



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations

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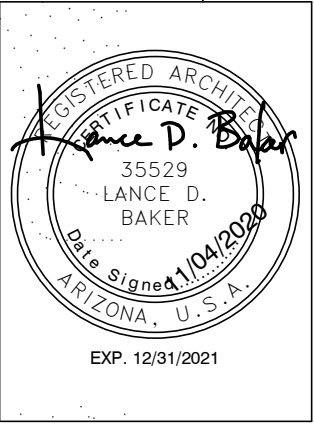
GROSS UNIT A1
608 SF
GROSS UNIT A2
700 SF
GROSS UNIT B1
778 SF

GROSS SCHEMATIC BUILDING AREAS	
NAME	AREA
1ST FLOOR CIRCULATION	4490 SF
2ND FLOOR CIRCULATION	4252 SF
3RD FLOOR CIRCULATION	4316 SF
CIRCULATION	13057 SF
1ST FLOOR AMENITY	3981 SF
2ND FLOOR AMENITY	3549 SF
3RD FLOOR AMENITY	677 SF
COMMERCIAL/ AMENITY	8207 SF
PARKING GARAGE	33646 SF
PARKING	33646 SF
1ST FLOOR RESIDENTIAL	23306 SF
2ND FLOOR RESIDENTIAL	23388 SF
3RD FLOOR RESIDENTIAL	23389 SF
RESIDENTIAL	70084 SF
1ST FLOOR SERVICE	485 SF
2ND FLOOR SERVICE	470 SF
3RD FLOOR SERVICE	470 SF
SERVICE	1424 SF
	126418 SF

- SHEET KEYED NOTES**
- BBQ AND OUTDOOR KITCHEN AREA
 - BIKE PARKING; SEE DETAIL 05/DR0.4
 - PICKLE BALL COURT
 - REFUSE ENCLOSURE IN ACCORDANCE WITH C.O.S DETAILS 2146-1 OR 2147-1
 - EXISTING BUS STOP
 - EXISTING 6'-0" SITE WALL TO REMAIN
 - DOG PARK
 - 12' X 45' LOADING ZONE
 - SIGHT DISTANCE EASEMENT
 - SIGHT VISIBILITY TRIANGLE

PROJECT DATA	
PROJECT ADDRESS:	9449 N. 90TH STREET SCOTTSDALE, AZ 85258
ASSESSOR PARCEL:	217-36-343E
GROSS LOT AREA:	130,680 S.F., 3 ACRES
NET LOT AREA:	108,900 S.F., 2.5 ACRES
ZONING:	C-O
BUILDING HEIGHT:	MAX 48' ALLOWED MAX 42' AT PARAPETS
BUILDING AREA (FOOTPRINT):	50,920 S.F.
BUILDING AREA UNDER-ROOF:	152,309 S.F.
UNITS:	
UNIT TYPE A1:	33
UNIT TYPE A2:	46
UNIT TYPE B1:	23
TOTAL:	102 UNITS
DENSITY:	34 DU/ AC GROSS
PARKING:	
REQUIRED:	102 x 1.25 = 128 SPACES (6 ADA, 1 VAN)
PROVIDED:	135 SPACES (6 ADA, 1 VAN)
BICYCLE PARKING:	
REQUIRED:	128 / 10 x 2 = 26 SPACES
PROVIDED:	26 SPACES (13 BIKE RACKS W/ 2 SPACES EACH)
REFUSE ENCLOSURES:	
REQUIRED:	102 UNITS / 20 = 5
PROVIDED:	1 COMPACTOR, MIN. 20 YD COMPACTION
MAILBOXES:	
REQUIRED:	102 UNITS / 10 = 11
PROVIDED:	11 UNITS/ 111 MAILBOXES

55 RESORT SCOTTSDALE
MINIMAL RESIDENTIAL HEALTH CARE FACILITY
9449 N 90TH STREET
SCOTTSDALE AZ 85258



REVISIONS	

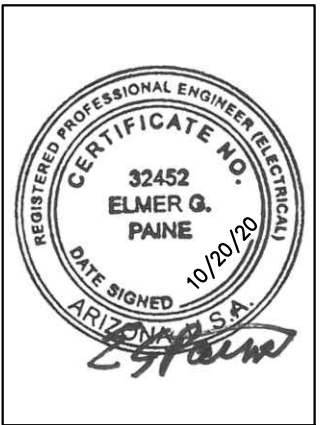
Phase: DR
Drawn By: DF
Reviewd By: NYK
SDI Project: 4010
Date: 11/04/2020
Sheet:

DR0.2
ARCHITECTURAL
SITE PLAN

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55 RESORT SCOTTSDALE
MINIMAL HEALTH CARE RESIDENTIAL FACILITY

9449 N 90TH STREET
SCOTTSDALE AZ 85258



REVISIONS	

Phase: PROGRESS
Drawn By: DEM
Reviewed By: EGP
SDI Project No: 4010
Date: 9/25/2020
Sheet:

EP1.0
PHOTOMETRIC SITE PLAN
(INITIAL)

17-DR-2020
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
1/7/21
DATE
APPROVED BY



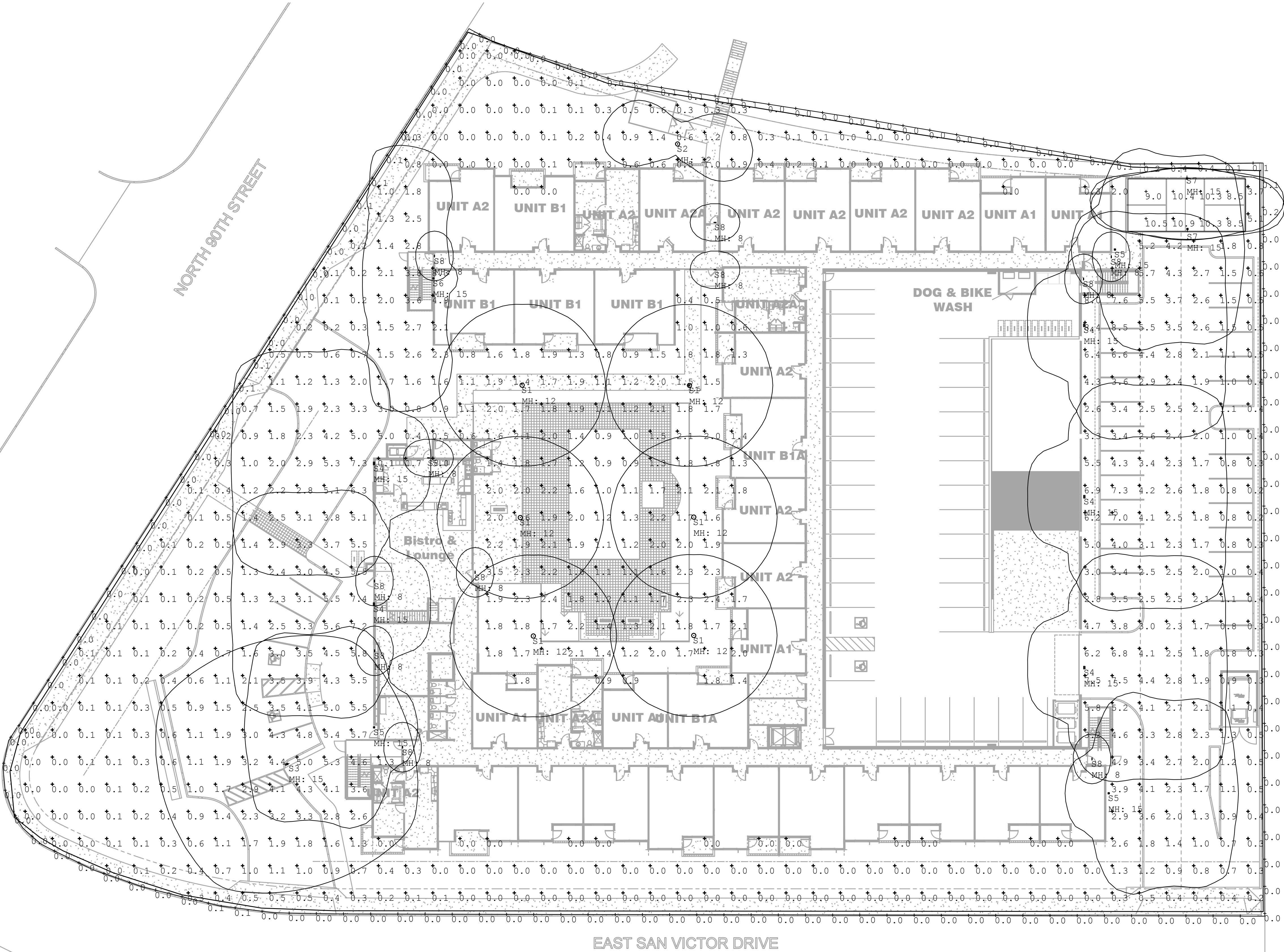
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Luminaire Schedule													
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens	(MANUFAC)					
	6	S1	SINGLE	1.000	LXS-B2-LED-D1-T5-B2 S ARP 5 XXX 10 A B2 XX	41	4969	EATON - STREETWORKS (FORMER COOPER LIGHTING)					
	1	S2	SINGLE	1.000	LXS-B1-LED-D1-T2-B2 S ARP 5 XXX 10 A B2 XX	24	1923	EATON - STREETWORKS (FORMER COOPER LIGHTING)					
	1	S3	SINGLE	1.000	GLEON-AF-02-LED-E1-5WQ B2	113	13123	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)					
	5	S4	SINGLE	1.000	GWC-AF-02-LED-E1-T4FT B2	113	12784	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)					
	3	S5	SINGLE	1.000	GWC-AF-01-LED-E1-T4FT B2	59	6542	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)					
	1	S6	SINGLE	1.000	GWC-AF-01-LED-E1-SL2 B2	59	6370	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)					
	2	S7	SINGLE	1.000	GLEON-AF-01-LED-E1-AFL-800-HSS	44	4217	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)					
	11	S10	SINGLE	1.000	EAE BB 10 DB W	10.7	494	MULE LIGHTING, INC					

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PICKLEBALL AT 3' AFG	illuminance	Fc	9.80	10.9	8.5	1.15	1.28
PROPERTY LINE @ 6' AFG	illuminance	Fc	0.02	0.4	0.0	N.A.	N.A.
S1	illuminance	Fc	1.50	1.5	1.5	1.00	1.00
S2	illuminance	Fc	0.60	0.6	0.6	1.00	1.00
S3	illuminance	Fc	5.20	5.2	5.2	1.00	1.00
S4	illuminance	Fc	8.50	8.5	8.5	1.00	1.00
S5	illuminance	Fc	4.30	4.3	4.3	1.00	1.00
S6	illuminance	Fc	6.80	6.8	6.8	1.00	1.00
S7	illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
S8	illuminance	Fc	5.60	5.6	5.6	1.00	1.00
SITE	illuminance	Fc	1.64	8.5	0.0	N.A.	N.A.

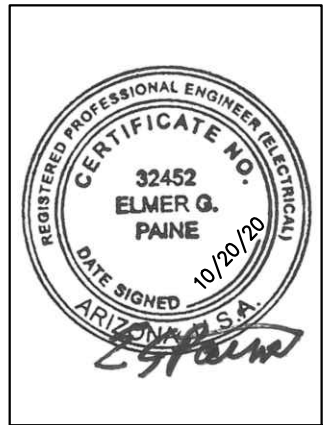


PHOTOMETRIC SITE PLAN (INITIAL)
1"=20'-0"



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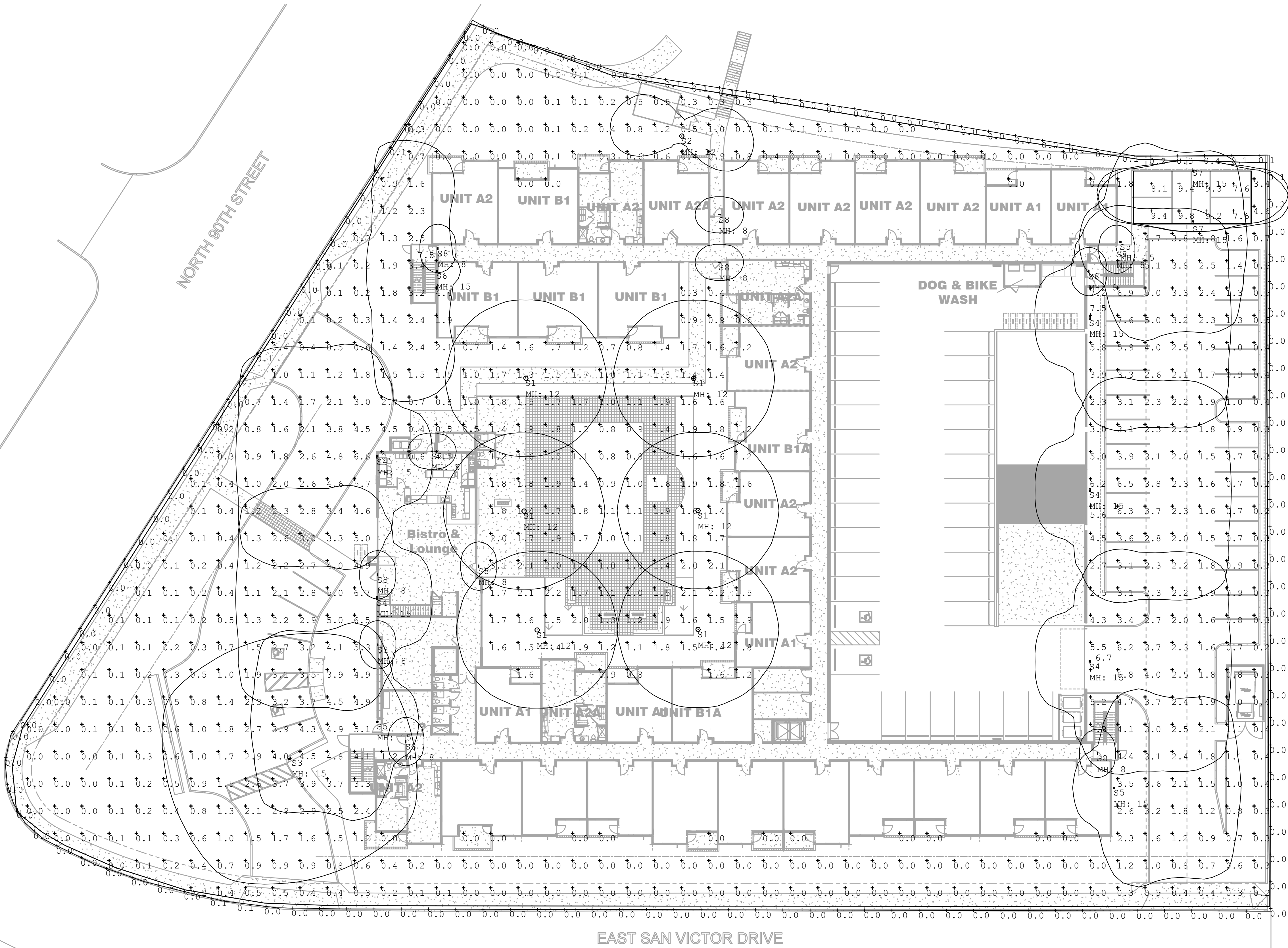
55 RESORT SCOTTSDALE
MINIMAL HEALTH CARE RESIDENTIAL FACILITY
9449 N 90TH STREET
SCOTTSDALE AZ 85258



REVISIONS	

Phase: PROGRESS
Drawn By: DEM
Reviewed By: EGP
SDI Project No: 4010
Date: 9/25/2020
Sheet:

PH1.1
PHOTOMETRIC SITE PLAN
(MAINTAINED)



PHOTOMETRIC SITE PLAN (MAINTAINED)
1"=20'-0"

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens	[MANUFAC]	
	6	S1	SINGLE	1.000	LXS-B2-LED-D1-T5-BZ S ARP 5 XXX 10 A BZ XX	41	4969	EATON - STREETWORKS (FORMER COOPER LIGHTING)	
	1	S2	SINGLE	1.000	LXS-B1-LED-D1-T2-BZ S ARP 5 XXX 10 A BZ XX	24	1923	EATON - STREETWORKS (FORMER COOPER LIGHTING)	
	1	S3	SINGLE	1.000	GLEON-AF-02-LED-E1-5WQ BZ	113	13123	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	
	5	S4	SINGLE	1.000	GWC-AF-02-LED-E1-T4FT BZ	113	12784	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	
	3	S5	SINGLE	1.000	GWC-AF-01-LED-E1-T4FT BZ	59	6542	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	
	1	S6	SINGLE	1.000	GWC-AF-01-LED-E1-SL2 BZ	59	6370	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	
	2	S7	SINGLE	1.000	GLEON-AF-01-LED-E1-AFL-800-HSS	44	4217	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	
	11	S10	SINGLE	1.000	EAE BB 10 DB W	10.7	494	MULE LIGHTING, INC	

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
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S1	Illuminance	Fc	1.50	1.5	1.5	1.00	1.00		
S2	Illuminance	Fc	0.60	0.6	0.6	1.00	1.00		
S3	Illuminance	Fc	5.20	5.2	5.2	1.00	1.00		
S4	Illuminance	Fc	8.50	8.5	8.5	1.00	1.00		
S5	Illuminance	Fc	4.30	4.3	4.3	1.00	1.00		
S6	Illuminance	Fc	6.80	6.8	6.8	1.00	1.00		
S7	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.		
S8	Illuminance	Fc	5.60	5.6	5.6	1.00	1.00		
SITE	Illuminance	Fc	1.64	8.5	0.0	N.A.	N.A.		

17-DR-2020

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

1/7/21

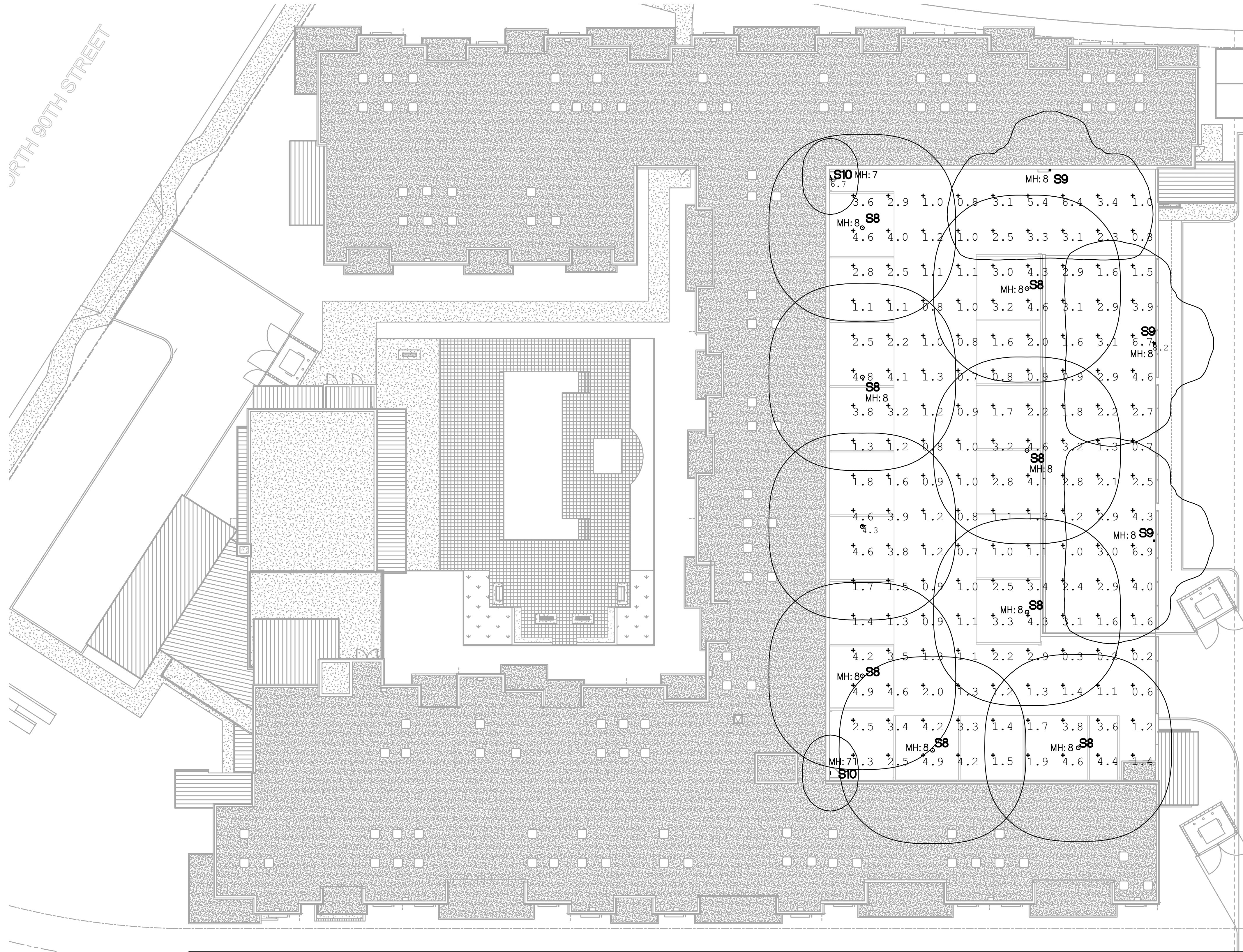
DATE

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Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
⌋	2	S10	SINGLE	1.000	EAE BB 10 DB W	10.7
⊙	9	S8	SINGLE	1.000	TT-D1-740-U-WQ BZ	28
⊞	3	S9	SINGLE	1.000	GWC-AF-01-LED-E1-T4W-600	34
[MANUFAC]						
MULE LIGHTING, INC						
EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)						
EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)						

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GARAGE TOP LEVEL	Illuminance	Fc	2.36	6.9	0.2	11.80	34.50
S10	Illuminance	Fc	8.20	8.2	8.2	1.00	1.00
S8	Illuminance	Fc	6.70	6.7	6.7	1.00	1.00
S9	Illuminance	Fc	4.30	4.3	4.3	1.00	1.00



PHOTOMETRIC PLAN - GARAGE ROOF DECK (INITIAL)

1/16" = 1'-0"



7201 N. Dreamy Drive
Suite 200
Phoenix, Arizona 85020
(602) 943-4116
Facsimile (602) 943-2507
www.mpsconsult.com
Job No. 197460

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17-DR-2020

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

1/7/21

DATE

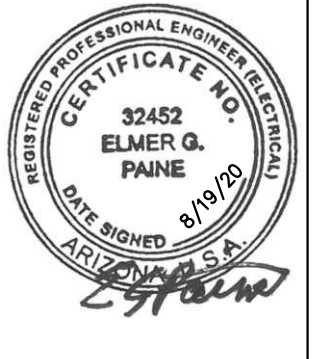
APPROVED BY



1111 West University
Drive, Suite 104, Tempe,
AZ 85281
t:480.948.9766
f:480.948.9211

55 RESORT SCOTTSDALE
MINIMAL HEALTH CARE RESIDENTIAL FACILITY

9449 N 90TH STREET
SCOTTSDALE AZ 85258



REVISIONS	

Phase: DRB
Drawn By: DEM
Reviewed By: EGP
SDI Project No: 4010
Date: 4/24/2020
Sheet:

EP1.2
PHOTOMETRIC PLAN -
GARAGE ROOF DECK
(INITIAL)

11/13/2020

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DESCRIPTION

The Halo Surface LED Downlight (SLD) incorporates WaveStream™ technology to create an ultra-low profile surface mounting luminaire with the performance and look of a traditional downlight. SLD is designed for installation in many 3-1/2" and 4" square, octagon or round junction boxes. And may also retrofit in 5" and 6" IC and Non-IC recessed housings.* Suitable for residential or commercial installations. Ideal for closets, storage areas, attics and basements. Compliant with NFPA-70, NEC Section 410.16 (A)(3) and 410.16 (C)(3).

SPECIFICATION FEATURES

CONSTRUCTION

• Die cast aluminum trim ring, and die formed aluminum frame

OPTICS

• WaveStream™ technology provides uniform luminance from a low profile flat lens

• AccuAim™ optics provide directional control for the "cone-of-light" beam distribution of a traditional downlight.

• Precision molded lens features high transmission polymer with UV stabilized protecting film

DESIGNER TRIMS

Accessories (sold separately)

SLD designer trims are accessory rings that attach to the SLD for a permanent finish. Refer to SLD accessories specification sheet for details.

• White (Paintable)

• Satin Nickel

• Tuscan Bronze

ELECTRICAL JUNCTION BOX MOUNTING

• SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation

• Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes

Note: Driver consumes 3 cubic inches of junction box

• Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building codes

• Proprietary Slot-N-Lock quick installation system for junction box installation

• Bracket with Slot-N-Lock mounting tabs included

RECESSED HOUSING MOUNTING

• May be installed in IC recessed housings in direct contact with insulation

Note: Not for use in recessed housings in direct contact with spray foam insulation. Refer to NEMA LED 57-2013

Torsion Spring 5" & 6"

• Optional precision formed torsion spring bracket kit is included

• The torsion springs adjust on the frame to fit 5" or 6" compatible housings

Friction Blade 5" & 6"

• Optional precision formed friction blades included

• For retrofit in 5" and 6" housings without torsion spring mounting tabs

Friction blade design allows the SLD to be installed in any position within the housing aperture (30 degrees)

LED

• Trilateral linear LED assembly is integrated in trim perimeter

Color Temperature: 2700K, 3000K, 3500K, 4000K

CRI options: 80 and 90

- 80 CRI can be used for California Title 24 compliance/certified to Title 20

- 80 CRI can be used to comply with California Title 24 Non-Residential Lighting Controls as a LED luminaire.

• L70 at 50,000 hours projected in accordance with TM-21

WARRANTY

Cooper Lighting provides a five year limited warranty on the SLD LED

LED CHROMATICITY

• A tight chromaticity specification ensures LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated

COLOR TEMPERATURE (CCT) over the useful life of the LED

• LED chromaticity of 3 SDCM exceeds ENERGY STAR® color standards per ANSI.

• 90 CRI model features high color performance with R9 greater than 90

• Every Halo LED is quality tested, measured, and serialized in a permanent record to register lumens, wattage, CRI and CCT.

• Halo LED serialized testing and measurement ensures color and lumen consistency on a per-unit basis, and validates long-term product consistency over time

ELECTRICAL CONNECTIONS

Junction Box

• Compatible with 3-1/2" x 2" and 4" x 1-1/2" deep round, square and octagon boxes (2-1/8" deep boxes recommended)

• Supply Wire Adapter with LED quick connector included

Recessed Housings

• LED connector is compatible with Halo 5" H550 Series and 6" H750 Series LED Housings

• LED Connector meets California Title-24 high-efficiency standard as a non-screw base

• The included E26 Edison screw-base adapter provides capability for retrofit*

• LED connector is a non-screwbase luminaire to disconnect for tool-less installation

LED DRIVER

• Driver is a 120V input, high efficiency, dimmable electronic power supply providing DC power to the LED array

• Driver features high power factor, low THD, and has integral thermal protection in the event of over temperature or internal failure

Catalog #

Type

A

Project

Date

Comments

Prepared by

SLD 600 Series

SLD6068xxWH

80CRI

2700K, 3000K, 3500K, and 4000K

SLD6069xxWH

90CRI

2700K, 3000K, 3500K, and 4000K

6" Surface LED Downlight

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

ENERGY DATA

	80 CRI	90 CRI
Lumens (6000K model)	800	780
Input Voltage	120V	120V
Frequency	50/60 Hz	50/60 Hz
Input Current	0.10 A	0.11 A
Input Power	12.2 W	13.2 W
Efficiency (6000K model)	66 lm/W	59 lm/W
THD	≤ 20%	
Power Factor	> 0.90	
T Ambient	-30 ~ +40°C	
Sound Rating	Class A	

NOMENCLATURE

SLD 606 8 30 WH

606 = 6" SLD 600 Series

8 = 80 CRI

30 = 3000K

WH = Matte White

ADV142256

11/12/2018

DESCRIPTION

The LuxeScape Collection presents a contemporary, architectural dayform providing superior uniformity and efficient illumination. Designed to enhance urban spaces with beautiful visual appearances and integral control solutions, LuxeScape integrates into any environment while providing high visibility by utilizing industry-leading WaveStream™ LED optics.

