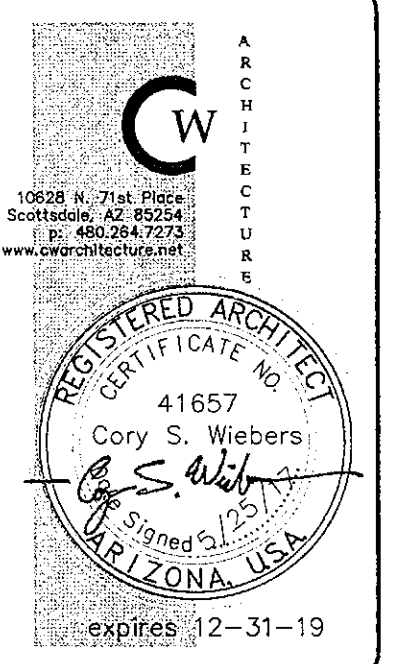


Final Plans

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ADELINE
5101 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85250

TYP. EXTERIOR TOWER ELEVATIONS

A3.2	DATE	REVISION

SECOND CITY SUBMITTAL: MAY 24, 2017

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH ANY DEMOLITION WORK.
2. THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK SHOWN ON THE DEMOLITION DRAWINGS WITH THE NEW WORK SHOWN ON THE ARCHITECTURAL, STRUCTURAL AND MEPE DRAWINGS.
3. THE CONTRACTOR SHALL ALLOW FOR ANY MISCELLANEOUS DEMOLITION THAT IS NOT SPECIFICALLY NOTED IN THE DEMOLITION NOTES AND IS REQUIRED TO COMPLETE THE INTENT OF THE DESIGN DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS.
4. THE CONTRACTOR SHALL ALLOW FOR ANY EXPLORATORY DEMOLITION AS MAY BE REQUIRED TO EXPOSE AND UNDERSTAND EXISTING CONDITIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL DEMOLITION WORK REQUIRED TO INSTALL THE WORK OF ALL TRADES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING SITE AND EQUIPMENT DURING DEMOLITION, INCLUDING DAMAGE FROM THE ELEMENTS. PATCH OR REPAIR ALL SURFACES EXPOSED OR DAMAGED BY DEMOLITION WORK WITH MATERIALS AND FINISHES.
7. THE CONTRACTOR SHALL REMOVE ALL COMBUSTIBLE MATERIALS FROM THE SITE DAILY.
8. ALL ITEMS SCHEDULED FOR DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY. CLEAN ALL SURFACES TO REMAIN OF SEALANT, DIRT, AND EXTRANEOUS MATERIAL. THE CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION ITEMS UNLESS NOTED OTHERWISE OR DIRECTED OTHERWISE BY THE OWNER'S REPRESENTATIVE.

DEMOLITION KEYNOTES:

1. EXISTING PARAPET TO REMAIN, TYP.
2. DEMOLISH AND REMOVE EXISTING HANDRAIL.
3. DEMOLISH AND REMOVE TILE ROOF, STRUCTURAL FRAMING, TYP.
4. DEMOLISH AND REMOVE EXISTING STUCCO REVEALS, TYP.
5. EXISTING TO REMAIN, PROTECT DURING CONSTRUCTION.
6. DEMOLISH AND REMOVE EXISTING FRAMING SYSTEM TO ALLOW FOR NEW DECORATIVE BREEZE BLOCK TO BE INSTALLED, PER ELEVATION 1/A3.1.
7. EXISTING STAIRS BEYOND TO REMAIN, PROTECT DURING CONSTRUCTION.

