





<sup>1</sup>-----------

C-100

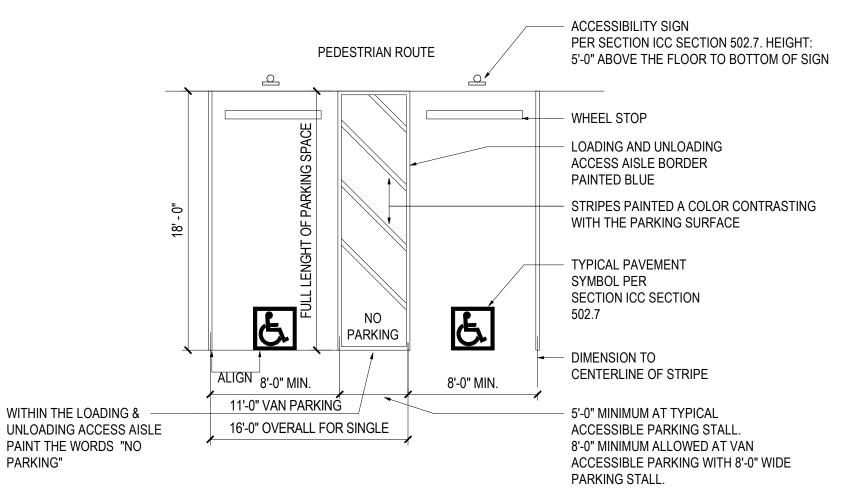
PLANTING

2.00%

PARKING S-001

MEDIUM/HARDSCAPE PER LANDSCAPE DWGS

PLANTER BEYOND



04 ACCESSIBLE PARKING STALL - DOUBLE SCALE: 1:80

\_LEVEL 02 15' - 4"

\_LEVEL 01

LOWER LEVEL 01 -10' - 0"

STREET CURB

MIN. SEWER LINE TO TREE

**EXISTING 12" SEWER LINE** 

NOTE: SLOPE OF ACCESSIBLE PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 1:48 IN ANY DIRECTION. PROVIDE A MINIMUM VERTICAL CLEARANCE OF 98" AT ACCESSIBLE PARKING SPACES FOR VANS, ACCESS AISLES SERVING PARKING SPACES FOR VANS AND THE VEHICULAR ROUTES SERVING PARKING SPACES FOR VANS. WHERE PARKING SPACES ARE ASSIGNED TO AND DESIGNATED FOR INDIVIDUAL APARTMENT UNITS, THE REQUIRED ACCESSILE PARKING SPACE SHALL BE NOT LESS THAN 14'-2" IN WIDTH AND NOT LESS THAN 80" IN UNOBSTRUCTED HEIGHT. ASSIGNED PARKING SPACES ARE NOT REQUIRED TO BE STRIPED, SIGNED OR MARKED AS ACCESSIBLE PARKING. WHERE PARKING SPACES ARE NOT DESIGNATED FOR INDIVIDUAL APARTMENT UNITS. THE REQUIRED ACCESSIBLE PARKING SHALL COMPLY WITH SECTION 702.G.1.C, FOR SIZE, MARKING AND SIGNAGE.

 $(\mathsf{H})$ 

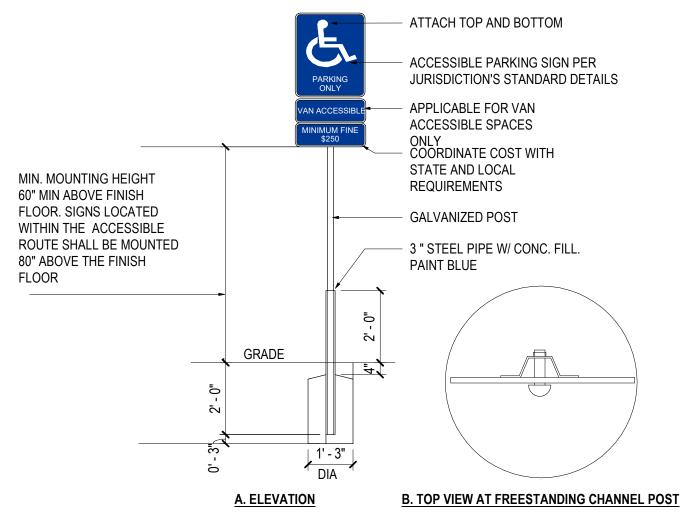
\_LEVEL 02 15' - 4"

STEEL PLATE SWING GATE

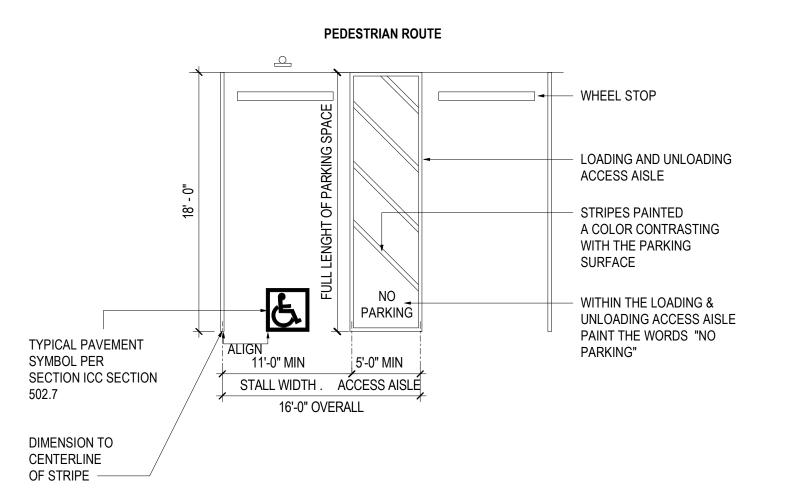
W/HSS STEEL FRAME

#### 0.9" DIA.AT BASE MIN. 1.4" DIA.AT BASE MAX. 50% OF BASE MIN DIA. AT TOP 65% OF BASE MAX DIA. AT TOP TAPERED EDGE WHERE EXPOSED 1.6" MIN. 2.4" MAX A TRUNCATED DOMES AT LEAST AS WIDE AS CURB RAMP WALL OR OTHER OBSTRUCTION LEVEL & CLEAR LANDING NOT TO EXCEED 2% CROSS SLOPE IN ANY DIRECTION -DETECTABLE WARNING (CONTRASTING VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT) EXTENDS FULL WIDTH OF THE CURB RAMP RUN, LESS 2 INCHES MAX. ON EACH SIDE, EXCLUDING ANY FLARE SIDES. 36" MIN. 1:20 MAX. SLOPE FRONT EDGE OF SIDE WALK

# 01 ACCESSIBLE CURB RAMP



# O2 ACCESSIBLE PARKING SIGNAGE SCALE: 3/8" = 1'-0"



NOTE: SLOPE OF ACCESSIBLE PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 1:48 IN ANY DIRECTION. PROVIDE A MINIMUM VERTICAL CLEARANCE OF 98" AT ACCESSIBLE PARKING SPACES FOR VANS, ACCESS AISLES SERVING PARKING SPACES FOR VANS AND THE VEHICULAR ROUTES SERVING PARKING SPACES FOR VANS.

# THE OSBORN

3380 N Scottsdale Road, Scottsdale AZ, 85251

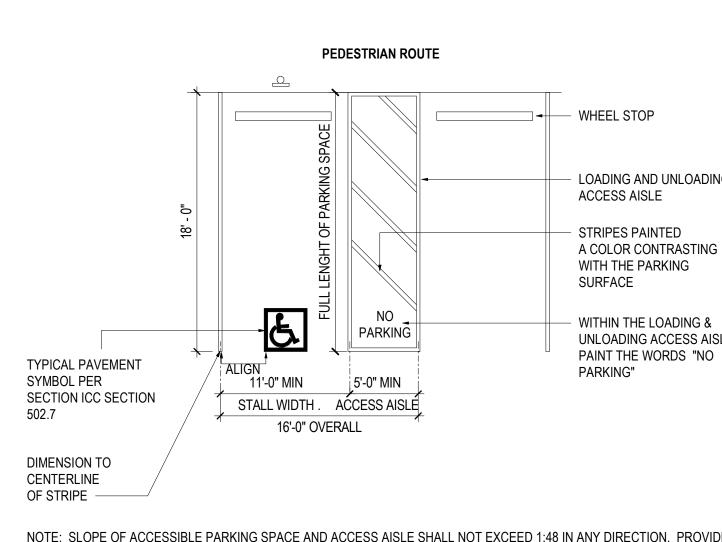
# Gensler

2575 E Camelback Road Suite 175 Phoenix, AZ 85016 **United States** 

Tel 602.523.4900 Fax 602.523.4949

 Date Description

06/09/2023 DRB Submittal 09/08/2023 DRB Response 1 12/19/2023 DRB Response 2



O3 ACCESSIBLE PARKING STALL - SINGLE SCALE: 1:80

27.0 CASE PRE-APP #: 914-PA-2021

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GENERAL SECTION DETAIL @ OSBORN
SCALE: 1/4" = 1'-0" REFUSE ENCLOSURE GATE SCALE: 1/4" = 1'-0"

Seal / Signature

Project Name

**Project Number** 

Description

THE OSBORN

057.8211.100

SITE DETAILS

As indicated

**NOT FOR** 

CONSTRUCTION

# INDEX OF DRAWINGS

SHEET INDEX				
	SHEET NO.:	DESCRIPTION:	LATEST DATE:	REVISION:
• 1	C0.01	COVER SHEET & KEY MAP	12/19/2023	
• 2	C0.10	GENERAL NOTES	12/19/2023	
• 3	C1.00	REMOVAL PLAN	12/19/2023	
• 4	C1.01	REMOVAL PLAN	12/19/2023	
• 5	C3.10	GRADING AND DRAINAGE PLAN	12/19/2023	
• 6	C3.11	GRADING AND DRAINAGE PLAN	12/19/2023	
• 7	C3.20	GRADING AND DRAINAGE DETAILS	12/19/2023	
• 8	C3.21	GRADING AND DRAINAGE DETAILS	12/19/2023	
• 10	C3.50	SITE CROSS-SECTIONS	12/19/2023	
• 11	C4.10	UTILITY PLAN	12/19/2023	
• 12	C4.11	UTILITY PLAN	12/19/2023	
• 13	C5.01	STORM WATER POLLUTION PREVENTION PLAN	12/19/2023	
• 14	C5.02	STORM WATER POLLUTION PREVENTION PLAN	12/19/2023	
• 15	C5.10	SWPP GENERAL NOTES	12/19/2023	
• 16	C5.20	STORM WATER POLLUTION PREVENTION DETAILS	12/19/2023	

FILLED CIRCLE INDICATES PLAN IS INCLUDED WITH THIS SUBMITTAL

# **QUANTITIES**

	ITEM	QUANTITY	UNITS
NG	PAVING, ASPHALT CONCRETE (BASE COURSE)	157	SY
PAVING	PAVING, OVERLAY OR TOP COURSE OF MULTICOURSE PAVING (ALLEY)	1456	SY
	DRIVEWAYS	788	SY
벁	PAVING, PORTLAND CEMENT CONCRETE	100	SY
CONCRETE	SIDEWALK	1531	SF
N N	CURB AND GUTTER	764	LF
8	VERTICAL CURB	407	SF
	CONCRETE APRON INCLUDING CURB AND/OR WHEELCHAIR RAMPS	6	EA
	6" WATER SERVICE LINE	120	LF
	3" WATER SERVICE LINE	47	LF
	1.5" WATER SERVICE LINE	16	LF
85	2" WATER SERVICE LINE	60	LF
WATER	3" UTILITY VAULT	1	EA
>	2" WATER METER BOX	1	EA
	1.5" IRRIGATION METER BOX	1	EA
	FIRE HYDRANTS	4	EA
	6" GATE VALVE	5	EA
~	SANITARY SEWER MAIN	52	LF
SEWER	SANITARY SEWER TAPS AND SERVICE LINE	33	LF
ΣĘ	CLEANOUTS AND DROP CONNECTIONS	1	EA
0,	SANITARY SEWER MANHOLES	2	EA
끮	STORM DRAIN PIPE	293	LF
DRAINAGE	CATCH BASINS	1	EA
DRA	MANHOLES	8	EA
EARTHWORK	GRADING TOTAL CUT (-)	1655	CY
EART	GRADING TOTAL FILL (+)	996	CY

(QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITIES FOR BIDDING PURPOSES.)

# **EARTHWORK QUANTITIES**

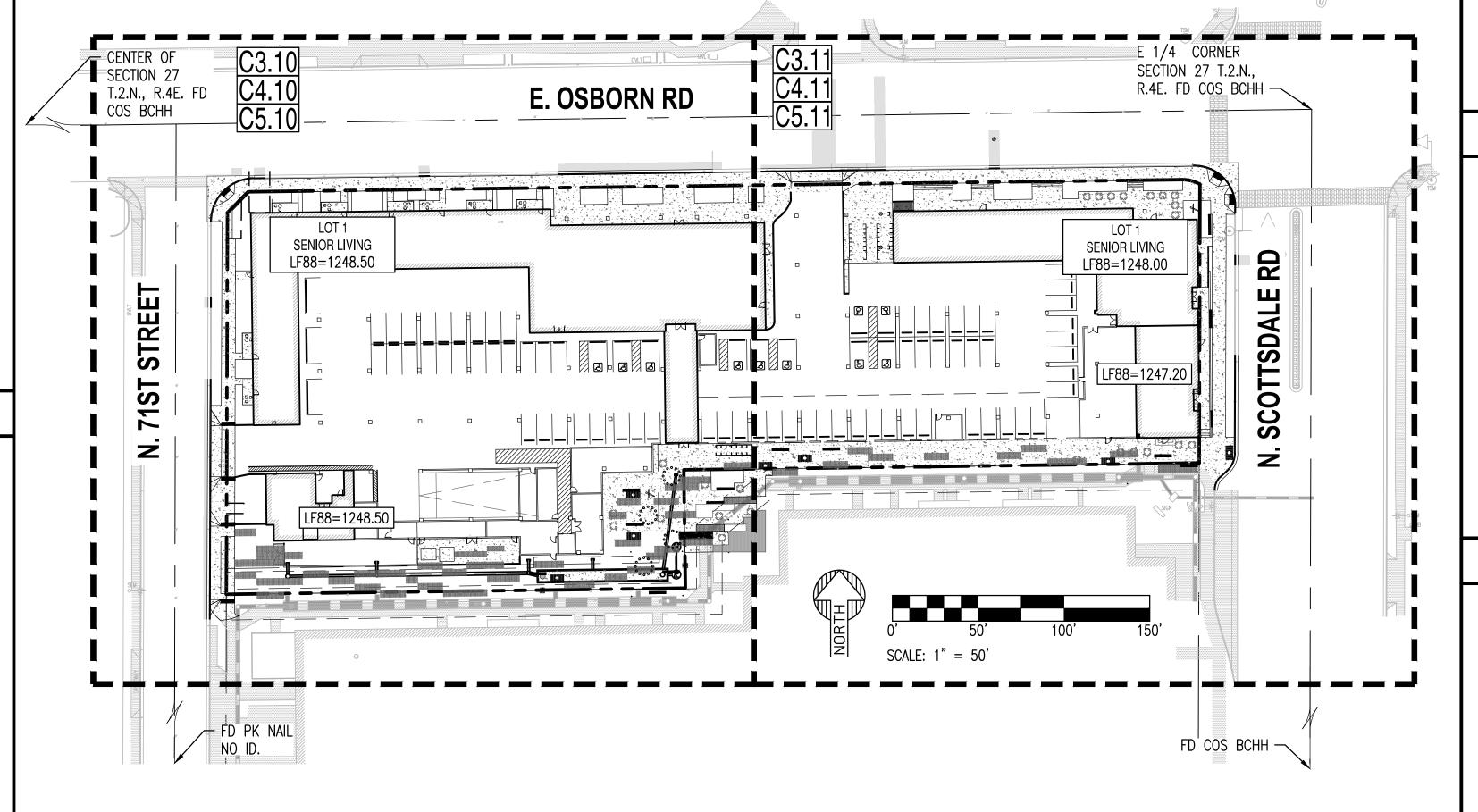
E	EARTHWORK QUANTITIES			
	CUT (CY)	FILL (CY)	NET (CY)	
TOTAL	1655	996	659 <cut></cut>	

(QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITIES FOR BIDDING PURPOSES.)

# SENIOR LIVING SCOTTSDALE + OSBORN **COVER SHEET & KEY MAP**

3380 N. SCOTTSDALE ROAD, SCOTTSDALE AZ 85251

A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



# **CONFLICTS**

	NO CONFLICT SIGNATURE BLOCK				
UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SUBMITED	
ELECTRIC	APS	ADRIANNE BRENNAN	(602) 493 4401	1/24/2023	
TELEPHONE	CENTURYLINK	KATHY HADRICH	(602) 630 5480	1/23/2023	
NATURAL GAS	SW GAS	ZACH STEVENSON	(480) 730 3855	1/30/2023	
CABLE/TV	COX	GLENN STEPHENS	TBD	1/24/2023	

ENGINEER'S CERTIFICATION:

I, ALI FAKIH, 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.



12/19/2023 DATE

15-DR-2023

# **STIPULATION SET RETAIN FOR RECORDS APPROVED**



# **PROJECT INFO**

PROJECT LOCATION: SITE ADDRESS: 3380 N. SCOTTSDALE ROAD, SCOTTSDALE. ARIZONA 85250

PROJECT DESCRIPTION:

DEMOLITION OF EXISTING STRUCTURES AND DESIGNATED PARKING LOTS FOR THE CONSTRUCTION OF A NEW HIGH DENSITY MULTIFAMILY PROJECT WHICH INCLUDES TWO ACCESS POINTS PROPOSED AT OSBORN ROAD AND 71ST STREET.

SITE DATA:

130-16-114

D/DMU-2 ZONING:

112,097 SF (2.57 AC). FROM ALTA NET AREA:

DISTURBED AREA: 127,264 SF (2.92 AC).

### BASIS OF BEARING:

ASSESSOR PARCEL NUMBER:

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST, USING A BEARING OF NORTH 00°09'06" EAST AS SHOWN ON THE PROPERTY ASSEMBLAGE FOR FIRST BAPTIST CHURCH, RECORDED IN BOOK 960, PAGE 5, MARICOPA COUNTY RECORDS.

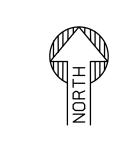
LEGAL PARCEL DESCRIPTION:

LOT 1, OF AGAVE RESIDENTIAL, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1288 OF MAPS, PAGE 33.

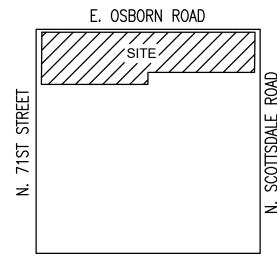
MAP NUMBER	COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C2235M	045012	2235 09/18/2020	М	Х	N/A

THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATION.

# **VICINITY MAP**







E. EARLL DRIVE

# **PROJECT TEAM**

**CIVIL ENGINEER** SUSTAINABILITY ENGINEERING GROUP 5240 N. 16TH STREET, SUITE 105

PHOENIX, ARIZONA 85016 PHONE: 480-237-2507 ATTN: ALI FAKIH EMAIL: ALI@AZSEG.COM

SURVEYOR AW LAND SURVEYING, LLC P.O. BOX 2170 CHANDLER, ARIZONA 85244 PHONE: 480-244-7630 ATTN: DANIEL ARMIJO EMAIL: DARMIJO@AWLANDSURVEY.COM DEVELOPER / OWNER

EMPIRE GROUP / SCOTTSDALE OSBORN LLC 6617 N. SCOTTSDALE RD, SUITE 101 SCOTTSDALE, ARIZONA 85250 PHONE: 480-546-7900

**ARCHITECT** 

2575 E. CAMELBACK RD, SUITE 175 PHOENIX, ARIZONA 85016 PHONE: 602-523-4900 ATTN: STEFAN RITCHER EMAIL: STEFAN\_RITCHER@GENSLER.COM

# **AS-BUILT CERTIFICATION**

THE SURVEYOR OF RECORD CERTIFIES THAT "RECORD DRAWING" MEASUREMENTS AS SHOWN WERE MADE UNDER THE SURVEYOR'S SUPERVISION OR AS NOTED. AND ARE CORRECT TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND

REGISTERED CIVIL ENGINEER

REGISTERED LAND SURVEYOR DATE

<u>APPROVED:</u>

REGISTERED CIVIL ENGINEER

# **APPROVAL**

CIVIL APPROVAL				
REVIEW & REC	COMMENDED APPROVAL BY:	•		
PAVING	TRAFFIC	G & D		
PLANNING	W & S	FIRE		
RET. WALLS				
ENGINEERING (	COORDINATION MGR.	DATE		

MCESD

DATE

IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE

(A.A.C). R18-4-213, ALL MATERIALS ADDED AFTER

SANITATION FOUNDATION STANDARDS 60 AND 61.

JANUARY 1ST, 1993, WHICH MAY COME INTO CONTACT WITH DRINKING WATER, SHALL CONFORM TO NATIONAL

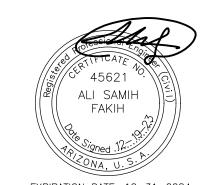
MCESD SIGNATURE BLOCK

SIGNATURE

DWR-TBD

WWR-TBD

MCESD PERMIT NUMBERS:



EXPIRATION DATE: 12-31-2024

SUSTAINABILITY ENGINEERING GROUP



Call 311 or click Arizona311.com

12/19/2023

12/19/2023 ISSUED FOR:

PERMITS

REVISION NO .: DATE:

210126

**COVER SHEET & KEY MAP** 

C0.01

#### **ENGINEERS GENERAL NOTES:**

#### A. GENERAL PLAN ITEMS:

- 1. THESE GENERAL NOTES SHALL BE APPLICABLE TO ALL SHEETS WITHIN THIS SET OF DRAWINGS.
- 2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. LOCATIONS ARE BASED ON THE BEST AVAILABLE REFERENCE PLANS AND AN ACTUAL FIELD SURVEY OF VISIBLE STRUCTURES.
- 3. THE FIELD SURVEY WAS PERFORMED BY AW LAND SURVEYING, LLC. AND PRESENTED AS AN ALTA/NSPS LAND TITLE SURVEY DATED 02 05, 2021. IT IS BELIEVED THAT THE SURVEY IS ESSENTIALLY CORRECT, BUT SEG DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY INFORMATION AND ASSUMES NO RESPONSIBILITY FOR ERRORS DUE TO INACCURATE OR INCOMPLETE SURVEY DATA.
- 4. ALL DIMENSIONS AND/OR COORDINATES SHOWN ON THESE DRAWINGS ARE TO BACK OF CURB, CENTER OF STRUCTURE OR SIGN, OUTSIDE FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- 5. NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.

#### B. SITE PLANNING CONSIDERATIONS

- 1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- 2. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- 3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- 4. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT. 5. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS,
- BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- 6. IF APPLICABLE, PEDESTRIAN ACCESS ROUTES ARE PROVIDED IN COMPLIANCE WITH THE LATEST ADA STANDARDS. ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS, 2% MAX CROSS SLOPES, AND 5% MAXIMUM LONGITUDINAL SLOPES. TRUNCATED DOMES, AS DETECTABLE WARNINGS, ARE REQUIRED ON SIDEWALK RAMPS THAT CROSS OR ADJOIN A VEHICULAR WAY WHERE SHOWN ON THE PLANS, PER ADAAG SECTION 705.
- 7. PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
- 8. ALL SIGNAGE REQUIRES SEPARATE APPROVAL AND PERMITS.
- 9. A MINIMUM 6-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES WILL BE MAINTAINED 10. OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

#### C. CODE COMPLIANCE:

- 1. WORK SHALL CONFORM TO THE REQUIREMENTS OF GOVERNING AGENCIES HAVING JURISDICTION. GRADING, PAVING, AND MATERIALS SHALL COMPLY WITH THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AS WELL AS PROJECT SPECIFICATIONS AND DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, THE MOST STRINGENT SHALL APPLY.
- 2. THE CONTRACTOR AT ALL TIMES SHALL FOLLOW ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION OF THIS PROJECT. SPECIAL CARE SHALL BE TAKEN DURING ALL TRENCHING OPERATIONS. SHEETING AND BRACING, CRIBBING, ETC. MUST BE INSTALLED AS REQUIRED TO PROVIDE MAXIMUM SAFETY TO THE CONTRACTOR'S WORKERS IN FULL COMPLIANCE WITH OSHA REGULATIONS.
- 3. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER
- 4. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE MUNICIPALITY, COUNTY, OR STATE RIGHTS-OF-WAYS. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE ADOT SUPPLEMENT TO THE MUTCD. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.
- 5. SIGNING AND STRIPING WILL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND AS MODIFIED BY THE STATE DOT SUPPLEMENT TO THE MUTCD. ACCESSIBLE SPACES SHALL BE PAINTED AND SIGNED IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- 6. PEDESTRIAN ACCESS ROUTES SHALL BE CONSTRUCTED TO THE LATEST ADA REQUIREMENTS AS FOLLOWS: a. THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK OR PEDESTRIAN ACCESS ROUTE SHALL BE 2.0 PERCENT MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- b. SIDEWALKS AND PEDESTRIAN ACCESS ROUTES SHALL HAVE A MAXIMUM GRADE OF 5.0 PERCENT MEASURED IN THE DIRECTION OF TRAVEL
- c. ACCESS ROUTES WITH SLOPES GREATER THAN 5.0 PERCENT ARE CONSIDERED RAMPS. RAMPS MAY HAVE A MAXIMUM SLOPE OF 8.33 PERCENT FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT PAD SHALL BE CONSTRUCTED AT THE TOP AND BOTTOM OF ANY RAMP HAVING A CHANGE IN TRAVEL DIRECTION. THE PAD SHALL HAVE A MAXIMUM 2.0 PERCENT SLOPE IN ANY DIRECTION. ALL RAMPS WITH A RISE GREATER THAN 6-INCHES REQUIRE A HAND RAIL.

