

AUGUSTA SCOTTSDALE SENIOR LIVING

ONE SCOTTSDALE LOT 14 SCOTTSDALE, AZ

PROJECT CONTACTS

OWNER
AUGUSTA DEVELOPMENT, LLC
34522 NORTH SCOTTSDALE ROAD
SUITE 120-638
SCOTTSDALE, AZ 85266
BO NICKOLOFF
651-324-9492
BNICKOLOFF@AUGUSTADEVELOPMENT.ORG

GENERAL CONTRACTOR
CBS CONSTRUCTION SERVICES, INC.
11124 ZEALAND AVE. NORTH
CHAMPLIN, MN 55316
STUART BESTUL, PRESIDENT
763-569-4020
SBESTUL@CBSCONSTRUCT.COM

ARCHITECT OF RECORD
SPERIDES REINERS ARCHITECTS, INC.
6442 CITY WEST PARKWAY
SUITE #300
EDEN PRAIRIE, MN 55344
ERIC REINERS, AIA
952.996.9662
ERIC@SRA-MN.COM

CIVIL ENGINEER
3 ENGINEERING
767 N EUSTIS STREET
SUITE #100
ST. PAUL, MN 55114
MATT MANCINI, P.E.
602.334.4387
MATT@3ENGINEERING.COM

LANDSCAPE ARCHITECT
CONFLUENCE
530 N THIRD STREET
SUITE #120
MINNEAPOLIS, MN 55401
TERRY MINARIK, PLA, ASLA
612-333-3702
TMINARK@THINKCONFLUENCE.COM

STRUCTURAL ENGINEER
BKBM
6120 EARLE BROWN DRIVE
SUITE # 700
MINNEAPOLIS, MN 55430
ANDREW M. RAUCH, P.E., S.E.
LEED AP
ARAUCH@BKBM.COM

INTERIOR DESIGNER
SPERIDES REINERS ARCHITECTS, INC.
6442 CITY WEST PARKWAY
SUITE #300
EDEN PRAIRIE, MN 55344
KRISTIN SPRAGUE
952.996.9662
KRISTINS@SRA-MN.COM

FOOD SERVICE CONSULTANT
TBD

PLUMBING
TBD

MECHANICAL
TBD

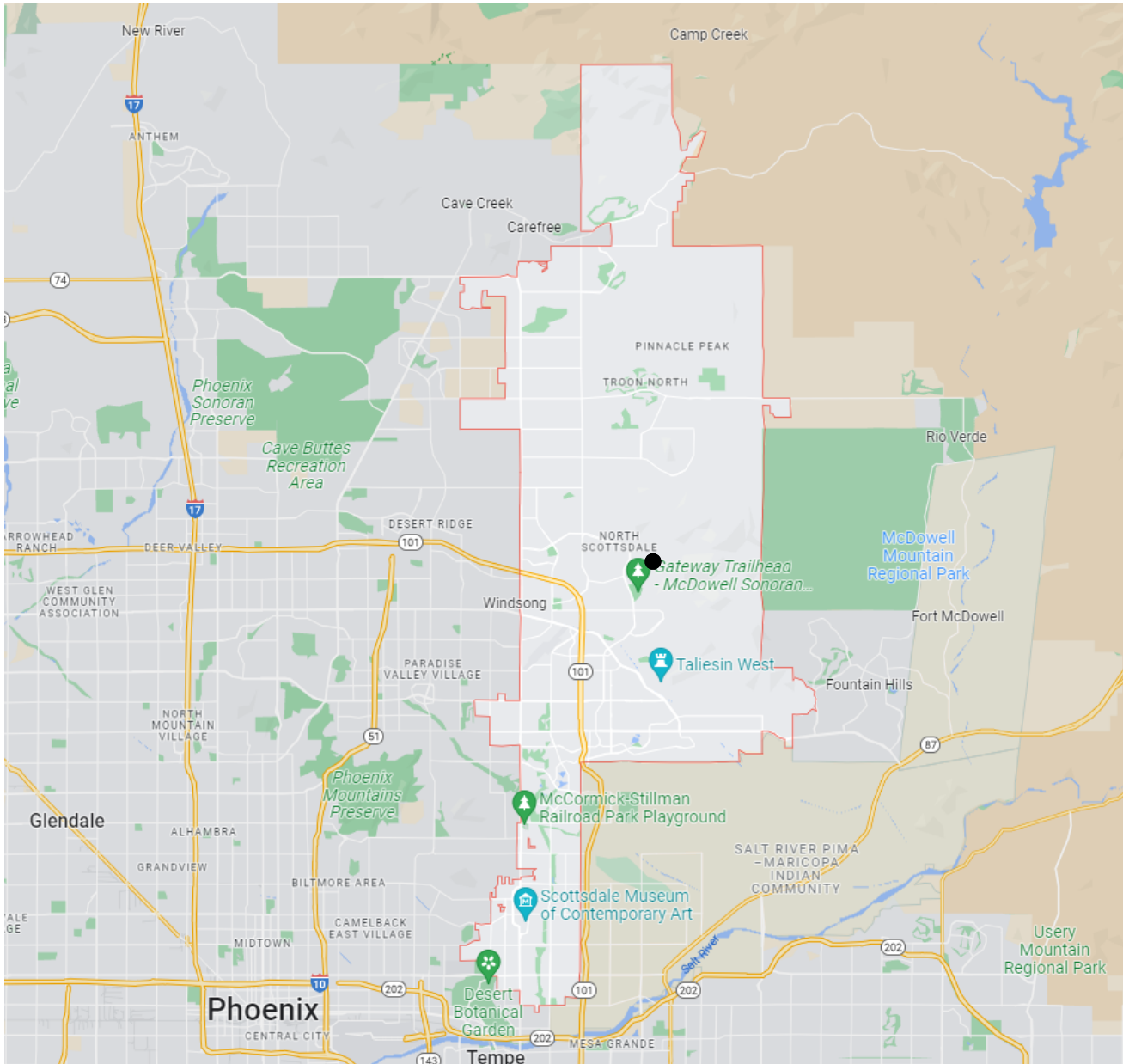
ELECTRICAL
TBD

PROJECT IMAGE



PARKING	REQUIRED	PROPOSED
INDEPENDENT LIVING - 41 UNITS	8 EFFICIENCY X 1.25 PER UNIT 21 1-BED X 1.3 UNIT 12 2-BED X 1.7 PER UNIT 1.25 PER UNIT	8 (1 PER UNIT) 21 (1 PER UNIT) 24 (2 PER UNIT) 66 (0 PER UNIT) 9 (55 PER UNIT)
ASSISTED LIVING (MINIMAL) - 63 UNITS		
MEMORY CARE (SPECIALIZED) - 16 UNITS		
TOTAL PARKING	155	118

LOCATION MAP



SHEET INDEX

SHEET	SHEET NAME	CITY SUBMITTAL
GENERAL		9/14/2022
A000	TITLE SHEET	•
ALTA		
ALTA 1	ALTA 1 OF 2	•
ALTA 2	ALTA 2 OF 2	•
CIVIL		
CP101	COVER SHEET	•
CP102	PRELIMINARY GRADING AND DRAINAGE PLAN	•
CP103	PRELIMINARY UTILITY PLAN	•
LANDSCAPE		
L100	LANDSCAPE PLAN	•
L101	LANDSCAPE ENLARGEMENT	•
L800	LANDSCAPE SCHEDULE	•
ARCHITECTURAL		
A039	CONTEXT AERIAL PLAN	•
A040	ARCHITECTURAL SITE PLAN	•
A041	OPEN SPACE PLAN	•
A042	PEDESTRIAN AND VEHICULAR CIRCULATION PLAN	•
A043	FIRE DEPARTMENT AND REFUSE PLANS	•
A044	ELECTRICAL SITE PLAN	•
A200	OVERALL FLOOR PLAN - GARAGE FLOOR	•
A201	OVERALL FLOOR PLAN - FIRST FLOOR	•
A202	OVERALL FLOOR PLAN - SECOND FLOOR	•
A203	OVERALL FLOOR PLAN - THIRD FLOOR	•
A300	EXTERIOR ELEVATIONS	•
A301	EXTERIOR ELEVATIONS	•
A302	EXTERIOR ELEVATIONS	•
PHOTOMETRICS		
M of 1	EXTERIOR LIGHTING	•



ISSUE RECORD	DATE	DESCRIPTION
ISSUE #	9/14/2022	CITY SUBMITTAL
1		

AUGUSTA SCOTTSDALE SENIOR
HOUSING
ONE SCOTTSDALE LOT 14
SCOTTSDALE, AZ

TITLE SHEET

PROJECT NO: 21-191
DRAWN BY: R/J/S
CHECKED BY: AA/ER

A000

SCHEDULE "B"-SECTION II ITEMS:

Exceptions above will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

1.

Taxes for the full year of 2022.
(The first half is due October 1, 2022 and is delinquent November 1, 2022. The second half is due March 1, 2023 and is delinquent May 1, 2023 .)
2.

Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
3.

Drainage easement as set forth on "Map of Dedication for Right of Way and Easements for West 80 Acres of Section 26" recorded as Book 431 of Maps, Page 12. DOES NOT AFFECT SUBJECT PARCEL

Thereafter Sewer Line Easement was released by instrument recorded August 13, 2007 as 2007-0907756 of Official Records. DOES NOT AFFECT SUBJECT PARCEL
4.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Final Plat For One Scottsdale, as recorded in Plat Book 971 of Maps, Page(s) 6, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects All Parcels)
5.

The right of the State of Arizona to prohibit, limit and control access to the limited access highway as set forth in instrument recorded in 99-0402152 of Official Records and amended at 2000-0294002 of Official Records. BLANKET IN NATURE (Affects All Parcels)
6.

The terms and provisions contained in the document entitled "Development Agreement" recorded November 22, 2002 as 2002-1240138 and First Amendment recorded June 27, 2016 as 2016-0447478, both of Official Records. SUBJECT TOO (Affects All Parcels)
7.

The terms and provisions contained in the document entitled "Well Agreement" recorded January 30, 2006 as 2006-0131775 of Official Records. DOES NOT AFFECT SUBJECT PARCEL
8.

The terms, provisions and easement(s) contained in the document entitled "Access Easement Agreement" recorded November 09, 2006 as 2006-1482861 of Official Records. PLOTTED HEREON (Affects All Parcels)
9.

The terms, provisions and easement(s) contained in the document entitled "Temporary Construction Easement Agreement" recorded November 09, 2006 as 2006-1482865 of Official Records, thereafter Amendment recorded January 30, 2007 as 2007-0119651 of Official Records. PLOTTED HEREON
10.

The terms, provisions and easement(s) contained in the document entitled "Temporary Construction Easement Agreement" recorded November 09, 2006 as 2006-1482866 of Official Records. DOES NOT AFFECT SUBJECT PARCEL
11.

The terms, provisions and easement(s) contained in the document entitled "Reciprocal Access Easement Agreement" recorded November 09, 2006 as 2006-1482868 of Official Records. DOES NOT TOUCH SUBJECT PROPERTY
12.

An easement for utilities and incidental purposes in the document recorded as 2007-1097045 of Official Records. DOES NOT AFFECT SUBJECT PARCEL (Affects Parcel 2)
13.

The terms, provisions and easement(s) contained in the document entitled "Declaration of Temporary Utility Easement" recorded February 05, 2008 as 2008-0100027 of Official Records. DOES NOT AFFECT SUBJECT PARCEL
14.

An easement for utility and incidental purposes in the document recorded as 2008-0587049 of Official Records. DOES NOT AFFECT SUBJECT PARCEL (Affects Parcel 4)
15.

All matters as set forth in Record of Survey, recorded as Book 1008 of Surveys, Page 25. DOES NOT AFFECT SUBJECT PARCEL
16.

The effect of resolutions adopting State Route Plan for the State Route 101 Loop and any Amendments thereto for the purpose of controlling access and acquiring lands in advance for rightsof-way, recorded in 2018-0584492 of Official Records. DOES NOT AFFECT SUBJECT PARCEL
17.

The terms and provisions contained in the document entitled "Entitlements Allocation Agreement" recorded May 09, 2019 as 2019-0337314 of Official Records. Supplement to Entitlements Allocation Agreement recorded June 1, 2022 as 2022-0469201 of Official Records. SUBJECT TOO (Affects All Parcels)
18.

Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by _____ on _____, designated Job Number _____;
19.

The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.

NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.
20.

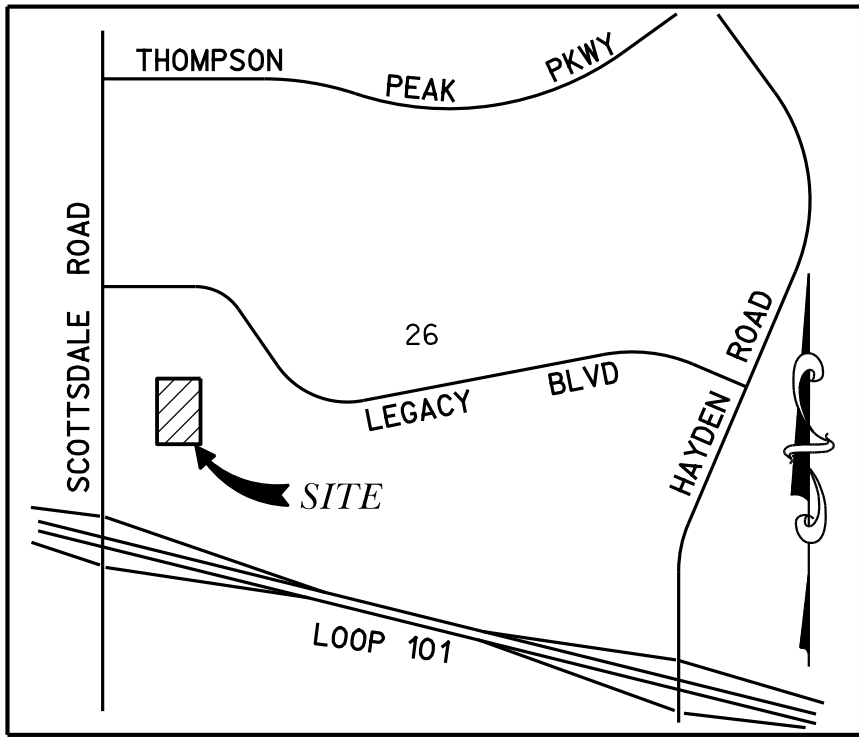
Water rights, claims or title to water, whether or not shown by the public records.
21.

Common Operation and Reciprocal Easement Agreement One Scottsdale Planning Unit II, which contains provisions for a private charge or assessments, recorded June 1, 2022 as 2022-0469198, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Thereafter Supplement recorded June 1, 2022 as 2022-0469200 of Official Records.

A.L.T.A./N.S.P.S.
LAND TITLE SURVEY

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION TITLE REPORT: NCS-1125677-PHX1

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

PARCEL ONE:

A PORTION OF PARCEL 2 AND PARCEL 4, ONE SCOTTSDALE, RECORDED IN BOOK 971, PAGE 6, MARICOPA COUNTY RECORDS (MCR), LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LEGACY BOULEVARD, RECORDED IN BOOK 1034, PAGE 5, MCR, FROM WHICH THE SOUTHEAST CORNER OF SAID PARCEL 2, BEARS SOUTH 00°02'11" EAST (BASIS OF BEARING), A DISTANCE OF 1306.46 FEET;

THENCE ALONG THE EAST LINE OF SAID PARCEL 2, SOUTH 00°02'11" EAST, A DISTANCE OF 1028.28 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89°57'49" WEST, A DISTANCE OF 415.99 FEET;

THENCE SOUTH 00°02'08" EAST, A DISTANCE OF 310.52 FEET, TO A POINT OF INTERSECTION WITH A NON- TANGENT CURVE;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 186.00 FEET, CONCAVE WESTERLY, WHOSE RADIUS BEARS SOUTH 89°57'49" WEST, THROUGH A CENTRAL ANGLE OF 12°56'43", A DISTANCE OF 42.02 FEET, TO THE CURVES END;

THENCE SOUTH 12°54'32" WEST, A DISTANCE OF 84.84 FEET;

THENCE SOUTH 57°54'25" WEST, A DISTANCE OF 11.31 FEET;

THENCE NORTH 77°05'41" WEST, A DISTANCE OF 316.71 FEET;

THENCE NORTH 12°54'32" EAST, A DISTANCE OF 90.11 FEET, TO A POINT OF INTERSECTION WITH A NON- TANGENT CURVE;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 211.99 FEET, CONCAVE WESTERLY, WHOSE RADIUS BEARS NORTH 77°05'26" WEST, THROUGH A CENTRAL ANGLE OF 12°54'34", A DISTANCE OF 47.76 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE NORTH 00°00'03" EAST, A DISTANCE OF 249.56 FEET;

THENCE SOUTH 89°58'33" EAST, A DISTANCE OF 306.87 FEET;

THENCE SOUTH 33°01'29" EAST, A DISTANCE OF 17.24 FEET, TO THE POINT OF BEGINNING.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR REASONABLE VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN "RECIPROCAL ACCESS EASEMENT AGREEMENT" RECORDED NOVEMBER 9, 2006 AS 2006-1482868 OF OFFICIAL RECORDS. DOES NOT TOUCH SUBJECT PROPERTY.

LOT AREA

AREA = 134,936 SQ. FT. OR 3.098 ACRES MORE OR LESS

NOTES

1. THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. NCS-1125677-PHX1, EFFECTIVE DATE: JULY 01, 2022 AT 8:00 A.M.
2. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST USING A BEARING OF NORTH 00 DEGREES 01 MINUTES 45 SECONDS WEST. (PER BK 971, PG 6)
3. THIS SITE IS LOCATED IN ZONE "X" (SHADED) PER "F.E.M.A." FLOOD MAP NO. 04013C1320L, DATED: OCTOBER 16, 2013. ZONE "X" (SHADED) and LOMR 20-09-0698P, EFFECTIVE DATED: JANUARY 4, 2021: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
4. UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON AVAILABLE/RECEIVED PUBLIC RECORDS. THESE UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED.
5. NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY.
6. CONTOUR INTERVAL IS 1 FOOT, ELEVATIONS ARE NAVD'88.

ASSESSORS PARCEL NO.

PORTION OF APN 215-05-004A & 215-05-006

ADDRESS

NOT ASSIGNED

BENCHMARK

SW COR SEC 26
BRASS CAP IN HANDHOLE
GDACS PNT NO. 43024-1

EL.=1588.31 (NAVD '88)

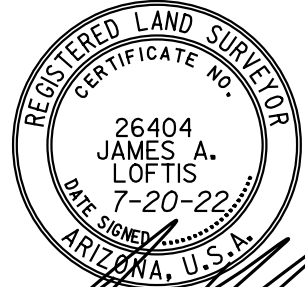
SURVEYORS CERTIFICATION

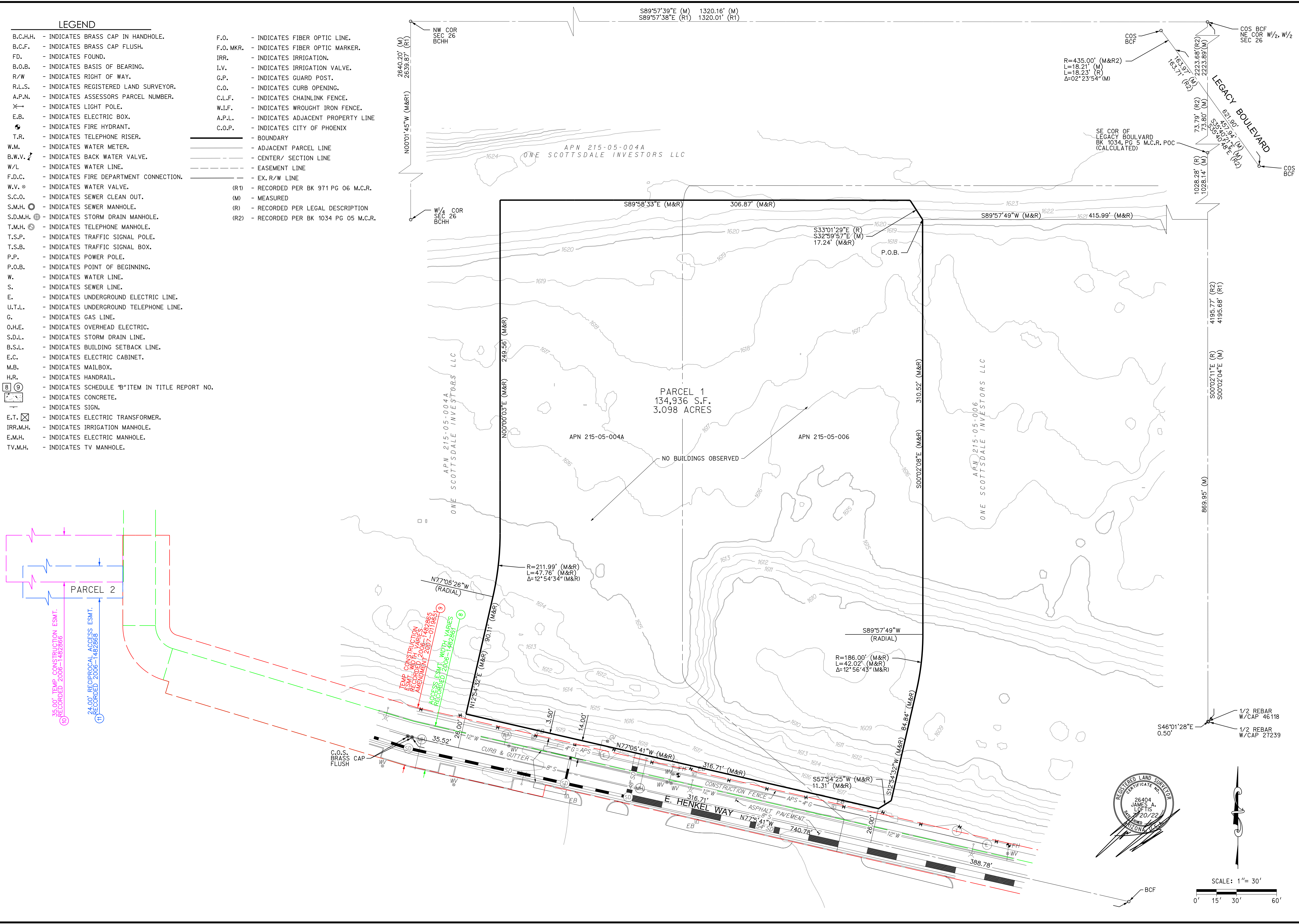
Certified to: Augusta Development – Scottsdale, LLC a DelawareLimited Liability Company, its successors and/or assign,

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 8, 10, 11, 14, and 16 of Table A thereof. The field work was completed on February 2021.

