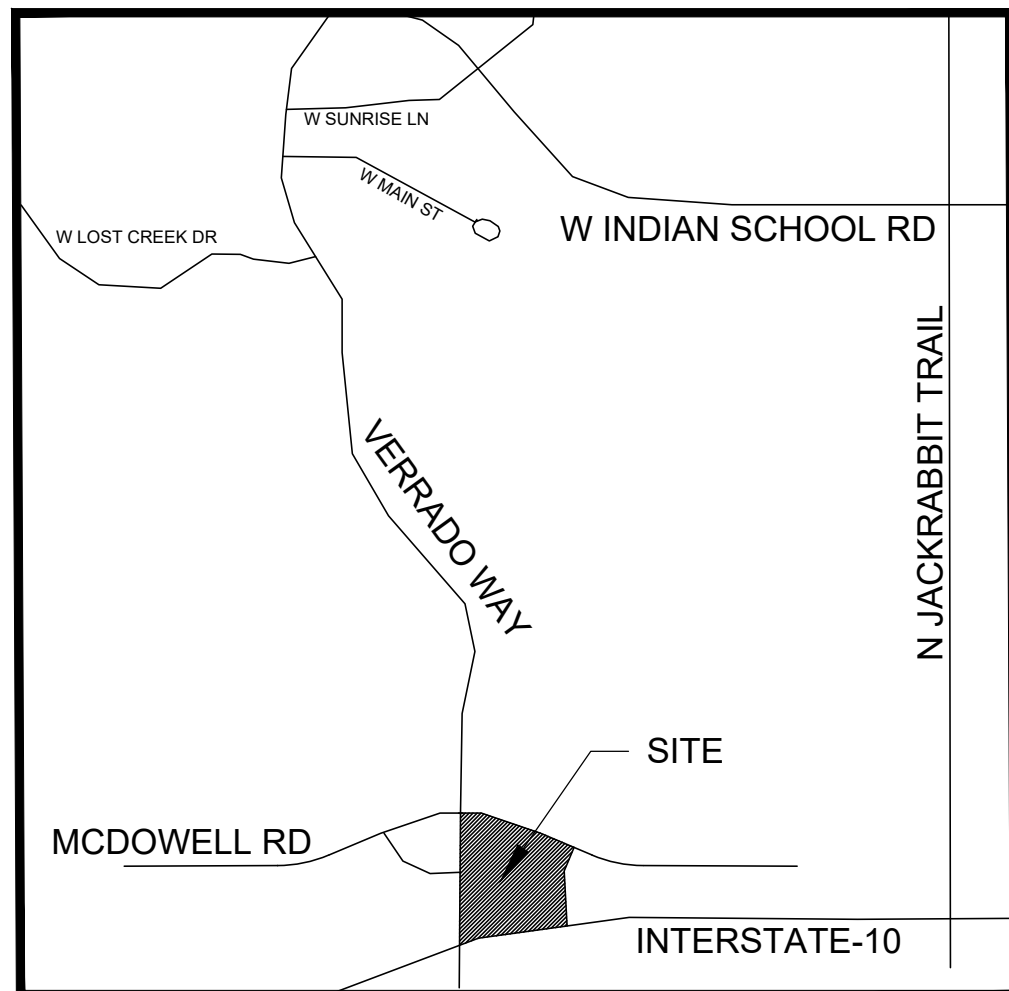
PAVING AREA (INSIDE PROPERTY LINE): 1,259,074 SF (59.9%)
OPEN AREA REQ: 5%
OPEN AREA PROV: 166,622 SF (7.9%)
COVERAGE AREA: 554,773 SF (26.4%)

MAXIMUM PERMITTED COVERAGE AREA 90%
MAX BUILDING HEIGHT 6 STORIES OR 84'

BUILDING HEIGHTS:
PAD 1 N/A (SEE GENERAL SITE NOTE 5)
PAD 2 N/A (SEE GENERAL SITE NOTE 5)
PAD 3 N/A
PAD 4 N/A
PAD 5 N/A (SEE GENERAL SITE NOTE 5)
SHOPS A 25'-10" FT
SHOPS B 26'-4" FT
SHOPS C N/A
SHOPS D 23'-0" FT
SHOPS E N/A
SHOPS F 25'-0" FT
SHOPS G 26'-0" FT
SHOPS H 25'-0" FT
(SHOPS LETTER I OMITTED)
SHOPS J 27'-0" FT
SHOPS K 23'-4" FT
SHOPS L 26'-0" FT
(SHOPS LETTER M OMITTED)
SHOPS N 21'-8" FT
MAJOR 1 38'-0" FT
MAJOR 2 53'-0" FT
MAJOR 3 30'-0" FT
MAJOR 4 34'-0" FT
MAJOR 5 28'-6" FT
MAJOR 6 32'-0" FT
MAJOR 7 32'-0" FT

GENERAL SITE NOTES

- ALL SITE REQUIREMENTS ARE BASED ON EXHIBIT "B" CATERPILLAR (VERRADO) COMMUNITY MASTER PLAN. ALL HEIGHT REQUIREMENTS, OPEN SPACE, AND SETBACKS ARE BASED ON THE COMMERCIAL/MIXED-USE, HIGH DESIGNATION.
- SCREEN WALLS WILL BE SUFFICIENT TO SCREEN EQUIPMENT AND REFUSE AREAS FROM PEDESTRIAN AND VEHICULAR TRAFFIC.
- SIGN REGULATIONS, PARKING REGULATIONS, AND ADDITIONAL REQUIREMENTS SHALL CONFORM TO THE CITY OF BUCKEYE DEVELOPMENT CODE.
- ALL COMMERCIAL AND INDUSTRIAL SITE PLANS SHALL COMPLY WITH COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS AND GUIDELINES IN THE CITY OF BUCKEYE DEVELOPMENT CODE
- PADS 1, 2 AND 5 ARE PRELIMINARY BUILDING AND PARKING LAYOUTS. BUILDING ORIENTATION IS FIXED, BUT FUTURE TENANT TO FINALIZE BUILDING FOOTPRINT, PATIOS AND VEHICULAR CIRCULATION.



VICINITY MAP N.T.S.
NORTH

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VERRADO MARKETPLACE
SITE PLAN SUBMITTAL PLZV-23-00009
4TH SUBMITTAL
VERRADO WAY & MCDOWELL RD, BUCKEYE, AZ 85396

Date
MAY 15, 2024

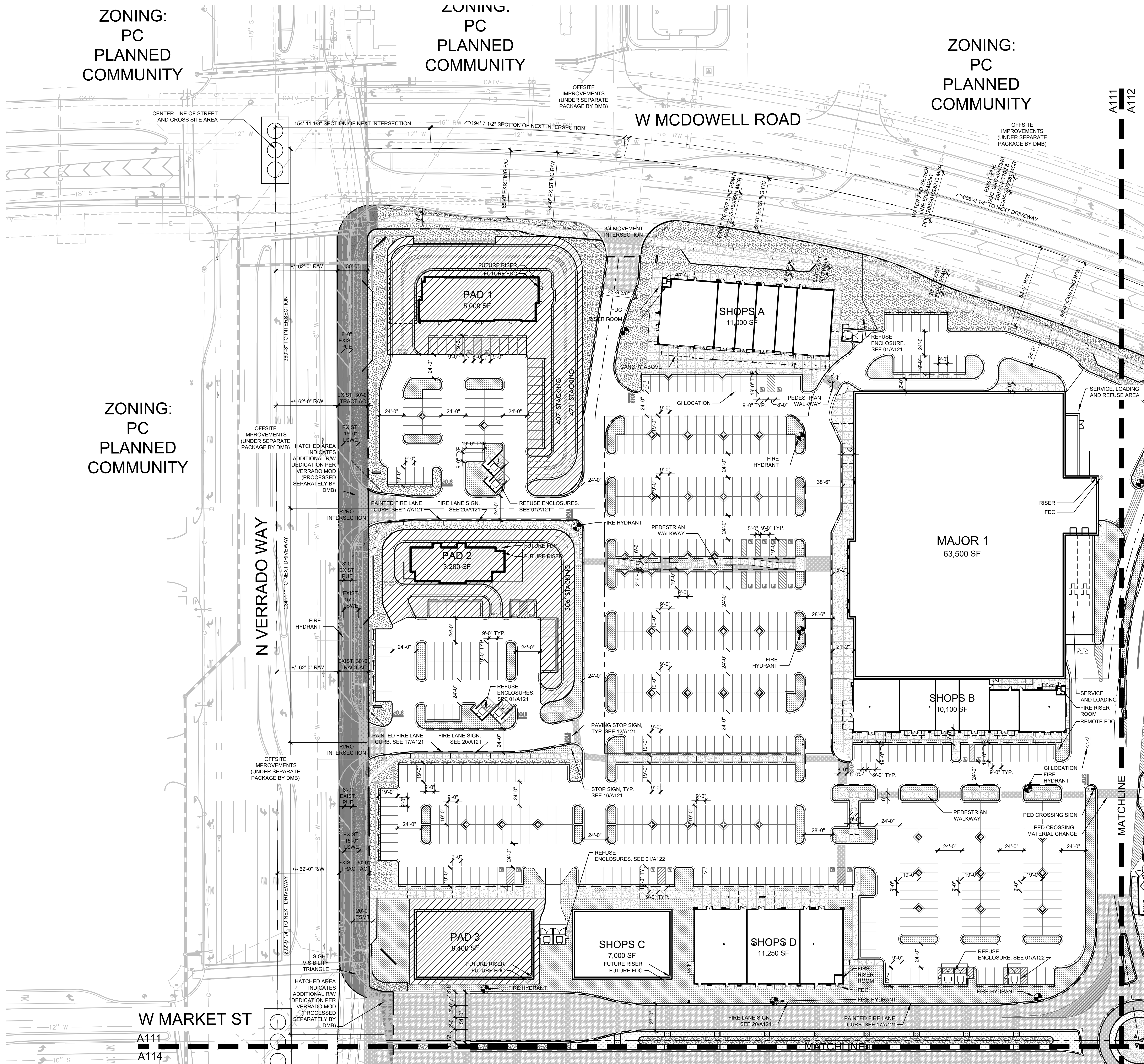
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Project No.
22110

A110
OVERALL SITE PLAN

01 SITE PLAN
SCALE: 1"=70'



01

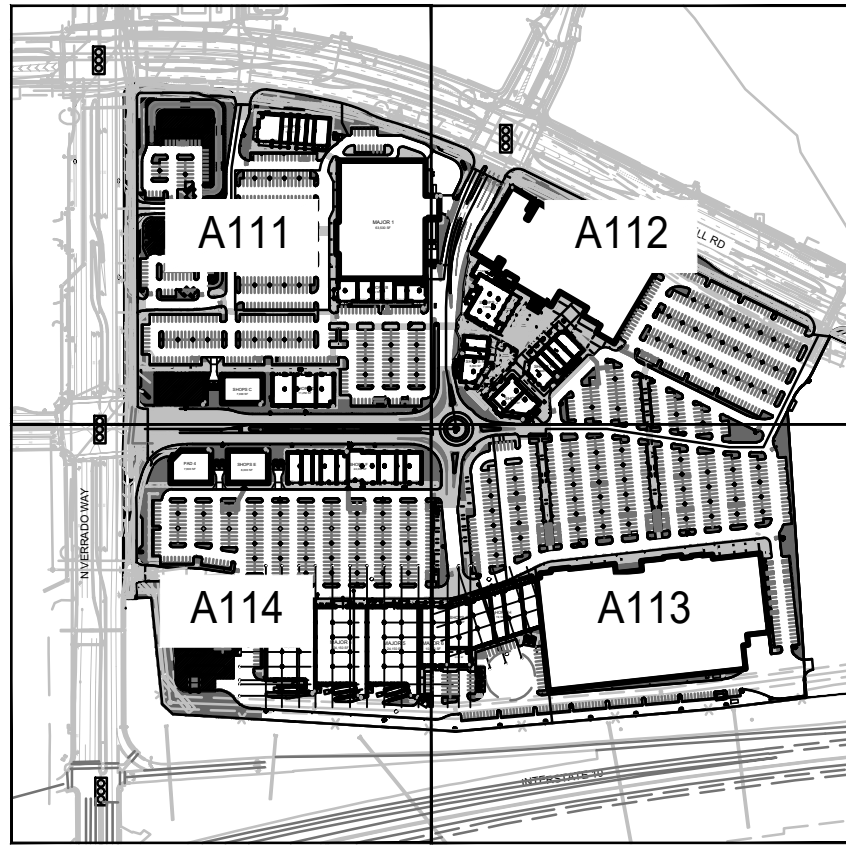
ENLARGED SITE PLAN - SECTION 1

SCALE: 1"=40'

REF:



SITE VICINITY MAP N.T.S.



PROJECT INFORMATION

GENERAL SITE NOTES

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- SCREEN WALLS WILL BE SUFFICIENT TO SCREEN EQUIPMENT AND REFUSE AREAS FROM PEDESTRIAN AND VEHICULAR TRAFFIC.
- PARKING SPACES ADJACENT TO PLANTING AREAS AND SIDE WALKS HAVE A 2' VEHICLE OVER HANG. THIS IS REPRESENTED AS A DASHED OUT LINE ON THE SITE PLAN.
- SIGN REGULATIONS, PARKING REGULATIONS, AND ADDITIONAL REQUIREMENTS SHALL CONFORM TO THE CITY OF BUCKEYE DEVELOPMENT CODE.
- ALL COMMERCIAL AND INDUSTRIAL SITE PLANS SHALL COMPLY WITH COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS AND GUIDELINES IN THE CITY OF BUCKEYE DEVELOPMENT CODE.
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VERRADO MARKETPLACE
SITE PLAN SUBMITTAL PLZV-23-00009
4TH SUBMITTAL
VERRADO WAY & MCDOWELL RD, BUCKEYE, AZ 85396

Date
MAY 15, 2024

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Project No.
22110

A111
ENLARGED SITE PLAN
SECTION 1

PROJECT INFORMATION

4R PLZV-23-00009 RECEIVED MAY 16 2024 WD

GENERAL SITE NOTES

1. ALL SITE REQUIREMENTS ARE BASED ON EXHIBIT "B" CATERPILLAR (VERRADO) COMMUNITY MASTER PLAN. ALL HEIGHT REQUIREMENTS, OPEN SPACE, AND SETBACKS ARE BASED ON THE COMMERCIAL/MIXED-USE, HIGH DESIGNATION.
2. SCREEN WALLS WILL BE SUFFICIENT TO SCREEN EQUIPMENT AND REFUSE AREAS FROM PEDESTRIAN AND VEHICULAR TRAFFIC.
3. PARKING SPACES ADJACENT TO PLANTING AREAS AND SIDE WALKS HAVE A 2' VEHICLE OVER HANG. THIS IS REPRESENTED AS A DASHED OUT LINE ON THE SITE PLAN.
4. SIGN REGULATIONS, PARKING REGULATIONS, AND ADDITIONAL REQUIREMENTS SHALL CONFORM TO THE CITY OF BUCKEYE DEVELOPMENT CODE.
5. ALL COMMERCIAL AND INDUSTRIAL SITE PLANS SHALL COMPLY WITH COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS AND GUIDELINES IN THE CITY OF BUCKEYE DEVELOPMENT CODE.
6. PADS 1, 2 AND 5 ARE PRELIMINARY BUILDING AND PARKING LAYOUTS. BUILDING ORIENTATION IS FIXED, BUT FUTURE TENANT TO FINALIZE BUILDING FOOTPRINT, PATIOS AND VEHICULAR CIRCULATION.

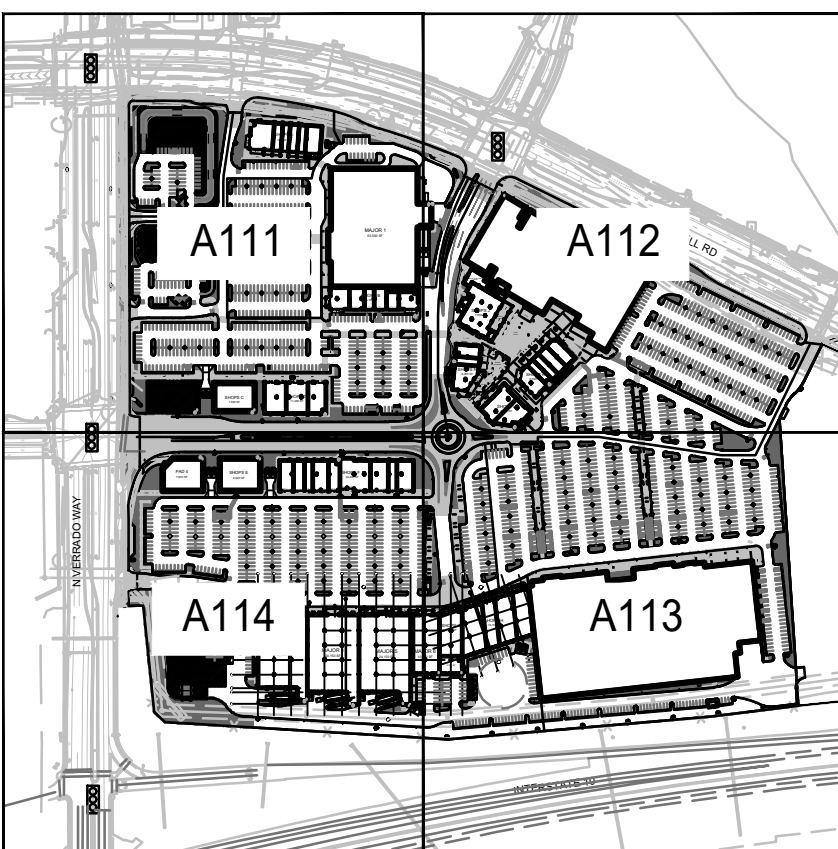
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VERRADO MARKETPLACE
SITE PLAN SUBMITTAL PLZV-23-00009
4TH SUBMITTAL
VERRADO WAY & MCDOWELL RD, BUCKEYE, AZ 85396

Date
MAY 15, 2024



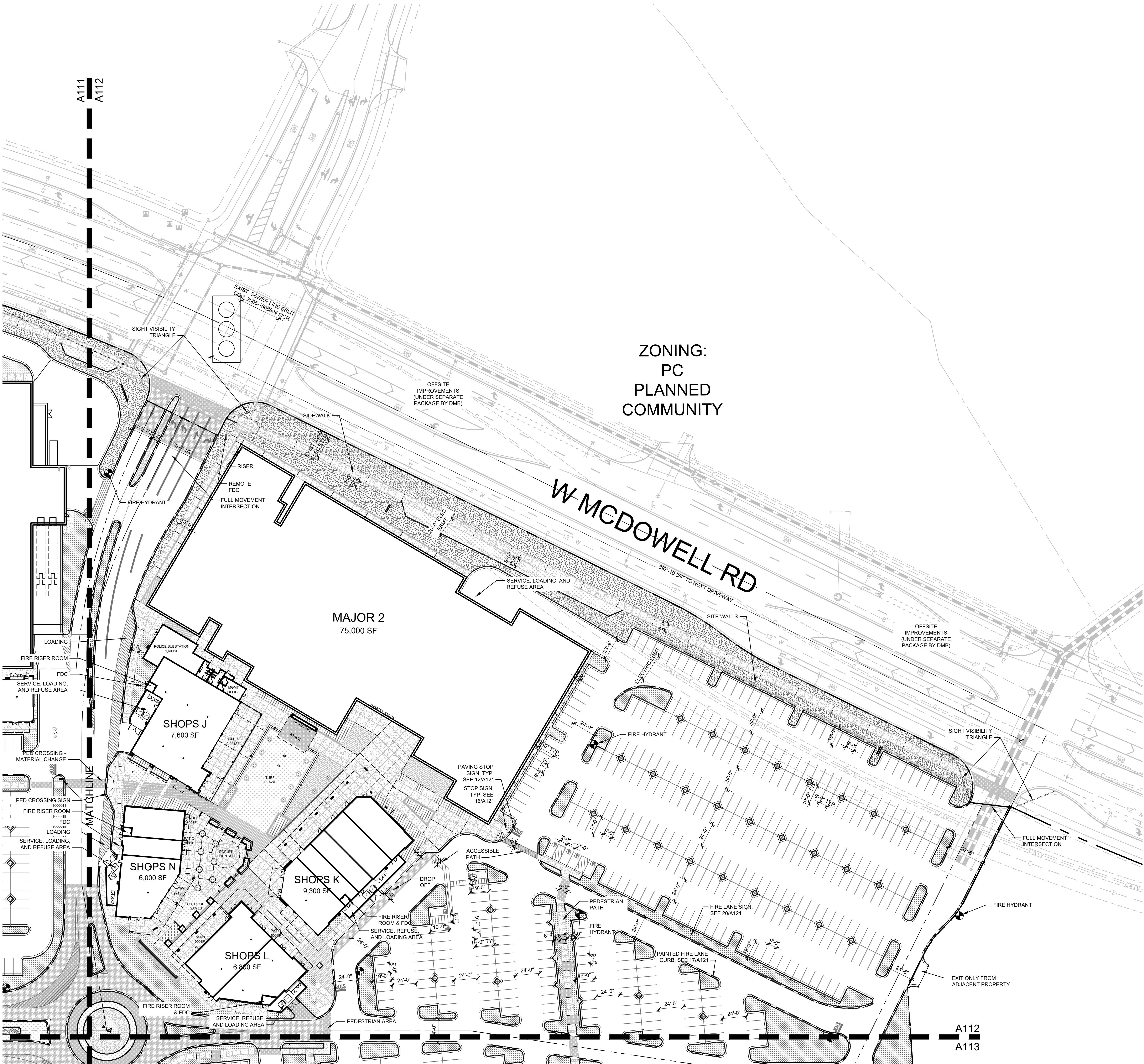
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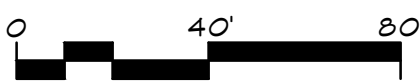
Project No.
22110

A112
ENLARGED SITE PLAN
SECTION 2

SITE VICINITY MAP N.T.S.
NORTH



01 ENLARGED SITE PLAN - SECTION 2
SCALE: 1"=40' REF:





VERRADO MARKETPLACE
SITE PLAN SUBMITTAL PLZV-23-00009
4TH SUBMITTAL
VERRADO WAY & MCDOWELL RD, BUCKEYE, AZ 85396

Date
MAY 15, 2024

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Project No. _____

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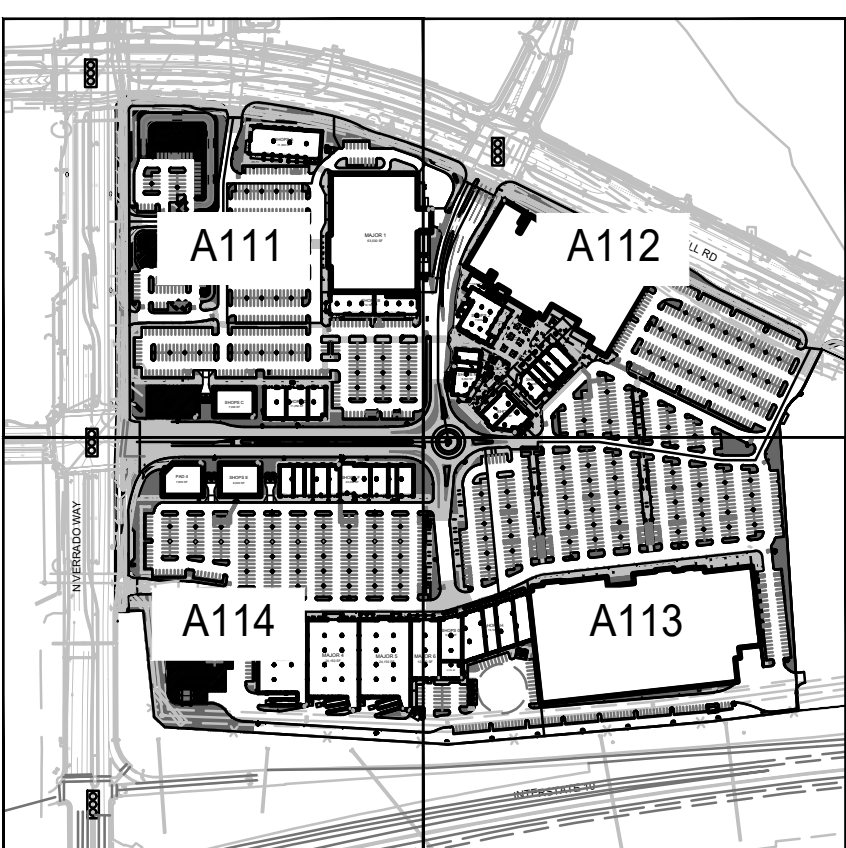
A114

ENLARGED SITE PLAN
SECTION 4

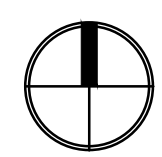
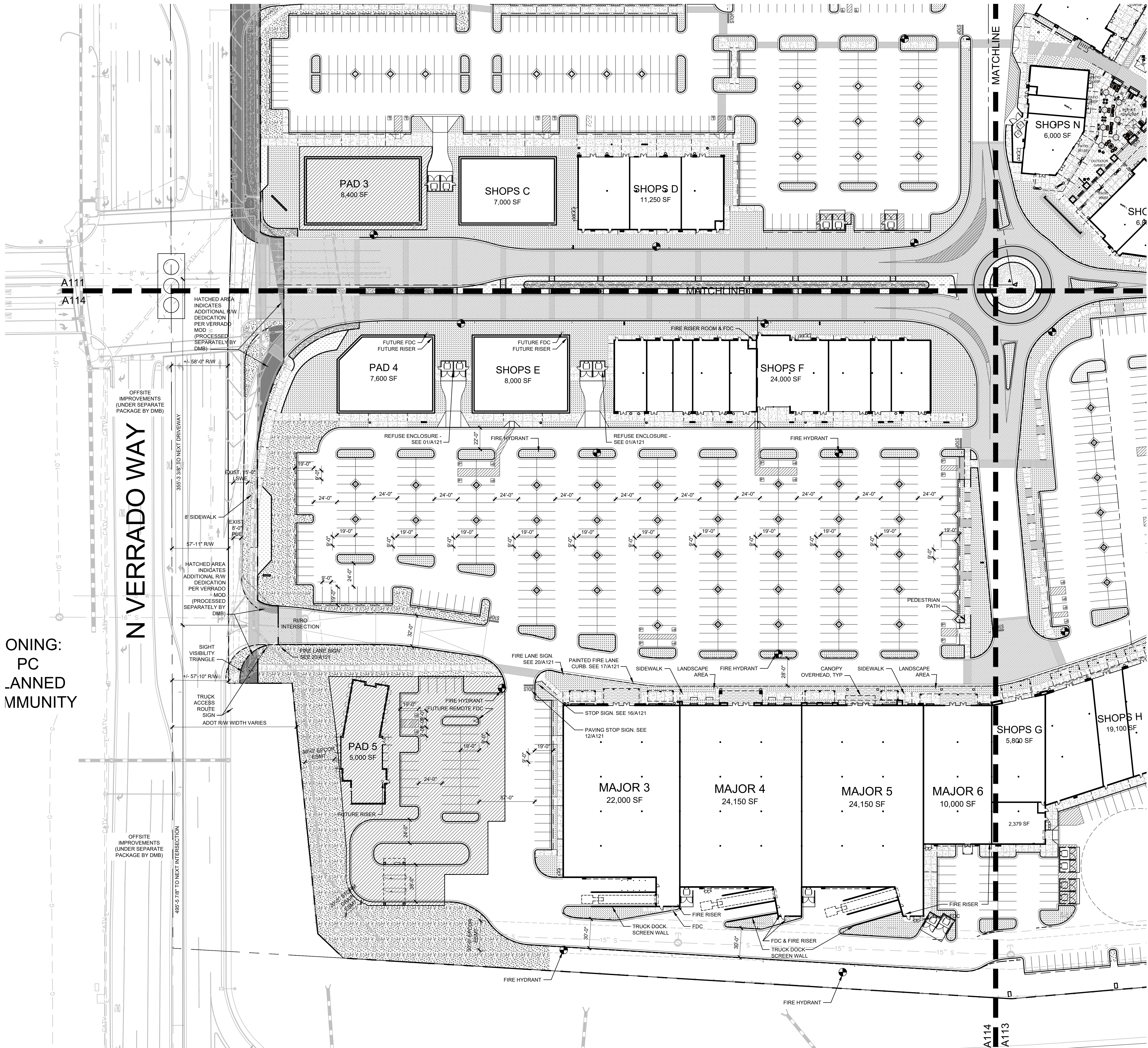
PROJECT INFORMATION

GENERAL SITE NOTES

1. ALL SITE REQUIREMENTS ARE BASED ON EXHIBIT "B" CATERPILLAR (VERRADO) COMMUNITY MASTER PLAN. ALL HEIGHT REQUIREMENTS, OPEN SPACE, AND SETBACKS ARE BASED ON THE COMMERCIAL/MIXED-USE, HIGH DESIGNATION.
2. SCREEN WALLS WILL BE SUFFICIENT TO SCREEN EQUIPMENT AND REFUSE AREAS FROM PEDESTRIAN AND VEHICULAR TRAFFIC.
3. PARKING SPACES ADJACENT TO PLANTING AREAS AND SIDE WALKS HAVE A 2' VEHICLE OVER HANG. THIS IS REPRESENTED AS A DASHED OUT LINE ON THE SITE PLAN.
4. SIGN REGULATIONS, PARKING REGULATIONS, AND ADDITIONAL REQUIREMENTS SHALL CONFORM TO THE CITY OF BUCKEYE DEVELOPMENT CODE.
5. ALL COMMERCIAL AND INDUSTRIAL SITE PLANS SHALL COMPLY WITH COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS AND GUIDELINES IN THE CITY OF BUCKEYE DEVELOPMENT CODE
6. PADS 1, 2 AND 5 ARE PRELIMINARY BUILDING AND PARKING LAYOUTS. BUILDING ORIENTATION IS FIXED, BUT FUTURE TENANT TO FINALIZE BUILDING FOOTPRINT, PATIOS AND VEHICULAR CIRCULATION.



 SITE VICINITY MAP N.T.S.



NORTH

01

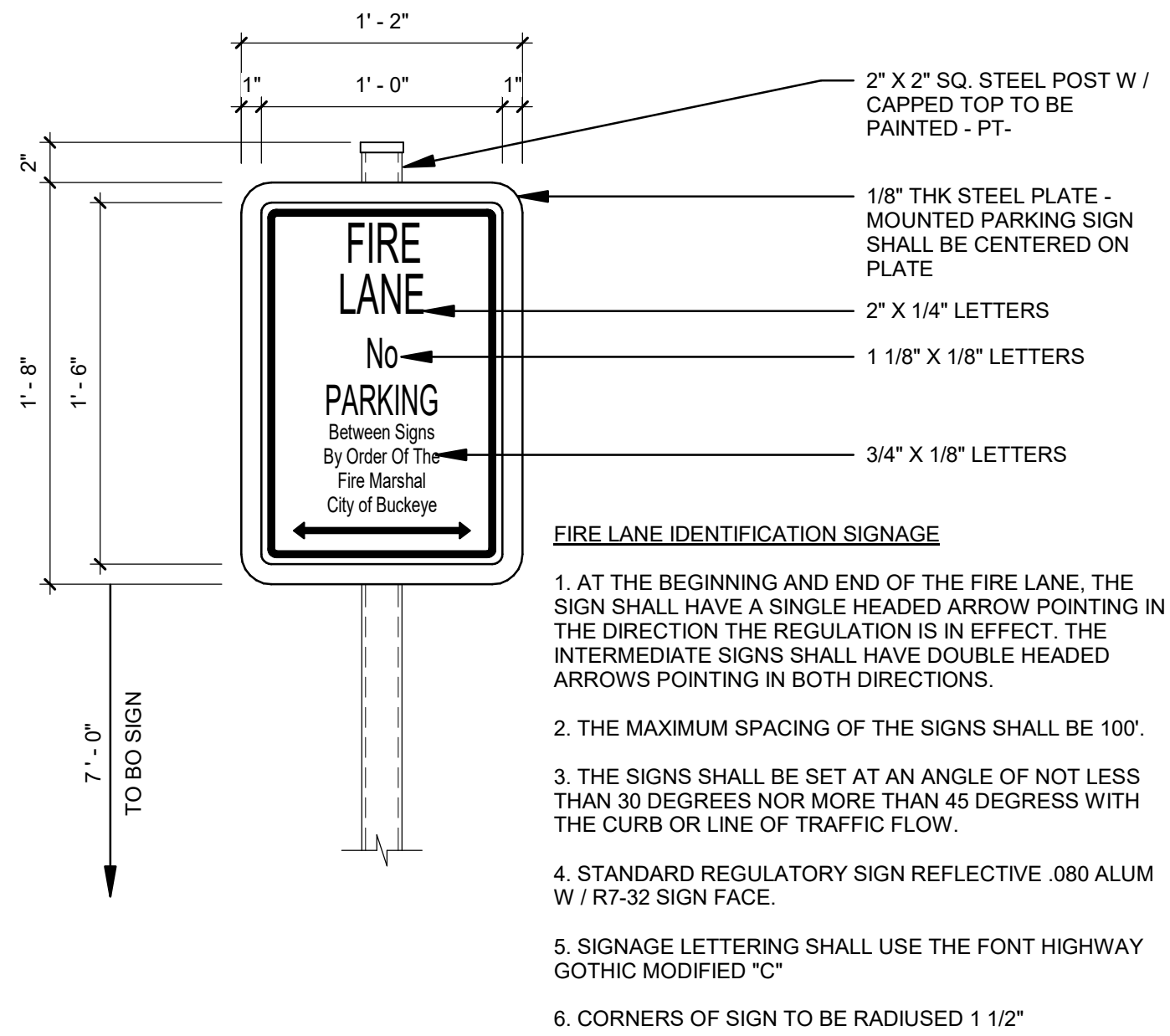
ENLARGED SITE PLAN - SECTION 4

SCALE: 1"=40'

REF:



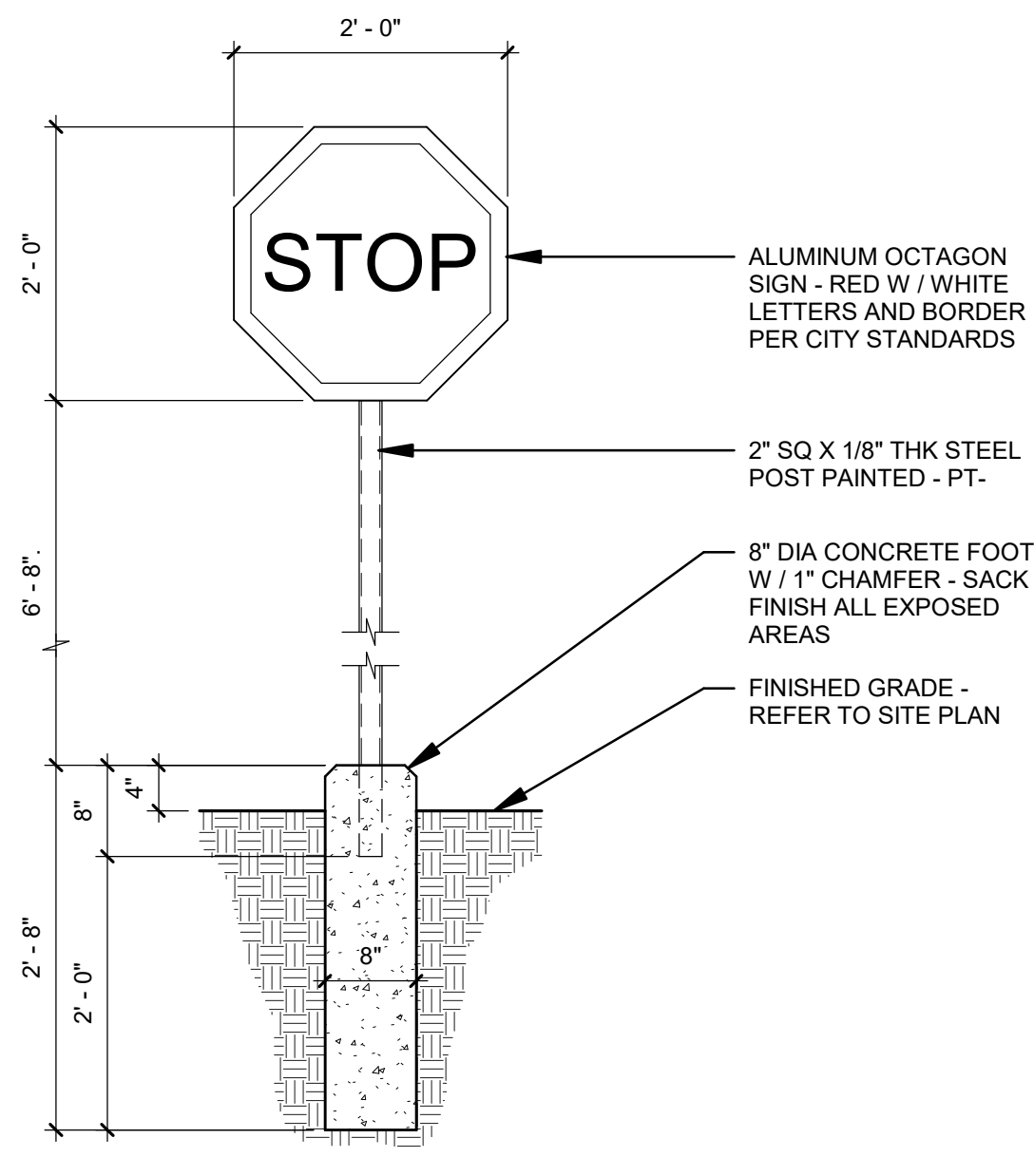
NORTH



20 FIRE LANE SIGN

SCALE: 1 1/2" = 1'-0"

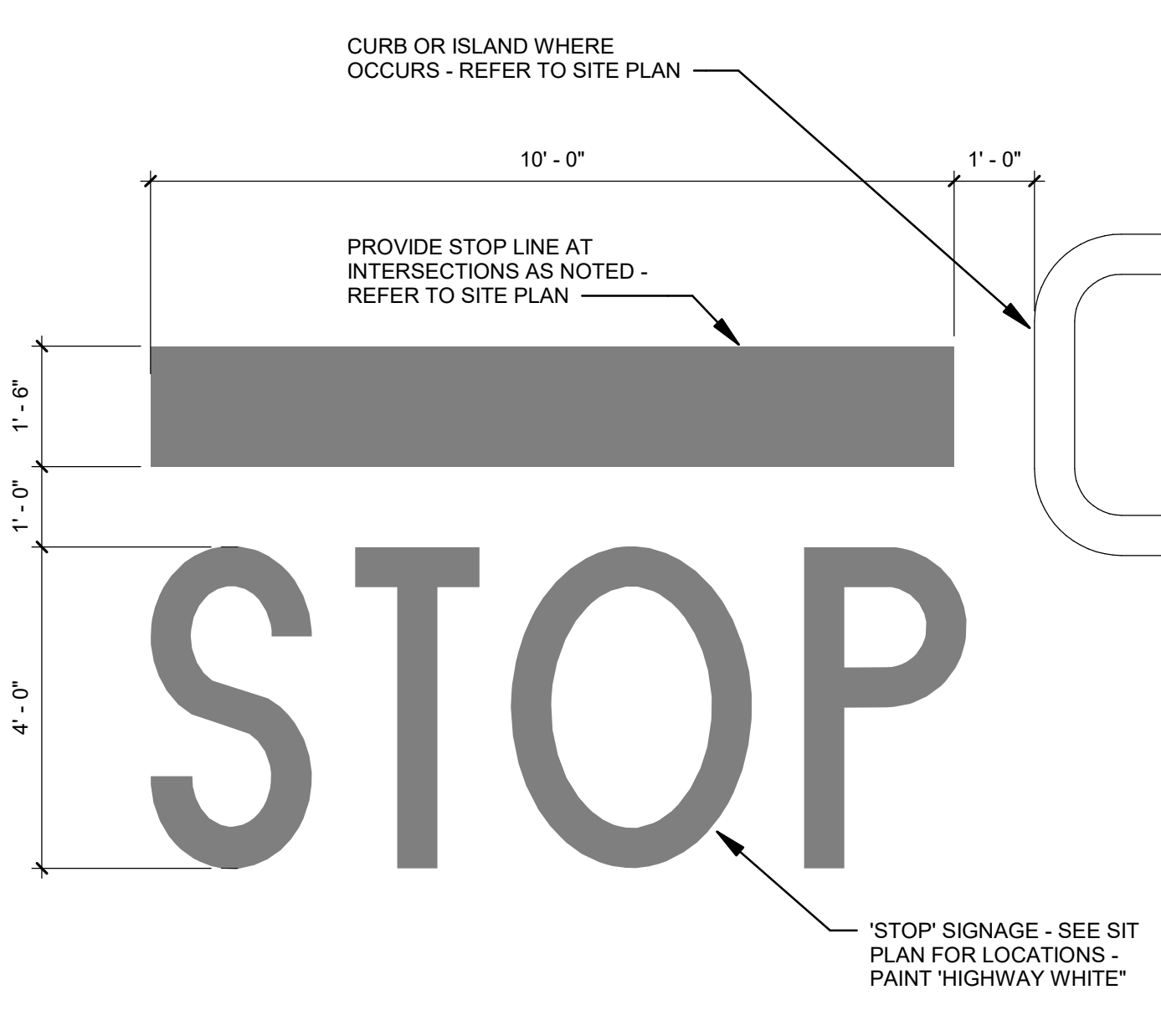
REF:



16 STOP SIGN

SCALE: 3/4" = 1'-0"

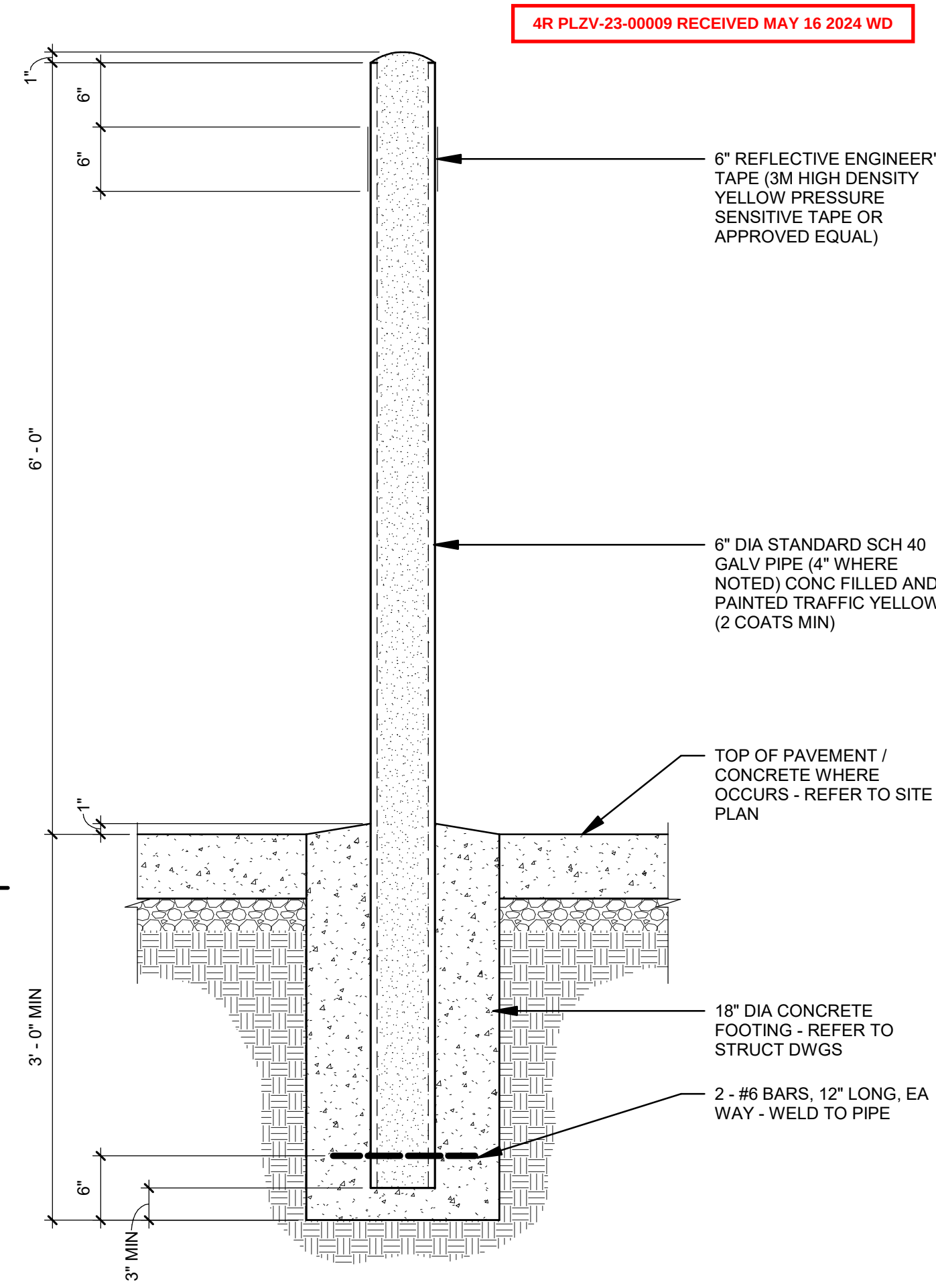
REF:



