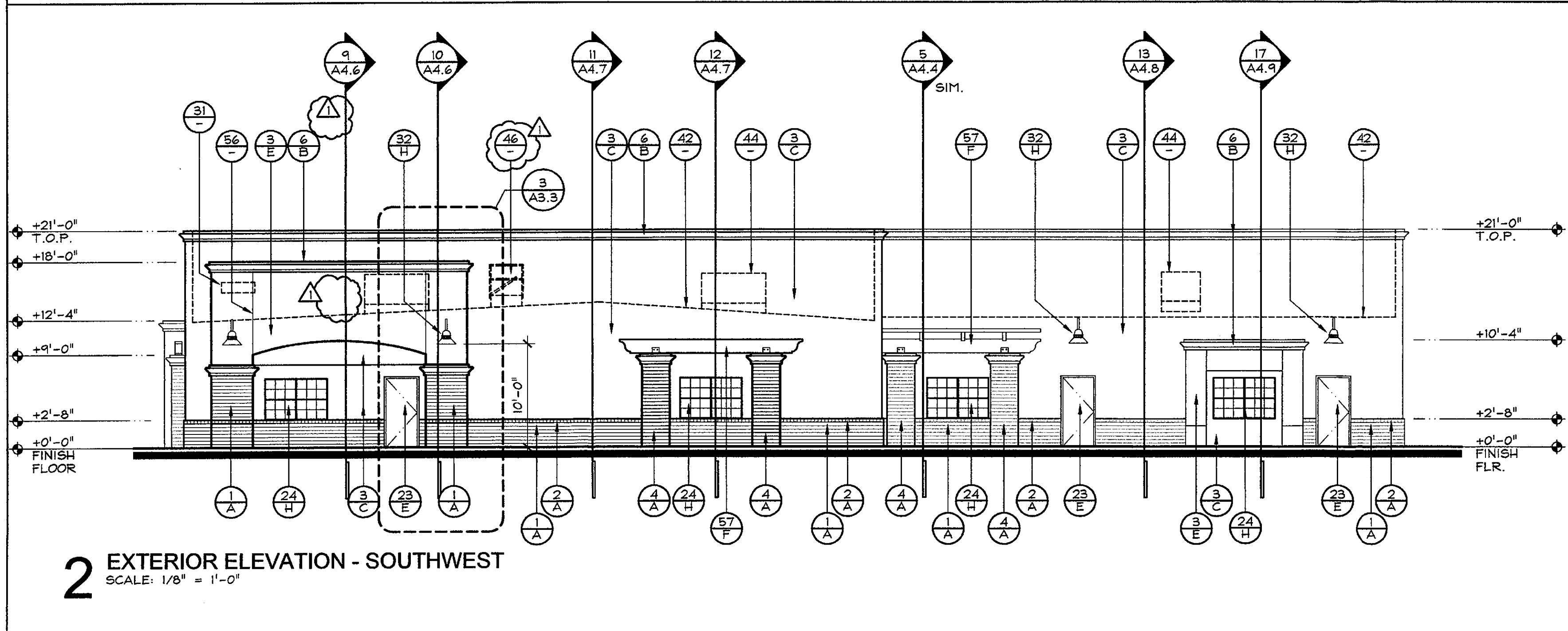
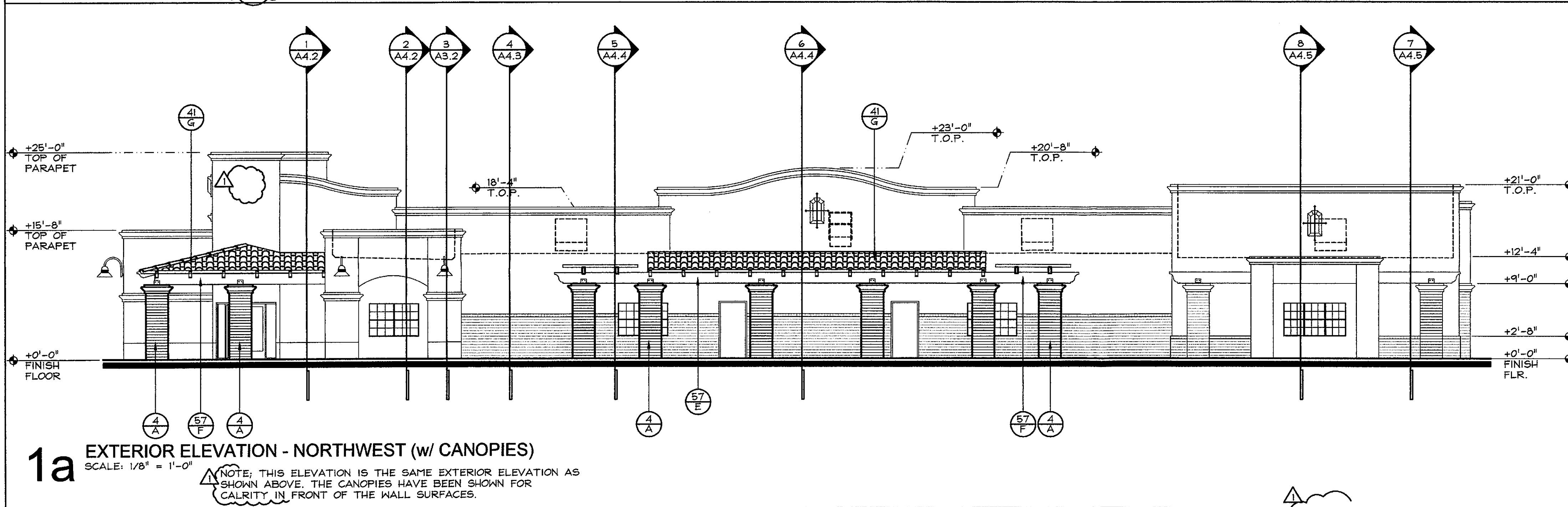
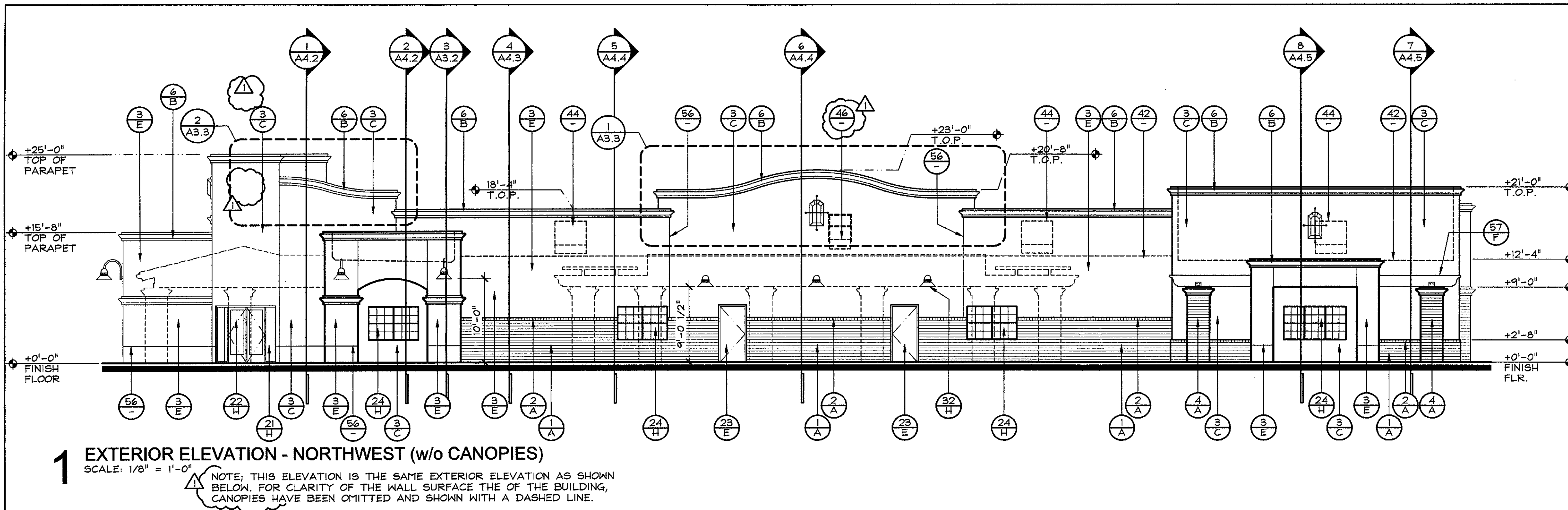