#### D. CONTRACTOR VERIFICATION / COORDINATION ITEMS:

- 1. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, TYPE & MATERIAL, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT.
- 2. TWO WORKING DAYS BEFORE ANY EARTH MOVING ACTIVITIES. CALL THE UTILITY NOTIFICATION CENTER ARIZONA BLUE STAKE, (800) 782-5348, OR (602)263-1100 IF IN MARICOPA COUNTY, FOR THE MARKING OF MEMBER UNDERGROUND UTILITIES. ANY UTILITY DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 3. PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY AND EXPOSE PERTINENT LOCATIONS AND ELEVATIONS. SPECIFICALLY AT CONNECTION POINTS AND AT POTENTIAL POINTS OF CONFLICT TO DETERMINE ANY NEGATIVE EFFECT ON THE PROPOSED CONSTRUCTION. ALL INFORMATION SHALL BE SUPPLIED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 4. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS TO VERIFY EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDINGS, DUMPSTER ENCLOSURE, DUMPSTER PADS, ROOF DRAINS, UTILITY SERVICE POINT CONNECTIONS, RAISED CONCRETE SIDEWALKS, AND RAMPS. NOTIFY THE OWNER AND ENGINEER OF ANY CONFLICTS OR
- DISCREPANCIES PRIOR TO CONSTRUCTION. 5. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY

- QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BIDDING.
- 6. THE CONTRACTOR SHALL VERIFY AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL REQUIRED WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, OBTAIN ALL LICENSES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- 7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH UTILITY COMPANIES TO OBTAIN TEMPORARY POWER AND TELEPHONE SERVICE DURING CONSTRUCTION. ALL COST FOR TEMPORARY SERVICES SHALL BE THE
- 8. SUBGRADE DENSITY SHALL BE TESTED BY A PRIVATE SOILS TESTING FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING BASE COURSE OR CONCRETE. BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING PAVEMENT.
- 9. AGGREGATES AND BITUMINOUS PAVEMENT MATERIAL AND INSTALLATION SPECIFICATIONS SHALL BE IN ACCORDANCE WITH STATE DOT SPECS. THE CONTRACTOR SHALL SUBMIT AGGREGATE SIEVE ANALYSIS AND A JOB-MIX FORMULA FOR THE BITUMINOUS PAVEMENT TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL AT LEAST 14 DAYS PRIOR TO THE PLACEMENT OF BITUMINOUS PAVEMENTS.
- 10. ALL CONSTRUCTION SHALL BE CONDUCTED SUCH THAT THERE WILL BE MINIMAL INTERFERENCE WITH STREETS, DRIVES OR WALKS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC. DO NOT CLOSE OR OBSTRUCT STREETS, DRIVES OR WALKS OR USER FACILITIES WITHOUT WRITTEN PERMISSION FROM THE RESPECTIVE AGENCY
- 11. ADVANCE COORDINATION BY THE CONTRACTOR WITH ALL UTILITY COMPANIES INVOLVED SHALL BE REQUIRED FOR ANY SERVICE INTERRUPTIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL MUNICIPALITY AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED.
- 12. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED DURING THE CONSTRUCTION PROCESS WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT OR DISCREPANCIES ARE FOUND THAT AFFECT WORK.
- 13. CONTRACTOR SHALL NOTIFY THE ENGINEER, PROJECT MANAGER, MUNICIPAL BUILDING INSPECTION DEPARTMENT, AND UTILITY COMPANIES FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION. NO UTILITY TAPS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE UTILITY COMPANY AND THE MUNICIPALITY.
- 14. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ALL APPLICABLE UTILITY COMPANIES AND AGENCIES HAVING JURISDICTION WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
- 15. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, ENGINEER, AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION
- 16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS TO THE OWNER AND LOCAL UTILITY COMPANIES AS REQUIRED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- 17. THE CONTRACTOR SHALL ARRANGE FOR AND OBTAIN ALL REQUIRED INSPECTIONS AND CONSTRUCTION APPROVALS. 18. THE OWNER AT ITS DISCRETION RESERVES THE RIGHT TO MODIFY THE DETAILS AND STANDARDS OF CONSTRUCTION FOR ALL PRIVATE FACILITIES FROM THAT INDICATED ON THE APPROVED PLAN, PROVIDED THAT THE ALTERNATE STANDARD COMPLIES WITH LOCAL CODE AND/OR UTILITY COMPANY REQUIREMENTS AND THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT COMPROMISED.
- 19. ELECTRONIC CADD FILES ARE AVAILABLE TO THE CONTRACTOR FOR THE PURPOSE OF LAYOUT. SUSTAINABILITY ENGINEERING GROUP, LLC CLAIMS NO RESPONSIBILITY WHATSOEVER FOR THE ELECTRONIC CADD FILES OR FOR INCORRECT INTERPRETATIONS ONCE TURNED OVER TO THE CONTRACTOR.

#### E. ON-SITE DOCUMENTATION

- 1. CONTRACTOR SHALL HAVE A COPY OF APPROVED SOILS REPORTS FOR PAVEMENT DESIGN AND COMPACTION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT.
- 2. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES. EACH SUBCONTRACTOR (INCLUDING THE SURVEYOR) SHALL HAVE A SIGNED COPY OF THE PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS IN HIS POSSESSION AT ALL TIMES WHEN IMPROVEMENTS ARE BEING INSTALLED.
- 3. THE CONTRACTOR SHALL HAVE ONE (1) SET OF DRAWINGS ON SITE FOR RECORDING AS-BUILT INFORMATION. PROVIDE THE RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND ANY FIELD MODIFICATIONS FROM THE PLANS) TO THE OWNER FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.
- 4. A COPY OF APPLICABLE MUNICIPALITY, COUNTY, AND STATE CONSTRUCTION SPECIFICATIONS AND DETAILS SHALL BE KEPT ON SITE THROUGHOUT THE PROJECT.

#### F. GENERAL CONSTRUCTION ITEMS:

- 1. IF APPLICABLE, THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN A METHOD APPROVED BY THE
- STATE DOT. 2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR COMPLETION OF
- INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING TO ACCOMPLISH ALL WORK INDICATED ON PLANS AND TO PERFORM REQUIRED COMPACTION OPERATIONS.
- 4. PROTECT EXISTING TREES TO REMAIN WITH TEMPORARY FENCING PLACED AT THE DRIP LINE. NO GROUND DISTURBANCE OR STORAGE OF MATERIAL SHALL OCCUR WITHIN THE DRIP LINE LIMITS.
- 5. CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
- 6. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL ON
- UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB. 7. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL
- 8. PROVIDE ADEQUATE BARRICADES AT DRIVES, ENTRANCES, EXCAVATIONS AND OTHER OPENINGS TO KEEP OUT UNAUTHORIZED PERSONS AND FOR PUBLIC SAFETY AND TRAFFIC CONTROL. SAFETY PROVISIONS OF APPLICABLE LAWS
- SHALL BE OBSERVED AT ALL TIMES. BARRICADES LEFT IN PLACE AT NIGHT SHALL BE LIGHTED. 9. NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED WITHIN PUBLIC RIGHT-OF-WAYS.
- 10. CONTRACTOR SHALL KEEP EXISTING STREETS, ROADS AND DRIVES CLEAR OF DIRT, DEBRIS AND EQUIPMENT.

- 11. PROMPTLY REMOVE ALL RUBBISH, TRASH, DEMOLITION DEBRIS, AND ORGANIC MATERIAL FROM THE LIMITS OF THE OWNER'S PROPERTY AND DISPOSE IN A LEGAL MANNER.
- 12. THE CONTRACTOR SHALL RESTORE AT HIS EXPENSE ANY STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE SITE OR ADJOINING PROPERTIES DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER AND
- 13. PROVIDE A DESIGNATED AREA (TO BE APPROVED BY OWNER) FOR STORAGE OF EQUIPMENT AND PARKING OF THE REQUIRED EQUIPMENT. THIS AREA AS WELL AS THE ACTUAL JOB SITE SHALL BE ENCLOSED IN CHAIN LINK FENCING. A TRAFFIC LANE SHALL BE DESIGNATED FOR INGRESS AND EGRESS FROM THE WORK AREA. IF REQUIRED. FLAG MEN SHALL BE PROVIDED TO PROVIDE A SAFE AND EFFICIENT MOVEMENT OF VEHICLES. NO CHANGES TO THE WORK AREA OR TO THE AGREED TRAFFIC PATTERN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE CONSTRUCTION MANAGER. THE CONSTRUCTION MANAGER WILL SECURE THE APPROVAL FOR SUCH CHANGES.

- 1. SOIL EROSION AND SILTATION CONTROL MEASURES MUST BE IN PLACE PRIOR TO STARTING REMOVALS AND EARTH MOVING OPERATIONS. THESE CONTROL MEASURES SHALL CONFORM IN ALL RESPECTS TO OPENING AGENCY
- 2. ALL REMOVAL AND DEMOLITION WORK SHALL CONFORM TO GOVERNING AGENCY DESIGN STANDARDS AND
- SPECIFICATIONS. COMPLY WITH OSHA REGULATIONS INSOFAR AS THEY APPLY TO THE REQUIRED WORK. 3. PERFORM CLEARING, GRUBBING, STUMP REMOVAL, TOPSOIL REMOVAL AND STOCKPILING IN ACCORDANCE WITH THE
- PROJECT DOCUMENTS. 4. REMOVE TREES, SHRUBS, STUMPS, AND ROOT SYSTEMS TO A MINIMUM DEPTH OF 42" BELOW GRADE
- 5. WHERE EXISTING PAVEMENT IS TO BE PARTIALLY REMOVED, SAWCUT PAVEMENT FULL DEPTH TO PROVIDE A SMOOTH JOINT WITH PROPOSED PAVEMENT. IF APPLICABLE, SAWCUT SHALL BE MADE A MINIMUM OF TWO (2) FEET BEYOND ANY NEW CURB OR WALK LIMITS.
- 6. NO ATTEMPT IS MADE TO STIPULATE EVERY REQUIRED ITEM OF REMOVAL AND DEMOLITION EITHER ON DRAWINGS OR IN SPECIFICATIONS. THE CONTRACTOR MUST VISIT THE SITE AND STUDY EXISTING PHYSICAL CONDITIONS, REVIEW DRAWINGS. AND REACH THEIR OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DOCUMENTS.
- 7. COMPLETELY RESTORE ALL DISTURBED AREAS TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION AND TO THE SATISFACTION OF THE OWNER AND MUNICIPALITY. ALL COSTS FOR CLEAN-UP, RESTORATION WORK AND OTHER IMMEDIATE OPERATIONS SUCH AS, BUT NOT LIMITED TO, CONSTRUCTION SIGNAGE, STREET SWEEPING, AND MAINTAINING EXISTING UTILITIES SHALL BE THE CONTRACTORS RESPONSIBILITY. PERFORM RESTORATION WORK WITH FIVE (5) DAYS AFTER COMPLETION OF FINAL GRADING.
- 8. TRAFFIC MAINTENANCE TO BE IN ACCORDANCE WITH M.U.T.C.D.

#### C.O.S. GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION

- 1. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MAG UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
- 2. 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.
- 3. THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF A RIGHT-OF-WAY PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS. THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL
- 4. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY RIGHTS-OF-WAY AND IN EASEMENTS.
- NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750. 5. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 811, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED
- FOR THE PROJECT. 6. RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. A RIGHT-OF-WAY PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- 7. ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO APPENDIX J, GRADING, OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE CITY.

AGGREGATE BASE COURSE

AMERICANS WITH DISABILITIES ACT

HIGH DENSITY POLYETHYLENE PIPE

MARICOPA ASSOCIATION OF GOVERNMENTS

ASBESTOS CEMENT PIPE

CORRUGATED METAL PIPE

CITY OF SCOTTSDALE

DRAINAGE EASEMENT

ACRE OR ASPHALT

BOTTOM

CONCRETE

CATCH BASIN

CUBIC YARDS

DESCRIPTION

FINISH GRADE

INVERT ELEVATION

FINISH FLOOR ELEVATION

DETAIL

**EAST** 

FACH

FEET

**EXISTING** 

LENGTH

LINEAR FEET

LANDSCAPE

MAXIMUM

**DESC** 

DET.

LF88

CUBIC FEET

**ABBREVIATIONS** 

MEP

**OFF** 

P.U.E.

PVC

QTY

ST

STA

STD.

R.O.W.

P.N.M.A.

MARICOPA COUNTY ENVIROMENTAL SERVICE DEPARTMENT

MECHANICAL ELECTRICAL PLUMBING

MANHOLE

MINIMUM

NOT TO SCALE

PUBLIC UTILITY EASEMENT

POLYVINYL CHLORIDE

RIGHTS-OF-WAY

SOUTH OR SLOPE

SQUARE FEET

PUBLIC NON-MOTORIZED ACCESS

NORTH

OFFSET

PAVEMENT

QUANTITY

STUB

STATION

STANDARD

SIDEWALK SQUARE YARD

TYPICAL

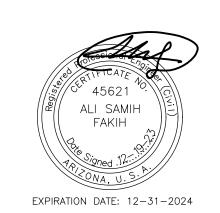
WEST

TOP OF CURB

UTILITY CROSSING

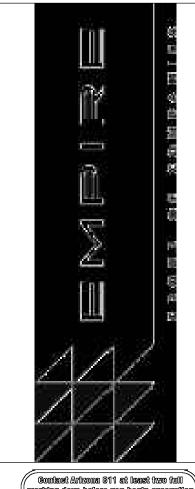
**VOLUME REQUIRED** 

VOLUME PROPOSED



SUSTAINABILITY ENGINEERING GROUP





ARIZONA SIL Call 811 or eliek Arizona811.com

DRAWN

12/19/2023 12/19/2023 06/16/2023 12/19/2023 FINAL QC ———— AB PROJ. MGR. — AF 12/19/2023 DATE:

12/19/2023 ISSUED FOR: PERMITS REVISION NO .: DATE:

JOB NO .: 210126

2 OF 16

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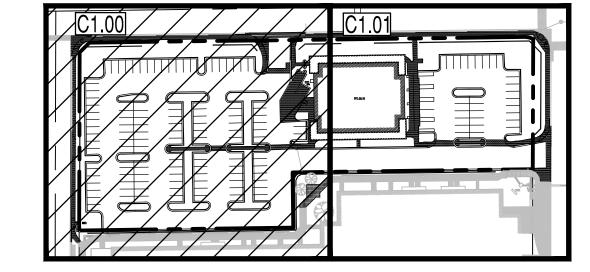
**GENERAL NOTES** 

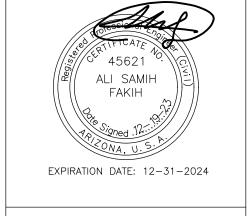
# SENIOR LIVING SCOTTSDALE + OSBORN

# **REMOVAL PLAN**

3380 N. SCOTTSDALE ROAD, SCOTTSDALE AZ 85251 A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APN: 130-13-316







**VICINITY MAP** 



# REMOVAL CONSTRUCTION KEY NOTES

- 1> REMOVE EXISTING STRUCTURE AND FOUNDATION.
- 2 PROTECT EXISTING STRUCTURE AND FOUNDATION
- 3 PROTECT EXISTING SIDEWALK.
- 4 REMOVE EXISTING SIDEWALK TO NEAREST JOINT.
- 5 PROTECT EXISTING VERTICAL CURB AND GUTTER.
- 6 REMOVE EXISTING VERTICAL CURB AND GUTTER.
- 7 REMOVE EXISTING ELECTRICAL STRUCTURE.
- 8 PROTECT EXISTING STAMPED CONCRETE
- 9 PROTECT EXISTING CATCH BASIN.
- 10> REMOVE EXISTING CATCH BASIN AND ABANDON EXISTING PIPE.
- 11> REMOVE EXISTING ASPHALT PAVEMENT.
- 12> REMOVE EXISTING STAMPED CONCRETE.
- 13 REMOVE EXISTING WALL.
- PROTECT EXISTING WALL.
- 14 REMOVE EXISTING SIGN.
- 15 REMOVE EXISTING TREE.
- PROTECT EXISTING TREE.
- REMOVE EXISTING FIRE HYDRANT, ASSEMBLY TO THE MAIN IN ACCORDANCE WITH COS REQUIREMENTS.
- (6A) RELOCATE EXISTING FIRE HYDRANT.
- 17 REMOVE EXISTING LIGHT POLE.
- (18) REMOVE EXISTING STREET LIGHT.
- 19 REMOVE TELEPHONE RISER.
- 21 REMOVE SIDEWALK ADA RAMP.
- 22 REMOVE EXISTING TRAFFIC SIGNAL CABENET.
- 23 REMOVE EXISTING TRAFFIC SIGNAL JUNCTION BOX.
- 24 REMOVE TRAFFIC PEDESTRIAN SIGNAL.
- 25 REMOVE EXISTING WATER BACKFLOW PREVENTER.
- (26) PROTECT EXISTING WATER MAIN AND APPURTENANCES.
- 27 REMOVE EXISTING WATER MAIN AND APPURTENANCES.
- REMOVE EXISTING WATER SERVICES TO THE MAIN IN ACCORDANCE WITH COS REQUIREMENTS.
- 29 PROTECT EXISTING SEWER SERVICE LINE.
- 30 REMOVE EXISTING SEWER STRUCTURE.
- 31) REMOVE EXISTING UTILITY VAULT.
- 32 REMOVE EXISTING LANDSCAPE.
- SAWCUT EXISTING PAVEMENT TO PROVIDE STRAIGHT VERTICAL EDGES, FREE FROM IRREGULARITIES. MIN 2' FROM GUTTER.
- 34 REMOVE AND RELOCATE EXISTING CABLE/TV UTILITY BOX.
- 35 REMOVE AND RELOCATE EXISTING STREET TRAFFIC LIGHT.

## **EXISTING LEGEND:**

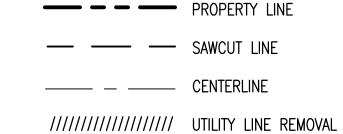
XXXX $$ EX. MAJOR CONTOURS
$\times \times \times \times$ EX. MINOR CONTOURS
- TC: XX.XX EX. SPOT ELEVATION
EX. S SEWER LINE
S SEWER MANHOLE
EX. W WATER LINE
WV 🛇 WATER VALVE
FIRE HYDRANT
STORM DRAIN LINE
SDG STORM DRAIN GRATE

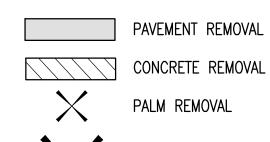
STORM MANHOLE GAS LINE

BACK FLOW PREVENTER

STREET LIGHT LIGHT POLE

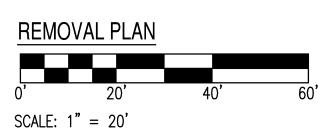
### REMOVAL LEGEND:

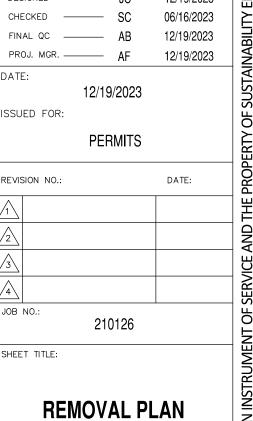




	CONCRETE REMOVA
$\times$	PALM REMOVAL
X	TREE REMOVAL

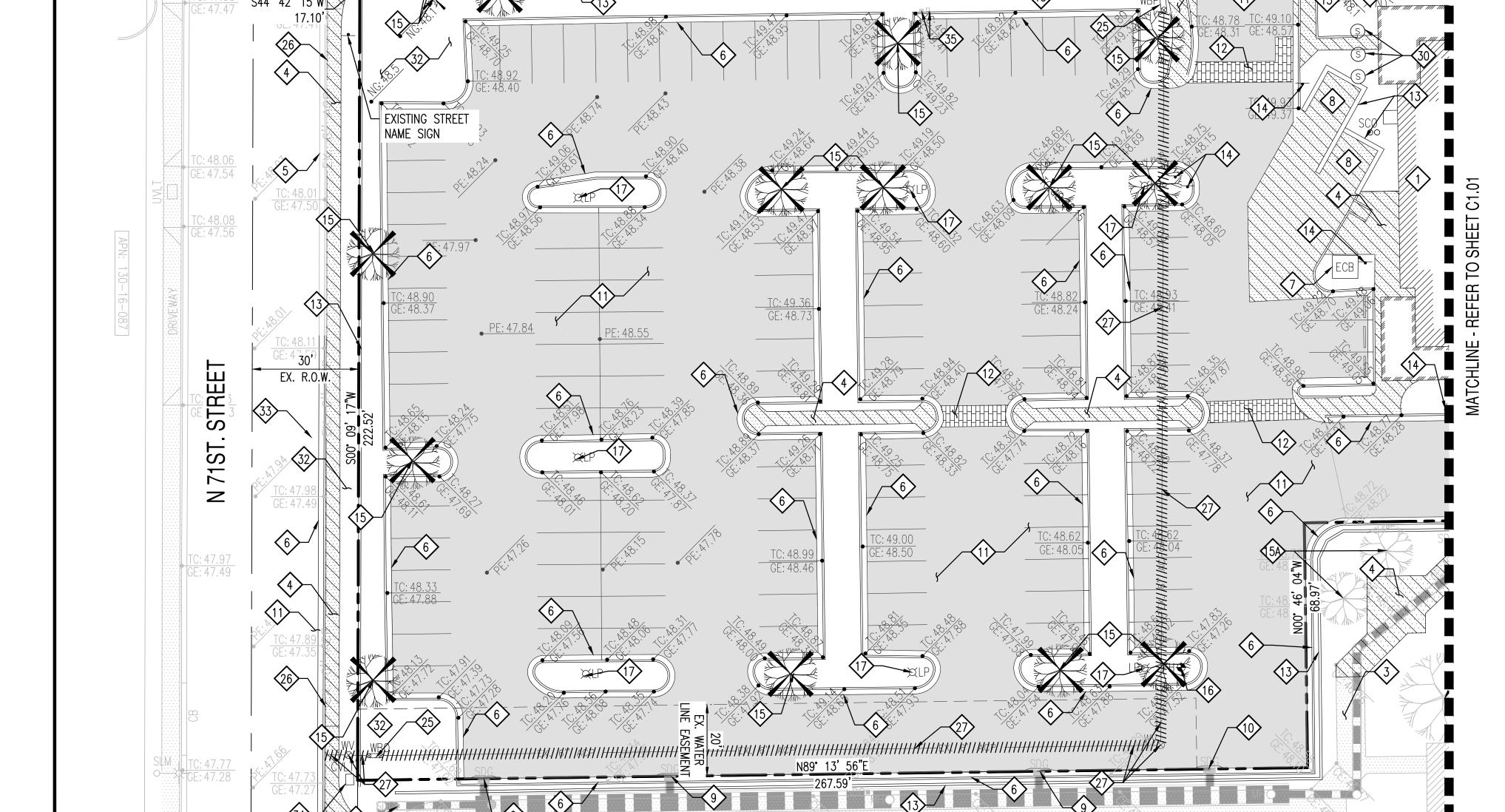






Gall 811 or eliek Arizona811.com





E. OSBORN ROAD

CENTER OF SECTION 27 T.2N., R.4E. FD COS BCHH

FD PK NAIL NO ID.

# SENIOR LIVING SCOTTSDALE + OSBORN

# **REMOVAL PLAN**

APN: 130-13-044A

E. OSBORN ROAD

FFE: 50.10

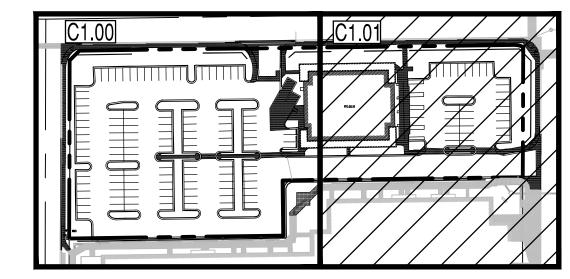
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3380 N. SCOTTSDALE ROAD, SCOTTSDALE AZ 85251 A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

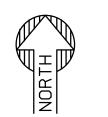
E  $\frac{1}{4}$  CORNER - SECTION 27 T.2N.,

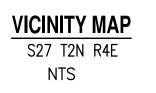
/- FD COS BCHH

R.4E FD COS BCHH









### REMOVAL CONSTRUCTION KEY NOTES

- 1 REMOVE EXISTING STRUCTURE AND FOUNDATION.
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- 5 PROTECT EXISTING VERTICAL CURB AND GUTTER.
- 6 REMOVE EXISTING VERTICAL CURB AND GUTTER.
- 6A REMOVE EXISTING VERTICAL CURB.
- 7 REMOVE EXISTING ELECTRICAL STRUCTURE.
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- (19) REMOVE TELEPHONE RISER.
- 20 REMOVE EXISTING TV RISER.
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- 22> REMOVE EXISTING TRAFFIC SIGNAL CABENET.
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- SAWCUT EXISTING PAVEMENT TO PROVIDE STRAIGHT VERTICAL EDGES, FREE FROM IRREGULARITIES. MIN 2' FROM GUTTER.
- REMOVE AND RELOCATE EXISTING STREET TRAFFIC LIGHT.

