



Simulations

Photos

All Graphics (no plans)

Color Boards

Color Drawdowns

Exterior Building Color

Material Samples



## ACOYA SHEA SENIOR LIVING

7373 E SHEA BLVD

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Arizona

BEAU DROMIACK

REGISTRATION NO.	DATE
34384	4/27/2020

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DRAWN BY	CHECKED BY
LBJ	SDG
JOB NO.	DATE
700-889	04/27/2020

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

**PUD RE-ZONING  
FIRST  
SUBMITTAL**  
04.27.2020

CONCEPTUAL  
COLOR  
ELEVATIONS

# PUD007



2 EAST ELEVATION - COLOR  
PUD007 3/32" = 1'-0"



1 NORTH ELEVATION - COLOR  
PUD007 3/32" = 1'-0"



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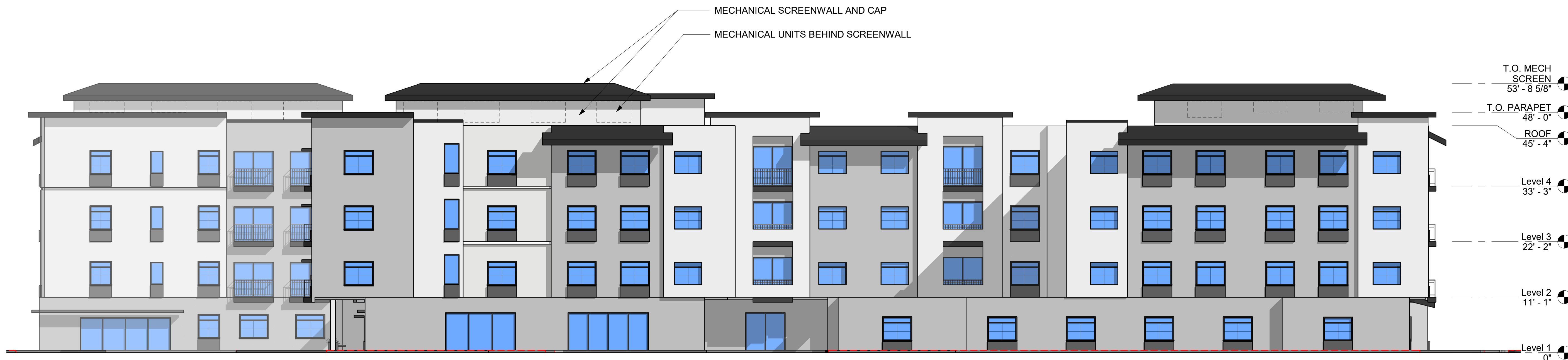
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CONCEPTUAL  
COLOR  
ELEVATIONS

# PUD008



2 WEST ELEVATION - COLOR  
PUD008 3/32" = 1'-0"



1 SOUTH ELEVATION - COLOR  
PUD008 3/32" = 1'-0"



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CONCEPTUAL  
B/W ELEVATIONS

# PUD009



2 EAST ELEVATION - B/W  
PUD009 3/32" = 1'-0"



1 NORTH ELEVATION - B/W  
PUD009 3/32" = 1'-0"



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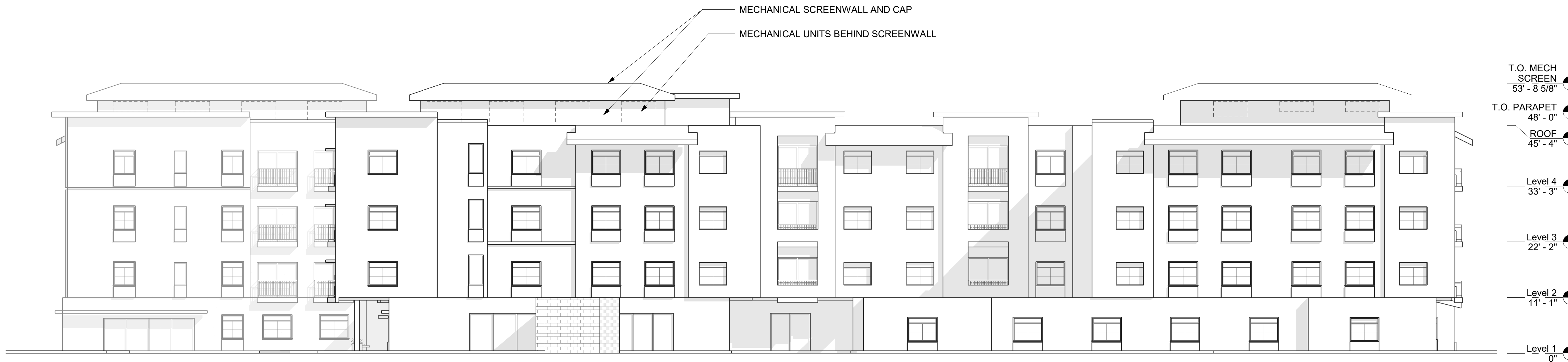
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CONCEPTUAL  
B/W ELEVATIONS