Date: July 20, 2022

JAMES A. LOFTIS, R.L.S.
R.L.S. # 26404





- LEGEND

B.C.H.H. - INDICATES BRASS CAP IN HANDHOLE.

B.C.F. - INDICATES BRASS CAP FLUSH.

FD. - INDICATES FOUND.

B.O.B. - INDICATES BASIS OF BEARING.

R/W - INDICATES RIGHT OF WAY.

R.L.S. - INDICATES REGISTERED LAND SURVEYOR.

A.P.N. - INDICATES ASSESSORS PARCEL NUMBER.

✕ - INDICATES LIGHT POLE.

E.B. - INDICATES ELECTRIC BOX.

⦿ - INDICATES FIRE HYDRANT.

T.R. - INDICATES TELEPHONE RISER.

W.M. - INDICATES WATER METER.

B.W.V. - INDICATES BACK WATER VALVE.

W/L - INDICATES WATER LINE.

F.D.C. - INDICATES FIRE DEPARTMENT CONNECTION.

W.V. - INDICATES WATER VALVE.

S.C.O. - INDICATES SEWER CLEAN OUT.

S.M.H. - INDICATES SEWER MANHOLE.

S.D.M.H. - INDICATES STORM DRAIN MANHOLE.

T.M.H. - INDICATES TELEPHONE MANHOLE.

T.S.P. - INDICATES TRAFFIC SIGNAL POLE.

T.S.B. - INDICATES TRAFFIC SIGNAL BOX.

P.P. - INDICATES POWER POLE.

P.O.B. - INDICATES POINT OF BEGINNING.

W. - INDICATES WATER LINE.

S. - INDICATES SEWER LINE.

E. - INDICATES UNDERGROUND ELECTRIC LINE.

U.T.L. - INDICATES UNDERGROUND TELEPHONE LINE.

G. - INDICATES GAS LINE.

O.H.E. - INDICATES OVERHEAD ELECTRIC.

S.D.L. - INDICATES STORM DRAIN LINE.

B.S.L. - INDICATES BUILDING SETBACK LINE.

E.C. - INDICATES ELECTRIC CABINET.

M.B. - INDICATES MAILBOX.

H.R. - INDICATES HANDRAIL.

⑧ ⑨ - INDICATES SCHEDULE "B" ITEM IN TITLE REPORT NO.

⬮ - INDICATES CONCRETE.

⬮ - INDICATES SIGN.

E.T. - INDICATES ELECTRIC TRANSFORMER.

IRR.M.H. - INDICATES IRRIGATION MANHOLE.

E.M.H. - INDICATES ELECTRIC MANHOLE.

TV.M.H. - INDICATES TV MANHOLE.

F.O. - INDICATES FIBER OPTIC LINE.

F.O. MKR. - INDICATES FIBER OPTIC MARKER.

IRR. - INDICATES IRRIGATION.

I.V. - INDICATES IRRIGATION VALVE.

G.P. - INDICATES GUARD POST.

C.O. - INDICATES CURB OPENING.

C.L.F. - INDICATES CHAINLINK FENCE.

W.I.F. - INDICATES WROUGHT IRON FENCE.

A.P.L. - INDICATES ADJACENT PROPERTY LINE.

C.O.P. - INDICATES CITY OF PHOENIX

— - BOUNDARY

— - ADJACENT PARCEL LINE

— - CENTER/ SECTION LINE

— - EASEMENT LINE

— - EX. R/W LINE

(R1) - RECORDED PER BK 971 PG 06 M.C.R.

(M) - MEASURED

(R) - RECORDED PER LEGAL DESCRIPTION

(R2) - RECORDED PER BK 1034 PG 05 M.C.R.
- ONE SCOTTSDALE ALTA

LEGACY BLVD & SCOTTSDALE RD, SCOTTSDALE, AZ 85255

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

300engineering

planning

civil engineering

surveying

3 ENGINEERING, LLC

6370 E. THOMAS ROAD

SUITE # 200

SCOTTSDALE, ARIZONA 85251

PHONE: (602) 334-4387

FAX: (602) 490-2230

WWW.3ENGINEERING.COM

DATE: 7/20/22

PROJECT NO. 5246

SURVEYOR: J. LOFFE

CAD TECH: D. DENTON

SHEET NO. 2 of 2
- COPYRIGHT 2017 3 ENGINEERING, LLC

PRELIMINARY IMPROVEMENT PLANS
FOR
"ONE SCOTTSDALE"
SCOTTSDALE, ARIZONA
LOCATED IN A PORTION OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

A PORTION OF PARCEL 2 AND PARCEL 4, ONE SCOTTSDALE, RECORDED IN BOOK 971, PAGE 6, MARICOPA COUNTY RECORDS (MCR), LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LEGACY BOULEVARD, RECORDED IN BOOK 1034, PAGE 5, MCR, FROM WHICH THE SOUTHEAST CORNER OF SAID PARCEL 2, BEARS SOUTH 00°02'11" EAST (BASIS OF BEARING), A DISTANCE OF 1306.46 FEET;

THENCE ALONG THE EAST LINE OF SAID PARCEL 2, SOUTH 00°02'11" EAST, A DISTANCE OF 1028.28 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89°57'49" WEST, A DISTANCE OF 415.99 FEET;

THENCE SOUTH 00°02'08" EAST, A DISTANCE OF 310.52 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 186.00 FEET, CONCAVE WESTERLY, WHOSE RADIUS BEARS SOUTH 89°57'49" WEST, THROUGH A CENTRAL ANGLE OF 12°56'43", A DISTANCE OF 42.02 FEET, TO THE CURVES END;

THENCE SOUTH 12°54'32" WEST, A DISTANCE OF 84.84 FEET; THENCE SOUTH 57°54'25" WEST, A DISTANCE OF 11.31 FEET; THENCE NORTH 77°05'41" WEST, A DISTANCE OF 316.71 FEET;

THENCE NORTH 12°54'32" EAST, A DISTANCE OF 90.11 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 211.99 FEET, CONCAVE WESTERLY, WHOSE RADIUS BEARS NORTH 77°05'26" WEST, THROUGH A CENTRAL ANGLE OF 12°54'34", A DISTANCE OF 47.76 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE NORTH 00°00'03" EAST, A DISTANCE OF 249.56 FEET;

THENCE SOUTH 89°58'33" EAST, A DISTANCE OF 306.87 FEET;

THENCE SOUTH 33°01'29" EAST, A DISTANCE OF 17.24 FEET, TO THE POINT OF BEGINNING.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR REASONABLE VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN "RECIPROCAL ACCESS EASEMENT AGREEMENT" RECORDED NOVEMBER 9, 2006 AS 2006-1482868 OF OFFICIAL RECORDS.

CURRENT FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM DATE	FIRM ZONE	BASE FLOOD ELEVATION
045012	1320	OCTOBER 16, 2013	L	OCTOBER 16, 2013	X-SHADED	N/A

LOMR 20-09-0698P DATED JANUARY 4, 2021

FLOOD ZONE INFORMATION:

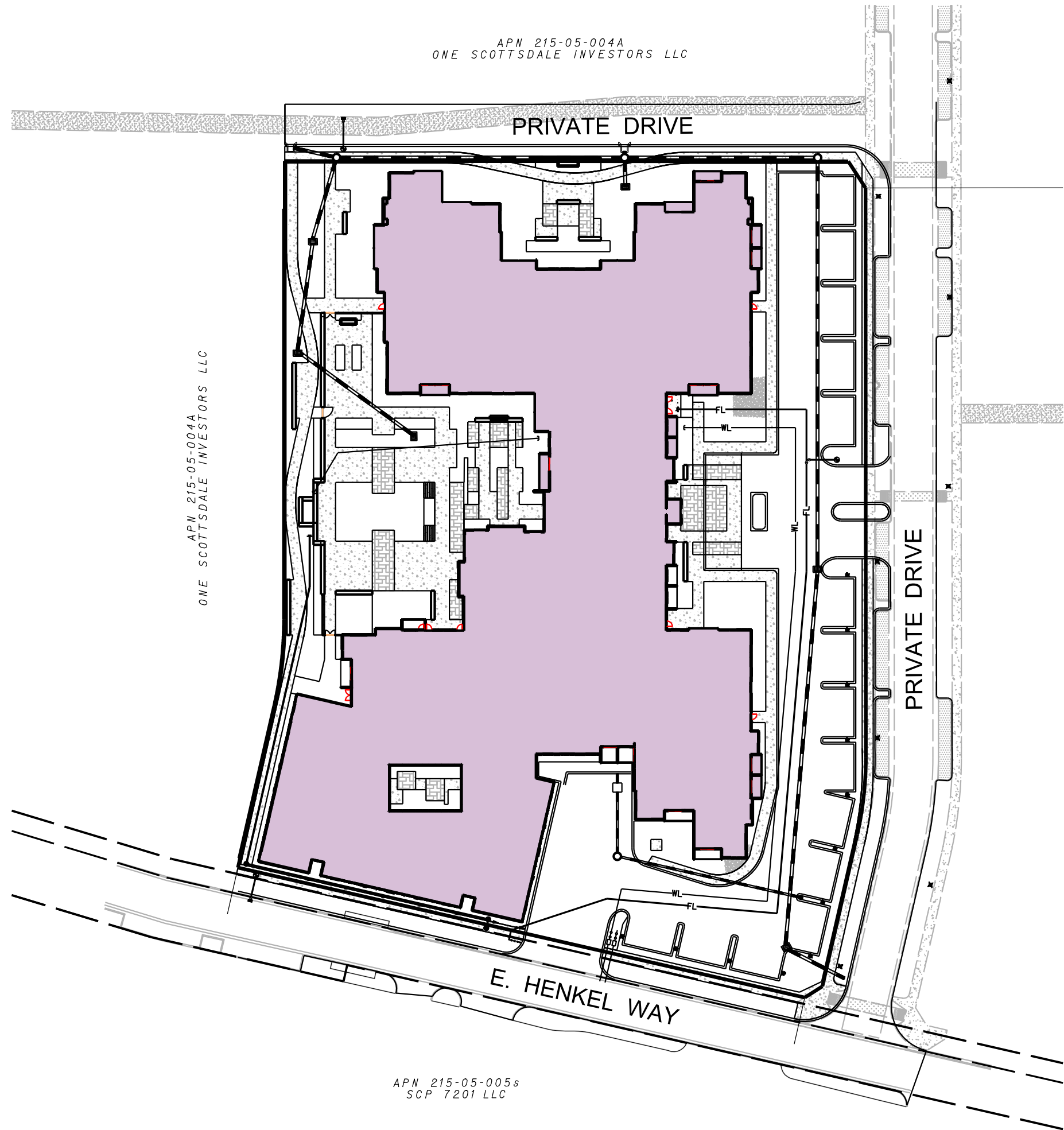
THIS SITE IS LOCATED IN ZONE "X" (SHADED) PER "F.E.M.A." FLOOD MAP NO. 04013C1320L, DATED: OCTOBER 16, 2013, ZONE "X" (SHADED) and LOMR 20-09-0698P, EFFECTIVE DATED: JANUARY 4, 2021; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

—1560—	INDICATES PROPERTY / BOUNDARY LINE	■	INDICATES PROPOSED CATCH BASIN
—58—	INDICATES EXISTING CONTOUR ELEVATION	—●—	INDICATES PROPOSED STORM DRAIN PIPE
TC: 59.13 G: 58.64	INDICATES PROPOSED CONTOUR ELEVATION	○	INDICATES PROPOSED STORM DRAIN MANHOLE
+ 62.52	INDICATES EXISTING TOP OF CURB ELEVATION	●	INDICATES PROPOSED FIRE HYDRANT
+ P: 60.11	INDICATES EXISTING GUTTER ELEVATION	FH ●	INDICATES EXISTING FIRE HYDRANT
+ C: 56.69	INDICATES EXISTING GROUND ELEVATION	---24" SD---	INDICATES EXISTING STORM DRAIN PIPE
15.9	INDICATES EXISTING PAVEMENT ELEVATION	—8" S—	INDICATES EXISTING SEWER LINE & SIZE
1 1/2	INDICATES EXISTING CONCRETE ELEVATION	—12" W (ACP) — WW	INDICATES EXISTING WATER LINE, VALVE & SIZE
GB	INDICATES PROPOSED GROUND ELEVATION	—E—	INDICATES EXISTING BURIED ELECTRIC CONDUIT
P=	INDICATES DIRECTION OF FLOW & SLOPE	—G—	INDICATES EXISTING GAS LINE
C=	INDICATES GRADE BREAK	—OHE—	INDICATES EXISTING OVERHEAD ELECTRIC
G=	INDICATES PROPOSED PAVEMENT ELEVATION	○ PP	INDICATES EXISTING POWER POLE
LF 88'	INDICATES PROPOSED TOP OF CONC. ELEVATION	✕ LP	INDICATES EXISTING LIGHT POLE
W	INDICATES PROPOSED GUTTER ELEVATION	ET ☒	INDICATES EXISTING ELECTRIC TRANSFORMER
S	INDICATES LOWEST FINISH FLOOR ELEVATION	EB ○	INDICATES EXISTING ELECTRIC BOX
□	INDICATES PROPOSED WATERLINE	WM □	INDICATES EXISTING WATER METER
●	INDICATES PROPOSED SEWERLINE	BWV >>>	INDICATES EXISTING BACKFLOW PREVENTER VALVE
	INDICATES PROPOSED METER		
	INDICATES PROPOSED SEWER CLEANOUT		

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
CP01	COVER SHEET
CP02	PRELIMINARY GRADING AND DRAINAGE PLAN
CP03	PRELIMINARY UTILITY PLAN

DATE: 9/13/22
PROJECT NO. 5246
SHEET NO. CP101 1 of 3

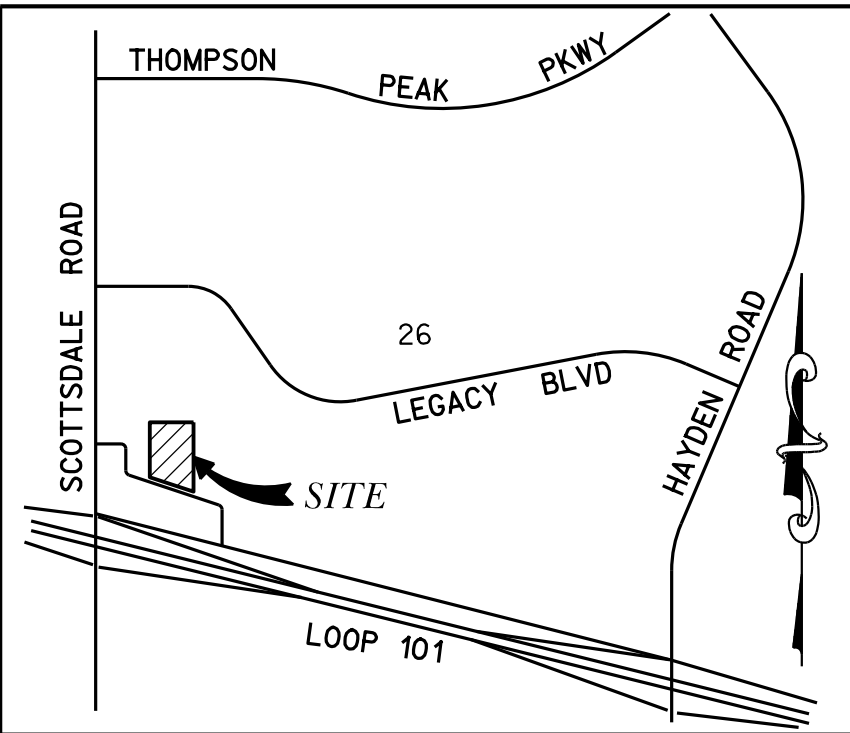
C:\My SecureSync\Projects\5000\5246_One Scottsdale\5246gsd01_cover.dgn



SITE MAP
N.T.S.

SHEET LEGEND:

- 2 PRELIMINARY GRADING PLAN
- 3 PRELIMINARY UTILITY PLAN



VICINITY MAP
N.T.S.

APPLICANT:

AUGUSTA DEVELOPEMENT, LLC
34522 N. SCOTTSDALE ROAD #120-638
SCOTTSDALE, AZ 85266

CONTACT: BO NICKOLOFF
PHONE: (651) 324-9492

ENGINEER:

3 ENGINEERING, L.L.C.
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: MATTHEW J. MANCINI, P.E.
PHONE: (602) 334-4387

PROJECT DESCRIPTION:

120 UNIT SENIOR LIVING CENTER

ZONING (EXISTING/PROPOSED):

PRC

UTILITIES:

TELEPHONE	COX/CENTURYLINK
ELECTRIC	APS
GAS	SOUTHWEST GAS
CABLE TV	COX
SEWER/WATER	CITY OF SCOTTSDALE
POLICE	CITY OF SCOTTSDALE
FIRE	CITY OF SCOTTSDALE
REFUSE	CITY OF SCOTTSDALE
SANITATION	CITY OF SCOTTSDALE

BENCHMARK:

SW COR SEC 26
BRASS CAP IN HANDHOLE GDACS PNT NO. 43024-1
EL.=1588.31 (NAVD '88)

BASIS OF BEARING:

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST USING A BEARING OF NORTH 00 DEGREES 01 MINUTES 45 SECONDS WEST. (PER BK 971, PG 6)

SITE DATA:

SITE AREA: 3.098 AC
BUILDING AREA: 62,840 SF+
ZONING: PRC
PARCEL NUMBER: PORTION OF 215-05-004A & 215-05-006

ONE SCOTTSDALE
LEGACY BOULEVARD & SCOTTSDALE ROAD
PRELIMINARY IMPROVEMENT PLANS



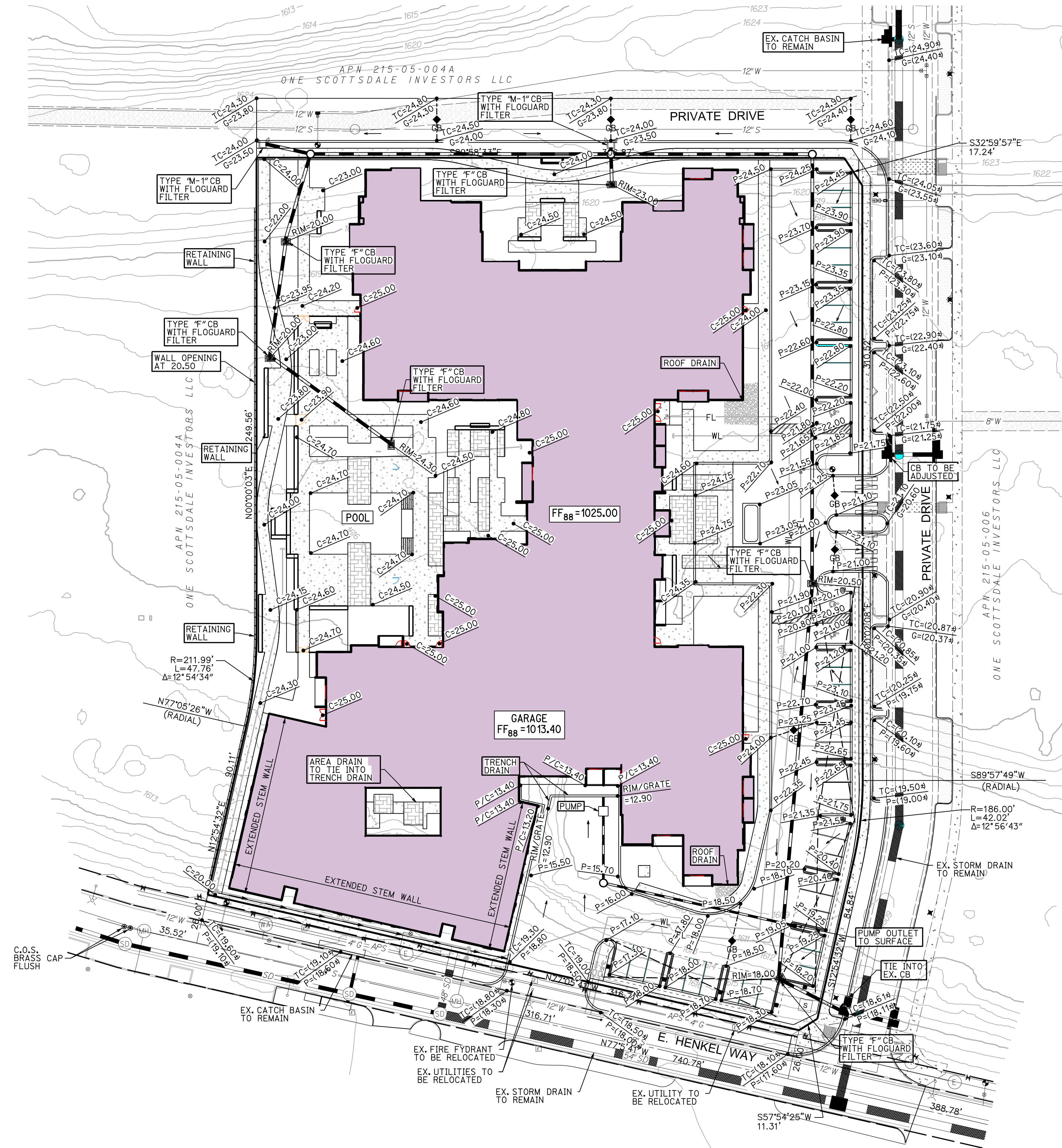
EXPIRES: 12/31/2024

300engineering
civil engineering
planning
surveying
COPYRIGHT 2022 3 ENGINEERING, LLC
MATTHEW J. MANCINI
DANIEL B. DANIEL
MATTHEW J. MANCINI

