

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**



Development Application

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: Senior Living at NEC of Scottsdale Rd & Pinnacle Peak Rd

Property's Address: 23733 N. Scottsdale Road 85255

Property's Current Zoning District Designation: C-2 ESL

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Generations at Pinnacle Peak, LLC c/o Jean Constantine	Agent/Applicant: Ed Bull
Company: IPA, LLC - 1600 S. Beacon Blvd, Ste 260,	Company: Burch & Cracchiolo, P.A.
Address: Grand Haven, Michigan 49417	Address: 702 E. Osborn Rd., Ste 200, Phoenix 85014
Phone: 616-850-1058 Fax: 616-846-9251	Phone: 602-234-9913 Fax: 602-343-7913
E-mail: jconstantine@ipapartners.com	E-mail: ebull@bcattorneys.com
Architect/Designer: Dan Brusnahan XXXXXXXX	Engineer: Michael Caylor
Company: Todd & Associates, Inc.	Company: Site Consultants, Inc.
Address: 4019 N. 44th Street, Phoenix, AZ 85018	Address: 113 S. Rockford Drive, Suite 113
Phone: 602-952-8280 Fax: 602-952-8995	Phone: 480-894-2820 Fax:
E-mail: dbrusnahan@todassoc.com	E-mail: mcaylor@siteconsultants.net

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

Enhanced Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

Standard Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.


Owner Signature


Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov



City of Scottsdale Cash Transmittal

107006

107006
 00916531
 6/30/2016 PLN-1STOP
 KPETERS HPDC600552
 6/30/2016 10:56 AM
 \$1,515.00

Received From :

BURCH AND CRACCHIOLO
 702 E OSBORN RD STE 200
 PHOENIX, AZ 85014
 602-234-8728

Bill To :

BURCH AND CRACCHIOLO
 702 E OSBORN RD STE 200
 PHOENIX, AZ 85014
 602-234-8728

Reference #	159-PA-2016	Issued Date	6/30/2016
Address	23733 N SCOTTSDALE RD	Paid Date	6/30/2016
Subdivision	CROWN WEST PLAT	Payment Type	CHECK
Marketing Name		Cost Center	
MCR	1259-28	County	No
APN	212-05-182B	Gross Lot Area	0
Owner Information		NAOS Lot Area	0
INVESTMENT PROPERTY ASSOCIATES, LLC		Net Lot Area	
1600 S BEACON BLVD 260		Number of Units	1
GRAND HAVEN, MI 49417		Density	
616-850-1058		Water Zone	
		Water Type	
		Sewer Type	
		Meter Size	
		QS	45-45

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,515.00	100-21300-44221

City of Scottsdale
 7447 E. Indian School Rd.
 Scottsdale, AZ 85251
 (480) 312-2500
 One Stop Shop

Date: 6/30/2016 Cashier: KPETERS
 Office: PLN-1STOP Mach ID: HPDC6005525
 Tran #: 1 Batch #: 55422
 Receipt: 00916531 Date: 6/30/2016 10:56 AM
 107006
 3165 DEVELOP REVIEW APP \$1,515.00

TENDERED AMOUNTS:

Check Tendered: \$1,515.00
 Chk #: 20482 INVESTMENT PROPERTY ASSOC
 Transaction Total: \$1,515.00

Thank you for your payment.
 Have a nice day!

30-DR-2016
 6/30/2016

SIGNED BY RICKI HORO ON 6/30/2016

Total Amount

\$1,515.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 107006



Development Review

Development Application Checklist

Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- requirements specified in the Plan & Report Requirements For Development Applications Checklist;
- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on the page 12 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Development Review Application Checklist (this list)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee \$ <u>1,515.00</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) <ul style="list-style-type: none"> • The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review). • If a review methodology is not selected, the application will be review under the Standard Application Review methodology.
<input type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7000

30-DR-2016
6/30/2016

Development Review Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner. (form provided)</p>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>7. Appeals of Required Dedications or Exactions (form provided)</p>		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>8. Commitment for Title Insurance – No older than 30 days from the submittal date (requirements form provided)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 1 copy • Include complete Schedule A and Schedule B. 		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>9. Legal Description: (if not provided in Commitment for Title Insurance)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" – 2 copies 		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>10. Results of ALTA Survey (24" x 36") FOLDED</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded (The ALTA Survey shall not be more than 30 days old) 		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>11. Request for Site Visits and/or Inspections Form (form provided)</p>		
		<p>12. Addressing Requirements (form provided)</p>		
		<p>13. Design Guidelines</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Sensitive Design Program <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Commercial Retail <input type="checkbox"/> Gas Station & Convenience Stores <input type="checkbox"/> Environmentally Sensitive Land Ordinance <input type="checkbox"/> Downtown Urban Design and Architectural Guidelines </td> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> MAG Supplements <input type="checkbox"/> Scenic Corridors Design <input type="checkbox"/> Office Design Guidelines <input type="checkbox"/> Restaurants <input type="checkbox"/> Lighting Design Guidelines <input type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course </td> </tr> </table> <ul style="list-style-type: none"> • The above reference design guidelines, standards, policies, and additional information may be found on the City's website at: http://www.scottsdaleaz.gov/design 	<input checked="" type="checkbox"/> Sensitive Design Program <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Commercial Retail <input type="checkbox"/> Gas Station & Convenience Stores <input type="checkbox"/> Environmentally Sensitive Land Ordinance <input type="checkbox"/> Downtown Urban Design and Architectural Guidelines	<input checked="" type="checkbox"/> MAG Supplements <input type="checkbox"/> Scenic Corridors Design <input type="checkbox"/> Office Design Guidelines <input type="checkbox"/> Restaurants <input type="checkbox"/> Lighting Design Guidelines <input type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course
<input checked="" type="checkbox"/> Sensitive Design Program <input checked="" type="checkbox"/> Design Standards and Policies Manual <input type="checkbox"/> Commercial Retail <input type="checkbox"/> Gas Station & Convenience Stores <input type="checkbox"/> Environmentally Sensitive Land Ordinance <input type="checkbox"/> Downtown Urban Design and Architectural Guidelines	<input checked="" type="checkbox"/> MAG Supplements <input type="checkbox"/> Scenic Corridors Design <input type="checkbox"/> Office Design Guidelines <input type="checkbox"/> Restaurants <input type="checkbox"/> Lighting Design Guidelines <input type="checkbox"/> Shading <input type="checkbox"/> Desert Parks Golf Course			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>14. Neighborhood Notification Process Requirements: (form provided)</p> <ul style="list-style-type: none"> • Provide one copy of the Neighborhood Notification Report • Provide one copy of the Community Input Certification attached to the Neighborhood Notification Report • If substantial modifications are made to an application, additional notification may be required by the Zoning Administrator, or designee. When required, provide one copy of the Neighborhood Notification Report addendum. 		
		<p>15. Request for Neighborhood Group Contact information (form provided)</p>		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16. Photo Exhibit of Existing Conditions: Printed digital photos on 8-1/2"x11" Paper (form provided)</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 1 copy of the set of prints • <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers. • 8-1/2" x 11" - 11 copies of the set of prints (Delayed submittal). At the time your Project Coordinator is preparing the public hearing report(s), he/she will request these items, and they are to be submitted by the date indicated in the request. 		

Planning and Development Services Division

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Development Review Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	17. Archaeological Resources (information sheets provided) <ul style="list-style-type: none"> <input type="checkbox"/> Certificate of No Effect / Approval Application (form provided) <input type="checkbox"/> Archaeology Survey and Report - 3 copies <input type="checkbox"/> Archaeology 'Records Check' Report Only - 3 copies <input type="checkbox"/> Copies of Previous Archeological Research - 1 copy
<input type="checkbox"/>	<input type="checkbox"/>	18. Completed Airport Vicinity Development Checklist – Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided) <ul style="list-style-type: none"> <input type="checkbox"/> Airport Data Page <input type="checkbox"/> Aviation Fuel Dispensing Installation Approval form <input type="checkbox"/> Heliport (requires a Conditional Use Permit)
<input type="checkbox"/>	<input type="checkbox"/>	19. ESLO Wash Modifications Development Application (application provided) <ul style="list-style-type: none"> • The ESLO Wash Modifications Development Application is to be submitted concurrently with this Development Review Application.

PART II – REQUIRED PLANS & RELATED DATA

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input type="checkbox"/>	<input type="checkbox"/>	20. Plan & Report Requirements For Development Applications Checklist (form provided)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	21. Application Narrative <ul style="list-style-type: none"> • 8 ½" x 11" – 4 copies 1. The application narrative shall specify how the proposal separately addresses each of the applicable Development Review Board criteria. (Form provided) 2. Historic Property. If the property is an existing or potential historic property, describing how the proposal preserves the historic character or compliance with property's existing Historic Preservation Plan.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	22. Context Aerial with the proposed site improvements superimposed <ul style="list-style-type: none"> • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of: <ul style="list-style-type: none"> _____ 750 foot radius from site _____ 1/4 mile radius from site _____ Other: _____

Development Review Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	23. Site Plan <ul style="list-style-type: none"> • 24" x 36" – 12 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	24. Site Details (Elevations of screen walls, site walls, refuse enclosure, carport, lot light pole, trellis, etc.) <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	25. Open Space Plan (Site Plan Worksheet) (Example Provided) <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	26. Site Cross Sections <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded • 11" x 17" 1 – copy, folded
<input type="checkbox"/>	<input type="checkbox"/>	27. Natural Area Open Space Plan (ESL Areas) <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	28. Topography and slope analysis plan (ESL Areas) <i>Showing pre-disturbance contours.</i> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded
<input type="checkbox"/>	<input type="checkbox"/>	29. Phasing Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	30. Landscape Plan <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital - 1 copy (Text and drawing shall be black and white, and in the DWF format)

Planning and Development Services Division

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Development Review Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>31. Hardscape Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded of <u>black and white line drawings</u> (a grayscale copy of the color Landscape Plan will not be accept.) • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>32. Transitions Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>33. Parking Plan <i>N/A AT 120 SPACES OK w/o @</i></p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>34. Parking Master Plan</p> <p>See the City's <u>Zoning Ordinance, Article IX</u> for specific submittal and content requirements for Parking Master Plan. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>35. Pedestrian and Vehicular Circulation</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	<p>36. Bikeways & Trails Plan</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>37. Elevations</p> <ul style="list-style-type: none"> • 24" x 36" – 2 folded black and white line drawing copies (a grayscale copy of the color elevations will not be accepted.) • 24" x 36" – 2 color copies, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy, (quality suitable for reproduction) • 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)

Development Review Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	38. Elevations Worksheet(s) Required for all Development applications to zoned Planned Unit Development (PUD) and in the Downtown Area. <ul style="list-style-type: none"> • 24" x 36" – 2 copies, folded • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	39. Perspectives <ul style="list-style-type: none"> • 24" x 36" – 1 color copy, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	40. Streetscape Elevation(s) <ul style="list-style-type: none"> • 24" x 36" – 1 color copy, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	41. Wall Elevations and Details and/or Entry Feature Elevations and Details <ul style="list-style-type: none"> • 24" x 36" – 1 color copy, folded • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	42. Floor Plans <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	43. Floor Plan Worksheet(s) (Required for restaurants, bars or development containing there-of, and multi-family developments): <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" - 1 copy, folded (quality suitable for reproduction) • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	44. Roof Plan Worksheet(s) <i>NOTE SHOWS NA</i> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • Digital – 1 copy (Text and drawing shall be black and white, and in the DWF format)
<input type="checkbox"/>	<input type="checkbox"/>	45. Sign Details <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded (quality suitable for reproduction) • 11" x 17" – 1 black and white line drawing copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copy (quality suitable for reproduction) • 8 ½" x 11" – 1 black and white line drawing copy, folded (quality suitable for reproduction)

Planning and Development Services Division

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Development Review Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>46. Exterior Lighting Site Plan (including exterior building mounted fixtures)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>47. Exterior Lighting Photometric Analysis (policy provided)</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>48. Manufacturer Cut Sheets of All Proposed Lighting</p> <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>49. Cultural Improvement Program Plan</p> <p>_____ Conceptual design of location</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 color copies (quality suitable for reproduction) • 1 – copy of the approval letter for the artwork design from Scottsdale Cultural Council (Scottsdale Public Art) <p>_____ Narrative explanation of the methodology to comply with the requirement/contribution.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>50. Sensitive Design Concept Plan and Proposed Design Guidelines (Architectural, landscape, hardscape, exterior lighting, community features, common structures, etc.)</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	<p>51. Master Thematic Architectural Character Plan</p> <ul style="list-style-type: none"> • 11" x 17" – 1 copy, folded (quality suitable for reproduction) • 8 ½" x 11" – 1 copy (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>52. Drainage Report (information provided)</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<p>53. Master Drainage Plan</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Master Drainage Report. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial, topography maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets

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Development Review Application Checklist

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>54. Preliminary Basis of Design Report for Water and Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Basis of Design Report for Water. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<p>55. Preliminary Basis of Design Report for Wastewater</p> <p>See the City's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for Design Report for Wastewater. The report shall be bound and must include all required exhibits and plans.</p> <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	<p>56. Water Sampling Station</p> <ul style="list-style-type: none"> • Show location of sample stations on the site plan. • Fax 8 1/2" x 11" copy of the site plan with sampling stations to the Water Quality Division. • Attn: Craig Miller. Fax 480-312-8728/ Phone 480-312-8743
<input type="checkbox"/>	<input type="checkbox"/>	<p>57. Water Of Approval For Fountains Or Water Features from the Water Conservation Office</p> <p>Please contact Elisa Klein at 480-312-5670</p> <ul style="list-style-type: none"> • 1 copy of the approval from the Water Conservation Office
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>58. Native Plant Submittal:</p> <ul style="list-style-type: none"> • 24" x 36" 1 – copy, folded. <p>(Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>59. Transportation Impact & Mitigation Analysis (TIMA) (information provided)</p> <p>Please review the City's Design Standards & Policies Manual and Transportation Impact and Mitigation Analysis Requirements provided with the application material for the specific requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, and plans.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Category 1 Study <input type="checkbox"/> Category 2 Study <input type="checkbox"/> Category 3 Study <ul style="list-style-type: none"> • 8-1/2" x 11" - 3 copies of the Transportation Impact & Mitigation Analysis including full size plans/maps in pockets

Planning and Development Services Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088

Development Review Application Checklist

<input type="checkbox"/>	<input type="checkbox"/>	60. Revegetation Site Plan, including Methodology and Techniques <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	61. Cuts and Fills Site Plan <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	62. Cuts and Fills Site Cross Sections <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	63. Environmental Features Map <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	64. Geotechnical Report 8-1/2" x 11" - 1 copy of the Geotechnical Report including full size plans/maps in pockets
<input type="checkbox"/>	<input type="checkbox"/>	65. Unstable Slopes / Boulders Rolling Map <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	66. Bedrock & Soils Map <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	67. Conservation Area, Scenic Corridor, Vista Corridor Plan <ul style="list-style-type: none"> • 24" x 36" – 1 copy, folded • 11" x 17" – 1 copy, folded (quality suitable for reproduction)
<input type="checkbox"/>	<input type="checkbox"/>	68. Other: <ul style="list-style-type: none"> <input type="checkbox"/> 24" x 36" – _____ copy(ies), folded <input type="checkbox"/> 11" x 17" – _____ copy(ies), folded (quality suitable for reproduction) <input type="checkbox"/> 8 1/2" x 11" – _____ copy(ies) (quality suitable for reproduction) <input type="checkbox"/> Digital – 1 copy (See Digital Submittal Plan Requirements)

Development Review Application Checklist

PART III – SAMPLES & MODELS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	69. Paint Color Drawdowns <ul style="list-style-type: none"> • 1 set of 5" x 7" (minimum size) of each paint color and material identification names and numbers.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	70. Exterior Building Color & Material Sample Board(s): 8-1/2" x 14" material sample board(s) <ul style="list-style-type: none"> • The material sample board shall include the following: <ul style="list-style-type: none"> ○ A color elevation of one side of the building ○ 3" x 3" Glass samples mounted on the board with reflectivity identify ○ 3" x 3" of each the building materials mounted on the board (i.e. split face CMU, Stucco, EIFS, etc.) ○ 2"x 2" of proposed paint colors ○ All material manufacture names and material identification names and numbers shall be keynoted on the individual materials and the elevation. • 11" x 17" – 1 copy, folded of a printed digital photo of the material board • 8 1/2" x 11" – 1 copy of a printed digital photo of the material board
<input type="checkbox"/>	<input type="checkbox"/>	71. Electronic Massing Model: <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded • 8 1/2" x 11" – 1 color copy (quality suitable for reproduction) Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____ (The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)
<input type="checkbox"/>	<input type="checkbox"/>	72. Electronic Detail Model: <ul style="list-style-type: none"> • 11" x 17" – 1 color copy, folded • 8 1/2" x 11" – 1 color copy (quality suitable for reproduction) Scaled model indicating building masses on the site plan and the mass of any building within: _____ 750 foot radius from site _____ Other: _____ (The electronic model shall be a computer generated Sketch-up® model or other electronic modeling media acceptable to the Current Planning Services department.)

Planning and Development Services Division

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Development Review Application Checklist



78. If you have any question regarding this application checklist, please contact your Project Coordinator.

Coordinator Name (print): Keith Niederer Phone Number: 480-312-2953

Coordinator email: kniederer@scottsdaleaz.gov Date: 3-4-2016

Coordinator Signature: Keith Niederer

If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.

This application need a: New Project Number, or

A New Phase to an old Project Number: _____

Required Notice

Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services Division, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services Division's One Stop Shop, or from the city's website: <http://www.scottsdaleaz.gov/bldgresources/forms>.

Planning and Development Services Division
One Stop Shop
Planning and Development Services Director
7447 E. Indian School Rd, Suite 105
Scottsdale, AZ 85251
Phone: (480) 312-7000

Planning and Development Services Division

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088



Development Applications Process

Enhanced Application Review

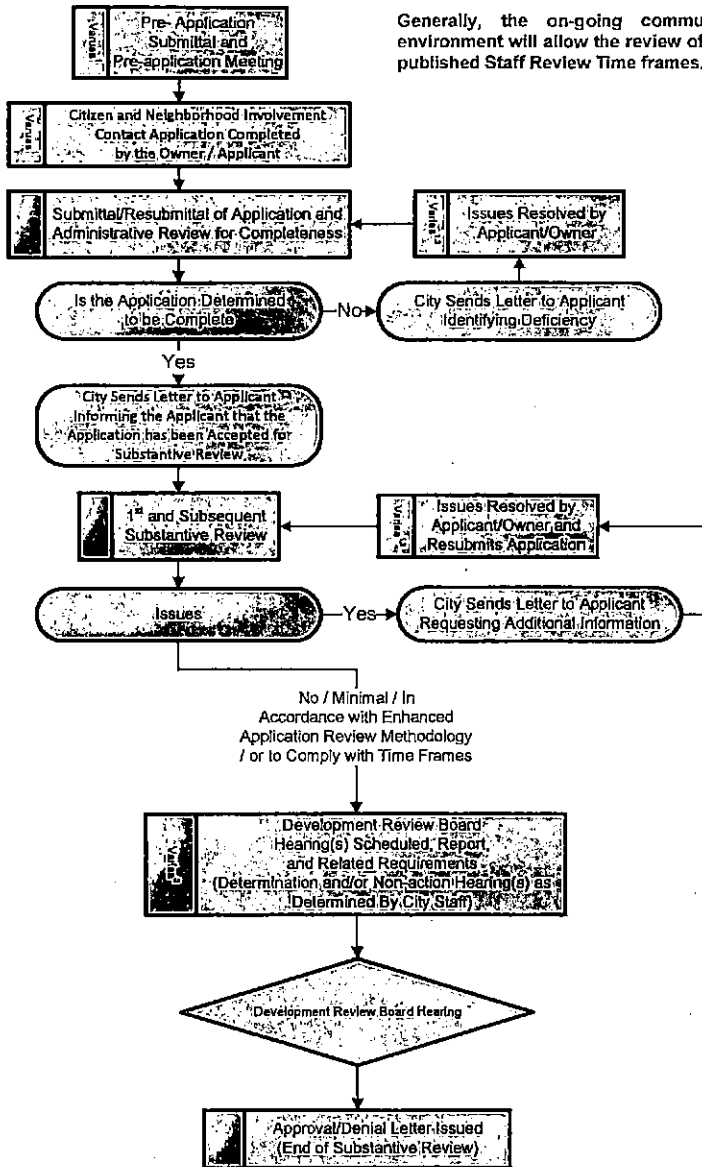
Development Review (DR and PP)

Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.



Note:

1. Time period determined by owner/applicant.
2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
4. Owner/applicant may agree to extend the time frame by 50 percent

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial
(5 Staff Working Days) Per Review	95 Total Staff Working Days (Multiple Reviews in this Time Frame)	Time Frames Vary	Letter Issued



Development Applications Process

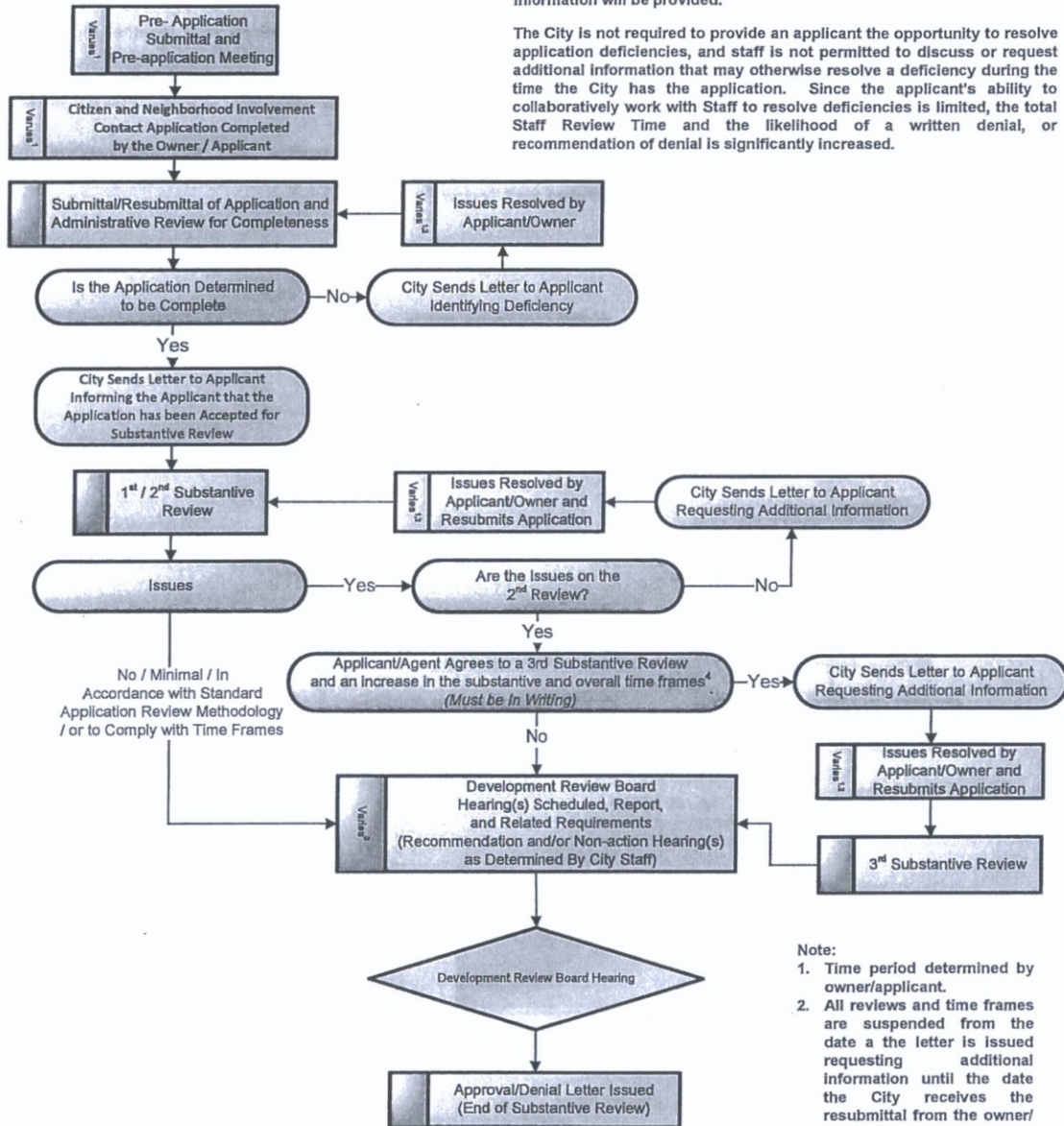
Standard Application Review

Development Review (DR and PP)

Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.



- Note:
1. Time period determined by owner/applicant.
 2. All reviews and time frames are suspended from the date a the letter is issued requesting additional information until the date the City receives the resubmittal from the owner/applicant.
 3. The substantive review, and the overall time frame time is suspended during the public hearing processes.
 4. Owner/applicant may agree to extend the time frame by 50 percent

Time Line

Administrative Review	Substantive Review	Public Hearing Process	Approval/Denial Letter Issued
15 Staff Working Days Per Review	95 Total Staff Working Days, Two Reviews in This Time Frame ^{2,3,4}	Time Frames Vary ³	



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 159 - PA - 2016

Project Name: Senior Living at Scottsdale Road and Pinnacle Peak Rod

Project Address: 23733 N. Scottsdale Road

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: William Fettis

Print Name


Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

Rev. 7/2012

30-DR-2016
6/30/2016



Current Planning Services
Long Range Planning Services

NOTICE OF INSPECTION RIGHTS
A.R.S. § 9-833

You have the right to:


- o Have the City staff member present a photo ID.
- o Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- o Know the amount of inspection fees if applicable.
- o An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
 - o Receive copies of any documents taken during the inspection.
 - o Receive a split of any samples taken during the inspection.
 - o Receive copies of any analysis of the samples taken when available.
- o Be informed if statements are being recorded.
- o Be given notice that any statements may be used in an inspection report.
- o Be presented with a copy of your inspection rights.
- o Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- o The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I, Section 1.203.
- o Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- o Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I, Section 1.801.
- o There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, Keith Niederer
at the following number 480-312-2953

Signature:  Date: 06-16-16

Printed Name: William Fettis

Check box if signature refused

Copy of Bill of Rights left at: _____

APPENDIX A – SENSITIVE DESIGN PRINCIPLES

The Development Review Board has adopted Sensitive Design Principles for the purpose of: “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life.” Senior Living at Scottsdale Road and Pinnacle Peak Road complies with and supports the General Plan and the Sensitive Design Principles as follows:

1. *The design character of any area should be enhanced and strengthened by new development.*
 - o *Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.*
 - o *Building design should be sensitive to the evolving context of an area over time.*

Response: The proposed senior living community will revitalize a previously developed property by replacing an abandoned corporate office building with new construction that incorporates some of the best design elements of Mission and Southwest character. The facades will be rich in texture with layered building masses. The proposed new building will incorporate a lot of depth with hipped or gabled projections, selected deep-set windows and niches, and cantilevered balconies. Materials will be varied, including rough-sawn beams, exposed rafters, concrete tile roofs, ornamental surrounds at openings, and decorative metalwork.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:*
 - o *Scenic views of the Sonoran desert and mountains*
 - o *Archaeological and historical resources*

Response: As stated earlier, this redevelopment will replace a vacant office building with a new senior living campus. There are no known major vistas interrupted by the existing building, and the new construction will be placed generally in the same position and have the approximate height of the original (although it will have a larger footprint). The new building has varied roof heights and configurations similar to the existing building. The project is oriented for both ease of access and for orientation to the desert sun. Courtyards, covered patios, and entryways have been designed and placed in such a manner as to promote shade and comfort from the intense southwest sun. Because the property had been previously developed, there will be no important natural features to disturb on the site.

3. *Development should be sensitive to existing topography and landscaping.*
- o *A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.*

Response: The new building will step-down a significant portion of the building in response to the sloping topography on site. Hardscaping around the building will incorporate some retaining walls, but they will be used selectively to transition from the natural low points of the Site to the project's entry with the intent to minimize the amount of cut and fill. Exposed retaining wall faces will be minimized in height and constructed of complementary materials and colors to harmonize with the building.

4. *Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.*

Response: A native plant survey has been completed of the Site, providing an inventory of indigenous plants growing on the property. A project goal is to re-use as many of these plantings as reasonably possible in the redevelopment. The landscape plan will work to enhance the natural beauty of the surrounding Sonoran environment through both the use of these specimens and the incorporation of other natural ground coverings of the desert. The new construction will not disturb any adjacent ecological habitats beyond the property.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations*
- o *Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.*

Response: The proposed senior living community is part of an existing master-planned commercial center. It does not have any street frontage or plazas to further promote its identity. However, the originally defined architectural style of the center has been enhanced in the new construction, thereby continuing and advancing the already established identity.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: The proposed senior living campus has been designed to take advantage of the communal relationship between all the adjacent retail pads within the master plan. Various paths and walking connections have been

created to promote pedestrian interaction throughout the development and to the community beyond, including a pedestrian connection to the south and west, as well as an elevator-accessed tunnel to the existing adjacent parking structure west of the site. In addition, van service will be readily available to the IL/AL residents.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

- o *Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.*

Response: A direct pedestrian connection has been created between the new senior living center and the grocery anchor store to the south. From here, there are accessible pathways to the street frontages on both Pinnacle Peak Road and Scottsdale Road. The walkways through and around the new development will take advantage of a full landscaping palette of indigenous plants, including shade trees such as Palo Verde, Native Mesquite, and Desert Ironwood.

8. *Buildings should be designed with a logical hierarchy of masses:*

- o *To control the visual impact of a building's height and size*
- o *To highlight important building volumes and features, such as the building entry.*

Response: The project has been designed with a clear hierarchy of massing. The major focal point and tallest element of the project is its octagonal tower located near the front (west) of the building. This tower that defines the project character and point of entry will be home to an orientation (Discovery) center where potential new residents are introduced to the community. Adjacent to the tower are porches that draw visitors and residents alike into the lobby/reception areas. Two story volumes with dramatic clerestory windows bring attention to the public activities areas of the community including living, dining, fitness, and entertainment.

The massing grows smaller in scale moving into the residential wings. Hips and gables are used to highlight and enhance the patios and balconies of individual residences. These balcony masses serve to break up the overall structure by creating points of interest and relief along its perimeter.

The massing will also be used to cue circulation by creating tower elements from the stairways and recessing secondary entry points along the south, east, and north sides to draw/invite residents back into the building.

9. *The design of the built environment should respond to the desert environment:*

- *Interior spaces should be extended into the outdoors both physically and visually when appropriate*
- *Materials with colors and coarse textures associated with this region should be utilized.*
- *A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities*
- *Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

Response: The proposed building will utilize a variety of desert appropriate textures and building finishes in relationship to a variety of massing and rooflines to complement the mission style character. Many of the windows and doors will be deeply recessed in response to the intense desert sun.

Architectural elements will be provided that provide solar shading including covered patios, covered decks, gazebos, and arbors. Outdoor living spaces and recreational amenities that celebrate the desert climate such as enclosed courtyards, pools, dining terraces, and a dog park have been incorporated in the design.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

- *Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.*

Response: Sustainable strategies and building techniques which minimize environmental impact and reduce energy consumption will be emphasized such as Low E window glazing, in addition to the above-described solar orientation, architecturally integrated shade, and abundant landscaping.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- *The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement*
- *The landscaping should complement the built environment while relating to the various uses.*

Response: A native plant survey has been completed for the Site and a strategy for the salvage and re-use of existing indigenous plants has been created. These existing plants will be supplemented by a city-approved plant palette that will enhance desert environment. The desert character will be upheld through the

careful selection of plant materials in terms of scale, density, and arrangement. Details are depicted on the Landscape Plan (Exhibit 3).

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- *Water, as a landscape element, should be used judiciously*
- *Water features should be placed in locations with high pedestrian activity.*

Response: The project will maintain a low-water use plant palette (i.e. Native Mesquite, Palo Verde, and Desert Ironwood, etc.). As previously stated, a native plant salvage survey has been prepared for the Site and healthy, appropriate plants will be salvaged and re-used as indicated on the landscape plans.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

- *A balance should occur between the ambient light levels and designated focal lighting needs.*
- *Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.*

Response: The lighting will be designed in a manner that is respectful of the surrounding context and the City's lighting policy while maintaining safety for the senior living residents. As is depicted on the Lighting Plan (Exhibit 13), exterior lighting will be modern technology, set back significantly from the perimeter, and low in height.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

- *Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.*

Response: It is anticipated that the proposed senior living community will be designated/identified utilizing the commercial development's (property to the west) monument signage along Scottsdale Road. No monument signage is currently expected to be provided on this Site. However, if any identifying site signage, way-finding signage, or building-mounted signage is sought or required, it will be Code-compliant provided under separate submittal/permit for Staff's administrative approval. And any such signage will be designed in the style and character of the existing signage for the surrounding Whitestone properties.

Development Review

SENIOR LIVING AT SCOTTSDALE ROAD AND PINNACLE PEAK ROAD

North and East of NEC Scottsdale Road and Pinnacle Peak Road

23733 North Scottsdale Road

By

Investment Property Associates, LLC

DRB Case No. 30-DR-2016

June 30, 2016
November 16, 2016

30-DR-2016
11/16/16

DEVELOPMENT TEAM

DEVELOPER/ MANAGER

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Email: JConstantine@ipapartners.com

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Email: DBrusnahan@toddassoc.com

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Email: mcaylor@siteconsultants.net

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Email: erie@waterwiz.net

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Email: donh1211@cox.net

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702 E. Osborn Rd., Suite 200
Phoenix, AZ 85014
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Phone: 602-234-9913
Email: EBull@bcattorneys.com

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III.	Development Review.....	1
IV.	Design Criteria.....	4
V.	Conclusion.....	14

Appendix A – Sensitive Design Principles

TABLE OF EXHIBITS

<u>Exhibit No.</u>	<u>Description</u>
1	Master Plan Aerial
2	Site Plan & Enlarged Site Plan
3	Landscape Plan
4	Open Space Plan
5	Exterior Elevations: Overall Exterior Elevations East Exterior Elevation North Exterior Elevation West Exterior Elevation South Exterior Elevation
6	Aerial and Pedestrian Views: Aerial View – East Aerial View – North Pedestrian View - West Pedestrian View – East 1 Pedestrian View – East 2 Pedestrian View – North
7	Color & Material Sample Boards
8	First Floor Plans: Overall First Floor Plan Enlarged First Floor Plans – IL/AL Enlarged First Floor Plan – Memory Care
9	Second Floor Plans: Overall Second Floor Plan Enlarged Second Floor Plans – IL/AL Enlarged Second Floor Plan – Memory Care
10	Roof Plan
11	Unit Plans
12	Pedestrian & Vehicular Circulation Plan
13	Enlarged Plans: Main Entry Pool and Therapy Courtyard Dining Courtyard Dog Park Hardscape Layout Site Details (Landscape)
14	Exterior Lighting Plans: Site Lighting Locations Site Photometric Plan Photometric Data Lighting Cut Sheets
15	Site Sections
16	Architectural Details
17	Retaining Walls & Enlarged Plans

SENIOR LIVING AT SCOTTSDALE ROAD AND PINNACLE PEAK ROAD

I. Introduction

Generations at Pinnacle Peak, LLC is the owner and Investment Property Associates, LLC (“IPA”) is the proposed developer and manager of the approximately 4.50 acres (the “Site”) located in the northeast quadrant of the Whitestone Pinnacle of Scottsdale retail center at the northeast corner of Scottsdale Road and Pinnacle Peak Road (aka 23733 N. Scottsdale Rd.). The Site currently is occupied by a vacant corporate office building (formerly “Giant Industries”) and is proposed to be redeveloped as a distinctive, high-quality senior living community for independent living (“IL”), assisted living (“AL”), and memory care (“Memory Care”). The Site is properly zoned for IPA’s senior living facility; rezoning is not required. IPA is seeking Development Review approval for the architectural design and layout, including landscaping, open space, site details, lighting, and signage.

II. Site, Surrounding Area, and Existing Zoning

A Master Plan Aerial of the Site is included as Exhibit 1. The Site is designated Commercial on the City’s General Plan and zoned C-2 ESL. The existing C-2 zoning permits the proposed senior living community. The surrounding areas are:

Direction	Use	Zoning
North	Single family residential	R1-5 ESL
South	Existing Whitestone Retail Center	C-2 ESL
East	Single family residential	R1-5 ESL
West	<ul style="list-style-type: none">• New Whitestone retail pad• Across Scottsdale Rd. is undeveloped ASLD property	C-2 ESL (retail pad)

III. Development Review

IPA requests Development Review for a senior living community (residential health care community) on an appropriately zoned Site. The Site Plan is provided at Exhibit 2.

The proposed senior living campus will include a two-story building of approximately 167,000 square feet. The community will include up to 110 units providing a selection of lifestyle options: “age in place” IL/AL and Memory Care.

A Landscape Plan and an Open Space Plan are provided, respectively, at Exhibit 3 and Exhibit 4.

Exterior Elevations for the two-story (maximum 36.0 feet above finish floor)* are depicted at Exhibit 5 and illustrative Aerial and Pedestrian Views are provided at Exhibit 6. The architectural character of the proposed development draws influences from the existing and surrounding neighborhood, incorporating elements from Mission and Southwest architecture. The building has been designed with substantial vertical and horizontal architectural movement, including a finished floor vertical step-down of 4.0± feet of the southeast one-third of the building in response to the natural north-to-south slope of the Site and surrounding area, and a 8.0± feet horizontal step-back of the middle one-third of the east elevation of the building. The use of desert colors, enclosed courtyards, ornamental surrounds at openings, concrete tile roofs, and balconies bring traditional Southwestern building types to mind. The building design is also sensitive to the adjacent residential properties by maintaining a setback that exceeds the minimum, incorporates complex and interesting building massing, and establishes a 360° aesthetic with a rich and varied palette of architectural elements at all corners. The building use and character serves as a transition between the residential and commercial development, strengthening the community with the integration of cross-generational activity. Color & Material Sample Boards are provided at Exhibit 7. The colors and materials palette is desert compatible and complementary with the adjacent developments.

The building will contain approximately 167,000 square feet on the combined floors. First Floor Plans, Second Floor Plans, and Roof Plan are set forth, respectively, at Exhibit 8, Exhibit 9, and Exhibit 10. Memory Care (20± units/beds) is located on the northwest section of the building (first floor: 12,600± sq. ft., second floor: 11,600± sq. ft.) and the IL/AL areas (90± units) are distributed throughout the balance of the building (first floor: 75,800± sq. ft., second floor: 67,400± sq. ft.). Unit Plans for the IL/AL and Memory Care units are provided at Exhibit 11.

As shown on the Pedestrian and Vehicular Circulation Plan (Exhibit 12), primary access to the Site will be via an existing drive aisle from Scottsdale Road. There will also be a proposed secondary access drive on the south side of

* FEMA designated the Site A-O; therefore, FEMA also requires that the finish floor be set at 2' above adjacent natural grade. Natural grade has been determined by overlaying the U.S.G.S. map on the Site. The below-described 4.0 ± feet of step-down in the building is in response to FEMA's requirements, the north-to-south slope of the Site, and compatibility with neighboring residences.

the Site from the adjacent Whitestone Pinnacle at Scottsdale retail center. A fire lane encompasses the building on the north, east, and south (west) sides. The portion of the Fire Lane to be used primarily by emergency vehicles (along the north and east sides) is gated and surfaced with Fire Review approved, compacted and stabilized decomposed granite ("DG") akin to DG in a landscaped setting. The remainder of the Fire Lane will be asphaltic paving to accommodate typical public access and service vehicles.

The Site will use the adjacent existing parking structure along its west boundary through a Recorded Declaration that assures a perpetual real property interest in the parking structure. A mutually acceptable Remote Parking Agreement is anticipated prior to development. As a result, vehicular traffic and parking will be concentrated toward the middle of the retail center and away from the neighborhood single family residential communities that border the Site on the north and east.

A majority of the service-related functions will occur on the south side of the building, away from the neighboring residential communities and proximate to the rear of the existing grocery/shopping center to the south. All trash collection, major deliveries, and residential move-in will occur between the senior living building and the existing grocery/retail structure to the south.

As also shown on the Pedestrian & Vehicular Circulation Plan (Exhibit 12), there will be a direct pedestrian connection to the grocery store anchor to the south. That connection will additionally permit access to the street frontages on both Scottsdale Road and Pinnacle Peak Road.

In addition to its pedestrian connection to the adjacent retail center, the proposed senior living community will include many on-site amenities, including a spa, fitness and yoga center, a variety of dining venues, landscaped courtyards, outdoor patio areas, a lap pool, a dog park, and more. Enlarged Plans for the Main Entry, Pool and Therapy Courtyard, Dining Courtyard, and Dog Park, along with Landscape Site Details and a Hardscape Layout, are set forth at Exhibit 13.

Low level, modern technology lighting has been designed in an appropriate manner that is substantially set back from the Site's perimeter and respectful of the neighboring residential development. The Exterior Lighting Plans are provided at Exhibit 14. Lighting fixtures will be selected to be consistent with the high quality design of the overall senior living community and the adjacent

retail center, minimizing glare and promoting the City's lighting policy while maintaining safety for the senior community residents, their families, and guests.

Furthermore, as is depicted on illustrative Site Sections cut through the east and north perimeter areas (Exhibit 15), building setbacks proximate to the residential properties to the east and north are: wider than is Code-required; well-buffered with existing and future walls, open space, multiple layers of landscaping; and demonstrate sensitive architectural articulation. Architectural Details are depicted in Exhibit 16 and plans for Retaining Walls are set forth at Exhibit 17.

No monument signage is planned to be provided on this Site, however, it is anticipated that the proposed senior living community will be identified utilizing the existing monument signage on Scottsdale Road. Any identifying site signage, way-finding signage, or building-mounted signage that is sought or required will be compliant with the Sign code, requested under separate submittal/permit for Staff's administrative approval, and designed in the style and character of the existing signage for the adjacent Whitestone properties.

IV. Design Criteria

The proposed "Senior Living at Scottsdale Road and Pinnacle Peak Road" satisfies the Development Board Criteria established by Section 1.904 of the City's Zoning Ordinance, as is addressed at pages 4 - 9 below and as is further addressed is Response to the DRB "Project Narrative" criteria at pages 9 - 13 below.

The proposed residential senior living community development is located within an existing multi-use master-planned commercial development (37-DR-1987). This senior living development will provide a relatively quiet, low profile senior living residential development that is nestled into the northeast corner of the existing master planned development, replacing a vacant 30-year old office headquarters building. The development will create a desirable buffer between all of the commercial uses of the development west and south of the site and the residential properties to the north and east of the development.

The proposed development will offer its residents onsite amenities including a spa, fitness and yoga center, a variety of dining venues, landscaped courtyards, outdoor patio areas, and pool for leisure and water aerobics.

The proposed development is consistent with the Development Review Board criteria as identified in Sec. 1.904 of the Scottsdale Zoning Ordinance as follows. There is not a specific character area for the plan, therefore the discussion focuses on the ordinance and the criteria from the Design Standards and Policies Manual (DS&PM).

- Sec. 1.904.A.1 *The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.*
 - o The proposed development is consistent with the following criteria from the DS&PM:
 - 2-1.400 General Design Standards
 - 2-1.702 Buffering for Adjacent Uses
 - 2-1.802 Emergency Access and Fire Lanes
 - 2-1.804 Refuse Collection
 - 2-1.1001 Landscape Design / Design Standards
 - 2-1.1202 City Wide Exterior Lighting Design Guidelines for All Development Subject to the Development Review Board's Review Process (per the E3 Ambient Lighting Zone – Figure 2.1-9)
- Sec. 1.904.A.2.a *The architectural character, landscaping and site design of the proposed development shall promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood.*
 - o The development responds to the natural gently sloping topography of the area by stepping a significant portion of the building 4'-0" lower as grades along the southern portion of the property fall away. This graduated step helps reduce the perceived scale of the development from the adjoining neighborhood's view as the roof ridges, gables, and mansards drop correspondingly lower along

the natural fall in topographical contours. The development has also been designed with great sensitivity to the residential properties to the north and east by maintaining a building setback that exceeds the required minimum.

- The building design character and scale are contextually compatible with the surrounding single-family residential communities as well as the character of the existing adjacent commercial structures. Incorporated character elements of Mission and Southwest architecture have been used throughout the surrounding area consistent with the character of the building that is being removed for this construction.
- Sec. 1.904.A.2.b *The architectural character, landscaping and site design of the proposed development shall avoid excessive variety and monotonous repetition.*
- The overall character of the development consists of a single 2-story building designed in a southwest style. The architectural design utilizes appropriate desert textures and building finishes in concert with a variety of building massing and roof forms reminiscent of a Spanish Colonial character.
 - Through its massing, the building has provided a complex and well-proportioned presence around the entire perimeter of the development. The building establishes a 360 degree aesthetic that includes a rich and well detailed exterior character as viewed from all corners of the development. The building will be finished with a stucco system, concrete mission-style tile, precast concrete columns and ornamental surrounds (at main entries), exposed heavy timber beams, faux wood rafters, metal handrails/metalwork, and vinyl window frames with faux surrounds and sills to match the precast elements.
- Sec. 1.904.A.2.c *The architectural character, landscaping and site design of the proposed development shall recognize the unique climatic and other environmental factors of this region to*

respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles.