### **EXISTING LEGEND:**

--- XXXX--- EX. MAJOR CONTOURS

EX. MINOR CONTOURS

EX. SPOT ELEVATION

EASEMENT LINE AS NOTED

SEWER LINE

SEWER MANHOLE

WATER LINE

WATER VALVE

STORM DRAIN LINE

STORM DRAIN GRATE

STORM MANHOLE

GAS LINE

BACK FLOW PREVENTER

STREET LIGHT

LIGHT POLE

### REMOVAL LEGEND:

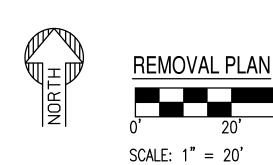
—— SAWCUT LINE

\_\_\_\_ CENTERLINE

//////////////////// UTILITY LINE REMOVAL

PAVEMENT REMOVAL CONCRETE REMOVAL

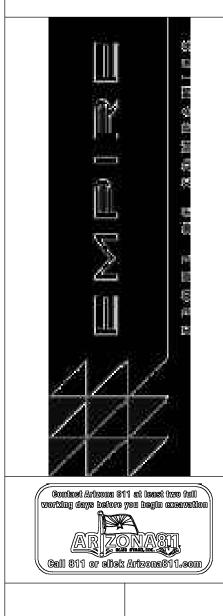
PALM REMOVAL











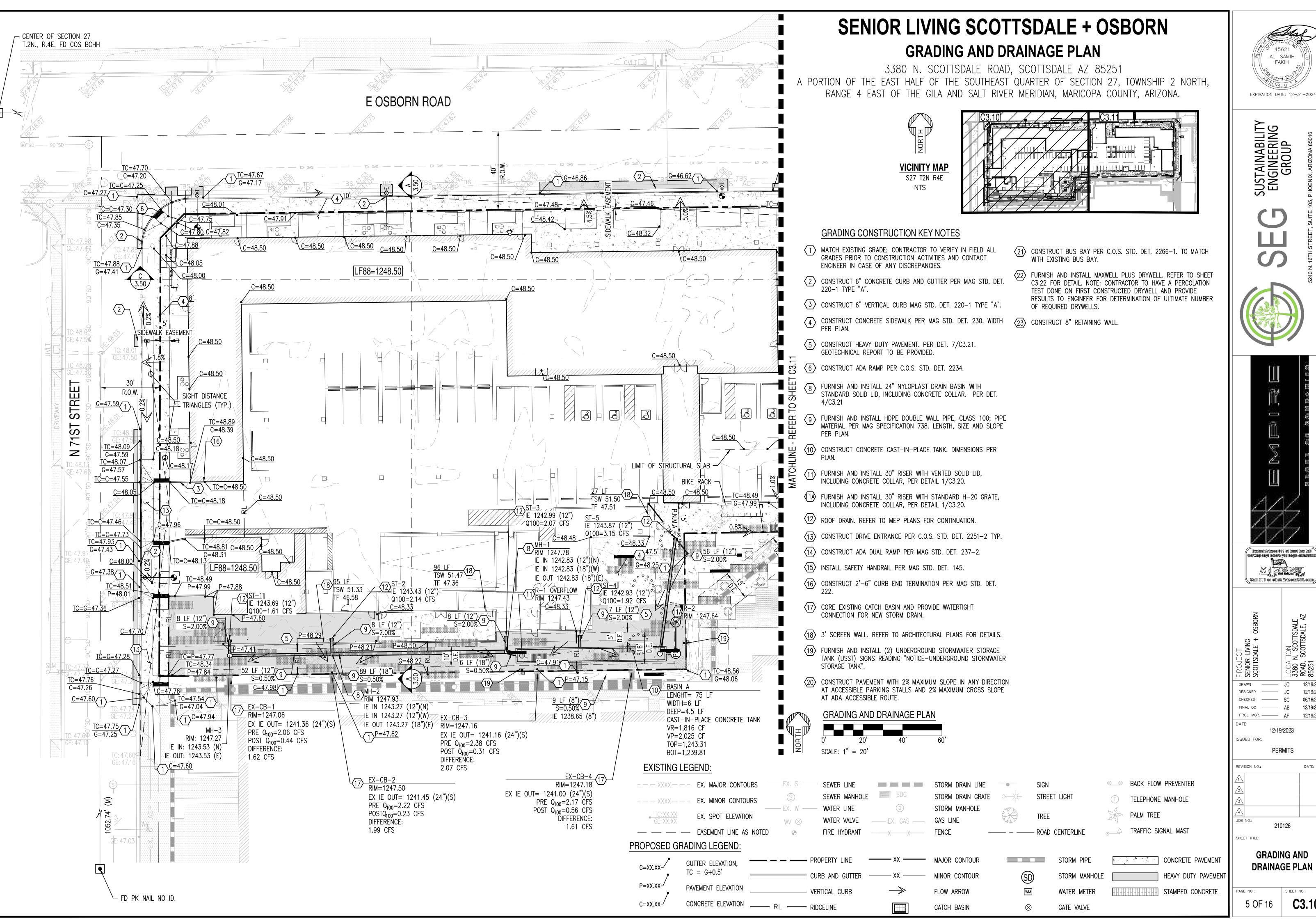
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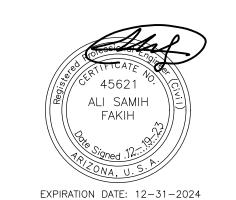
REVISION NO .: 210126

**REMOVAL PLAN** 

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SUSTAINABILITY ENGINEERING GROUP

12/19/2023 12/19/2023

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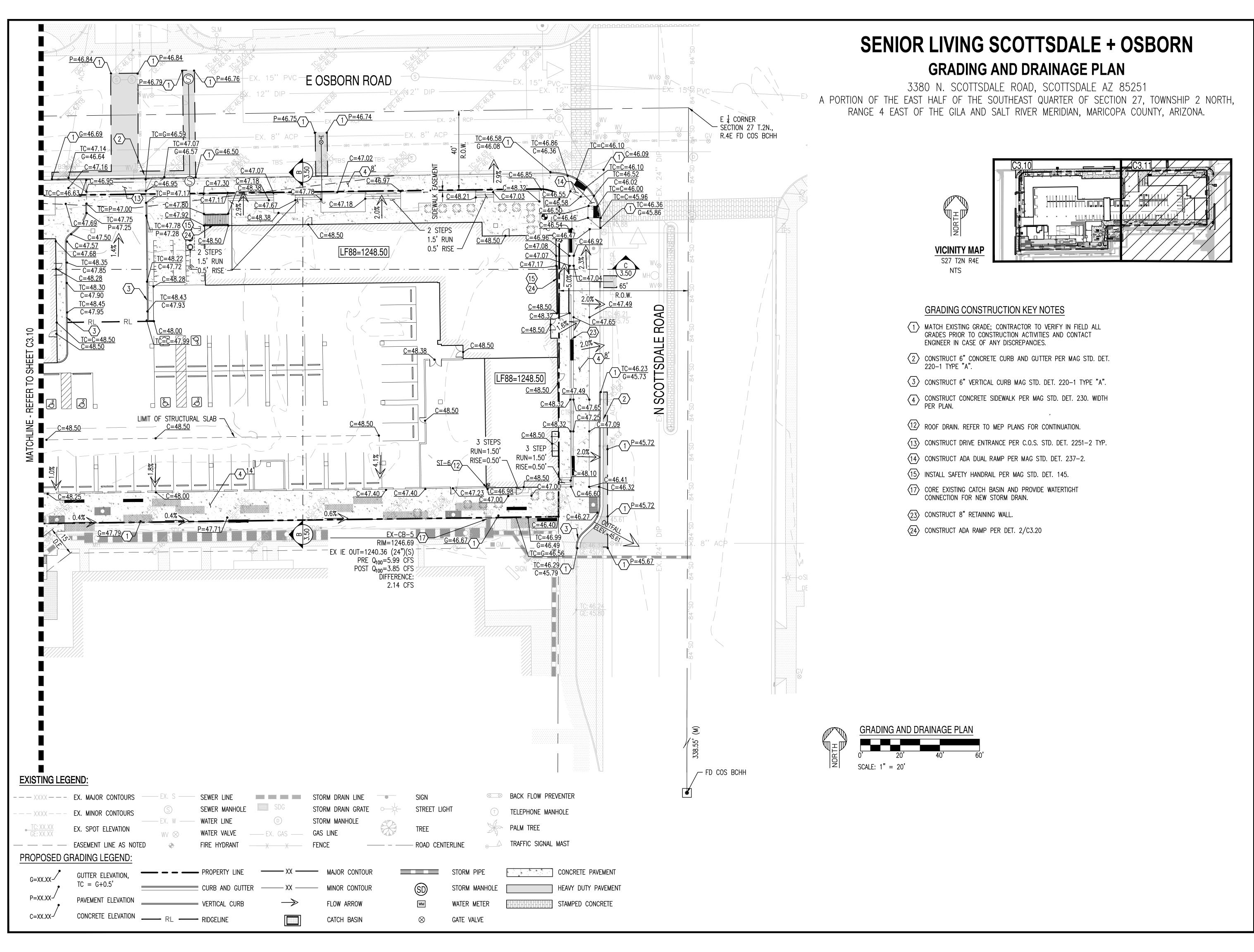
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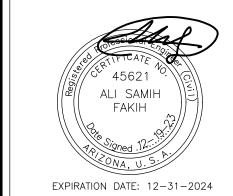
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**GRADING AND DRAINAGE PLAN** 

210126

C3.10





SUSTAINABILITY ENGINEERING GROUP

FIGURE 105, PHOENIX

5240 N. 16TH STREET, SU



Contact Arizona 611 at least two full voorking days before you begin excavation

AR ZONASI

Call 811 or elick Arizona 811.com

SCOTTSDALE + OSE

SCOTTSDALE + OSE

SCOTTSDALE + OSE

15/16/16

SCOTTSDALE

15/16/16

SCOTTSDALE

16/16/16

SCOTTSDALE

17/16/16

SCOTTSDALE

18/16/16

SCOTTSDALE

DESIGNED JC 12/19
CHECKED SC 06/16
FINAL QC AB 12/19
PROJ. MGR. AF 12/19
ATE:

12/19/2023 ISSUED FOR:

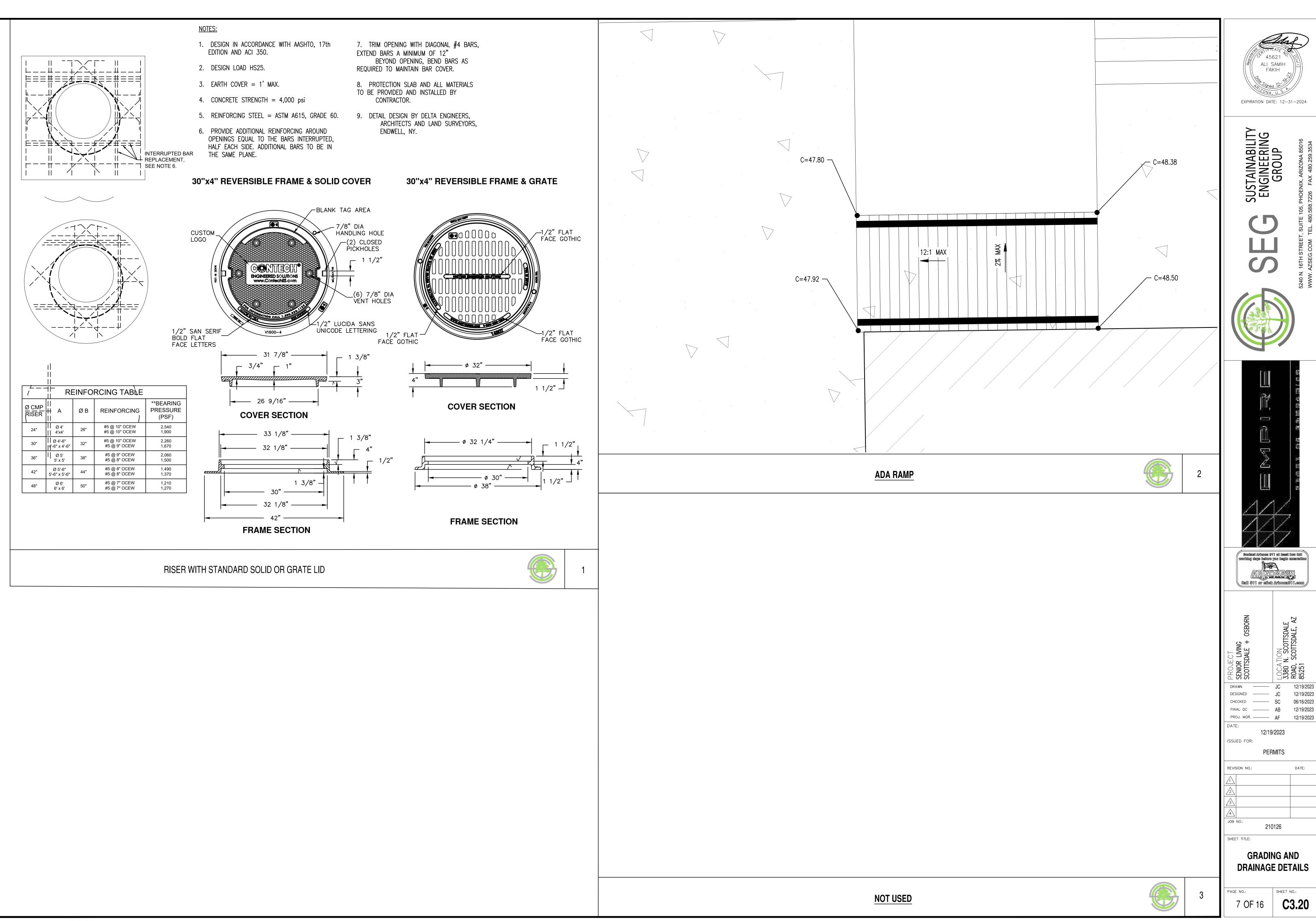
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GRADING AND

DRAINAGE PLAN

6 OF 16 **C3.1** 

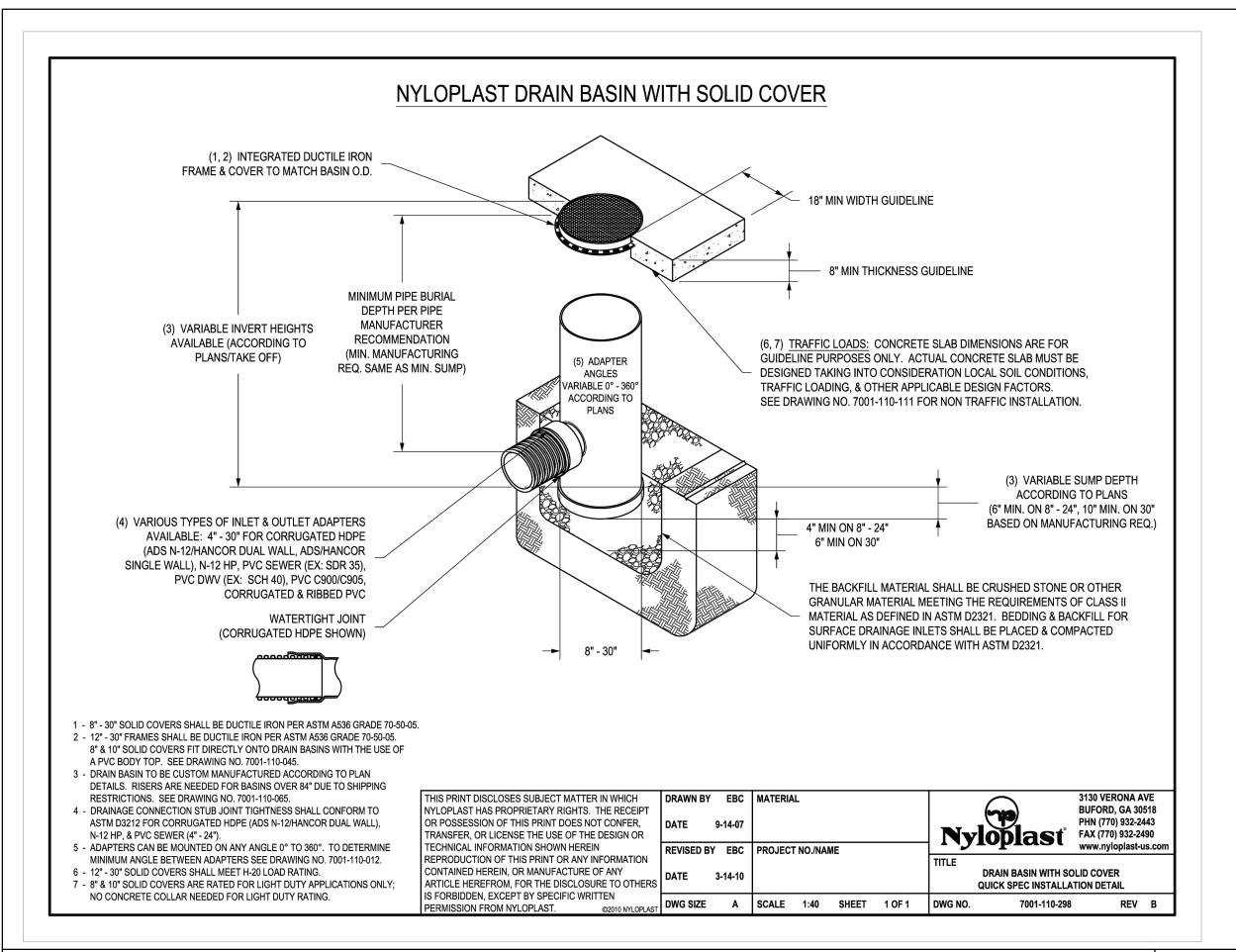
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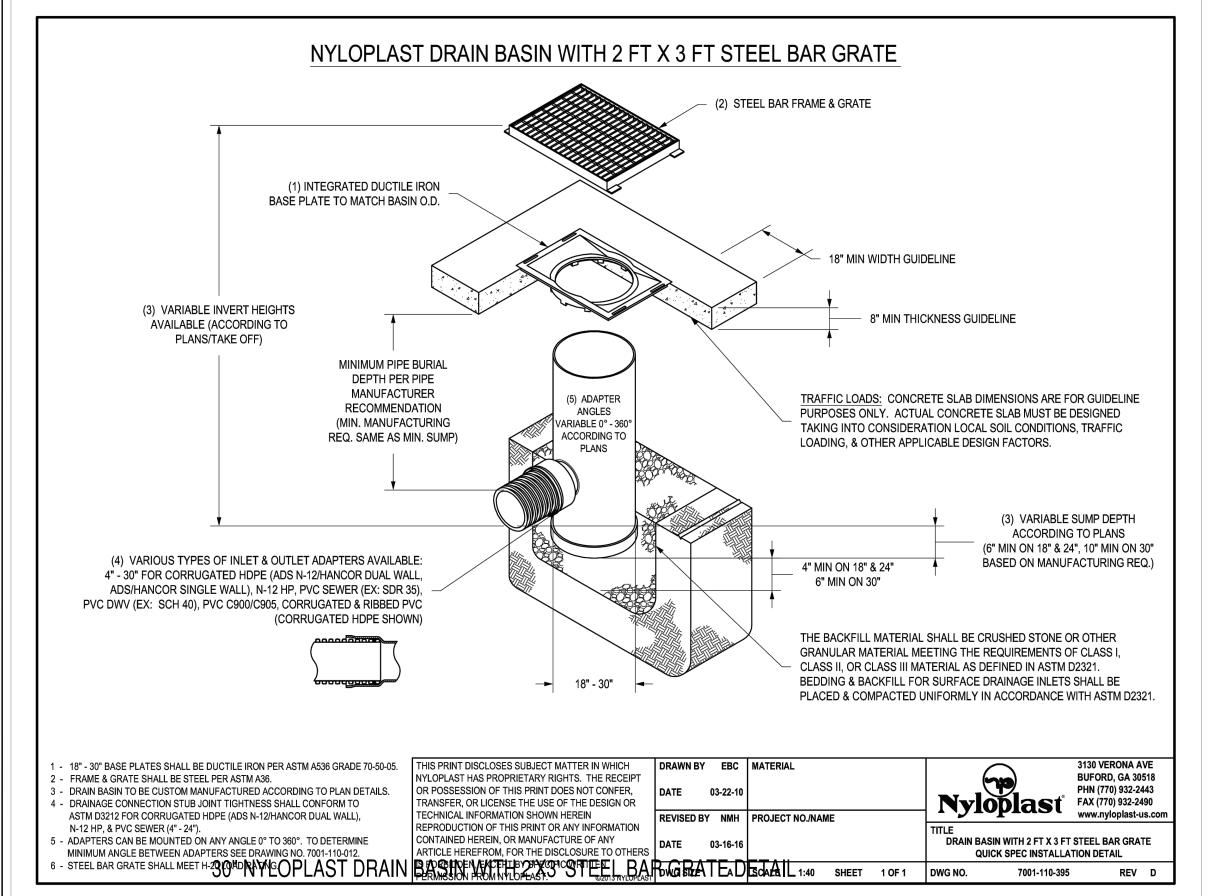


C3.20

06/16/2023

DATE:





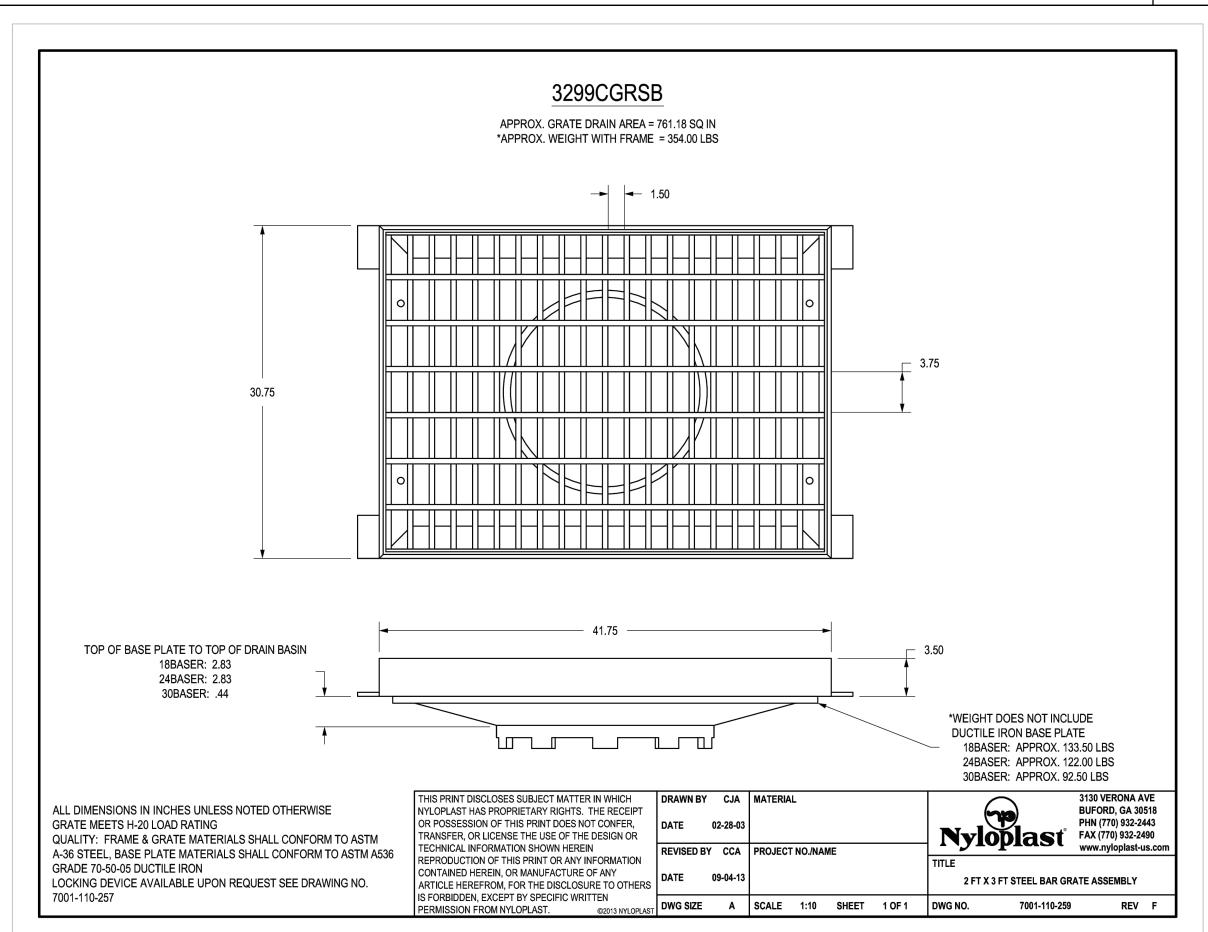
#### NYLOPLAST DRAIN BASIN WITH SOLID COVER

