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FEB - 4 2015

Chandler
All-America City
2010

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Where Values Make The Difference

**MEMORANDUM** **Planning Division – PZ Memo No. 15-014**

**DATE:** FEBRUARY 4, 2015

**TO:** PLANNING AND ZONING COMMISSION

**THRU:** JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

**FROM:** ERIK SWANSON, SENIOR CITY PLANNER ES

**SUBJECT:** PDP14-0011 CORNERSTONE CHURCH – CAMPUS EXPANSION

Request: Preliminary Development Plan approval for site layout and building architecture for the master plan of the 23.9-acre Cornerstone Christian Fellowship campus

Location: Southeast corner of Alma School and Willis roads

Applicant: Craig Goldstone; Todd & Associates, Inc.

## RECOMMENDATION

Planning Staff, upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommends approval subject to conditions.

## BACKGROUND

The application requests Preliminary Development Plan approval for site layout and building architecture for the master plan of the 23.9-acre Cornerstone Christian Fellowship campus. The site has street frontages along the north, west, and south portions of the site. The recently approved Maplewood Court II single-family residential subdivision is east of the subject site. The Eden Estates and Maplewood Court I single-family residential subdivisions are south of Maplewood Street.

The site has an extensive zoning history with Council approving the last outstanding parcel zoned Agricultural that is located along Maplewood Street. The eastern portion of the campus is currently under construction as a permanent parking lot is being provided. The Worship Center, Early Childhood, and Student Center are existing buildings on the site that upon completion of the new buildings will be renovated and enlarged. Three education buildings are proposed: Elementary, $5^{th}/6^{th}$ Grade, and Adult Education. A maintenance building is part of the Adult

Education building, and the café/bookstore that is currently in the Worship Center will be removed and be recreated in a separate building. Full development of the site is anticipated to be completed by mid-2017.

Design of the campus is predicated on creating an open space system that places emphasis on place-making and pedestrian interaction. The plaza that runs the length of the campus draws inspiration from commercial plazas and outdoor pedestrian gathering areas providing water features, a children's splash pad, fireplaces, children's playground area, shaded seating, and useable turf areas.

Each building integrates elements from a material and color palette with the end user in mind. As is evident in the color palette, the Early Childhood and Elementary education buildings have a vibrant color palette consistent with the nature of the users. Care has been taken so that the colors are internalized to the site, with minor elements wrapping the side elevations. Furthermore, the elevations are designed so that a variety of plane changes, colors, materials, and textured design elements are incorporated so as to prevent monotony. No single architectural theme is provided with the purpose of creating an architectural design pattern similar to large-scale commercial centers, such as Tempe Marketplace.

An extensive sign package is provided addressing everything from signage along the street frontage, to vehicular and pedestrian way-finding signage, and building signage. Of particular note, there are three types of signs that are atypical to church campuses: Tram Stop signs (3), Site Kiosk signs (2), and a single outdoor television mounted on the Worship Center. Illumination of the signs is minimal and they primarily serve the purpose of providing current events and scheduling for upcoming events; the signs have been located so that they are completely screened from the residences to the south by the education buildings.

Lastly, a coffee shop/bookstore with drive-thru is provided. The coffee shop is open daily; however, the drive-thru will be closed on Sunday and during service hours.

## DISCUSSION

Planning Staff recommends approval of the request finding that the proposal presents a unified campus design. The design team has worked diligently to provide a strong pedestrian atmosphere with a variety of amenities, while also providing unique building elements that allow for each building to represent an individual group and maintain a level of consistency in the plan.

## PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held Monday, November 24, 2014. Nine neighbors attended the meeting had primarily had questions regarding current operations, improvements being made to the parking lot, and proposed activities occurring on the site. Planning Staff has been in ongoing correspondence with a couple neighbors regarding the improvements that will be made.

At the time of this writing, Planning Staff has not received any correspondence opposed to this request.

**RECOMMENDED ACTION**

Planning Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval of PDP14-0011 CORNERSTONE CHURCH – CAMPUS EXPANSION, subject to the following conditions:

1. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

2. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).

3. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

4. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "CORNERSTONE CHRISTIAN FELLOWSHIP", kept on file in the City of Chandler Planning Division, in File No. PDP14-0011 CORNERSTONE CHURCH - CAMPUS EXPANSION, except as modified by condition herein.

5. Landscaping shall be in compliance with current design standards.

6. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

7. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

8. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls.

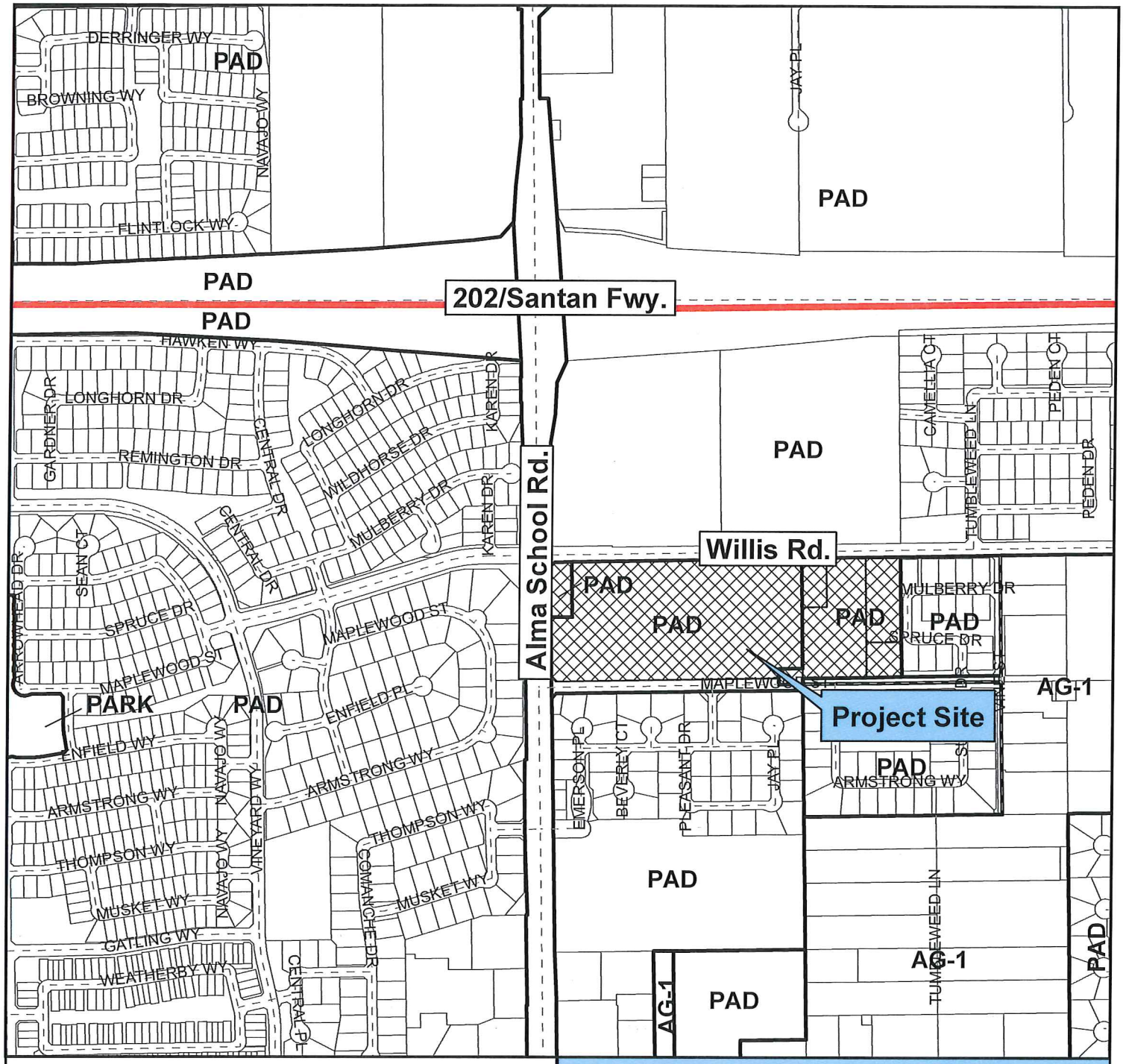
9. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

