

PLH22-0024 Cornerstone Ranch
Comprehensive Sign Program





Approved by: _____ Date: _____

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Electrical Specifications: All Signs fabricated as per 2017 N.E.C. Specifications. This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Environmental Specifications: All Signs fabricated per A.S.A. Specifications & 1981 I.B.C. Environmental Specifications.

 **UL LISTED**



📍 2831 W. Weldon Ave. | Phoenix, AZ 85017
📞 (602) 272-9356 🌐 www.bootzandduke.com

-NEW STONE VENEER TO BE ADDED TO BOTH MASONRY BASES, W1 & W2: (highlighted in yellow below)
CENTURION - BUCKS COUNTY DRYSTACK STONE



-NEW STONE VENEER TO BE ADDED TO MASONRY BASE:
CENTURION - BUCKS COUNTY DRYSTACK STONE



CURRENT APPEARANCE

SCALE: NTS



PROPOSED APPEARANCE: W1

SCALE: NTS

DESIGN # 220902-05

CORNERSTONE RANCH

Page: 4

CUSTOMER	CORNERSTONE RANCH	REVISION #	
ADDRESS	3999 S Dobson Rd Chandler, AZ 85248	REVISION NOTES	4/3/2024 - Added stone veneer to masonry bases of W1-W3
PROJECT MGR	BRENT VANDEMAN		
DESIGNER	E. MADA		
DATE	11/27/23		

Approved by:

Date:

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BOOTS & DUKE

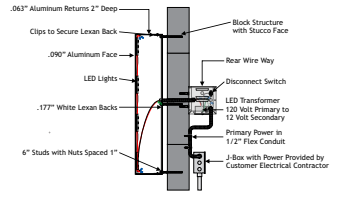
Signs

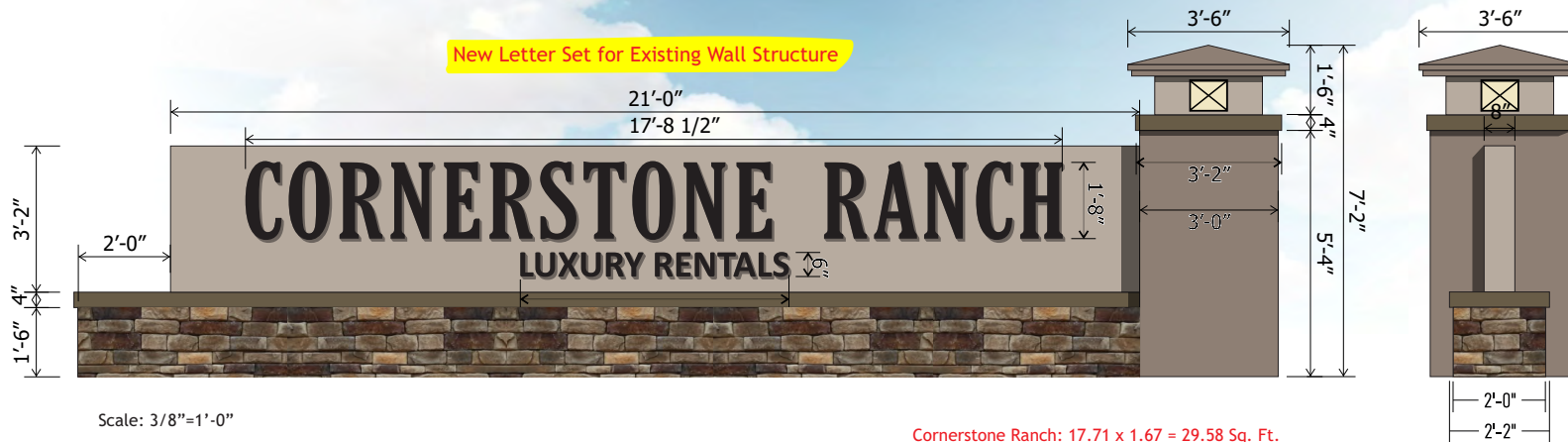
2831 W. Weldon Ave. | Phoenix, AZ 85017

(602) 272-9356

www.bootsandduke.com

- RETURNS: .063" CLC 2" DEEP / PAINTED SATIN BLACK
- FACES: .090" ALUMINUM / PAINTED SATIN BLACK
- BACKS: 3/16" WHITE LEXAN CLIP MOUNTED TO RETURNS
- ILLUMINATION: WHITE LED
- POWER SUPPLIES: REMOTE IN TRANSFORMER BOX
- INSTALLATION: 1" SPACERS
- MASONRY BASE WITH ADDED STONE VENEER:
CENTURION-BUCKS COUNTY DRYSTACK STONE