3 ENGINEERING, LLC
6370 E. THOMAS ROAD,
SUITE 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 495-3230
WWW.3ENGINEERING.COM

DATE: 9/13/22
PROJECT NO. 5246
SHEET NO. CP101 1 of 3

C:\My Security\Projects\5000\5246_One Scottsdale\5246ps02_grading.dgn



ONE SCOTTSDALE
LEGACY BOULEVARD & SCOTTSDALE ROAD
PRELIMINARY GRADING PLAN



EXPIRES: 12/31/2024

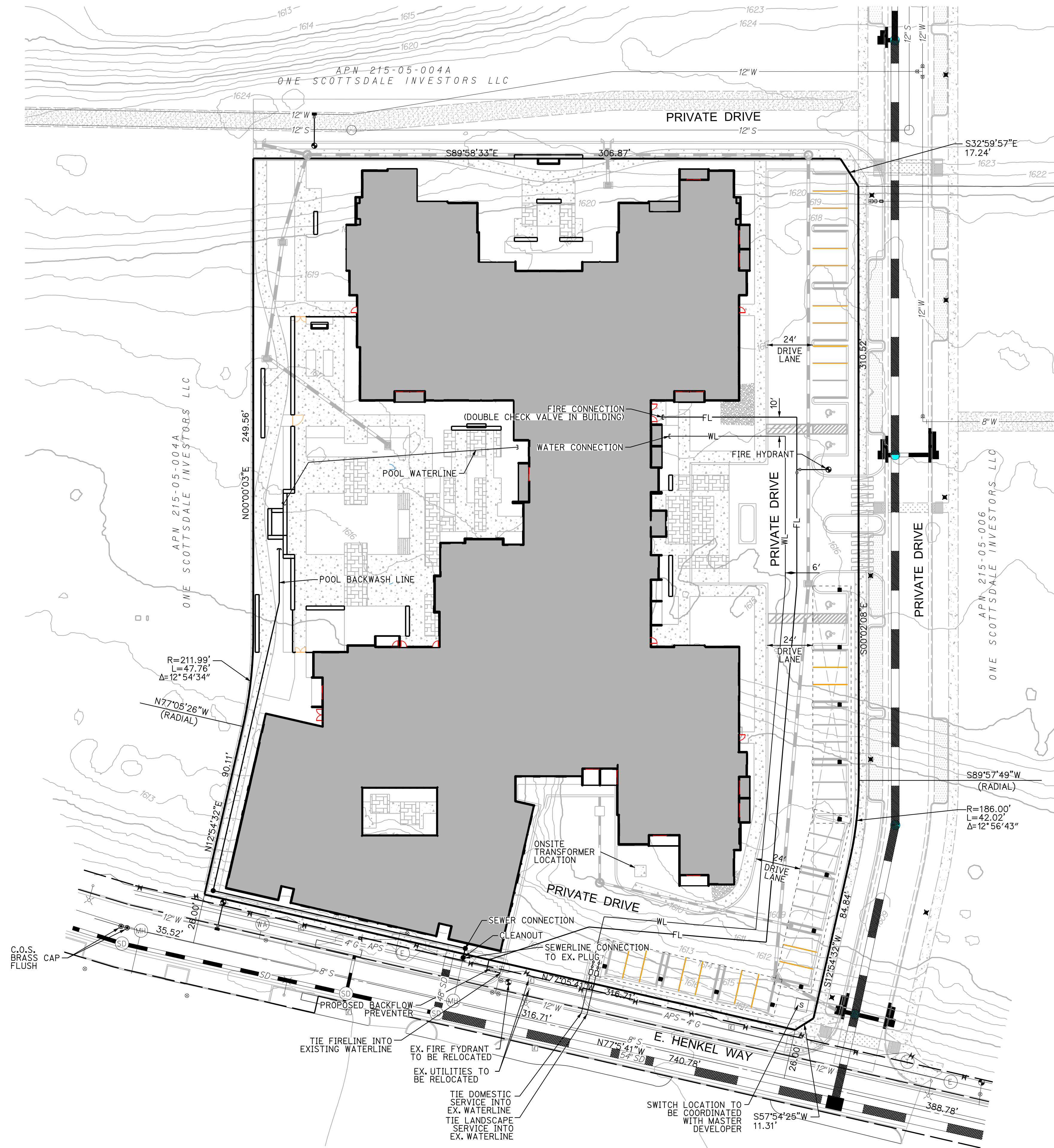
300engineering
civil engineering
planning
surveying

DATE: 9/13/22
PROJECT NO.: 5246
SHEET NO.: CP102
2 of 3

3 ENGINEERING, LLC
6370 E. THOMAS ROAD,
SUITE 300
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 495-3230
WWW.3ENGINEERING.COM

555-PA-2022

C:\My SecureSync\Projects_5000\5246_One Scottsdale\5246ap003_utility.dgn



ONE SCOTTSDALE
LEGACY BOULEVARD & SCOTTSDALE ROAD
PRELIMINARY UTILITY PLAN



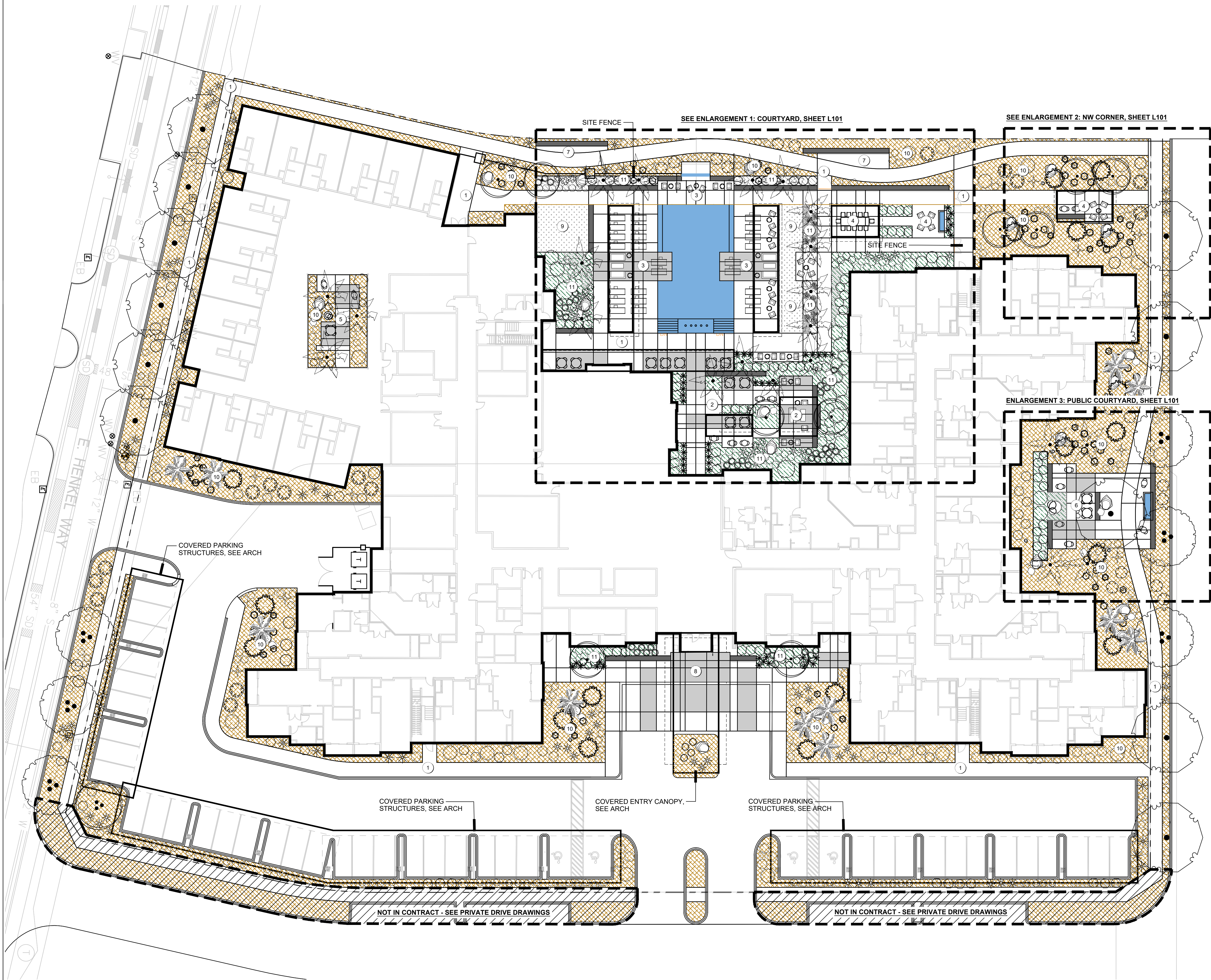
EXPIRES: 12/31/2024

300engineering
planning civil engineering surveying

DATE: 9/13/22
PROJECT NO. 5246
SHEET NO. CP103 3 of 3

300ENGINEERING, LLC
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 495-3230
WWW.300ENGINEERING.COM

DATE: 9/13/22
PROJECT NO. 5246
SHEET NO. CP103 3 of 3



- GENERAL NOTES**
- A. SEE SHEET L500 FOR PLANT SCHEDULE INTENT.
- # KEYNOTES**
1. WALK (COLORED CONCRETE)
 2. DINING COURTYARD
 3. POOL COURTYARD
 4. SEATING / GATHERING COURTYARD
 5. MEMORY CARE COURTYARD
 6. PUBLIC COURTYARD
 7. PUBLIC SEATING AREA
 8. MOTOR COURT PLAZA / DROP OFF
 9. ACTIVITY LAWN (ARTIFICIAL)
 10. INDIGENOUS PLANTING AREA(S) (IRRIGATED)
 11. DENSE / MASS PLANTING AREAS (IRRIGATED)



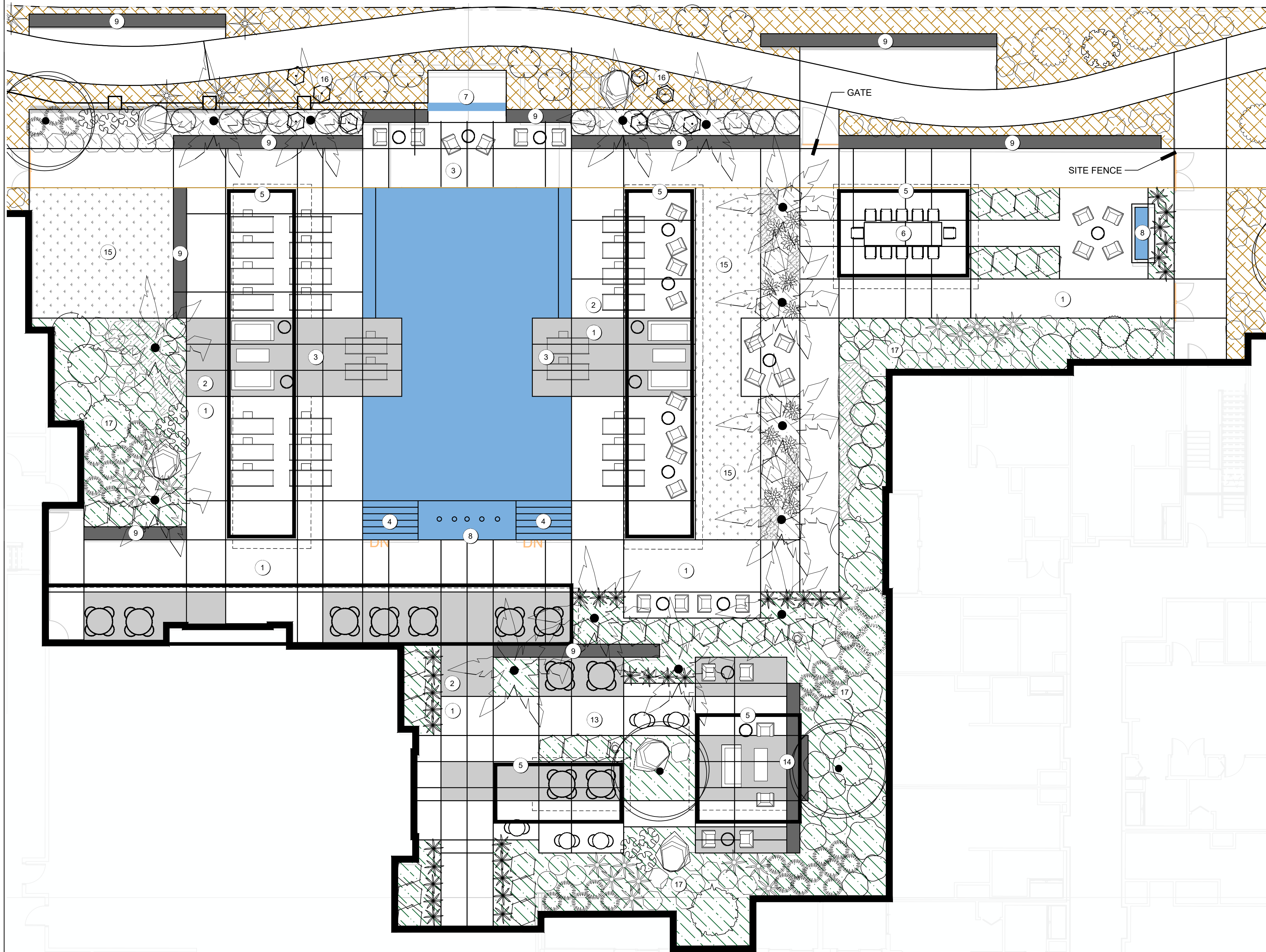
ISSUE #	DATE	ISSUE RECORD DES.	CITY SUBMITTAL
1	09/14/2022		

GENERAL NOTES

A. SEE SHEET L500 FOR PLANT SCHEDULE INTENT.

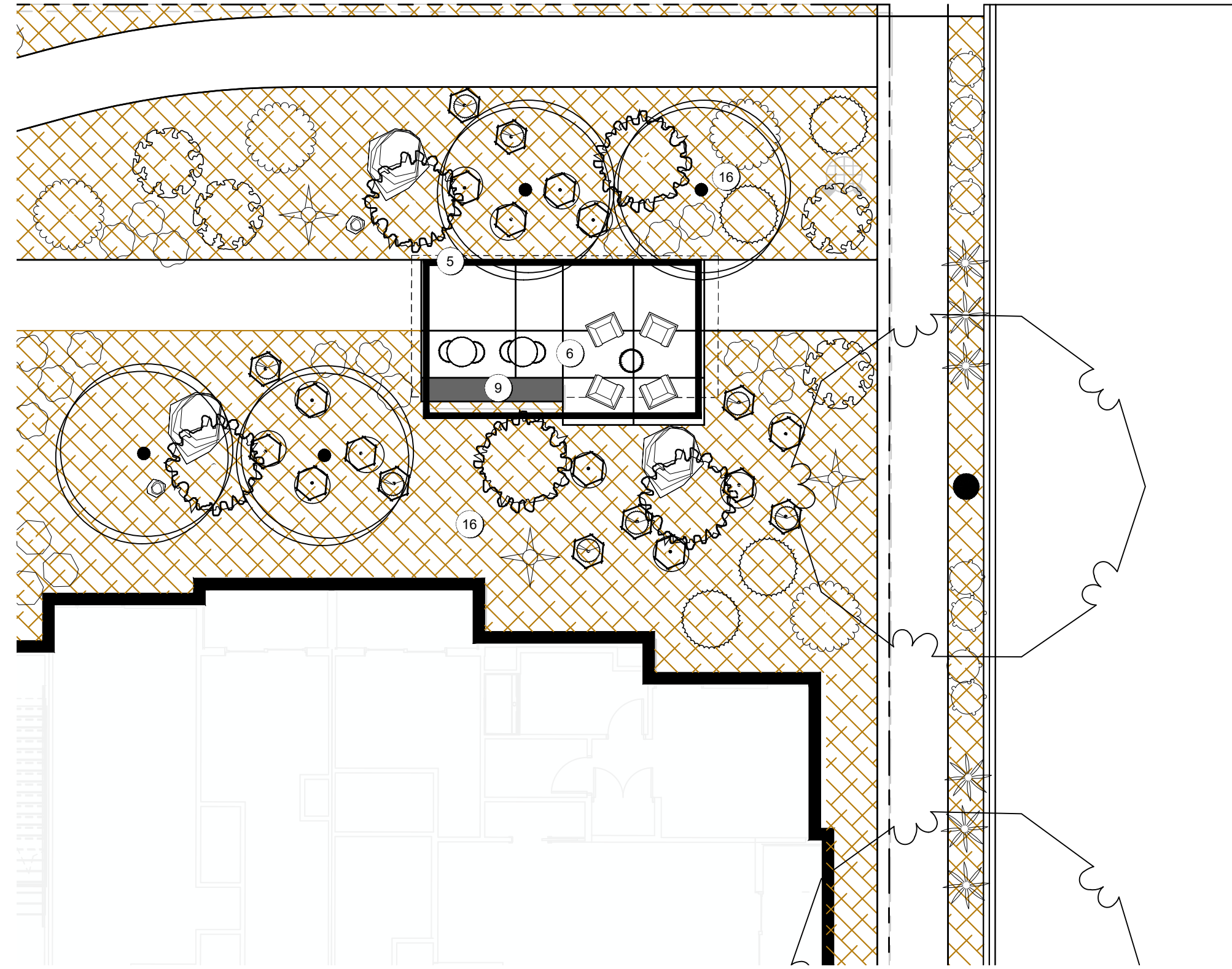
ENLARGEMENT KEYNOTES

- | | |
|----------------------------------|---|
| 1. WALK (LIGHT COLOR CONCRETE) | 13. DINING COURTYARD |
| 2. WALK (MEDIUM COLOR CONCRETE) | 14. FIREPLACE IN WALL |
| 3. POOL COURTYARD | 15. ACTIVITY LAWN (ARTIFICIAL) |
| 4. POOL STAIR ENTRY | 16. INDIGENOUS PLANTING AREAS (IRRIGATED) |
| 5. SHADE STRUCTURE | 17. DENSE / MASS PLANTING AREAS (IRRIGATED) |
| 6. GROUP GATHERING AREA | |
| 7. WATER FEATURE WALL | |
| 8. FOUNTAIN | |
| 9. SITE WALL | |
| 10. PUBLIC COURTYARD | |
| 11. PUBLIC SEATING AREA | |
| 12. WALL WITH BRANDING / SIGNAGE | |



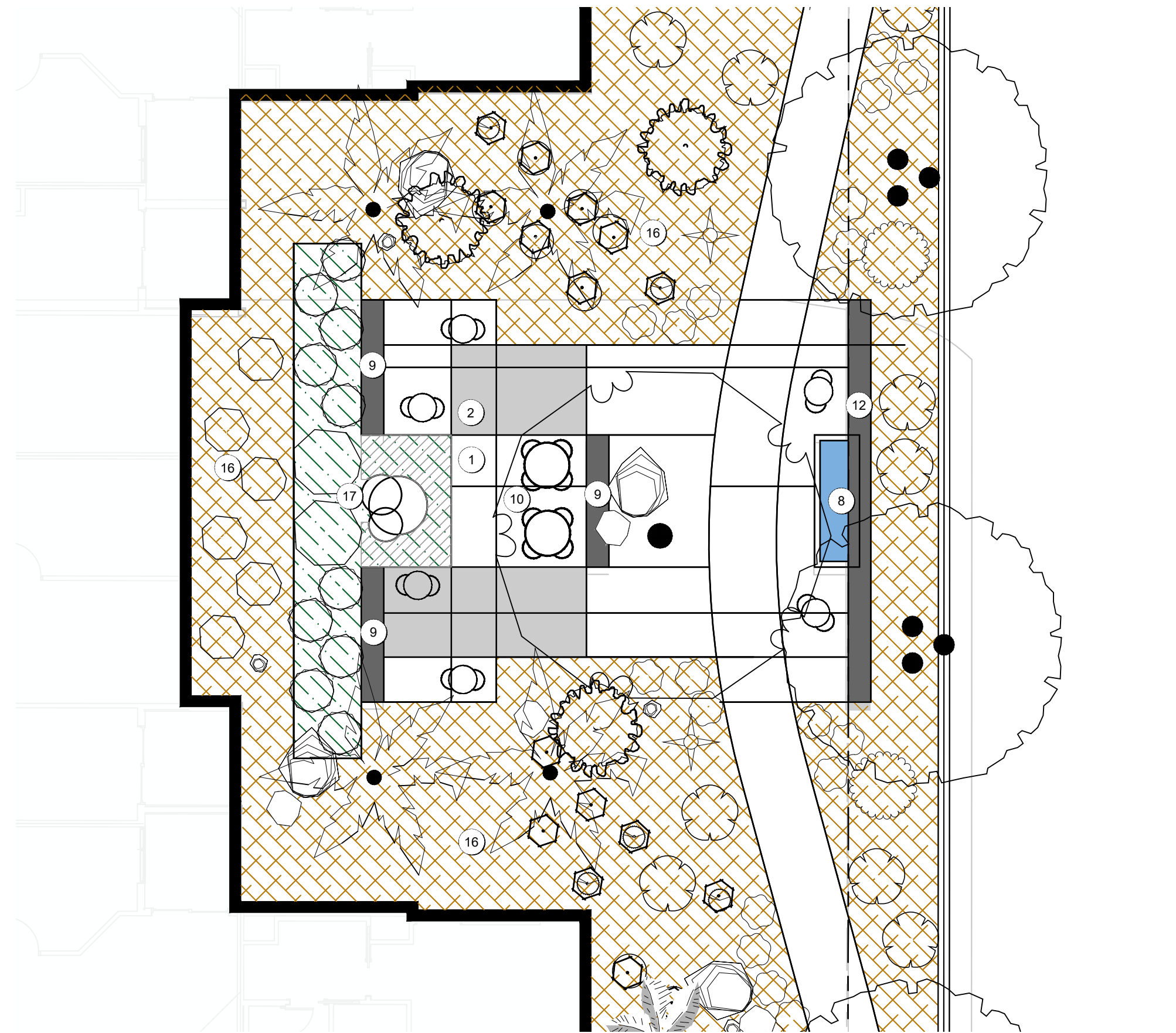
01
L101
ENLARGEMENT 1: COURTYARD

SCALE: 1"=10'