# PUD010



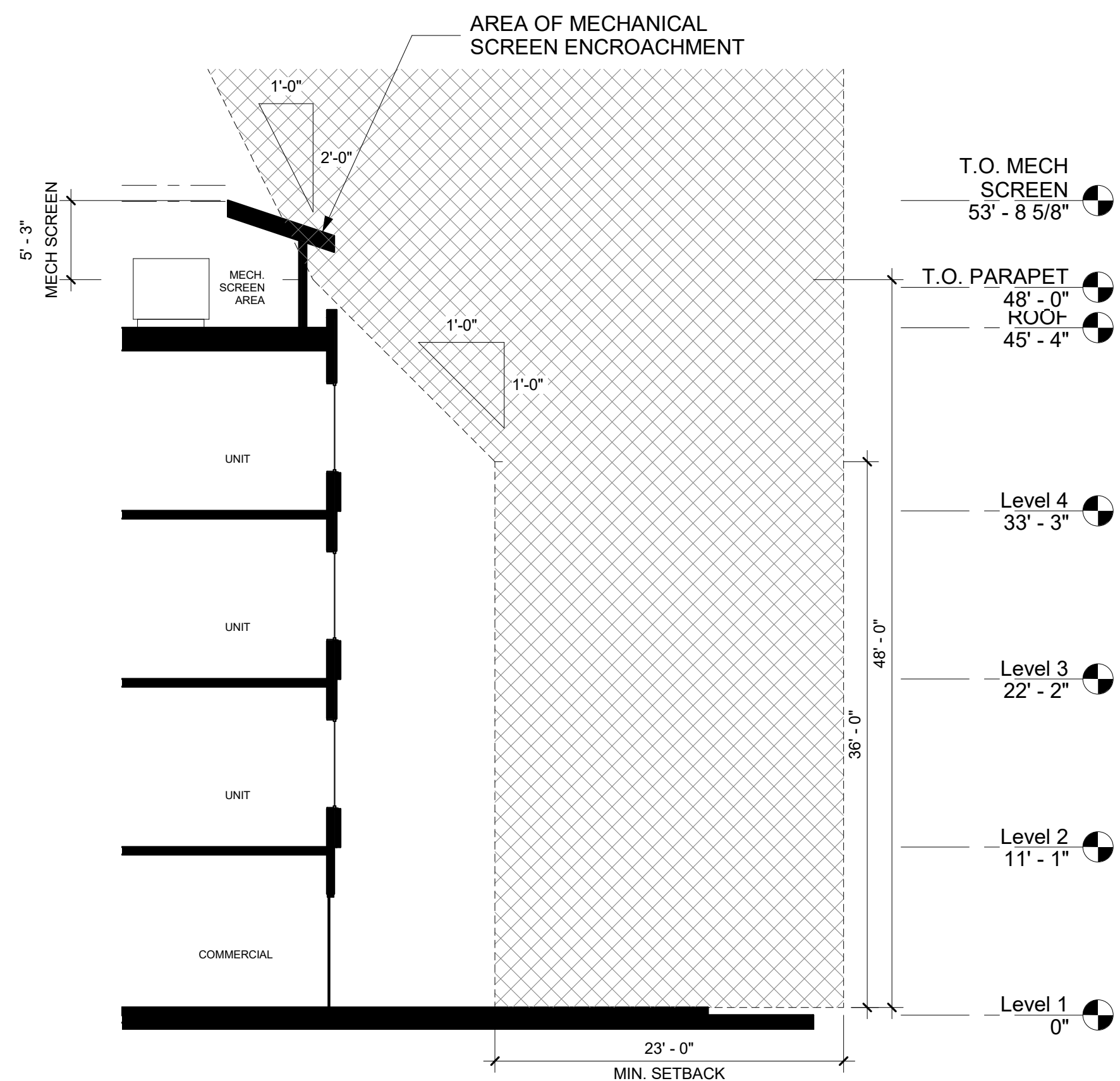
2 WEST ELEVATION - B/W  
PUD010 3/32" = 1'-0"