SPECIFICATION FEATURES

Construction

Housing assembly is IP66 rated and cast from low copper content corrosion resistant aluminum, maintaining strength and precision to sustain long term dayform appearance. 3G rated construction avoids damages from installation generated vibration. Corrosion-resistant color matching hardware are minimized to enhance appearance.

Controls

Control options are designed to be simple, cost-effective, energy code, and regulation compliant solutions. Requires a 7-PIN NEMA twistlock photocontrol receptacle. An integrated dimming and occupancy sensor is a stand-alone control option available in On/Off (MS) and bi-level dimming (MS/ DIM) operation. The optional LunaWatt Pro system is a wireless network of luminaire-integral sensors. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. See control options page for more details.

Mounting

Invue's aluminum round decorative pole (ARP) offering provides a seamless transition and compliments the contemporary design architecture

Catalog #

Type

S1 & S2

Project

Date

Comments

Prepared by



LXS LUXESCAPE COLLECTION

DECORATIVE LUMINAIRE



CERTIFICATION DATA

ULxLS Listed

FCC Class A

IEC 60528 IP66 Housing

ANSI C136.3 35 Vibration

ASTM A868 Low Copper Alloy

ASTM B117 Salt Spray Test

RoHS

ISO 9001

DesignLights Consortium® Qualified*

Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA

Electronic LED Driver

>3.0 Power Factor

<20% Total Harmonic Distortion

120-277V 50/60Hz, 347V 60Hz, 480V 60Hz

40°C Ambient Temperature Rating

As low as -40°C (-40°F) minimum temperature

*See MINIMUM TEMPERATURE table

EPA

Effective Projected Area: (Sq. Ft.)

Castille Mount: 1.3

Spider Mount: 1.6

SHIPPING DATA

Approximate Net Weight:

Castille Mount Weight: 46 lbs. (20.8 kgs.)

Spider Mount Weight: 53 lbs. (24 kgs.)



Powering Business Worldwide

TD500002EN

October 22, 2019 3:25 PM

*www.designlights.org

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and ULxUL Listed for wet locations.

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-well, die-cast aluminum and caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT:

Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

Catalog #

Type


S3

Project

Date

Comments

Prepared by



GLEON GALLEON LED

1-10 Light Squares Solid State LED

AREA/SITE LUMINAIRE



WaveLinX



CERTIFICATION DATA

ULxLS Listed

IEC 60528 IP66 Housing

ANSI C136.3 35 Vibration

ASTM A868 Low Copper Alloy

ASTM B117 Salt Spray Test

RoHS

ISO 9001

DesignLights Consortium® Qualified*

Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA

Electronic LED Driver

>3.0 Power Factor

<20% Total Harmonic Distortion

120-277V 50/60Hz, 347V 60Hz, 480V 60Hz

40°C Ambient Temperature Rating

As low as -40°C (-40°F) minimum temperature

*See MINIMUM TEMPERATURE table

EPA

Effective Projected Area: (Sq. Ft.)

Castille Mount: 1.3

Spider Mount: 1.6

SHIPPING DATA

Approximate Net Weight:

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Powering Business Worldwide

TD500020EN

December 2, 2019 3:06 PM

*www.designlights.org

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Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 3000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT:

Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

Catalog #

Type

S7

Project

Date

Comments

Prepared by



GLEON GALLEON LED

1-10 Light Squares Solid State LED

AREA/SITE LUMINAIRE



WaveLinX



CERTIFICATION DATA

ULxLS Listed

IEC 60528 IP66 Housing

ANSI C136.3 35 Vibration

ASTM A868 Low Copper Alloy

ASTM B117 Salt Spray Test

RoHS

ISO 9001

DesignLights Consortium® Qualified*

Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA

Electronic LED Driver

>3.0 Power Factor

<20% Total Harmonic Distortion

120-277V 50/60Hz, 347V 60Hz, 480V 60Hz

40°C Ambient Temperature Rating

As low as -40°C (-40°F) minimum temperature

*See MINIMUM TEMPERATURE table

EPA

Effective Projected Area: (Sq. Ft.)

Castille Mount: 1.3

Spider Mount: 1.6

SHIPPING DATA

Approximate Net Weight:

Castille Mount Weight: 46 lbs. (20.8 kgs.)

Spider Mount Weight: 53 lbs. (24 kgs.)



Powering Business Worldwide

TD500020EN

March 9, 2020 3:14 PM

*www.designlights.org

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES

Construction

Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for invariable mount upright housing with additional protections to maintain IP rating.

Optics

Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical

LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" J-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish

Housing finished in super durable TGIC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.

Catalog #

Type

S4,S5,S6

Project

Date

Comments

Prepared by



GWC GALLEON WALL

1-2 Light Squares Solid State LED

WALL MOUNT LUMINAIRE



CERTIFICATION DATA

ULxLS Listed

LM79/LM80 Compliant

IP66 Housing

ISO 9001

DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver

>3.0 Power Factor

<20% Total Harmonic Distortion

120-277V 50/60Hz, 347V 60Hz, 480V 60Hz

40°C Min. Temperature

60°C Max. Temperature (HA Option)

SHIPPING DATA

Approximate Net Weight:

27 lbs. (12.2 kgs.)



Powering Business Worldwide

TD514017EN

December 17, 2019 2:59 PM

*www.designlights.org

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES

Construction

Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for invariable mount upright housing with additional protections to maintain IP rating.

Optics

Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical

LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" J-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish

Housing finished in super durable TGIC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.

Catalog #

Type

S4,S5,S6

Project

Date

Comments

Prepared by



GWC GALLEON WALL

1-2 Light Squares Solid State LED

WALL MOUNT LUMINAIRE



CERTIFICATION DATA

ULxLS Listed

LM79/LM80 Compliant

IP66 Housing

ISO 9001

DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver

>3.0 Power Factor

<20% Total Harmonic Distortion

120-277V 50/60Hz, 347V 60Hz, 480V 60Hz

40°C Min. Temperature

60°C Max. Temperature (HA Option)

SHIPPING DATA

Approximate Net Weight:

27 lbs. (12.2 kgs.)



Powering Business Worldwide

TD514017EN

December 17, 2019 2:59 PM

*www.designlights.org

REVISIONS

17-DR-2020

STIPULATION SET

RETAIN FOR RECORDS

APPROVED

1/7/21

DATE

APPROVED BY

2201 N. Dreamy Drive Suite 200

Phoenix, Arizona 85020

(602) 943.4116

Facsimile (602) 943.2507

www.mpeconline.com

Job No. 197460

PETERSON ASSOCIATES

CONSULTING ENGINEERS INC.

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SYNECTIC

1111 West University Drive, Suite 104, Tempe, AZ 85281

480.948.9766

480.948.9211

55 RESORT SCOTTSDALE

MINIMAL HEALTH CARE RESIDENTIAL FACILITY

9449 N 90TH STREET

SCOTTSDALE AZ 85258



REVISIONS

Phase: DRB

Drawn By: DEM

Reviewed By: EGP

SDI Project No: 4010

Date: 4/24/2020

Sheet: 11/13/2020

EP2.0

FUTURE CUT SHEETS

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Project

Catalog #

Type

S8

Prepared by

Notes

Date



McGraw-Edison

TT TopTier

Parking Garage / Canopy Low-Bay Luminaire

Typical Applications
Parking Garages • Parking Lots

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Optical Configurations [page 2](#)
- Mounting Details [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

Product Certifications

ETL LISTED FC LISTED IP66 5 YEAR

Product Features

Smart Light Absorbant enlightened

Quick Facts

- Lumen packages range from 3,000 - 13,300
- Efficacies up to 146 lumens per watt
- Utilizes patented waveguide technology for maximum visual comfort
- Surface, pendant, trunnion, wall and direct conduit mount options

Dimensional Details

SURFACE MOUNT



COOPER Lighting Solutions

PS815001EN page 1
June 18, 2020 10:29 AM

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES

Construction
Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

Optics
Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (w/ 275K CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical
LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Cooper Lighting Solutions proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" J-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

McGraw-Edison

Catalog #

Project


Comments

Prepared by

Type

S9

Date



GWC GALLEON WALL

1-2 Light Squares Solid State LED

WALL MOUNT LUMINAIRE

WaveLinX

CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
≥0.9 Power Factor
≤20% Total Harmonic Distortion
120-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA
Approximate Net Weight:
27 lbs. (12.2 kgs.)


COOPER Lighting Solutions

*www.designlights.org

TD514017EN
March 10, 2020 9:37 AM

EMLED Series - EAE

TYPE S10





LED Outdoor Egress Emergency Light

BENEFITS & FEATURES

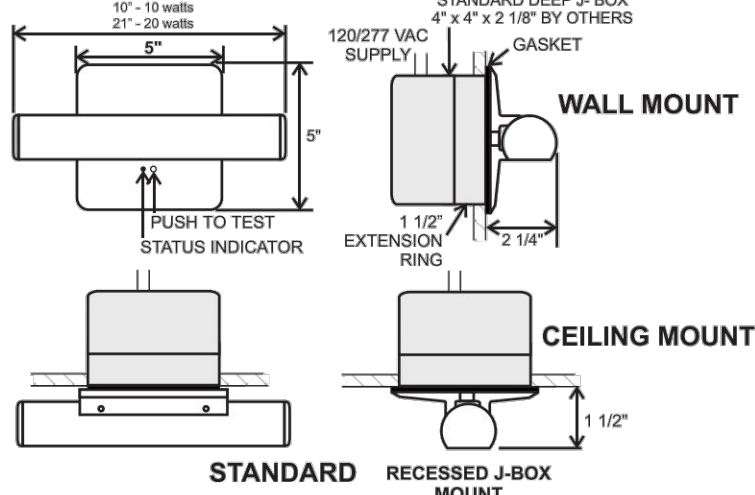
- Extremely low profile, formed aluminum housing
- Corrosion proof stainless hardware
- Illuminates a uniform 12' x 25' area providing safe and effective outdoor emergency egress lighting
- 10 watt Cree LEDs
- Pure white light output of 5300K
- Wet location listed to UL924 and IP66 standards
- Maintenance-free NiMH battery, standard
- Over 50,000 hour lamp life
- Optical LED lens coupled with prismatic polycarbonate lens for optimal light output and protection
- Optional security/night lighting allows the fixture to be used as an emergency lighting and as security/night lighting
- Power supply delivers regulated current and voltage to LED lamps at optimum levels to maximize lamp life
- Standard finish: White, Brushed Aluminum, Dark Bronze
- External LED status indicator and test button
- 120-277 volt, 50/60Hz input
- IES photometric data available
- 5 year warranty
- Ambient Temperature Limits: -20° C to +40° C

Architectural Emergency Light

A dramatic new and compact architectural design, providing powerful emergency lighting for over-door and other exterior locations with a 90° full cut-off light distribution. The lamp housing and canopy are fabricated from extruded aluminum.



MOUNTING DATA & DIMENSIONS:



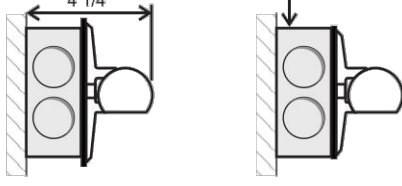
WALL MOUNT

CEILING MOUNT

STANDARD

RECESSED J-BOX MOUNT

TWO-GANG FIXTURE BOX:
DIE CAST ALUMINUM 2" DEEP 28 CUBIC IN.
(Supplied by others)
EXAMPLE: BELL #5346-0 OR EQUAL



RESISTANCE TO FIRE
1W 2W 3W 4W

UL LISTED
UL 924

ORDERING INFORMATION					
MODEL	OPERATION	POWER	HOUSING COLOR	MOUNT	OPTIONS
EAE	BB = Battery Backup	10 = 10 Watts	W = Satin White	T = Top	DG= Battery Diagnostics
	AC = AC Supply 120/277	20 = 20 Watts*	A = Aluminum	W = Wall	SB120= Security Lighting with Control Switch for Standard BB Operation (120V)
			DB = Dark Bronze		SD277= Security Lighting with Control Switch for Standard BB Operation (277V)
			CC= Custom		SD= Security Lighting with Control Switch for BB Operation with DG or LT
					Option (120/277V)
					LT= Low Temp Operation to -40C*
					CW1 = Custom Window Filter - 3800K
					CW2 = Custom Window Filter - 3200K
					DAC120 = Dual AC Input - 120V
					DAC277 = Dual AC Input - 277V

Ordering Example: EAE-BB-10-W-T-DG

**Requires RPS. See RPS spec sheet.

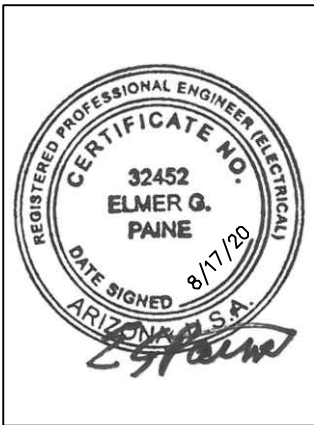
Mule Lighting, Inc. 46 Baker Street Providence, RI 02905 800 556-7690 P 401 941-2929 F www.mulelighting.com

SYNECTIC DESIGN

1111 West University Drive, Suite 104, Tempe, AZ 85281
t:480.948.9766
f:480.948.9211

55 RESORT SCOTTSDALE
MINIMAL HEALTH CARE RESIDENTIAL FACILITY

9449 N 90TH STREET
SCOTTSDALE AZ 85258



17-DR-2020

**STIPULATION SET
RETAIN FOR RECORDS
APPROVED**

1/7/21
DATE

APPROVED BY



PETERSON ASSOCIATES
CONSULTING ENGINEERS INC.

7201 N. Dreamy Drive
Suite 200
Phoenix, Arizona 85020
(602) 943.4116
Facsimile (602) 943.2507
www.mpeconsult.com
Job No. 197460

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REVISIONS	

Phase: DRB

Drawn By: DEM

Reviewed By: EGP

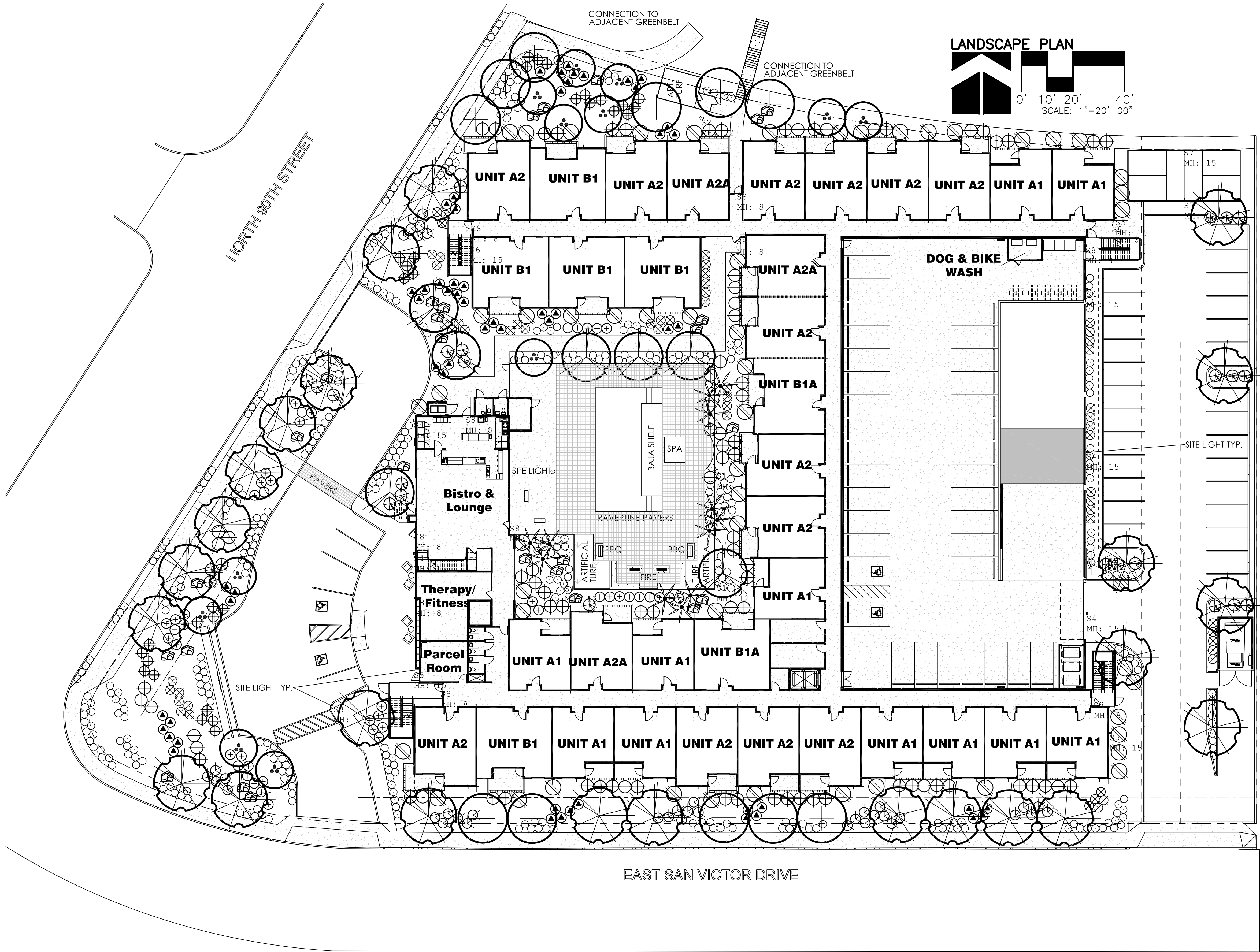
SDI Project No: 4010

Date: 4/24/2020

Sheet:

EP2.1
FIXTURE CUT SHEETS

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LANDSCAPE LEGEND

- CERCIDIMUM 'HYBRID' DESERT MUSEUM PALO VERDE 1.5" CALIP., 6.5T, 4.5W (24" BOX) (24)
- ACACIA SALICINA WILLOW ACACIA 1.5" CALIP., 6.5T, 4W (24" BOX) (11)
- SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL 1.5" CALIP.(MULTI) 4T, 3.5W (24" BOX) (12)
- QUERCUS VIRGINIANA LIVE OAK 2" CALIP., 7T, 4W (36" BOX) (7)

LANDSCAPE DATA SUMMARY:
OFF-SITE LANDSCAPE: 4,464 SQ.FT.
ON-SITE LANDSCAPE: 23,860 SQ.FT.
TOTAL LANDSCAPE: 28,324 SQ.FT.
PARKING LOT LANDSCAPE: 1,080 SQ.FT. (12%)

- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (25)
- MUHLENBERGIA RIGINS DEER GRASS 5 GALLON (47)
- HESPERALOE PERPA BRAKE LIGHT RED YUCCA 5 GALLON (56)
- EREMOPHILA GLABRA MINGENW GOLD 5 GALLON (39)
- ARTIFICIAL TURF OLIVE LUSH A FIELD TURF PRODUCT

- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (52)
- DODONAEA VISCOSA 'PURPUREA' PURPLE HOP BUSH 5 GALLON (88)
- DASYLIRION WHEELERII DESERT SPOON 5 GALLON (31)
- AGAVE GEMNIFLORA TWIN FLOWERED AGAVE 5 GALLON (59)
- TRAVERTINE PAVER POOL AREA PAVERS NOCHE

- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (238)
- LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON (177)
- 3"x3"x3" SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH (29)
- ARECASTRUM ROMANZOFFIANUM QUEEN PALM 24" BOX (12)
- PHOENIX PAVER 3 PIECE PAVER TERRA NORTE BLEND

17-DR-2020

**STIPULATION SET
RETAIN FOR RECORDS
APPROVED**
1/7/21
DATE APPROVED BY

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

Case No: XX - DR - 2020

CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED, TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

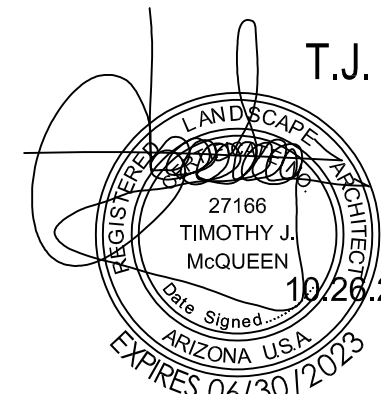
A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320
EMAIL: timmqueen@tjmla.net

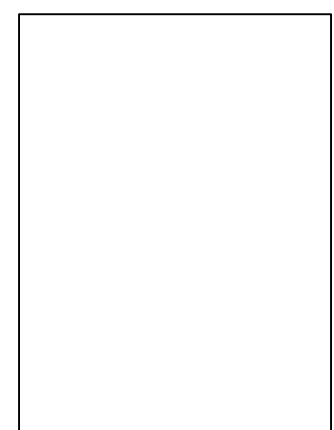


T.J. McQUEEN & ASSOCIATES, INC. HAS A LIMITED LIABILITY COMPANY. ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

SYNECTIC
DESIGN
1111 West University
Drive, Suite 104, Tempe,
AZ 85281
t:480.948.9766
f:480.948.9211

9449 N 90TH STREET- 55+ COMMUNITY

9449 N 90TH STREET
SCOTTSDALE AZ 85258



REVISIONS	

Phase: DRB
Drawn By: Author
Reviewed By: Checker
SDI Project No: 4010
Date: 03.03.20
Sheet: 11/13/2020
La.01
LANDSCAPE PLAN

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DOG PARK ARTIFICIAL TURF



PAVERS

BAR-BE-QUE ISLAND



EAST SAN VICTOR DRIVE

TRAVERTINE POOL PAVERS



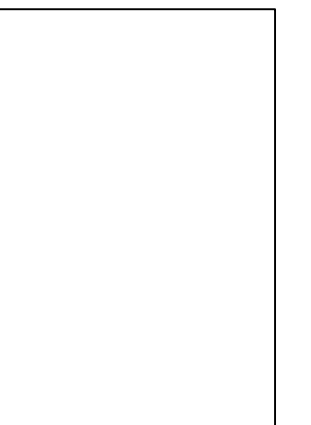
CURVED DOG PARK BENCH



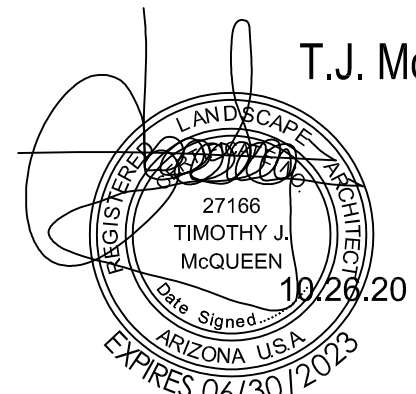
OUTDOOR UMBRELLA



BROWN JORDAN FIRE PIT



REVISIONS	



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85268
P: (602) 265-0320
EMAIL: timmcqueen@tjmla.net



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CIVIL IMPROVEMENT PLAN
FOR
55 RESORT SCOTTSDALE
MINIMAL HEALTH CARE RESIDENTIAL FACILITY
9449 N 90TH ST., SCOTTSDALE, AZ 85258
PARCEL NO. 217-36-343E
LOCATED IN A PORTION OF THE SW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 30, T.3N, R.5E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ENGINEERS NOTES

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- GRADING SHALL BE IN CONFORMANCE WITH 2012 IBC SEC. 1803 AND APPENDIX J.
- 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION.
- A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-11) PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT, FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
- COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
- THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S) PERFORMANCE AND MAY LEAD TO IT'S INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
- SEWER AND WATER SERVICES NOT BEING UTILIZED MUST BE ABANDONED PER CITY OF SCOTTSDALE WATER OPERATIONS REQUIREMENTS.
- THE UTILITIES LOCATION INVERT ELEVATIONS DEPICTED HEREON AREA BASED UPON AVAILABLE AS-BUILT INFORMATION OBTAINED FROM THE CITY OF SCOTTSDALE. CONTRACTOR SHALL CONTACT BLUE STAKE 48 HOURS PRIOR TO ANY ON-SITE CONSTRUCTION AND FIELD VERIFY EXACT LOCATIONS OF ALL UTILITIES. NOTIFY OWNER'S AGENT AND ENGINEER IMMEDIATELY IF DISCREPANCIES AND/OR UTILITIES CONFLICTS OCCUR.
- RIPRAP AREAS SHALL BE OVER-EXCAVATED SUCH THAT TOP OF RIPRAP WILL MEET ADJACENT GRADE.
- SEE BUILDING PLANS FOR FOUNDATION DRAINS LOCATION.
- TRAFFIC CONTROL PLAN IS REQUIRED FOR ALL WORK WITHIN THE RIGHT OF WAY.
- REFER TO GEOTECHNICAL REPORT BY OTHERS.

ENGINEER'S CERTIFICATION

THE LOWEST FLOOR ELEVATION(S) AND/OR FLOODPROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATION.

UTILITIES NOTES

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE @ (602) 263-1100.

UTILITIES

WATER: CITY OF SCOTTSDALE
SANITARY SEWER: CITY OF SCOTTSDALE
ELECTRIC: APS
TELEPHONE: CENTURY LINK, COX COMM.
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMM.

NOTES

- SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
- DUST CONTROL PERMIT REQUIRED PRIOR TO ISSUING PERMIT.
- CONTRACTOR TO HIRE A DETECTION COMPANY TO LOCATE ONSITE UTILITIES.

COS NOTES FOR PUBLIC WORKS CONST.

- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE STANDARD SPECIFICATIONS AND SUPPLEMENTAL SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
- THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL OF ENGINEERING DESIGNS, THEREFORE IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF ASSOCIATED PERMIT HAS NOT BEEN ISSUED WITHIN THIS TIME FRAME, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR RE-APPROVAL.
- A CITY INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE. NOTIFY INSPECTION SERVICES 72 HOURS BEFORE BEGINNING WORK.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 811, TWO WORKING DAYS BEFORE EXCAVATION BEGINS.
- PERMISSION TO WORK IN THE RIGHT OF WAY (PWR) PERMITS ARE REQUIRED FOR ALL WORKS WITHIN THE RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.