02
L101
ENLARGEMENT 2: NW CORNER

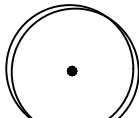
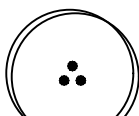
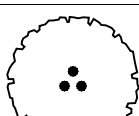
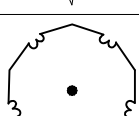
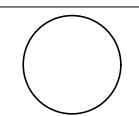
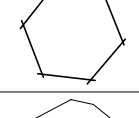
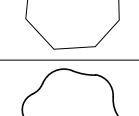
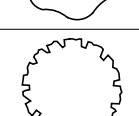
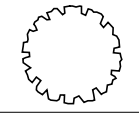
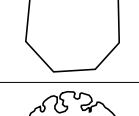
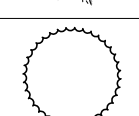
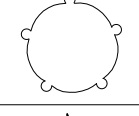
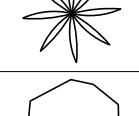
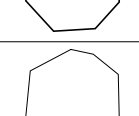
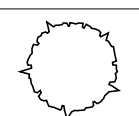
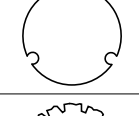
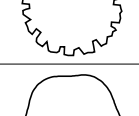
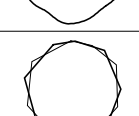
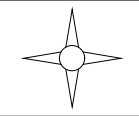
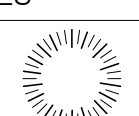
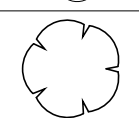
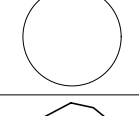
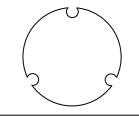
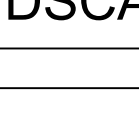
SCALE: 1"=10'

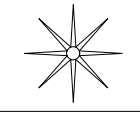
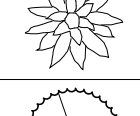
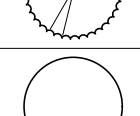
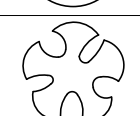
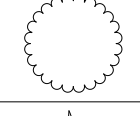
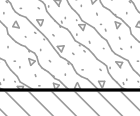


03
L101
ENLARGEMENT 3: PUBLIC COURTYARD

SCALE: 1"=10'



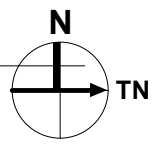
PLANT SCHEDULE							
TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	REMARKS
	CS2	10	Sonoran Emerald Palo Verde	Cercidium x 'Sonoran Emerald'	B & B		
	OT	1	Desert Ironwood	Olneya tesota	3' Cal.	B&B	
	PD	6	Desert Museum Palo Verde	Parkinsonia x 'Desert Museum'	3' Cal.	B&B	
	PD2	21	Date Palm	Phoenix dactylifera	B & B		
	US	11	Evergreen Lacebark Elm	Ulmus parvifolia 'Sempervirens'	3' Cal	B&B	
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT		
	BL3	1	Anacacho Orchid Tree	Bauhinia lunarioides	5 Gal		
	BW	48	Winter Gem Japanese Boxwood	Buxus microphylla japonica 'Winter Gem'	5 Gal		
	CC	88	Bush Morning Glory	Convolvulus cneorum	5 Gal		
	CG2	6	Yellow Bird of Paradise	Caesalpinia gilliesii	5 Gal		
	CG4	8	Natal Plum	Carissa grandiflora	4" pot		
	CP	4	Little-Leaf Cordia	Cordia parvifolia	5 Gal		
	CP2	3	Red Bird Of Paradise	Caesalpinia pulcherrima	5 Gal		
	CR2	15	Rubber Rabbitbrush	Chrysothamnus nauseosus	4" pot		
	CR3	11	Sago Palm	Cycas revoluta	4" pot		
	DH	19	Hopseed Bush	Dodonaea viscosa	5 Gal		
	EA2	73	Mormon Tea	Ephedra aspera	5 Gal		
	HO	49	Stella de Oro Daylily	Hemerocallis x 'Stella de Oro'	2 Gal		
	JC	46	Chuparosa	Justicia californica	5 Gal		
	LM2	34	Munstead English Lavender	Lavandula angustifolia 'Munstead'	1 Gal		
	NO	21	Oleander	Nerium oleander	5 Gal		
	PC2	9	Compact Carolina Laurel Cherry	Prunus caroliniana 'Compacta'	5 Gal		
	PN	4	Dwarf Pomegranate	Punica granatum 'Nana'	5 Gal		
	PZ	11	Leadwort	Plumbago zeylanica	5 Gal		
	RE	28	Enchantress Indian Hawthorn	Rhaphiolepis indica 'Enchantress'	5 Gal		
	YF	10	Spanish Dagger	Yucca faxoniana	5 Gal		
GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT		
	ML	42	Lindheimer's Muhly	Muhlenbergia lindheimeri	4" pot		
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT		
	LA	108	White Trailing Lantana	Lantana montevidensis 'Spreading White'	1 Gal		
	LR	15	Rio Bravo Langman's Sage	Leucophyllum langmaniae 'Rio Bravo' TM	5 Gal		
	LX	3	Purple Rain Texas Sage	Leucophyllum x laevigatum 'Purple Rain'	2 Gal		
	RB	10	Mexican Petunia	Ruellia brittoniana	1 Gal		
	SC	13	Cleveland Sage	Salvia clevelandii	5 Gal		

CACTI & SUCCULENTS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT		
	AD3	18	Desert Agave	Agave deserti	4" pot		
	AP	12	Parry's Agave	Agave parryi	5 Gal		
	CG	26	Saguaro	Carnegiea gigantea	5 Gal		
	EG	64	Golden Barrel Cactus	Echinocactus grusonii	5 Gal		
	OE	9	Spineless Prickly Pear	Opuntia ellisiana	2 Gal		
	ST	19	Organpipe Cactus	Stenocereus thurberi	5 Gal		
	YB2	79	Banana Yucca	Yucca baccata	5 Gal		
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT		
	LH	7	New Gold Lantana	Lantana x 'New Gold'	1 gal		
	RD	8,463	Dwarf Rosemary	Rosmarinus officinalis 'Prostratus'	#1		
	SD	5,157	Desert Sage	Salvia dorrii	1 gal		



1
A039

AERIAL PLAN
SCALE: 1" = 100'-0"



AUGUSTA SCOTTSDALE SENIOR
HOUSING

ONE SCOTTSDALE LOT 14
SCOTTSDALE, AZ

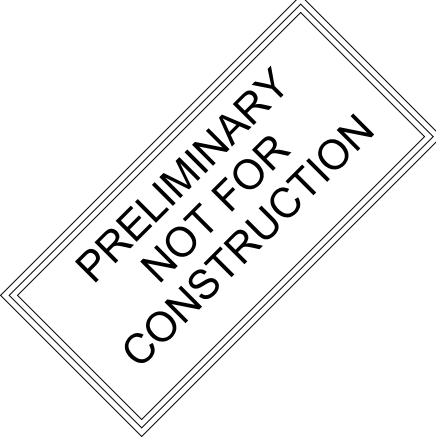
CONTEXT AERIAL
PLAN

PROJECT NO: 21-121
DRAWN BY: R/J/S
CHECKED BY: A/A/ER

A039

9/14/2022 3:48:47 PM

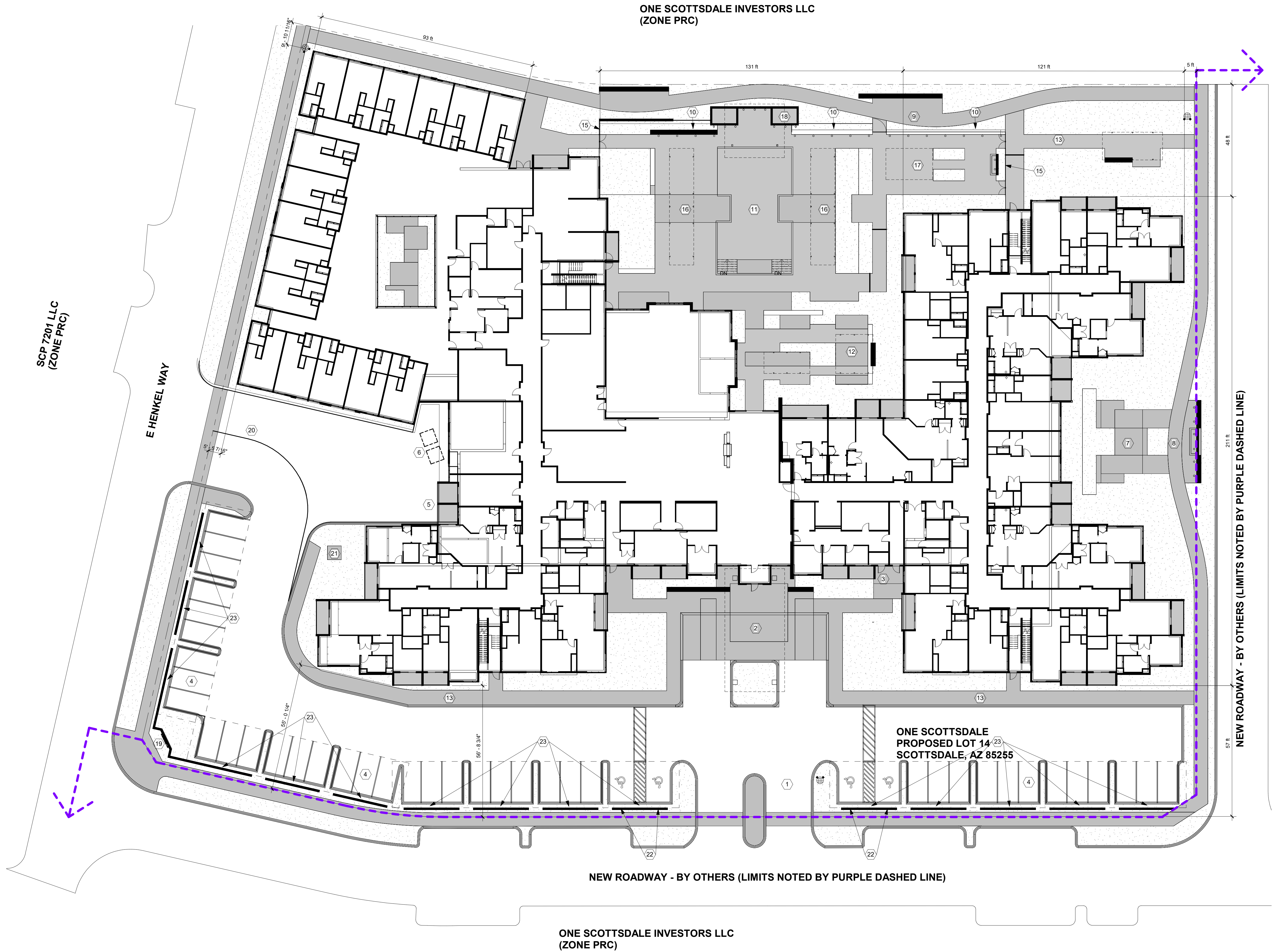
ISSUE RECORD	
ISSUE #	DESCRIPTION
1	CITY SUBMITTAL



6442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA 55344
PH: 952-996-9662
WWW.SRA-MN.COM

© COPYRIGHT 2022
SERENUS KENSES ARCHITECTS, INC

SRA
ARCHITECTURE + INTERIORS



**ARCHITECTURAL SITE PLAN
LEGEND**

SIDEWALKS WITH INTEGRAL COLOR

PAVERS

ACCESSIBLE ROUTE

KEY NOTES

1 PRIMARY SITE ACCESS

2 MAIN FACILITY ENTRANCE, COVERED DROP OFF AND MOTORCOURT

3 FIRE DEPARTMENT ACCESS

4 CAR SHADING STRUCTURES

5 UNDERGROUND PARKING ACCESS

6 BUILDING SERVICES, DELIVERIES, AND WASTE COLLECTION

7 PUBLIC COURTYARD WITH WATER FEATURE

8 6' HIGH COURTYARD SCREEN WALL (MASONRY WITH STONE AND STUCCO FINISH) PLIT WITH COMMUNITY BRANDING AND IDENTIFICATION

9 PUBLIC WALK WITH BENCH WALLS, LANDSCAPE STOPS

10 9' HIGH PRIVACY WALL (MASONRY WITH STUCCO FINISH)