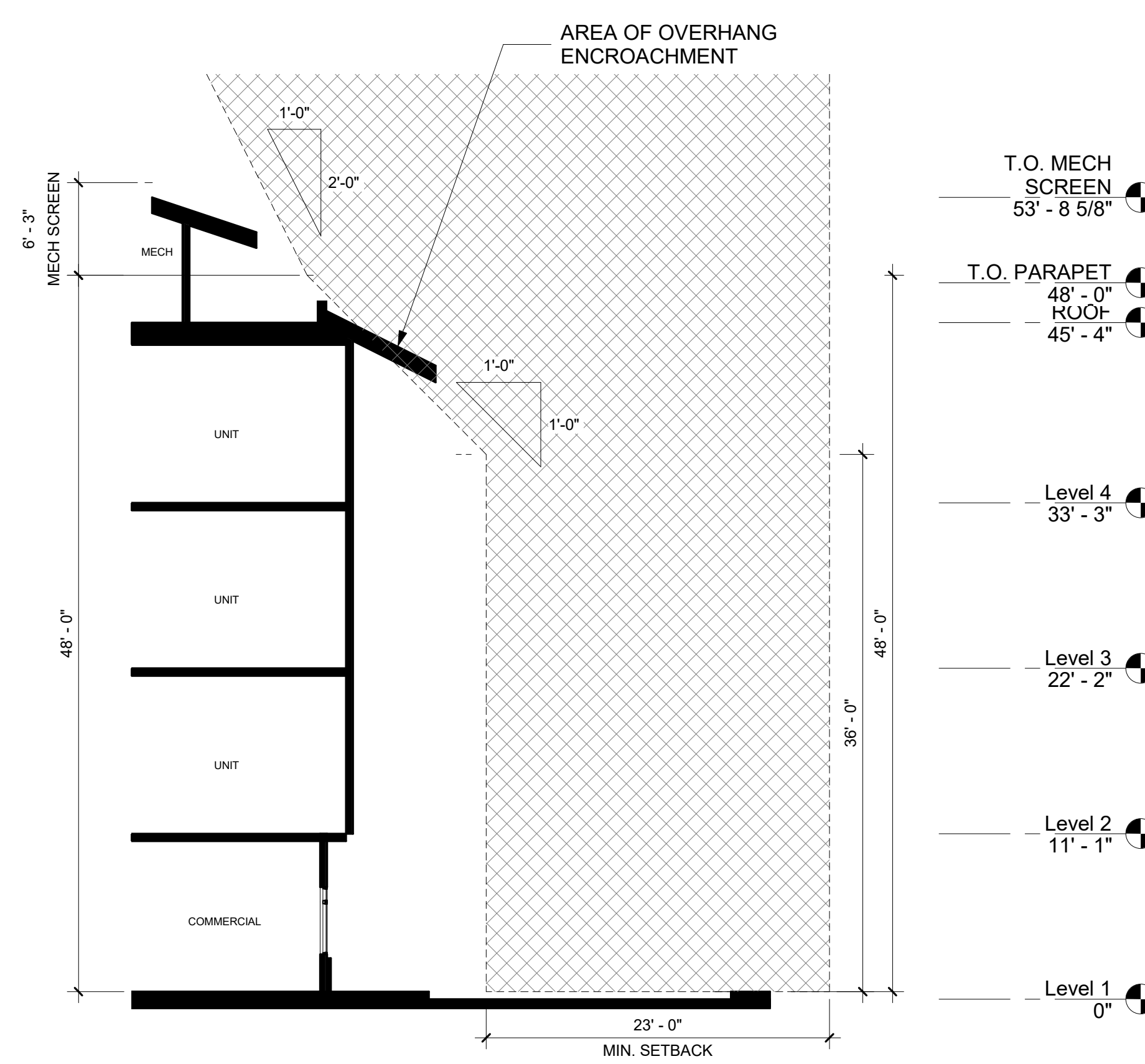
1 SOUTH ELEVATION - B/W  
PUD010 3/32" = 1'-0"



ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION



4 WEST SETBACK AND STEPBACKS  
PUD011 1/8" = 1'-0"



2 SOUTH SETBACK AND STEPBACKS  
PUD011 1/8" = 1'-0"

**SETBACK AND STEPBACK DATA**

**SETBACKS PER PUD DEVELOPMENT STANDARD:**  
NORTH = 28'-0"

EAST = 28'-0" @ COMMERCIAL  
= 34'-0" @ RESIDENTIAL

SOUTH = 23'-0"

WEST = 23'-0"

**AVERAGE SETBACKS TO BUILDING:**  
NORTH = 79'-0"

EAST = 41'-6"

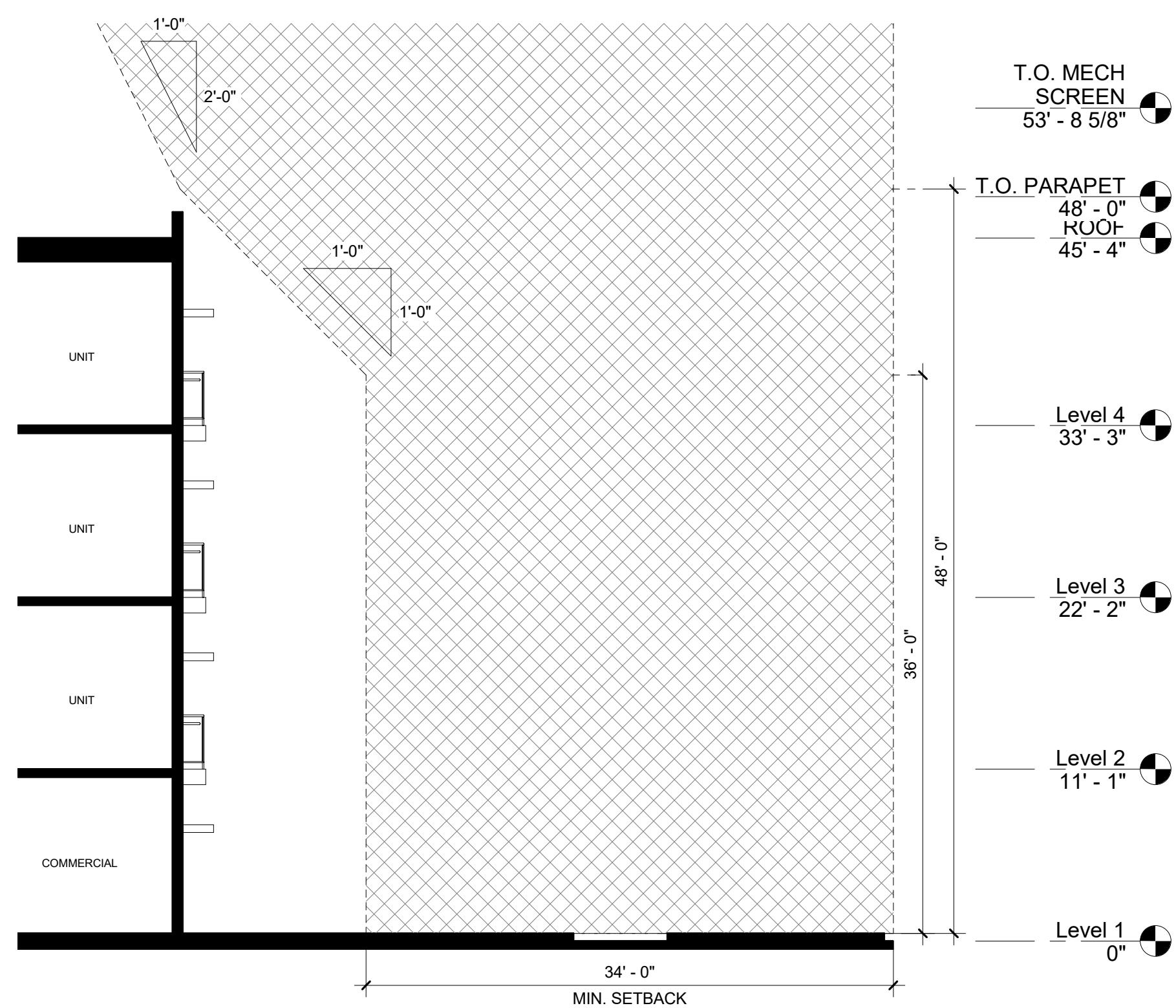
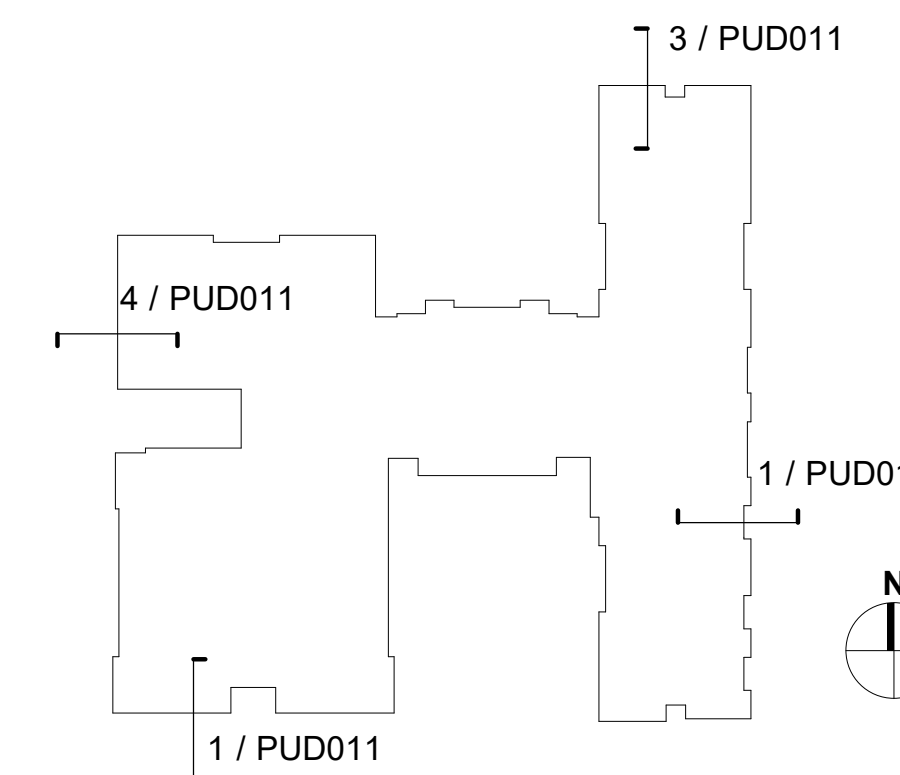
SOUTH = 39'-0"

WEST = 59'-0"