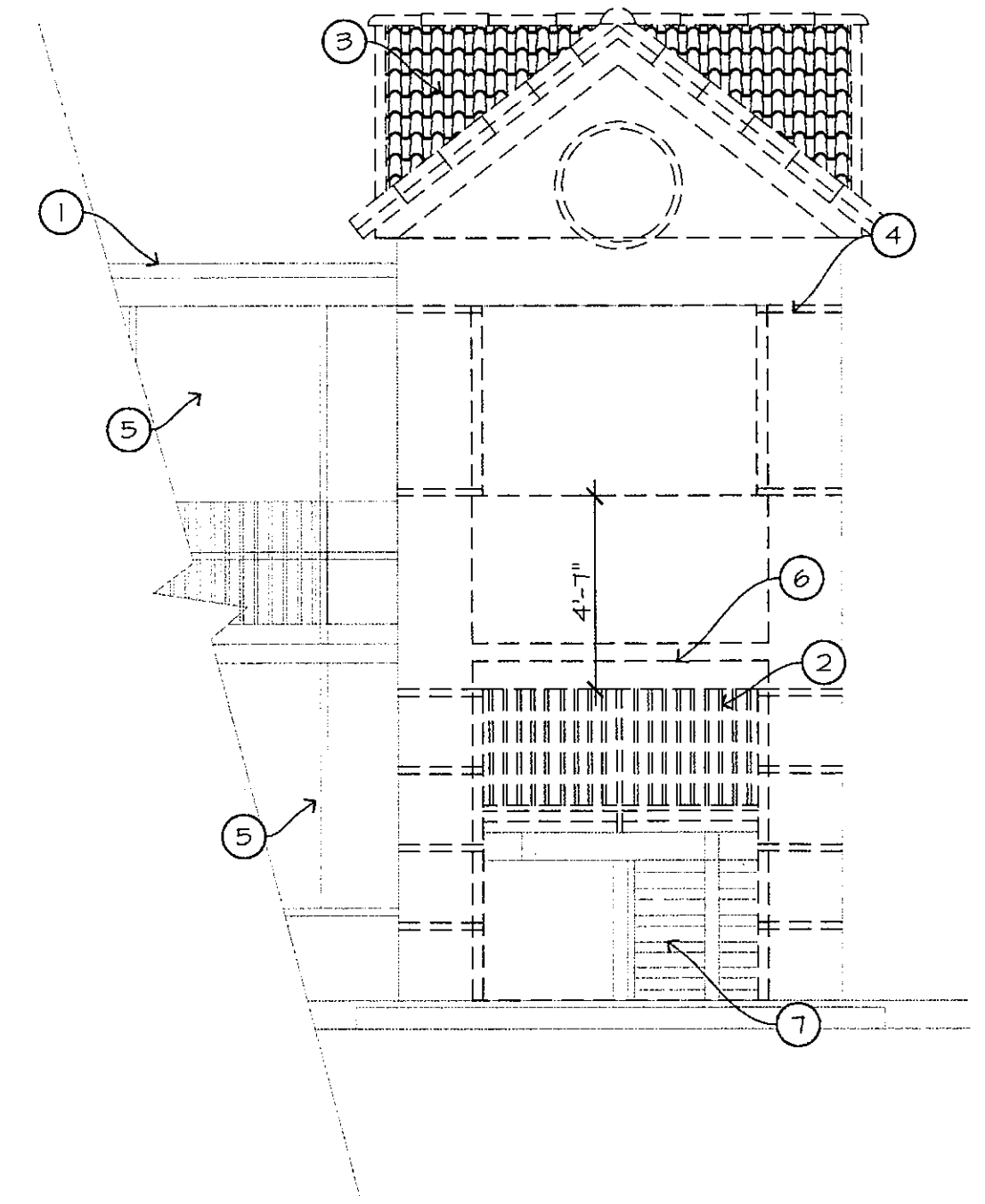