11 POOL

12 COVERED DINING PATIO

13 COMMUNITY WALKWAY

14 MEMORY CARE COURTYARD

15 6' HIGH FENCE

16 POOL DECK

17 SHADE GARDEN

18 POOL MECHANICAL ENCLOSURE

19 MONUMENT SIGN - COMMUNITY BRANDING AND IDENTIFICATION

20 SERVICE SITE ENTRANCE

21 PRIMARY ELECTRIC SERVICE TRANSFORMER

22 HC PARKING SIGNAGE

23 24' LONG, 3' HIGH, 6" CMU SCREEN WALL FINISHED IN STUCCO, LANDSCAPE MATERIAL IN BETWEEN



PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE RECORD	DATE	DESCRIPTION
1	9/14/2022	CITY SUBMITTAL

AUGUSTA SCOTTSDALE SENIOR
HOUSING

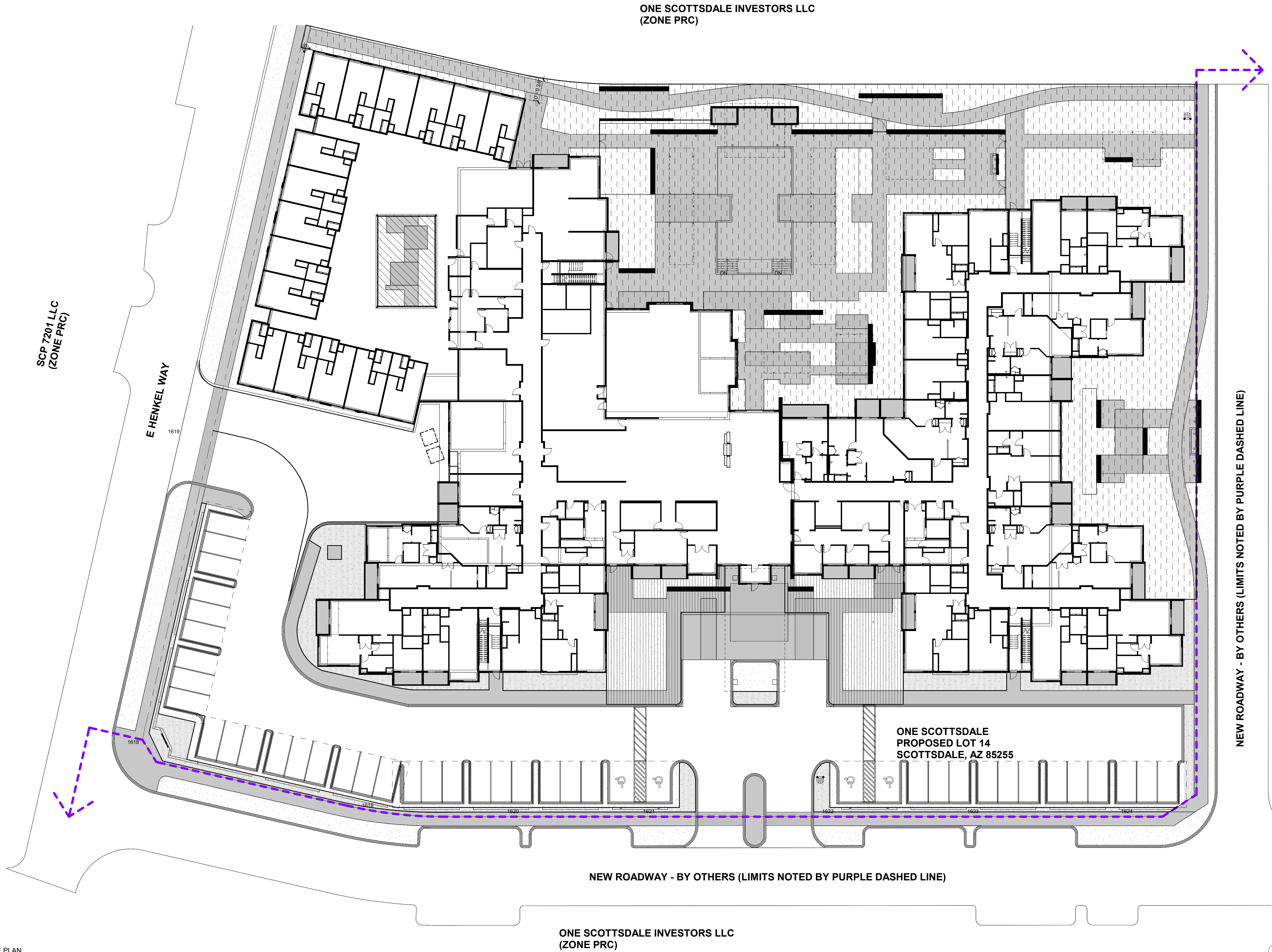
ONE SCOTTSDALE LOT 14
SCOTTSDALE, AZ

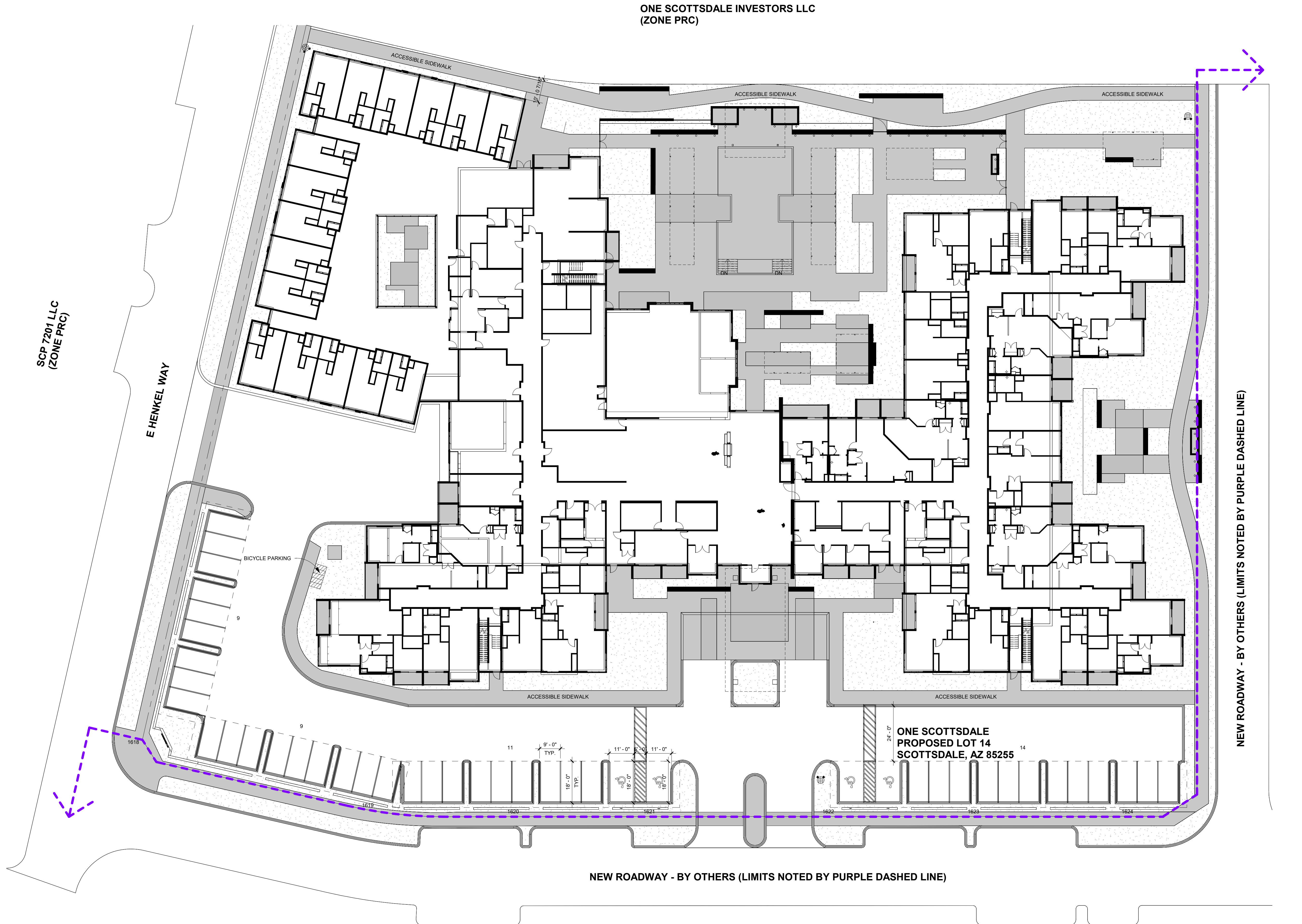
ARCHITECTURAL SITE
PLAN

PROJECT NO: 21-121
DRAWN BY: RJ/S
CHECKED BY: AA/ER

A040

9/14/2022 3:48:53 PM





PEDESTRIAN AND VEHICULAR CIRCULATION LEGEND	
	SIDEWALKS
	PAVEMENT
	ACCESSIBLE ROUTE

PARKING SPOTS PROVIDED: 118 SPOTS
ACCESSIBLE PARKING SPOTS REQUIRED: 5 SPOTS
ACCESSIBLE PARKING SPOTS PROVIDED: 8 SPOTS

AUGUSTA SCOTTSDALE SENIOR HOUSING
ONE SCOTTSDALE LOT 14
SCOTTSDALE, AZ

PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

PROJECT NO: 21-121
DRAWN BY: R/J/S
CHECKED BY: AA/ER

A042

9/14/2022 3:49:06 PM



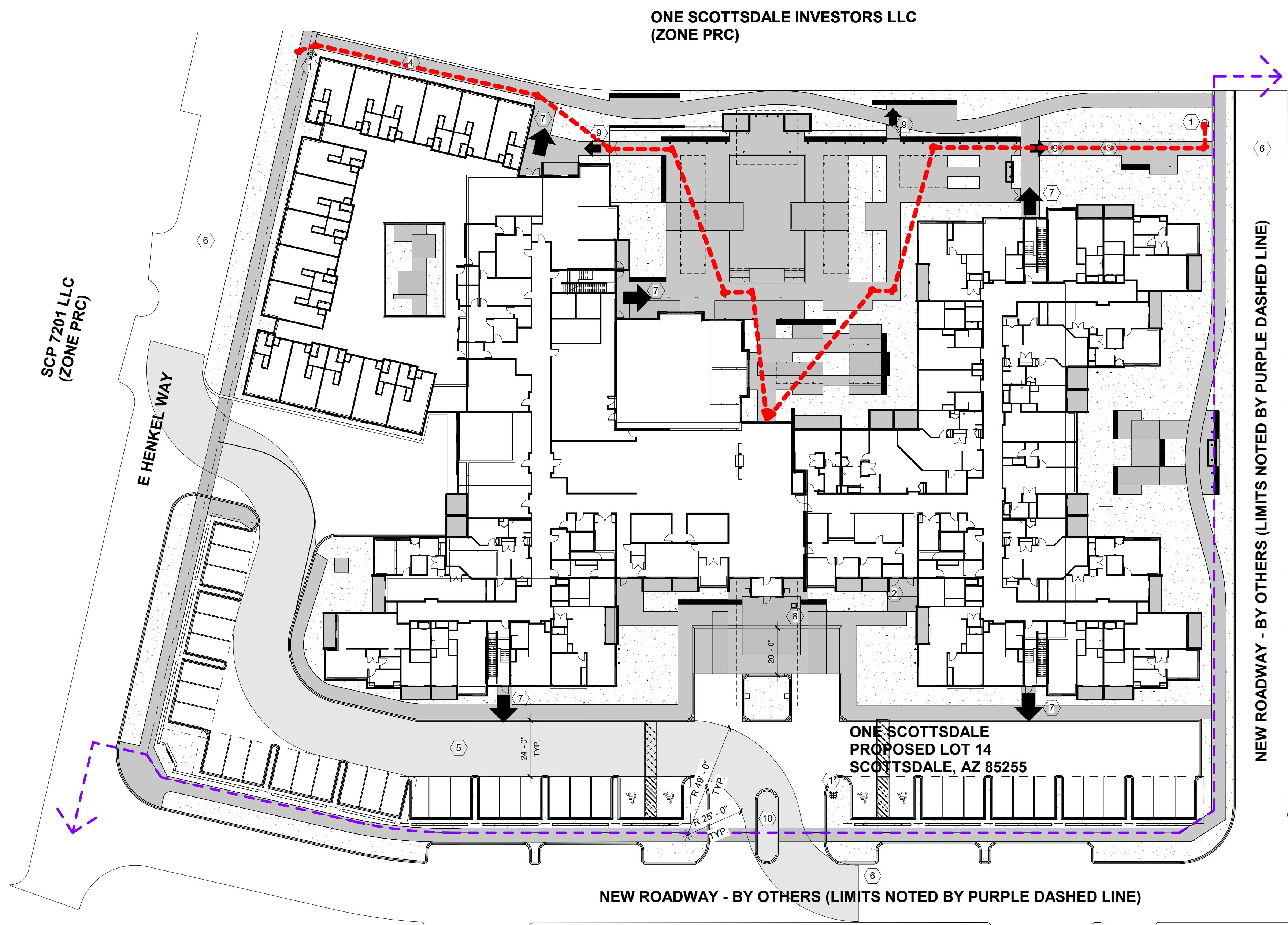
PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE RECORD	
ISSUE #	DESCRIPTION
1	CITY SUBMITTAL

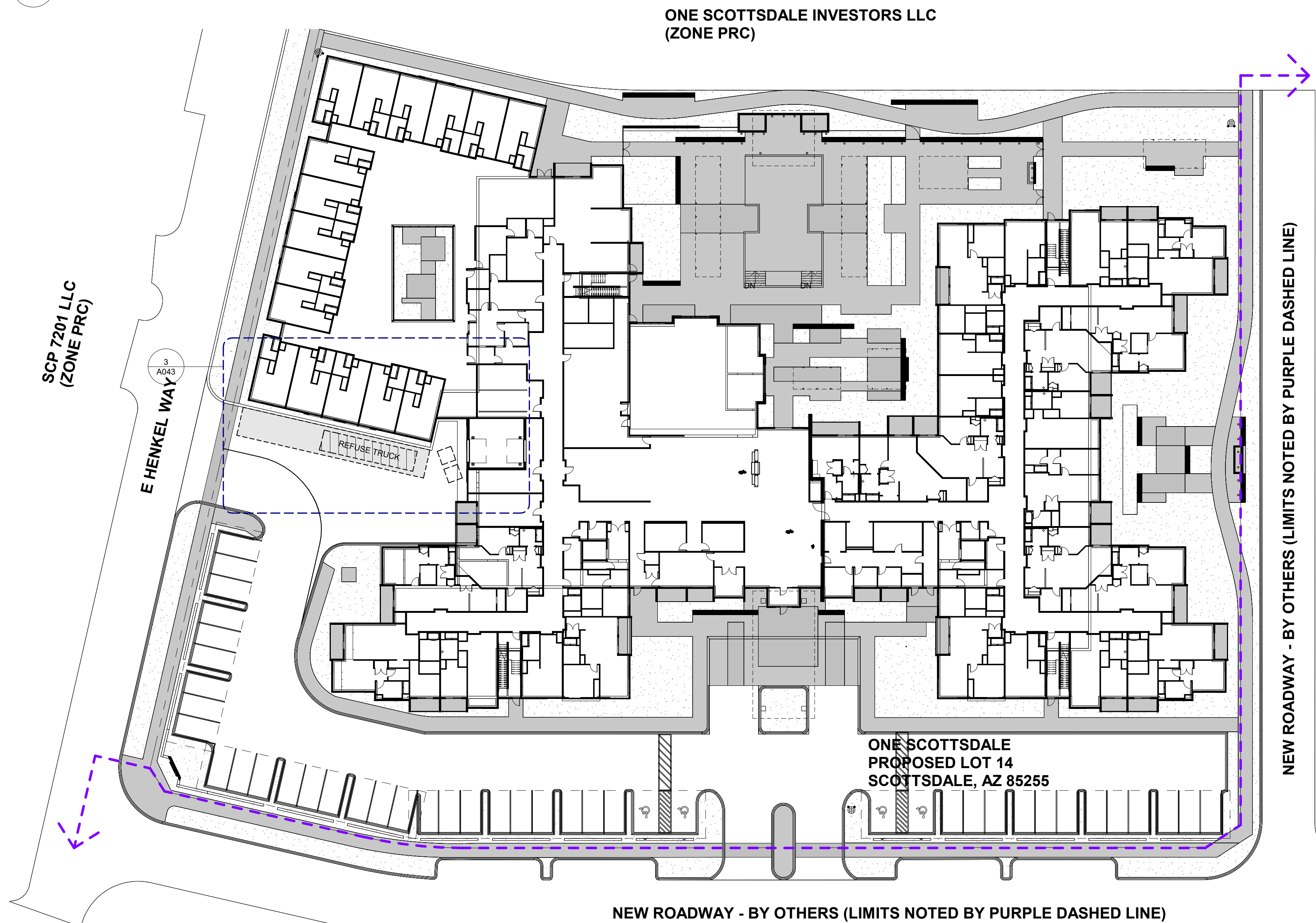
6442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA 55344
PH: 952-996-9662
WWW.SRA-MN.COM

© COPYRIGHT 2020
SERVICES RENEWS ARCHITECTS, INC

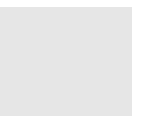
SRA
ARCHITECTURE + INTERIORS



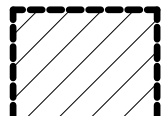
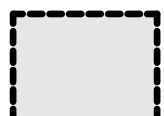
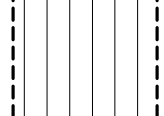
1
A043 FIRE DEPARTMENT PLAN
SCALE: 1" = 30'-0"



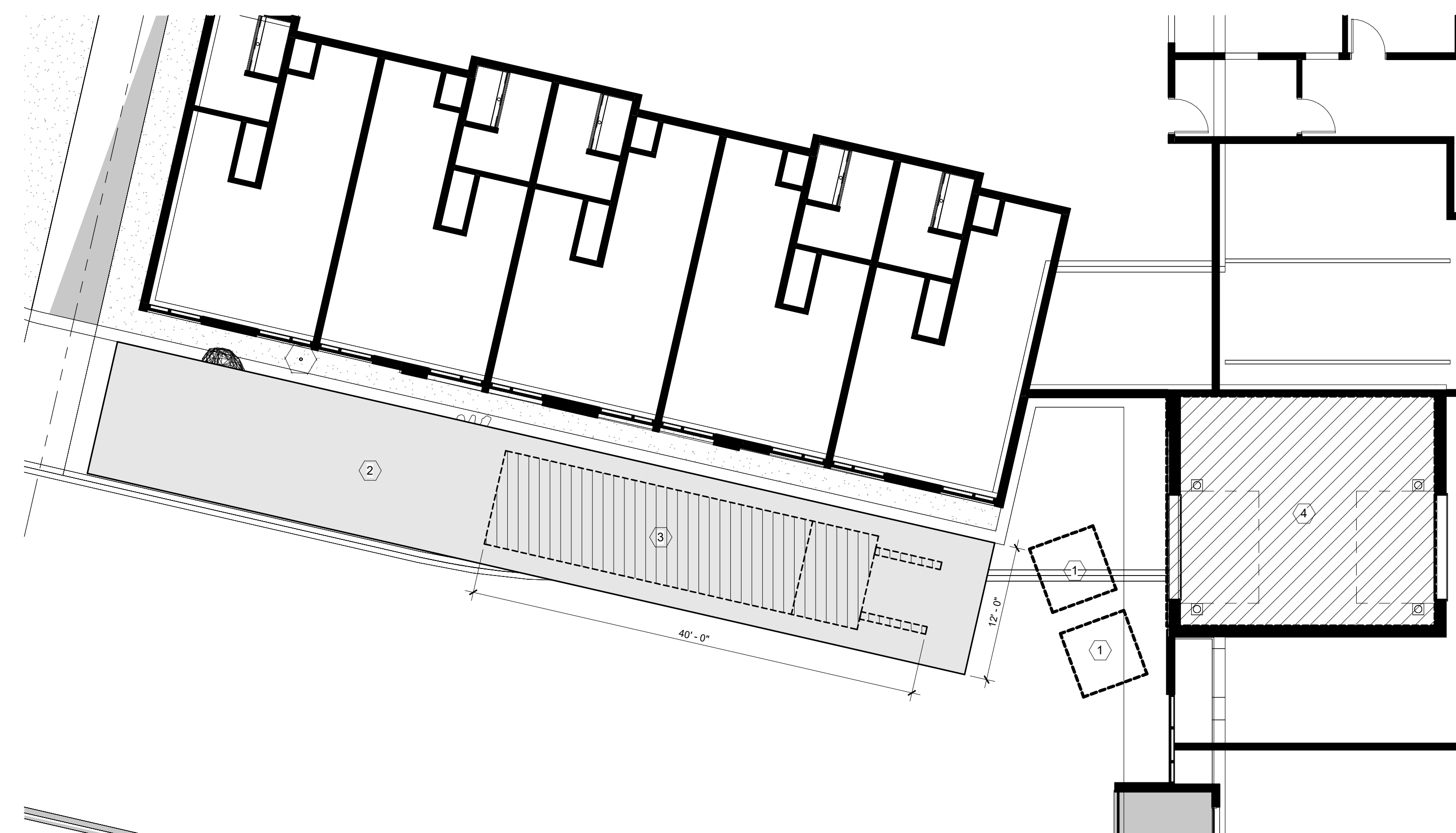
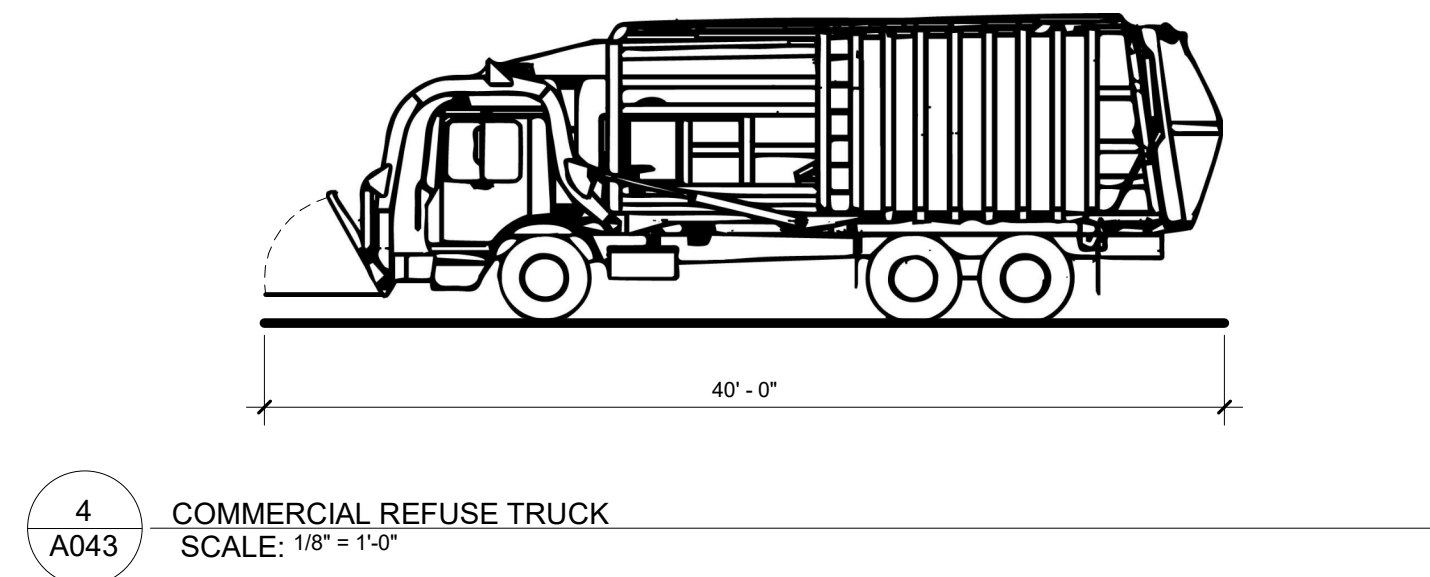
2
A043 REFUSE PLAN
SCALE: 1" = 30'-0"

FIRE DEPARTMENT LEGEND
TOTAL SITE: 134,937 SQFT:
 FIRE LANE

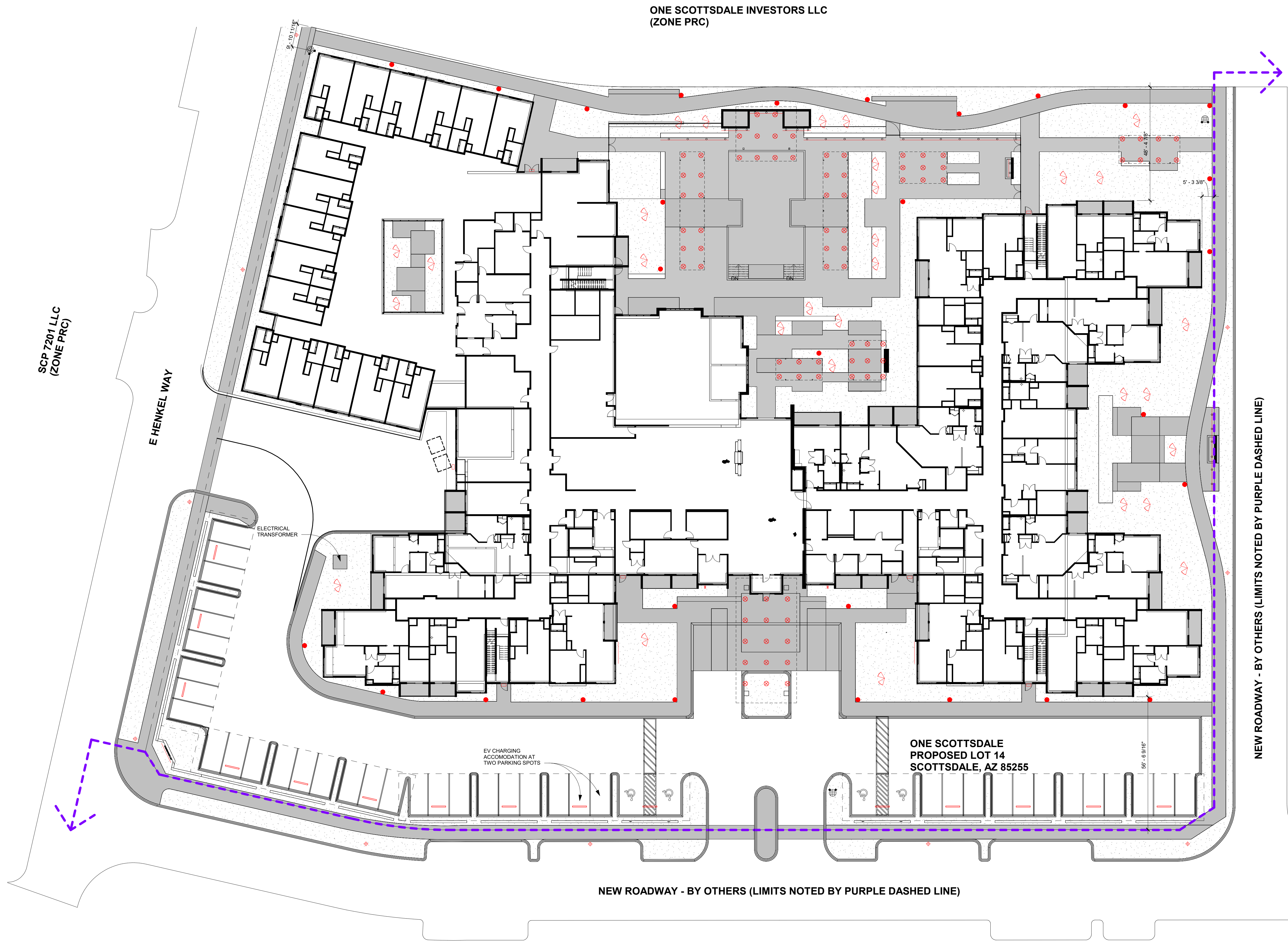
FIRE DEPARTMENT PLAN KEYNOTES
1 HYDRANT
2 FIRE ACCESS RISER ROOM
3 FIRE EQUIPMENT TRAVEL DISTANCE = 268'-0"
4 FIRE EQUIPMENT TRAVEL DISTANCE = 300'-0"
5 FIRE EMERGENCY VEHICLE ROUTE
6 EMERGENCY VEHICLE ACCESS ROUTE
7 EGRESS EXIT
8 KNOX BOX
9 EGRESS GATE
10 SURMOUNTABLE CURB ISLAND WITH GRAVEL LANDSCAPE