Final Plans



**PLANNING STIPULATIONS**

- ALL EXTERIOR WINDOW GLAZING SHALL BE RECESSED A MINIMUM OF FIFTY (50) PERCENT OF THE WALL DEPTH, INCLUDING GLASS WINDOWS WITHIN ANY TOWER/CLERESTORY ELEMENTS. THE AMOUNT OR RECESS SHALL BE MEASURED FROM THE FACE OF THE EXTERIOR WALL TO THE FACE OF THE GLAZING, EXCLUSIVE OF EXTERNAL DETAILING. WITH THE FINAL PLAN SUBMITTAL THE DEVELOPER SHALL PROVIDE HEAD, JAMB AND SILL DETAILS CLEARLY SHOWING THE AMOUNT OF RECESS FOR ALL WINDOW TYPES.
- ALL EXTERIOR DOORS SHALL BE RECESSED A MINIMUM OF THIRTY (30) PERCENT OF THE WALL DEPTH, THE AMOUNT OF RECESS SHALL BE MEASURED FROM THE FACE OF THE EXTERIOR WALL TO THE FACE OF GLAZING, EXCLUSIVE OF EXTERNAL DETAILING. WITH THE FINAL PLAN SUBMITTAL THE DEVELOPER SHALL PROVIDE HEAD, JAMB AND SILL DETAILS CLEARLY SHOWING THE AMOUNT OF RECESS FOR ALL THE DOOR TYPES.

**KEYED NOTES**

- 10 - WALLS / PARAPET**
- 4 X 4 X 16 SLUMP BLOCK VENEER W/ MORTAR WASHED JOINTS AND 16 GA. GALV. METAL TIES AT 16" O.C. EACH WAY OVER (2) LAYERS 15 LBS BUILDING PAPER UNDERLAYMENT OVER EXTERIOR GRADE PLYWOOD SHEATHING ON WOOD FRAMED WALL.
  - 4 X 4 X 4 SLUMP BLOCK SOLID CAP VENEER ROWLOCK TOP COURSE W/ MORTAR WASHED JOINTS AND 16 GA. GALV. METAL TIES AT 16" O.C., MAX, OVER 2 LAYERS 15 LBS. BUILDING PAPER UNDERLAYMENT OVER EXTERIOR GRADE PLYWOOD SHEATHING ON WOOD FRAMED WALL.
  - "ONE KOTE" STUCCO SYSTEM (SAND FINISH W/ INTEGRAL COLOR) OVER METAL LATH OVER 1 1/2" RIGID INSULATION BOARD OVER ONE LAYER BUILDING PAPER UNDERLAYMENT OVER EXTERIOR GRADE PLYWOOD SHEATHING AND WOOD FRAMED WALL.
  - 8 X 4 X 16 SLUMP BLOCK W/ MORTAR WASHED JOINTS
  - "ONE KOTE" STUCCO SYSTEM (SMOOTH FINISH W/ INTEGRAL COLOR) OVER METAL LATH OVER SHAPED E.P.S. POP OUT OVER 1 1/2" RIGID INSUL. BOARD OVER ONE LAYER BUILDING PAPER UNDERLAYMENT OVER EXTERIOR GRADE PLYWOOD SHEATHING AND WOOD FRAMED WALL.
  - "ONE KOTE" STUCCO SYSTEM (SMOOTH FINISH W/ INTEGRAL COLOR) OVER METAL LATH OVER SHAPED E.P.S. CORNICE OVER 1 1/2" RIGID INSUL. BOARD OVER TWO LAYER BUILDING PAPER UNDERLAYMENT OVER EXTERIOR GRADE PLYWOOD SHEATHING AND WOOD FRAMED WALL.
  - "ONE KOTE" STUCCO SYSTEM (SAND FINISH W/ INTEGRAL COLOR) OVER METAL LATH OVER 3 1/2" RIGID INSULATION BOARD OVER ONE LAYER BUILDING PAPER UNDERLAYMENT OVER EXTERIOR GRADE PLYWOOD SHEATHING AND WOOD FRAMED WALL.
  - 4 X 4 X 4 SLUMP BLOCK VENEER ROWLOCK COURSE W/ MORTAR WASHED JOINTS AND 16 GA. METAL TIES AT 16" O.C., OVER 2 LAYERS 15 LBS. BUILDING PAPER UNDERLAYMENT OVER EXTERIOR GRADE PLYWOOD SHEATHING ON WOOD FRAMED WALL.
- NOTE:**  
"ONE KOTE" STUCCO SYSTEM SHALL COMPLY WITH I.C.C. EVALUATION SERVICES, INC. REPORT NO. ESR-1607 OR EQUAL.

- 20 - DOORS / WINDOWS**
- ALUM./GLASS WINDOW WALL SYSTEM W/ INSULATED (LOW "E") CLEAR GLAZING
  - ALUM./GLASS DOOR SYSTEM W/ INSULATED (LOW "E") CLEAR GLAZING
  - HOLLOW METAL DOOR AND FRAME, PAINTED.
  - VINYL SINGLE HUNG WINDOWS WITH INSULATED TEMPERED GLAZING.
- 30 - BILDG. ADDRESS / LIGHTS**
- ADDRESS MARKINGS - MINIMUM 15" HIGH NUMBERS, ADDRESS SHALL COMPLY WITH CITY OF SCOTTSDALE FIRE OFFICIAL REQUIREMENTS
  - LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS

- 40 - ROOF / PARAPET**
- CLAY TILE OVER UNDERLAYMENT ON WOOD SHEATHING ON WOOD JOISTS, RE: STRUCT. DWGS.
  - ROOF LINE BEYOND.
  - PRIMARY ROOF DRAIN & OVER FLOW LEADER THRU-WALL PENETRATIONS AT 8" A.F.F., PAINTED. RE: 6/A3.3 AND PLUMBING DRAWINGS.
  - ROOF MOUNTED MECHANICAL EQUIPMENT, BEYOND. RE: MECHANICAL DRAWINGS.
  - 20 GA. PREFINISHED SHEET METAL CAP FLASHING W/ FLAT SEAMS AT 20'-0" MAX. AND HOLD DOWN CLIPS AT 24" O.C. EACH SIDE.
  - ROOF HATCH AND SAFETY RAIL BEYOND
- NOTE:**  
ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT OF THE EQUIPMENT.
- 50 - MISCELLANEOUS**
- LINE OF EXISTING NATURAL GRADE.
  - DASHED LINE INDICATES SERVICE ENTRANCE SECTION, PAINTED.
  - KNOX BOX, VERIFY EXACT LOCATION WITH CITY OF SCOTTSDALE FIRE OFFICIAL IN FIELD.
  - FIRE DEPARTMENT CONNECTION, EXACT LOCATION TO BE DETERMINED BY CITY OF SCOTTSDALE FIRE OFFICIAL IN FIELD.
  - MASONRY CONTROL JOINT.
  - STUCCO CONTROL JOINT. RE: 7/A5.3
  - EXPOSED WOOD BEAM, RE: STRUCT. DWGS.
  - ELECTRICAL SERVICE ENTRANCE SECTION, PAINTED. RE: ELEC. DWGS.

