Final Approved Stamped Plans
Full Size



SKYE ON McDOWELL COMMON AREA STRUCTURES

6904 E. LYRA DRIVE SCOTTSDALE, ARIZONA

(R-5 only how perimeter setbacks & edg of entire development)

PROJECT DATA

129-11-180

A-3, ASSEMBLY

U, UTILITY

U, UTILITY

U, UTILITY

5,500 S.F.

15'-10"

1 STORY

1 STORY

COMMUNITY PANEL PANEL DATE CONSULTANTS POOL ACCESSORY BUILDINGS INCLUDING **ARCHITECTURAL FELTEN GROUP** EXERCISE BUILDING WITH RESTROOMS, 18325 N. ALLIED WAY, SUITE 200 DESIGN: ADJACENT COVERED POOL EQUIPMENT PHOENIX, AZ 85054 AREA, AND SEPARATE SHADE PAVILION. CONTACT: RICH FAUL (602) 867-2500 ADJACENT POOL AREA, INCLUDING POOL RICH.FAUL@FELTENGROUP.COM DECK, POOL, SPA, AND POOL ENCLOSURE COMPRISED OF FENCING, WALLS AND **FELTEN GROUP ARCHITECTURAL** 18325 N. ALLIED WAY, SUITE 200 CONSTRUCTION MECHANICAL PLAN, MECHANICAL NOTES AND SPECIFICATIONS, AND PHOENIX, AZ 85054 CONTACT: PHILL COOPER DOCUMENTS: (602) 867-2500 PHILL.COOPER@FELTENGROUP.COM A PORTION OF THE NORTH HALF OF THE **FELTEN GROUP** NORTHEAST QUARTER OF SECTION 3, STRUCTURAL: 18325 N. ALLIED WAY, SUITE 200 TOWNSHIP 1 NORTH, RANGE 4 EAST, OF PHOENIX, AZ 85054 THE GILA AND SALT RIVER BASE AND CONTACT: BRIAN JUEDES MERIDIAN, CITY OF SCOTTSDALE, COMPLIANCE CERTIFICATES (602) 867-2500 MARICOPA COUNTY, ARIZONA. BRIAN.JUEDES@FELTENGROUP.COM **FELTEN GROUP** PLUMBING 18325 N. ALLIED WAY, SUITE 200 PHOENIX, AZ 85054 CONTACT: PHILL COOPER (602) 867-2500 PHILL.COOPER@FELTENGROUP.COM FOR REFERENCE ONLY APPROVED PLAN - 2821-16-2 **ELECTRICAL PLAN:** FELTEN GROUP YES - FOR EXERCISE / RESTROOM SPACES 18325 N. ALLIED WAY, SUITE 200 PER DEFERRED SUBMITTAL PHOENIX, AZ 85054 **ELECTRICAL COVER SHEET** CONTACT: PHILL COOPER ELECTRICAL SITE PLAN (602) 867-2500 ELECTRICAL SITE PLAN PHILL.COOPER@FELTENGROUP.COM ELECTRICAL DETAILS ELECTRICAL DETAILS SE3.2 WRIGHT ENGINEERING ELECTRICAL **ELECTRICAL DETAILS** 165 E. CHILTON DRIVE PHOTOMETRIC ANALYSIS SF4.1 ENGINEERING: CHANDLER, AZ 85225 (480) 497-5829 LANDSCAPE COVER SHEET CHAS ROBERTS AIR CONDITIONING HARDSCAPE SITE PLAN MECHANICAL PLAN: HARDSCAPE SITE PLAN 9860 N. 19TH DRIVE PHOENIX, AZ 85021 LANDSCAPE PLAN CONTACT: TY ESCHELMAN LANDSCAPE PLAN IRRIGATION PLAN (602) 328-4715 TY@CHASROBERTS.COM IRRIGATION PLAN HARDSCAPE DETAILS HARDSCAPE DETAILS HARDSCAPE DETAILS LANDSCAPE DETAILS IRRIGATION DETAILS IRRIGATION DETAILS **DEFERRED SUBMITTAL** NOTE: No protected native plants will be affected by DEDICATED FIRE SPRINKLER LINE, F.D.C., AND FIRE SPRINKLER RISER construction UNDER SEPARATE REVIEW SUBMITTAL AND PERMIT. **KEY PLAN** McDOWELL ROAD