12 PAVING STOP SIGN

SCALE: 1/2" = 1'-0"

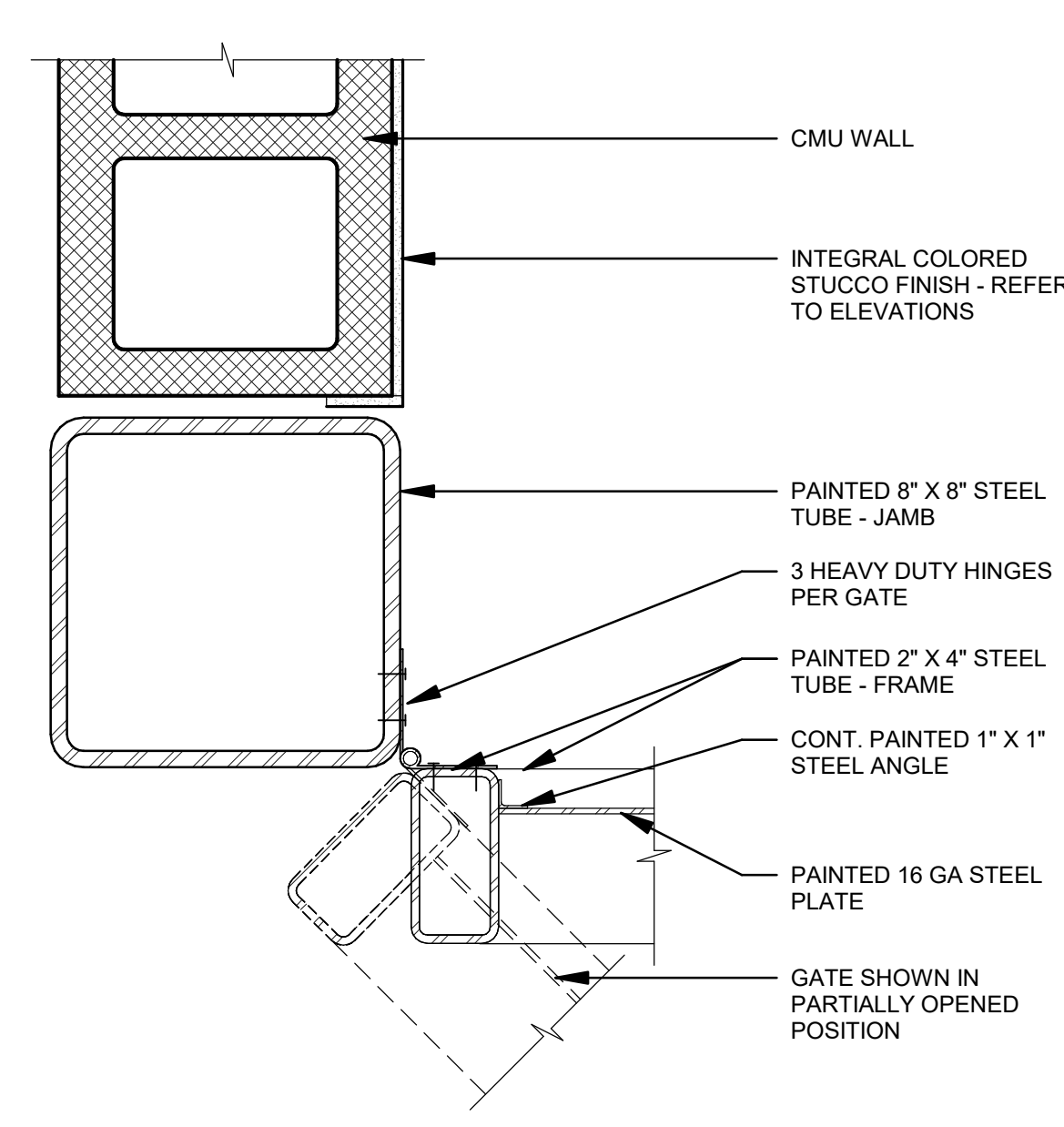
REF:



08 BOLLARD

SCALE: 1" = 1'-0"

REF:

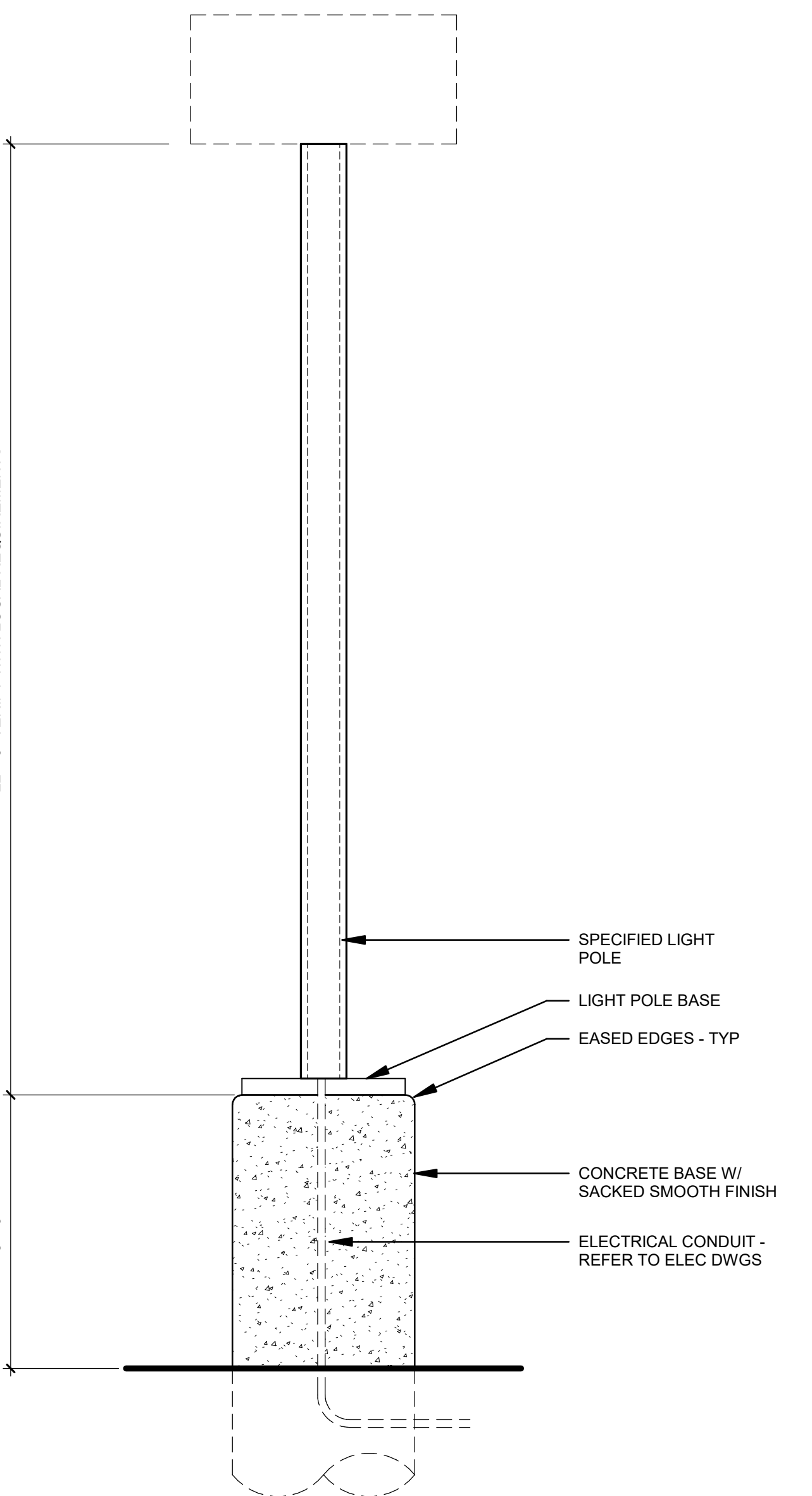


04 TRASH ENCLOSURE GATE JAMB

SCALE: 3" = 1'-0"

REF:

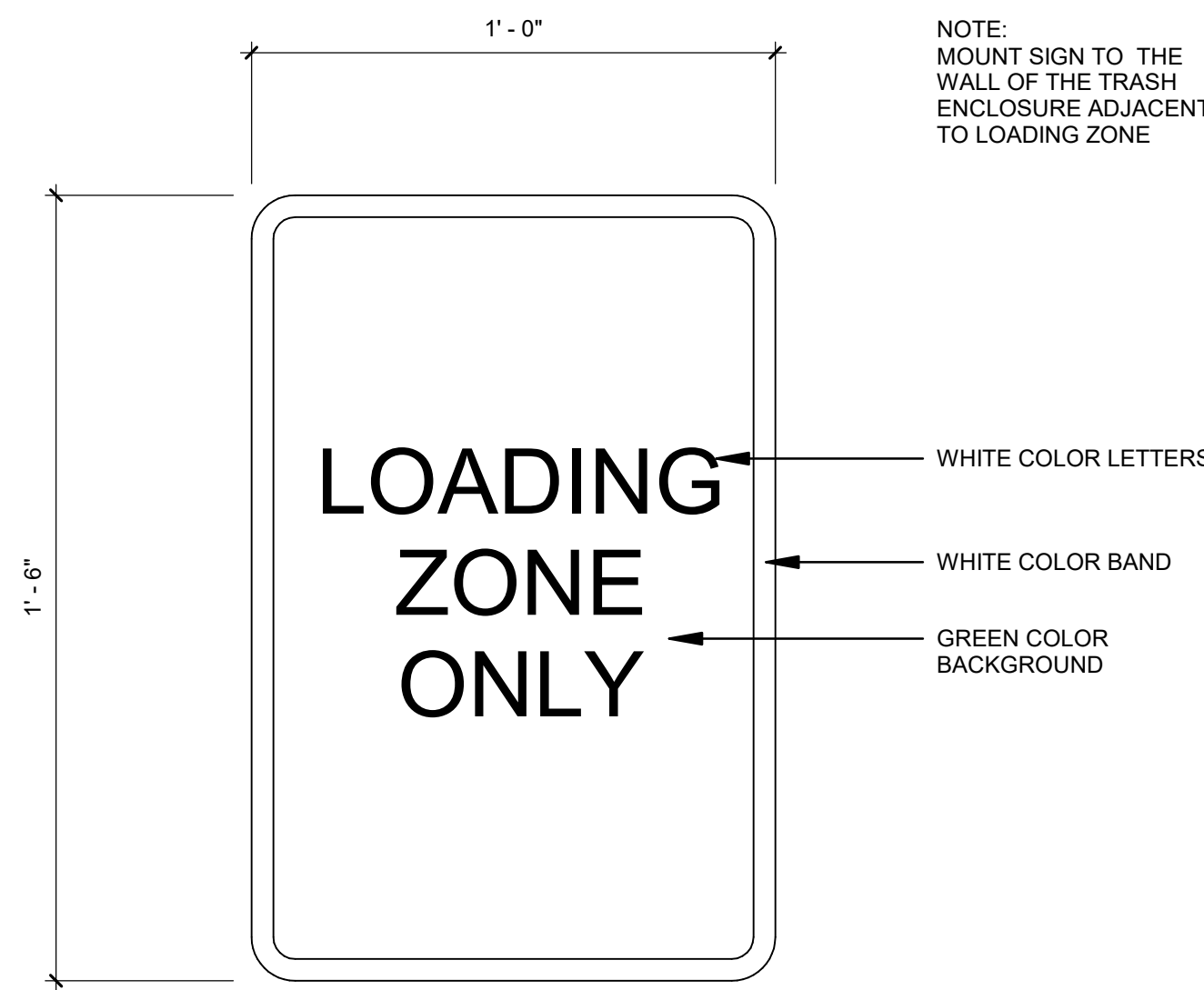
NOTES:
TRASH ENCLOSURE SHALL CONFORM TO THE CITY OF BUCKEYE PUBLIC WORKS DEPARTMENT SOLID WASTE ACCESS AND CONTAINMENT STANDARD DETAILS
PAINT ALL EXPOSED STEEL P-1



18 LIGHT POLE

SCALE: 3/4" = 1'-0"

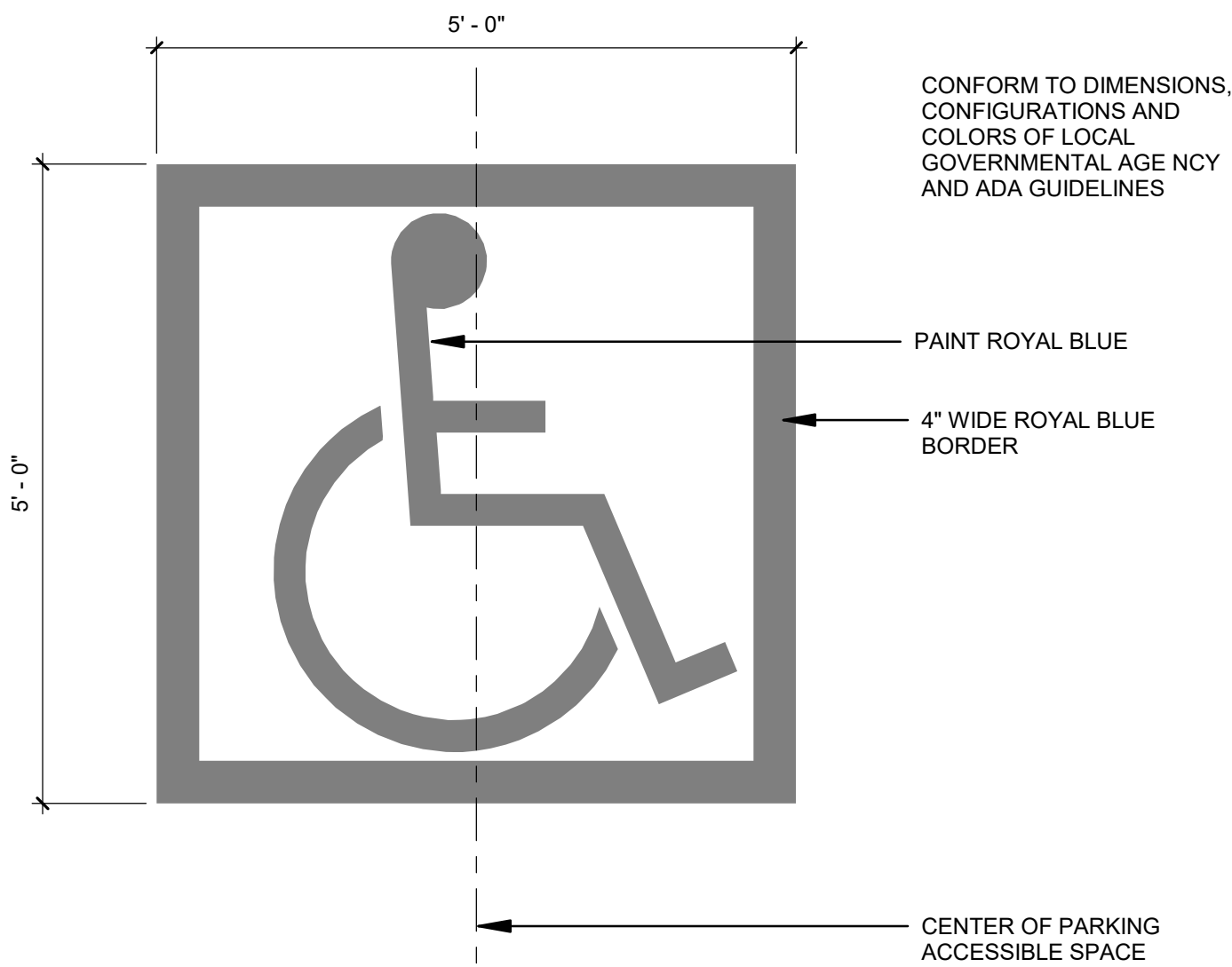
REF:



15 LOADING ZONE SIGN

SCALE: 3" = 1'-0"

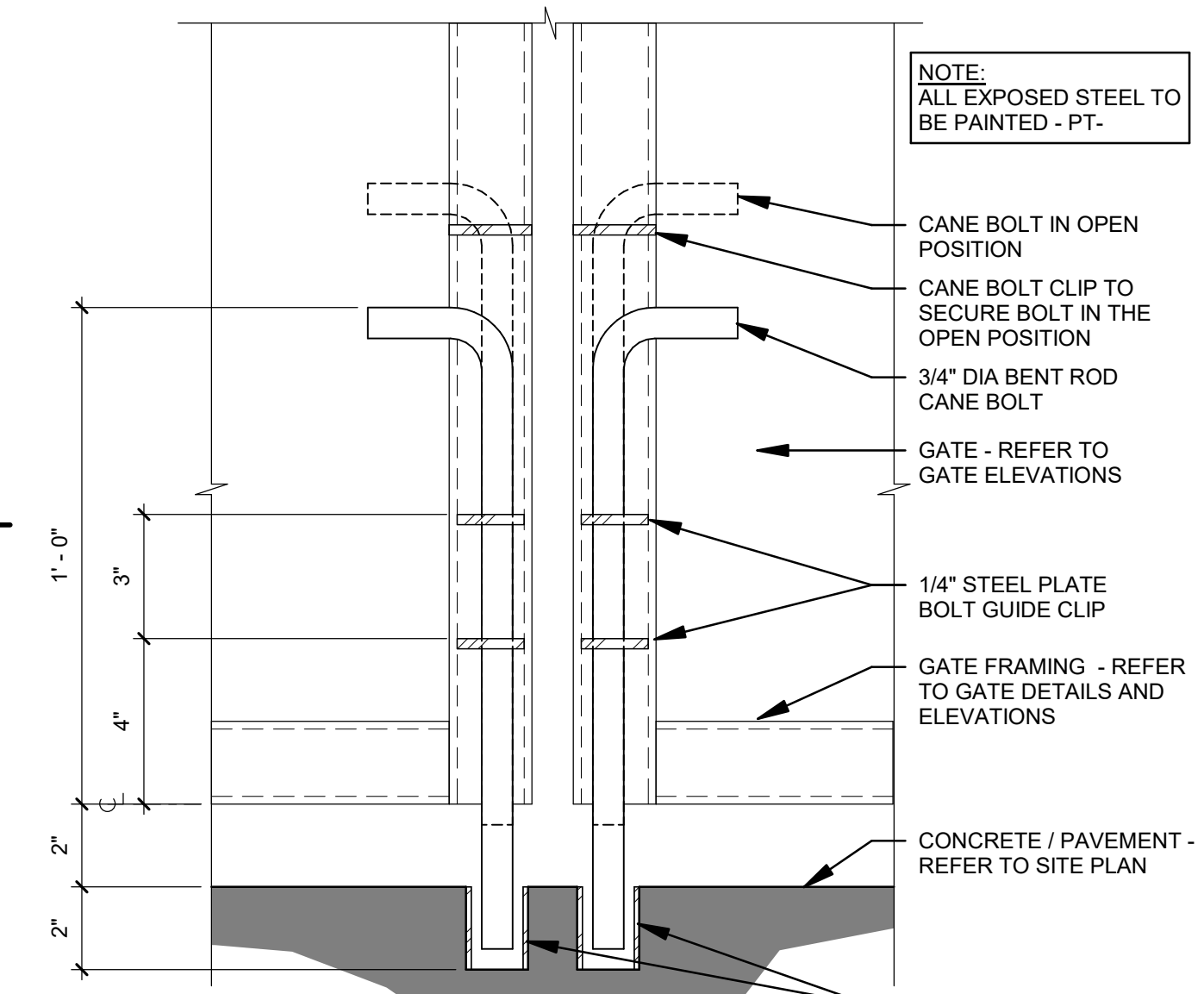
REF:



11 ACCESSIBLE PARKING SYMBOL

SCALE: 3/4" = 1'-0"

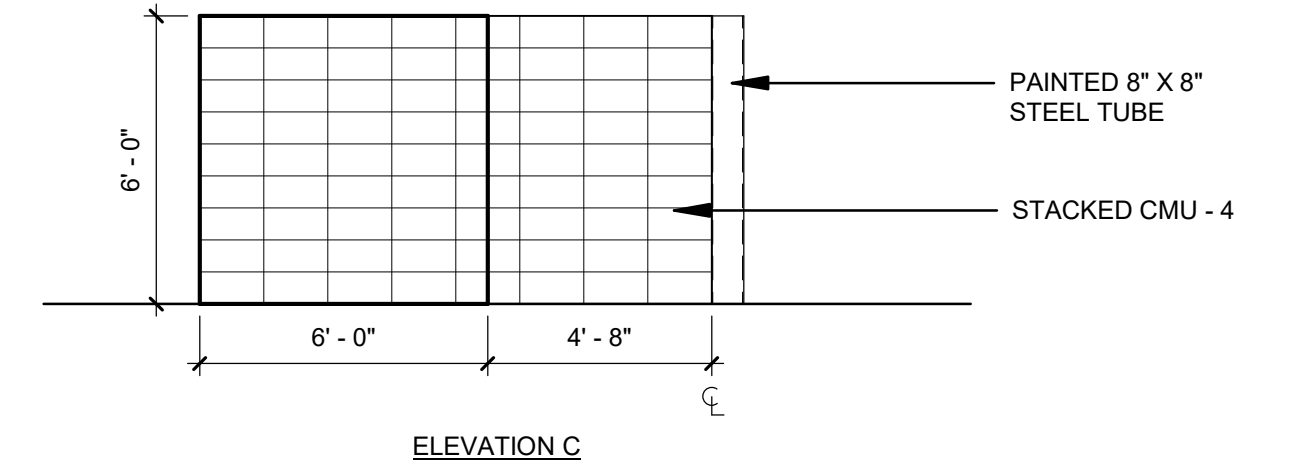
REF:



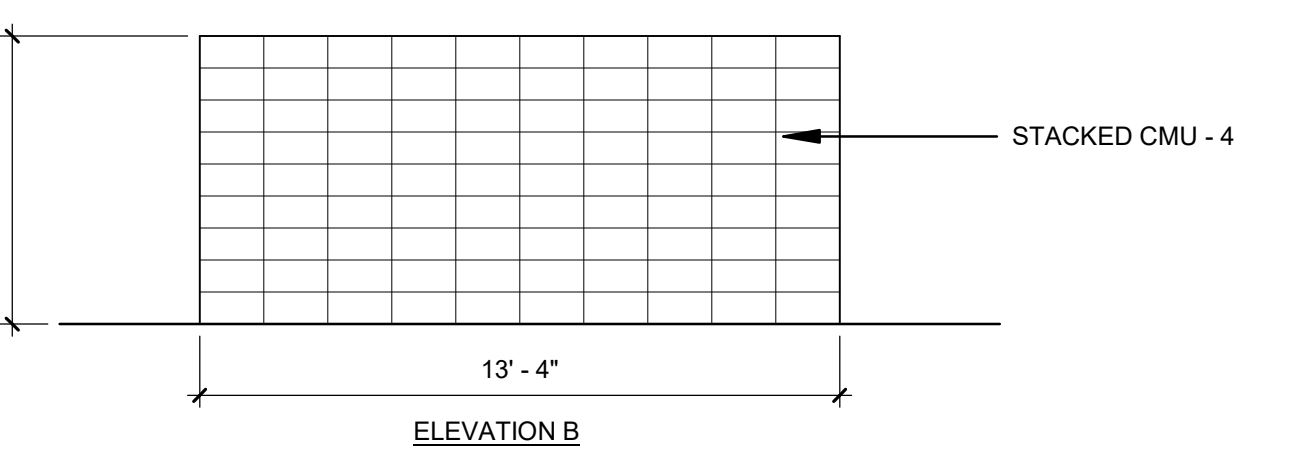
06 CANE BOLT

SCALE: 3" = 1'-0"

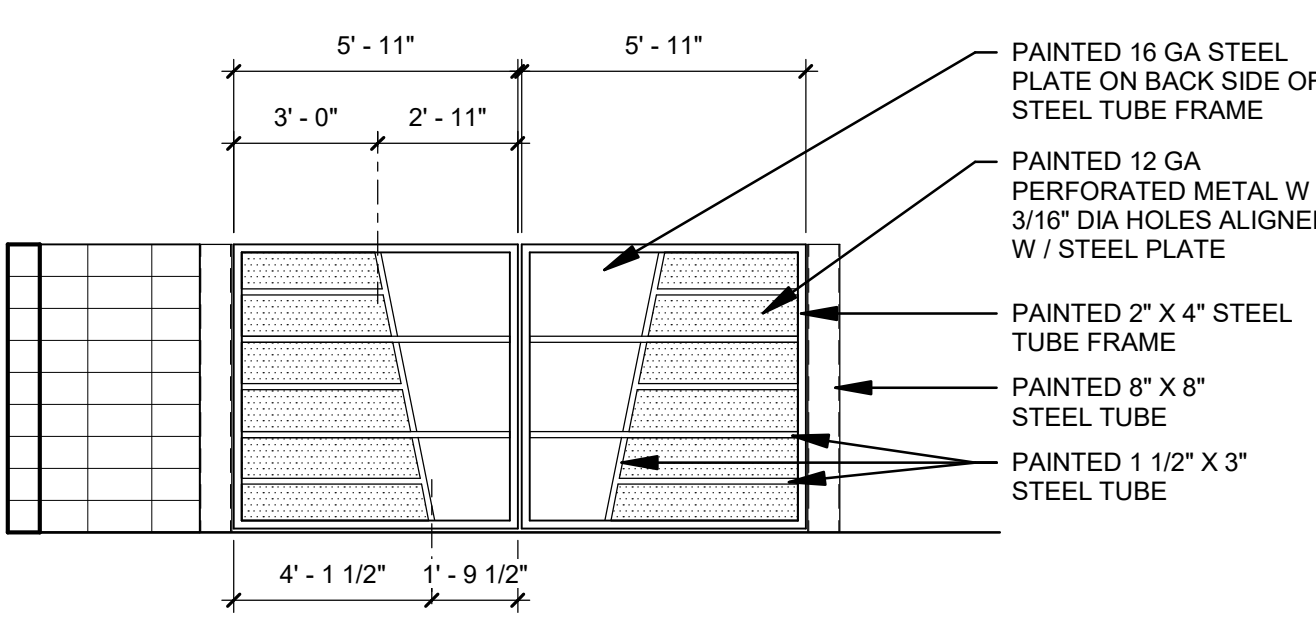
REF:



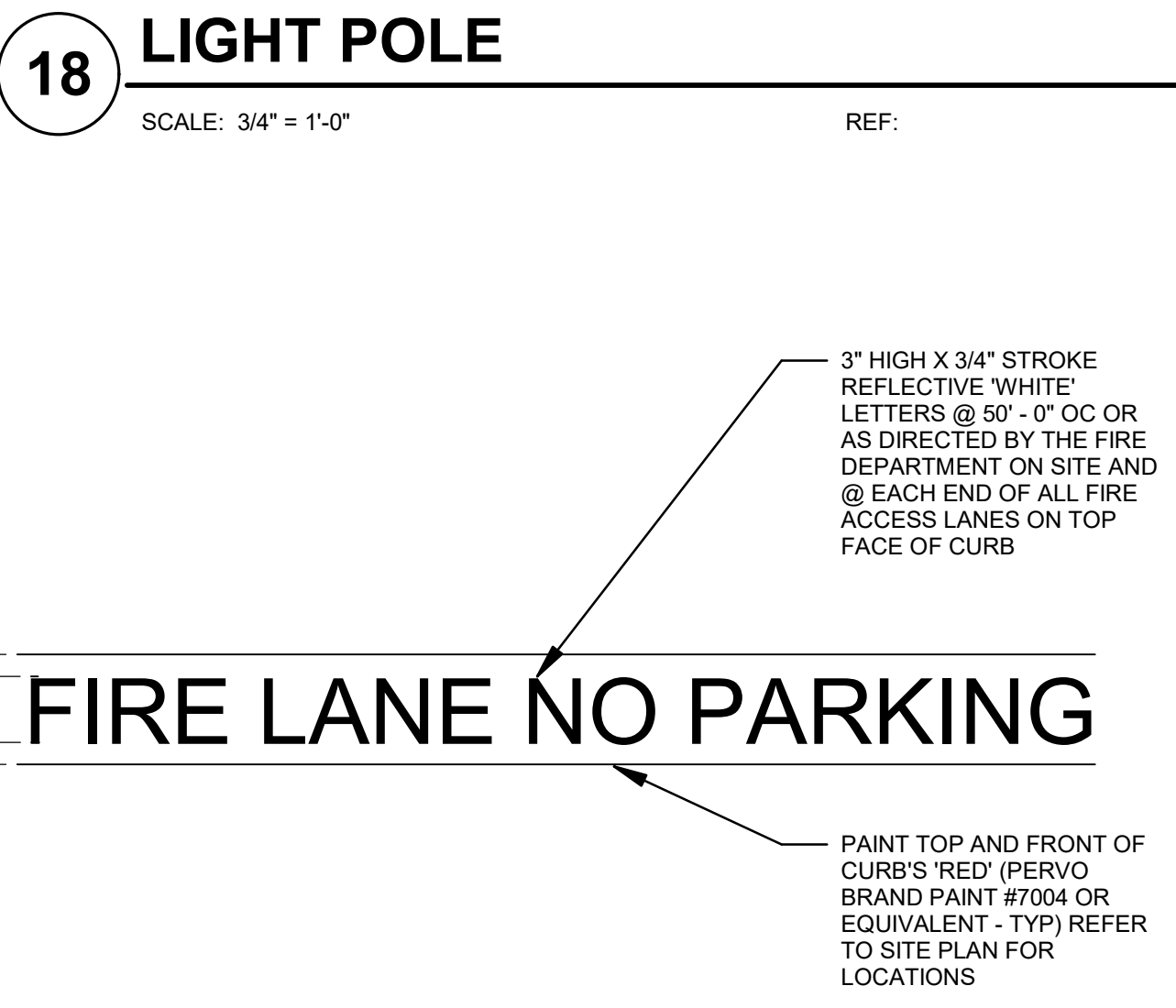
ELEVATION C



ELEVATION B



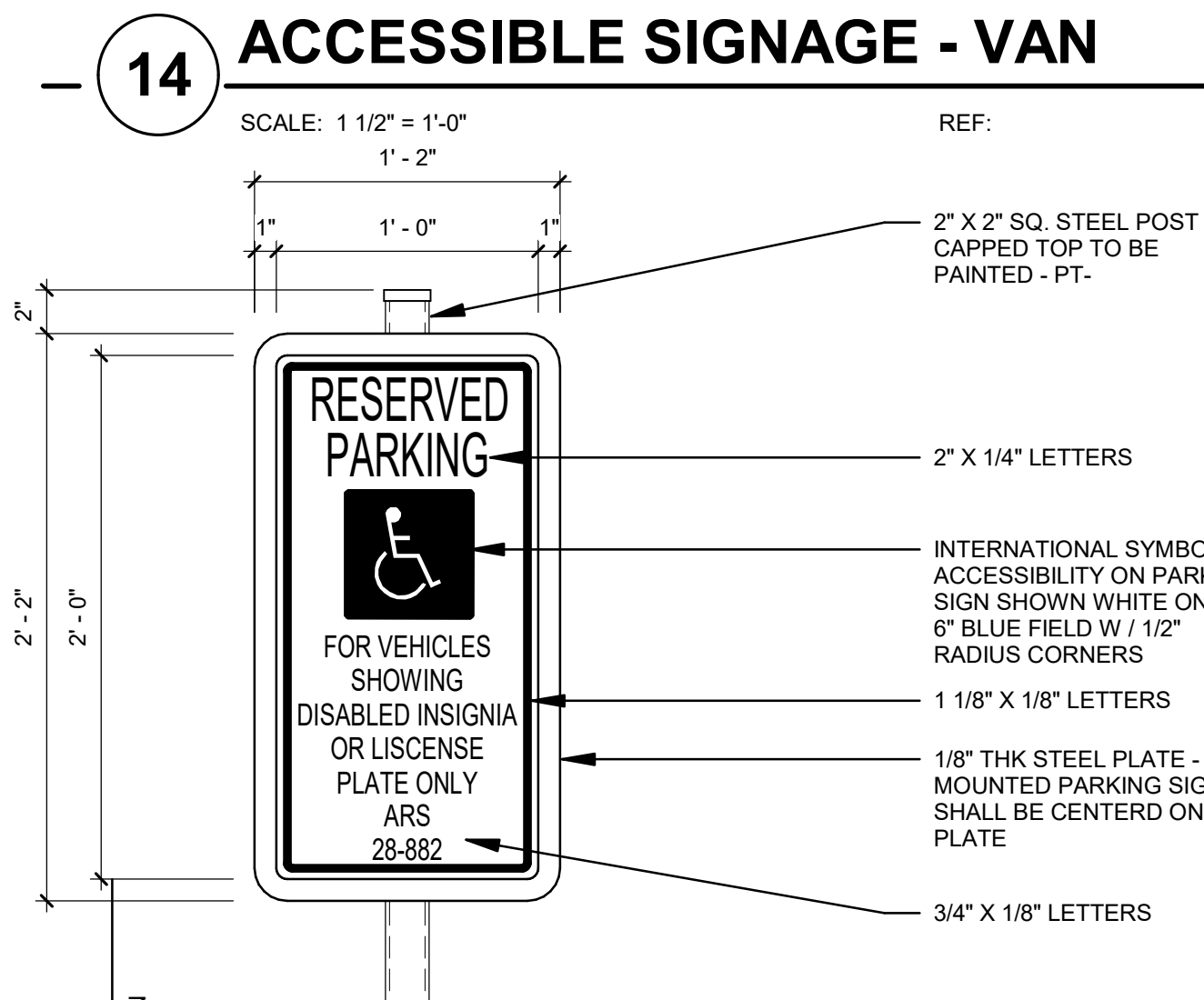
ELEVATION A



17 FIRE LANE CURB PAINTING

SCALE: 1 1/2" = 1'-0"

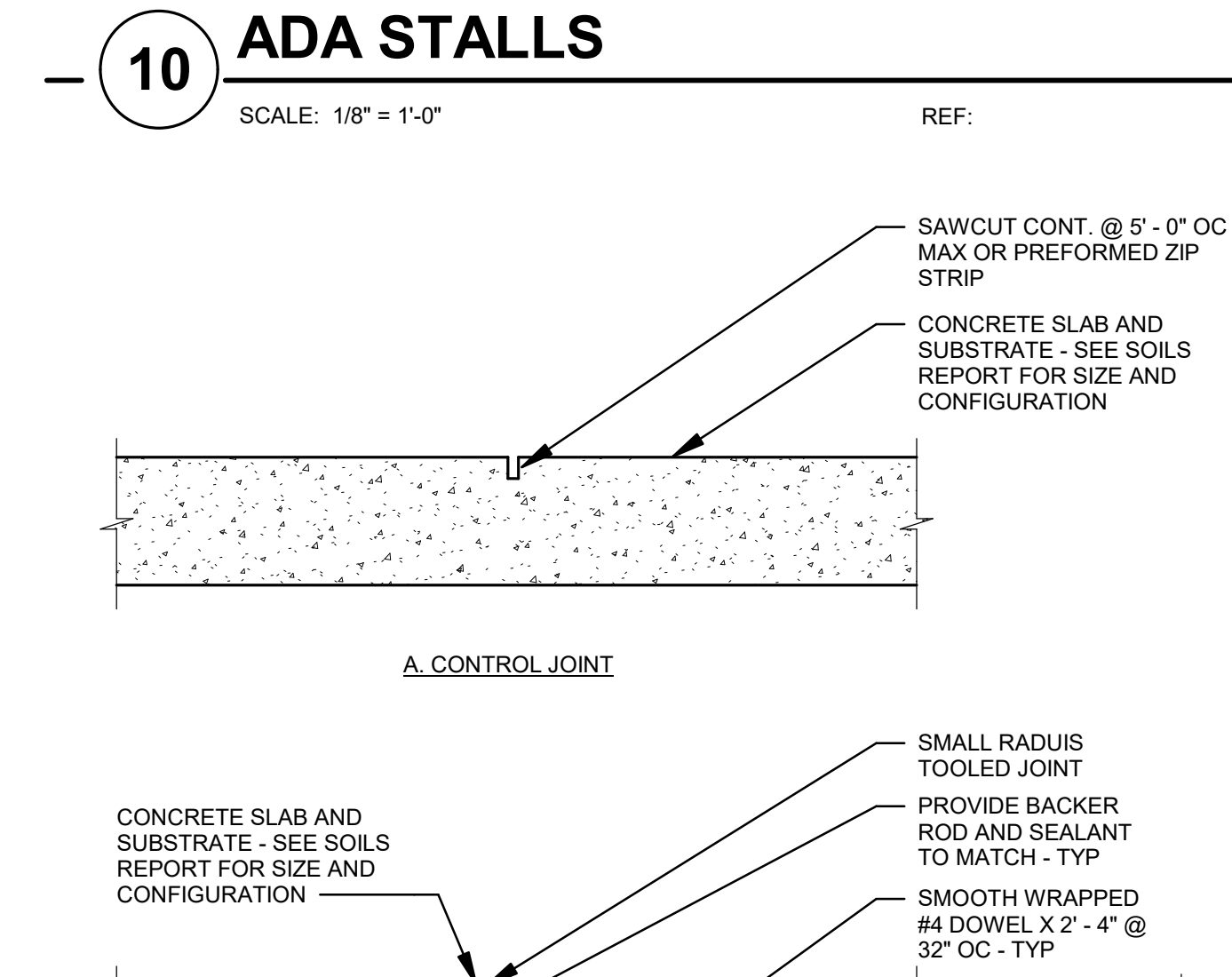
REF:



14 ACCESSIBLE SIGNAGE - VAN

SCALE: 1 1/2" = 1'-0"

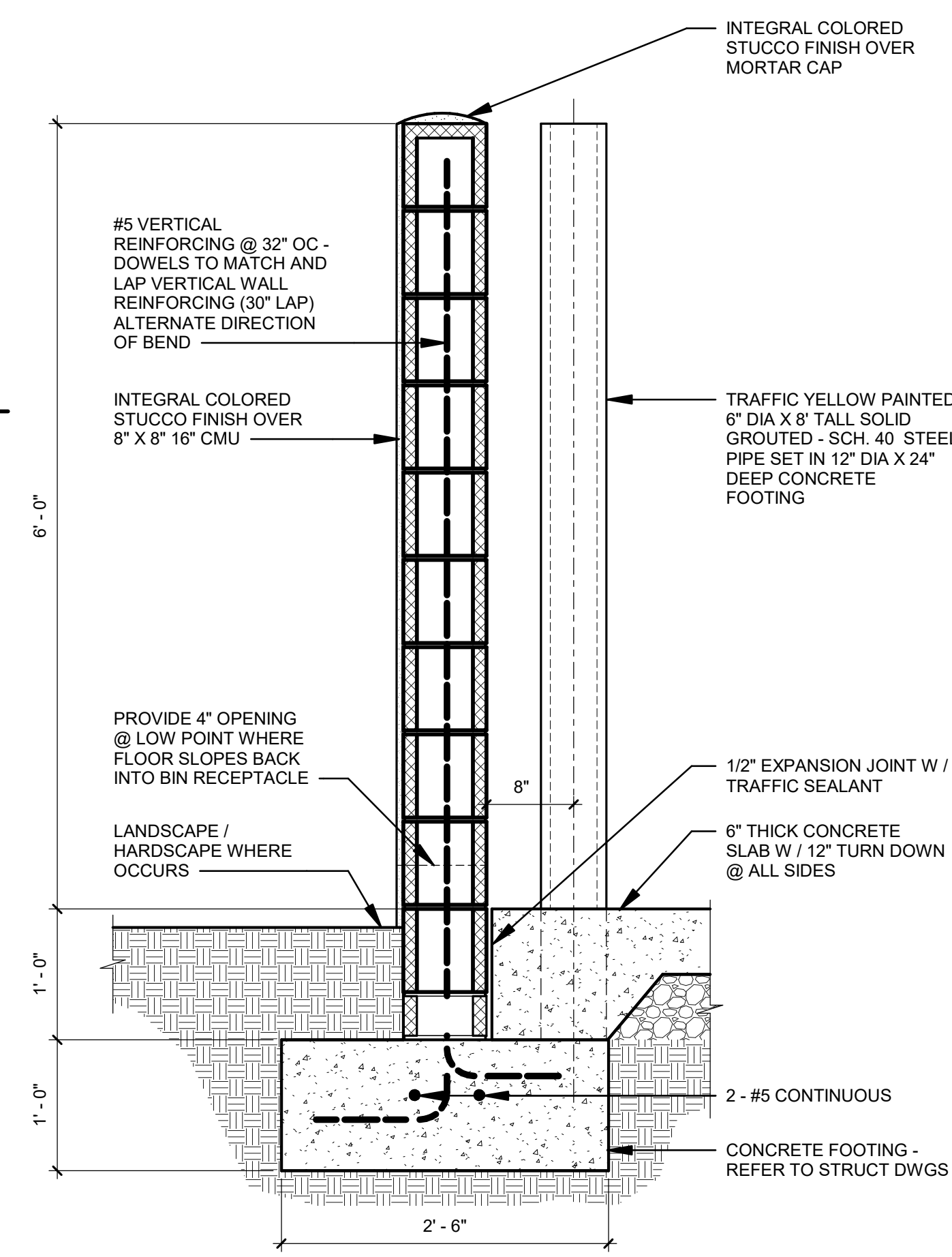
REF:



10 ADA STALLS

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

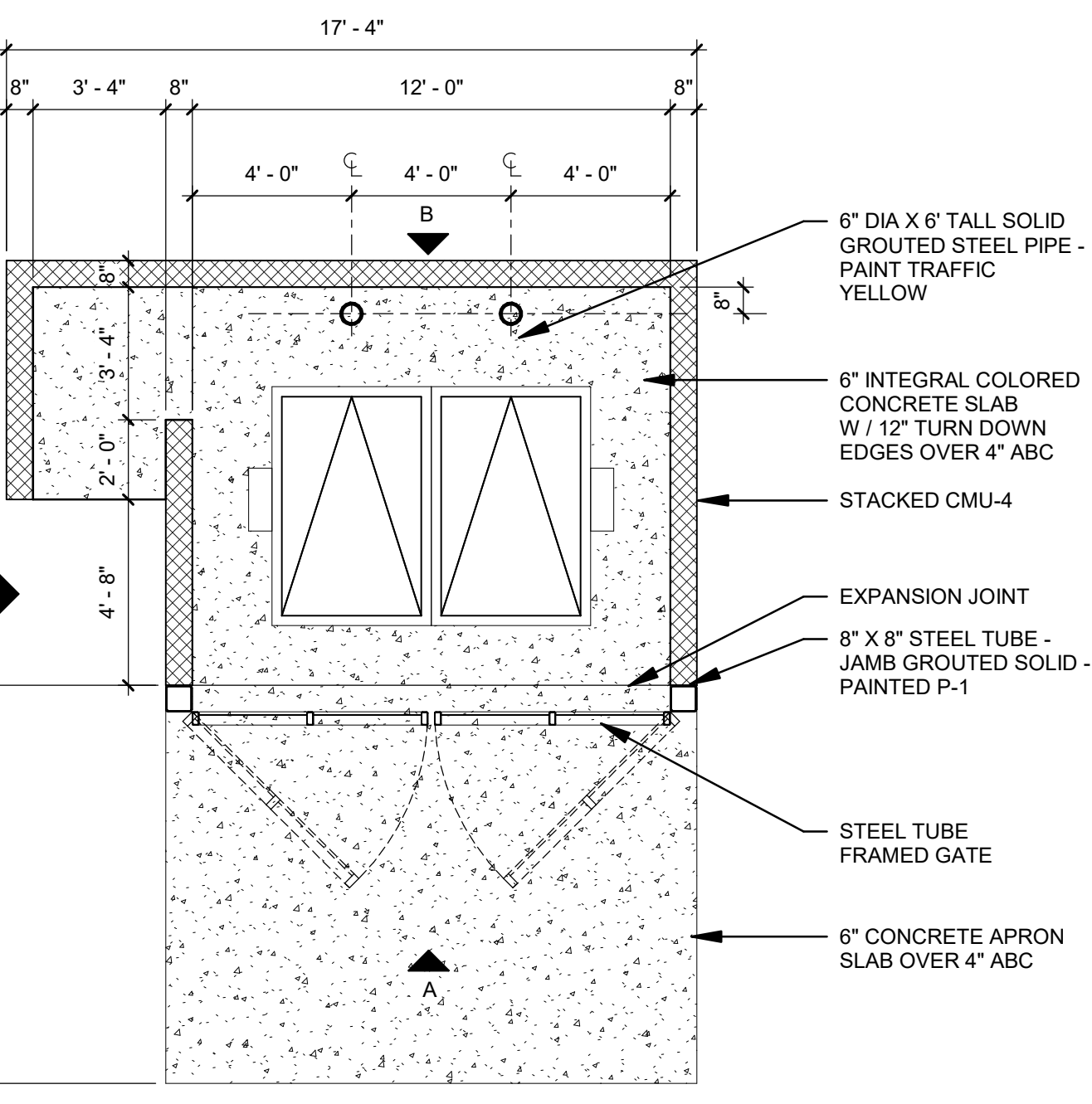
REF:



05 TRASH ENCLOSURE SECTION

SCALE: 1" = 1'-0"

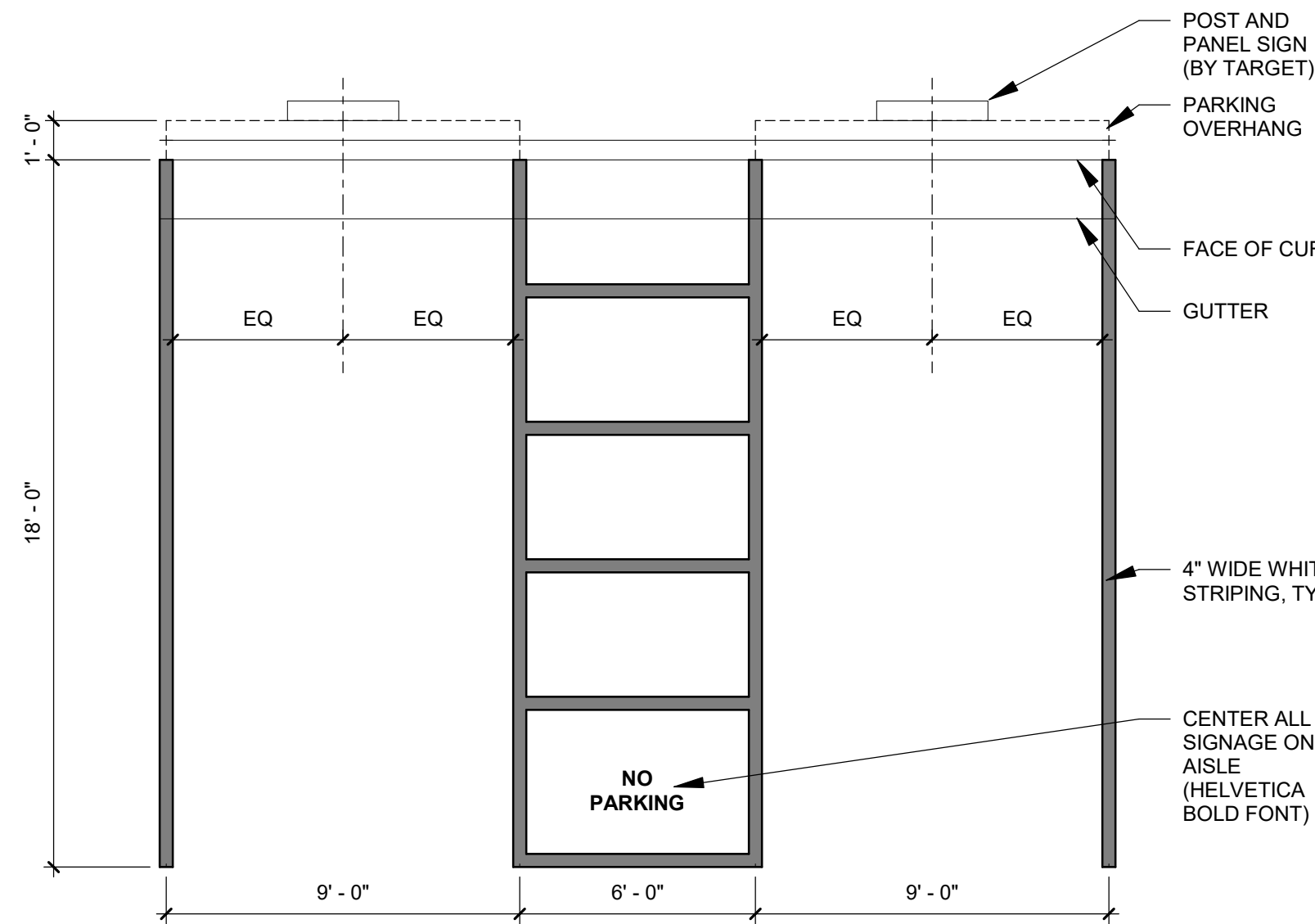
REF:



01 TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

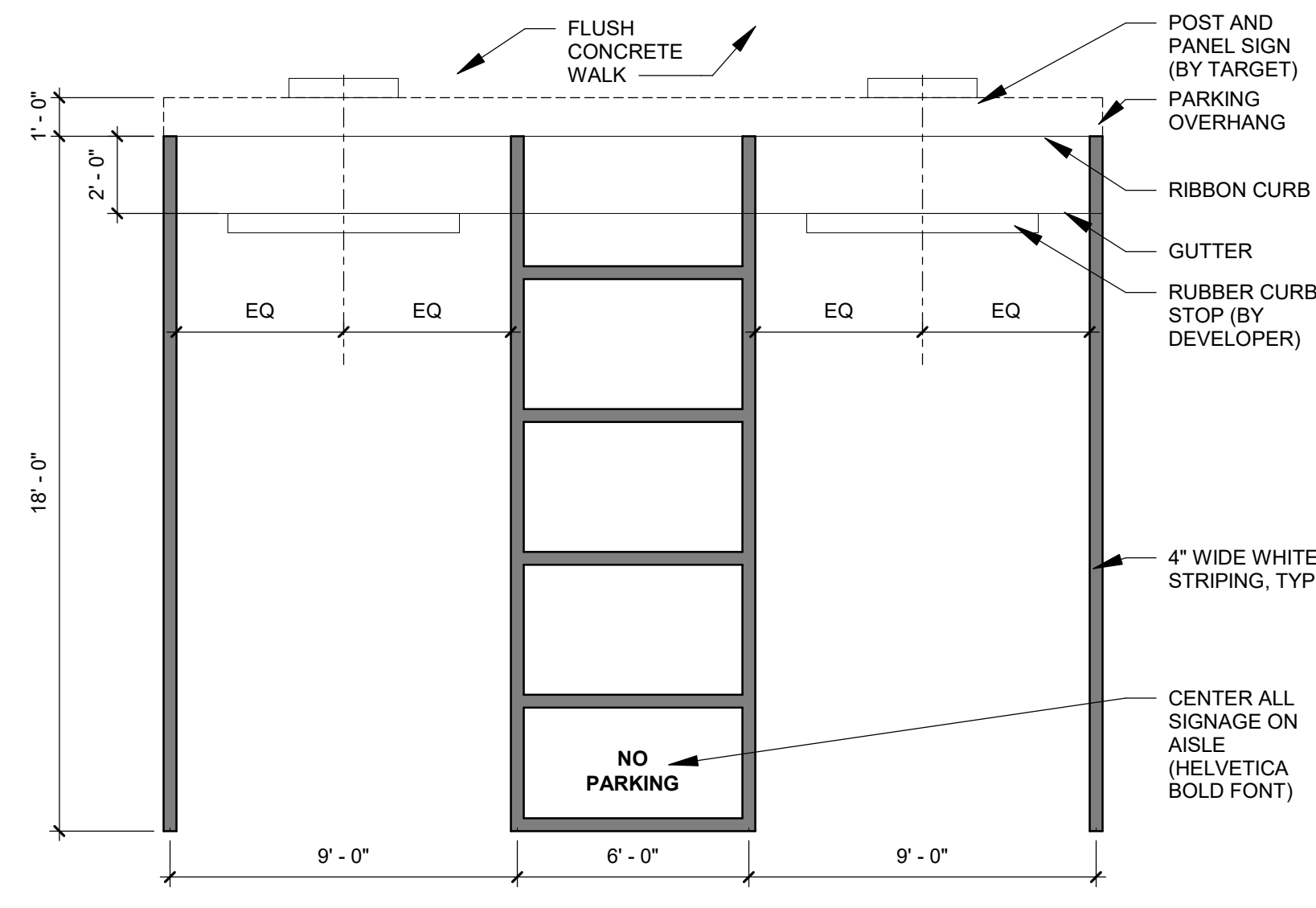
REF:



16 DRIVE UP PARKING - UNCOVERED

SCALE: 1/4" = 1'-0"

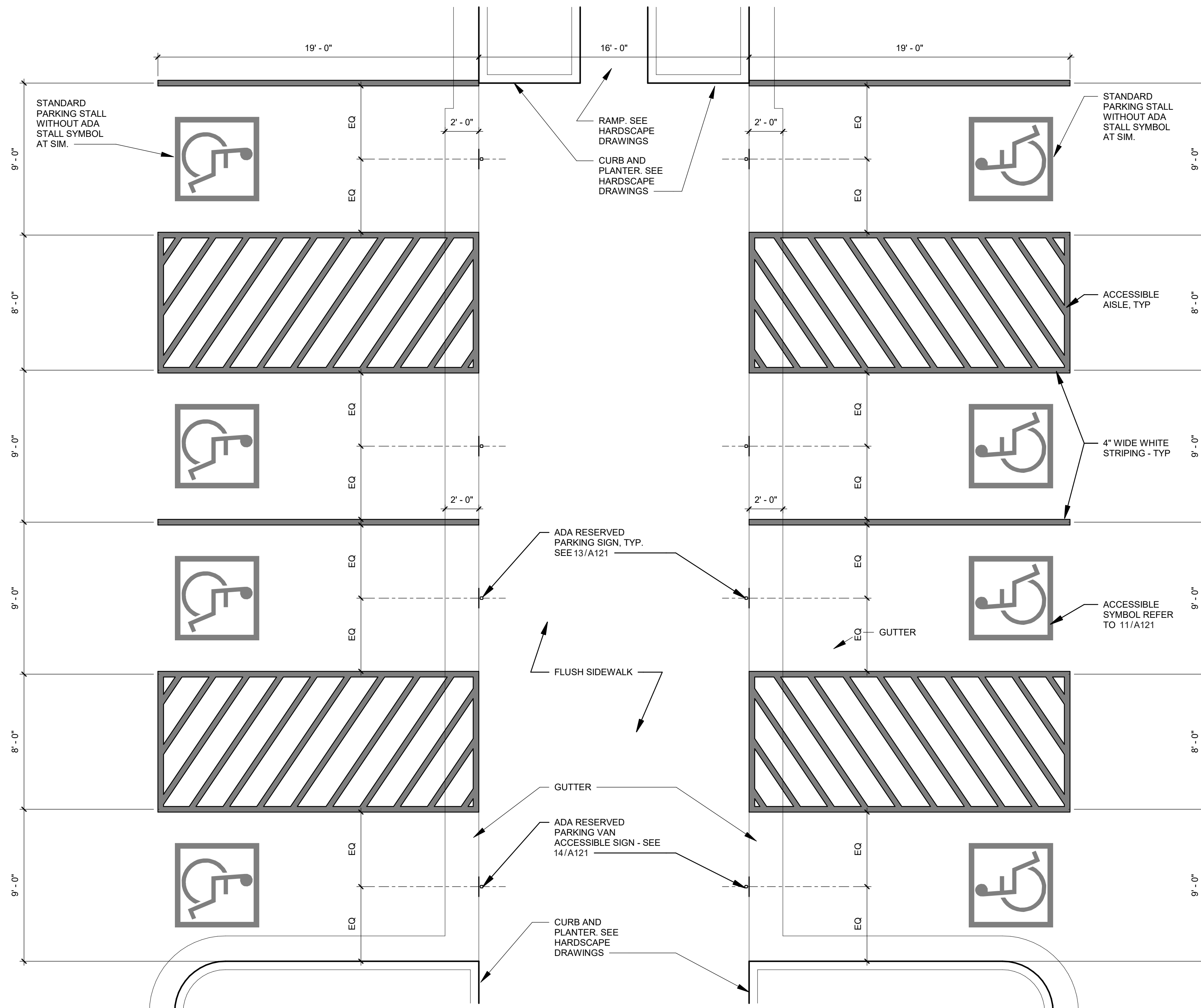
REF:



08 DRIVE UP PARKING - COVERED

SCALE: 1/4" = 1'-0"

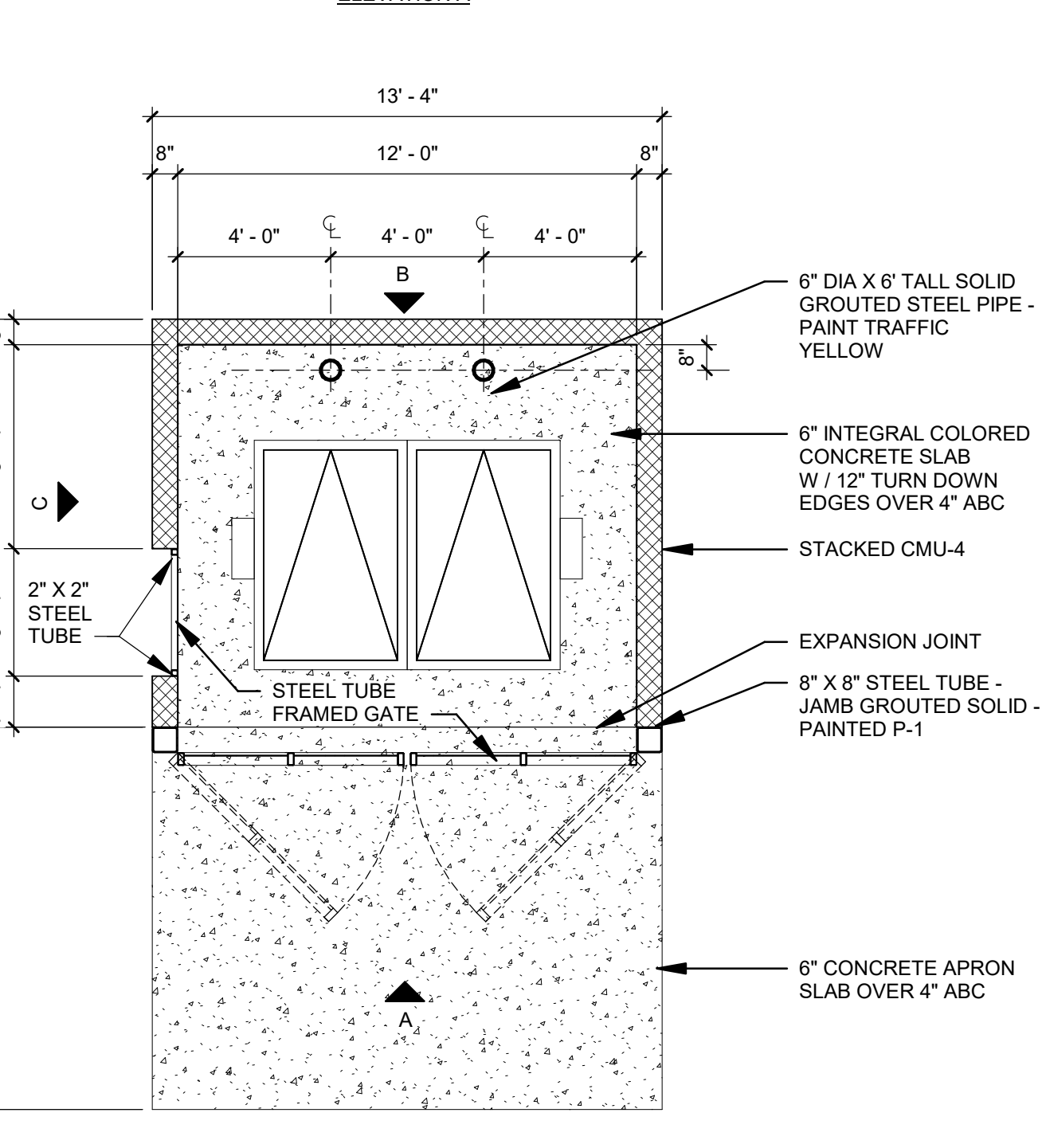
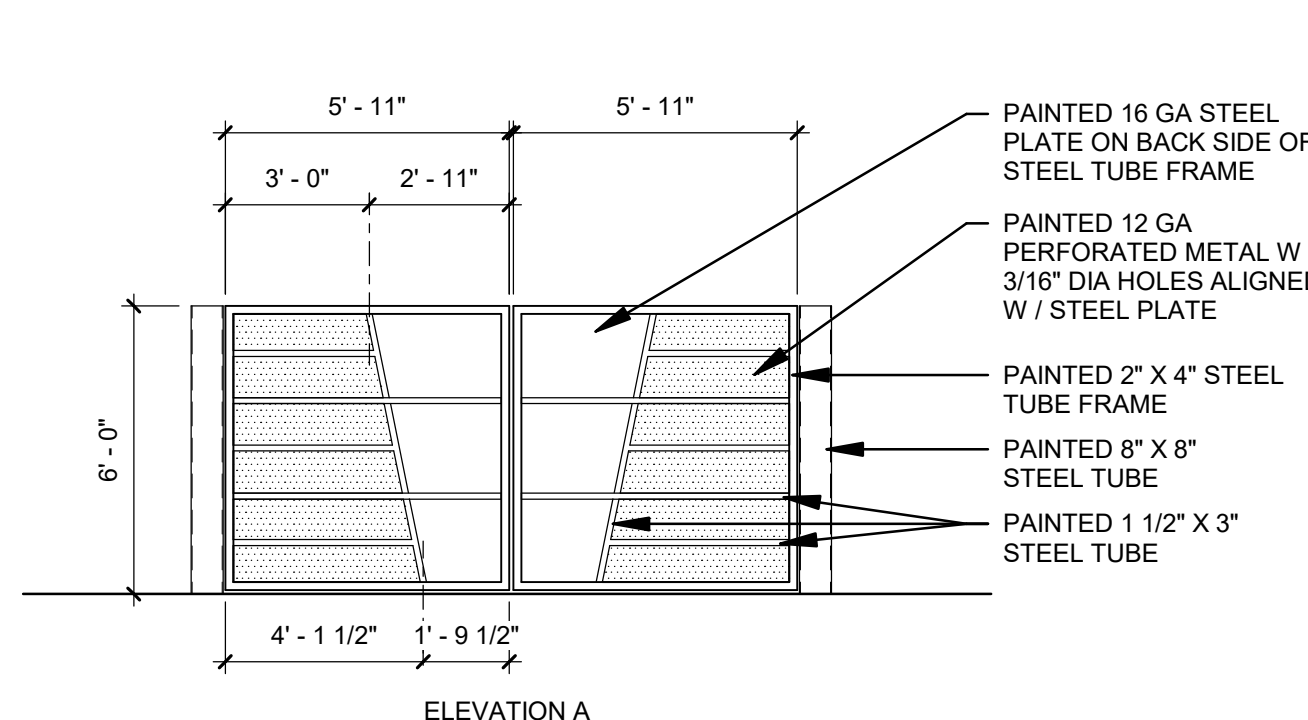
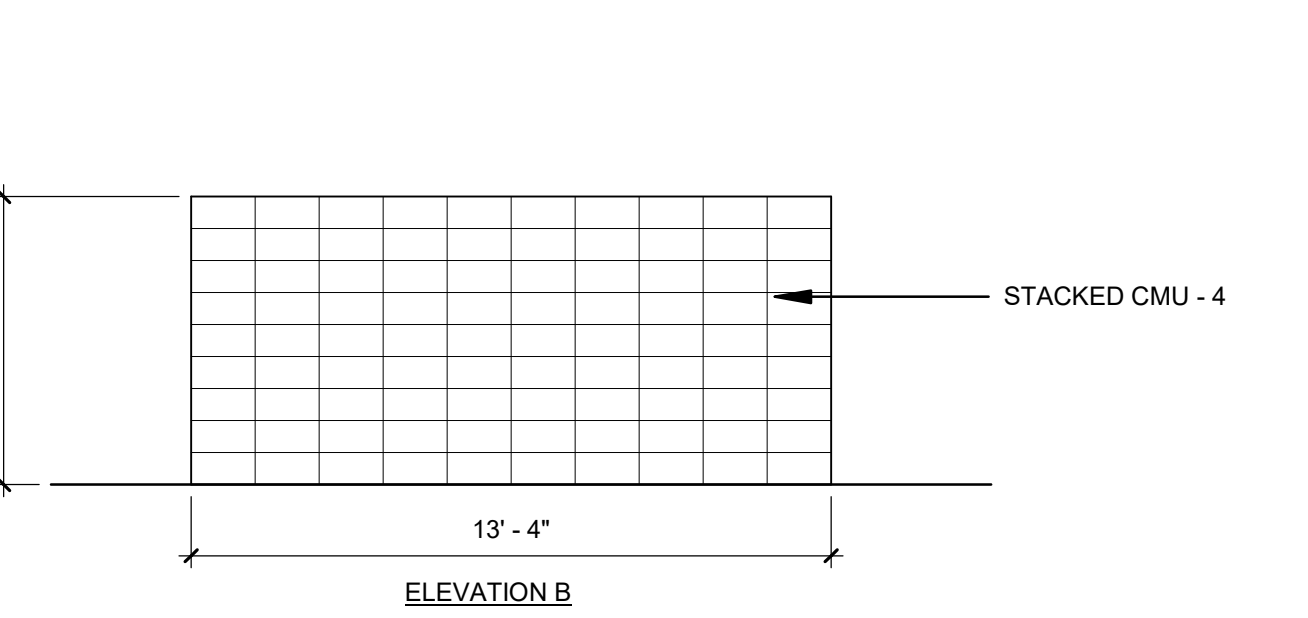
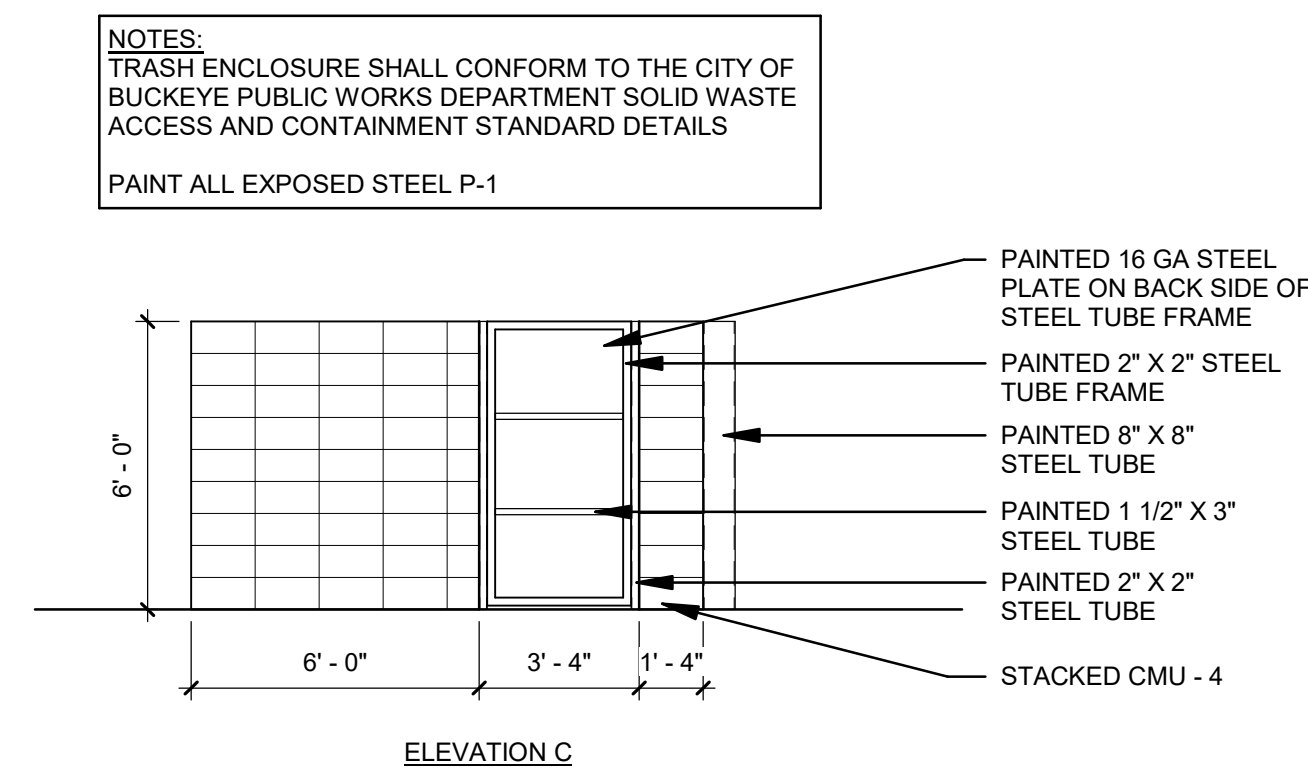
REF:



13 DOUBLE SIDED ACCESSIBLE PARKING

SCALE: 1/4" = 1'-0"

REF:



01 TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

REF:



RENDERINGS FOR
REFERENCE ONLY

VERRADO MARKETPLACE

DMB Renderings

Buckeye, AZ

SEPTEMBER 29, 2023

NELSENPARTNERS.COM





SUMMARY:

LAND AREA:	2,090,966 SF (48 ACRES)
TOTAL BUILDING GFA:	521,600 SF
COMMERCIAL LOT COVERAGE:	0.24
TOTAL PARKING PROVIDED:	2,246 STALLS
TOTAL PARKING RATIO:	4.30/1000

SHOPS H

RENDERINGS FOR
REFERENCE ONLY



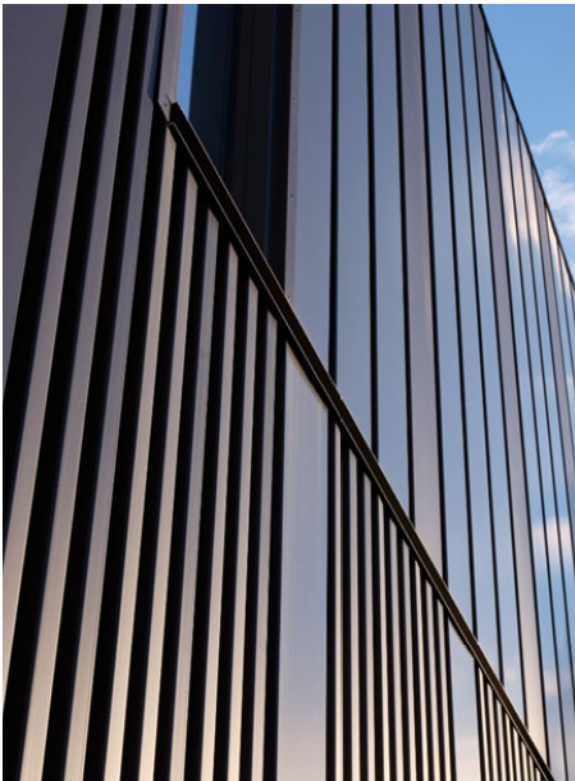
M-2 / M-11 Alpolic ACM Panel / VE
Alt Morin MX-1 Profile in Zinc Gray



M-7 Tube Steel Trellises + Tiebacks



Butt Glazing



M-11 Morin MX-1 and MX-8 Profiles -
Zinc Gray



WD-1 Timbertech - Vintage Collection -
Weathered Teak (Trellis Louvers)





THE DISTRICT

RENDERINGS FOR
REFERENCE ONLY





M-1 Blackened Steel



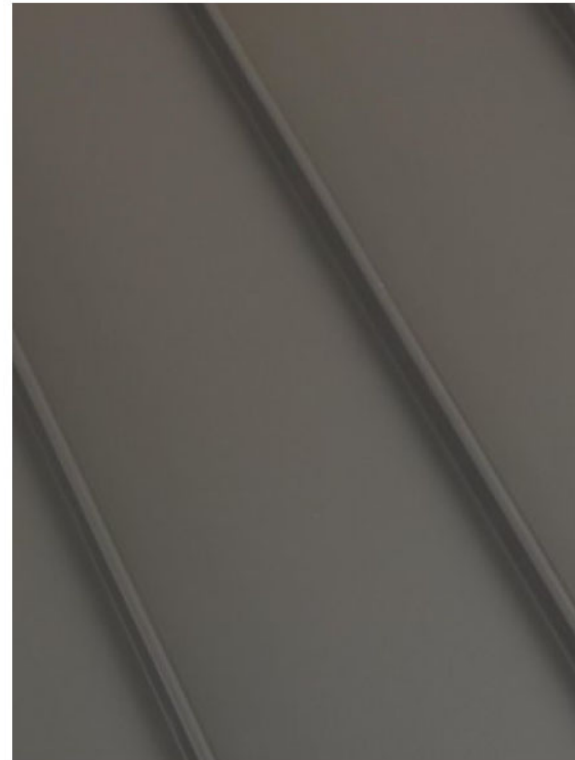
M-7 Tube Steel Trellises + Tiebacks



CMU-4 Echelon Trendstone - Mission White - Stacked Bond



WD-1 Timbertech - Vintage Collection - Weathered Teak (Trellis Louvers, Soffits & Siding)



M-3 Standing Seam Roof/Siding - Berridge Tee Lock Panel - Dark Bronze



CMU-5 Echelon Mesastone - Pearl White - Running Bond



CMU-6 Echelon Mesastone - Mojave Brown - Running Bond























INLINE SHOPS

RENDERINGS FOR
REFERENCE ONLY



M-1 Blackened Steel
(Trim Accents)



CMU-7- Echelon Mesastone - Opal -
Stacked Bond



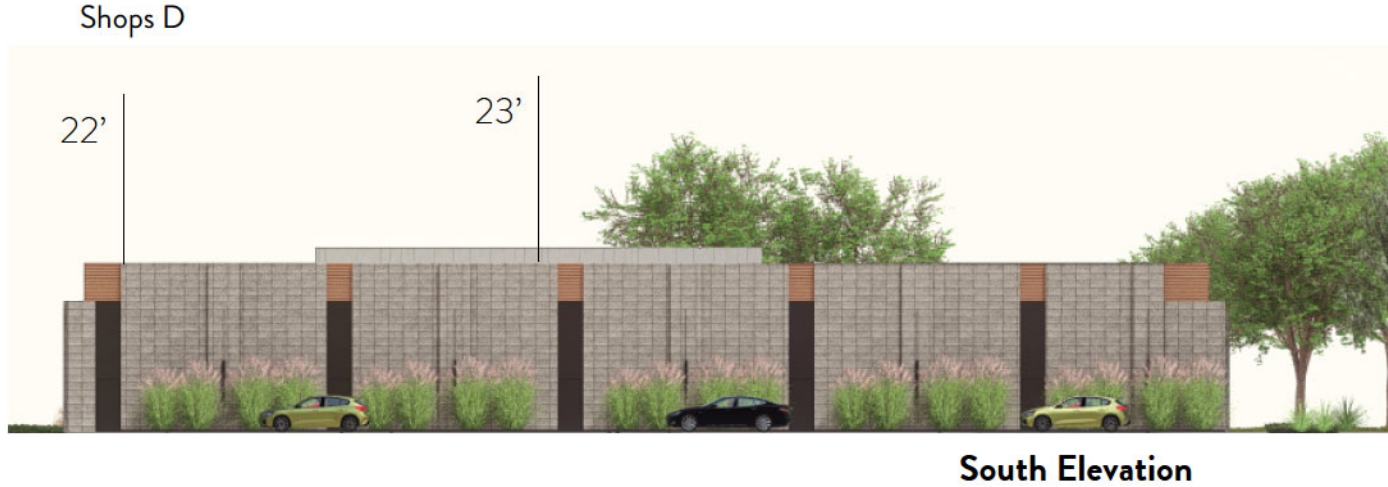
M-7 Tube Steel Trellises + Tiebacks



M-8 Morin Concealed F-12-0 Profile,
Ascot White



WD-1 Timbertech - Vintage Collection -
Weathered Teak (Siding)





















HITE SPACE



**NELSEN
PARTNERS**
ARCHITECTS & PLANNERS



**VERRADO
MARKETPLACE**



**RENDERINGS FOR
REFERENCE ONLY**

VERRADO MARKETPLACE
DMB RENDERINGS

BUCKEYE, AZ | 22110 | SEPTEMBER 29, 2023
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InLine Shops
Shops G











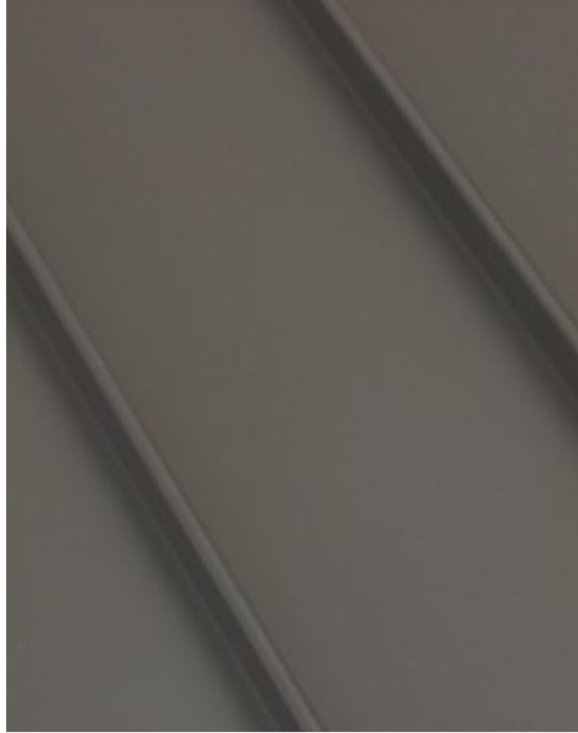


MINI MAJORS

RENDERINGS FOR
REFERENCE ONLY



M-3 Standing Seam Roof/Siding -
Berridge Tee Lock Panel - Dark Bronze



CMU-1 & CMU-2 Echelon Trendstone
& Mesastone - Mission White



M-2 / M-11 Alpolic ACM Panel / VE
Alt Morin MX-1 Profile in Zinc Gray



M-7 Tube Steel Trellises + Tiebacks



FC-1 Hardie Panel - Vertical Siding -
Smooth - Stone Paver



CONC-1 Tilt-up Concrete with Board
Formed Formliner Texture



CONC-2 Tilt-up Concrete with
Sandblasted Texture



M-11 Morin MX-1 and MX-8 Profiles -
Zinc Gray



WD-1 Timbertech - Vintage Collection -
Weathered Teak (Trellis Louvers, Soffits & Siding)

















SHOPS B

RENDERINGS FOR
REFERENCE ONLY



CMU-1 Echelon Trendstone - Mission
White - Running Bond



M-1 Blackened Steel



M-7 Tube Steel Trellises + Tiebacks



CMU-2 Echelon Mesastone - Mission
White - Running Bond



CMU-3 Echelon Mesastone - Opal -
Running Bond



WD-1 Timbertech - Vintage Collection -
Weathered Teak (Trellis Louvers, Soffits)



M-11 Morin MX-1 Profile - Zinc Gray





SHOPS A

RENDERINGS FOR
REFERENCE ONLY



CMU-1 Echelon Trendstone - Mission
White - Running Bond



M-1 Blackened Steel



M-7 Tube Steel Trellises + Tiebacks



CMU-2 Echelon Mesastone - Mission
White - Running Bond



CMU-3 Echelon Mesastone - Opal -
Running Bond



WD-1 Timbertech - Vintage Collection
- Weathered Teak (Trellis Louvers,
Soffits)



M-6 Morin Concealed W-12 Profile -
Bone White







TARGET

RENDERINGS FOR
REFERENCE ONLY





CONC-1 Tilt-up Concrete with Board Formed Formliner Texture



M-7 Tube Steel Trellises + Tiebacks



CONC-2 Tilt-up Concrete with Sandblasted Texture (Stained in select BOH areas)



CMU-6 Echelon Mesastone - Mojave Brown - Running Bond



WD-1 Timbertech - Vintage Collection - Weathered Teak (Trellis Louvers, Siding)



M-5 Alpolc ACM Panel - Target Branding Red - Matte















SAFEWAY

RENDERINGS FOR
REFERENCE ONLY



CMU-1 Echelon Trendstone - Mission
White - Running Bond



M-1 Blackened Steel



M-7 Tube Steel Trellises + Tiebacks



CMU-2 Echelon Mesastone - Mission
White - Running Bond



CMU-3 Echelon Mesastone - Opal -
Running Bond



WD-1 Timbertech - Vintage Collection -
Weathered Teak (Trellis Louvers, Soffits)



M-11 Morin MX-1 Profile - Zinc Gray







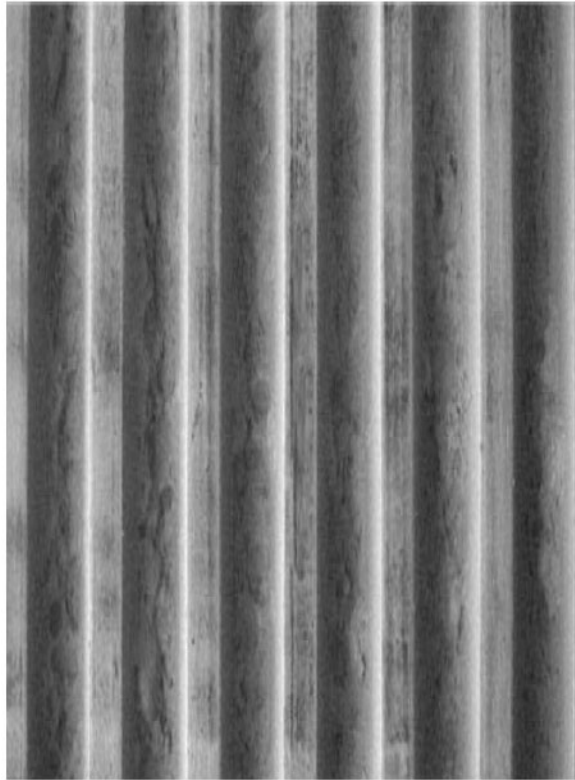




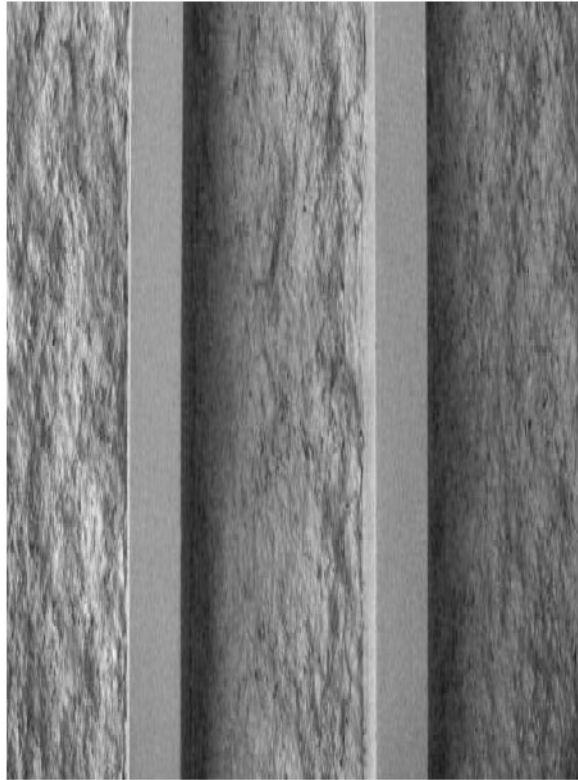
HARKINS

RENDERINGS FOR
REFERENCE ONLY





CONC-4 Tilt-Up Concrete
with Scott Systems Trapezoid 1101
Formliner Texture



CONC-5 Tilt-Up Concrete
with Scott Systems Trapezoid 1105
Formliner Texture



CONC-3 Tilt-up Concrete with Heavy
Sandblasted Texture - Standard Grey



M-10 Morin MX-1 Profile - Galvanized
Finish



CMU-4 Echelon Trendstone - Mission
White - Stacked Bond (Feature Wall)















ELEVATIONS FOR REFERENCE ONLY

VERRADO MARKETPLACE

———— Buckeye, AZ

DMB Elevations



SEPTEMBER 29, 2023

NELSENPARTNERS.COM



MATERIALS LEGEND



M - 1
Blackened Steel
Manufacturer- N/A
Finish – Clear Sealed
Color - Blackened



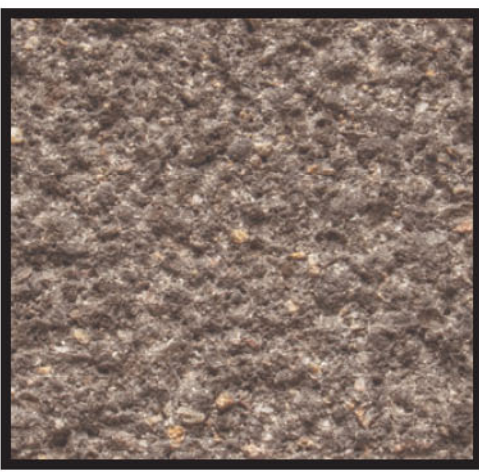
M - 7
Tube Steel Trellis & Tiebacks
Manufacturer- N/A
Finish – Clear Sealed
Color - Mill Finish



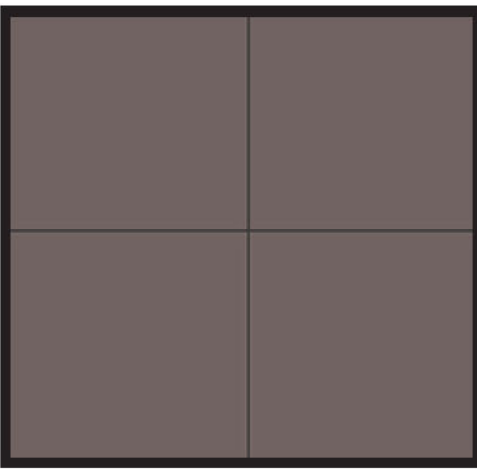
CONC - 2
Tilt-Up Concrete Panel
Manufacturer- N/A
Finish – Light Sandblasted
Color - Standard Gray



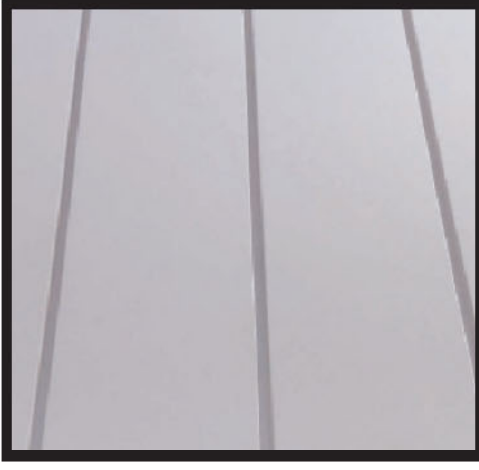
CMU - 1
Concrete Masonry Unit
Manufacturer- Echelon Masonry
Finish – Trendstone
Color - Mission White
Course - Running Bond



CMU - 7
Concrete Masonry Unit
Manufacturer- Echelon Masonry
Finish – Mesastone
Color - Opal
Course - Stacked Bond



M - 2
ACM Metal Pantel
Manufacturer- Alpolic
Finish – Matte
Color - AGT Aluminum Grey Stock



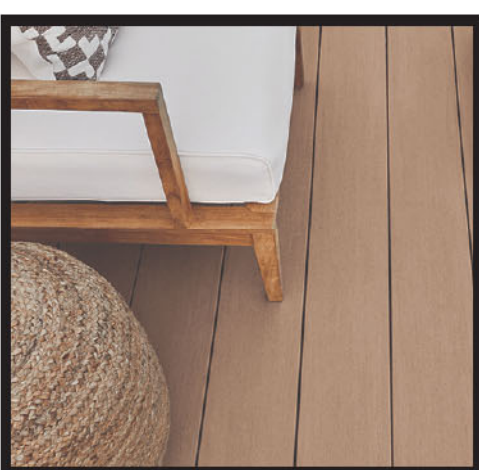
M - 8
Conceled Seam Metal Siding
Manufacturer- Morin
Finish – Concealed F-12-0
Color - Ascot White