**COLOR / FINISHES**

- SUPERLITE - "ADOBE BUFF" MORTAR WASHED SLUMP BLOCK
- DUNN EDWARDS - DE A 172 "CAMOFLAGE"
- DUNN EDWARDS - DE 6174 "RIDGECREST"
- NOT USED
- DUNN EDWARDS - DE 6173 "PAPER SACK"
- OKON - OK624 "CHARCOAL"
- REDLAND CLAY TILE - "OLD SEDONA BLEND"
- MEDIUM BRONZE ANODIZED

**REVISIONS**

| NO. | DATE      | DESCRIPTION   |
|-----|-----------|---------------|
| 1   | 12/2/2016 | CITY COMMENTS |

**PROJECT NO.**  
1551

**DRAWN BY:**  
PF

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

**CAD SAVED NAME:**

**DATE:**  
Oct. 21, 2016

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**PROPOSED NEW SHELL BUILDING FOR:**  
**PRIMROSE at WINDGATE**  
10120 EAST BELL ROAD - SCOTTSDALE, AZ

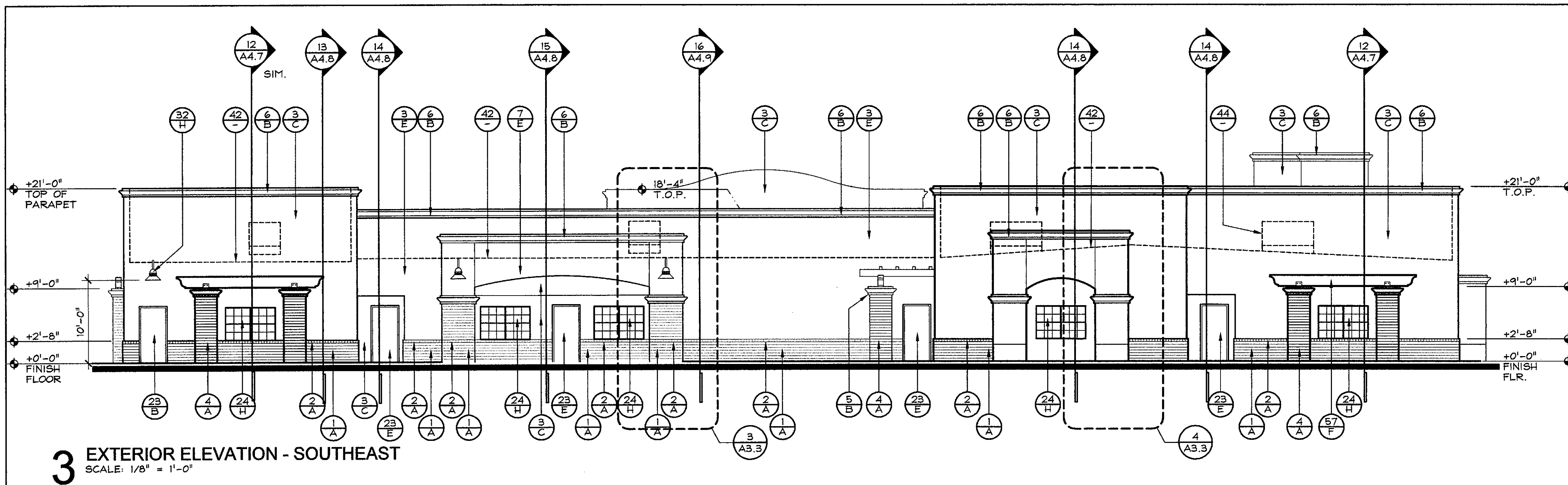
**MICHAEL VERLARDI**  
14280 WEST INDIAN SCHOOL ROAD  
GOODYEAR, ARIZONA 85395

**SHEET TITLE**  
EXTERIOR ELEVATIONS

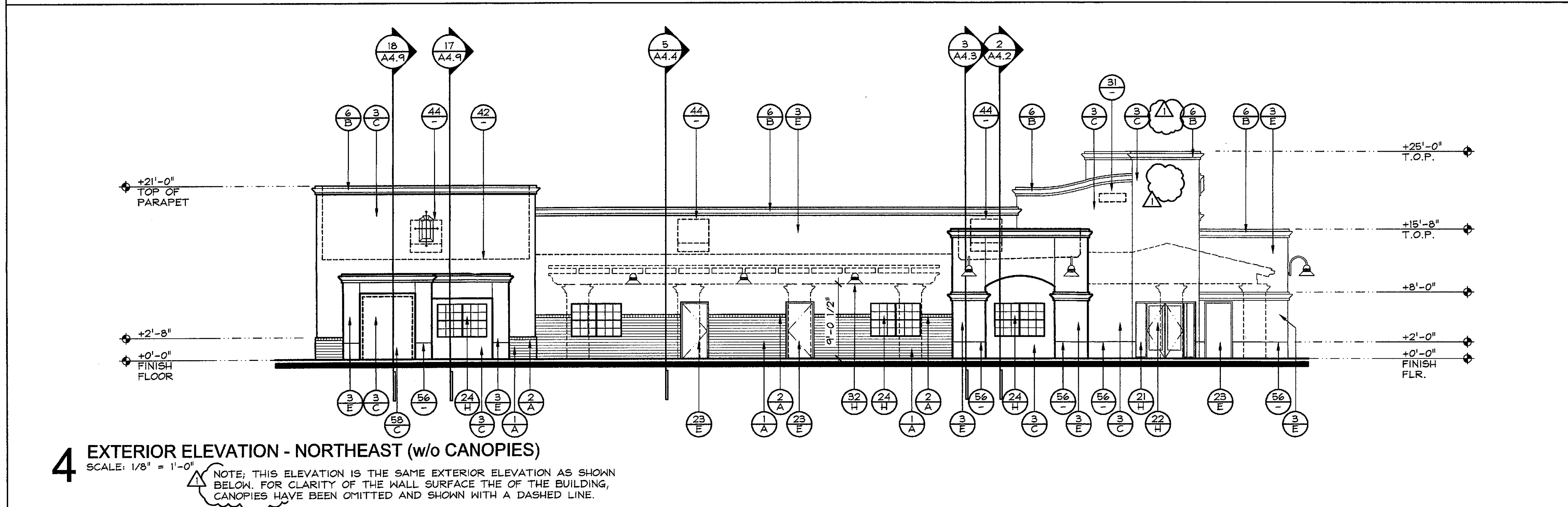
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**A3.1**

**APPROVED**  
FINAL PLAN REVIEW  
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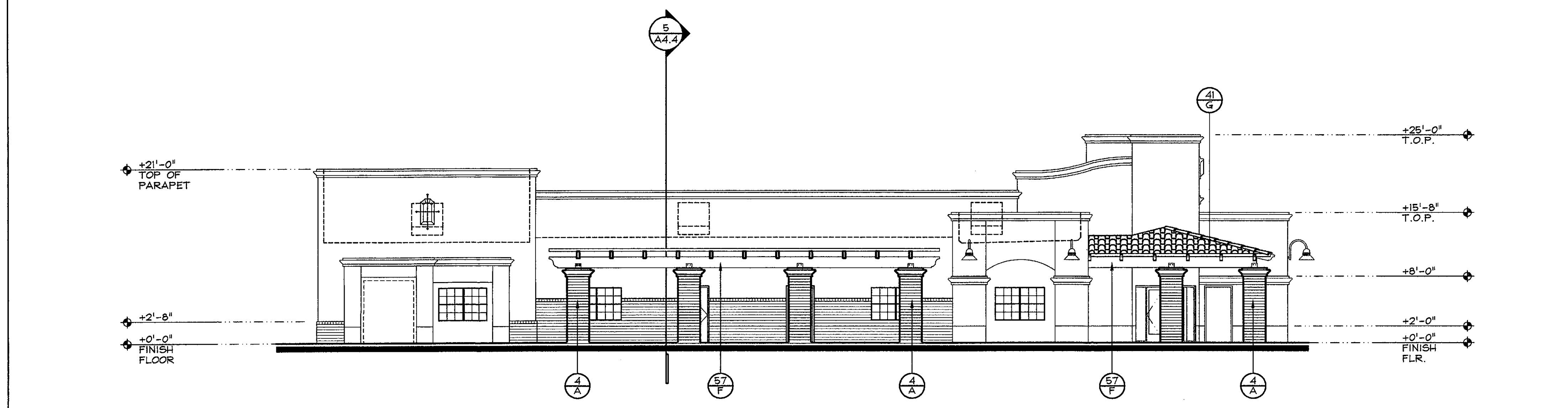
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**3 EXTERIOR ELEVATION - SOUTHEAST**  
SCALE: 1/8" = 1'-0"



**4 EXTERIOR ELEVATION - NORTHEAST (w/o CANOPIES)**  
SCALE: 1/8" = 1'-0"  
NOTE: THIS ELEVATION IS THE SAME EXTERIOR ELEVATION AS SHOWN BELOW. FOR CLARITY OF THE WALL SURFACE THE OF THE BUILDING, CANOPIES HAVE BEEN OMITTED AND SHOWN WITH A DASHED LINE.



