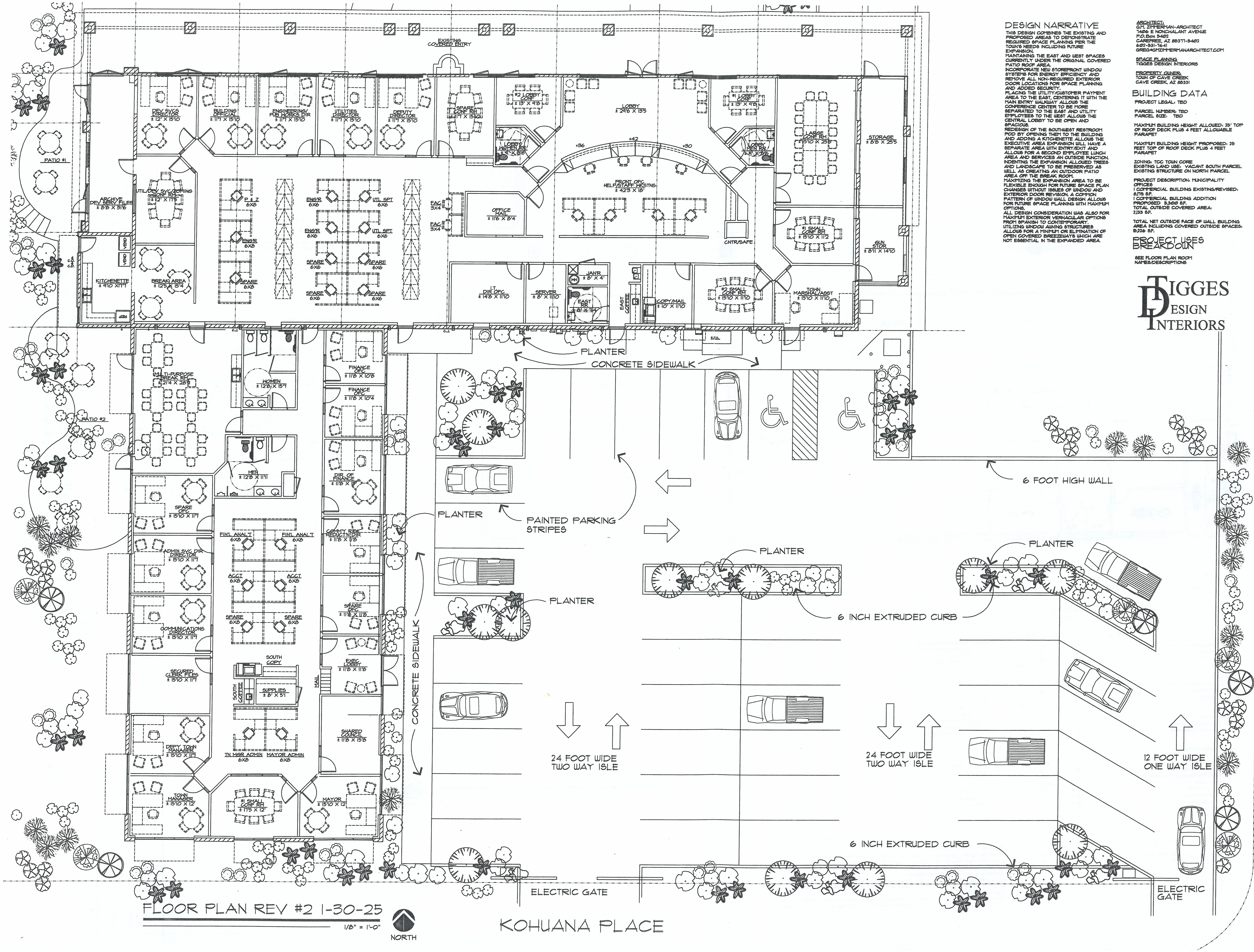

DESIGN NARRATIVE

THIS DESIGN COMBINES THE EXISTING AND PROPOSED AREAS TO DEMONSTRATE REQUIRED SPACE PLANNING PER THE TOWN'S NEEDS INCLUDING FUTURE EXPANSION.
MAINTAINING THE EAST AND WEST SPACES CURRENTLY UNDER THE ORIGINAL COVERED PATIO ROOF AREA.
INCORPORATE NEW STOREFRONT WINDOW SYSTEMS FOR ENERGY EFFICIENCY AND REMOVE ALL NON-REQUIRED EXTERIOR DOOR LOCATIONS FOR SPACE PLANNING AND ADDED SECURITY.
PLACING THE UTILITY/CUSTOMER PAYMENT AREA TO THE EAST, CENTERING IT WITH THE MAIN ENTRY WALKWAY ALLOWS THE CONFERENCE CENTER TO BE MORE SEPARATED TO THE EAST AND UTILITY EMPLOYEES TO THE WEST ALLOWS THE CENTRAL LOBBY TO BE OPEN AND SPACIOUS.
REDESIGN OF THE SOUTHWEST RESTROOM POD BY OPENING THEM TO THE BUILDING AND ADDING A KITCHENETTE ALLOWS THE EXECUTIVE AREA EXPANSION WILL HAVE A SEPARATE AREA WITH ENTRY/EXIT AND ALLOWS FOR A SECOND EMPLOYEE LUNCH AREA AND SERVICES AN OUTSIDE FUNCTION.
INDENTING THE EXPANSION ALLOWED TREES AND LANDSCAPE TO BE PRESERVED AS WELL AS CREATING AN OUTDOOR PATIO AREA OFF THE BREAK ROOM.
MAXIMIZING THE EXPANSION AREA TO BE FLEXIBLE ENOUGH FOR FUTURE SPACE PLAN CHANGES WITHOUT ISSUES OF WINDOW AND EXTERIOR DOOR REVISION. A COMMON PATTERN OF WINDOW WALL DESIGN ALLOWS FOR FUTURE SPACE PLANNING WITH MAXIMUM OPTIONS.
ALL DESIGN CONSIDERATION WAS ALSO FOR MAXIMUM EXTERIOR VERNACULAR OPTIONS FROM SPANISH TO CONTEMPORARY.