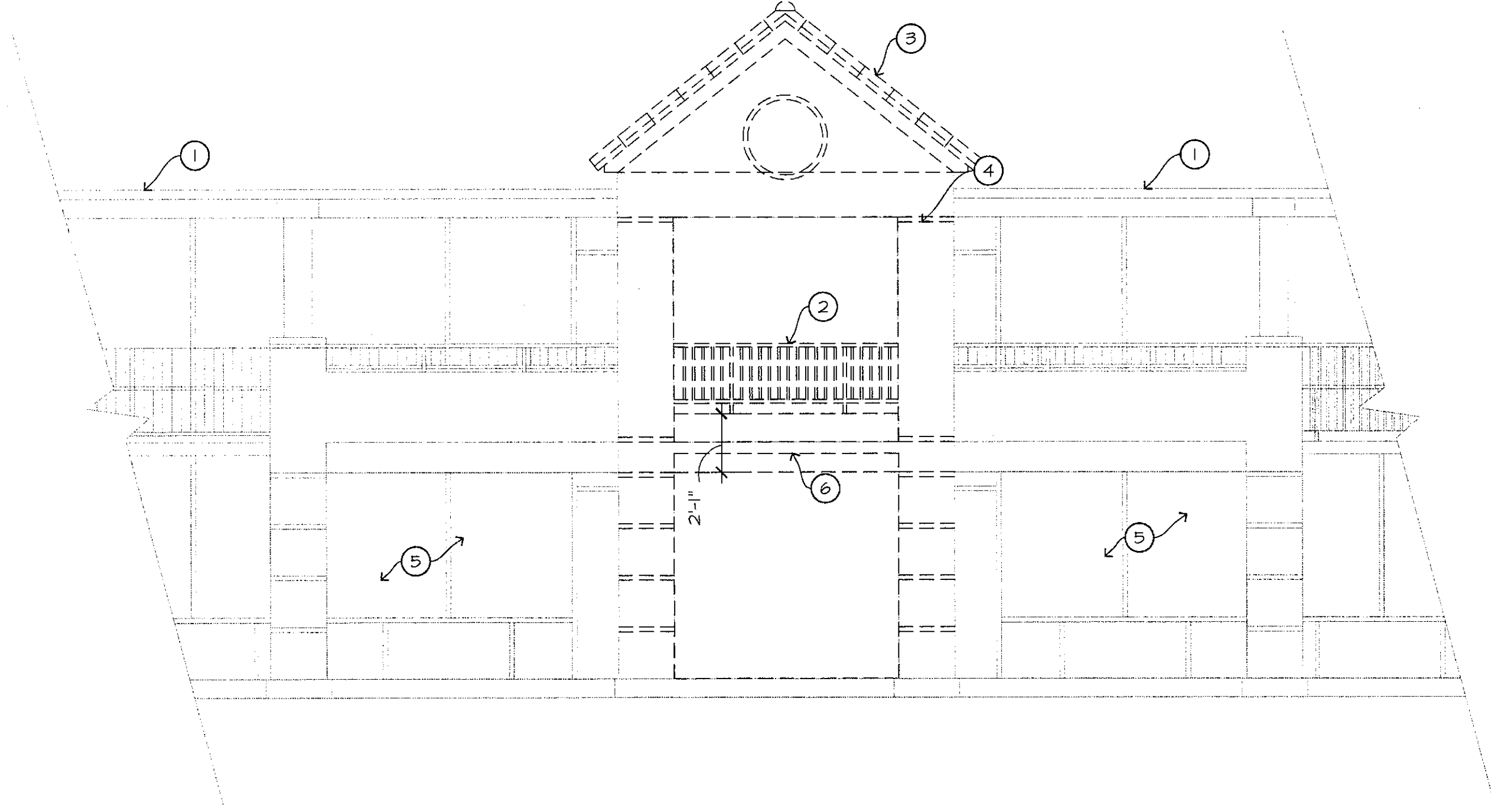
GENERAL NOTES:

1. ALL STUCCO TEXTURE IS TO BE A SMOOTH SAND FINISH.
2. GENERAL CONTRACTOR TO PROVIDE ADDRESS NUMBERS, COORDINATE SIZE, LOCATION AND BLOCKING REQUIRED BY LOCAL MUNICIPALITY.
3. ROOF TOP MOUNTED MECHANICAL EQUIPMENT WILL BE COMPLETELY SCREENED BY PARAPET/CORNICE.
4. EXTERIOR SIGNS TO BE SUBMITTED UNDER SEPARATE REVIEW AND PERMIT.
5. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
6. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
7. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (B)(6)(15), ZONING CODE.

ELEVATION KEYNOTES:

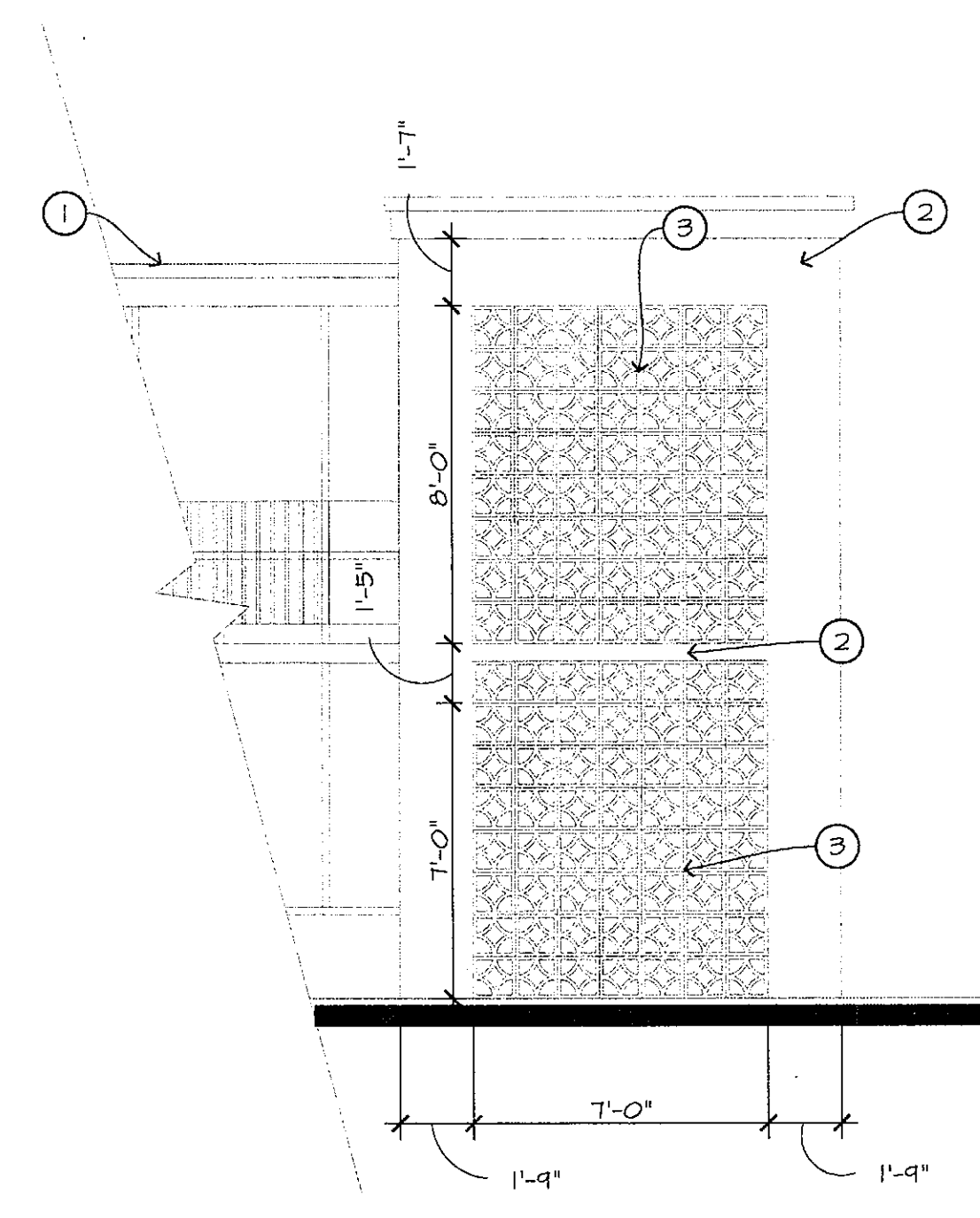
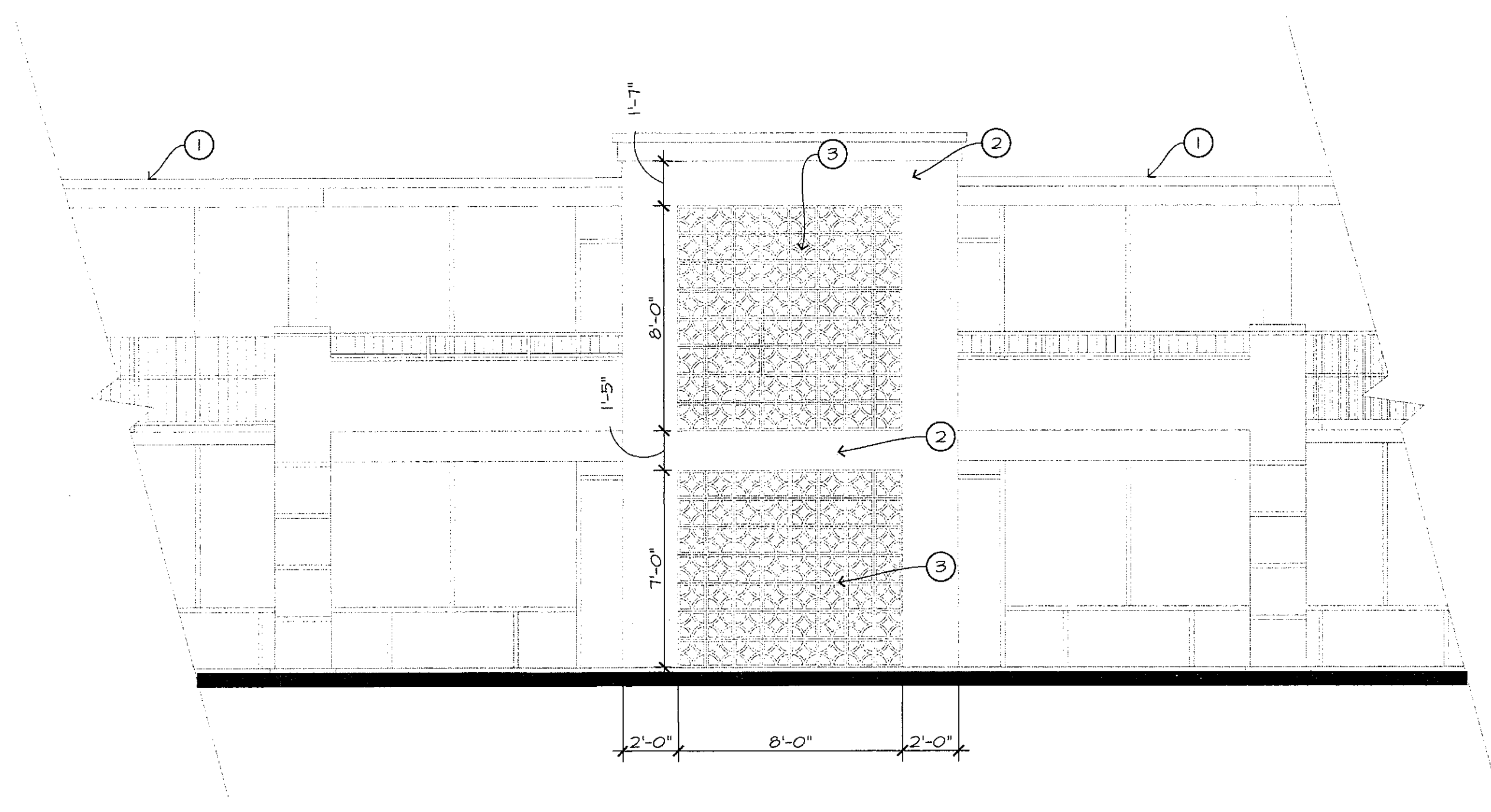
1. EXISTING PARAPET TO REMAIN, TYP.
2. 3-COAT STUCCO SYSTEM WITH A SYNTHETIC FINISH ON METAL LATH AND UNDERLAYMENT OVER EXTERIOR GRADE SHEATHING ON EXISTING/NEW WOOD FRAMING. STUCCO TO HAVE A SMOOTH SAND FINISH. REFER TO INTERIOR DESIGN PACKAGE FOR COLOR.
3. 12"x12"x4" DECORATIVE BREEZE BLOCK, ATTACHED DIRECTLY TO STRUCTURAL FRAMING, REFER TO WALL SECTIONS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

