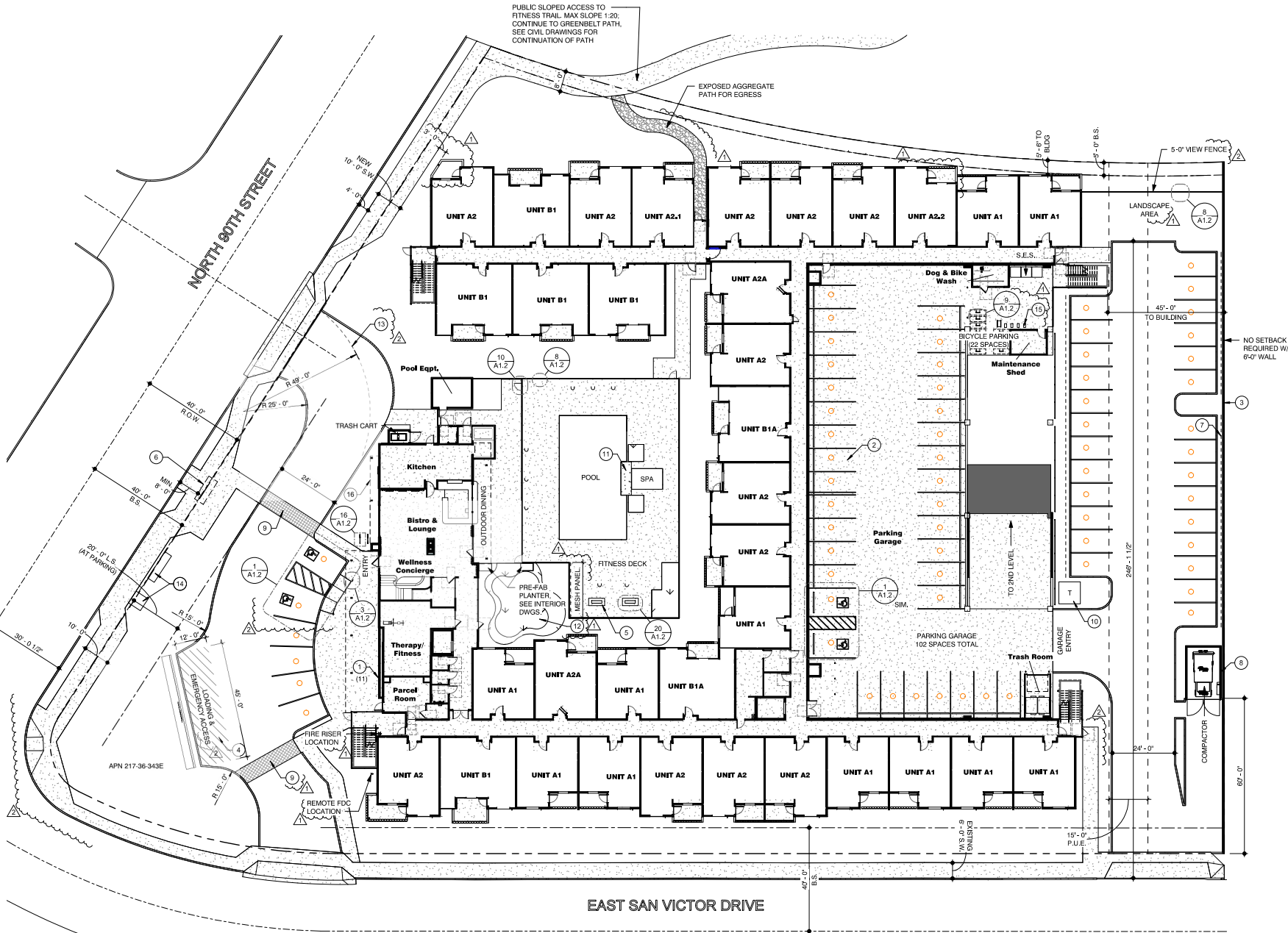


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BIM 360/4010 90th Street M74010 Central 2D_V2 360.rvt



1 Architectural Site Plan
1" = 20'-0"

GROSS - CONDITIONED FOOTPRINT	
NAME	AREA
1ST FLOOR AMENITY	4357 SF
1ST FLOOR CIRCULATION	4310 SF
1ST FLOOR RESIDENTIAL	23285 SF
1ST FLOOR SERVICE	480 SF
PARKING GARAGE	16698 SF
1st Floor	49130 SF
2ND FLOOR AMENITY	3518 SF
2ND FLOOR CIRCULATION	4172 SF
2ND FLOOR RESIDENTIAL	23440 SF
2ND FLOOR SERVICE	469 SF
PARKING GARAGE	16706 SF
2nd Floor	46304 SF
3RD FLOOR AMENITY	670 SF
3RD FLOOR CIRCULATION	4310 SF
3RD FLOOR RESIDENTIAL	23441 SF
3RD FLOOR SERVICE	471 SF
PARKING GARAGE	16706 SF
3rd Floor	45598 SF
	143032 SF