- The development will incorporate architectural elements that respond to the desert climate through the use of building overhangs, trellises, and recessed windows. It will celebrate the Southwest environment by creating complementary outdoor living spaces, porches, covered patios, and exterior recreational amenities for its residents.
 - The development will focus on utilizing Southwest-appropriate, climate-sensitive building techniques such as recessed windows, shaded patio projections, and insulation behind solid exterior surfaces. The development will implement landscaping planting and materials that contribute to energy conservation commensurate with Scottsdale's Sensitive Design Principles through low-water use plant materials.
 - Lighting will be designed in an appropriate manner and respectful of the surrounding single-family residential development, minimizing glare, and promoting the City's exterior lighting policy while maintaining safety for future residents. Lighting fixtures will be selected to coincide with the high quality design of the overall development and surrounding retail center.
- Sec.1.904.A.2.d *The architectural character, landscaping and site design of the proposed development shall conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay district.*
- This site (as well as adjacent sites) historically have been developed prior to adoption of the ESL regulations and guidelines. To the extent feasible and consistent with adjacent development, the proposed colors, landscaping materials, and lighting are consistent with the direction of the ESL standards while also responding to the actual context of the site and the adjacent developments. The plant palette, landscape design, open space, and hardscape

features all respond to and are sensitive to the general Sonoran desert environment of the area.

- This development will minimize the use of impervious ground material. Although a fire lane will encompass the new facility, the majority of the fire lane along the north and east sides of the property will be engineered from stabilized decomposed granite. This will provide a significant buffer of natural “desert-like” material (above and beyond the required landscape buffer area) between the adjacent residential communities and the new structure. Asphaltic paving will only be used in areas demanding more stability due to service and emergency vehicle turning requirements or steep slopes.
- Sec. 1.904.A.3 *Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.*
 - There will be no actual vehicular parking area on the fee simple property on which this senior living development is being built. The development will utilize an existing parking structure along its western boundary through a recorded Declaration and the First Amendment to such Declaration whereby the subject property also has a perpetual real property interest in 127 spaces within the parking garage that cannot be terminated or separated from the senior housing property. Consequently, automobile traffic in general will be concentrated toward the west and middle of the retail center and away from the residential communities that border the development on the east and north sides.
 - A majority of the service-related functions for the development will occur on the south side of the building, away from the communities to the north and east. All trash collection, major deliveries, and residential move-in will occur between the proposed structure and the existing commercial center to the south.

- The development will also provide the residents several direct and accessible pedestrian connections to the rest of the nearby retail development. Thereby, the development promotes convenient foot traffic reducing the volume of vehicular traffic in the immediate area.
- Sec. 1.904.A.4 *If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*
 - Related to that aesthetic, all mechanical equipment has been hidden from view in mechanical wells between the mansard roofs and parapets. Indeed, even the service equipment has been integrated into the design of the development's façade. A close study of the development will not easily reveal any of its operational equipment.
- Sec. 1.904.A.5 Within the Downtown Area, building and site designs shall . . .
 - Not applicable.
- Sec. 1.904.A.6 *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria . . .*
 - Not applicable

In addition to the above Section 1.904 criteria, the proposed development also satisfies the below criteria:

- *Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.*

Response: The proposed development is consistent with the General Plan and other applicable guides.

- ❖ **History of the Site** – The Site was once part of the Curry's Corner facility from the 1950s and 1960s located at the northeast corner of Scottsdale Road and Pinnacle Peak Road. This was a curio store and Western road stop for those traveling up to Cave Creek or the Verde River. Sometime in the early 1960s Maricopa County approved a Western event center on the Site of which only a

dirt motorcycle racing track was ever built. The Site was annexed into Scottsdale in 1982 and by that time the old curio shop had been removed. The Site had C-2 zoning in the County and this was subsequently adopted by the City of Scottsdale upon annexation. A master plan was approved (139-DR-1987 *et al.*) for the overall Site including the office building and a number of commercial buildings, most of which were completed more than 20 years ago. The C-2 zoning has allowed for residential healthcare uses since the property was annexed into Scottsdale.

❖ Design Character

- Site Plan – The Site plan includes the senior living facility along with supportive site access and landscaping elements. The building includes four main residential corridors as well as common facilities and service areas that are arranged around two inner courtyards. These courtyards will provide quiet and protected open area for the residents to enjoy the outdoors. The common and service functions of the building will be placed on the west side of the overall structure. The entrance area of the new development will be essentially in the same location as that of the current office building that has occupied the Site. This feature will be highlighted by a tower structure much like it has been for the office building. The perimeter includes circulation for sanitation and loading operations on the west and south side, a fire lane circling the building and extensive landscaping. Much of the landscaping will incorporate terraces due to the elevation change across the Site (highest at northeast corner and lowest at south end). Pedestrian access will be provided to a walkway along the fire lane (which will be gated), to the parking structure west of the building and to the commercial center south of the building. Steps and ramps are used again because of the amount of elevation change. The Site Plan (Exhibit 2) provides for setbacks on the north of 50-64 feet and on the east of 53-61 feet. These are the sides next to existing single family residential uses and the minimum requirement by the C-2 district is 50 feet.
- Building Design – The building design continues the Mission and Southwest character that was used on the office building as well as the original and new commercial buildings as part of the overall center. This Site is part of a designated “Activity Center” within the “Suburban Desert” character type in the City’s General Plan. The building design incorporates a variety of balconies, notches, insets, and cantilevered elements that provide almost a “streetscape” effect across the elevation and help the elevations portray the functions within the building. The building will be two-stories in height with the main roof peaks at 32.5 feet

and 28.5 feet along with some “tower” roof peaks at 36 feet and 47 feet. The building design incorporates various elements such as arched openings, outdoor courtyards and entrance pergolas, terraces, and exposed beams that provide rhythm and localized detailing for the elevations. The design uses desert color tones and substantial shadowing to blend in with the general desert setting of the area. Mechanical devices on top of the roof will be placed with “wells” and will be visually screened from off-site views.

- Landscaping Concept – The Landscaping Plan (Exhibit 3) incorporates subtle theming based upon the location and function of the open space area. Along the perimeter of the Site the plant materials will be more of a desert-type palette with a substantial tree canopy to provide effective visual screening for neighbors and residents. The fire lane will in effect become a tree-lined “alley.” The internal courtyards will have a more lush and colorful palette of plants along with water features and seating areas to provide a comfortable outdoor setting. The dog-park area on the south side and the entry area on the west side will also provide more color and a lush-desert setting. Most of the materials that will be used are of a desert-like character that in turn blends with the character at the nearby commercial buildings, particularly the restaurant courtyard area just southwest of this Site.

□ Explain how the proposed development will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity.

Response: The proposed redevelopment responds to the existing and future needs of the community by providing additional senior living in this part of the City, affording senior residents an opportunity to continue living in their community and allowing nearby residents to relocate elderly loved ones to be closer to them.

□ Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

Response: The proposed redevelopment provides approximately 41.9% open space. With respect to the portions of the senior living community proximate to the residential properties to the east and north, building setbacks are: substantially wider than is Code-required; well-buffered with existing and future walls, open space, multiple layers of landscaping, and demonstrate sensitive architectural articulation.

Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

Response: The building is designed with primary access via an existing drive aisle from Scottsdale Road. There will also be connections permitting access from the adjacent Whitestone Pinnacle at Scottsdale retail center. There will be a direct pedestrian connection to the grocery store anchor to the south which connection will additionally permit pedestrian access to the street frontages on both Scottsdale Road and Pinnacle Peak Road. The Site will use an existing parking structure along its west boundary through a Recorded Declaration that assures a perpetual real property interest in the parking structure.

Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

Response: The architectural character of the proposed development draws influences from the existing and surrounding neighborhood, incorporating elements from Mission and Southwest architecture. It has been designed with substantial vertical and horizontal architectural movement, including a major finished floor vertical step in response to the natural topography of the Site, and a horizontal step-back of the middle one-third of the east elevation of the building. The use of desert colors, enclosed courtyards, and balconies invoke Southwestern building types. The building design is sensitive to the adjacent residential properties with respect to setbacks, landscaping, and architectural massing and articulation.

Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.

Response: All mechanical equipment will be appropriately screened and incorporated as part of the building design through the use of mansard roofs and parapets.

Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines and other design guidelines.

Response: The Sensitive Design Principles are addressed in Appendix A to this narrative.

If the proposed development is located within the environmentally sensitive lands (ESL) district, explain how the proposed development complies with the recommendations and guidelines that are described in the environmentally sensitive lands (ESL) ordinance.

Response: Although the Site is mapped ESL, the Site and area were developed prior to adoption of ESL requirements. Nonetheless the building's colors and materials are desert compatible and complementary with the adjacent residential and commercial properties.

If the proposed development is located within the HP, historic property district, then describe how the proposed development has utilized any unique or characteristic architectural features throughout the design of the project.

Response: Not applicable.

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.

Response: Not applicable.

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated traditional or southwestern design vernaculars, subdivided the building form into smaller character elements, emphasized fine-grain detailing, and utilized recessed fenestrations.

Response: Not applicable.

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated the urban design and architectural design guidelines.

Response: Not applicable.

V. Conclusion

“Senior Living at Scottsdale Road and Pinnacle Peak Road” is a well-designed, high quality, sensitive redevelopment on a C-2 zoned Site that will allow aging seniors to continue to live in their community and will allow other area residents to bring their elderly loved ones closer to them. The Development Review application, layout, design, building elevations, and landscape plans satisfy the City’s Design Review Criteria. This senior living community is consistent with and compatible with the immediately adjacent developments and surrounding area. We request your approval.

Investment Property Associates, LLC

APPENDIX A – SENSITIVE DESIGN PRINCIPLES

The Development Review Board has adopted Sensitive Design Principles for the purpose of: "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life." Senior Living at Scottsdale Road and Pinnacle Peak Road complies with and supports the General Plan and the Sensitive Design Principles as follows:

1. *The design character of any area should be enhanced and strengthened by new development.*
 - *Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.*
 - *Building design should be sensitive to the evolving context of an area over time.*

Response: The proposed senior living community will revitalize a previously developed property by replacing an abandoned corporate office building with new construction that incorporates some of the best design elements of Mission and Southwest character. The facades will be rich in texture with layered building masses. The proposed new building will incorporate a lot of depth with hipped or gabled projections, selected deep-set windows and niches, and cantilevered balconies. Materials will be varied, including rough-sawn beams, exposed rafters, concrete tile roofs, ornamental surrounds at openings, and decorative metalwork.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:*
 - *Scenic views of the Sonoran desert and mountains*
 - *Archaeological and historical resources*

Response: As stated earlier, this redevelopment will replace a vacant office building with a new senior living campus. There are no known major vistas interrupted by the existing building, and the new construction will be placed generally in the same position and have the approximate height of the original (although it will have a larger footprint). The new building has varied roof heights and configurations similar to the existing building. The project is oriented for both ease of access and for orientation to the desert sun. Courtyards, covered patios, and entryways have been designed and placed in such a manner as to promote shade and comfort from the intense southwest sun. Because the property had been previously developed, there will be no important natural features to disturb on the site.

3. *Development should be sensitive to existing topography and landscaping.*
 - o *A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.*

Response: The new building will step-down a significant portion of the building in response to the sloping topography on site. Hardscaping around the building will incorporate some retaining walls (Exhibit 17), but they will be used selectively to transition from the natural low points of the Site to the project's entry with the intent to minimize the amount of cut and fill. Exposed retaining wall faces will be minimized in height and constructed of complementary materials and colors to harmonize with the building.

4. *Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.*

Response: A native plant survey has been completed of the Site, providing an inventory of indigenous plants growing on the property. A project goal is to re-use as many of these plantings as reasonably possible in the redevelopment. The landscape plan will work to enhance the natural beauty of the surrounding Sonoran environment through both the use of these specimens and the incorporation of other natural ground coverings of the desert. The new construction will not disturb any adjacent ecological habitats beyond the property.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations*
 - o *Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.*

Response: The proposed senior living community is part of an existing master-planned commercial center. It does not have any street frontage or plazas to further promote its identity. However, the originally defined architectural style of the center has been enhanced in the new construction, thereby continuing and advancing the already established identity.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: The proposed senior living campus has been designed to take advantage of the communal relationship between all the adjacent retail pads within the master plan. Various paths and walking connections have been

created to promote pedestrian interaction throughout the development and to the community beyond, including a pedestrian connection to the south and west, as well as an elevator-accessed tunnel to the existing adjacent parking structure west of the site. In addition, van service will be readily available to the IL/AL residents.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*
- *Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.*

Response: A direct pedestrian connection has been created between the new senior living center and the grocery anchor store to the south. From here, there are accessible pathways to the street frontages on both Pinnacle Peak Road and Scottsdale Road. The walkways through and around the new development will take advantage of a full landscaping palette of indigenous plants, including shade trees such as Palo Verde, Native Mesquite, and Desert Ironwood.

8. *Buildings should be designed with a logical hierarchy of masses:*
- *To control the visual impact of a building's height and size*
 - *To highlight important building volumes and features, such as the building entry.*

Response: The project has been designed with a clear hierarchy of massing. The major focal point and tallest element of the project is its octagonal tower located near the front (west) of the building. This tower that defines the project character and point of entry will be home to an orientation (Discovery) center where potential new residents are introduced to the community. Adjacent to the tower are porches that draw visitors and residents alike into the lobby/reception areas. Two story volumes with dramatic clerestory windows bring attention to the public activities areas of the community including living, dining, fitness, and entertainment.

The massing grows smaller in scale moving into the residential wings. Hips and gables are used to highlight and enhance the patios and balconies of individual residences. These balcony masses serve to break up the overall structure by creating points of interest and relief along its perimeter.

The massing will also be used to cue circulation by creating tower elements from the stairways and recessing secondary entry points along the south, east, and north sides to draw/invite residents back into the building.

9. *The design of the built environment should respond to the desert environment:*

- *Interior spaces should be extended into the outdoors both physically and visually when appropriate*
- *Materials with colors and coarse textures associated with this region should be utilized.*
- *A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities*
- *Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

Response: The proposed building will utilize a variety of desert appropriate textures and building finishes in relationship to a variety of massing and rooflines to complement the mission style character. Many of the windows and doors will be deeply recessed in response to the intense desert sun.

Architectural elements will be provided that provide solar shading including covered patios, covered decks, gazebos, and arbors. Outdoor living spaces and recreational amenities that celebrate the desert climate such as enclosed courtyards, pools, dining terraces, and a dog park have been incorporated in the design. Further, as Staff and IPA's Architect (TAI) have discussed and as is depicted on the Architectural Details at Exhibit 16, many of the windows are recessed more than 50% of the thickness of the exterior walls.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

- *Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.*

Response: Sustainable strategies and building techniques which minimize environmental impact and reduce energy consumption will be emphasized such as Low E window glazing, in addition to the above-described solar orientation, architecturally integrated shade, and abundant landscaping.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- *The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement*
- *The landscaping should complement the built environment while relating to the various uses.*

Response: A native plant survey has been completed for the Site and a strategy for the salvage and re-use of existing indigenous plants has been created. These existing plants will be supplemented by a city-approved plant palette that will

enhance the desert environment. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement. Details are depicted on the Landscape Plan (Exhibit 3).

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- *Water, as a landscape element, should be used judiciously*
- *Water features should be placed in locations with high pedestrian activity.*

Response: The project will maintain a low-water use plant palette (i.e. Native Mesquite, Palo Verde, and Desert Ironwood, etc.). As previously stated, a native plant salvage survey has been prepared for the Site and healthy, appropriate plants will be salvaged and re-used as indicated on the landscape plans.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

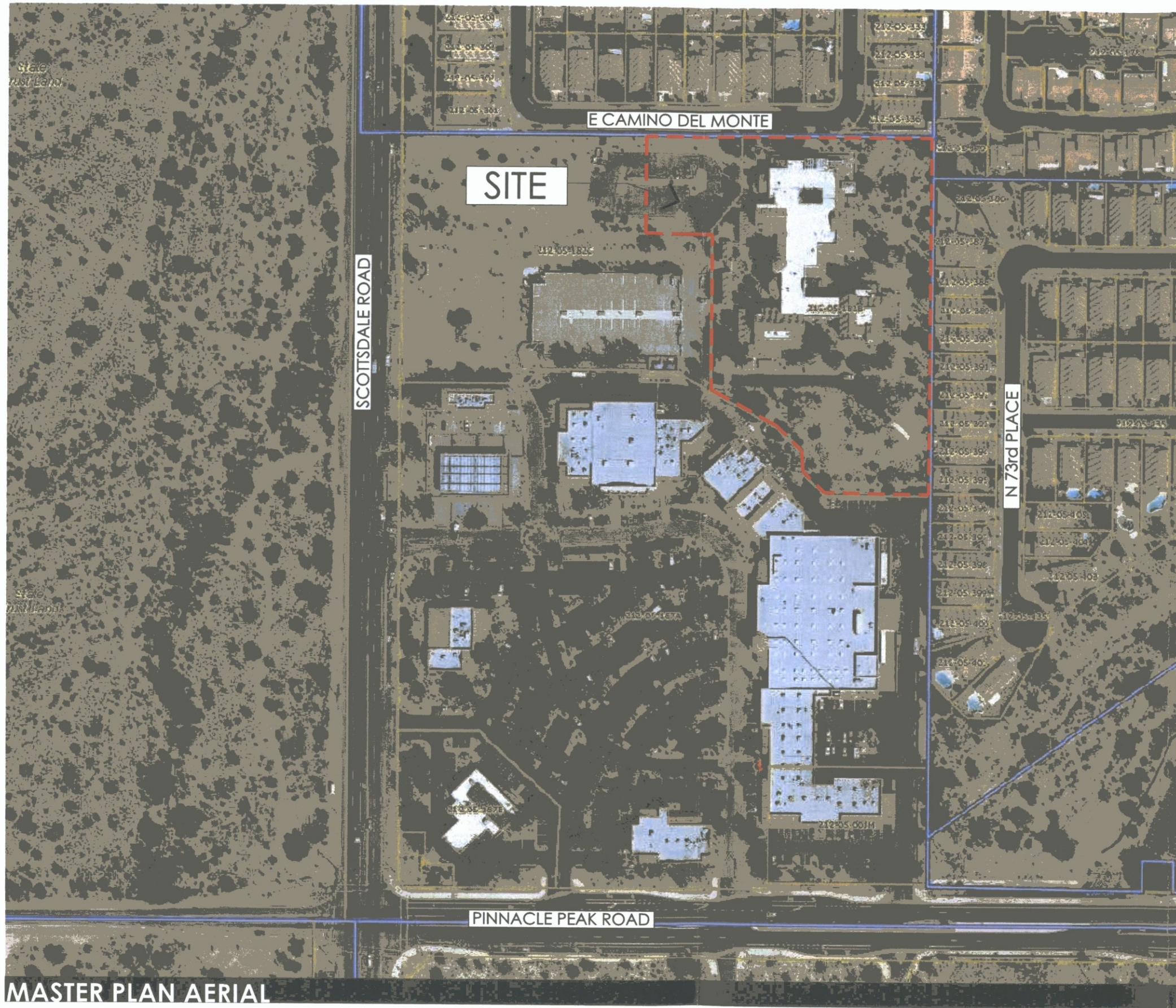
- *A balance should occur between the ambient light levels and designated focal lighting needs.*
- *Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.*

Response: The lighting will be designed in a manner that is respectful of the surrounding context and the City's lighting policy while maintaining safety for the senior living residents. As is depicted on the Lighting Plan (Exhibit 14), exterior lighting will be modern technology, set back significantly from the perimeter, and low in height.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

- *Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.*

Response: It is anticipated that the proposed senior living community will be designated/identified utilizing the commercial development's (property to the west) monument signage along Scottsdale Road. No monument signage is currently expected to be provided on this Site. However, if any identifying site signage, way-finding signage, or building-mounted signage is sought or required, it will be Code-compliant provided under separate submittal/permit for Staff's administrative approval. And any such signage will be designed in the style and character of the existing signage for the surrounding Whitestone properties.



MASTER PLAN AERIAL



Expires 08/30/2019

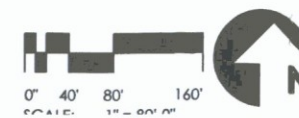
SENIOR LIVING @ NEC
OF SCOTTSDALE RD &
PINNACLE PEAK RD
23733 N. Scottsdale Rd.
Scottsdale, AZ 85254

INVESTMENT PROPERTY ASSOCIATES, LLC

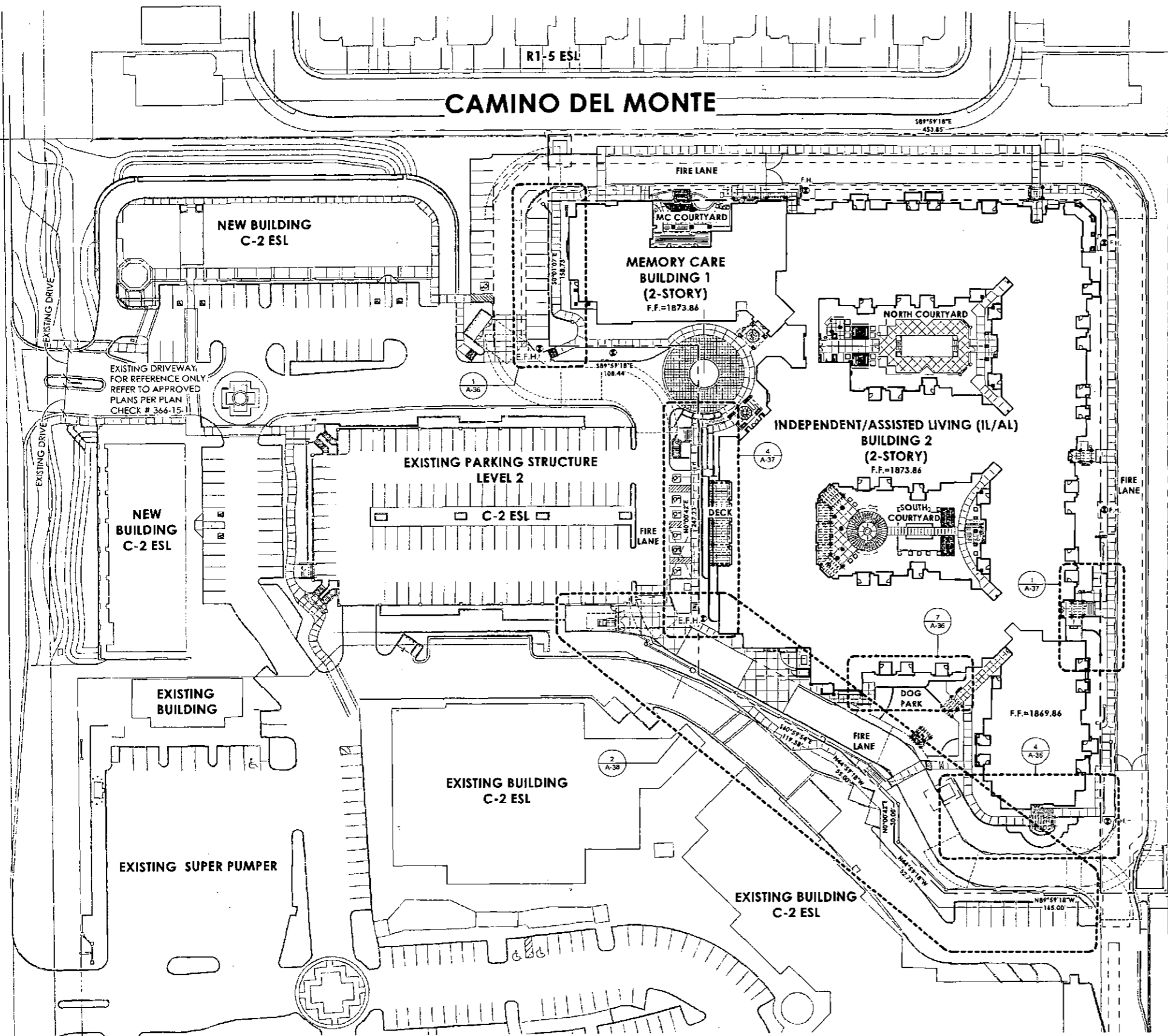


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TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p 602.952.8995f www.toddassoc.com

30-DR-2016
Project No. 14-7016-01
Date: 10/10/16
Design Review Board - 2nd Submittal
Preliminary Not For Construction



SCOTTSDALE ROAD



PROJECT DATA

PROJECT NAME & ADDRESS:
SENIOR LIVING AT SCOTTSDALE ROAD AND PINNACLE PEAK ROAD
23733 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85255

PROJECT DESCRIPTION:
SENIOR LIVING AT SCOTTSDALE ROAD AND PINNACLE PEAK ROAD IS A SENIOR LIVING COMMUNITY TO BE LOCATED ON A SITE AT THE NORTHEAST CORNER OF SCOTTSDALE ROAD AND PINNACLE PEAK ROAD.
THE PROJECT WILL OFFER 2 LEVELS OF ASSISTED LIVING PER THE ARIZONA DEPARTMENT OF HEALTH SERVICES: PERSONAL CARE AND DIRECTED CARE. THE SERVICE LEVELS WILL COMPLY WITH THE ASSISTED LIVING DEFINITIONS AS REQUIRED BY THE STATE.

ZONING:
EXISTING: C-2 (ESL EXEMPT)
PROVIDED: C-2 (ESL EXEMPT)

SITE AREA:
NET ACRES: +/- 4.49 ACRES (195,956 S.F.)
GROSS ACRES: +/- 4.49 ACRES (195,956 S.F.)

DENSITY:
PROVIDED (OVERALL): 24.5 D.U./ACRE (90+20 D.U./4.49 ACRE)

BUILDING HEIGHT:
ALLOWABLE: 36'-0"
PROVIDED: 36'-0" AFF
NOTE: FINISH FLOOR DETERMINED AT 2'-0" ABOVE HIGHEST ADJACENT GRADE PER FEMA

SETBACKS	REQUIRED	PROVIDED
FRONT (WEST)	NONE	10'-0" MIN.
SIDE (SOUTH)	NONE	25'-0" MIN.
SIDE (NORTH)	50'-0"	50'-0"
REAR (EAST)	50'-0"	50'-0"

OCCUPANCY TYPE:
BUILDING 1: I-2
BUILDING 2: (RESIDENCES): I-1
BUILDING 2: (DINING AND AMENITY SPACES): A-2
BUILDING 2: (OFFICE): B

CONSTRUCTION TYPE:
BUILDING 1: II-A (NFPA 13)
BUILDING 2: V-A (NFPA 13)

PARKING STANDARDS:
PARKING STALL: 9'-0" x 18'-0"
PARKING AISLE (FIRELANE): 24'-0"

PARKING:
REQUIRED:
BUILDING 1: 14 P.S.
SPECIALIZED RESIDENTIAL HEALTH CARE (MEMORY CARE) (0.7 x 20 BEDS): 14 P.S.
BUILDING 2: 113 P.S.
MINIMAL RESIDENTIAL HEALTH CARE (INDEPENDENT/ASSISTED LIVING) (1.25 x 90 DWELLING UNITS): 113 P.S.
TOTAL REQUIRED (PER SECTION 9.103): 127 P.S.

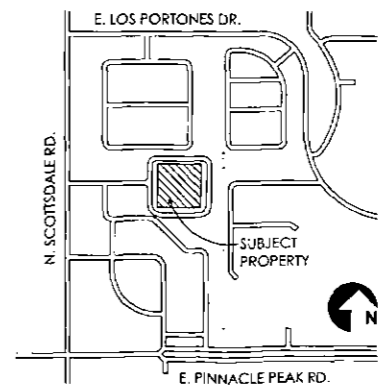
ACCESSIBLE PARKING:
REQUIRED: 6 P.S.
(4% OF THE REQUIRED PARKING SPACES)
(127 PARKING SPACES X .04 (4%)=5.08)

NOTE: ALL PARKING SPACES ARE OFF-SITE IN THE ADJACENT EXISTING PARKING GARAGE AS SPECIFIED IN THE SHARED AGREEMENT WITH THE NEIGHBORING PROPERTY TO THE WEST.

PROVIDED:
STANDARD PARKING SPACES (UNCOVERED): 78 P.S.
STANDARD PARKING SPACES (COVERED): 49 P.S.
TOTAL PROVIDED: 127 P.S.

ACCESSIBLE PARKING SPACES (UNCOVERED): 3 P.S.
ACCESSIBLE PARKING SPACES (COVERED): 3 P.S.
ACCESSIBLE PARKING SPACES (TOTAL): 6 P.S.
[ONE ACCESSIBLE PARKING SPACES WILL BE DESIGNATED VAN ACCESSIBLE.]

VICINITY MAP



NOTE:
THIS PLAN IS FOR REFERENCE ONLY. REFER TO SHEET A-2 FOR DIMENSIONS AND NOTES

BICYCLE PARKING:
REQUIRED: 13 B.S.
(1 BICYCLE PARKING SPACE PER 10 VEHICLE PARKING SPACES)
PROVIDED: 14 B.S.

UNIT MIX:
MINIMAL RESIDENTIAL HEALTH CARE: 90 UNITS (112 BEDS)
SPECIALIZED RESIDENTIAL HEALTH CARE: 20 UNITS (22 BEDS)

UNIT TYPE	GROSS AREA	# OF UNITS	% OF UNITS	# OF BEDS
MINIMAL RESIDENTIAL HEALTH CARE (INDEPENDENT/ASSISTED LIVING)				
UNIT B1 (1 BED)	709 S.F.	38	34.5%	38
UNIT B2 (1 BED)	854 S.F.	6	5.4%	6
UNIT C (1 BED)	782 S.F.	2	1.8%	2
UNIT D1 (1 BED/DEN)	689 S.F.	8	7.2%	8
UNIT D2 (1 BED/DEN)	882 S.F.	12	10.9%	12
UNIT E (1 BED/DEN)	886 S.F.	2	1.8%	2
UNIT F1 (2 BED)	1,026 S.F.	14	12.7%	28
UNIT F2 (2 BED)	1,240 S.F.	8	7.2%	16
SUB-TOTAL:		90		112

SPECIALIZED RESIDENTIAL HEALTH CARE (MEMORY CARE)
UNIT G (STUDIO): 405 S.F., 4 UNITS, 3.6%
UNIT I (1 BED): 612 S.F., 16 UNITS, 14.5%
SUB-TOTAL: 20 UNITS, 16 BEDS

TOTAL: 110 UNITS, 132 BEDS

ACCESSIBLE UNITS:
OCCUPANCY: REQUIRED 90 UNITS x 0.04 = 4, PROVIDED 4
I-1: 20 UNITS x 0.50 = 10, PROVIDED 20

*ACCESSIBLE UNITS TO COMPLY WITH 2012 IBC SECTION 1107.5

BUILDING AREAS:
NOTE: PROJECT AREA CALCULATIONS INCLUDE COVERED PATIOS AND BALCONIES
BUILDING 1 - SPECIALIZED RESIDENTIAL HEALTH CARE (MEMORY CARE)
FIRST FLOOR: 12,591 SF
SECOND FLOOR: 11,602 SF
TOTAL OF BUILDING 1: 24,193 SF

BUILDING 2 - MINIMAL RESIDENTIAL HEALTH CARE (INDEPENDENT/ASSISTED LIVING)
FIRST FLOOR: 75,820 SF
SECOND FLOOR: 67,380 SF
TOTAL OF BUILDING 2: 143,200 SF

TOTAL OVERALL BUILDING: 167,393 SF

LOT COVERAGE:
NET LOT AREA: 4.49 NET ACRES (195,955 SF)
TOTAL BUILDING FOOTPRINT: 88,411 SF
LOT COVERAGE PROVIDED: 45.12%

OPEN SPACE CALCULATIONS:
NET LOT AREA: 4.49 NET ACRES (195,955 SF)
RREQUIRED (24% OF LOT AREA): +/- 1.08 ACRES (47,029 SF)
PROVIDED (41.9% OF LOT AREA): +/- 1.93 ACRES (84,493 SF)



SITE PLAN
SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS

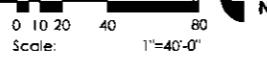
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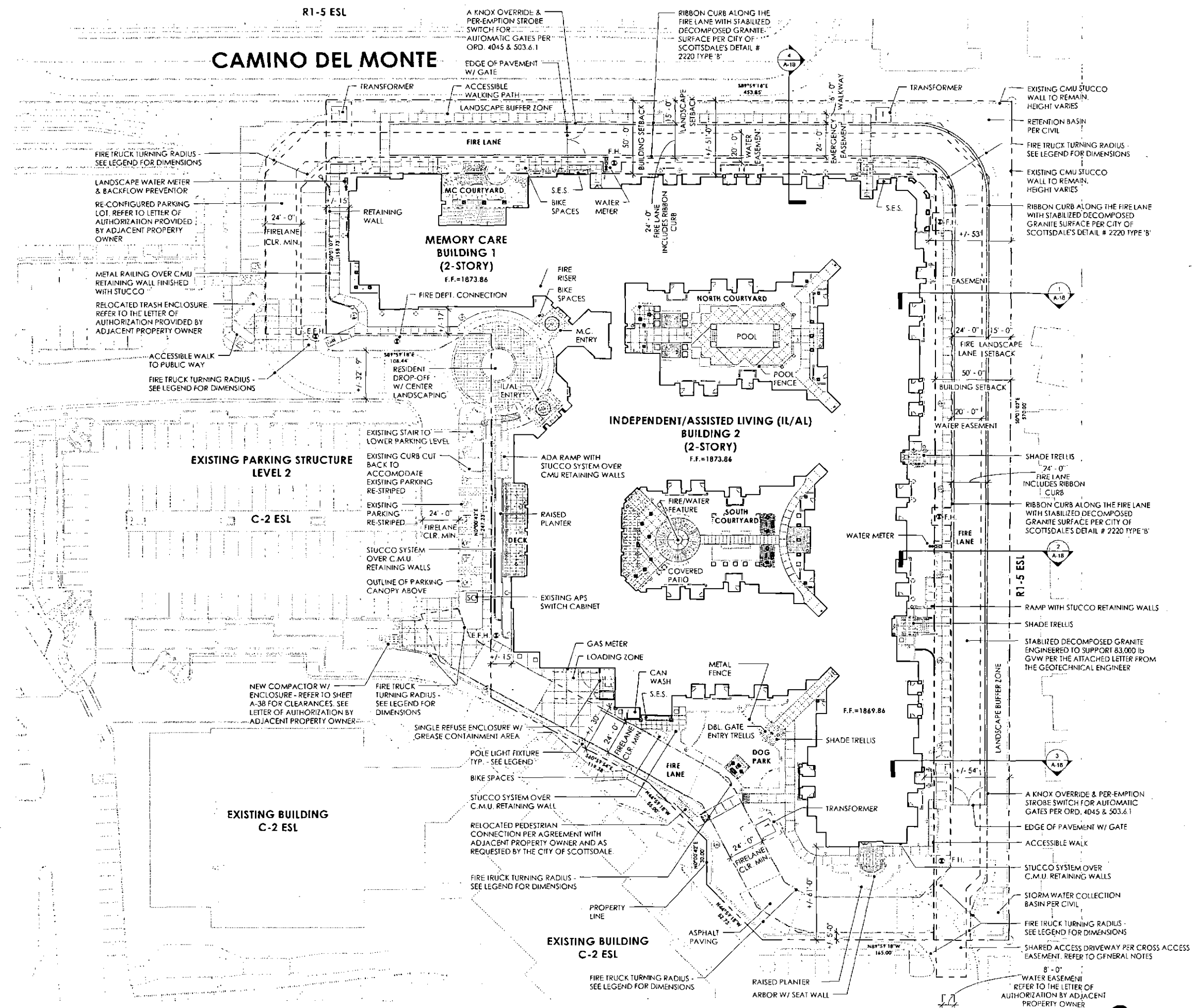
TODD & ASSOCIATES, INC.
ARCHITECTURE: 602.952.8200 p
PLANNING: 602.952.8995 f
LANDSCAPE ARCHITECTURE: www.toddatc.com

Project No. 14-7016-02
Date: 12-01-18
50% CD Submittal
Preliminary Not For Construction

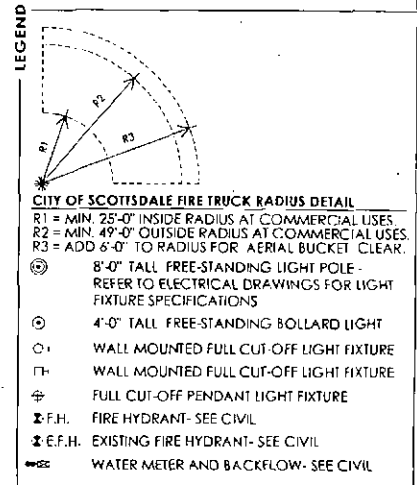
1 SITE PLAN
1" = 40'-0"



CAMINO DEL MONTE



CROSS ACCESS EASEMENT PER DOCUMENTS:
 RECORDED MARICOPA COUNTY OFFICIAL RECORDS DOCUMENT No. 20070251301 (FEBRUARY 26, 2007)
 RECORDED MARICOPA COUNTY OFFICIAL RECORDS DOCUMENT No. 89265868 (MARCH 1, 1989)
 RECORDED MARICOPA COUNTY OFFICIAL RECORDS DOCUMENT No. 20160100026 (FEBRUARY 3, 2016)



ENLARGED SITE PLAN SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS

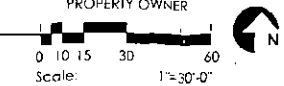
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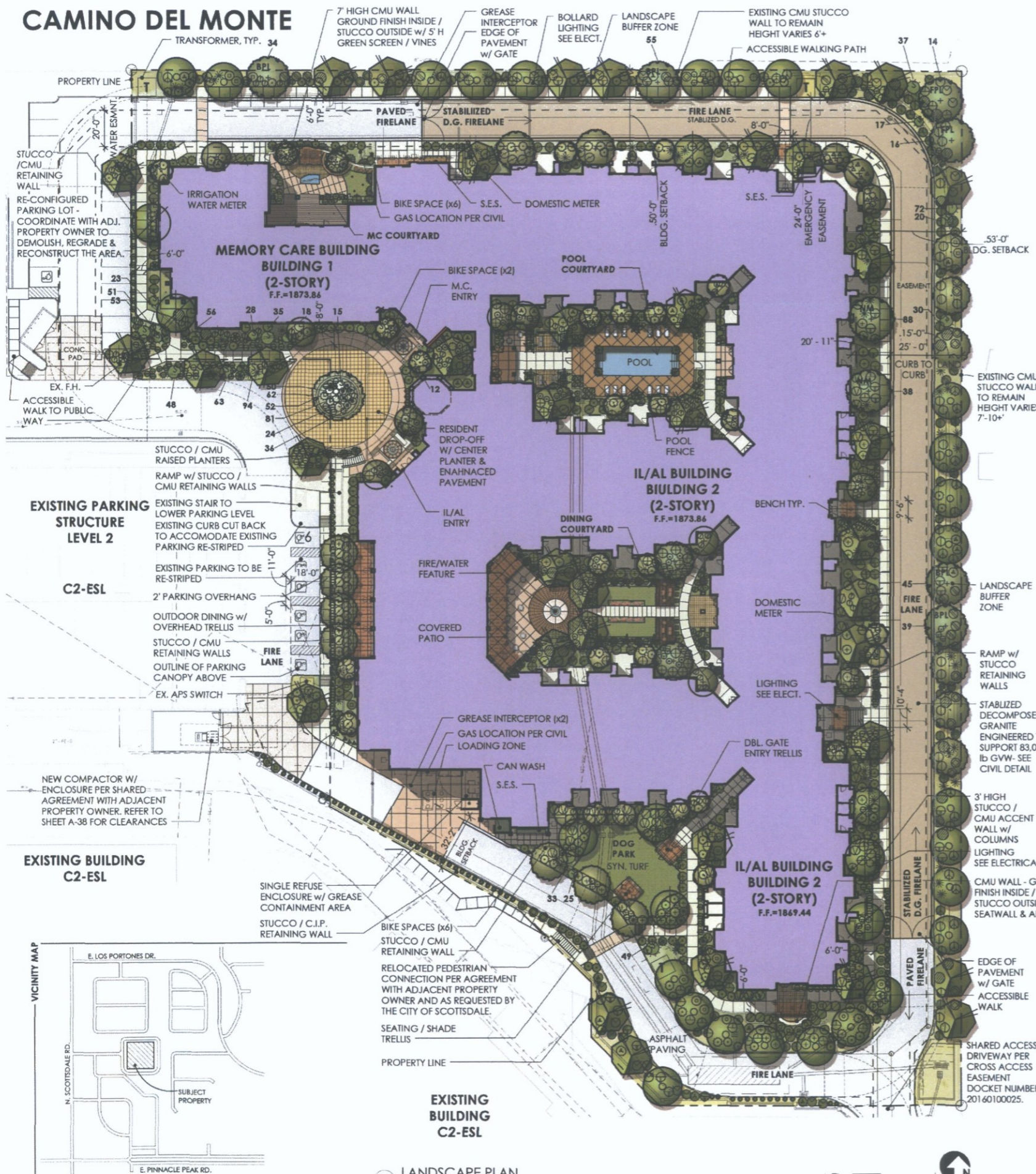
TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
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 30-08-2016
 Project No 14-70-6-0
 Date 10-10-16
 Design Review Board 2nd Submittal
 Preliminary Not For Construction

SITE PLAN
 1" = 30'-0"



CAMINO DEL MONTE



Botanical Name	Common Name	Cal.	Size	Qty.
TREES				
ACACIA SALICINA 'DORIS D.'	'DORIS D.' WILLOW ACACIA	2'	13	
CAESALPINIA MEXICANA	MEX. BIRD OF PARADISE	1 1/2'	3	
CHILOPSIS LINEARIS VAR.	DESERT WILLOW	2'	9	
CHITALPA TASHKENTENSIS	CHITALPA	1.5'	13	
EBENOPSIS EBANO	TEXAS EBONY	3'	24	
PARKINSONIA HYBRID 'AZT'	PALO VERDE 'AZT'	2.5'	38	
PROSOPIS HYBRID 'PHOENIX'	HYBRID MESQUITE	3'	4	
SOPHORA SECUNDFLORA	MESCAL BEAN	2 1/2'	26	
SHRUBS				
BOUGAINVILLEA SHRUB	SHRUB BOUGAINVILLEA	5 GAL.	51	
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	43	
CALLIANDRA x 'SEIRRA STARR'	SIERRA STARR FAIRY DUSTER	5 GAL.	24	
DIETES IRIODIOSA	FORTNIGHT LILY	5 GAL.	79	
ENCELIA FARNOSA	BRITTLE BUSH	1 GAL.	17	
EREMOPHILA GLABRA spp. 'WINTER BLAZE'	WINTER BLAZE EREMOPHILA	5 GAL.	90	
JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL.	28	
LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.	29	
LEUCOPYLLUM spp.	TEXAS RANGER	5 GAL.	7	
PLUMBAGO AURICULATA	CAPE PLUMBAGO	5 GAL.	34	
RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.	21	
SIMMONDSIA CHINENSIS 'VISTA'	COMPACT JOJOBA	5 GAL.	25	
TECOMA VAR.	YELLOW BELLS	5 GAL.	36	
SALVAGE				
CARNEGIA GIGANTEA	SAGUARO	VARIABLES	22	
FEROCACTUS WISLIZENII	BARREL CACTUS	VARIABLES	3	
OLNEYA TESOTA	IRONWOOD	VARIABLES	4	
PARKINSONIA FLORIDUM	BLUE PALO VERDE	VARIABLES	9	
PARKINSONIA MICROPHYLLA	FOOTHILL PALO VERDE	VARIABLES	4	
PROSOPIS JULIFLORA	NATIVE MESQUITE	VARIABLES	2	
YUCCA ELATA	SOAPTREE YUCCA	VARIABLES	1	
PALMS				
PHOENIX ROEBELINI	PYGMY DATE PALM	36" BOX	20	
GROUNDCOVER / ACCENTS				
ALOE x 'BLUE ELF'	BLUE ELF ALOE	5 GAL.	176	
ASCLEPIAS SUBULATA	DESERT MILKWEED	5 GAL.	87	
BERLANDIERA LYRATA	CHOCOLATE FLOWER	1 GAL.	72	
BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA 'BARBARA KARST'	5 GAL.	13	
BOUTELOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	5 GAL.	86	
CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL.	74	
DASYLIRION TEXANUM	GREEN DESERT SPOON	5 GAL.	27	
HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL.	4	
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	70	
LANTANA x 'DALLAS RED'	RED LANTANA	1 GAL.	47	
MELAMPEDIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.	42	
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	54	
NEW GOLD LANTANA	LANTANA SPP. 'NEW GOLD'	1 GAL.	123	
PARTHENOCISUS spp. 'HACIENDA'	HACIENDA CREEPER	5 GAL.	5	
PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.	33	
PENSTEMON (PERCENTAGE MIX)	PENSTEMON SPP.	1 GAL.	87	
PORTULACARIA AFRA	ELEPHANT'S FOOD	1 GAL.	43	
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	1 GAL.	53	
SPHAGNETICOLA TRILOBATA	YELLOW DOT	1 GAL.	92	
TRACHELOSPERMUM JASMINOIDES	STAR JASMIN	1 GAL.	8	
CACTUS				
AGAVE spp. LARGE, MED. & SMALL VAR.	AGAVE VARIETY	5 GAL.	22	
ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL.	6	
FEROCACTUS CYLINDRACEUS BARREL	BARREL CACTUS	5 GAL.	17	
LOPHOCEREUS SCHOTTII F. MONSTROSUS	TOTEM POLE CACTUS 'SPIRALIS'	36" MIN.	11	
FRMA SPIRALIS				
OPUNTIA SANTA RITA 'TUBAC'	PRICKLY PEAR	5 GAL.	6	

