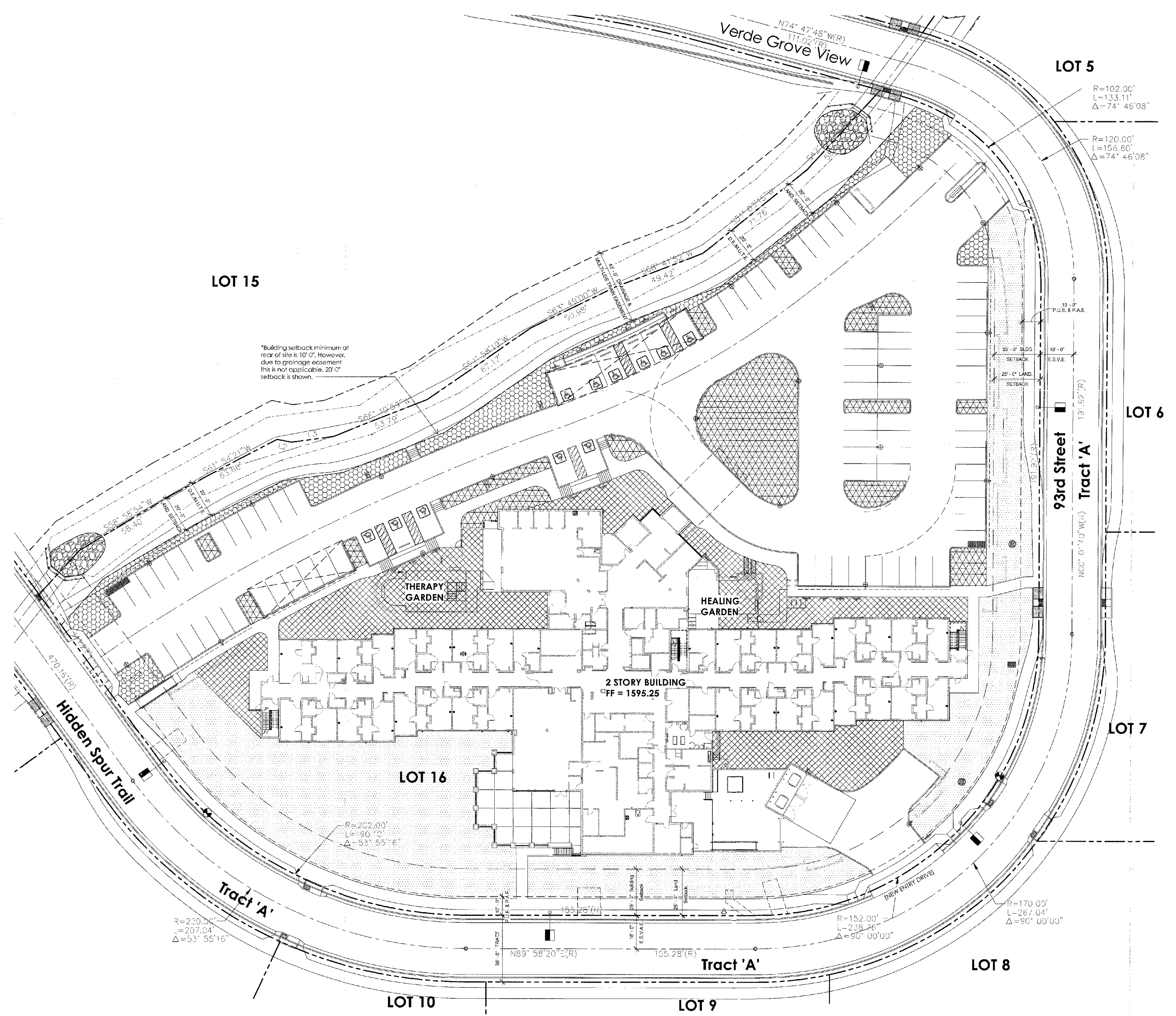




*Building setback minimum at rear of site is 10'-0". However, due to drainage easement, this is not applicable. 20'-0" setback is shown.

PROJECT DATA

Project Description:
Construction of new two story, 52,731 s.f. Transitional Rehabilitation Center on 3.22 ac of vacant desert land, 1 of 16 of the Corporate Center at DC Ranch

Project Address:
17490 N. 93rd Street
Scottsdale, AZ 85255

Site Areas:
Nat: 33.37 AC (#153,341 SF)

Zoning:
Planning: I-1
Proposed: I-1

Building Height:
Maximum Allowed: 35'-0"
Provided: 30'-0" (2-5 story)

Setbacks:
30' adjacent to residential

Occupancy/Construction Type:
Proposed Building: II A I-2 (Skilled Nursing Facility)
Dining: occupancy and Non-Separated Use per section 508.3.2, refer to short ADA for clarification

Fire Protection:
NFPA 13

Lot Coverage:
Allowed: 50% Max. (Aggregate of more than 1 bldg.)
Provided: 34% (Only 1 bldg. proposed)
52,731 / 153,341 = .34

F.A.R.:
Allowed: .5 x 153,341 = 76,671 s.f.
(60% max. of net lot area)
Provided: 34% (52,731 / 153,341) = .34

Scottsdale Parking Standards:
Parking Stall: 9'-0" x 16'-0"
(W/ 2'-0" Overhang)

Parking:
Required:
Standard Stall: 100 spaces per bed - (72 beds x 0.70) = 51 p.s.
C-70 spaces per bed - (72 beds x 0.70) = 51 p.s.
Accessible Stall: 10% of Standard = (51 p.s. x 0.10) = 5 p.s.
Total P.S. Required: 56 p.s.

(Van accessible spaces: 2 are required per table 9.4.2 per 9-1.6 p.s.) All accessible spaces can accommodate a van per ADA Sec. A4.6.3)

Provided:
Open: 70 p.s.
Covered: 6 p.s.
Accessible open: 5 p.s.
Accessible Covered: 5 p.s.
Total P.S.: 87 p.s.