- SEE SITE PLAN THIS SHEET

SITE PLAN SCOPE OF WORK: SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE ZONING: 13 12 PARCEL APN: OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL. QUARTER SECTION: A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF OCCUPANCY TYPES: THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A **EXERCISE BUILDING** RESTROOM FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED. POOL EQUIPMENT AREA SHADE PAVILION CONSTRUCTION TYPE: SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR SPRINKLERS: EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST **BUILDING AREA ALLOWED: ACTUAL BUILDING AREA:** LOTLINE COMMUNICATIONS EQUIPMENT SHALL BE SCREENED BY A SCREEN EXERCISE BUILDING / RESTROOMS 640 S.F. COVERED POOL EQUIPMENT AREA 212 S.F. ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF SHADE PAVILION 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT. (DETAILS BUILDING HEIGHT ALLOWED: POOL BARRIER FENCING . ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED UNDER SEPARATE REVIEW TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING **ACTUAL BUILDING HEIGHT** 52 EXERCISE BUILDING / RESTROOM SHADE PAVILION - ROOF OVERHANG, 4. ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN STORIES ALLOWED: **ACTUAL STORIES:** OCCUPANT LOAD: 3. PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF EXERCISE ROOM (468 GROSS S.F.) 10 OCCUPANTS COV. PATIO EASEMENT, (PER PC 1940-17) TRACT E FIRE SPRINKLER RISER UNDER ~~~~~ SEPARATE -REVIEW AND PERMIT POOL BARRIER FENCING REVIEW AND PERMIT COV. PATIO - ROOF OVERHANG, GAS METER LOCATION REVIEW ANI WATER METERS -LOCATION OF SITE CENTERLINE OF DRIVE 8" SEWER LINE -

VICINITY MAP THOMAS RD. OAK ST. MC DOWELL RD.

P.COOPER PROJECT DATA: ADDED ZONING, PARCEL APN, QUARTER SECTION, AND FEMA . SITE PLAN: ADDED CENTERLINES OF DRIVES, LOT LINES, AND EASEMENTS. SITE PLAN: INCLUDED POOL EQUIPMENT AREA AS PART OF BUILDING AREA. SITE PLAN: ADDED DIMENSION BETWEEN BUILDINGS, AND DIMENSIONS FROM

· INSULATION SCHEDULE: SYMBOLS CORRECTED FROM HEXAGON TO SQUARE.

REVISION LIST

 SITE PLAN: ADDED REFERENCE FOR POOL IMPROVEMENT PLANS, PC 1940-17. SITE PLAN: ADDED LOCATION OF WATER METER FOR DEDICATED FIRE LINE.

1 06/12/17 - CITY COMMENTS

PROJECT TITLE: REVISED STREET ADDRESS.

 SITE PLAN: ADDED BUILDING ROOF OVERHANGS. SITE PLAN: ADDED BUILDING FINISH FLOOR ELEVATIONS.

 SITE PLAN: ADDED LOCATIONS OF RISER AND FDC. SITE PLAN: REMOVED NAOS NOTES AS NOT APPLICABLE

BUILDINGS TO CENTERLINE OF DRIVES. SITE PLAN: ADDED POOL BARRIER FENCING

COLOR / FINISH SCHEDULE ADDED.

KEY PLAN: IDENTIFIED TRACT E, AND EXTENT OF SITE PLAN.

. SITE PLAN: ADDED PATIO LOCATIONS FOR LOTS 27 AND 50.

EXTERIOR ELEVATIONS: ADDED FINISH FLOOR ELEVATIONS

. BUILDING SECTIONS: ADDED FINISH FLOOR ELEVATIONS.

FEMA BLOCK FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

BASE FLOOD ELEVATION SUFFIX DATE OF FIRM (AO Zone, use depth) 10/16/2016 10/16/2016

SHEET INDEX

ARCHITECTURAL
C1.1 COVER SHEET AND SITE PLAN FITNESS BUILDING FLOOR PLANS SHADE PAVILION FLOOR PLANS **EXTERIOR ELEVATIONS** ROOF PLANS