**4a EXTERIOR ELEVATION - NORTHEAST (w/ CANOPIES)**  
SCALE: 1/8" = 1'-0"  
NOTE: THIS ELEVATION IS THE SAME EXTERIOR ELEVATION AS SHOWN ABOVE. THE CANOPIES HAVE BEEN SHOWN FOR CLARITY IN FRONT OF THE WALL SURFACES.

**KEYED NOTES**

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  - ROOF MOUNTED MECHANICAL EQUIPMENT, BEYOND. RE: MECHANICAL DRAWINGS.
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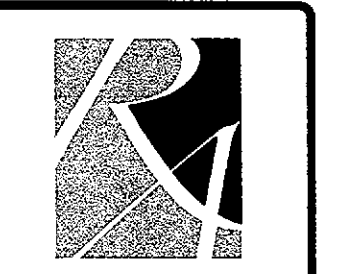
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- DUNN EDWARDS - DE 6173 "PAPER SACK"
- OKON - OK624 "CHARCOAL"
- REDLAND CLAY TILE - "OLD SEDONA BLEND"
- MEDIUM BRONZE ANODIZED

APPROVED  
FINAL PLANS REVIEWING  
DATE: 02/04/2017  
APPROVED BY: [Signature]



REVISIONS  
CITY COMMENTS  
12/2/2016

REVISIONS  
CITY COMMENTS  
12/2/2016

**REIGLE & ASSOCIATES**  
ARCHITECTURAL PLANNING, LTD.  
1509 East Shea Blvd., Suite 100 Phoenix, AZ 85028 Ph: 602-497-1001 www.reiglearch.com

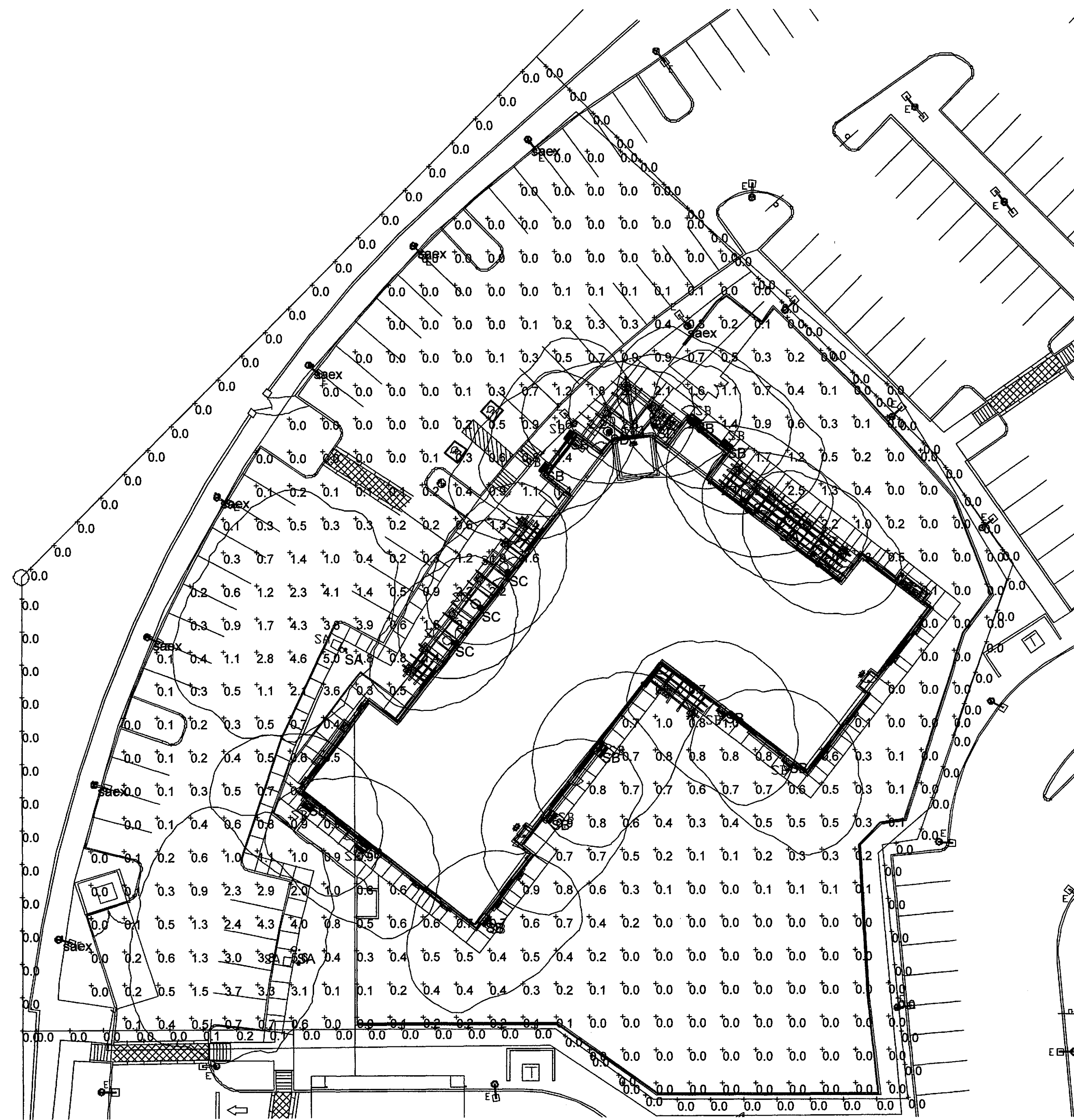
PROJECT NO.  
1551  
DRAWN BY:  
PF  
SCALE:  
1/8" = 1'-0"  
CAD SAVED NAME:  
DATE:  
Oct. 21, 2016

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PROPOSED NEW SHELL BUILDING FOR:  
**PRIMROSE at WINDGATE**  
10'20 EAST BELL ROAD - SCOTTSDALE, AZ  
**MICHAEL VERLARDI**  
14280 WEST INDIAN SCHOOL ROAD  
GOODYEAR, ARIZONA 85395