GENERAL NOTES FOR PRIVATE UTILITIES

- FOR ALL WORK PERFORMED IN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS, MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTALS THEREOF PER THE LOCAL JURISDICTION) ARE INCORPORATED INTO THESE PLANS IN THEIR ENTIRETY.
- ALL WORK PERFORMED ON-SITE SHALL BE IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE. CONTRACTOR SHALL CHECK WITH THE LOCAL JURISDICTION FOR THE LATEST APPROVED EDITION AND ANY LOCAL AMENDMENTS.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE MAG STANDARD SPECIFICATIONS AND DETAILS, LATEST APPROVED UNIFIED PLUMBING CODE, AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL JURISDICTION UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY USED DURING CONSTRUCTION UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THESE PLANS OR ELSEWHERE.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THESE PLANS.
- THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THESE PLANS.
- A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL FOR BLUE STAKE (263-1100) PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN, PLUMBING PLAN, AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
045012	1760 OF 4425	L	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	11/04/2015	X

*AREAS OF 0.2% ANNUAL CHANCE FLOOD;
AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE;
AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

NO CONFLICT APPROVAL

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SIGNED
WATER	CITY OF SCOTTSDALE	DOUG MANN	480-312-5636	N/A
SANITARY SEWER	CITY OF SCOTTSDALE	DOUG MANN	480-312-5636	N/A
ELECTRIC	SRP	JOEL GILMORE	602-236-3150	
TELEPHONE	CENTURY LINK	GARY BAKER	480-768-4478	
NATURAL GAS	SOUTHWEST GAS	WILL FIELDER	480-730-3857	
CABLE TV	COX CABLE	TRAVIS CURRAY	602-338-3554	

ENGINEER'S CERTIFICATION

I, NICK PRODANOV, AS THE ENGINEER OF RECORD FOR THIS DEVELOPMENT, HEREBY CERTIFY THAT ALL UTILITY COMPANIES LISTED ABOVE HAVE BEEN PROVIDED FINAL IMPROVEMENT PLANS FOR REVIEW, AND THAT ALL CONFLICTS IDENTIFIED BY THE UTILITIES HAVE BEEN RESOLVED. IN ADDITION, "NO CONFLICT" FORMS HAVE BEEN OBTAINED FROM EACH UTILITY COMPANY AND ARE INCLUDED IN THIS SUBMITTAL.

Nick Prodanov 10/16/20
SIGNATURE DATE

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	MONUMENT LINE
⊗	WATER VALVE
⊕	FIRE HYDRANT
☒	UTILITY BOX/VAULT
☒	CITY
☆	TELEPHONE PEDESTAL
☆	LIGHT POLE
○	SEWER MANHOLE
○	TRANSFER
---	GAS LINE
---	CATV, PHONE
---	SEWER LINE
---	WATER LINE
---	ELECTRIC LINE
---	EXISTING CONTOUR
---	EXIST. DRAINAGE FLOW
---	EXIST. SPOT ELEVATION
---	EXIST. SPOT ELEVATION
---	SLOPE DIRECTION
---	PROPOSED SPOT ELEVATION
---	PROPOSED CONTOUR
---	FLOW LINE
---	STORM DRAIN PIPE
---	CATCH BASIN / INLET

ABBREVIATIONS

BSL	BUILDING SETBACK LINE
COS	CITY OF SCOTTSDALE
EG	EXISTING GRADE
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX, EXIST.	EXISTING
L/S	LANDSCAPE
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
MMPAE	NON-MOTORIZED PUBLIC ACCESS
P, PWT	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
T	TANGENT, TELEPHONE
W	WEST, WATERLINE
WM	WATER METER

DRAINAGE STATEMENT

- ULTIMATE STORM OUTFALL IS LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY AT ELEVATION OF 1352.00.
- NEW MINIMAL HEALTH CARE RESIDENTIAL FACILITY, POOL AND DRIVEWAYS ARE PROPOSED FOR THIS SITE.
- PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
- ON-SITE RETENTION IS PROVIDED FOR THE GREATER VOLUME BETWEEN (PRE-VS-POST OR FIRST FLUSH) STORM EVENT.
- THE MINIMUM FINISH FLOOR ELEVATION SHOWN IS SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.

RETENTION CALCULATIONS

- NOTES
- RETENTION CALCULATIONS ARE FOR (PRE VS. POST OR FIRST FLUSH, WHICHEVER IS GREATER).
 - CALCULATION IS BASED ON THE FIRST 1/2" OF RAINFALL.
 - RAINFALL DEPTH IS PER NOAA ATLAS 14, VOLUME 1, VERSION 5.
 - BASED ON CURRENT CONDITIONS. NO ONSITE RETENTION CURRENTLY PROVIDED

PRE-DEVELOPMENT VS. POST DEVELOPMENT FOR THE 100-YR, 2 HOUR STORM EVENT (1)						FIRST FLUSH	
WEIGHTED RUNOFF COEFFICIENT, C _w						VOLUME REQUIRED, CF V=PxAxC/12 (2)	VOLUME REQUIRED, CF V=PxA/12
RAINFALL DEPTH, P = 2.21" (3) DRAINAGE AREA = 108,900 SF						RAINFALL DEPTH, P=0.5" (1) DRAINAGE AREA=108,900 SF	
CONDITION	SURFACE	C	AREA SF	C x A	C _w	C (PRE VS POST)	VR PRE VS POST
PRE- DEV.	PERVIOUS	0.45	30,092	13,541	0.81	0.018	364
(4)	IMPERVIOUS	0.95	78,808	74,868			
POST- DEV.	PERVIOUS	0.45	26,139	11,763	0.83		4,538 (GOVERNS)
(4)	IMPERVIOUS	0.95	82,761	78,623			

RETENTION BASIN TABLE				
RETENTION BASIN ID	CONTOUR ELEVATION	CONTOUR AREA S.F.	DEPTH FT	VOLUME PROVIDED C.F.
A1	HW	52.00	2,937	3.00, 5,669
	BOTTOM	49.00	842	

EARTHWORK QUANTITIES

CUT: XX C.Y.
FILL: XX C.Y.
NET CUT: XX C.Y.
ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

ESTIMATED QUANTITIES IN R/W

REMOVE & REPLACE A.C. PWT.....	XX SY
REMOVE CURB & GUTTER.....	XX LF
REMOVE SIDEWALK.....	XX SF
NEW DRIVEWAY ENTRANCE CONC.....	XX SF
NEW WATER SERVICE.....	XX LF
REMOVE & REPLACE CURB & GUTTER.....	XX LF
REMOVE & REPLACE SIDEWALK.....	XX SF
NEW CONC. SIDEWALK.....	XX SF
NEW CONC. CURB & GUTTER.....	XX LF

ESTIMATED QUANTITIES ONSITE

NEW WATER SERVICE.....	XX LF
NEW CONC. SIDEWALK.....	XX SF
NEW AC PAVEMENT.....	XX SY
NEW SINGLE CURB.....	XX LF
NEW CMU WALLS.....	XX LF
NEW FENCE.....	XX LF
NEW REFUSE ENCLOSURE.....	XX EA
NEW RIP RAP.....	XX SY
NEW DRYWELL.....	XX EA
NEW DRAINAGE PIPE.....	XX LF
NEW SEWER SERVICES.....	XX LF

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY FOR PERMITTING PURPOSES. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

SHEET INDEX

- C-1 COVER SHEET
C-2 GRADING & DRAINAGE PLAN
C-3 UTILITY PLAN
C-4 DETAILS & CROSS SECTIONS

LAND SURVEYOR

AW LAND SURVEYING, LLC
P.O. BOX 2170
CHANDLER, AZ 85244
PHONE: (480) 244-7360
FAX: (480) 443-4287
CONTACT: DANIEL D. ARMUJO, R.L.S.

NOTE: CIVIL ENGINEERING DESIGN PRESENTED HEREIN IS BASED ON THE TOPOGRAPHIC SURVEY MAP, PROVIDED IN AN ELECTRONIC FORMAT BY SURVEYOR LISTED ABOVE. LAND DEVELOPMENT GROUP, LLC ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS SHOWN ON THE ALTA SURVEY AND INFORMATION PROVIDED BY OTHERS.

BENCHMARK

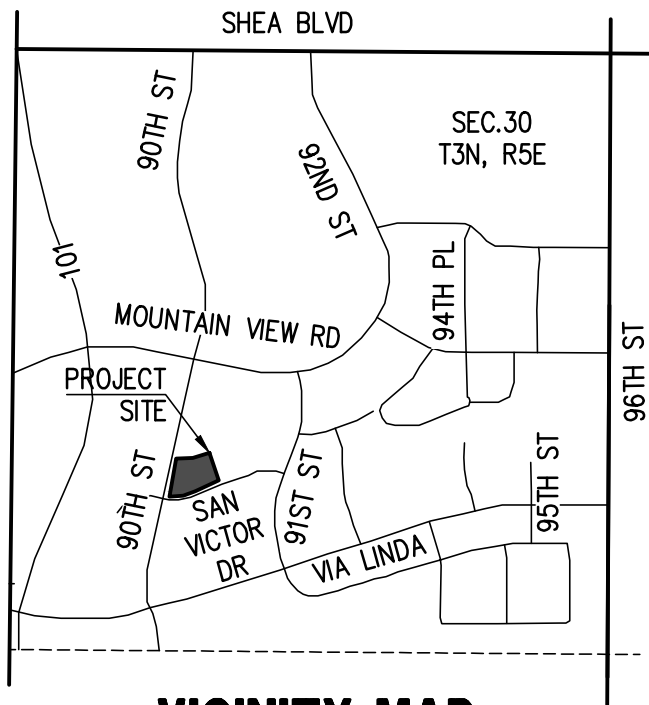
NGS POINT 1E11, BEING A STAINLESS STEEL ROD IN SLEVE, NEAR THE INTERSECTION OF LOOP 101 AND VIA DE VENTURA, HAVING AN ELEVATION OF 1315.70 NAVD 88 DATUM,

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/LAND SURVEYOR

REGISTRATION NUMBER DATE



VICINITY MAP
NTS

OWNER

SAN VICTOR LLC
30600 N PIMA RD STE 75,
SCOTTSDALE, AZ 85266

SITE DATA

APN: 217-36-343E
ADDRESS: 9449 N 90TH ST.,
C-0 SCOTTSDALE, AZ 85258
ZONING: 108-900 S.F (2.5 AC.)
LOT AREA: 27-49
QS #:

ARCHITECT

SYNECTIC DESIGN
1111 W UNIVERSITY DR., STE 104
TEMPE, AZ 85281
P: 480-946-8766
F: 480-946-9211
CONTACT: LANCE D. BAKER, AIA

CIVIL ENGINEER

LAND DEVELOPMENT GROUP, LLC
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
CONTACT: NICK PRODANOV, PE
P: 602-889-1984

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COM MENACING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, THE CENTER OF WHICH BEARS NORTH 00 DEGREES 02 MINUTES 33 SECONDS EAST;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 33 MINUTES 44 SECONDS, FOR A DISTANCE OF 386.97 FEET;
THENCE NORTH 60 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 413.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 823.50 FEET, THE CENTER OF WHICH BEARS NORTH 60 DEGREES 23 MINUTES 43 SECONDS WEST;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 48 MINUTES 13 SECONDS, FOR A DISTANCE OF 54.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, THE CENTER OF WHICH BEARS NORTH 56 DEGREES 35 MINUTES 30 SECONDS WEST;
THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59 DEGREES 52 MINUTES 46 SECONDS, FOR A DISTANCE OF 1045.09 FEET;
UNOFFICIAL DOCUMENT THENCE SOUTH 03 DEGREES 17 MINUTES 16 SECONDS WEST, A DISTANCE OF 55.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, THE CENTER OF WHICH BEARS NORTH 74 DEGREES 49 MINUTES 09 SECONDS WEST;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46 DEGREES 13 MINUTES 13 SECONDS, FOR A DISTANCE OF 806.70 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET, THE CENTER OF WHICH BEARS NORTH 28 DEGREES 35 MINUTES 56 SECONDS WEST;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 31 MINUTES 22 SECONDS, FOR A DISTANCE OF 72.29 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 21 DEGREES 04 MINUTES 00 SECONDS EAST, A DISTANCE OF 267.13 FEET;
THENCE SOUTH 68 DEGREES 56 MINUTES 00 SECONDS WEST, A DISTANCE OF 342.56 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27 DEGREES 02 MINUTES 27 SECONDS, FOR A DISTANCE OF 103.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, THE CENTER OF WHICH BEARS NORTH 05 DEGREES 58 MINUTES 27 SECONDS EAST;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95 DEGREES 44 MINUTES 21 SECONDS, FOR A DISTANCE OF 33.42 FEET;
THENCE NORTH 11 DEGREES 42 MINUTES 48 SECONDS EAST, A DISTANCE OF 308.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, THE CENTER OF WHICH BEARS NORTH 01 DEGREES 01 MINUTES 45 SECONDS WEST;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 02 MINUTES 48 SECONDS, FOR A DISTANCE OF 288.59 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
EXCEPT ALL MINERALS AS RESERVED TO THE UNITED STATES OF AMERICA IN PATENT TO SAID LAND.

CIVIL APPROVAL

REVIEW & RECOMMENDED APPROVAL BY:

PAVING	TRAFFIC
G & D	PLANNING
W & S	FIRE
RET. WALLS	
ENGINEERING COORDINATION MANAGER (OR DESIGNEE)	
DATE	

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com

55 RESORT SCOTTSDALE
MINIMAL HEALTH CARE
RESIDENTIAL FACILITY
9449 N 90TH ST.,
SCOTTSDALE, AZ 85258

DATE: 10/16/20
JOB: 1908176
VERSION: 1.9
PLOT DATE: 10/16/20

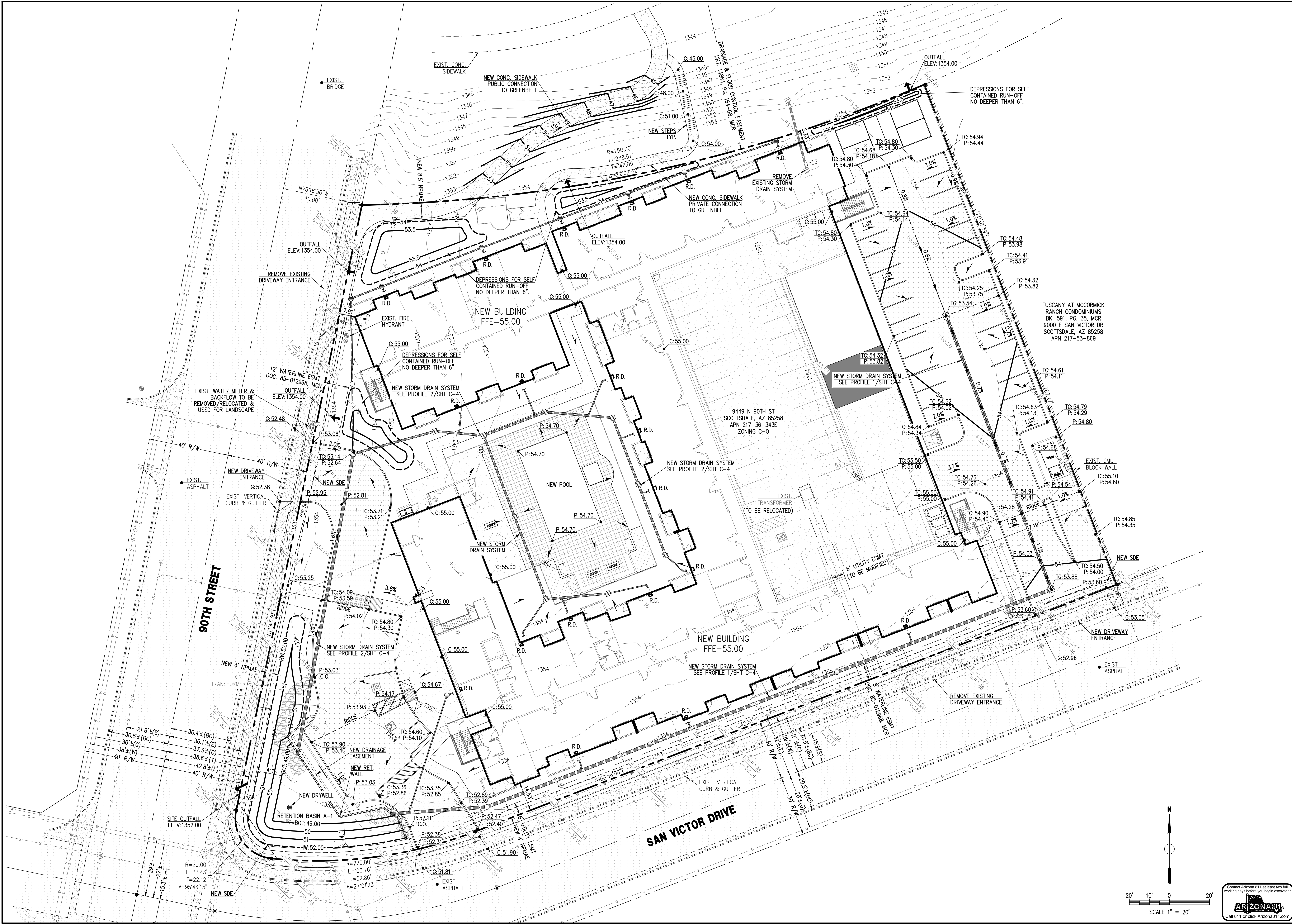
SCALE: NTS
DESIGNED BY: DW
DRAWN BY: DW
CHECKED BY: NP

REVISIONS:

CIVIL COVER SHEET

REGISTERED PROFESSIONAL
PEL 11111
NICK PRODANOV
CIVIL ENGINEER
AZ 00000000

1 OF 4



DATE: 10/16/20
JOB: 190876
VERSION: 1.9
PLOT DATE: 10/16/20

REVISIONS:
DATE: SCALE: 1"=20'
DESIGNED BY: DW
DRAWN BY: DW
CHECKED BY: NP

GRADING & DRAINAGE PLAN

55 RESORT SCOTTSDALE
MINIMAL HEALTH CARE
RESIDENTIAL FACILITY
9449 N 90TH ST.,
SCOTTSDALE, AZ 85258

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RESIDENTIAL FACILITY
9449 N 90TH ST.,
SCOTTSDALE, AZ 85258

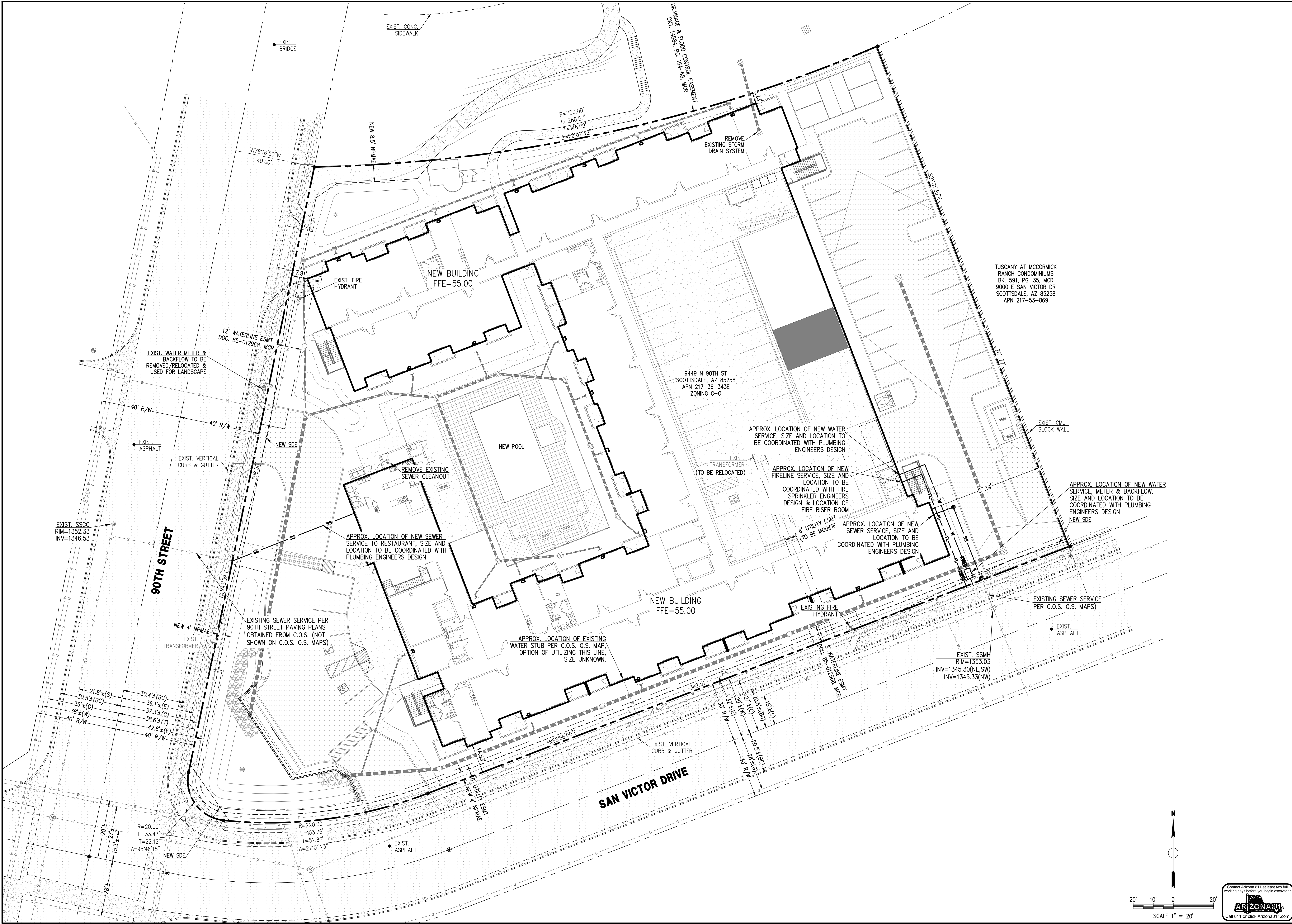
55 RESORT SCOTTSDALE
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SCOTTSDALE, AZ 85258

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9449 N 90TH ST.,
SCOTTSDALE, AZ 85258

2 OF 4

11/13/2020



TUSCANY AT MCCORMICK
RANCH CONDOMINIUMS
BK. 591, PG. 35, MCR
9000 E SAN VICTOR DR
SCOTTSDALE, AZ 85258
APN 217-53-869

REVISIONS:	DATE:	SCALE: 1"=20'	DATE: 10/16/20
		DESIGNED BY: DW	JOB: 190876
		DRAWN BY: DW	VERSION: 1.9
		CHECKED BY: NP	PLOT DATE: 10/16/20

55 RESORT SCOTTSDALE
MINIMAL HEALTH CARE
RESIDENTIAL FACILITY
9449 N 90TH ST.,
SCOTTSDALE, AZ 85258

WATER, SEWER &
FIRELINE PLAN

811

ARIZONA

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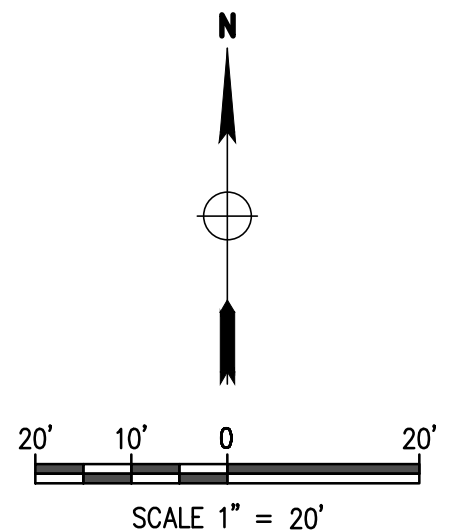
PRELIMINARY
NOT FOR CONSTRUCTION

Professional Engineer
No. 12345
State of Arizona

C-3
3 OF 4

Land
DEVELOPMENT GROUP

P. 602.889.1984 | F. 602.445.9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDENG.COM

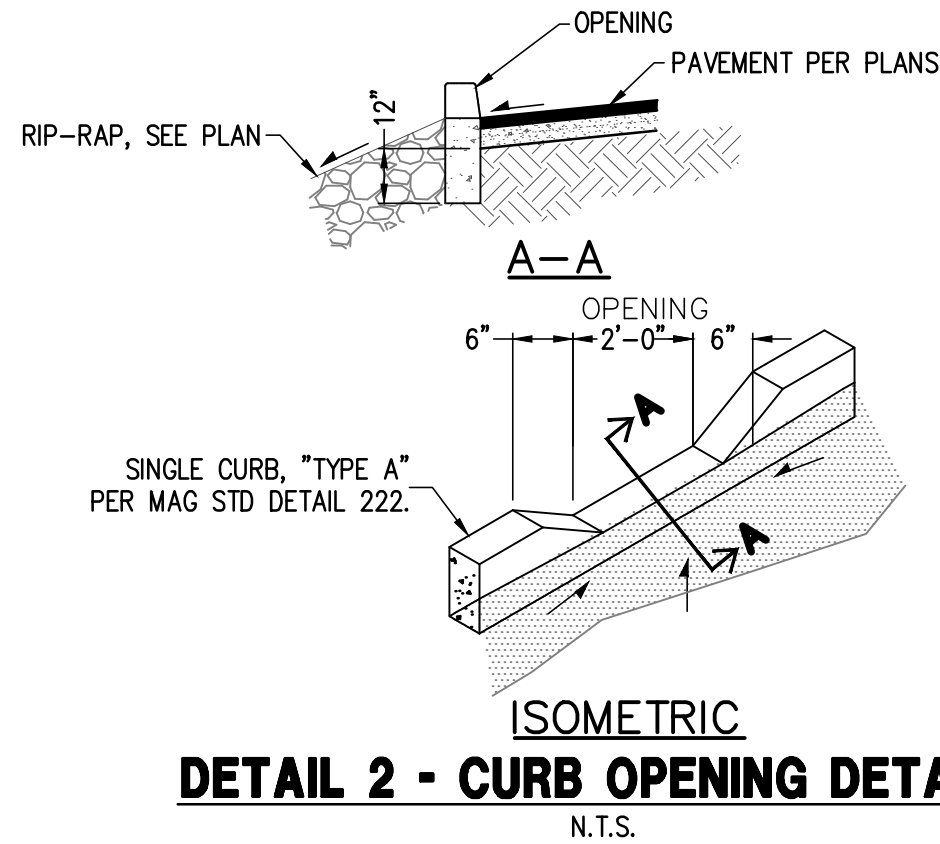
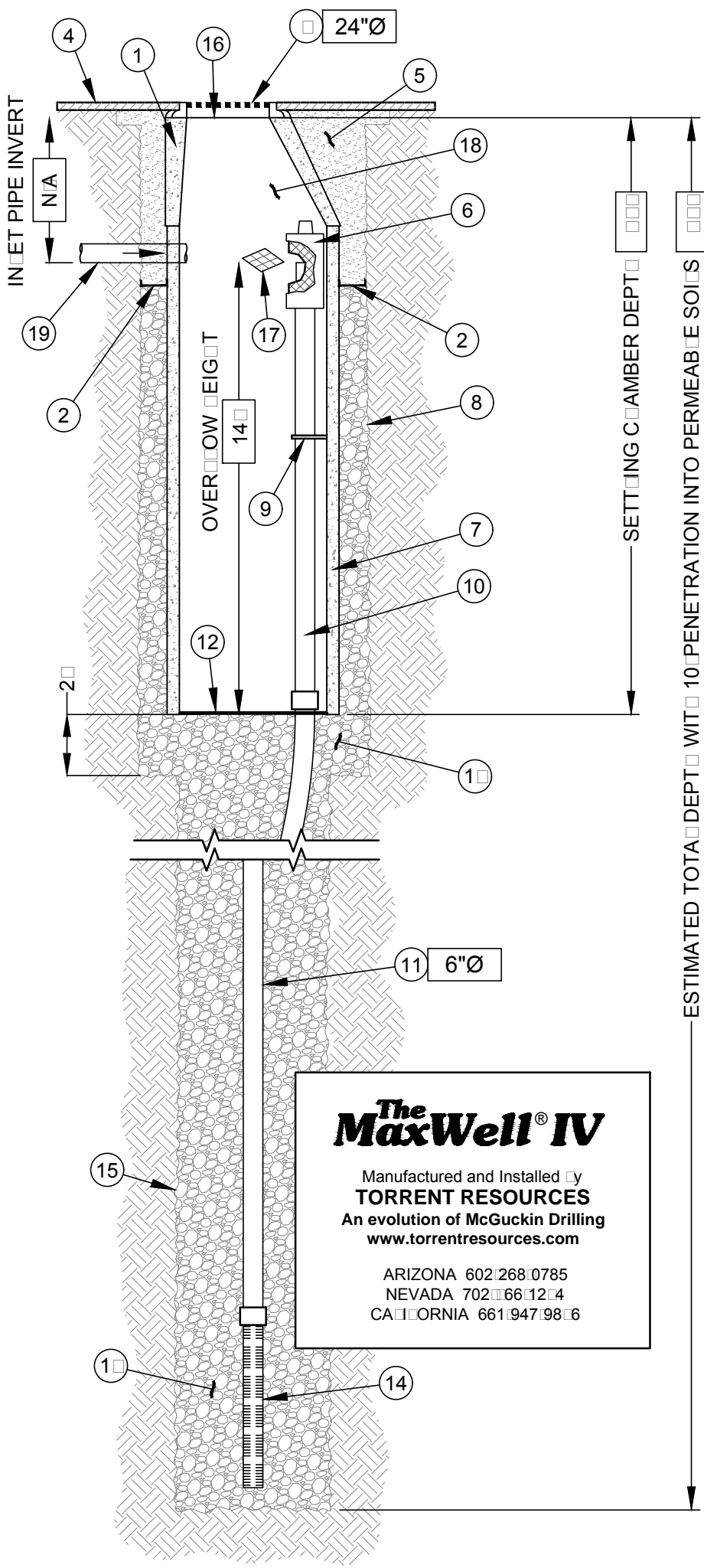