BUILDING SECTIONS ARCHITECTURAL DETAILS

MECHANICAL COMPLIANCE CERTIFICATE GAS PIPING, WATER SUPPLY, AND WASTE SCHEMATICS

ELECTRICAL FLOOR PLANS PANEL SCHEDULES, SINGLE-LINE DIAGRAM, AND IECC LIGHTING

GENERAL STRUCTURAL NOTES **FOUNDATION PLANS** ROOF FRAMING PLANS

BRACED / SHEAR WALL PLANS STRUCTURAL DETAILS STRUCTURAL DETAILS

> **CODE INFORMATION** MUNICIPALITY - CITY OF SCOTTSDALE

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES: 2015 ITERNATIONAL RESIDENTIAL CODE

2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL PLUMBING CODE 2015 INTERNATIONAL FUEL GAS CODE

2015 INTERNATIONAL ENERGY CONSERVATION CODE 2015 INTERNATIONAL EXISTING BUILDING CODE 2015 INTERNATIONAL GREEN CONSTRUCTION CODE 2014 NATIONAL ELECTRICAL CODE

2015 INTERNATIONAL FIRE CODE

SKYE ON McDOWELD COMMON ARE

SHEET NUMBER

CITY OF SCOTTSDALE COMMERCIAL & MULTI-FAMILY SITE PLAN - PLANNING NOTES

AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF

MEASURED FROM NEAREST STREET LINE ELEVATION.

TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS

DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS.

HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY

TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT

THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE

MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE

REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND

ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE

LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.

NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE

10. PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND

. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION

ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE

. NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL

CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS:

UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE

BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND

WALL THAT MATCHES THE ARCHITECTURAL COLOR AND

DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.

13. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWD.

15. NO CHAIN LINK FENCING SHALL BE ALLOWD.

NO TURF AREAS SHALL BE PROVIDED.

AREA OPEN SPACE (NAOS) AREAS.

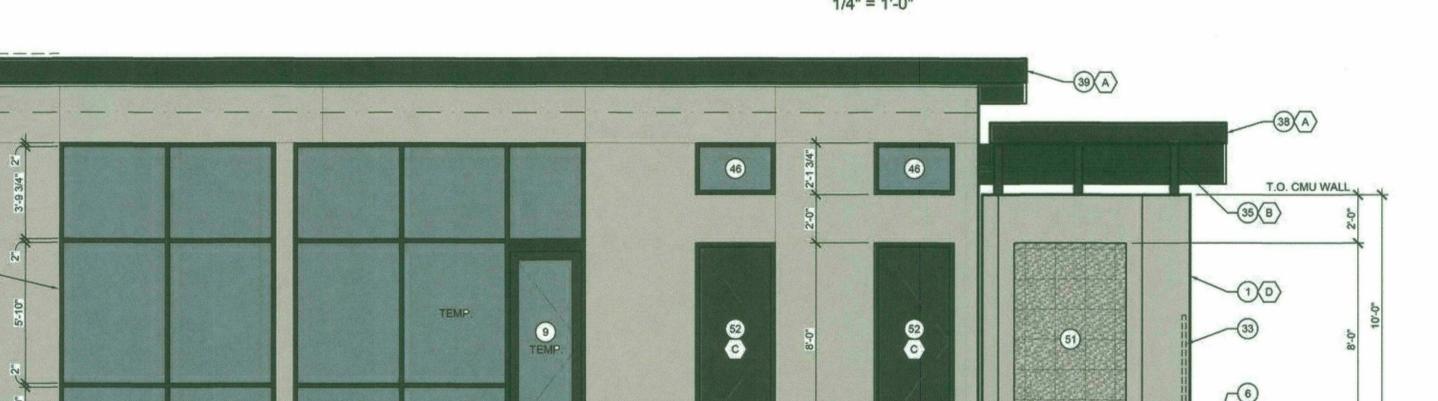
SIGN PERMIT FOR MULTI-TENANT BUILDINGS.