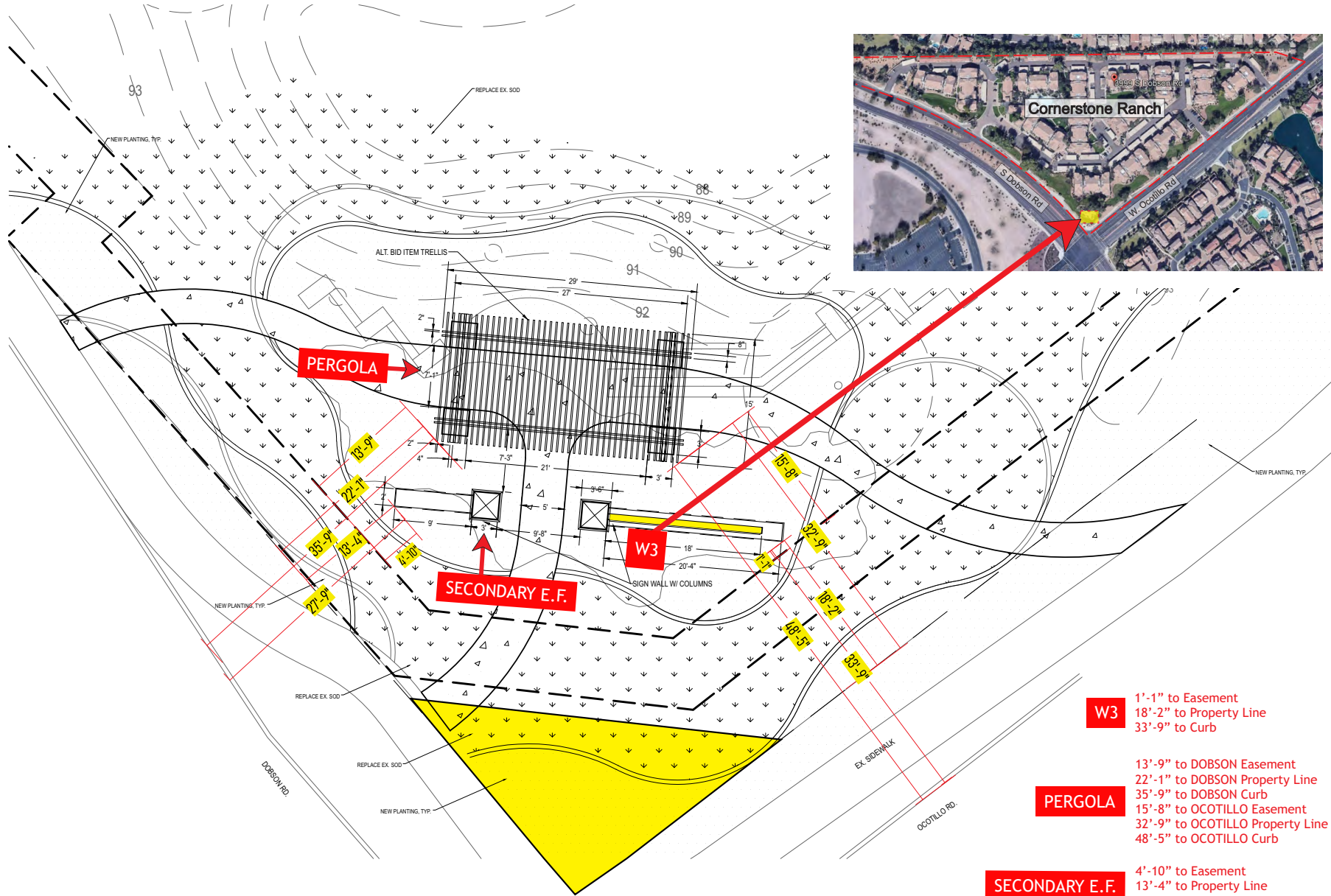
LED Halo-Illuminated Reverse Pan Channel Letters	Electrical Specifications
	☒ U.L. Required ☐ Other ☐ Non U.L. Required
	☒ 120 Volts ☐ 277 Volts ☐ Other
	(1) 20 Amp Circuits Necessary <u>2.5A</u> Actual Amp Load
	☒ Signs to be manufactured as per 2014 N.E.C. Specifications
	☒ Signs to be manufactured to U.L. specifications and will bear the U.L. label(s). Install in accordance of the National Electrical Code.
	☒ This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code or Other Applicable Local Codes.
	☒ The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.
	All Signs Fabricated per A.S.A. Specifications & 2018 I.B.C.
	☒ Grizzle Gray SW 7068 Light Texture
	☒ Spalding Gray SW 6074 Light Texture
	☒ Perfect Greige SW 6073 Light Texture
	☒ Adobe Integral Sand Finish
	☒ Centurion-Bucks County Drystack Stone





SITE MAP

SCALE = 3/32" = 1'



W3 1'-1" to Easement
18'-2" to Property Line
33'-9" to Curb

PERGOLA 13'-9" to DOBSON Easement
22'-1" to DOBSON Property Line
35'-9" to DOBSON Curb
15'-8" to OCOTILLO Easement
32'-9" to OCOTILLO Property Line
48'-5" to OCOTILLO Curb

SECONDARY E.F. 4'-10" to Easement
13'-4" to Property Line
27'-9" to Curb

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DESIGNER	E. MADA
DATE	11/27/23
REVISION #	
REVISION NOTES	4/3/2024 - Added stone veneer to masonry bases of W1-W3
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Date:	
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2831 W. Weldon Ave. Phoenix, AZ 85017 (602) 272-9556 www.bootzandduke.com	