**PROPOSED MOTION**

Motion to recommend approval of PDP14-0011 CORNERSTONE CHURCH – CAMPUS EXPANSION, Preliminary Development Plan approval for site layout and building architecture, subject to the conditions recommended by Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Enlarged Pedestrian Plaza
5. Elevations
6. Development Booklet, Exhibit A




# Vicinity Map

PDP14-0011

**Cornerstone Christian-Campus Expansion**

Chandler Arizona
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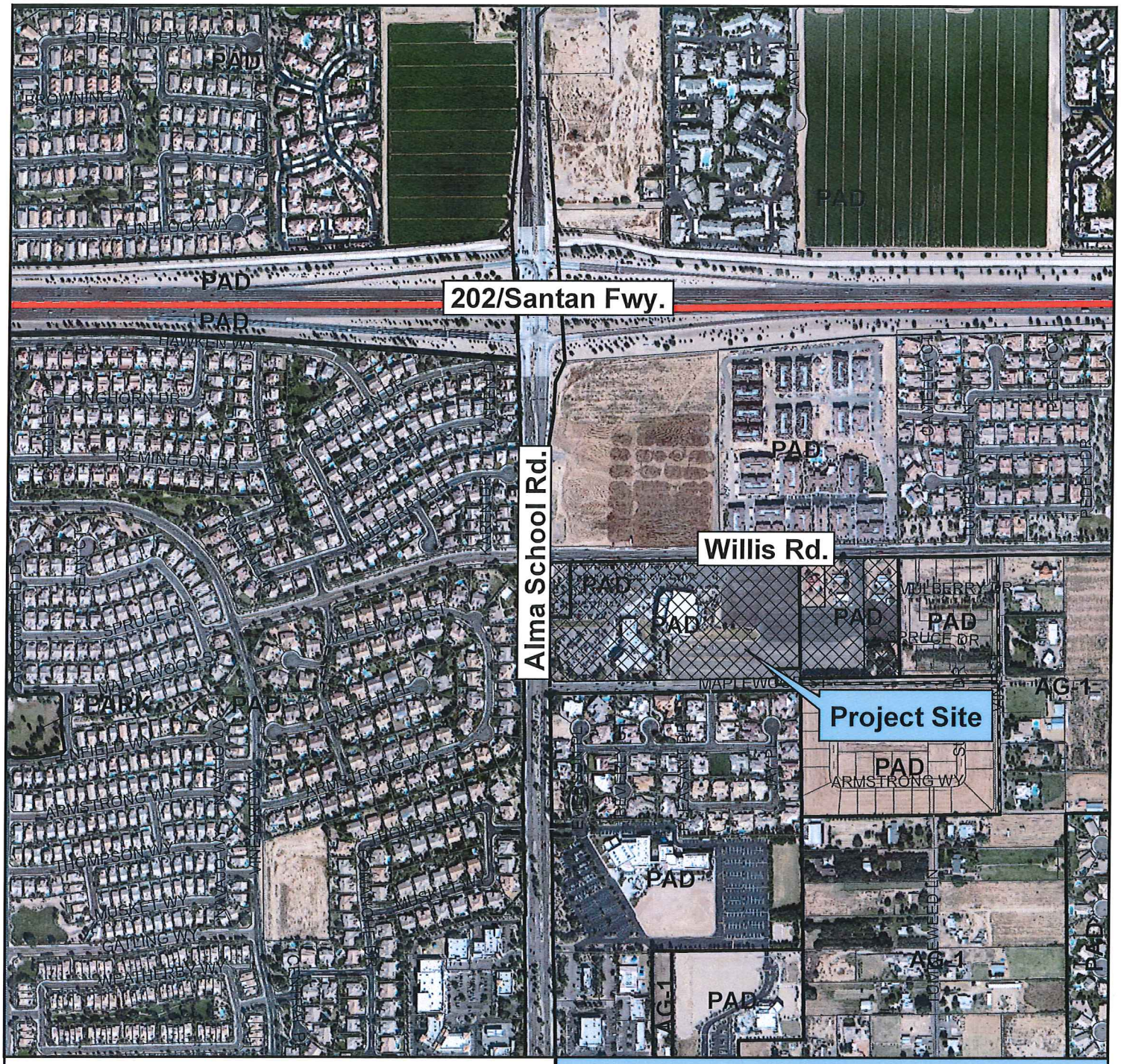
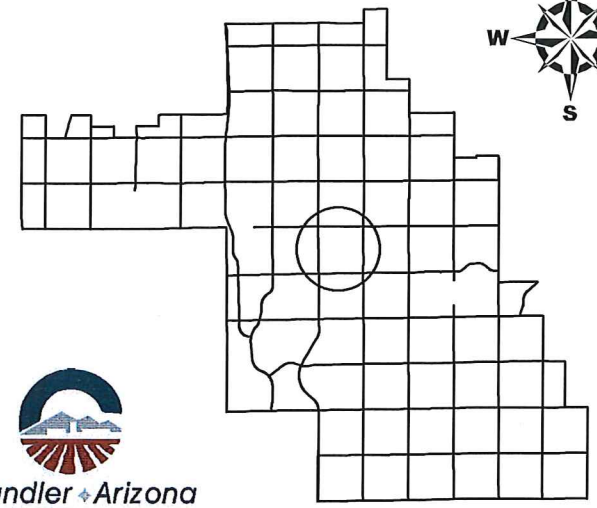
CITY OF CHANDLER 8/9/2014