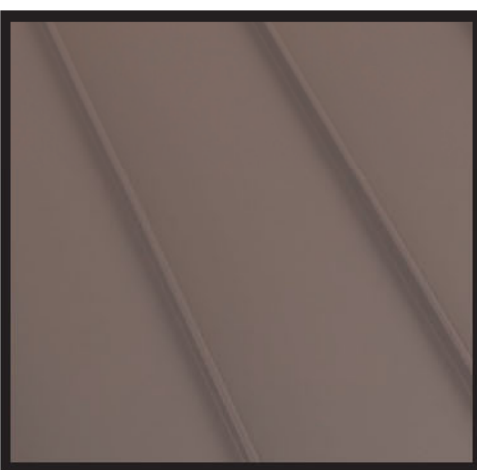
CONC - 3
Tilt-Up Concrete Panel
Manufacturer- N/A
Finish – Heavy Sandblasted
Color - Standard Gray



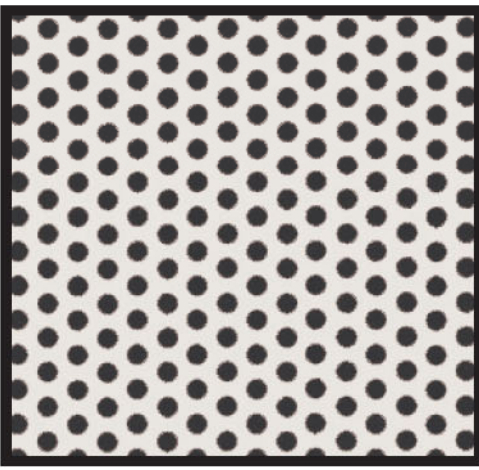
CMU - 2
Concrete Masonry Unit
Manufacturer- Echelon Masonry
Finish – Mesastone
Color - Mission White
Course - Running Bond



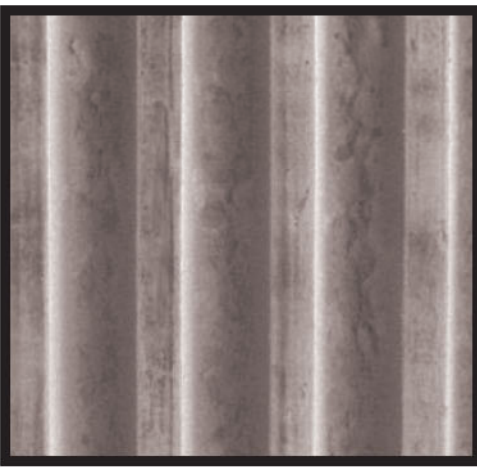
WD - 1
Composite Wood
Manufacturer- Timbertech
Finish – Vintage Collection
Color - Weathered Teak
Profile - Wide (7.25” x 1”)



M - 3
Standing Seam Metal Roof
Manufacturer- Berridge
Finish – N/A
Color - Dark Bronze
Panel - Tee Lock Panel with 18” coverage



M - 9
Perferated Metal Panel
Manufacturer- McNichols
Finish – 1/4” round on 3/8” Staggered Centers
Color - Powder Coat, Sugar Swizzel
Light Reflective Value : LRV 84



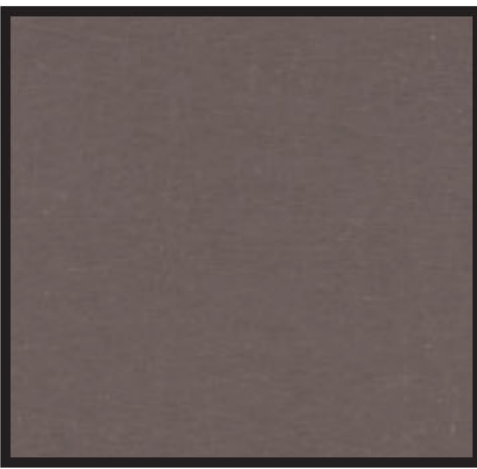
CONC - 4
Tilt-Up Concrete Panel
Manufacturer- Scott Systems
Finish – Trapezoid - 1101 (1-1/2” Deep 4” o.c.)
Color - Standard Gray



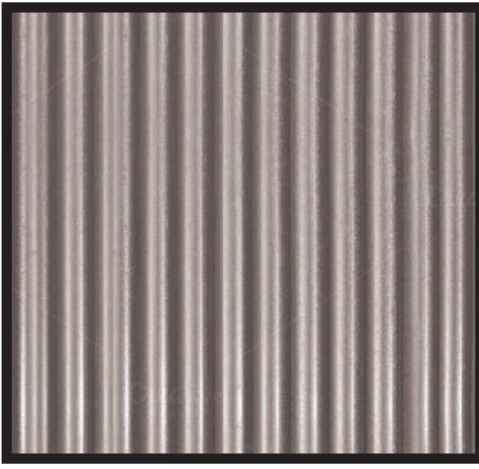
CMU - 3
Concrete Masonry Unit
Manufacturer- Echelon Masonry
Finish – Mesastone
Color - Opal
Course - Running Bond



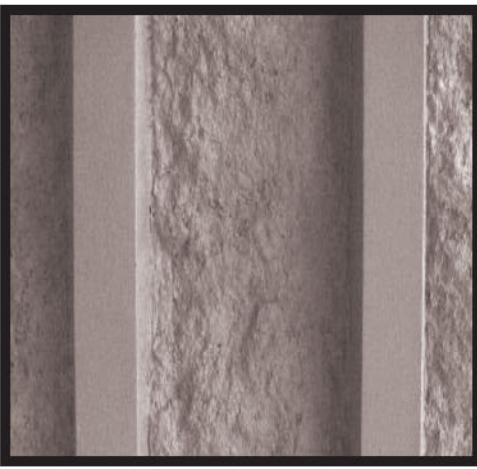
WD - 2
Glued Laminated Timber
Manufacturer- N/A
Finish – N/A
Color - N/A



M - 4
Brake Metal
Manufacturer- Morin
Finish – Painted
Color - N/A



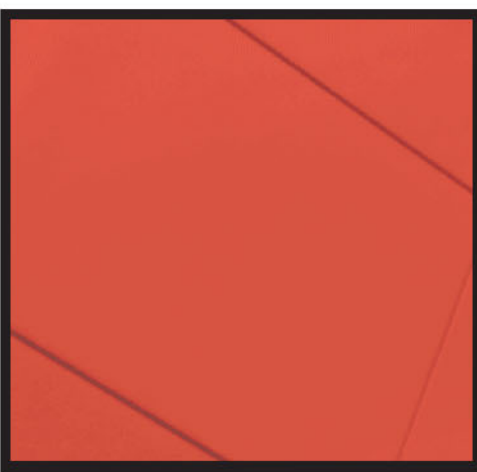
M - 10
Metal Panel
Manufacturer- Morin
Finish – MX-1 Profile
Color - Galvanized



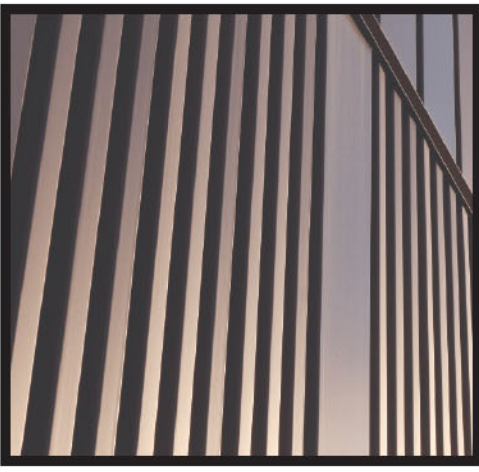
CONC - 5
Tilt-Up Concrete Panel
Manufacturer- Scott Systems
Finish – Trapezoid - 1105 (1/2” Deep 1-1/2” o.c.)
Color - Standard Gray



CMU - 4
Concrete Masonry Unit
Manufacturer- Echelon Masonry
Finish – Trendstone
Color - Mission White
Course - Stacked Bond



M - 5
ACM Metal Pantel
Manufacturer- Alpolic
Finish – Matte
Color - Custom Color to Match Target Branding



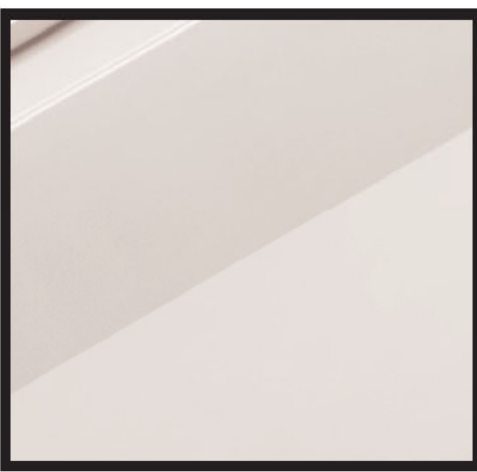
M - 11
Metal Panel
Manufacturer- Morin
Finish – MX-1 & MX-8 Profiles
Color - Zinc Gray



CONC - 6
Concrete Panel
Manufacturer- N/A
Finish – Concrete Solid Stained
Color - HC 109 Charred Walnut



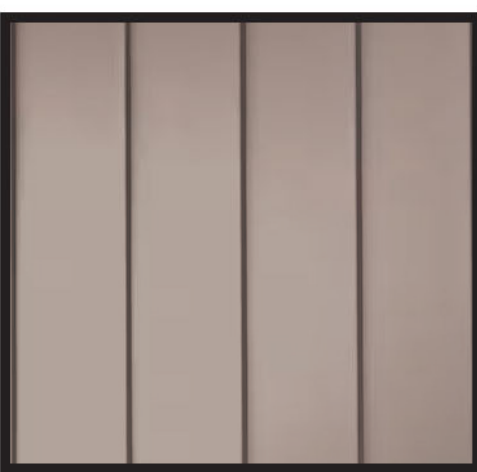
CMU - 5
Concrete Masonry Unit
Manufacturer- Echelon Masonry
Finish – Mesastone
Color - Pearl White
Course - Running Bond



M - 6
Metal Wall Panel
Manufacturer- Morin
Finish – Concealed W-12 Profile
Color - Bone White



CONC - 1
Tilt-Up Concrete Panel
Manufacturer- Scott Systems
Finish – #116 Barn Wood
Color - Standard Gray



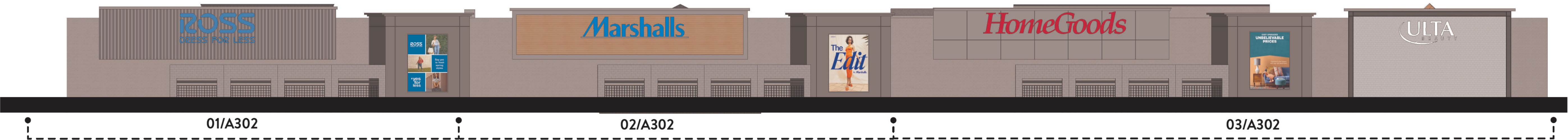
FC - 1
Hardie Panel Vertical Siding
Manufacturer- James Hardie
Finish – Smooth
Color - Stone Paver



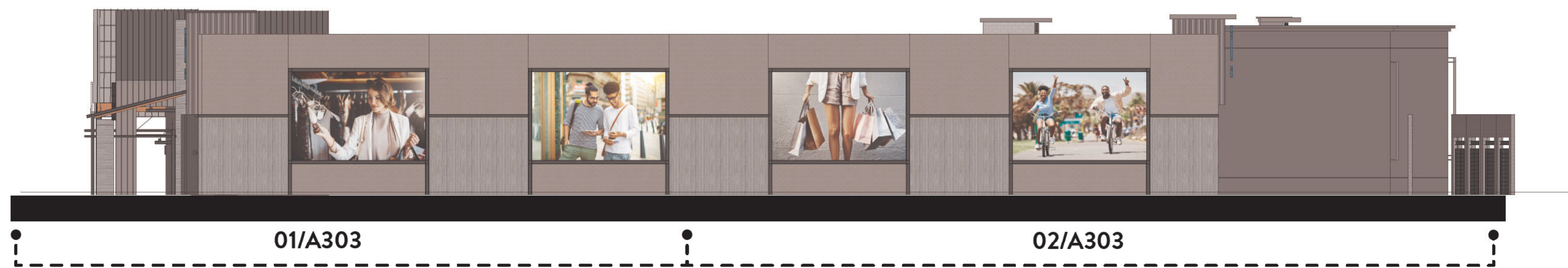
CMU - 6
Concrete Masonry Unit
Manufacturer- Echelon Masonry
Finish – Mesastone
Color - Mojave Brown - Cocoa Brown
Course - Running Bond



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

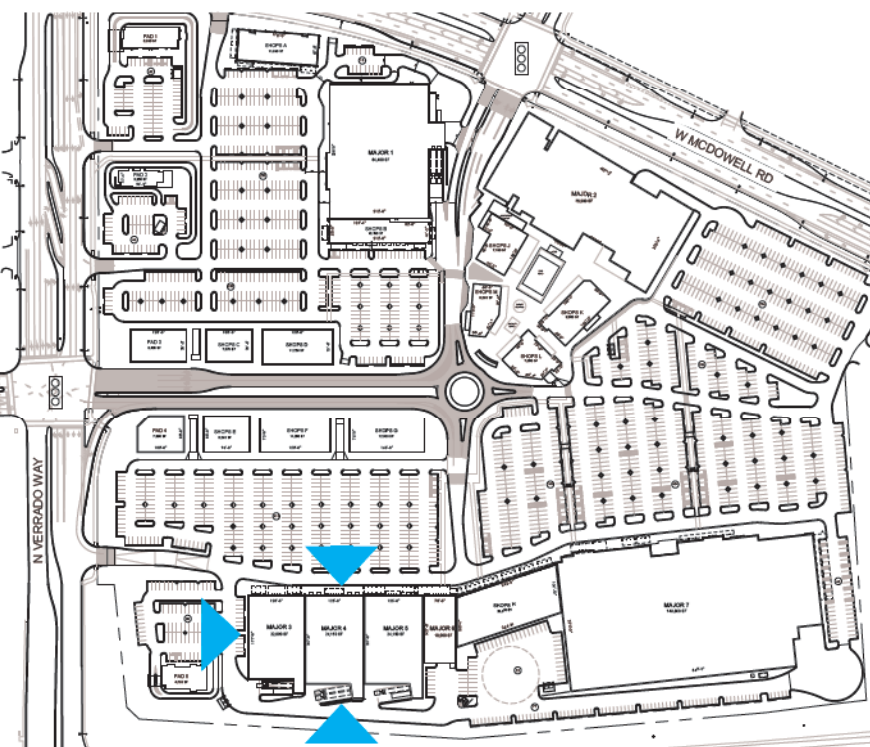


3 WEST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIALS LEGEND

- M-1**
Blackened Steel
- M-2**
ACM Metal Panel - Aluminum Gray Stock
- M-3**
Standing Seam Metal Roof - Dark Bronze
- M-4**
Brake Metal - Painted
- M-5**
ACM Metal Panel - Custom Target Branding Color
- M-6**
Metal Wall Panel - Bone White
- M-7**
Tube Steel Trellis & Tiebacks
- M-8**
Concealed Seam Metal Siding - Ascot White
- M-9**
Perforated Metal Panel - Sugar Swizzle
- M-10**
Metal Panel - Galvanized
- M-11**
Metal Panel - Zinc Gray
- CONC-1**
Tilt-up Concrete - Boardformed
- CONC-2**
Tilt-up Concrete - Light Sandblasted
- CONC-3**
Tilt-up Concrete - Heavy Sandblasted
- CONC-4**
Tilt-up Concrete - Trapezoid -1101
- CONC-5**
Tilt-up Concrete - Trapezoid -1105
- CONC-6**
Concrete Panel - Charred Walnut
- FC-1**
Hardie Panel Vertical Siding - Stone Paver
- CMU-1**
CMU - Mission White - Trendstone - Running Bond
- CMU-2**
CMU - Mission White - Mesastone - Running Bond
- CMU-3**
CMU - Opal - Mesastone - Running Bond
- CMU-4**
CMU - Mission White - Trendstone - Stacked Bond
- CMU-5**
CMU - Pearl White - Mesastone - Running Bond
- CMU-6**
CMU - Mojave Brown - Mesastone - Running Bond
- CMU-7**
CMU - Opal - Mesastone - Stacked Bond
- WD-1**
Timbertech - Weathered Teak
- WD-2**
Glued Laminated Timber

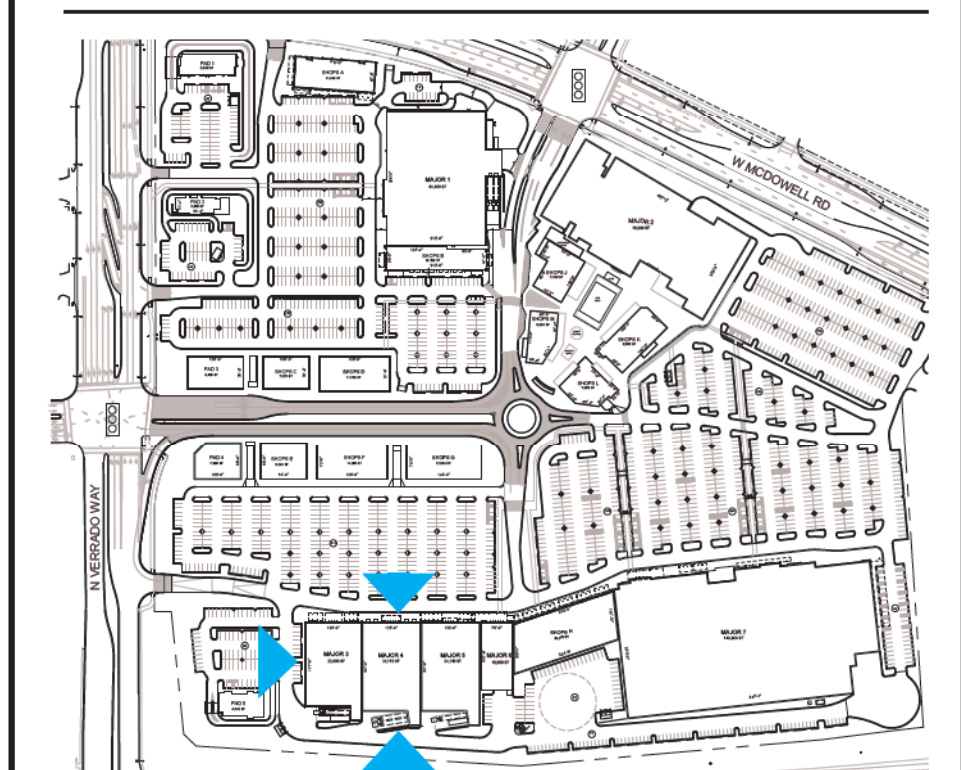
PLAN ELEVATION KEY



MATERIALS LEGEND

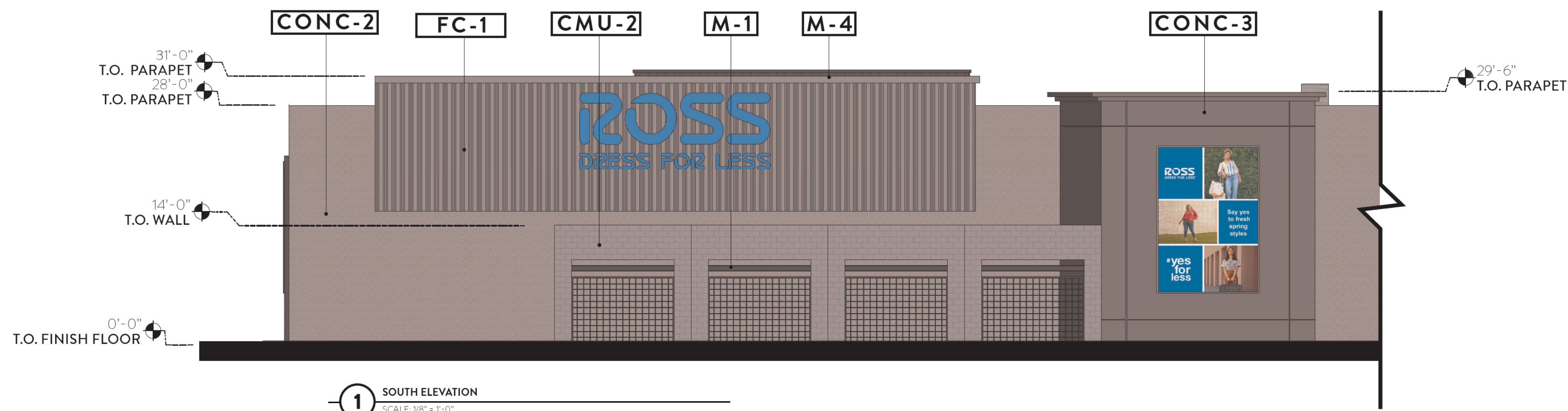
- M-1**
Blackened Steel
- M-2**
ACM Metal Panel - Aluminum Gray Stock
- M-3**
Standing Seam Metal Roof - Dark Bronze
- M-4**
Brake Metal - Painted
- M-5**
ACM Metal Panel - Custom Target Branding Color
- M-6**
Metal Wall Panel - Bone White
- M-7**
Tube Steel Trellis & Tiebacks
- M-8**
Concealed Seam Metal Siding - Ascot White
- M-9**
Perforated Metal Panel - Sugar Swizzle
- M-10**
Metal Panel - Galvanized
- M-11**
Metal Panel - Zinc Gray
- CONC-1**
Tilt-up Concrete - Boardformed
- CONC-2**
Tilt-up Concrete - Light Sandblasted
- CONC-3**
Tilt-up Concrete - Heavy Sandblasted
- CONC-4**
Tilt-up Concrete - Trapazoid -1101
- CONC-5**
Tilt-up Concrete - Trapazoid -1105
- CONC-6**
Concrete Panel - Charred Walnut
- FC-1**
Hardie Panel Vertical Siding - Stone Paver
- CMU-1**
CMU - Mission White - Trendstone - Running Bond
- CMU-2**
CMU - Mission White - Mesastone - Running Bond
- CMU-3**
CMU - Opal - Mesastone - Running Bond
- CMU-4**
CMU - Mission White - Trendstone - Stacked Bond
- CMU-5**
CMU - Pearl White - Mesastone - Running Bond
- CMU-6**
CMU - Mojave Brown - Mesastone - Running Bond
- CMU-7**
CMU - Opal - Mesastone - Stacked Bond
- WD-1**
Timbertech - Weathered Teak
- WD-2**
Glued Laminata Timber

KEYPLAN

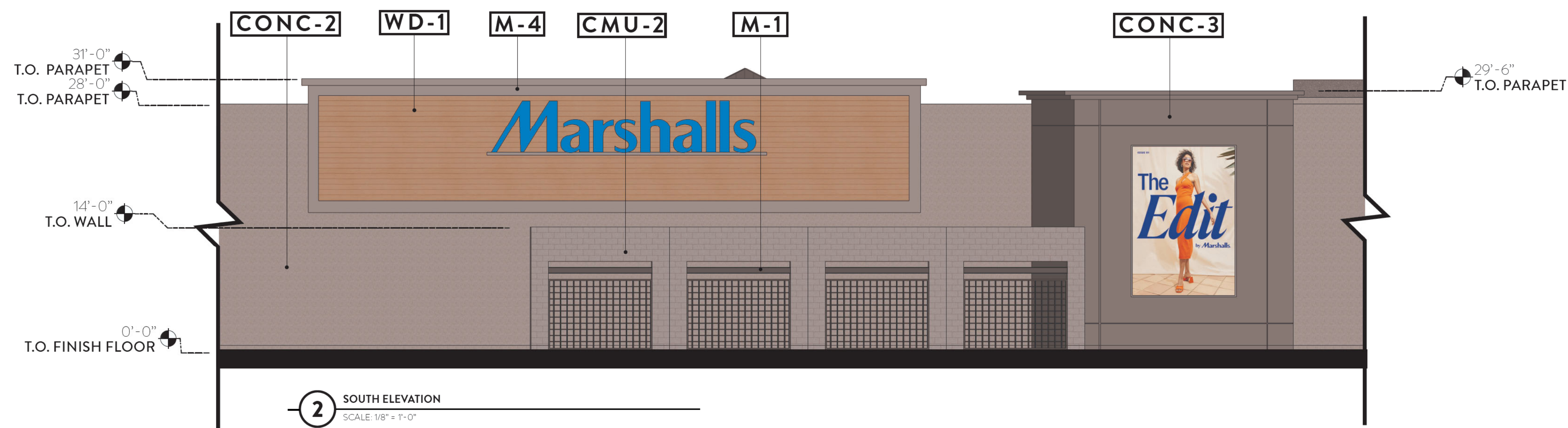


A301
MINI MAJORS - SECTION 1

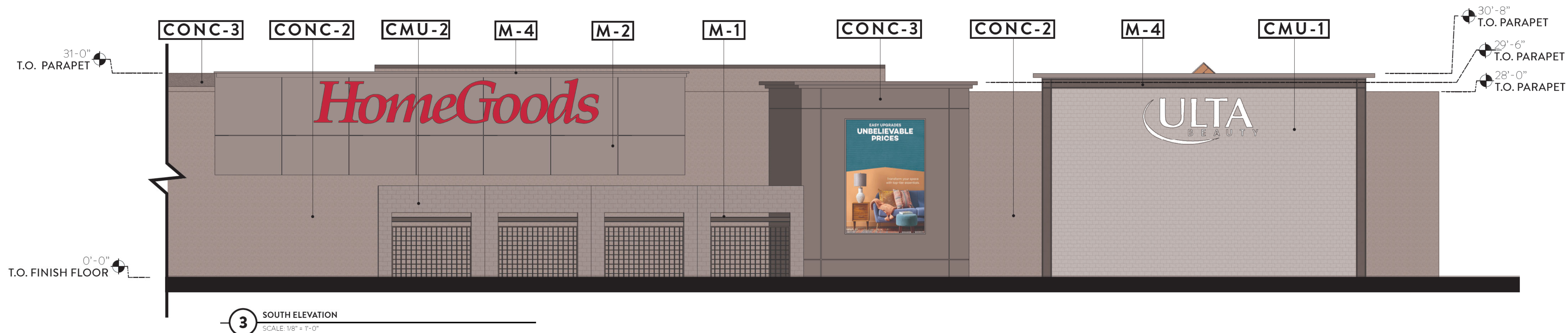




1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

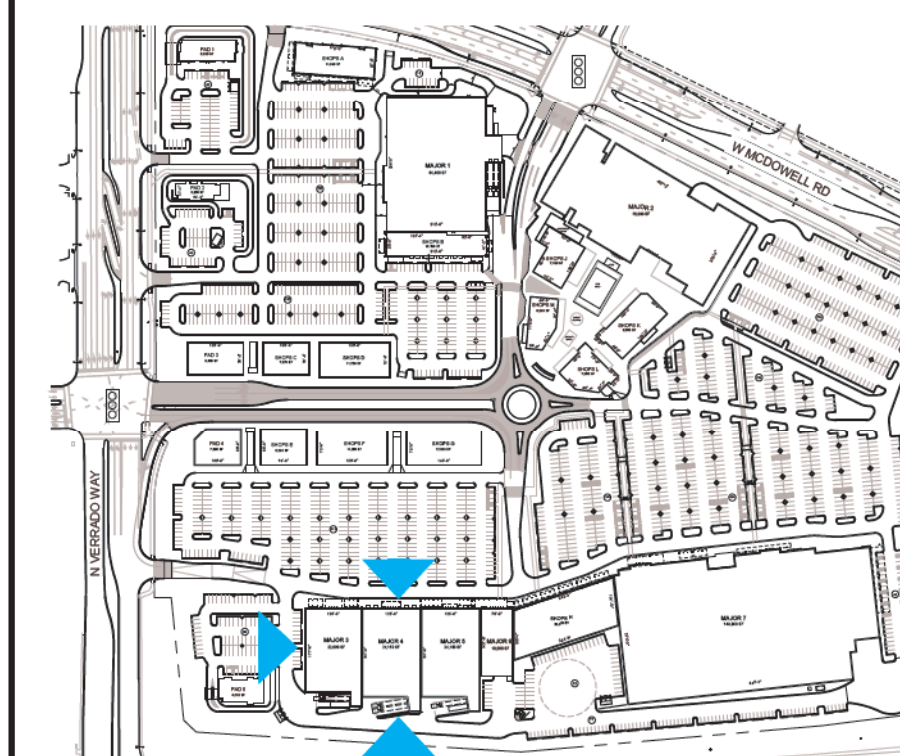


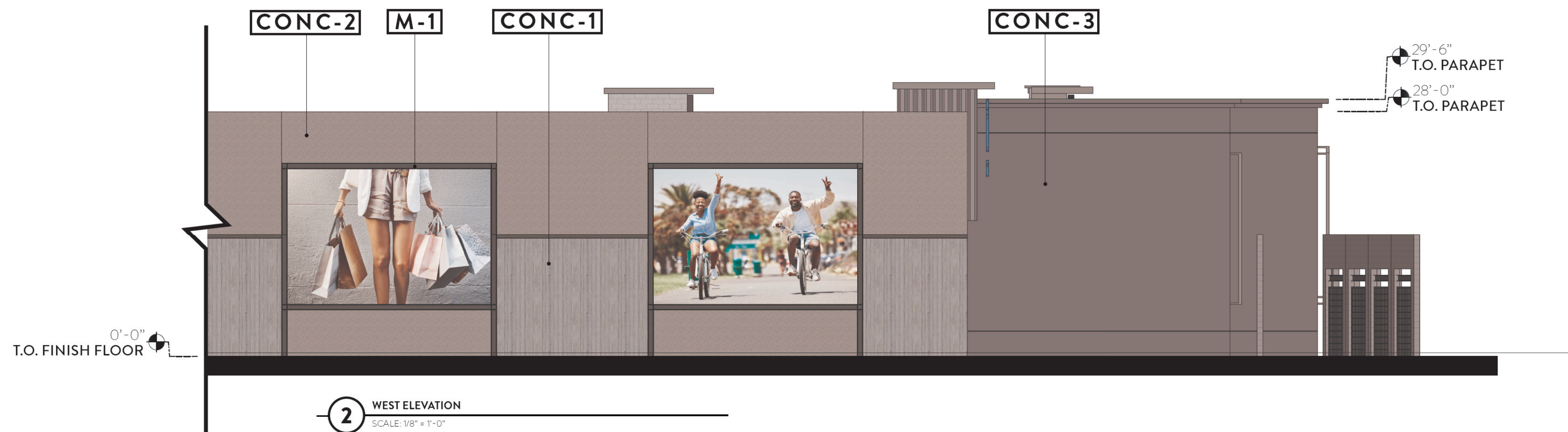
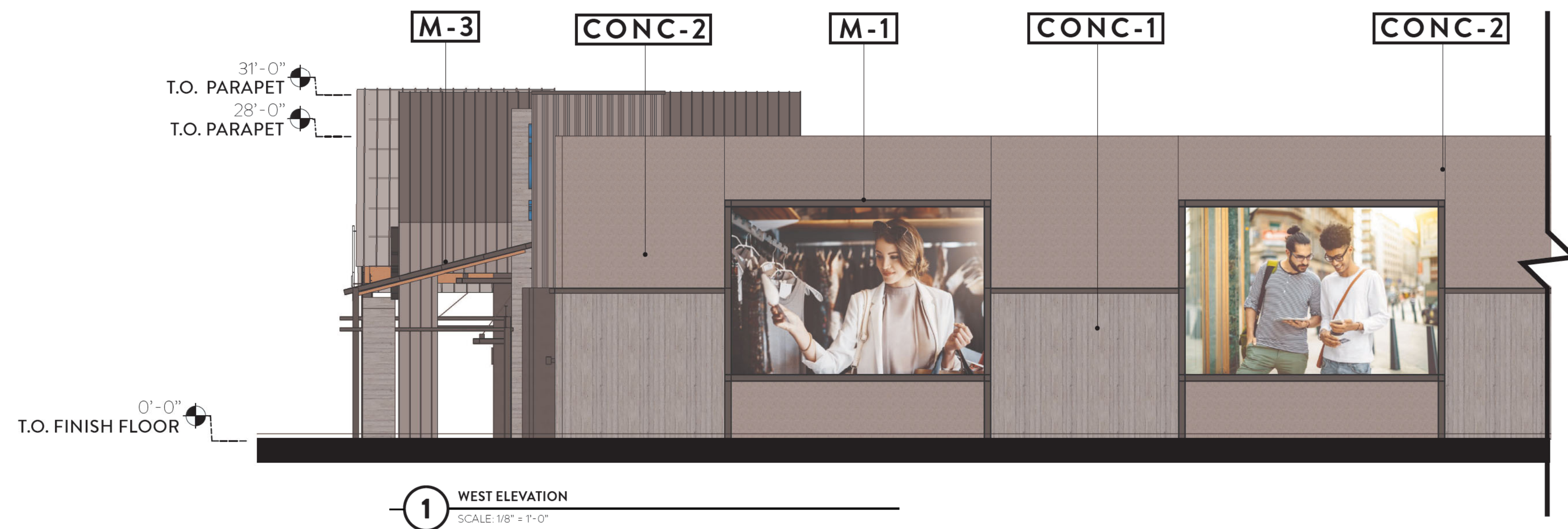
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

- M-1**
Blackened Steel
- M-2**
ACM Metal Panel - Aluminum Gray Stock
- M-3**
Standing Seam Metal Roof - Dark Bronze
- M-4**
Brake Metal - Painted
- M-5**
ACM Metal Panel - Custom Target Branding Color
- M-6**
Metal Wall Panel - Bone White
- M-7**
Tube Steel Trellis & Tiebacks
- M-8**
Concealed Seam Metal Siding - Ascot White
- M-9**
Perforated Metal Panel - Sugar Swizzle
- M-10**
Metal Panel - Galvanized
- M-11**
Metal Panel - Zinc Gray
- CONC-1**
Tilt-up Concrete - Boardformed
- CONC-2**
Tilt-up Concrete - Light Sandblasted
- CONC-3**
Tilt-up Concrete - Heavy Sandblasted
- CONC-4**
Tilt-up Concrete - Trapazoid -1101
- CONC-5**
Tilt-up Concrete - Trapazoid -1105
- CONC-6**
Concrete Panel - Charred Walnut
- FC-1**
Hardie Panel Vertical Siding - Stone Paver
- CMU-1**
CMU - Mission White - Trendstone - Running Bond
- CMU-2**
CMU - Mission White - Mesastone - Running Bond
- CMU-3**
CMU - Opal - Mesastone - Running Bond
- CMU-4**
CMU - Mission White - Trendstone - Stacked Bond
- CMU-5**
CMU - Pearl White - Mesastone - Running Bond
- CMU-6**
CMU - Mojave Brown - Mesastone - Running Bond
- CMU-7**
CMU - Opal - Mesastone - Stacked Bond
- WD-1**
Timbertech - Weathered Teak
- WD-2**
Glued Laminata Timber

KEYPLAN

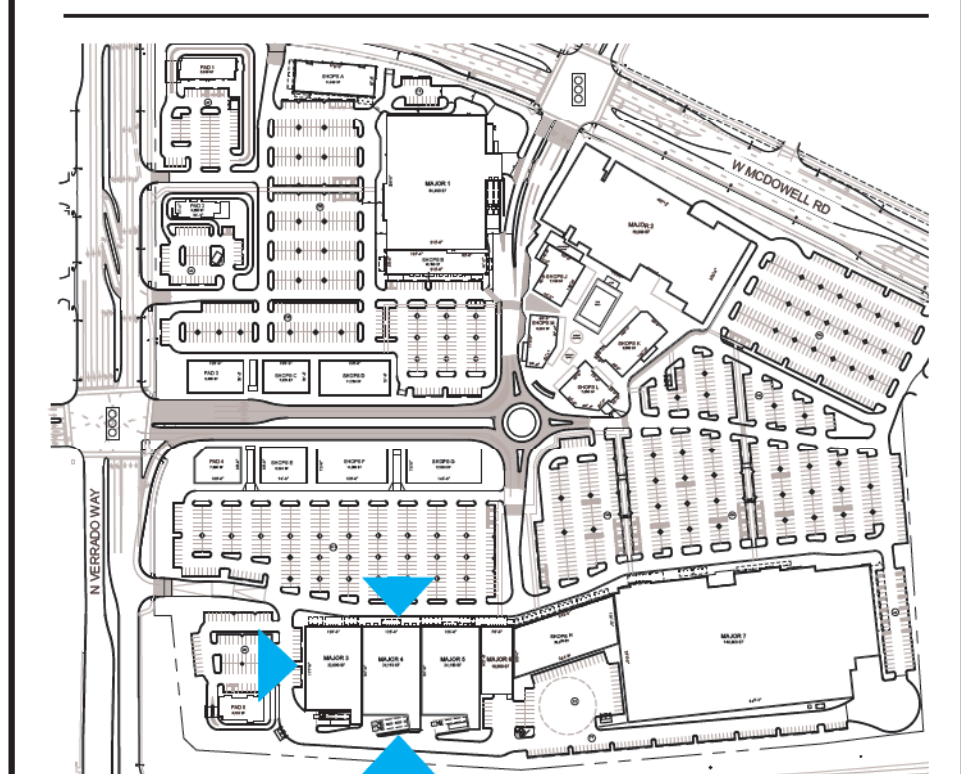


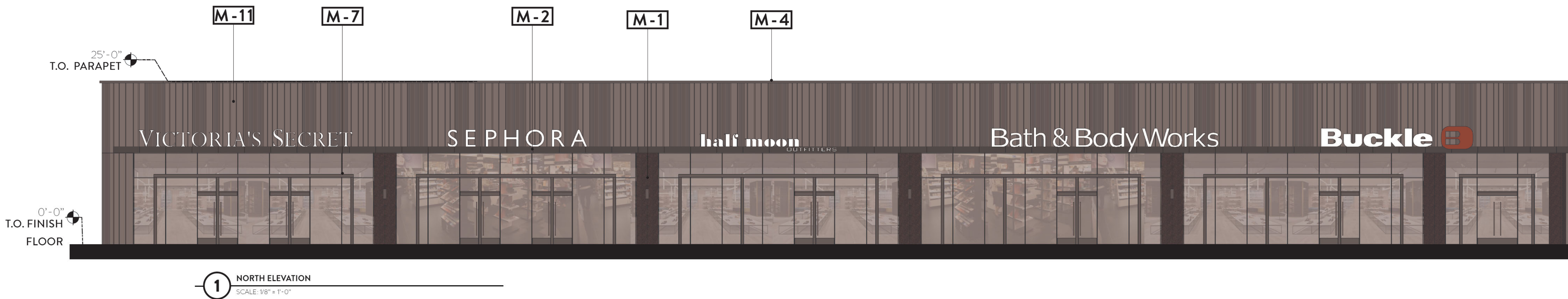


MATERIALS LEGEND

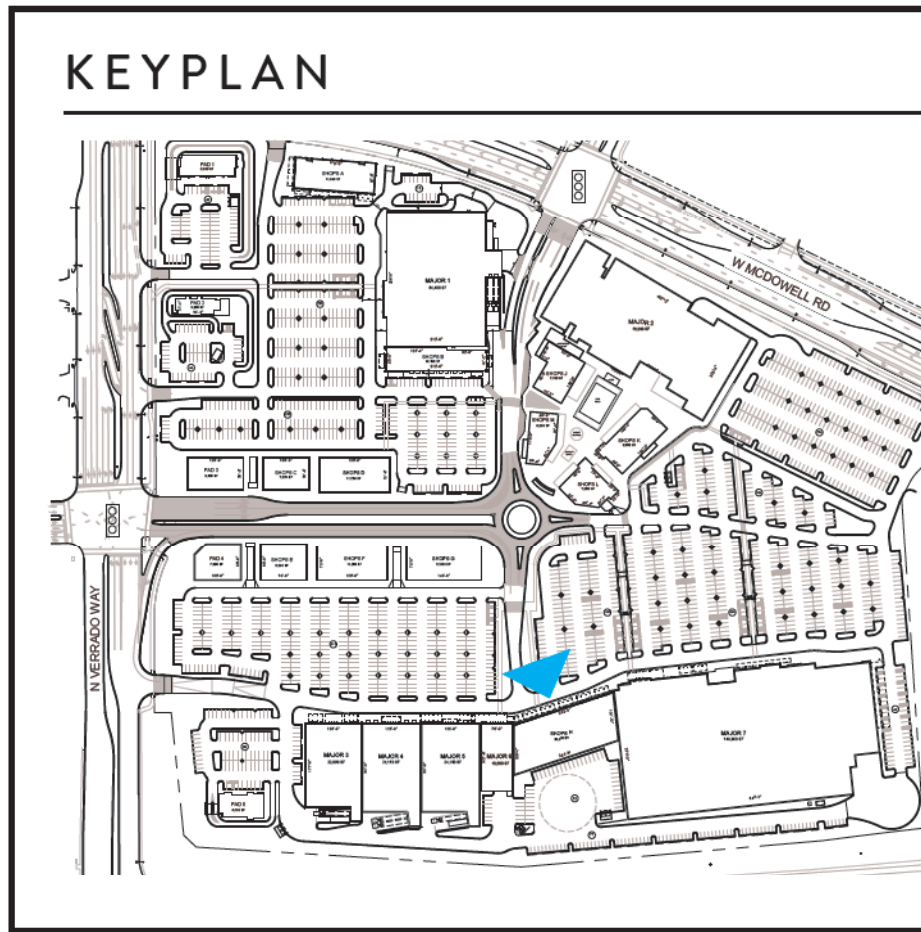
- M-1**
Blackened Steel
- M-2**
ACM Metal Panel - Aluminum Gray Stock
- M-3**
Standing Seam Metal Roof - Dark Bronze
- M-4**
Brake Metal - Painted
- M-5**
ACM Metal Panel - Custom Target Branding Color
- M-6**
Metal Wall Panel - Bone White
- M-7**
Tube Steel Trellis & Tiebacks
- M-8**
Concealed Seam Metal Siding - Ascot White
- M-9**
Perforated Metal Panel - Sugar Swizzle
- M-10**
Metal Panel - Galvanized
- M-11**
Metal Panel - Zinc Gray
- CONC-1**
Tilt-up Concrete - Boardformed
- CONC-2**
Tilt-up Concrete - Light Sandblasted
- CONC-3**
Tilt-up Concrete - Heavy Sandblasted
- CONC-4**
Tilt-up Concrete - Trapezoid -1101
- CONC-5**
Tilt-up Concrete - Trapezoid -1105
- CONC-6**
Concrete Panel - Charred Walnut
- FC-1**
Hardie Panel Vertical Siding - Stone Paver
- CMU-1**
CMU - Mission White - Trendstone - Running Bond
- CMU-2**
CMU - Mission White - Mesastone - Running Bond
- CMU-3**
CMU - Opal - Mesastone - Running Bond
- CMU-4**
CMU - Mission White - Trendstone - Stacked Bond
- CMU-5**
CMU - Pearl White - Mesastone - Running Bond
- CMU-6**
CMU - Mojave Brown - Mesastone - Running Bond
- CMU-7**
CMU - Opal - Mesastone - Stacked Bond
- WD-1**
Timbertech - Weathered Teak
- WD-2**
Glued Laminated Timber