ID#	SYM	Botanical Name	Common Name	Size
3	BPL	PARKINSONIA FLORIDUM	BLUE PALO VERDE	14
12	S	CARNEGIA GIGANTEA	SAGUARO	4
14	FPL	PARKINSONIA MICROPHYLLA	FOOTHILL PALO VERDE	20
15	S	CARNEGIA GIGANTEA	SAGUARO	17
16	FPL	PARKINSONIA MICROPHYLLA	FOOTHILL PALO VERDE	15
17	S	CARNEGIA GIGANTEA	SAGUARO	9
18	S	CARNEGIA GIGANTEA	SAGUARO	17
20	S	CARNEGIA GIGANTEA	SAGUARO	20 / 1 arm
23	S	CARNEGIA GIGANTEA	SAGUARO	5
24	S	CARNEGIA GIGANTEA	SAGUARO	4
25	S	CARNEGIA GIGANTEA	SAGUARO	14
26	S	CARNEGIA GIGANTEA	SAGUARO	12
28	S	CARNEGIA GIGANTEA	SAGUARO	4
30	S	CARNEGIA GIGANTEA	SAGUARO	49 / 5 arms
33	S	CARNEGIA GIGANTEA	SAGUARO	51 / 4 arms
34	BPL	PARKINSONIA FLORIDUM	BLUE PALO VERDE	8
35	S	CARNEGIA GIGANTEA	SAGUARO	36 / 2 arms
36	S	CARNEGIA GIGANTEA	SAGUARO	108 / 13 arms
37	S	CARNEGIA GIGANTEA	SAGUARO	48 / 4 arms
38	NM	PROSOPIS JULIFLORA	NATIVE MESQUITE	24
39	BPL	PARKINSONIA FLORIDUM	BLUE PALO VERDE	14
45	BPL	PARKINSONIA FLORIDUM	BLUE PALO VERDE	14
48	S	CARNEGIA GIGANTEA	SAGUARO	33 / 4 arms
49	S	CARNEGIA GIGANTEA	SAGUARO	42 / 4 arms
50	B	FEROCACTUS WISLIZENII	BARREL CACTUS	3
51	S	CARNEGIA GIGANTEA	SAGUARO	14
52	B	FEROCACTUS WISLIZENII	BARREL CACTUS	5
53	S	CARNEGIA GIGANTEA	SAGUARO	58 / 5 arms
55	BPL	PARKINSONIA FLORIDUM	BLUE PALO VERDE	14
56	S	CARNEGIA GIGANTEA	SAGUARO	51 / 6 arms
60	IR	OLNEYA TESOTA	IRONWOOD	12
61	IR	OLNEYA TESOTA	IRONWOOD	14
62	IR	OLNEYA TESOTA	IRONWOOD	36
63	S	CARNEGIA GIGANTEA	SAGUARO	78 / 10 arms
69	BPL	PARKINSONIA FLORIDUM	BLUE PALO VERDE	17
72	Y	YUCCA ELATA	SOAPTREE YUCCA	7
80	BPL	PARKINSONIA FLORIDUM	BLUE PALO VERDE	4
81	B	FEROCACTUS WISLIZENII	BARREL CACTUS	4
82	IR	OLNEYA TESOTA	IRONWOOD	18
85	FPL	PARKINSONIA MICROPHYLLA	FOOTHILL PALO VERDE	8
88	NM	PROSOPIS JULIFLORA	NATIVE MESQUITE	10
90	BPL	PARKINSONIA FLORIDUM	BLUE PALO VERDE	9
92	FPL	PARKINSONIA MICROPHYLLA	FOOTHILL PALO VERDE	4
93	BPL	PARKINSONIA FLORIDUM	BLUE PALO VERDE	6
94	S	CARNEGIA GIGANTEA	SAGUARO	15 / 4 arms

NOTE: SIZE = CALIPER INCHES FOR TREES & HEIGHT LENGTH FOR CACTUS
 * TREES TO BE RELOCATED BY NATIVE RESOURCES TO OFF-SITE LOCATION. THORNLESS PALO VERDE TO BE PLANTED IN ITS PLACE.
 ** #82 OF SALVAGE IS OUTSIDE PROPERTY AND WILL REMAIN IN PLACE

LANDSCAPE OPEN SPACE:	47,029 SQ. FT.
PARKING LANDSCAPE:	N/A
FRONTAGE LANDSCAPE:	N/A

- GROUNDPLANE**
- DECOMPOSED GRANITE, 2" DEPTH, 1/2" WASHED APACHE BROWN
 - SYNTHETIC TURF @ DOG PARK: 'MULTIPLAY' BY ACT GLOBAL. INSTALL OVER 4" OF COMPACTED 1/4" MINUS DECOMPOSED GRANITE: ±1,650 S.F.
 - SYNTHETIC TURF @ COURTYARD: 'NATURAL 48' BY ACT GLOBAL. INSTALL OVER: 4" OF COMPACTED 1/4" MINUS DECOMPOSED GRANITE: 584 S.F.
 - PUTTING GREEN SYNTHETIC TURF: 189 S.F.
 - GRANITE RIP RAP - 'APACHE BROWN': SIZE AND INSTALLATION TO BE COORDINATED PER CIVIL PLANS.
 - SURFACE SELECT GRADE GRANITE BOULDER, SCALE FROM PLAN (LOCATIONS TBD)



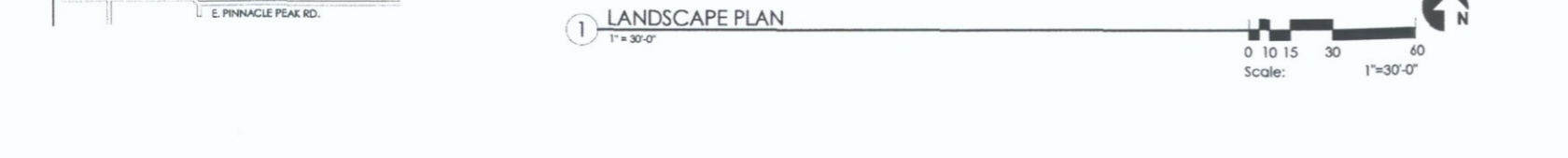
LANDSCAPE PLAN SENIOR LIVING @ NEC SCOTSDALE & PINNACLE PEAK RDS

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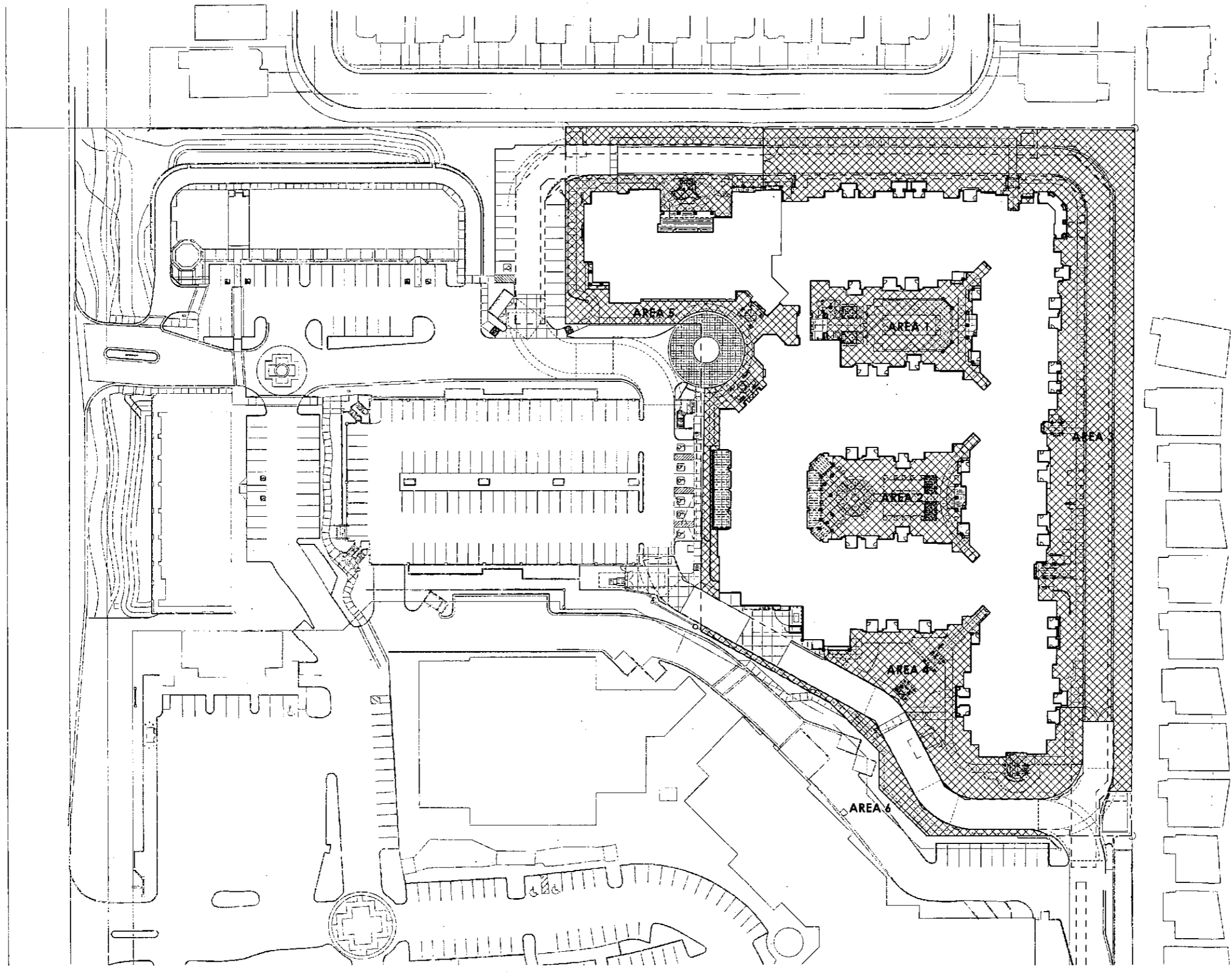


ARCHITECTURE 602.952.8280 p
 PLANNING 602.952.8995 f
 LANDSCAPE ARCHITECTURE www.todassoc.com
 30-DR-2016
 Project No. 14-7016-01
 Date: 10-10-16
 Design Review Board - 2nd Submittal
 Preliminary Not For Construction

- PLANTING NOTES**
- DECOMPOSED GRANITE OR SIMILAR MATERIAL AROUND THE MATURE FORM OF A SPECIMEN PLANT, TREE CANOPY, OR GROUPS OF PLANTS, SHALL NOT EXCEED SEVEN (7) FEET IN ANY DIRECTION, PER ZONING ORDINANCE SECTION 10.501.A.
 - ALL TREES SHALL BE FIFTEEN (15) GALLON MINIMUM SIZE. AND A LEAST FIFTY (50) PERCENT SHALL BE MATURE TREES WITH A MINIMUM 2" CALIPER.
 - THIS PROJECT CONTAINS NO NEW PARKING / LANDSCAPE AREAS & REQUIREMENTS.
 - ALL PLANT MATERIALS SHALL BE FROM THE ARIZONA DEPARTMENT OF WATER RESOURCE'S (ADWR) PHOENIX ACTIVE MANAGEMENT AREA PLANT LIST & IS EXEMPT FROM THE CITY OF SCOTSDALE'S ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE (ESLO) PLANT LIST.
 - THIS PROJECT DOES NOT CONTAIN ANY NATURAL AREA OPEN SPACE (NAOS).
 - SEE SEPARATE NATIVE PLANT INVENTORY AS PREPARED BY 'NATIVE RESOURCES' AS PART OF THIS SUBMITAL.
 - SEE CIVIL GRADING AND DRAINAGE PLANS FOR 'LIMITS OF CONSTRUCTION' DESIGNATION.
 - FINAL SALVAGE QUANTITIES AND LOCATIONS OF EXISTING MATERIALS TO REMAIN AND TO BE RELOCATED TO BE DETERMINED UPON APPROVAL OF NATIVE PLANT INVENTORY PLAN.
 - THORNY SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PER DSPM SEC. 2-1.1.001.13.
 - SITE LIGHTING TO BE MAX. 8'-0" TALL. SEE ELECTRICAL.
 - BIKE SPACES TO BE 1/4" MINUS STABILIZED D.G. SURFACE WITH STEEL HEADER.
 - ALL SIDEWALKS TO BE A MIN. 6'-0" CLEAR.



1 LANDSCAPE PLAN
 1" = 30'-0"



OPEN SPACE CALCULATIONS:

AREA 1:	7,581 SQ. FT.
AREA 2:	7,249 SQ. FT.
AREA 3:	44,451 SQ. FT.
AREA 4:	11,628 SQ. FT.
AREA 5:	11,219 SQ. FT.
AREA 6:	2,890 SQ. FT.
TOTAL OPEN AREA:	85,018 SQ. FT.

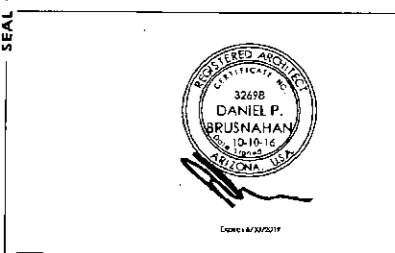
NET LOT AREA: 195,956 SQ. FT.

REQUIRED OPEN SPACE AREA:
 OPEN SPACE AREA/NET AREA = OPEN AREA PERCENTAGE

PROVIDED OPEN SPACE AREA:
 OPEN SPACE AREA/NET AREA = OPEN AREA PERCENTAGE
 85,018 SQ. FT. / 195,956 SQ. FT. = 43.38%

NOTE:
 THERE ARE NO ON SITE PARKING AREAS. ALL PARKING RESIDES ON ADJACENT PROPERTY PER SHARED AGREEMENT. THEREFORE THERE IS NO PARKING LANDSCAPE AREA TO CALCULATE.

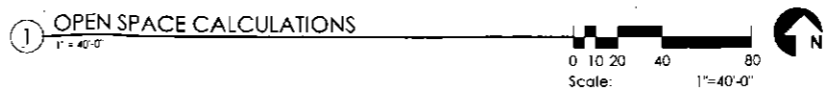
THIS PROJECT HAS NO DIRECT STREET FRONTAGE. THEREFORE NO FRONTAGE OPEN SPACE HAS BEEN CALCULATED.

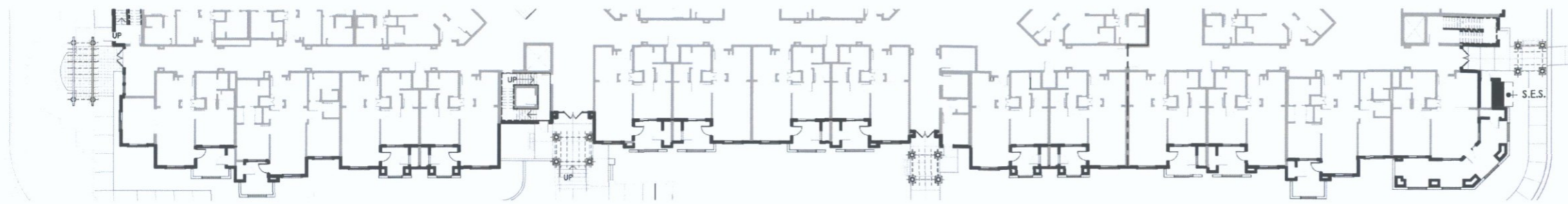


OPEN SPACE PLAN
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
 23733 N. Scottsdale Rd,
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 Investment Property Associates, LLC
 (IPA)

ipa
 INVESTMENT PROPERTY ASSOCIATES
TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 602.952.8280 p 602.952.8995 f www.toddaassoc.com

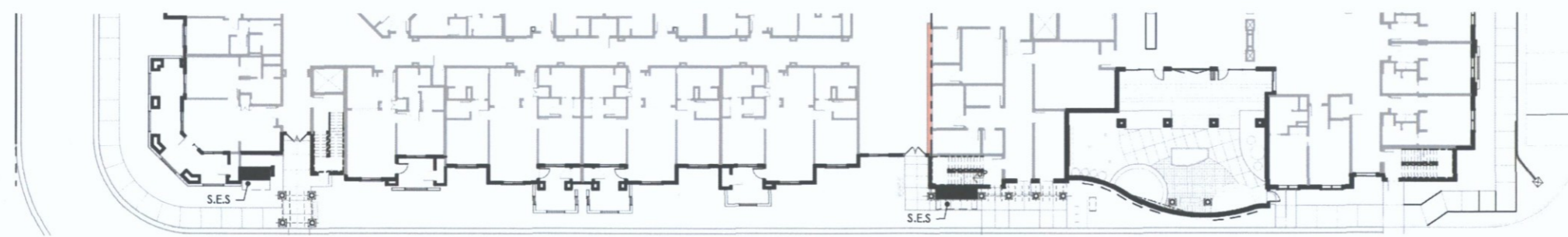
30-DR-2014
 Project No. 14-7016-02
 Date: 12/01/16
 50% CD Submittal
 Preliminary Not For Construction





- L-T.O. ROOF RIDGE 2 36'-0"
- L-T.O. ROOF RIDGE 1 28'-5"
- L-T.O. PLATE 19'-8"
- L-SECOND FINISH FLOOR 8'-8"
- L-FIRST FINISH FLOOR -4'-0"
- T.O. ROOF RIDGE 3 34'-9 1/2"
- T.O. ROOF RIDGE 2 32'-5"
- I.O. PLATE 23'-8"
- SECOND FINISH FLOOR 12'-8"
- FIRST FINISH FLOOR 0'-0"

1 EAST ELEVATION
1" = 20'-0"



- T.O. ROOF RIDGE 4 35'-2"
- T.O. ROOF RIDGE 2 32'-5"
- L-T.O. ROOF RIDGE 3 30'-4"
- T.O. ROOF RIDGE 3 34'-9 1/2"
- I.O. PLATE 23'-8"
- SECOND FINISH FLOOR 12'-8"
- FIRST FINISH FLOOR 0'-0"

2 NORTH ELEVATION
1" = 20'-0"

NOTE:
THESE ELEVATIONS ARE FOR REFERENCE ONLY. REFER TO SHEETS A-21 THROUGH A-24 FOR MATERIALS AND COLORS.

SEAL - GENERAL NOTES



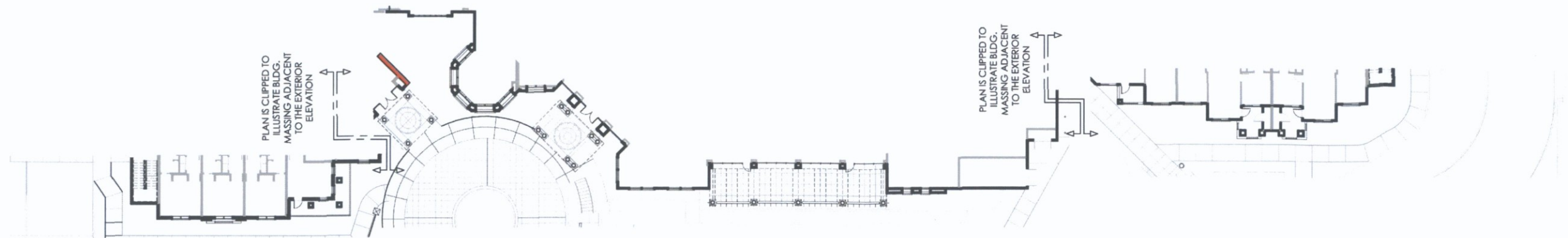
OVERALL EXTERIOR ELEVATIONS
SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd,
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)



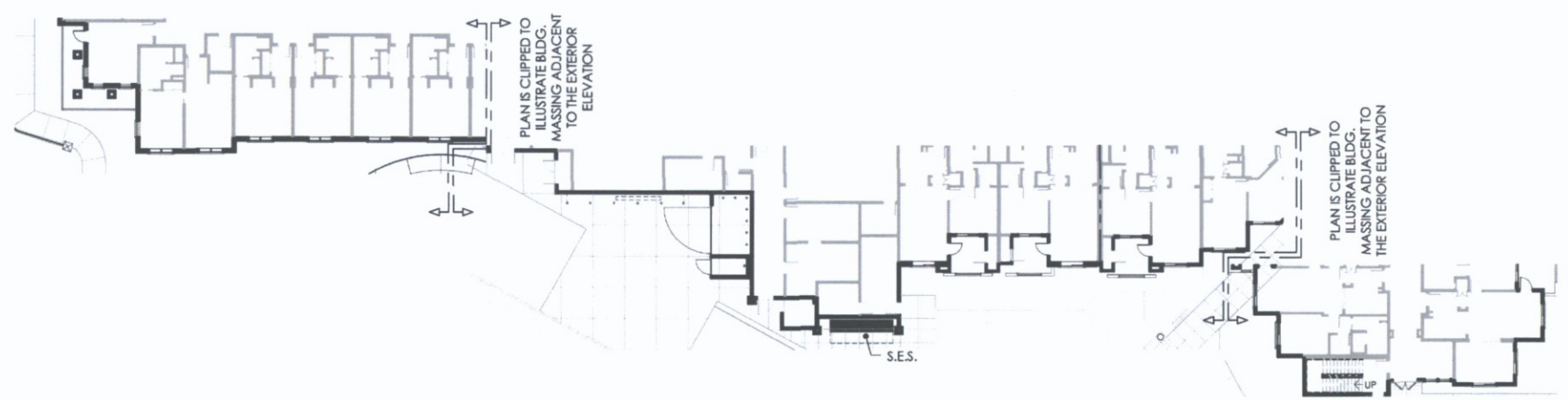
TODD & ASSOCIATES, INC.

ARCHITECTURE 602.952.8280 p PLANNING 602.952.8995 f LANDSCAPE ARCHITECTURE www.toddassoc.com

30-08-2016
 Project No. 14-7016-01
 Date: 10-10-16
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 Preliminary Not For Construction



1 WEST ELEVATION
1" = 20'-0"



2 SOUTH ELEVATION
1" = 20'-0"

NOTE:
THESE ELEVATIONS ARE FOR REFERENCE ONLY. REFER TO SHEETS A-21 THROUGH A-24 FOR MATERIALS AND COLORS.



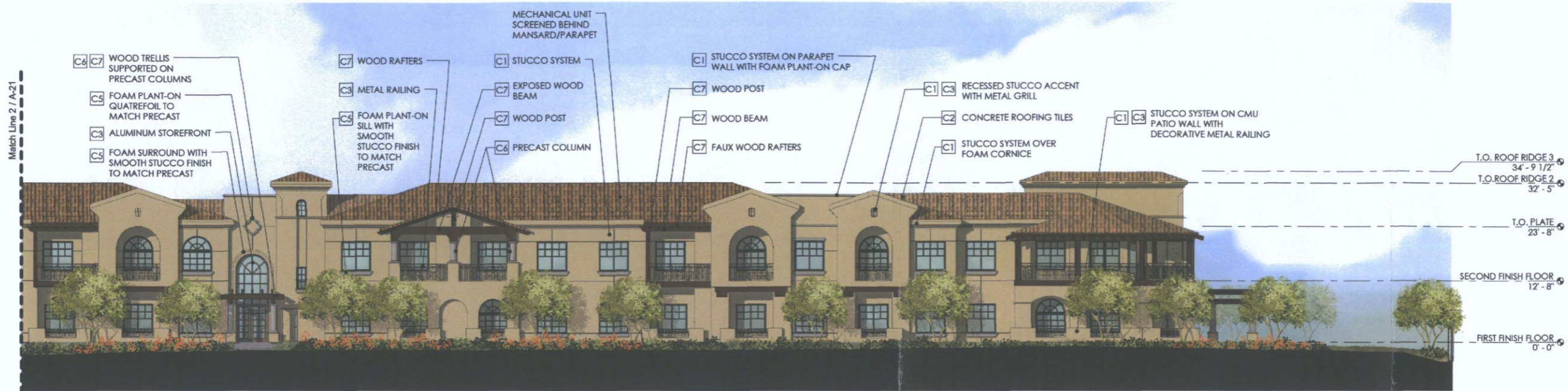
OVERALL EXTERIOR ELEVATIONS
SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
23733 N. Scottsdale Rd, Scottsdale AZ 85254
Investment Property Associates, LLC (IPA)



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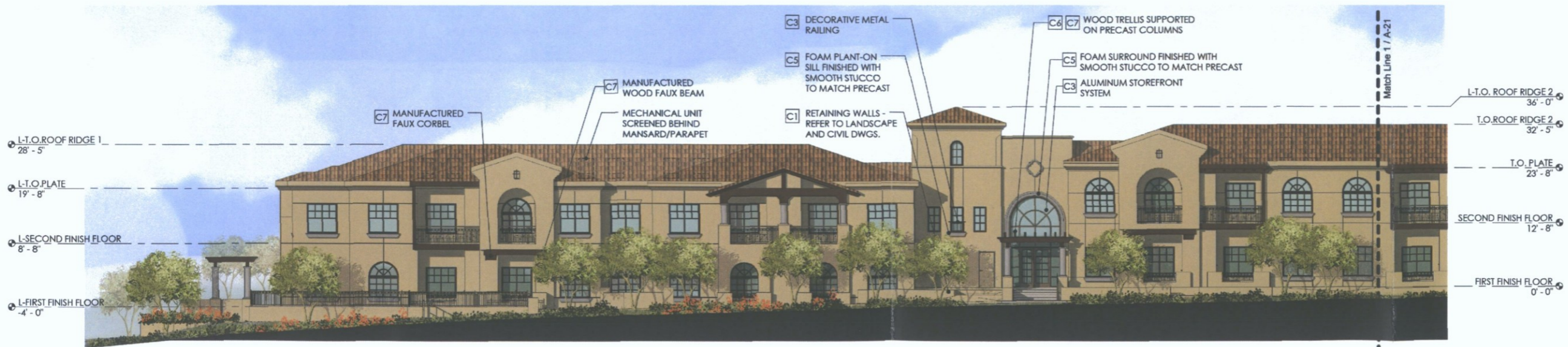


1 EAST ELEVATION
3/32" = 1'-0"

MATERIAL AND COLOR LEGEND

C1	STUCCO COLOR: SAWGRASS BASKET (SW 9121) FINISH: SAND MFR: SHERWIN WILLIAMS
C2	ROOF TILE COLOR: SANTA CRUZ BLEND (SMC 8402) PROFILE: CAPISTRANO MFR: EAGLE ROOFING
C3	ALUMINUM STOREFRONT FRAMES & METAL RAILINGS COLOR: DARK BRONZE CLASS 1 (740) MFR: OLDCASTLE
C4	VINYL WINDOW & DOOR FRAMES COLOR: ESPRESSO MFR: MILGARD
C5	STUCCO COLOR: PAINT TO MATCH PRECAST FINISH: SMOOTH
C6	PRE-CAST COLOR: PEWTER (#860) FINISH: LIGHT SANDBLAST MFR: DAVIS
C7	STAINED WOOD COLOR: ESPRESSO MFR: VOLTERRA (FAUX WOOD BEAMS/ RAFTERS) (WOOD POSTS AND WOOD BEAMS TO MATCH STAIN COLOR BY VOLTERRA)
C8	PAINTED WOOD COLOR: FRENCH ROAST (SW 6069) MFR: SHERWIN WILLIAMS

- GENERAL NOTES**
1. REFER TO SHEETS A-38 THROUGH A-41 FOR ARCHITECTURAL DETAILS.
 2. ALL ROOF DRAINS ARE CONNECTED TO UNDERGROUND STORMWATER SYSTEM. ALL OVERFLOW DRAINS WILL DAYLIGHT AT LOCATIONS INDICATED ON THE ELEVATIONS.



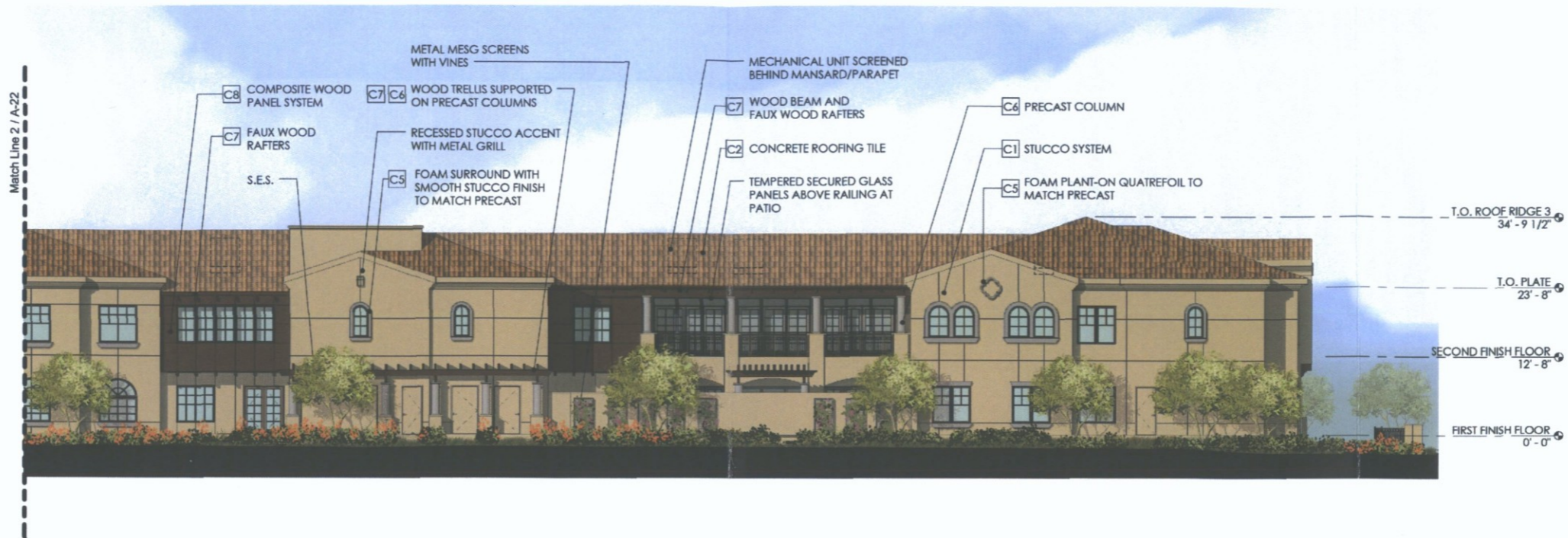
2 EAST ELEVATION
3/32" = 1'-0"



EAST EXTERIOR ELEVATION
SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd,
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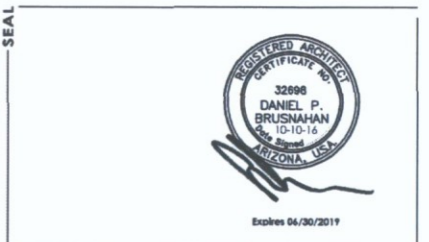


1 NORTH ELEVATION
3/32" = 1'-0"

MATERIAL AND COLOR LEGEND

C1	STUCCO COLOR: SAWGRASS BASKET (SW 9121) FINISH: SAND MFR: SHERWIN WILLIAMS
C2	ROOF TILE COLOR: SANTA CRUZ BLEND (SMC 8402) PROFILE: CAPISTRANO MFR: EAGLE ROOFING
C3	ALUMINUM STOREFRONT FRAMES & METAL RAILINGS COLOR: DARK BRONZE CLASS 1 (740) MFR: OLDCASTLE
C4	VINYL WINDOW & DOOR FRAMES COLOR: ESPRESSO MFR: MILGARD
C5	STUCCO COLOR: PAINT TO MATCH PRECAST FINISH: SMOOTH
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- GENERAL NOTES**
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NORTH EXTERIOR ELEVATION
SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd,
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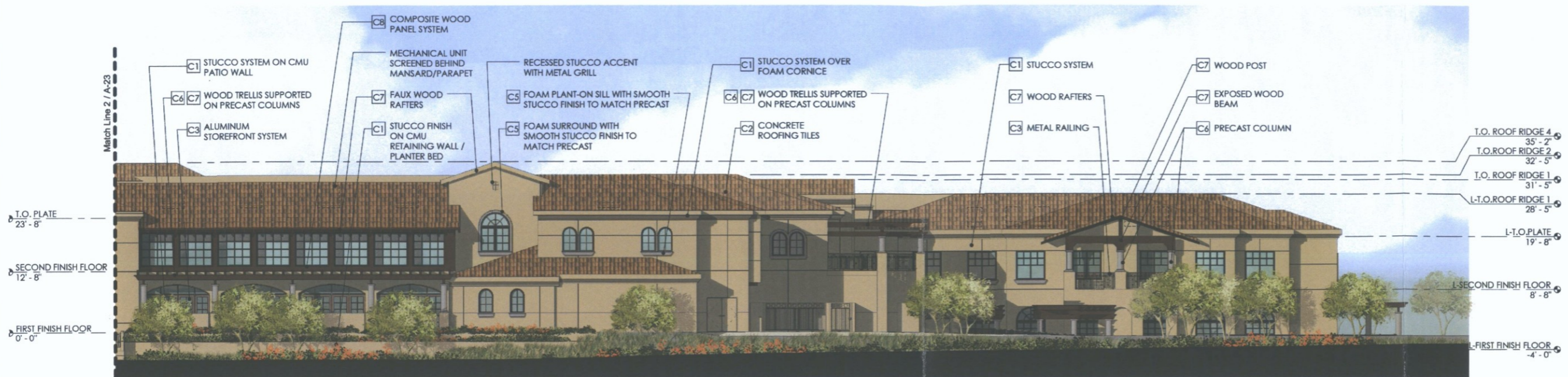
ipa
 INVESTMENT PROPERTY ASSOCIATES

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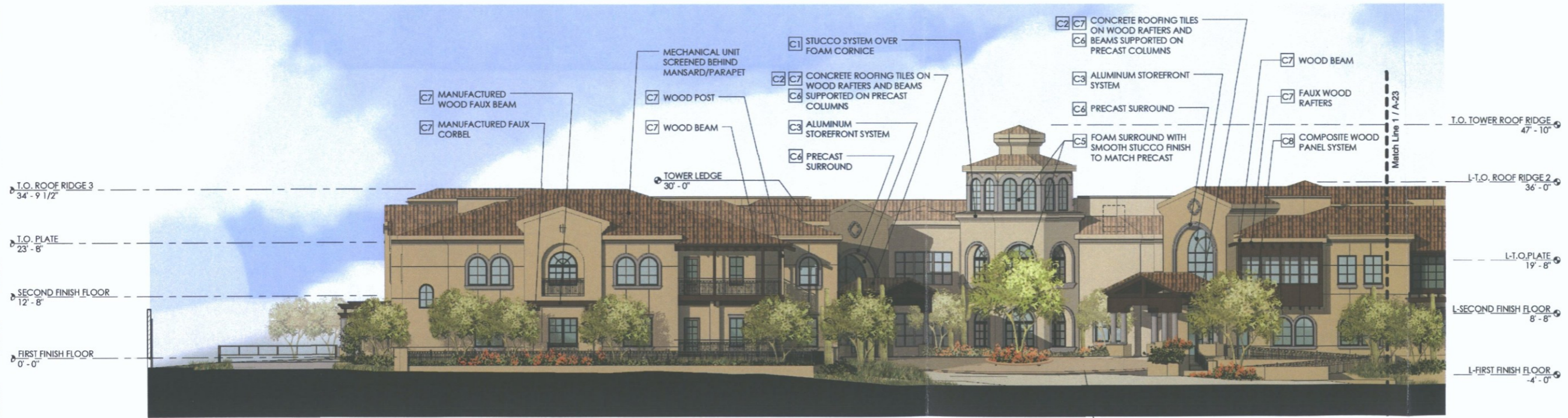
30-DR-2016
 Project No. 14-7014-01
 Date: 10-10-16
 Design Review Board - 2nd Submittal
 Preliminary Not For Construction



2 NORTH ELEVATION
3/32" = 1'-0"



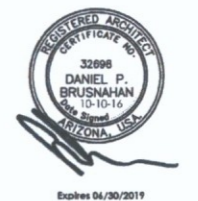
1 WEST ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION

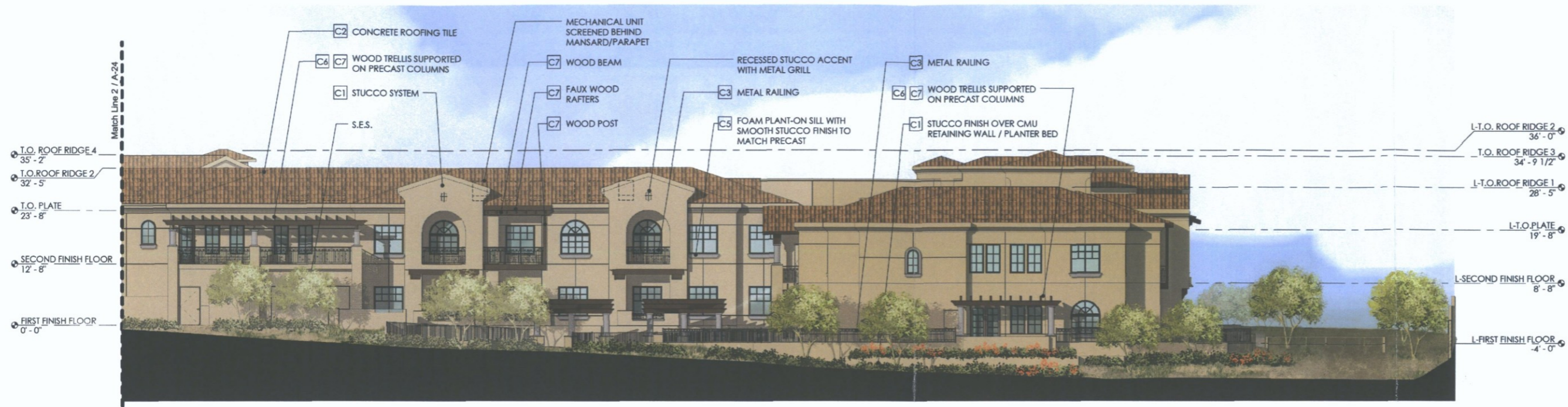
- MATERIAL AND COLOR LEGEND**
- C1 STUCCO
COLOR: SAWGRASS BASKET (SW 9121)
FINISH: SAND
MFR: SHERWIN WILLIAMS
 - C2 ROOF TILE
COLOR: SANTA CRUZ BLEND (SMC 8402)
PROFILE: CAPISTRANO
MFR: EAGLE ROOFING
 - C3 ALUMINUM STOREFRONT FRAMES & METAL RAILINGS
COLOR: DARK BRONZE CLASS 1 (740)
MFR: OLDCASTLE
 - C4 VINYL WINDOW & DOOR FRAMES
COLOR: ESPRESSO
MFR: MILGARD
 - C5 STUCCO
COLOR: PAINT TO MATCH PRECAST
FINISH: SMOOTH
 - C6 PRE-CAST
COLOR: PEWTER (#860)
FINISH: LIGHT SANDBLAST
MFR: DAVIS
 - C7 STAINED WOOD
COLOR: ESPRESSO
MFR: VOLTERRA (FAUX WOOD BEAMS/ RAFTERS)
(WOOD POSTS AND WOOD BEAMS TO MATCH STAIN COLOR BY VOLTERRA)
 - C8 PAINTED WOOD
COLOR: FRENCH ROAST (SW 6069)
MFR: SHERWIN WILLIAMS

- GENERAL NOTES**
1. REFER TO SHEETS A-38 THROUGH A-41 FOR ARCHITECTURAL DETAILS.
 2. ALL ROOF DRAINS ARE CONNECTED TO UNDERGROUND STORMWATER SYSTEM. ALL OVERFLOW DRAINS WILL DAYLIGHT AT LOCATIONS INDICATED ON THE ELEVATIONS.



WEST EXTERIOR ELEVATION
SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
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 30-DR-2016
 Project No. 14-7014-01
 Date: 10-10-16
 Design Review Board - 2nd Submittal
 Preliminary Not For Construction



1 SOUTH ELEVATION
3/32" = 1'-0"

MATERIAL AND COLOR LEGEND

C1	STUCCO COLOR: SAWGRASS BASKET (SW 9121) FINISH: SAND MFR: SHERWIN WILLIAMS
C2	ROOF TILE COLOR: SANTA CRUZ BLEND (SMC 8402) PROFILE: CAPISTRANO MFR: EAGLE ROOFING
C3	ALUMINUM STOREFRONT FRAMES & METAL RAILINGS COLOR: DARK BRONZE CLASS 1 (740) MFR: OLDCASTLE
C4	VINYL WINDOW & DOOR FRAMES COLOR: ESPRESSO MFR: MILGARD
C5	STUCCO COLOR: PAINT TO MATCH PRECAST FINISH: SMOOTH
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C7	STAINED WOOD COLOR: ESPRESSO MFR: VOLTERRA (FAUX WOOD BEAMS/ RAFTERS) (WOOD POSTS AND WOOD BEAMS TO MATCH STAIN COLOR BY VOLTERRA)
C8	PAINTED WOOD COLOR: FRENCH ROAST (SW 6069) MFR: SHERWIN WILLIAMS

- GENERAL NOTES**
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2 SOUTH ELEVATION
3/32" = 1'-0"



SOUTH EXTERIOR ELEVATION
SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd,
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)

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30-DR-2016
 Project No. 14-7016-01
 Date: 10-10-16
 Design Review Board - 2nd Submittal
 Preliminary Not For Construction



Pages 6/30/2019

**AERIAL VIEW - EAST
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS**

23733 N. Scottsdale Rd,
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Project No. 14-7016-01
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10/16/2017

**AERIAL VIEW - NORTH
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS**

23733 N. Scottsdale Rd,
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DATE: 6/30/2017

PEDESTRIAN VIEW -
WEST

SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS

23733 N. Scottsdale Rd,
Scottsdale AZ 85254

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Project No. 14-7016-01
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10/16/2016

PEDESTRIAN VIEW -
EAST 1

SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS

23733 N. Scottsdale Rd,
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30-DR-2016

Project No. 14-7014-01
Date: 10-10-16
Design Review Board - 2nd Submittal
Preliminary Not For Construction



Expires 6/30/2019

PEDESTRIAN VIEW -
EAST 2
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS

23733 N. Scottsdale Rd,
Scottsdale AZ 85254
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Project No. 14-7014-01
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Expires 6/30/2019

PEDESTRIAN VIEW -
NORTH
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS

23733 N. Scottsdale Rd,
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)



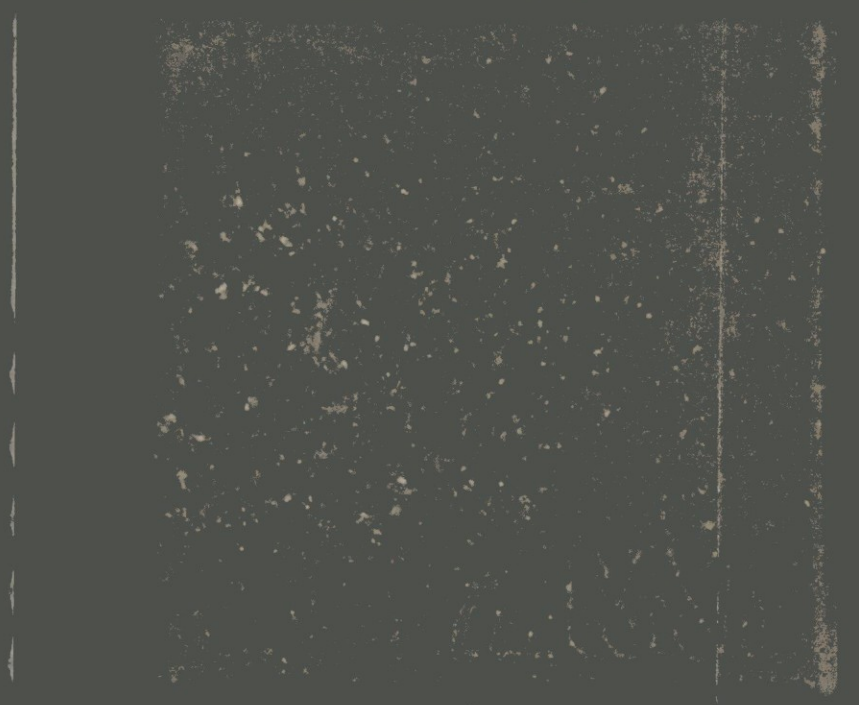
TODD & ASSOCIATES, INC.