SHEET TITLE  
EXTERIOR ELEVATIONS

SHEET NO.  
**A3.2**



**ELECTRICAL SITE PLAN**  
1"=20'-0"

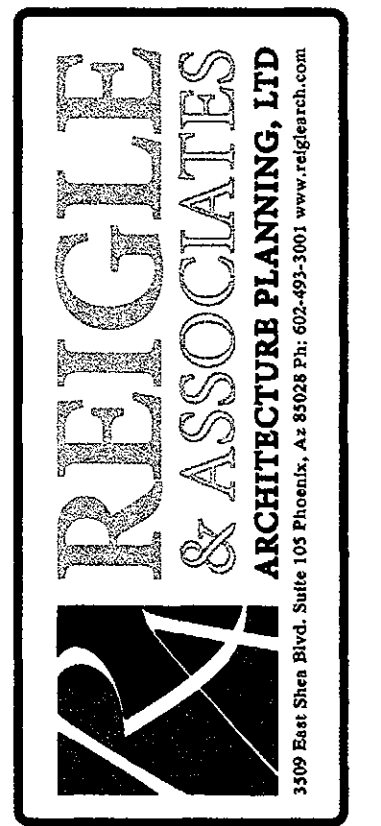
| Symbol | Label | Quantity | Manufacturer         | Catalog Number                            | Description  | Lamp  | Number Lamps | Filename                    | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|-------|----------|----------------------|---|--|---|--------------|-----------------------------|-----------------|-------------------|---------|
| ○      | saex  | 8        |                      |   | existing pole mounted full cutoff fixtures   | (1) 250W Metal Halide Medium ED17                     | 1            | s0205301.ies                | 20500           | 0                 | 300     |
| ○      | SA    | 2        | Antique Street Lamps | EH22RT 150M MOG GCF SR4SC ANDB RSS14SHARM | EUROTIQUE ARCHITECTURAL LUMINAIRE WITH SR4SC REFLECTOR, CLEAR FLAT GLASS LENS. POLE MOUNT AT 14' | ONE 150-WATT CLEAR ED28 METAL HALIDE, HORIZONTAL POS. | 1            | EH22_400M_MOG_GCF_SR4SC.ies | 14000           | 0.81              | 150     |
| ○      | SB    | 11       | LUMINIS              | SR620-L1W30R1-R3-BZT-K35-W                | WALL MOUNT AT 14'  | LED   | 1            | SR135-L1W18r1-R3.ies        | 2760.052        | 0.4               | 30      |
| ○      | SC    | 6        | LUMINIS              | SR620-L1W30R1-R3-BZT-K35-T                | PENDANT MOUNT AT 9'  | LED   | 1            | SR135-L1W18r1-R3.ies        | 2760.052        | 0.4               | 30      |
| ○      | SD    | 2        | LUMINIS              | SR620-L1W30R1-R3-BZT-K35-STM              | PENDANT MOUNT AT 9'  | LED   | 1            | SR135-L1W18r1-R3.ies        | 2760.052        | 0.4               | 30      |

| Description              | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
|--------------------------|--------|--------|--------|--------|---------|---------|
| fc values at grade       | +      | 0.6 fc | 5.6 fc | 0.0 fc | N/A     | N/A     |
| VERTICAL PROP LINE AT 5' | +      | 0.0 fc | 0.2 fc | 0.0 fc | N/A     | N/A     |



REVISIONS  
CITY COMMENTS  
12/02/2016

REVISIONS  
CITY COMMENTS  
12/02/2016



PROJECT NO. 15151  
DRAWN BY: CDS  
SCALE: 1/8" = 1'-0"  
CAD SAVED NAME:  
DATE: OCT. 21, 2016

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PROPOSED NEW SHELL BUILDING FOR:  
**PRIMROSE at WINDGATE**  
17050 NORTH THOMPSON PEAK PARKWAY - SCOTTSDALE, AZ  
**MICHAEL VERLARDI**  
14260 WEST INDIAN SCHOOL ROAD  
GOODYEAR, ARIZONA 85395

APPROVED  
FINAL PLANS  
DATE: 02/10/2017  
APPROVER: [Signature]

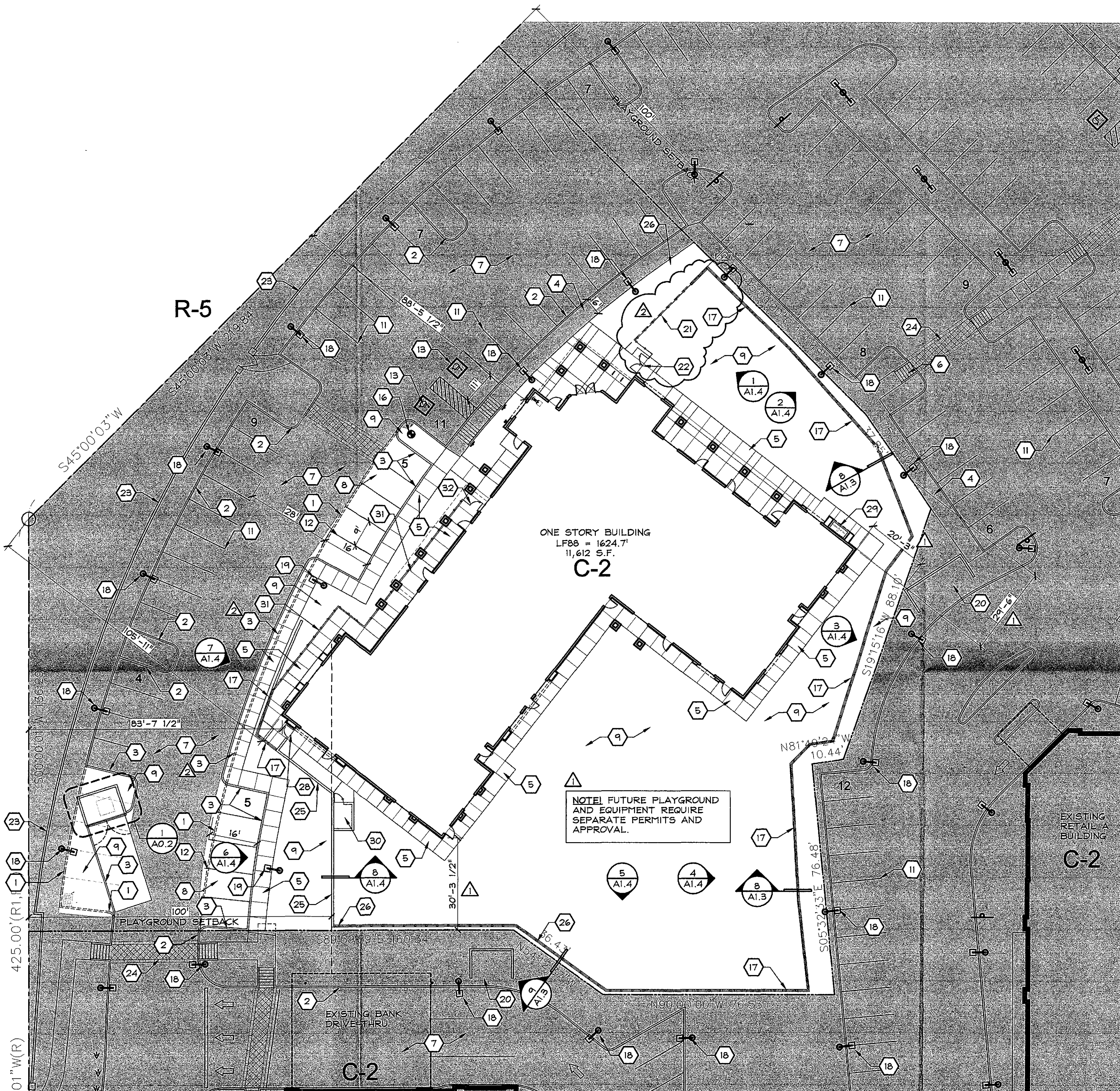


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SHEET TITLE  
**PHOTO-METRICS**