(20% of standard Access. Parking Spaces) A) accessible parking stalls are three per ADA "Universal" parking space design (ADAAG, section 4.1.3.3)

Bicycle Parking:
(Section 9.103.1) Bicycle Parking per 10 Vehicular
Parking Spaces: 0 P.S. (1:10)
Required: 87 p.s. / 10 = 9 spaces
Provided: 9 spaces

OPEN SPACE CALCULATION

Open Space:	Required:	Maximum Building Height is 30'-0" proposed Front 12'-0" of height = 100 x Net Lot Area = 10 x 153,341 = 5,255 s.f.
	Provided:	Front 12'-0" of height = 100 x Net Lot Area = 10 x 153,341 = 5,255 s.f.
	Net 18'-0" of height = 100 x Net Lot Area = 10 x 153,341 = 5,255 s.f.	11,421 s.f.
	Total Open Space Required =	26,573 s.f.
	Provided (not including Parking Lot Landscaping):	24,945 s.f.
	Open Space	11,421 s.f.
	Total Open Space Provided =	36,366 s.f.

Parking Lot Landscaping:	Total Parking Lot Area:	33,945 s.f.
	Required:	15% of Parking Lot Area 15 x 33,945 = 5,092 s.f.
	Provided:	Internal Parking Lot Landscaping 4,812 / 33,945 = 13% 4,812 s.f.
	Parking Island	6,524 / 33,945 = 17% 6,524 s.f.
TOTAL:	30%	11,334 s.f.

OPEN SPACE LEGEND

Frontage Open Space	24942 SF
Open Space	11671 SF
Landscaping	4812 SF
Internal Landscaping	6524 SF

NO. 09-7017-00

Asante of Scottsdale, A Transitional Rehabilitation Center

17490 N. 93rd St.
Scottsdale, AZ 85255

Santé Scottsdale, LLC

11811 N. Tatum Blvd, Suite 3031
Phoenix, AZ 85028
480-626-2272 P
480-383-6777 F

PROJECT

CLIENT

SEAL

CONTACT

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Critical Thinking • Creative Design

Architecture Planning Landscape Architecture

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17-MS-2010
4-PP-2006(TYP.), 4-PP-1989#2, 54-ZN-1989#2, 1678-10-2, 24-NP-2010, 351-SA-2010, 48-DR-2010

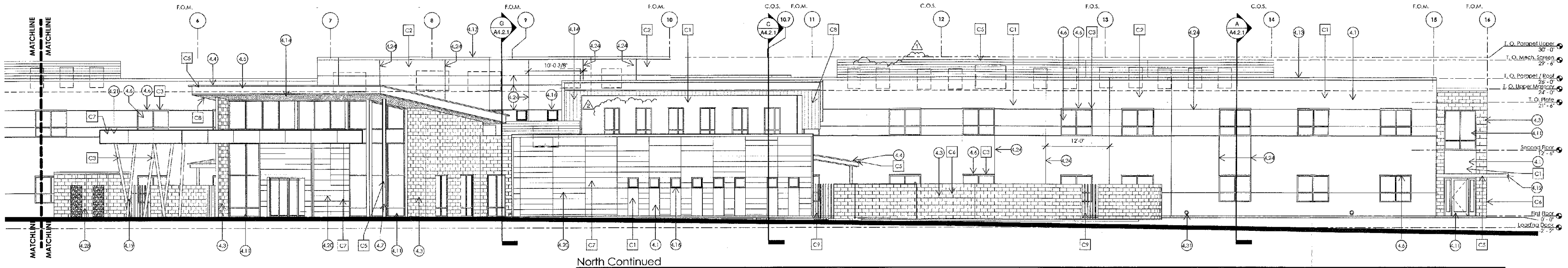
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Dwn By: AJ

Rev. Date: Description:
10-11-10 City Comments

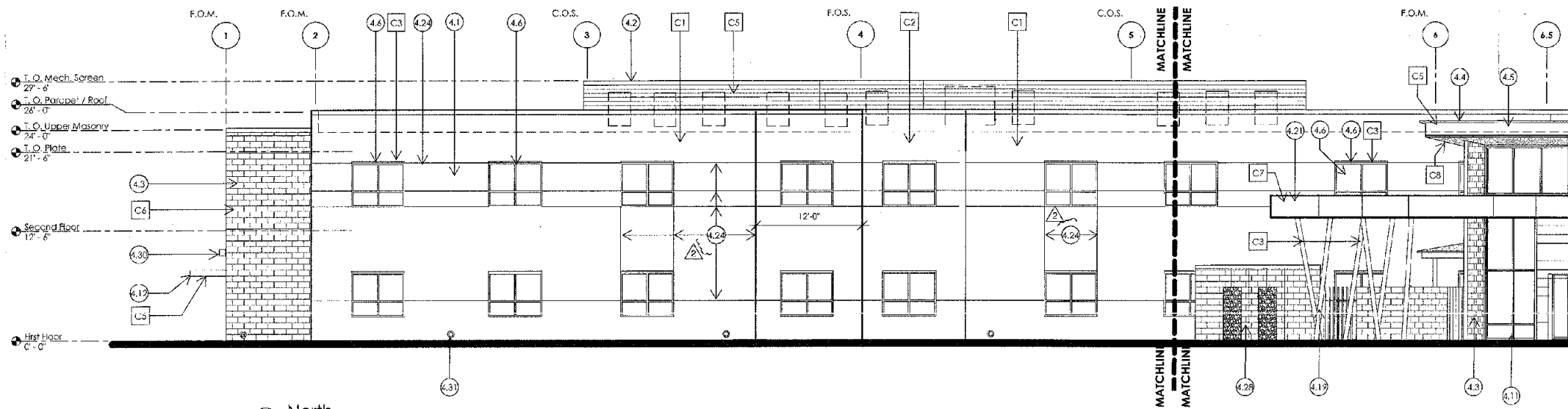
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This contract allows the Owner to certify and approve all plans and estimates within 30 days after the biding and estimates are received from the contractor.

