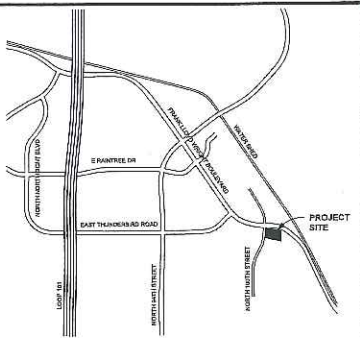


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- SITE LEGEND**
- PARKING LOT LIGHTING
 - LIGHT BOLLARD
 - PATHGROUND LIGHT
 - LANDSCAPE LIGHT
 - FLAGPOLE
 - FIRE DEPARTMENT CONNECTION (FDC)
 - FIRE HYDRANT
 - HOSE BIB (RE: LANDSCAPE)
 - CATCH BASIN (RE: CIVIL)
 - BACK FLOW PREVENTORS (RE: CIVIL)
 - WATER METERS (RE: CIVIL)
 - ACCESSIBLE ROUTE

GENERAL NOTES:

- SEE LANDSCAPE FOR PLANTING INFORMATION
- FIRE HYDRANTS NEED TO BE FUNCTIONAL AT START OF CONSTRUCTION
- FIRE LINES TO BE MAINTAINED
- ESTABLISH AND MAINTAIN 20'-0" OF ACCESS TO ALL STRUCTURES FROM THE PUBLIC ROW DURING CONSTRUCTION
- CONTRACTOR TO VERIFY EXISTING AND/OR REQUIRED FIRE HYDRANTS INSTALLED & LINKED WITH A BLUE REFLECTOR
- APPLICABLE CERTIFICATE OF OCCUPANCY (COC)
- THE CONSTRUCTION SHALL BE UNDER THE CONTROL OF THE ARCHITECT
- PLAN SUBMITTED BY THE OWNER, FLW PARTNERS, LLC WITH A CITY STAFF DATE OF 8/21/2009

ASSISTED LIVING SITE DATA:

ZONING = PNC PCD
NET SITE AREA = 11,300 SF (4.17 ACRES)
BUILDING AREA = 108,144 SF (BOBP)

ZONING REQUIREMENTS (Per Specialized Health Care Facility):
PARKING REQUIRED = 138 / 2 = 69 SPACES (1/2 SPACE PER UNIT)
PARKING PROVIDED = 72 SPACES
PARKING RATIO PROVIDED = 0.63 SPACES / UNIT

ADA PARKING REQUIRED = 7 SPACES, PER ADA AG
ADA PARKING PROVIDED = 8 SPACES (INCL. 3 VAN STALLS)

BICYCLE PARKING REQUIRED = 7 SPACES
BICYCLE PARKING PROVIDED = 8 SPACES

LEGAL DESCRIPTION:

LOT 3, FRANK LLOYD WRIGHT 100, ACCORDING TO BOOK 1039 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA

PLANNING NOTES:

SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTION. AREA WITH THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 10 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT WITH INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICES MANUAL.

THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES' INSPECTION SERVICES DIVISION.

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

ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS

A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.

NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED

NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED

FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.

PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.

ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL UTILITY AND COMMUNICATION SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF THE TALLEST UNIT. (DETAILS ARE STILL REQUIRED)

ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR, AND TEXTURE.

NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.

ALL POLE MOUNTED LIGHTING SHALL BE MAXIMUM OF 20 FEET IN HEIGHT.

NO CHAIN LINK FENCING SHALL BE ALLOWED.

PROVIDED TO THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS

NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:

NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCRUST INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED CONSTRUCTION ENVELOPE.

ALL NAOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:

A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCES BASED ON THIS EXHIBIT.

4. THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARINGS OR GRADING.

ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.

THE STAKING, ROPING, AND FENCING SHALL BE MAINTAINED INTACT BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING PASTER RECEIPT OF THE LETTER OF ACCEPTANCE FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK

No.	Date	Description
100%	10/1/08	Schematic Design
60%	2/20/09	DD Coordination Set
100%	3/18/09	Design Development
75%	4/28/10	CD Coordination Set
100%	09/01/10	Plan Check Submittal
A	07/16/10	Backcheck Submittal/Build
B	09/30/10	2nd Backcheck Submittal

PRELIM PLAT CASE# 3-PP-2009

ZONING CASE: 61-ZN-198Z#2

DR# 54-DR-2009 340-SA-2010 258-SA-2009, 264-SA-2010, 290-SA-2010

NPS# 1884-10 / 10-NP-2010

ARCH PLAN CHECK #2499-10-1

CIVIL PLAN CHECK #2499-10-1

CITY APPROVED PLANS ARE TO REMAIN ON THE JOB SITE AT ALL TIMES DURING COURSE OF CONSTRUCTION.

TEMPORARY/SECURITY FENCE REQUIRED

Temporary/security fence location shall be modified or the temporary/security fence shall not be removed without the approval of the Planning and Development Services Inspection Services Division

MORRIS ARCHITECTS

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Project Name:
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Scottsdale
13670 North Frank Lloyd Wright Blvd.
Scottsdale, AZ 85260

DATE: 09-30-10
BY: [Signature]
TITLE: [Signature]

Project Number:
2009099.000

Drawing Name:
SITE PLAN
OVERALL SITE PLAN

BY THE CITY OF SCOTTSDALE PROJECT REVIEW

DATE: 10-20-10
BY: [Signature]
TITLE: [Signature]

DATE: 10-20-10
BY: [Signature]
TITLE: [Signature]

Drawing Number:
A0.10

OVERALL SITE PLAN