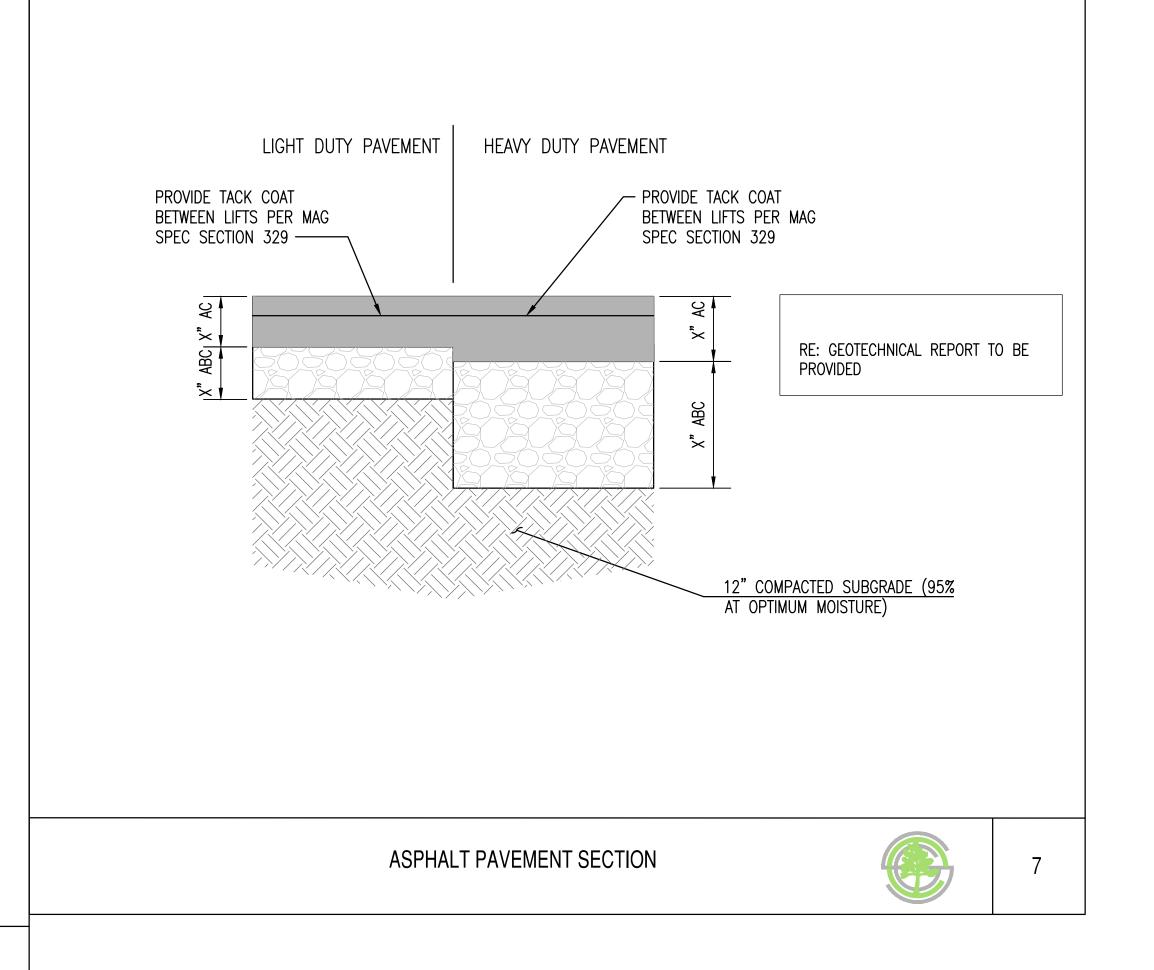


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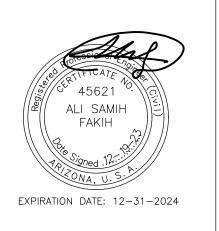
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30" NYLOPLAST DRAIN BASIN WITH 2'X3' STEEL BAR GRATE DETAIL

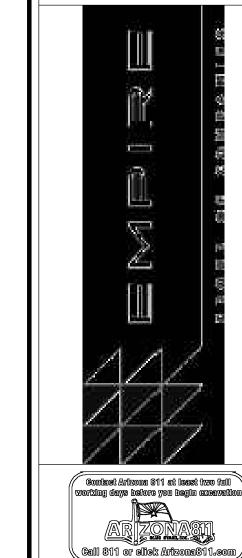
6



SUSTAINABILITY ENGINEERING

5240 N. 16TH STREET, SUITE 10





SENIOR LIVING
SCOTTSDALE + OSBORN

LOCATION
3380 N. SCOTTSDALE
ROAD, SCOTTSDALE, AZ
85251

DRAWN — JC 12/19/2023

DESIGNED — JC 12/19/2023

CHECKED — SC 06/16/2023

FINAL QC — AB 12/19/2023

PROJ. MGR. — AF 12/19/2023

DATE:

DATE: 12/19/2023
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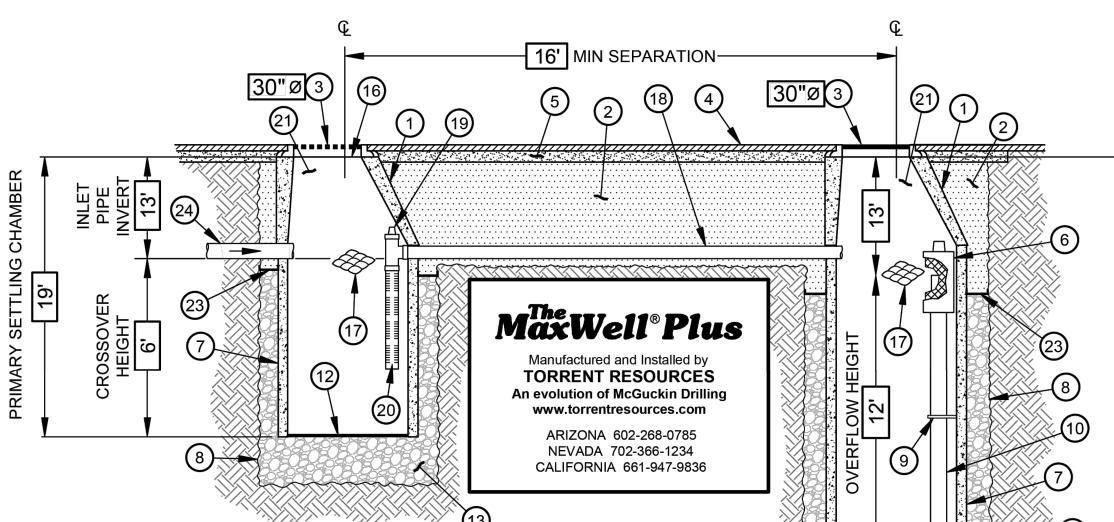
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GRADING AND
DRAINAGE DETAILS

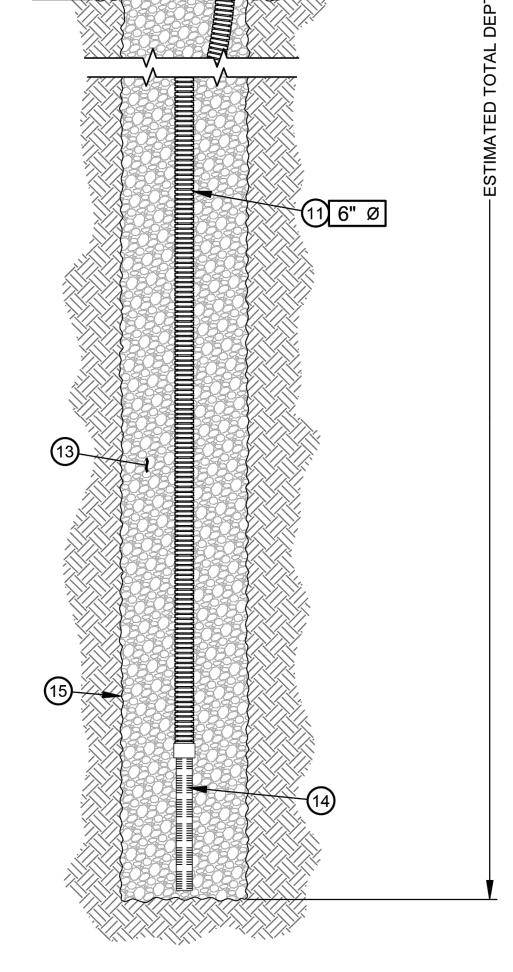
8 OF 16

C3.21

# The MaxWell<sup>®</sup> Plus Drainage System Detail And Specifications



- MANHOLE CONE MODIFIED FLAT BOTTOM.
- 2. STABILIZED BACKFILL 1 SACK SLURRY.
- BOLTED RING & GRATE/COVER 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.
- 4. **GRADED BASIN OR PAVING** (BY OTHERS).
- **COMPACTED BASE MATERIAL** (BY OTHERS).
- 6. **PUREFLO® DEBRIS SHIELD** ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL .265" MAX. SWO FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.
- 7. **PRE-CAST LINER** 4000 PSI CONCRETE 48" ID. X 54" OD. **CENTER IN HOLE** AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.
- 8. MIN. 6' Ø DRILLED SHAFT.
- 9. SUPPORT BRACKET FORMED 12 GA. STEEL. FUSION BONDED EPOXY COATED.
- 10. OVERFLOW PIPE SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
- 11. **DRAINAGE PIPE** ADS HIGHWAY GRADE WITH TRI-A COUPLER. **SUSPEND PIPE** DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.
- 12. BASE SEAL GEOTEXTILE OR CONCRETE SLURRY.
- 13. ROCK WASHED, SIZED BETWEEN 3/8" AND 1-1/2" TO BEST COMPLEMENT SOIL CONDITIONS.
- 14. FLOFAST® DRAINAGE SCREEN SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. DIAMETER VARIES 120" OVERALL LENGTH WITH TRI-B COUPLER.
- 15. MIN. 4' Ø SHAFT DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS.
- 16. FABRIC SEAL U.V. RESISTANT GEOTEXTILE TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.
- 17. ABSORBENT HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY.
- 18. CONNECTOR PIPE 4" Ø SCH. 40 PVC.
- 19. ANTI-SIPHON VENT WITH FLOW REGULATOR.
- 20. INTAKE SCREEN SCH. 40 PVC 0.120" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 48" OVERALL LENGTH WITH TRI-C END CAP.
- 21. FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE PRIMARY/SECONDARY SETTLING CHAMBER DEPTHS AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE CONNECTOR PIPE OVERFLOW.
- 22. **EIGHT (8) PERFORATIONS PER FOOT**, 2 ROWS MIN.
- 23. MOISTURE MEMBRANE 6 MIL. PLASTIC. PLACE SECURELY AGAINST ECCENTRIC CONE AND HOLE SIDEWALL. USED IN LIEU OF SLURRY IN LANDSCAPED AREAS.
- 24. **INLET PIPE** (BY OTHERS).



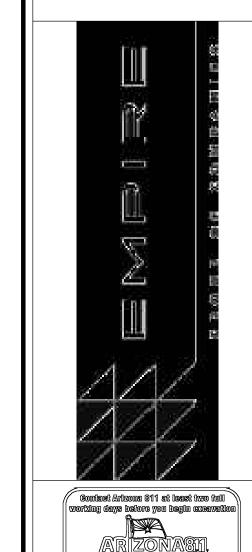
AZ Lic. ROC070465 A, ROC047067 B-4, ADWR 363 CA Lic. 528080, C-42, HAZ. NV Lic. 0035350 A - NM Lic. 90504 GF04

U.S. Patent No. 4,923,330 - <sup>™</sup> Trademark 1974, 1990, 2004

AZ MAXWELL PLUS







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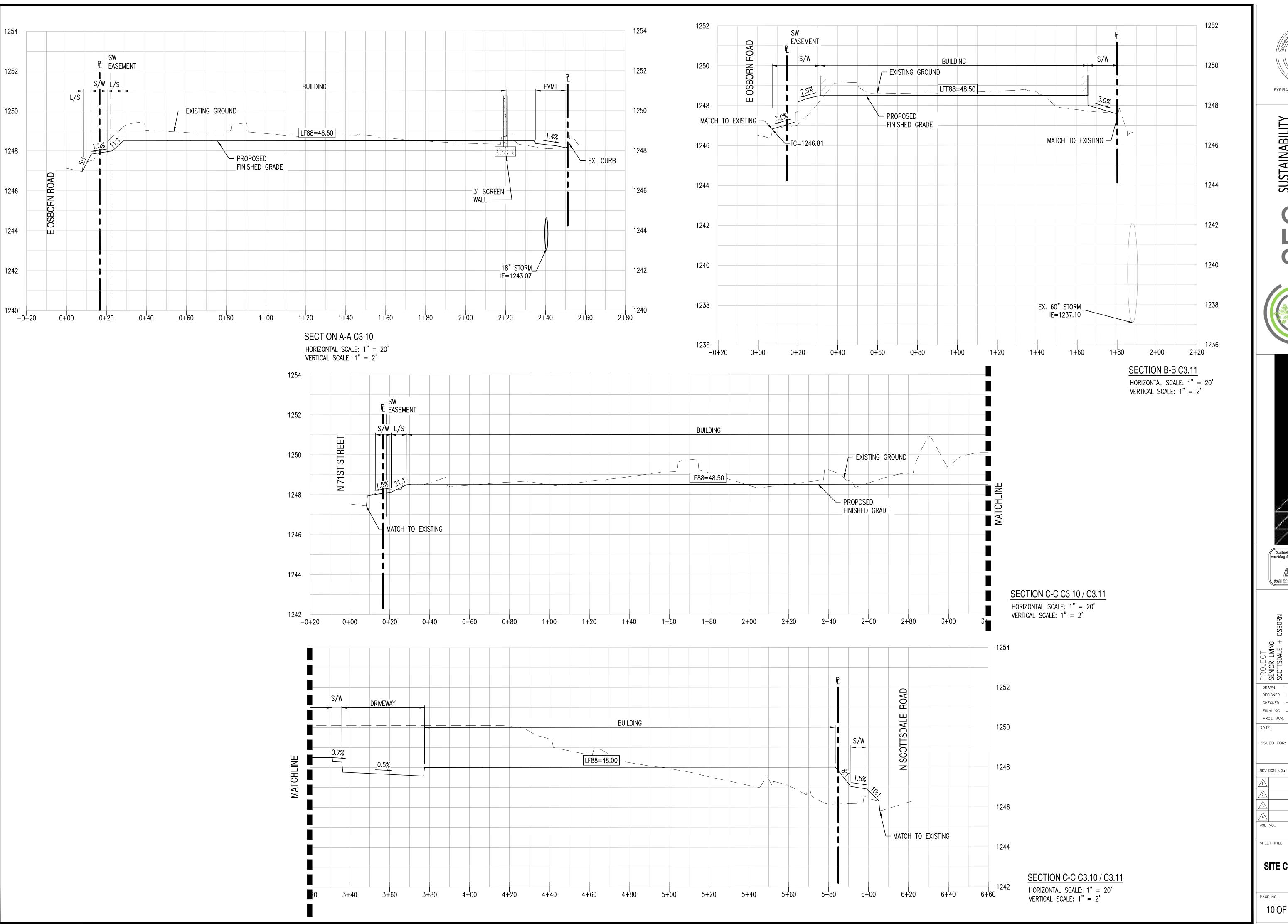
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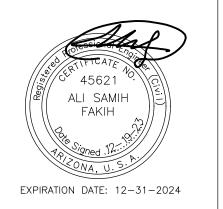
REVISION NO .: DATE:

**GRADING AND** DRAINAGE DETAILS

9 OF 16

C3.22





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06/16/2023

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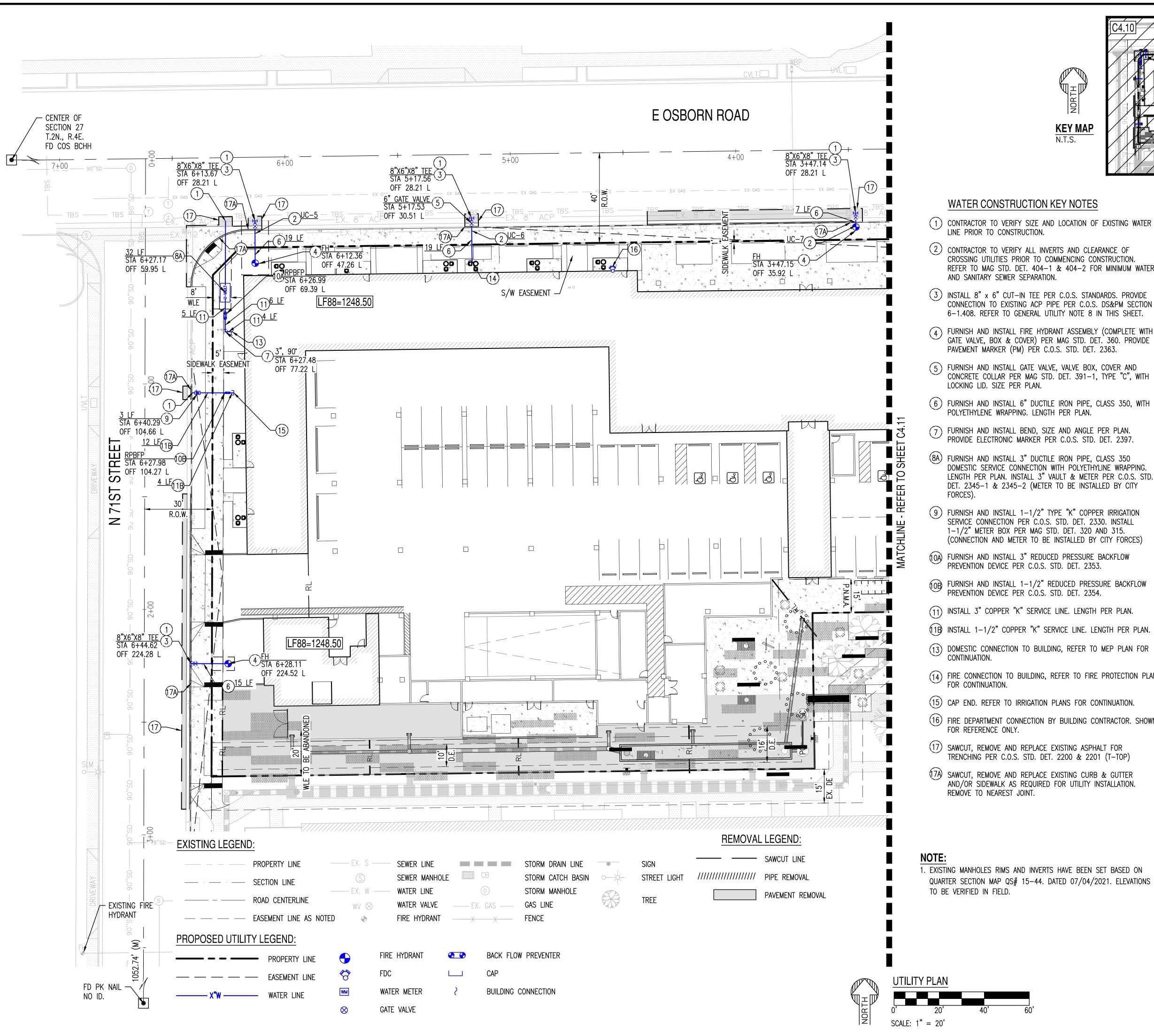
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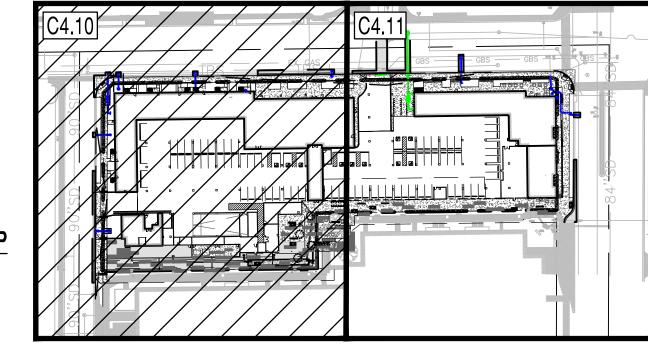
DATE: 210126

SITE CROSS-SECTIONS

C3.50 10 OF 16







**UTILITY CROSSINGS** 

REQUIRES VERTICAL REALIGNMENT PER MAG STD. DET. 370.

12" SEWER TOP | 42.73

6" WATER BOT | 43.97

12" SEWER TOP 35.60

6" WATER BOT | 43.75

12" SEWER TOP | 35.81

NO EXTRA PROTECTION REQUIRED

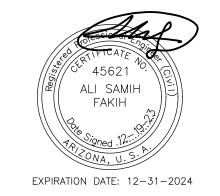
NO EXTRA PROTECTION REQUIRED

NO EXTRA PROTECTION REQUIRED

### WATER CONSTRUCTION KEY NOTES

- 1 CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING WATER LINE PRIOR TO CONSTRUCTION.
- (2) CONTRACTOR TO VERIFY ALL INVERTS AND CLEARANCE OF CROSSING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. REFER TO MAG STD. DET. 404-1 & 404-2 FOR MINIMUM WATER
- (3) INSTALL 8" x 6" CUT-IN TEE PER C.O.S. STANDARDS. PROVIDE CONNECTION TO EXISTING ACP PIPE PER C.O.S. DS&PM SECTION 6-1.408. REFER TO GENERAL UTILITY NOTE 8 IN THIS SHEET.
- GATE VALVE, BOX & COVER) PER MAG STD. DET. 360. PROVIDE PAVEMENT MARKER (PM) PÉR C.O.S. STD. DET. 2363.
- 5 FURNISH AND INSTALL GATE VALVE, VALVE BOX, COVER AND CONCRETE COLLAR PER MAG STD. DET. 391-1, TYPE "C", WITH
- 7 FURNISH AND INSTALL BEND, SIZE AND ANGLE PER PLAN. PROVIDE ELECTRONIC MARKER PER C.O.S. STD. DET. 2397.
- (8A) FURNISH AND INSTALL 3" DUCTILE IRON PIPE, CLASS 350 DOMESTIC SERVICE CONNECTION WITH POLYETHYLINE WRAPPING LENGTH PER PLAN. INSTALL 3" VAULT & METER PER C.O.S. STD. DET. 2345-1 & 2345-2 (METER TO BE INSTALLED BY CITY
- (9) FURNISH AND INSTALL 1-1/2" TYPE "K" COPPER IRRIGATION SERVICE CONNECTION PER C.O.S. STD. DET. 2330. INSTALL 1-1/2" METER BOX PER MAG STD. DET. 320 AND 315.
- (0A) FURNISH AND INSTALL 3" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE PER C.O.S. STD. DET. 2353.
- FURNISH AND INSTALL 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE PER C.O.S. STD. DET. 2354.
- (11) INSTALL 3" COPPER "K" SERVICE LINE. LENGTH PER PLAN.
- (1B) INSTALL 1-1/2" COPPER "K" SERVICE LINE. LENGTH PER PLAN.
- DOMESTIC CONNECTION TO BUILDING, REFER TO MEP PLAN FOR CONTINUATION.
- FIRE CONNECTION TO BUILDING, REFER TO FIRE PROTECTION PLAN FOR CONTINUATION.
- (15) CAP END. REFER TO IRRIGATION PLANS FOR CONTINUATION.
- 16) FIRE DEPARTMENT CONNECTION BY BUILDING CONTRACTOR. SHOWN FOR REFERENCE ONLY.
- (17) SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT FOR TRENCHING PER C.O.S. STD. DET. 2200 & 2201 (T-TOP)
- (7A) SAWCUT, REMOVE AND REPLACE EXISTING CURB & GUTTER AND/OR SIDEWALK AS REQUIRED FOR UTILITY INSTALLATION.