# Vicinity Map

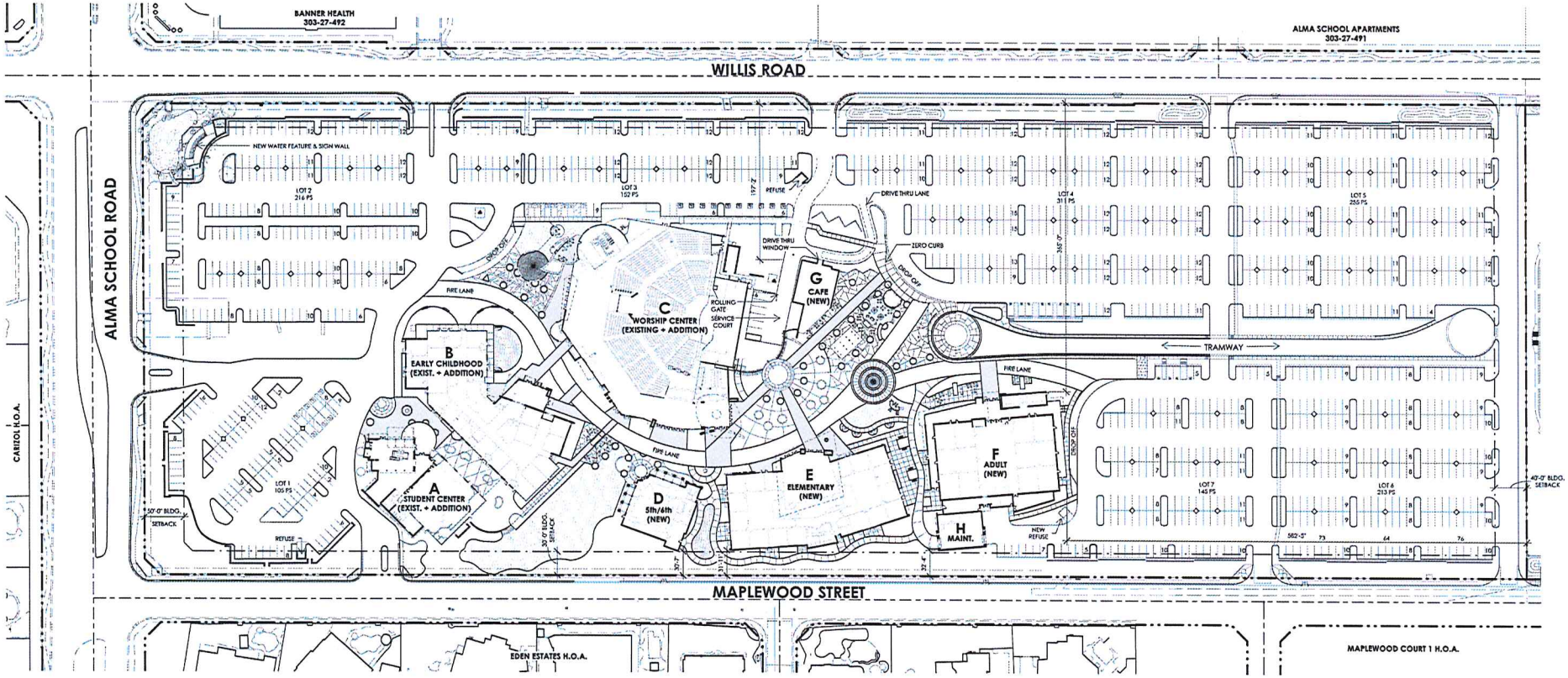



Chandler Arizona
*Where Values Make The Difference*

PDP14-0011

**Cornerstone Christian-Campus Expansion**

CITY OF CHANDLER 8/9/2014




## PROJECT DATA

**SITE AREA:**
NET (1,041,457 SF) +/- 23.913 ACRES
GROSS (1,048,430 SF) +/- 24.069 ACRES

**LOT COVERAGE:**
MAX ALLOWED 45% OF THE NET SITE AREA
PROPOSED +/- 13.30%

**GENERAL PLAN:**
SANTAN FREEWAY CORRIDOR AREA PLAN
(LOW DENSITY RESIDENTIAL)

**PARCEL NUMBERS:**
APN NUMBERS 303-27-440
303-27-042
303-27-031Z
303-27-031Y
303-27-031V

**ZONING:**
ADJACENT PAD & AG-1
EXISTING PAD & AG-1
PROPOSED PAD & AG-1

**LAND USE:**
ADJACENT RESIDENTIAL
EXISTING CHURCH
PROPOSED CHURCH

**BUILDING AREA:**

| BUILDING | AREA |
|---|---|
| A - STUDENT CENTER | 12,332 SF |
| B - EARLY CHILDHOOD | 22,319 SF |
| C - WORSHIP CENTER | 47,406 SF |
| D - 5TH/6TH | 6,039 SF |
| E - ELEMENTARY | 22,321 SF |
| F - ADULT | 22,874 SF |
| G - CAFE & BOOKSTORE | 3,428 SF |
| H - MAINTENANCE | 2,697 SF |
| TOTAL BUILDING AREA | 139,416 SF |
| EXISTING BUILDING AREA | 64,230 SF |
| NEW BUILDING AREA | 75,186 SF |
| COMBINED TOTAL | 139,416 SF |

**OCCUPANCY GROUPS:**
A-3 / B / E

**LANDSCAPE SETBACKS:**

| | REQUIRED | PROPOSED |
|---|---|---|
| FRONT (ALMA SCHOOL) | 50' | +/- 280' |
| SIDE (MAPLEWOOD) | 30' | +/- 32' |
| SIDE (WILLIS) | 30' | +/- 147' |
| REAR (EAST) | 40' | +/- 600' |

**PARKING:**
REQUIRED

| DESIGNATION | AREA | RATE | REQ'D SPACES |
|---|---|---|---|
| BUILDING A STUDENT CENTER | 12,332 S.F. | 200 | 62 |
| BUILDING B EARLY CHILDHOOD | 22,319 S.F. | 200 | 112 |
| BUILDING C WORSHIP CENTER | 2400 SEATS | 4 | 600 |
| MEETING ROOMS | 10,000 S.F. | 200 | 50 |
| BUILDING D 5TH & 6TH GRADE | 6,039 S.F. | 200 | 31 |
| BUILDING E ELEMENTARY | 22,321 S.F. | 200 | 112 |
| BUILDING F ADULT | 22,874 S.F. | 200 | 115 |
| BUILDING G CAFE & BOOKSTORE | 3,000 S.F. | 50 | 60 |
| KITCHEN | 428 S.F. | 200 | 3 |
| BUILDING H MAINTENANCE | 2,697 S.F. | 250 | 11 |
| OUTDOOR PLAYGROUND | 50,000 S.F. | 250 | 200 |
| TOTAL REQUIRED | | | 1,346 |
| ALLOWABLE WITH 25% OVERAGE | | | 1,682 |
| TOTAL SPACES PROVIDED | | | 1,404 |
| ADA REQUIRED STANDARD | | 21 | |
| VAN ACCESSIBLE | | 4 | |
| ADA PROVIDED STANDARD | | 17 | |
| VAN ACCESSIBLE | | 10 | |

**OWNER:**
CORNERSTONE CHRISTIAN FELLOWSHIP
2211 E. PECOS ROAD
CHANDLER, AZ 85225
CONTACT: MARTY SAWYERS
(480) 726-8000

**ARCHITECT:**
TODD & ASSOCIATES, INC.
4019 N. 44TH STREET
PHOENIX, AZ 85018
CONTACT: CRAIG GOLDSTONE
(602)952-8280

**CIVIL ENGINEER:**
LARSON ENGINEERING, INC.
6263 N SCOTTSDALE RD. SUITE 345
SCOTTSDALE, AZ 85250
CONTACT: MICHAEL BONNETTE
(480)212-4200

## SITE PLAN

*REFER TO ENLARGED PLAZA LANDSCAPE PLAN FOR ADDITIONAL INFORMATION*

Scale: 0 20 40 60 120 — 1"=60'-0"