UTILIZING WINDOW AWNING STRUCTURES ALLOWS FOR A MINIMUM OR ELIMINATION OF OPEN COVERED BREEZEWAYS WHICH ARE NOT ESSENTIAL IN THE EXPANDED AREA.

ARCHITECT:
G.M. ZIMMERMAN-ARCHITECT
7406 E NONCHALANT AVENUE
P.O.Box 5402
CAREFREE, AZ 85377-5402
602-531-7641
GREG@GMZIMMERMANARCHITECT.COM

SPACE PLANNING:
TIGGES DESIGN INTERIORS

PROPERTY OWNER:
TOWN OF CAVE CREEK
CAVE CREEK, AZ 85331

BUILDING DATA

PROJECT LEGAL: TBD

PARCEL NUMBER: TBD
PARCEL SIZE: TBD

MAXIMUM BUILDING HEIGHT ALLOWED: 25' TOP OF ROOF DECK PLUS 4 FEET ALLOWABLE PARAPET

MAXIMUM BUILDING HEIGHT PROPOSED: 25 FEET TOP OF ROOF DECK PLUS 4 FEET PARAPET

ZONING: TCC TOWN CORE
EXISTING LAND USE: VACANT SOUTH PARCEL
EXISTING STRUCTURE ON NORTH PARCEL

PROJECT DESCRIPTION: MUNICIPALITY OFFICES
1 COMMERCIAL BUILDING EXISTING/REVISED: 8,179 S.F.
1 COMMERCIAL BUILDING ADDITION PROPOSED 5,300 S.F.
TOTAL OUTSIDE COVERED AREA: 2,133 S.F.

TOTAL NET OUTSIDE FACE OF WALL BUILDING AREA INCLUDING COVERED OUTSIDE SPACES: 15,226 S.F.

PROJECT USES BREAKDOWN

SEE FLOOR PLAN ROOM NAMES/DESCRIPTIONS

TIGGES DESIGN INTERIORS

BY:
DATE:
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G. M. Zimmerman - Architect

P.O. BOX 5402 CAREFREE, ARIZONA 85377. (602) 531-7641

Building Plan #2A

Cave Creek Municipal Building
Cave Creek, Arizona

☒ DESIGN DEVELOPMENT
☐ PROGRESS SET
☐ CITY SUBMITTAL
☐ BID SET-NOT FOR BUILD
☐ CONSTRUCTION ISSUE
☐ RECORD DRAWINGS

DRAWN BY
CHECKED BY
PROJECT NO. CCMB
FILE NAME CCMB-BLDG
DATE 1-23-25
SIZE 24X36

SHEET NO.
A1.A