ARCHITECTURE 602.952.8280 p PLANNING 602.952.8995 f LANDSCAPE ARCHITECTURE www.toddassoc.com

30-DR-2016
Project No. 14-7016-01
Date: 10-10-16
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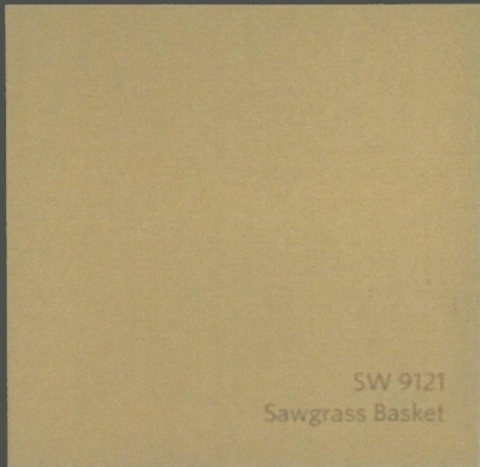
EXPOSED WOOD:
PRESSURE TREATED WOOD
STAIN: ESPRESSO
BY: VOLTERRA
(FAUX WOOD BEAMS/RAFTERS)
WOOD POSTS & WOOD BEAMS
TO MATCH STAIN COLOR

COLUMNS/SILL & SURROUNDS:
PRE-CAST CONCRETE
COLOR: #860 PEWTER
BY: DAVIS COLORS



STOREFRONT & RAILINGS:
ANODIZED ALUMINUM
COLOR: #740 DARK BRONZE
BY: OLDCASTLE BUILDING ENVELOPE

STUCCO:
SAND FINISH
COLOR: #SW 9121-
SAWGRASS BASKET (LRV 45)
BY: SHERMIN WILLIAMS



PARTIAL WEST ELEVATION SHOWN



COLOR & MATERIAL SAMPLE BOARD (1)

30-DR-2016



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SL @ NEC OF SCOTTSDALE RD & PINNACLE PEAK RD
Scottsdale, AZ

Project Number: 14-7016-01 • Date: 09-19-16
2nd DR Submittal - 30-DR-2016 • M&S Board

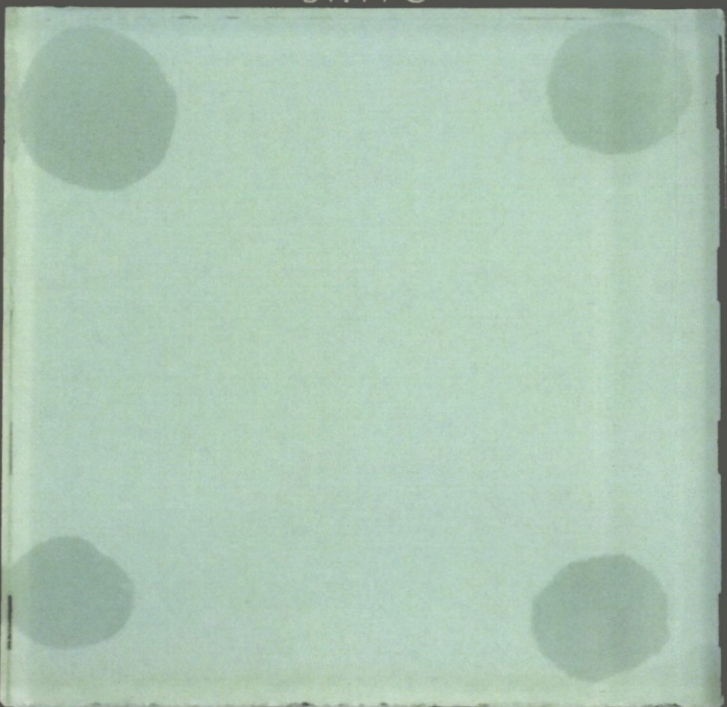
Expires 06/30/2019

ROOF: CONCRETE TILE
COLOR: SMC 8402 SANTA CRUZ BLEND
PROFILE: CAPISTRANO
BY: EAGLE ROOFING



PAINTED WOOD:
COLOR: SW 6069-
FRENCH ROAST (LRV 4)
BY: SHERMIN WILLIAMS

GLASS:
COLOR: SOLEXIA
(REFLECTIVITY=10%)
BY: PPG



DOOR/WINDOW FRAMES:
VINYL
COLOR: ESPRESSO
BY: MILGARD



PARTIAL WEST ELEVATION SHOWN

COLOR & MATERIAL SAMPLE BOARD (2)

30-DR-2016

Expires 09/30/2019

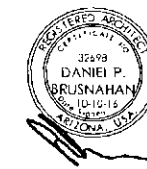
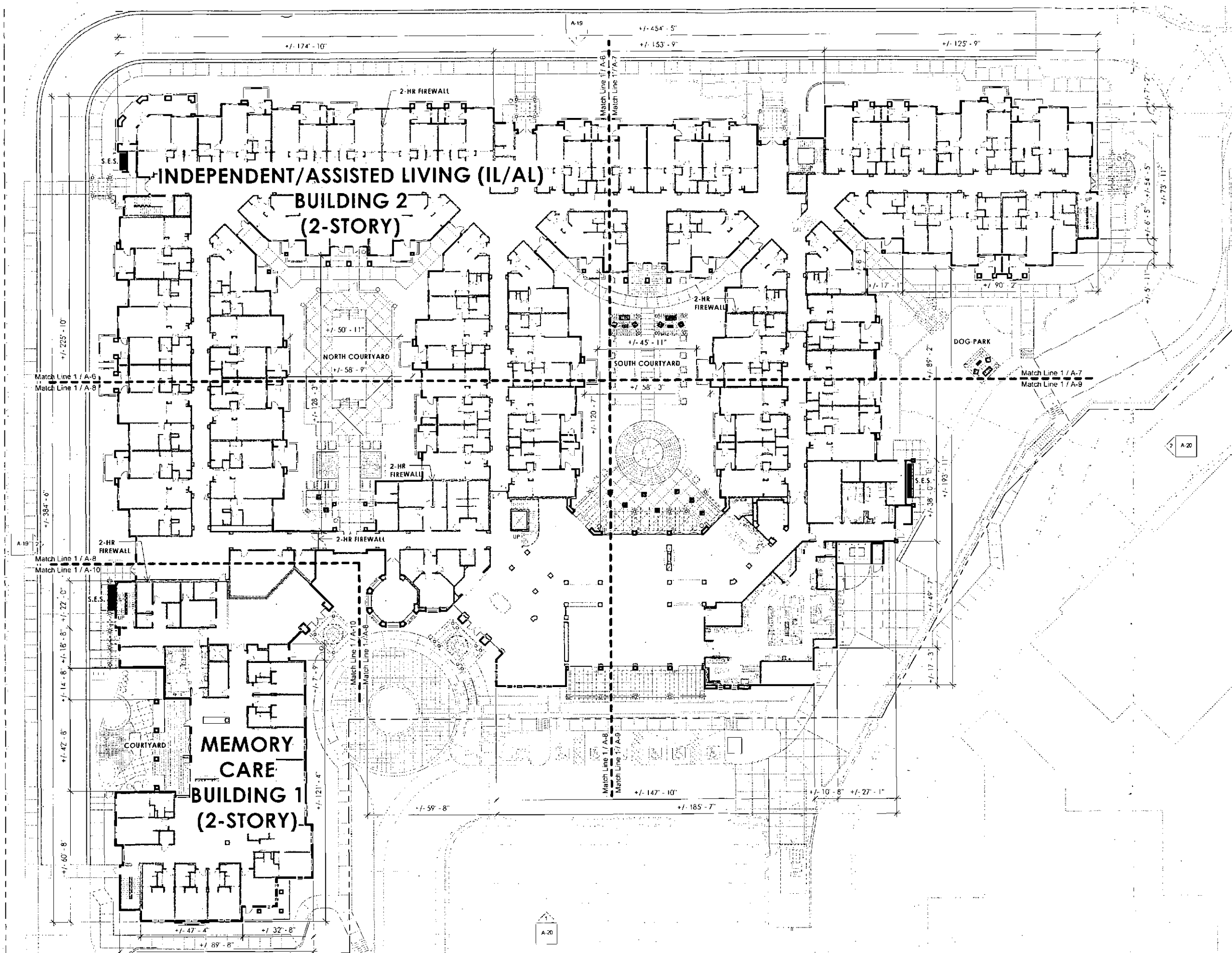


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SL @ NEC OF SCOTTSDALE RD & PINNACLE PEAK RD
Scottsdale, AZ


Project Number: 14-7016-01 • Date: 09-19-16
2nd DR Submittal - 30-DR-2016 • M&S Board



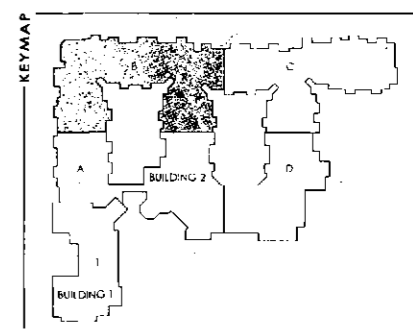
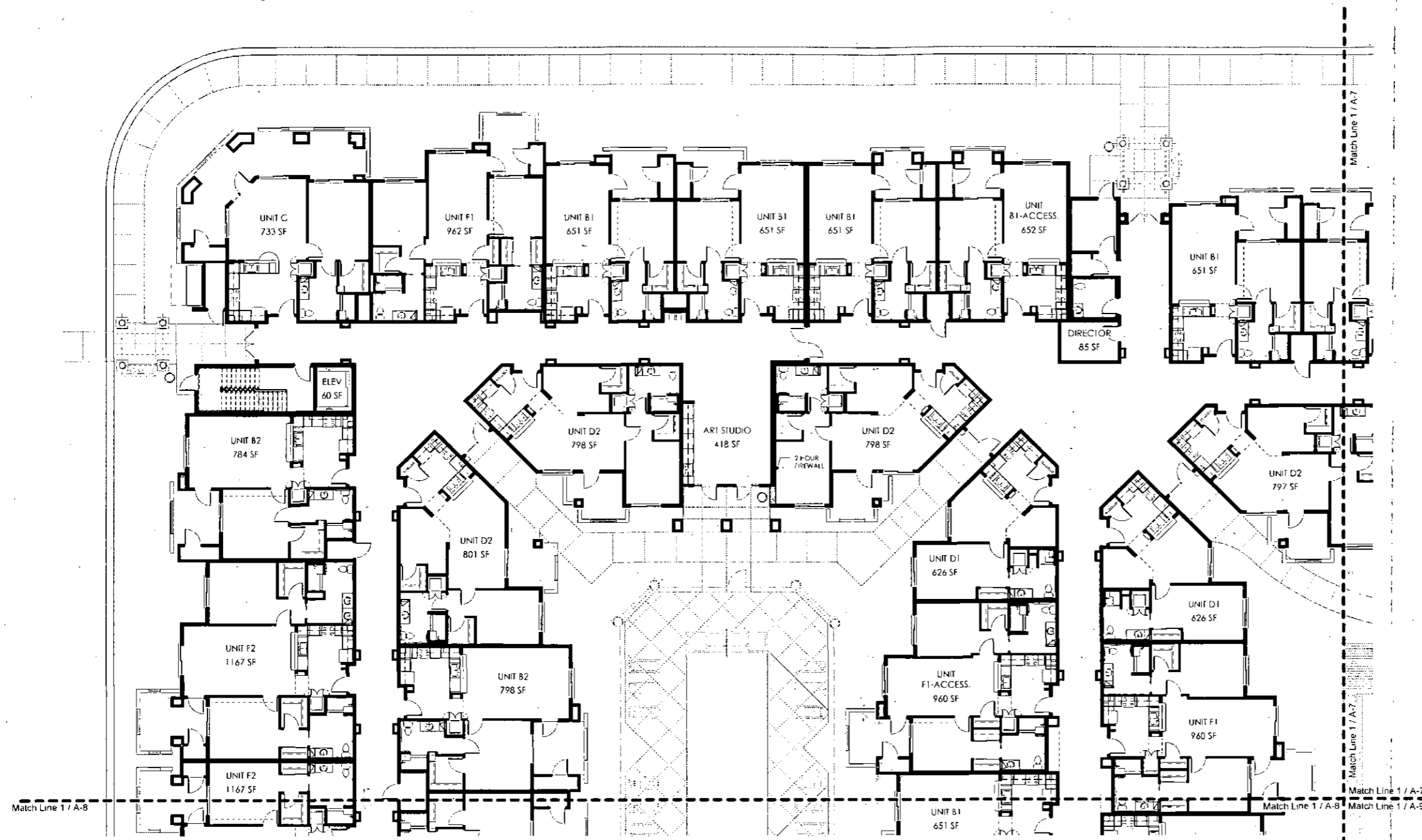
OVERALL FIRST FLOOR
 PLAN
 SENIOR LIVING @ NEC
 SCOTTSDALE &
 PINNACLE PEAK RDS

23733 N. Scottsdale Rd,
 Scottsdale AZ 85254
 Investment Property Associates, LLC
 (IPA)

ipa 
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TODD & ASSOCIATES, INC.
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 602.952.8280 602.952.8951 www.toddassoc.com

OVERALL FIRST FLOOR PLAN
 Scale: 1"=40'


30-08-2014
 Project No. 14-2016-01
 Date: 10-16-16
 Design Review Board: 2nd Submittal
 Preliminary Not for Construction



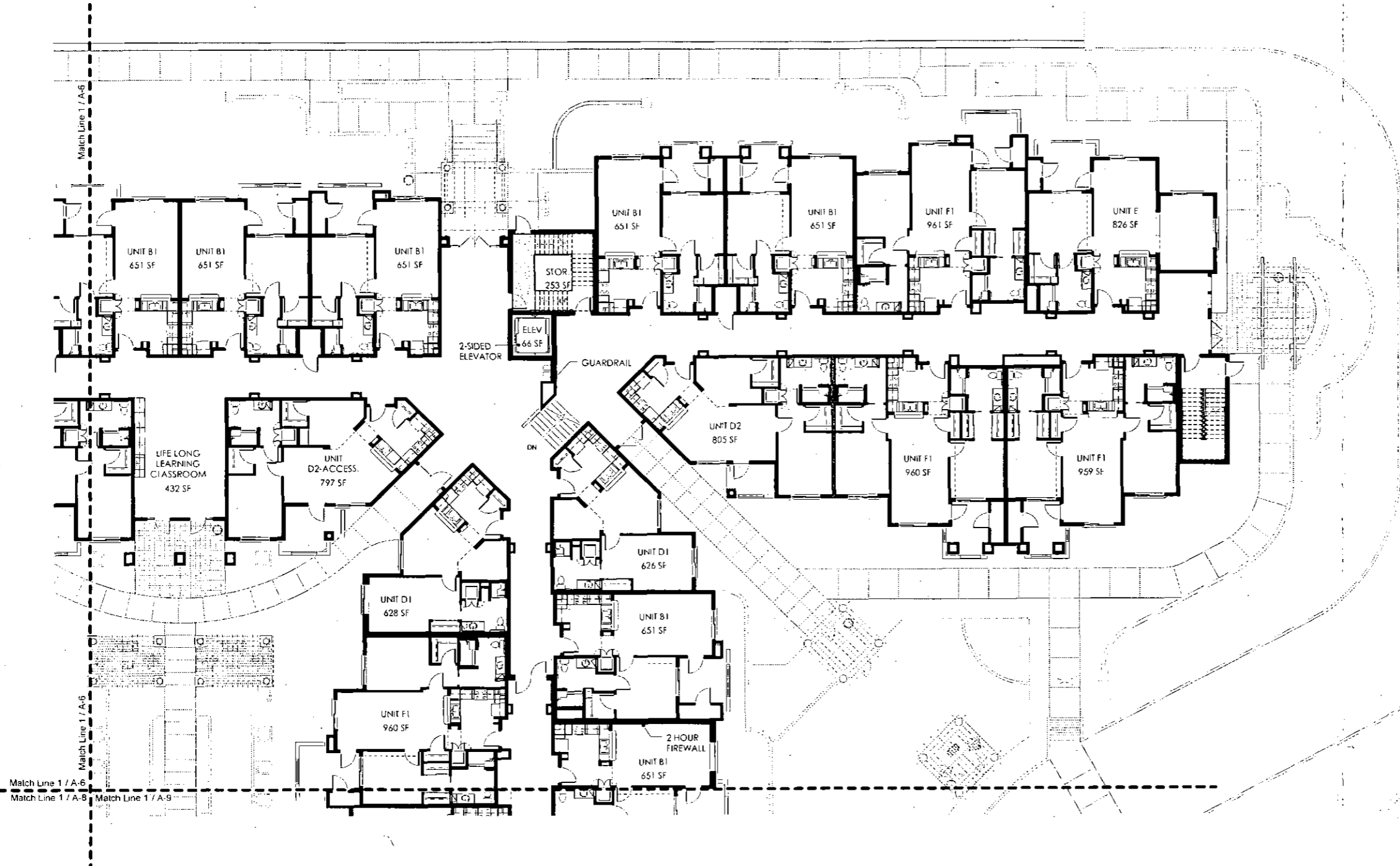
ENLARGED FIRST FLOOR PLAN - IL/AL
 SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd,
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)

1 FIRST FLOOR PLAN-IL/AL
 3/32 - 1-0
 Scale: 3/32" = 1'-0"

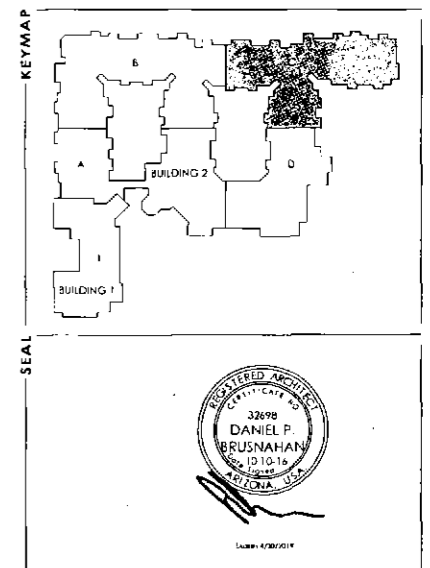
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 ARCHITECTURE 602.957.8290
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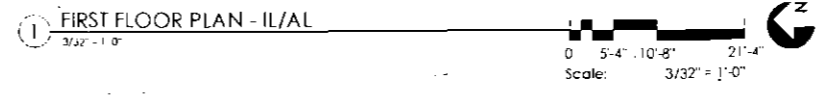
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 Match Line 1 / A-8
 Match Line 1 / A-9



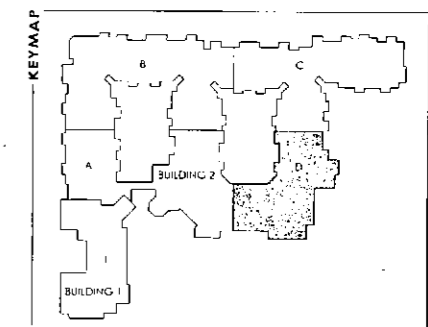
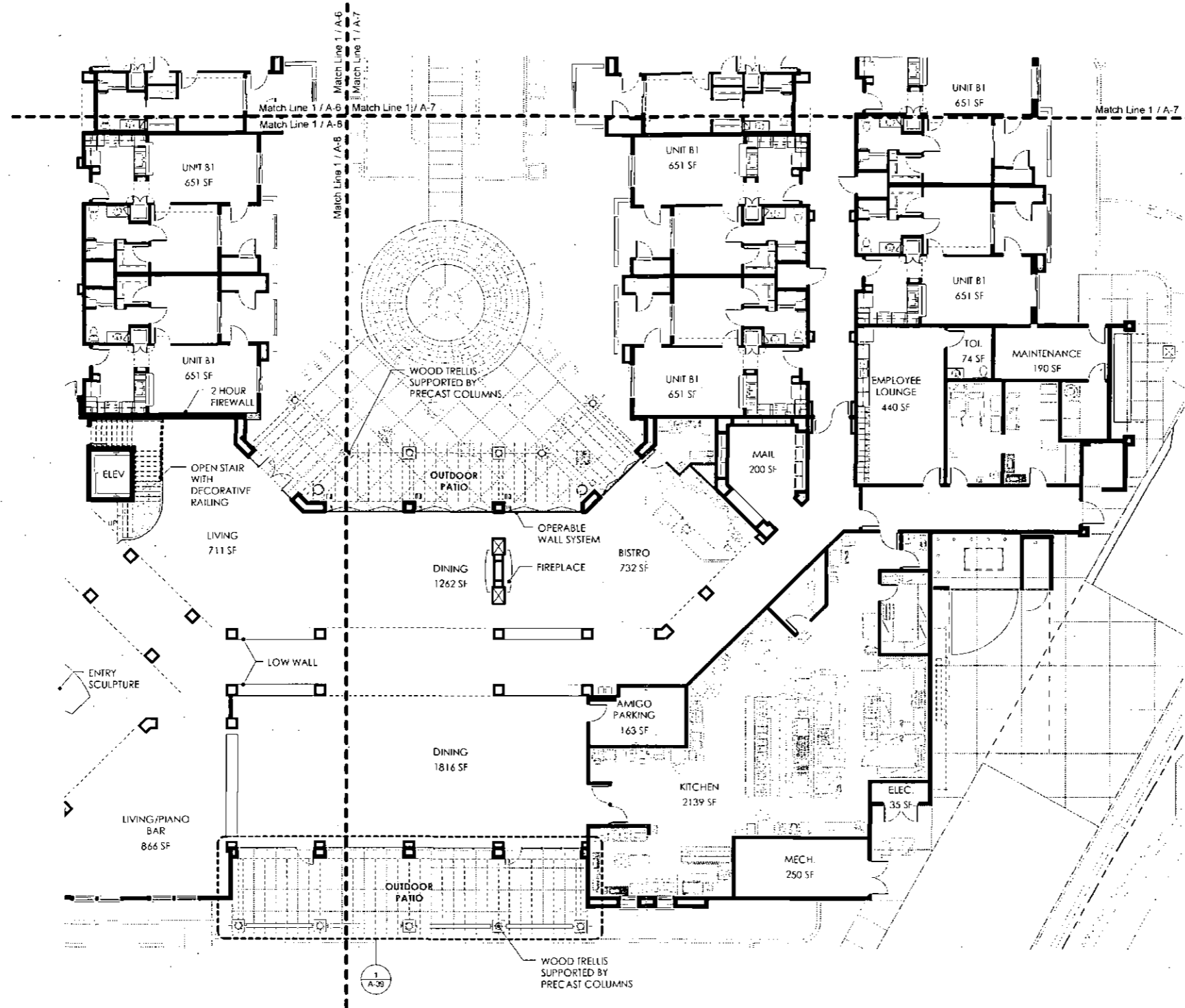
ENLARGED FIRST FLOOR PLAN IL/AL
SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)



Project No. 14-7016-01
 Date 10-10-16
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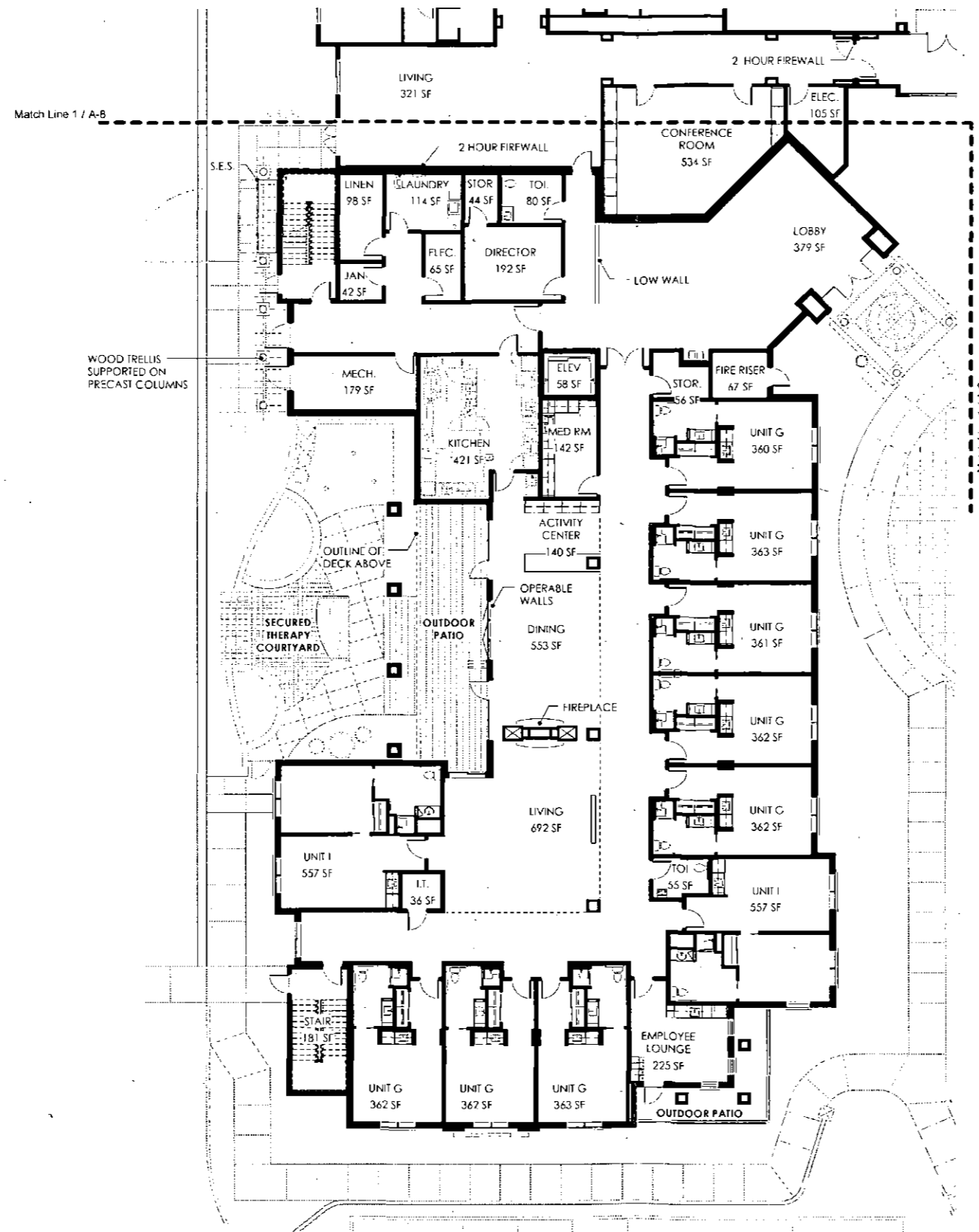
1 FIRST FLOOR PLAN - IL/AL
 3/32" = 1'-0"



ENLARGED FIRST FLOOR PLAN IL/AL
 SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd,
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)

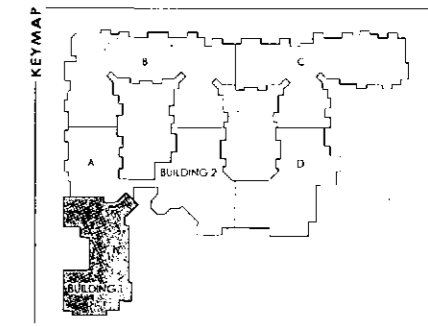
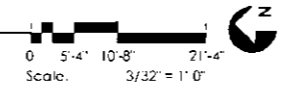
ipa
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 602.952.8270 602.952.8995 1 www.toddaassoc.com
 30-OR-2014
 Project No. 14-7016-01
 Date 10-04-15
 Design/Preview Board 2nd submittal
 Preliminary/Not For Construction

1 FIRST FLOOR PLAN - IL/AL
 3/32" = 1'-0"
 Scale: 3/32" = 1'-0"



WOOD TRELLIS
SUPPORTED ON
PRECAST COLUMNS

1 FIRST FLOOR PLAN
3/32" = 1'-0"

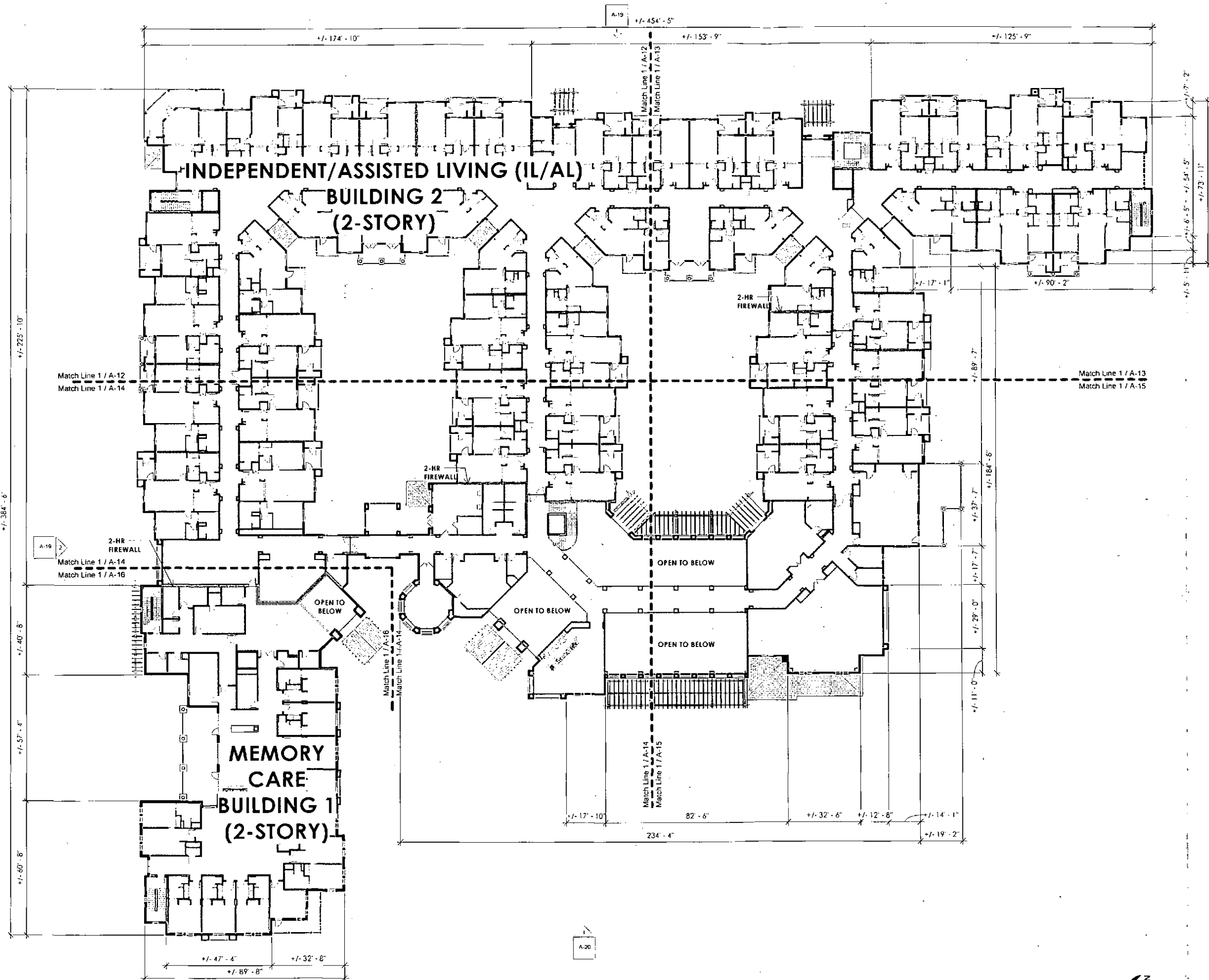


ENLARGED FIRST
FLOOR PLAN -
MEMORY CARE
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)



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602.952.8280 602.952.8995 www.toddsaac.com

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Project No. 14-2014-01
Date: 10.10.14
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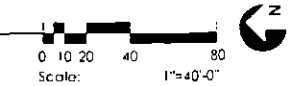


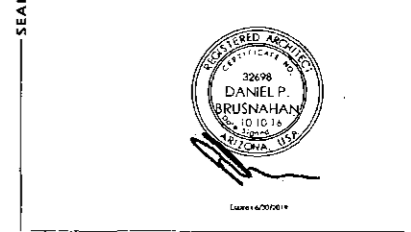
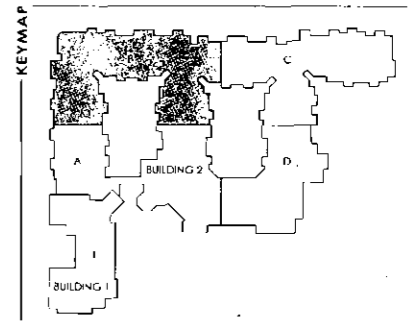
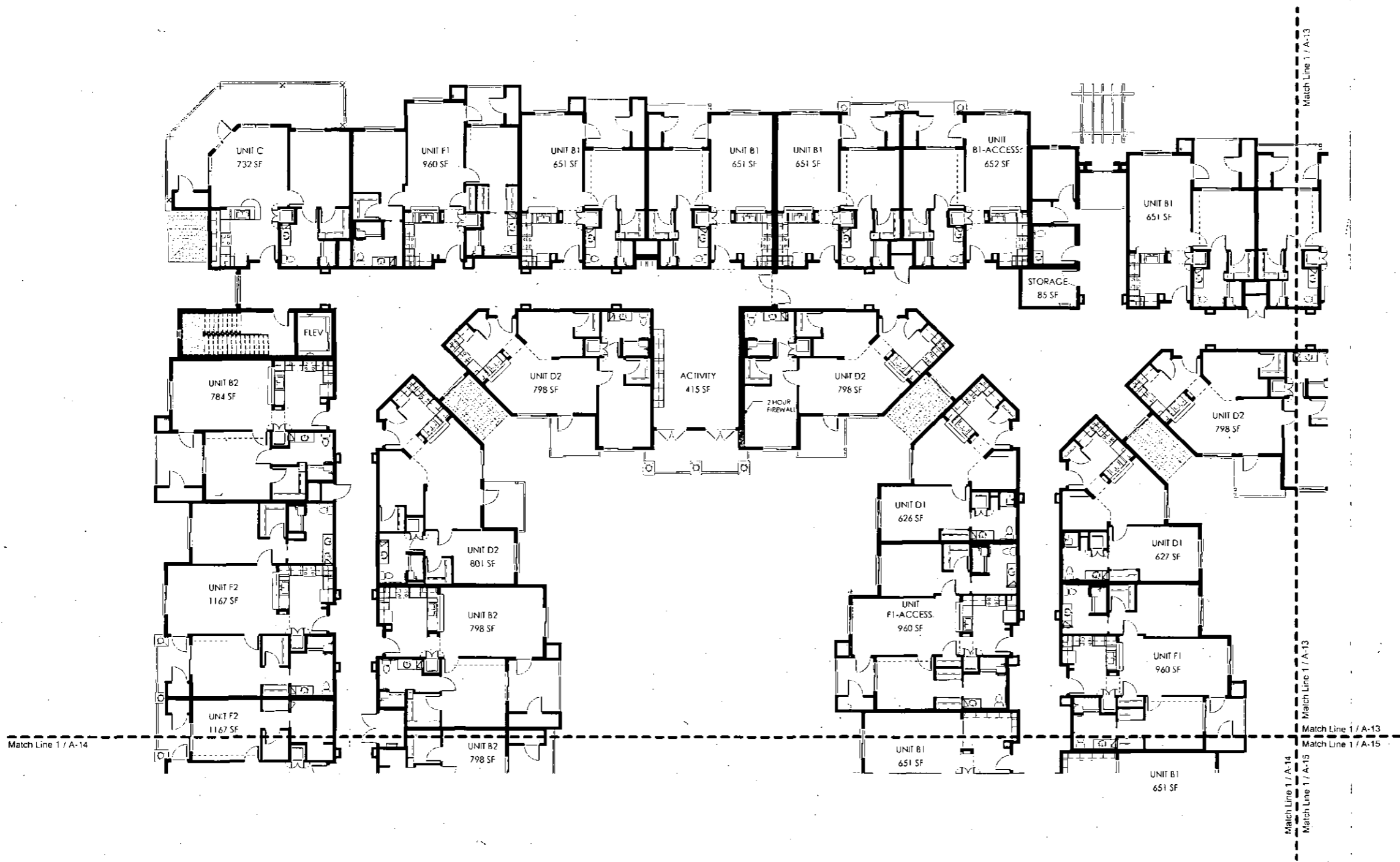
OVERALL SECOND FLOOR PLAN
 SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)



TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 402.952.8280 P 402.952.8995 I www.toddassoc.com
 30-DR-2016
 Project No. 14-2016-01
 Date: 10-10-16
 Design Review Board: 2nd Submittal
 Preliminary Not For Construction

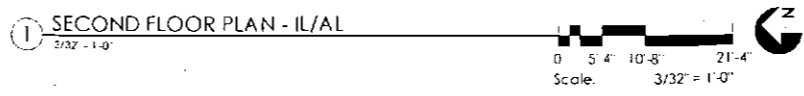
OVERALL SECOND FLOOR PLAN
 1" = 20' 0"

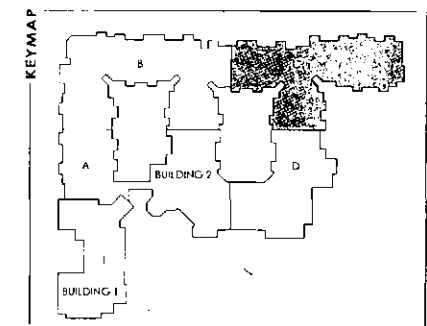
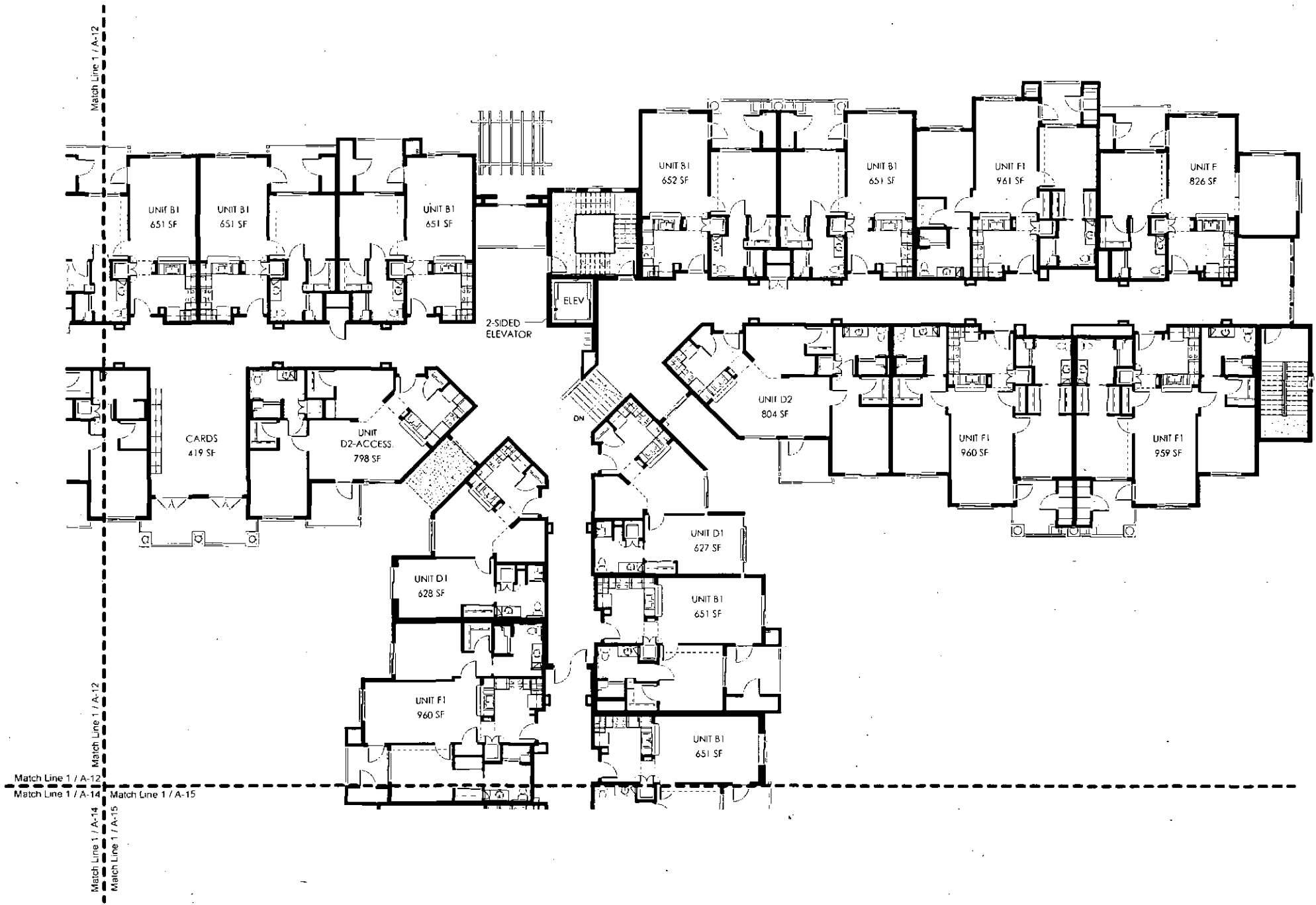




ENLARGED SECOND FLOOR PLAN - IL/AL
 SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)

ipa
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TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 602.952.3280 602.952.8951 www.toddasinc.com
 Project No. 14-2014-01
 Date: 10-10-14
 Design Review Board - 2nd Submittal
 Preliminary Not For Construction



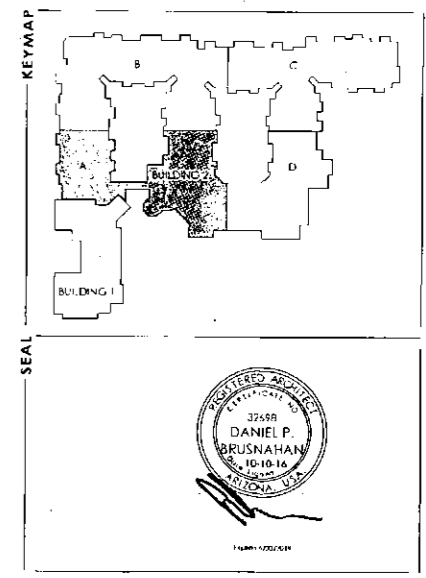
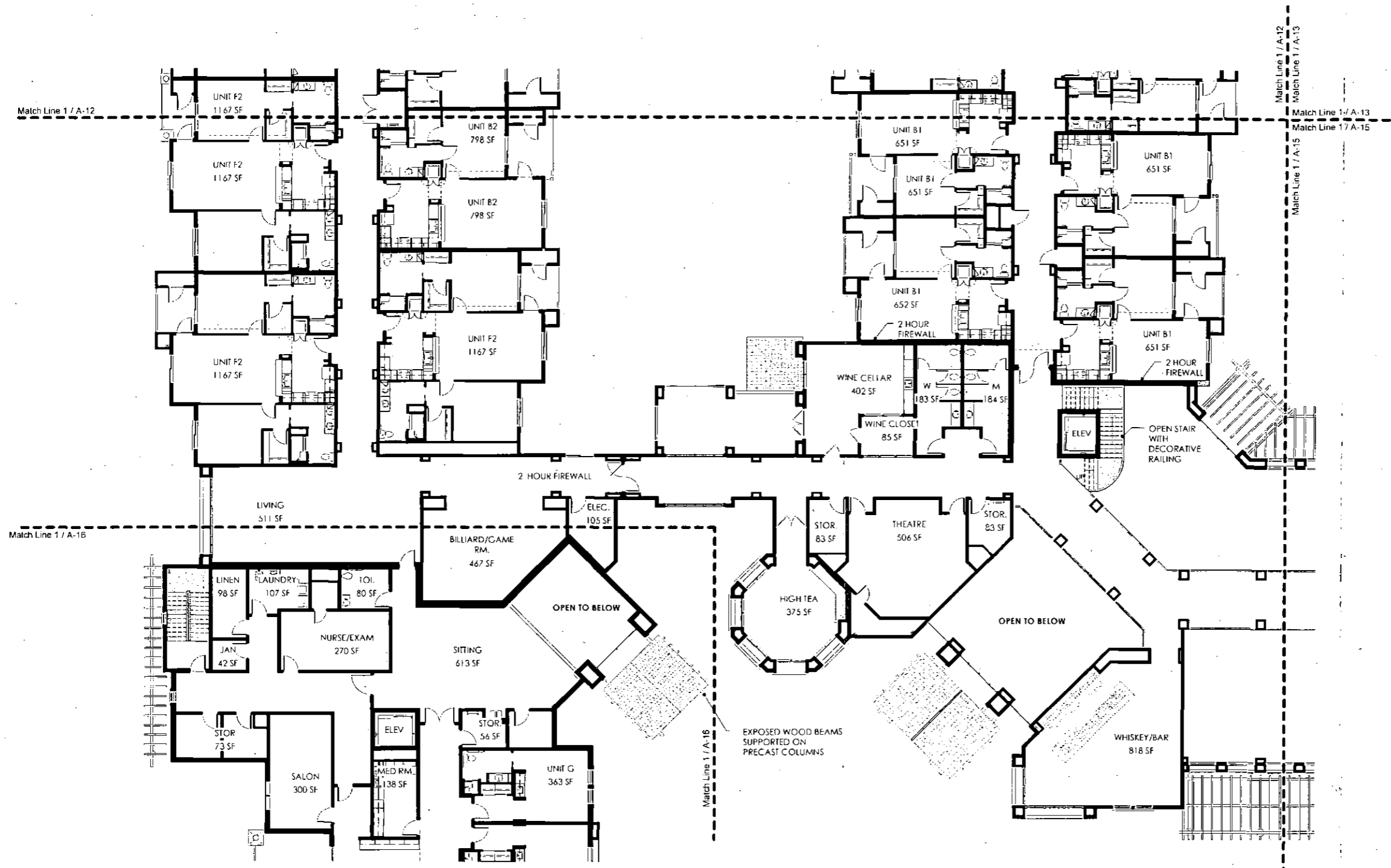