Site Plan Worksheet / Open Space Calculations

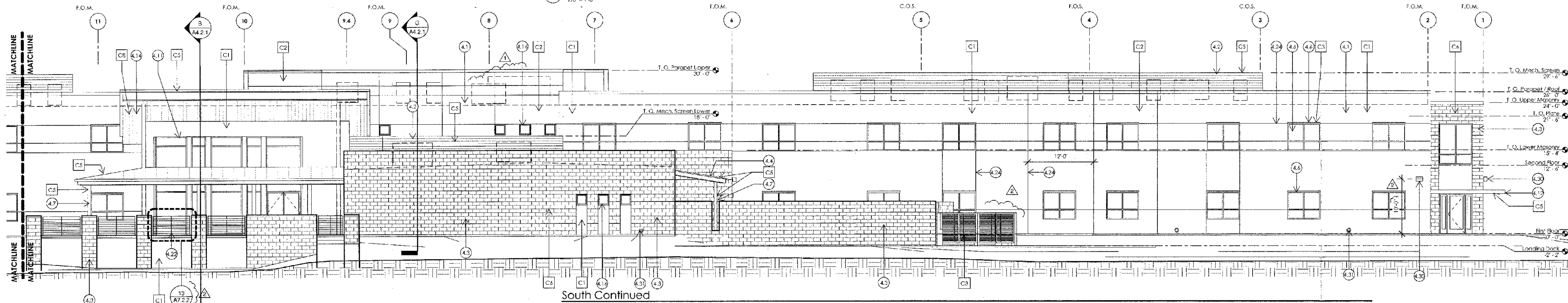
A1.1.1



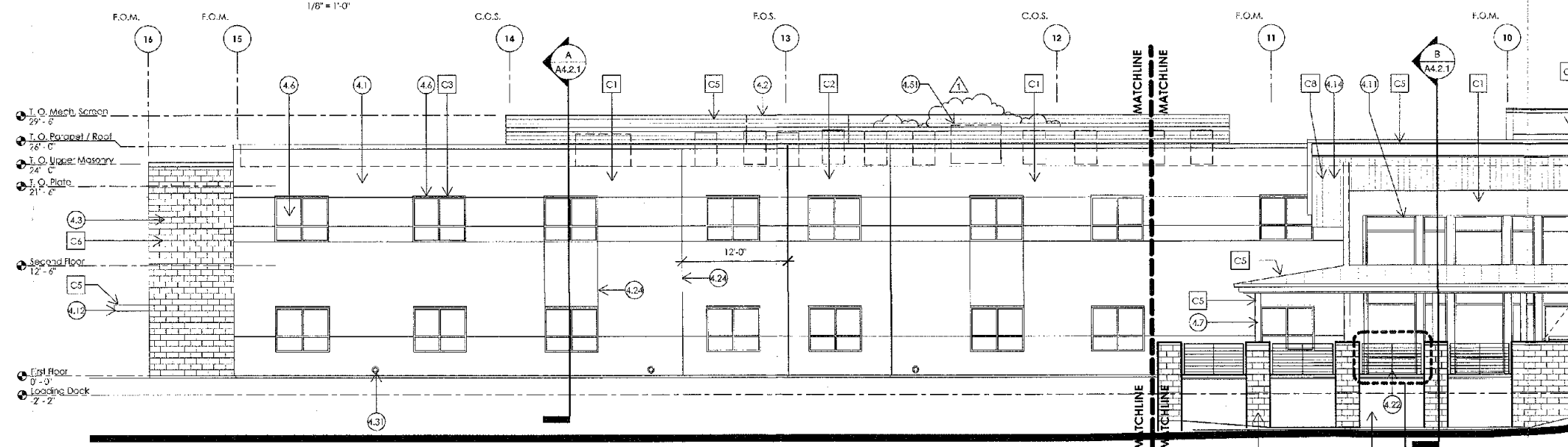
North Continued
1/8" = 1'-0"



North
1/8" = 1'-0"



South Continued
1/8" = 1'-0"



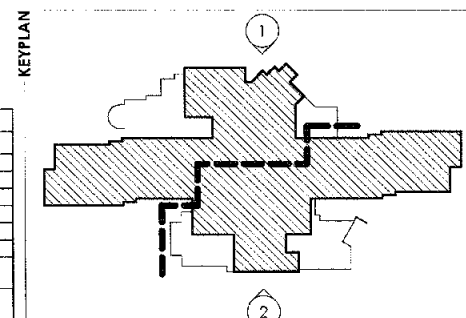
South
1/8" = 1'-0"

- KEYNOTES**
- 4.1 Cement stucco system w/ sand finish, 3/4" x 2 1/2" mesh.
 - 4.2 Roof top mounted mechanical screen metal wall panels, min 1/2" x 1/2" by 1/2" or approved equal.
 - 4.3 Integral color split faced CMU with horizontal raised joints & concrete vertical joints. Use colored mortar mix to match color of CMU.
 - 4.4 Standing seam metal panel roof system.
 - 4.5 Metal fascia - color to match standing seam roof.
 - 4.6 Painted steel columns (S).
 - 4.7 Painted steel columns (S).
 - 4.11 Aluminum storefront system.
 - 4.12 Metal cladding - refer to sheets A3.3.1 and A3.3.2.
 - 4.13 Parapet wall beyond w/ parapet metal cap.
 - 4.14 Wood T&G soffit panels.
 - 4.16 Fixed window.
 - 4.19 Rustic steel post. See landscape drawings.
 - 4.20 Rustic corner steel panels. Provide clear coat finish over panels.
 - 4.21 Rustic break metal fascia at porte-cochere.
 - 4.22 Steel guardrail - painted, color cool blue grey.
 - 4.24 Stucco charcoal colored. See detail 18/A10.2.
 - 4.28 Water feature; see sheets A1.3 & A.14.
 - 4.30 Exterior lighting - refer to electrical plans.
 - 4.31 Downspout - yellow nozzle - refer to details 9, 10, 11/A10.1.
 - 4.31 Dashed lines indicate roof mounted mechanical units behind parapet & screen walls.

GENERAL NOTES

1. All materials and colors are subject to a final field review of on-site samples of adequate size. Please notify the DC Ranch Covenant Commission Governance office in advance when all samples are ready for site approval.