# CORNERSTONE CHRISTIAN FELLOWSHIP

CHANDLER, ARIZONA

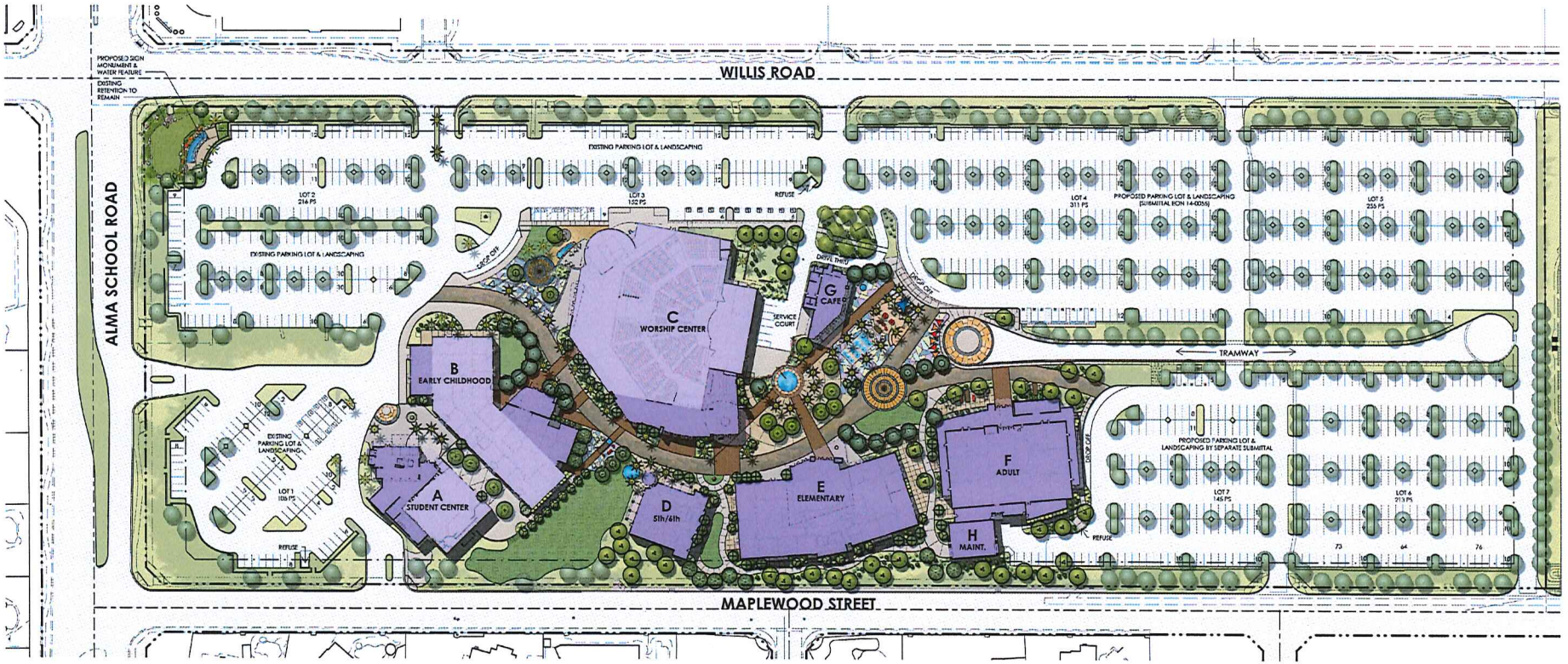
PDP SUBMITTAL

Project No. 13-6004-02 Date 01-16-15 PDP-1

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

REGISTERED ARCHITECT 32698 DANIEL P. BRUSNAHAN 1-16-15 ARIZONA, U.S.A.

CORNERSTONE




## OVERALL LANDSCAPE PLAN

0 20 40 60 120
Scale: 1"=60'-0"

N

PLANT PALETTE

| TREES | Botanical Name | Common Name | Cal. | Size | Qty. |
|---|---|---|---|---|---|
| | CAESALPINIA MEXICANA | MEXICAN BIRD OF PARADISE | | 15 Gal. | 34 |
| | CHITALPA TASHKENTENSIS | CHITALPA | 1-1/2" | | 23 |
| | FICUS NITIDA (UTILIZED IN LARGE POTS - LOCATIONS T.B.D.) | INDIAN LAUREL FIG | 1-1/2" | | 1 |
| | FRAXINUS VELUTINA 'FAN-WEST' | ARIZONA ASH 'FAN-WEST' | 3/4" | | 49 |
| | OLEA EUROPAEA | SWAN HILL OLIVE | 1-1/2" | | 14 |
| | OLNEYA TESOTA | IRONWOOD | 1-1/2" | | 15 |
| | SOPHORA SECUNDIFLORA | TEXAS MOUNTAIN LAUREL | 1-1/2" | | 29 |
| PALMS | | | | | |
| | PHOENIX DACTYLIFERA & WASHINGTON-A ROBUSTA | DATE PALM & MEXICAN FAN PLAM | | 24' T.F. | 45 |
| | PHOENIX DACTYLIFERA | EXISTING DATE PALM | | | 11 |
| EXISTING TREES | | | | | |
| | EXISTING TO REMAIN | | | | |

# CORNERSTONE CHRISTIAN FELLOWSHIP

CHANDLER, ARIZONA

PDP SUBMITTAL

Project No. 13-6004-02 Date 01-16-15 L-01

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

CORNERSTONE

14252 BRADLEY A. WINKLER 1-16-15
Expires 12/31/16

## ENLARGED PLAZA LANDSCAPE PLAN

PLANT PALETTE

| | Botanical Name | Common Name | Cal. | Size | Qty. |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| | CAESALPINIA MEXICANA | MEXICAN BIRD OF PARADISE | | 15 Gal. | 34 |
| | CHITALPA TASHKENTENSIS | CHITALPA | 1-1/2" | | 23 |
| | FICUS NITIDA | INDIAN LAUREL FIG | 1-1/2" | | 1 |
| | (UTILIZED IN LARGE POTS - LOCATIONS T.B.D.) FRAXINUS VELUTINA 'FAN-WEST' | ARIZONA ASH 'FAN-WEST' | 3/4" | | 49 |
| | OLEA EUROPAEA | SWAN HILL OLIVE | 1-1/2" | | 14 |
| | OLNEYA TESOTA | IRONWOOD | 1-1/2" | | 15 |
| | SOPHORA SECUNDIFLORA | TEXAS MOUNTAIN LAUREL | 1-1/2" | | 29 |
| **PALMS** | | | | | |
| | PHOENIX DACTYLIFERA & WASHINGTONIA ROBUSTA | DATE PALM & MEXICAN FAN PALM | | 24' TT | 45 |
| | PHOENIX DACTYLIFERA | EXISTING DATE PALM | | | 11 |
| **EXISTING TREES** | | | | | |
| | EXISTING TO REMAIN | | | | |

| Botanical Name | Common Name | Size |
|---|---|---|
| **LARGE SHRUBS** | | |
| DIETES BICOLOR | FORTNIGHT LILY | 5 GAL. |
| RUELLIA BRITTONIANA 'KATIE' | KATIE RUELLIA | 5 GAL. |
| BAMBUSA MULTIPLEX 'GOLDEN GODDESS' | GOLDEN GODDESS BAMBOO | 15 GAL. |
| BAMBUSA MULTIPLEX RIVEREORUM | CHINESE GOODESS BAMBOO | 5 GAL. |
| MUHLENBERGIA CAPILLARIS | REGAL MIST | 5 GAL. |
| HIBISCUS ROSA-SINENSIS | CHINESE HIBISCUS | 5 GAL. |
| BOUGAINVILLEA SPP. | SHRUB BOUGAINVILLEA | 5 GAL. |
| **ACCENTS** | | |
| AGAVE SPP. | AGAVE SPP. | 5 GAL. |
| HESPERALOE PARVIFLORA | RED YUCCA | 5 GAL. |

| Botanical Name | Common Name | Size |
|---|---|---|
| **VINES & GROUNDCOVERS** | | |
| BOUGAINVILLEA 'BARBARA KARST' | BARBARA KARST | 5 GAL. |
| EUPHORBIA RIGIDA | GOPHER PLANT | 1 GAL. |
| FICUS PUMILA | FIG VINE | 5 GAL. |
| LANTANA 'X' DALLAS RED | RED LANTANA | 5 GAL. |
| LANTANA SP. 'NEW GOLD' | NEW GOLD LANTANA | 5 GAL. |
| WEDELIA TRILOBA | YELLOW DOT | 1 GAL. |