1. EXISTING MANHOLES RIMS AND INVERTS HAVE BEEN SET BASED ON QUARTER SECTION MAP QS# 15-44. DATED 07/04/2021. ELEVATIONS



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12/19/2023

12/19/2023 ISSUED FOR:

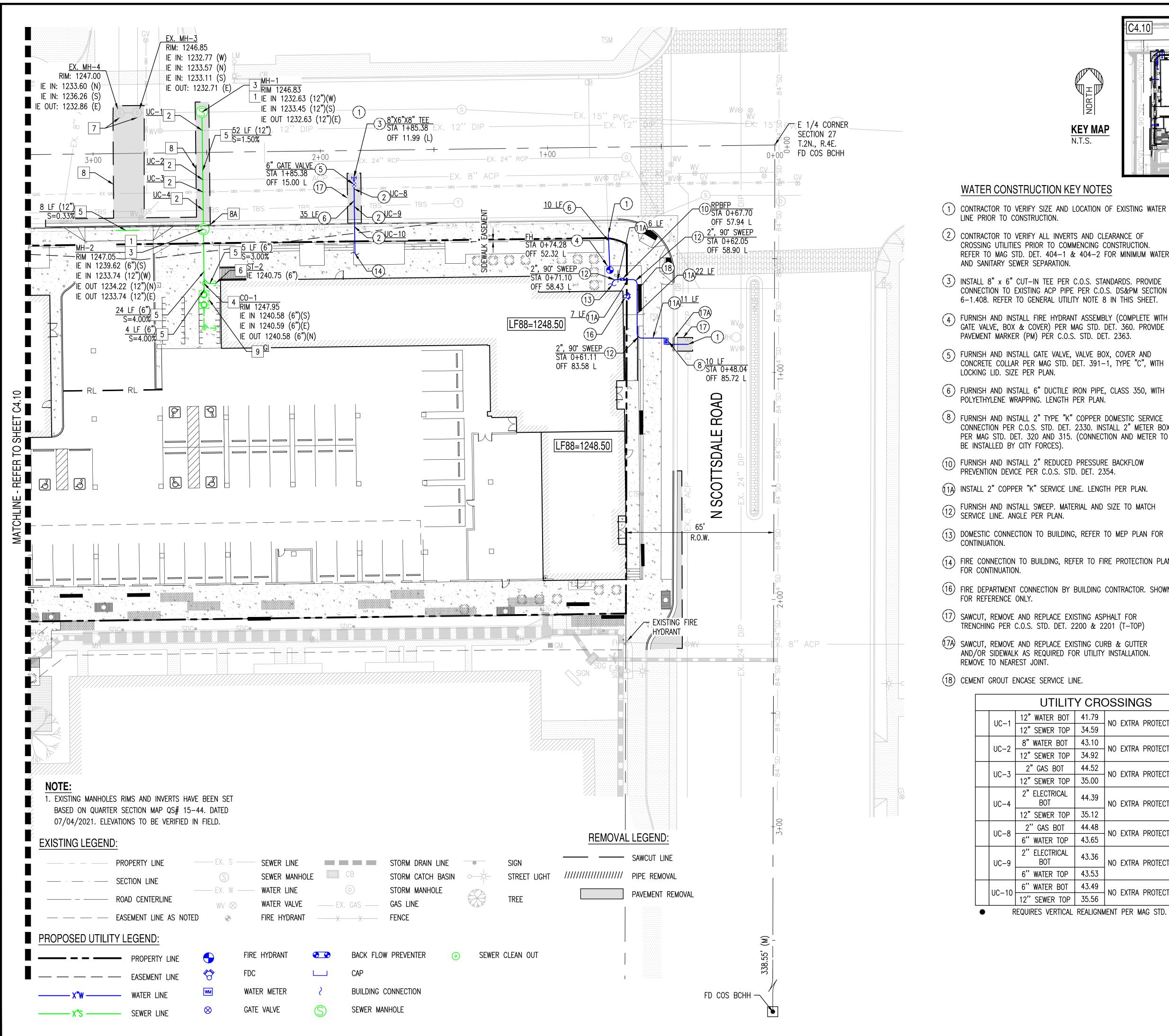
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REVISION NO .: DATE: JOB NO.: 210126

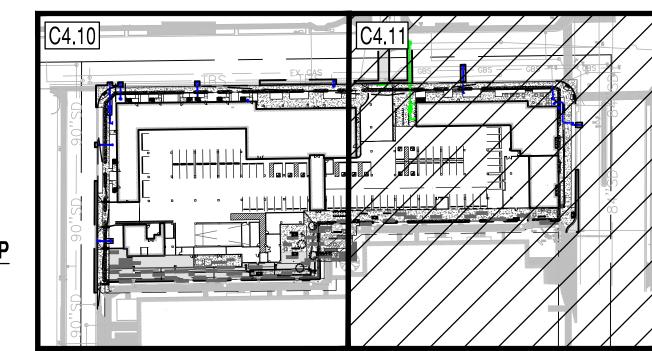
**UTILITY PLAN** 

11 OF 16

C4.10







#### WATER CONSTRUCTION KEY NOTES

- (1) CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING WATER LINE PRIOR TO CONSTRUCTION.
- (2) CONTRACTOR TO VERIFY ALL INVERTS AND CLEARANCE OF CROSSING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. REFER TO MAG STD. DET. 404-1 & 404-2 FOR MINIMUM WATER AND SANITARY SEWER SEPARATION.
- (3) INSTALL 8" x 6" CUT-IN TEE PER C.O.S. STANDARDS. PROVIDE CONNECTION TO EXISTING ACP PIPE PER C.O.S. DS&PM SECTION 6-1.408. REFER TO GENERAL UTILITY NOTE 8 IN THIS SHEET.
- GATE VALVE, BOX & COVER) PER MAG STD. DET. 360. PROVIDE PAVEMENT MARKER (PM) PER C.O.S. STD. DET. 2363. (5) FURNISH AND INSTALL GATE VALVE, VALVE BOX, COVER AND
- CONCRETE COLLAR PER MAG STD. DET. 391-1, TYPE "C", WITH LOCKING LID. SIZE PER PLAN.
- (6) FURNISH AND INSTALL 6" DUCTILE IRON PIPE, CLASS 350, WITH POLYETHYLENE WRAPPING. LENGTH PER PLAN.
- 8 FURNISH AND INSTALL 2" TYPE "K" COPPER DOMESTIC SERVICE CONNECTION PER C.O.S. STD. DET. 2330. INSTALL 2" METER BOX PER MAG STD. DET. 320 AND 315. (CONNECTION AND METER TO BE INSTALLED BY CITY FORCES).
- (10) FURNISH AND INSTALL 2" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE PER C.O.S. STD. DET. 2354.
- (1A) INSTALL 2" COPPER "K" SERVICE LINE. LENGTH PER PLAN.
- FURNISH AND INSTALL SWEEP. MATERIAL AND SIZE TO MATCH SERVICE LINE. ANGLE PER PLAN.
- (13) DOMESTIC CONNECTION TO BUILDING, REFER TO MEP PLAN FOR CONTINUATION.
- (14) FIRE CONNECTION TO BUILDING, REFER TO FIRE PROTECTION PLAN FOR CONTINUATION.
- (16) FIRE DEPARTMENT CONNECTION BY BUILDING CONTRACTOR. SHOWN FOR REFERENCE ONLY.
- SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT FOR TRENCHING PER C.O.S. STD. DET. 2200 & 2201 (T-TOP)
- (17A) SAWCUT, REMOVE AND REPLACE EXISTING CURB & GUTTER AND/OR SIDEWALK AS REQUIRED FOR UTILITY INSTALLATION. REMOVE TO NEAREST JOINT.
- (18) CEMENT GROUT ENCASE SERVICE LINE.

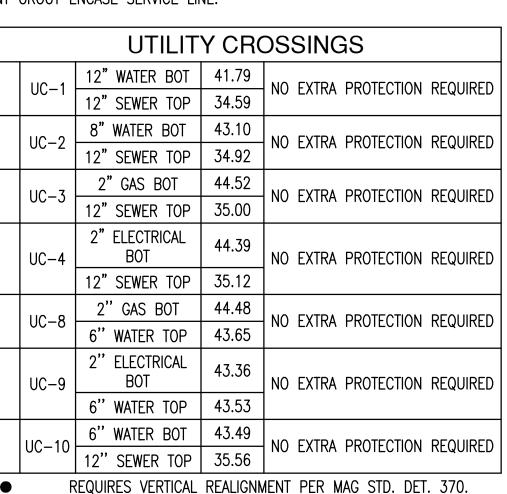
### SEWER CONSTRUCTION KEY NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING CONTRACTOR SHALL CONTACT ENGINEER IF EXISTING SEWER ELEVATION IS HIGHER THAN PROPOSED TIE-IN INVERT PRIOR TO
- MANHOLE PER MAG STD. DET. 420-1 (NO STEPS) WITH CONCRETE COLLAR PER C.O.S. STD. DÈT. 2270. 30" WATERTIGHT COVER PER MAG STD. DET. 424-2 AND C.O.S. STD. DET. 2420. CAST-IN-PLACE BASE.
- 4 FURNISH AND INSTALL CLEAN-OUT PER MAG STD. DET. 441.
- 5 FURNISH AND INSTALL PVC SDR-35 SEWER LINE. SIZE, LENGTH AND SLOPE PER PLAN & PROFILE. MAINTAIN 4' MINIMUM COVER.
- 6 REFER TO BUILDING PLUMBING PLANS FOR CONTINUATION.
- 7 BULKHEAD WATER-TIGHT FOR PIPE REMOVAL
- 8 SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT FOR TRENCHING PER C.O.S. STD. DET. 2200 & 2201 (T-TOP).
- SIDEWALK AS REQUIRED FOR UTILITY INSTALLATION. REMOVE TO
- 9 GREASE INTERCEPTOR PER BUILDING PLUMBING PLANS.



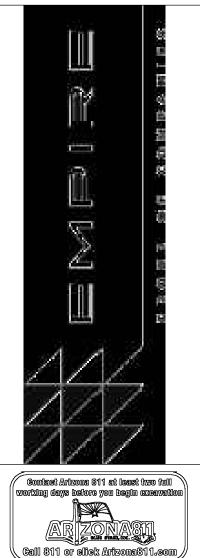
- ANY CONSTRUCTION ACTIVITY.
- 2 CONTRACTOR SHALL VERIFY ALL INVERTS AND CLEARANCE OF CROSSING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- 3 FURNISH AND INSTALL 5' DIAMETER PRECAST CONCRETE SEWER

- 8A SAWCUT, REMOVE AND REPLACE EXISTING CURB & GUTTER AND/OR



45621 ALI SAMIH FAKIH EXPIRATION DATE: 12-31-2024

SUSTAINABILITY ENGINEERING GROUP 



PROJ. MGR. — AF 12/19/2023 12/19/2023

ISSUED FOR:

PERMITS REVISION NO.: DATE: JOB NO .: 210126

**UTILITY PLAN** 

C4.1 12 OF 16

# SENIOR LIVING SCOTTSDALE + OSBORN

# STORM WATER POLLUTION PRVENTION PLAN

3380 N. SCOTTSDALE ROAD, SCOTTSDALE AZ 85251 A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APN: 130-13-316

SENIOR LIVING

LF88=1248.50

APN: 130-16-115

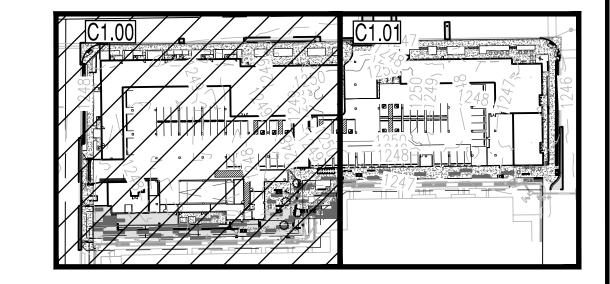
E. OSBORN ROAD

EX. R.O.W.

LF88=1248.50

STREET

N71ST.







SITE DATA:
ASSESSOR PARCEL NUMBER:

D/DMU-2 **ZONING:** TOTAL GROSS AREA:

TOTAL NET AREA: AREA OF DISTURBANCE: 156,489 SF (3.59 AC) 112,097 SF (2.57 AC) FROM ALTA 127,019 SF (2.57 AC)

130-16-114

EXISTING CONDITIONS ON-SITE

BUILDING/PAVED SURFACE DESERT LANDSCAPE TOTAL ON-SITE CWT

88,389 SF (2.03 AC) @ CWT=0.95 (79% IMPERVIOUS) 23,708 SF (0.54 AC) @ CWT=0.45 (21% PERVIOUS) 112,097 SF (2.57 AC) @ CWT=0.84

OFF-SITE

BUILDING/PAVED SURFACE DESERT LANDSCAPE TOTAL OFF-SITE CWT

6,221 SF (0.14 AC) @ CWT=0.95 (60% IMPERVIOUS) 4,190 SF (0.10 AC) @ CWT=0.45 (40% PERVIOUS) 10,411 SF (0.24 AC) @ CWT=0.74

PROPOSED CONDITIONS ON-SITE

> BUILDING/PAVED SURFACE DESERT LANDSCAPE TOTAL ON-SITE CWT

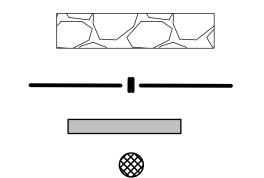
109,563 SF (2.52 AC) @ CWT=0.95 (98% IMPERVIOUS) 2,534 SF (0.06 AC) @ CWT=0.45 (2% PERVIOUS) 112,097 (2.35 AC) @ CWT=0.93

OFF-SITE

BUILDING/PAVED SURFACE DESERT LANDSCAPE TOTAL ON-SITE CWT

6,463 SF (0.14 AC) @ CWT=0.95 (62% IMPERVIOUS) 3,925 SF (0.09 AC) @ CWT=0.45 (38% PERVIOUS) 10,388 SF (0.23 AC) @ CWT=0.75

# PROPOSED STORMWATER MANAGMENT LEGEND:



- STABILIZED CONSTRUCTION ENTRANCE TO CONSIST OF 1" TO 3" ROCK. RE: SHEET C5.20 FOR DETAIL.
- SILT FENCE. RE: SHEET C5.20 FOR DETAIL. (227 LF).
- FILTER SOCK PROTECTION: RE: SHEET C5.20 FOR DETAIL.
- DROP INLET PROTECTION. RE: SHEET C5.20 FOR DETAIL.
- CURB INLET PROTECTION. RE: SHEET C5.20 FOR DETAIL.
- DUST CONTROL. RE SHEET C5.20 FOR DETAIL (DUST CONTROL ENTIRE DISTURBED AREA).
- AREA TO BE STABILIZED WITH PERMANENT LANDSCAPE FEATURES. RE: LANDSCAPE DRAWINGS.

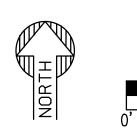
DRAINAGE ARROW DIRECTION.

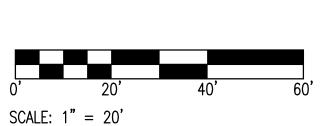
CONCRETE WASHOUT. RE: SHEET C5.20 FOR DETAIL

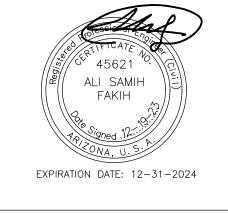
LIMIT OF DISTURBANCE. CENTERLINE

> EX. MAJOR CONTOURS EX. MINOR CONTOURS

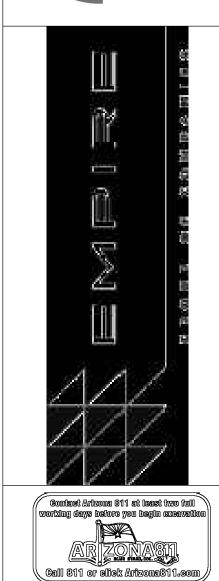
RIDGELINE











PROJECT SENIOR LIVING SCOTTSDALE + OSBORN	LOCATION 3380 N. SCOTTSDALE	ROAD, SCOTTSDALE, AZ 85251
DRAWN	JC	12/19/2
DECIONED	10	10/10/0

DRAWN	JC	12/19/202
DESIGNED	JC	12/19/202
CHECKED ———	SC	06/16/202
FINAL QC ———	AB	12/19/202
PROJ. MGR. ———	AF	12/19/202

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STORM WATER **POLLUTION** PREVENTION PLAN

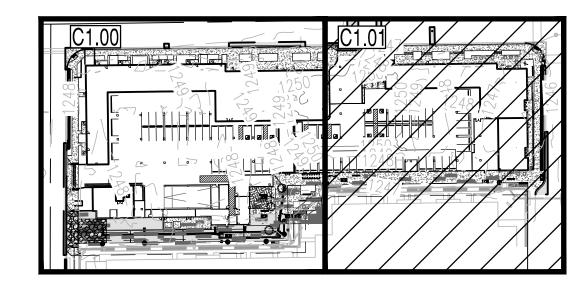
13 OF 16

C5.01

# SENIOR LIVING SCOTTSDALE + OSBORN

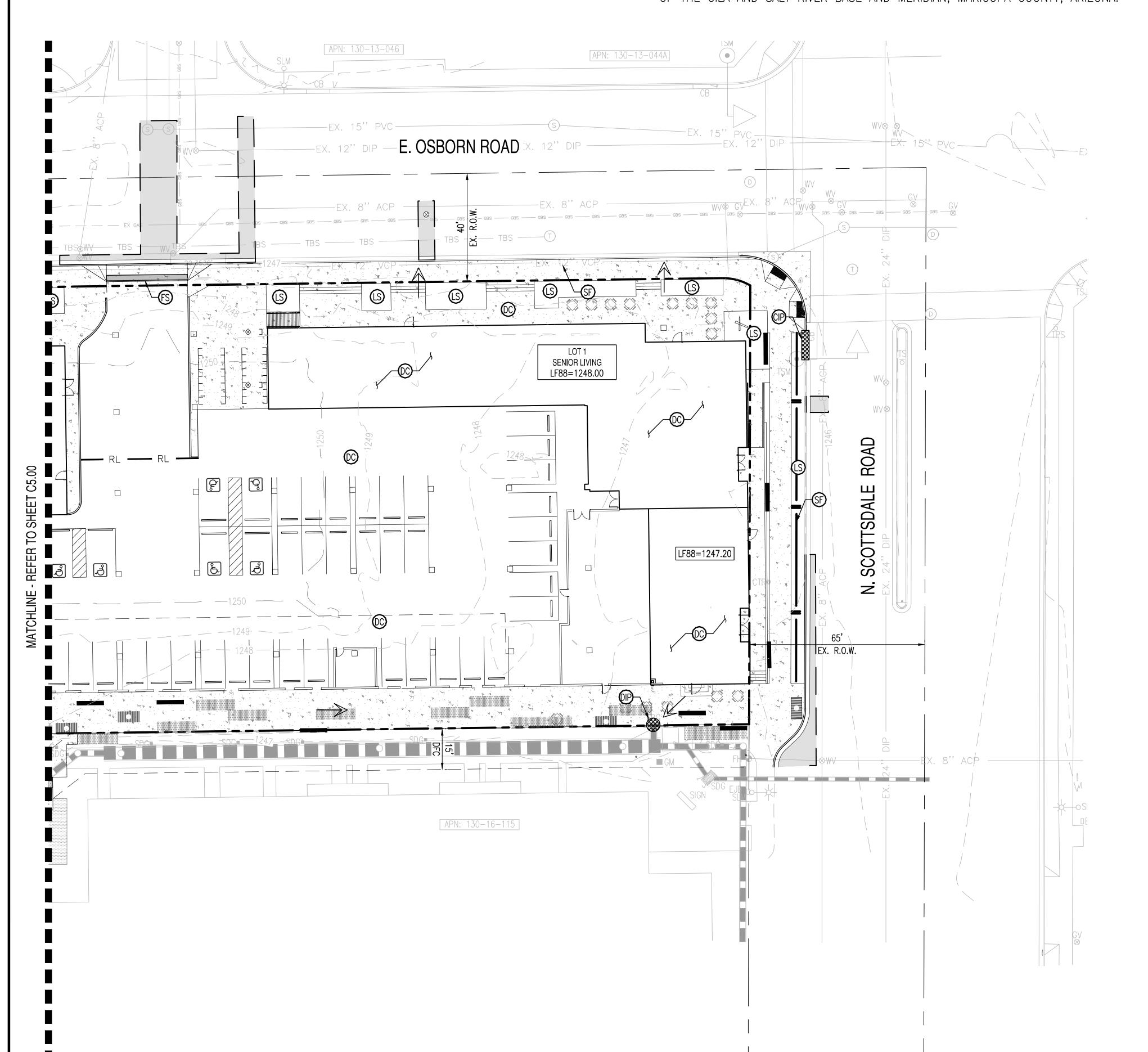
# STORM WATER POLLUTION PRVENTION PLAN

3380 N. SCOTTSDALE ROAD, SCOTTSDALE AZ 85251 A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.









# PROPOSED STORMWATER MANAGMENT LEGEND:

SF SILT FENCE. RE: SHEET C5.20 FOR DETAIL. (227 LF).

FS FILTER SOCK PROTECTION: RE: SHEET C5.20 FOR DETAIL.

DROP INLET PROTECTION. RE: SHEET C5.20 FOR DETAIL.

CURB INLET PROTECTION. RE: SHEET C5.20 FOR DETAIL.

DUST CONTROL. RE SHEET C5.20 FOR DETAIL (DUST CONTROL ENTIRE DISTURBED AREA).

AREA TO BE STABILIZED WITH PERMANENT LANDSCAPE FEATURES. RE: LANDSCAPE DRAWINGS.

SCALE: 1" = 20'

DRAINAGE ARROW DIRECTION.

PROPERTY LINE.

LIMIT OF DISTURBANCE.

EX. MAJOR CONTOURS

EX. MINOR CONTOURS

RIDGELINE

ISSUED FOR: PERMITS

STORM WATER **POLLUTION** PREVENTION PLAN

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#### GENERAL STORMWATER POLLUTION PREVENTION PLAN NOTES:

- 1. WEATHER INFORMATION AND STORM PREDICTIONS CAN BE OBTAINED BY CALLING THE NATIONAL WEATHER SERVICE PHOENIX WEATHER FORECAST OFFICE AT 602) 275-0073 OR BY VISITING THE NATIONAL WEATHER SERVICE WEBSITE AT HTTP://WWW.WRH.NOAA.GOV/PSR/
- 2. PERMANENT EROSION CONTROL MEASURES SHÁLL BE INSTALLED ÁS AREAS ARE DETERMINED TO BE COMPLETE.
- 3. ALL DRAINAGE INLETS RECEIVING RUNOFF FROM DISTURBED SOIL AREAS SHALL BE PROTECTED WITH AN APPROVED SEDIMENT TRAP INLET PROTECTION MEASURE OR BMP.
- 4. A COPY OF THE APPROVED GRADING & DRAINAGE PLAN FOR THIS PROJECT, TOGETHER WITH A COPY OF THE NOTICE OF INTENT (NOI) AND THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP), SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW AT ALL TIMES. THOSE ELEMENTS OF THE GRADING & DRAINAGE PLAN PERTINENT TO OR REFERENCED ON THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE CONSIDERED A PART OF THE SWPPP.
- 5. THE NOTICE OF INTENT (NOI) SHALL BE COMPLETED AND SUBMITTED TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AND THE CITY OF SURPRISE AT LEAST FORTY—EIGHT (48) HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 6. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND RELATED RECORDS SHALL BE MADE AVAILABLE UPON REQUEST TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AND THE CITY OF SURPRISE.
- 7. THE OWNER OR DESIGNATED CONTRACTOR SHALL OBTAIN A DUST CONTROL PERMIT FROM THE MARICOPA COUNTY AIR QUALITY DEPARTMENT. MEASURES SHALL BE PERFORMED AS REQUIRED BY THE PERMIT TO PREVENT EXCESS DUST AS INCORPORATED INTO THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
- 8. THE OWNER OR DESIGNATED CONTRACTOR SHALL AMEND THIS PLAN AS RAINFALL EVENTS, DESIGN CHANGES AND CONSTRUCTION METHODS DICTATE. ALL MODIFICATIONS TO THIS PLAN SHALL BE SUBMITTED TO THE CITY OF SURPRISE ENGINEERING SERVICES FOR REVIEW AND ACCEPTANCE PRIOR TO IMPLEMENTATION.
- 9. THE IMPLEMENTATION OF THESE PLANS, AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADES OF THESE FACILITIES IS THE RESPONSIBILITY OF THE OWNER OR DESIGNATED CONTRACTOR UNTIL ALL CONSTRUCTION HAS BEEN APPROVED AND A NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AND THE CITY OF SURPRISE.
- 10. THE FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT—LADEN WATER DOES NOT LEAVE THE PROJECT SITE, ENTER INTO THE DRAINAGE SYSTEM, OR VIOLATE APPLICABLE WATER QUALITY STANDARDS. ADDITIONALLY, THE FACILITIES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ANY GRADING OR LAND CLEARING ACTIVITIES.
- 11. WHEN POSSIBLE, MAINTAIN ANY NATURALLY OCCURRING VEGETATION AS A SILT CONTROL BEST MANAGEMENT PRACTICE (BMP).
- 12. THE CONTRACTOR TO WHOM THE 'AT-RISK' / FINAL GRADING & DRAINAGE PERMIT WILL BE ISSUED SHALL HAVE THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ISSUED IN THEIR NAME
- 13. THE NOTICE OF INTENT (NOI), THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND THE MARICOPA COUNTY AIR QUALITY DEPARTMENT DUST CONTROL PERMIT SHALL BE PROVIDED TO THE CITY OF SURPRISE BEFORE THE GRADING & DRAINAGE PERMIT WILL BE ISSUED.
- 14. THE OWNER OR DESIGNATED CONTRACTOR OF THE PROJECT SHALL ALSO MAINTAIN RECORDS WITH THE FOLLOWING INFORMATION:
- A) THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR IN A PARTICULAR AREA.