EXTERIOR COLOR SCHEDULE			
CODE	LOCATION	MANUFACTURER	COLOR
C1	STUCCO PRIMARY	PRIZEE PAINTS	381950 - EDDYSTONE
C2	STUCCO ACCENT	PRIZEE PAINTS	CL 2950N - FROG'S BREATH
C3	METAL SUNSCREENS	CARDINAL INT. PAINT	1691 8847 - RUST REUSE
C4	METAL DOORS	PRIZEE PAINTS	2445A - MUD PUDDLE
C5	METAL / STEEL	ALP SPAN OR EQUAL	COOL LINK GREY
C6	SPLITFACE CMU	SUPERLITE	COCOA BROWN
C7	RUSTED STEEL PANELS	3 FINISH FVH/SCIT, MFD. & DARK	RUSTED COR TEN STEEL PANELS
C8	WOOD "A" G SOFFIT PLANK	REHR	SEMI TRANSPARENT STAIN 8830 - WOODSBRIDGE
C9	RUSTED STEEL		RUSTED COR TEN STEEL



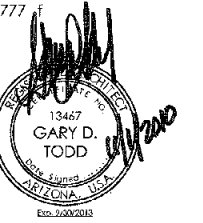
NO. 09-7017-00

Asante of Scottsdale, A Transitional Rehabilitation Center

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Scottsdale, AZ 85255

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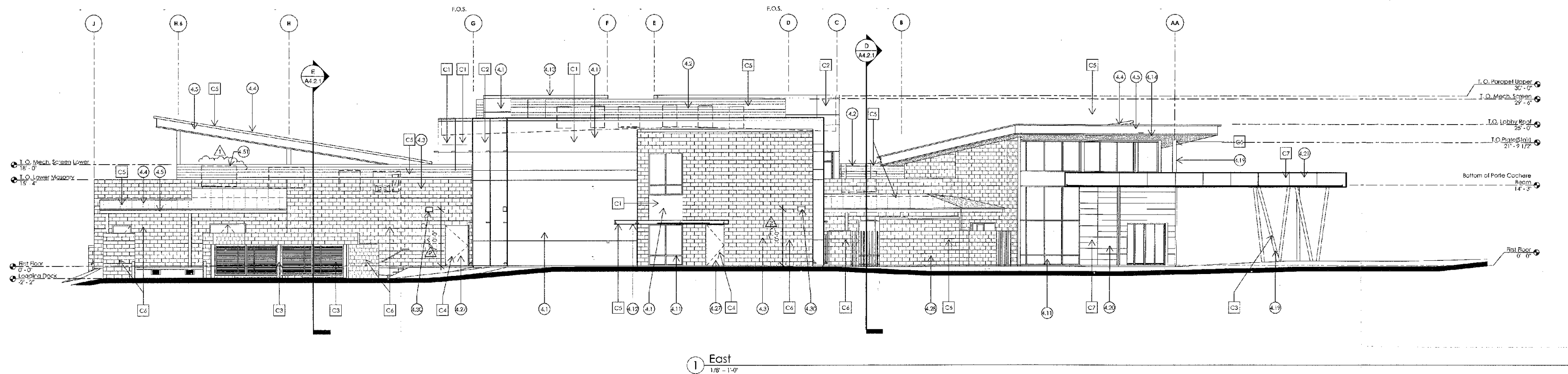
- Rev. Date: Description:
- 10-11-10 City Comments
 - 10-11-10 Coordination Revisions

"NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION"
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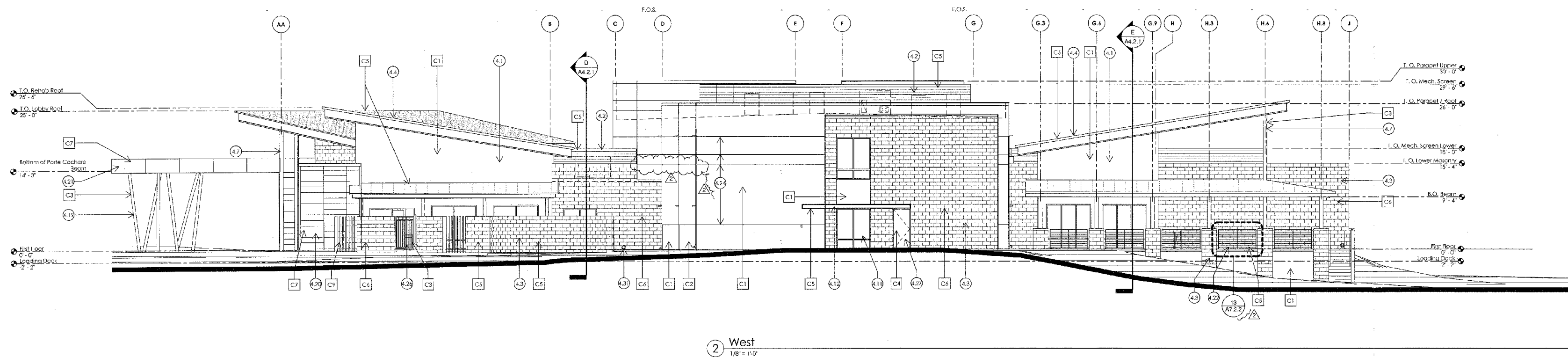
Exterior Elevations

A4.1.1

48-DR-2010, 351-SA-2010, 24-NP-2010, 1678-10-2, 54-ZN-1989#2, 4-PP-2006 (typ.), 17-MS-2010