(A)(39)-

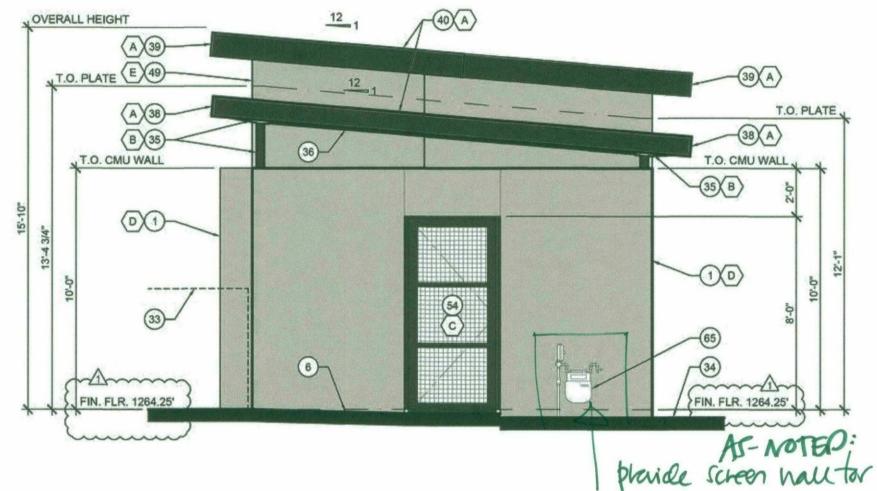
T.O. PLATE

TYP.(50)