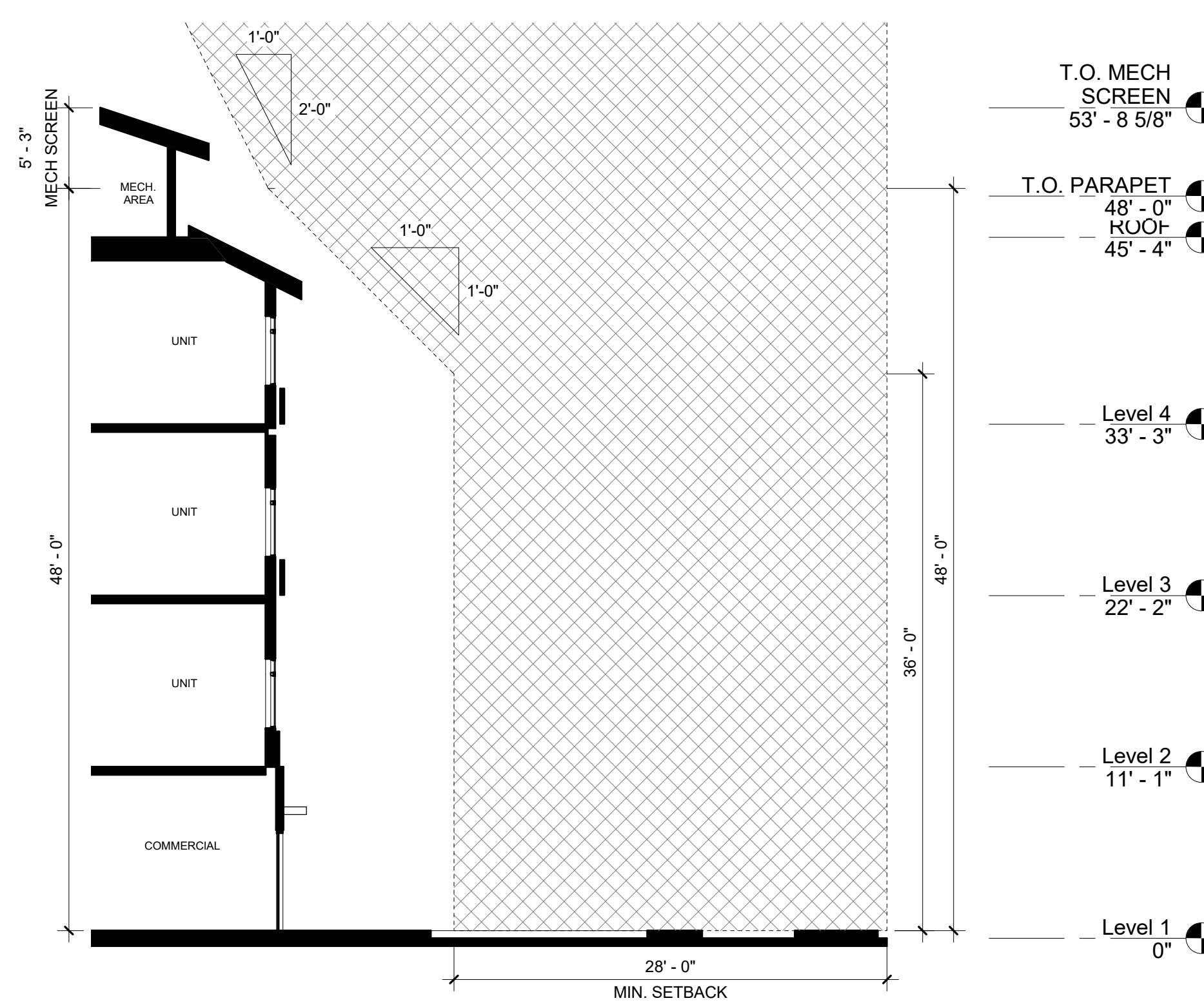
**ALLOWED ENCROACHMENT PER PUD DEVELOPMENT STANDARD:**  
0.30 X TOTAL ROOF AREA  
0.30 X 43,822.00 = 13,146.60  
MAX ENCROACHMENT = 13,146.60

**ALLOWED ENCROACHMENT SHOWN:**  
WEST: 17.67 SF  
SOUTH: 8.30 SF

**REFERENCE PLAN**



1 EAST SETBACK AND STEPBACKS  
PUD011 1/8" = 1'-0"



3 NORTH SETBACK AND STEPBACKS  
PUD011 1/8" = 1'-0"



2 CONCEPTUAL NORTH PERSPECTIVE  
PUD012



1 CONCEPTUAL EAST PERSPECTIVE  
PUD012

CONSULTANTS



PROJECT INFORMATION

**ACOYA SHEA  
SENIOR LIVING**

7373 E SHEA BLVD

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CONCEPTUAL  
PERSPECTIVES

**PUD012**