1 East
1/8" = 1'-0"



2 West
1/8" = 1'-0"

KEYNOTES

- 4.1 Cement stucco system w/ sand finish, 3/8" x 1/2"
- 4.2 Roof top mounted mechanical screen (metal wall panels, masonry screen by ASP span or copper roof equal)
- 4.3 Integral color split faced CMU with horizontal raised joints & concave vertical joints. Use colored mortar mix to match color of CMU.
- 4.4 Standing seam metal panel roof system
- 4.5 Metal fascia - color to match standing seam roof
- 4.6 Painted steel column (s)
- 4.7 Aluminum storefront system
- 4.8 Metal cladding - refer to sheet A3.3.1 and A3.3.2
- 4.9 Parapet wall beyond w/ parapet metal cap
- 4.10 Wood T&G soffit panels
- 4.11 Rustic steel post, see landscape drawings
- 4.12 Rustic cypress steel panels, provide clear coat finish over panels
- 4.13 Rustic break metal fascia - all parapet-cumbers
- 4.14 Steel guardrail - painted, color cool zinc grey
- 4.15 Stucco channel screed. See detail 18/A10.2
- 4.16 Steel gate
- 4.17 Painted steel door & frame
- 4.18 Water feature, see sheets A1.5 & A1.6
- 4.19 Aluminum storefront system
- 4.20 Downspout overflow nozzle - refer to detail 9, 10, 11/A10.1
- 4.21 Dashed lines indicate roof mounted mechanical units behind parapet & screen walls

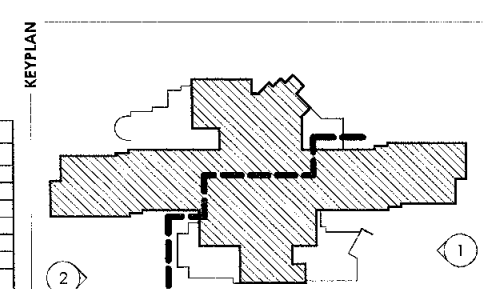
GENERAL NOTES

- All materials and colors are subject to a final field review of on-site samples of adequate size. Please notify the DC Ranch Covenant Commission. Governance office in advance when all samples are ready for site approval.

EXTERIOR COLOR SCHEDULE

CODE	LOCATION	MANUFACTURER	COLOR
C1	STUCCO PRIMARY	PRAXER PAINTS	3819SD - EDDYSTONE
C2	STUCCO ACCENT	PRAXER PAINTS	CL 290AN - FROGS BREATH
C3	METAL/STAINLESS	CARBONAL INT. PAINT	1691 BRAT - RUST TEXTURE
C4	METAL DOORS	PRAXER PAINTS	2445A - MUD PUDDLE
C5	METAL / STEEL	ASP SPAN, OR EQUAL	COOL ZINK GRAY
C6	SP. FFACE CMU	SUPERLITE	COCOA BROWN
C7	RUSTED STEEL PANELS	3 FINISH LEVELS: LT, MED, & DARK	RUSTED COR-TEN STEEL PANELS W/ CLEAR COAT FINISH
C8	WOOD T&G SOFFIT PLANK	BEHR	SEMI-TRANSPARENT STAIN #550 - WOODSBRIDGE
C9	RUSTED STEEL		RUSTED COR-TEN STEEL

ARCHITECTURAL ELEVATIONS
APPROVED
BY THE CITY OF SCOTTSDALE PLANNING DEPARTMENT
CASE NUMBER 17-MS-2010-09-03-10
APPROVED BY DATE 10/29/2010



Asante of Scottsdale, A Transitional Rehabilitation Center

17490 N. 93rd St.
Scottsdale, AZ 85255
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Phoenix, AZ 85018
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13467
GARY D. TODD
10/29/2010