DESIGN # 220902-05

CORNERSTONE RANCH

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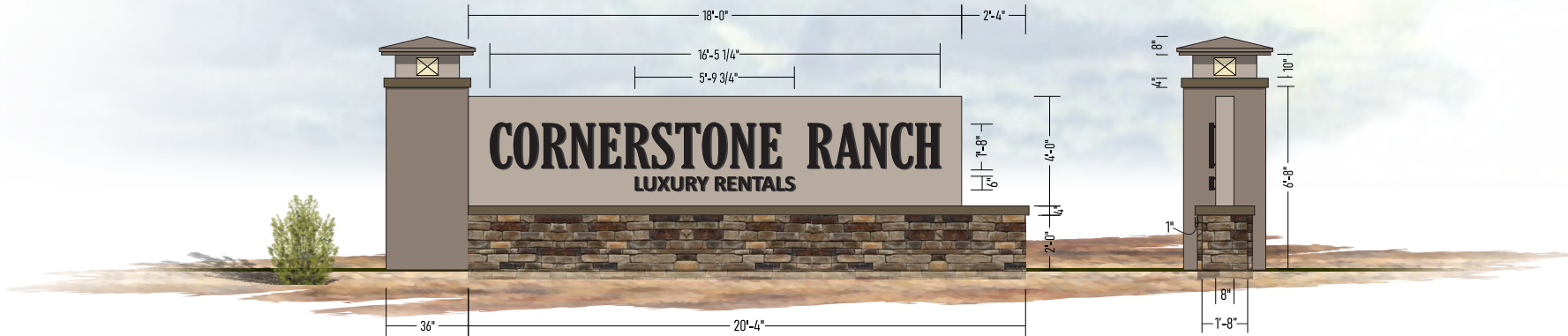
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DESIGNER	E. MADA			This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.	
DATE	11/27/23			LISTED	

BOOTZ & DUKE Signs

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- MASONRY BASE WITH STONE VENEER:
CENTURION-BUCKS COUNTY DRYSTACK STONE
- STONE VENEER EXTENDS BELOW GRADE 4"

LED Halo-Illuminated Reverse Pan Channel Letters	Electrical Specifications
	☒ U.L. Required ☐ Other ☐ Non U.L. Required
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	Grizzle Gray SW 7068 Light Texture
	Spalding Gray SW 6074 Light Texture
	Perfect Greige SW 6073 Light Texture
	Adobe Integral Sand Finish
	Centurion-Bucks County Drystack Stone



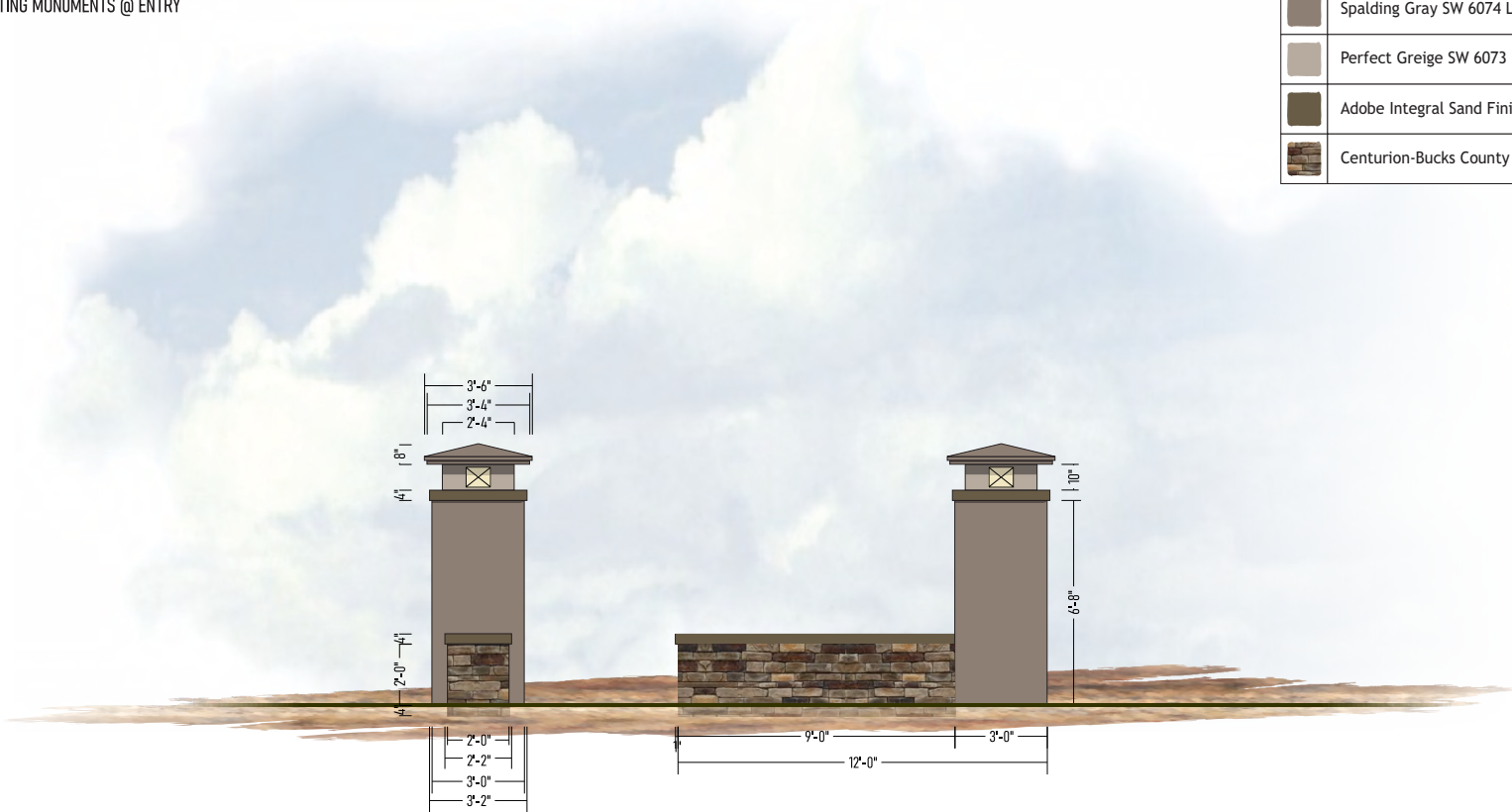
"Cornerstone Ranch": 197.163" x 20.469" / 144 = 28.03 Sq. Ft.
"Luxury Rentals": 69.855" x 6.458" / 144 = 3.13 Sq. Ft.
Total: 31.16 Sq. Ft.