**HARDSCAPE NEYNOTES**

1. FIRELANE PAVERS
2. RUNNING BOND PEDESTRIAN PAVERS
3. COLORED PAVERS IN PATCHWORK PATTERN
4. COLORED PAVERS IN RADIAL PATTERN
5. SCORED COLORED CONCRETE
6. NATURAL GREY CONCRETE

**MISCELLANEOUS**

- ALL NON-SYN. LANDSCAPE: DECOMPOSED GRANITE: 2" DEPTH OF 1/2" MINUS, COLOR: MATCH EXISTING
- 1/4" MINUS DECOMPOSED GRANITE, COLOR: MATCH EXISTING 2" DEPTH
- FIRELANE, ROAD TRAM LANE: CYNODON DACTYLON 'MIDIRON' HYBRID BERMUDA TURF & SYNTHETIC TURF

0 10 15 30 60
Scale: 1"=30'-0"

# CORNERSTONE CHRISTIAN FELLOWSHIP

CHANDLER, ARIZONA

PDP SUBMITTAL

Project No. 13-6004-02 Date 8-29-14 L-02

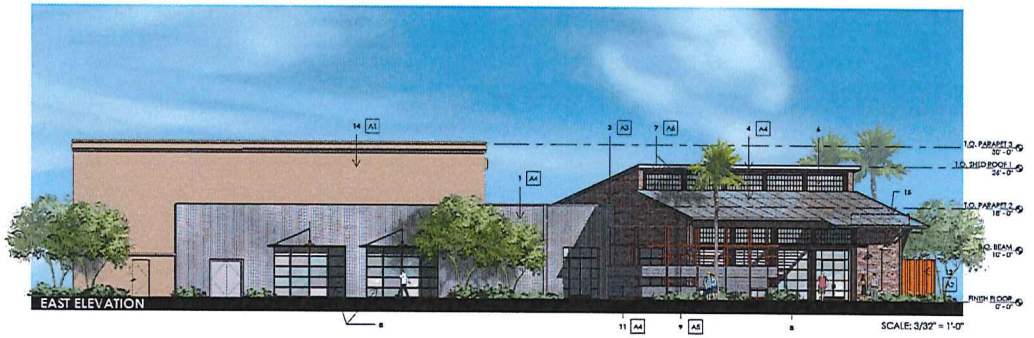
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280o www.toddassoc.com

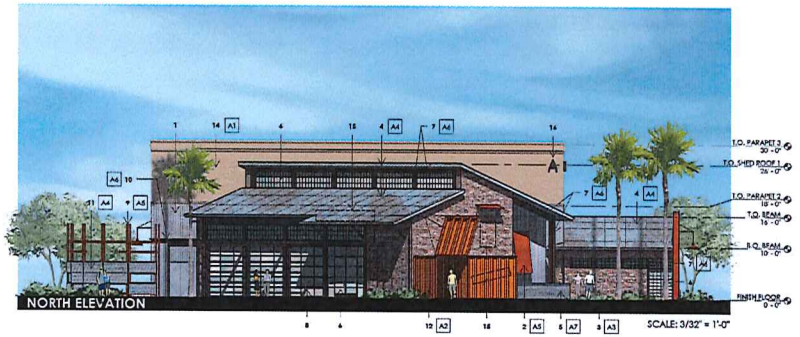
CORNERSTONE

14252 BRADLEY A. WINKLER 8-29-14 Registered Landscape Architect

Expires 12/31/14

# STUDENT CENTER ELEVATION




**KEYNOTES:**

1. RECLAIMED METAL WALL PANEL.
2. RUSTED METAL PANEL.
3. RECLAIMED BRICK.
4. RECLAIMED CORRUGATED METAL ROOF.
5. CONCRETE BASE.
6. STEEL SASH WINDOW.
7. STEEL BEAM/COLUMN.
8. GARAGE DOOR WITH GLASS-INFILL PANELS.
9. UNPRIMED STRUCTURAL STEEL.
10. STEEL TRELLIS.
11. PERFORATED STEEL PANELS.
12. CARGO SHIPPING CONTAINER.
13. RUSTED STEEL HEADER.
14. EXISTING BUILDING TO REMAIN.
15. PROPOSED LOCATION OF BUILDING MOUNTED SIGN.
16. PROPOSED LOCATION OF BUILDING IDENTIFICATION LETTER.

**COLOR LEGEND**

| | |
|---|---|
| A1 | SMOKEY TOPAZ (SW6117) BY: SHERWIN-WILLIAMS |
| A2 | UNTAMED ORANGE (DEA110) BY: DUNN-EDWARDS |
| A3 | RECLAIMED BRICK |
| A4 | RECLAIMED METAL |
| A5 | RUST |
| A6 | VINTAGE BLACK IRON |
| A7 | EXPOSED BOARD FORMED CONCRETE |

REGISTERED ARCHITECT
CERTIFICATE NO.
32698
DANIEL P.
BRUSNAHAN
08-29-14
Date Signed
ARIZONA, U.S.A.

Expires 6/30/2016

# CORNERSTONE CHRISTIAN FELLOWSHIP

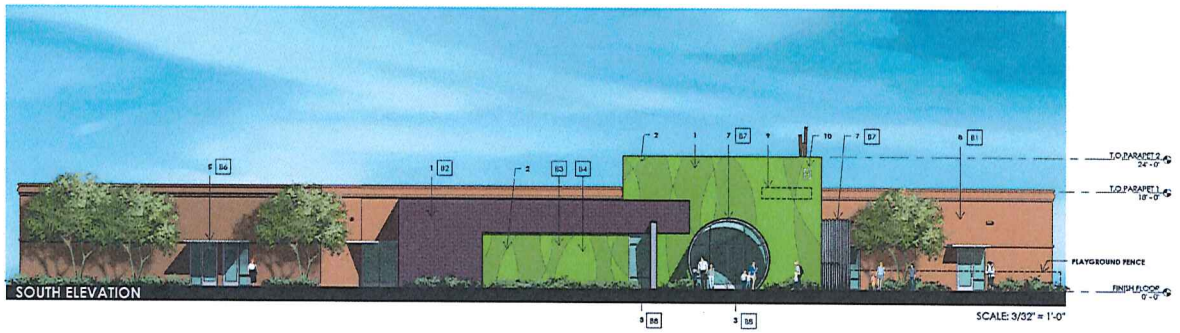


TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.0280p www.toddassoc.com

CHANDLER, AZ
PDP SUBMITTAL
Project No. 13-6004-02 Date 08-29-14 PDP-A2

CORNERSTONE

# EARLY CHILDHOOD ELEVATION



**KEYNOTES**

1. EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) TEXTURE: FINE.
2. TOOLED EIFS REVEAL.
3. ALUMINUM STOREFRONT SYSTEM.
4. HORIZONTAL RIBBED METAL WALL PANEL.
5. STEEL CANOPY WITH PERFORATED B-DECK INFILL PANEL.
6. ROUND STEEL COLUMN.
7. CORRUGATED ENTRY PORTAL.
8. EXISTING BUILDING TO REMAIN.
9. PROPOSED LOCATION OF BUILDING MOUNTED SIGN.
10. PROPOSED LOCATION OF BUILDING IDENTIFICATION LETTER.

**COLOR LEGEND**

| | | |
|---|---|---|
| B1 | SMOKEY TOPAZ (SW6117) BY: SHERWIN-WILLIAMS | |
| B2 | DARK PURPLE (2073-10) BY: BENJAMIN MOORE | |
| B3 | PARAKEET (DE6280) BY: DUNN EDWARDS | |
| B4 | OUTRAGEOUS GREEN (SW6922) BY: SHERWIN-WILLIAMS | |
| B5 | NEUTRAL VALLEY (DE6119) BY: DUNN EDWARDS | |
| B6 | SILVER METALLIC BY: RMP ROLLFAB | |
| B7 | GALVALUME BY: RMP ROLLFAB | |
| B8 | CLEAR ANNODIZED ALUMINUM | |

REGISTERED ARCHITECT
CERTIFICATE NO.
32698
DANIEL P.
BRUSNAHAN
08-29-14
Date Signed
ARIZONA, U.S.A.