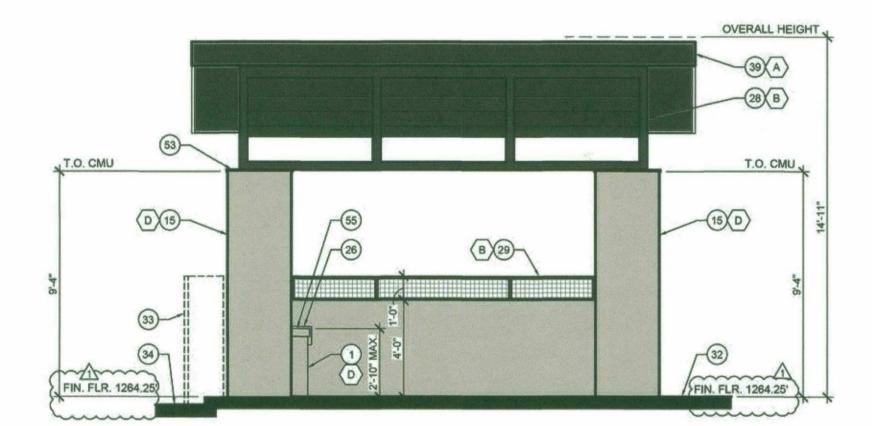
T.O. CMU WALL 1 BEYOND E 49minu



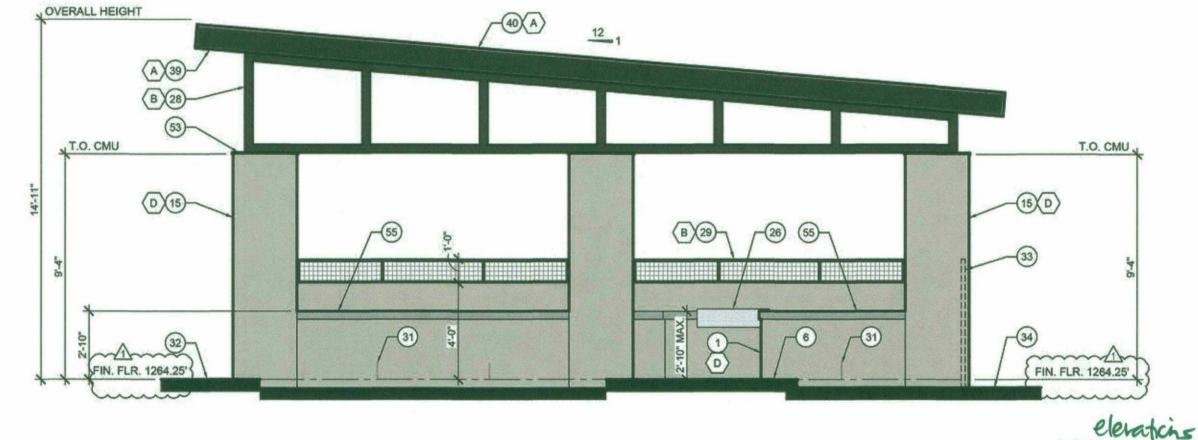
FITNESS BUILDING EAST ELEVATION



FITNESS BUILDING NORTH ELEVATION

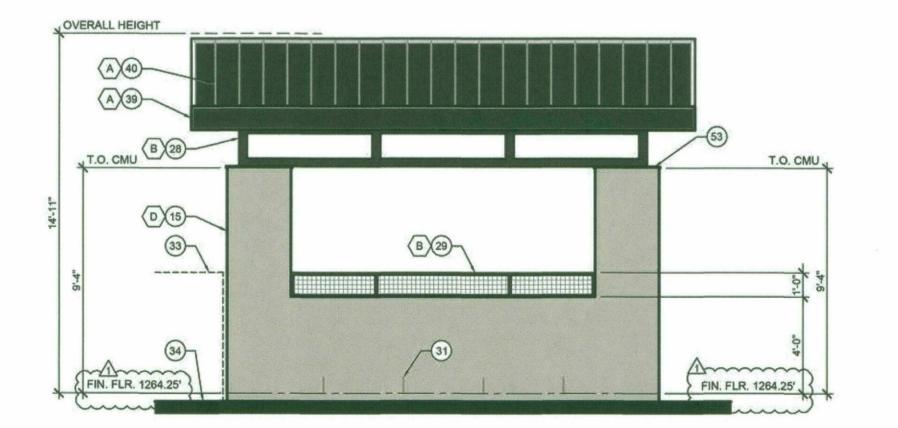


FITNESS BUILDING WEST ELEVATION



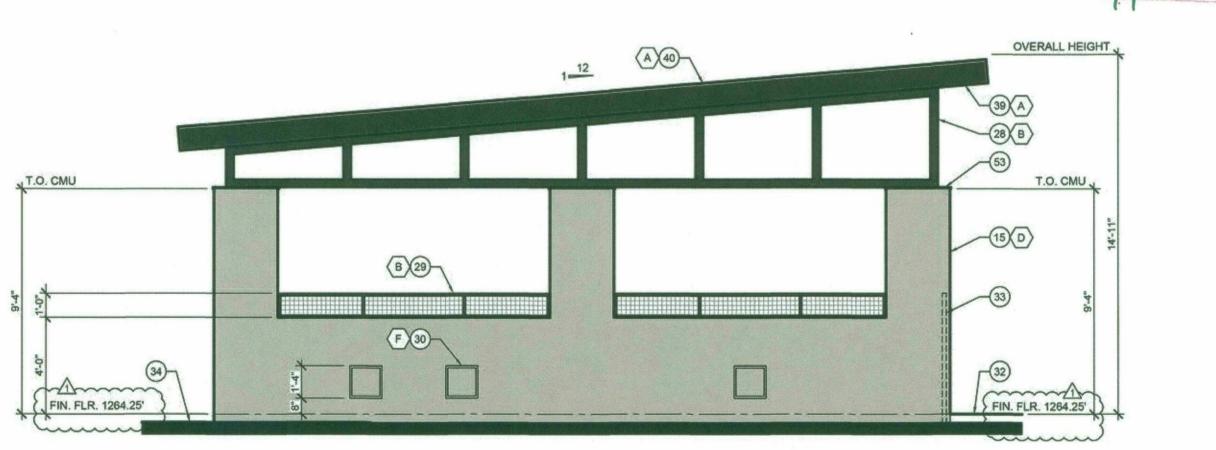
FIN. FLR. 1264.25'

SHADE PAVILION SOUTH ELEVATION 1/4" = 1'-0"



SHADE PAVILION NORTH ELEVATION

SHADE PAVILION EAST ELEVATION



SHADE PAVILION WEST ELEVATION

GENERAL NOTES FLASH ALL EXTERIOR OPENINGS - SEE DETAIL 601/AD. INSTALL ALL MATERIALS PER MANUFACTURER'S

REFER TO BUILDERS SPECIFICATIONS FOR ALL EXTERIOR

FINISHES AND TEXTURES.

KEYED NOTES NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

CMU WALL WITH STUCCO SAND FINISH TO MATCH FINISH OF STUCCO SYSTEM AT FRAMED WALLS - SEE ELEVATION FOR HEIGHT - OPTIONAL STUCCO FINISH INSIDE POOL EQUIPMENT AREA TO BE DETERMINED BY BUILDER FLOOR DRAIN - SLOPE FLOOR/DECK TO DRAIN W/ MAX.