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-MASONRY BASE WITH ADDED STONE VENEER:
CENTURION-BUCKS COUNTY DRYSTACK STONE
STONE VENEER EXTENDS BELOW GRADE 4"
EXISTING MONUMENTS @ ENTRY



	Grizzle Gray SW 7068 Light Texture
	Spalding Gray SW 6074 Light Texture
	Perfect Greige SW 6073 Light Texture
	Adobe Integral Sand Finish
	Centurion-Bucks County Drystack Stone

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CORNERSTONE RANCH

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Approved by:

Date:

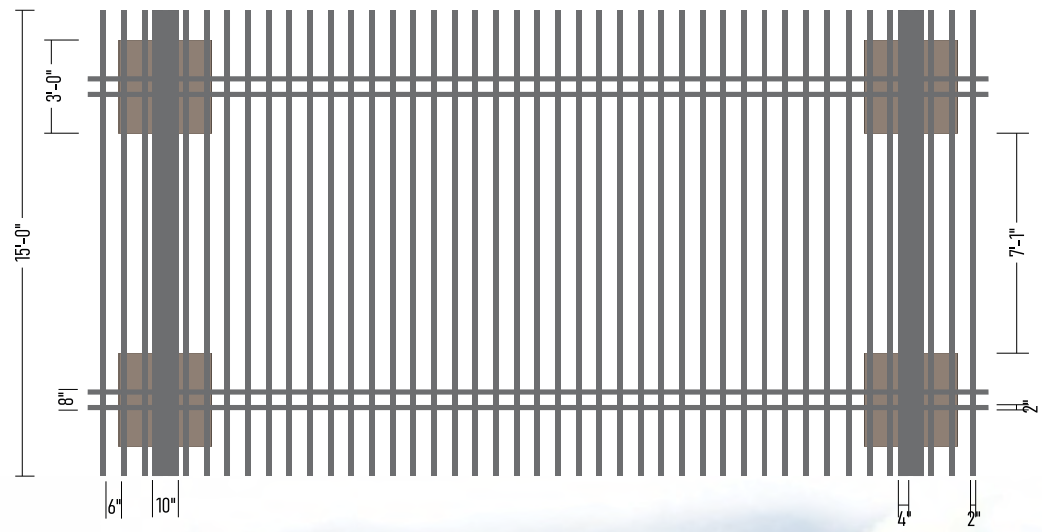
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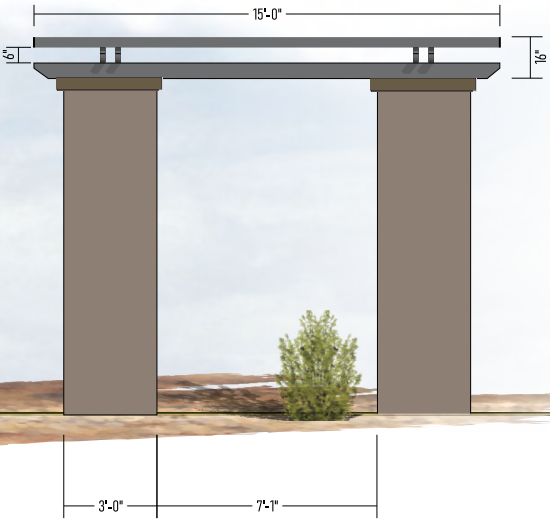
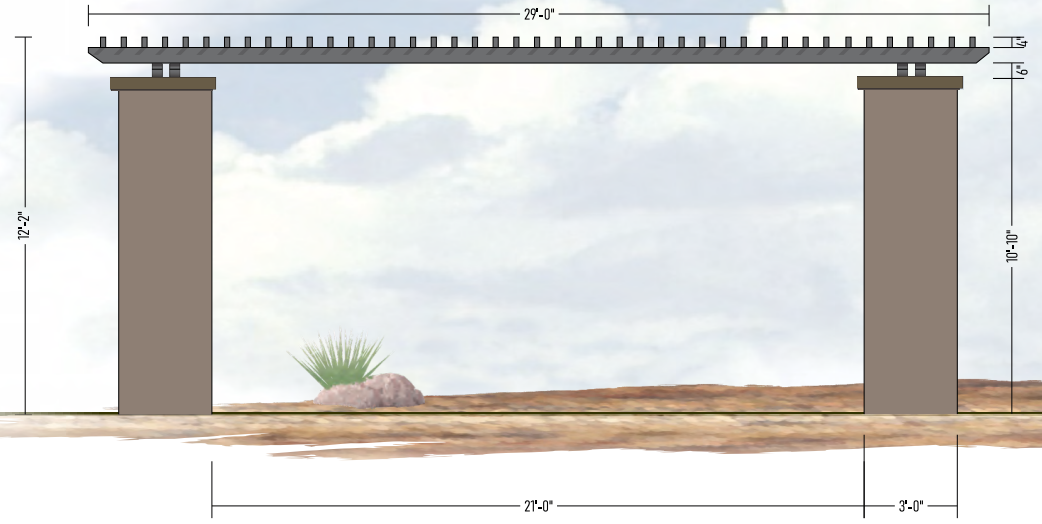
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- WOOD BEAMS TO MATCH MATERIAL AND PAINT COLOR OF EXISTING PERGOLA BEAMS @ SALES OFFICE
- MASONRY BASE WITH STUCCO FINISH TO MATCH EXISTING PERGOLA @ SALES OFFICE