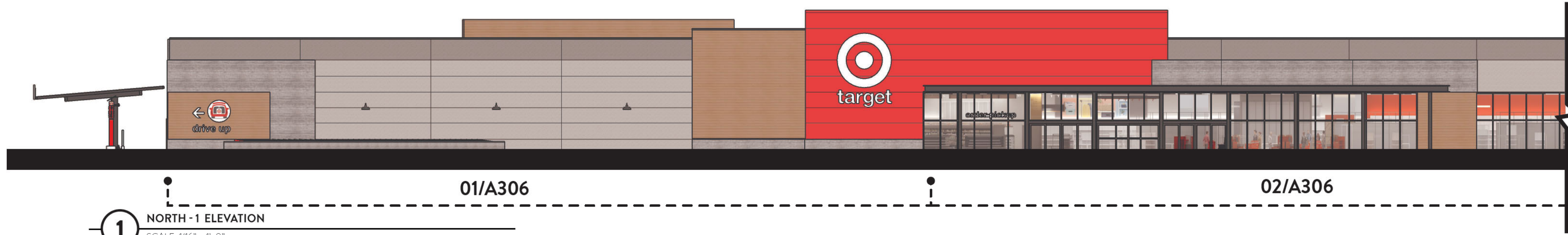
KEYPLAN



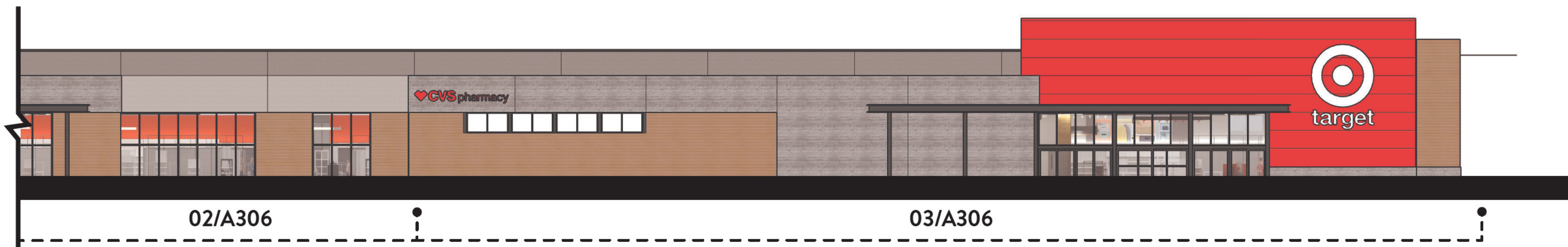


MATERIALS LEGEND	
M - 1	Blackened Steel
M - 2	ACM Metal Panel - Aluminum Gray Stock
M - 3	Standing Seam Metal Roof - Dark Bronze
M - 4	Brake Metal - Painted
M - 5	ACM Metal Panel - Custom Target Branding Color
M - 6	Metal Wall Panel - Bone White
M - 7	Tube Steel Trellis & Tiebacks
M - 8	Concealed Seam Metal Siding - Ascot White
M - 9	Perforated Metal Panel - Sugar Swizzle
M - 10	Metal Panel - Galvanized
M - 11	Metal Panel - Zinc Gray
CONC - 1	Tilt-up Concrete - Boardformed
CONC - 2	Tilt-up Concrete - Light Sandblasted
CONC - 3	Tilt-up Concrete - Heavy Sandblasted
CONC - 4	Tilt-up Concrete - Trapezoid -1101
CONC - 5	Tilt-up Concrete - Trapezoid -1105
CONC - 6	Concrete Panel - Charred Walnut
FC - 1	Hardie Panel Vertical Siding - Stone Paver
CMU - 1	CMU - Mission White - Trendstone - Running Bond
CMU - 2	CMU - Mission White - Mesastone - Running Bond
CMU - 3	CMU - Opal - Mesastone - Running Bond
CMU - 4	CMU - Mission White - Trendstone - Stacked Bond
CMU - 5	CMU - Pearl White - Mesastone - Running Bond
CMU - 6	CMU - Mojave Brown - Mesastone - Running Bond
CMU - 7	CMU - Opal - Mesastone - Stacked Bond
WD - 1	Timbertech - Weathered Teak
WD - 2	Glued Laminated Timber





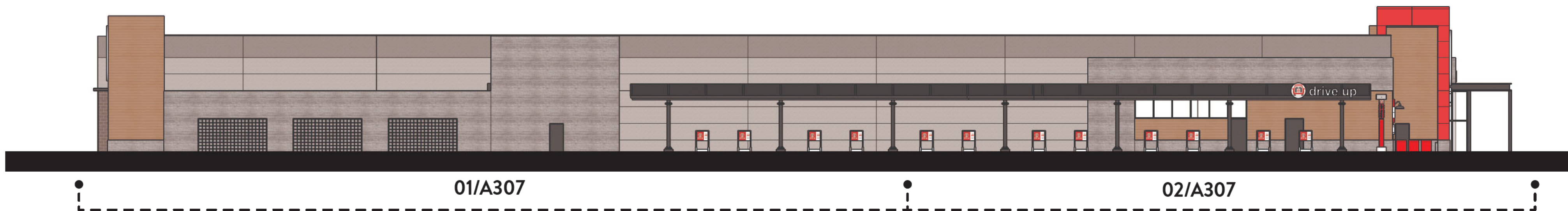
1 NORTH - 1 ELEVATION
SCALE: 1/16" = 1'-0"



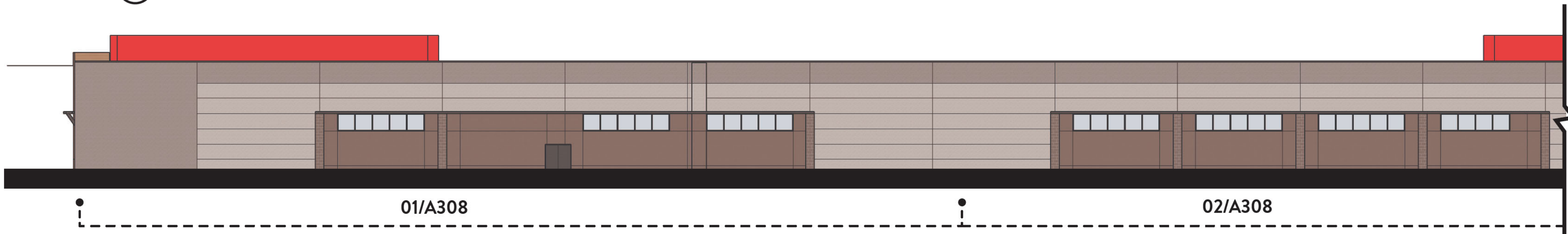
2 NORTH - 2 ELEVATION
SCALE: 1/16" = 1'-0"



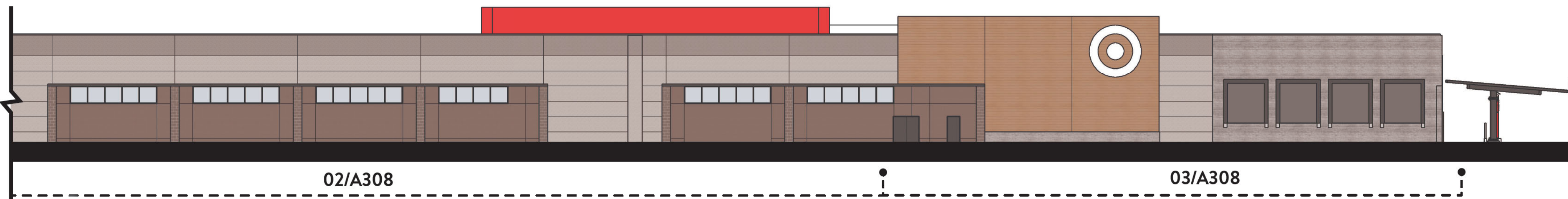
3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 EAST ELEVATION
SCALE: 1/16" = 1'-0"



5 SOUTH - 1 ELEVATION
SCALE: 1/16" = 1'-0"

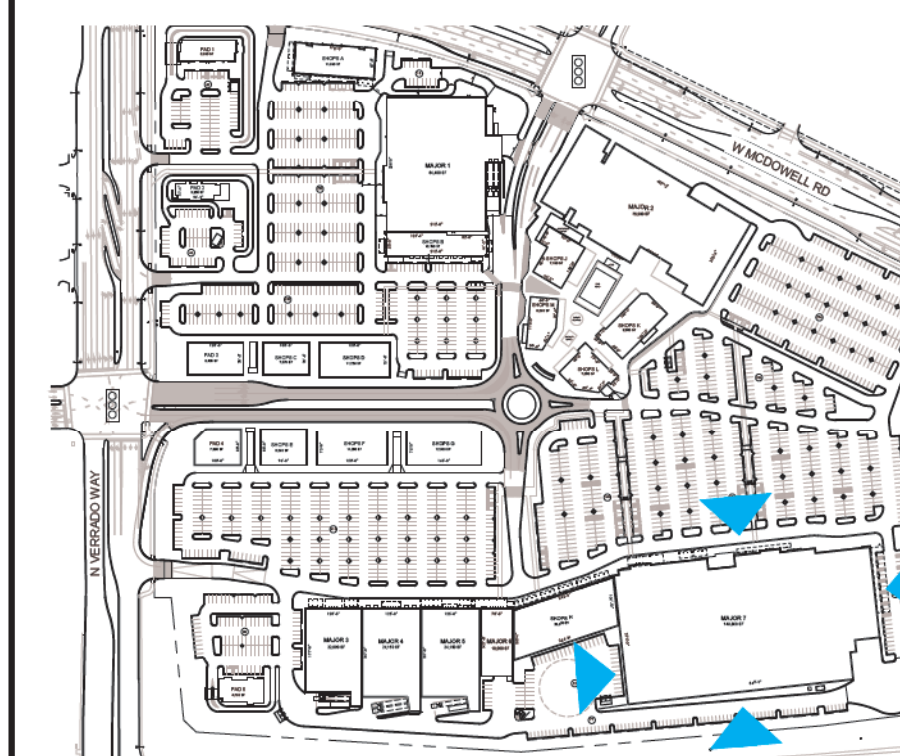


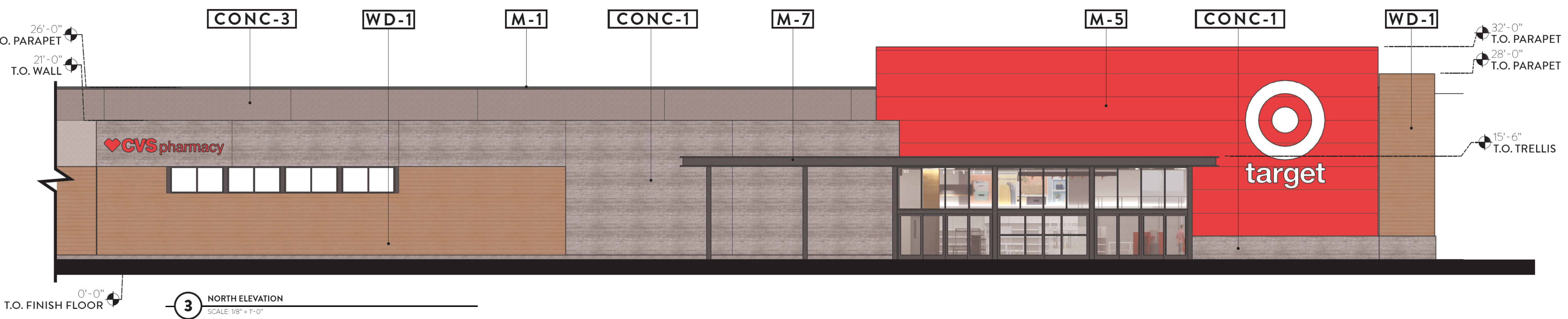
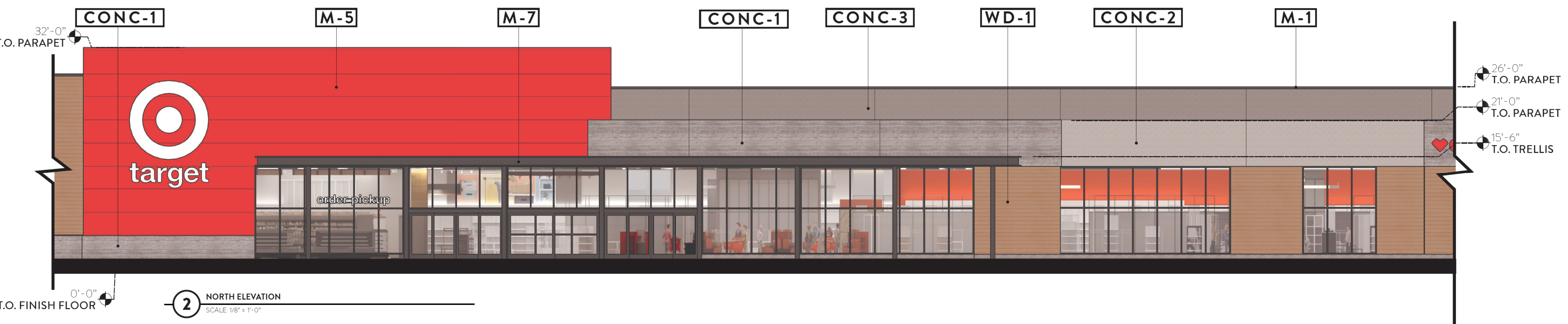
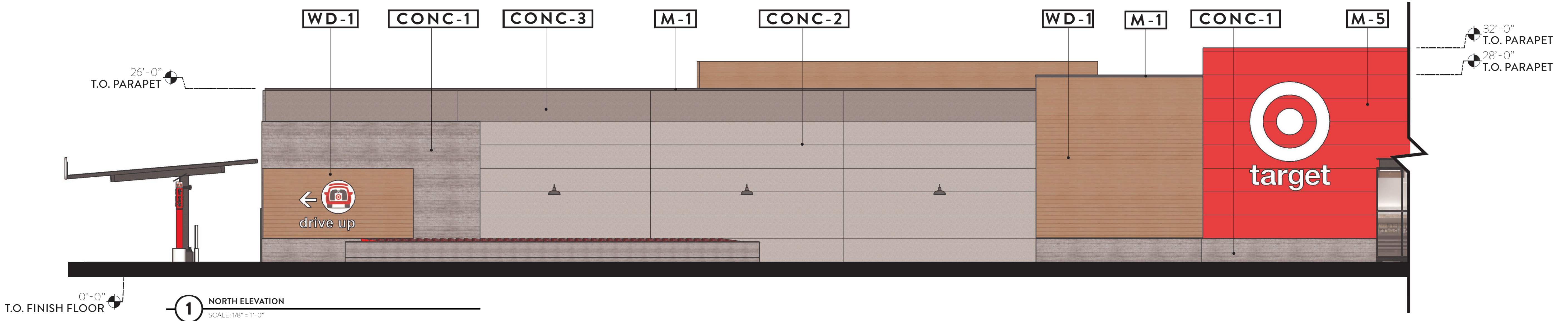
6 SOUTH - 2 ELEVATION
SCALE: 1/16" = 1'-0"

MATERIALS LEGEND

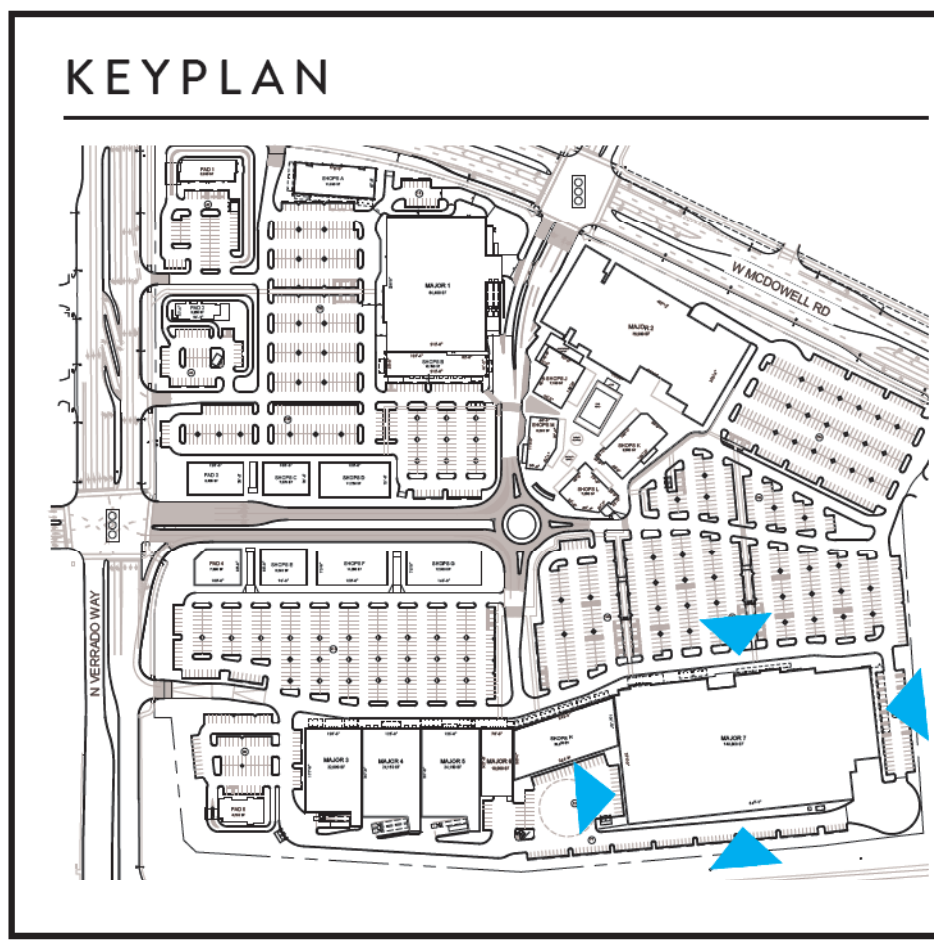
- M-1**
Blackened Steel
- M-2**
ACM Metal Panel - Aluminum Gray Stock
- M-3**
Standing Seam Metal Roof - Dark Bronze
- M-4**
Brake Metal - Painted
- M-5**
ACM Metal Panel - Custom Target Branding Color
- M-6**
Metal Wall Panel - Bone White
- M-7**
Tube Steel Trellis & Tiebacks
- M-8**
Concealed Seam Metal Siding - Ascot White
- M-9**
Perforated Metal Panel - Sugar Swizzle
- M-10**
Metal Panel - Galvanized
- M-11**
Metal Panel - Zinc Gray
- CONC-1**
Tilt-up Concrete - Boardformed
- CONC-2**
Tilt-up Concrete - Light Sandblasted
- CONC-3**
Tilt-up Concrete - Heavy Sandblasted
- CONC-4**
Tilt-up Concrete - Trapezoid -1101
- CONC-5**
Tilt-up Concrete - Trapezoid -1105
- CONC-6**
Concrete Panel - Charred Walnut
- FC-1**
Hardie Panel Vertical Siding - Stone Paver
- CMU-1**
CMU - Mission White - Trendstone - Running Bond
- CMU-2**
CMU - Mission White - Mesastone - Running Bond
- CMU-3**
CMU - Opal - Mesastone - Running Bond
- CMU-4**
CMU - Mission White - Trendstone - Stacked Bond
- CMU-5**
CMU - Pearl White - Mesastone - Running Bond
- CMU-6**
CMU - Mojave Brown - Mesastone - Running Bond
- CMU-7**
CMU - Opal - Mesastone - Stacked Bond
- WD-1**
Timbertech - Weathered Teak
- WD-2**
Glued Laminated Timber

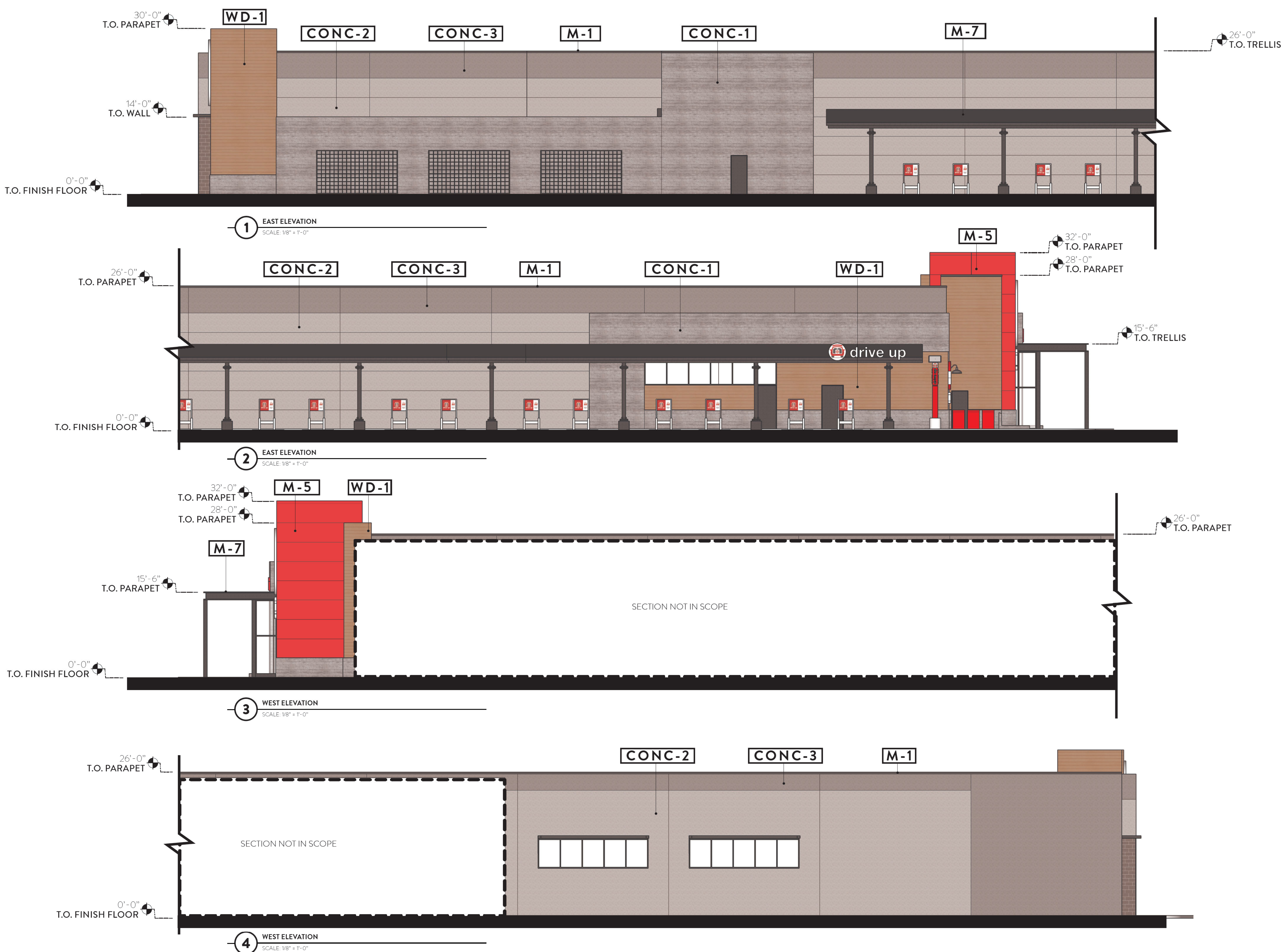
KEYPLAN





MATERIALS LEGEND	
M-1	Blackened Steel
M-2	ACM Metal Panel - Aluminum Gray Stock
M-3	Standing Seam Metal Roof - Dark Bronze
M-4	Brake Metal - Painted
M-5	ACM Metal Panel - Custom Target Branding Color
M-6	Metal Wall Panel - Bone White
M-7	Tube Steel Trellis & Tiebacks
M-8	Concealed Seam Metal Siding - Ascot White
M-9	Perforated Metal Panel - Sugar Swizzle
M-10	Metal Panel - Galvanized
M-11	Metal Panel - Zinc Gray
CONC-1	Tilt-up Concrete - Boardformed
CONC-2	Tilt-up Concrete - Light Sandblasted
CONC-3	Tilt-up Concrete - Heavy Sandblasted
CONC-4	Tilt-up Concrete - Trapezoid -1101
CONC-5	Tilt-up Concrete - Trapezoid -1105
CONC-6	Concrete Panel - Charred Walnut
FC-1	Hardie Panel Vertical Siding - Stone Paver
CMU-1	CMU - Mission White - Trendstone - Running Bond
CMU-2	CMU - Mission White - Mesastone - Running Bond
CMU-3	CMU - Opal - Mesastone - Running Bond
CMU-4	CMU - Mission White - Trendstone - Stacked Bond
CMU-5	CMU - Pearl White - Mesastone - Running Bond
CMU-6	CMU - Mojave Brown - Mesastone - Running Bond
CMU-7	CMU - Opal - Mesastone - Stacked Bond
WD-1	Timbertech - Weathered Teak
WD-2	Glued Laminated Timber

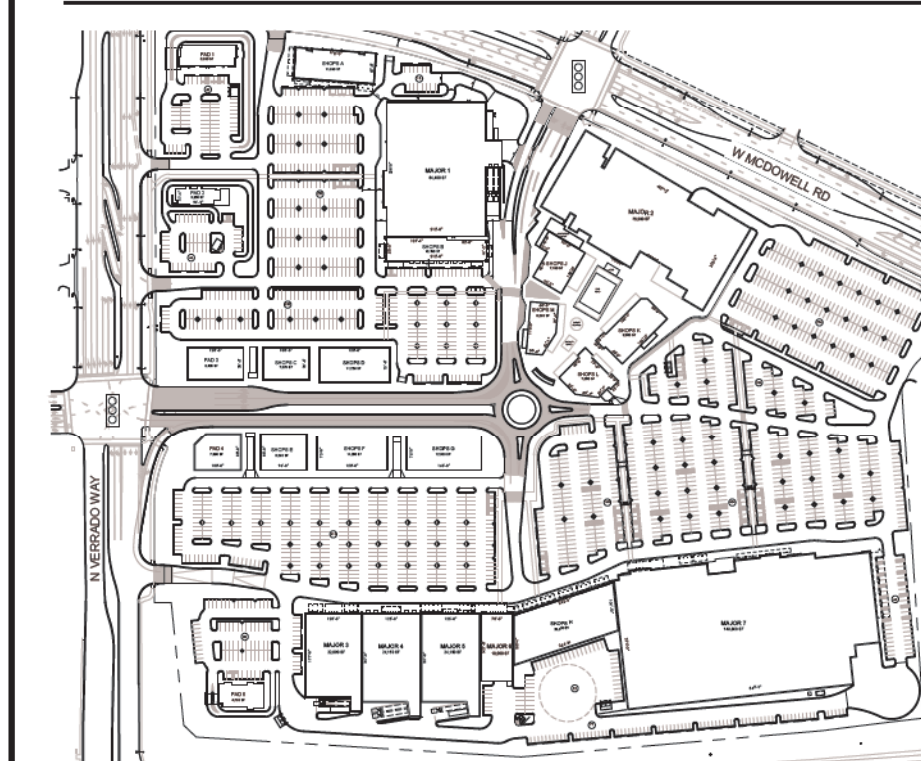




MATERIALS LEGEND

- M-1**
Blackened Steel
- M-2**
ACM Metal Panel - Aluminum Gray Stock
- M-3**
Standing Seam Metal Roof - Dark Bronze
- M-4**
Brake Metal - Painted
- M-5**
ACM Metal Panel - Custom Target Branding Color
- M-6**
Metal Wall Panel - Bone White
- M-7**
Tube Steel Trellis & Tiebacks
- M-8**
Concealed Seam Metal Siding - Ascot White
- M-9**
Perforated Metal Panel - Sugar Swizzle
- M-10**
Metal Panel - Galvanized
- M-11**
Metal Panel - Zinc Gray
- CONC-1**
Tilt-up Concrete - Boardformed
- CONC-2**
Tilt-up Concrete - Light Sandblasted
- CONC-3**
Tilt-up Concrete - Heavy Sandblasted
- CONC-4**
Tilt-up Concrete - Trapezoid -1101
- CONC-5**
Tilt-up Concrete - Trapezoid -1105
- CONC-6**
Concrete Panel - Charred Walnut
- FC-1**
Hardie Panel Vertical Siding - Stone Paver
- CMU-1**
CMU - Mission White - Trendstone - Running Bond
- CMU-2**
CMU - Mission White - Mesastone - Running Bond
- CMU-3**
CMU - Opal - Mesastone - Running Bond
- CMU-4**
CMU - Mission White - Trendstone - Stacked Bond
- CMU-5**
CMU - Pearl White - Mesastone - Running Bond
- CMU-6**
CMU - Mojave Brown - Mesastone - Running Bond
- CMU-7**
CMU - Opal - Mesastone - Stacked Bond
- WD-1**
Timbertech - Weathered Teak
- WD-2**
Glued Laminated Timber

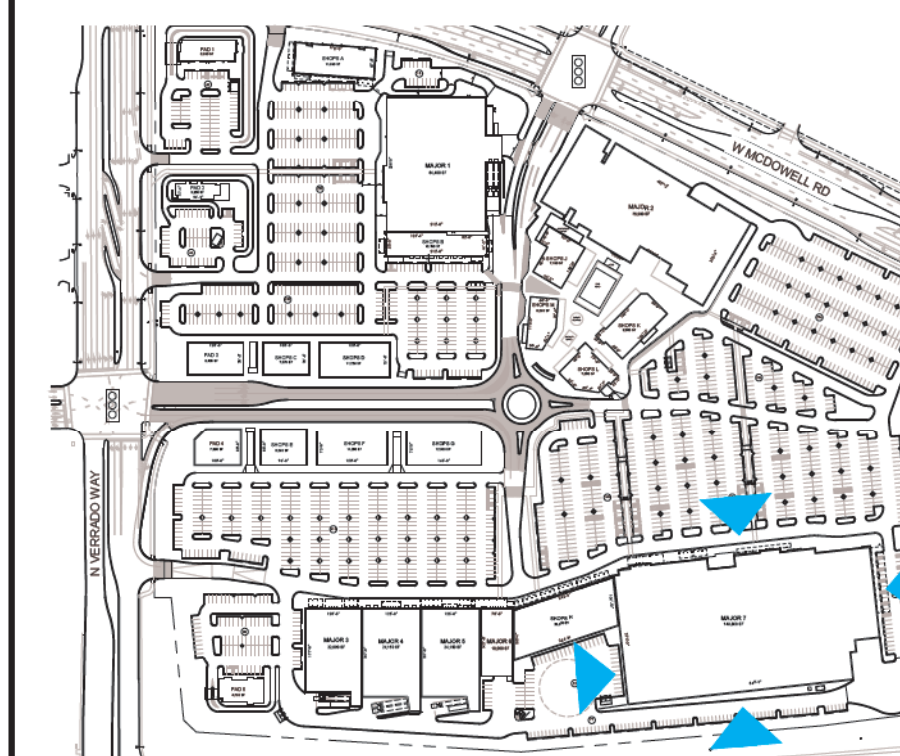
KEYPLAN



MATERIALS LEGEND

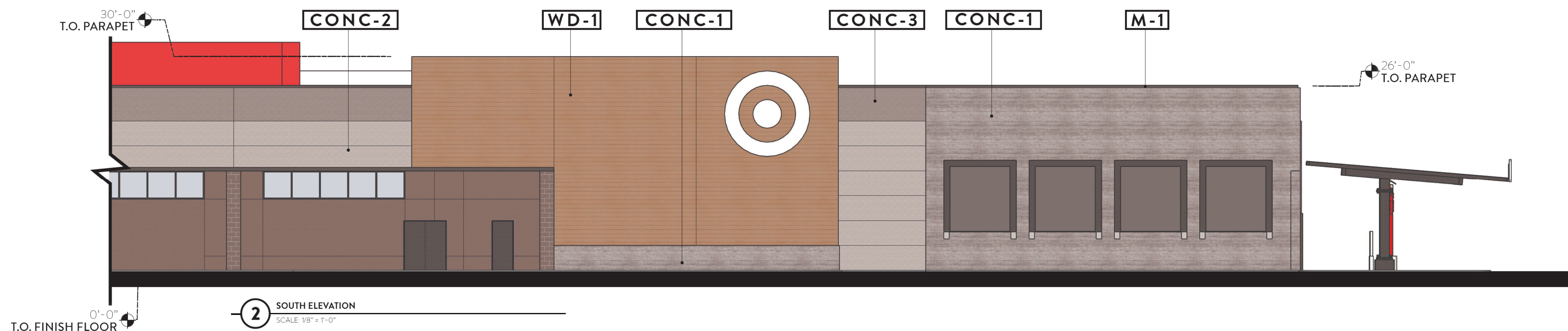
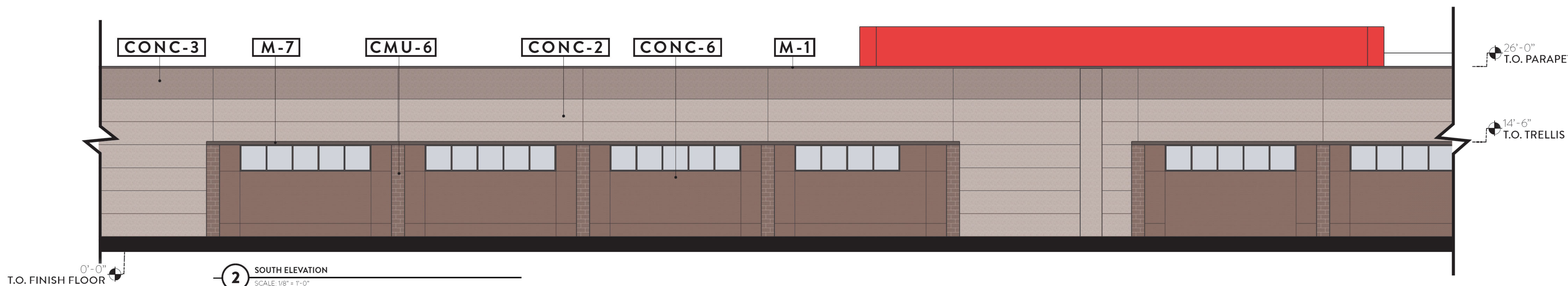
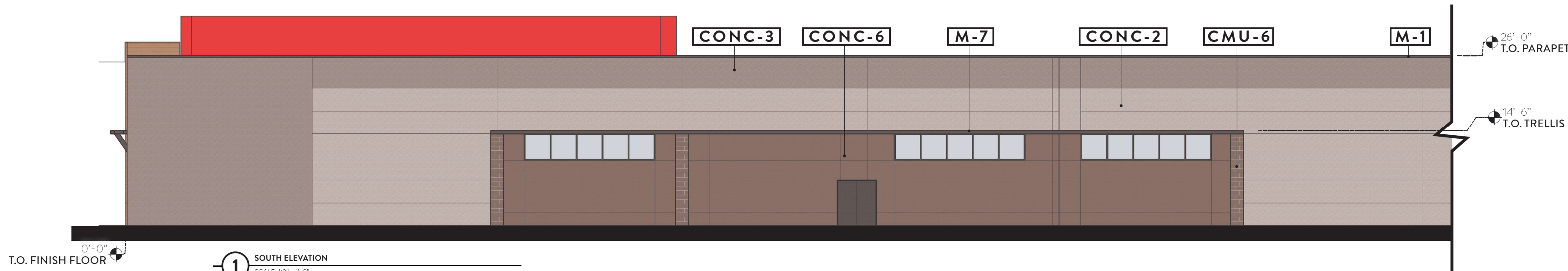
- M-1**
Blackened Steel
- M-2**
ACM Metal Panel - Aluminum Gray Stock
- M-3**
Standing Seam Metal Roof - Dark Bronze
- M-4**
Brake Metal - Painted
- M-5**
ACM Metal Panel - Custom Target Branding Color
- M-6**
Metal Wall Panel - Bone White
- M-7**
Tube Steel Trellis & Tiebacks
- M-8**
Concealed Seam Metal Siding - Ascot White
- M-9**
Perforated Metal Panel - Sugar Swizzle
- M-10**
Metal Panel - Galvanized
- M-11**
Metal Panel - Zinc Gray
- CONC-1**
Tilt-up Concrete - Boardformed
- CONC-2**
Tilt-up Concrete - Light Sandblasted
- CONC-3**
Tilt-up Concrete - Heavy Sandblasted
- CONC-4**
Tilt-up Concrete - Trapezoid -1101
- CONC-5**
Tilt-up Concrete - Trapezoid -1105
- CONC-6**
Concrete Panel - Charred Walnut
- FC-1**
Hardie Panel Vertical Siding - Stone Paver
- CMU-1**
CMU - Mission White - Trendstone - Running Bond
- CMU-2**
CMU - Mission White - Mesastone - Running Bond
- CMU-3**
CMU - Opal - Mesastone - Running Bond
- CMU-4**
CMU - Mission White - Trendstone - Stacked Bond
- CMU-5**
CMU - Pearl White - Mesastone - Running Bond
- CMU-6**
CMU - Mojave Brown - Mesastone - Running Bond
- CMU-7**
CMU - Opal - Mesastone - Stacked Bond
- WD-1**
Timbertech - Weathered Teak
- WD-2**
Glued Laminata Timber

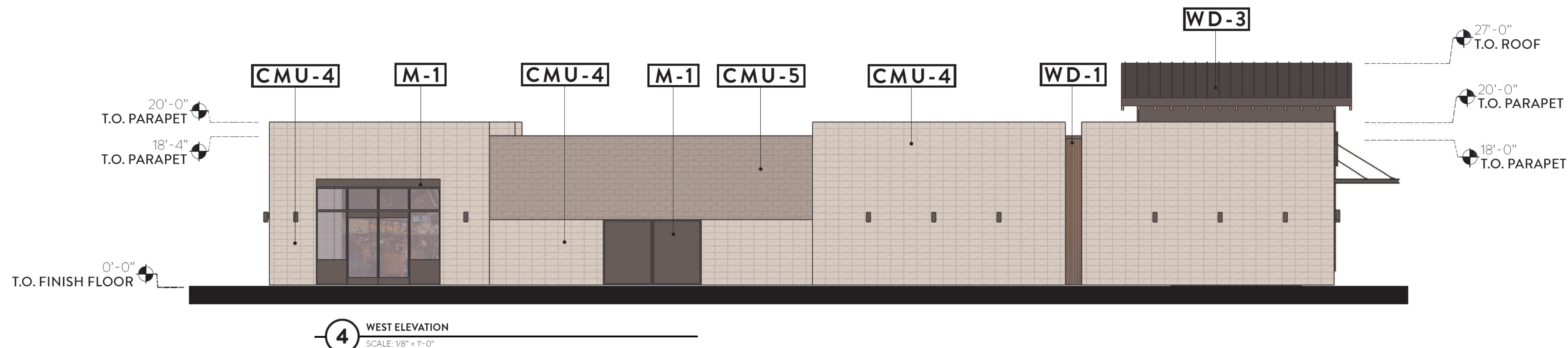
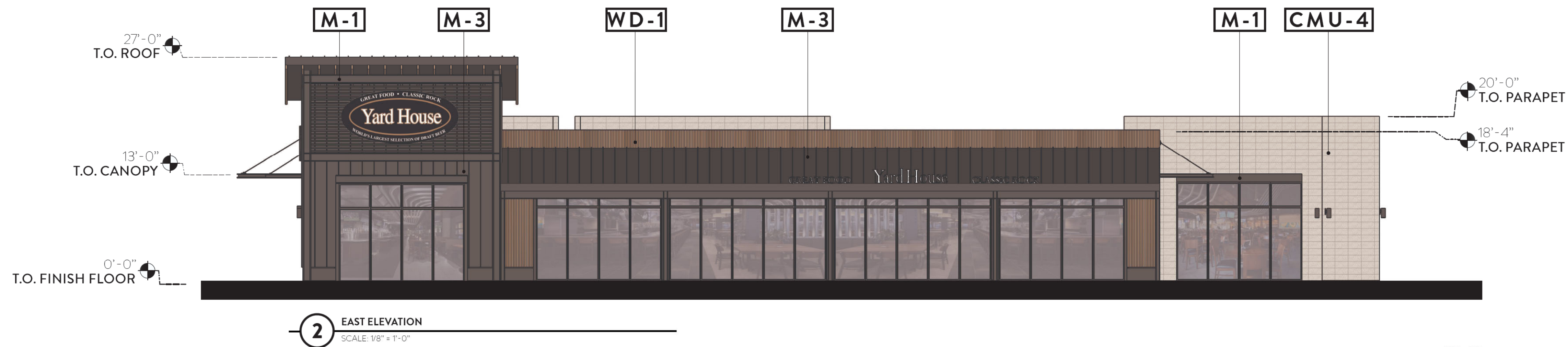
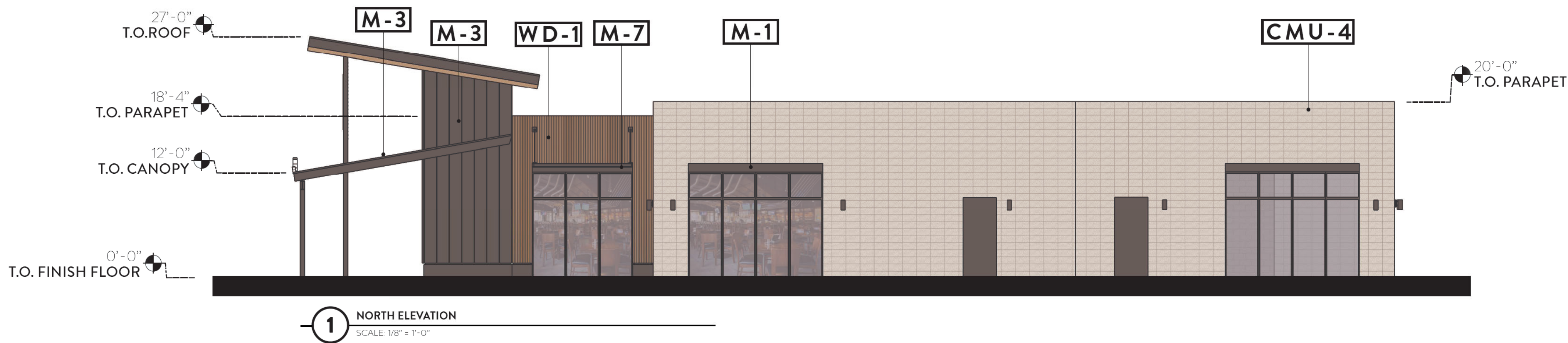
KEYPLAN



A308

TARGET - SECTION 3

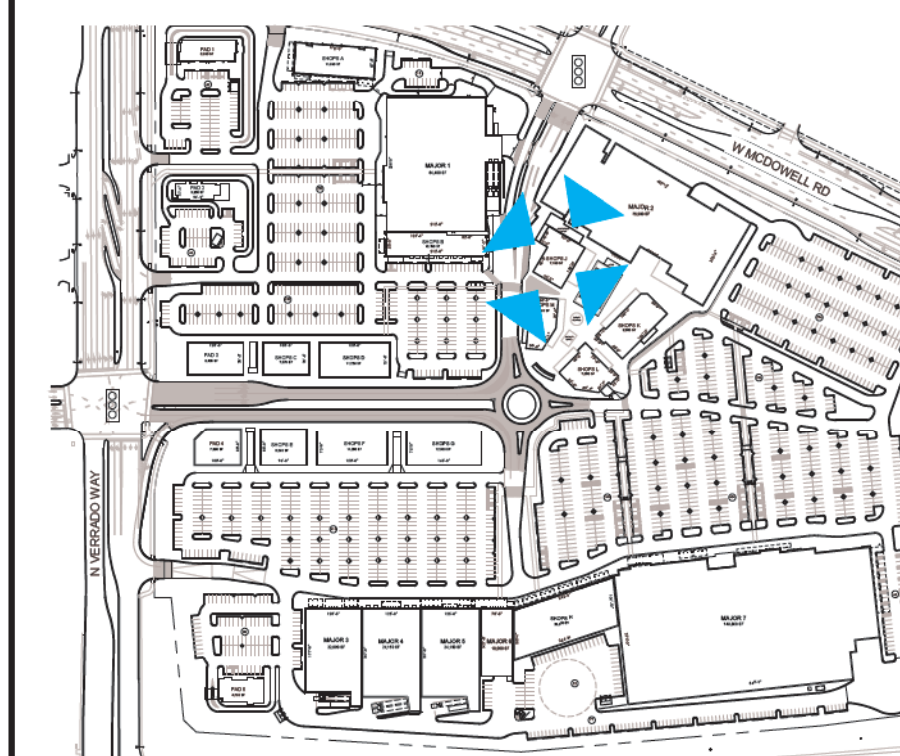


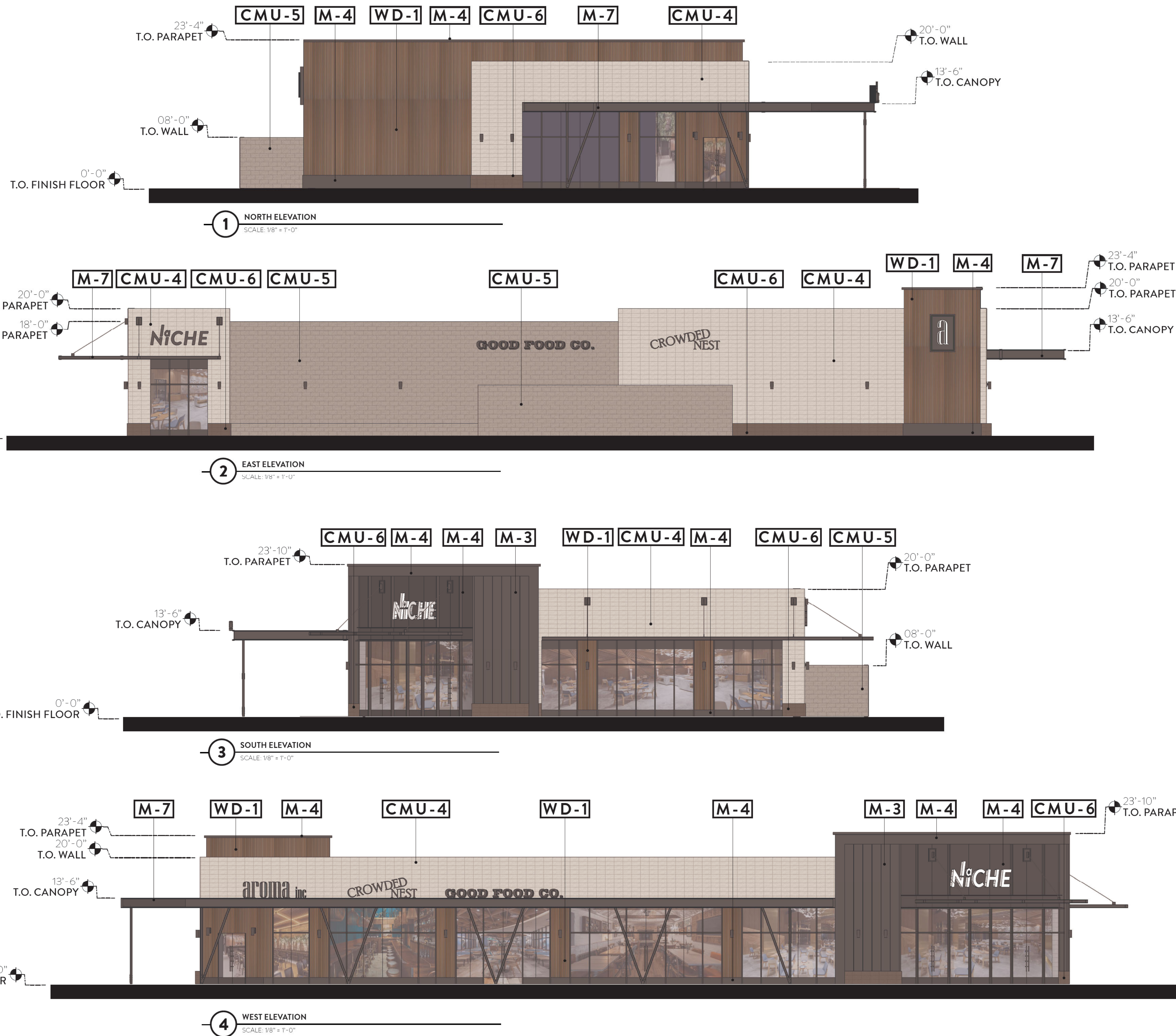


MATERIALS LEGEND

- M-1**
Blackened Steel
- M-2**
ACM Metal Panel - Aluminum Gray Stock
- M-3**
Standing Seam Metal Roof - Dark Bronze
- M-4**
Brake Metal - Painted
- M-5**
ACM Metal Panel - Custom Target Branding Color
- M-6**
Metal Wall Panel - Bone White
- M-7**
Tube Steel Trellis & Tiebacks
- M-8**
Concealed Seam Metal Siding - Ascot White
- M-9**
Perforated Metal Panel - Sugar Swizzle
- M-10**
Metal Panel - Galvanized
- M-11**
Metal Panel - Zinc Gray
- CONC-1**
Tilt-up Concrete - Boardformed
- CONC-2**
Tilt-up Concrete - Light Sandblasted
- CONC-3**
Tilt-up Concrete - Heavy Sandblasted
- CONC-4**
Tilt-up Concrete - Trapezoid -1101
- CONC-5**
Tilt-up Concrete - Trapezoid -1105
- CONC-6**
Concrete Panel - Charred Walnut
- FC-1**
Hardie Panel Vertical Siding - Stone Paver
- CMU-1**
CMU - Mission White - Trendstone - Running Bond
- CMU-2**
CMU - Mission White - Mesastone - Running Bond
- CMU-3**
CMU - Opal - Mesastone - Running Bond
- CMU-4**
CMU - Mission White - Trendstone - Stacked Bond
- CMU-5**
CMU - Pearl White - Mesastone - Running Bond
- CMU-6**
CMU - Mojave Brown - Mesastone - Running Bond
- CMU-7**
CMU - Opal - Mesastone - Stacked Bond
- WD-1**
Timbertech - Weathered Teak
- WD-2**
Glued Laminated Timber