The MaxWell® IV Drainage System Detail And Specifications

NOTES

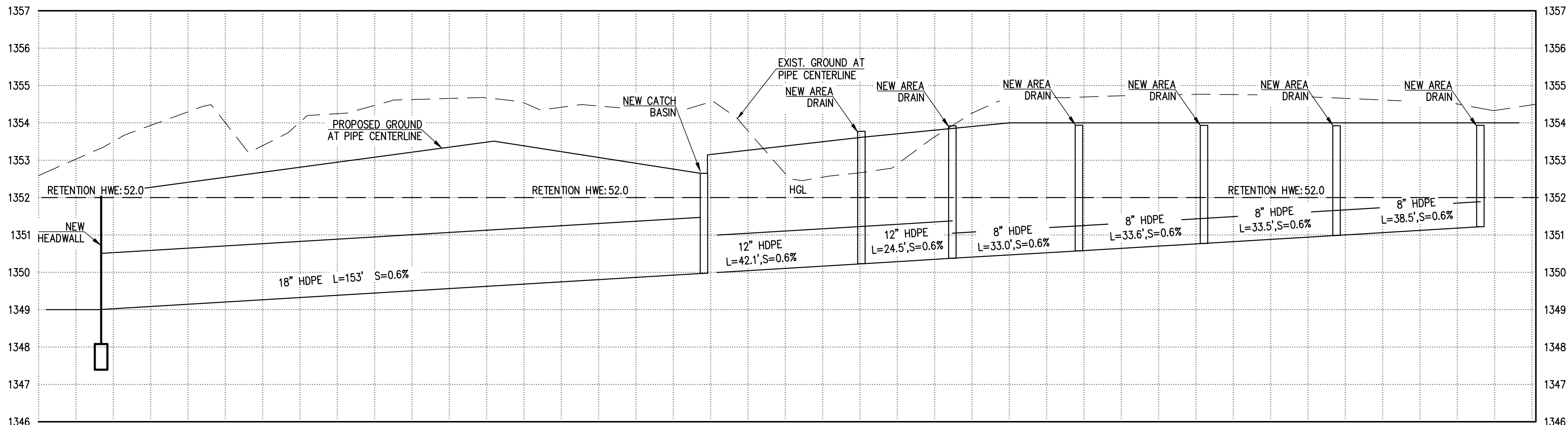
- MANHOLE CONE MODIFIED AT BOTTOM.
- MOISTURE MEMBRANE 6 MIL PLASTIC. APPLIES ONLY WHEN NATIVE MATERIALS USED. OR BACKFILL PLACE MEMBRANE SECURELY AGAINST ECCENTRIC CONE AND SIDEWALL.
- BOLTED RING & GRATE DIAMETER AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION ±0.02' OF PLANS.
- GRADED BASIN OR PAVING BY OTHERS.
- STABILIZED BACKFILL 1 SACK CEMENT SURRY.
- PUREFLO® DEBRIS SHIELD PROVED 16 GA. STEEL 24" LENGTH WITH VENTED ANTI-SIP ON AND INTERNAL 265" MAX. SLOTTED ATTENDED EXPANDED STEEL SCREEN 12" LENGTH. FUSION BONDED EPOXY COATED.
- PRE-CAST LINER 4000 PSI CONCRETE 48" ID. 54" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.
- MIN. 6" Ø DRILLED SHAFT.
- SUPPORT BRACKET FORMED 12 GA. STEEL. FUSION BONDED EPOXY COATED.
- OVERFLOW PIPE SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
- DRAINAGE PIPE ADS BIG WAY GRADE WITH TRIA COUP. ER. SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.
- BASE SEAL GEOTEK TILE OR CONCRETE SURRY.
- ROCK WASHED, SIZED BETWEEN 1/8" AND 1 1/2" TO BEST COMPLEMENT SOIL CONDITIONS.
- FLOFAST® DRAINAGE SCREEN SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 2 SLOTS PER ROW. 120" OVERALL LENGTH WITH TRIA COUP. ER.
- MIN. 4' Ø SHAFT DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS.
- FABRIC SEAL U.V. RESISTANT GEOTEK TILE TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.
- ABSORBENT HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY.
- FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE SETTING CAMBER DEPT. AS NEEDED TO MAINTAIN AROUND INLET PIPE ELEVATIONS ABOVE OVERFLOW PIPE INLET.
- INLET PIPE BY OTHERS.

DETAIL 1 - DRYWELL



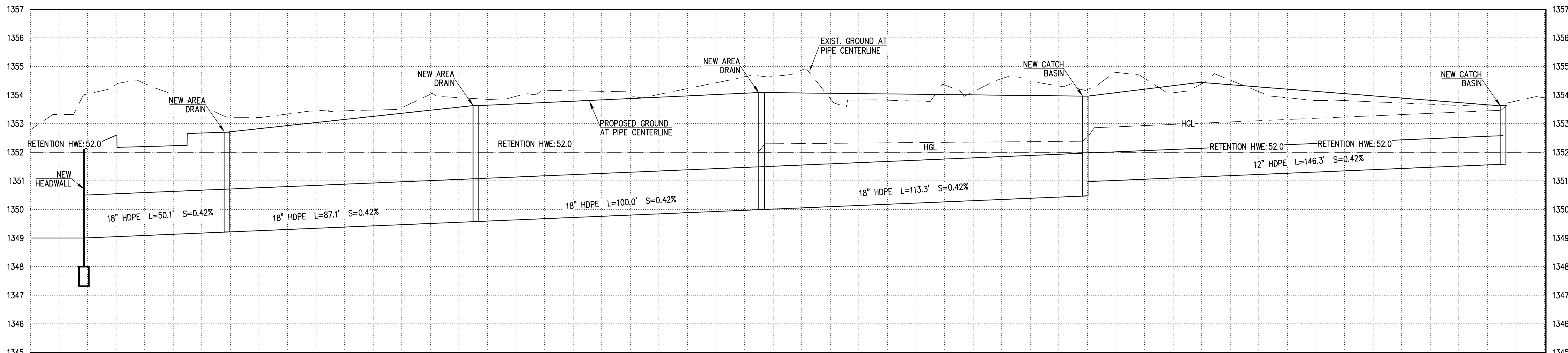
DETAIL 2 - CURB OPENING DETAIL

N.T.S.



CROSS SECTION STORM DRAIN 2 - STORM DRAIN 2

SCALE HOR. 1" = 20', VER. 1" = 2'



CROSS SECTION STORM DRAIN 1 - STORM DRAIN 1

SCALE HOR. 1" = 20', VER. 1" = 2'

REVISIONS:	DATE:	SCALE: 1"=##	DATE: 10/16/20
		DESIGNED BY: DW	JOB: 190876
		DRAWN BY: DW	VERSION: 1.9
		CHECKED BY: NP	PLOT DATE: 10/16/20

DETAILS & CROSS SECTIONS

55 RESORT SCOTTSDALE
MINIMAL HEALTH CARE
RESIDENTIAL FACILITY
9449 N 90TH ST.,
SCOTTSDALE, AZ 85258

P. 602.889.1984 | F. 602.445.9482
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C-4

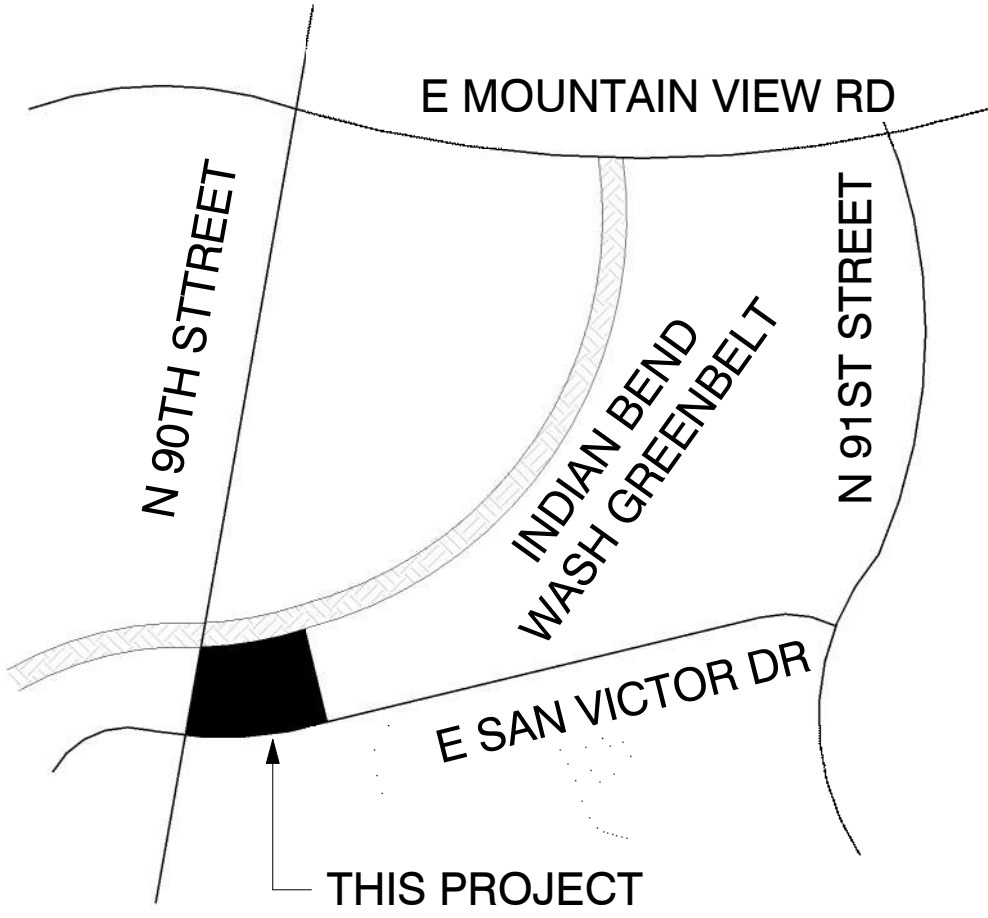
4 OF 4

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BIM 360://4010 90th Street MF 4010 Central 20_V2 380.rvt



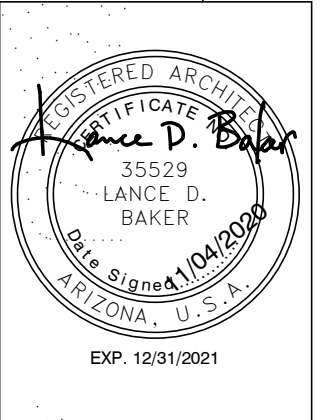
- ZONING LEGEND**
- C-3
 - C-4
 - C-O
 - R-5



VICINITY MAP

SYNECTIC DESIGN
1111 West University
Drive, Suite 104, Tempe,
AZ 85281
t480.948.9766
f480.948.9211

55 RESORT SCOTTSDALE
MINIMAL RESIDENTIAL HEALTH CARE FACILITY
9449 N 90TH STREET
SCOTTSDALE AZ 85258



REVISIONS

Phase: DR
Drawn By: NYK
Reviewd By: LDB
SDI Project: 4010
Date: 11/04/2020
Sheet:

DR0.1
CONTEXT
AERIAL

① Context Site Plan
1" = 80'-0"

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GROSS UNIT A1
608 SF
GROSS UNIT A2
700 SF
GROSS UNIT B1
778 SF

GROSS SCHEMATIC BUILDING AREAS	
NAME	AREA
1ST FLOOR CIRCULATION	4490 SF
2ND FLOOR CIRCULATION	4252 SF
3RD FLOOR CIRCULATION	4316 SF
CIRCULATION	13057 SF
1ST FLOOR AMENITY	3981 SF
2ND FLOOR AMENITY	3549 SF
3RD FLOOR AMENITY	677 SF
COMMERCIAL/ AMENITY	8207 SF
PARKING GARAGE	33646 SF
PARKING	33646 SF
1ST FLOOR RESIDENTIAL	23306 SF
2ND FLOOR RESIDENTIAL	23388 SF
3RD FLOOR RESIDENTIAL	23389 SF
RESIDENTIAL	70084 SF
1ST FLOOR SERVICE	485 SF
2ND FLOOR SERVICE	470 SF
3RD FLOOR SERVICE	470 SF
SERVICE	1424 SF
	126418 SF

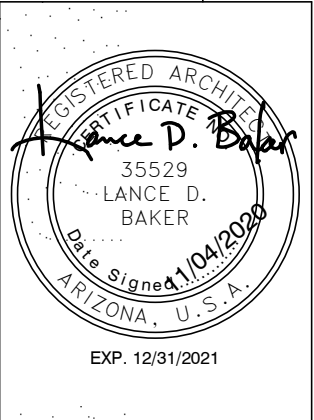
- SHEET KEYED NOTES**
- BBQ AND OUTDOOR KITCHEN AREA
 - BIKE PARKING; SEE DETAIL 05/DR0.4
 - PICKLE BALL COURT
 - REFUSE ENCLOSURE IN ACCORDANCE WITH C.O.S DETAILS 2146-1 OR 2147-1
 - EXISTING BUS STOP
 - EXISTING 6'-0" SITE WALL TO REMAIN
 - DOG PARK
 - 12' X 45' LOADING ZONE
 - SIGHT DISTANCE EASEMENT
 - SIGHT VISIBILITY TRIANGLE

- PROJECT DATA**
- PROJECT ADDRESS: 9449 N. 90TH STREET
SCOTTSDALE, AZ 85258
- ASSESSOR PARCEL: 217-36-343E
- GROSS LOT AREA: 130,680 S.F., 3 ACRES
NET LOT AREA: 108,900 S.F., 2.5 ACRES
- ZONING: C-O
- BUILDING HEIGHT: MAX 48' ALLOWED
MAX 42' AT PARAPETS
- BUILDING AREA (FOOTPRINT): 50,920 S.F.
BUILDING AREA UNDER-ROOF: 152,309 S.F.
- UNITS:
UNIT TYPE A1: 33
UNIT TYPE A2: 46
UNIT TYPE B1: 23
TOTAL: 102 UNITS
- DENSITY: 34 DU/ AC GROSS
- PARKING:
REQUIRED: 102 x 1.25 = 128 SPACES
(6 ADA, 1 VAN)
PROVIDED: 135 SPACES
(6 ADA, 1 VAN)
- BICYCLE PARKING:
REQUIRED: 128 / 10 x 2 = 26 SPACES
PROVIDED: 26 SPACES
(13 BIKE RACKS W/ 2 SPACES EACH)

- REFUSE ENCLOSURES:
REQUIRED: 102 UNITS / 20 = 5
PROVIDED: 1 COMPACTOR, MIN. 20 YD COMPACTION
- MAILBOXES:
REQUIRED: 102 UNITS / 10 = 11
PROVIDED: 11 UNITS/ 111 MAILBOXES

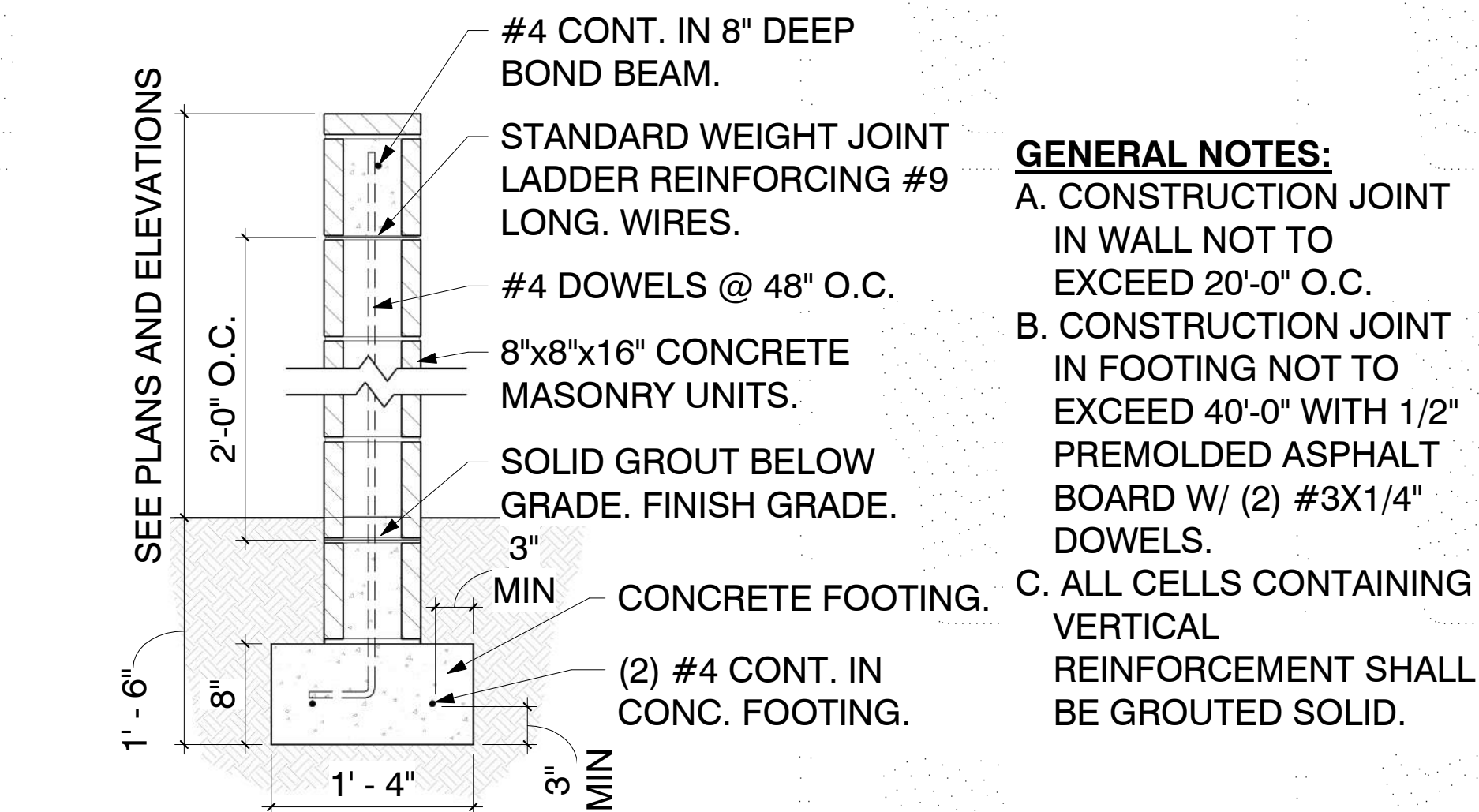
**55 RESORT SCOTTSDALE
MINIMAL RESIDENTIAL HEALTH CARE FACILITY**

9449 N 90TH STREET
SCOTTSDALE AZ 85258

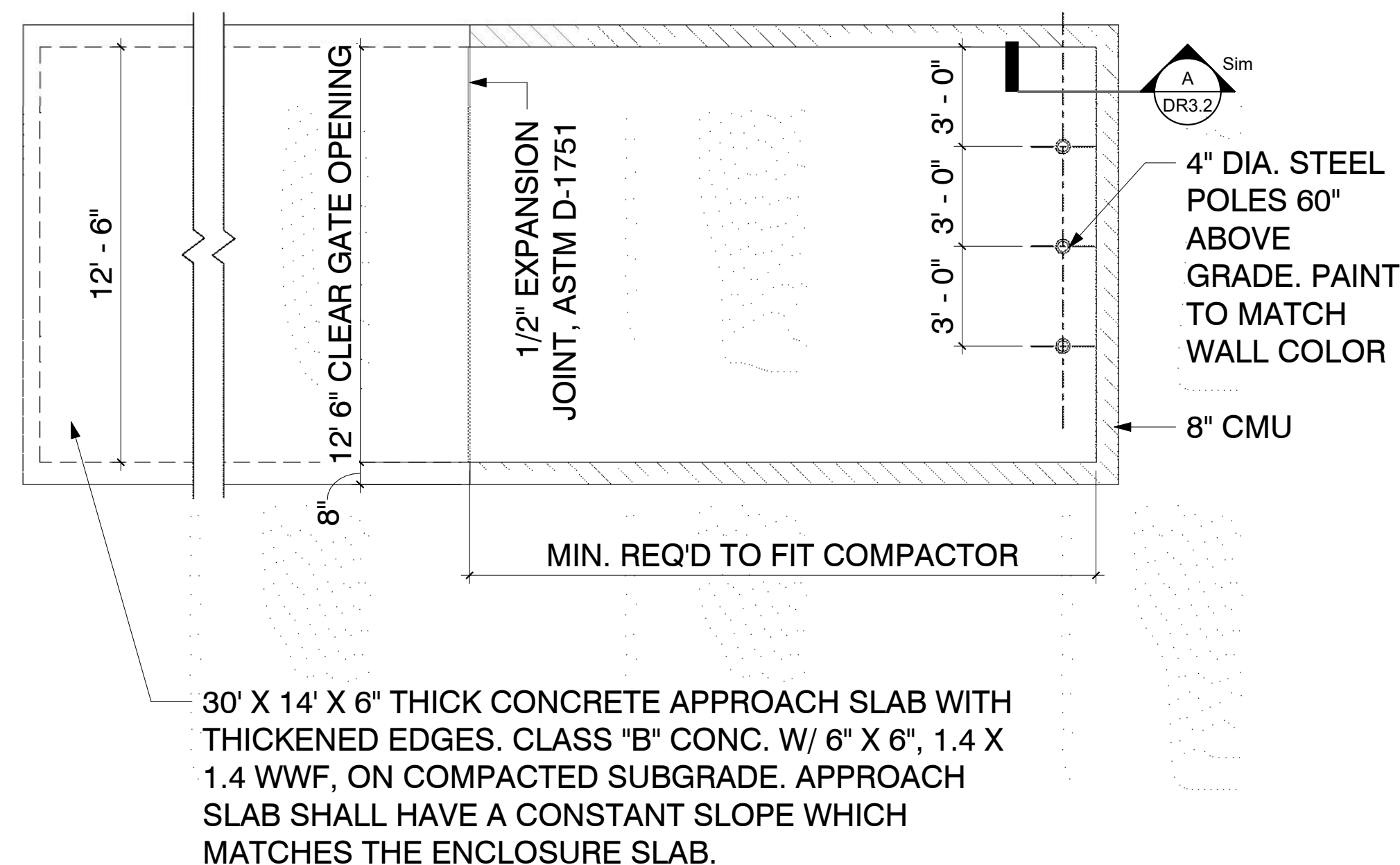


REVISIONS

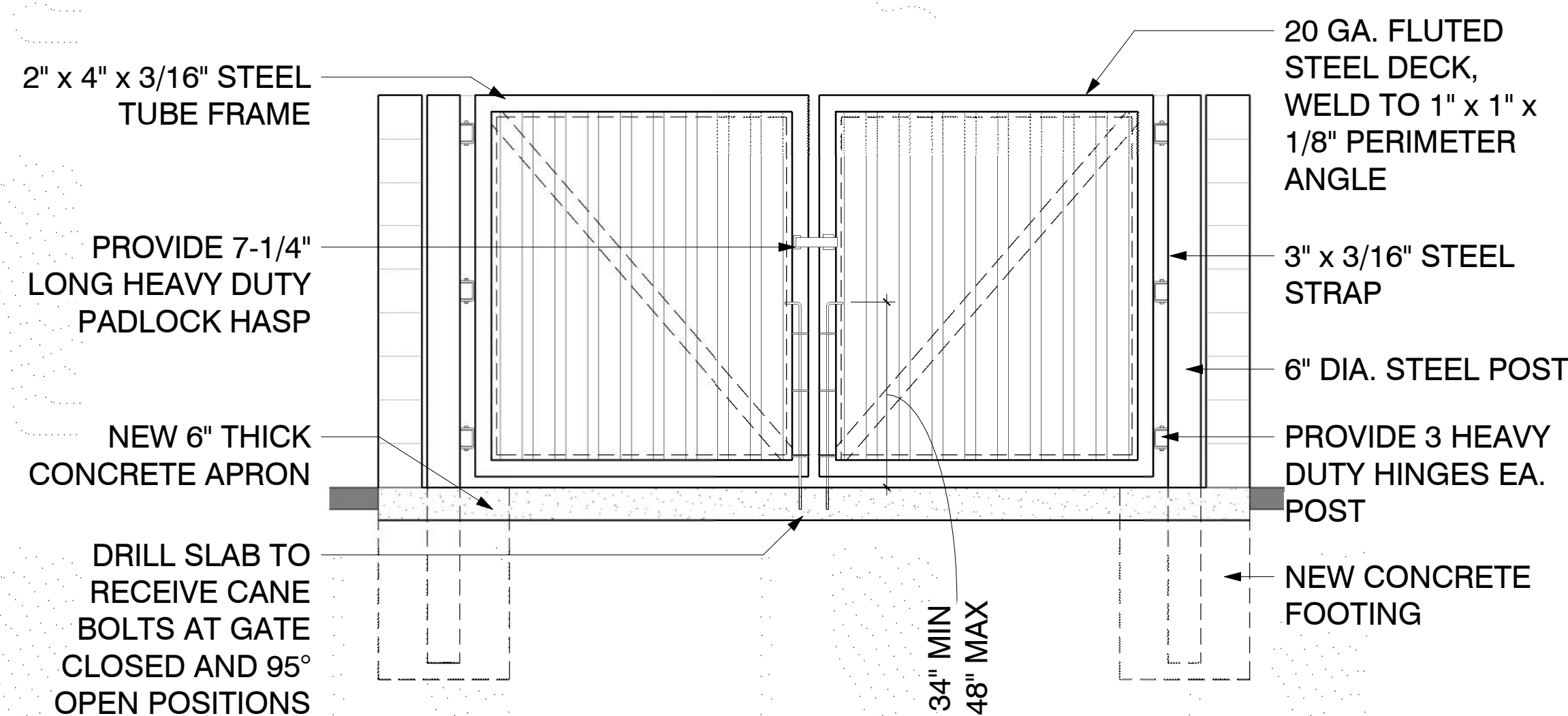
Phase: DR
Drawn By: DF
Reviewd By: NYK
SDI Project: 4010
Date: 11/04/2020
Sheet:
DR0.2
ARCHITECTURAL
SITE PLAN