SHEET NO.  
**PH1.0**

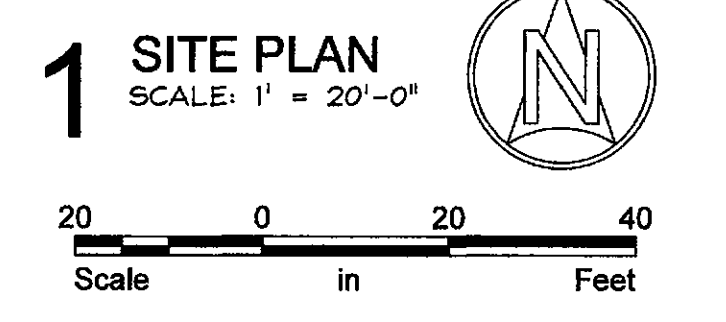




**KEYED NOTES**

- EXISTING CAST IN PLACE VERTICAL CURB TO BE REMOVED (SHOWN DASHED)
- EXISTING 6" VERTICAL CONCRETE CURB TO REMAIN, RE: CIVIL DRAWINGS.
- 6" VERTICAL CURB, PER MAG STANDARD DETAIL NO. 222, RE: CIVIL DRAWINGS.
- EXISTING CONCRETE WALK, TO REMAIN.
- 4" THICK CONC. SLAB W/ MEDIUM BROOM FINISH. SLOPE AWAY FROM BUILDING AT 1/80 (2%) MAX., RE: HARDSCAPE PLAN AND CIVIL DRAWINGS
- EXISTING CONC. ACCESSIBLE CURB RAMP W/ TACTILE SURFACE TO REMAIN, RE: CIVIL DRAWINGS.
- EXISTING ASPHALT PAVING, RE: CIVIL DRAWINGS.
- NEW ASPHALT PAVING (SHOWN SHADED), RE: CIVIL DRAWINGS AND SOILS REPORT.
- LANDSCAPE AREA, RE: LANDSCAPE DRAWINGS.
- (2) BIKE LOOPS, FURNISHED AND INSTALLED, BY GC, RE: 6/A1.3.
- EXISTING PAINTED PARKING STRIPES, TO REMAIN.
- 4" WIDE PAINTED PARKING STRIPES PAINTED HIGHWAY WHITE.
- EXISTING ACCESSIBLE PARKING SIGN PAINTED ON ASPHALT SURFACE, TO REMAIN.
- EXISTING ACCESSIBLE PARKING SIGN, TO REMAIN.
- FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION DRAWINGS.
- FIRE HYDRANT, RE: CIVIL DWGS.
- NEW 8"Øx16" C.M.U. RETAINING WALL, (WITH FLUSH JOINTS AND SAND FINISHED STUCCO), PAINTED, COLOR: "PAPER STACK", AND METAL TUBE GUARDRAIL MOUNTED ON TOP OF WALL WITH TOP RAIL AT +3'-6" ABOVE HIGHEST ADJACENT FINISHED GRADE, PAINTED, COLOR: "CAMOUFLAGE", RE: 8/A1.3, CIVIL AND STRUCT. DWGS.
- EXISTING LIGHT POLE AND CONCRETE BASE TO REMAIN, RE: ELECTRICAL DWGS.
- NEW LIGHT POLE AND LIGHT FIXTURE, TO MATCH EXISTING LIGHT POLES, ON CONCRETE BASE, RE: ELEC. AND STRUCT. DWGS. RE: 10/A1.3, TYP.
- EXISTING ELECTRICAL TRANSFORMER WITH C.M.U. SCREENWALL, TO REMAIN.
- METAL TUBE AND PICKET FENCE, 6'-0" HIGH W/ 2 1/4" X 2 1/4" (12 GA.) TOP & BOTTOM RAILS, 2 1/4" X 2 1/4" X 1/4" VERTICAL STANDARDS AT 5'-0" O.C., MAX., AND VERTICAL 1"x1" (16 GA.) PICKETS AT 4" O.C., PAINTED, COLOR: "CAMOUFLAGE", EMBED STANDARDS IN 6" DIA. X 3'-0" DEEP CONCRETE FOUNDATION.
- 6'-0" HIGH X 2 1/4" X 2 1/4" METAL TUBE AND PICKET GATE. PROVIDE 2 PAIR HEAVY DUTY HINGERS PER LEAF WELDED TO POSTS, WITH LATCH AND CAME BOLT ON ONE LEAF.
- EXISTING C.M.U. SITE WALL, TO REMAIN.
- EXISTING ENHANCED CONCRETE CROSSWALK, TO REMAIN.
- NEW 8"Øx16" C.M.U. RETAINING WALL, (WITH FLUSH JOINTS AND SAND FINISHED STUCCO), PAINTED, COLOR: "PAPER STACK", AND METAL TUBE GUARDRAIL MOUNTED ON TOP OF WALL WITH TOP RAIL AT +4'-0" ABOVE HIGHEST ADJACENT FINISHED GRADE, PAINTED, COLOR: "CAMOUFLAGE", RE: 9/A1.3, CIVIL AND STRUCT. DWGS.
- NEW 8"Øx16" C.M.U. RETAINING WALL, (WITH FLUSH JOINTS AND SAND FINISHED STUCCO), PAINTED, COLOR: "PAPER STACK", RE: 9/A1.3, CIVIL AND STRUCT. DWGS.
- 6'-0" HIGH X 3'-0" METAL TUBE AND PICKETS GATE. PROVIDE 2 PAIR HEAVY DUTY HINGERS WELDED TO POSTS, WITH LATCH.
- FULLY RECESSED ELECTRICAL SERVICE ENTRANCE SECTION.
- EQUIPMENT ENCLOSURE 4'-0" X 8'-0" CLEAR INSIDE FACE OF WALL DIMENSIONS CONSTRUCTED WITH 8" X 8" X 16" C.M.U. (WITH EXTERIOR FACE OF WALLS WITH FLUSH JOINTS AND SAND FINISHED STUCCO) PAINT ALL SURFACES AND EDGES OF WALL COLOR: "PAPER STACK", RE: STRUCT. DWGS.
- METAL TUBE AND PICKET FENCE, 3'-6" HIGH W/ 2 1/4" X 2 1/4" (12 GA.) TOP & BOTTOM RAILS, 2 1/4" X 2 1/4" X 1/4" VERTICAL STANDARDS AT 5'-0" O.C., MAX., AND VERTICAL 1"x1" (16 GA.) PICKETS AT 4" O.C., PAINTED, COLOR: "CAMOUFLAGE", EMBED STANDARDS IN 6" DIA. X 2'-6" DEEP CONCRETE FOUNDATION.
- 3'-6" HIGH X 3'-0" METAL TUBE AND PICKETS GATE. PROVIDE 2 PAIR HEAVY DUTY HINGERS WELDED TO POST, WITH LATCH.

NOTE: SHADED AREA INDICATES EXISTING SITE IMPROVEMENTS TO REMAIN UNLESS OTHERWISE NOTED. EDGE OF SHADED AREA SHALL BE CONSIDERED AS "LIMITS OF CONSTRUCTION LINE" AND THE AREA WITHIN THE SHADED AREA SHALL BE THE AREA OF NEW CONSTRUCTION.