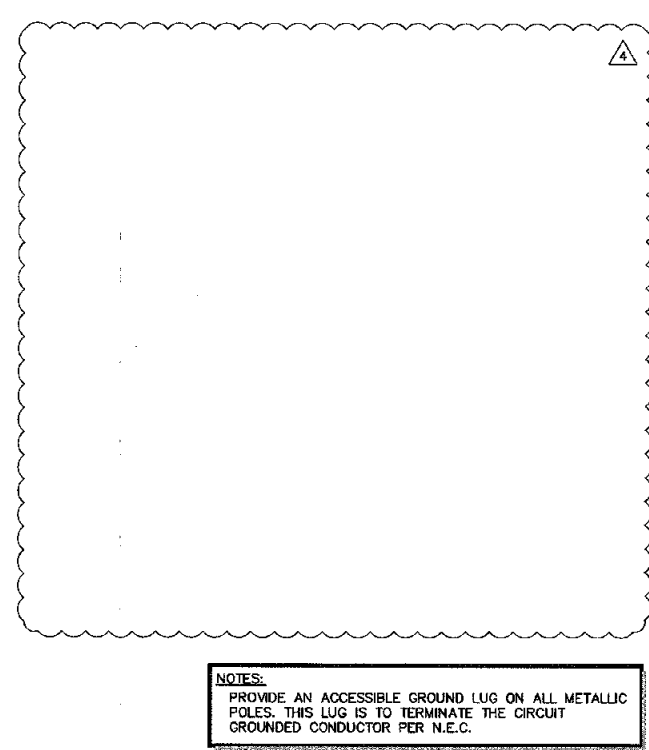
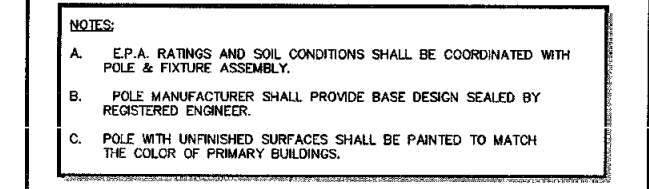
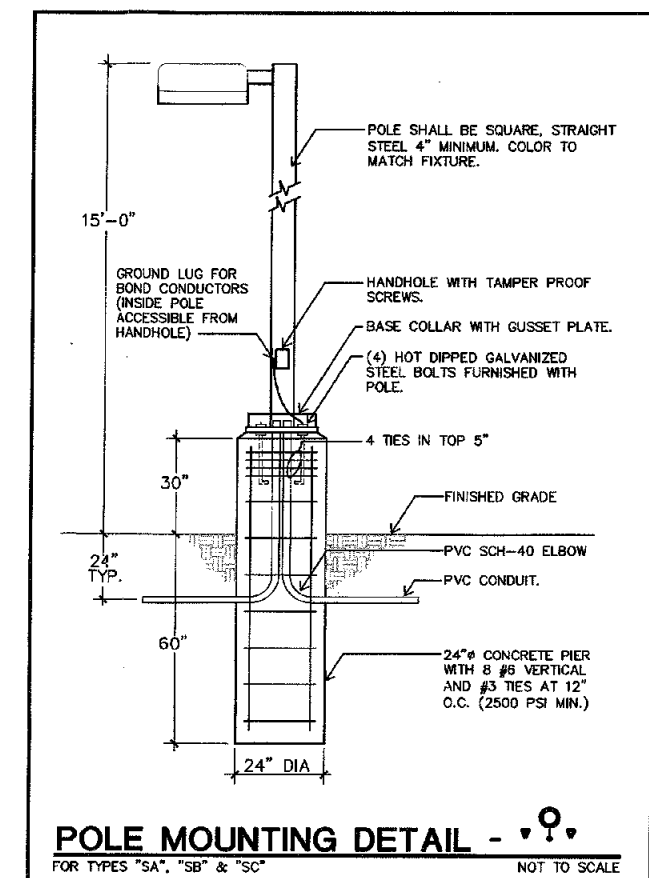
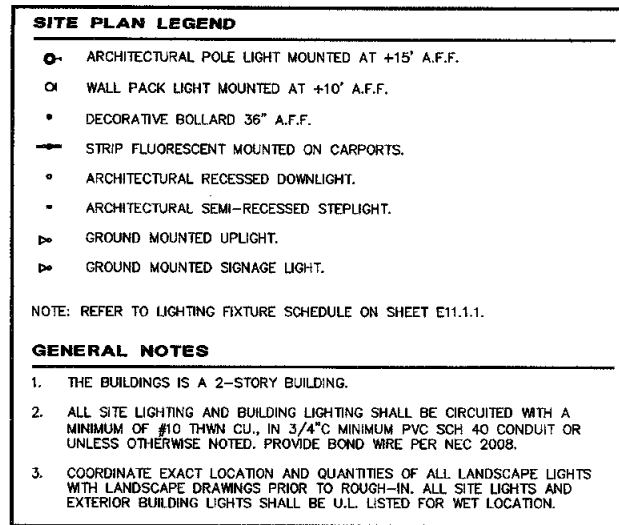
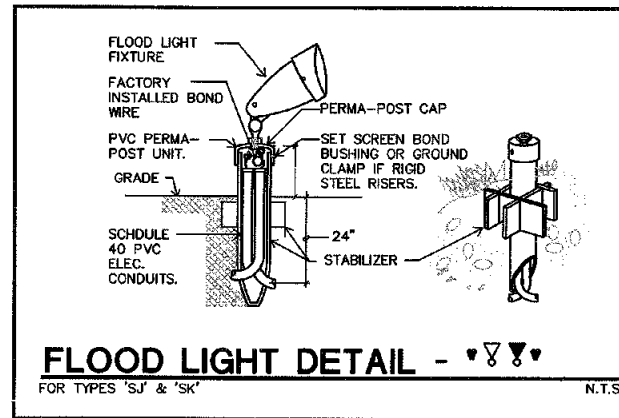
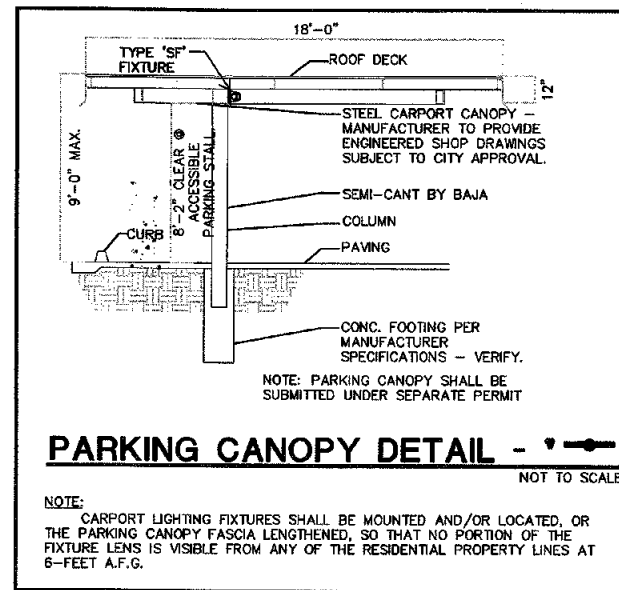
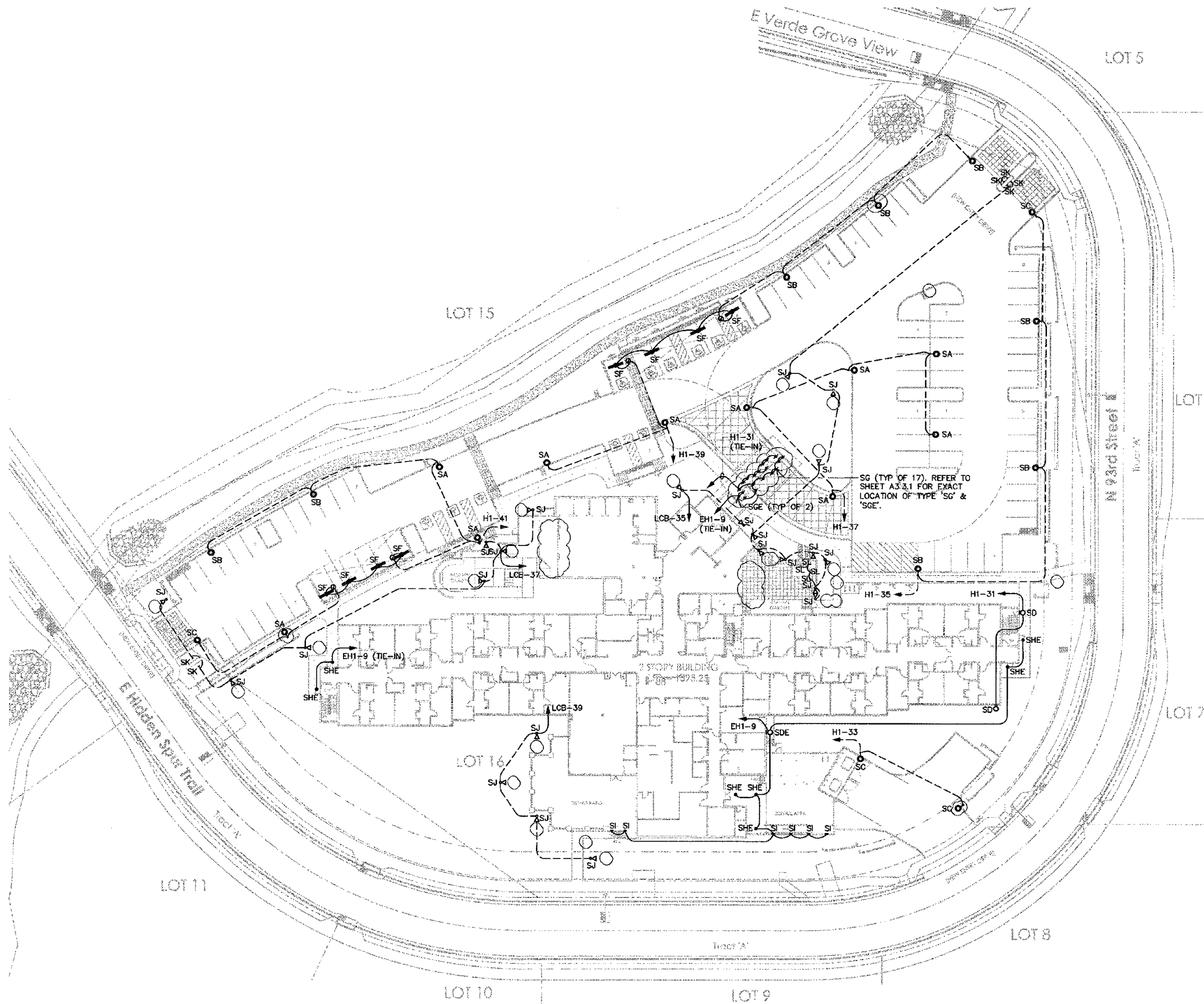
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Drawn By: AJ
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10-11-10 Coordination Revisions
NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION
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Exterior Elevations