KEYPLAN

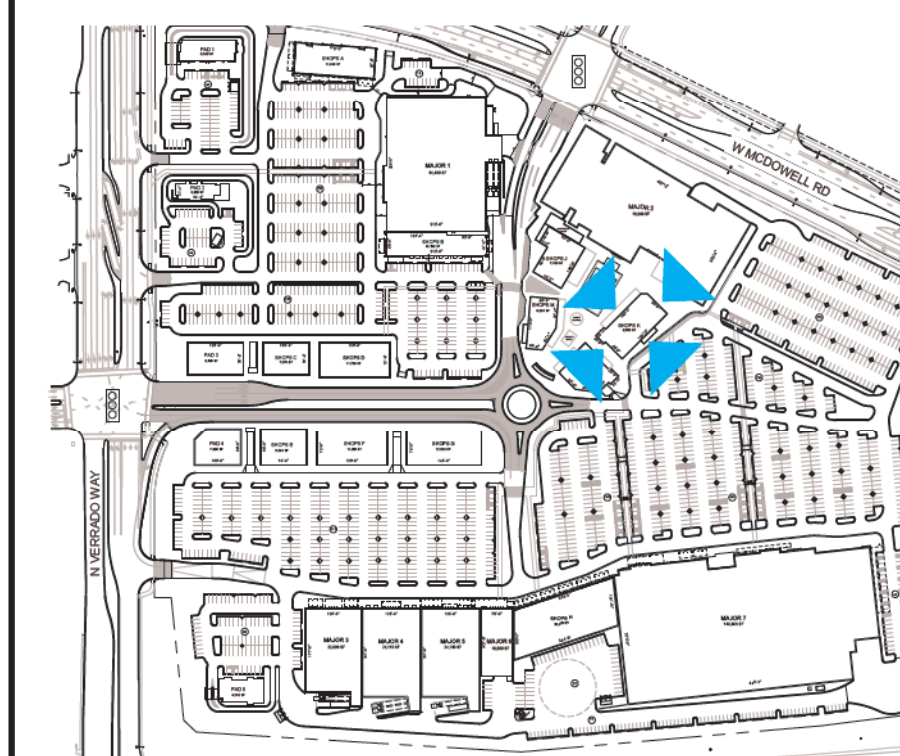


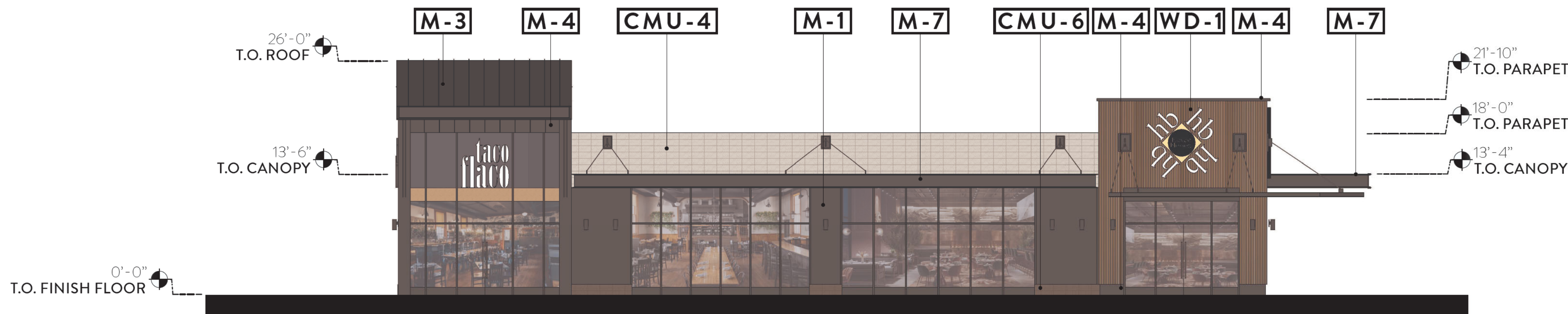


MATERIALS LEGEND

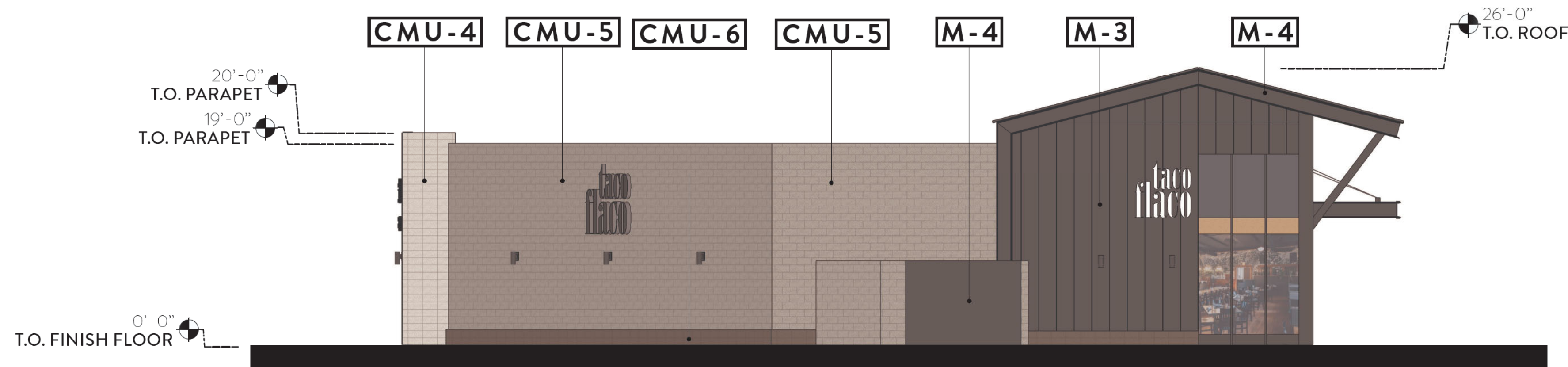
- M-1**
Blackened Steel
- M-2**
ACM Metal Panel - Aluminum Gray Stock
- M-3**
Standing Seam Metal Roof - Dark Bronze
- M-4**
Brake Metal - Painted
- M-5**
ACM Metal Panel - Custom Target Branding Color
- M-6**
Metal Wall Panel - Bone White
- M-7**
Tube Steel Trellis & Tiebacks
- M-8**
Concealed Seam Metal Siding - Ascot White
- M-9**
Perforated Metal Panel - Sugar Swizzle
- M-10**
Metal Panel - Galvanized
- M-11**
Metal Panel - Zinc Gray
- CONC-1**
Tilt-up Concrete - Boardformed
- CONC-2**
Tilt-up Concrete - Light Sandblasted
- CONC-3**
Tilt-up Concrete - Heavy Sandblasted
- CONC-4**
Tilt-up Concrete - Trapezoid -1101
- CONC-5**
Tilt-up Concrete - Trapezoid -1105
- CONC-6**
Concrete Panel - Charred Walnut
- FC-1**
Hardie Panel Vertical Siding - Stone Paver
- CMU-1**
CMU - Mission White - Trendstone - Running Bond
- CMU-2**
CMU - Mission White - Mesastone - Running Bond
- CMU-3**
CMU - Opal - Mesastone - Running Bond
- CMU-4**
CMU - Mission White - Trendstone - Stacked Bond
- CMU-5**
CMU - Pearl White - Mesastone - Running Bond
- CMU-6**
CMU - Mojave Brown - Mesastone - Running Bond
- CMU-7**
CMU - Opal - Mesastone - Stacked Bond
- WD-1**
Timbertech - Weathered Teak
- WD-2**
Glued Laminated Timber

KEYPLAN

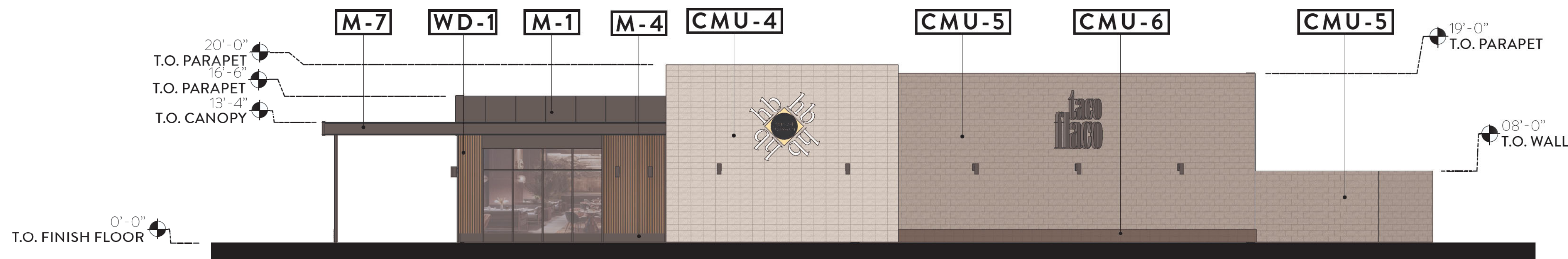




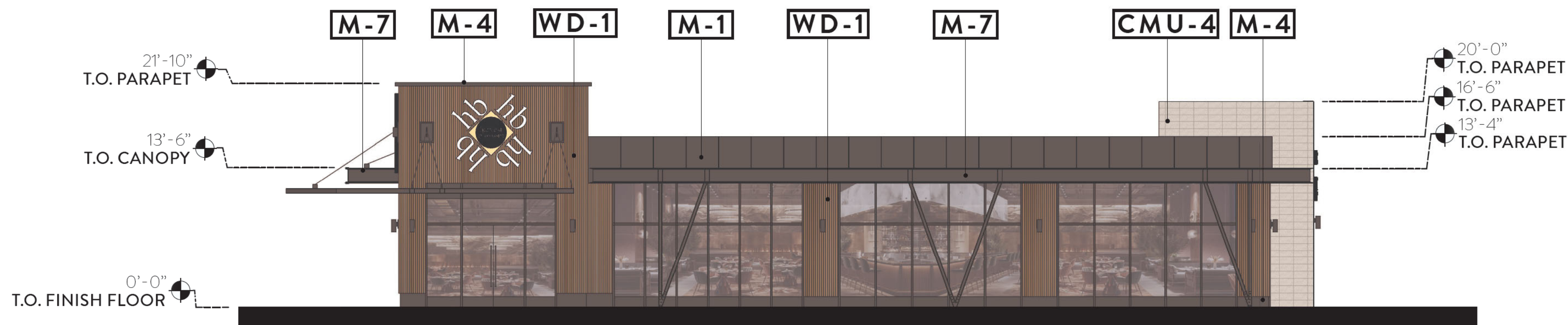
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

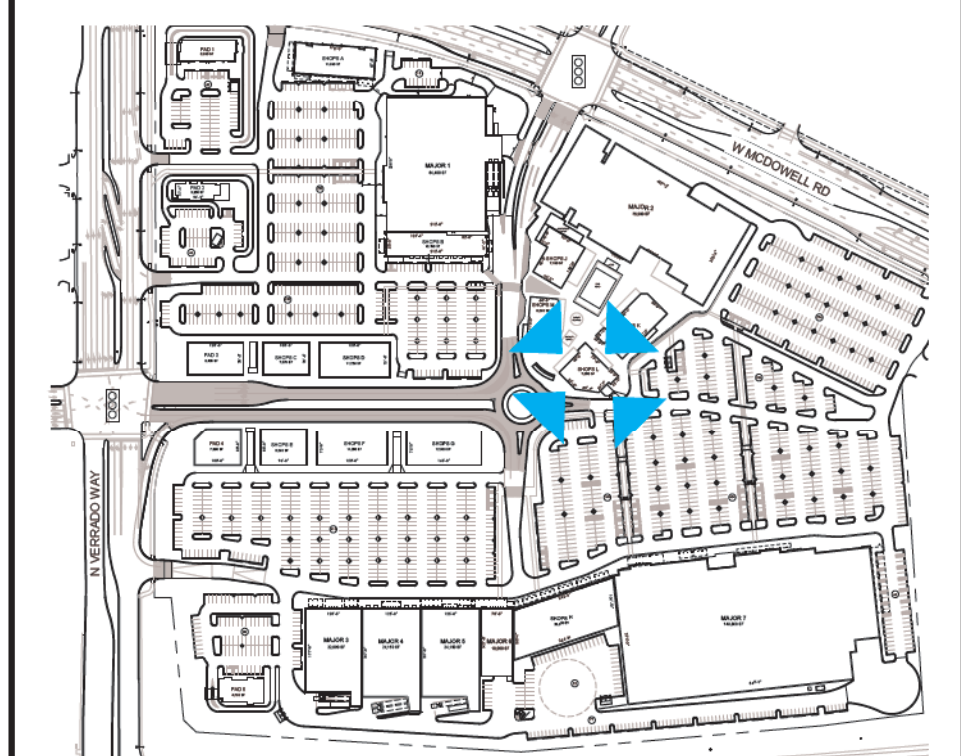


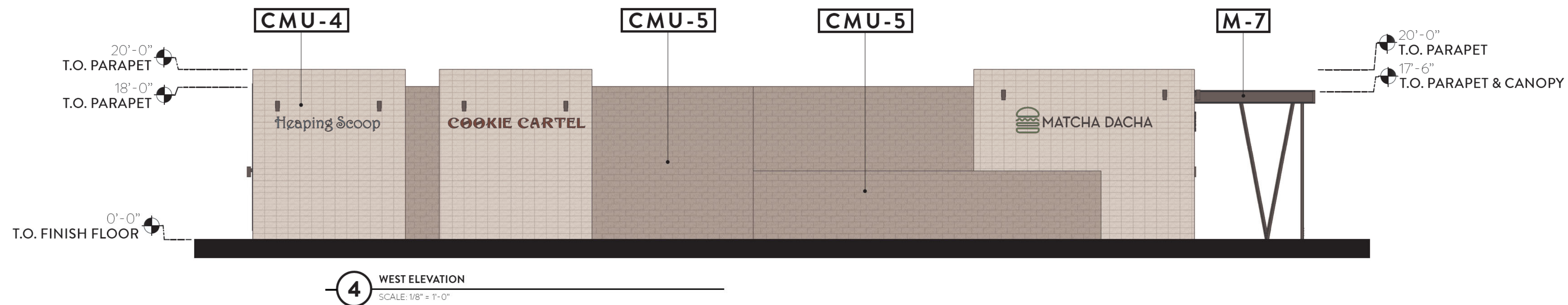
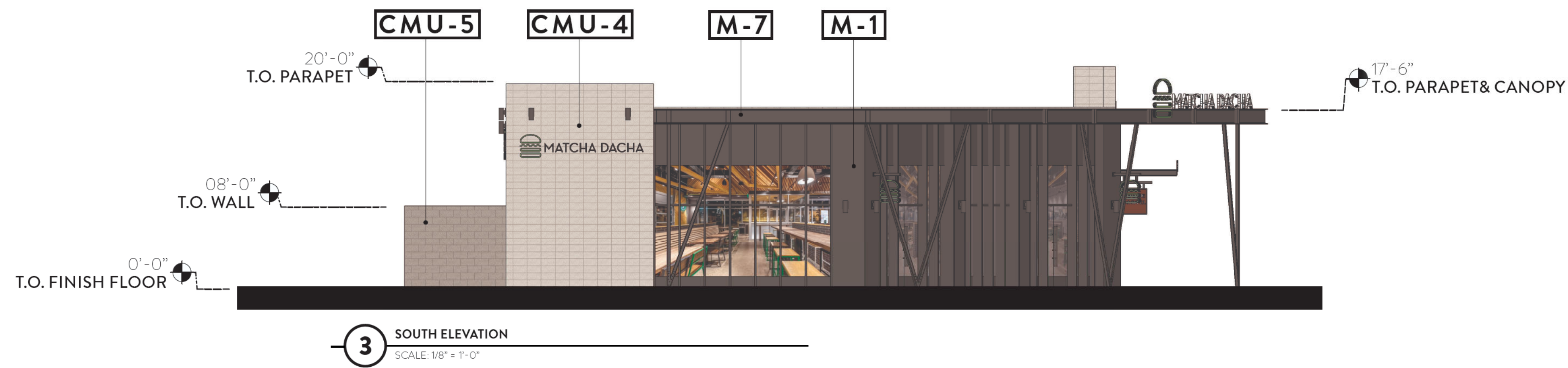
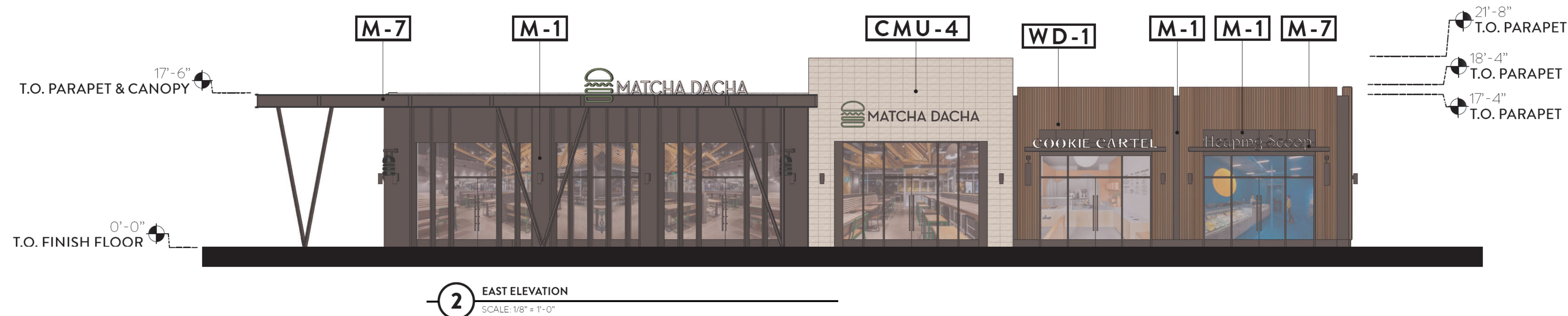
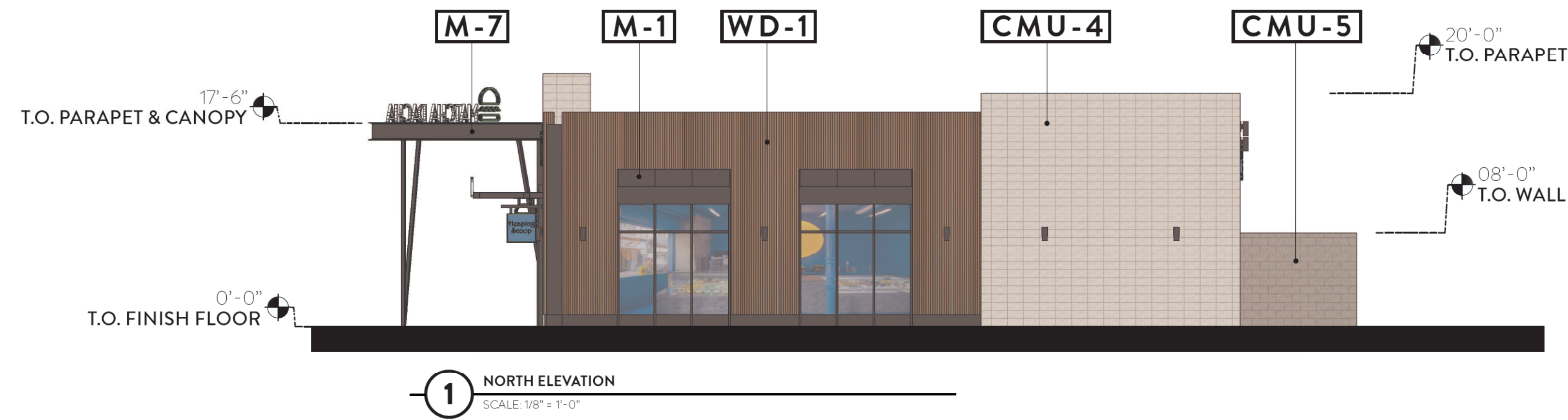
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

- M-1**
Blackened Steel
- M-2**
ACM Metal Panel - Aluminum Gray Stock
- M-3**
Standing Seam Metal Roof - Dark Bronze
- M-4**
Brake Metal - Painted
- M-5**
ACM Metal Panel - Custom Target Branding Color
- M-6**
Metal Wall Panel - Bone White
- M-7**
Tube Steel Trellis & Tiebacks
- M-8**
Concealed Seam Metal Siding - Ascot White
- M-9**
Perforated Metal Panel - Sugar Swizzle
- M-10**
Metal Panel - Galvanized
- M-11**
Metal Panel - Zinc Gray
- CONC-1**
Tilt-up Concrete - Boardformed
- CONC-2**
Tilt-up Concrete - Light Sandblasted
- CONC-3**
Tilt-up Concrete - Heavy Sandblasted
- CONC-4**
Tilt-up Concrete - Trapazoid -1101
- CONC-5**
Tilt-up Concrete - Trapazoid -1105
- CONC-6**
Concrete Panel - Charred Walnut
- FC-1**
Hardie Panel Vertical Siding - Stone Paver
- CMU-1**
CMU - Mission White - Trendstone - Running Bond
- CMU-2**
CMU - Mission White - Mesastone - Running Bond
- CMU-3**
CMU - Opal - Mesastone - Running Bond
- CMU-4**
CMU - Mission White - Trendstone - Stacked Bond
- CMU-5**
CMU - Pearl White - Mesastone - Running Bond
- CMU-6**
CMU - Mojave Brown - Mesastone - Running Bond
- CMU-7**
CMU - Opal - Mesastone - Stacked Bond
- WD-1**
Timbertech - Weathered Teak
- WD-2**
Glued Laminated Timber

KEYPLAN

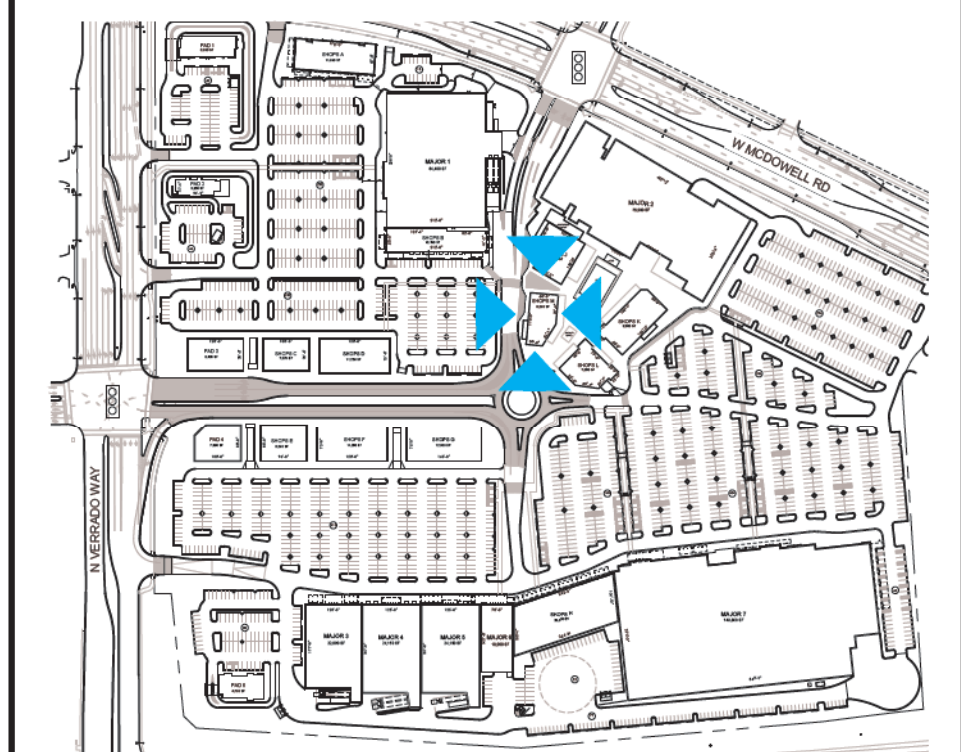


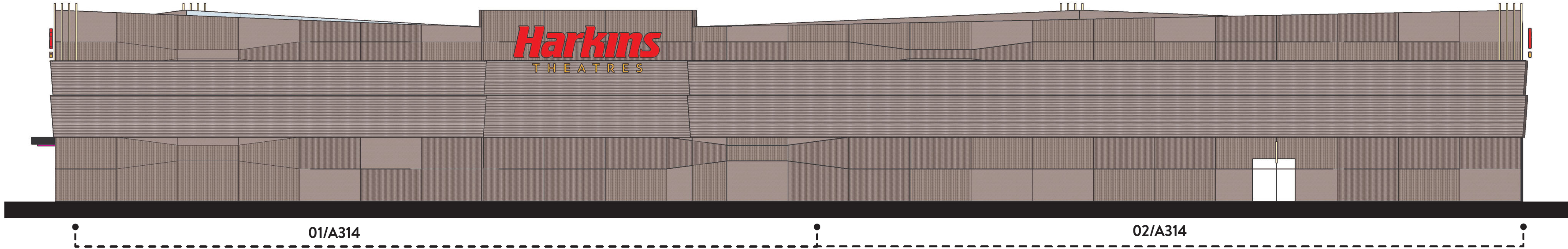


MATERIALS LEGEND

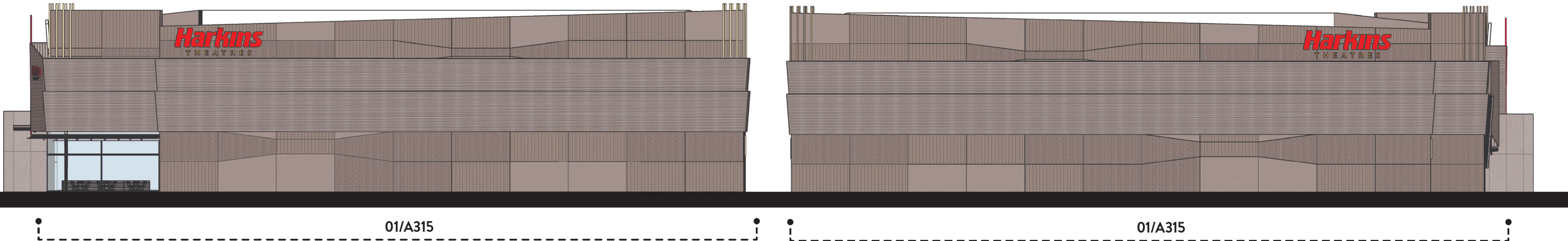
M-1	Blackened Steel
M-2	ACM Metal Panel - Aluminum Gray Stock
M-3	Standing Seam Metal Roof - Dark Bronze
M-4	Brake Metal - Painted
M-5	ACM Metal Panel - Custom Target Branding Color
M-6	Metal Wall Panel - Bone White
M-7	Tube Steel Trellis & Tiebacks
M-8	Concealed Seam Metal Siding - Ascot White
M-9	Perforated Metal Panel - Sugar Swizzle
M-10	Metal Panel - Galvanized
M-11	Metal Panel - Zinc Gray
CONC-1	Tilt-up Concrete - Boardformed
CONC-2	Tilt-up Concrete - Light Sandblasted
CONC-3	Tilt-up Concrete - Heavy Sandblasted
CONC-4	Tilt-up Concrete - Trapazoid -1101
CONC-5	Tilt-up Concrete - Trapazoid -1105
CONC-6	Concrete Panel - Charred Walnut
FC-1	Hardie Panel Vertical Siding - Stone Paver
CMU-1	CMU - Mission White - Trendstone - Running Bond
CMU-2	CMU - Mission White - Mesastone - Running Bond
CMU-3	CMU - Opal - Mesastone - Running Bond
CMU-4	CMU - Mission White - Trendstone - Stacked Bond
CMU-5	CMU - Pearl White - Mesastone - Running Bond
CMU-6	CMU - Mojave Brown - Mesastone - Running Bond
CMU-7	CMU - Opal - Mesastone - Stacked Bond
WD-1	Timbertech - Weathered Teak
WD-2	Glued Laminated Timber

KEYPLAN



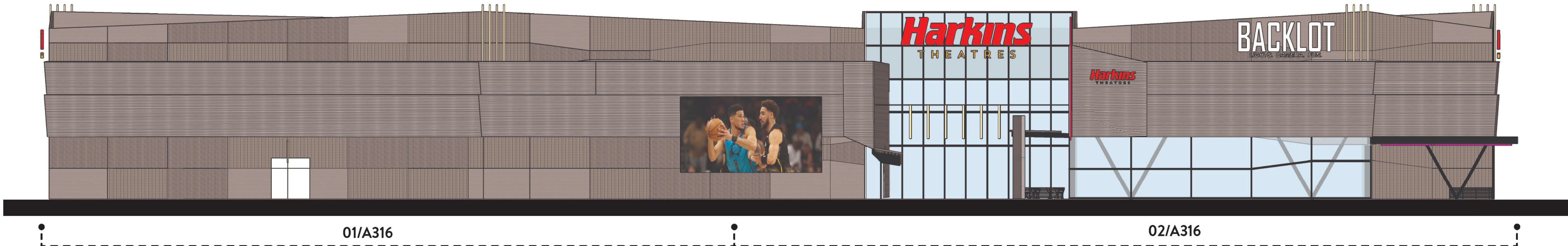


1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"

3 WEST ELEVATION
SCALE: 1/16" = 1'-0"

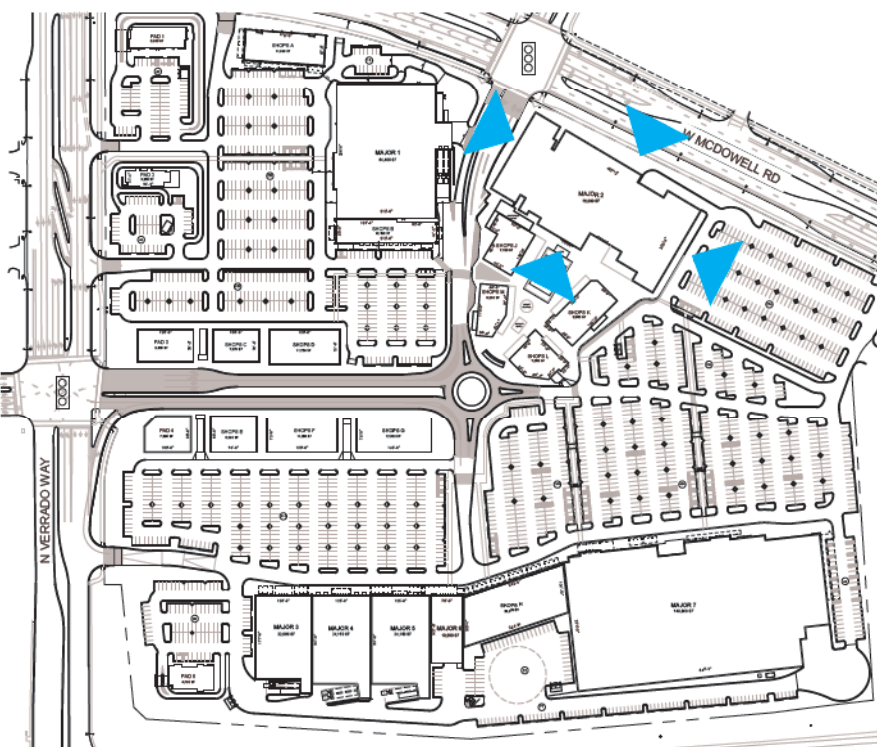


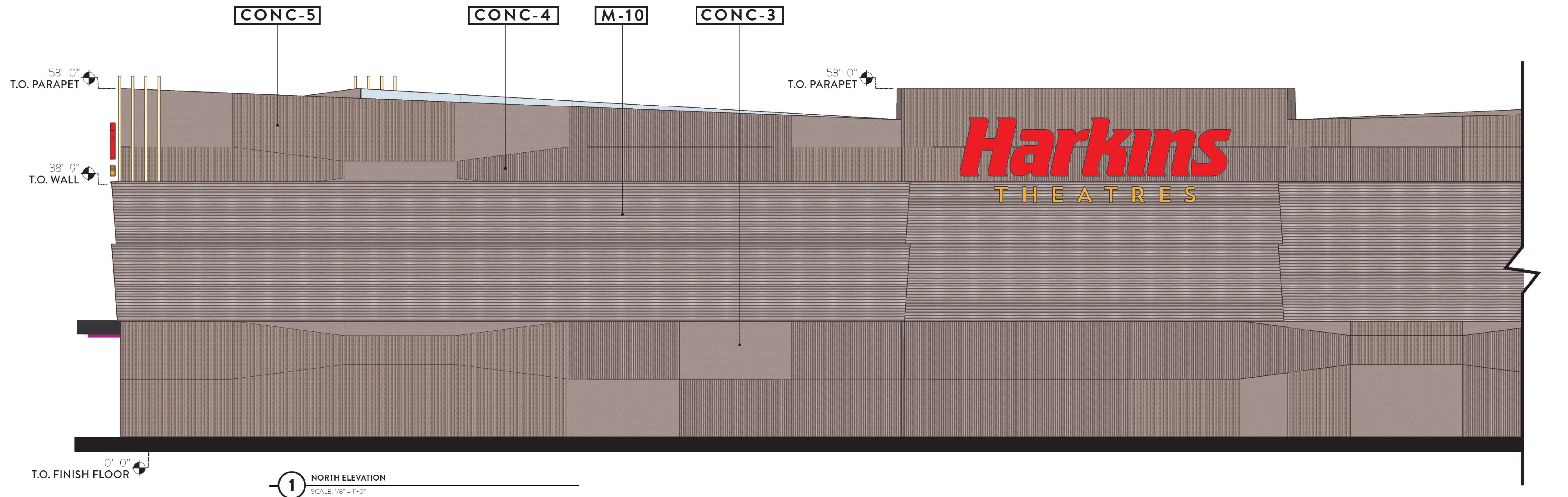
4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIALS LEGEND

- M-1**
Blackened Steel
- M-2**
ACM Metal Panel - Aluminum Gray Stock
- M-3**
Standing Seam Metal Roof - Dark Bronze
- M-4**
Brake Metal - Painted
- M-5**
ACM Metal Panel - Custom Target Branding Color
- M-6**
Metal Wall Panel - Bone White
- M-7**
Tube Steel Trellis & Tiebacks
- M-8**
Concealed Seam Metal Siding - Ascot White
- M-9**
Perforated Metal Panel - Sugar Swizzle
- M-10**
Metal Panel - Galvanized
- M-11**
Metal Panel - Zinc Gray
- CONC-1**
Tilt-up Concrete - Boardformed
- CONC-2**
Tilt-up Concrete - Light Sandblasted
- CONC-3**
Tilt-up Concrete - Heavy Sandblasted
- CONC-4**
Tilt-up Concrete - Trapezoid -1101
- CONC-5**
Tilt-up Concrete - Trapezoid -1105
- CONC-6**
Concrete Panel - Charred Walnut
- FC-1**
Hardie Panel Vertical Siding - Stone Paver
- CMU-1**
CMU - Mission White - Trendstone - Running Bond
- CMU-2**
CMU - Mission White - Mesastone - Running Bond
- CMU-3**
CMU - Opal - Mesastone - Running Bond
- CMU-4**
CMU - Mission White - Trendstone - Stacked Bond
- CMU-5**
CMU - Pearl White - Mesastone - Running Bond
- CMU-6**
CMU - Mojave Brown - Mesastone - Running Bond
- CMU-7**
CMU - Opal - Mesastone - Stacked Bond
- WD-1**
Timbertech - Weathered Teak
- WD-2**
Glued Laminated Timber

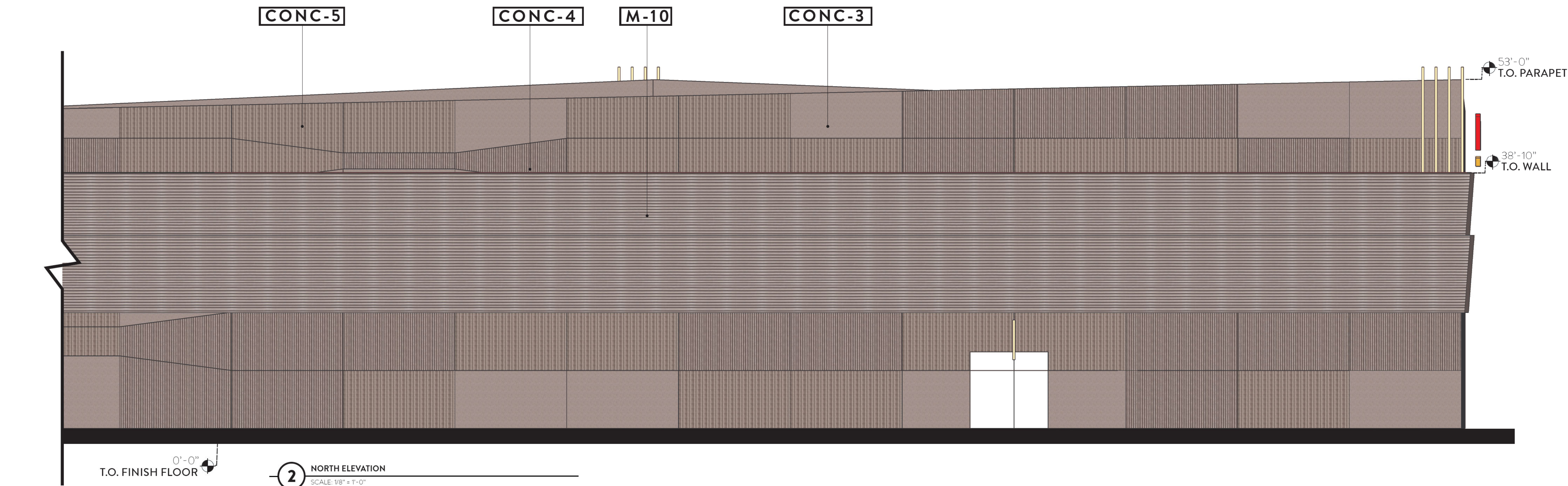
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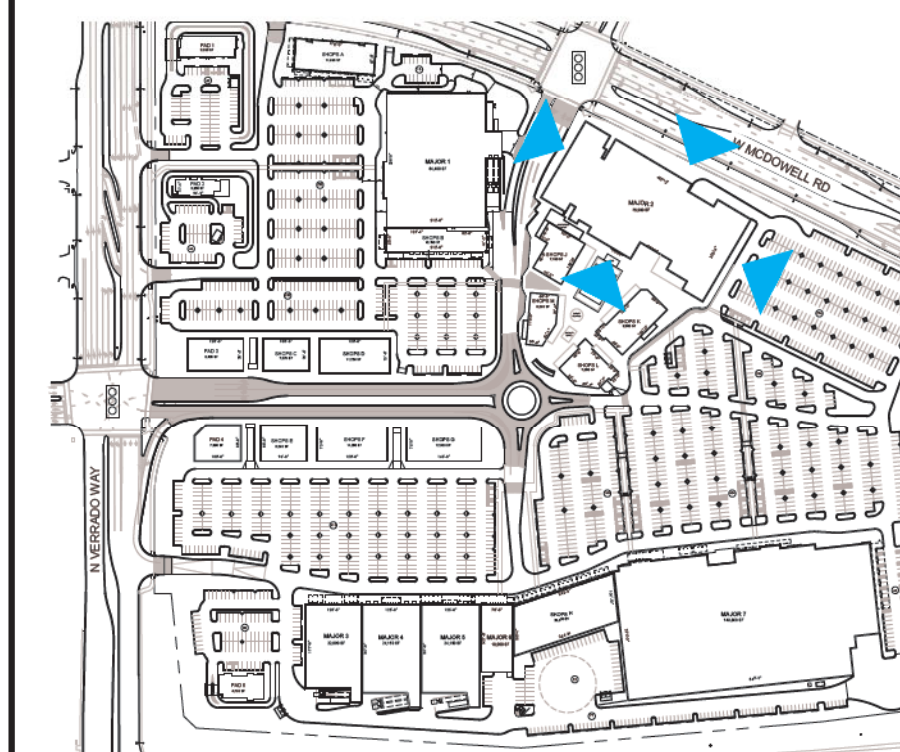