1x6 TONGUE-AND-GROVE CEILING / SOFFIT

1/2" GYPSUM BOARD CEILING CONCRETE SIDEWALK - COORDINATE FINAL LAYOUT WITH HARDSCAPE PLAN BY LANDSCAPE ARCHITECT AND/OR CIVIL

SINK WITH COLD WATER SUPPLY ONLY - MASON TO INSTALL 4" CMU TOP COURSE AT FRONT OF SINK GATE PER LANDSCAPE PLANS TO MEET POOL BARRIER AND

ACCESSIBILITY REQUIREMENTS ALUMINUM AND TEMPERED GLASS DOOR AT EXERCISE ROOM - DOOR AND HARDWARE MUST COMPLY WITH POOL BARRIER AND ACCESSIBILITY REQUIREMENTS INCLUDING

SELF-CLOSING AND SELF-LATCHING HARDWARE 10. HOSE BIBB

11. ELECTRICAL METER 12. FLOOR DRAIN - PROVIDE BACKFLOW PREVENTION AND EJECTION PER CODE AS REQUIRED

13. STEEL POST - SEE STRUCTURAL PLANS 14. NON-ABSORBENT WALL FINISH (TO BE DETERMINED BY BUILDER) INSIDE RESTROOM TO MIN. 48" A.F.F. - IF CERAMIC TILE FINISH IS SELECTED, IT SHALL BE INSTALLED OVER FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNIT, GLASS MAT GYPSUM BACKERS, OR FIBER-REINFORCED GYPSUM BACKERS

15. CMU COLUMN WITH STUCCO SAND FINISH TO MATCH FINISH OF STUCCO SYSTEM AT FRAMED WALLS

NONBREAKABLE MIRROR WITH BOTTOM EDGE OF REFLECTING SURFACE NO HIGHER THAN 40" A.F.F. 7. ICC/ANSI A117.1-COMPLIANT PAPER TOWEL DISPENSER

LAVATORY 21. ICC/ANSI A117.1 MIN. 60" DIAMETER TURNING SPACE

22. ICC/ANSI A117.1 MIN. 30"X48" FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING REQUIRED TO ALLOW DOOR TO SWING INTO THE CLEAR FLOOR SPACE OF CLEARANCE AT ANY FIXTURE 23. ICC/ANSI A117.1-COMPLIANT, FLUSH-VALVE TOILET

24. ICC/ANSI A117.1-COMPLIANT HORIZONTAL GRAB BAR(S) BEHIND AND AT SIDE OF TOILET AT 33"-36" A.F.F., AND 25. GAS STUB FOR BBQ - CONNECT TO COMMON AREA GAS

PIPING AS REQUIRED 26. 36" BUILT-IN BARBECUE - NATURAL GAS WITH TIMER VALVE -MASON TO VERIFY ROUGH OPENING DIMENSIONS PER BARBECUE MANUFACTURER'S INSTALLATION INSTRUCTIONS

27. ICC/ANSI A117.1-COMPLIANT LAVATORY 28. STEEL FRAME - SEE STRUCTURAL PLANS ABOVE CMU WALL - FABRICATION AND INSTALLATION MUST

COMPLY WITH POOL BARRIER REQUIREMENTS 30. 16x16 HEAVY-DUTY METAL ACCESS PANELS W/ KEYED LOCKS, TYP. OF (4) - INSTALLATION TO MEET POOL BARRIER 1. PROVIDE UNGROUTED VERTICAL OPENINGS BETWEEN

FIRST MASONRY COURSING FOR DRAINAGE - AS REQUIRED 2. POOL DECK - COORDINATE FINAL LAYOUT WITH POOL IMPROVEMENT AND/OR LANDSCAPE HARDSCAPE PLANS

3. POOL ENCLOSURE FENCING AND GATES BY OTHERS FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE 35. CUSTOM STEEL SADDLE WELDED TO TOP OF 4"x4" STEEL

POST - SEE STRUCTURAL PLANS . 5-1/8"x9" GLULAM BEAM - TAPER EN 7" DEEP - SEE STRUCTURAL PLANS 37. FLAT 2x4 OVER 2x4 PURLINS AT 24" O.C. - SEE STRUCTURAL

PLANS 38. 2x10 FASCIA WITH GALV. METAL COVER FINISHED TO MATCH METAL ROOFING 39. 2x12 FASCIA WITH GALV, METAL COVER FINISHED TO MATCH

METAL ROOFING 40. STANDING SEAM METAL ROOFING (CUSTOM BILT METALS (ESR-2048), OR EQ.) WITH EDGE FLASHING AND

UNDERLAYMENT PER ROOFING MANUFACTURER'S INSTALLATION INSTRUCTIONS 41. ROOF SHEATHING - SEE STRUCTURAL PLANS 42. BEAM / HEADER - SEE STRUCTURAL PLANS