A4.1.2



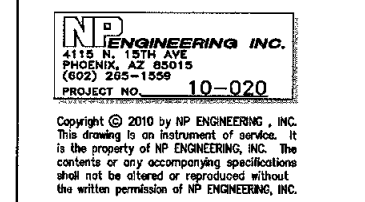
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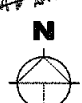


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Dwn By: N.P.E.
Rev. Date: Description:
10-11-10 City Comments
10-11-10 Coordination Revisions
9-30-10 Owner Revisions

Electrical Site
Lighting Plan

E1.1.1

Electrical Site Lighting Plan
Scale: 1" = 30' 0"



IFH6
6" Compact Fluorescent Horizontal Adjustable Frame

Notes:

1. IFH6 is a 6" compact fluorescent horizontal adjustable frame. It is designed for use in a variety of applications, including commercial, industrial, and residential. It is available in a variety of finishes, including white, black, and chrome. It is also available in a variety of mounting options, including surface mount, recessed mount, and pendant mount. It is also available in a variety of wattages, including 18W, 26W, and 32W. It is also available in a variety of beam angles, including 30°, 45°, and 60°.
2. IFH6 is a 6" compact fluorescent horizontal adjustable frame. It is designed for use in a variety of applications, including commercial, industrial, and residential. It is available in a variety of finishes, including white, black, and chrome. It is also available in a variety of mounting options, including surface mount, recessed mount, and pendant mount. It is also available in a variety of wattages, including 18W, 26W, and 32W. It is also available in a variety of beam angles, including 30°, 45°, and 60°.

Intense Lighting
2361 E. La Palma Ave., Anaheim, CA 92806 • Phone: (800) 961-5322 • Fax: (714) 961-5322 • www.intense-lighting.com

6" Horizontal Reflector

Notes:

1. 6" Horizontal Reflector is a 6" compact fluorescent horizontal adjustable frame. It is designed for use in a variety of applications, including commercial, industrial, and residential. It is available in a variety of finishes, including white, black, and chrome. It is also available in a variety of mounting options, including surface mount, recessed mount, and pendant mount. It is also available in a variety of wattages, including 18W, 26W, and 32W. It is also available in a variety of beam angles, including 30°, 45°, and 60°.
2. 6" Horizontal Reflector is a 6" compact fluorescent horizontal adjustable frame. It is designed for use in a variety of applications, including commercial, industrial, and residential. It is available in a variety of finishes, including white, black, and chrome. It is also available in a variety of mounting options, including surface mount, recessed mount, and pendant mount. It is also available in a variety of wattages, including 18W, 26W, and 32W. It is also available in a variety of beam angles, including 30°, 45°, and 60°.

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WINSCAPE™ Project
Willow + 120V PAR 16/20

Notes:

1. WINSCAPE is a 6" compact fluorescent horizontal adjustable frame. It is designed for use in a variety of applications, including commercial, industrial, and residential. It is available in a variety of finishes, including white, black, and chrome. It is also available in a variety of mounting options, including surface mount, recessed mount, and pendant mount. It is also available in a variety of wattages, including 18W, 26W, and 32W. It is also available in a variety of beam angles, including 30°, 45°, and 60°.
2. WINSCAPE is a 6" compact fluorescent horizontal adjustable frame. It is designed for use in a variety of applications, including commercial, industrial, and residential. It is available in a variety of finishes, including white, black, and chrome. It is also available in a variety of mounting options, including surface mount, recessed mount, and pendant mount. It is also available in a variety of wattages, including 18W, 26W, and 32W. It is also available in a variety of beam angles, including 30°, 45°, and 60°.

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IF57
6" Compact Fluorescent Shallow Horizontal Commodity

Notes:

1. IF57 is a 6" compact fluorescent shallow horizontal commodity fixture. It is designed for use in a variety of applications, including commercial, industrial, and residential. It is available in a variety of finishes, including white, black, and chrome. It is also available in a variety of mounting options, including surface mount, recessed mount, and pendant mount. It is also available in a variety of wattages, including 18W, 26W, and 32W. It is also available in a variety of beam angles, including 30°, 45°, and 60°.
2. IF57 is a 6" compact fluorescent shallow horizontal commodity fixture. It is designed for use in a variety of applications, including commercial, industrial, and residential. It is available in a variety of finishes, including white, black, and chrome. It is also available in a variety of mounting options, including surface mount, recessed mount, and pendant mount. It is also available in a variety of wattages, including 18W, 26W, and 32W. It is also available in a variety of beam angles, including 30°, 45°, and 60°.