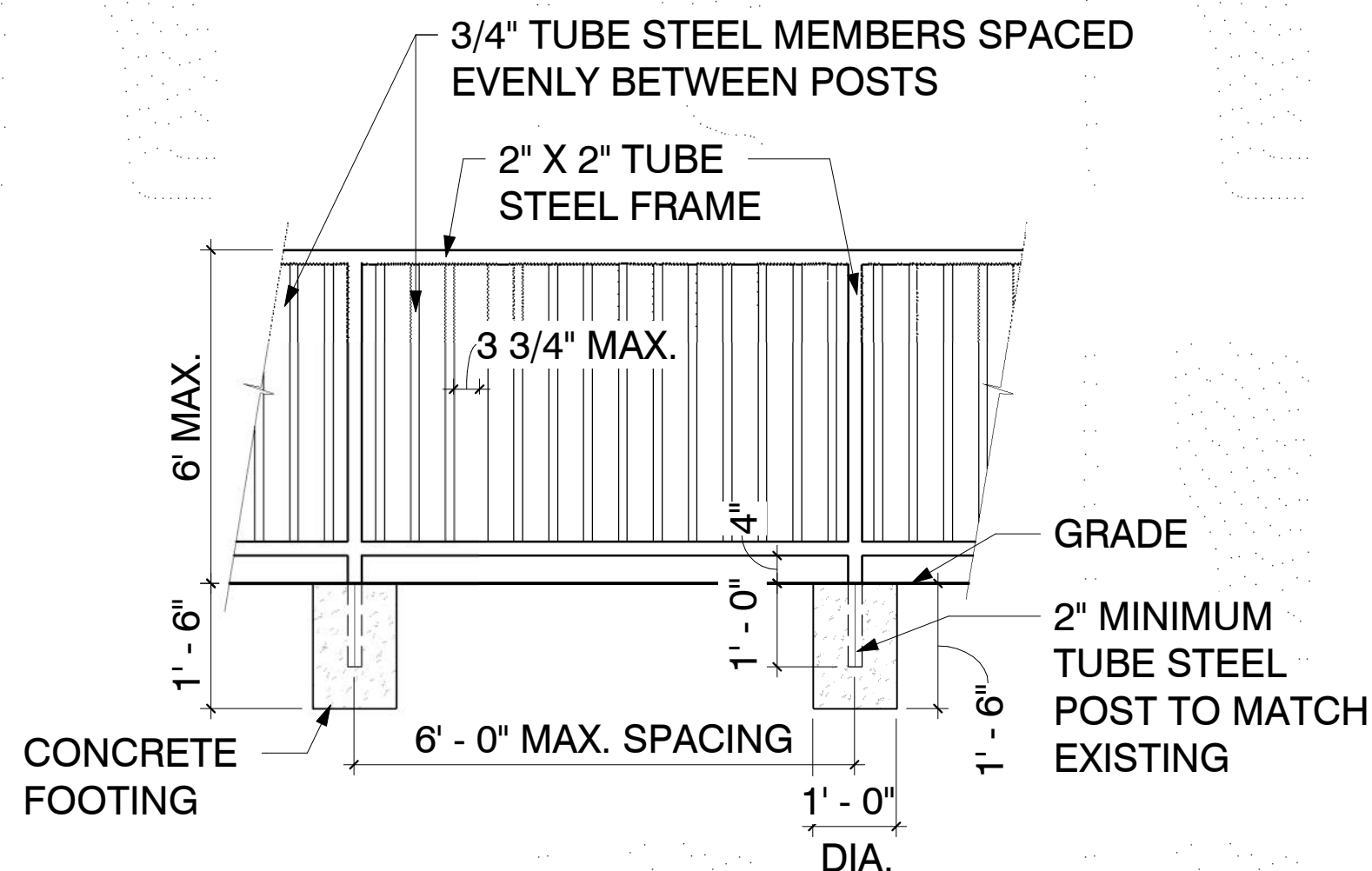
10 WALL CMU EXPOSED
1" = 1'-0"



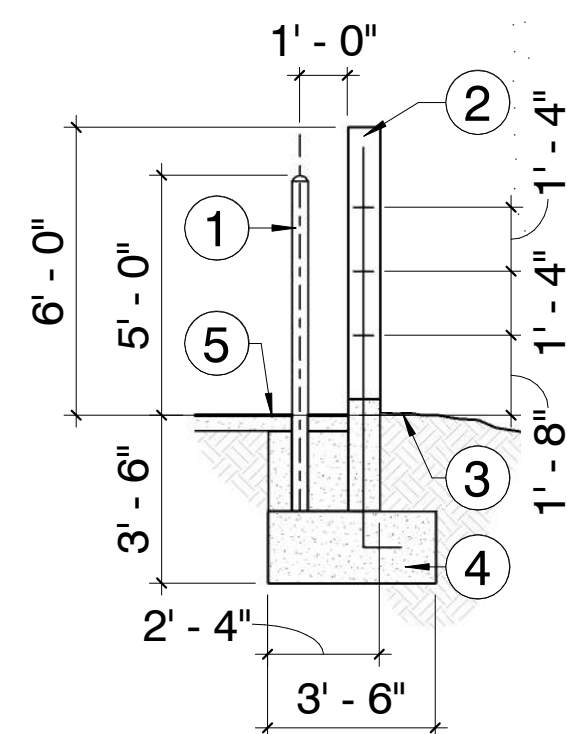
⑧ EXTERIOR COMPACTOR ENCLOSURE
1/4" = 1'-0"



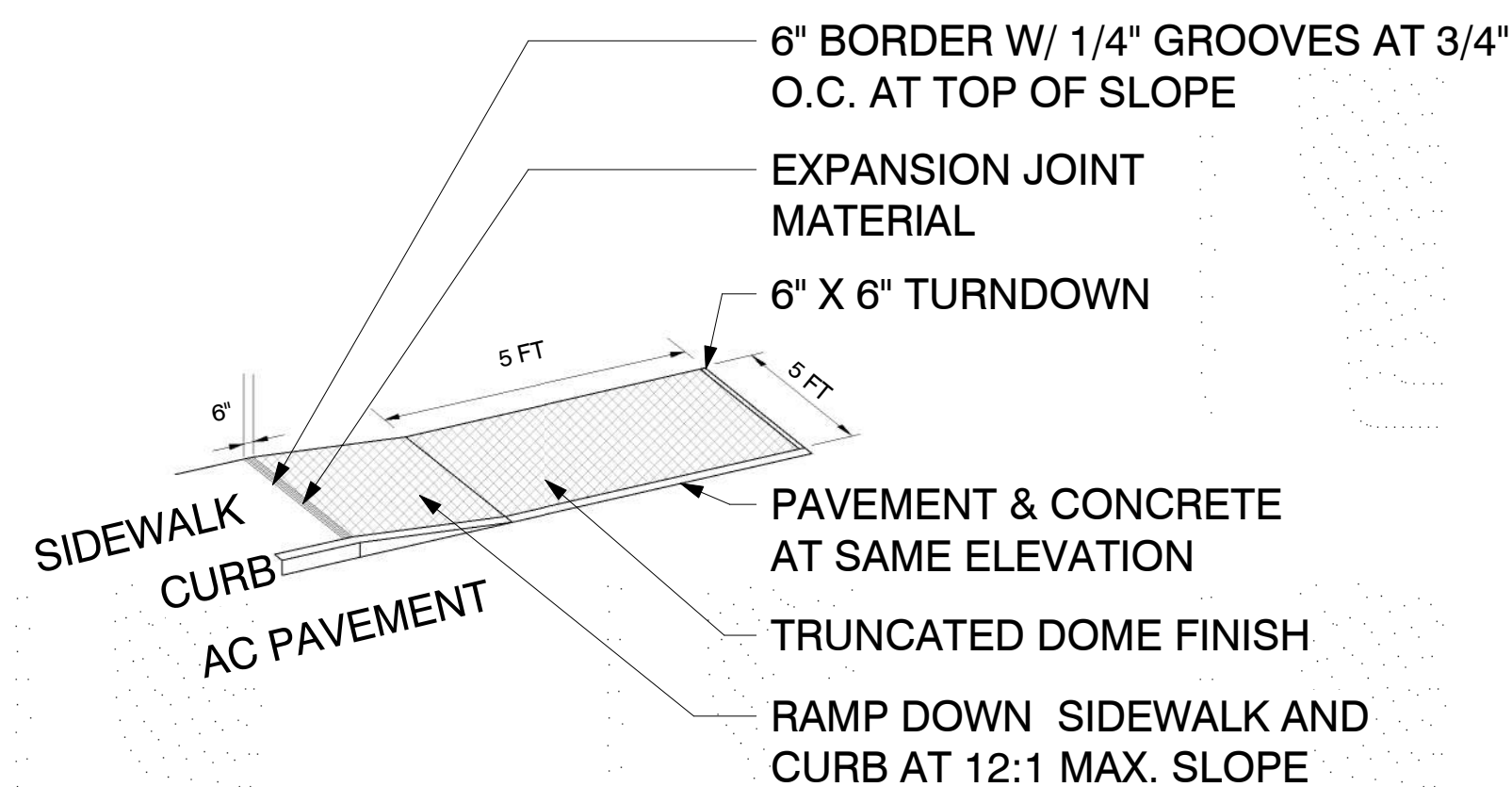
⑨ TRASH ENCLOSURE GATE
1/2" = 1'-0"



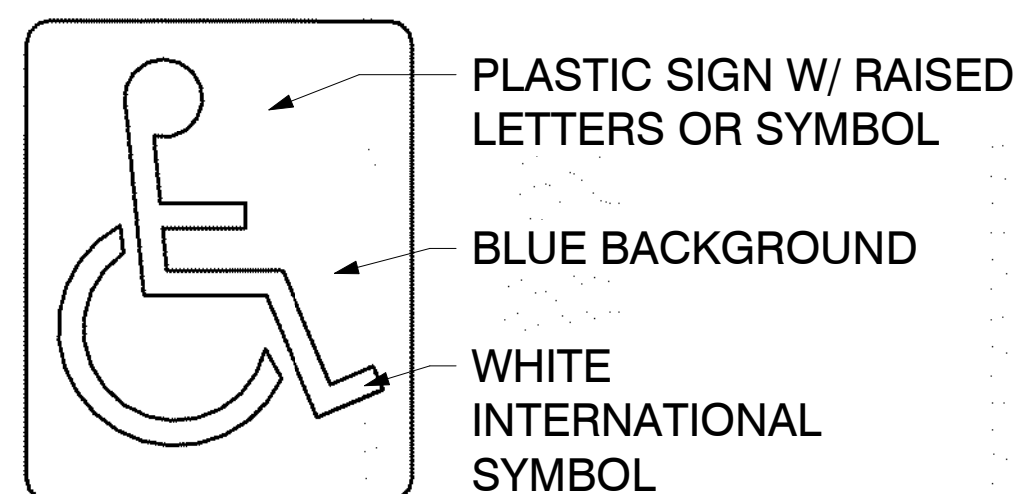
⑦ FENCE TUBE STEEL
1/2" = 1'-0"



⑥ TRASH ENCLOSURE BOLLARD AND WALL
1/4" = 1'-0"



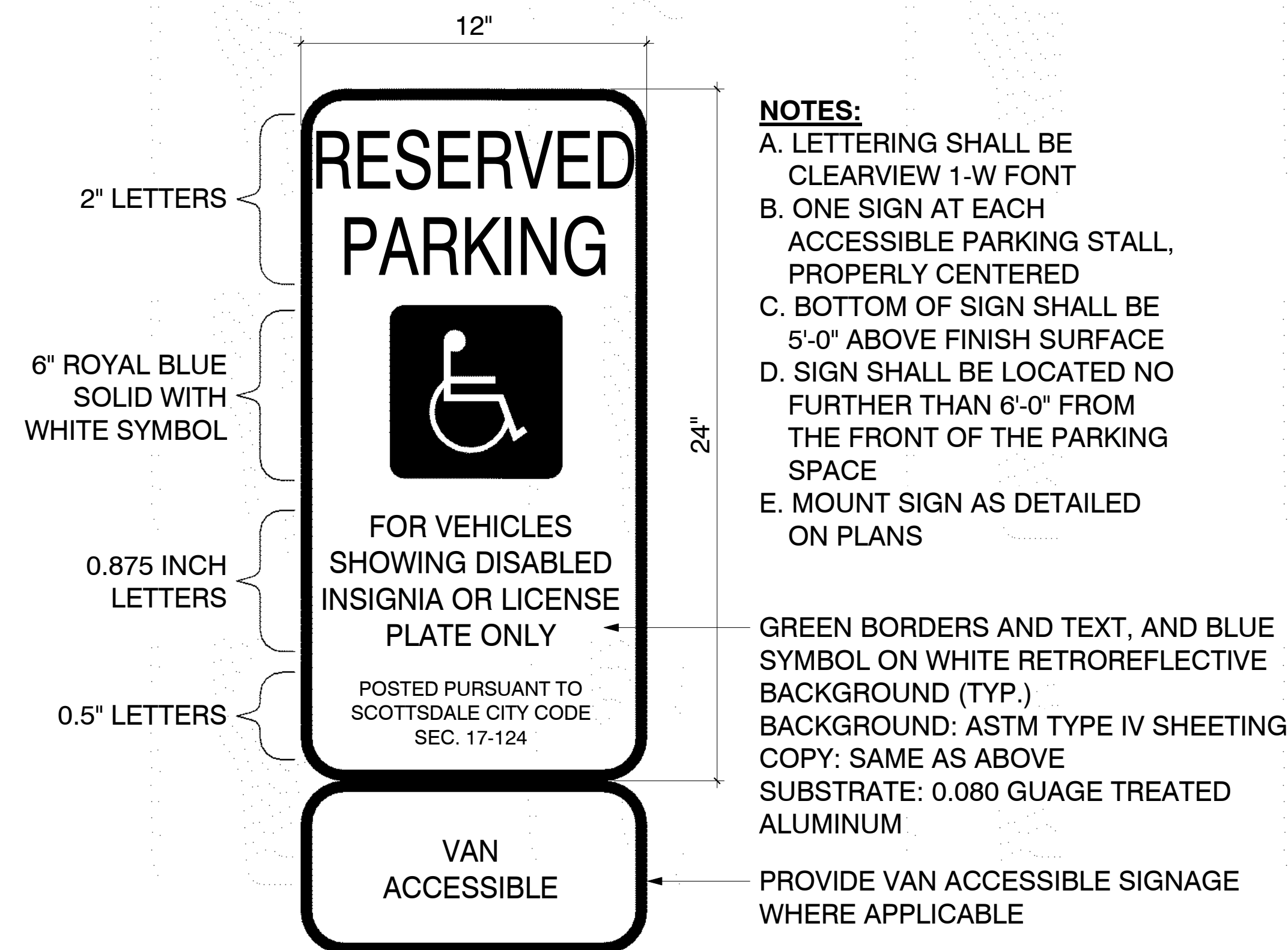
⑤ ACCESSIBLE CURB RAMP FLUSH
1/4" = 1'-0"



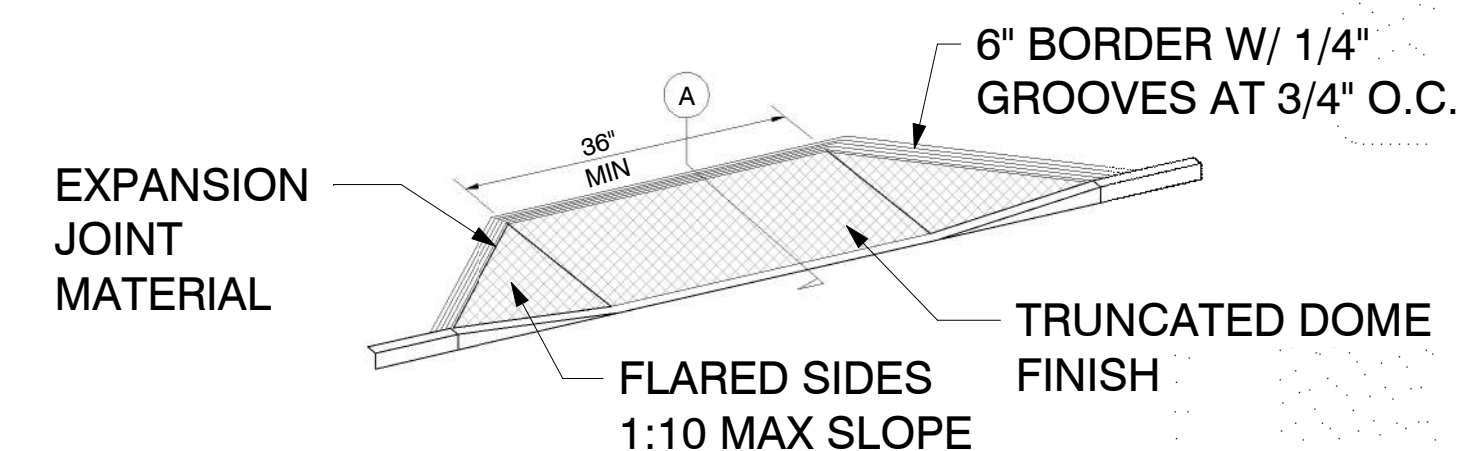
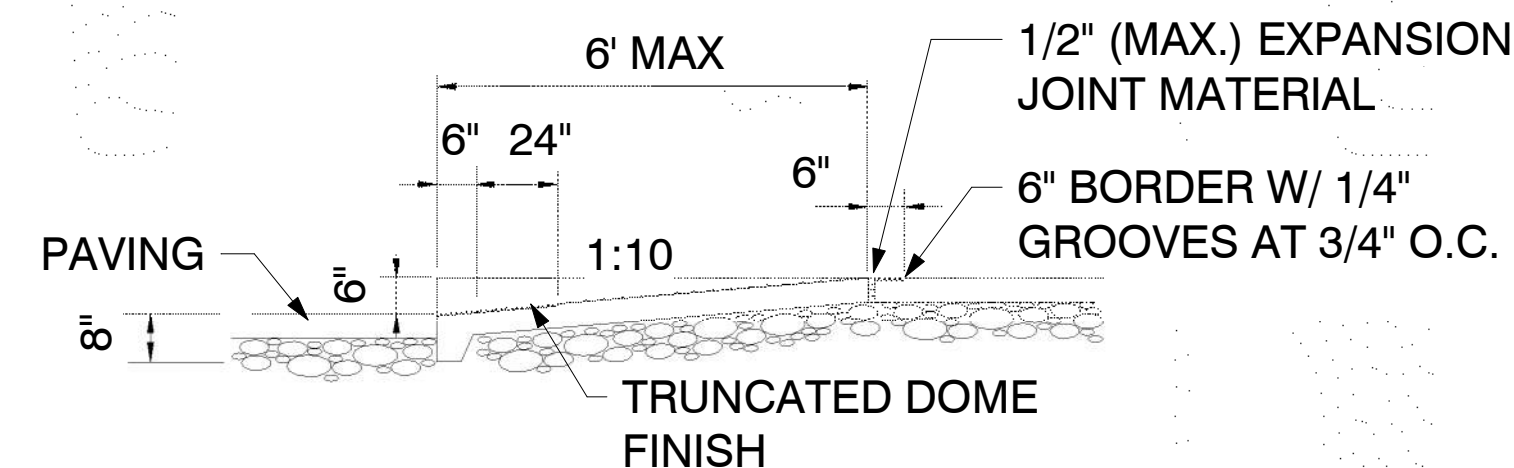
NOTES:

1. SIGN TO CONFORM WITH SECTION 4.30 OF ADAAG.
2. PROVIDE SIGN ON ALL ENTRANCE DOORS AND OTHER LOCATIONS INDICATED (INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNAGE TO INDICATE THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE).
3. FOR ACCESSIBILITY SYMBOL, CHANGE SYMBOL TO APPROPRIATE DESIGNATION.

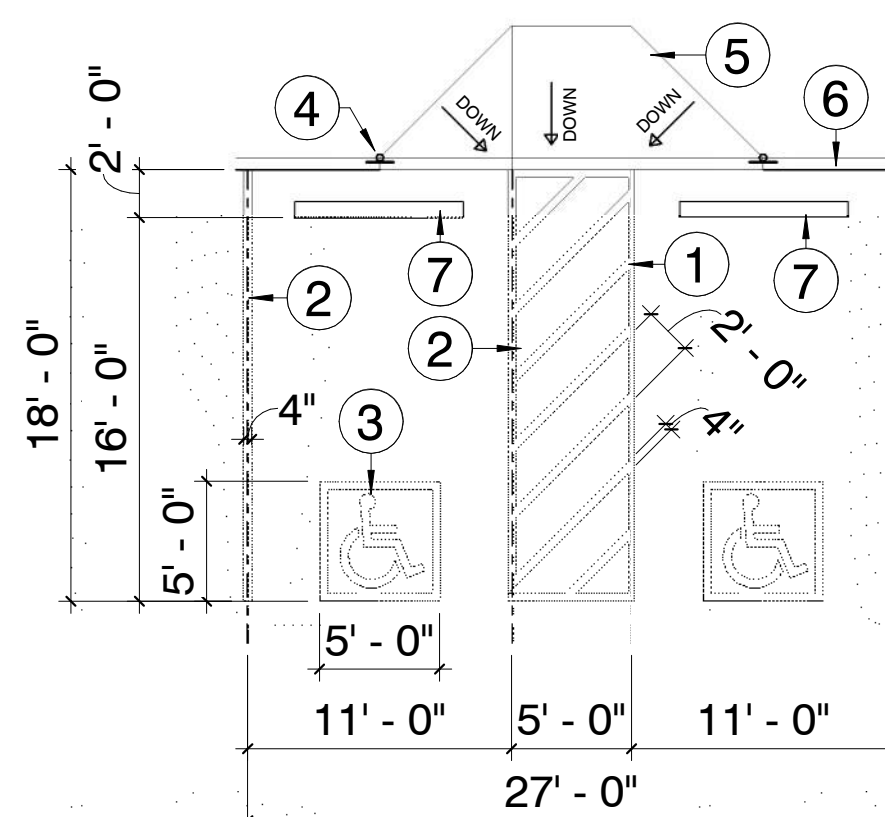
④ ACCESSIBLE DOOR SIGN
3" = 1'-0"



③ ACCESSIBLE SIGNAGE
3" = 1'-0"



② ACCESSIBLE CURB RAMP FLAIRED
1/4" = 1'-0"



GENERAL NOTE:
A. VERTICAL CLEARANCE SHALL
BE 8'-2" MINIMUM ABOVE STALL

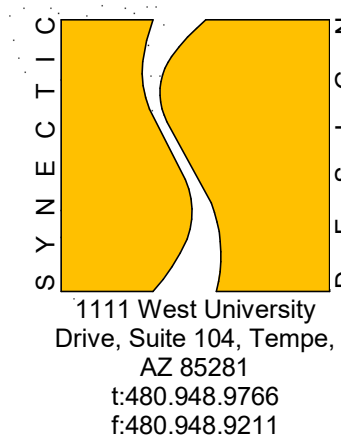
① PARKING STALL ACCESSIBLE PAIR
1/8" = 1'-0"

NOTES:

- A. LETTERING SHALL BE CLEARVIEW 1-W FONT
- B. ONE SIGN AT EACH ACCESSIBLE PARKING STALL, PROPERLY CENTERED
- C. BOTTOM OF SIGN SHALL BE 5'-0" ABOVE FINISH SURFACE
- D. SIGN SHALL BE LOCATED NO FURTHER THAN 6'-0" FROM THE FRONT OF THE PARKING SPACE
- E. MOUNT SIGN AS DETAILED ON PLANS

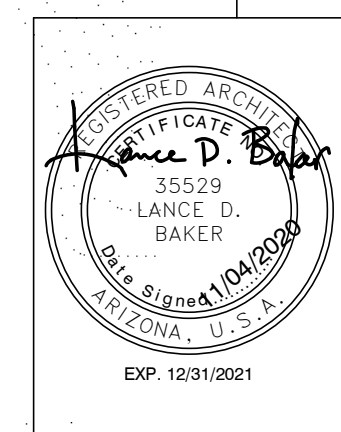
— GREEN BORDERS AND TEXT, AND BLUE SYMBOL ON WHITE RETROREFLECTIVE BACKGROUND (TYP.)
BACKGROUND: ASTM TYPE IV SHEETING
COPY: SAME AS ABOVE
SUBSTRATE: 0.080 GAUGE TREATED ALUMINUM