Expires 6/30/2016

# CORNERSTONE CHRISTIAN FELLOWSHIP

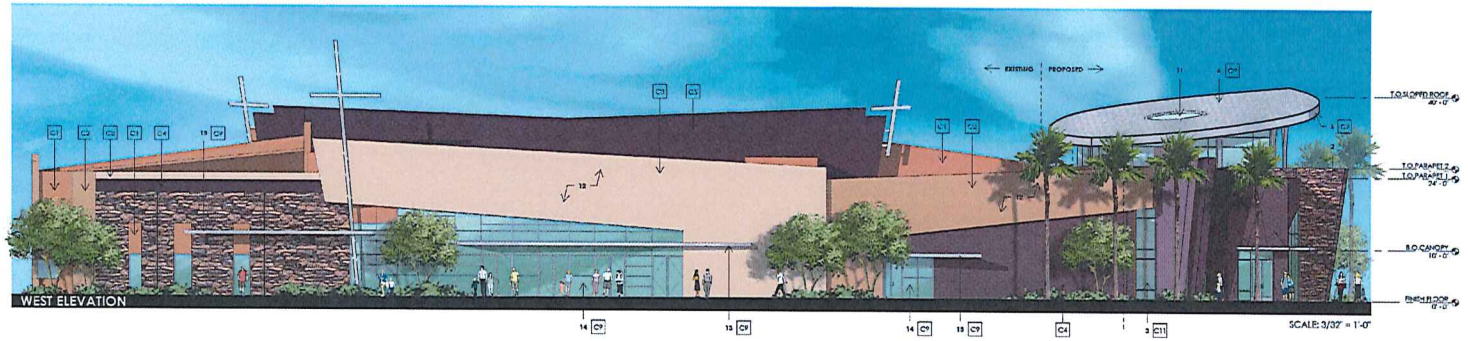


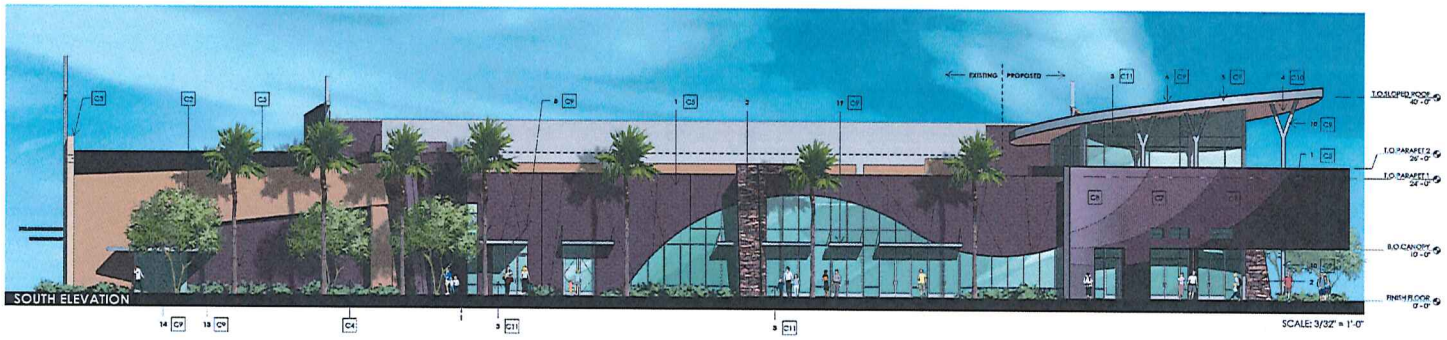
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

CHANDLER, AZ
PDP SUBMITTAL
Project No. 13-6004-02 Date 08-29-14 PDP-B2

CORNERSTONE

# WORSHIP CENTER ELEVATION






**KEYNOTES:**

1. STUCCO SYSTEM.
2. SIMULATED STONE VENEER MATCH EXISTING.
3. ALUMINUM STOREFRONT SYSTEM.
4. T&G WOOD SOFFIT WITH SEMI-TRANSPARENT STAIN.
5. BREAK-METAL FASCIA
6. STANDING SEAM METAL ROOF.
7. STEEL CANOPY WITH PERFORATED B-DECK INFILL PANEL.
8. STEEL TIE ROD.
9. STEEL BEAM.
10. ROUND STEEL COLUMN.
11. ROUND SKYLIGHT
12. EXISTING BUILDING TO REMAIN.
13. EXISTING CANOPY TO BE PAINTED.
14. EXISTING STOREFRONT TO BE PAINTED.
15. OUTDOOR VIDEO SCREEN.

**COLOR LEGEND**

| | |
|---|---|
| C1 | SMOKEY TOPAZ (SW6117) BY: SHERWIN-WILLIAMS |
| C2 | EUREKA (SP252) BY: BENJAMIN MOORE |
| C3 | INTIDE PASSAGE (DEC764) BY: DUNN EDWARDS |
| C4 | ABUNDANT WINE (8436N) BY: FRAZEE |
| C5 | DARK PURPLE (2073-10) BY: BENJAMIN MOORE |
| C6 | ABUNDANT WINE 90% (8436N BASE) BY: FRAZEE |
| C7 | ABUNDANT WINE 60% (8436N BASE) BY: FRAZEE |
| C8 | ABUNDANT WINE 70% (8436N BASE) BY: FRAZEE |
| C9 | SILVER METALLIC BY: KEMP ROLLFAB |
| C10 | REDWOOD NATURAL STONE (834) BY: BEHR |
| C11 | CLEAR ANODIZED ALUMINUM (NEW) |

REGISTERED ARCHITECT
CERTIFICATE NO.
32698
DANIEL P.
BRUSNAHAN
08-29-14
Date Signed
ARIZONA, U.S.A.

Expires 6/30/2016

# CORNERSTONE CHRISTIAN FELLOWSHIP



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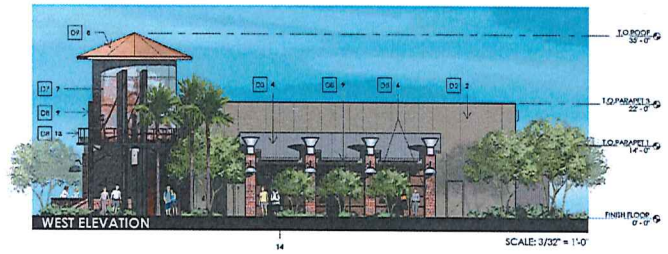
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.0280p www.toddassoc.com

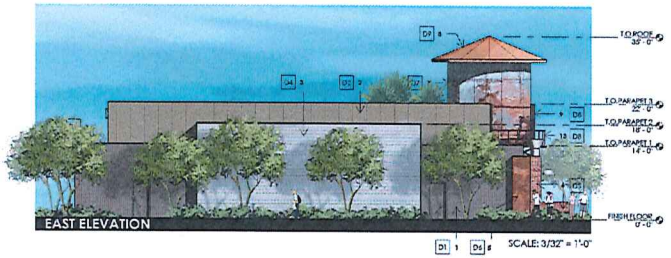
CHANDLER, AZ
PDP SUBMITTAL
Project No. 13-6004-02 Date 08-29-14 PDP-C2