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6" Compact Fluorescent Shallow Horizontal Commodity Trims

Notes:

1. 6" Compact Fluorescent Shallow Horizontal Commodity Trims are designed for use in a variety of applications, including commercial, industrial, and residential. They are available in a variety of finishes, including white, black, and chrome. They are also available in a variety of mounting options, including surface mount, recessed mount, and pendant mount. They are also available in a variety of wattages, including 18W, 26W, and 32W. They are also available in a variety of beam angles, including 30°, 45°, and 60°.
2. 6" Compact Fluorescent Shallow Horizontal Commodity Trims are designed for use in a variety of applications, including commercial, industrial, and residential. They are available in a variety of finishes, including white, black, and chrome. They are also available in a variety of mounting options, including surface mount, recessed mount, and pendant mount. They are also available in a variety of wattages, including 18W, 26W, and 32W. They are also available in a variety of beam angles, including 30°, 45°, and 60°.

Intense Lighting
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DIVERSIFIED ARCHITECTURAL LIGHTING TYPE: SM

Notes:

1. Diversified Architectural Lighting is a 6" compact fluorescent shallow horizontal commodity fixture. It is designed for use in a variety of applications, including commercial, industrial, and residential. It is available in a variety of finishes, including white, black, and chrome. It is also available in a variety of mounting options, including surface mount, recessed mount, and pendant mount. It is also available in a variety of wattages, including 18W, 26W, and 32W. It is also available in a variety of beam angles, including 30°, 45°, and 60°.
2. Diversified Architectural Lighting is a 6" compact fluorescent shallow horizontal commodity fixture. It is designed for use in a variety of applications, including commercial, industrial, and residential. It is available in a variety of finishes, including white, black, and chrome. It is also available in a variety of mounting options, including surface mount, recessed mount, and pendant mount. It is also available in a variety of wattages, including 18W, 26W, and 32W. It is also available in a variety of beam angles, including 30°, 45°, and 60°.

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NO. 09-7017-00

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Santé Scottsdale, LLC

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4115 N. 12TH AVE.
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PROJECT NO. 10-020

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Proj Mgr. R.P.
Dwn By: N.P.E

Rev. Date: Description:

1 10-11-10 City Comments

2 10-11-10 Coordination Revisions

3 9-30-10 Owner Revisions

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION
This contract allows the Owner to certify and approve billings and estimates within days after the billing and estimates are received from the contractor.

Electrical Lighting Cut Sheets

E1.3.2

APPROVED
FINAL PLANS PLANNING
DATE: 10/11/10
APPROVED BY: [Signature]

Asante of Scottsdale, A Transitional Rehabilitation Center

17490 N. 93rd St.
Scottsdale, AZ 85255
Santé Scottsdale, LLC

11811 N. Tatum Blvd, Suite 3031
Phoenix, AZ 85028
480-626-2272 p
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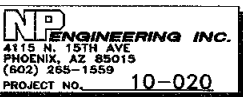
TODD & ASSOCIATES, INC.
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Landscape Architecture
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09-03-10

2nd CITY SUBMITTAL
CONSTRUCTION
DOCUMENTS



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Proj Mgr. R.P.
Dwn By: N.P.E

Rev.	Date:	Description:
1	10-11-10	City Comments
2	10-11-10	Coordination Revisions
3	7-30-10	Owner Revisions

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL:
PERIOD PROVISION
This contract allows the Owner to certify and approve billings and estimates within days after the billing and estimates are received from the contractor.

Electrical
Photometric Site
Plan

PH1

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	
SA	10	COOPER LIGHTING MAGRAW EDISON C1M AM 150 MP 240 SS 82 FT. BRONZE FINISH.	MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE V DISTRIBUTION POLE MOUNT AT +15' FROM BOTTOM OF FIXTURE TO FINISHED FLOOR.	150 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	CIS-150-MP-XC- -58.ies		14000	0.72	
SB	8	COOPER LIGHTING MAGRAW EDISON C1M AM 150 MP 240 SS 82 FT. BRONZE FINISH.	MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE B DISTRIBUTION POLE MOUNT AT +15' FROM BOTTOM OF FIXTURE TO FINISHED FLOOR.	150 WATT PULSE-START CLEAR ED-17 HORIZONTAL BURN	CIS-150-MP-XC- -38.ies		14000	0.72	
SC	4	COOPER LIGHTING MAGRAW EDISON C1M AM 150 MP 240 48 82 FT HS. BRONZE FINISH.	MEDIUM ARCHITECTURAL AREA LUMINAIRE - TYPE IV DISTRIBUTION WITH HORIZONTAL SIDE SHIELD POLE MOUNT AT +15' FROM BOTTOM OF FIXTURE TO FINISHED FLOOR.	150 WATT PULSE-START CLEAR ED-17 HORIZONTAL BURN	CIS-150-MP- XC-43-13.ies		14000	0.72	
SD	2	LITHONIA LIGHTING WSR SSM VT 120 6" OBS. WALL MOUNT AT +10' A.F.F. DARK BRONZE TEXTURED FINISH.	ARCHITECTURAL SCORCE WITH WIDE THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS, CLEAR LAMP. Mount the LAMP.						

STATISTICS					
Description	Symbol	Avg	Max	Min	Avg/Min
SITE	+	1.2 fc	7.9 fc	0.0 fc	N/A

Electrical Photometric Site Plan

Scale: 1" = 30'-0"



APPROVED
FINAL PLANS
DATE: 12/14/2010
BY: [Signature]

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SPILL LIGHTS AT +6 FT A.F.F.	X	0.1 fc	0.3 fc	0.0 fc	N/A	N/A

Electrical Photometric Site Plan