5-DR-17
APPROVED
FINAL PLANS PLANNING
DATE 6-13-17 APPROVED BY [Signature]
DATE 6-13-17 APPROVED BY [Signature]



4 TYPICAL TOWER ELEVATION (DEMOLITION PLAN)

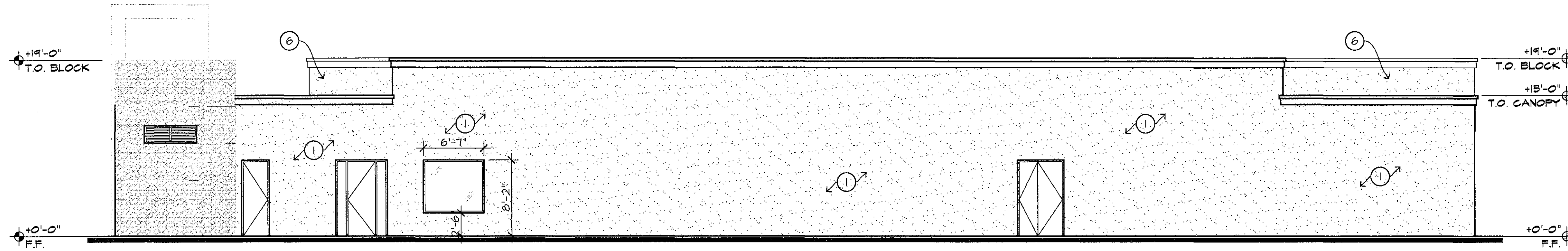
SCALE: 1/8" = 1'-0"



1 TYPICAL TOWER ELEVATIONS

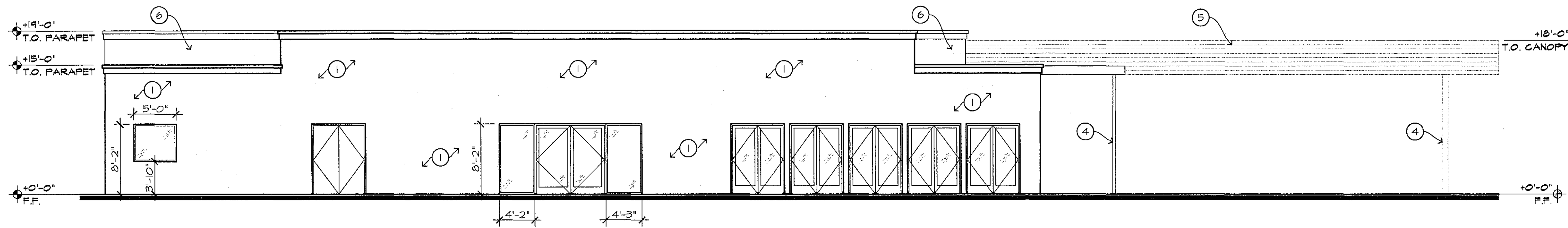
SCALE: 1/8" = 1'-0"