CORNERSTONE

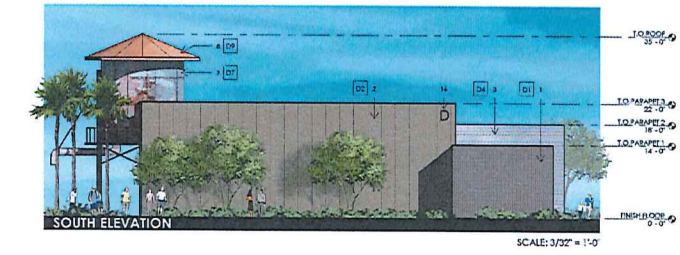
# 5TH & 6TH ELEVATION



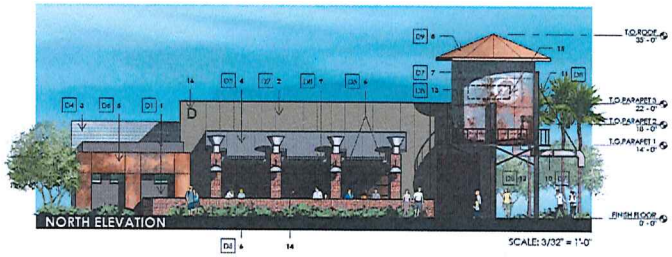
SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

**KEYNOTES:**

1. STUCCO SYSTEM.
2. VERTICAL SEAM METAL WALL PANEL.
3. HORIZONTAL RIBBED METAL WALL PANEL.
4. CORRUGATED METAL PANEL SHED ROOF.
5. PERFORATED METAL PANELS OVER EXPOSED METAL FRAMING.
6. RECLAIMED BRICK.
7. AGED METAL WATER TANK.
8. RUSTED METAL ROOF.
9. UNPRIMED STRUCTURAL STEEL.
10. AGED METAL WATER SPOUT.
11. UNPRIMED STEEL TIE ROD.
12. UNPRIMED STEEL BRACING.
13. UNPRIMED STEEL RAILING.
14. GARAGE DOORS.
15. PROPOSED LOCATION OF BUILDING MOUNTED SIGN.
16. PROPOSED LOCATION OF BUILDING IDENTIFICATION LETTER.

**COLOR LEGEND**

| | |
|---|---|
| D1 | TEA BAG (DE6042) BY: DUNN EDWARDS |
| D2 | COURTYARD GREEN (DEC774) BY: DUNN EDWARDS |
| D3 | SLATE GREY BY: RMP ROLLFAB |
| D4 | GALVALUME BY: RMP ROLLFAB |
| D5 | RECLAIMED BRICK |
| D6 | RUST |
| D7 | SILVER METALLIC WITH RUST MARKS |
| D8 | VINTAGE BLACK IRON |
| D9 | RUST PATINA ON STEEL |

REGISTERED ARCHITECT
CERTIFICATE NO.
32698
DANIEL P.
BRUSNAHAN
08-29-14
Date Signed
ARIZONA, U.S.A.

Expires 6/30/2016

# CORNERSTONE CHRISTIAN FELLOWSHIP

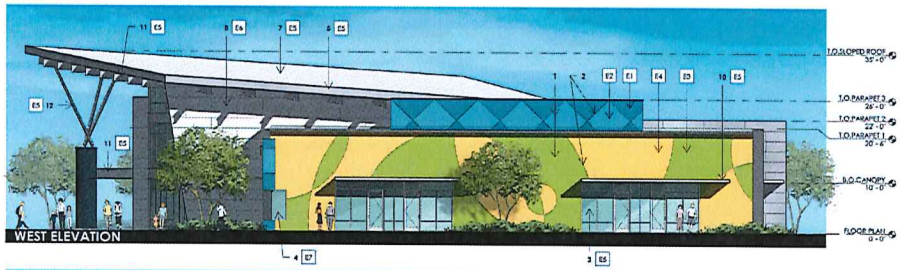


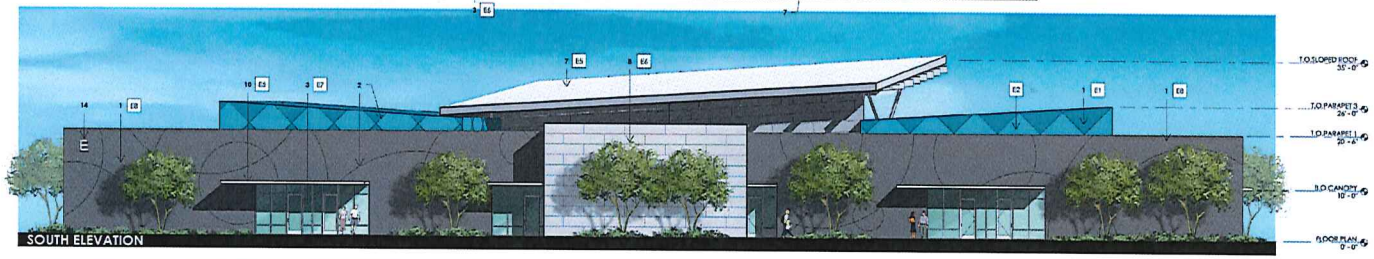
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

CHANDLER, AZ
PDP SUBMITTAL
Project No. 13-6004-02 Date 08-29-14 PDP-D2

CORNERSTONE

# ELEMENTARY ELEVATION





**KEYNOTES:**

1. EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) TEXTURE: FINE.
2. TOOLED EIFS REVEAL.
3. ALUMINUM STOREFRONT SYSTEM.
4. SILICONE GLAZED CORNER WINDOW.
5. BREAK-METAL FASCIA
6. BREAK-METAL PARAPET WALL CAP WITH HORIZONTAL EXTENSION.
7. STANDING SEAM METAL ROOF.
8. FLAT SEAM METAL WALL PANELS.
9. CURVED PERFORATED ALUMINUM PANEL ATTACHED TO STEEL BASE COLUMN.
10. STEEL CANOPY WITH PERFORATED B-DECK INFILL PANEL.
11. STEEL BEAM.
12. ROUND STEEL COLUMN.
13. PROPOSED LOCATION OF BUILDING MOUNTED SIGN.
14. PROPOSED LOCATION OF BUILDING IDENTIFICATION LETTER.

**COLOR LEGEND**

| | |
|---|---|
| E1 | ALUMINA (CL3226A) BY: FRAZEE |
| E2 | MICHELANGELO (CL3225D) BY: DUNN EDWARDS |
| E3 | CITRUS LEAF (DE6558) BY: DUNN EDWARDS |
| E4 | SPIRAL (CL1775D) BY: FRAZEE |
| E5 | SILVER METALLIC BY: RMP ROLLFAB |
| E6 | GALVALUME BY: RMP ROLLFAB |
| E7 | CLEAR ANODIZED ALUMINUM |
| E8 | BRAINCHILD (CL3214A) BY: FRAZEE |

REGISTERED ARCHITECT
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32698
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BRUSNAHAN
11-07-14
Date Signed
ARIZONA, U.S.A.