REFUSE PLAN LEGEND
TOTAL SITE: 134,937 SQFT:
 REFUSE CONTAINER AREA
 REFUSE LOADING AREA
 REFUSE PICK-UP TRUCK

REFUSE PLAN KEYNOTES
1 8-YARD ROLL-OUT WASTE CONTAINER
2 ACCESS LANE
3 REFUSE TRUCK
4 REFUSE/UTILITY ROOM



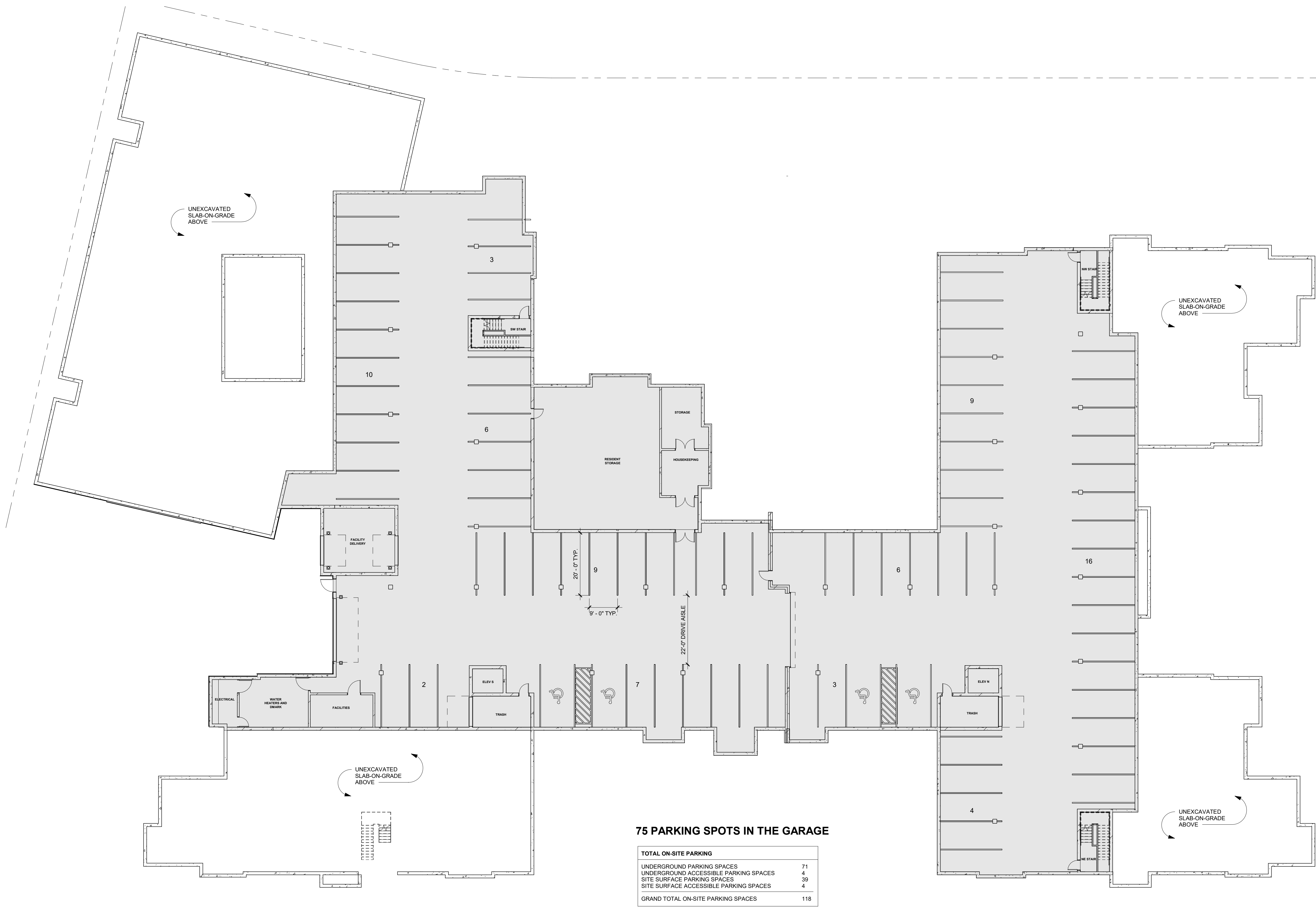
3
A043 ENLARGED REFUSE PLAN
SCALE: 1/8" = 1'-0"



SITE LIGHTING LEGEND

- WALL WASH LIGHTING
- STREET LIGHTING POLE
- ◊ RECESSED DOWNLIGHT
- ◊ LANDSCAPE LIGHTING
- BOLLARD
- EGRESS WALL PACK
- CAR PORT LINEAR LIGHTING
- ⊗ WALL SCONCE

LIGHTING TYPES AND LOCATIONS SHOWN ON THIS DRAWING, ARE FOR COORDINATION PURPOSES. PHOTOMETRICS AND FIXTURE CUTSHEETS ARE COMPILED WITHIN THIS SUBMISSION IN OTHER LOCATIONS.



75 PARKING SPOTS IN THE GARAGE

TOTAL ON-SITE PARKING	
UNDERGROUND PARKING SPACES	71
UNDERGROUND ACCESSIBLE PARKING SPACES	4
SITE SURFACE PARKING SPACES	39
SITE SURFACE ACCESSIBLE PARKING SPACES	4
GRAND TOTAL ON-SITE PARKING SPACES	118

OVERALL FLOOR PLAN NOTES

- TOTAL BUILDING SQUARE FOOTAGE: 175,000 SF
 - THIRD FLOOR: 42,000 SF
 - SECOND FLOOR: 42,000 SF
 - FIRST FLOOR: 56,000 SF
 - GARAGE: 35,000 SF

2 BEDROOM PLUS UNIT

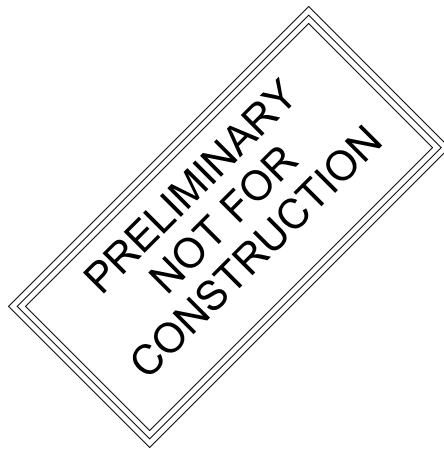
2 BEDROOM UNIT

1 BEDROOM PLUS UNIT

1 BEDROOM UNIT

STUDIO UNIT

1 OVERALL PLAN - GARAGE LEVEL
A200 SCALE: 1/16" = 1'-0"



ISSUE RECORD	
DATE	DESCRIPTION
9/14/2022	CITY SUBMITTAL
1	

AUGUSTA SCOTTSDALE SENIOR HOUSING

ONE SCOTTSDALE LOT 14
SCOTTSDALE, AZ

OVERALL FLOOR PLAN - GARAGE FLOOR

PROJECT NO: 21-121
DRAWN BY: RL/LS
CHECKED BY: AA/ER

A200

INDEPENDENT LIVING / ASSISTED LIVING UNIT MATRIX						
UNIT NUMBER	UNIT TYPE	REVERSE	ACCESSIBLE	TYPE B	VISIBLE ALARM	BALCONY
U101	2C					2 BALCONY
U201	2C					2 BALCONY
U301	2C					2 BALCONY
U102	1C+					BALCONY
U202	1C+					BALCONY
U302	1C+					BALCONY
U103	1B					BALCONY
U203	1B					BALCONY
U303	1B					BALCONY
U104	S1					
U204	S1					
U304	S1					
U105	2D					BALCONY
U205	2D					BALCONY
U305	2D					BALCONY
U106	1A+					BALCONY
U206	1A+					BALCONY
U306	1A+					BALCONY
U107	S1					
U207	S1					
U307	S1					
U108	S1					
U208	S1					
U308	S1					
U109	1B					BALCONY
U209	1B					BALCONY
U309	1B					BALCONY
U110	1A+					BALCONY
U210	1A+					BALCONY
U310	1A+					BALCONY
U111	2B					BALCONY
U211	2B					BALCONY
U311	2B					BALCONY
U112	1A+					BALCONY
U212	1A+					BALCONY
U312	1A+					BALCONY
U113	2D					BALCONY
U213	2D					BALCONY
U313	2D					BALCONY
U114	S1					
U214	S1					
U314	S1					
U115	1B					BALCONY
U215	1B					BALCONY
U315	1B					BALCONY
U116	1C+					BALCONY
U216	1C+					BALCONY
U316	1C+					BALCONY
U117	2C					2 BALCONY
U217	2C					2 BALCONY
U317	2C					2 BALCONY
U118	1B+					BALCONY
U218	1B+					BALCONY
U318	1B+					BALCONY
U219	1A					BALCONY
U319	1A					BALCONY
U220	1B					BALCONY
U320	1B					BALCONY
U221	S2					BALCONY
U321	S2					BALCONY
U322	1C					BALCONY
U323	2E					BALCONY
U224	S2					BALCONY
U324	S2					BALCONY
U225	1B					BALCONY
U325	1B					BALCONY
U226	1A					BALCONY
U326	1A					BALCONY
U227	1B+					BALCONY
U327	1B+					BALCONY
U128	2C					2 BALCONY
U228	2C					2 BALCONY
U328	2C					2 BALCONY
U129	1C+					BALCONY
U229	1C+					BALCONY
U329	1C+					BALCONY
U130	1B					BALCONY
U230	1B					BALCONY
U330	1B					BALCONY
U131	S1					
U231	S1					
U331	S1					
U132	2D					BALCONY
U232	2D					BALCONY
U332	2D					BALCONY
U133	1A+					BALCONY
U233	1A+					BALCONY
U333	1A+					BALCONY
U234	2B					BALCONY
U334	2B					BALCONY
U235	1A+					BALCONY
U335	1A+					BALCONY
U236	1B					BALCONY
U336	1B					BALCONY
U237	S1					
U337	S1					
U238	1B					BALCONY
U338	1B					BALCONY
U239	2A					BALCONY
U339	2A					BALCONY
U240	2C					BALCONY
U340	2C					BALCONY
U241	2C					BALCONY
U341	2C					BALCONY



OVERALL FLOOR PLAN NOTES

- TOTAL BUILDING SQUARE FOOTAGE 175,000 SF
- THIRD FLOOR 42,000 SF
- SECOND FLOOR 42,000 SF
- FIRST FLOOR 66,000 SF
- GARAGE 35,000 SF

- 2 BEDROOM PLUS UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM PLUS UNIT
- 1 BEDROOM UNIT
- STUDIO UNIT

1 OVERALL PLAN - FIRST FLOOR
A201 SCALE: 1/16" = 1'-0"

AUGUSTA SCOTTSDALE SENIOR
HOUSING
ONE SCOTTSDALE LOT 14
SCOTTSDALE, AZ

OVERALL FLOOR
PLAN - FIRST FLOOR

PROJECT NO: 21-121
DRAWN BY: R/J/S
CHECKED BY: AA/ER

A201

9/14/2022 3:49:45 PM



PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE #	DATE	DESCRIPTION
1	9/5/2022	LOT SUBMITTAL

6442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA 55344
PH: 952-996-9662
WWW.SRA-MN.COM

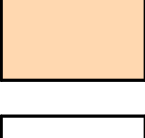
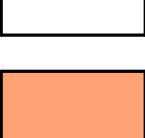
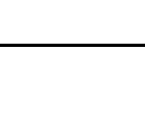
SRa
ARCHITECTURE + INTERIORS

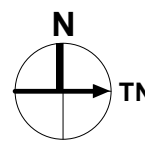
© COPYRIGHT 2022
SERENUS RENES ARCHITECTS, INC.

INDEPENDENT LIVING / ASSISTED LIVING UNIT MATRIX						
UNIT NUMBER	UNIT TYPE	REVERSE	ACCESSIBLE	TYPE B	VISIBLE ALARM	BALCONY
U101	2C					2 BALCONY
U201	2C					2 BALCONY
U301	2C					2 BALCONY
U102	1C+					BALCONY
U202	1C+					BALCONY
U302	1C+					BALCONY
U103	1B					BALCONY
U203	1B					BALCONY
U303	1B					BALCONY
U104	S1					
U204	S1					
U304	S1					
U105	2D					BALCONY
U205	2D					BALCONY
U305	2D					BALCONY
U106	1A+					BALCONY
U206	1A+					BALCONY
U306	1A+					BALCONY
U107	S1					
U207	S1					
U307	S1					
U108	S1					
U208	S1					
U308	S1					
U109	1B					BALCONY
U209	1B					BALCONY
U309	1B					BALCONY
U110	1A+					BALCONY
U210	1A+					BALCONY
U310	1A+					BALCONY
U111	2B					BALCONY
U211	2B					BALCONY
U311	2B					BALCONY
U112	1A+					BALCONY
U212	1A+					BALCONY
U312	1A+					BALCONY
U113	2D					BALCONY
U213	2D					BALCONY
U313	2D					BALCONY
U114	S1					
U214	S1					
U314	S1					
U115	1B					BALCONY
U215	1B					BALCONY
U315	1B					BALCONY
U116	1C+					BALCONY
U216	1C+					BALCONY
U316	1C+					BALCONY
U117	2C					2 BALCONY
U217	2C					2 BALCONY
U317	2C					2 BALCONY
U118	1B+					BALCONY
U218	1B+					BALCONY
U318	1B+					BALCONY
U219	1A					BALCONY
U319	1A					BALCONY
U220	1B					BALCONY
U320	1B					BALCONY
U221	S2					BALCONY
U321	S2					BALCONY
U322	1C					BALCONY
U323	2E					BALCONY
U224	S2					BALCONY
U324	S2					BALCONY
U225	1B					BALCONY
U325	1B					BALCONY
U226	1A					BALCONY
U326	1A					BALCONY
U227	1B+					BALCONY
U327	1B+					BALCONY
U128	2C					2 BALCONY
U228	2C					2 BALCONY
U328	2C					2 BALCONY
U129	1C+					BALCONY
U229	1C+					BALCONY
U329	1C+					BALCONY
U130	1B					BALCONY
U230	1B					BALCONY
U330	1B					BALCONY
U131	S1					
U231	S1					
U331	S1					
U132	2D					BALCONY
U232	2D					BALCONY
U332	2D					BALCONY
U133	1A+					BALCONY
U233	1A+					BALCONY
U333	1A+					BALCONY
U234	2B					BALCONY
U334	2B					BALCONY
U235	1A+					BALCONY
U335	1A+					BALCONY
U236	1B					BALCONY
U336	1B					BALCONY
U237	S1					
U337	S1					
U238	1B					BALCONY
U338	1B					BALCONY
U239	2A					BALCONY
U339	2A					BALCONY
U240	2C					BALCONY
U340	2C					BALCONY
U241	2C					BALCONY
U341	2C					BALCONY

1
A202
OVERALL PLAN - SECOND FLOOR
SCALE: 1/16" = 1'-0"



OVERALL FLOOR PLAN NOTES	
• TOTAL BUILDING SQUARE FOOTAGE 175,000 SF	
• THIRD FLOOR 42,000 SF	
• SECOND FLOOR 42,000 SF	
• FIRST FLOOR 56,000 SF	
• GARAGE 35,000 SF	
	2 BEDROOM PLUS UNIT
	2 BEDROOM UNIT
	1 BEDROOM PLUS UNIT
	1 BEDROOM UNIT
	STUDIO UNIT



AUGUSTA SCOTTSDALE SENIOR
HOUSING
ONE SCOTTSDALE LOT 14
SCOTTSDALE, AZ

OVERALL FLOOR
PLAN - SECOND
FLOOR

PROJECT NO: 21-191
DRAWN BY: RL/LS
CHECKED BY: AA/ER

A202

9/14/2022 3:49:54 PM



PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE RECORD	
ISSUE #	DESCRIPTION
1	CITY SUBMITTAL

6442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA 55344
PH: 952-996-9662
WWW.SRA-ARCH.COM

© COPYRIGHT 2022
SERENUS RENES ARCHITECTS, INC.

SRa
ARCHITECTURE + INTERIORS

INDEPENDENT LIVING / ASSISTED LIVING UNIT MATRIX

UNIT NUMBER	UNIT TYPE	REVERSE	ACCESSIBLE	TYPE B	VISIBLE ALARM	BALCONY
U101	2C					2 BALCONY
U201	2C					2 BALCONY
U301	2C					2 BALCONY
U102	1C+					BALCONY
U202	1C+					BALCONY
U302	1C+					BALCONY
U103	1B					BALCONY
U203	1B					BALCONY
U303	1B					BALCONY
U104	S1					
U204	S1					
U304	S1					
U105	2D					BALCONY
U205	2D					BALCONY
U305	2D					BALCONY
U106	1A+					BALCONY
U206	1A+					BALCONY
U306	1A+					BALCONY
U107	S1					
U207	S1					
U307	S1					
U108	S1					
U208	S1					
U308	S1					
U109	1B					BALCONY
U209	1B					BALCONY
U309	1B					BALCONY
U110	1A+					BALCONY
U210	1A+					BALCONY
U310	1A+					BALCONY
U111	2B					BALCONY
U211	2B					BALCONY
U311	2B					BALCONY
U112	1A+					BALCONY
U212	1A+					BALCONY
U312	1A+					BALCONY
U113	2D					BALCONY
U213	2D					BALCONY
U313	2D					BALCONY
U114	S1					
U214	S1					
U314	S1					
U115	1B					BALCONY
U215	1B					BALCONY
U315	1B					BALCONY
U116	1C+					BALCONY
U216	1C+					BALCONY
U316	1C+					BALCONY
U117	2C					2 BALCONY
U217	2C					2 BALCONY
U317	2C					2 BALCONY
U118	1B+					BALCONY
U218	1B+					BALCONY
U318	1B+					BALCONY
U219	1A					BALCONY
U319	1A					BALCONY
U220	1B					BALCONY
U320	1B					BALCONY
U221	S2					BALCONY
U321	S2					BALCONY
U322	1C					BALCONY
U323	2E					BALCONY
U224	S2					BALCONY
U324	S2					BALCONY
U225	1B					BALCONY
U325	1B					BALCONY
U226	1A					BALCONY
U326	1A					BALCONY
U227	1B+					BALCONY
U327	1B+					BALCONY
U128	2C					2 BALCONY
U228	2C					2 BALCONY
U328	2C					2 BALCONY
U129	1C+					BALCONY
U229	1C+					BALCONY
U329	1C+					BALCONY
U130	1B					BALCONY
U230	1B					BALCONY
U330	1B					BALCONY
U131	S1					
U231	S1					
U331	S1					
U132	2D					BALCONY
U232	2D					BALCONY
U332	2D					BALCONY
U133	1A+					BALCONY
U233	1A+					BALCONY
U333	1A+					BALCONY
U234	2B					BALCONY
U334	2B					BALCONY
U235	1A+					BALCONY
U335	1A+					BALCONY
U236	1B					BALCONY
U336	1B					BALCONY
U237	S1					
U337	S1					
U238	1B					BALCONY
U338	1B					BALCONY
U239	2A					BALCONY
U339	2A					BALCONY
U240	2C					BALCONY
U340	2C					BALCONY
U241	2C					BALCONY
U341	2C					BALCONY

1 OVERALL PLAN - THIRD FLOOR
A203 SCALE: 1/16" = 1'-0"



OVERALL FLOOR PLAN NOTES

- TOTAL BUILDING SQUARE FOOTAGE 175,000 SF
- THIRD FLOOR 42,000 SF
- SECOND FLOOR 42,000 SF
- FIRST FLOOR 56,000 SF
- GARAGE 35,000 SF

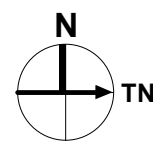
2 BEDROOM PLUS UNIT

2 BEDROOM UNIT

1 BEDROOM PLUS UNIT

1 BEDROOM UNIT

STUDIO UNIT



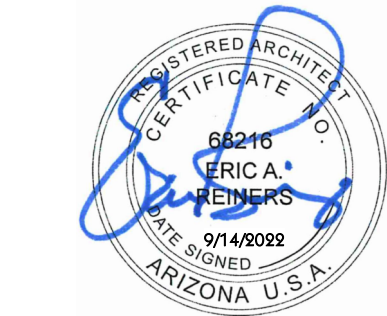
AUGUSTA SCOTTSDALE SENIOR
HOUSING
ONE SCOTTSDALE LOT 14
SCOTTSDALE, AZ

OVERALL FLOOR
PLAN - THIRD FLOOR

PROJECT NO: 21-191
DRAWN BY: RL/LS
CHECKED BY: AA/ER

A203

9/14/2022 3:49:58 PM

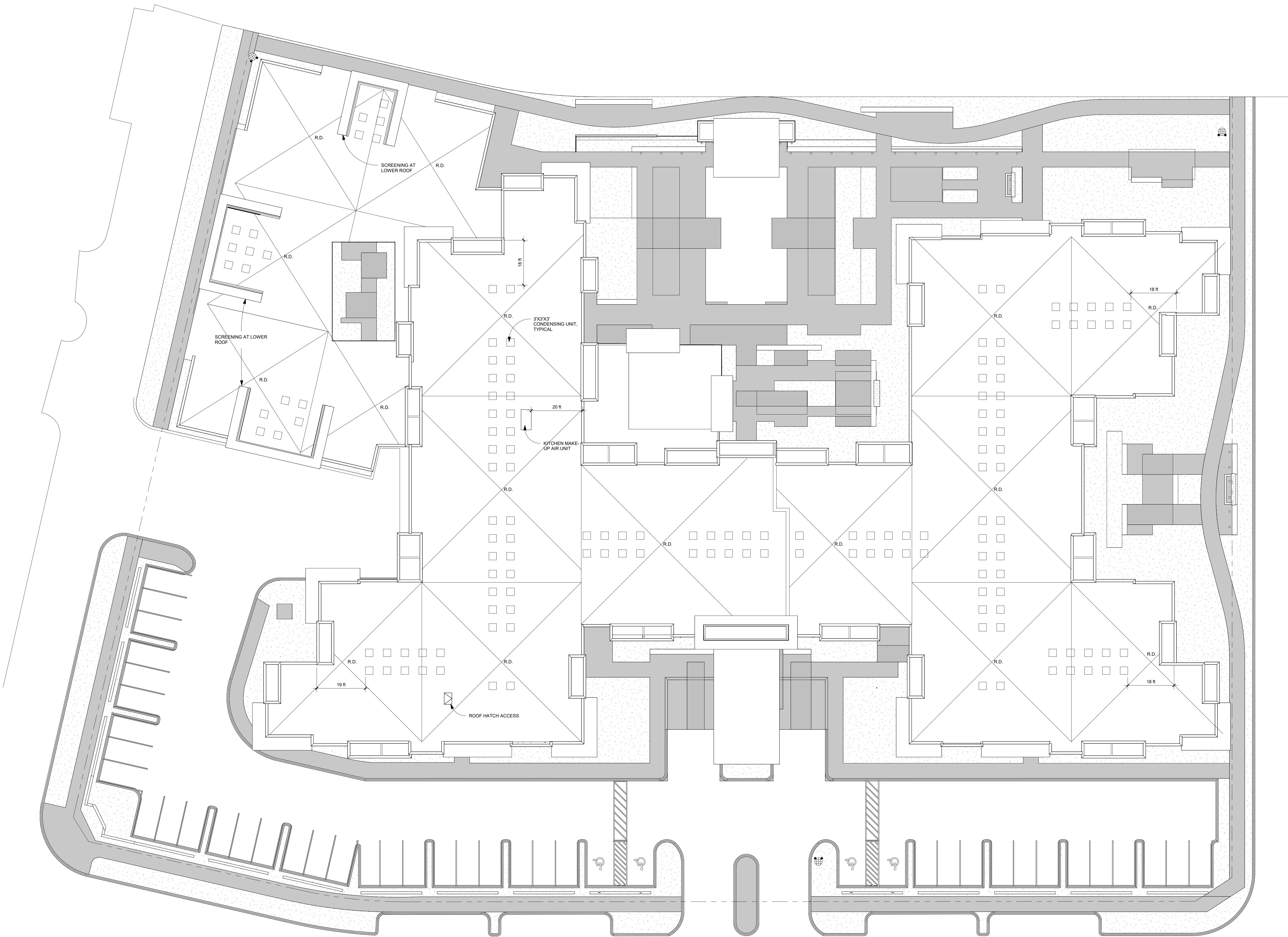


PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE #	DATE	DESCRIPTION
1	9/5/2022	LOT SUBMITTAL

6442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA 55344
PH: 952-996-9662
WWW.SRA-MN.COM

© COPYRIGHT 2022
SERENUS RENESSANCE ARCHITECTS, INC.