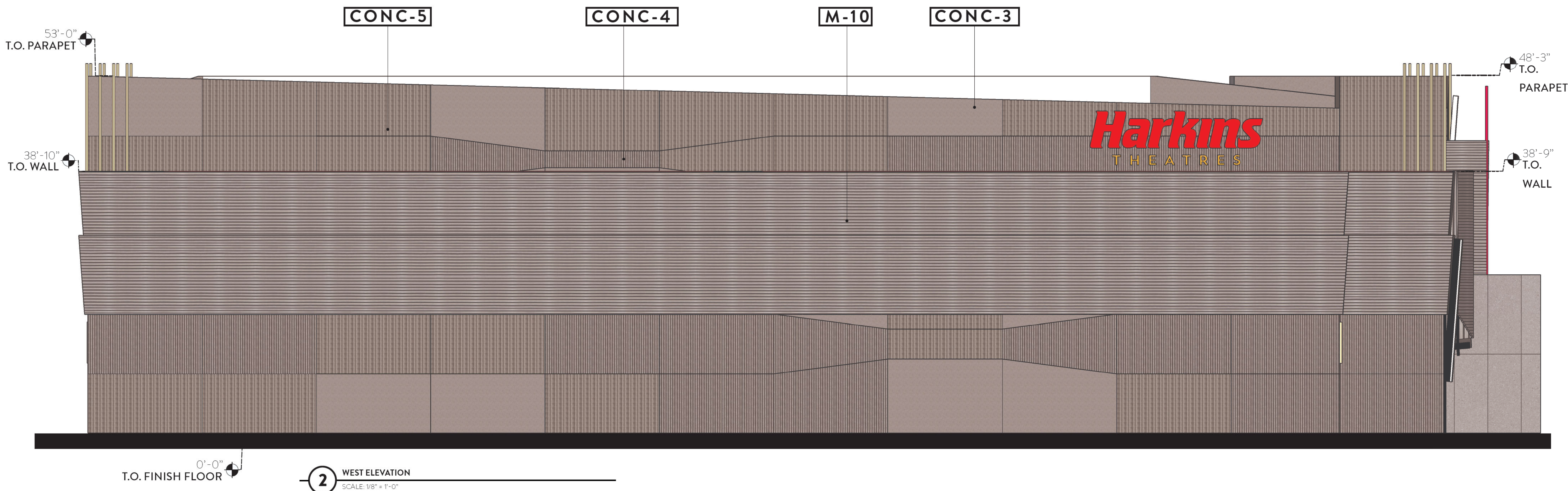
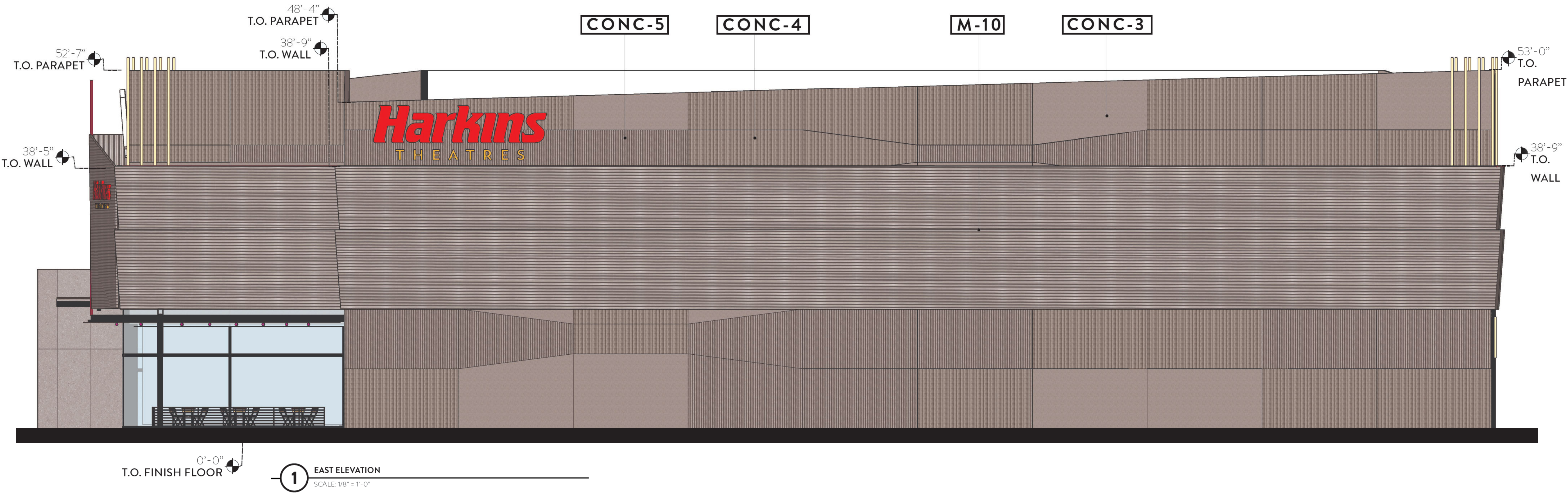
MATERIALS LEGEND

- M-1**
Blackened Steel
- M-2**
ACM Metal Panel - Aluminum Gray Stock
- M-3**
Standing Seam Metal Roof - Dark Bronze
- M-4**
Brake Metal - Painted
- M-5**
ACM Metal Panel - Custom Target Branding Color
- M-6**
Metal Wall Panel - Bone White
- M-7**
Tube Steel Trellis & Tiebacks
- M-8**
Concealed Seam Metal Siding - Ascot White
- M-9**
Perforated Metal Panel - Sugar Swizzle
- M-10**
Metal Panel - Galvanized
- M-11**
Metal Panel - Zinc Gray
- CONC-1**
Tilt-up Concrete - Boardformed
- CONC-2**
Tilt-up Concrete - Light Sandblasted
- CONC-3**
Tilt-up Concrete - Heavy Sandblasted
- CONC-4**
Tilt-up Concrete - Trapezoid -1101
- CONC-5**
Tilt-up Concrete - Trapezoid -1105
- CONC-6**
Concrete Panel - Charred Walnut
- FC-1**
Hardie Panel Vertical Siding - Stone Paver
- CMU-1**
CMU - Mission White - Trendstone - Running Bond
- CMU-2**
CMU - Mission White - Mesastone - Running Bond
- CMU-3**
CMU - Opal - Mesastone - Running Bond
- CMU-4**
CMU - Mission White - Trendstone - Stacked Bond
- CMU-5**
CMU - Pearl White - Mesastone - Running Bond
- CMU-6**
CMU - Mojave Brown - Mesastone - Running Bond
- CMU-7**
CMU - Opal - Mesastone - Stacked Bond
- WD-1**
Timbertech - Weathered Teak
- WD-2**
Glued Laminare Timber

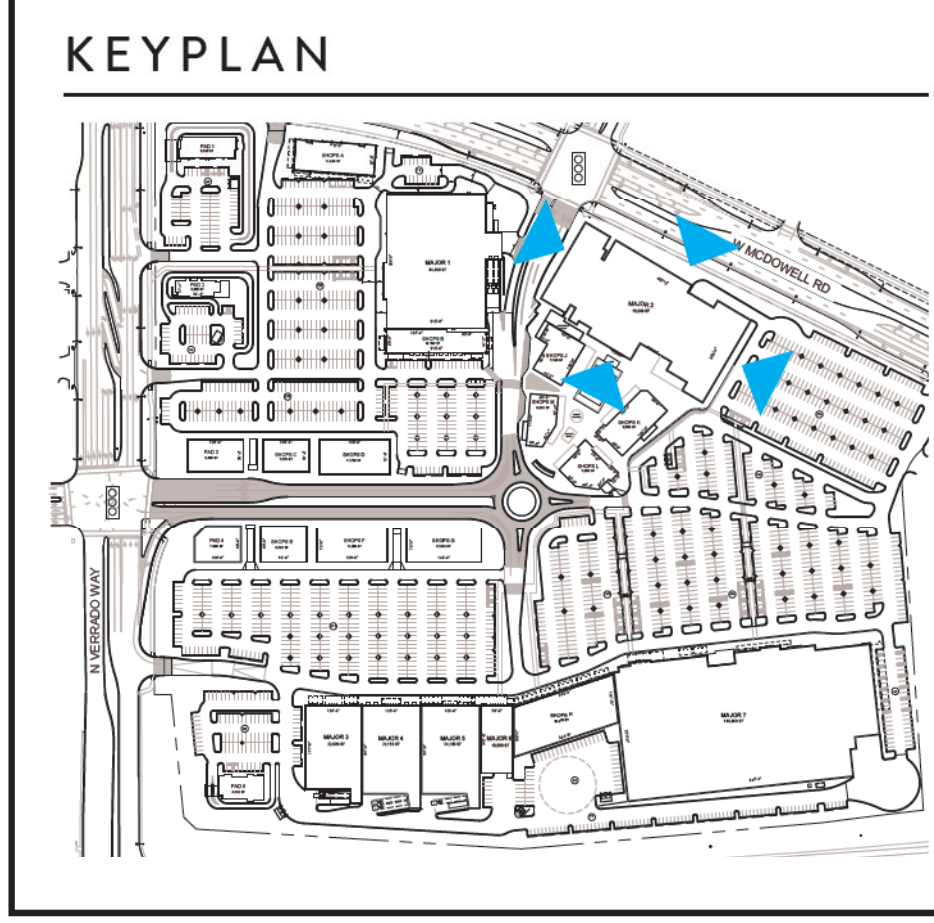


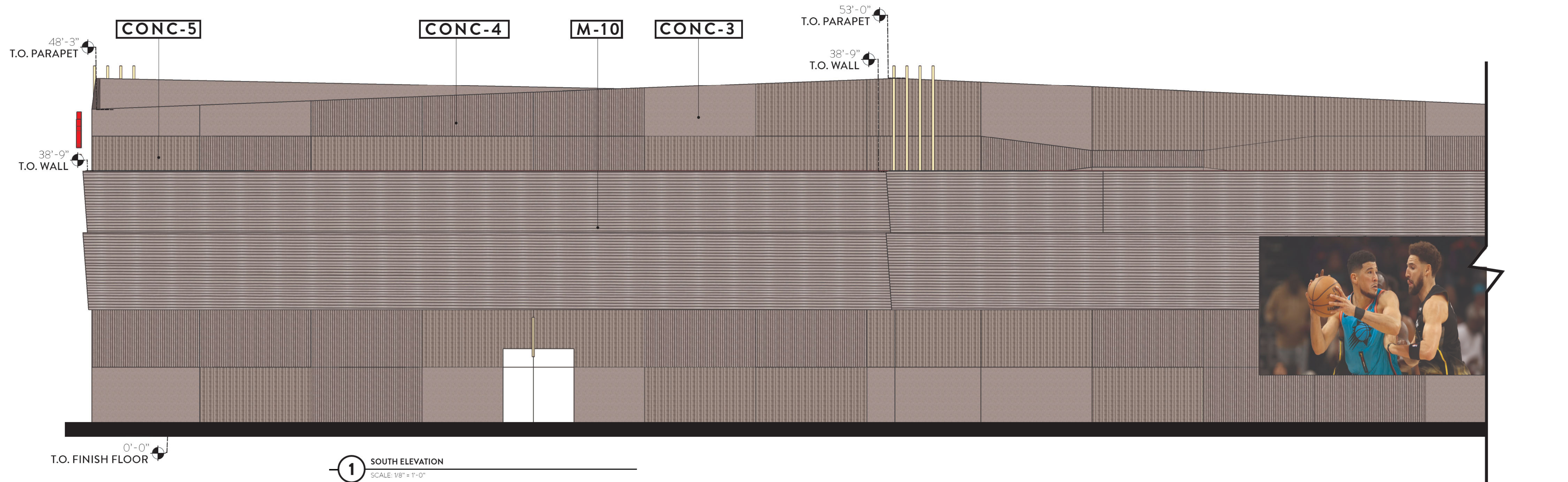
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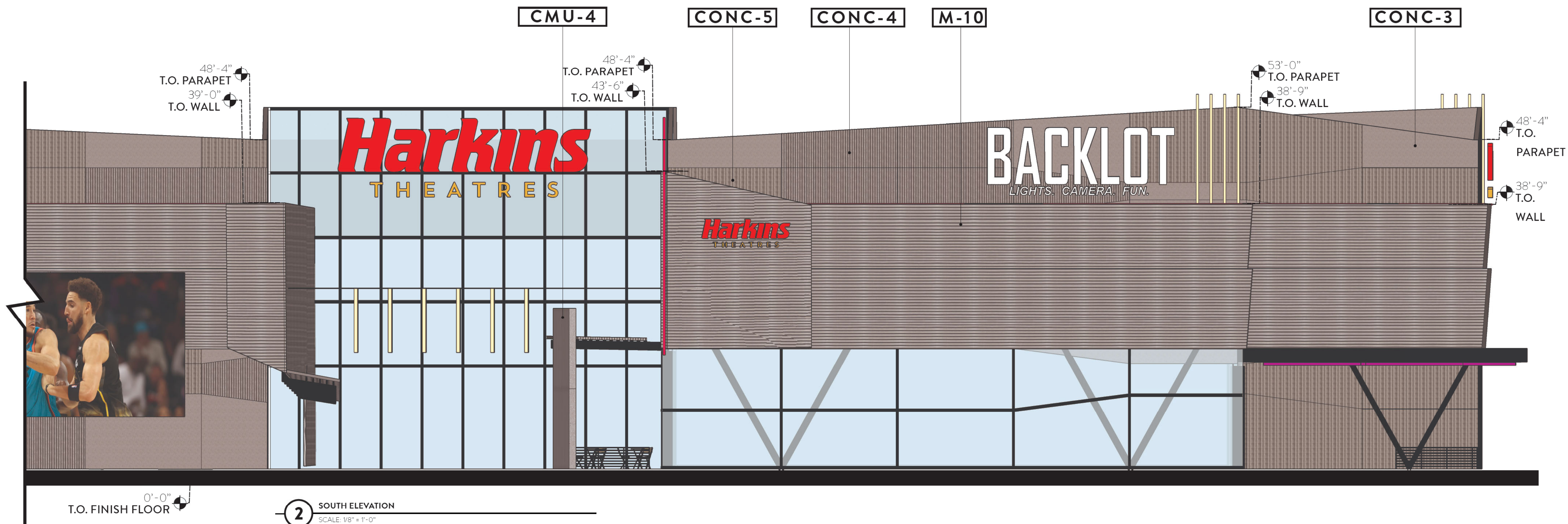
MATERIALS LEGEND	
M-1	Blackened Steel
M-2	ACM Metal Panel - Aluminum Gray Stock
M-3	Standing Seam Metal Roof - Dark Bronze
M-4	Brake Metal - Painted
M-5	ACM Metal Panel - Custom Target Branding Color
M-6	Metal Wall Panel - Bone White
M-7	Tube Steel Trellis & Tiebacks
M-8	Concealed Seam Metal Siding - Ascot White
M-9	Perforated Metal Panel - Sugar Swizzle
M-10	Metal Panel - Galvanized
M-11	Metal Panel - Zinc Gray
CONC-1	Tilt-up Concrete - Boardformed
CONC-2	Tilt-up Concrete - Light Sandblasted
CONC-3	Tilt-up Concrete - Heavy Sandblasted
CONC-4	Tilt-up Concrete - Trapezoid -1101
CONC-5	Tilt-up Concrete - Trapezoid -1105
CONC-6	Concrete Panel - Charred Walnut
FC-1	Hardie Panel Vertical Siding - Stone Paver
CMU-1	CMU - Mission White - Trendstone - Running Bond
CMU-2	CMU - Mission White - Mesastone - Running Bond
CMU-3	CMU - Opal - Mesastone - Running Bond
CMU-4	CMU - Mission White - Trendstone - Stacked Bond
CMU-5	CMU - Pearl White - Mesastone - Running Bond
CMU-6	CMU - Mojave Brown - Mesastone - Running Bond
CMU-7	CMU - Opal - Mesastone - Stacked Bond
WD-1	Timbertech - Weathered Teak
WD-2	Glued Laminated Timber



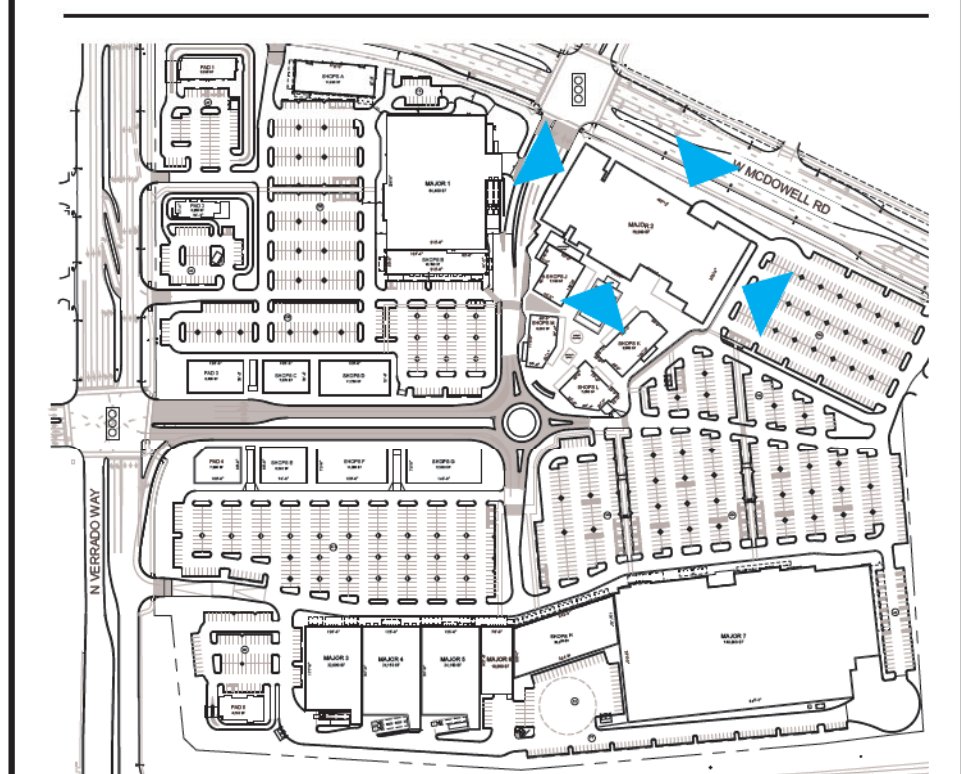


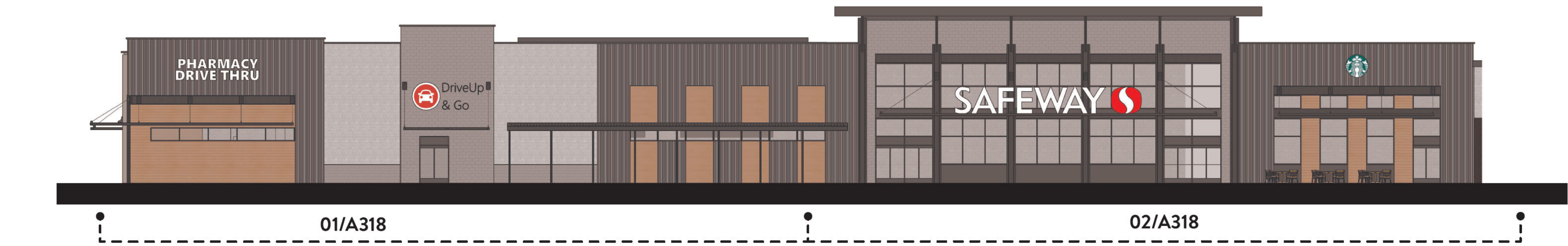
MATERIALS LEGEND

- M-1**
Blackened Steel
- M-2**
ACM Metal Panel - Aluminum Gray Stock
- M-3**
Standing Seam Metal Roof - Dark Bronze
- M-4**
Brake Metal - Painted
- M-5**
ACM Metal Panel - Custom Target Branding Color
- M-6**
Metal Wall Panel - Bone White
- M-7**
Tube Steel Trellis & Tiebacks
- M-8**
Concealed Seam Metal Siding - Ascot White
- M-9**
Perforated Metal Panel - Sugar Swizzle
- M-10**
Metal Panel - Galvanized
- M-11**
Metal Panel - Zinc Gray
- CONC-1**
Tilt-up Concrete - Boardformed
- CONC-2**
Tilt-up Concrete - Light Sandblasted
- CONC-3**
Tilt-up Concrete - Heavy Sandblasted
- CONC-4**
Tilt-up Concrete - Trapezoid -1101
- CONC-5**
Tilt-up Concrete - Trapezoid -1105
- CONC-6**
Concrete Panel - Charred Walnut
- FC-1**
Hardie Panel Vertical Siding - Stone Paver
- CMU-1**
CMU - Mission White - Trendstone - Running Bond
- CMU-2**
CMU - Mission White - Mesastone - Running Bond
- CMU-3**
CMU - Opal - Mesastone - Running Bond
- CMU-4**
CMU - Mission White - Trendstone - Stacked Bond
- CMU-5**
CMU - Pearl White - Mesastone - Running Bond
- CMU-6**
CMU - Mojave Brown - Mesastone - Running Bond
- CMU-7**
CMU - Opal - Mesastone - Stacked Bond
- WD-1**
Timbertech - Weathered Teak
- WD-2**
Glued Laminite Timber

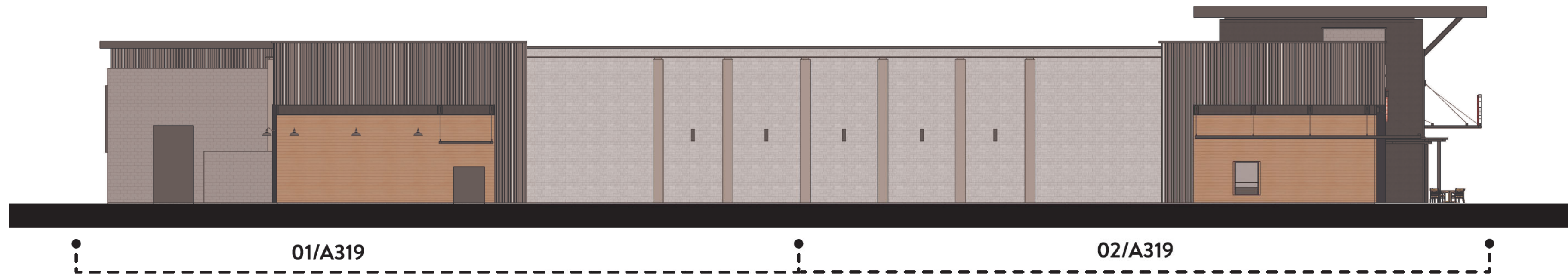


KEYPLAN





1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

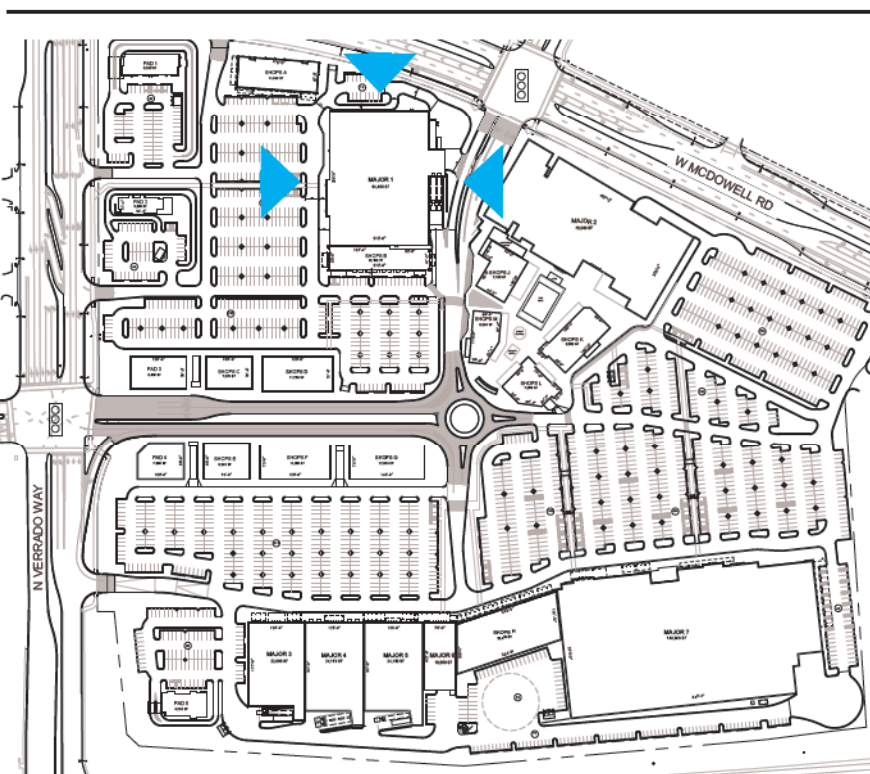


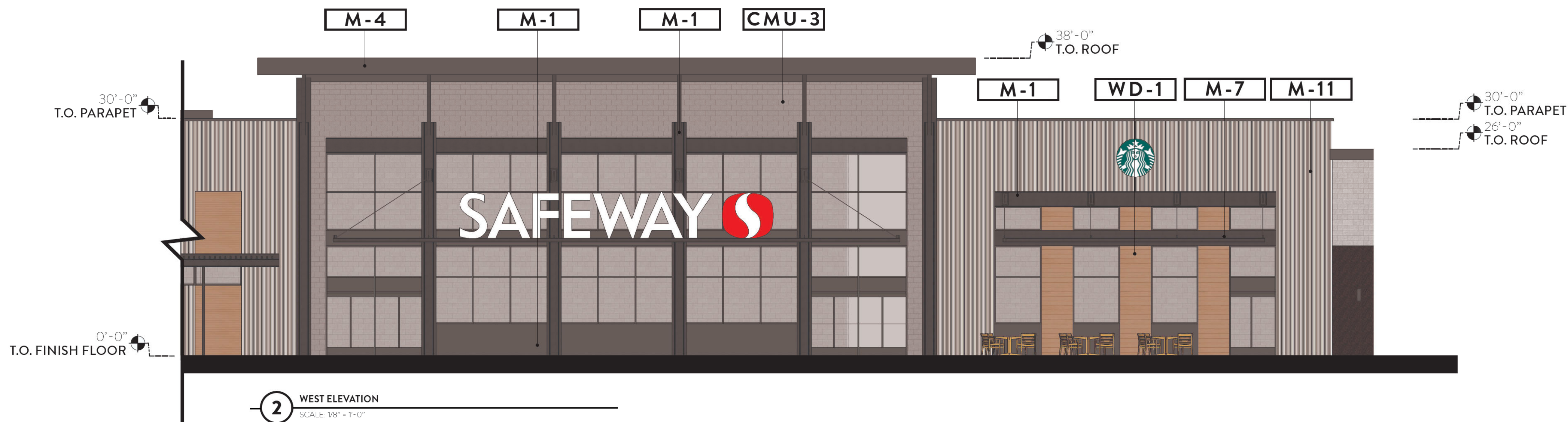
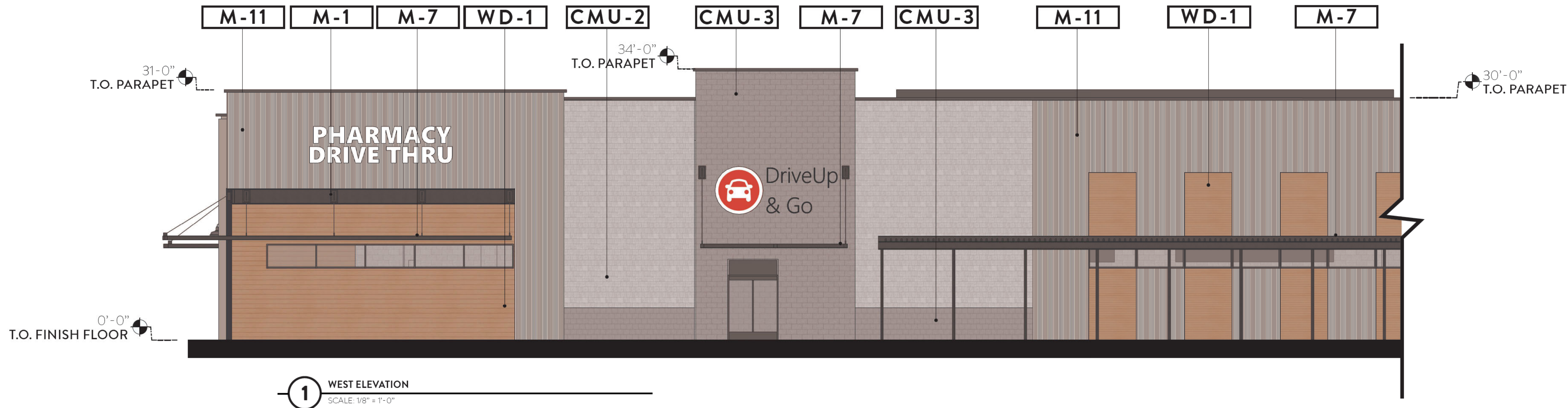
3 EAST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIALS LEGEND

- M-1**
Blackened Steel
- M-2**
ACM Metal Panel - Aluminum Gray Stock
- M-3**
Standing Seam Metal Roof - Dark Bronze
- M-4**
Brake Metal - Painted
- M-5**
ACM Metal Panel - Custom Target Branding Color
- M-6**
Metal Wall Panel - Bone White
- M-7**
Tube Steel Trellis & Tiebacks
- M-8**
Concealed Seam Metal Siding - Ascot White
- M-9**
Perforated Metal Panel - Sugar Swizzle
- M-10**
Metal Panel - Galvanized
- M-11**
Metal Panel - Zinc Gray
- CONC-1**
Tilt-up Concrete - Boardformed
- CONC-2**
Tilt-up Concrete - Light Sandblasted
- CONC-3**
Tilt-up Concrete - Heavy Sandblasted
- CONC-4**
Tilt-up Concrete - Trapezoid -1101
- CONC-5**
Tilt-up Concrete - Trapezoid -1105
- CONC-6**
Concrete Panel - Charred Walnut
- FC-1**
Hardie Panel Vertical Siding - Stone Paver
- CMU-1**
CMU - Mission White - Trendstone - Running Bond
- CMU-2**
CMU - Mission White - Mesastone - Running Bond
- CMU-3**
CMU - Opal - Mesastone - Running Bond
- CMU-4**
CMU - Mission White - Trendstone - Stacked Bond
- CMU-5**
CMU - Pearl White - Mesastone - Running Bond
- CMU-6**
CMU - Mojave Brown - Mesastone - Running Bond
- CMU-7**
CMU - Opal - Mesastone - Stacked Bond
- WD-1**
Timbertech - Weathered Teak
- WD-2**
Glued Laminated Timber

KEYPLAN

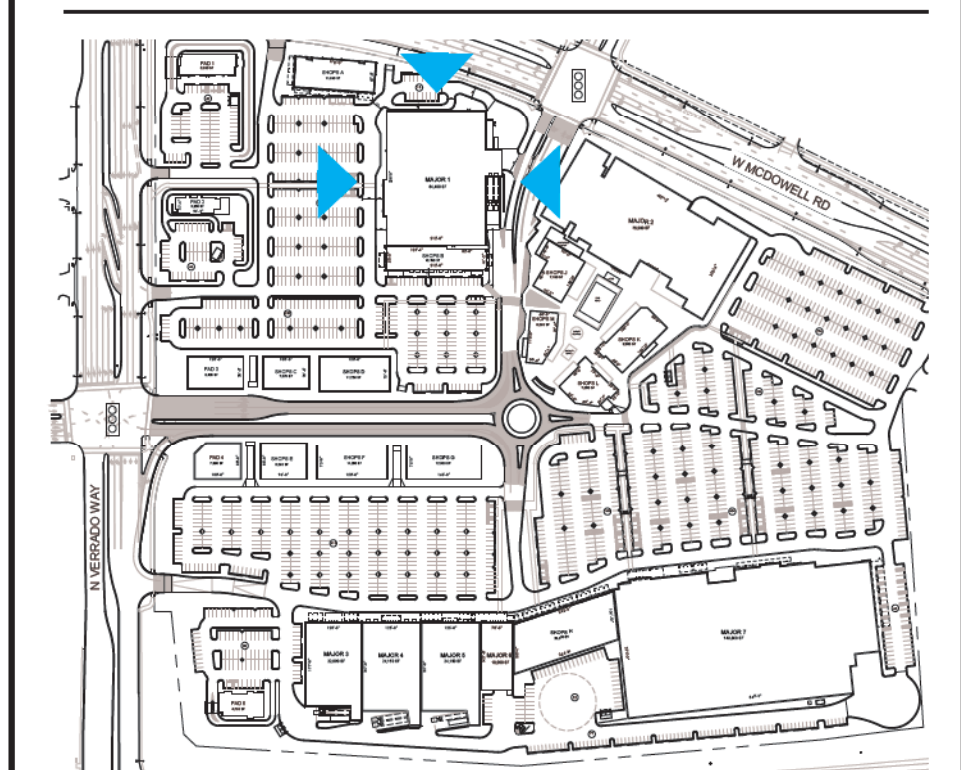


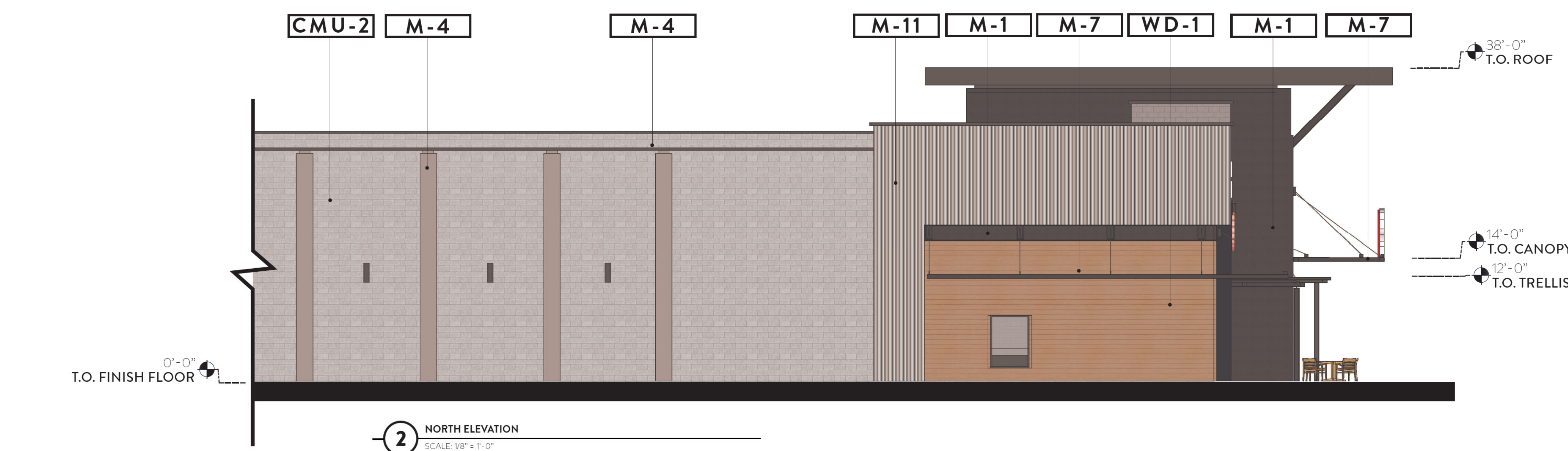
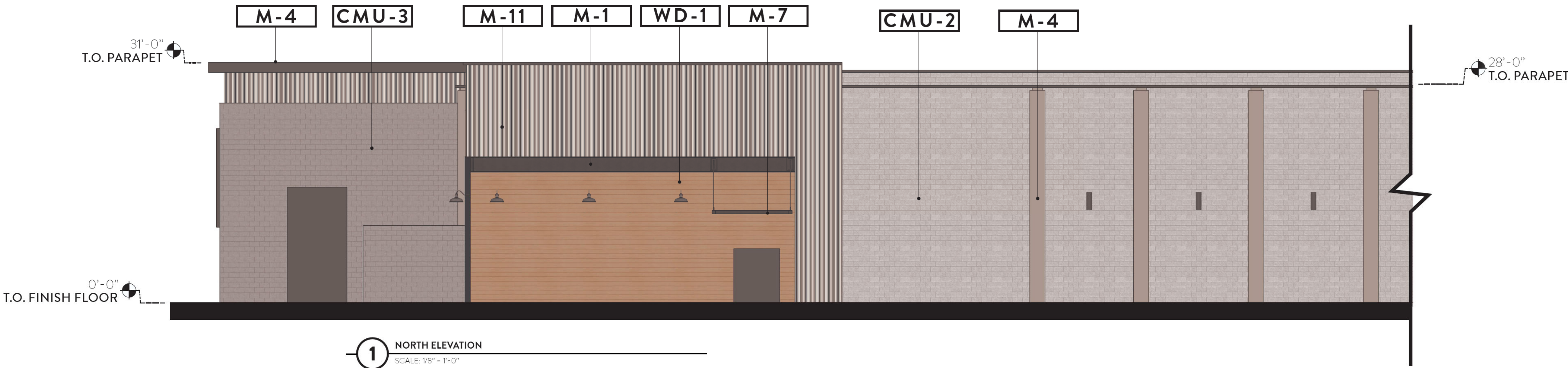


MATERIALS LEGEND

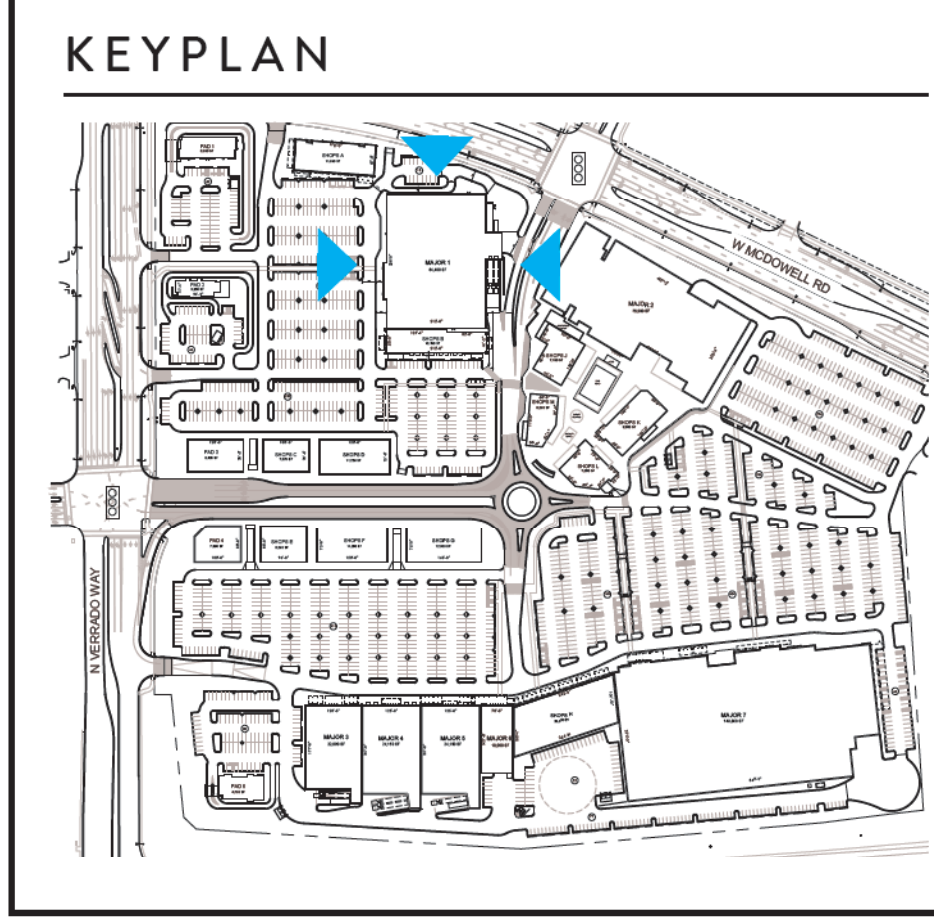
M-1	Blackened Steel
M-2	ACM Metal Panel - Aluminum Gray Stock
M-3	Standing Seam Metal Roof - Dark Bronze
M-4	Brake Metal - Painted
M-5	ACM Metal Panel - Custom Target Branding Color
M-6	Metal Wall Panel - Bone White
M-7	Tube Steel Trellis & Tiebacks
M-8	Concealed Seam Metal Siding - Ascot White
M-9	Perforated Metal Panel - Sugar Swizzle
M-10	Metal Panel - Galvanized
M-11	Metal Panel - Zinc Gray
CONC-1	Tilt-up Concrete - Boardformed
CONC-2	Tilt-up Concrete - Light Sandblasted
CONC-3	Tilt-up Concrete - Heavy Sandblasted
CONC-4	Tilt-up Concrete - Trapazoid -1101
CONC-5	Tilt-up Concrete - Trapazoid -1105
CONC-6	Concrete Panel - Charred Walnut
FC-1	Hardie Panel Vertical Siding - Stone Paver
CMU-1	CMU - Mission White - Trendstone - Running Bond
CMU-2	CMU - Mission White - Mesastone - Running Bond
CMU-3	CMU - Opal - Mesastone - Running Bond
CMU-4	CMU - Mission White - Trendstone - Stacked Bond
CMU-5	CMU - Pearl White - Mesastone - Running Bond
CMU-6	CMU - Mojave Brown - Mesastone - Running Bond
CMU-7	CMU - Opal - Mesastone - Stacked Bond
WD-1	Timbertech - Weathered Teak
WD-2	Glued Laminated Timber

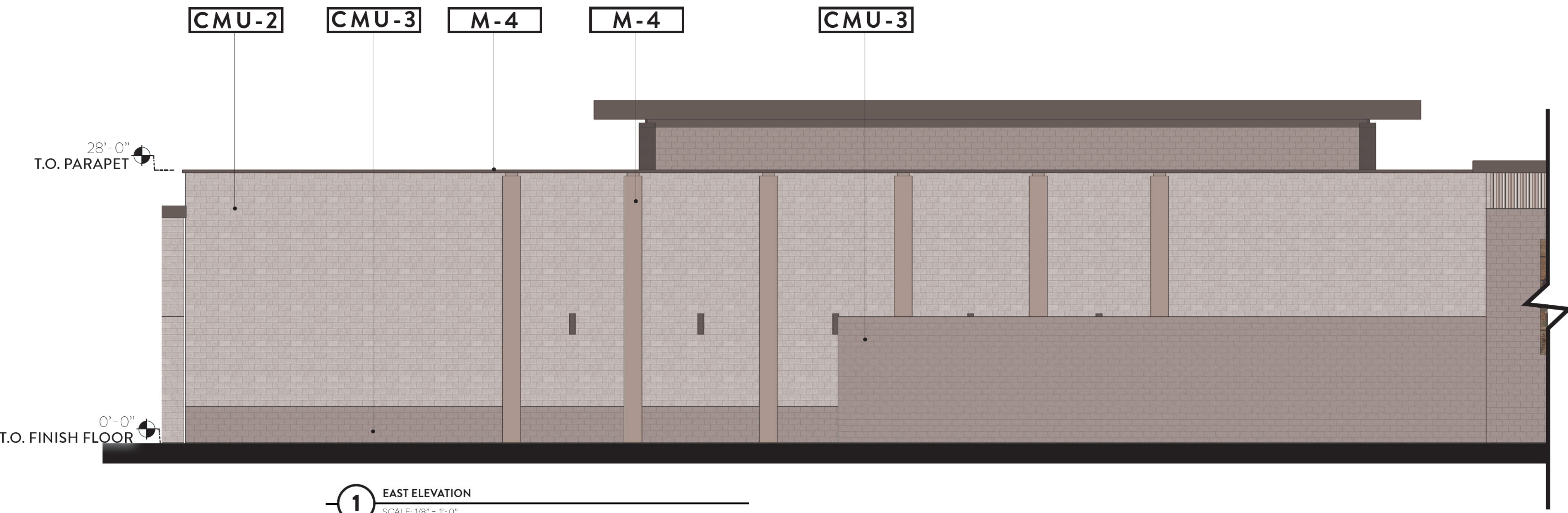
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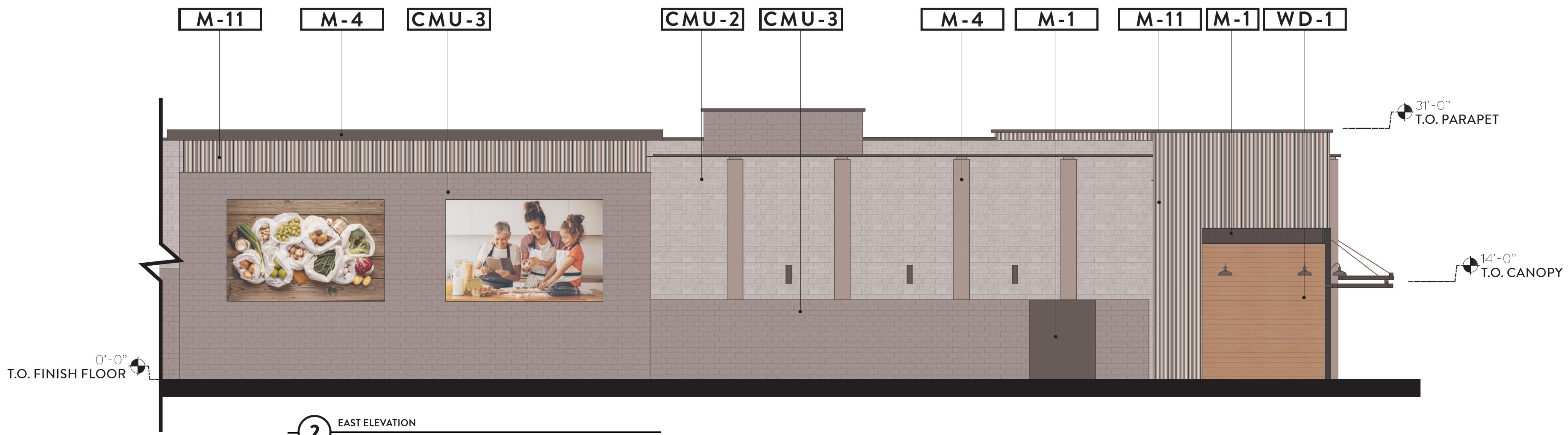