	Grizzle Gray SW 7068 Light Texture
	Spalding Gray SW 6074 Light Texture
	Perfect Greige SW 6073 Light Texture
	Adobe Integral Sand Finish



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(602) 272-9356 | www.bootzandduke.com

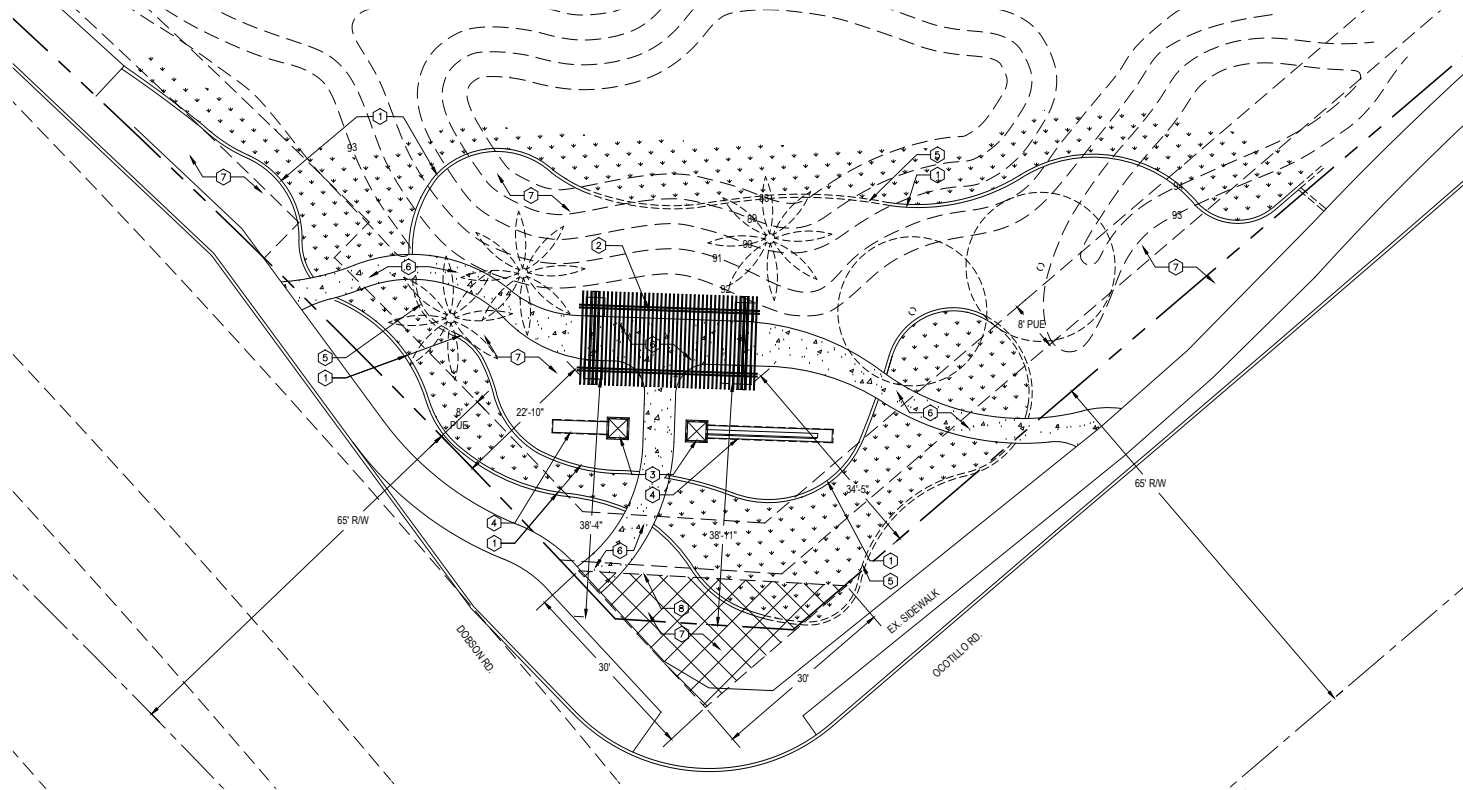
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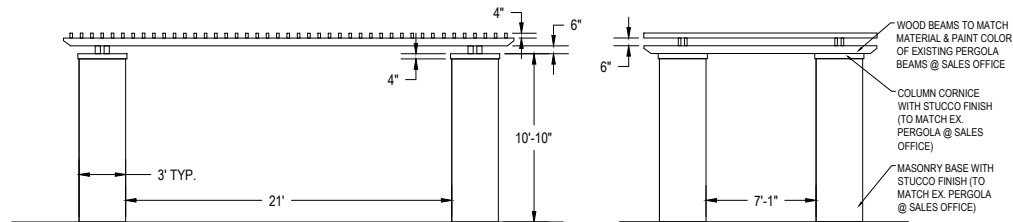
KEYNOTES