— PROVIDE VAN ACCESSIBLE SIGNAGE WHERE APPLICABLE



55 RESORT SCOTTSDALE
MINIMAL RESIDENTIAL HEALTH CARE FACILITY

9449 N 90TH STREET
SCOTTSDALE AZ 85258



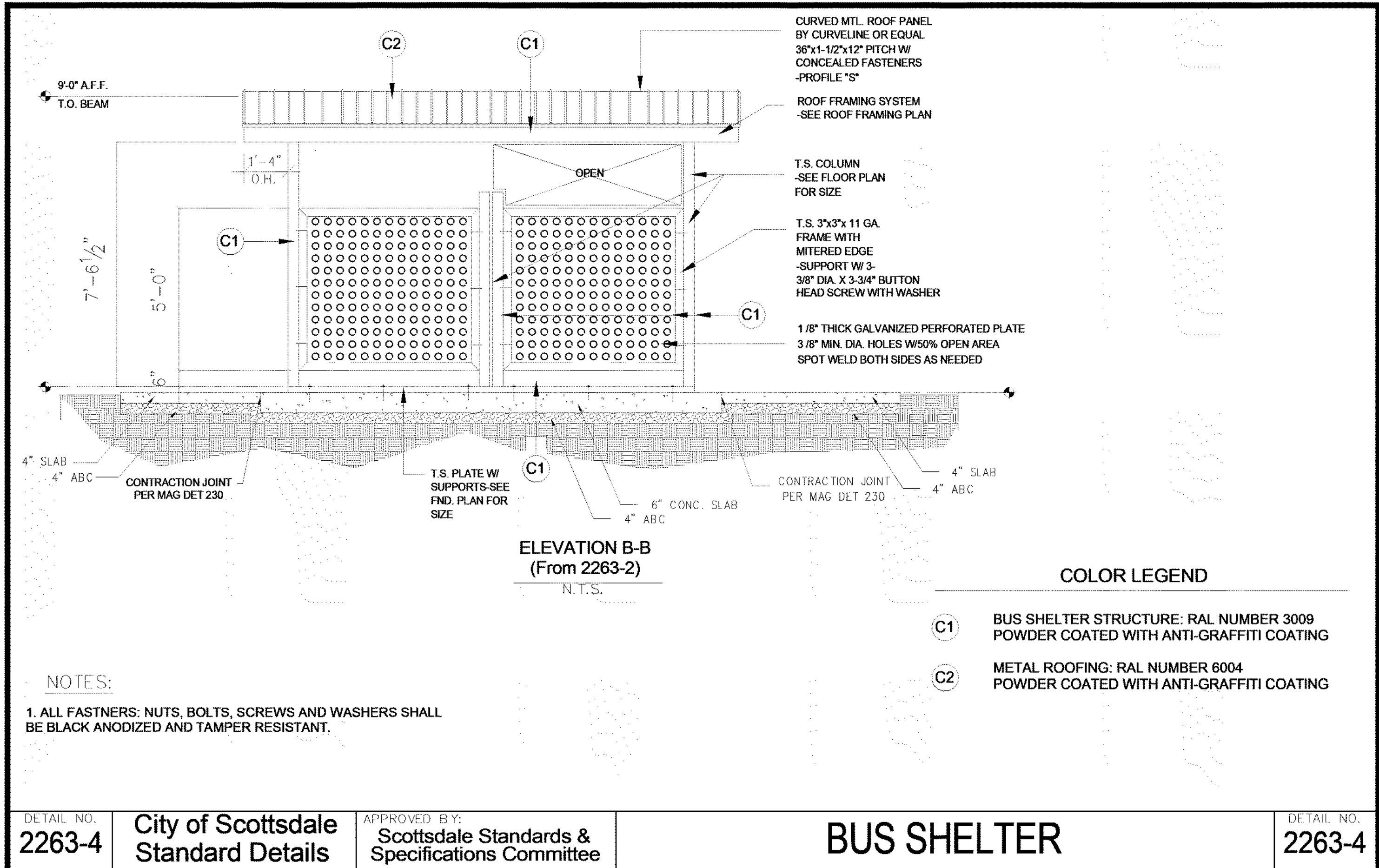
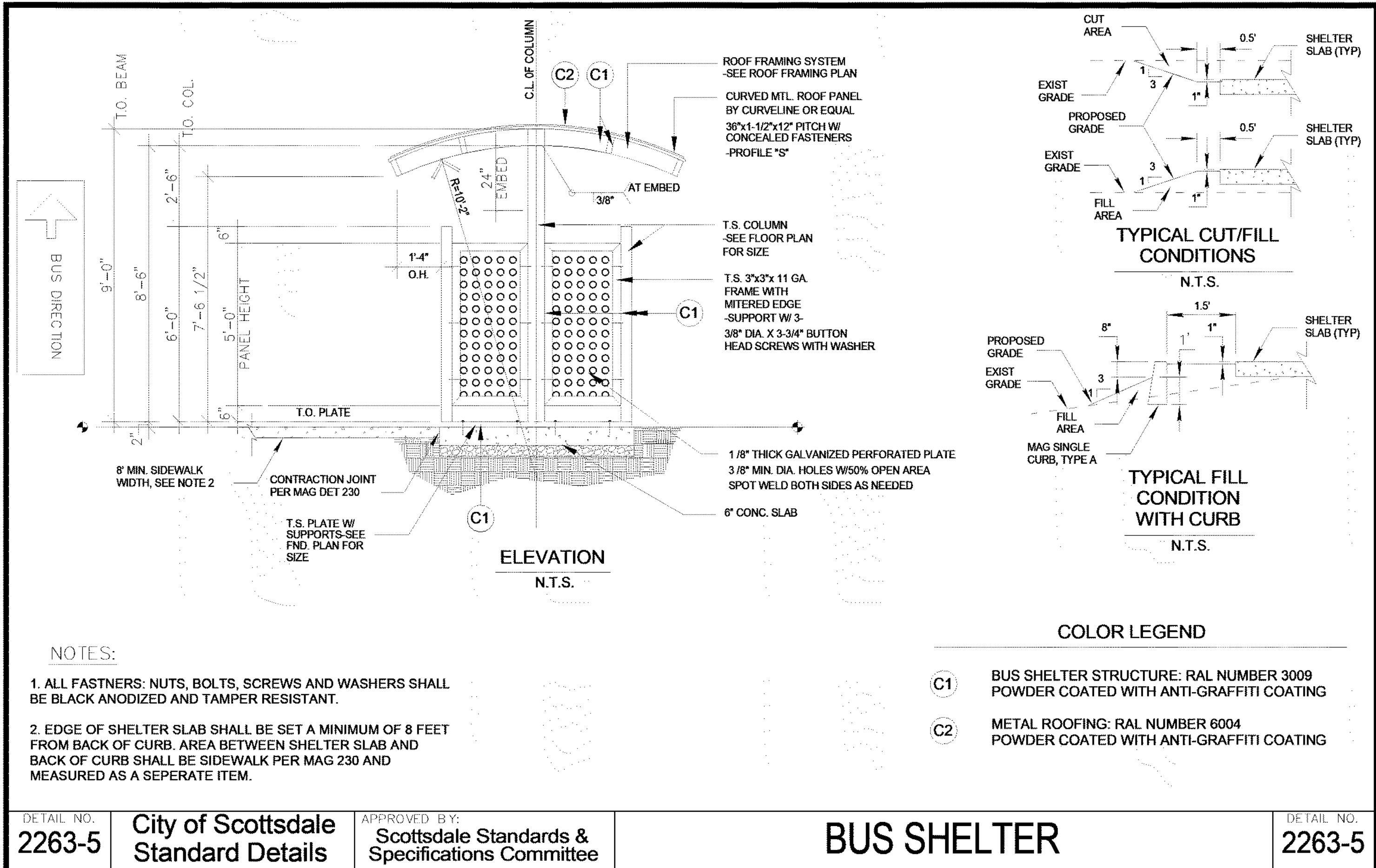
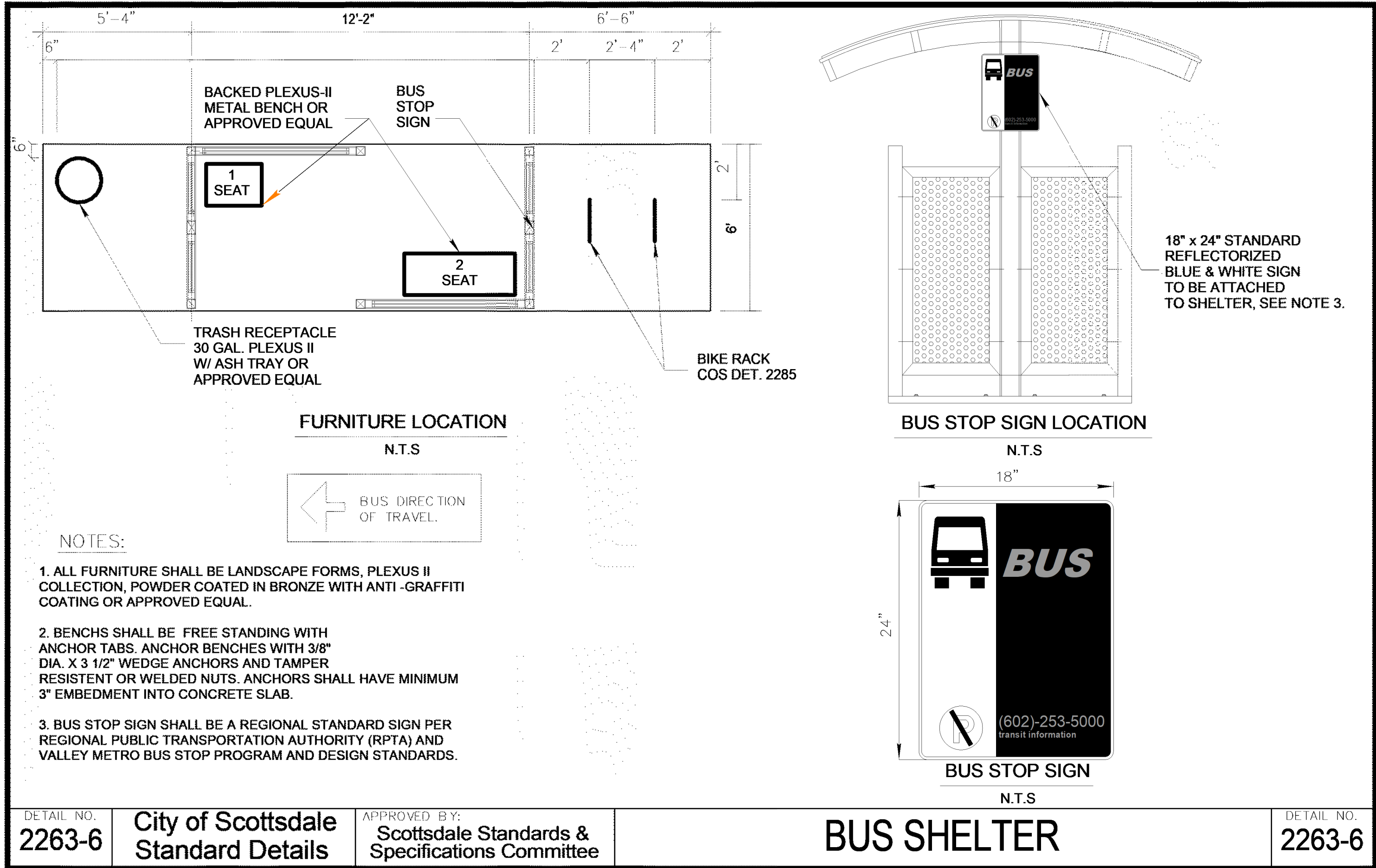
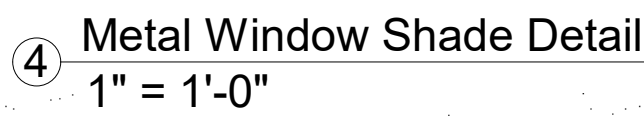
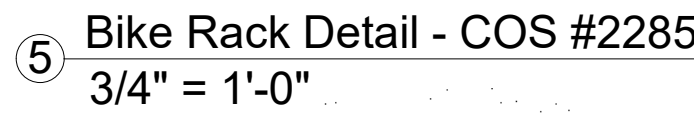
REVISIONS

Phase: DR
Drawn By: DF
Reviewed By: LDB
SDI Project: 4010
Date: 11/04/2020

Sheet:
DRO.3
SITE DETAILS

NOTES:

1. DOUBLE RACK HOLDS 4 BICYCLES.
2. FINISH TO BE WEATHER RESISTANT, BAKED-ON POWDER POLYMER COATING.
3. ANCHOR RACK TO CONCRETE W/ 3/8" DIA. x 1 1/2" WEDGE ANCHORS AND TAMPER RESISTANT OR WELDED NUTS, (4 REQ'D) OR SET TUBING 12" BELOW GRADE IN 24" DEEP x 6" WEDE CONCRETE FOOTING.
4. CONCRETE BASE MAY BE COVERED WITH TURF OR DECOMPOSED GRANITE.
5. PLACEMENT OF BICYCLE RACK SHALL BE CONVENIENT TO MAIN ENTRANCE AND IN HIGHLY VISIBLE LOCATION.
6. 24" MIN. CLEARANCE FROM WALLS OR OBSTRUCTIONS INCLUDING CURBS OR EDGE OF ROADWAY ON BOTH SIDES AND BACK OF RACK. FRONT OF RACK SHALL HAVE A 6" MIN. CLEAR AREA.
7. DETAIL BASED ON CITY OF SCOTTSDALE STANDARD DETAIL # 2285



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BIM 360://4010 90th Street MF 4010 Central 20_V2 360.rvt



① Open Space Areas
1" = 20'-0"

PROJECT DATA

PROJECT ZONING:
C-O (COMMERCIAL - OFFICE)

NET LOT AREA:
108,900 S.F., 2.5 ACRES

MINIMUM OPEN SPACE
REQUIRED: 108,900 x .24 = 26,136 S.F.
PROVIDED: 36,183 S.F.

FRONTAGE OPEN SPACE:
REQUIRED: 36,183 x .50 = 18,092 S.F.
PROVIDED: 18,606 S.F.

MIN. 20 S.F./ 1 LINEAR FOOT FRONTAGE
REQUIRED: 798 FT. x 20 = 15,960 S.F.
PROVIDED: 18,606 S.F.

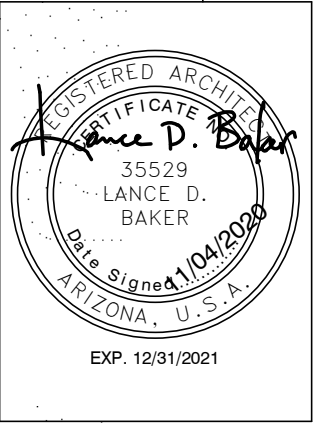
PARKING LOT LANDSCAPING
REQUIRED: 18,918 x .15= 2,838 S.F.
PROVIDED: 2,876 S.F.

COMMON OPEN SPACE
REQUIRED: 15% + (.004 x 30') = .27
108,900 x .27 = 29,403 S.F.
PROVIDED: 36,183 S.F.

OPEN SPACE SCHEDULE	
LANDSCAPE	AREA
HARDSCAPE	7140 SF
LANDSCAPE	8473 SF
OPEN SPACE - FRONTAGE	18606 SF
PARKING	18918 SF
PARKING LOT LANDSCAPE	2876 SF



55 RESORT SCOTTSDALE
MINIMAL RESIDENTIAL HEALTH CARE FACILITY
9449 N 90TH STREET
SCOTTSDALE AZ 85258

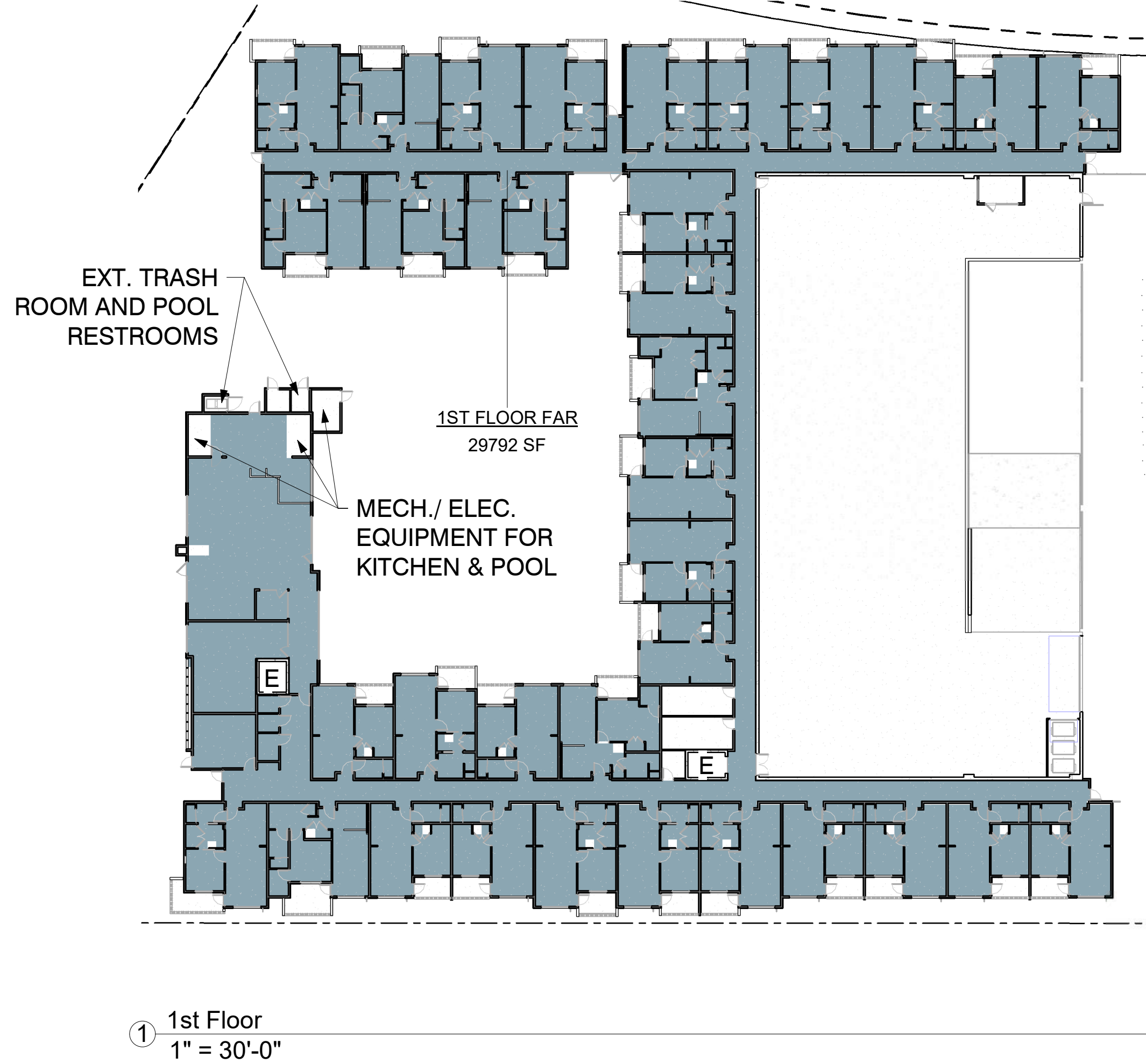
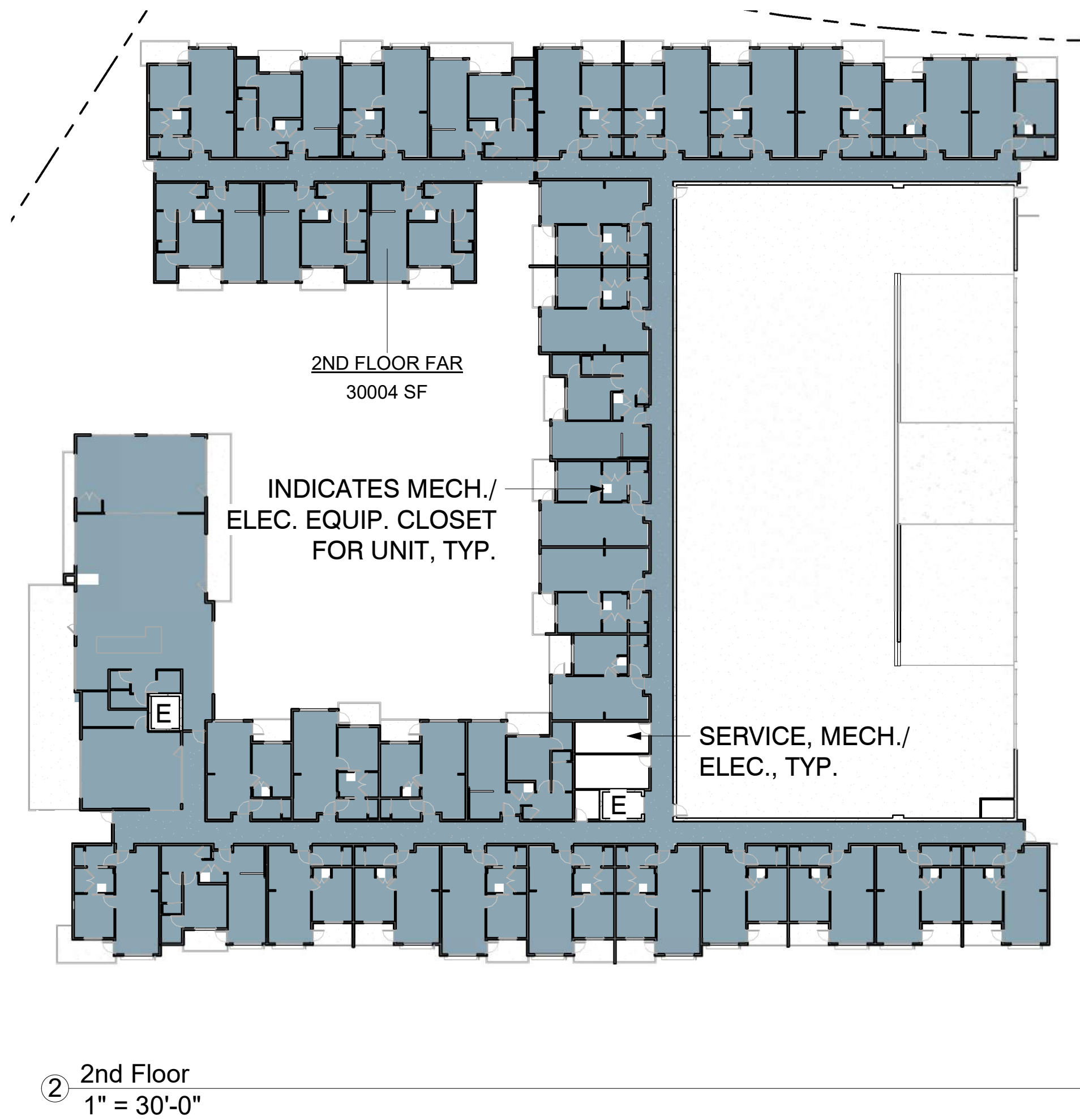


REVISIONS

Phase: DR
Drawn By: NYK
Reviewd By: LDB
SDI Project: 4010
Date: 11/04/2020

Sheet:
DR1.0
OPEN SPACE
PLAN

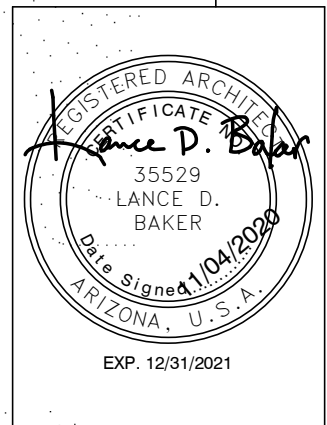
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BIM 360://4010 90th Street MF 4010 Central 20_V2 380.rvt



MAXIMUM GROSS FLOOR AREA:
108,900 S.F. x .80 = 87,120 ALLOWED
87,018 PROVIDED

GROSS FLOOR AREA RATIO	
Name	Area
1ST FLOOR FAR	29792 SF
2ND FLOOR FAR	30004 SF
3RD FLOOR FAR	27222 SF
	87018 SF

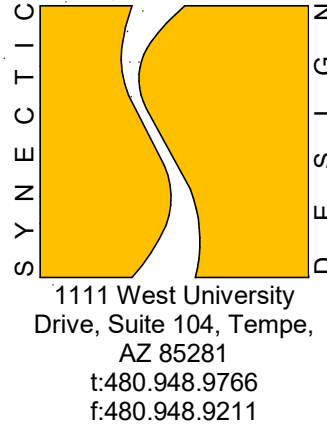
55 RESORT SCOTTSDALE
MINIMAL RESIDENTIAL HEALTH CARE FACILITY
9449 N 90TH STREET
SCOTTSDALE AZ 85258



REVISIONS

Phase: DR
Drawn By: NYK
Reviewd By: LDB
SDI Project: 4010
Date: 11/04/2020
Sheet:

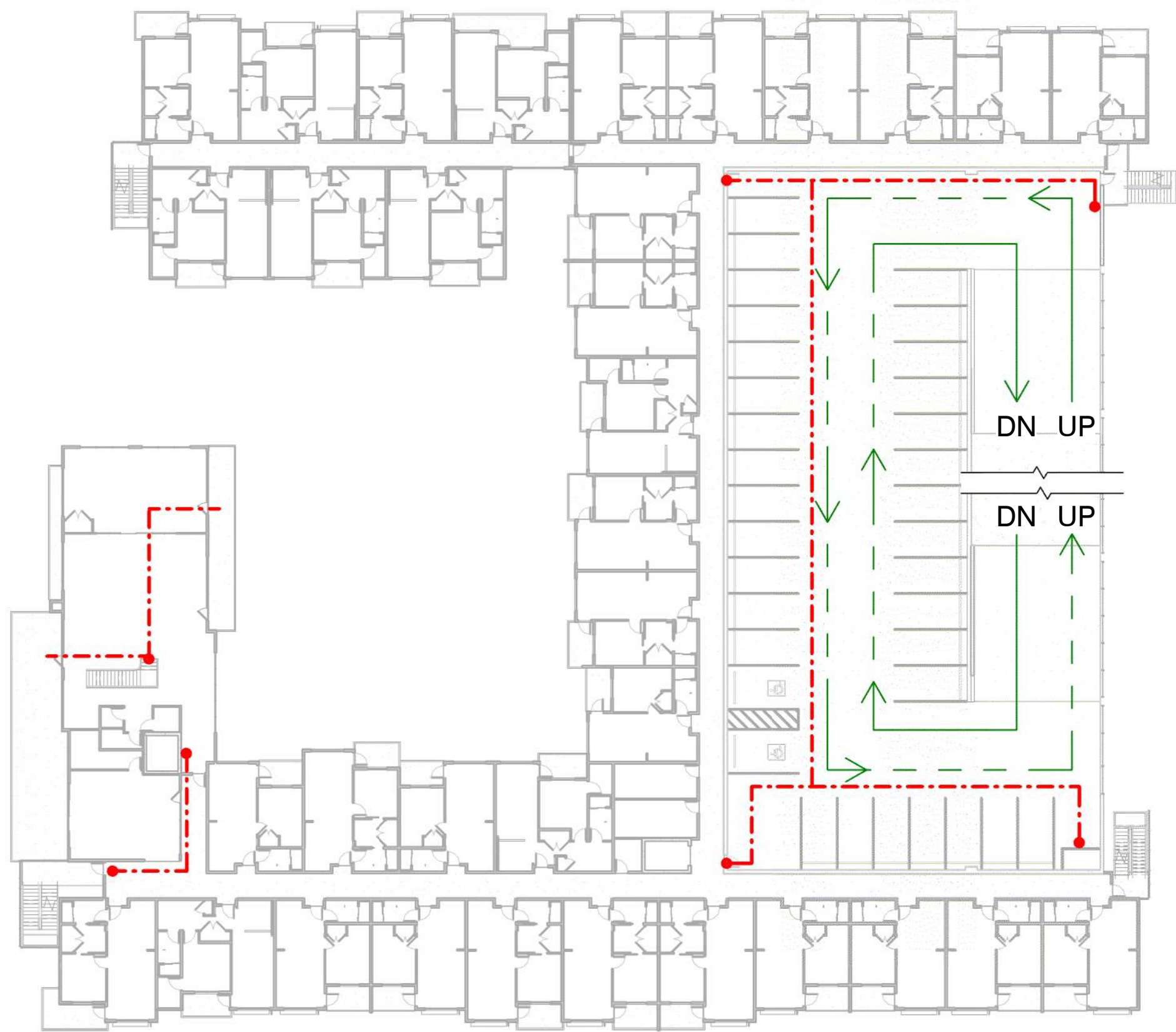
DR1.1
FLOOR AREA
RATIO PLANS



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③ 3rd Floor - Circulation Plan
1" = 30'-0"



② 2nd Floor - Circulation Plan
1" = 30'-0"

CIRCULATION LEGEND

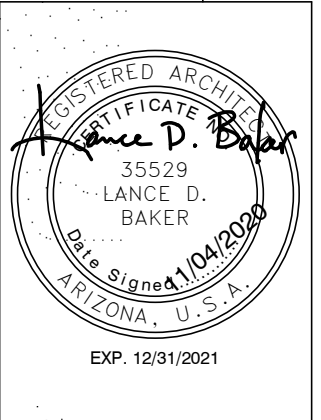
- DENOTES PRIVATE PEDESTRIAN CIRCULATION
- DENOTES PUBLIC PEDESTRIAN CIRCULATION
- DENOTES VEHICULAR CIRCULATION



① PEDESTRIAN AND VEHICULAR CIRCULATION
1" = 30'-0"