ENLARGED SECOND FLOOR PLAN - IL/AL
 SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
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 30-DR-2016
 Project No: 14-7013.01
 Date: 10-10-16
 Design: Pauline Engler - Jnc Submitte
 Preliminary Ho for Construction

SECOND FLOOR PLAN - IL/AL
 3/32" = 1'-0"
 Scale: 0 5'-4" 10'-8" 21'-4"
 3/32" = 1'-0"

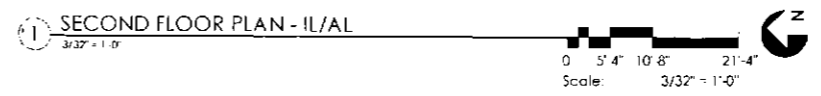


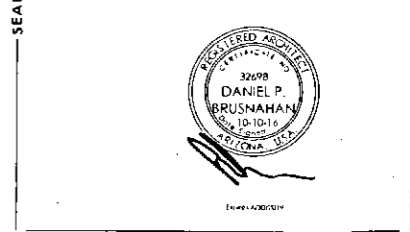
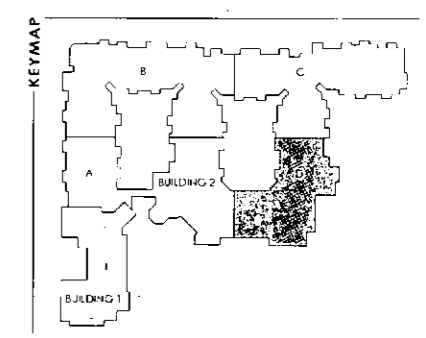
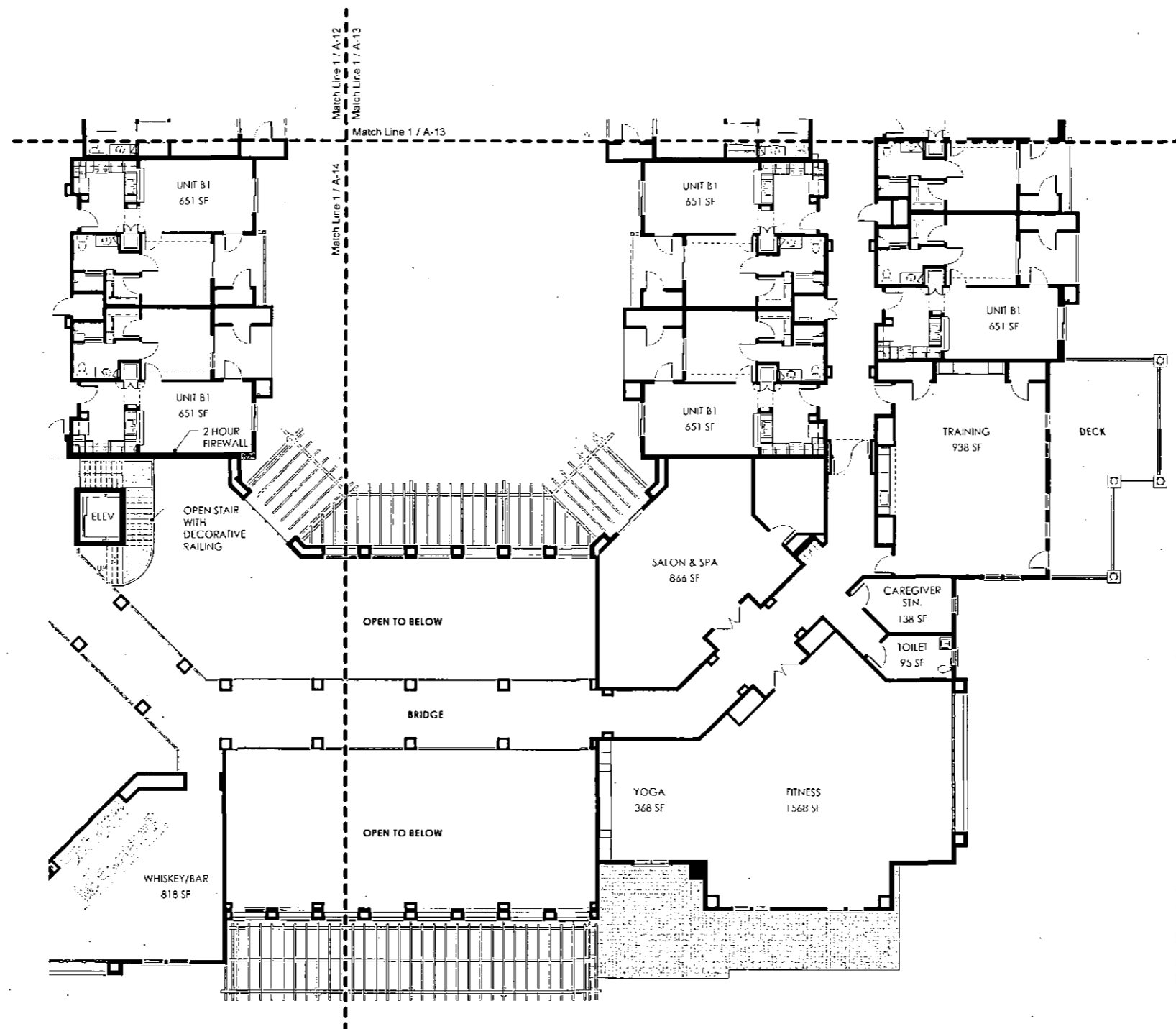
ENLARGED SECOND FLOOR PLAN - IL/AL
SENIOR LIVING @ NEC
SCOTTSDALE & PINNACLE PEAK RDS

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 Project No. 14-016-01
 Date: 10-10-16
 Design Review Board: 2nd Submittal
 Preliminary Trail for Construction





ENLARGED SECOND FLOOR PLAN - IL/AL
SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS

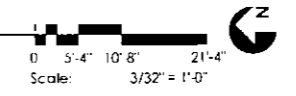
23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)

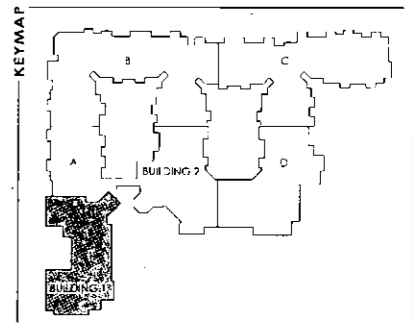
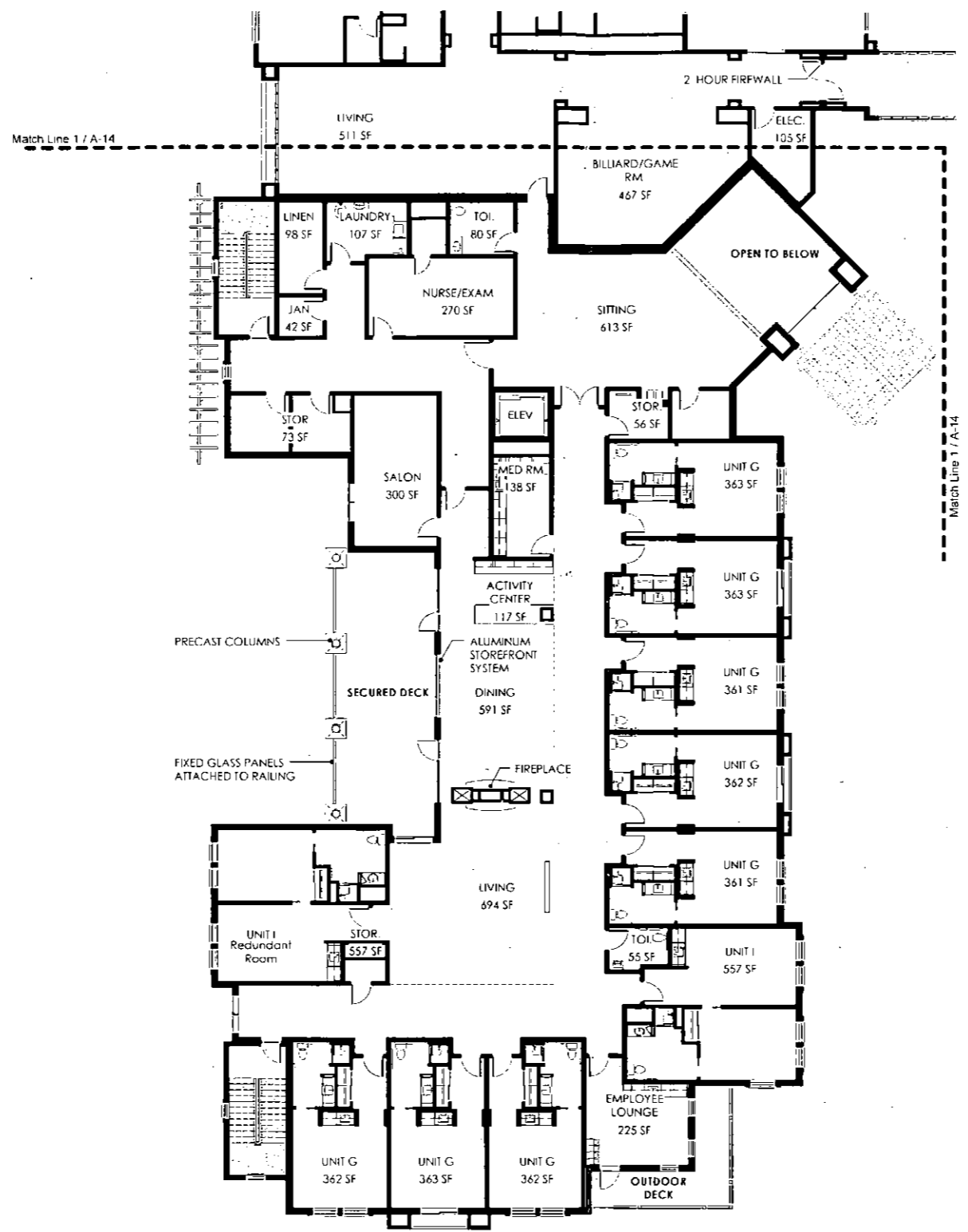


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30-DR-2016
 Project No. 14-7016-01
 Date: 10-10-16
 Design Review Board - 2nd Submittal
 Preliminary Plan For Construction

1 SECOND FLOOR PLAN - IL/AL
 3/32" = 1'-0"





ENLARGED SECOND FLOOR PLAN - MEMORY CARE

SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS

23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC (IPA)

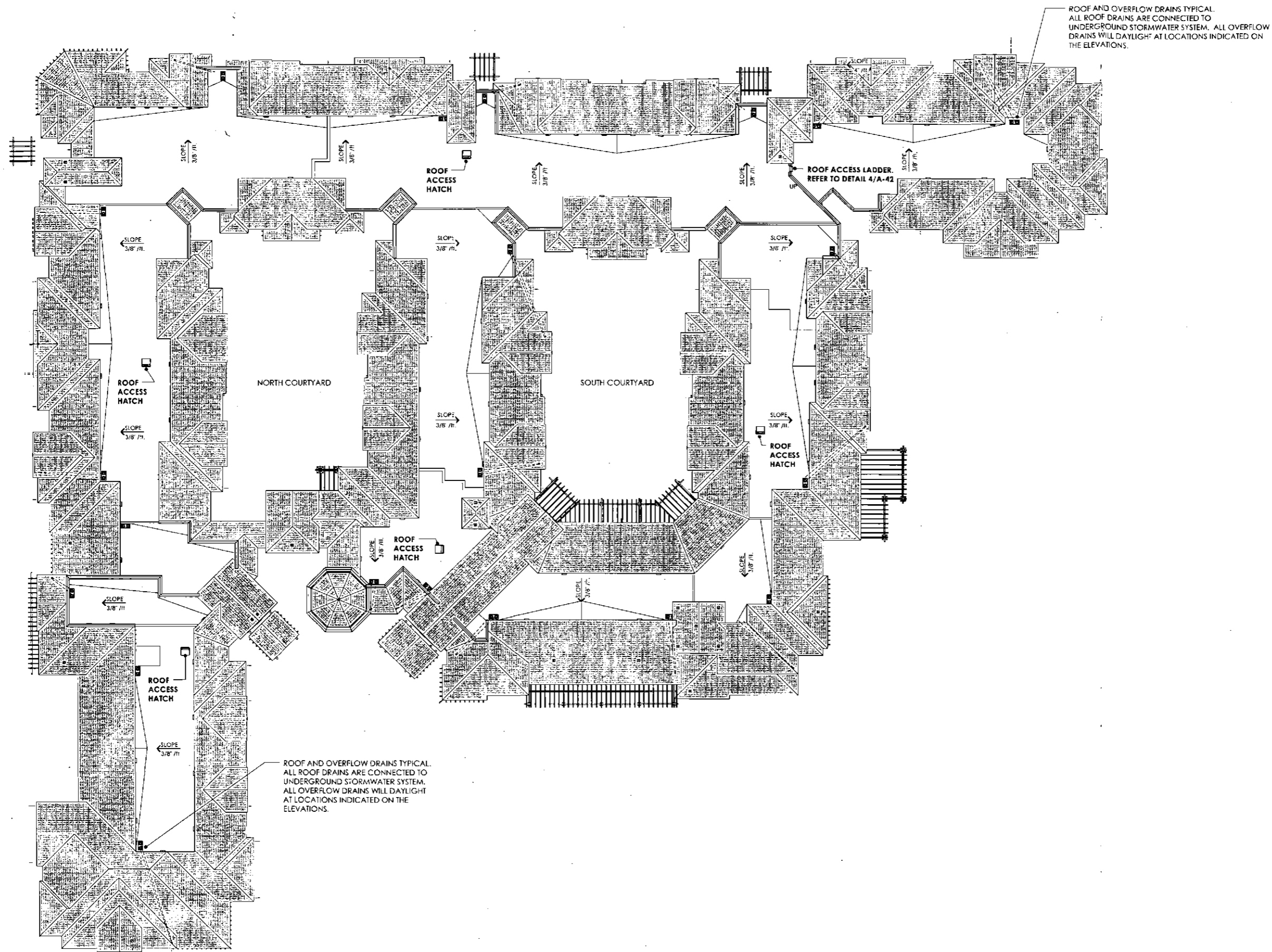


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ARCHITECTURE 502.952.8280 d PLANNING 602.952.8995 l LANDSCAPE ARCHITECTURE www.toddassoc.com

30-DR-2016
Project No. 14-2016-01
Date: 10-10-16
Design Review Board - 2nd submittal
Revised for Construction

1 SECOND FLOOR PLAN - MEMORY CARE
3/32" = 1'-0"
Scale: 3/32" = 1'-0"
0 5'-4" 10'-8" 21'-4" N

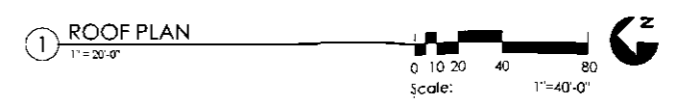


ROOF AND OVERFLOW DRAINS TYPICAL. ALL ROOF DRAINS ARE CONNECTED TO UNDERGROUND STORMWATER SYSTEM. ALL OVERFLOW DRAINS WILL DAYLIGHT AT LOCATIONS INDICATED ON THE ELEVATIONS.

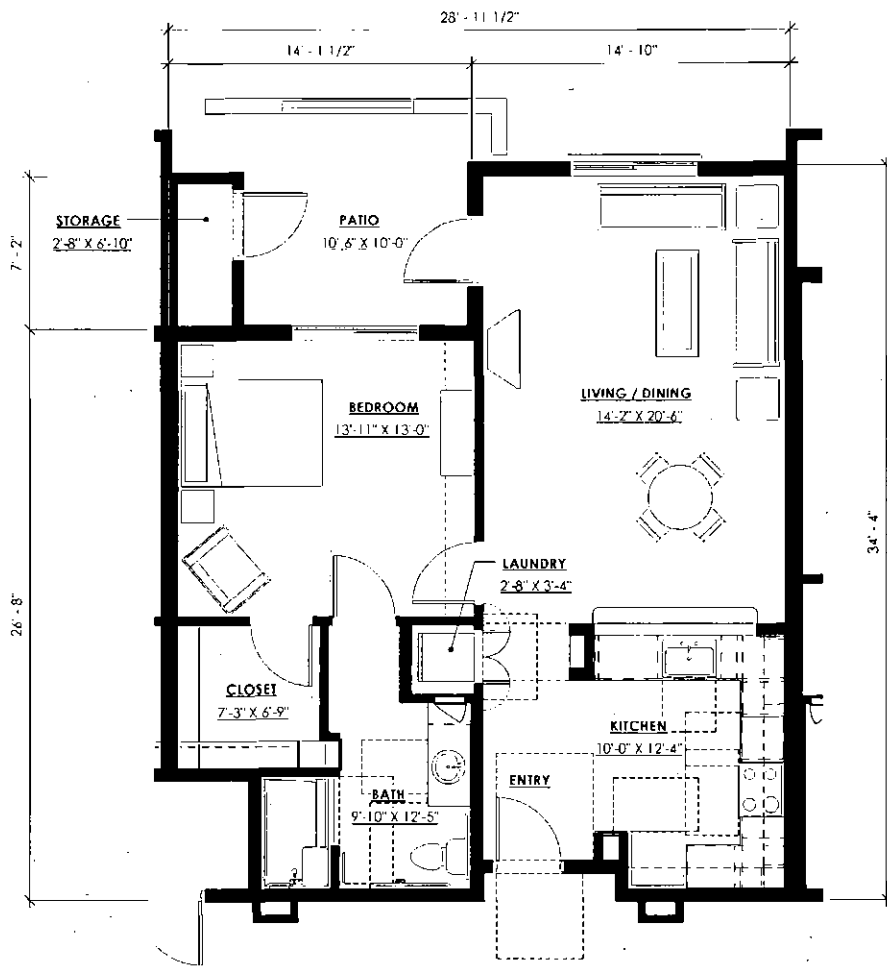
ROOF AND OVERFLOW DRAINS TYPICAL. ALL ROOF DRAINS ARE CONNECTED TO UNDERGROUND STORMWATER SYSTEM. ALL OVERFLOW DRAINS WILL DAYLIGHT AT LOCATIONS INDICATED ON THE ELEVATIONS.



ROOF PLAN
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
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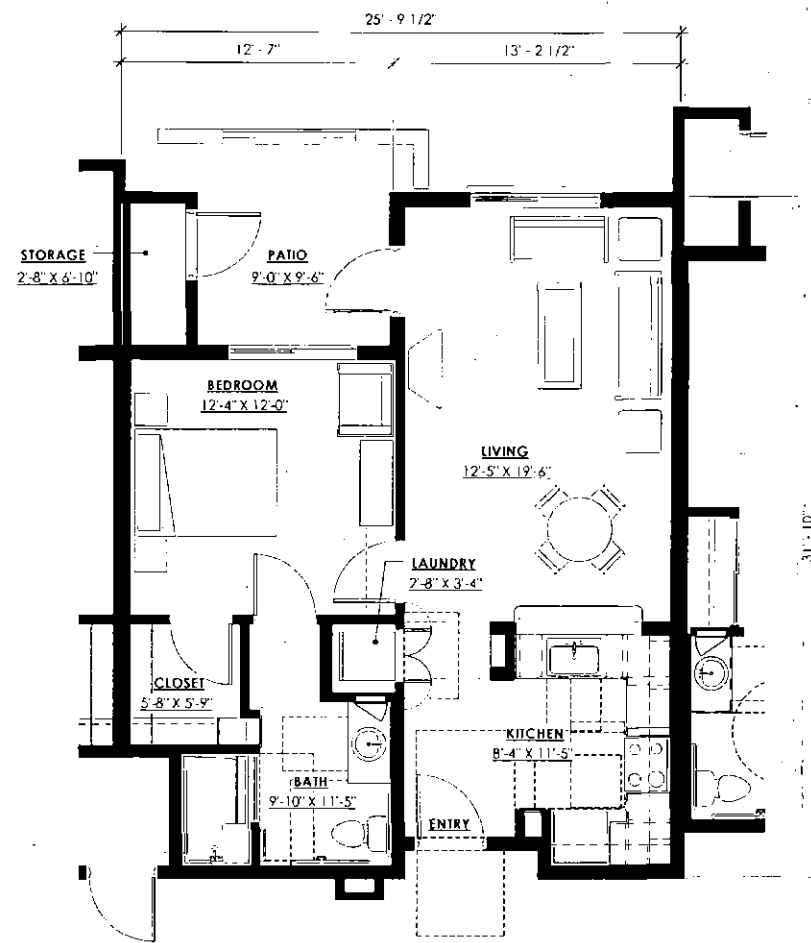


30-DR-2014
 Project No. 14-7014-02
 Date: 12-01-14
 50% CD Submittal
 Preliminary Not For Construction



2 UNIT B2
14' - 1" - 0"

GROSS	854 SF
PATIO	111 SF (13% OF GROSS)
BALCONY	105 SF (12.3% OF GROSS)
STORAGE	18 SF



1 UNIT B1
14' - 1" - 0"

GROSS	709 SF
PATIO	90 SF (12.7% OF GROSS)
BALCONY	81 SF (11.4% OF GROSS)
STORAGE	18 SF



UNIT PLANS
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC
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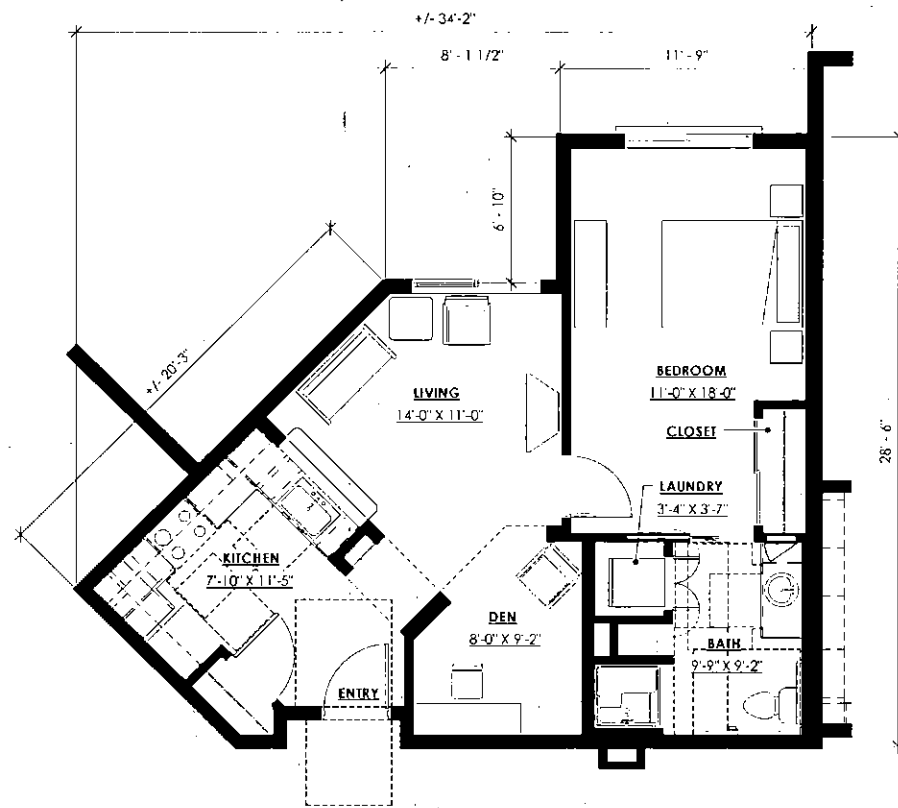
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 INVESTMENT PROPERTY ASSOCIATES, LLC

TODD & ASSOCIATES, INC.
 ARCHITECTURE 602-952-8290 d
 PLANNING 602-952-8995 t
 LANDSCAPE ARCHITECTURE
 www.toddasoc.com

Project No. 14-2014-01
 Date: 10-10-16
 Design Review Board: 2nd Submittal
 Preliminary First For Construction

NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY OF SCOTTSDALE.

NOTE: GROSS AREA IS CALCULATED FROM THE CENTERLINE OF DOUBLE STUD AIR SPACE OR CENTERLINE OF UNIT DEMISING WALLS, TO THE OUTSIDE FACE OF STUD OF EXTERIOR WALLS, OUTSIDE FACE OF STUD OF CORRIDOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES.



2 UNIT D1
1/4" = 1'-0"

GROSS	689 SF
PATIO/BALCONY	0 SF
STORAGE	0 SF



1 UNIT C
1/4" = 1'-0"

GROSS	782 SF
PATIO	346 SF (44.25% OF GROSS)
BALCONY	346 SF (44.25% OF GROSS)
STORAGE	21 SF



UNIT PLANS
 SENIOR LIVING @ NEC
 SCOTTSDALE &
 PINNACLE PEAK RDS
 23733 N. Scottsdale Rd,
 Scottsdale AZ 85254
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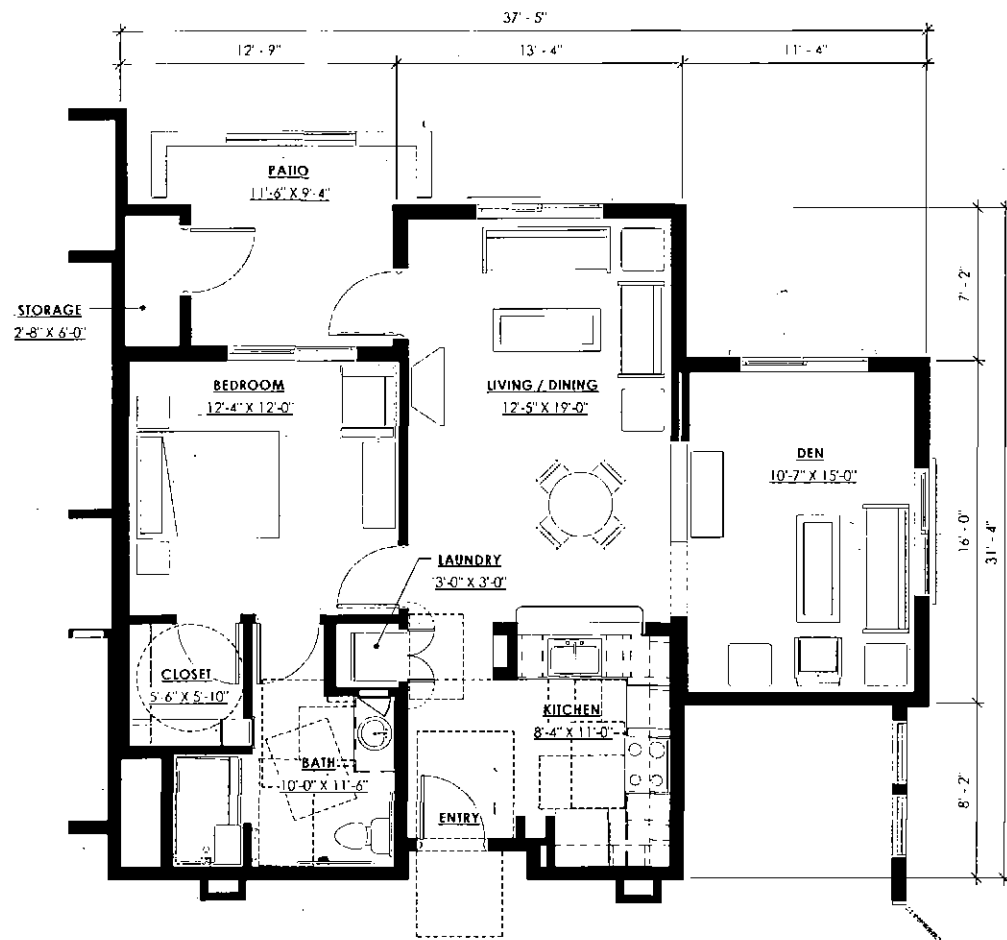


ARCHITECTURE 402 952 8200 PLANNING 602 952 8995 LANDSCAPE ARCHITECTURE
 www.toddatoc.com

30-DR-2014
 Project No 14-7016-01
 Date 10-10-18
 Design Review Record - 2nd Submittal
 Preliminary Not For Construction

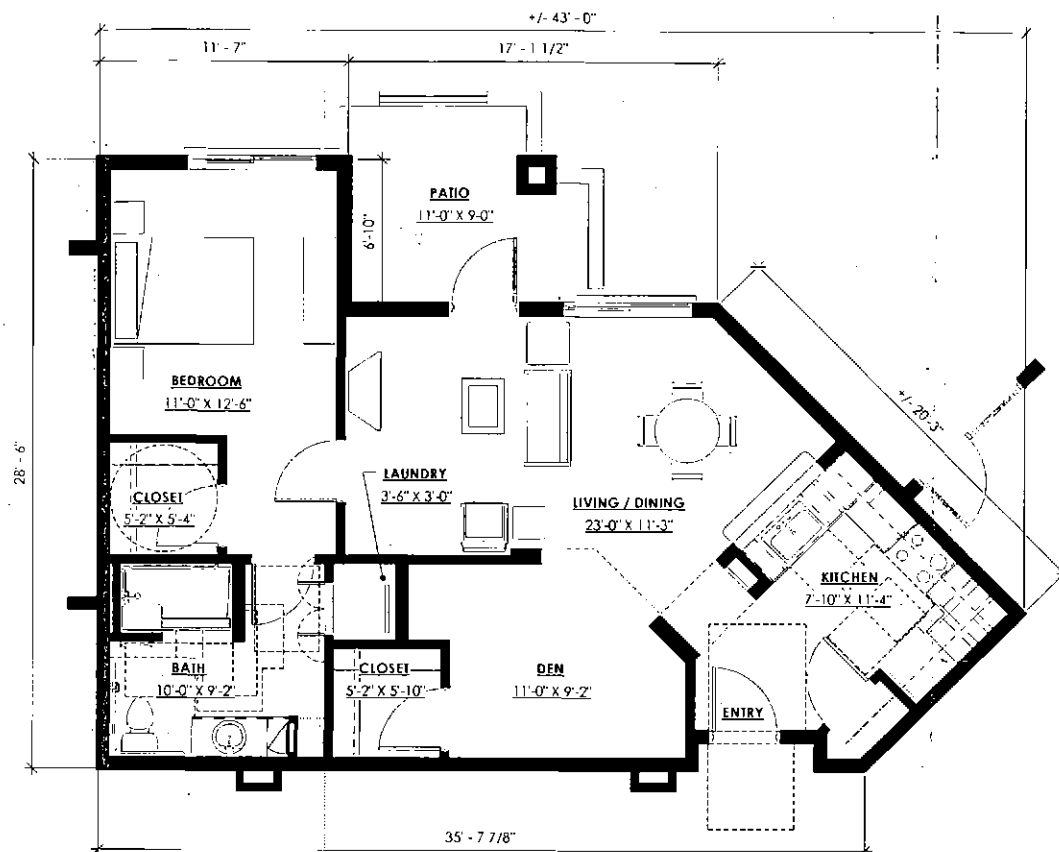
NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY OF SCOTTSDALE.

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2 UNIT E
1/4" = 1'-0"

GROSS	886 SF
PATIO	93 SF (10.5% OF GROSS)
BALCONY	90 SF (10.1% OF GROSS)
STORAGE	21 SF



1 UNIT D2
1/4" = 1'-0"

GROSS	882 SF
PATIO	91 SF (10.3% OF GROSS)
BALCONY	78 SF (8.8% OF GROSS)
STORAGE	0 SF



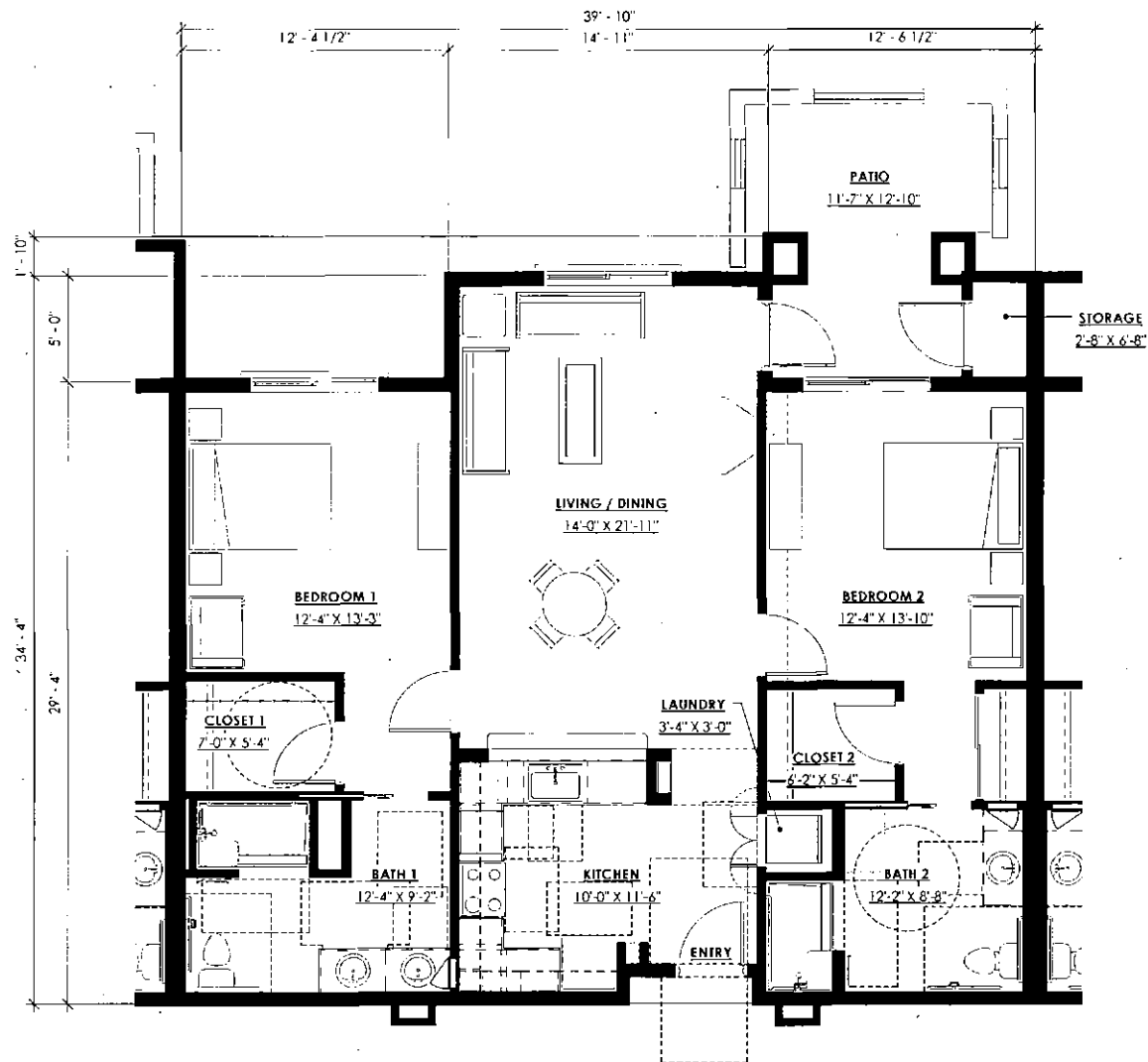
UNIT PLANS
 SENIOR LIVING @ NEC
 SCOTTSDALE &
 PINNACLE PEAK RDS
 23733 N. Scottsdale Rd,
 Scottsdale AZ 85254
 Investment Property Associates, LLC
 (IPA)

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 602.952.8780 602.952.8995 www.toddsoc.com

NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY OF SCOTTSDALE.

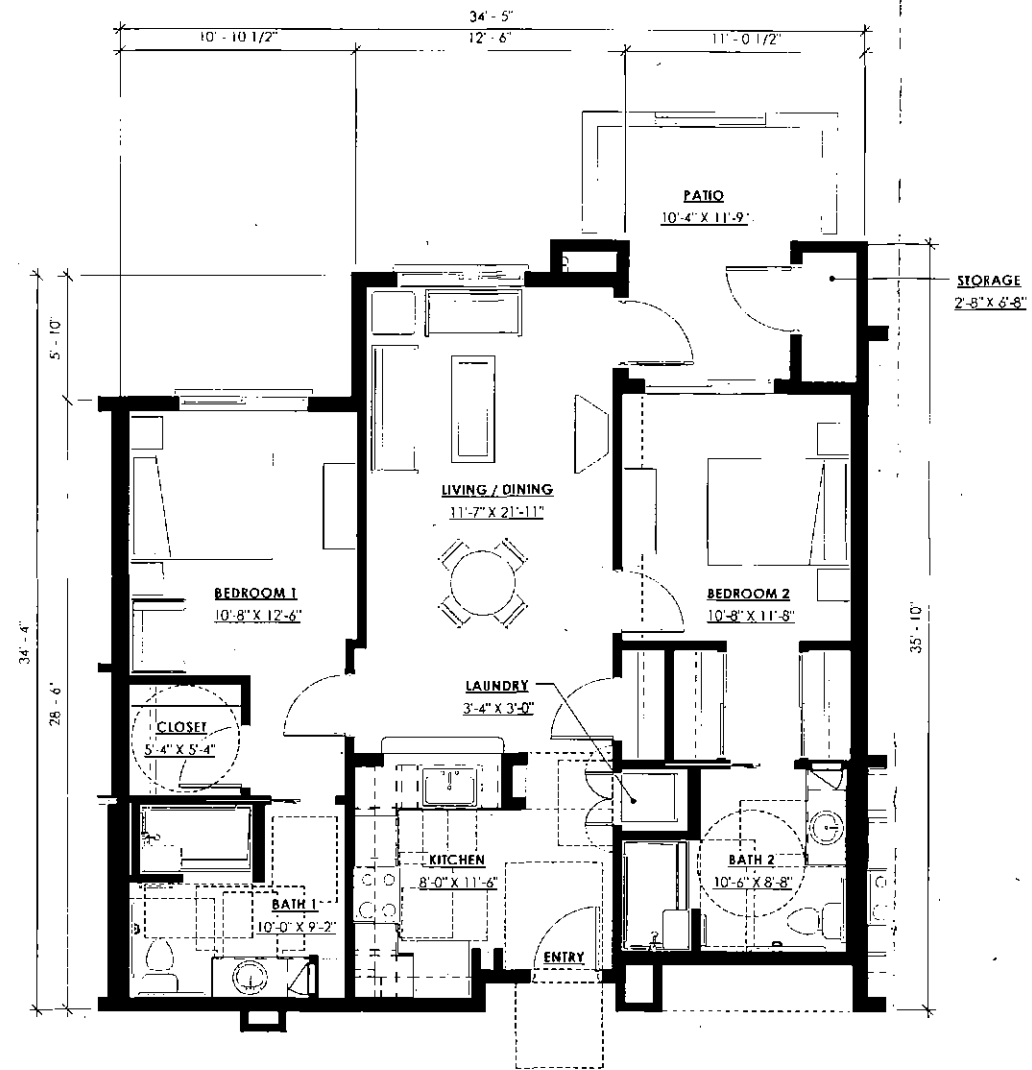
NOTE: GROSS AREA IS CALCULATED FROM THE CENTERLINE OF DOUBLE STUD AIR SPACE OR CENTERLINE OF UNIT DEMISING WALLS, TO THE OUTSIDE FACE OF STUD OF EXTERIOR WALLS, OUTSIDE FACE OF STUD OF CORRIDOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES.

30-04-2014
 Project No. 14-7016-01
 Date 10-10-16
 Design Review Board 2nd Submission
 Preliminary/Not For Construction



② UNIT F2
1/4" = 1'-0"

GROSS 1240 SF
 PATIO 125 SF (10% OF GROSS)
 BALCONY 86 SF (6.9% OF GROSS)
 STORAGE 18 SF



① UNIT F1
1/4" = 1'-0"

GROSS 1026 SF
 PATIO 103 SF (10.1% OF GROSS)
 BALCONY 72 SF (7.0% OF GROSS)
 STORAGE 18 SF



LSA 000001

UNIT PLANS
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC
 (IPA)



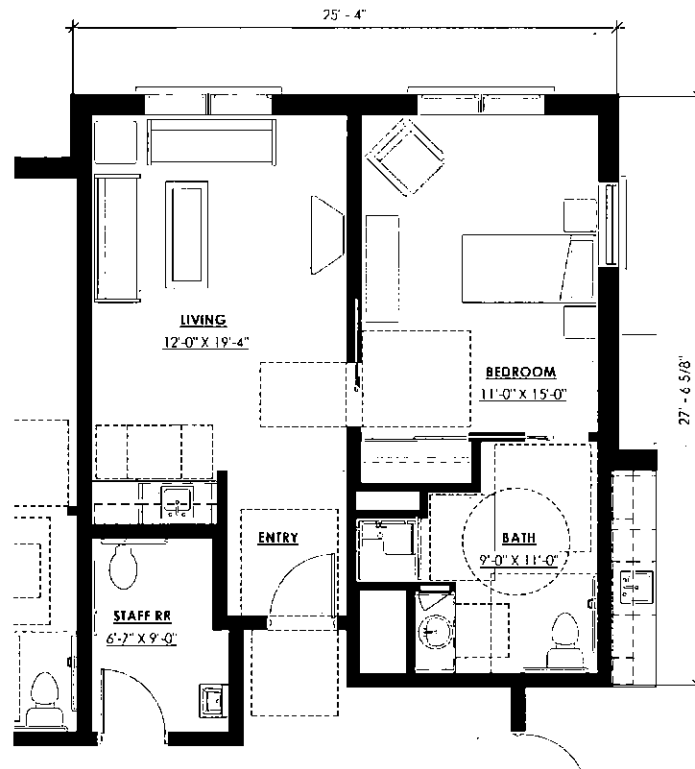
TODD & ASSOCIATES, INC.

ARCHITECTURE 602.952.8300 p
 PLANNING 602.952.8995 f
 LANDSCAPE ARCHITECTURE www.toddsoc.com

30-DR-2014
 Project No. 14-2014-01
 Date 10-10-14
 Design Review Board 2nd Submittal
 Preliminary Plan For Construction

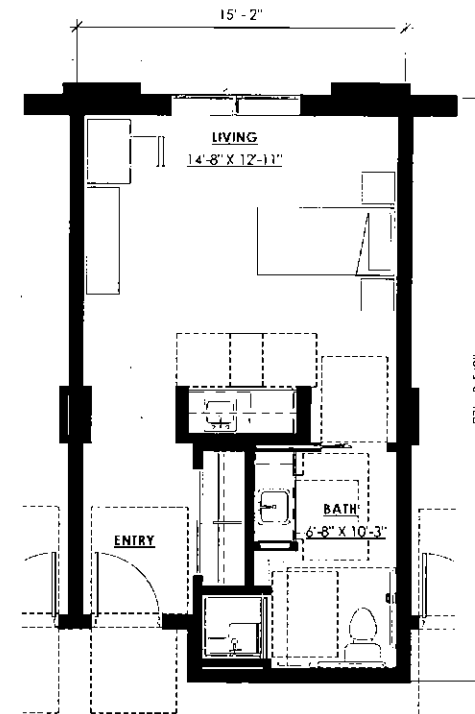
NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY OF SCOTTSDALE.