GROSS UNIT A1		GROSS UNIT A2 TYPE A
608 SF		700 SF
GROSS UNIT A2		GROSS UNIT B1 TYPE A
700 SF		778 SF
GROSS UNIT B1		
778 SF		
GROSS UNIT B2		
841 SF		

- SHEET KEYED NOTES**
- 1 MAILBOX UNIT, 10 MAILBOXES PER UNIT
 - 2 9' X 18' GARAGE PARKING SPACE
 - 3 EXISTING 6'-0" SITE WALL TO REMAIN
 - 4 12' X 48' LOADING ZONE
 - 5 FIRE PIT
 - 6 EXISTING BUS STOP, SEE SHEET A&B FOR SHELTER IMPROVEMENT STANDARDS
 - 7 2' PARKING OVERHANG
 - 8 NEW TRASH ENCLOSURE TO MATCH BUILDING
 - 9 DECORATIVE STAMPED CONCRETE CROSSWALK
 - 10 TRANSFORMER LOCATION, SEE ELECTRICAL PLANS
 - 11 ELEVATED WATER FEATURE AT POOL
 - 12 PUTTING GREEN
 - 13 EMERGENCY VEHICLE TURNING RADIUS
 - 14 EXISTING ELECTRICAL EQPT., SEE CIVIL
 - 15 FUTURE E-BIKE STATIONS
 - 16 INDICATES ROOF OVERHANG, CANOPY OR PROJECTION ABOVE

PROJECT DATA

BUILDING AND SITE BASICS:	
PROJECT ADDRESS:	9449 N. 90TH STREET SCOTTSDALE, AZ 85258
ASSESSORS PARCEL #:	217-36-343E
GROSS LOT AREA:	130,650 S.F., 3 ACRES
NET LOT AREA:	108,900 S.F., 2.5 ACRES
BUILDING HEIGHT:	MAX 48' ALLOWED MAX 42' AT PARAPETS
BUILDING AREA (FOOTPRINT):	49,130 S.F.
BUILDING AREA (UNDER-ROOF):	143,032 S.F.
UNIT MIX:	UNIT TYPE A1: 33 UNIT TYPE A2: 44 UNIT TYPE A2 TYPE A: 02 UNIT TYPE B1: 19 UNIT TYPE B1 TYPE A: 02 UNIT TYPE B2: 02 TOTAL: 102 UNITS

SITE INFORMATION:

ZONING:	C-O PCD
MAX FLOOR AREA RATIO:	80% (87,120 SF)
PROVIDED FLOOR AREA RATIO:	79% (87,059 SF)
SETBACKS:	FRONT: 35' L.S. SETBACK 20' TO EDGE OF PARKING PER C.O.S. ARTICLE X, SEC. 10.402.4.c SIDE: 25' (ADJACENT TO SF)
DENSITY:	40 DU/AC ALLOWED 34 DU/AC PROVIDED

PARKING INFORMATION:

PARKING:	REQUIRED: 102 x 1.25 = 128 SPACES PROVIDED: 135 SPACES
ACCESSIBLE SPACES:	REQUIRED: 6 SPACES (1 VAN) PROVIDED: 6 SPACES (1 VAN)
BICYCLE:	REQUIRED: 1/10 PS = 11 BICYCLE SPACES PROVIDED: 26 BICYCLE SPACES

BUILDING CODE INFORMATION:

BUILDING OCCUPANCY(S):	R-2, S-2 (ENCLOSED), A-3 & B
OCCUPANT LOAD:	SEE SHEETS A1.4 - A1.6
CONSTRUCTION TYPE:	V-A
STORIES:	3
MAX BLDG AREA ALLOWED (TABULAR):	36,000 S.F. / PER LEVEL
MAX BLDG AREA PROVIDED:	45,702 S.F.; BLDG 1, 1ST FLOOR (SEE AREA MODIFICATIONS / CALCULATIONS ON SHEET A1.4)