  B) THE DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN A PARTICULAR AREA (TEMPORARILY OR
- C) THE DATES WHEN AN AREA IS STABILIZED (TEMPORARILY OR PERMANENTLY).
- D) THE DATES OF ANY MAINTENANCE, REPLACEMENT, OR REMOVAL OF REQUIRED BMP'S HAS OCCURRED.
- 15. ONCE THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS MET THE FINAL STABILIZATION REQUIREMENTS OF THE PERMIT, THE AUTHORIZED SITE REPRESENTATIVE SHALL FILE A NOTICE OF TERMINATION (NOT) WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AND PROVIDE A COPY TO THE CITY OF SURPRISE.
- 16. THE PERMITEE SHALL MAINTAIN ALL RECORDS ON FILE, INCLUDING THE NOTICE OF INTENT (NOI), THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE NOTICE OF TERMINATION (NOT), AND ANY AND ALL INSPECTION REPORTS FOR A MINIMUM OF THREE (3) YEARS FROM THE FILING DATE OF THE NOTICE OF TERMINATION (NOT).
- 17. THE OUTLETS OF ALL SEDIMENT BÁSINS, TRAPS, AND LOCATIONS OF ARTIFICIALLY CONCENTRATED FLOW SHALL BE PROVIDED WITH OUTLET PROTECTION TO PREVENT EROSION AND SCOUR.
- 18. THOSE RESPONSIBLE FOR SWPPP PREPARATION, IMPLEMENTATION AND PERMIT COMPLIANCE SHALL BE PROPERLY TRAINED, AND SHALL ATTEND THE PRE—CONSTRUCTION MEETING.
- 19. A CONCRETE WASHOUT SHALL BE INSTALLED FOR ALL PROJECTS THAT PROPOSE CONCRETE TO BE MIXED ON SITE OR BE DELIVERED FROM A BATCH PLANT. THE CONCRETE WASHOUT SHALL BE LOCATED A MINIMUM OF FIFTY (50) FT FROM ANY DRAINAGE INFRASTRUCTURE OR NATURAL DRAINAGE FEATURES OR WATER BODIES AND INCORPORATE AN IMPERMEABLE LINER (6.0 MIL MINIMUM THICKNESS) TO CONTAIN THE REQUIRED VOLUME. ALL DRIED CONCRETE WASTE SHALL BE BROKEN INTO MANAGEABLE PIECES AND DISPOSED OF OFF—SITE AT AN APPROVED DISPOSAL FACILITY.
- 20. THE CONTRACTOR SHALL HAVE EMERGENCY MATERIALS AND EQUIPMENT ON—SITE FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER AND SEWER UTILITIES WHEREBY FLOWS MAY GENERATE EROSION AND SEDIMENT POLLUTION.
   21. SEDIMENT AND EROSION CONTROLS MAY BE REMOVED ONLY WHEN CONTRIBUTORY UPSTREAM AREAS BECOME STABILIZED OR ARE MANAGED UPSTREAM AND AS LONG AS
- SEDIMENT LADEN RUNOFF WILL NOT DISCHARGE FROM THE SITE.

  22. THIS PLAN SHALL BE IN EFFECT UNTIL ALL DISTURBED AREAS ARE PERMANENTLY
  STABILIZED, TRANSFERRED TO NEW OWNERSHIP, OR DEVELOPED UNDER FUTURE PLANS WITH A NEW
  NOTICE OF INTENT (NOI), SWPPP, AND PERMIT.

#### SWPPP INSPECTION NOTES:

- 1. THE OWNER OR DESIGNATED CONTRACTOR SHALL PERFORM, AT A MINIMUM, A VISUAL INSPECTION OF THE PROJECT SITE ONCE EVERY SEVEN (7) DAYS AND WITHIN TWENTY—FOUR (24) HOURS OF A RAINFALL EVENT GREATER THAN OR EQUAL TO ONE HALF (11) INCH OR MORE. THE OWNER OR DESIGNATED CONTRACTOR SHALL PREPARE A REPORT DOCUMENTING THE FINDINGS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) CONTROLS AND NOTE ANY EROSION PROBLEM AREAS. THE REPORT IS TO BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL. FACILITIES SHALL BE MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION
- HAS BEEN ELIMINATED AS DETERMINED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE.

  2. THE INSPECTION BY THE OWNER OR DESIGNATED CONTRACTOR SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
- A) CHECK DISTURBED AREAS AND ANY MATERIAL STORAGE AREAS (IF APPLICABLE TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR EVIDENCE OF OR THE POTENTIAL FOR DISCHARGE OF POLLUTANTS.
- B) ENSURE THAT SEDIMENT AND EROSION CONTROL MEASURES ARE FUNCTIONING AND OPERATING
- C) AT ACCESSIBLE DISCHARGE POINTS, DETERMINE WHETHER BMP'S ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE POINTS ARE INACCESSIBLE OR UNSAFE TO INSPECT, INSPECT DOWNSTREAM AREAS FOR EVIDENCE OF DISCHARGE.
- D) DOCUMENT SEDIMENT TRACK-OUT AT ALL INGRESS AND EGRESS LOCATIONS FROM THE PROJECT
- E) DOCUMENT ANY REVISIONS TO BMP'S ON THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WITHIN SEVEN (7) DAYS OF INSPECTION AND CORRECTION.
- F) DOCUMENT ANY INCIDENTS OF NON-COMPLIANCE OR CERTIFY THAT THE SITE IS IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
- G) DOCUMENT ANY ACTIVITY THAT CREATES A NON-STORM WATER DISCHARGE, INCLUDING DATE AND TIME, LOCATION, REASON FOR DISCHARGE, AMOUNT OF THE DISCHARGE, BMP MEASURES USED TO MEDIATE THE DISCHARGE, AND BMP'S USED TO PREVENT FURTHER NON-STORM WATER DISCHARGES FROM THE ACTIVITY.

#### **EROSION AND SEDIMENT CONTROL NOTES:**

- PRIOR TO OR IMMEDIATELY FOLLOWING CLEARING & GRUBBING, AND AS PART OF THE INITIAL ROUGH GRADING, ALL RETENTION BASINS SHALL BE CUT TO GRADE. THE BASINS SHALL CONSTITUTE THE REQUIRED SEDIMENT BASINS. GRADES SHALL BE CUT (BERMING OR STRAW BALES MAY ALSO BE PROVIDED) PER THIS PLAN TO ASSURE THAT RUNOFF IS CONVEYED TO THE RETENTION BASINS.
- 2. A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF A MINIMUM OF SIX (6) INCHES OF COARSE AGGREGATE SHALL BE INSTALLED AS SHOWN. ALL CONSTRUCTION TRAFFIC SHALL ENTER THROUGH THIS ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE RE—GRADED OR REPLACED WHEN IT BECOMES SATURATED OR MATTED WITH SITE SOILS OR SEDIMENT. THE PAVED STREET ADJACENT TO THE CONSTRUCTION ENTRANCE SHALL BE SWEPT ON A REGULAR BASIS TO REMOVE ANY ACCUMULATED MUD OR DIRT TRACKED FROM THE SITE.
- 3. ANY DISTURBED AREAS WHERE CONSTRUCTION HAS PERMANENTLY OR TEMPORARILY CEASED SHALL BE STABILIZED TO PREVENT EROSION. AN ACCEPTABLE STABILIZATION METHOD IS HYDROSEEDING AND WATERING. AREAS WHICH WILL BE DISTURBED WITHIN TWENTY—ONE (21) DAYS OF CEASING CONSTRUCTION MAY BE STABILIZED BY WATERING.
- 4. THE CATCH BASIN LOW POINTS SHALL ALSO ACT AS THE REQUIRED SEDIMENT BASINS FOR THE PROJECT. THEY SHALL BE INSPECTED ON A MONTHLY BASIS AND AFTER EVERY RAIN EVENT. SEDIMENT SHALL BE REMOVED FROM THE BASINS AS NECESSARY TO MAINTAIN A MINIMUM OF SEVENTY—FIVE (75) PERCENT OF REQUIRED CAPACITY OF THE BASIN DURING CONSTRUCTION AND ONE—HUNDRED (100) PERCENT OF REQUIRED CAPACITY POST—CONSTRUCTION.
- 5. THE SWPPP IS USED TO MAINTAIN ALL ON-SITE STORM WATER POLLUTANTS AND SEDIMENT. HOWEVER, IF ANY OFF-SITE ACCUMULATIONS OF SEDIMENT OR POLLUTANTS OCCUR, IMMEDIATE ACTION SHALL BE REQUIRED TO REMOVE THE ACCUMULATION.

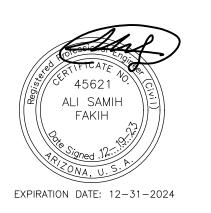
#### SOIL EROSION AND SEDIMENT CONTROL NOTES:

- A. EROSION CONTROL NOTES:
  - SECURE REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL (SESC) PERMITS FROM THE APPROPRIATE GOVERNING AGENCIES. FOLLOW THE PROCEDURES DELINEATED BELOW. CONSTRUCT AND MAINTAIN THE FACILITIES SHOWN ON THE DRAWINGS AND AS ADDITIONALLY REQUIRED TO CONTROL WATER AND WIND EROSION DURING CONSTRUCTION OF THE PROJECT.
  - 2. CONSTRUCT SESC MEASURE PRIOR TO STARTING CONSTRUCTION. MEASURES INDICATED ON THESE PLANS ARE CONSIDERED TO BE MINIMUM AND SHALL BE SUPPLEMENTED AS REQUIRED BY CONSTRUCTION PHASING AND SITE CONDITIONS.
  - 3. ANY EROSION AND SEDIMENT FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO ENTER ANY OFF-SITE AREAS OR WATERWAYS. WATERWAYS INCLUDE NATURAL AND MANMADE OPEN DITCH, WASH, STREAM, STORM DRAIN, LAKES OR POND.
- 4. DIRECT ALL DEWATERING ACTIVITIES TO THE EXISTING STORM SYSTEM. PASS ALL WATER THROUGH A FILTER PRIOR TO OUTLETTING TO THE SYSTEM.
- 5. CONSTRUCT AND MAINTAIN AN INLET FILTER AT ALL CATCH BASINS AND INLET STRUCTURES THAT HAVE THE POTENTIAL TO RECEIVE SEDIMENT LADEN RUNOFF UNTIL PERMANENT MEASURES ARE IN PLACE.
- 6. ENSURE SOIL AND DEBRIS FROM THE SITE REMAINS ON SITE THROUGH THE USE OF CLEAN STONE EXISTS.
- DIRECT ALL CONSTRUCTION TRAFFIC TO THESE EXITS.

  7. CONTROL DUST AT ALL TIMES DURING CONSTRUCTION.
- 8. FINAL SITE SOIL EROSION CONTROL STABILIZATION, SUCH AS SEEDING, ETC., IS TO BE COMPLETED WITHIN FIVE (5) DAYS OF FINAL GRADING.
- 9. SOD PROPOSED TURF AREAS THAT HAVE SLOPES STEEPER THAN 1 ON 3.
- B. SESC MAINTENANCE NOTES
- 1. CONTRACTOR / INSPECTOR SHALL INSPECT THE SOIL EROSION AND SEDIMENT CONTROL DEVICES ONCE EACH WEEK AND WITHIN TWENTY—FOUR (24) HOURS OF A PRECIPITATION EVENT WHICH RESULTS IN A STORM WATER DISCHARGE OF 0.5 INCHES OR GREATER FROM THE SITE. A LOG OF INSPECTION REPORTS SHALL BE MAINTAINED AND ACCESSIBLE IN ACCORDANCE WITH NPDES REQUIREMENTS. IMPLEMENT THE FOLLOWING STEPS IF ANY DAMAGE HAS RESULTED FROM CONSTRUCTION OR WEAR.
- 2. CONSTRUCTION ACCESS ROADS (CLEAN STONE EXITS) MUST BE MAINTAINED AS NECESSARY. ADD ADDITIONAL STONE WHEN ACCESS ROAD BECOMES INEFFECTIVE DUE TO LOSS OF STONE OR COVERED WITH MUD.
- 3. SILTATION CONTROL FENCE SHOULD BE TRENCHED IN, BACKFILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. MAINTENANCE INCLUDES THE REMOVAL OF BUILT—UP SEDIMENT WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE. CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE—BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
- 4. INSPECT INLET FILTERS FOR BUILD—UP OF SILT AND OTHER DEBRIS. EXCESSIVE BUILD—UP IS EVIDENT IF GEOTEXTILE / STONE STRUCTURE IS CAUSING FLOODING. MAINTENANCE CONSISTS OF REMOVING AL SEDIMENT WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTER IS BEYOND THIS LEVEL OF REPAIR, IT MAY BE NECESSARY TO REPLACE BOTH THE STONE AND GEOTEXTILE FILTER FABRIC.
- 5. IF APPLICABLE, PREPARE EROSION CONTROL SEEDING ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR / INSPECTOR SHALL INSPECT THE AREA AFTER SEEDING IS COMPLETED. REPAIR AREAS THAT ARE BARE OR NOT MULCHED PROPERLY BY SPOT SEEDING AND / OR RE-MULCHING.
- 6. MAINTAIN DUST CONTROL AT ALL TIMES DURING CONSTRUCTION. A SPRINKLING TANK TRUCK SHALL BE AVAILABLE AT ALL TIMES AND USED ON HAUL ROADS, ON—SITE DISTURBED AREAS, OR OTHER PLACES WHERE DUST BECOMES A PROBLEM AS A RESULT OF CONSTRUCTION EFFORTS.
- 7. PROMPTLY REMOVE ALL MUD, DIRT AND DEBRIS TRACKED ONTO EXISTING ROADS FROM THIS SITE.

  8. REMOVE SILT DEPOSITS FROM TEMPORARY SEDIMENT TRAPS WHEN TRAP IS HALF FULL.

NOTE: COMPLY WITH ADEQ STANDARDS AND PERMIT REQUIREMENTS.

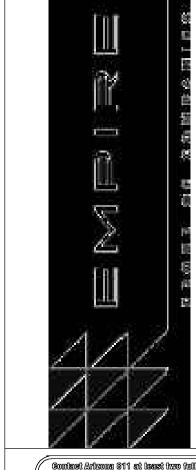


SUSTAINABILITY ENGINEERING GROUP

ENGILLE 105 PHOENIX AF

240 N. 16TH STREET, SUITE 105





Contact Arizona 311 at least two full working days before you begin excavation

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Call 311 or eliek Arizona311.com

REVISION NO.: DATE:

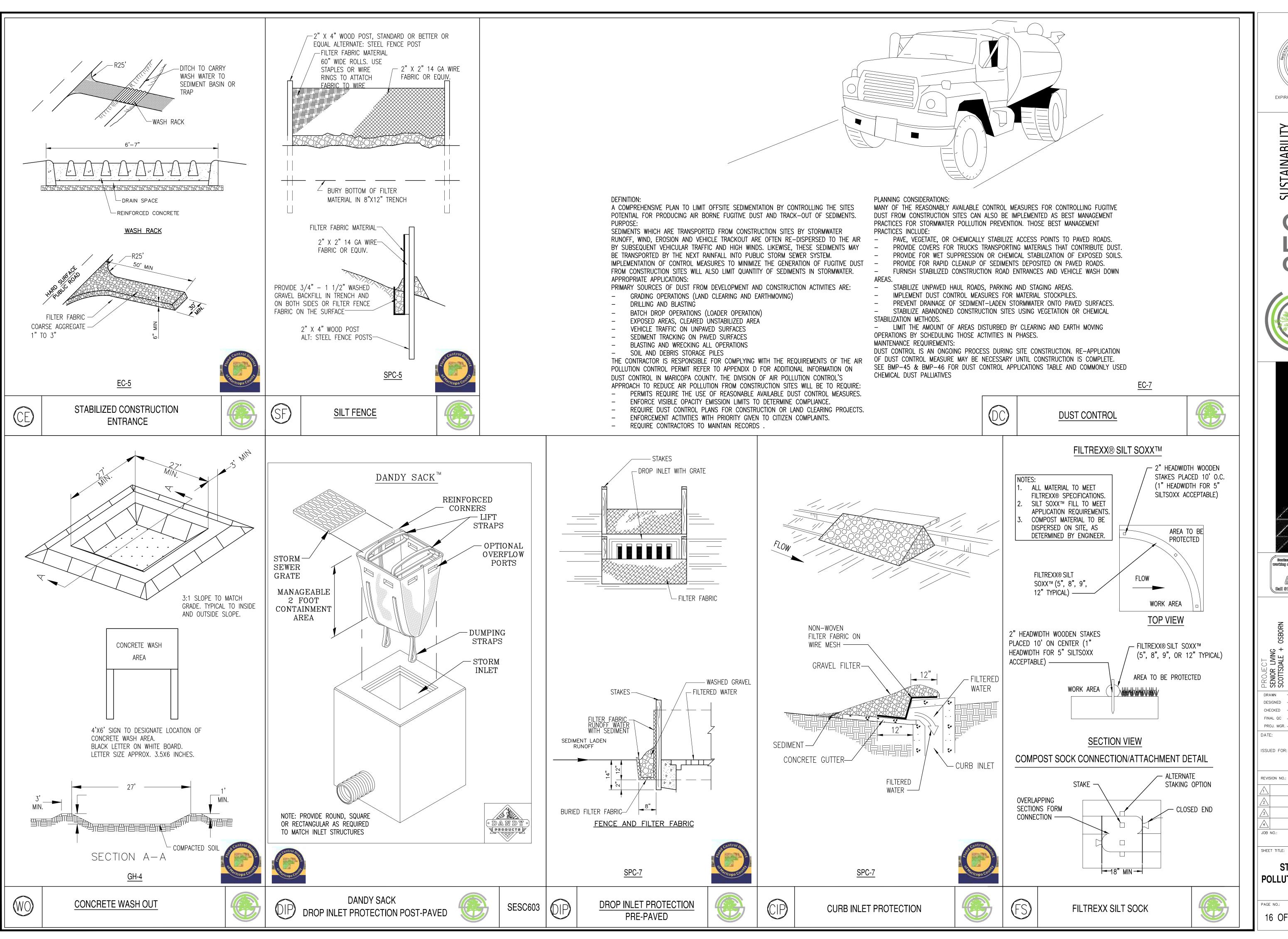
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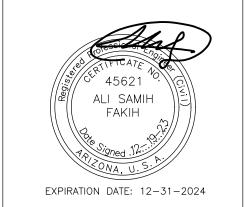
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SWPP GENERAL NOTES

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SUSTAINABILITY ENGINEERING GROUP

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Call 811 or elick Arizona811.com

12/19/2023 06/16/2023 12/19/2023 12/19/2023

12/19/2023

PERMITS

DATE: 210126

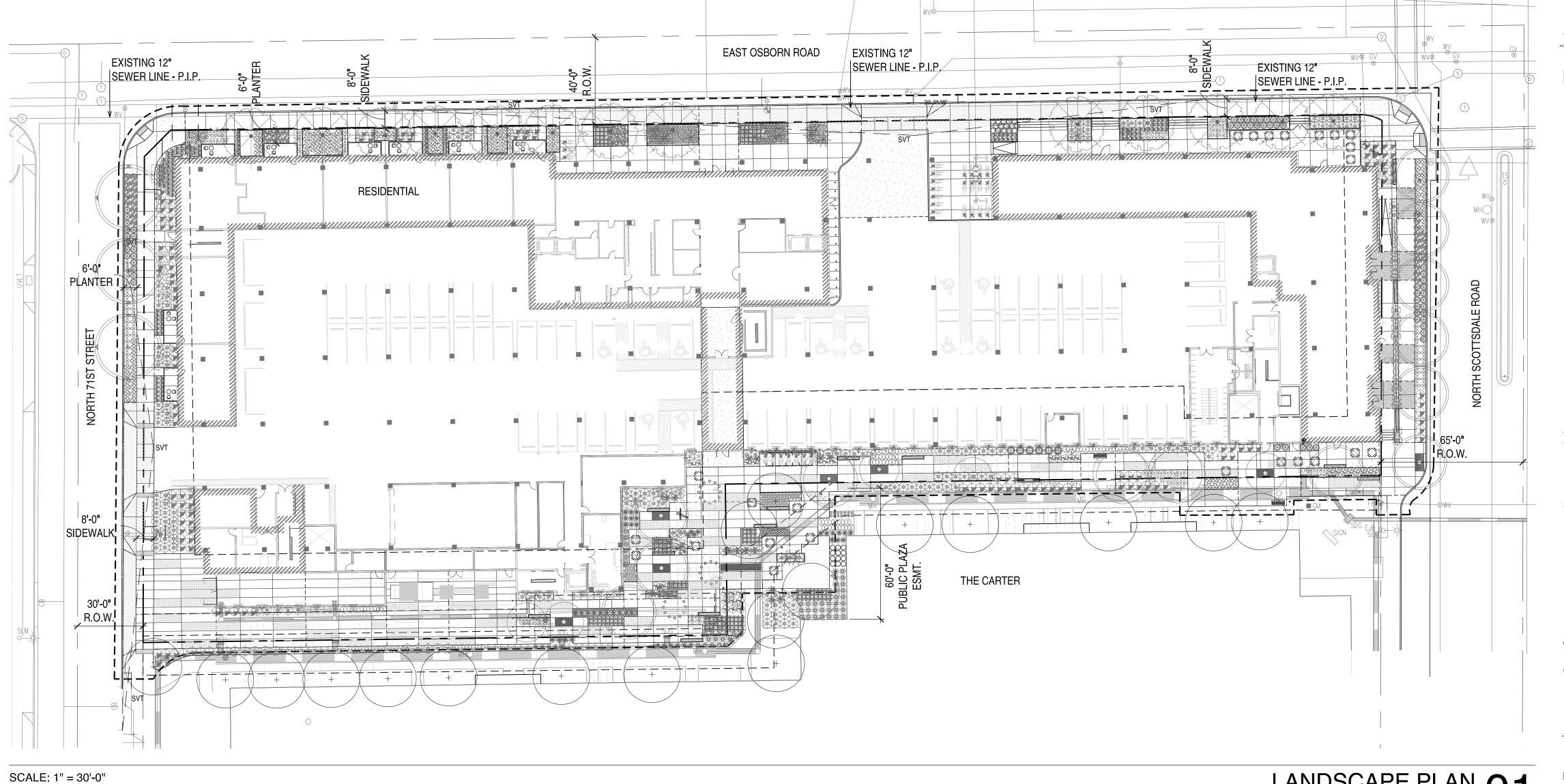
STORM WATER **POLLUTION PREVENTION DETAILS** 

16 OF 16

C5.20

15-DR-2023

# **STIPULATION SET RETAIN FOR RECORDS APPROVED**



LANDSCAPE PLAN 01

½" SCREENED / WASHED DECOMPOSED GRANITE. COLOR: TBD. TOP DRESSING @ 2" DEPTH.

ARTIFICIAL TURF @ DOG PLAY AREA

# **EMPIRE GROUP**

3380 N Scottsdale Road Scottsdale, AZ 85251

# Gensler

2575 E Camelback Road Suite 175 Phoenix, AZ 85016 **United States** Office Information

COLWELL SHELOR LANDSCAPE ARCHITECTURE

Tel 6025234900

Fax 6025234949

Tel 602.633.2195

4450 N 12th Street Suite 104 Phoenix,AZ 85014 United States

△ Date Description

11/12/2021 Development Application

06/09/2023 DRB Submittal 07/21/2023 100% DD Submittal

09/08/2023 DRB Resubmittal 11/02/2023 Pricing/GMP Set 12/19/2023 DRB Resubmittal 12/22/2023 Issue For Permit

02/23/2022 Development Re-Application 04/29/2022 Development Re-Application

Contact Arizona 311 at least two full working days before you begin excavation

Call 811 or elick Arizona811.com

Seal / Signature

Project Name

Project Number

Description

1" = 30'-0"

The Osborn

57.8211.000

LANDSCAPE PLAN

	SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY.	NOTES (H x W x CAL.)
	TREES	5			
	+	SALVAGED/EXISTING TREE TREE		17	P.I.P.
cs		CAESALPINIA CACALACO 'SMOOTHIE' THORNLESS CASCALOTE	36" BOX	5	8-10'X5-6'X1.5-2 <b>"</b> MIN. MULTI-TRUNK
<b>*</b>		EBENOPSIS EBANO TEXAS EBANY	48" BOX	13	9-11'X7-8'X3-3.5"MIN. SINGLE-TRUNK
		PROSOPIS THORNLESS HYBRID 'AZT' 'AZT' THORNLESS HYBRID MESQUITE	48" BOX	3	10-12'X9-11'X2.75-3.5 <b>"</b> MIN MULTI-TRUNK
		PISTACIA X 'RED PUSH' RED PUSH PISTACHE	48" BOX	10	12-14'X6-8'X3-4"MIN. SINGLE TRUNK
		QUERCUS VIRGINIANA HERITAGE LIVE OAK	48" BOX	3	13-15'X7-9'X3-4"MIN. SINGLE TRUNK
	SHRU	BS			

PLANT LEGEND - LEVEL 1

HESPERALOE PARVIFLORA SP. 'DESERT FLAMENCO' RED YUCCA	5 GAL	58	CAN FULL
HESPERALOE PARVIFLORA SP. 'BRAKE LIGHTS' RED YUCCA	5 GAL	140	CAN FULL
RUELLIA BRITTONIANA PURPLE RUELLIA	5 GAL	37	CAN FULL
RUSSELIA EQUISETIFORMIS	5 GAL	127	CAN FULL

# CORAL FOUNTAIN

**ACCENT** 

AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL	16	CAN FULL
ALOE BARBADENSIS YELLOW ALOE VERA	5 GAL	164	CAN FULL
ALOE 'BLUE ELF BLUE ELF ALOE VERA	5 GAL	14	CAN FULL
ALOE HERCULES HERCULES ALOE	24" BOX	18	6' HT. MIN.
CYCAS REVOLUTA SAGO PALM	15 GAL	10	CAN FULL
EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL	27	CAN FULL
EUPHORBIA INGENS CANDELABRA TREE	15 GAL	3	4' HT. MIN. 3 ARM MIN.