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② UNIT I
1/4" = 1'-0"

GROSS	612 SF
PATIO/BALCONY	0 SF
STORAGE	0 SF



① UNIT G
1/4" = 1'-0"

GROSS	405 SF
PATIO/BALCONY	0 SF
STORAGE	0 SF



UNIT PLANS
 SENIOR LIVING @ NEC
 SCOTTSDALE &
 PINNACLE PEAK RDS
 23733 N. Scottsdale Rd,
 Scottsdale AZ 85254
 Investment Property Associates, LLC
 (IPA)

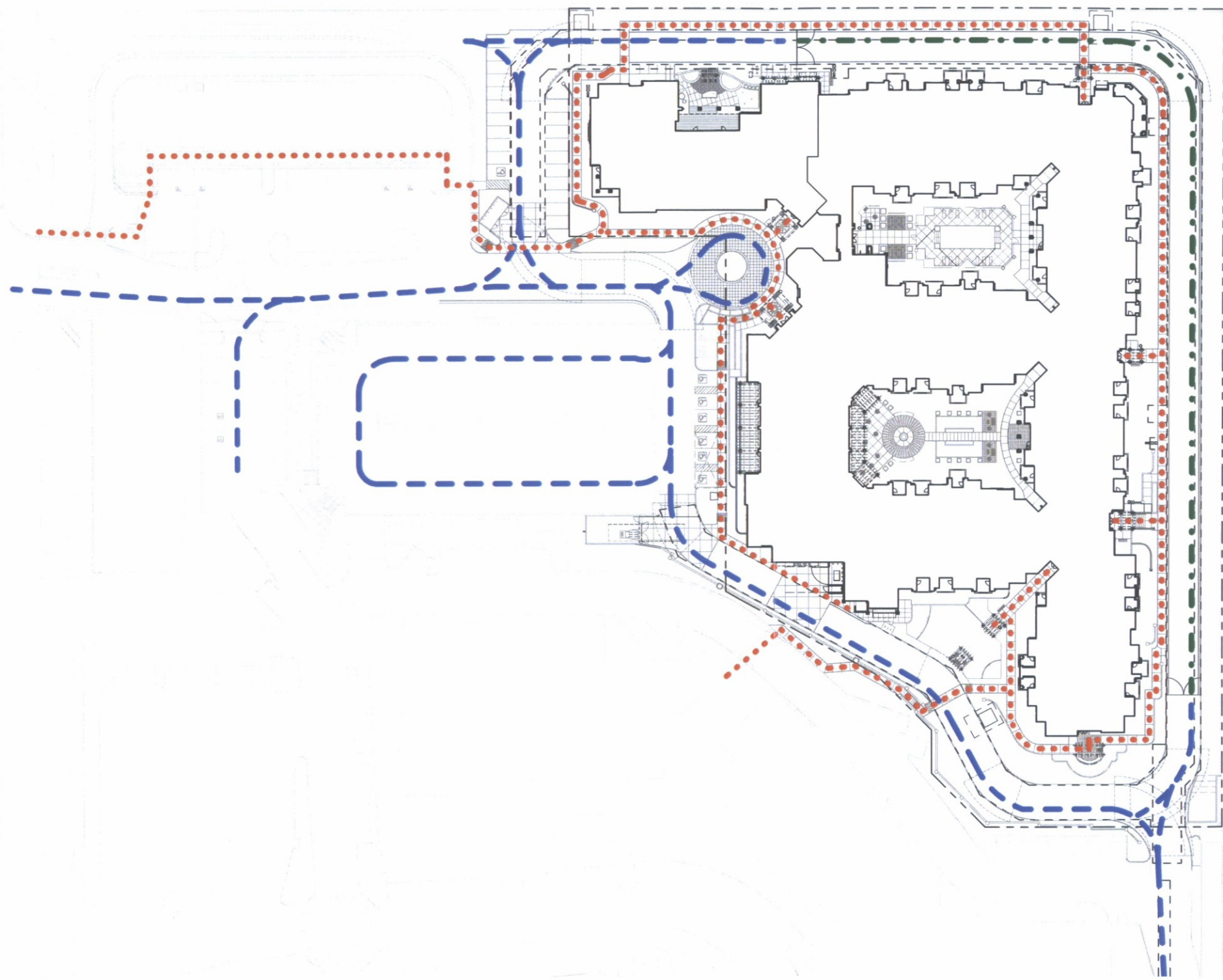


TODD & ASSOCIATES, INC.

ARCHITECTURE 502 952 8780 P PLANNING 402 952 8995 L LANDSCAPE ARCHITECTURE www.toddsaac.com

30-DR-2016
 Project No. 14-2015-01
 Date: 10-19-16
 Design Review Board: Final Submittal
 Preliminary Plan For Construction

NOTE: GROSS AREA IS CALCULATED FROM THE CENTERLINE OF DOUBLE STUD AIR SPACE OR CENTERLINE OF UNIT DEMISING WALLS, TO THE OUTSIDE FACE OF STUD OF EXTERIOR WALLS, OUTSIDE FACE OF STUD OF CORRIDOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES



- LEGEND**
- PEDESTRIAN ROUTE
CONCRETE PAVED SURFACE
 - PUBLIC VEHICULAR ROUTE
ASPHALT PAVED SURFACE
 - EMERGENCY VEHICULAR ROUTE
STABILIZED DECOMPOSED GRANITE

PEDESTRIAN PAVED CIRCULATION ROUTES FOR THIS SENIOR LIVING PROJECT ARE DESIGNED TO CONNECT THE BUILDING ENTRY POINTS TO THE ADJACENT COMMERCIAL CENTER AS WELL AS THE PUBLIC WAY ALONG BOTH SCOTTSDALE ROAD AND PINNACLE PEAK ROAD



PEDESTRIAN & VEHICULAR CIRCULATION PLAN
SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd,
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)

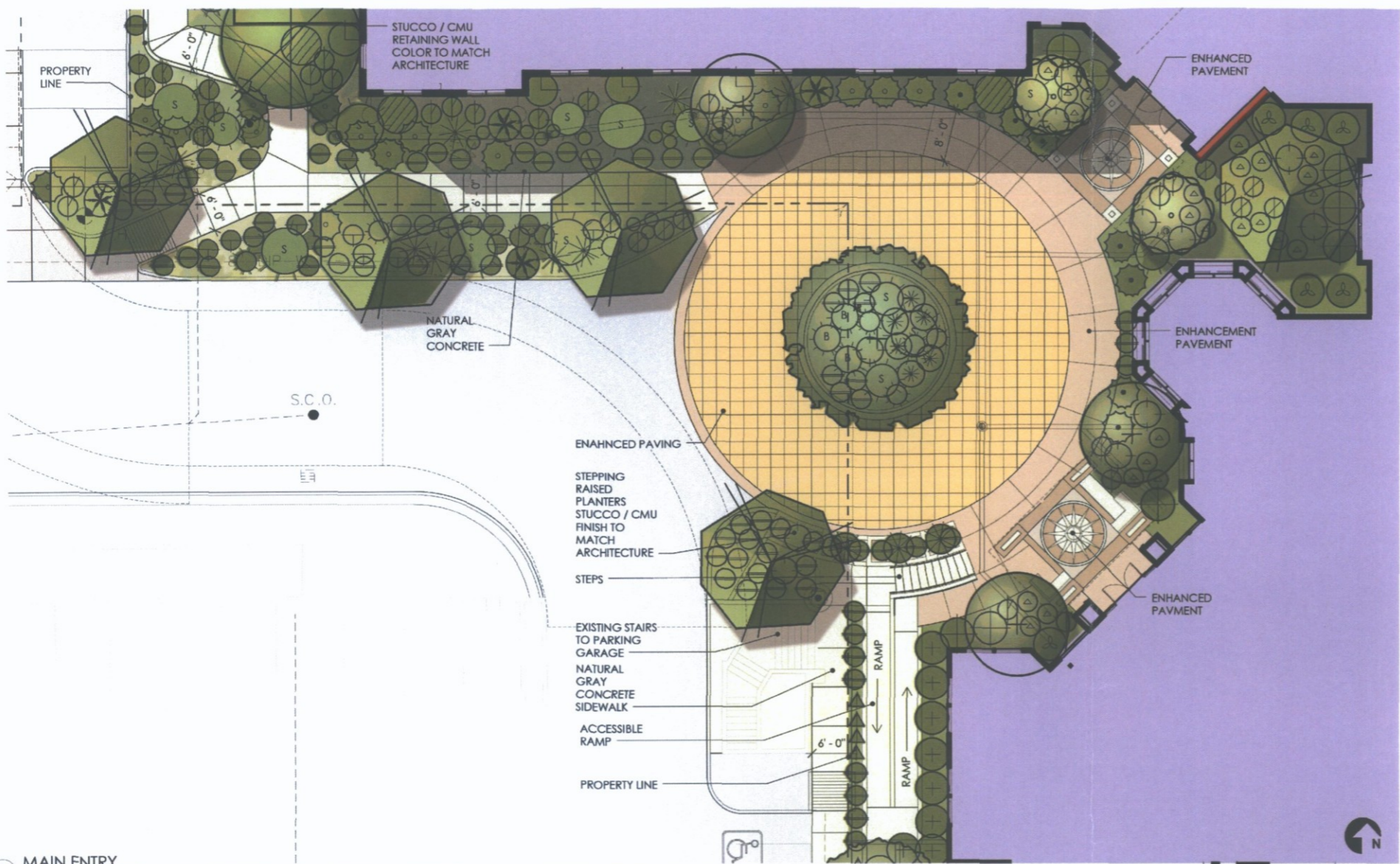
ipa INVESTMENT PROPERTY ASSOCIATES

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 ARCHITECTURE 602.952.8280 p
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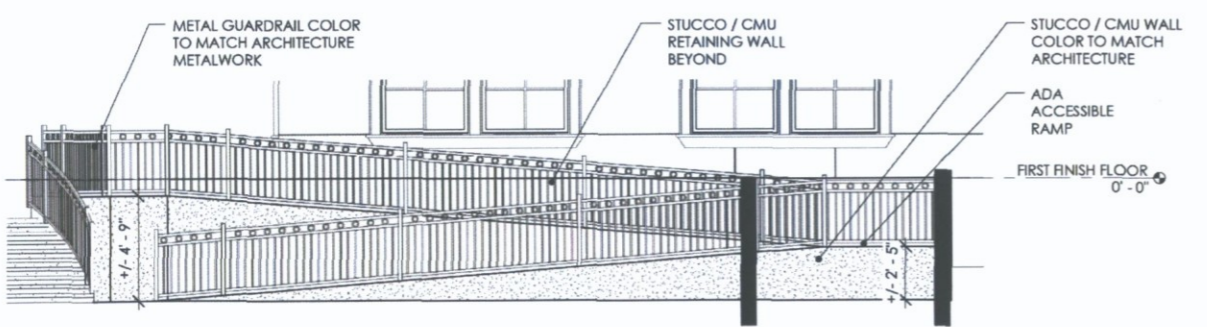
① PEDESTRIAN & VEHICULAR CIRCULATION PLAN
 1" = 40'-0"

Scale: 0 10 20 40 80
 1" = 40'-0"

30-DR-2014
 Project No. 14-7014-02
 Date: 12-01-16
 50% CD Submittal
 Preliminary Not For Construction

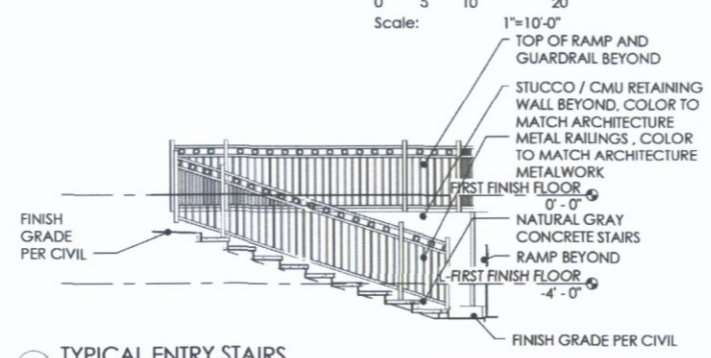


1 MAIN ENTRY
1" = 10'-0"

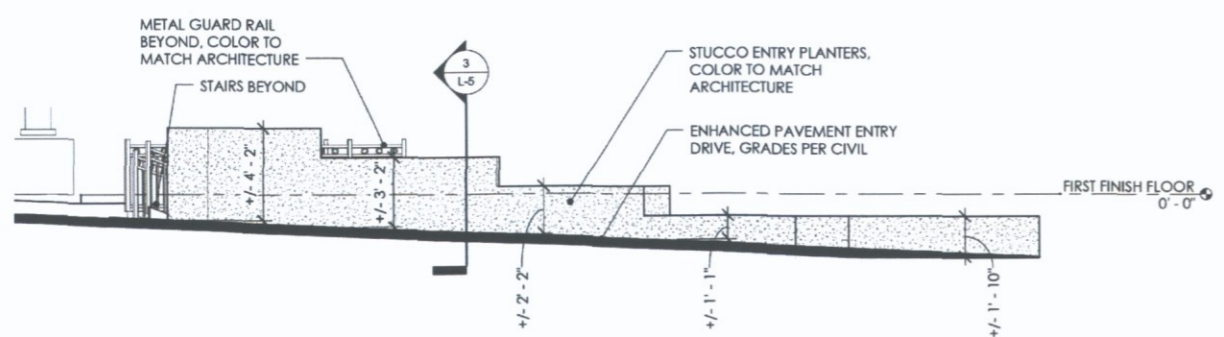


3 ENTRY RAMP SECTION & STAIRS
1/4" = 1'-0"

2 TYPICAL ENTRY STAIRS
1/4" = 1'-0"



4 ENTRY PLANTER SECTION
1/4" = 1'-0"



PLANT PALETTE	BOTANICAL NAME	Common Name	Gal.	Qty.	
TREES	ACACIA SALICINA 'DORIS D.'	'DORIS D.' WILLOW ACACIA	2"	13	
	CAESALPINIA MEXICANA	MEX. BIRD OF PARADISE	1 1/2"	3	
	CHITALPA TASHKENTENSIS	DESERT WILLOW	2"	9	
	CHITALPA	CHITALPA	1.5"	13	
	EBENOPSIS EBANO	TEXAS EBONY	3"	24	
	PARKINSONIA HYBRID 'AZT'	PALO VERDE 'AZT'	2.5"	38	
	PROSOPIS HYBRID 'PHOENIX'	HYBRID MESQUITE	3"	4	
	SOPHORA SECUNDIFLORA	MESCAL BEAN	2 1/2"	26	
	SHRUBS	BOUGAINVILLEA SHRUB	SHRUB BOUGAINVILLEA	5 GAL.	51
		CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	43
CALLIANDRA x 'SEIRRA STARR'		SIERRA STARR FAIRY DUSTER	5 GAL.	24	
DIETES IRIDIODES		FORTNIGHT LILY	5 GAL.	79	
ENCELIA FARNOSA		BRITTLE BUSH	1 GAL.	17	
EREMOPHILA GLABRA spp. 'WINTER BLAZE'		WINTER BLAZE EREMOPHILA	5 GAL.	90	
JUSTICIA SPICIGERA		MEXICAN HONEYSUCKLE	5 GAL.	28	
LARREA TRIDENTATA		CREOSOTE BUSH	5 GAL.	29	
LEUCOPYLLUM spp.		TEXAS RANGER	5 GAL.	7	
PLUMBAGO AURICULATA		CAPE BUMBAGO	5 GAL.	34	
RUELLIA PENINSULARIS		BAJA RUELLIA	5 GAL.	21	
SIMMONDSIA CHINENSIS 'VISTA'		COMPACT JOJOBA	5 GAL.	25	
TECOMA VAR.		YELLOW BELLS	5 GAL.	36	
SALVAGE		CARNEGIA GIGANTEA	SAGUARO	VARIABLES	22
		FEROCACTUS WISLIZENII	BARREL CACTUS	VARIABLES	3
	OLNEYA TESOTA	IRONWOOD	VARIABLES	4	
	PARKINSONIA FLORIDUM	BLUE PALO VERDE	VARIABLES	9	
	PARKINSONIA MICROPHYLLA	FOOTHILL PALO VERDE	VARIABLES	4	
	PROSOPIS JULIFLORA	NATIVE MESQUITE	VARIABLES	2	
	YUCCA ELATA	SOAPTREE YUCCA	VARIABLES	1	
PALMS	PHOENIX ROEBELINI	PYGMY DATE PALM	36" BOX	20	
GROUNDCOVER / ACCENTS	ALOE x 'BLUE ELF'	BLUE ELF ALOE	5 GAL.	176	
	ASCLEPIAS SUBULATA	DESERT MILKWEED	5 GAL.	87	
	BERLANDIERA LYRATA	CHOCOLATE FLOWER	1 GAL.	72	
	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA 'BARBARA KARST'	5 GAL.	13	
	BOUTELOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	5 GAL.	86	
	CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL.	74	
	DASYLIRION TEXANUM	GREEN DESERT SPOON	5 GAL.	27	
	HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL.	4	
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	70	
	LANTANA x 'DALLAS RED'	RED LANTANA	1 GAL.	47	
	MELAMPIDIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.	42	
	MUEHLENBERGIA RIGENS	DEER GRASS	5 GAL.	54	
	NEW GOLD LANTANA	LANTANA SPP. 'NEW GOLD'	1 GAL.	123	
	PARTHENOCISUS spp. 'HACIENDA'	HACIENDA CREEPER	5 GAL.	5	
	PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.	33	
	PENSTEMON (PERCENTAGE MIX)	PENSTEMON SPP.	1 GAL.	87	
	PORTULACARIA AFRA	ELEPHANT'S FOOD	1 GAL.	43	
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	1 GAL.	53	
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	1 GAL.	92	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMIN	1 GAL.	8	
CACTUS	AGAVE spp.	AGAVE VARIETY	5 GAL.	22	
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL.	6	
	FEROCACTUS CYLINDRACEUS BARREL	BARREL CACTUS	5 GAL.	17	
	LOPHOCEREUS SCHOTTII F. MONSTROSUS	TOTEM POLE CACTUS 'SPIRALIS'	36" MIN.	11	
	OPUNTIA SANTA RITA 'TUBAC'	PRICKLY PEAR	5 GAL.	6	

- GROUNDPLANE
- NON-TURF LANDSCAPE: DECOMPOSED GRANITE, 2" DEPTH, 1/2" WASHED APACHE BROWN
 - SYNTHETIC TURF @ DOG PARK: 'MULTIPLY' BY ACT GLOBAL, INSTALL OVER 4" OF COMPACTED 1/4" MINUS DECOMPOSED GRANITE: ±1,650 S.F.
 - SYNTHETIC TURF @ COURTYARD: 'NATURAL 48' BY ACT GLOBAL, INSTALL OVER 4" COMPACTED 1/4" MINUS DECOMPOSED GRANITE: 584 S.F.
 - PUTTING GREEN SYNTHETIC TURF: 189 S.F.
 - GRANITE RIP RAP - 'APACHE BROWN': SIZE AND INSTALLATION TO BE COORDINATED PER CIVIL PLANS.
 - SURFACE SELECT GRADE GRANITE BOULDER, SCALE FROM PLAN (LOCATIONS TBD)

SITE LEGEND

- 8'-0" TALL FREE-STANDING LIGHT POLE - REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SPECIFICATIONS
- 4'-0" TALL FREE-STANDING BOLLARD LIGHT
- WALL MOUNTED FULL CUT-OFF LIGHT FIXTURE
- WALL MOUNTED FULL CUT-OFF LIGHT FIXTURE
- FULL CUT-OFF PENDANT LIGHT FIXTURE
- F.H. FIRE HYDRANT- SEE CIVIL
- E.F.H. EXISTING FIRE HYDRANT- SEE CIVIL
- WATER METER AND BACKFLOW PREVENTER

MAIN ENTRY
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS

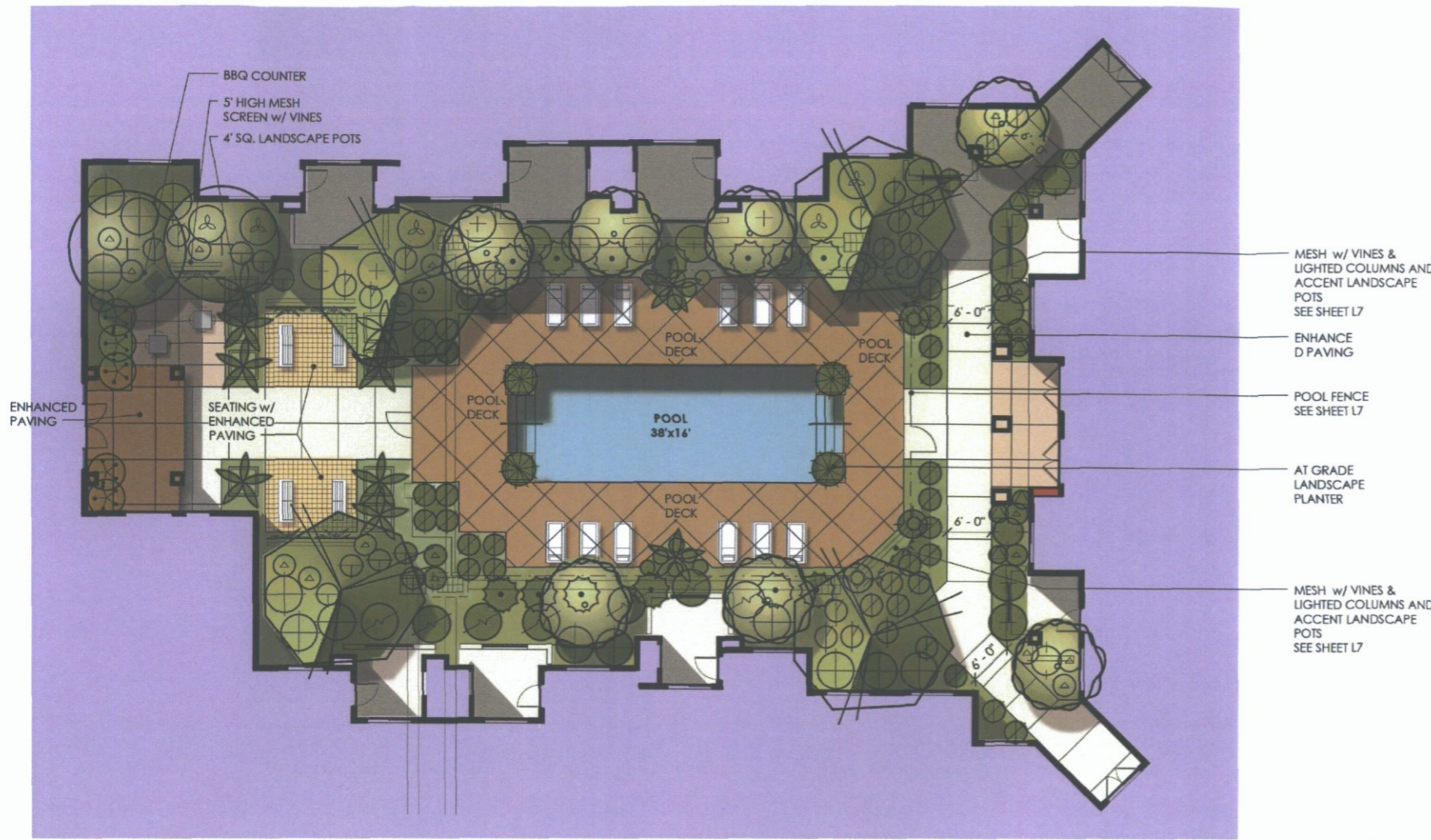
23733 N. Scottsdale Rd,
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)



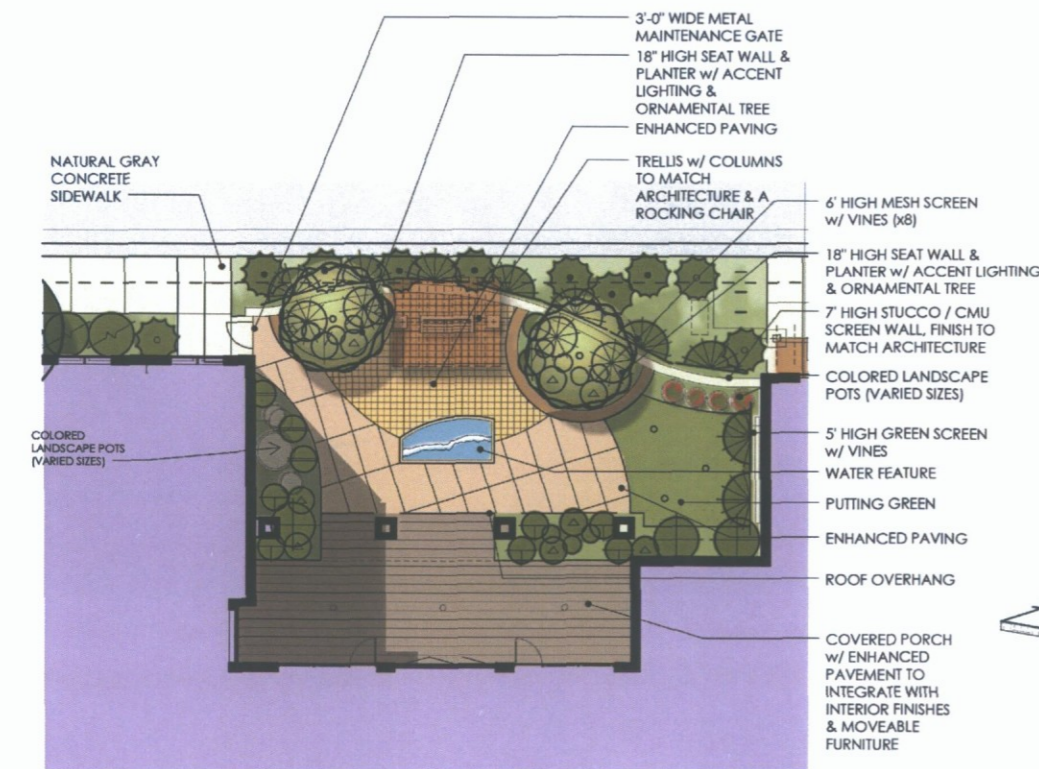
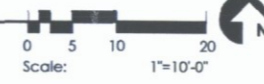
ipa
INVESTMENT PROPERTY ASSOCIATES

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280 p 602.952.8995 f
30-DR-2016

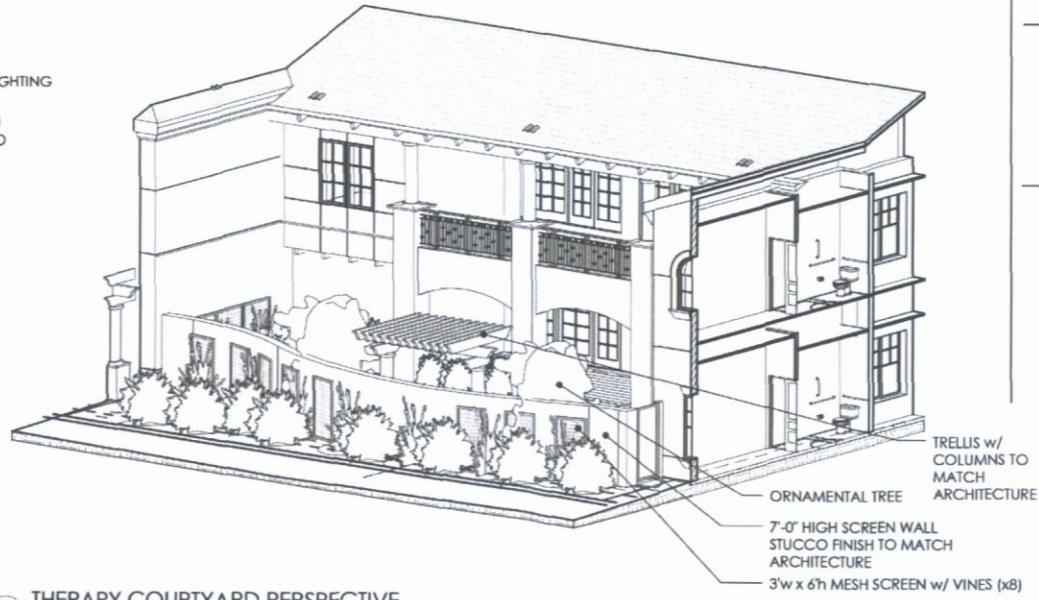
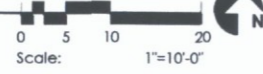
Project No. 14-7016-01
Date: 10-10-16
Design Review Board - 2nd Submittal
Preliminary Not For Construction



1 POOL COURTYARD
1" = 10'-0"



3 THERAPY GARDEN COURTYARD
1" = 10'-0"



2 THERAPY COURTYARD PERSPECTIVE

PLANT PALETTE	COMMON NAME	COMMON NAME	SIZE	QUANTITY
TREES				
●	ACACIA SALICINA 'DORIS D.'	'DORIS D.' WILLOW ACACIA	2'	13
●	CAESALPINIA MEXICANA	MEX. BIRD OF PARADISE	1 1/2'	3
●	CHILOPSIS LINEARIS VAR.	DESERT WILLOW	2'	9
●	CHITALPA TASHKENTENSIS	CHITALPA	1.5'	13
●	EBENOPSIS EBANO	TEXAS EBONY	3'	24
●	PARKINSONIA HYBRID 'AZT'	PALO VERDE 'AZT'	2.5'	38
●	PROSOPIS HYBRID 'PHOENIX'	HYBRID MESQUITE	3'	4
●	SOPHORA SECUNDIFLORA	MESCAL BEAN	2 1/2'	26
SHRUBS				
●	BOUGAINVILLEA SHRUB	SHRUB BOUGAINVILLEA	5 GAL.	51
●	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	43
●	CALLIANDRA x 'SEIRRA STARR'	SIERRA STARR FAIRY DUSTER	5 GAL.	24
●	DIETES IRIDIODES	FORTNIGHT LILY	5 GAL.	79
●	ENCELIA FARNOSA	BRITTLE BUSH	1 GAL.	17
●	EREMOPHILA GLABRA spp. 'WINTER BLAZE'	WINTER BLAZE EREMOPHILA	5 GAL.	90
●	JUSTICIA TRIDENTATA	MEXICAN HONEYSUCKLE	5 GAL.	28
●	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.	29
●	LEUCOPYLLUM spp.	TEXAS RANGER	5 GAL.	7
●	PLUMBAGO AURICULATA	CAPE PLUMBAGO	5 GAL.	34
●	RUUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.	21
●	SIMMONDIA CHINENSIS 'VISTA'	COMPACT JOJOBA	5 GAL.	25
●	TECOMA VAR.	YELLOW BELLS	5 GAL.	36
SALVAGE				
●	CARNEGIA GIGANTEA	SAGUARO	VARIABLES	22
●	FEROCACTUS WISLIZENII	BARREL CACTUS	VARIABLES	3
●	OLNEYA TESOTA	IRONWOOD	VARIABLES	4
●	PARKINSONIA FLORIDUM	BLUE PALO VERDE	VARIABLES	9
●	PARKINSONIA MICROPHYLLA	FOOTHILL PALO VERDE	VARIABLES	4
●	PROSOPIS JULIFLORA	NATIVE MESQUITE	VARIABLES	2
●	YUCCA ELATA	SOAPTREE YUCCA	VARIABLES	1
PALMS				
★	PHOENIX ROEBELINI	PYGMY DATE PALM	36" BOX	20
GROUNDCOVER / ACCENTS				
●	ALOE x 'BLUE ELF'	BLUE ELF ALOE	5 GAL.	176
●	ASCLEPIAS SUBULATA	DESERT MILKWEED	5 GAL.	87
●	BERLANDIERA LYRATA	CHOCOLATE FLOWER	1 GAL.	72
●	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA 'BARBARA KARST'	5 GAL.	13
●	BOUTELOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	5 GAL.	86
●	CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL.	74
●	DASYLIRION TEXANUM	GREEN DESERT SPOON	5 GAL.	27
●	HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL.	4
●	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	70
●	LANTANA x 'DALLAS RED'	RED LANTANA	1 GAL.	47
●	MELAMPodium LEUCANTHUM	BLACKFOOT DAISY	1 GAL.	42
●	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	54
●	NEW GOLD LANTANA	LANTANA SPP. 'NEW GOLD'	1 GAL.	123
●	PARTHENOCISUS spp. 'HACIENDA'	HACIENDA CREEPER	5 GAL.	5
●	PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.	33
●	PENSTEMON (PERCENTAGE MIX)	PENSTEMON SPP.	1 GAL.	87
●	PORTULACARIA AFRA	ELEPHANT'S FOOD	1 GAL.	43
●	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	1 GAL.	53
●	SPHAGNETICOLA TRILOBATA	YELLOW DOT	1 GAL.	92
■	TRACHELOSPERMUM JASMINOIDES	STAR JASMIN	1 GAL.	8
CACTUS				
●	AGAVE spp.	AGAVE VARIETY	5 GAL.	22
●	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL.	6
●	FEROCACTUS CYLINDRACEUS BARREL	BARREL CACTUS	5 GAL.	17
●	LOPHOCEREUS SCHOTTII F. MONSTROSUS	TOTEM POLE CACTUS 'SPIRALIS'	36" MIN.	11
●	FRMA SPIRALIS			
●	OPUNTIA SANTA RITA 'TUBAC'	PRICKLY PEAR	5 GAL.	6

- GROUNDPLANE**
- NON-TURF LANDSCAPE: DECOMPOSED GRANITE, 2" DEPTH, 1/2" WASHED APACHE BROWN
 - SYNTHETIC TURF @ DOG PARK: 'MULTIPLAY' BY ACT GLOBAL. INSTALL OVER 4" OF COMPACTED 1/4" MINUS DECOMPOSED GRANITE: ±1,650 S.F.
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POOL AND THERAPY COURTYARD
SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd,
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)



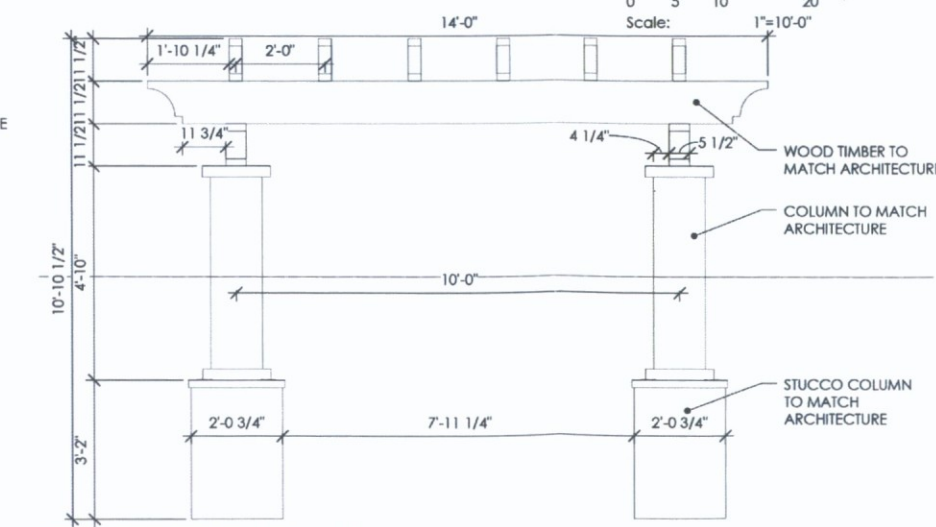
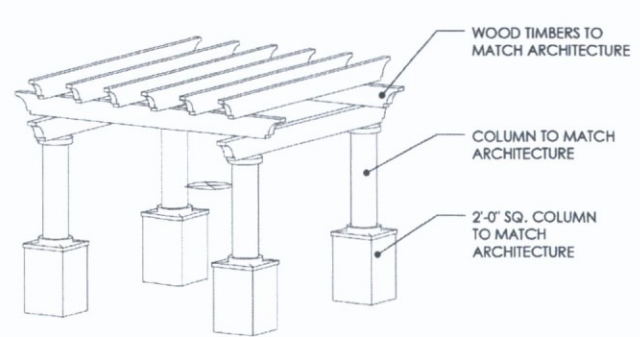
ipa INVESTMENT PROPERTY ASSOCIATES
TODD & ASSOCIATES, INC.
 ARCHITECTURE 602.952.8280 p
 PLANNING 602.952.8995 f
 LANDSCAPE ARCHITECTURE www.toddsassoc.com

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2 DOG PARK
1" = 10'-0"

2 DOG PARK TRELLIS



1 DOG PARK TRELLIS ELEVATION

PLANT PALETTE

TREES	COMMON NAME	CMU	BOX	MTY.
ACACIA SALICINA 'DORIS D.'	'DORIS D.' WILLOW ACACIA	2"		13
CAESALPINIA MEXICANA	MEX. BIRD OF PARADISE	1 1/2"		3
CHILOPSIS LINEARIS VAR.	DESERT WILLOW	2"		9
CHITALPA TASHKENTENSIS	CHITALPA	1.5"		13
EBENOPSIS EBANO	TEXAS EBONY	3"		24
PARKINSONIA HYBRID 'AZT'	PALO VERDE 'AZT'	2.5"		38
PROSOPIS HYBRID 'PHOENIX'	HYBRID MESQUITE	3"		4
SOPHORA SECUNDFLORA	MESCAL BEAN	2 1/2"		26

SHRUBS	COMMON NAME	CMU	BOX	MTY.
BOUGAINVILLEA SHRUB	SHRUB BOUGAINVILLEA	5 GAL.		51
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.		43
CALLIANDRA x 'SEIRA STARR'	SIERRA STARR FAIRY DUSTER	5 GAL.		24
DIETES IRIODODES	FORTNIGHT LILY	5 GAL.		79
ENCELIA FARNOSA	BRITTLE BUSH	1 GAL.		17
EREMOPHILA GLABRA spp. 'WINTER BLAZE'	WINTER BLAZE EREMOPHILA	5 GAL.		90
JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL.		28
LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.		29
LEUCOPYLLUM spp.	TEXAS RANGER	5 GAL.		7
PLUMBAGO AURICULATA	CAPE PLUMBAGO	5 GAL.		34
RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.		21
SIMMONDSIA CHINENSIS 'VISTA'	COMPACT JOJOBA	5 GAL.		25
TECOMA VAR.	YELLOW BELLS	5 GAL.		36

SALVAGE	COMMON NAME	CMU	BOX	MTY.
CARNEGIA GIGANTEA	SAGUARO	VARIES		22
FEROCACTUS WISLIZENII	BARREL CACTUS	VARIES		3
OLNEYA TESOTA	IRONWOOD	VARIES		4
PARKINSONIA FLORIDUM	BLUE PALO VERDE	VARIES		9
PARKINSONIA MICROPHYLLA	FOOTHILL PALO VERDE	VARIES		4
PROSOPIS JULIFLORA	NATIVE MESQUITE	VARIES		2
YUCCA ELATA	SOAPTREE YUCCA	VARIES		1

PALMS	COMMON NAME	CMU	BOX	MTY.
PHOENIX ROEBELINI	PYGMY DATE PALM	36"		20

GROUNDCOVER / ACCENTS	COMMON NAME	CMU	BOX	MTY.
ALOE x 'BLUE ELF'	BLUE ELF ALOE	5 GAL.		176
ASCLEPIAS SUBULATA	DESERT MILKWEED	5 GAL.		87
BERLANDIERA LYRATA	CHOCOLATE FLOWER	1 GAL.		72
BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA 'BARBARA KARST'	5 GAL.		13
BOUTELOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	5 GAL.		86
CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL.		74
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MELAMPEDIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.		42
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.		54
NEW GOLD LANTANA	LANTANA SPP. 'NEW GOLD'	1 GAL.		123
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PORTULACARIA AFRA	ELEPHANT'S FOOD	1 GAL.		43
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	1 GAL.		53
SPHAGNETICOLA TRILOBATA	YELLOW DOT	1 GAL.		92
TRACHELOSPERMUM JASMINOIDES	STAR JASMIN	1 GAL.		8

CACTUS	COMMON NAME	CMU	BOX	MTY.
AGAVE spp.	AGAVE VARIETY	5 GAL.		22
ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL.		6
FEROCACTUS CYLINDRACEUS BARREL	BARREL CACTUS	5 GAL.		17
LOPHOCEREUS SCHOTTII F. MONSTROSUS	TOTEM POLE CACTUS 'SPIRALIS'	36" MIN.		11
FRMA SPIRALIS				
OPUNTIA SANTA RITA 'TUBAC'	PRICKLY PEAR	5 GAL.		6

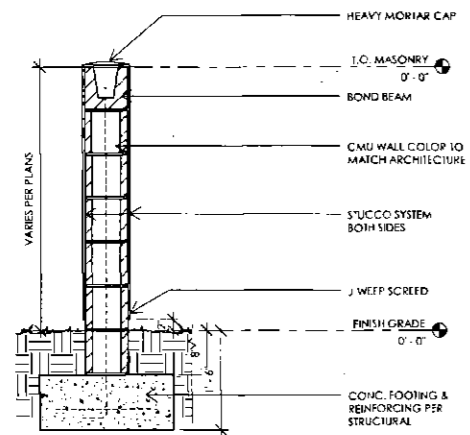
GROUNDPLANE

NON-TURF LANDSCAPE	DECOMPOSED GRANITE, 2" DEPTH, 1/2" WASHED APACHE BROWN
SYNTHETIC TURF	SYNTHETIC TURF @ DOG PARK: 'MULTIPLAY' BY ACT GLOBAL. INSTALL OVER 4" OF COMPACTED 1/4" MINUS DECOMPOSED GRANITE: ±1,650 S.F.
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	PUTTING GREEN SYNTHETIC TURF: 189 S.F.
	GRANITE RIP RAP - 'APACHE BROWN': SIZE AND INSTALLATION TO BE COORDINATED PER CIVIL PLANS.
	SURFACE SELECT GRADE GRANITE BOULDER. SCALE FROM PLAN (LOCATIONS TBD)

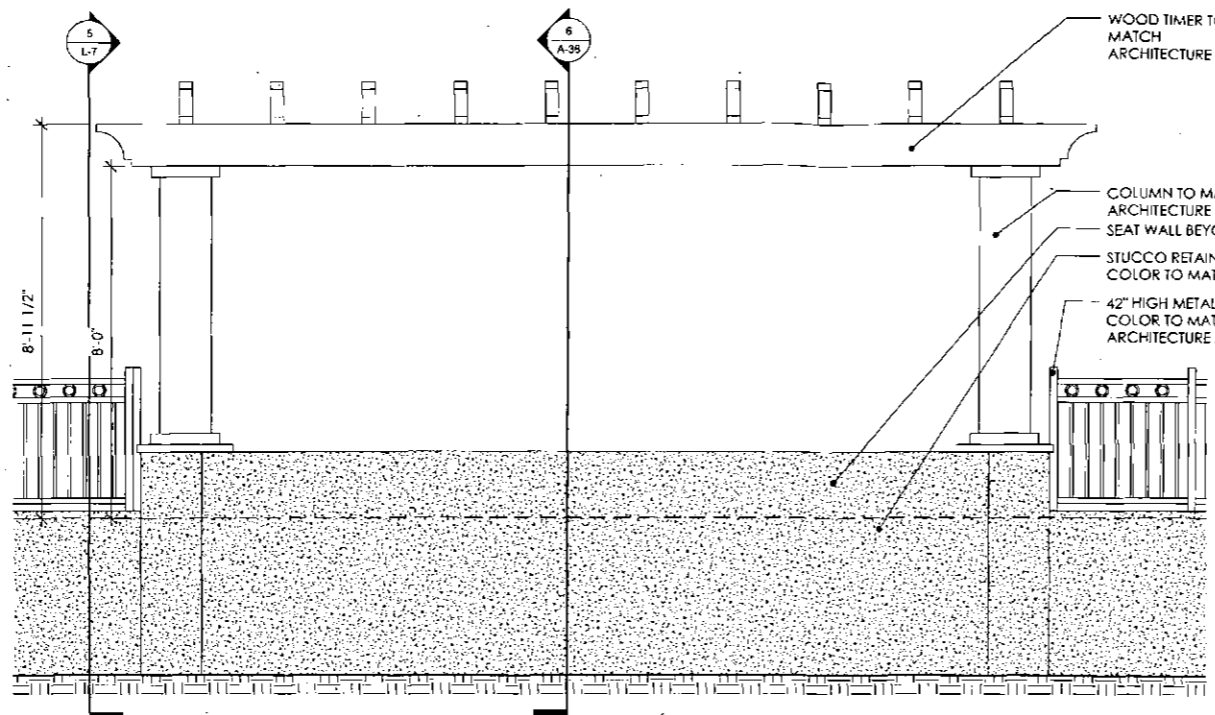
DOG PARK SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd, Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)



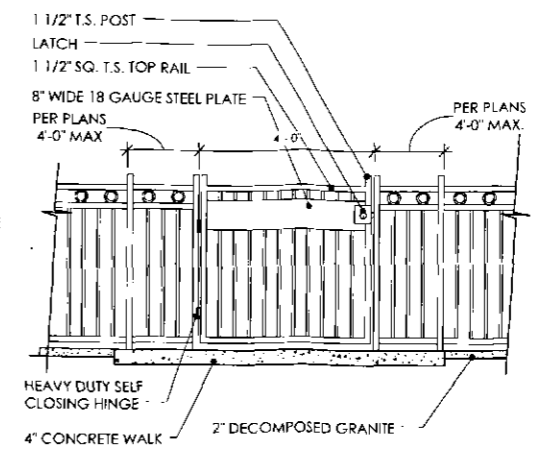
ipa INVESTMENT PROPERTY ASSOCIATES
TODD & ASSOCIATES, INC.
 ARCHITECTURE 602.952.8280 p
 PLANNING 602.952.8995 f
 LANDSCAPE ARCHITECTURE www.toddsaac.com
 Project No. 14-7016-01
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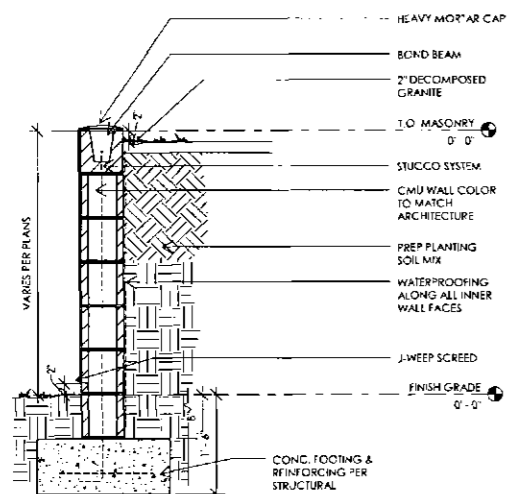
7 CMU FREESTANDING WALL
3/4" = 1'-0"



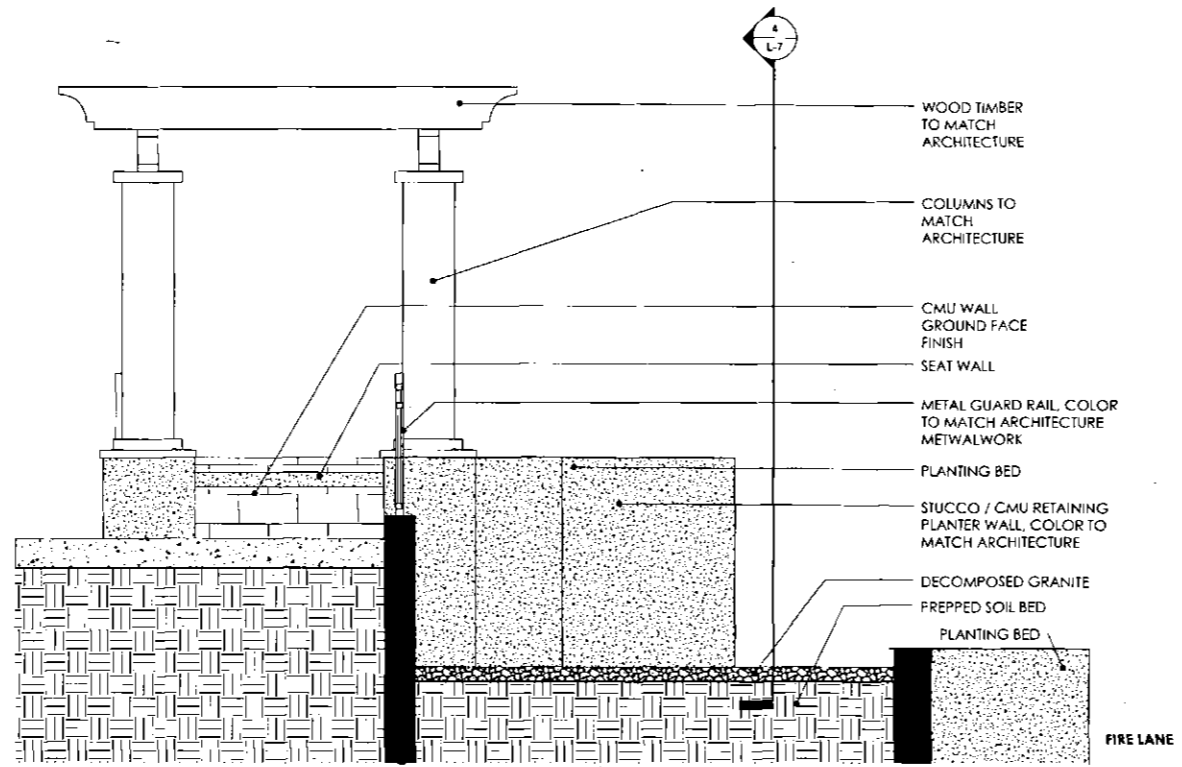
4 SOUTH ENTRY ARBOR ELEVATION
1/2" = 1'-0"



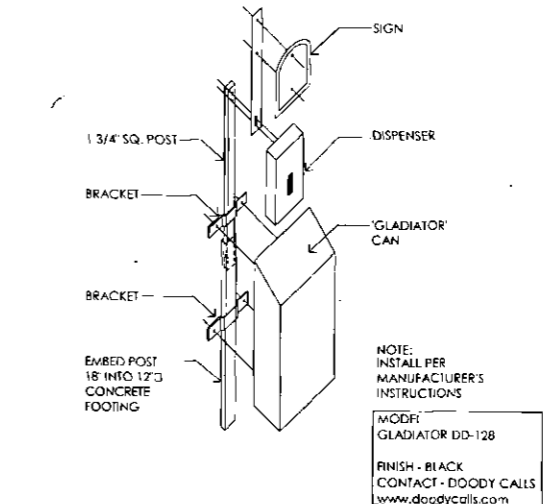
1 DOG FENCE
1/2" = 1'-0"
NOTES:
1. ALL FENCE COMPONENTS TO BE PAINTED TO MATCH ARCHITECTURAL METALWORK.
2. ALL WELDS TO BE GROUND SMOOTH.