55 RESORT SCOTTSDALE
MINIMAL RESIDENTIAL HEALTH CARE FACILITY

9449 N 90TH STREET
SCOTTSDALE AZ 85258

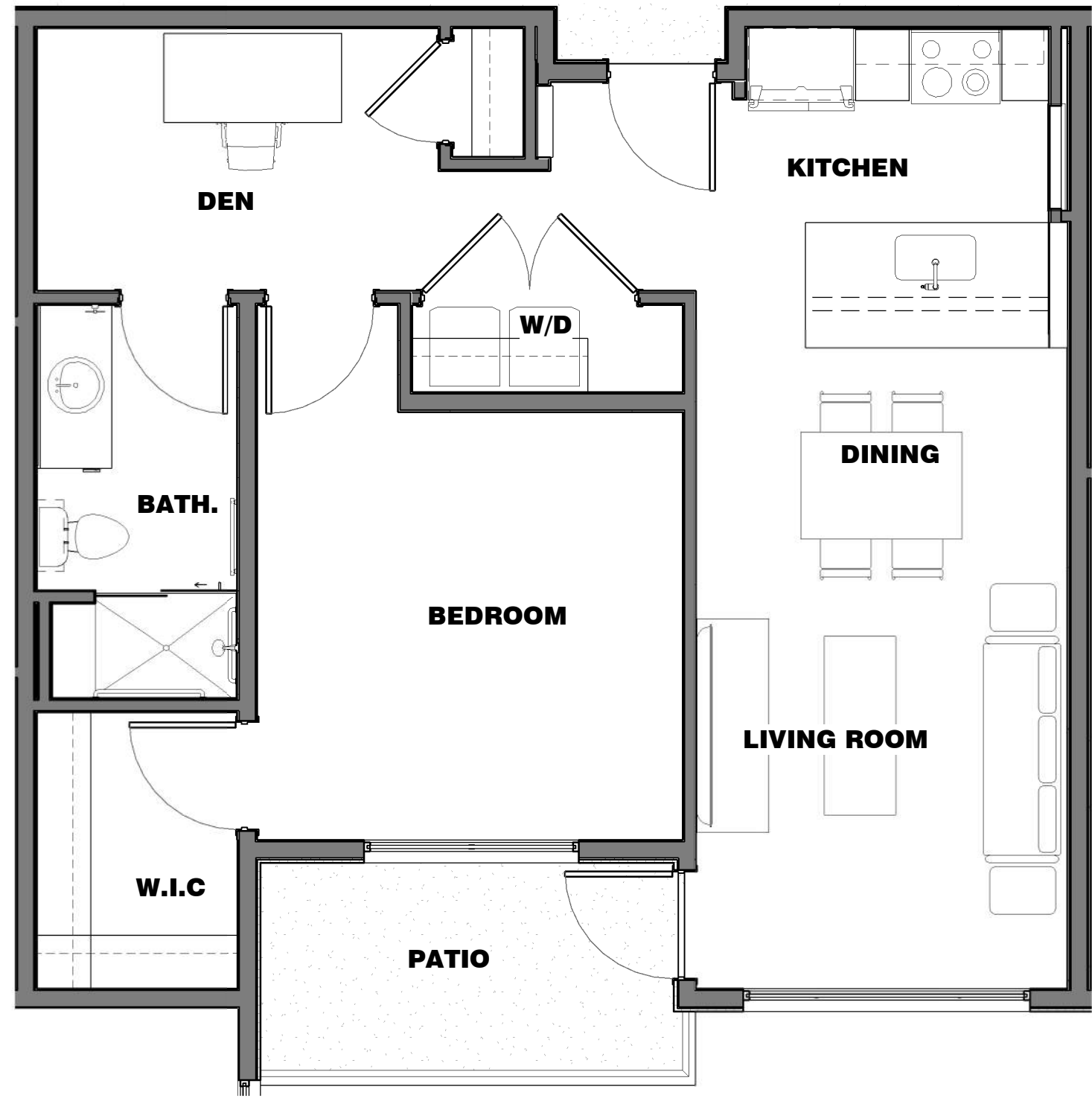


REVISIONS

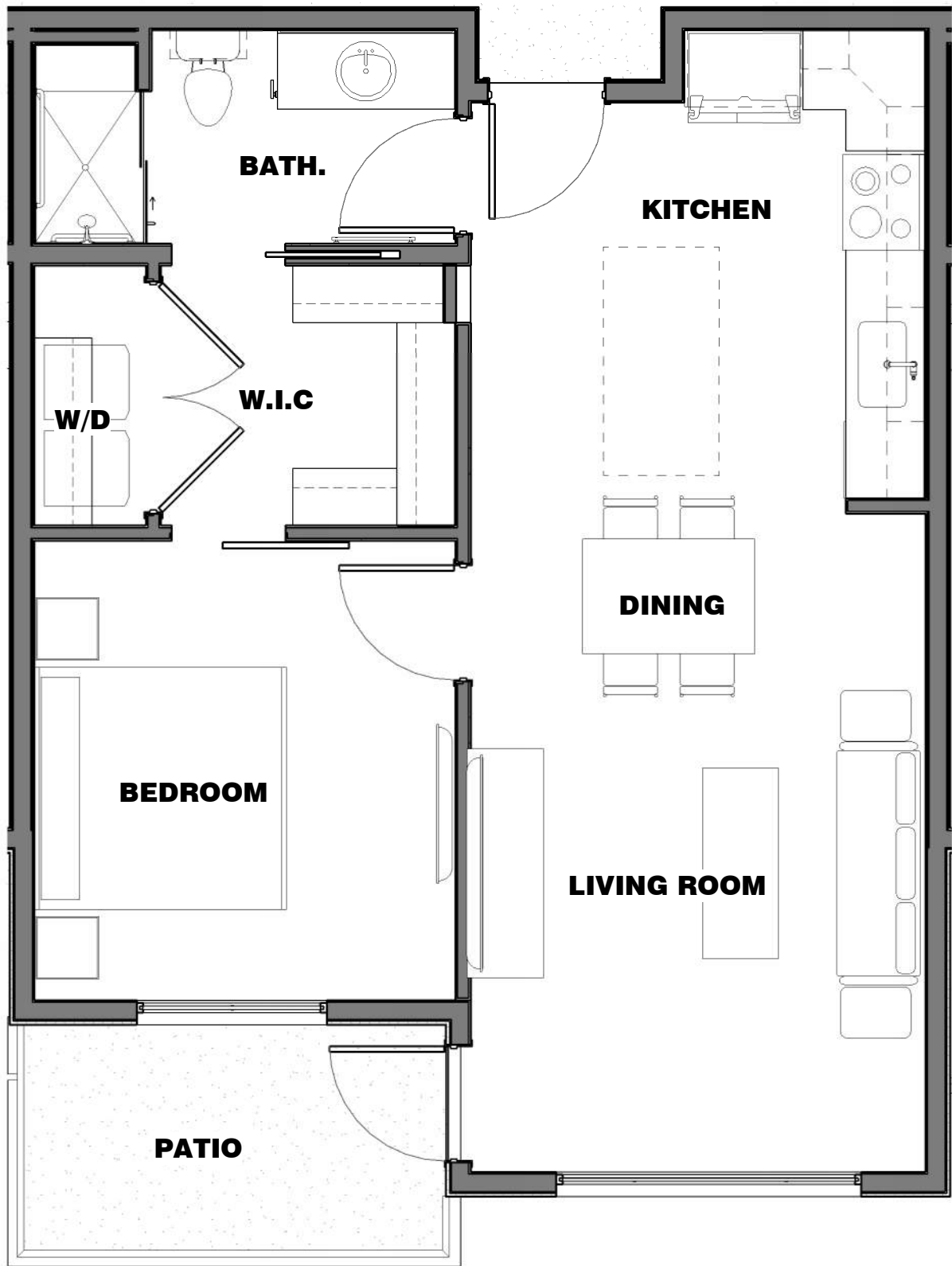
Phase: DR
Drawn By: RD
Reviewd By: LDB
SDI Project: 4010
Date: 11/04/2020
Sheet:

DR1.3
CIRCULATION
PLANS

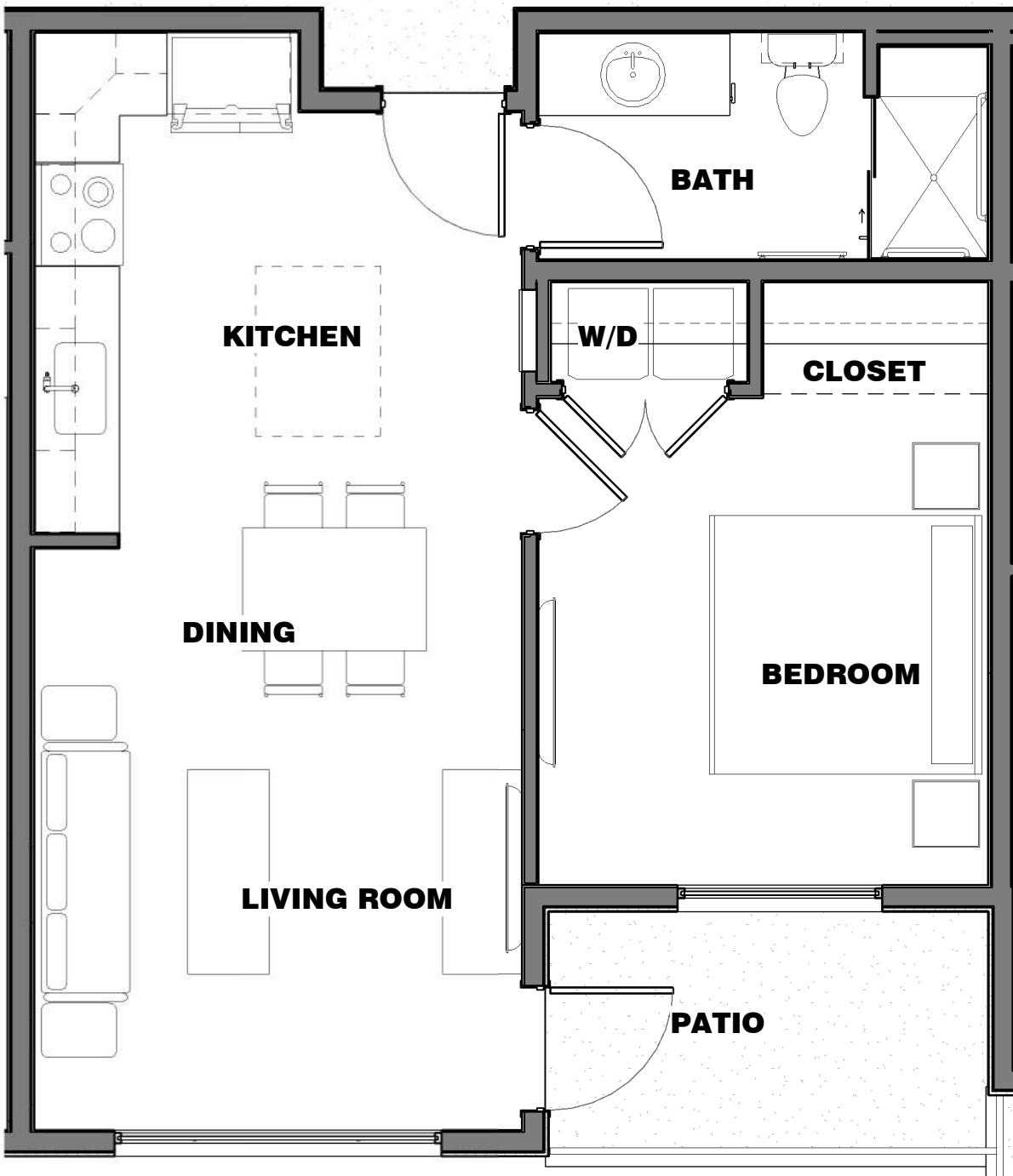
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BIM 360://4010 90th Street MF 4010 Central 20_V2 380.rvt



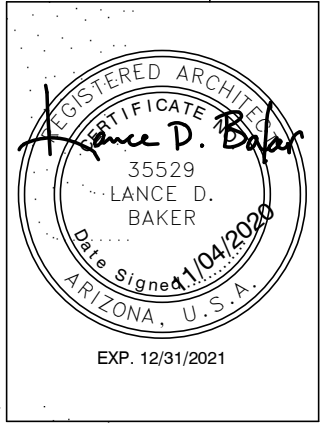
③ DR Unit B1
1/4" = 1'-0"



② DR Unit A2
1/4" = 1'-0"



① DR Unit A1
1/4" = 1'-0"

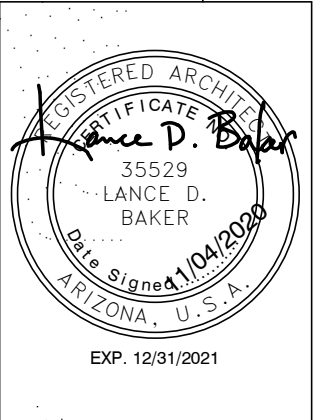


REVISIONS

Phase: DR
Drawn By: NYK
Reviewd By: LDB
SDI Project: 4010
Date: 11/04/2020
Sheet:

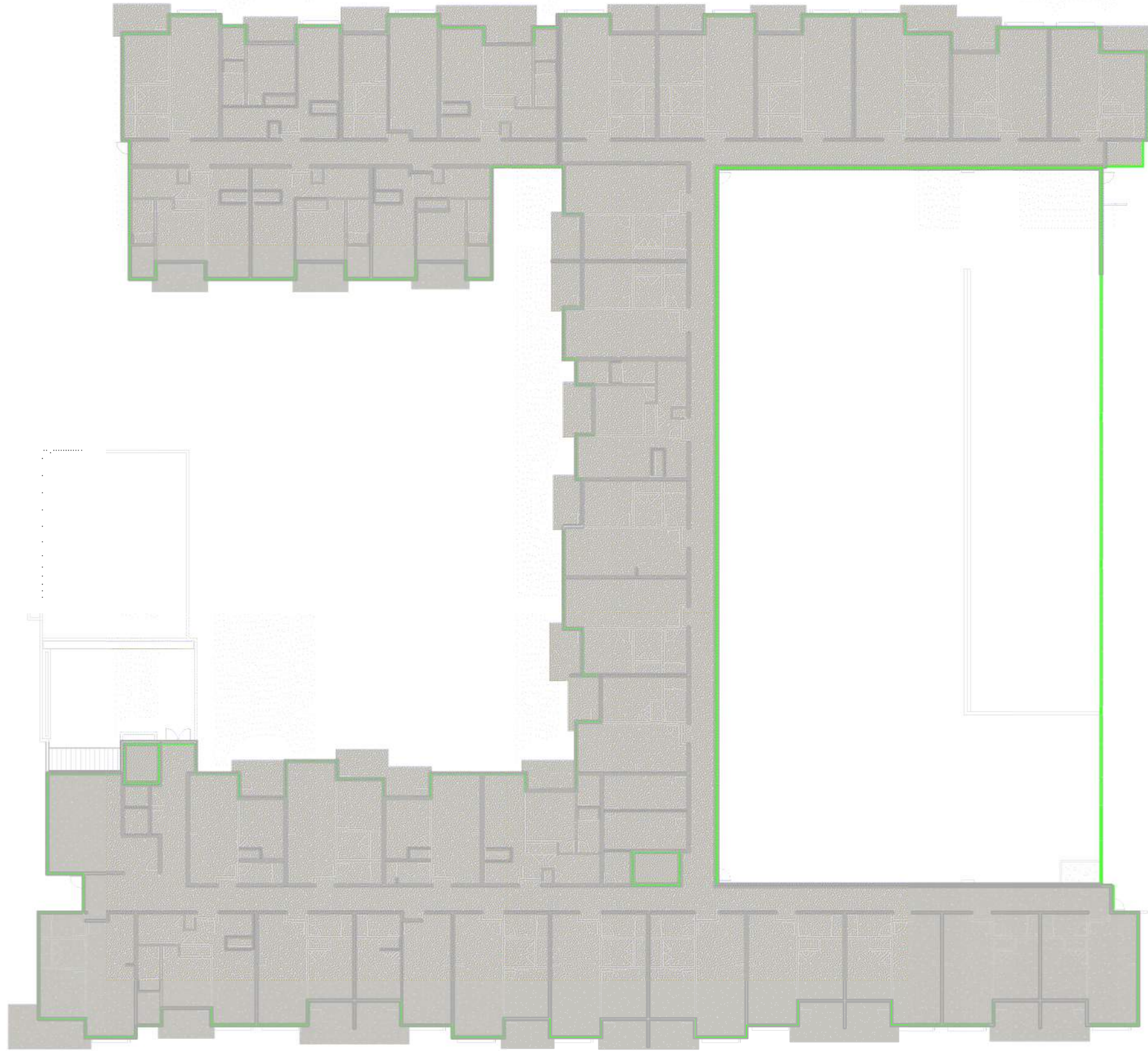
DR2.0
UNIT FLOOR
PLANS

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REVISIONS

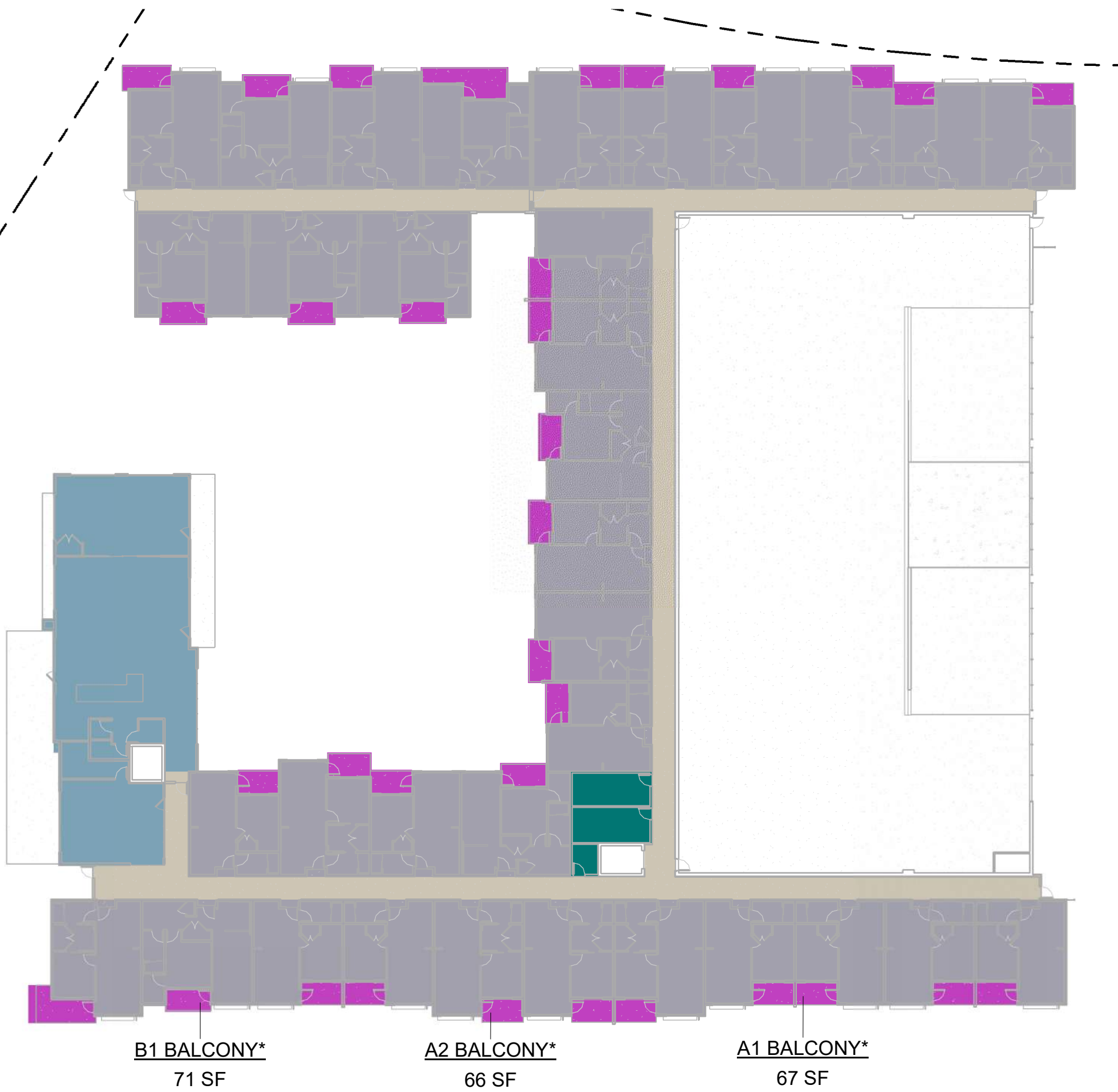
Phase: DR
Drawn By: NYK
Reviewd By: LDB
SDI Project: 4010
Date: 11/04/2020
Sheet:
DR2.1
FLOOR &
ROOFPLAN
WORKSHEET



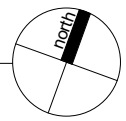
④ Roof Areas
1" = 30'-0"



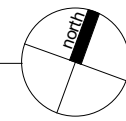
③ 3rd Floor Areas
1" = 30'-0"



② 2nd Floor Areas
1" = 30'-0"



① 1st Floor Areas
1" = 30'-0"



- CIRCULATION
- COMMERCIAL/ AMENITY
- PRIVATE OPEN SPACE
- RESIDENTIAL
- SERVICE

*SMALLEST PATIO/
BALCONY CALLED OUT FOR
REFERENCE FOR EACH UNIT
TYPE AT EACH FLOOR

GROSS SCHEMATIC BUILDING AREAS	
NAME	AREA
1ST FLOOR CIRCULATION	4490 SF
2ND FLOOR CIRCULATION	4252 SF
3RD FLOOR CIRCULATION	4316 SF
CIRCULATION	13057 SF
1ST FLOOR AMENITY	3981 SF
2ND FLOOR AMENITY	3549 SF
3RD FLOOR AMENITY	677 SF
COMMERCIAL/ AMENITY	8207 SF
PARKING GARAGE	33646 SF
PARKING	33646 SF
1ST FLOOR RESIDENTIAL	23306 SF
2ND FLOOR RESIDENTIAL	23388 SF
3RD FLOOR RESIDENTIAL	23389 SF
RESIDENTIAL	70084 SF
1ST FLOOR SERVICE	485 SF
2ND FLOOR SERVICE	470 SF
3RD FLOOR SERVICE	470 SF
SERVICE	1424 SF
	126418 SF

GROSS UNIT A1
608 SF

REQUIRED PRIVATE OPEN SPACE
1ST FLOOR: 608 X .10 = 61 SF PATIO
2ND FLOOR: 608 X .05 = 31 SF BALCONY
3RD FLOOR: 608 X .05 = 31 SF BALCONY

GROSS UNIT A2
700 SF

REQUIRED PRIVATE OPEN SPACE
1ST FLOOR: 700 X .10 = 70 SF PATIO
2ND FLOOR: 700 X .05 = 35 SF BALCONY
3RD FLOOR: 700 X .05 = 35 SF BALCONY

GROSS UNIT B1
778 SF

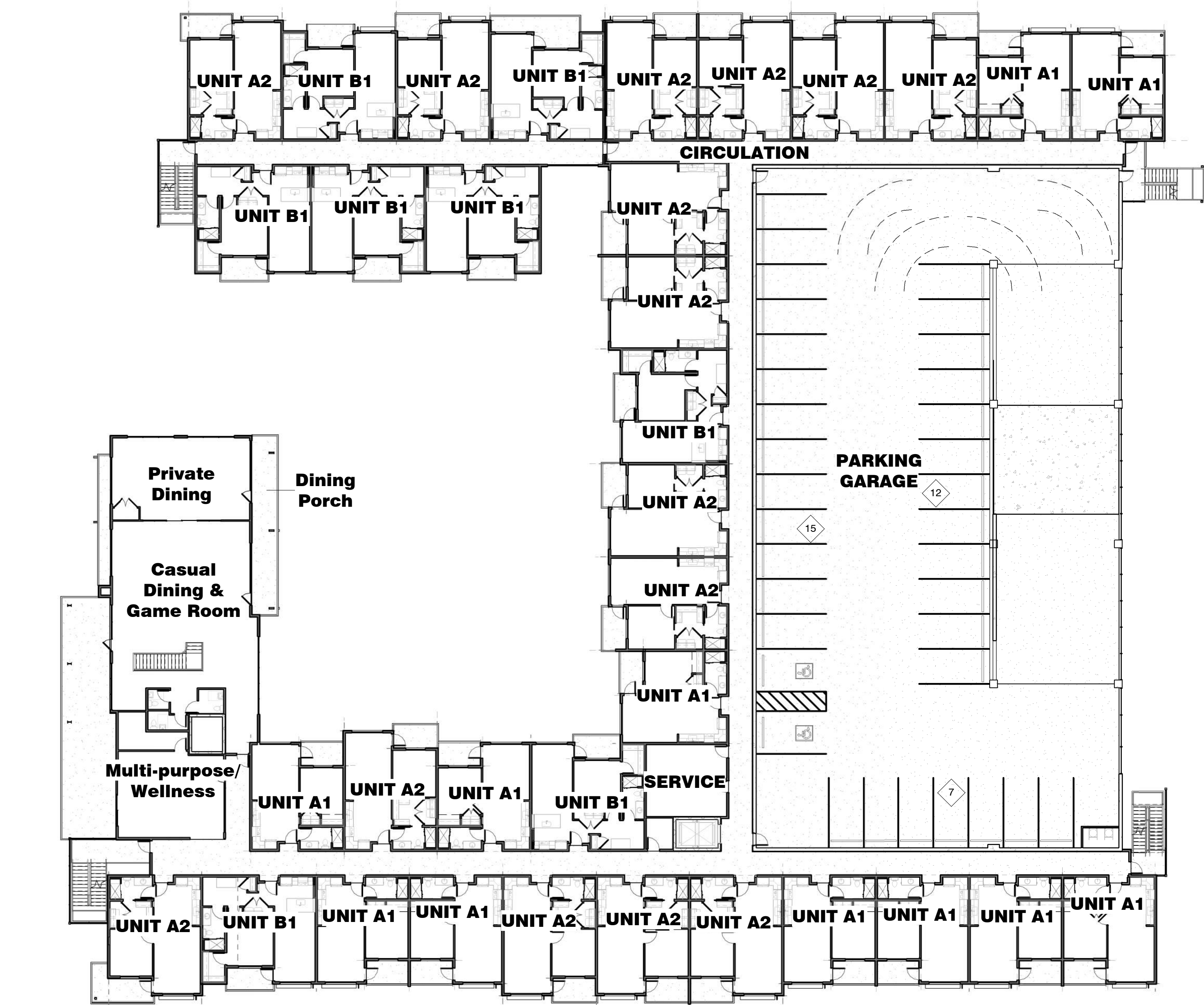
REQUIRED PRIVATE OPEN SPACE
1ST FLOOR: 778 X .10 = 78 SF PATIO
2ND FLOOR: 778 X .05 = 39 SF BALCONY
3RD FLOOR: 778 X .05 = 39 SF BALCONY

GROSS ROOF AREAS	
NAME	AREA
PARAPET	1169 SF
ROOF	31733 SF

MAXIMUM PARAPET CALCULATION
ALLOWED: 31,733 x .30 = 9,520 SF
PROVIDED: 1,169 SF

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BIM 360://4010 90th Street MF 4010 Central 20_V2 380.rvt

SHEET KEYED NOTES



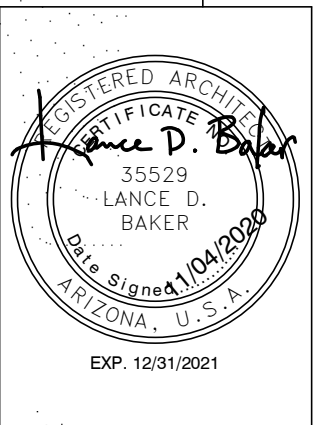
② 2nd Floor Plan DR
1" = 20'-0"



① 1st Floor Plan DR
1" = 20'-0"