ROOF PLAN GENERAL NOTES

- TOTAL ROOF AREA IS 80,454 SQUARE FEET.
- PARAPET HEIGHT VARIES. SEE ELEVATIONS:
 1. 2'-6" ABOVE ROOF DECK
 2. 4'-0" ABOVE ROOF DECK
 3. 6'-0" ABOVE ROOF DECK
 4. 7'-0" ABOVE ROOF DECK



ISSUE RECORD		DESCRIPTION
ISSUE #	DATE	
1	9/14/2022	CITY SUBMITTAL



1
A300 MAIN BUILDING EXTERIOR ELEVATION "A"
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
(1)	FIRE DEPARTMENT CONNECTION (BY FIRE PROTECTION)
(2)	LIGHT FIXTURE (BY ELECTRICAL)
(3)	ELECTRICAL WALL BOX (BY ELECTRICAL)
(4)	WALL HYDRANT (BY PLUMBING)
(5)	DOOR OPERATOR PUSH BUTTON (SEE LOW VOLTAGE FOR COORDINATION)
(6)	DOWNSPOUT TO PVC PIPE BOOT CONNECTION (COORDINATE WITH CIVIL)
(7)	CREDENTIAL DOOR ACCESS (BY LOW VOLTAGE)
(8)	DOOR BELL (BY LOW VOLTAGE)
(9)	MAGIC PAK LOUVER (BY MECHANICAL)
(10)	PTAC LOUVER (BY MECHANICAL)
(11)	LOUVER (COORDINATE WITH MECHANICAL)
(12)	OVERFLOW SCUPPER (NO DOWNSPOUT)
(13)	WALL MOUNTED LIGHT FIXTURE

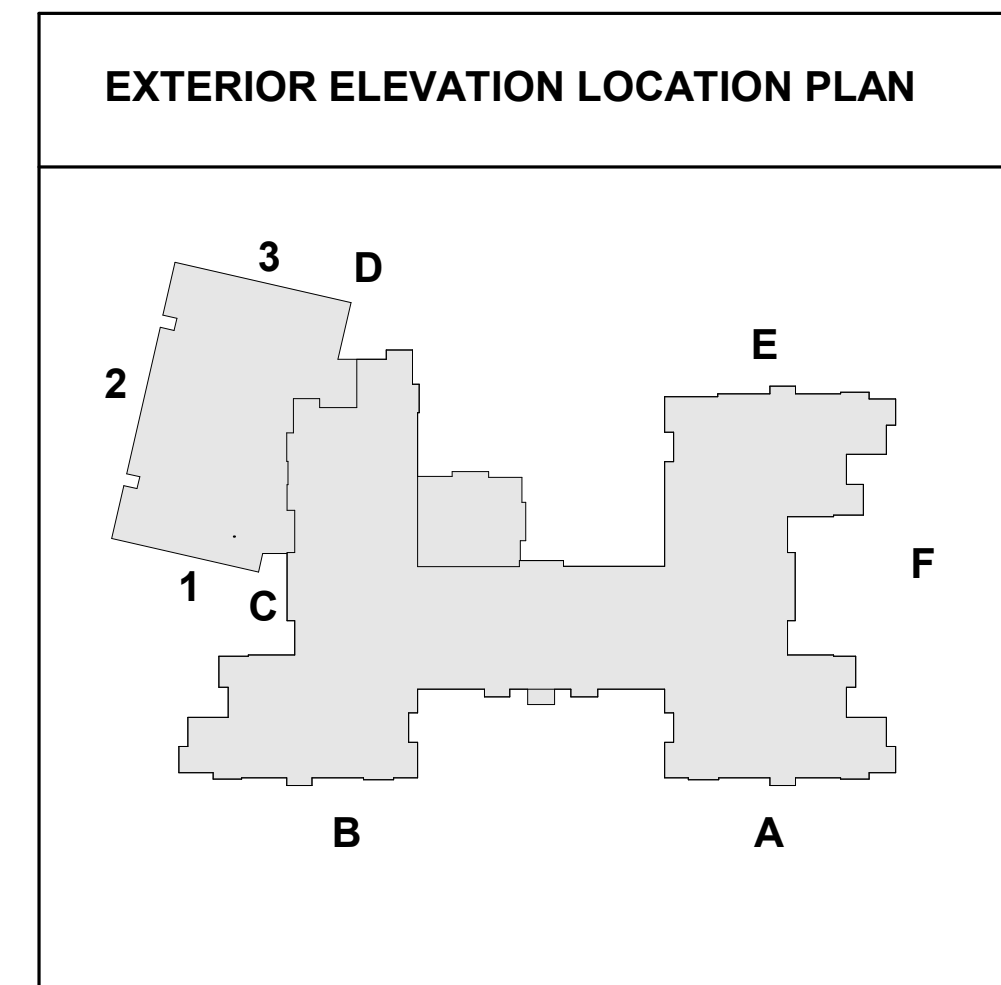


2
A300 MAIN BUILDING EXTERIOR ELEVATION "B"
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION LEGEND	
CORONADO STONE - FRENCH LIMESTONE - COUNTRY BEIGE	(1)
CORONADO STONE - ELEMENT LEDGESTONE - MOUNT VERNON	(2)
DRYVIT EXTERIOR FINISH AND INSULATION (E.I.F.S.) MATCHING SW7543 (LRV-44)	(3)
DRYVIT EXTERIOR FINISH AND INSULATION (E.I.F.S.) MATCHING SW9117 (LRV-31)	(4)
DRYVIT EXTERIOR FINISH AND INSULATION (E.I.F.S.) MATCHING SW9166 (LRV-69)	(5)
DRYVIT EXTERIOR FINISH AND INSULATION (E.I.F.S.) MATCHING SW6151 (LRV-22)	(6)
CANTILEVERED SHADING DEVICE - 1/2" PERFORM SURSHADES, STANDARD FLAT, ROUND HOLES, #543 MEDIUM BRONZE	(7)
CANTILEVERED ROOF EDGE - FASCIA-PAC-CLAD PREFINISHED METAL, COLOR=MEDIUM BRONZE, SOFFIT=NUEBOARD PANELS AND TRIMS, COLOR=NUE02.03.05 HONEY OAK	(8)
MFR WOOD-LOOK CLADDING - NUEBOARD PANELS AND TRIMS, COLOR=NUE02.03.05 HONEY OAK	(9)
PREFINISHED METAL ROOF EDGE - PAC-CLAD METAL - COLOR=MEDIUM BRONZE	(10)
TEMPERED GLASS GUARDRAILS WITH WOOD CAP	(11)
AUTO CANOPIES WITH SOLAR PANEL ROOF - CARPORT STRUCTURES CORPORATION	(12)



3
A300 MAIN BUILDING EXTERIOR ELEVATION "C"
SCALE: 1/8" = 1'-0"



ISSUE #	DATE	DESCRIPTION
1	9/14/2022	LOD SUBMITTAL

AUGUSTA SCOTTSDALE SENIOR HOUSING

ONE SCOTTSDALE LOT 14
SCOTTSDALE, AZ

EXTERIOR ELEVATIONS

PROJECT NO: 21-191
DRAWN BY: R/J/S
CHECKED BY: AA/ER

A300



1. MAIN BUILDING EXTERIOR ELEVATION "D"
A301 SCALE: 1/8" = 1'-0"

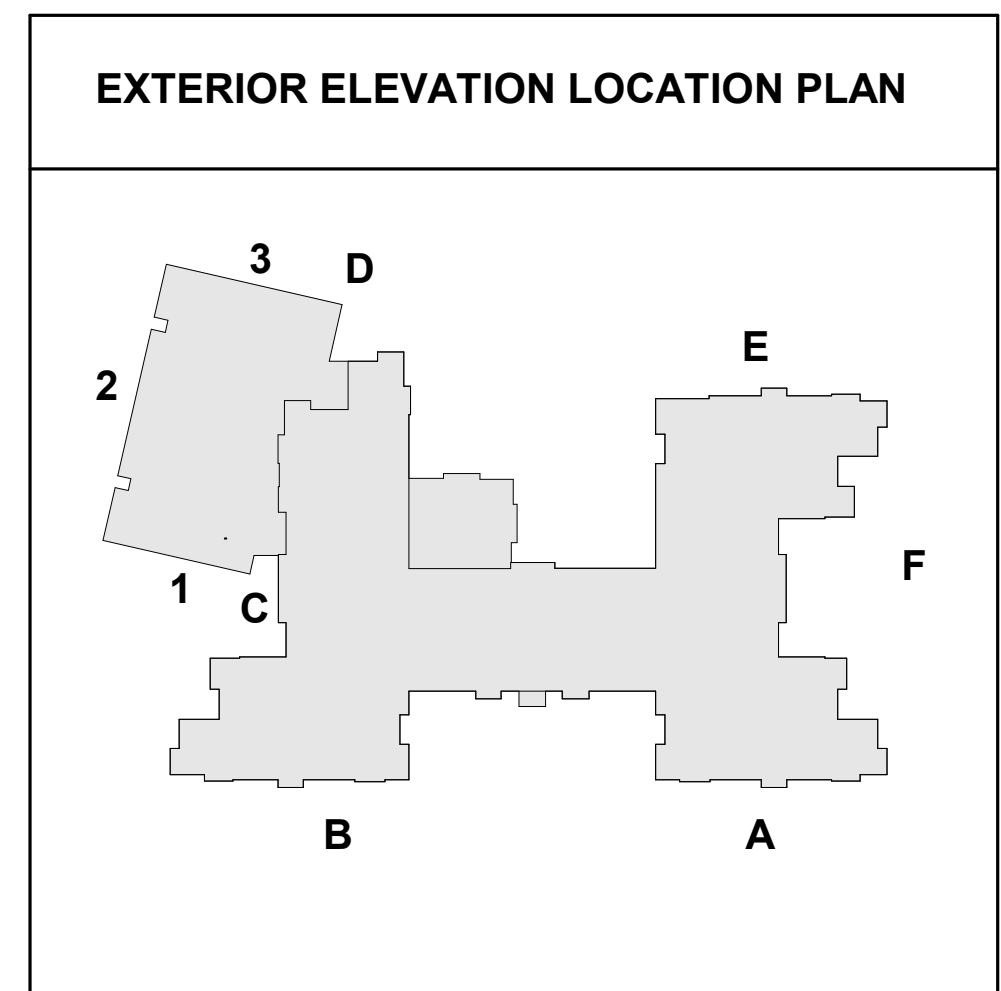


2. MAIN BUILDING EXTERIOR ELEVATION "E"
A301 SCALE: 1/8" = 1'-0"



3. MAIN BUILDING EXTERIOR ELEVATION "F"
A301 SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION LEGEND	
CORONADO STONE - FRENCH LIMESTONE - COUNTRY BEIGE	1
CORONADO STONE - ELEMENT LEDGESTONE - MOUNT VERNON	2
DRYVIT EXTERIOR FINISH AND INSULATION (E.I.F.S.) MATCHING SW917 (LRV=91)	3
DRYVIT EXTERIOR FINISH AND INSULATION (E.I.F.S.) MATCHING SW916 (LRV=89)	4
DRYVIT EXTERIOR FINISH AND INSULATION (E.I.F.S.) MATCHING SW6151 (LRV=22)	5
CANTILEVERED SHADING DEVICE - C/S PERFORM SUNSHADES, STANDARD FLAT, ROUND HOLES, #643 MEDIUM BRONZE	6
CANTILEVERED ROOF EDGE - FASCIA-PAC-GLAD PREFINISHED METAL - COLOR-MEDIUM BRONZE SOFFIT-NUEBOARD PANELS, AND TRIMS, COLOR-NU02.03.05 HONEY OAK	8
MFR WOOD-LOOK CLADDING - NUEBOARD PANELS AND TRIMS, COLOR-NU02.03.05 HONEY OAK	9
PREFINISHED METAL ROOF EDGE - PAC-GLAD METAL, COLOR-MEDIUM BRONZE	10
TEMPERED GLASS GUARDRAILS WITH WOOD CAP	11
AUTO CANOPIES WITH SOLAR PANEL ROOF - CARPORT STRUCTURES CORPORATION	12