SO CANDELABRA TREE LOPHOCEREUS SCHOTTI MONSTROSUS --31 4' HT. MIN. TOTEM POLE CACTUS 3 ARM MIN. PEDILANTHUS MACROCARPUS 5 GAL 68 CAN FULL SLIPPER PLANT

PORTULACARIA AFRA ELEPHANT FOOD 5 GAL 187 CAN FULL SANSEVIERIA CYLINDRICA 5 GAL 75 CAN FULL CYLINDRICAL SNAKE PLANT SANSEVIERIA DWARF
DWARF SNAKE PLANT 5 GAL 178 CAN FULL

SANSEVIERIA TRIFASCIATA 5 GAL 186 CAN FULL 'MOONSHINE'SILVER SNAKE PLANT SANSEVIERIA TRIFASCIATA 5 GAL 47 CAN FULL 'SUPURBA' SNAKE PLANT SANSEVIERIA TRIFASCIATA VAR. 5 GAL 13 CAN FULL LAURENTII(VARIEGATED SNAKE PLANT)

25 GAL. 4 5' HT. MIN

YUCCA ROSTRATA
BEAKED YUCCA PRUNED TRUNK YUCCA RUPICOLA 5 GAL 137 CAN FULL TWISTED LEAF YUCCA

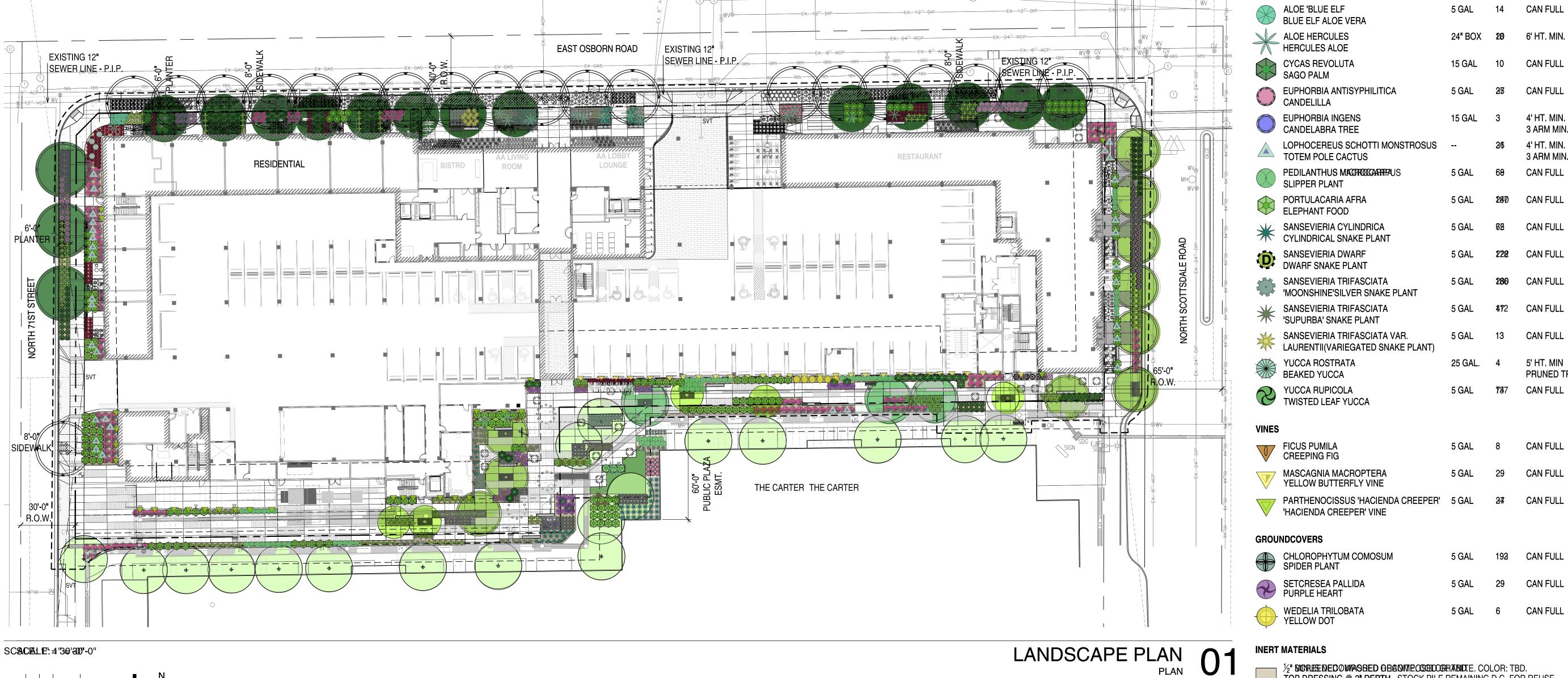
FICUS PUMILA MASCAGNIA MACROPTERA 5 GAL 29 CAN FULL PARTHENOCISSUS 'HACIENDA CREEPER' 5 GAL 27 CAN FULL 'HACIENDA CREEPER' VINE

**GROUNDCOVERS** CHLOROPHYTUM COMOSUM SPIDER PLANT 5 GAL 193 CAN FULL SETCRESEA PALLIDA PURPLE HEART 5 GAL 29 CAN FULL WEDELIA TRILOBATA YELLOW DOT 5 GAL 6 CAN FULL

L33.1

15-DR-2023 **STIPULATION SET RETAIN FOR RECORDS APPROVED** 1/18/2024

SCALE IN FEET: 304080'-0"



# WEDELIA TRILOBATA YELLOW DOT

YELLOW BUTTERFLY VINE

PLANT LEGEND - LEVEL 1

**SAESAGEDVEXISATOMGATREI**SMOOTHIE'

EAEISAPISIEBANTALACO 'SMOOTHIE'

↑ PROSOPIS THORNLESS HYBRID 'AZT' // 'AZT' THORNLESS HYBRID MESQUITE

PLACOMMONDAMEND

SALWAGE DEMISTING TREE

TREENLESS CASCALOTE

TEXARSIEBSISIYOASCALOTE

PISTACIA X 'RED PUSH'

HESPERALOE PARVIFLORA SP.
'DESERT FLAMENCO' RED YUCCA

HESPERALOE PARVIFLORA SP. 'BRAKE LIGHTS' RED YUCCA

RUSSELIA EQUISETIFORMIS

RUELLIA BRITTONIANA

PURPLE RUELLIA

CORAL FOUNTAIN

AGAVE 'BLUE FLAME'
BLUE FLAME AGAVE

ALOE BARBADENSIS

YELLOW ALOE VERA

ALOE 'BLUE ELF

**ACCENT** 

RED PUSH PISTACHE

**SMMES BOTANICAL NAME** 

1/2" SYDTRESENED O MWASHED GRANTIPOSODOGRABIOTE. COLOR: TBD.
TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.

ARTIFICIAL TURF @ DOG PLAY AREA

# **EMPIRE GROUP**

3380 N Scottsdale Road Scottsdale, AZ 85251

# Gensler

2575 E Camelback Road Tel 6025234900 Fax 6025234949 Phoenix, AZ 85016 **United States** Office Information

# SYDNO RIDSCAPE ARCHITECTURE

4450 N 12th Street Tel 602.633.2195 ≨**8iರ€ 1**0<del>1/</del>8th Place Tel 480.206.4593 Bhorry AZ 85014 WzitestzStates **United States** 

#### COLWELL SHELOR LANDSCAPE ARCHITECTURE

4450 N 12th Street Tel 602.633.2195 Suite 104 Phoenix,AZ 85014 United States

(H x W x CAL.)

μ<sub>γ</sub>w x CAL.)

**MULTI-TRUNK** 

**B-II.6**'X5-6'X1.5-2"MIN.

9=101%3=81%3-9-2"MIN.

10-12'X9-11'X2.75-3.5**"**MIN.

SHONGHE-EBNINK

MULTI-TRUNK

12-14'X6-8'X3-4"MIN.

SINGLE TRUNK 13-15'X7-9'X3-4"MIN. SINGLE TRUNK

CAN FULL

5 GAL 2002 CAN FULL

5 GAL 83 CAN FULL

5 GAL 129 CAN FULL

5 GAL 26 CAN FULL

5 GAL 188 CAN FULL

5 GAL 14 CAN FULL

24" BOX **28** 6' HT. MIN.

15 GAL 10 CAN FULL

5 GAL 25 CAN FULL

15 GAL 3 4' HT. MIN.

5 GAL 69 CAN FULL

5 GAL 280 CAN FULL

5 GAL 68 CAN FULL

5 GAL 222 CAN FULL

5 GAL 280 CAN FULL

5 GAL 472 CAN FULL

5 GAL 13 CAN FULL

25 GAL. 4 5' HT. MIN

5 GAL 787 CAN FULL

5 GAL 29 CAN FULL

5 GAL 192 CAN FULL

5 GAL 29 CAN FULL

5 GAL 6 CAN FULL

PRUNED TRUNK

CAN FULL

3 ARM MIN.

3 ARM MIN.

26 4' HT. MIN.

QTY. NOTES

### △ Date Description

11/12/2021 Development Application 02/23/2022 Development Re-Application 04/29/2022 Development Re-Application 06/09/2023 DRB Submittal 07/21/2023 100% DD Submittal 09/08/2023 DRB Resubmittal 11/02/2023 Pricing/GMP Set 12/19/2023 DRB Resubmittal 12/22/2023 Issue For Permit



# Seal / Signature



# Project Name

The Osborn

# Project Number

57.8211.000

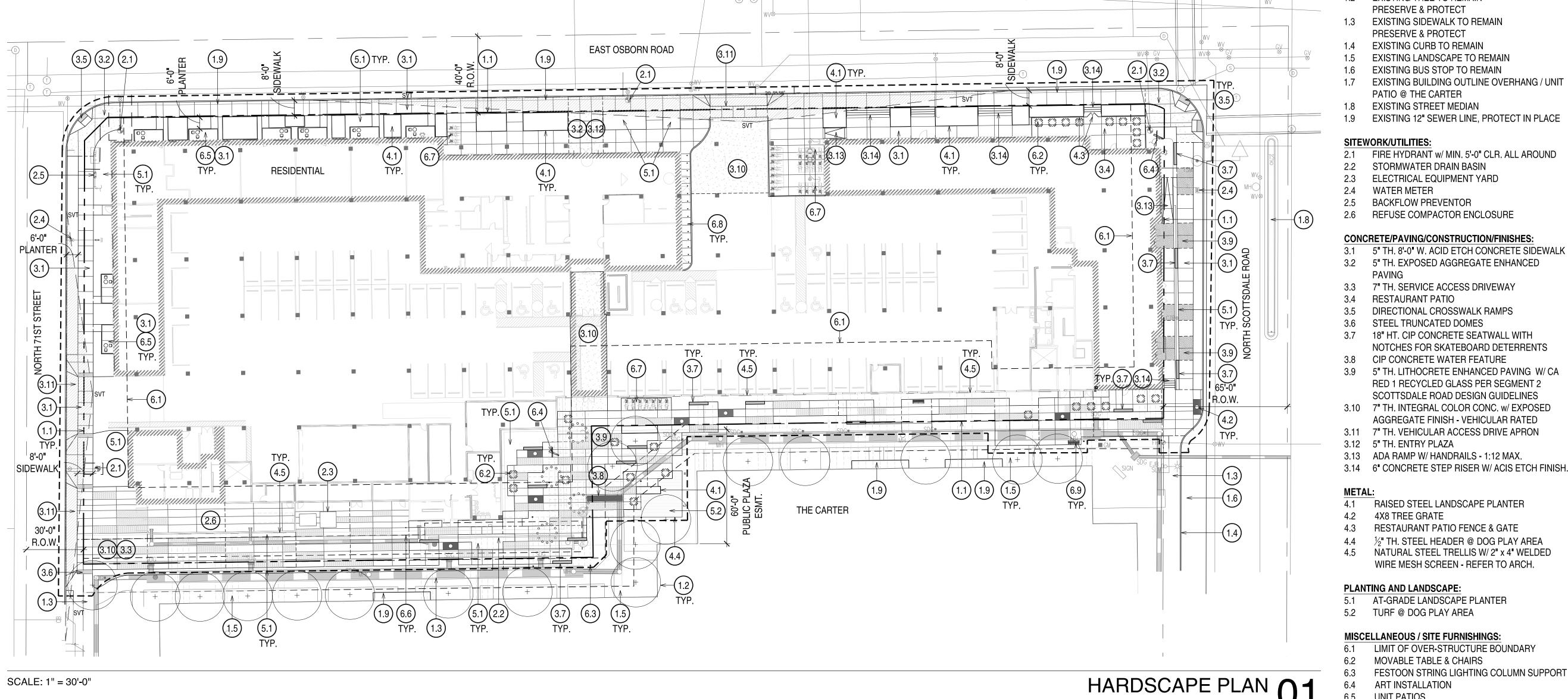
LANDSCAPE PLAN

# 1" = 30'-0"

L33.2

15-DR-2023 STIPULATION SET **RETAIN FOR RECORDS APPROVED** 

SCALE IN FEET: 1"= 30'-0"



### **KEYNOTES:**

# **EXISTING CONDITIONS:**

1.1 PROPERTY LINE

1.2 EXISTING TREE TO REMAIN PRESERVE & PROTECT

1.3 EXISTING SIDEWALK TO REMAIN

PRESERVE & PROTECT 1.4 EXISTING CURB TO REMAIN

EXISTING LANDSCAPE TO REMAIN

EXISTING BUS STOP TO REMAIN

1.7 EXISTING BUILDING OUTLINE OVERHANG / UNIT PATIO @ THE CARTER

1.8 EXISTING STREET MEDIAN

1.9 EXISTING 12" SEWER LINE, PROTECT IN PLACE

SITEWORK/UTILITIES:

2.1 FIRE HYDRANT w/ MIN. 5'-0" CLR. ALL AROUND

2.2 STORMWATER DRAIN BASIN 2.3 ELECTRICAL EQUIPMENT YARD

2.4 WATER METER

2.5 BACKFLOW PREVENTOR 2.6 REFUSE COMPACTOR ENCLOSURE

CONCRETE/PAVING/CONSTRUCTION/FINISHES:

3.1 5" TH. 8'-0" W. ACID ETCH CONCRETE SIDEWALK

3.2 5" TH. EXPOSED AGGREGATE ENHANCED

3.3 7" TH. SERVICE ACCESS DRIVEWAY 3.4 RESTAURANT PATIO

3.5 DIRECTIONAL CROSSWALK RAMPS

3.6 STEEL TRUNCATED DOMES 3.7 18" HT. CIP CONCRETE SEATWALL WITH

NOTCHES FOR SKATEBOARD DETERRENTS 3.8 CIP CONCRETE WATER FEATURE 3.9 5" TH. LITHOCRETE ENHANCED PAVING W/ CA

RED 1 RECYCLED GLASS PER SEGMENT 2 SCOTTSDALE ROAD DESIGN GUIDELINES

3.10 7" TH. INTEGRAL COLOR CONC. w/ EXPOSED

AGGREGATE FINISH - VEHICULAR RATED

3.11 7" TH. VEHICULAR ACCESS DRIVE APRON 3.12 5" TH. ENTRY PLAZA

3.13 ADA RAMP W/ HANDRAILS - 1:12 MAX.

4.1 RAISED STEEL LANDSCAPE PLANTER 4.2 4X8 TREE GRATE

RESTAURANT PATIO FENCE & GATE ½" TH. STEEL HEADER @ DOG PLAY AREA NATURAL STEEL TRELLIS W/ 2" x 4" WELDED

WIRE MESH SCREEN - REFER TO ARCH.

PLANTING AND LANDSCAPE:

5.1 AT-GRADE LANDSCAPE PLANTER 5.2 TURF @ DOG PLAY AREA

MISCELLANEOUS / SITE FURNISHINGS:

6.1 LIMIT OF OVER-STRUCTURE BOUNDARY 6.2 MOVABLE TABLE & CHAIRS 6.3 FESTOON STRING LIGHTING COLUMN SUPPORT

6.4 ART INSTALLATION **UNIT PATIOS** 6.6 RETRACTABLE SAFETY BOLLARD

6.7 BIKE RACKS 6.8 FIXED SAFETY BOLLARD 6.9 BENCH

### Suite 104 Phoenix,AZ 85014 United States

4450 N 12th Street Tel 602.633.2195

COLWELL SHELOR LANDSCAPE ARCHITECTURE

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**United States** Office Information

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Seal / Signature



Project Name

Project Number

The Osborn

57.8211.000 Description

HARDSCAPE PLAN

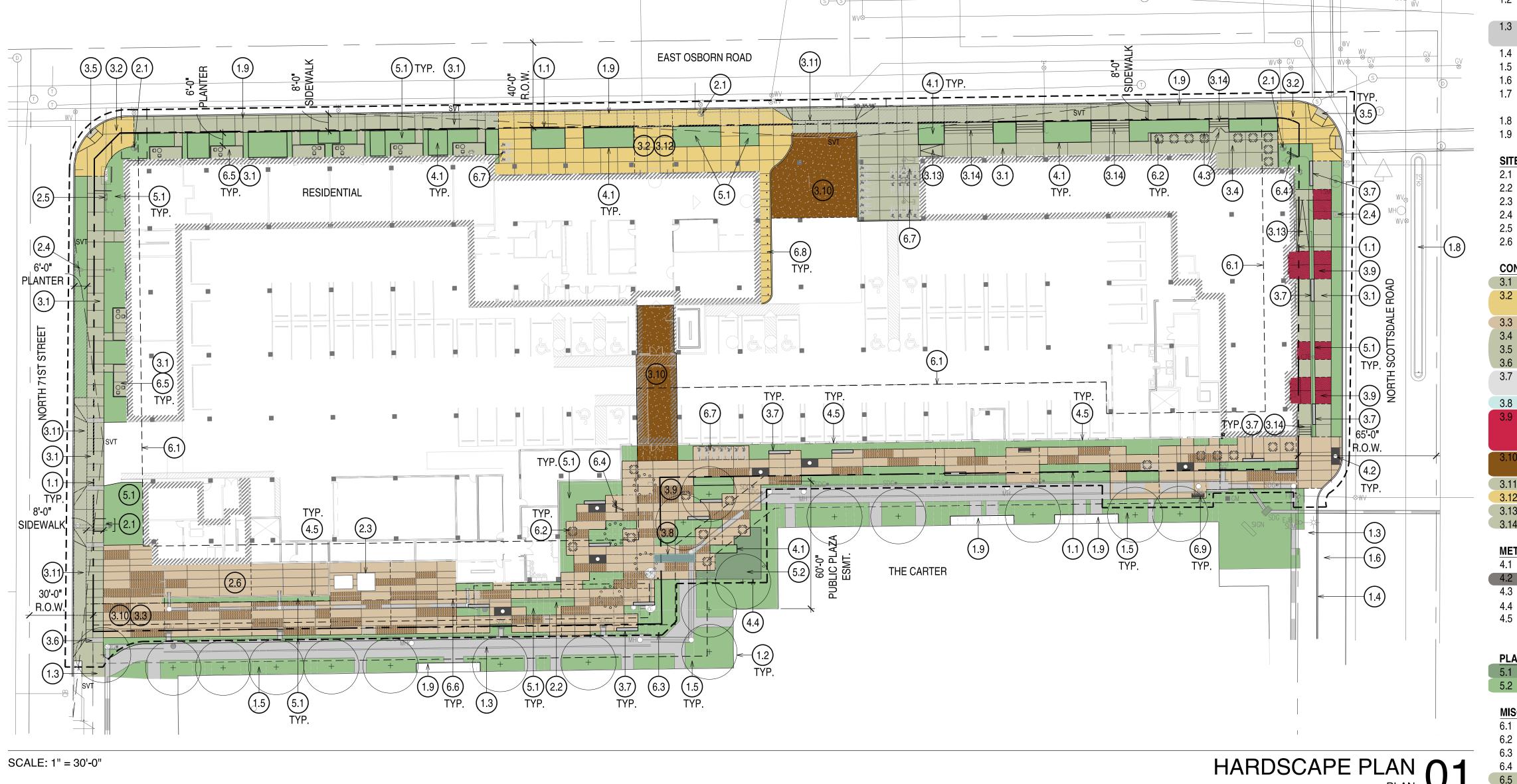
1" = 30'-0"

L34.1

15-DR-2023 **STIPULATION SET RETAIN FOR RECORDS APPROVED** 

SCALE IN FEET: 1"= 30'-0"

DATE



# **KEYNOTES:**

# **EXISTING CONDITIONS:**

1.1 PROPERTY LINE

1.2 EXISTING TREE TO REMAIN PRESERVE & PROTECT

1.3 EXISTING SIDEWALK TO REMAIN

1.4 EXISTING CURB TO REMAIN

EXISTING LANDSCAPE TO REMAIN

EXISTING BUS STOP TO REMAIN

1.7 EXISTING BUILDING OUTLINE OVERHANG / UNIT PATIO @ THE CARTER

1.8 EXISTING STREET MEDIAN

1.9 EXISTING 12" SEWER LINE, PROTECT IN PLACE

SITEWORK/UTILITIES:

2.1 FIRE HYDRANT w/ MIN. 5'-0" CLR. ALL AROUND

2.2 STORMWATER DRAIN BASIN

2.3 ELECTRICAL EQUIPMENT YARD

2.4 WATER METER 2.5 BACKFLOW PREVENTOR

2.6 REFUSE COMPACTOR ENCLOSURE

CONCRETE/PAVING/CONSTRUCTION/FINISHES: 3.1 5" TH. 8'-0" W. ACID ETCH CONCRETE SIDEWALK 3.2 5" TH. EXPOSED AGGREGATE ENHANCED

3.3 7" TH. SERVICE ACCESS DRIVEWAY

RESTAURANT PATIO

3.11 7" TH. VEHICULAR ACCESS DRIVE APRON

3.12 5" TH. ENTRY PLAZA 3.13 ADA RAMP W/ HANDRAILS - 1:12 MAX. 3.14 6" CONCRETE STEP RISER W/ ACIS ETCH FINISH.