**PROJECT DATA**

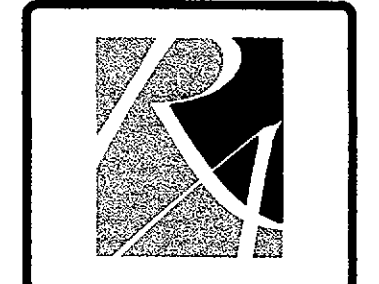
- PROPOSED SCOPE OF WORK: THIS SUBMITTAL IS FOR A SINGLE STORY 11,612 SQUARE FOOT "SHELL" BUILDING FOR USE AS A CHILDCARE FACILITY AS PART OF AN EXISTING MULTI-BUILDING DEVELOPMENT.
- PROJECT LOCATION: 10120 EAST BELL ROAD SCOTTSDALE, ARIZONA
- CONSTRUCTION CODES: ALL WORK SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES, INCLUDING BUT NOT LIMITED TO THE LATEST EDITIONS OF THE FOLLOWING: 2012 INTERNATIONAL BUILDING CODE 2012 INTERNATIONAL MECHANICAL CODE 2012 INTERNATIONAL FIRE CODE 2012 INTERNATIONAL PLUMBING CODE 2011 NATIONAL ELECTRICAL CODE 2012 INTERNATIONAL ENERGY CONSERVATION CODE 2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS 4 FACILITIES
- A.P.N.: 217-11-026-A SECTION/TOWNSHIP RANGE: TRACT 17, STATE PLAT NO. 29, MAP BK.365, PG.71 P.L.C.R. C-2/ES
- ZONING: NET AREA: 75,794 S.F. (1.74 ACRES) BUILDING: 11,612 S.F. COVERED AREA: 684 S.F. TOTAL AREA: 12,296 S.F.
- SITE AREA: BUILDING HEIGHT: ONE
- BUILDING AREA: LOT COVERAGE: 12.2% S.F. / 75,794 S.F. = 16.2% OCCUPANCY TYPE: E CONSTRUCTION TYPE: V-B FULLY SPRINKLERED (DEFERRED SUBMITTAL)
- ALLOWABLE BUILDING AREA: 9,500 S.F. BASE AREA: 28,500 S.F. SPRINKLER INCREASE (300%) = 29,500 S.F. TOTAL ALLOWABLE BUILDING AREA = 38,000 S.F.
- OCCUPANT LOAD: (AREAS USED FOR EXITING PURPOSES ONLY) CLASSROOMS: 6,931 S.F./35 S.F. PER OCCUPANT = 198 OCC. REMAINING BUILDING AREA: 4,681 S.F./100 S.F. PER OCCUPANT = 46 OCC. TOTAL OCCUPANTS = 244 OCC.
- EXITING CALCULATIONS: MINIMUM NUMBER OF EXITS REQUIRED: 2 EXITS NUMBER OF EXITS PROVIDED: 3 EXITS E.A.S.: ZONING CASE 24-Z-1991 MAX. FLOOR AREA RATIO FOR PARCEL 17 SHALL NOT EXCEED .25 MAX. ALLOWED (NET LOT AREA X .25) 75,794 S.F. X .25 = 18,949 S.F. PROVIDED: 12,296 S.F.
- NOT USED
- BUILDING HEIGHT: 28'
- TOTAL SITE LOT COVERAGE: 12.2% S.F. / 75,794 S.F. = 16.2%
- TOTAL DEVELOPMENT PARKING REQUIREMENTS: BANK: 4,456 S.F. DRUG STORE (RETAIL A): 14,101 S.F. RETAIL B: 11,282 S.F. RETAIL C: 8,302 S.F. SUBTOTAL: 38,139 S.F. PRIMROSE: 11,612 S.F. TOTAL: 49,750 S.F. BASED ON TABLE 9.103: 49,750 S.F./300 S.F. = 165.83 SPACES TOTAL REQUIRED PARKING: 166 SPACES TOTAL DEVELOPMENT PARKING PROVIDED: EXISTING = 261 SPACES NEW = 10 SPACES TOTAL PARKING PROVIDED: 271 SPACES
- ACCESSIBLE PARKING REQUIRED: REQ'D. SPACES: 261 SPACES X .04 = 11 ACCESSIBLE PARKING SPACES
- ACCESSIBLE PARKING PROVIDED: EXISTING = 11 VAN ACCESSIBLE SPACES
- PARKING SPACE DIMENSIONS PROVIDED: STANDARD SPACES: 9' X 18' (W/ 2'-0" OVERHANG) ACCESSIBLE SPACES: 11' X 18' PLUS 5' ACCESS AISLE
- BICYCLE PARKING SPACES REQUIRED: EXISTING SPACES: 128 P.S./10 = 13 BICYCLE PARKING SPACES NEW SPACES: 38 P.S./10 = 4 BICYCLE PARKING SPACES TOTAL REQUIRED: 17 BICYCLE PARKING SPACES
- BICYCLE PARKING SPACES PROVIDED: EXISTING SPACES: 24 BICYCLE PARKING SPACES NEW SPACES: 4 BICYCLE PARKING SPACES TOTAL PROVIDED: 28 BICYCLE PARKING SPACES

**GENERAL NOTES**

- REFER TO CIVIL AND LANDSCAPE DOCUMENTS FOR ADDITIONAL ITEMS OF COORDINATION.
- REFER TO ELECTRICAL DOCUMENTS FOR ITEMS WHICH REQUIRE SERVICE.
- REFER TO SOILS REPORT FOR GUIDELINES FOR SITE PREPARATION, FOOTING SOIL PREPARATION AND ADDITIONAL REQUIREMENTS FOR SLOPES AT BUILDING PERIMETERS.
- THE GENERAL CONTRACTOR IS TO VISIT THE SITE FOR OBSERVATION OF THE EXISTING CONDITIONS AND SHALL REPORT ANY AND ALL CONFLICTS BETWEEN THE DOCUMENTS AND THE FIELD CONDITIONS.
- REFER TO SOILS REPORT AND CIVIL DOCUMENTS FOR PAVING SECTIONS AND LOCATIONS.
- REFER TO GENERAL STRUCTURAL NOTES FOR CONCRETE DESIGNS FOR ALL HARDSCAPE.
- ALL AREAS OF PEDESTRIAN ACCESS SHALL COMPLY WITH THE AMERICANS WITH DISABILITY ACT AND LOCAL ENFORCED CODES.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT BACK-FLOW DEVICES AND ANY OTHER UTILITIES EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING.
- PROVIDE LEVEL GROUND WITH SLOPE NOT TO EXCEED 1/80 IN ALL ACCESSIBLE PARKING AREAS.
- TRANSITION AT SIDEWALKS SHALL NOT EXCEED 1/2 INCH UNLESS APPROVED RAMP HAS BEEN INSTALLED.
- ALL SITE IMPROVEMENTS INCLUDING LANDSCAPE AND SITE CLEAN-UP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.

**SITE PLAN PLANNING NOTES**

- SITE DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 15 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 6 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
- TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
- THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES INSPECTION SERVICES DIVISION.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
- NO EXTERIOR PUBLIC ADDRESS SYSTEM SHALL BE ALLOWED.
- PATIO UMBRELLAS, IF PROVIDED SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
- ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATIONS EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT Y PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATIONS EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF THE TALLEST UNIT. (DETAILS ARE STILL REQUIRED)
- ALL EQUIPMENT, UTILITY, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR, AND TEXTURE.
- NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
- ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
- NO CHAIN LINK FENCING SHALL BE ALLOWED.
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
- PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS.
- NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:
- NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENDOUR INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED CONSTRUCTION ENVELOPE.
  - ALL NAOS AND AREA OUTSIDE THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:
    - A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED BASED ON THIS EXHIBIT.
    - 4" X 4" THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG SIDE THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPE BY THE CONTRACTOR PRIOR TO CLEANING AND GRADING.
    - ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN 2 FEET, OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
    - THE STAKING, ROPEING, AND FENCING SHALL BE MAINTAINED INTACT BY THE CONTRACTOR DURING THE DURATION OF THE DURATION OF THE ACTIVITY.
  - THE CONTRACTOR SHALL REMOVE STAKING, ROPEING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORKER.