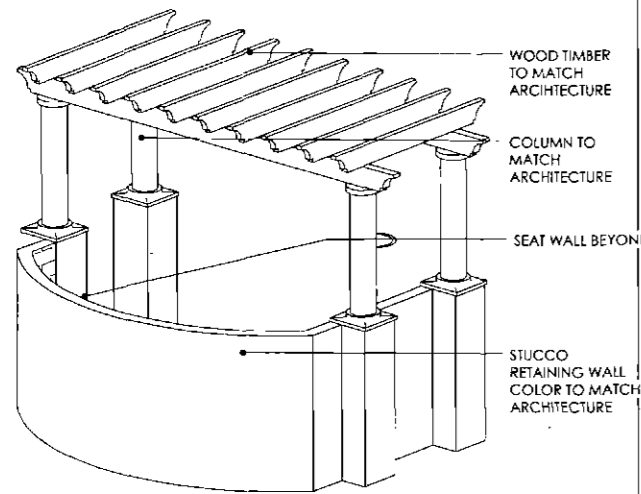
8 TYPICAL PLANTER RETAINING WALL
3/4" = 1'-0"



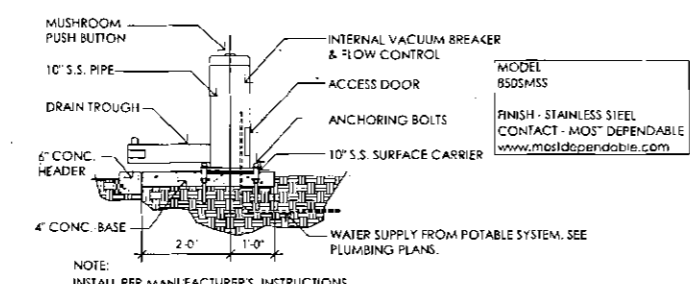
5 SOUTH ARBOR SECTION - EAST
1/2" = 1'-0"



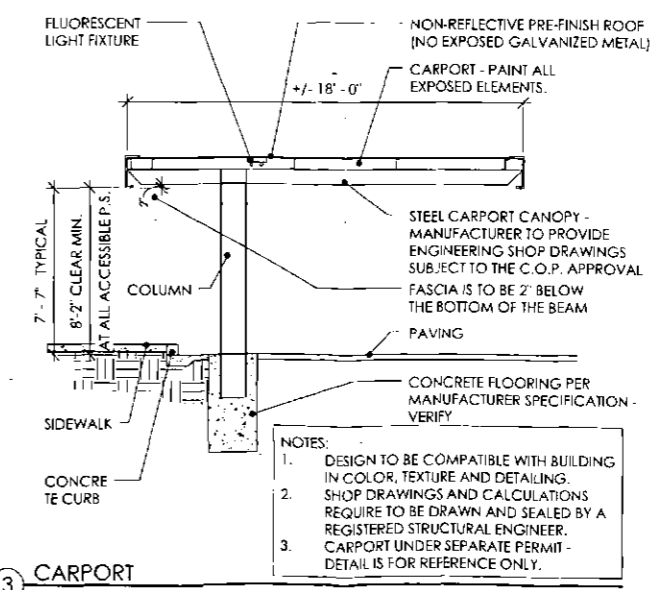
2 DOG REFUSE
Scale: N.T.S.



9 SOUTH ENTRANCE ARBOR PERSPECTIVE
Scale: N.T.S.

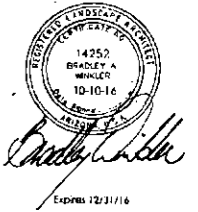


6 DOG DRINKING FOUNTAIN
Scale: N.T.S.



3 CARPORT
1/4" = 1'-0"

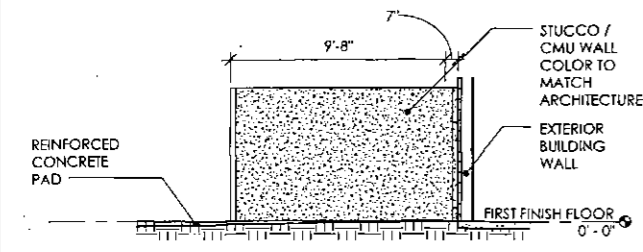
NOTES:
1. DESIGN TO BE COMPATIBLE WITH BUILDING IN COLOR, TEXTURE AND DETAILING. SHOP DRAWINGS AND CALCULATIONS REQUIRE TO BE DRAWN AND SEALED BY A REGISTERED STRUCTURAL ENGINEER.
2. CARPORT UNDER SEPARATE PERMIT - DETAIL IS FOR REFERENCE ONLY.



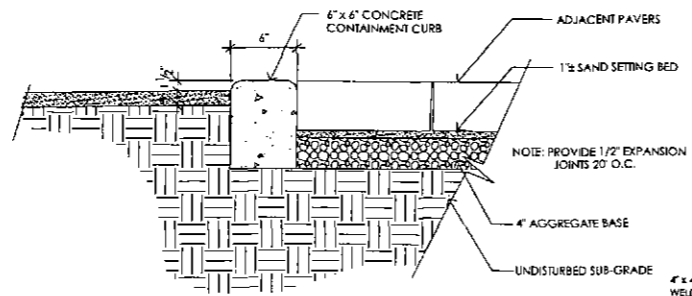
SITE DETAILS
SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
23733 N. Scottsdale Rd.
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ipa
INVESTMENT PROPERTY ASSOCIATES
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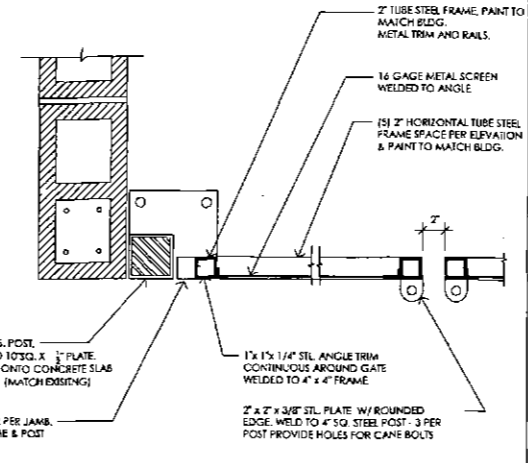
30-DR-201A
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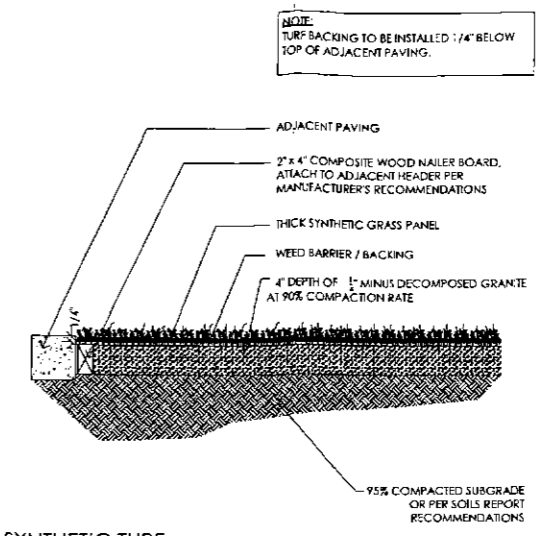
8 REFUSE - SOUTH ELEVATION
1/4" = 1'-0"



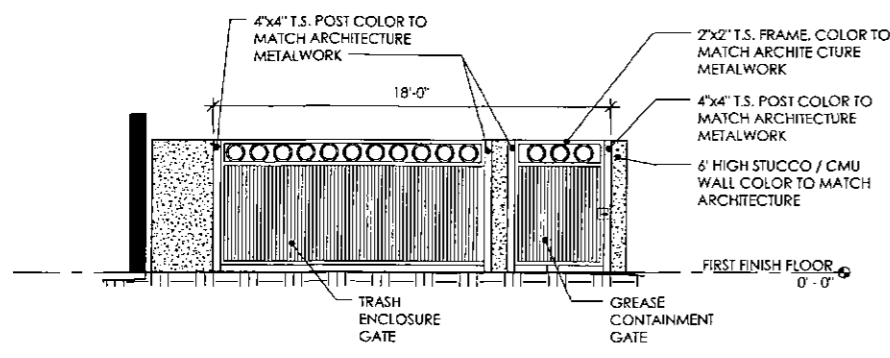
7 CONCRETE HEADER
1" = 1'-0"



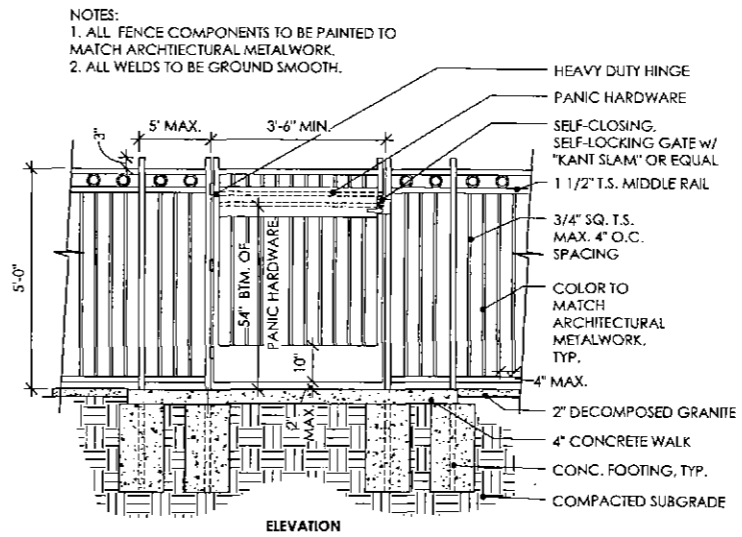
4 TRASH ENCLOSURE GATE DETAIL
1 1/2" = 1'-0"



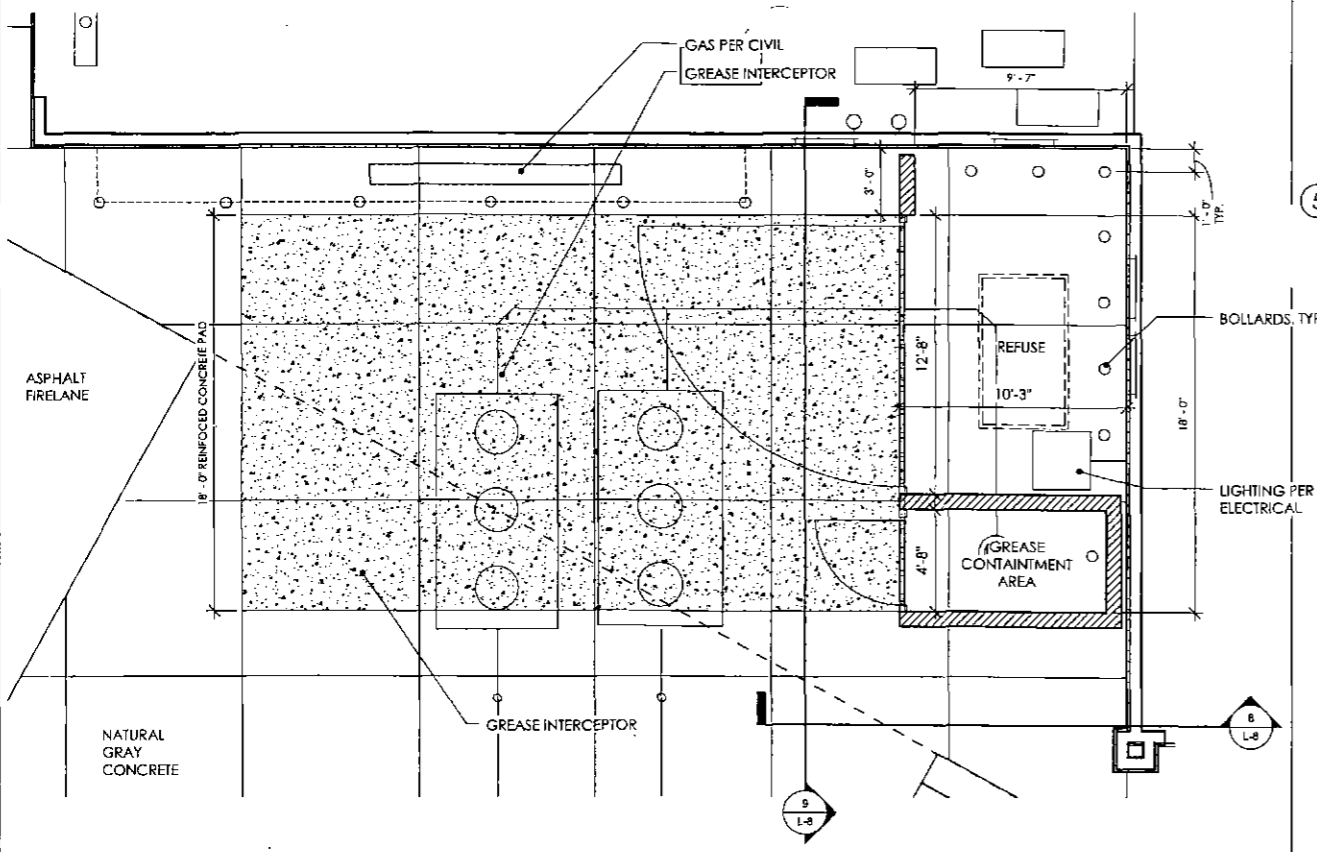
1 SYNTHETIC TURF
1" = 1'-0"



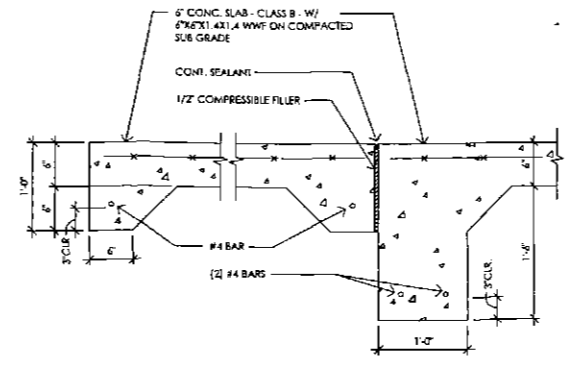
9 REFUSE - EAST ELEVATION
1/4" = 1'-0"



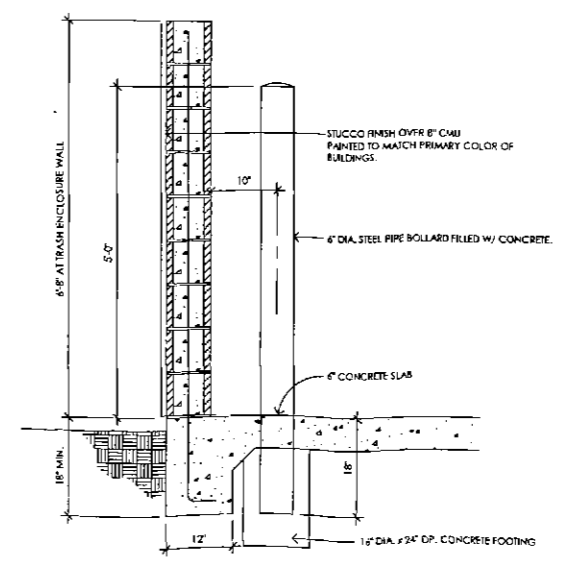
5 POOL FENCE
1/2" = 1'-0"



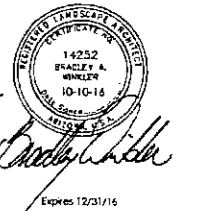
10 DOUBLE REFUSE ENCLOSURE
1/4" = 1'-0"



6 TRASH ENCLOSURE SLAB JOINT
1" = 1'-0"



3 REFUSE BOLLARD
3/4" = 1'-0"

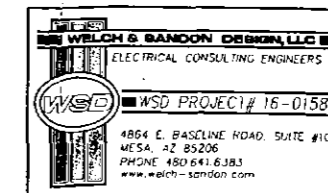


SITE DETAILS
SENIOR LIVING @ NEC
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Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
⤴ ○	A5	3	ARCHITECTURAL AREA LIGHTING	PROS-Y5-3030	PROVIDENCE: DIE-CAST ALUMINUM FIXTURE. CLEAR FLAT GLASS LENS. 8' MOUNTING HEIGHT	LED 32 NICHIA 219C DIODES. 3000K	1	PROS-Y5-3030.ies	2893.471	0.9	43.2
⤴ ○	A2	4	ARCHITECTURAL AREA LIGHTING	PROS-Y2-3030	PROVIDENCE: DIE-CAST ALUMINUM FIXTURE. Y-MODULE LED ASSY. CLEAR FLAT GLASS LENS. 8' MOUNTING HEIGHT	LED 32 NICHIA 219C DIODES. 3000K	1	PROS-Y2-3030.ies	2975	0.9	43.2
⤴ ○	A3	7	ARCHITECTURAL AREA LIGHTING	PROS-Y3-3030	PROVIDENCE: DIE-CAST ALUMINUM FIXTURE. CLEAR FLAT GLASS LENS. 8' MOUNTING HEIGHT	32 NICHIA 219C DIODES. 3000K	1	PROS-Y3-3030.ies	3038.163	0.9	43.7
⤴ ○	B	25	ARCHITECTURAL AREA LIGHTING	PROS-Y4-2030-LDL	PROVIDENCE: DIE-CAST ALUMINUM FIXTURE. LIGHTLY DIFFUSED LENS (LDL). Y-MODULE. 219C 10' MOUNTING HEIGHT	LED 32 219C DIODES. 3000K	1	PROS-Y4-2030-LDL.ies	1171.554	0.9	24.9
⤴ □	C	16	Lumux Lighting	DL300	Formed aluminum housing, clear glass lens. 10' MH	2 LEDs. LUMINAIRE OUTPUT: 2500 Lms. 3000K	1	DL300.ies	2495.729	0.9	29.2
○	D	10	TMS LIGHTING INC.	CAL16-26CF	CALVIN PENDANT 16" DIA. ALUMINUM REFLECTOR WHITE POLYESTER POWDER COATED INNER SURFACE. 10' MH	26W CFL 3000K	1	CAL16-26CF.ies	1800	0.9	26
○	E	2	TMS LIGHTING INC.	CAL16-26CF	CALVIN PENDANT 16" DIA. ALUMINUM REFLECTOR WHITE POLYESTER POWDER COATED INNER SURFACE. 10' MH	26W CFL 3000K	1	CAL16-26CF.ies	1800	0.9	26
○	F	4	PRESCOLITE	LF6LEDG4 6LFLED6G430K	LF6 - 6INCH REMOTE PHOSPHOR. 30K 10' MOUNTING HEIGHT	Philips - 3000k Fortimo LED DLM 1500 15W/830 UL Gen4	1	LF6LEDG4 6LFLED6G430K.ies	1454.596	0.9	19.1
○	G	6	PRESCOLITE	LF6LEDG4 6LFLED6G430K	LF6 - 6INCH REMOTE PHOSPHOR. 30K 10' MOUNTING HEIGHT	Philips - 3000k Fortimo LED DLM 1500 15W/830 UL Gen4	1	LF6LEDG4 6LFLED6G430K.ies	1454.596	0.9	19.1
⤴ ○	H2	11	ARCHITECTURAL AREA LIGHTING	PROB-Y2-2030	PROVIDENCE: DIE-CAST ALUMINUM FIXTURE. Y-MODULE LED ASSY. CLEAR FLAT GLASS LENS. 3.5' MOUNTING HEIGHT	LED 32 NICHIA 219C DIODES. 3000K	1	PROB-Y2-2030.ies	1792.493	0.9	25.1
⤴ ○	H4	4	ARCHITECTURAL AREA LIGHTING	PROB-Y4-2030-LDL	PROVIDENCE: DIE-CAST ALUMINUM FIXTURE. LIGHTLY DIFFUSED LENS (LDL). Y-MODULE. 219C 3.5' MOUNTING HEIGHT	LED 32 219C DIODES. 3000K	1	PROB-Y4-2030-LDL.ies	1171.554	0.9	24.9
○	H5	4	ARCHITECTURAL AREA LIGHTING	PROB-Y5-2030-LDL	PROVIDENCE: DIE-CAST ALUMINUM FIXTURE. LIGHTLY DIFFUSED LENS (LDL). Y-MODULE. 219C 3.5' MOUNTING HEIGHT	LED 32 219C DIODES. 3000K	1	PROB-Y5-2030-LDL.ies	1139.363	0.9	24.9

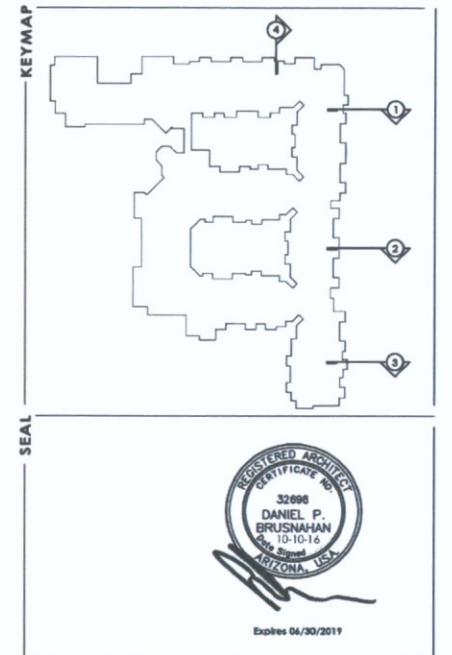
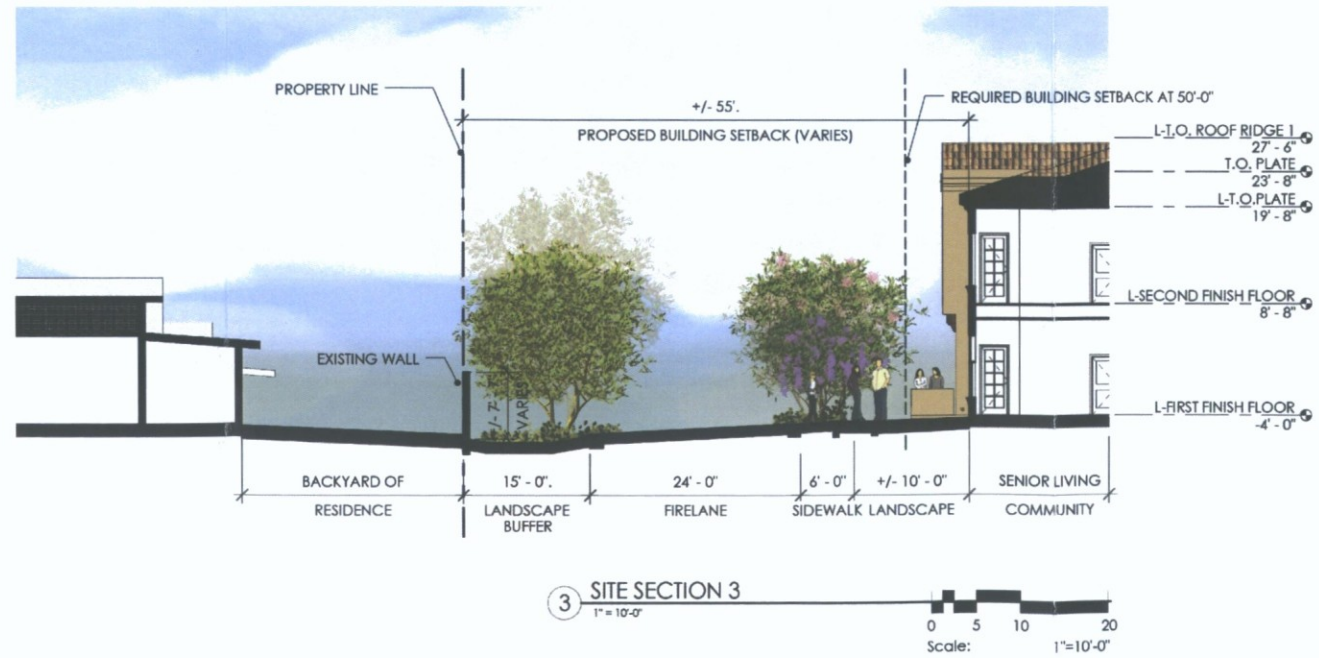
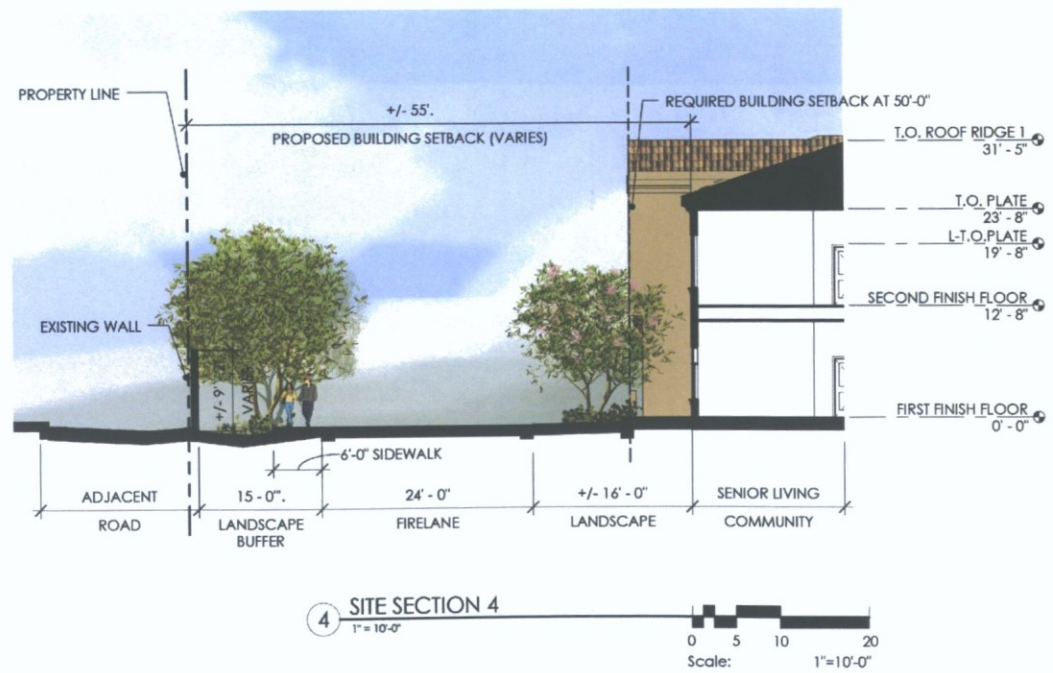
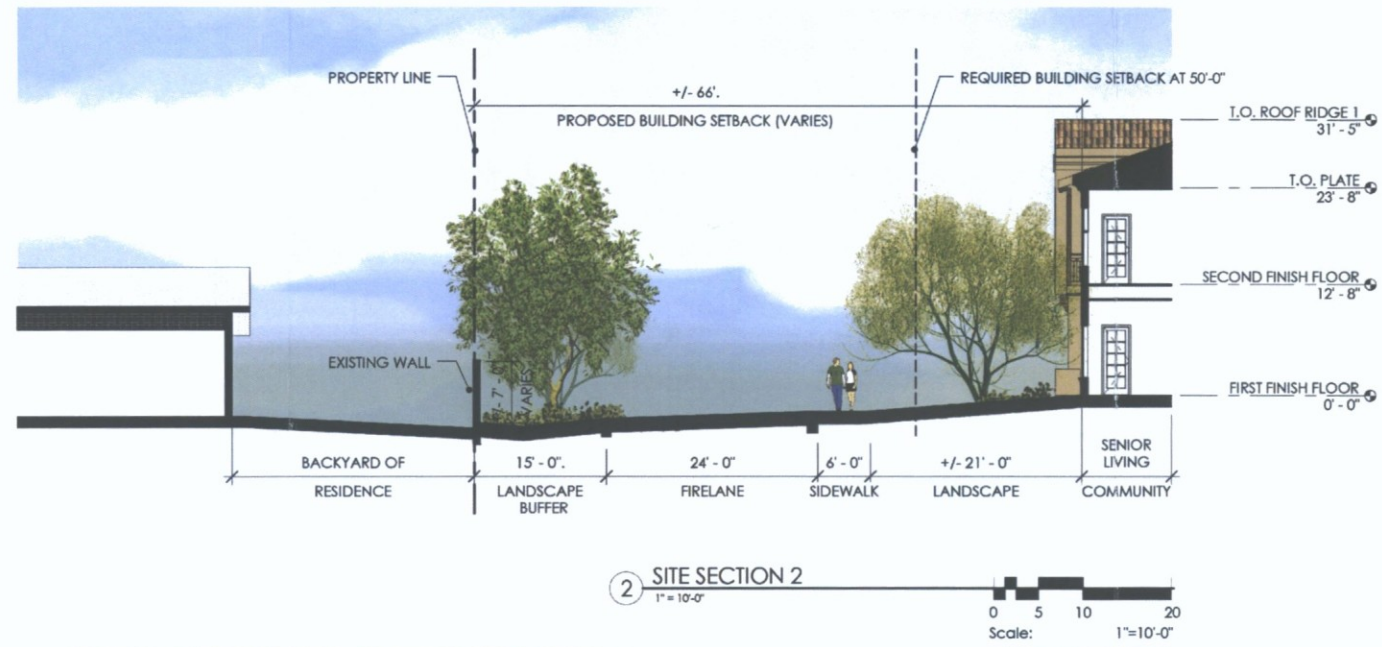
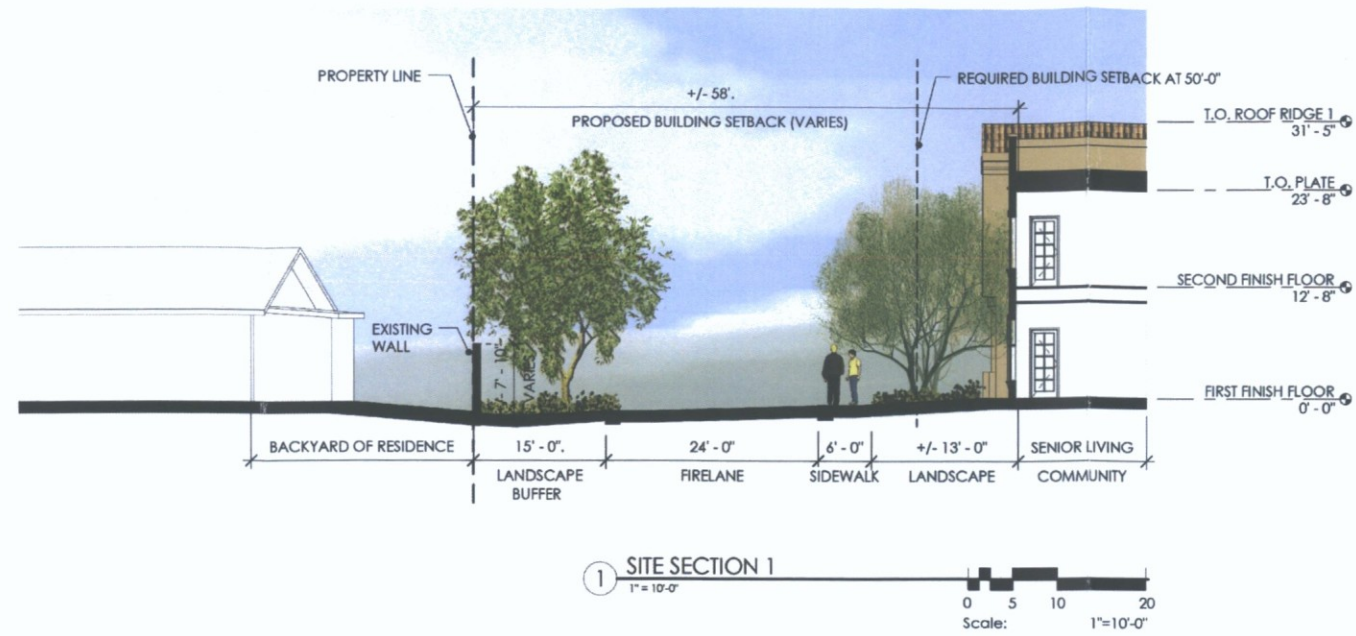
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Site	+	1.1 fc	7.8 fc	0.0 fc	N/A	N/A
Property Line - Max Spill @ 6' AFG	◇	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

PHOTOMETRIC DATA
 SENIOR LIVING @ NEC
 SCOTTSDALE &
 PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC
 (IPA)



ipa
TODD & ASSOCIATES, INC.
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 4864 E. BASILINE ROAD, SUITE #103
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 www.welch-sandon.com

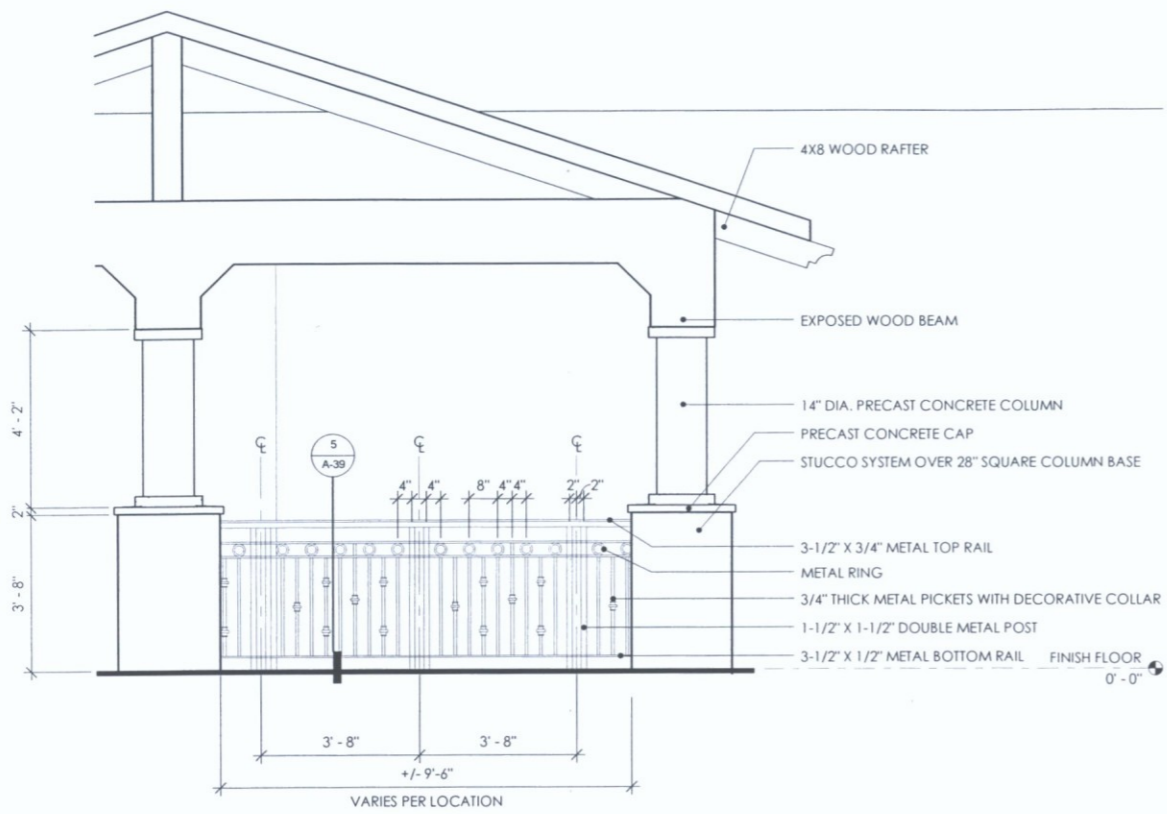
SHEET
E3



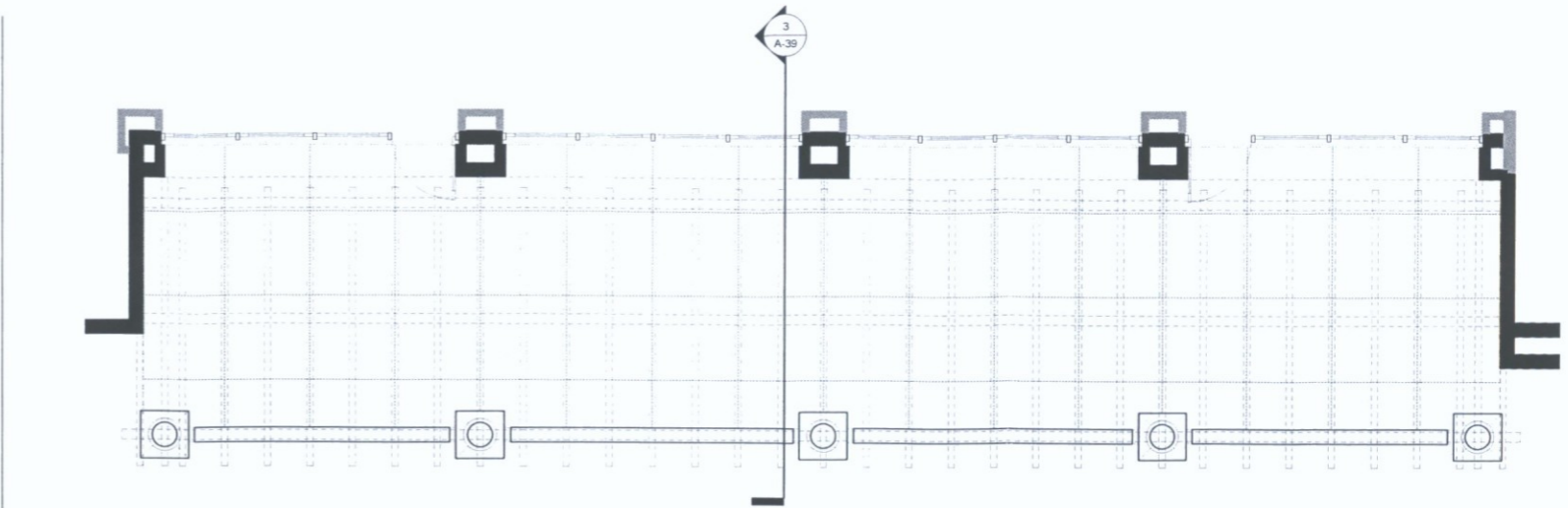
SITE SECTIONS
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
23733 N. Scottsdale Rd,
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)



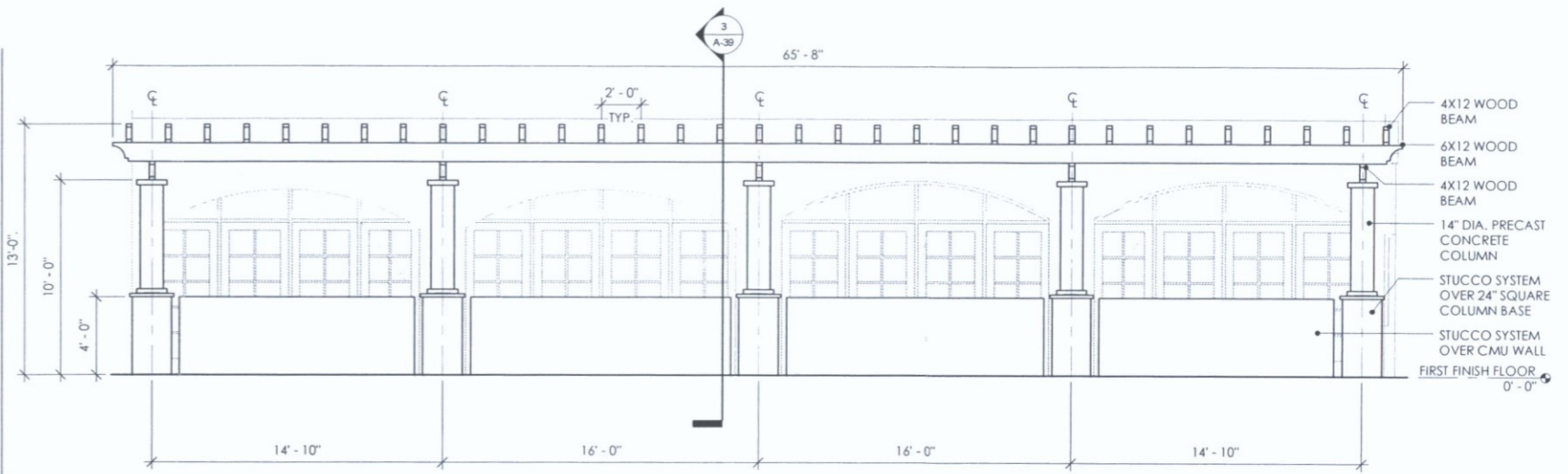
30-D8-2014
Project No. 14-7016-01
Date: 10-10-16
Design Review Board - 2nd Submittal
Preliminary Not For Construction
A-18