ISSUE #	DATE	DESCRIPTION
1	9/14/2022	CITY SUBMITTAL

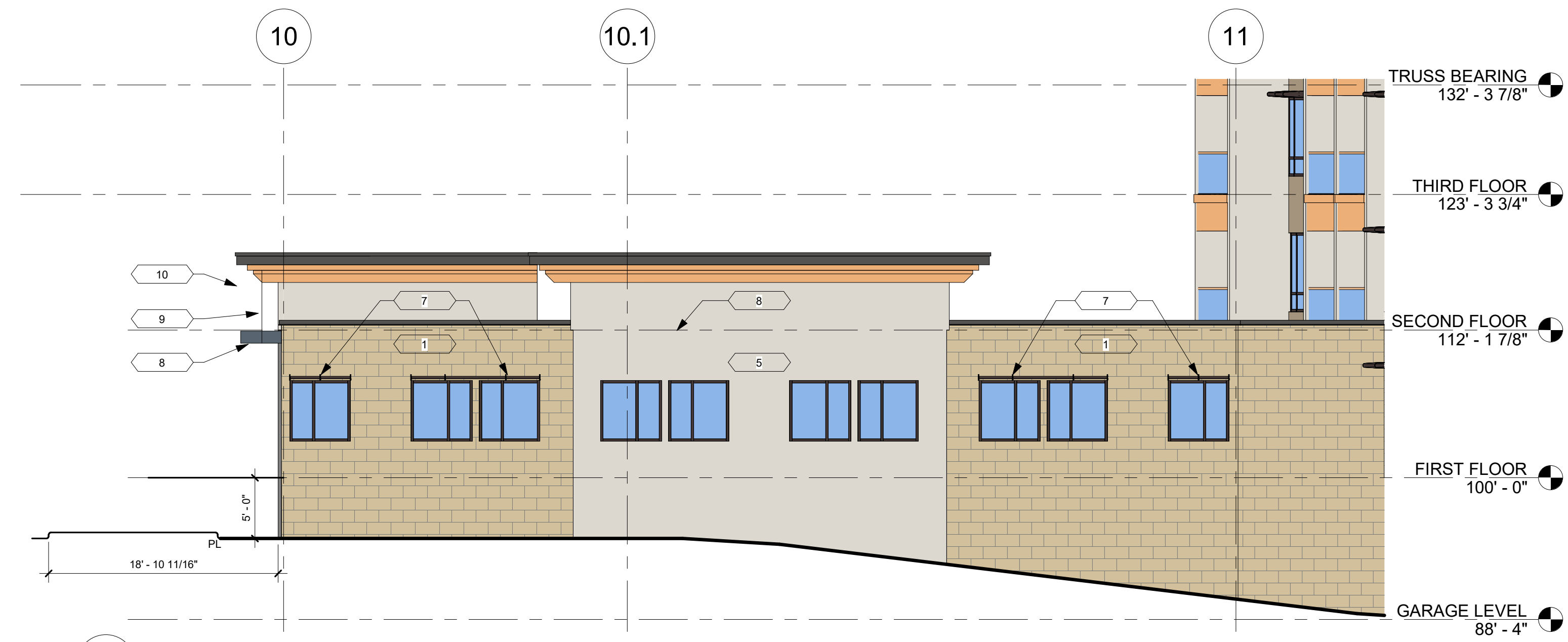
AUGUSTA SCOTTSDALE SENIOR HOUSING

ONE SCOTTSDALE LOT 14
SCOTTSDALE, AZ

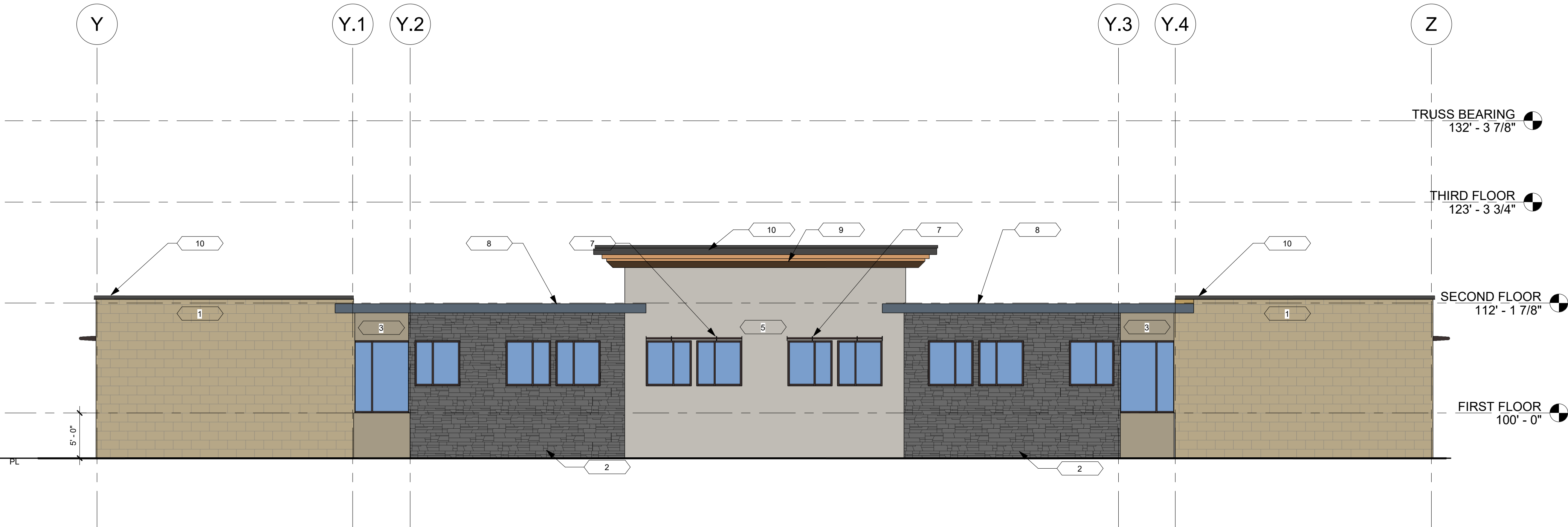
EXTERIOR ELEVATIONS

PROJECT NO: 21-191
DRAWN BY: R/J/S
CHECKED BY: AA/ER

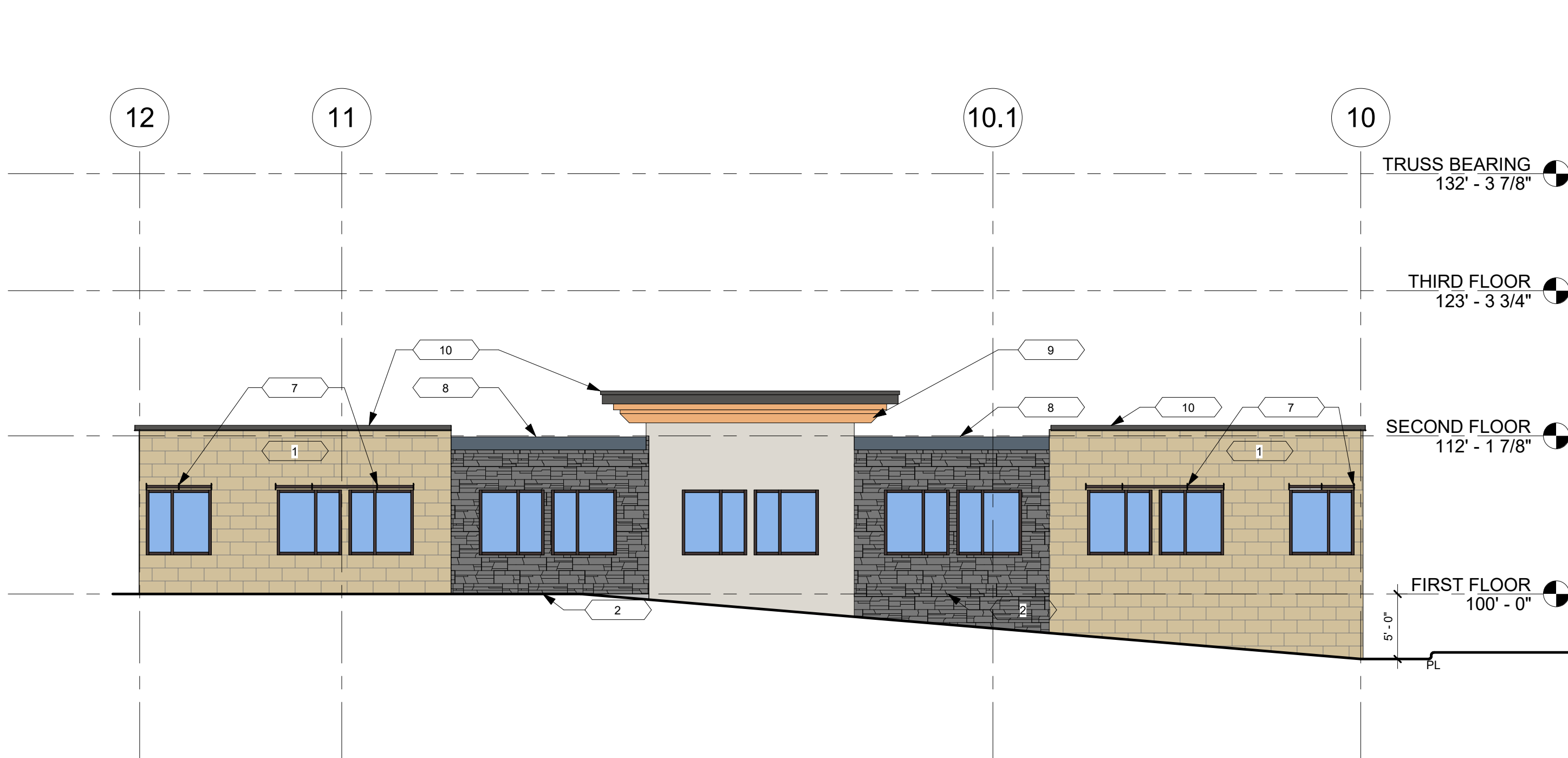
A301



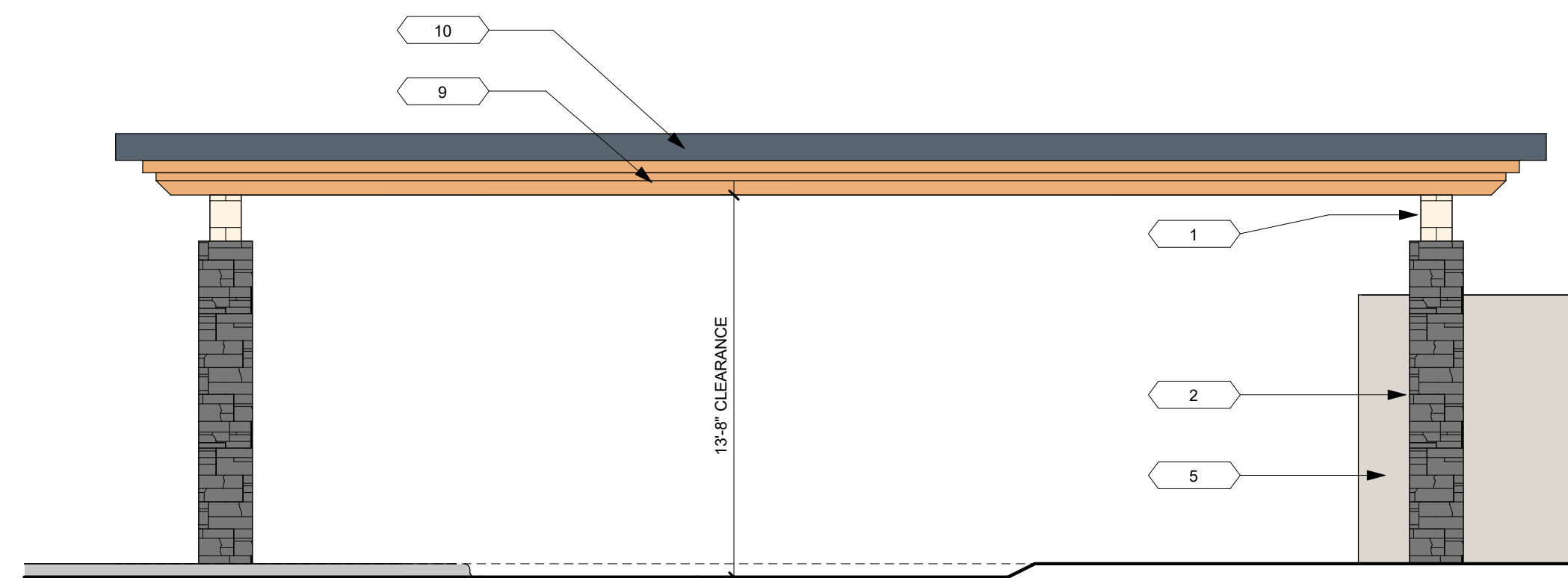
1
A302
MEMORY CARE EXTERIOR ELEVATION "1"
SCALE: 1/8" = 1'-0"



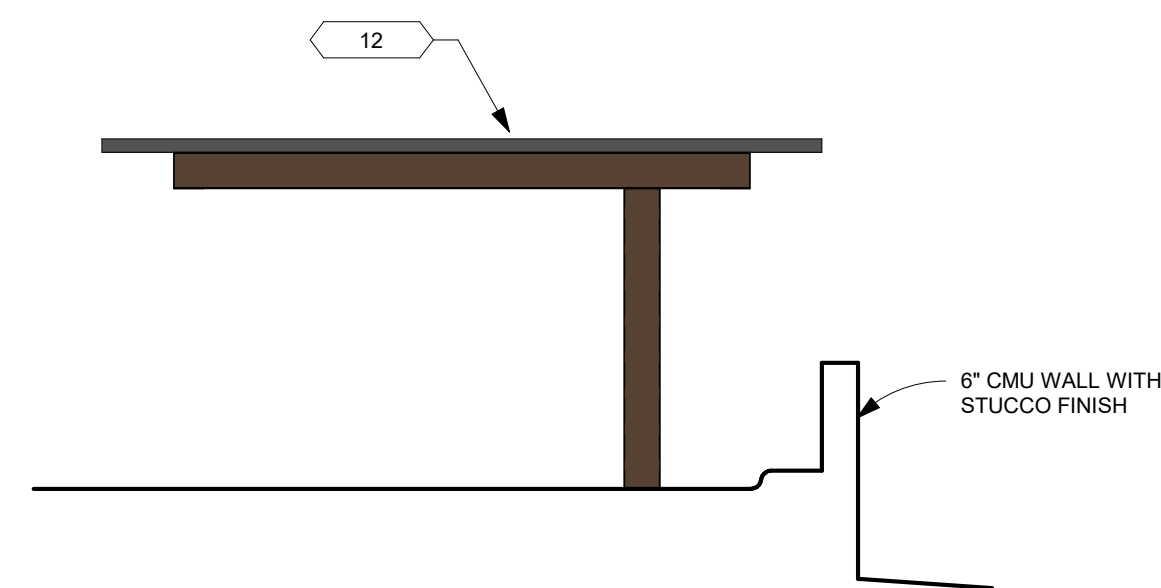
2
A302
MEMORY CARE EXTERIOR ELEVATION "2"
SCALE: 1/8" = 1'-0"



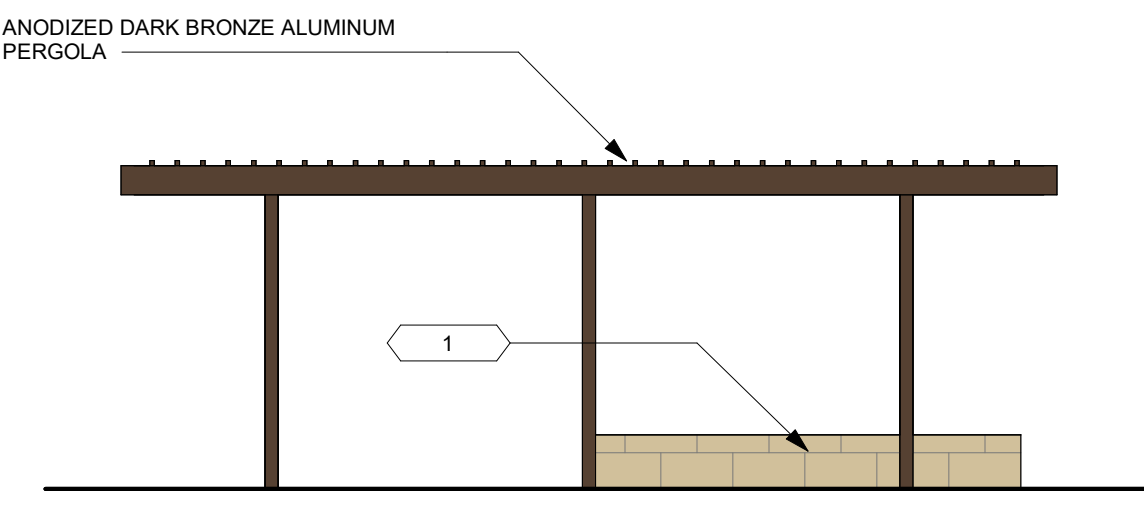
3
A302
MEMORY CARE EXTERIOR ELEVATION "3"
SCALE: 1/8" = 1'-0"



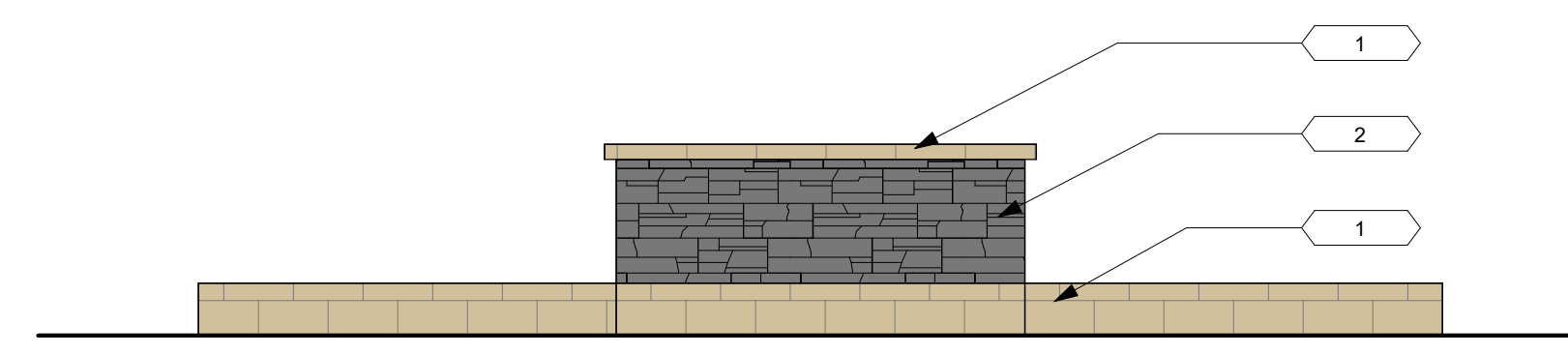
4
A302
EXTERIOR ELEVATION - CANOPY
SCALE: 3/16" = 1'-0"



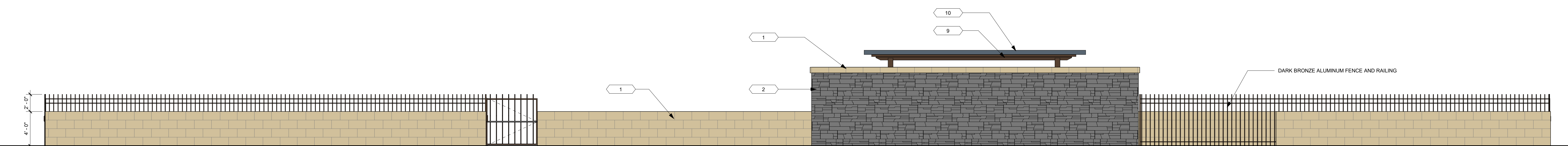
5
A302
EXTERIOR ELEVATION - CAR PORT CANOPY
SCALE: 3/16" = 1'-0"



6
A302
EXTERIOR ELEVATION - PUBLIC PERGOLA
SCALE: 3/16" = 1'-0"

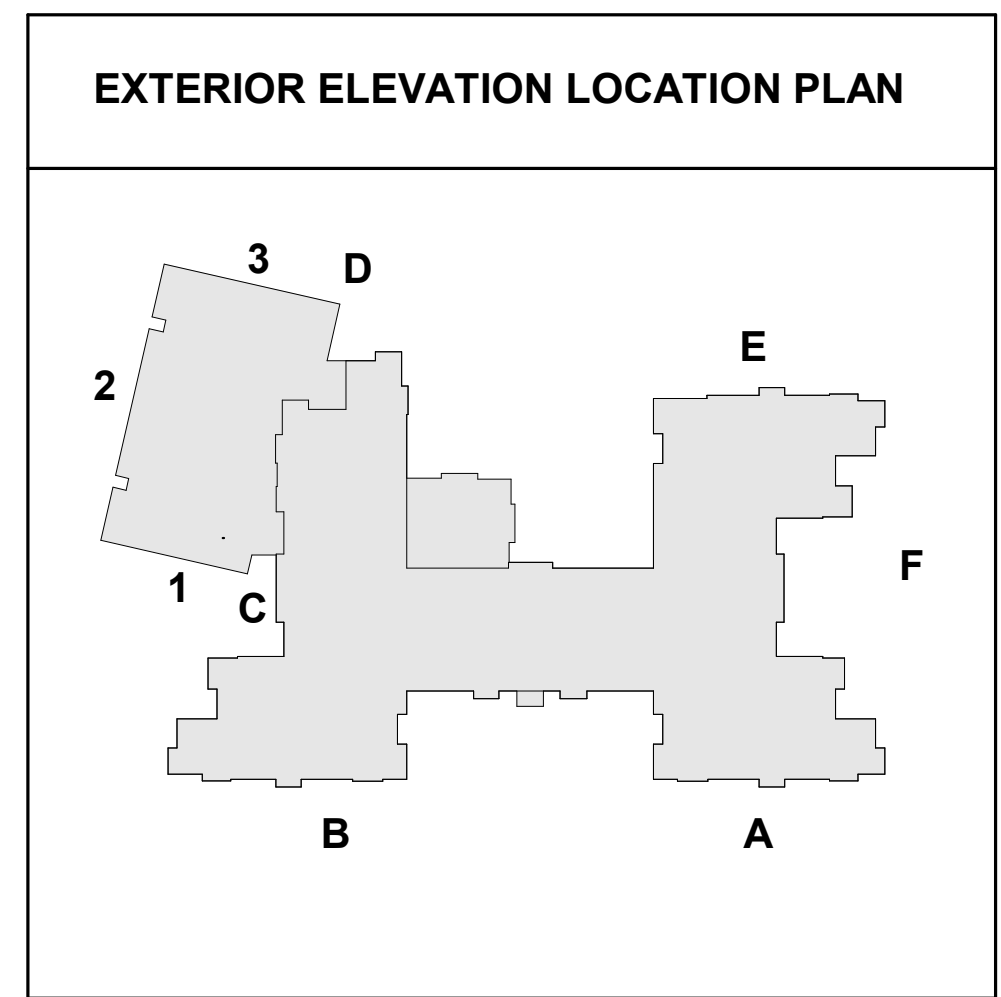


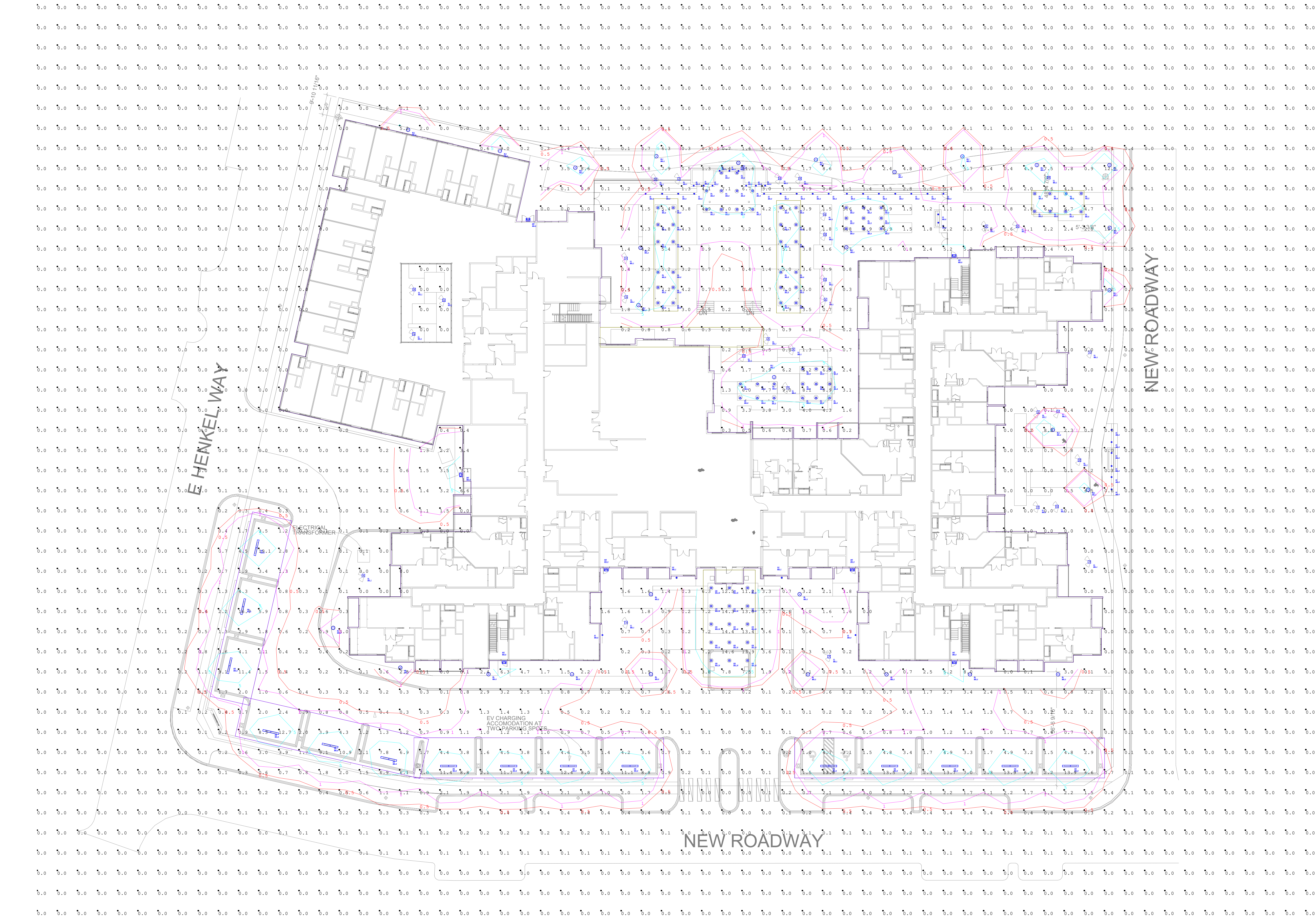
7
A302
EXTERIOR ELEVATION - PUBLIC PLAZA ELEMENT
SCALE: 3/16" = 1'-0"



8
A302
EXTERIOR ELEVATION - POOL BOUNDARY
SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATION LEGEND	
CORONADO STONE - FRENCH LIMESTONE - COUNTRY BEIGE	1
CORONADO STONE - ELEMENT LEDGESTONE - MOUNT VERNON	2
DRYVIT EXTERIOR FINISH AND INSULATION (E.I.F.S.) MATCHING SW7543 (LRV=44)	3
DRYVIT EXTERIOR FINISH AND INSULATION (E.I.F.S.) MATCHING SW9117 (LRV=31)	4
DRYVIT EXTERIOR FINISH AND INSULATION (E.I.F.S.) MATCHING SW9168 (LRV=69)	5
DRYVIT EXTERIOR FINISH AND INSULATION (E.I.F.S.) MATCHING SW6151 (LRV=22)	6
CANTILEVERED SHADING DEVICE - GS PERFORM SUNSHADES, STANDARD FLAT, ROUND HOLES, #643 MEDIUM BRONZE	7
CANTILEVERED ROOF EDGE - FASCIA=PAC-CLAD PREFINISHED METAL, COLOR=MEDIUM BRONZE, SOFFIT=NUEBOARD PANELS AND TRIMS, COLOR=NU02.03.05 HONEY OAK	8
MFR WOOD-LOOK CLADDING - NUEBOARD PANELS AND TRIMS, COLOR=NU02.03.05 HONEY OAK	9
PREFINISHED METAL ROOF EDGE - PAC-CLAD METAL, COLOR=MEDIUM BRONZE	10
TEMPERED GLASS GUARDRAILS WITH WOOD CAP	11
AUTO CANOPIES WITH SOLAR PANEL ROOF - CARPORT STRUCTURES CORPORATION	12





1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazar Associates assumes no responsibility for installed light levels due to field conditions, etc.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
CalcPts_1	Illuminance	Fc	0.52	19.1	0.0	N.A.	N.A.	

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
☉	2	SC		9004-W2-RW, RIJ-LED3090-M-BK-L3-UNV	Single	3950	57	0.900
☐	30	LL		F080-1S-HO-30-9-90-X-X-X	Single	708	11.5	0.900
☉	35	IG		611-3120 +611-8038	Single	1542	21	0.900
☉	11	BL		ABB-B2-LED-D1-A	Single	834	23	0.900
☉	18	BL1		ABB-B2-LED-D1-S	Single	1257	32	0.900
☉	15	CN		HC610D010-HM60525835-61MDC	Single	1250	9.9	0.900
☉	66	DL		SMD6R69SWH-EM - 3500K	Single	725	12.6	0.900
☉	15	PR		4VT3-LD5-5-G-UNV-L835-CD1-U	Single	5024	43.6	0.900
☐	7	WP		GWC-SA1A-735-U-T4FT	Single	4705	34	0.900

EXTERIOR LIGHTING

AUGUSTA
SCOTTSDALE, AZ

RLMA Project #: 132001

Drawn By: BS

Date: 9/14/2022

Scale: 1" = 20'

Comments

Date

#

Revisions



MLAZGAR ASSOCIATES
10340 VIKING DR.
SUITE 150
EDEN PRAIRIE, MN 55344
(P) 952.943.8080
(F) 952.943.8088
www.mlazar.com