AREA MODIFICATIONS:
INCREASE FOR NFPA 13 SPRINKLER
SEE SHEET A1.4 FOR FRONTAGE
INCREASE CALCULATIONS

SEPARATIONS REQUIRED:
1-HR RATED FIRE PARTITION
BETWEEN R-2 UNITS PER IBC
SEC. 420.2;
1-HR RATED BETWEEN R-2 AND ALL
OTHER OCCUPANCIES, PER IBC
TABLE 508.4;
2-HR RATED FIRE BARRIER AT
PARKING GARAGE HORIZONTAL EXIT
PER IBC SEC. 1008.2;
2-HR RATED FIRE WALL BETWEEN
BLDG 1 AND BLDG 2 PER IBC SEC.
706.2 (THIS IS REQ'D FOR AREA
SEPARATION)

FIRE SPRINKLERS REQUIRED: YES - NFPA 13
FIRE SPRINKLERS PROVIDED: YES - NFPA 13

FIRE ALARM REQUIRED: YES, EMERGENCY VOICE/ALARM
REC'D PER IBC 105.3
FIRE ALARM PROVIDED: YES

NUMBER OF EXITS PROVIDED: SEE A1.4 - A1.6 FOR EXIT PLANS
SOUND ISOLATION REQ'TS: MIN. STC 50 BETWEEN DWELLING
UNITS @ WALLS; MIN. IIC 50
BETWEEN DWELLING UNITS @
FLOOR/CEILING (SEE ASSEMBLY
DETAILS SHEET A8.1)

1286-21-1
APPROVED
FINAL PLANS PLANNING
08/11/2021
DATE
per 17-DR-2020

CITY OF SCOTTSDALE SITE PLAN NOTES

- TEMPORARY SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICES MANUAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
- NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
- PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLOR AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
- ALL EXTERIOR MECHANICAL, UTILITY AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT, (DETAILS ARE STILL REQUIRED).
- ALL EQUIPMENT, UTILITIES OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
- NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
- NO POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.



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

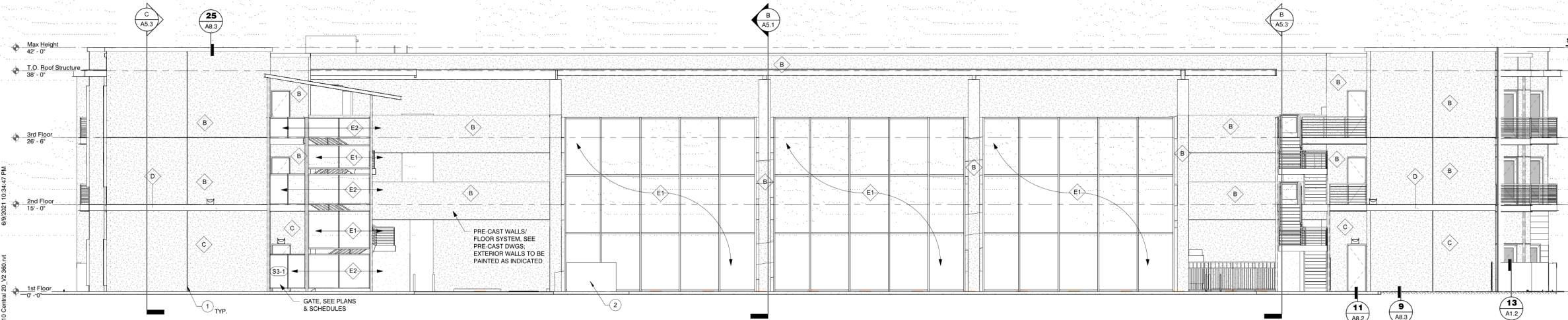


REVISIONS	
01	08/01/2021 - Design Revisions
02	08/01/2021 - City Comments

Phase: CD 2nd Submittal
Drawn By: NYK
Reviewed By: LDB
SDI Project No: 4010
Date: 08/07/2021
Sheet:

A1.1
Architectural Site Plan

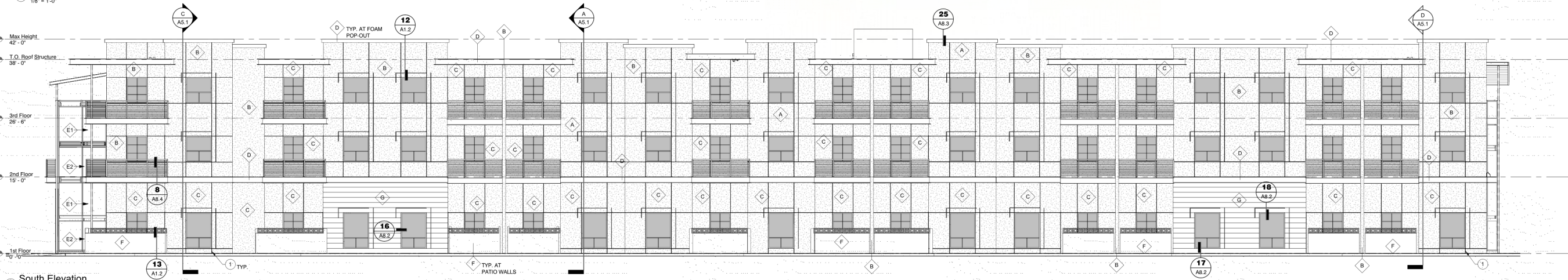
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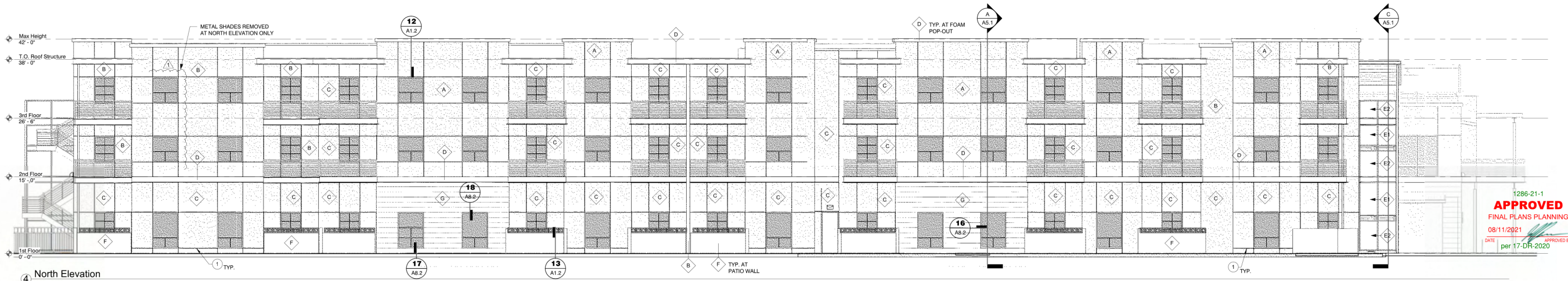
1 East Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"



3 South Elevation
1/8" = 1'-0"



4 North Elevation
1/8" = 1'-0"

SHEET KEYED NOTES
1 STUCCO CONTROL JOINT, SEE DET. 13/A8.3
2 TRANSFORMER LOCATION, SEE ELECTRICAL PLANS

**CITY OF SCOTTSDALE
BUILDING PLANS**
THESE PLANS HAVE BEEN REVIEWED
AND ARE READY FOR A PERMIT
THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY
CODE OR ORDINANCE

EXTERIOR FINISH LEGEND

A	DESCR. STUCCO FINISH SYSTEM MFR. DUAN EDWARDS PAINT DE6065 STUDIO WHITE (LRV 68) FINISH FLAT
B	DESCR. STUCCO FINISH SYSTEM MFR. DUAN EDWARDS PAINT DE6066 DESERT ROCK (LRV 54) FINISH FLAT
C	DESCR. STUCCO FINISH SYSTEM MFR. DUAN EDWARDS PAINT DEC713 ROMAN BRICK (LRV 23) FINISH FLAT
D	DESCR. METAL & STUCCO ACCENTS MFR. DUAN EDWARDS PAINT DEC756 WEATHERED BROWN FINISH SEMI-GLOSS/ FLAT@STUCCO
E	DESCR. DECORATIVE METAL MESH MFR. MONICHOIS STYLE E1: 1"x1" WOVEN MESH; 80% OPEN E2: 2"x2" WOVEN MESH; 85% OPEN FINISH PAINT TO MATCH 'D'
F	DESCR. 12" DECORATIVE BREEZE BLOCK, "SD" ON 502 & CMU FINISH DEC756 WEATHERED BROWN
G	DESCR. PORCELAIN TILE - 9" x 47" MFR. LONGUST - ALMAR COLOR SADDLE
H	DESCR. PORCELAIN TILE - 9" x 47" MFR. LONGUST - ZANTE COLOR BEIGE

**55 RESORT SCOTTSDALE
MINIMAL RESIDENTIAL HEALTH CARE FACILITY**
9446 N 90TH STREET
SCOTTSDALE, AZ 85258

PC#1286-21-1



REVISIONS	
1	8/11/2021 - Owner Revisions

Phase: CD 2nd Submittal
Drawn By: NYK
Reviewed By: LDB
SDI Project No: 4010
Date: 06/07/2021
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A4.1
Exterior Elevations