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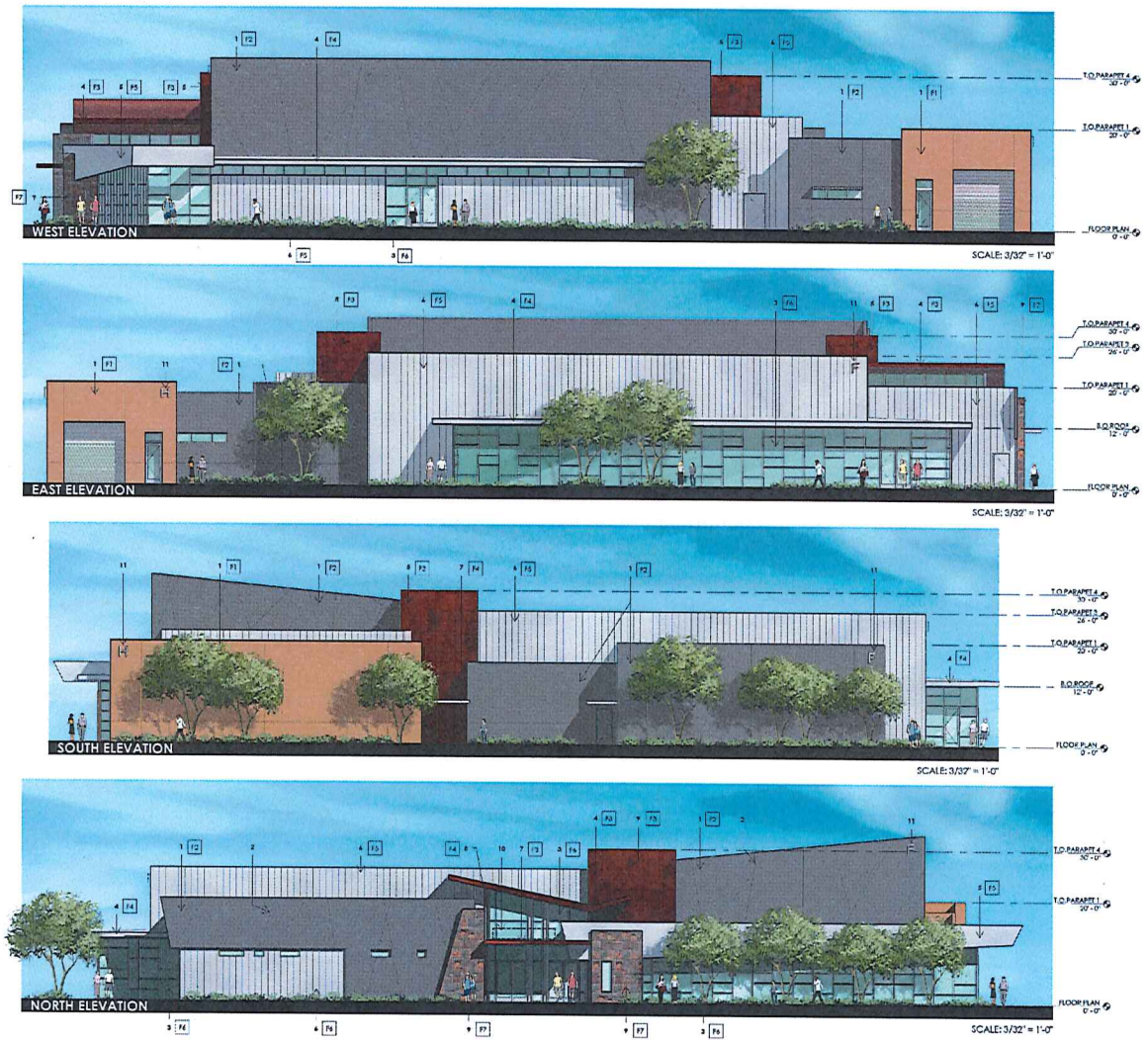
CHANDLER, AZ
PDP SUBMITTAL
Project No. 13-6004-02 Date 08-29-14 PDP-E2 Revised 11-07-14

CORNERSTONE

# ADULT & MAINTENANCE ELEVATION




**KEYNOTES**

1. STUCCO SYSTEM.
2. 1/2" WIDE ALUMINUM CHANNEL SCREED W/ CLEAR ANODIZED FINISH (DO NOT PAINT.)
3. ALUMINUM STOREFRONT SYSTEM.
4. BRAKE-METAL FASCIA
5. FLAT SEAM METAL WALL PANELS.
6. VERTICAL SEAM METAL WALL PANEL.
7. STEEL CANOPY WITH PERFORATED B-DECK INFILL PANEL.
8. STEEL BEAM.
9. SLATE WALL TILE (12"X24" & 4"X24").
10. PROPOSED LOCATION OF BUILDING MOUNTED SIGN.
11. PROPOSED LOCATION OF BUILDING IDENTIFICATION LETTER.

**COLOR LEGEND**

| | |
|---|---|
| F1 | SMOKEY TOPAZ (SW6117) BY: SHERWIN-WILLIAMS |
| F2 | BRAINCHILD (CLS216A) BY: FRAZEE |
| F3 | ARIZONA RUST BY: RMP ROLLFAS |
| F4 | SILVER METALLIC BY: RMP ROLLFAS |
| F5 | GALVALUME BY: RMP ROLLFAS |
| F6 | CLEAR ANODIZED ALUMINUM |
| F7 | BUTTERSCOTCH BY: SIDROSAMS |

REGISTERED ARCHITECT
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32698
DANIEL P.
BRUSNAHAN
08-29-14
Date Signed
ARIZONA, U.S.A.

Expires 6/30/2016

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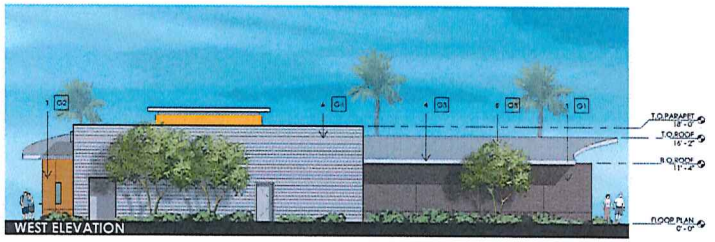
CHANDLER, AZ
PDP SUBMITTAL
Project No. 13-6004-02 Date 08-29-14 PDP-F2

CORNERSTONE

# CAFE & BOOKSTORE ELEVATION

| KEYNOTES | |
|---|---|
| 1. | STUCCO SYSTEM. |
| 2. | ALUMINUM STOREFRONT SYSTEM. |
| 3. | ALUMINUM OVERHEAD GARAGE DOOR WITH GLASS IN-FILL PANELS. |
| 4. | BREAK-METAL FASCIA. |
| 5. | STANDING SEAM METAL ROOF. |
| 6. | HORIZONTAL RIBBED METAL WALL PANEL. |
| 7. | STEEL BEAM. |
| 8. | ROUND STEEL COLUMN. |
| 9. | PREFABRICATED LASER CUT ALUMINUM WALL PANELS. |
| 10. | PROPOSED LOCATION OF BUILDING MOUNTED SIGN. |
| 11. | PROPOSED LOCATION OF BUILDING IDENTIFICATION LETTER. |

| COLOR LEGEND | |
|---|---|
| G1 | TEA BAG (DE6062) BY: DUNN EDWARDS |
| G2 | YELLOW SUMMER (DEA110) BY: FRAZEE |
| G3 | SILVER METALLIC BY: RMP ROLLFAB |
| G4 | GALVALUME BY: RMP ROLLFAB |
| G5 | CLEAR ALUMINUM PANELS |
| G6 | CLEAR ANODIZED ALUMINUM |



SCALE: 3/32" = 1'-0"

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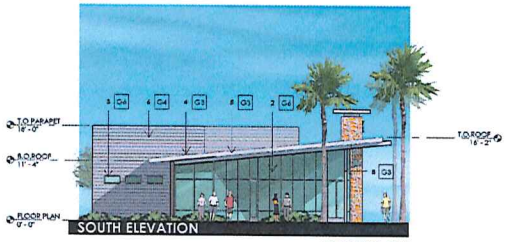

SCALE: 3/32" = 1'-0"

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CORNERSTONE