REVISIONS

|           |               |
|-----------|---------------|
| 12/2/2016 | CITY COMMENTS |
| 2/16/2017 | CITY COMMENTS |

EXPIRES: 3/31/2019

REVISIONS

|           |               |
|-----------|---------------|
| 12/2/2016 | CITY COMMENTS |
| 2/16/2017 | CITY COMMENTS |

**REIGLE & ASSOCIATES**  
ARCHITECTURE PLANNING, LTD.  
14280 WEST INDIAN SCHOOL ROAD  
SCOTTSDALE, ARIZONA 85259  
4809 East Shea Blvd., Suite 100 Phoenix, AZ 85028 (602) 944-3001 www.reiglearch.com

PROJECT NO. 1551  
DRAWN BY: pf  
SCALE: 1"=20'-0"  
CAD SAVED NAME:  
DATE: Oct. 21, 2016

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF REIGLE & ASSOCIATES, AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

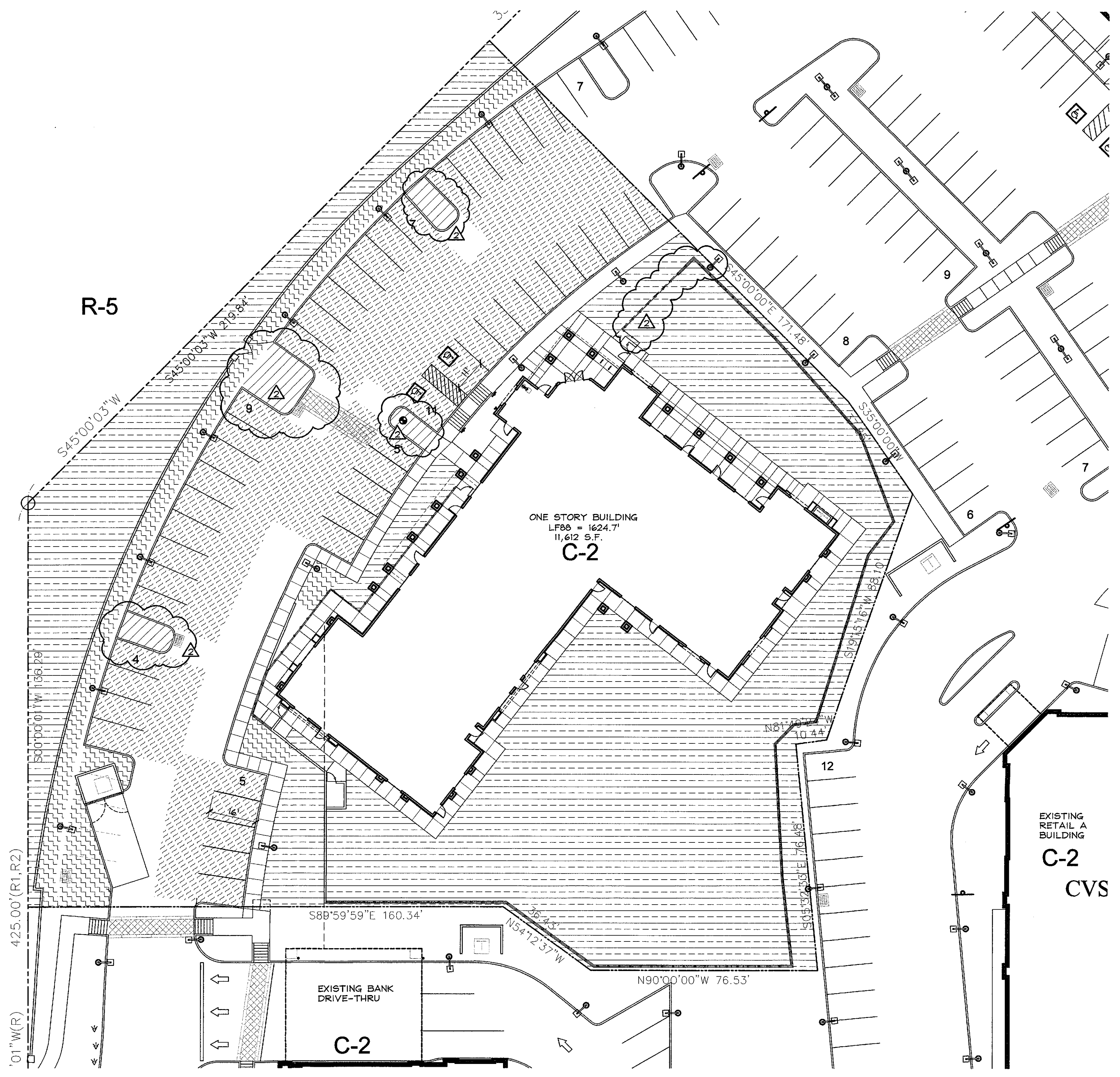
PROPOSED NEW SHELL BUILDING FOR:  
**PRIMROSE at WINDGATE**  
10120 EAST BELL ROAD, SCOTTSDALE, AZ  
**MICHAEL VERLARDI**  
14280 WEST INDIAN SCHOOL ROAD  
SCOTTSDALE, ARIZONA 85259

SHEET TITLE  
**SITE PLAN**

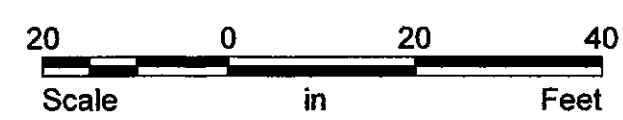
SHEET NO.  
**A1.1**

25-DR-2016 3-ZN-2012 24-Z-1991 94-DR-2005 1-MP-2004

APPROVED  
FINAL PLANS PLANNING  
DATE: 10/27/17



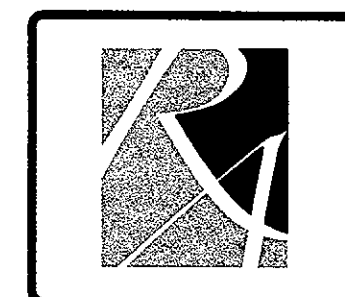
**1 OPEN SPACE SITE PLAN**  
SCALE: 1" = 20'-0"



**OPEN SPACE WORKSHEET**

REQUIRED OPEN SPACE:  
 1) LANDSCAPE AREA:  
 REQUIRED (NET LOT AREA X 0.1)  
 $75,794 \text{ S.F.} \times 0.1 = 7,579 \text{ S.F.}$   
 $(26'-12") \times .004 \times 75,794 \text{ S.F.} = 7,941 \text{ S.F.}$   
 11,520 S.F.  
 2) PARKING LANDSCAPE AREA:  
 REQUIRED (PARKING AREA X .15)  
 $13,295 \text{ S.F.} \times 0.15 = 1,994 \text{ S.F.}$   
 TOTAL REQUIRED OPEN SPACE 13,514 S.F.  
 TOTAL PROVIDED OPEN SPACE 28,482 S.F.

|  |  |  |
|--|--|--|
|  | OPEN SPACE:<br>REQUIRED<br>PROVIDED  | 11,520 S.F.<br>24,970 S.F.               |
|  | PARKING AREA:<br>REQUIRED<br>PROVIDED  | 13,295 S.F.<br>13,295 S.F.               |
|  | PARKING LANDSCAPE AREA:<br>REQUIRED<br>PROVIDED                              | 1,994 S.F.<br>3,562 S.F.                 |
|  | PARKING INTERIOR LANDSCAPE AREA (LANDSCAPE ISLANDS):<br>REQUIRED<br>PROVIDED | 1/3 OF 1,994 S.F. = 665 S.F.<br>751 S.F. |



13229  
 RICHARD M. REIGLE  
 Registered Professional Engineer  
 State of Arizona, U.S.A.  
 EXPIRES: 3/31/2019

REVISIONS  
 CITY COMMENTS  
 12/2/2016  
 CITY COMMENTS  
 1/26/2017

**REIGLE & ASSOCIATES**  
 ARCHITECTURE PLANNING, LTD  
 1999 East Shea Blvd., Suite 100 Phoenix, AZ 85028 P: 602-995-1001 www.raplan.com

PROJECT NO. 1551  
 DRAWN BY: pf  
 SCALE: 1"=20'-0"  
 CAD SAVED NAME:  
 DATE: Oct. 21, 2016

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PROPOSED NEW SHELL BUILDING FOR:  
**PRIMROSE at WINDGATE**  
 10120 EAST BELL ROAD, SCOTTSDALE, AZ  
 MICHAEL VERLARDI  
 14260 WEST INDIAN SCHOOL ROAD  
 GOODYEAR, ARIZONA 85395

SHEET TITLE  
**OPEN SPACE SITE PLAN**

SHEET NO.  
**OS.1**

**APPROVED**  
 FINAL PLANS PLANNING  
 DATE: 12/21/17  
 APPROVED BY: [Signature]

25-DR-2016 3-ZN-2012 24-Z-1991

J:\2015\2015131 - Ryder - Primavera02 - CIVIL\15131-01.dwg, 1/26/2017 10:53:03 AM, pld