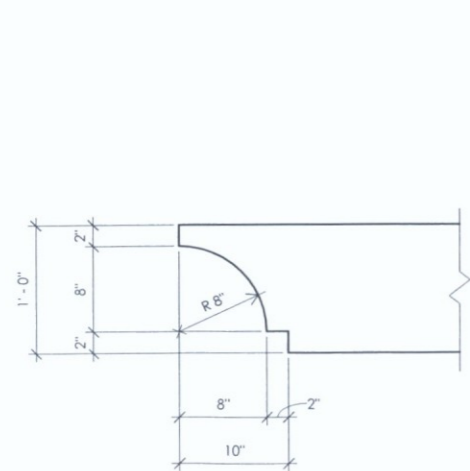
4 ENLARGED BALCONY ELEVATION (METAL RAILING, PRECAST COLUMNS, WOOD BEAM AND RAFTERS)
1/2" = 1'-0"



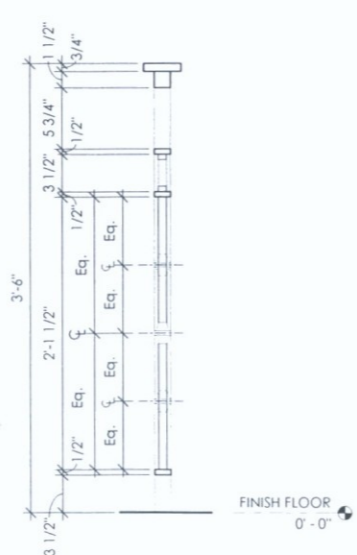
1 TRELLIS PLAN VIEW
1/4" = 1'-0"



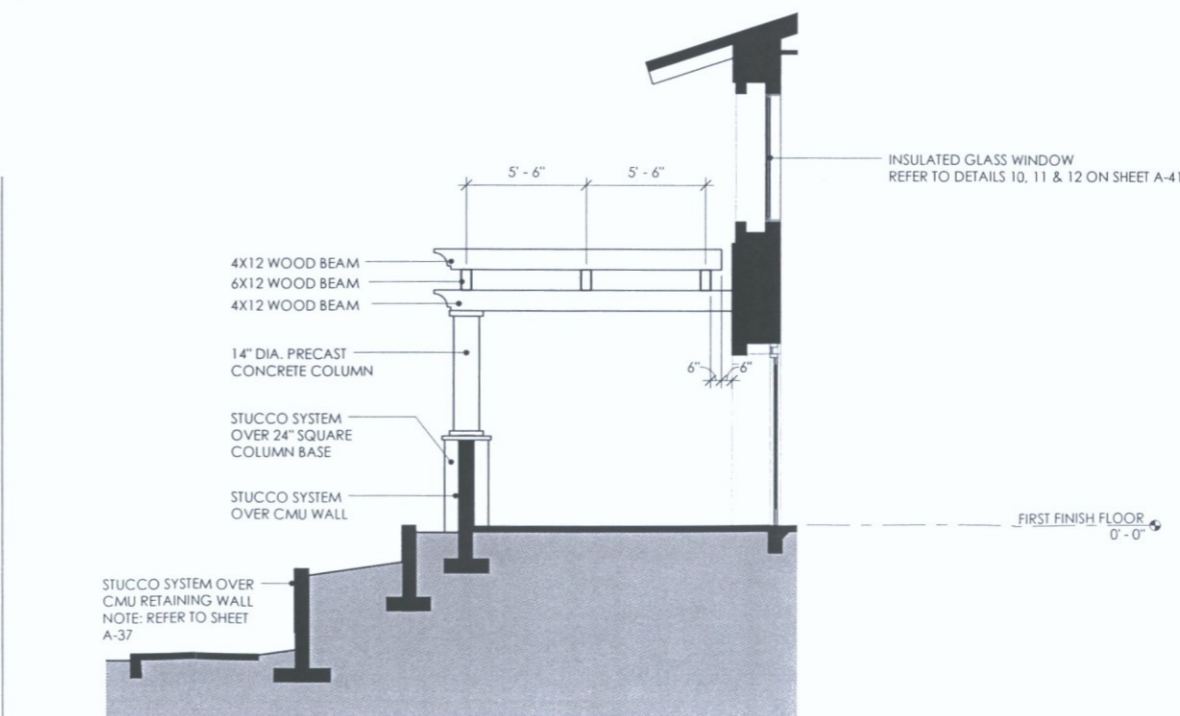
2 TRELLIS ELEVATION
1/4" = 1'-0"



6 WOOD BEAM PROFILE
1/2" = 1'-0"



5 METAL RAILING SECTION TYPICAL
1 1/2" = 1'-0"



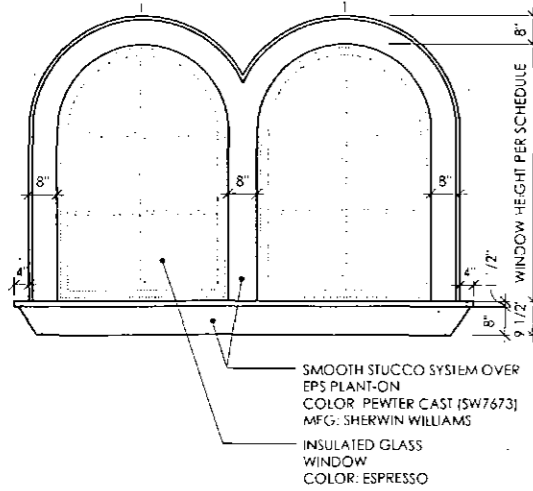
3 TRELLIS SECTION
1/4" = 1'-0"



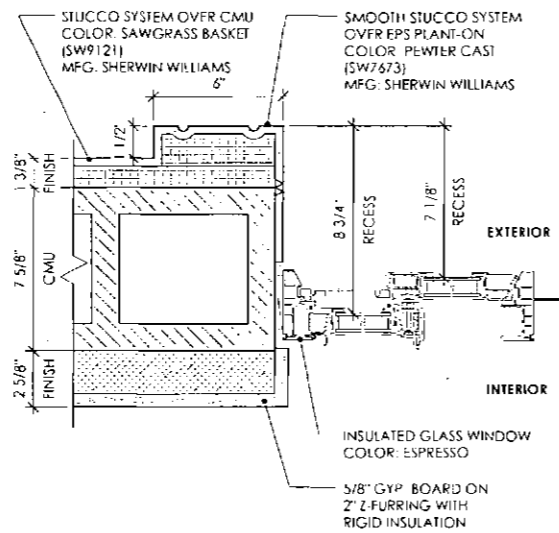
ARCHITECTURAL
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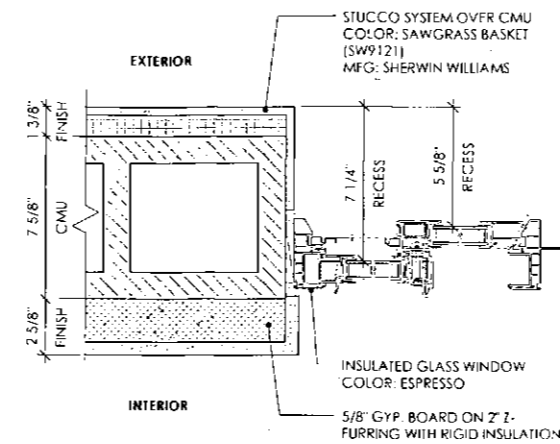
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Project No. 14-7016-01
Date: 10-10-16
Design/Review Board - 2nd Submittal
Preliminary Not For Construction
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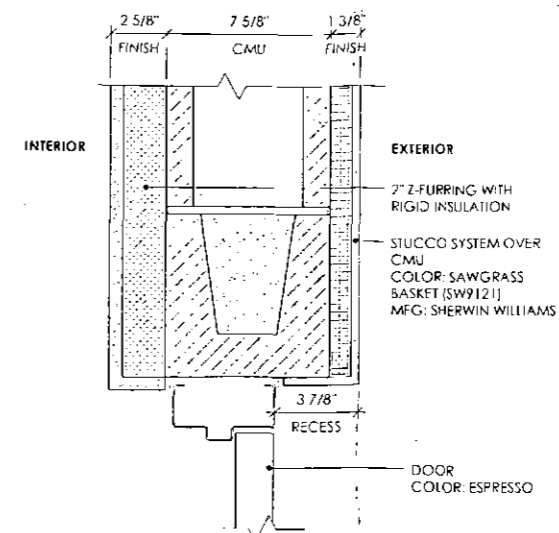
10 WINDOW SURROUND AND SILL ON CMU
1/2" = 1'-0"



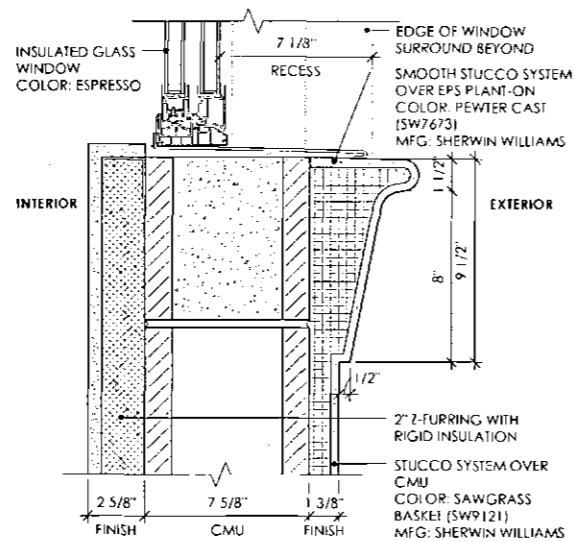
7 WINDOW JAMB WITH SURROUND
3/4" = 1'-0"



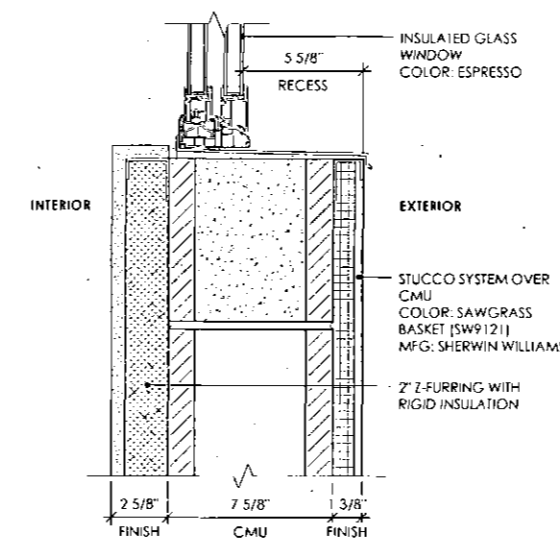
4 WINDOW JAMB
3/4" = 1'-0"



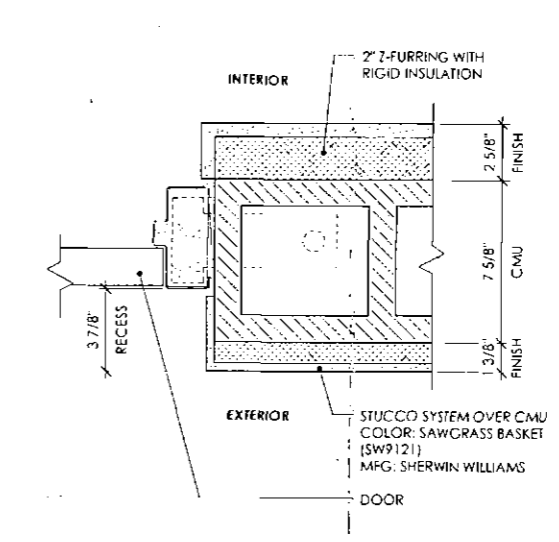
1 DOOR HEAD
3/4" = 1'-0"



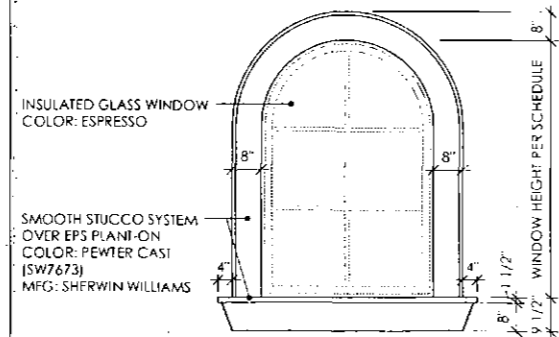
8 WINDOW SILL WITH SURROUND
3/4" = 1'-0"



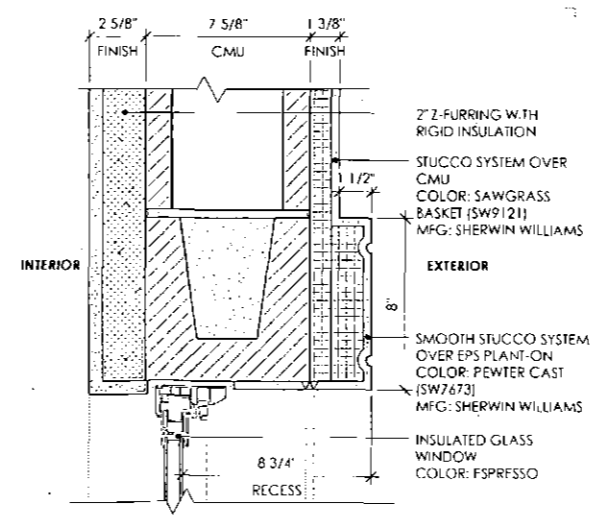
5 WINDOW SILL
3/4" = 1'-0"



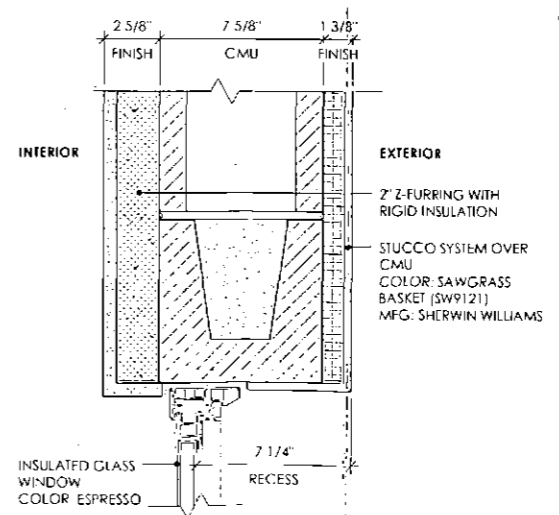
2 DOOR JAMB
3/4" = 1'-0"



9 WINDOW SURROUND AND SILL ON CMU
1/2" = 1'-0"



6 WINDOW HEAD WITH SURROUND
3/4" = 1'-0"



3 WINDOW HEAD
3/4" = 1'-0"

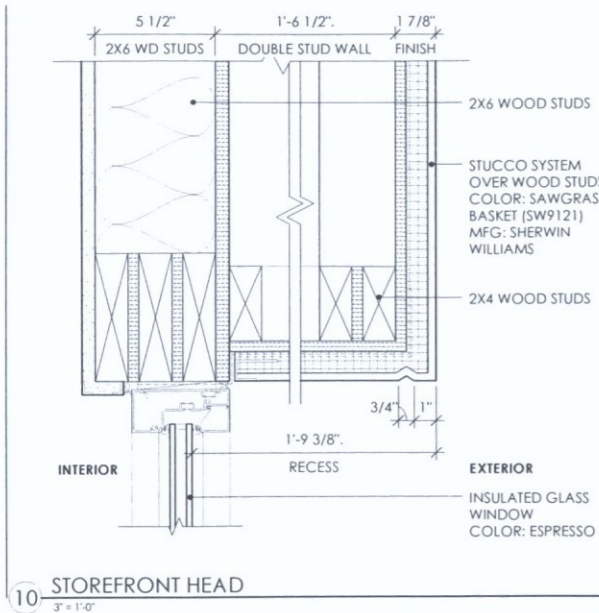


ARCHITETURAL DETAILS
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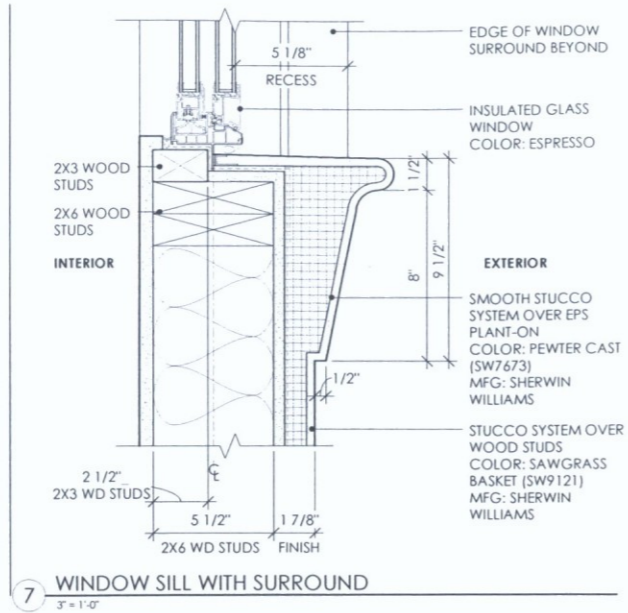


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 402 952 8280 402 952 8951 www.toddassoc.com

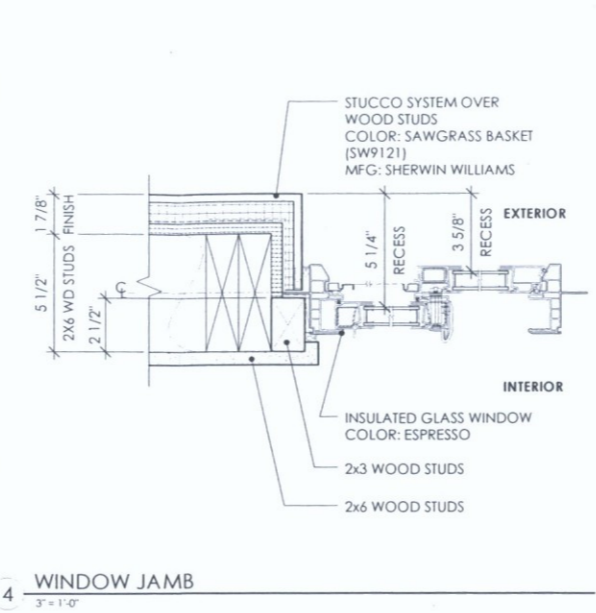
30-DR-2014
 Project No: 14-2016-01
 Date: 10-10-14
 Design Review Board - 2nd Submission
 Preliminary Not For Construction



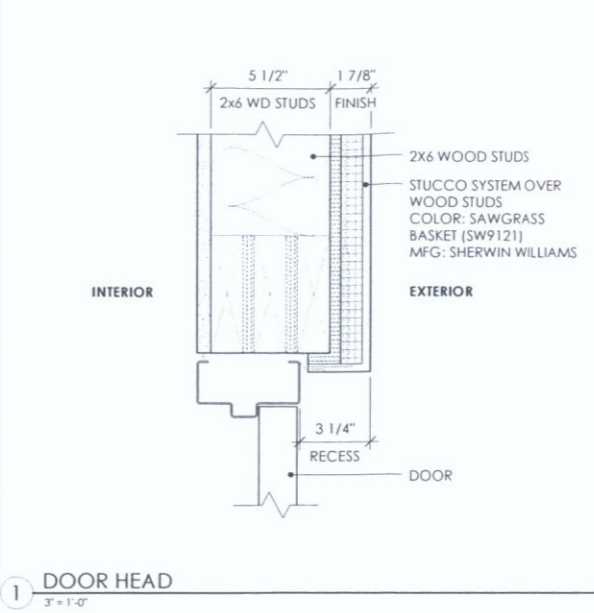
10 STOREFRONT HEAD
3'-1'-0"



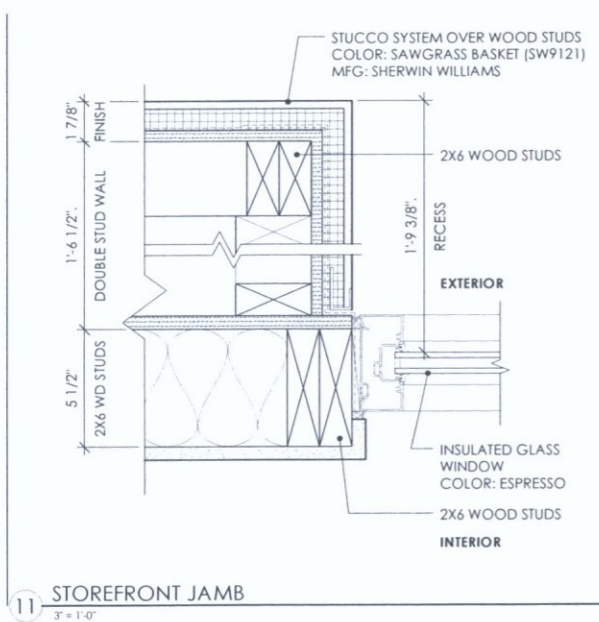
7 WINDOW SILL WITH SURROUND
3'-1'-0"



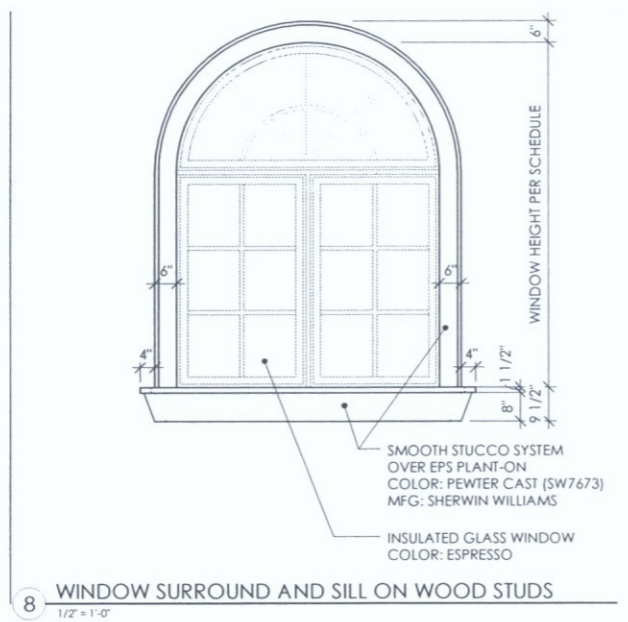
4 WINDOW JAMB
3'-1'-0"



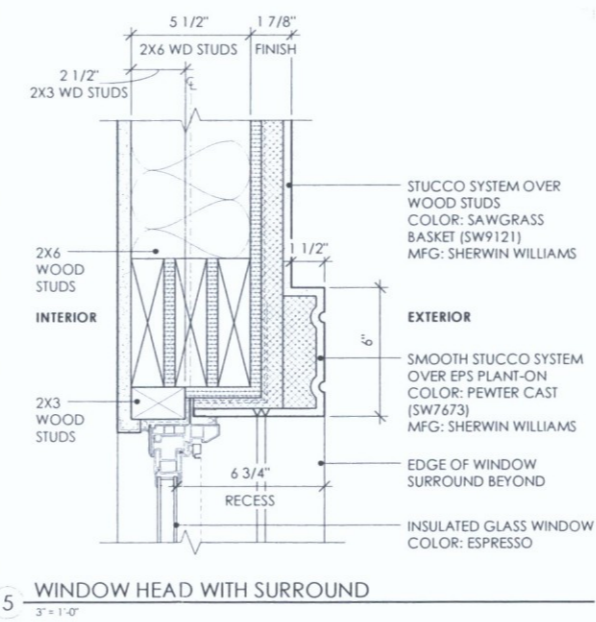
1 DOOR HEAD
3'-1'-0"



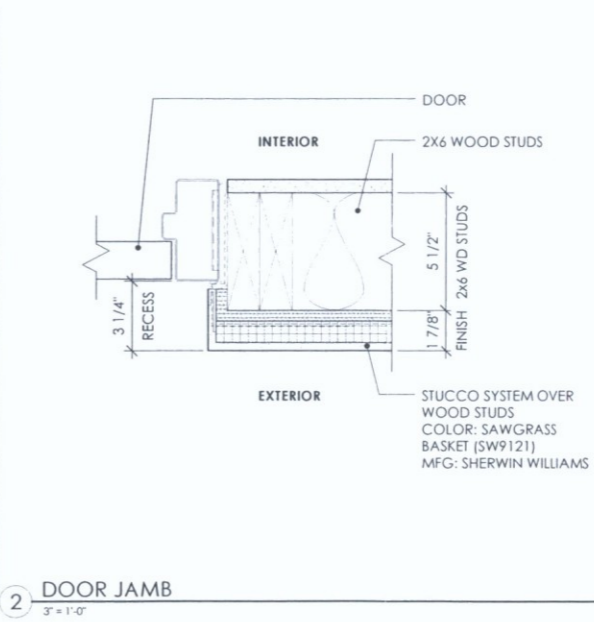
11 STOREFRONT JAMB
3'-1'-0"



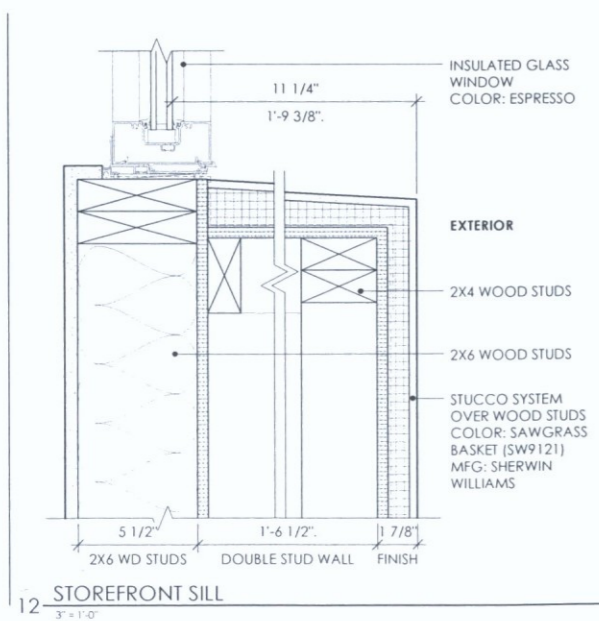
8 WINDOW SURROUND AND SILL ON WOOD STUDS
1'-2'-1'-0"



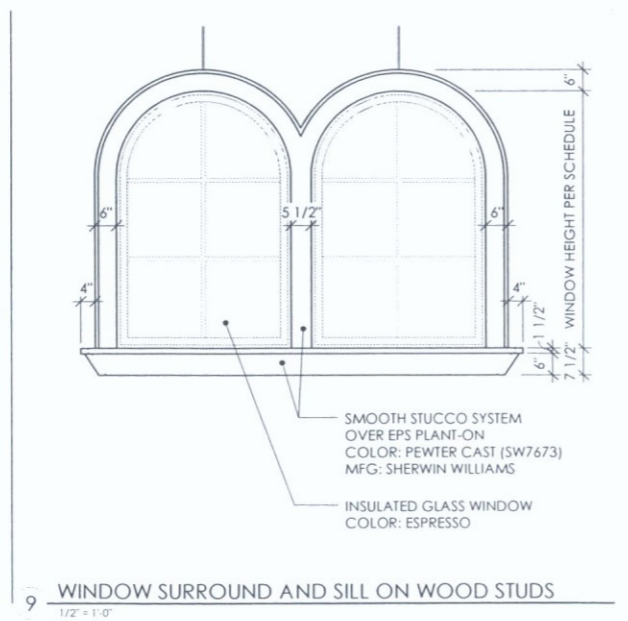
5 WINDOW HEAD WITH SURROUND
3'-1'-0"



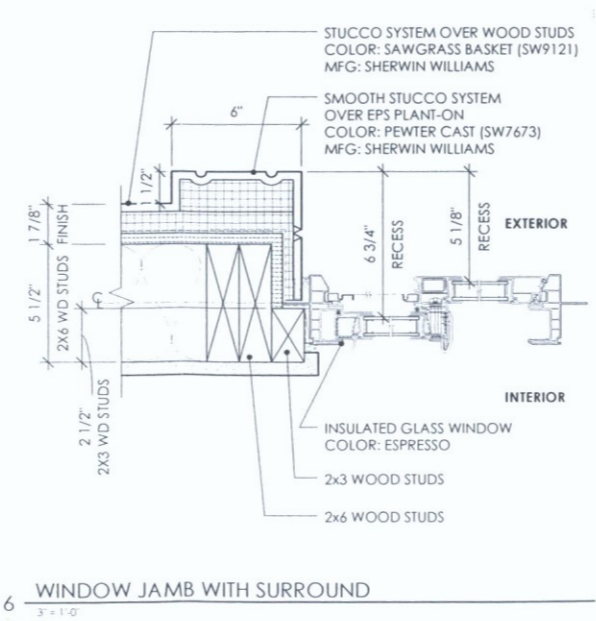
2 DOOR JAMB
3'-1'-0"



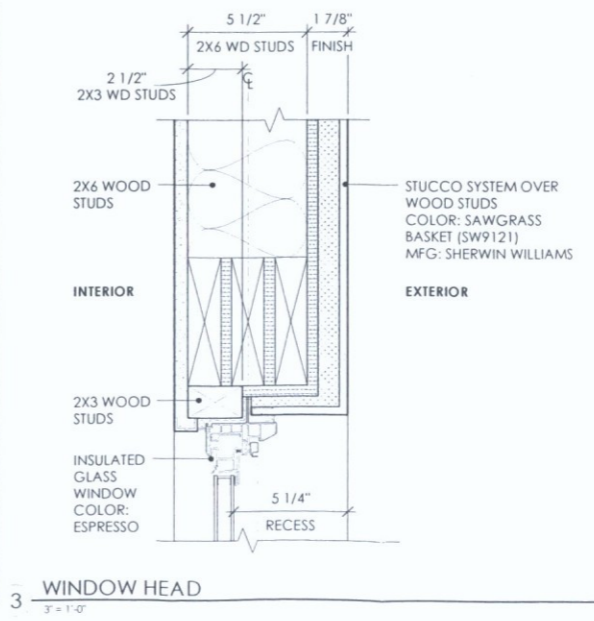
12 STOREFRONT SILL
3'-1'-0"



9 WINDOW SURROUND AND SILL ON WOOD STUDS
1'-2'-1'-0"



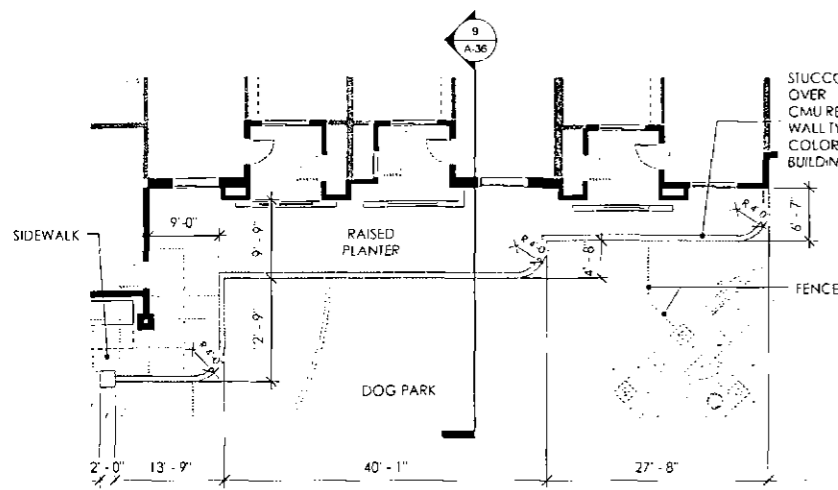
6 WINDOW JAMB WITH SURROUND
3'-1'-0"



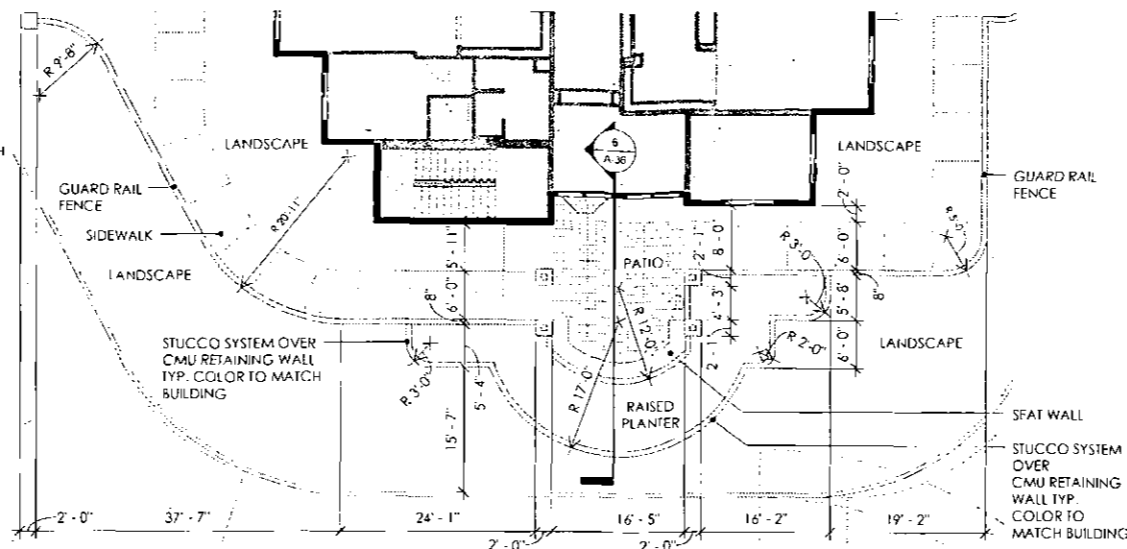
3 WINDOW HEAD
3'-1'-0"



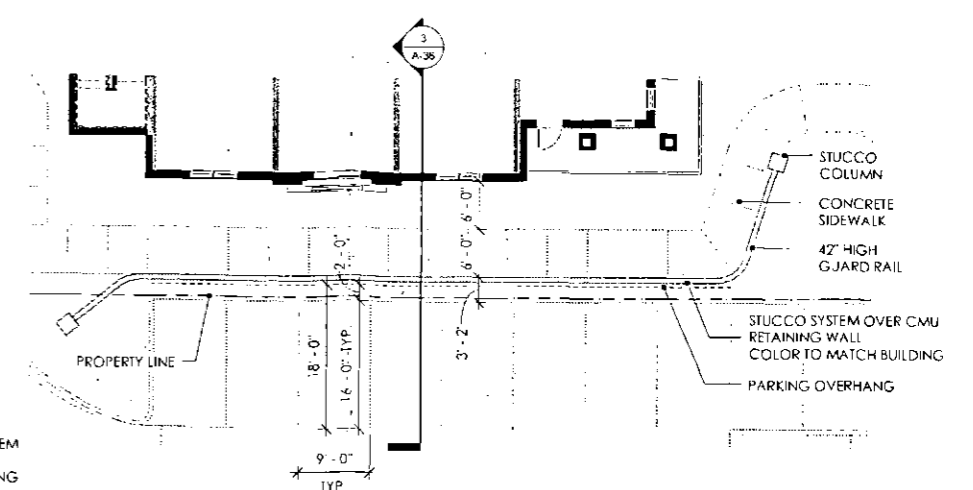
ARCHITECTURAL
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23733 N. Scottsdale Rd,
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)
ipa
INVESTMENT PROPERTY ASSOCIATES
TODD & ASSOCIATES, INC.
ARCHITECTURE 602.952.8290 p PLANNING 602.952.8995 f LANDSCAPE ARCHITECTURE
30-DR-2016
Project No. 14-7016-01
Date: 10-10-16
Design Review Board - 2nd Submittal
Preliminary Not For Construction



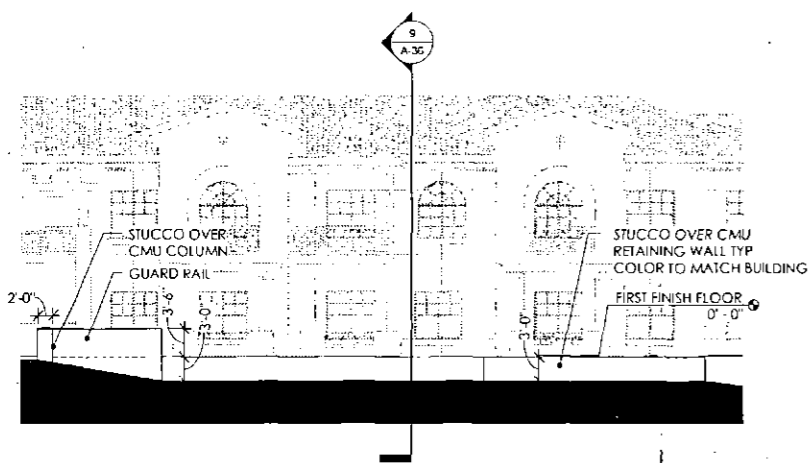
7 DOG PARK RETAINING WALL PLAN
3/32" = 1'-0"



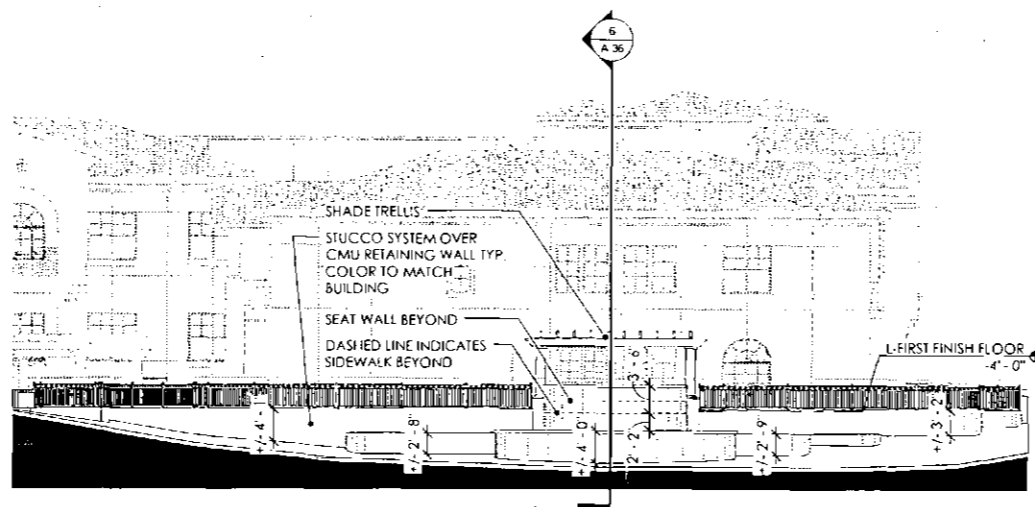
4 SOUTH RETAINING WALL PLAN
3/32" = 1'-0"



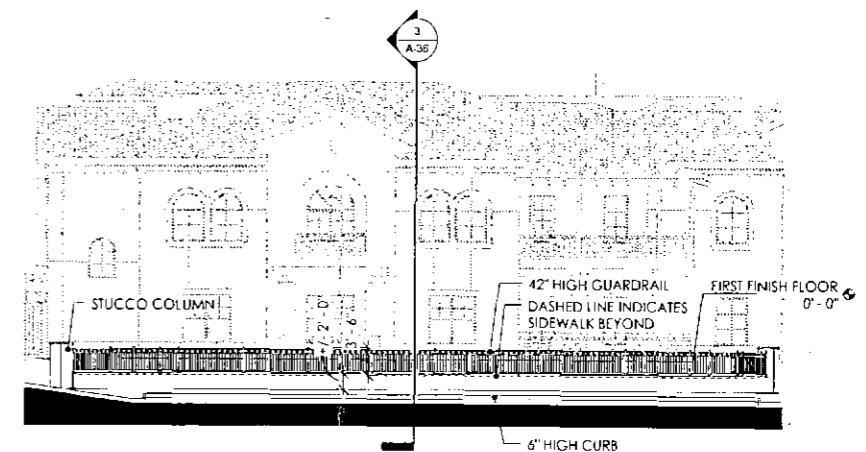
1 NORTHWEST RETAINING WALL PLAN
3/32" = 1'-0"



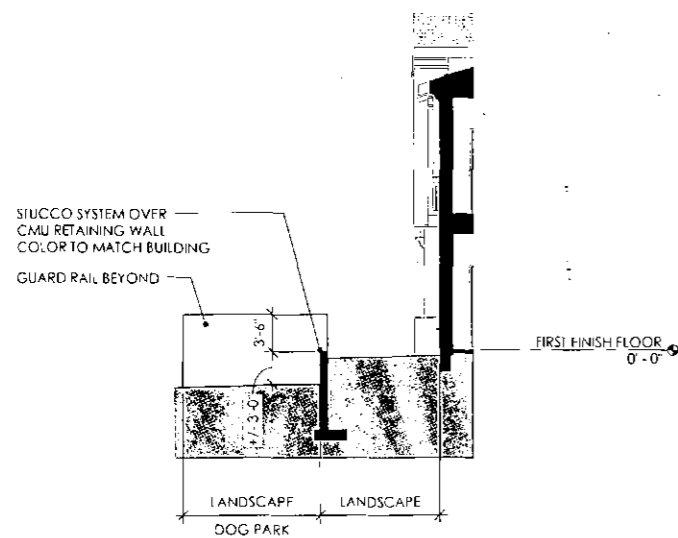
8 DOG PARK RETAINING WALL ELEVATION
3/32" = 1'-0"



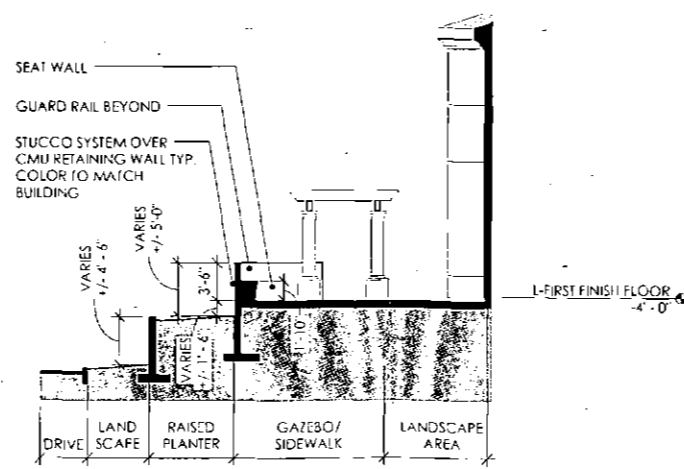
5 SOUTH RETAINING WALL ELEVATION
3/32" = 1'-0"



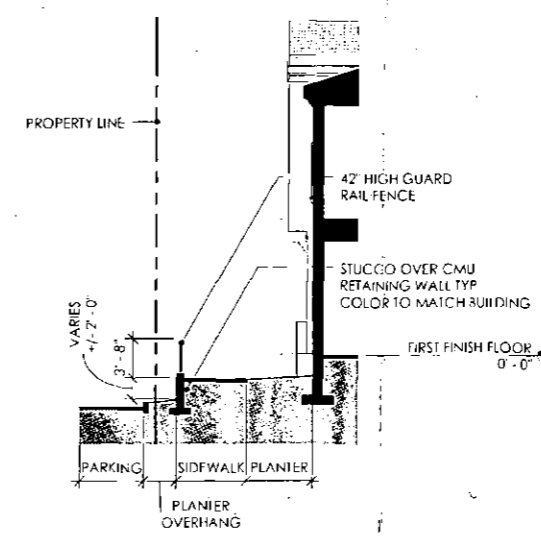
2 WEST ELEVATION - LEFT
3/32" = 1'-0"



9 DOG PARK RETAINING SECTION
1/8" = 1'-0"



6 SOUTH RETAINING SECTION
1/8" = 1'-0"



3 NORTHWEST RETAINING SECTION
1/8" = 1'-0"

RETAINING WALLS & ENLARGED PLANS
SENIOR LIVING @ NEC
SCOTTSDALE & PINNACLE PEAK RDS

23733 N. Scottsdale Rd.
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TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280 602.952.8995 www.toddassoc.com

30-DR-2014

Project No. 14-7016-01
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