- ① Concrete Header - match ex.
- ② Trellis - see detail 1, this sheet
- ③ Sign Columns - see detail 2, this sheet
- ④ Sign Walls - see detail 2, this sheet
- ⑤ Ex. Concrete Header - protect in place or replace if damaged
- ⑥ Concrete Paving - integral color Davis 'Adobe', sand (acid-etch) finish
- ⑦ Planting Area - see L2
- ⑧ Site Visibility Triangle



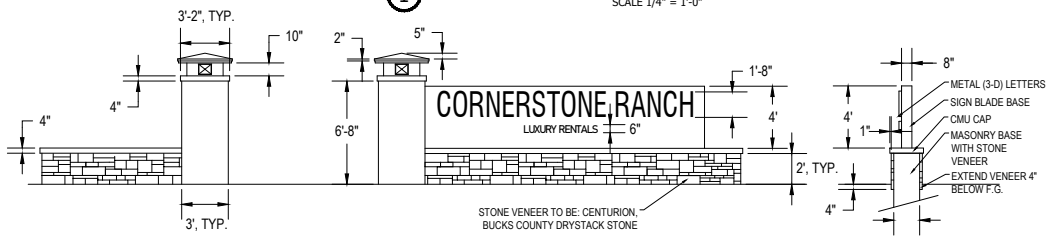
NARRATIVE:

- Goal: To create an updated corner monument for Cornerstone Ranch in keeping with recent property upgrades.
- Replace aged water feature signage that blocks corner off from the neighborhood
 - Provide a destination for apartment residents when walking pets
 - Upgrade the planting while maintaining mature existing trees
 - Repeat architectural details from the sales center
- Proposed trellis structure encroaches into Dobson Road and Ocotillo Road 50-foot setback - we are asking for approval on this deviation since we are enhancing the corner through landscaping, pedestrian features and signage.



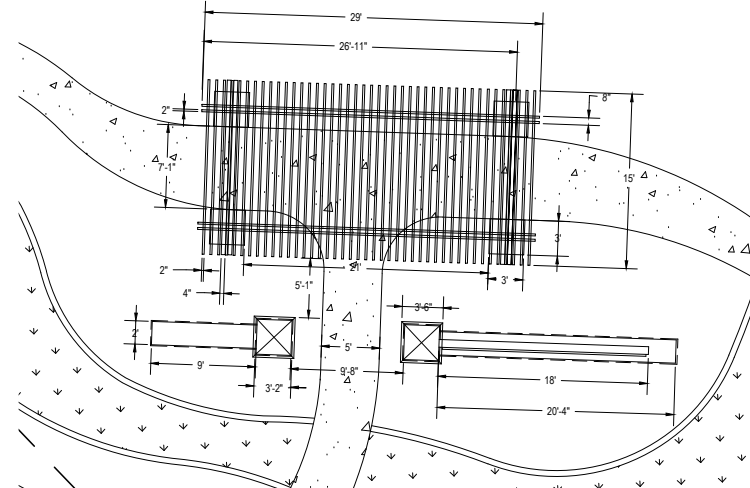
① TRELLIS - ELEVATION

SCALE 1/4" = 1'-0"



② SIGN - ELEVATION

SCALE 1/4" = 1'-0"



③ LAYOUT PLAN

SCALE 3/16" = 1'-0"