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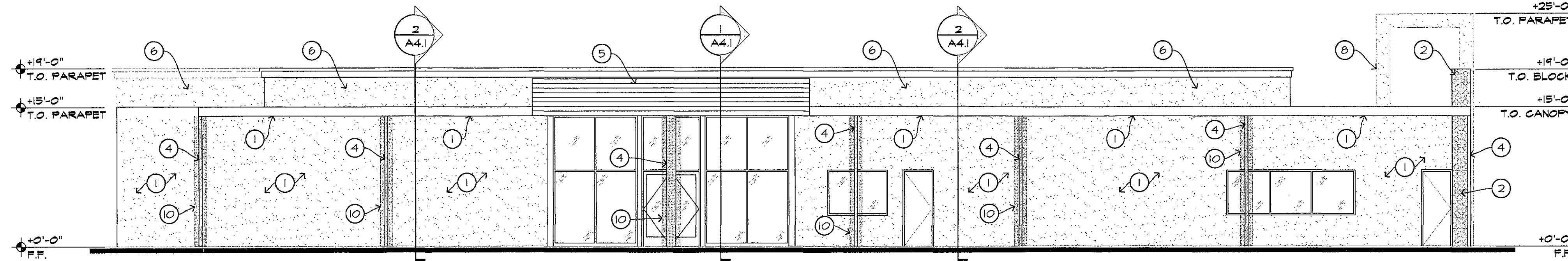
4 SOUTH ELEVATION

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



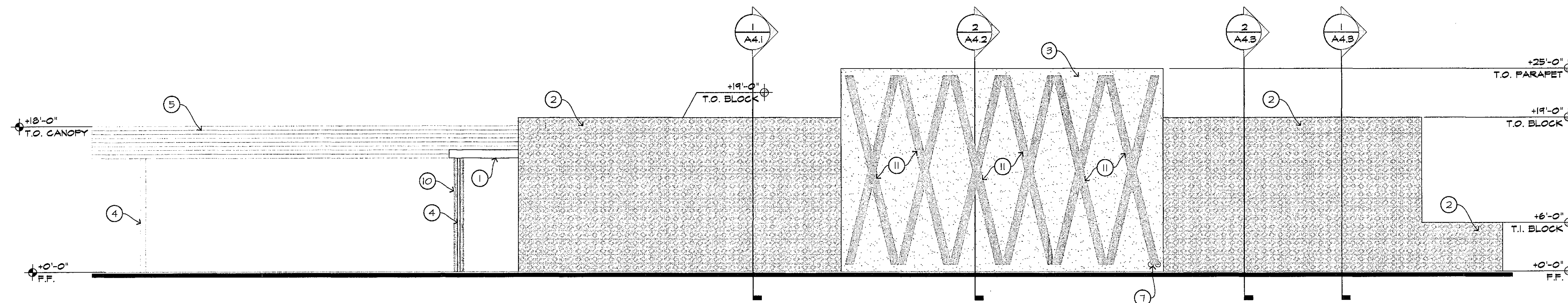
3 EAST ELEVATION

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



2 NORTH ELEVATION

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



1 WEST ELEVATION

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

GENERAL NOTES:

1. ALL STUCCO TEXTURE IS TO BE A SMOOTH SAND FINISH.
2. GENERAL CONTRACTOR TO PROVIDE ADDRESS NUMBERS, COORDINATE SIZE, LOCATION AND BLOCKING REQUIRED BY LOCAL MUNICIPALITY.
3. ROOF TOP MOUNTED MECHANICAL EQUIPMENT WILL BE COMPLETELY SCREENED BY PARAPET/CORNICE.
4. EXTERIOR SIGNS TO BE SUBMITTED UNDER SEPARATE REVIEW AND PERMIT.
5. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
6. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
7. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1402 (B)(6)(15), ZONING CODE.