4.1 RAISED STEEL LANDSCAPE PLANTER

4.3 RESTAURANT PATIO FENCE & GATE 4.4 ½" TH. STEEL HEADER @ DOG PLAY AREA 4.5 NATURAL STEEL TRELLIS W/ 2" x 4" WELDED

WIRE MESH SCREEN - REFER TO ARCH. PLANTING AND LANDSCAPE: 5.1 AT-GRADE LANDSCAPE PLANTER

5.2 TURF @ DOG PLAY AREA MISCELLANEOUS / SITE FURNISHINGS:

6.1 LIMIT OF OVER-STRUCTURE BOUNDARY
6.2 MOVABLE TABLE & CHAIRS 6.3 FESTOON STRING LIGHTING COLUMN SUPPORT

6.4 ART INSTALLATION 6.6 RETRACTABLE SAFETY BOLLARD

6.7 BIKE RACKS 6.8 FIXED SAFETY BOLLARD 6.9 BENCH

△ Date Description

11/12/2021 Development Application 02/23/2022 Development Re-Application 04/29/2022 Development Re-Application 06/09/2023 DRB Submittal 07/21/2023 100% DD Submittal 09/08/2023 DRB Resubmittal 11/02/2023 Pricing/GMP Set 12/19/2023 DRB Resubmittal 12/22/2023 Issue For Permit

**EMPIRE GROUP** 

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Gensler

COLWELL SHELOR LANDSCAPE ARCHITECTURE

2575 E Camelback Road

Suite 175 Phoenix, AZ 85016

4450 N 12th Street

Phoenix,AZ 85014 United States

Suite 104

**United States** Office Information

Seal / Signature



Project Name The Osborn

Project Number

57.8211.000

Description HARDSCAPE PLAN

1" = 30'-0"

L34.2

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# **EMPIRE GROUP**

3380 N Scottsdale Road Scottsdale, AZ 85251

# Gensler

2575 E Camelback Road Suite 175 Phoenix, AZ 85016 **United States** Office Information

COLWELL SHELOR LANDSCAPE ARCHITECTURE

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4450 N 12th Street Suite 104 Phoenix,AZ 85014 United States

△ Date Description

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# Seal / Signature



The Osborn

Project Number

57.8211.000

HARDSCAPE PLAN - LEVEL 2

1" = 10'-0"

L34.3

# **KEYNOTES (LEVEL 3):** EXISTING CONDITIONS: 1.1 PROPERTY LINE SITEWORK / UTILITIES: 3.2 (5.1) 2.1 IRRIGATION TIE-IN / VALVE 2.2 6" DIAM. STEEL SUPPORT POLE FOR STRING LIGHTS. CONCRETE / PAVING / FINISHES: 3.1 TILE PAVING ON STRUCTURAL DECK 3.2 2'-0" HT. CMU RAISED PLANTER WALL 3.3 3'-6" HT. CMU POTTING TABLE / WORK TABLE w/ SINK & FAUCET 3.4 8'-0" HT. DOUBLE-SIDED CMU FIREPLACE w/ 18" W. X 18" HT. HEARTH & STONE 3.5 CIP CONCRETE RAMP (1:12 MAX SLOPE) W/ TILE PAVING TO MATCH DECK METALS / GLASS / WOOD: 4.1 6'-0" HT. PERIMETER RAILING 4.2 2'-0" HT. $x\frac{1}{2}$ " TH. RAISED VEGETABLE GARDEN BEDS 4.3 10'-0" HT. STEEL SHADE STRUCTURE 4.4 2' HT. RAISED STEEL PLANTER 4.5 STEEL HANDRAILS @ ADA RAMP & STEPS 4.6 4" HT. RAISED STEEL HEADER PLANTING & LANDSCAPE: 5.1 OVER-STRUCTURE LANDSCAPE PLANTER w/ 40-40-10-10 LIGHTWEIGHT SOIL AND 2" DEPTH MIN. DECOMPOSED GRANITE TOPDRESSING RAMP ---5.2 DECORATIVE STONE TOPDRESSING 5.3 ARTIFICIAL TURF @ YOGA / GAME LAWN 5.4 LANDSCAPE POTS - PROVIDE SLEEVING FOR IRRIGATION MISC. / SITE FURNISHING: 6.1 LOUNGE SEATING 6.2 T.V. @ SEATING AREA / FIREPLACE 6.3 TABLES & CHAIRS 6.4 GAME TABLES 6.5 FIRE PIT 6.6 PING PONG TABLES 6.7 CORNHOLE GAMES 6.8 ACCENT STRING LIGHTS 5.2 4.6 88 HARDSCAPE PLAN - LEVEL 3 01 SCALE: 1" = 10'-0"

# **EMPIRE GROUP**

3380 N Scottsdale Road Scottsdale, AZ 85251

# Gensler

Tel 6025234900 2575 E Camelback Road Suite 175 Phoenix, AZ 85016 Fax 6025234949 **United States** Office Information

COLWELL SHELOR LANDSCAPE ARCHITECTURE

4450 N 12th Street Tel 602.633.2195 Suite 104 Phoenix,AZ 85014 United States

△ Date Description 11/12/2021 Development Application 02/23/2022 Development Re-Application 04/29/2022 Development Re-Application 06/09/2023 DRB Submittal 07/21/2023 100% DD Submittal 09/08/2023 DRB Resubmittal 11/02/2023 Pricing/GMP Set 12/19/2023 DRB Resubmittal 12/22/2023 Issue For Permit



# Seal / Signature



The Osborn

Project Number

57.8211.000

HARDSCAPE PLAN - LEVEL 3

1" = 10'-0"

L34.4



**EMPIRE GROUP** 

# **KEYNOTES (LEVEL 6): EXISTING CONDITIONS:** 1.1 PROPERTY LINE SITEWORK / UTILITIES: 2.1 IRRIGATION TIE-IN / VALVE CONCRETE / PAVING / FINISHES: 3.1 TILE PAVING ON STRUCTURAL DECK 3.2 SPECIALTY PAVING 3.3 2'-0" HT. $x\frac{1}{2}$ " TH. CUSTOM SHAPE, STEEL FRAME WITH GFRC FACE PANELS METALS / GLASS / WOOD: 4.1 6'-0" HT. PERIMETER RAILING PLANTING & LANDSCAPE: 5.1 OVER-STRUCTURE LANDSCAPE PLANTER w/ 40-40-10-10 LIGHTWEIGHT SOIL AND 2" DEPTH MIN. DECOMPOSED GRANITE **TOPDRESSING** 5.2 LANDSCAPE POTS - PROVIDE SLEEVING FOR IRRIGATION MISC. / SITE FURNISHING: 6.1 LOUNGE SEATING 6.2 T.V. @ SEATING AREA 6.3 TABLES & CHAIRS 6.4 FIRE PIT - 72" X 24" PALOFORM ROBATA CONCRETE 6.5 PRIVATE UNIT PATIO 6.6 BENCH SEATING NICHE @ RAISED PARTITION PLANTER 6.7 GAME TABLES 6.8 ROCKING CHAIRS w/ CUSHIONS 6.9 COMMUNITY TABLES 6.10 ROUND PALOFORM FIRE PIT - 36" D. MISO FIRE PIT

6.5 (3.1)

3.3 (5.1)

6.5 3.1

SCALE: 1" = 10'-0"

# UTILITIES NOTE: 1. INSTALL (3) LOCKABLE HOSEBIBBS, SEPARATE FOR MAXIMUM COVERAGE 2. PROVIDE GAS TO ALL FIREPITS 5.1 3.3 3.1) → 3.2 6.9 (3.1) 6.5 3.1 6.5 3.1 4.1) (5.2) TYP. TYP. 3.3 (5.1)

# **EMPIRE GROUP**

3380 N Scottsdale Road Scottsdale, AZ 85251

# Gensler

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4450 N 12th Street Suite 104 Phoenix,AZ 85014

△ Date Description

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Seal / Signature



The Osborn

Project Number

57.8211.000

HARDSCAPE PLAN - LEVEL 6

1" = 10'-0"

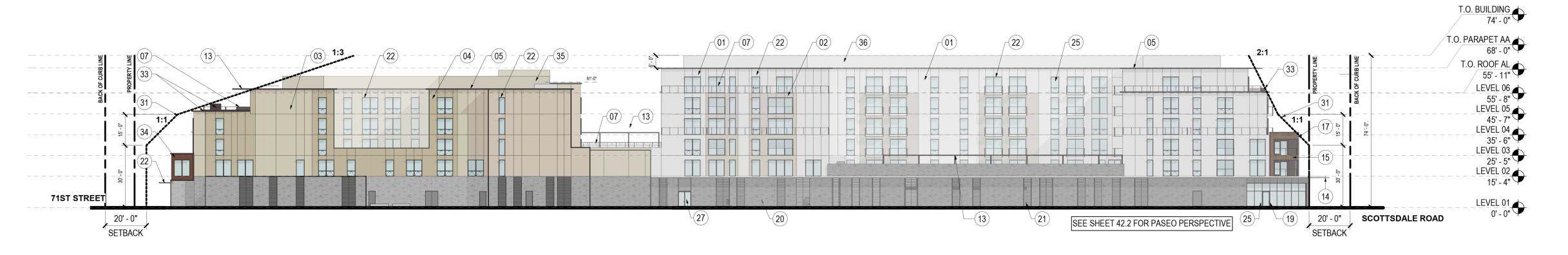
L34.6

HARDSCAPE PLAN - LEVEL 6 01

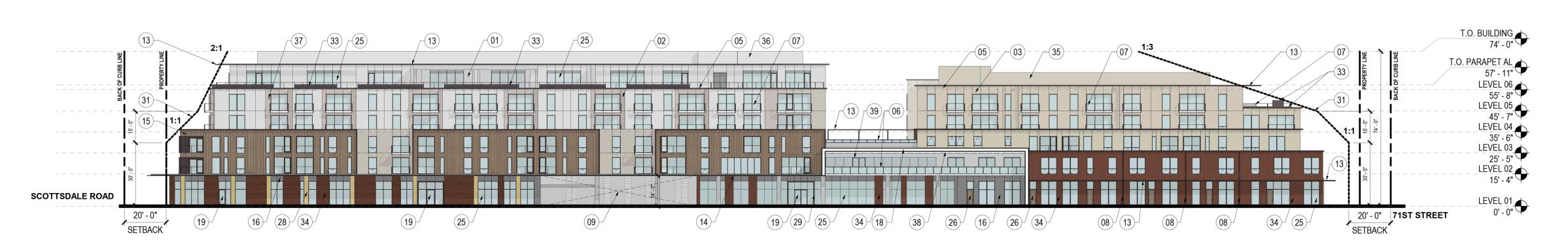
15-DR-2023 **STIPULATION SET RETAIN FOR RECORDS APPROVED** 1/18/2024 DATE

T.O. BUILDING 74' - 0" T.O. PARAPET AL 57' - 11" T.O. ROOF AL 55' - 11" LEVEL 06 55' - 8" LEVEL 05 45' - 7" LEVEL 04 35' - 6" LEVEL 03 LEVEL 02 15' - 4" LEVEL 01 PASEO **OSBORN ROAD** 10 \09 (12)-/(20)-/  $(40)^{1}$   $(34)^{1}$   $(08)^{1}$   $(19)^{1}$ 

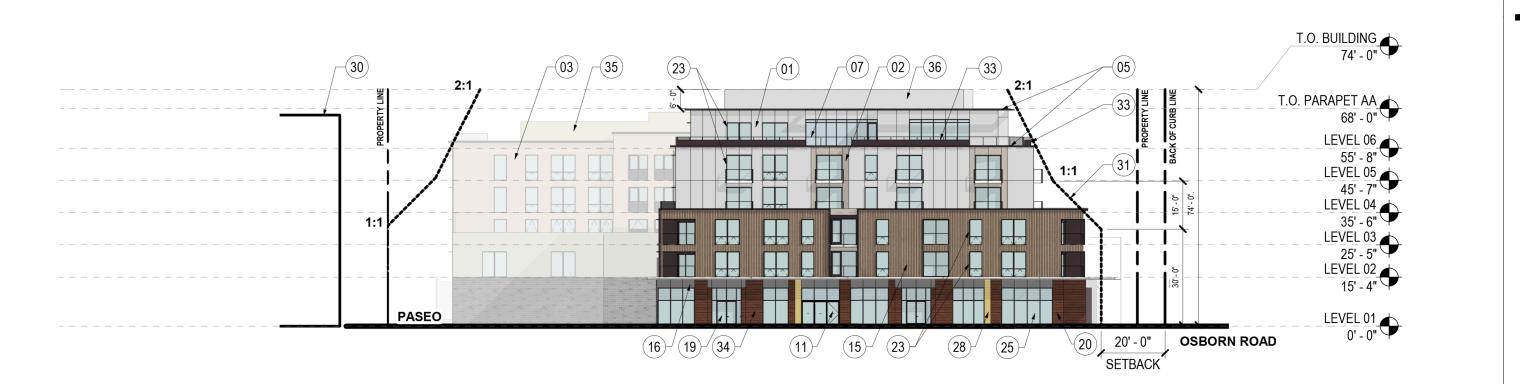
**BUILDING ELEVATION - WEST** 0 8 15 30 SCALE: 1" = 30'-0"



**BUILDING ELEVATION - SOUTH** SCALE: 1" = 30'-0"



BUILDING ELEVATION - NORTH SCALE: 1" = 30'-0"



**SHEET NOTES** 

01 ARCHITECTURAL SYNTHETIC PLASTER COLOR A

- 02 ARCHITECTURAL SYNTHETIC PLASTER COLOR B
- 03 ARCHITECTURAL SYNTHETIC PLASTER COLOR C 04 ARCHITECTURAL SYNTHETIC PLASTER COLOR D
- 05 METAL COPING CAP COLOR A
- 06 GLASS GUARDRAIL 07 METAL PANEL GUARDRAIL COLOR A
- 08 MASONRY COLOR A 09 DRIVE ENTRANCE OPENING
- 10 METAL FRAME COLOR A 11 FOLDING DOORS
- 12 GATE PAINTED TO MATCH ADJACENT WALL
- COLOR 13 METAL CANOPY COLOR A
- 14 METAL CANOPY COLOR C
- 15 COMPOSITE WALL PANEL COLOR A 16 METAL PANEL COLOR B
- 17 METAL COPING CAP PROJECTION BEYOND
- 18 METAL FRAME COLOR C 19 BUILDING ENTRANCE
- 20 MASONRY COLOR C
- 21 METAL PLANT SCREEN SEE LANDSCAPE 22 HORIZONTAL SHADING TYP
- 23 VERTICAL SHADING TYP
- 25 HIGH PERFORMANCE CLEAR GLAZING 26 WALK-UP UNIT ENTRY, TYP
- 27 ENTRANCE FROM PASEO
- 28 COMPOSITE WALL PANEL COLOR B 29 METAL PANEL COLOR A
- 30 EXISTING STRUCTURE
- 31 ZONING STEPBACK PLANE
- 33 METAL LANDSCAPE PLANTER COLOR A
- 34 MASONRY COLOR B 35 MECHANICAL SCREEN COLOR C
- 36 MECHANICAL SCREEN COLOR A
- 37 WALL MOUNTED LIGHT FIXTURE, TYP
- 38 INDIRECT LINEAR LIGHTING
- 39 METAL COLOR D 40 METAL FRAME PROJECTION BEYOND

Note: Encroachments are permitted. Refer to ordinance.

**LEGEND** 

Seal / Signature

# **NOT FOR** CONSTRUCTION

THE OSBORN

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Scottsdale AZ, 85251

Gensler

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2575 E Camelback Road

Phoenix, AZ 85016

Office Information

United States

**∆** Date

Description

06/09/2023 DRB Submittal

09/08/2023 DRB Response 1

07/21/2023 100% DD

Suite 175

**COS STAMP** 

Project Name THE OSBORN

Project Number

057.8211.100

Description

**BUILDING ELEVATIONS** 

Scale

1" = 30'-0"

40.0

CASE PRE-APP #: 914-PA-2021

BUILDING ELEVATION - EAST SCALE: 1" = 30'-0" 0 8 15 30

STREETSCAPE ELEVATION - OSBORN ROAD

# SHEET NOTES

# THE OSBORN

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06/09/2023 DRB Submittal 09/08/2023 DRB Response 1 12/19/2023 DRB Response 2

**GENERAL NOTES** 

**KEY PLAN** 

Seal / Signature

# **NOT FOR** CONSTRUCTION

Project Name

THE OSBORN

Project Number

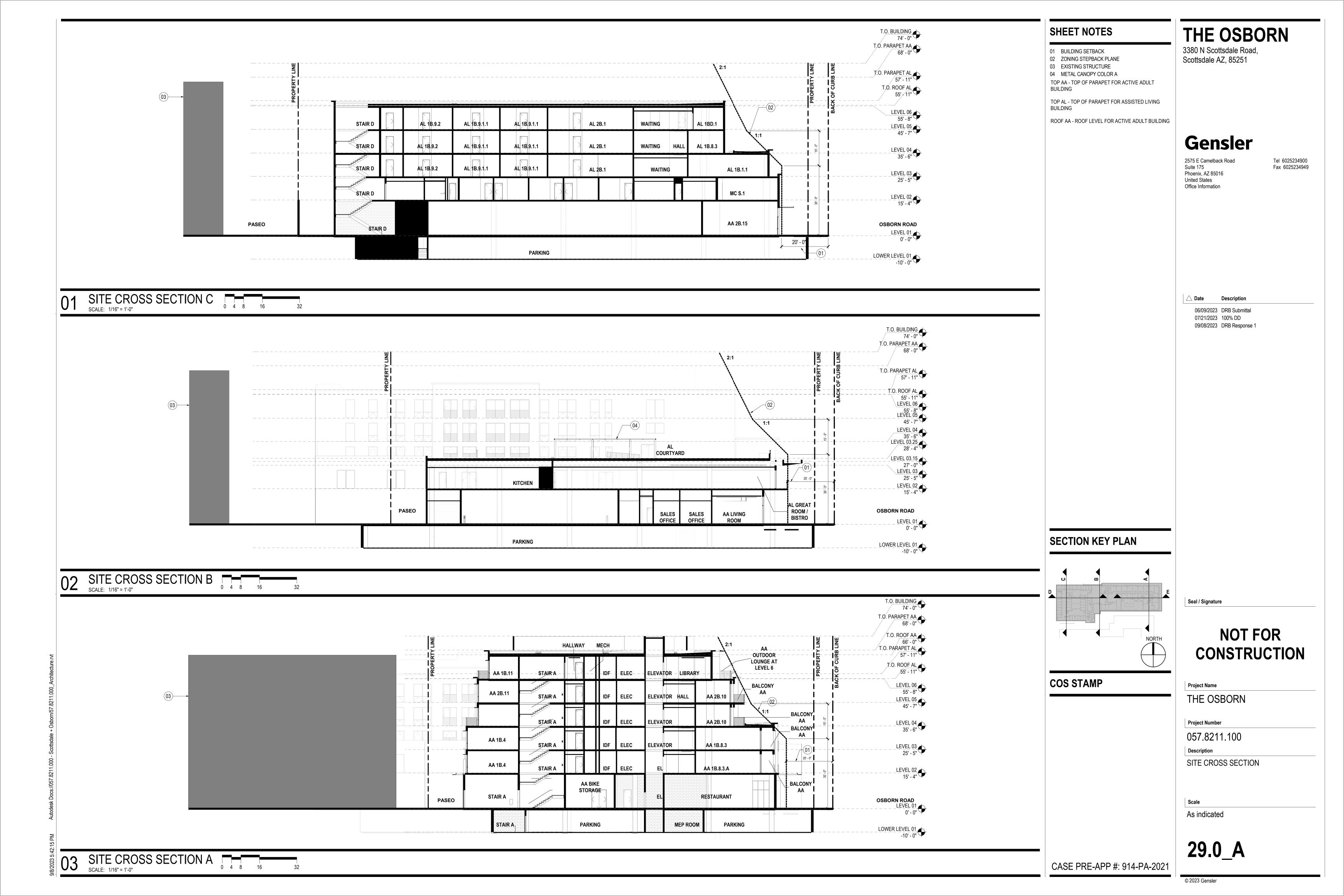
057.8211.100

STREETSCAPE ELEVATIONS

1" = 200'-0"

43.1

CASE PRE-APP #: 914-PA-2021



#### T.O. BUILDING 74' - 0" T.O. PARAPET AA 68' - 0" T.O. PARAPET AL 57' - 11" OUTDOOR LOUNGE AT BALCONY LEVEL 6 LOUNGE AA 1B.8.2 AA 1B.8.1 AA 1B.8.1 AA 1B.8.1 AA 1B.9 AA 🚽 AA 1B.1.A ELEC LIBRARY T.O. ROOF AL 55' - 11" \_\_\_\_\_ \_\_\_\_\_ LEVEL 06 55' - 8" LEVEL 05 45' - 7" BALCONY **—**02 AA S.2 AA 1B.8.2 AA 1B.1.A **ELEC** AA 1B.8.1 AA 1B.8.1 AA 1B.8.1 AA 1B.9 AA\_\_ AA 1B.2.2 BALCONY AA S.2 AA 1B.8.2 AA 1B.8.1 AA 1B.8.1 AA 1B.8.1 AA 1B.9 AA AA 1B.1.A **ELEC** AA 1B.2.2 LEVEL 04 35' - 6" BALCONY AA ELEC **AA S.2.A** AA 1B.8.2 AA 1B.8.1 AA 1B.8.1 AA 1B.8.1 AA 1B.9 AA 1B.1 AA 2B.4 LEVEL 03 25' - 5" · - - - - - - - - **-**RESIDENTIAL AA S.1 AA 1B.8.1 AA 1B.8.1 AA 1B.8.1 AA S.1 AA 1B.1 ELEC AA 2B.4.A LEVEL 02 15' - 4" LOBBY \_\_\_\_\_ N SCOTTSDALE ROAD THEATER RESTAURANT LEVEL 01 0' - 0" 20' - 0"

# SHEET NOTES

- 01 BUILDING SETBACK
- 02 ZONING STEPBACK PLANE
- 04 METAL CANOPY COLOR A

TOP AA - TOP OF PARAPET FOR ACTIVE ADULT BUILDING

BUILDING

TOP AL - TOP OF PARAPET FOR ASSISTED LIVING

ROOF AA - ROOF LEVEL FOR ACTIVE ADULT BUILDING

THE OSBORN

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Scottsdale AZ, 85251

2575 E Camelback Road Suite 175 Phoenix, AZ 85016 **United States** Office Information

Tel 6025234900 Fax 6025234949

Description

06/09/2023 DRB Submittal 07/21/2023 100% DD 09/08/2023 DRB Response 1

# **SECTION KEY PLAN**

LOWER LEVEL 01 -10' - 0"

T.O. BUILDING 74' - 0" T.O. PARAPET AA 68' - 0"

T.O. PARAPET AL 57' - 11"

AA 2B.3\_

AA 2B.3.A

AA 2B.3

AA 1B.6

RECEPTION

/ BISTRO

AL COURTYARD

**AL DINING** 

WORK

TRASH / JAN-

T.O. ROOF AL 55' - 11" LEVEL 06 55' - 8" LEVEL 05 45' - 7"

LEVEL 04 35' - 6"

LEVEL 03.15 27' - 0" LEVEL 03 25' - 5"

LEVEL 02 15' - 4"

LEVEL 01 0' - 0"

LOWER LEVEL 01 -10' - 0"

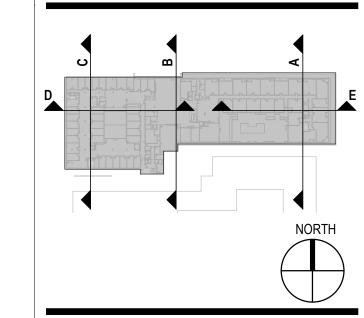
AA S.2

AA S.2

AA S.2.A

THEATER

RESIDENTIAL



COS STAMP

Seal / Signature

# **NOT FOR** CONSTRUCTION

Project Name

THE OSBORN

Project Number

057.8211.100

Description

SITE CROSS SECTION

As indicated

29.0\_B

CASE PRE-APP #: 914-PA-2021

02 SITE CROSS SECTION D

SCALE: 1/16" = 1'-0"

0 8 15 30 60

71ST STREET

\_\_\_\_\_\_

SITE CROSS SECTION E

SCALE: 1/16" = 1'-0"

60

AL 2B.1

AL 2B.1

AL 2B.1

MC S.2.2

HALL

AL 1B.1.2

AL 1B.1.2

MC S.2.1

AL S.1

AL S.1

AL S.1

PARKING

AL S.1

**AL S.1.A** 

\_AL <u>S.1.A</u> \_

AL 2B.2

AL 2B.2

AL 2B.2

MC S.2.2

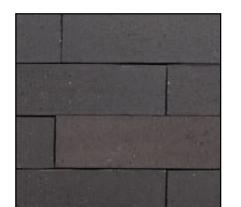
HALL

AL 2B.1

AL 2B.1

MC AL LOBBY

### MATERIAL BOARD 1 OF 2



MASONRY A
INTERSTATE BRICK
MIDNIGHT BLACK



MASONRY B
INTERSTATE BRICK
MATTE TERRA COTTA



MASONRY C (CMU)
OLDCASTLE MESASTONE
HUNTINGTON GRAY



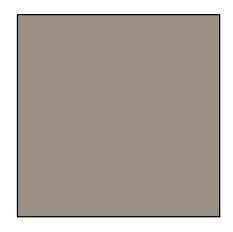
#### STIPULATION SET RETAIN FOR RECORDS APPROVED

1/18/2024 DATE

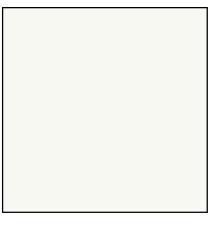
APPROVED BY



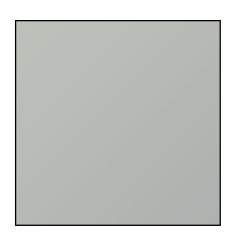
**METAL A**ANODIZED DARK BRONZE



METAL B COLOR-MATCH SW 9171 FELTED WOOL

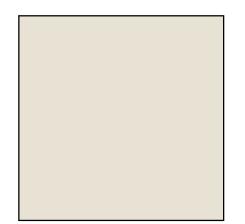


METAL C DURANAR UC74215 KUALA WHITE

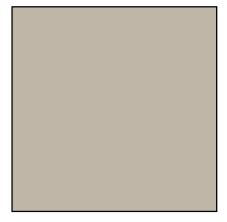


METAL D ANODIZED CLEAR

#### MATERIAL BOARD 2 OF 2



SYNTHETIC PLASTER A COLOR-MATCH SW 6154 NACRE



SYNTHETIC PLASTER B

COLOR MATCH
SW 7051 ANALYTICAL GRAY



COMPOSITE WALL PANEL A
PURE+FREEFORM
SN-043 ROMA NOCE

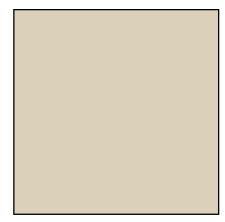


STIPULATION SET RETAIN FOR RECORDS APPROVED

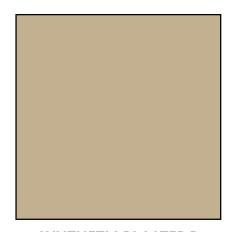
1/18/2024

DATE

APPROVED BY



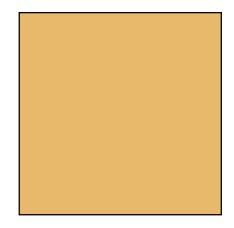
SYNTHETIC PLASTER C COLOR MATCH SW 6155 RICE GRAIN



SYNTHETIC PLASTER D

COLOR MATCH

SW 9121 SAWGRASS BASKET



COMPOSITE WALL PANEL B INTEGRAL COLOR-MATCH SW 6676 BUTTERFIELD