CORNERSTONE RANCH
3955 DORSET ROAD
CHANDLER, AZ 85248

SHEET TITLE

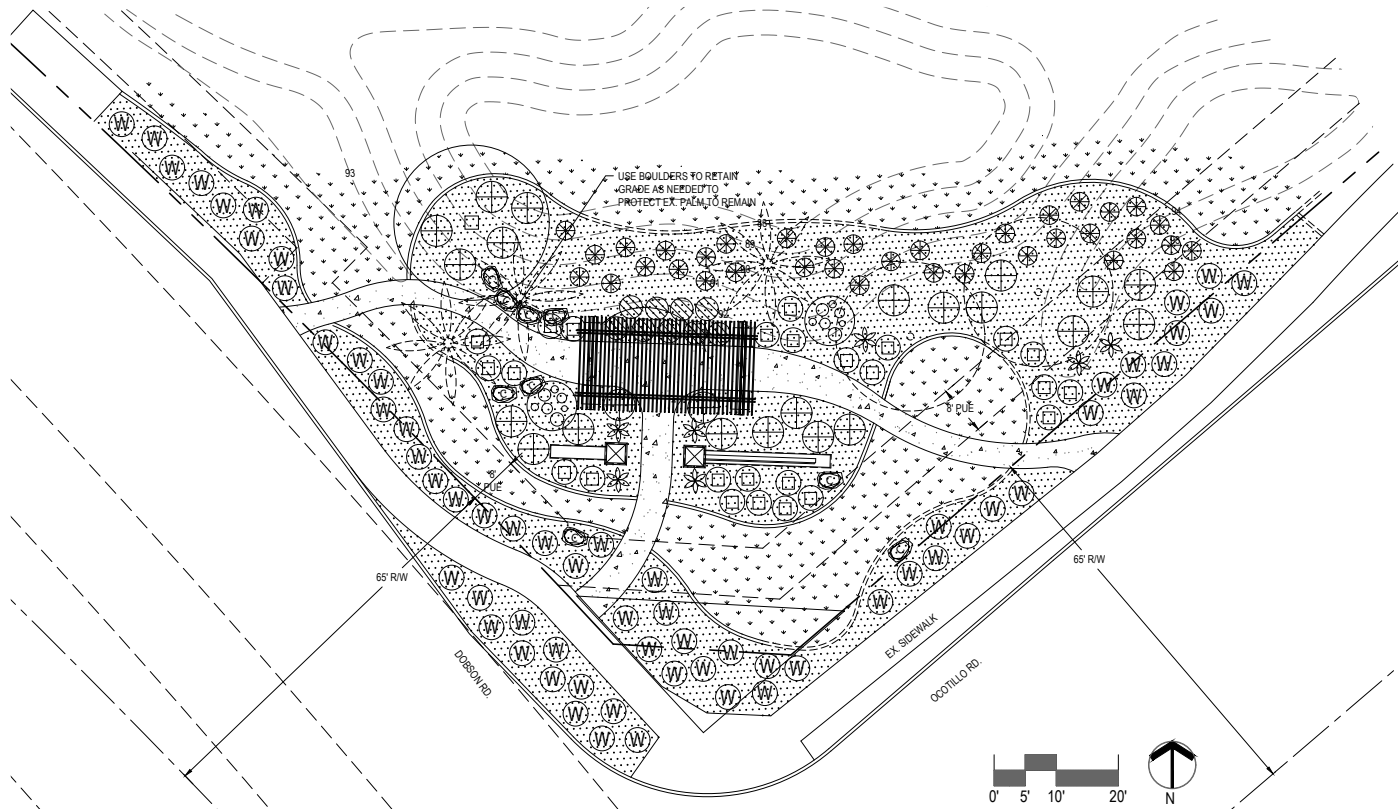
HARDSCAPE
KEYNOTE &
LAYOUT PLAN
- HARDSCAPE
DETAILS

DATE

06/03/2024

SHEET NUMBER

L1



PLANT LEGEND

TREES

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
<i>Oliveya tesota</i>	Desert Ironwood	48" Box	1
	Existing Tree to Remain	Low-break multi	

SHRUBS/GROUNDCOVERS

<i>Eremophila hydrophana</i> Blue Bells™	Blue Bells Eremophila	5 Gal	23
<i>Lantana montevidensis</i> 'New Gold'	New Gold Lantana	5 Gal	27
<i>Muhlenbergia capillaris</i> 'Regal Mist'	Regal Mist Pink Muhly Grass	5 Gal	37
<i>Rosa</i> spp. 'Iceberg'	White Iceberg Shrub Rose	5 Gal	9
<i>Wedelia trilobata</i> (syn. <i>Sphalneticola</i>)	Yellow Dot	5 Gal	64

ACCENTS

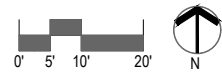
<i>Agave angustifolia</i> 'Marginata'	Caribbean Agave	5 Gal	7
<i>Pachycaerus schottii</i>	Senita	24" Box	2

OTHER

New Turf (Midiron Sod)	3,200 sq. ft
Decomposed granite, match color and size of pool project - 2" deep (all new planting areas)	6,095 sq. ft

Irrigation: Adjust existing irrigation to ensure full coverage to all new plant materials and turf extents