KEYNOTES:

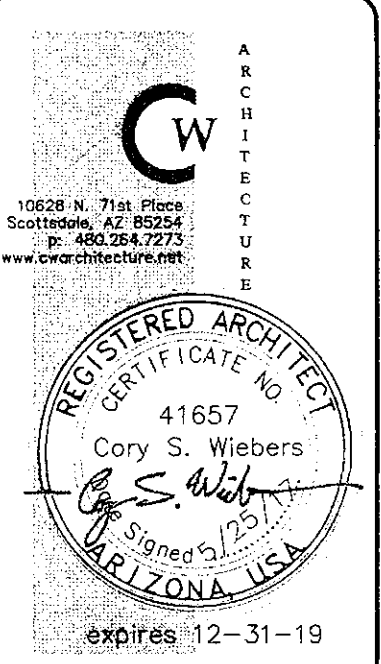
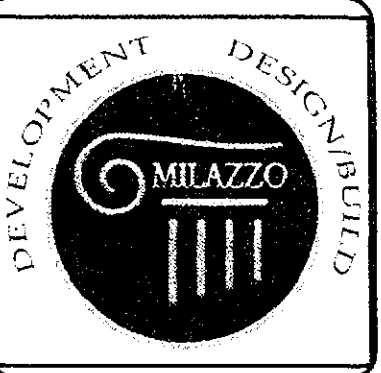
1. 3-COAT STUCCO SYSTEM WITH A SYNTHETIC FINISH ON METAL LATH AND UNDERLAYMENT OVER EXTERIOR GRADE SHEATHING ON EXISTING/NEW WOOD FRAMING. STUCCO TO HAVE A SMOOTH SAND FINISH. REFER TO INTERIOR DESIGN PACKAGE FOR COLOR.
2. 12"x12"x4" DECORATIVE BREEZE BLOCK, ATTACHED DIRECTLY TO STRUCTURAL FRAMING, REFER TO WALL SECTIONS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. 1/2" EIFS OVER EXTERIOR GRADE SHEATHING, REFER TO WALL SECTIONS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. REFER TO INTERIOR DESIGN PACKAGE FOR COLOR.
4. STRUCTURAL COLUMN, REFER TO WALL SECTIONS AND STRUCTURAL DRAWING FOR ADDITIONAL INFORMATION. REFER TO INTERIOR DESIGN PACKAGE FOR COLOR.
5. COMPOSITE HOOD PANEL SYSTEM, REFER TO WALL SECTIONS AND INTERIOR DESIGN PACKAGE FOR ADDITIONAL INFORMATION.
6. PARAPET BEYOND.
7. ROOF DRAIN AND OVERFLOW DRAIN.
8. EIFS, AT TUNNEL WALL BEYOND.
9. PROVIDE NEW LOUVER TO MATCH EXISTING. SET NEW TO FRONT FACE OF BREEZE BLOCK.
10. SHADED AREA INDICATED GREEN SCREEN SURROUND LOCATED FULL HEIGHT AROUND EACH COLUMN, COORDINATE WITH LANDSCAPE DRAWINGS.

5-DP-17
APPROVED
FINAL PLANS PLANNING
DATE: 6-13-17 APPROVED BY: [Signature]

~~SUBMITTAL SET
RETAIN FOR RECORDS
APPROVED
DATE: _____ INITIALS: _____~~

SYMBOLS LIST:

- T.G. - TEMPERED GLAZING
- E.C.J. - EIFS CONTROL JOINT - SEE DETAIL 15/A6.1
- M.C.J. - MASONRY CONTROL JOINT - SEE STRUCTURAL
- (A) WINDOW ELEVATION TAG - SEE SHEET A3.2



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SCOTTSDALE, ARIZONA 85250

EXTERIOR ELEVATIONS

A3.1

REVISION	DATE	INITIALS
1		
2		
3		
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6		
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DS16-017

SECOND CITY SUBMITTAL - MAY 24, 2017