43. 24" DEEP PARALLEL CHORD PRE-MANUFACTURED ROOF TRUSS - SEE STRUCTURAL PLANS 44. 1/2" GYPSUM BOARD

45. (2) 2x6 TOP PLATE - SEE STRUCTURAL PLANS 46. FX WINDOWS W/ 2x4 ALUM, "STOREFRONT" FRAMES 47. 2x6 TREATED SOLE PLATE W/ SILL SEALER

48. G.I. WEEP SCREED 49. STUCCO SYSTEM W/ 1" FOAM INSULATION OVER W.R.B. -WESTERN 1-KOTE EXTERIOR STUCCO SYSTEM (IAPMO UES REPORT # 382), WIRE-TEX ONE-COAT STUCCO SYSTEM (ESR-2278), OR APPROVED EQUAL

50. STUCCO CONTROL JOINT 51. TILE FINISH (TO BE SELECTED) AT THREE WALLS ENCLOSING EXTERIOR SHOWER AREA 52. METAL DOOR AT RESTROOM WITH STEEL FRAME TO MATCH FINISH OF "STOREFRONT" WINDOW FRAMES

53. STEEL PLATE - SEE STRUCTURAL PLANS 54. STEEL GATE WITH MESH PANELS (TO BE SELECTED) 55. 4" THICK REINFORCED CONCRETE COUNTERTOP WITH 1/2" RADIUS TOOLED EDGES - +34" MAX. A.F.F. - CANTILEVER FACE OF COUNTERTOP 1" OFF CMU BASE - SEAL COUNTERTOP WITH 'COHILLS' PRO SERIES CLEAR SEAL

66. ROOF FRAMING - SEE STRUCTURAL PLANS 57. STEEL ANGLE(S) WELDED TO STEEL FRAME WITH THROUGH BOLT CONNECTION FOR ROOF FRAMING MEMBERS - SEE STRUCTURAL PLANS 58. CONCRETE SLAB OVER A.B.C. - SEE STRUCTURAL PLANS

59. CONCRETE FOUNDATION - SEE STRUCTURAL PLANS 60. OPT. 1x6 TONGUE-AND-GROOVE CEILING OVER 2x4

 1x6 TONGUE-AND-GROOVE SOFFIT OVER (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD AT 1-HOUR FIRE-RATED EAVE

62. 5/8" TYPE 'X' GYPSUM BOARD 63. SOUND BATT INSULATION IN FRAME WALLS BETWEEN RESTROOM AND EXERCISE SPACE

WITH GENERAL CONTRACTOR

WALLS, FENCES, AND GATES.

64. ICC/ANSI A117.1-COMPLIANT 36" LONG HORIZONTAL GRAB BAR AT 33"-36" A.F.F. - CENTER BELOW SHOWER HEAD 66. HOSE BIBB WITH MAIN SHUTOFF VALVE - VERIFY LOCATION

COLOR / FIN	IISH SCHEDULE
A METAL ROOF AND FLASHING	CUSTOM-BILT METAL ROOF COLOR "MIDNIGHT BRONZE" SR-28.90 E84 SRI-28
B METAL POSTS, BEAMS, FRAMES & MESH PANELS	SHERWIN WILLIAMS PAINT COLOR "BLACK FOX" #SW 7020
C METAL DOORS, GATES, AND FRAMES	SHERWIN WILLIAMS PAINT COLOR "BLACK FOX" #SW 7020
D CMU WALLS AND COLUMNS	LIGHT SAND STUCCO FINISH SHERWIN WILLIAMS PAINT COLOR "ACCESSIBLE BEIGE" #SW 7036
FRAME WALLS WITH STUCCO SYSTEM	LIGHT SAND STUCCO FINISH SHERWIN WILLIAMS PAINT COLOR "ACCESSIBLE BEIGE" #SW 7036
F METAL ACCESS PANELS	SHERWIN WILLIAMS PAINT COLOR "ACCESSIBLE BEIGE" #SW 7036

ALL FINISHES AND COLORS TO BE CONFIRMED BY BUILDER. 2. SEE LANDSCAPE PLANS FOR COLOR AND FINISHES OF ADJACENT SHEET NUMBER

AZ-17-028-01-FA003

A CITY COMMENTS 06/12/17

SKYE ON McDOWELL

COMMON AREA STRUCTURES