BOULDER	DIMENSIONS	APPROX. TONNAGE	QUANTITY
	4' X 3' X 3'	2 TONS	9

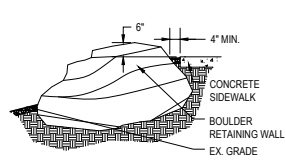


CORNERSTONE RANCH
3955 CORNERSTONE DRIVE
CHANDLER, AZ 85248

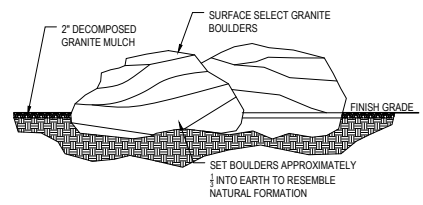
PLANTING PLAN

DATE: 06/03/2024

SHEET NUMBER

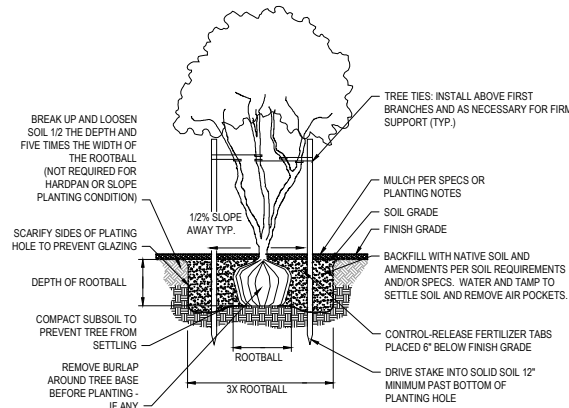


1 BOULDER RETAINING WALL
SCALE 1/2" = 1'-0"



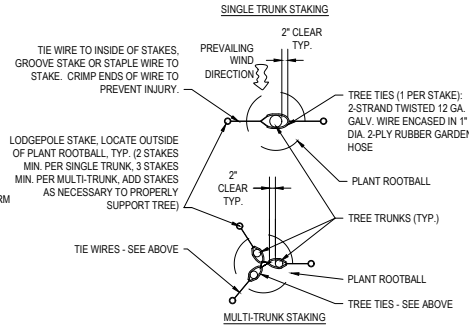
2 LANDSCAPE BOULDER INSTALLATION
SCALE 1/2" = 1'-0"

NOTE:
ONE TEST TREE PIT IS TO BE DUG WITHIN THE FIRST 30 DAYS OF THE PROJECT. COORDINATE TEST PIT LOCATION WITH OWNER'S REPRESENTATIVE. WATER TEST PIT TO VERIFY DRAINAGE CONDITIONS. CONTACT OWNER'S REPRESENTATIVE AFTER WATER TESTING TO COORDINATE EXTENT OF HARDPAN CONDITION AND WHERE HARDPAN PLANTING PROCEDURES SHALL BE REQUIRED. SEE HARDPAN TREE PLANTING DETAIL.

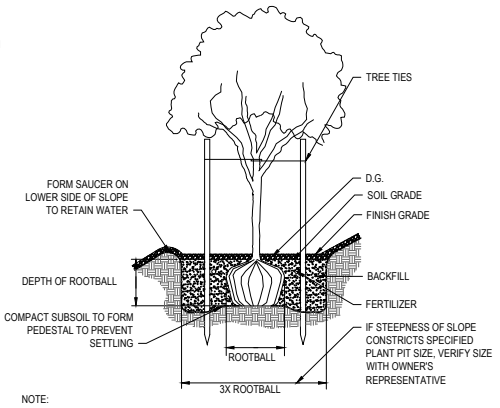


1 TREE PLANTING AND STAKING

SCALE = NTS

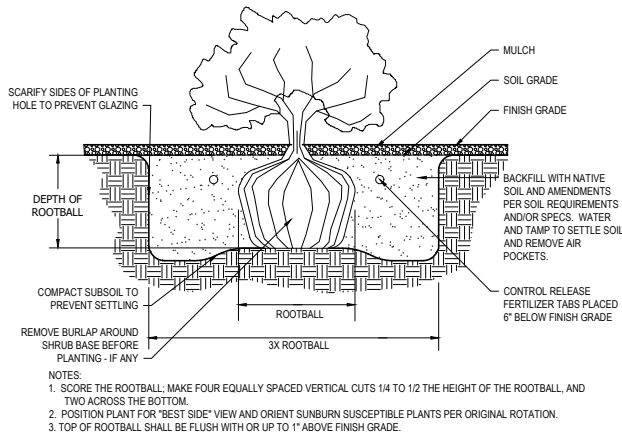


- NOTES:
1. USE STAKING ONLY IF TREE IS UNSTABLE - SALVAGED TREES WILL NOT REQUIRE STAKING. VERIFY ALL OTHERS WITH OWNER'S REPRESENTATIVE.
 2. SCORE THE ROOTBALL: MAKE FOUR VERTICAL CUTS 1/4 TO 1/2 THE HEIGHT OF THE ROOTBALL, ONE AT EACH SIDE AND TWO ACROSS THE BOTTOM.
 3. TOP OF ROOTBALL SHALL BE FLUSH WITH OR UP TO 1\"



2 TREE PLANTING ON SLOPE

SCALE = NTS

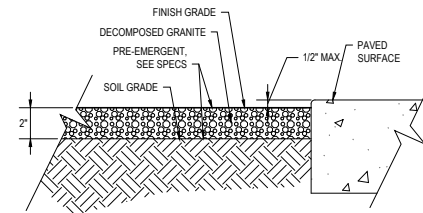


3 SHRUB PLANTING

SCALE = NTS

4 ACCENT PLANTING

SCALE = NTS



5 ROCK MULCH INSTALLATION

SCALE 3\"/>



CORNERSTONE RANCH
3055 CORNERSTONE RANCH
CHANDLER, AZ 85248

PLANTING
DETAILS

DATE
06/03/2024

SHEET NUMBER