MATERIALS LEGEND	
M-1	Blackened Steel
M-2	ACM Metal Panel - Aluminum Gray Stock
M-3	Standing Seam Metal Roof - Dark Bronze
M-4	Brake Metal - Painted
M-5	ACM Metal Panel - Custom Target Branding Color
M-6	Metal Wall Panel - Bone White
M-7	Tube Steel Trellis & Tiebacks
M-8	Concealed Seam Metal Siding - Ascot White
M-9	Perforated Metal Panel - Sugar Swizzle
M-10	Metal Panel - Galvanized
M-11	Metal Panel - Zinc Gray
CONC-1	Tilt-up Concrete - Boardformed
CONC-2	Tilt-up Concrete - Light Sandblasted
CONC-3	Tilt-up Concrete - Heavy Sandblasted
CONC-4	Tilt-up Concrete - Trapazoid -1101
CONC-5	Tilt-up Concrete - Trapazoid -1105
CONC-6	Concrete Panel - Charred Walnut
FC-1	Hardie Panel Vertical Siding - Stone Paver
CMU-1	CMU - Mission White - Trendstone - Running Bond
CMU-2	CMU - Mission White - Mesastone - Running Bond
CMU-3	CMU - Opal - Mesastone - Running Bond
CMU-4	CMU - Mission White - Trendstone - Stacked Bond
CMU-5	CMU - Pearl White - Mesastone - Running Bond
CMU-6	CMU - Mojave Brown - Mesastone - Running Bond
CMU-7	CMU - Opal - Mesastone - Stacked Bond
WD-1	Timbertech - Weathered Teak
WD-2	Glued Laminata Timber





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

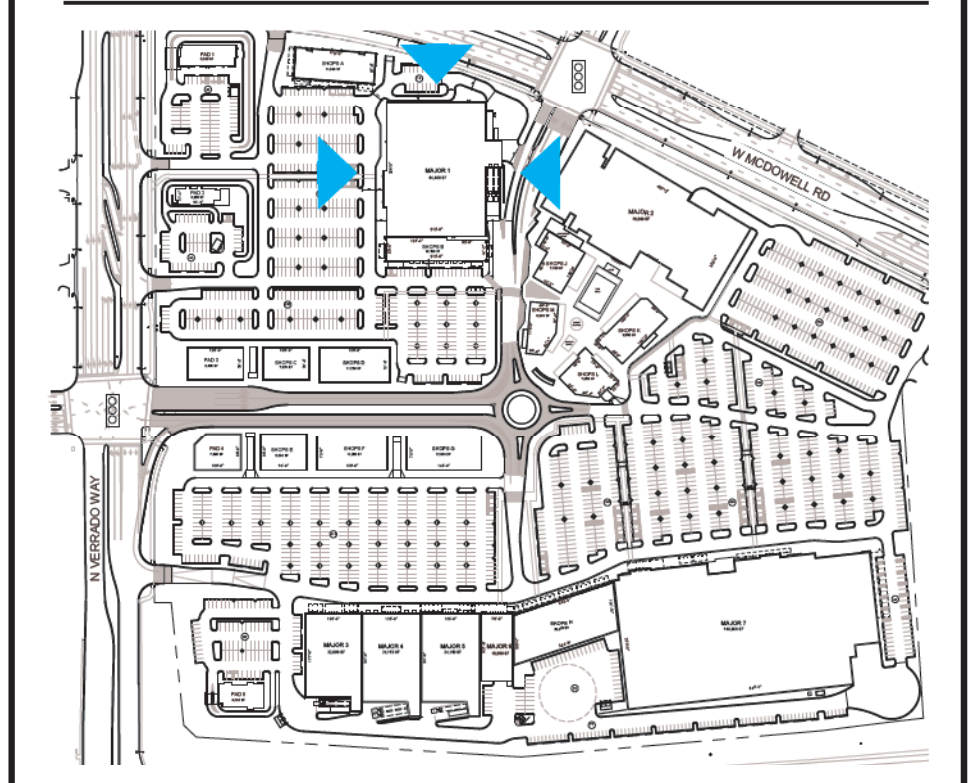


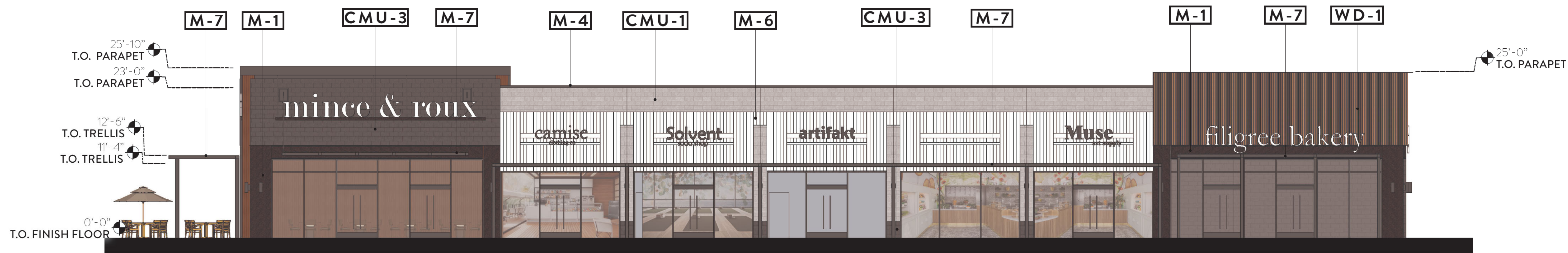
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

- M-1**
Blackened Steel
- M-2**
ACM Metal Panel - Aluminum Gray Stock
- M-3**
Standing Seam Metal Roof - Dark Bronze
- M-4**
Brake Metal - Painted
- M-5**
ACM Metal Panel - Custom Target Branding Color
- M-6**
Metal Wall Panel - Bone White
- M-7**
Tube Steel Trellis & Tiebacks
- M-8**
Concealed Seam Metal Siding - Ascot White
- M-9**
Perforated Metal Panel - Sugar Swizzle
- M-10**
Metal Panel - Galvanized
- M-11**
Metal Panel - Zinc Gray
- CONC-1**
Tilt-up Concrete - Boardformed
- CONC-2**
Tilt-up Concrete - Light Sandblasted
- CONC-3**
Tilt-up Concrete - Heavy Sandblasted
- CONC-4**
Tilt-up Concrete - Trapazoid -1101
- CONC-5**
Tilt-up Concrete - Trapazoid -1105
- CONC-6**
Concrete Panel - Charred Walnut
- FC-1**
Hardie Panel Vertical Siding - Stone Paver
- CMU-1**
CMU - Mission White - Trendstone - Running Bond
- CMU-2**
CMU - Mission White - Mesastone - Running Bond
- CMU-3**
CMU - Opal - Mesastone - Running Bond
- CMU-4**
CMU - Mission White - Trendstone - Stacked Bond
- CMU-5**
CMU - Pearl White - Mesastone - Running Bond
- CMU-6**
CMU - Mojave Brown - Mesastone - Running Bond
- CMU-7**
CMU - Opal - Mesastone - Stacked Bond
- WD-1**
Timbertech - Weathered Teak
- WD-2**
Glued Laminite Timber

KEYPLAN





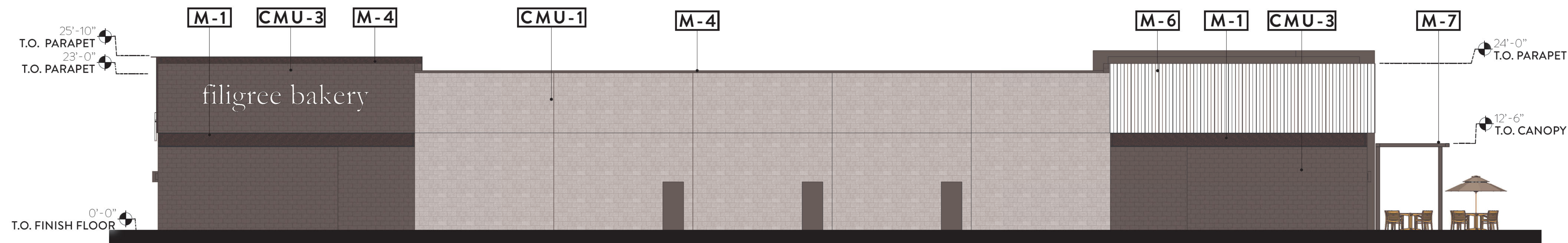
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

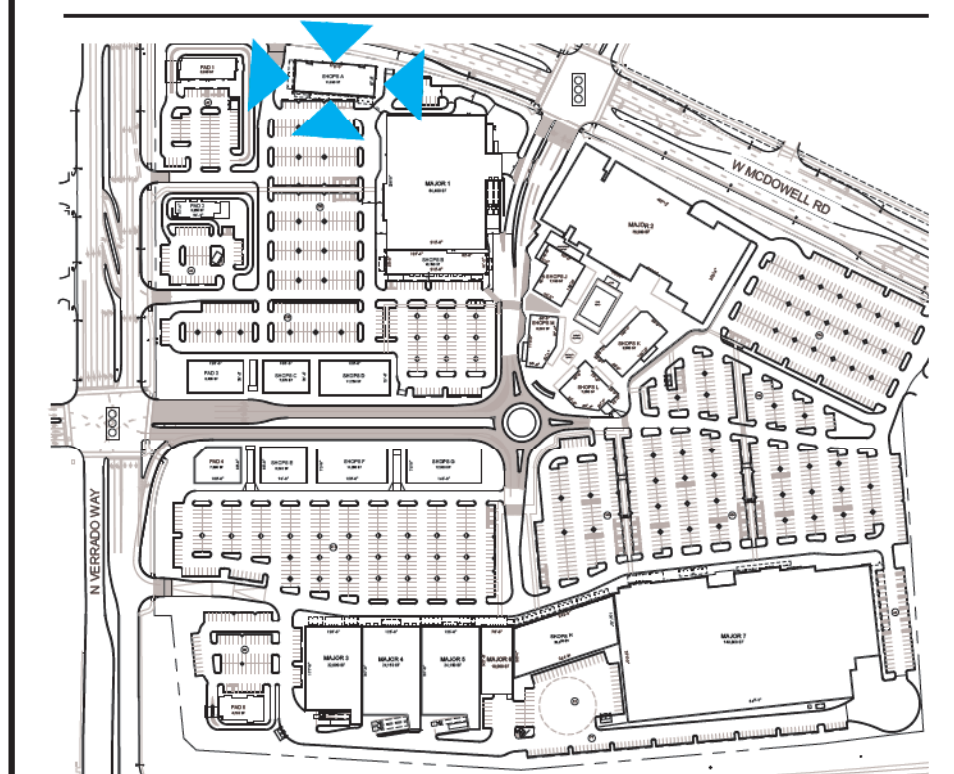


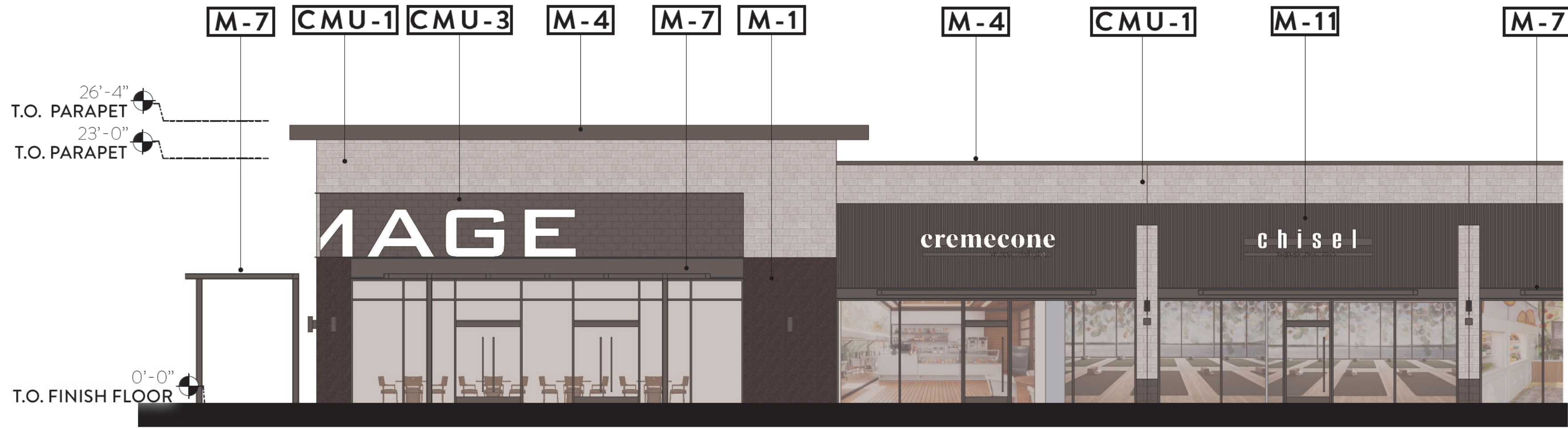
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

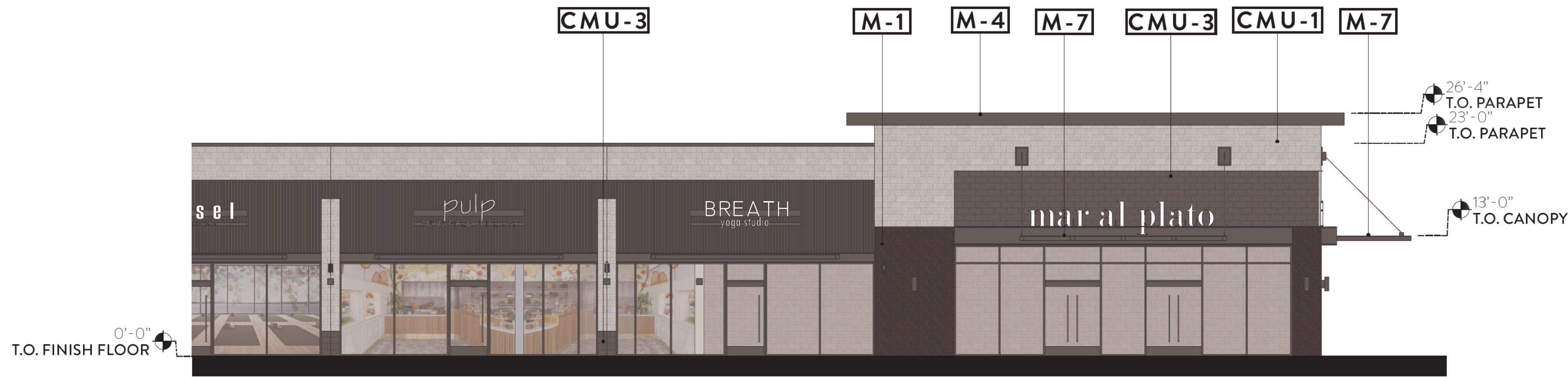
- M-1**
Blackened Steel
- M-2**
ACM Metal Panel - Aluminum Gray Stock
- M-3**
Standing Seam Metal Roof - Dark Bronze
- M-4**
Brake Metal - Painted
- M-5**
ACM Metal Panel - Custom Target Branding Color
- M-6**
Metal Wall Panel - Bone White
- M-7**
Tube Steel Trellis & Tiebacks
- M-8**
Concealed Seam Metal Siding - Ascot White
- M-9**
Perforated Metal Panel - Sugar Swizzle
- M-10**
Metal Panel - Galvanized
- M-11**
Metal Panel - Zinc Gray
- CONC-1**
Tilt-up Concrete - Boardformed
- CONC-2**
Tilt-up Concrete - Light Sandblasted
- CONC-3**
Tilt-up Concrete - Heavy Sandblasted
- CONC-4**
Tilt-up Concrete - Trapazoid -1101
- CONC-5**
Tilt-up Concrete - Trapazoid -1105
- CONC-6**
Concrete Panel - Charred Walnut
- FC-1**
Hardie Panel Vertical Siding - Stone Paver
- CMU-1**
CMU - Mission White - Trendstone - Running Bond
- CMU-2**
CMU - Mission White - Mesastone - Running Bond
- CMU-3**
CMU - Opal - Mesastone - Running Bond
- CMU-4**
CMU - Mission White - Trendstone - Stacked Bond
- CMU-5**
CMU - Pearl White - Mesastone - Running Bond
- CMU-6**
CMU - Mojave Brown - Mesastone - Running Bond
- CMU-7**
CMU - Opal - Mesastone - Stacked Bond
- WD-1**
Timbertech - Weathered Teak
- WD-2**
Glued Laminated Timber

KEYPLAN

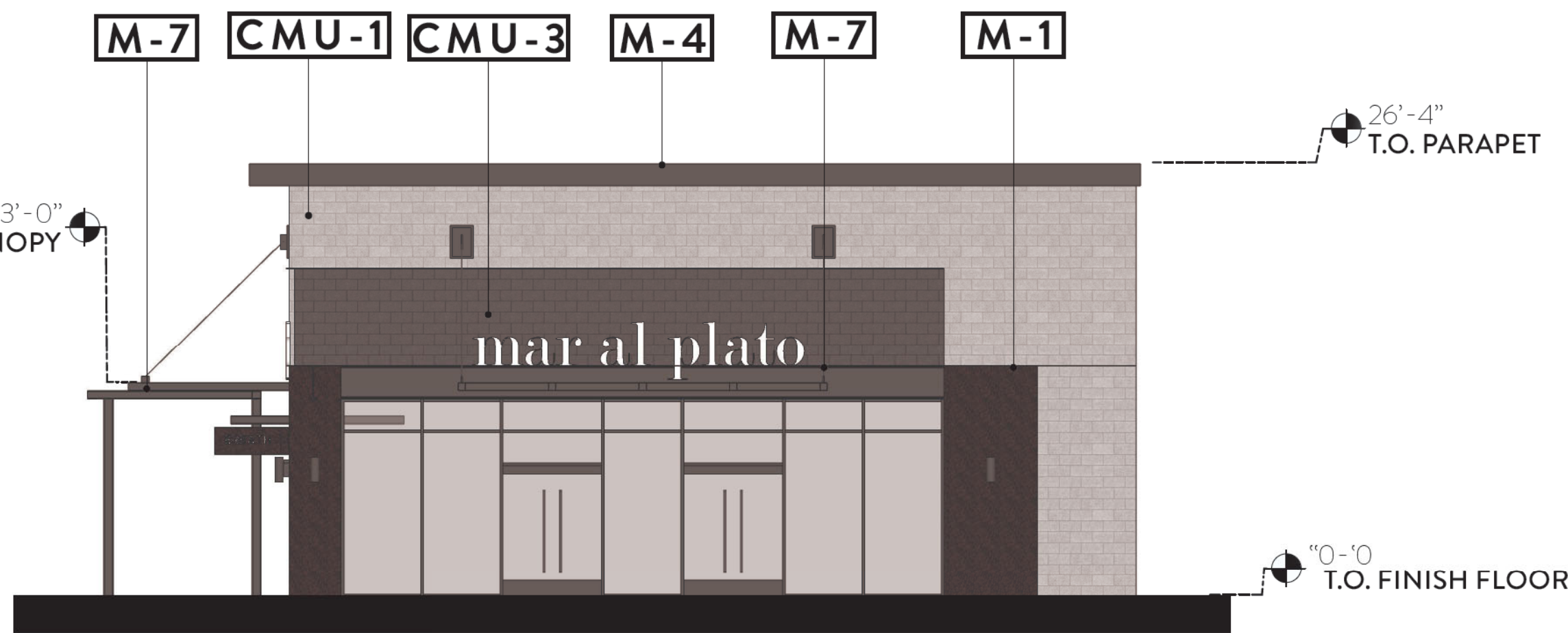




1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

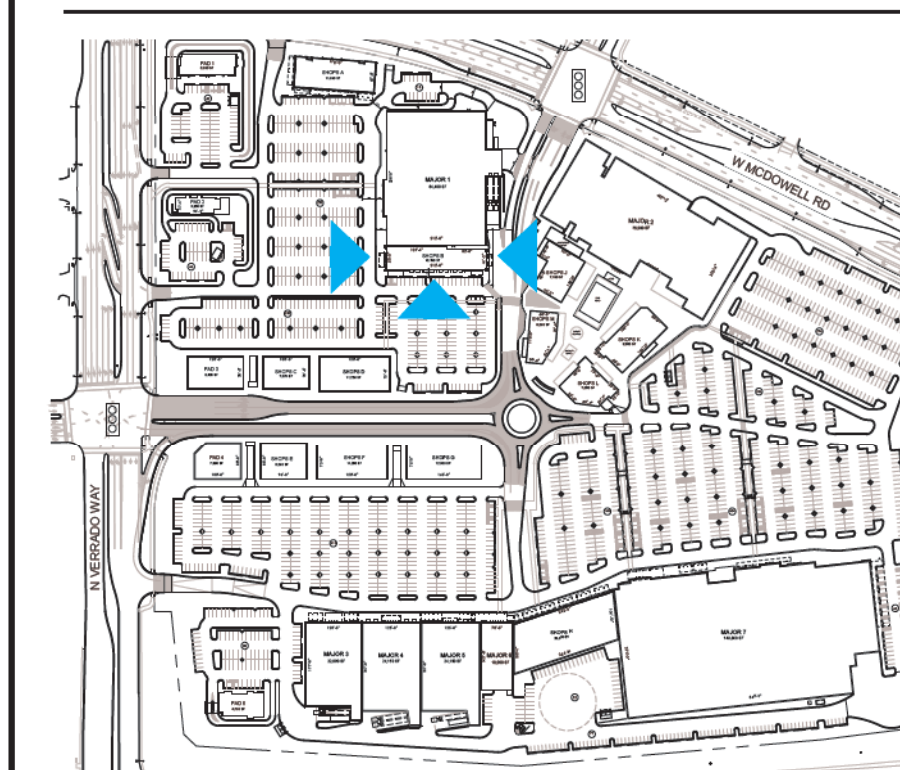


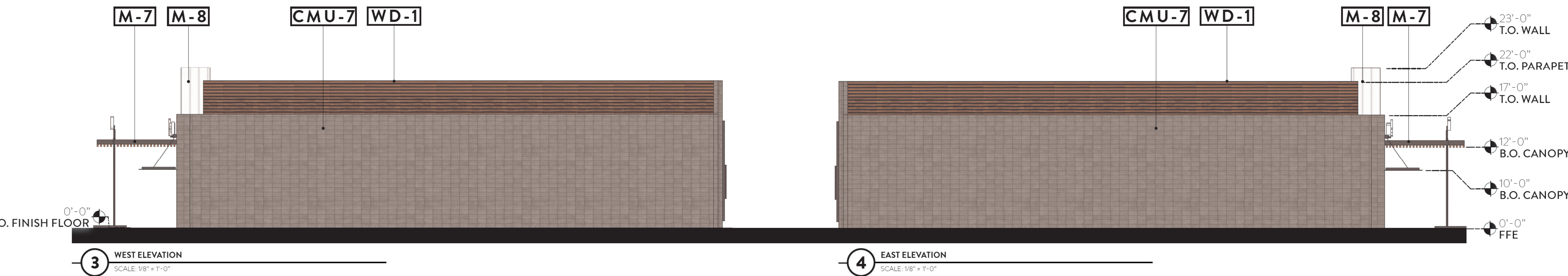
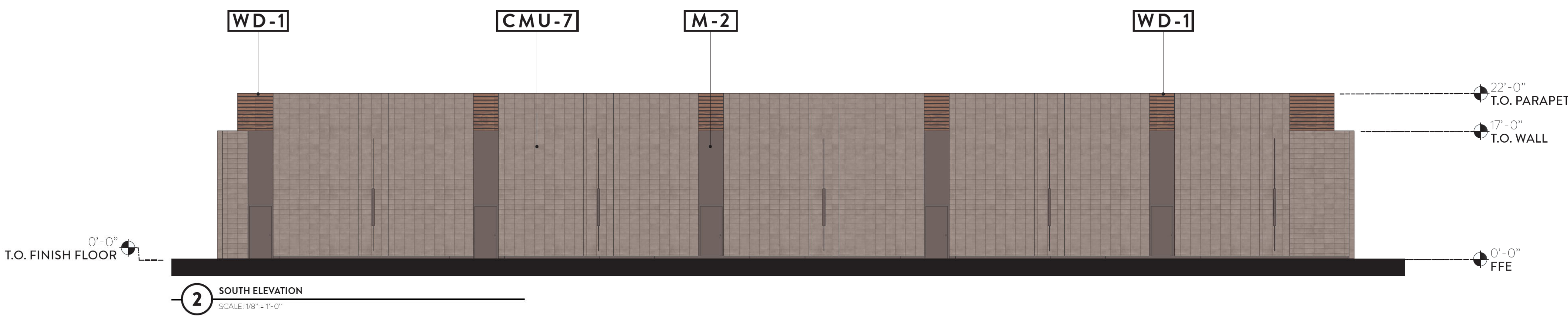
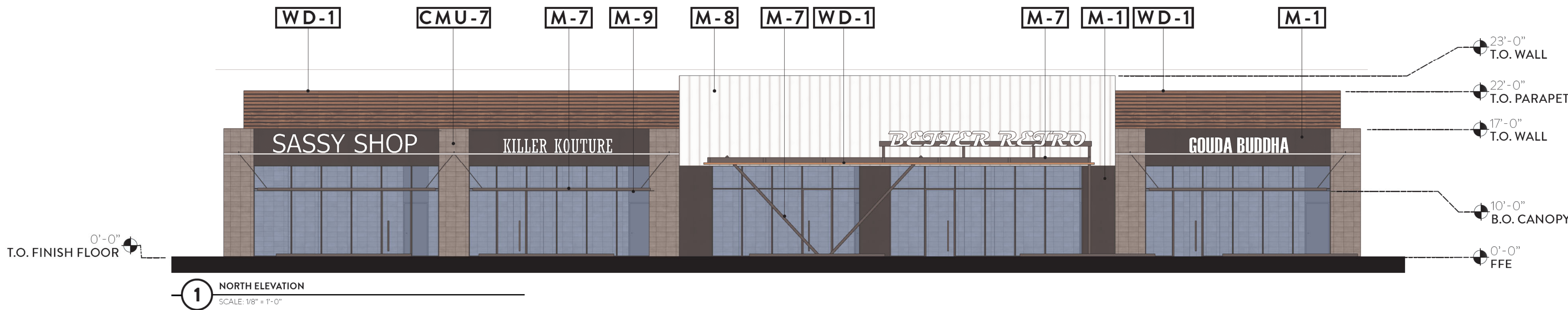
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

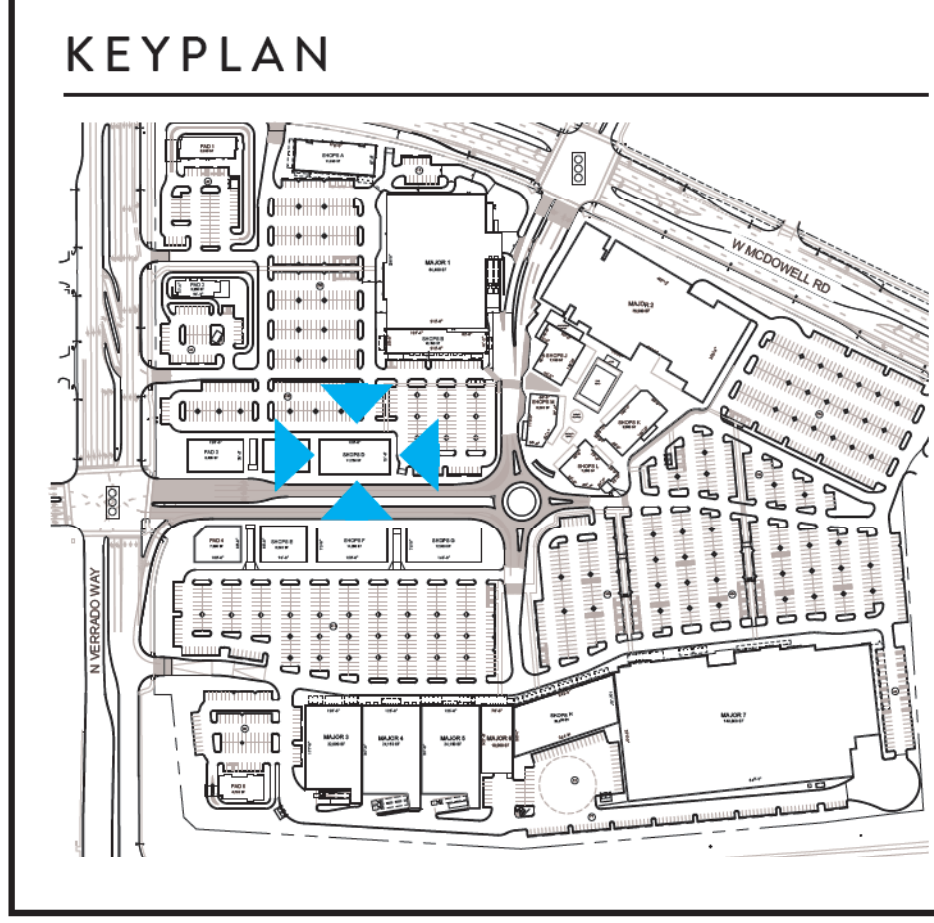
- M-1**
Blackened Steel
- M-2**
ACM Metal Panel - Aluminum Gray Stock
- M-3**
Standing Seam Metal Roof - Dark Bronze
- M-4**
Brake Metal - Painted
- M-5**
ACM Metal Panel - Custom Target Branding Color
- M-6**
Metal Wall Panel - Bone White
- M-7**
Tube Steel Trellis & Tiebacks
- M-8**
Concealed Seam Metal Siding - Ascot White
- M-9**
Perforated Metal Panel - Sugar Swizzle
- M-10**
Metal Panel - Galvanized
- M-11**
Metal Panel - Zinc Gray
- CONC-1**
Tilt-up Concrete - Boardformed
- CONC-2**
Tilt-up Concrete - Light Sandblasted
- CONC-3**
Tilt-up Concrete - Heavy Sandblasted
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Tilt-up Concrete - Trapazoid -1101
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- CONC-6**
Concrete Panel - Charred Walnut
- FC-1**
Hardie Panel Vertical Siding - Stone Paver
- CMU-1**
CMU - Mission White - Trendstone - Running Bond
- CMU-2**
CMU - Mission White - Mesastone - Running Bond
- CMU-3**
CMU - Opal - Mesastone - Running Bond
- CMU-4**
CMU - Mission White - Trendstone - Stacked Bond
- CMU-5**
CMU - Pearl White - Mesastone - Running Bond
- CMU-6**
CMU - Mojave Brown - Mesastone - Running Bond
- CMU-7**
CMU - Opal - Mesastone - Stacked Bond
- WD-1**
Timbertech - Weathered Teak
- WD-2**
Glued Laminated Timber

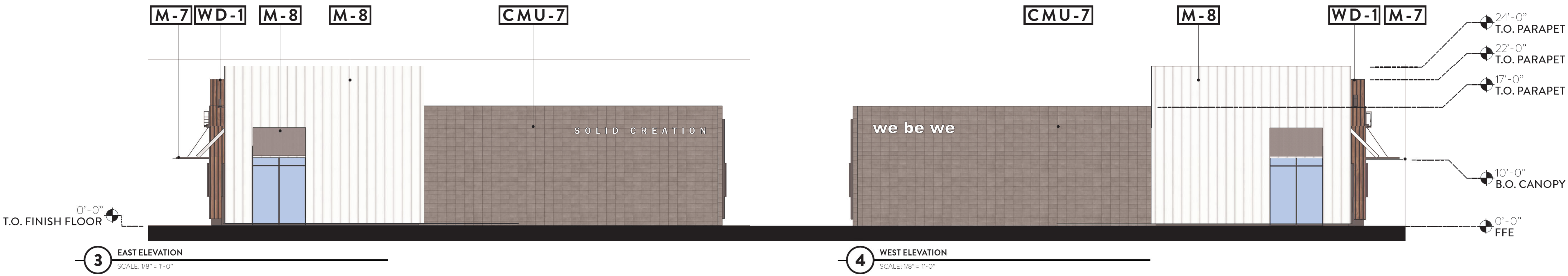
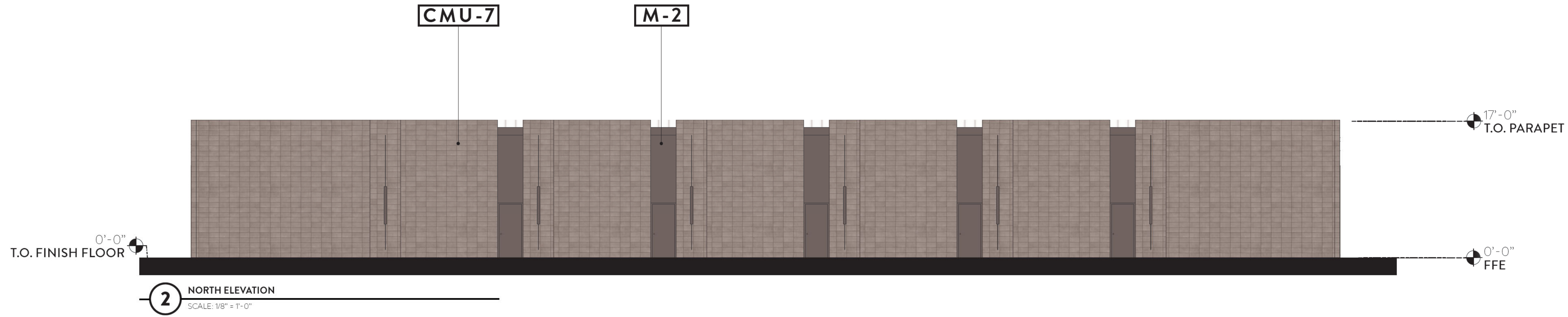
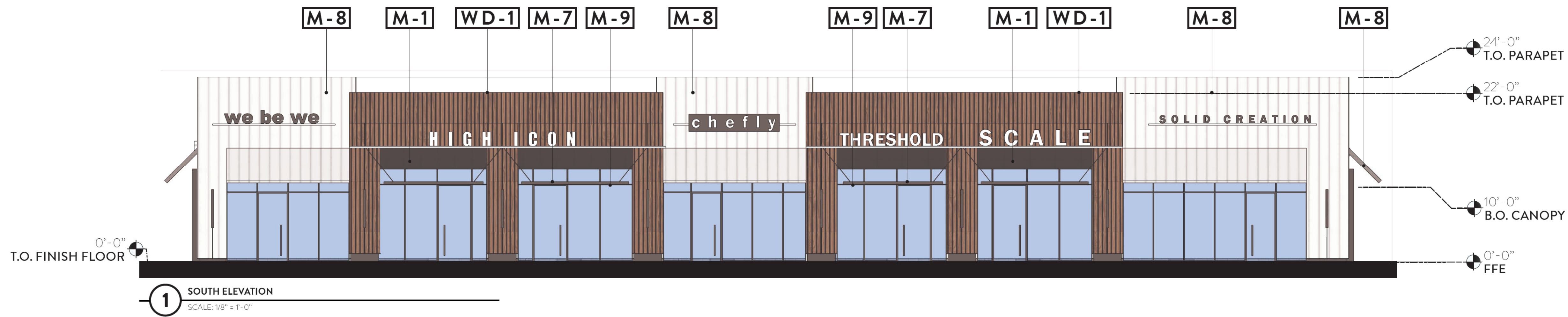
KEYPLAN





MATERIALS LEGEND	
M-1	Blackened Steel
M-2	ACM Metal Panel - Aluminum Gray Stock
M-3	Standing Seam Metal Roof - Dark Bronze
M-4	Brake Metal - Painted
M-5	ACM Metal Panel - Custom Target Branding Color
M-6	Metal Wall Panel - Bone White
M-7	Tube Steel Trellis & Tiebacks
M-8	Concealed Seam Metal Siding - Ascot White
M-9	Perforated Metal Panel - Sugar Swizzle
M-10	Metal Panel - Galvanized
M-11	Metal Panel - Zinc Gray
CONC-1	Tilt-up Concrete - Boardformed
CONC-2	Tilt-up Concrete - Light Sandblasted
CONC-3	Tilt-up Concrete - Heavy Sandblasted
CONC-4	Tilt-up Concrete - Trapezoid -1101
CONC-5	Tilt-up Concrete - Trapezoid -1105
CONC-6	Concrete Panel - Charred Walnut
FC-1	Hardie Panel Vertical Siding - Stone Paver
CMU-1	CMU - Mission White - Trendstone - Running Bond
CMU-2	CMU - Mission White - Mesastone - Running Bond
CMU-3	CMU - Opal - Mesastone - Running Bond
CMU-4	CMU - Mission White - Trendstone - Stacked Bond
CMU-5	CMU - Pearl White - Mesastone - Running Bond
CMU-6	CMU - Mojave Brown - Mesastone - Running Bond
CMU-7	CMU - Opal - Mesastone - Stacked Bond
WD-1	Timbertech - Weathered Teak
WD-2	Glued Laminated Timber

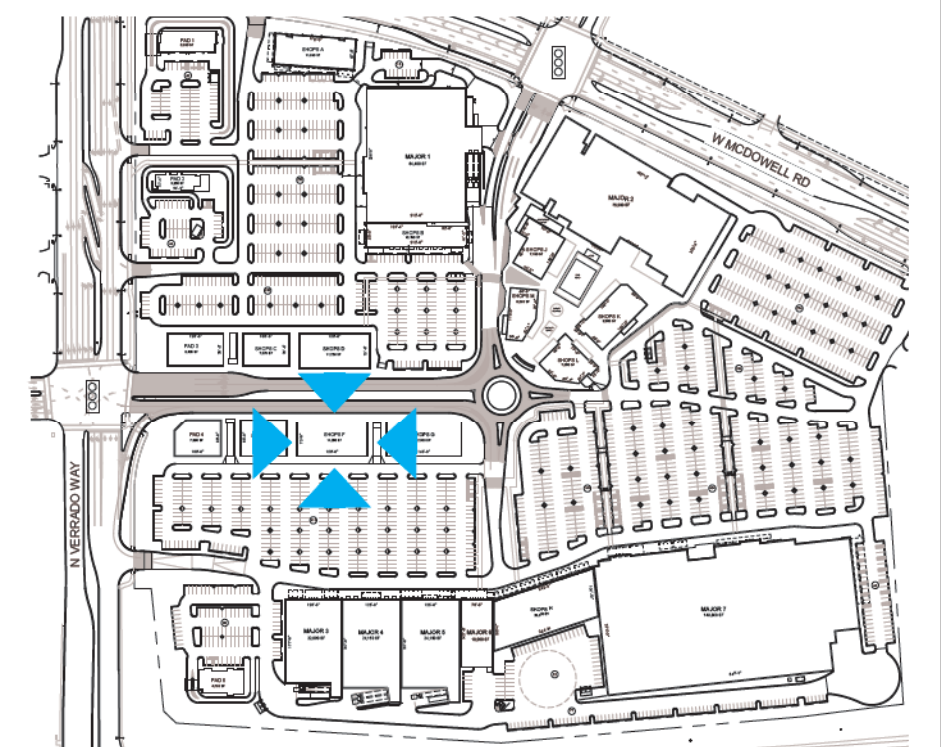


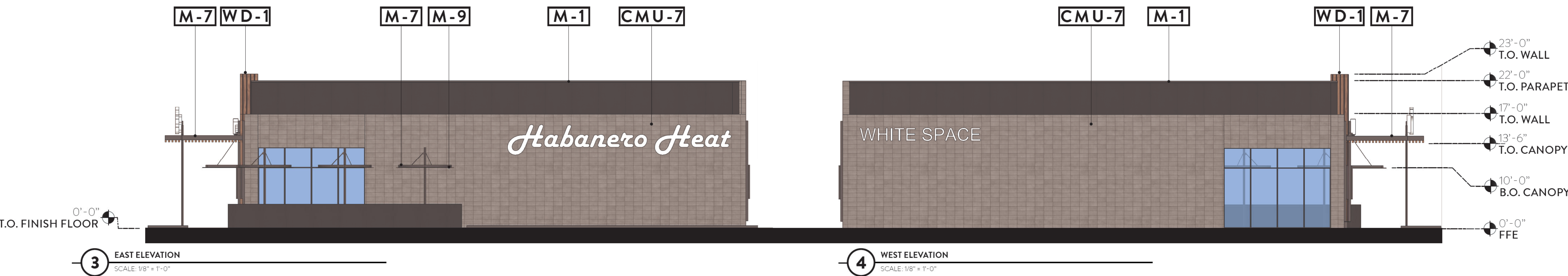
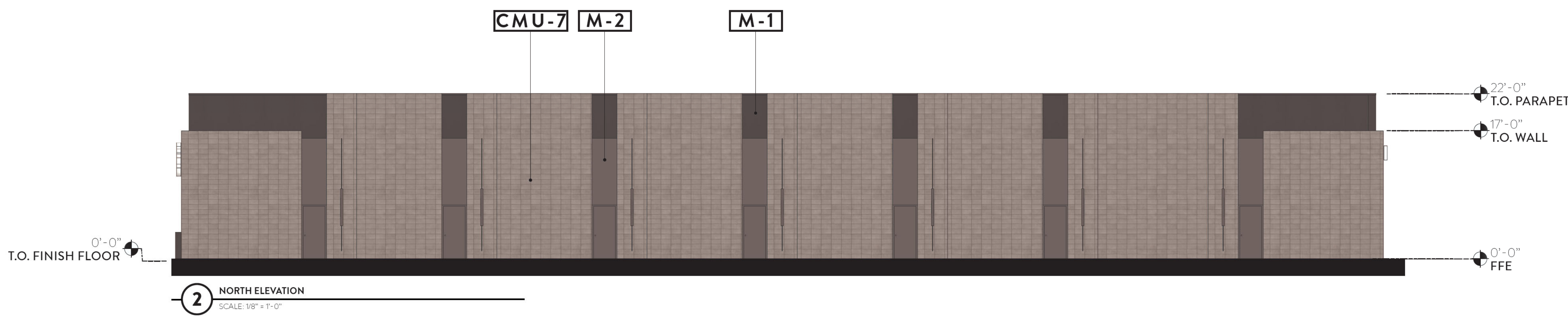
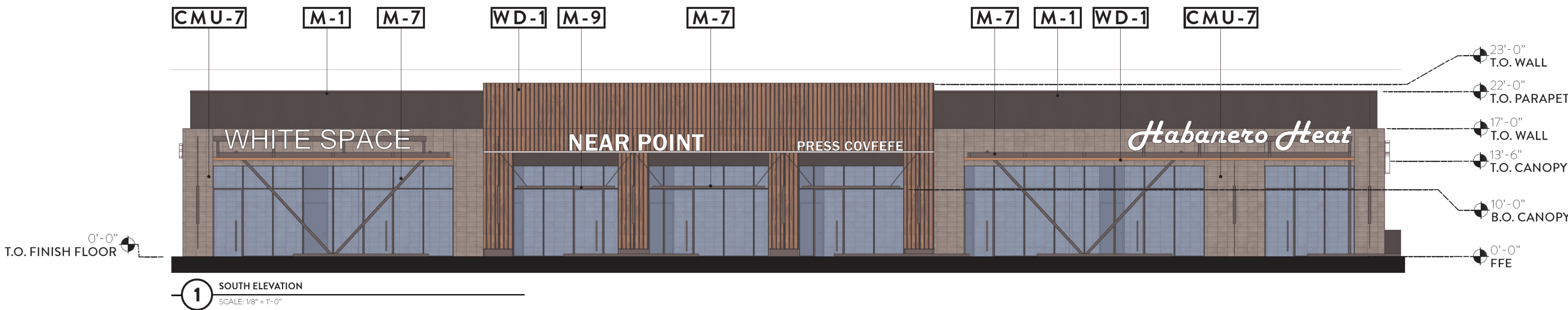


MATERIALS LEGEND

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CMU - Mojave Brown - Mesastone - Running Bond
- CMU-7**
CMU - Opal - Mesastone - Stacked Bond
- WD-1**
Timbertech - Weathered Teak
- WD-2**
Glued Laminated Timber

KEYPLAN





MATERIALS LEGEND

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CMU - Opal - Mesastone - Stacked Bond
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Glued Laminated Timber

KEYPLAN