55 RESORT SCOTTSDALE
MINIMAL RESIDENTIAL HEALTH CARE FACILITY

9449 N 90TH STREET
SCOTTSDALE AZ 85258

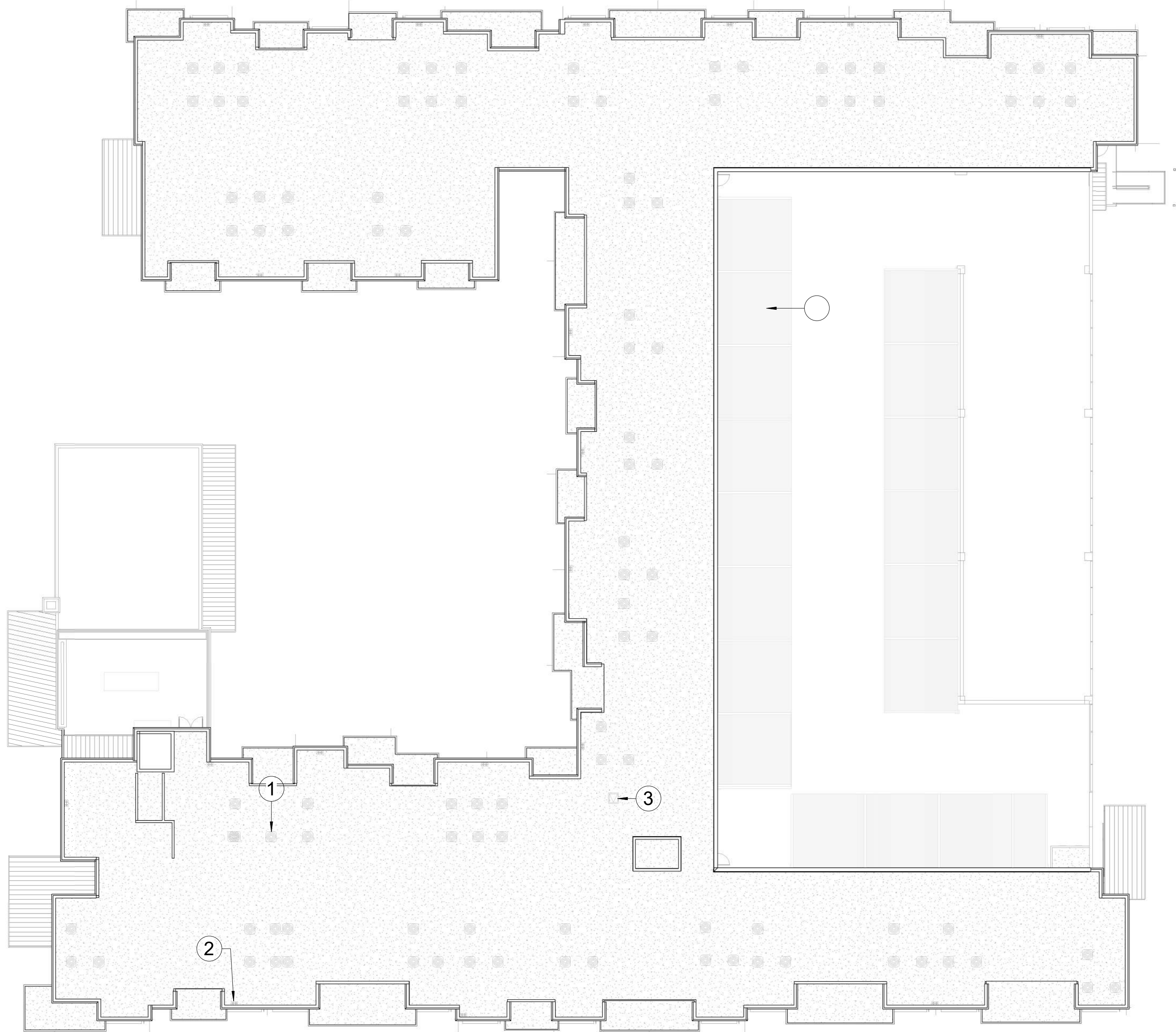


REVISIONS

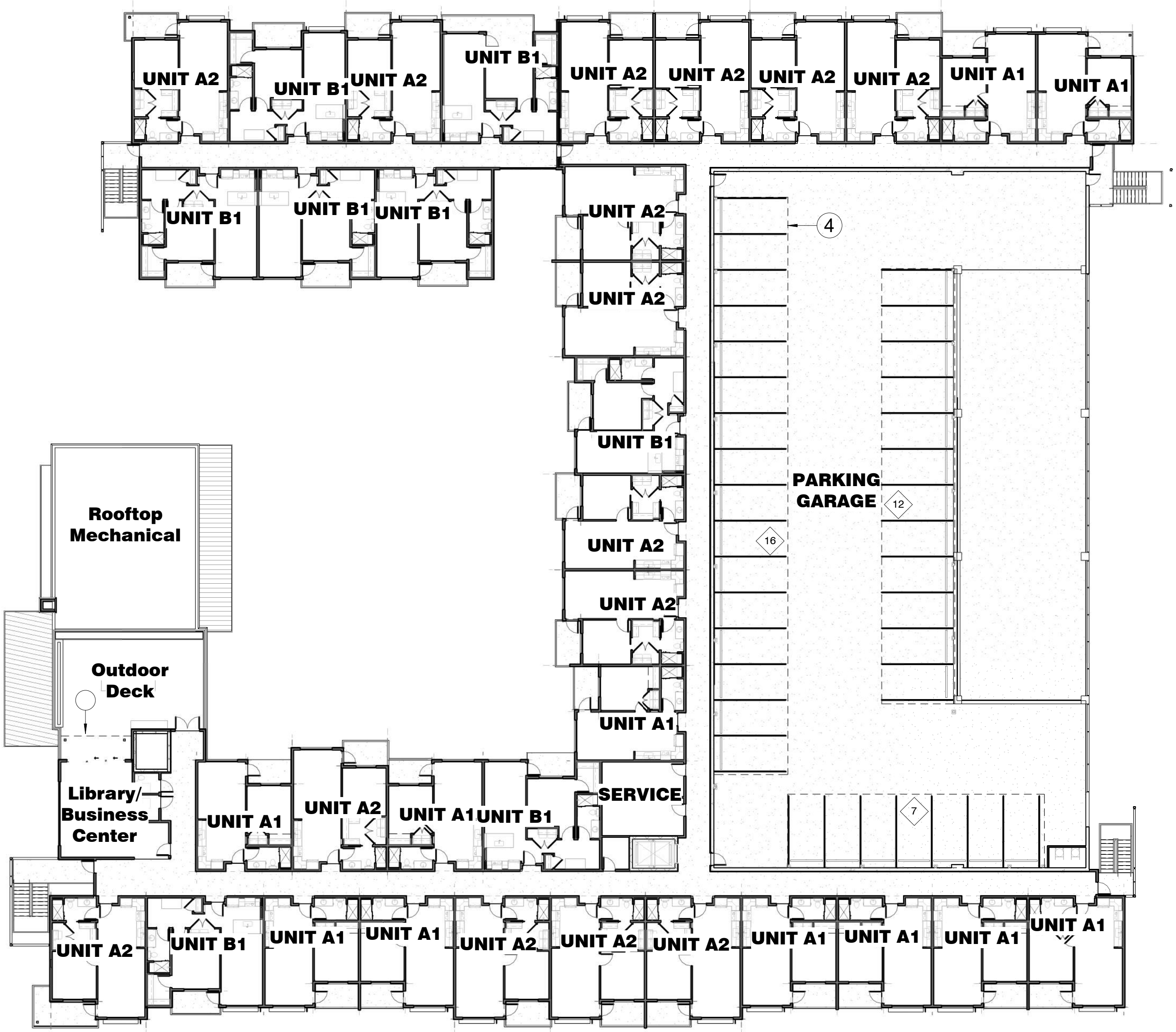
Phase: DR
Drawn By: NYK
Reviewd By: LDB
SDI Project: 4010
Date: 11/04/2020
Sheet:

DR2.2
1ST & 2ND
FLOOR PLAN

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BIM 360://4010 90th Street MF 4010 Central 20_V2 380.rvt

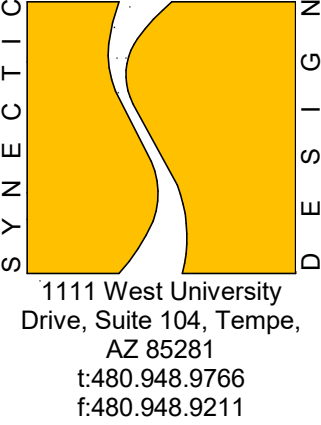


2 Roof Plan DR
1" = 20'-0"

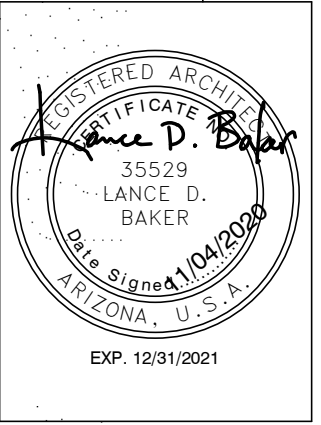


1 3rd Floor Plan DR
1" = 20'-0"

- SHEET KEYED NOTES**
- 1 ROOF TOP MECHANICAL UNIT TO BE CONCEALED BY PARAPET
 - 2 INTERIOR ROOF DRAIN / OVERFLOW, TYP
 - 3 ROOF ACCESS HATCH
 - 4 INDICATES ROOF OVERHANG, CANOPY OR PROJECTION ABOVE



55 RESORT SCOTTSDALE
MINIMAL RESIDENTIAL HEALTH CARE FACILITY
9449 N 90TH STREET
SCOTTSDALE AZ 85258

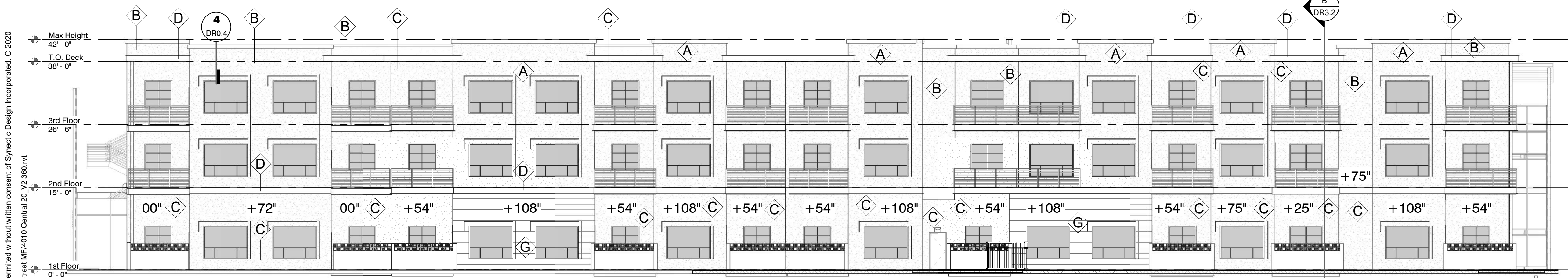


REVISIONS

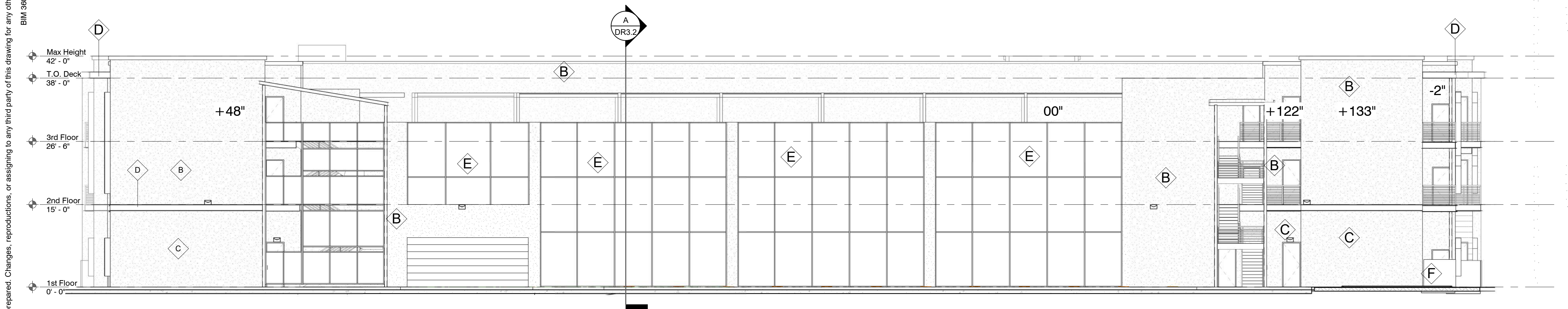
Phase: DR
Drawn By: NYK
Reviewd By: LDB
SDI Project: 4010
Date: 11/04/2020
Sheet:
DR2.3
3RD & ROOF
PLANS

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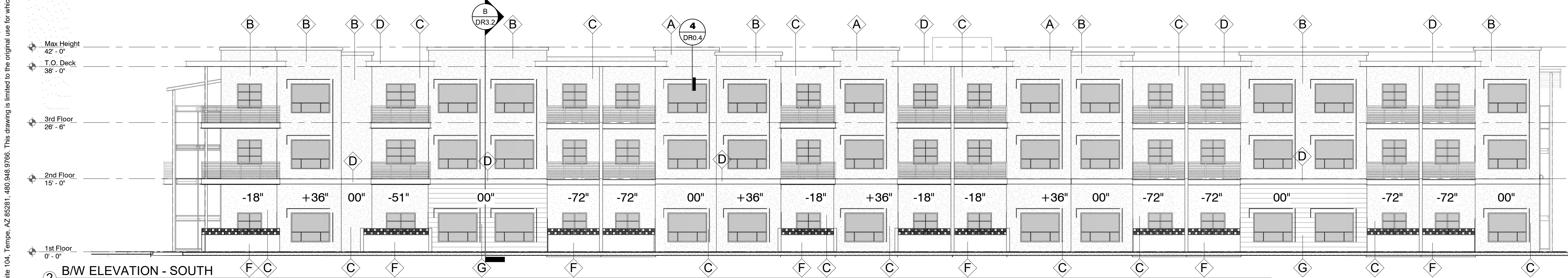
BIM 360://4010 90th Street MF 4010 Central 20 V2 380.rvt



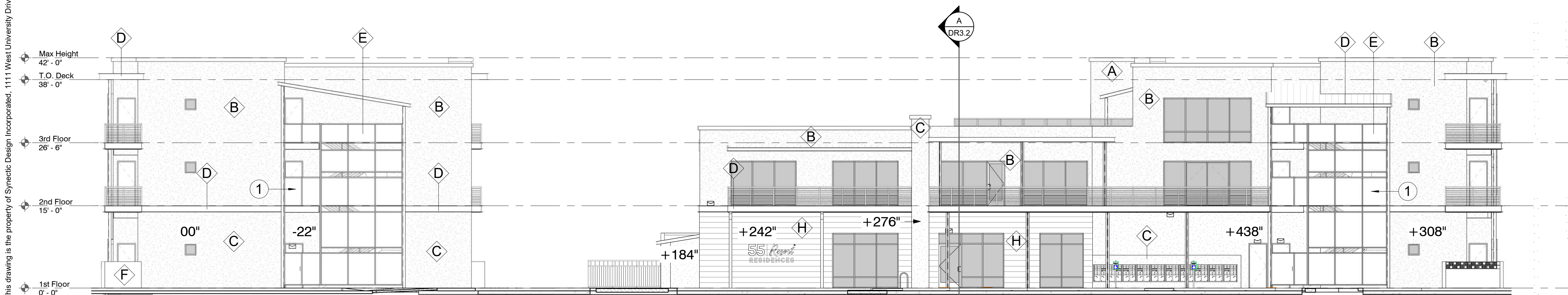
4 B/W ELEVATION - NORTH
3/32" = 1'-0"



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



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



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

EXTERIOR FINISH LEGEND

A	DESCR. STUCCO FINISH SYSTEM MFR DUNN EDWARDS PAINT DE6065 STUDIO WHITE (LRV 68) FINISH FLAT	
B	DESCR. STUCCO FINISH SYSTEM MFR DUNN EDWARDS PAINT DE6066 DESERT ROCK (LRV 54) FINISH FLAT	
C	DESCR. STUCCO FINISH SYSTEM MFR DUNN EDWARDS PAINT DEC713 ROMAN BRICK (LRV 23) FINISH FLAT	
D	DESCR. METAL & STUCCO ACCENTS MFR DUNN EDWARDS PAINT DEC756 WEATHERED BROWN FINISH SEMI-GLOSS/ FLAT@STUCCO	
E	DESCR. DECORATIVE METAL MESH MFR MCNICHOLS STYLE 1"x1" WOVEN MESH; 80% OPEN 2"x2" WOVEN MESH; 89% OPEN FINISH PAINT TO MATCH "D"	
F	DESCR. DECORATIVE BREEZE BLOCK & CMU FINISH DEC756 WEATHERED BROWN	
G	DESCR. PORCELAIN TILE MFR LONGUST - ALMAR COLOR SADDLE	
H	DESCR. PORCELAIN TILE MFR LONGUST - ZANTE COLOR BEIGE	

17-DR-2020
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
1/7/21
DATE
APPROVED BY

SHEET KEYED NOTES

- 1 METAL MESH DECORATIVE SCREENING. COMBINATION 1"x1" OPEN MESH PANELS WITH 2"x2" OPEN PANELS, PAINTED TO MATCH METAL ACCENTS "WEATHERED BROWN"

EXTERIOR ELEVATION GENERAL NOTES

- A. ROOF MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED BY ROOF PARAPETS.
- B. WINDOWS TO BE RECESSED A MINIMUM OF 50% PER CITY OF SCOTTSDALE.
- C. EXTERIOR DOORS TO BE RECESSED A MINIMUM OF 30% PER CITY OF SCOTTSDALE.

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BIM 360://4010 90th Street MF 4010 Central 20_V2 360.rvt

Max Height 42'-0"
T.O. Deck 38'-0"
3rd Floor 26'-6"
2nd Floor 15'-0"
1st Floor 0'-0"

Max Height 42'-0"
T.O. Deck 38'-0"
3rd Floor 26'-6"
2nd Floor 15'-0"
1st Floor 0'-0"

11/13/20

MECH. UNITS
SCREENED BY
PARAPETS

④ COLOR ELEVATION - NORTH
3/32" = 1'-0"

MECH. UNITS
SCREENED
BY PARAPETS

METAL MESH SCREENING
AT GARAGE DRIVE

CARPORTS AT TOP
LEVEL PARKING

BLDG MOUNTED LIGHTING,
SEE PHOTOMETRY PLANS

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

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

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

EXTERIOR FINISH LEGEND

A	DESCR. STUCCO FINISH SYSTEM MFR DUNN EDWARDS PAINT DE6065 STUDIO WHITE (LRV 68) FINISH FLAT	
B	DESCR. STUCCO FINISH SYSTEM MFR DUNN EDWARDS PAINT DE6066 DESERT ROCK (LRV 54) FINISH FLAT	
C	DESCR. STUCCO FINISH SYSTEM MFR DUNN EDWARDS PAINT DEC713 ROMAN BRICK (LRV 23) FINISH FLAT	
D	DESCR. METAL & STUCCO ACCENTS MFR DUNN EDWARDS PAINT DEC756 WEATHERED BROWN FINISH SEMI-GLOSS/ FLAT@STUCCO	
E	DESCR. DECORATIVE METAL MESH MFR MCNICHOLS STYLE 1"x1" WOVEN MESH; 80% OPEN 2"x2" WOVEN MESH; 89% OPEN FINISH PAINT TO MATCH "D"	
F	DESCR. DECORATIVE BREEZE BLOCK & CMU FINISH DEC756 WEATHERED BROWN	
G	DESCR. PORCELAIN TILE MFR LONGUST - ALMAR COLOR SADDLE	
H	DESCR. PORCELAIN TILE MFR LONGUST - ZANTE COLOR BEIGE	

SHEET KEYED NOTES

1 METAL MESH DECORATIVE SCREENING.
COMBINATION 1"x1" OPEN MESH
PANELS WITH 2"x2" OPEN PANELS,
PAINTED TO MATCH METAL ACCENTS
"WEATHERED BROWN"

EXTERIOR ELEVATION GENERAL NOTES

- A. ROOF MOUNTED MECHANICAL
EQUIPMENT TO BE SCREENED BY ROOF
PARAPETS.
B. WINDOWS TO BE RECESSED A MINIMUM
OF 50% PER CITY OF SCOTTSDALE.
C. EXTERIOR DOORS TO BE RECESSED A
MINIMUM OF 30% PER CITY OF
SCOTTSDALE.

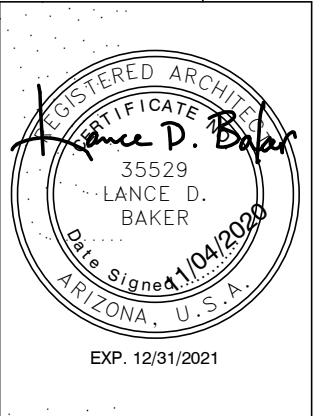
17-DR-2020

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

1/7/21
DATE APPROVED BY



55 RESORT SCOTTSDALE
MINIMAL RESIDENTIAL HEALTH CARE FACILITY
9449 N 90TH STREET
SCOTTSDALE AZ 85258



REVISIONS

Phase: DR
Drawn By: NYK
Reviewd By: LDB
SDI Project: 4010
Date: 11/04/2020
Sheet:
DR3.1
COLOR
ELEVATIONS

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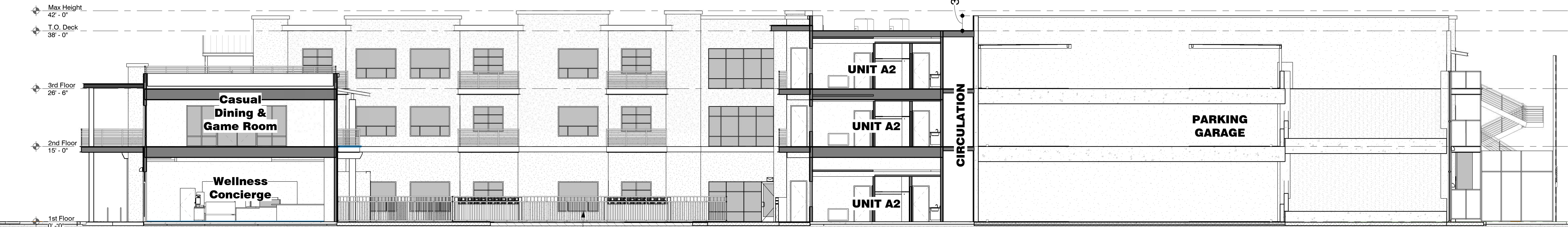
② Streetscape 90th Street
12" = 1'-0"



① San Victor Streetscape
12" = 1'-0"



② SITE CROSS SECTION B
1" = 10'-0"



③ SITE CROSS SECTION A
1" = 10'-0"

SHEET KEYED NOTES

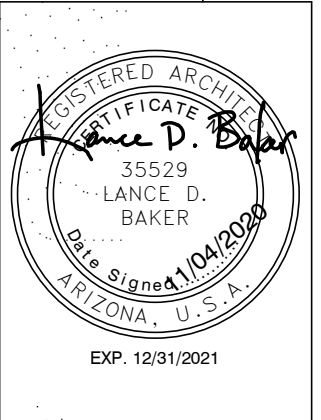
1 GUARDRAIL AT BALCONY 42" A.F.F.

BUILDING SECTION GENERAL NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED BY ROOF PARAPET
- B. WINDOWS TO BE RECESSED MINIMUM 50% OF WALL THICKNESS
- C. EXTERIOR DOORS TO BE RECESSED MINIMUM 30% OF WALL THICKNESS



55 RESORT SCOTTSDALE
MINIMAL RESIDENTIAL HEALTH CARE FACILITY
9449 N 90TH STREET
SCOTTSDALE AZ 85258



REVISIONS

Phase: DR
Drawn By: NYK
Reviewd By: LDB
SDI Project: 4010
Date: 11/04/2020
Sheet:
DR3.2
SITE SECTIONS
STREETSCAPES

17-DR-2020
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
1/7/21
DATE
APPROVED BY

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BM 360/4010 90th Street MF 4010 Central 20_V2 360.rvt



② Main Entry from Corner
12" = 1'-0"



③ Amenity Spaces from Exterior
12" = 1'-0"



① Main Entry from 90th
12" = 1'-0"

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BIM 360://4010 90th Street MF 4010 Central 20_V2 380.rvt



② Pool and Pool Deck
12" = 1'-0"



③ Building Corner at Southwest Intersection
12" = 1'-0"



① Amenity Courtyard
12" = 1'-0"

OF
9449 N 90TH STREET
SCOTTSDALE, ARIZONA
BEING
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 3 NORTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2019.

2. Reservations confirmed in the Patent
From The United States of America
To: Ottaviano C. Williams
Recording Date: May 4, 1942
The following is a list of items, page 554
Which among other things include, as follows:
Subject to any vested and accrued water rights or mining, agricultural, manufacturing or other purposes acknowledged by the local districts, laws and decisions of the courts and the reservation from the Indians hereby granted of a right of way hereon for ditches or canals constructed by the authority of the United States.
3. Water rights, claims or title to water, whether or not depicted by the public records,
The water rights, claims or title to water, and moreover the minerals excepted from the description of said

Recording Date: December 29, 1971

- Recording No. Docset 87468, page 706
- Modification(s) of said covenants, conditions and restrictions
- Recording Date: March 3, 1978
- Recording No. Docset 12748, page 676
- Recording Date: November 20, 1979
- Recording No. Docset 14926, page 1401
- Deletion of Architectural Control Rights recorded June 3, 1987 in Recording No. 87-24852
- Lines and changes as set forth in the above mentioned declaration.

gender expression, medical condition or genetic information, as set forth in applicable state or federal law, except to the extent that such movement or restriction is permitted by applicable law, as set forth in

- the document is a copy of a document in the possession of the City of Scotland.
- Recording Date: August 1, 1984
Recording No: 4-3085
2. Elements (if for the purpose) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Scotland
Purpose: Underground warlike
Recording Date: January 10, 1985
Recording No: 5-911285

Recording No: 85-033451

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1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE AGENCY INC., ORDER NO. C1904027-303-SF-LR4, WITH

1. EFFECTIVE DATE OF PLAN: 2019.
2. A.S.C. 31-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FININGS THAT ARE SUBJECT TO THE IDENTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
3. SURVEY FIELD WORK WAS COMPLETED ON MAY 21, 2019.
4. THIS SURVEY/FIRM HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCE OF RECORD ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT IN ACQUIRE AND CURRENT TITLE SEARCH MAY DISCLOSE.



UNLESS OTHERWISE NOTED.

- [illegible]

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE MONUMENT LINE OF SAN VICTOR DRIVE AS SHOWN ON THE PLAT OF

DEDICATION OF RIGHT-OF-WAY FOR SITES IS RECORDED IN BOOK 230, PAGE 46, MCR, USING A BEARING OF NORTH 68°56'00" EAST.

BENCHMARK IS A CITY OF SCOTT SDALE BRASS CAP IN HOLE AT THE INTERSECTION OF SHEA BOULEVARD AND 92ND STREET.
ELEVATION = 1372.195' (NAVD 88)

3 DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY
AN VICTOR LLC, AN ARIZONA LIMITED LIABILITY COMPANY
UNION TRADING COMPANY, INC.

- TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALLIANCES LAND SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 11 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 23, 2019.



