

**Marked Agendas
Approved Minutes
Approved Reports**

**The January 19, 2017
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: January 19, 2017 Item No. 7
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

IPA Senior Living Facility 30-DR-2016

Location: 23733 N. Scottsdale Rd.

Request: Request approval of the site plan, landscape plan, and building elevations for a new, two-story, residential healthcare facility, comprised of approximately 110 units within approximately 167,400 square feet of building area, on approximately 4.5 acres.

OWNER

Generations at Pinnacle Peak, LLC
616-850-1058

ARCHITECT/DESIGNER

Todd & Associates, Inc.

ENGINEER

Site Consultants, Inc.
Michael Caylor

APPLICANT CONTACT

Ed Bull
Burch and Cracchiolo
602-234-9913

BACKGROUND

Zoning

The site is zoned Central Business District, Environmentally Sensitive Lands (C-2 ESL), which allows residential health care facilities, retail and restaurant uses, as well as offices. This property was rezoned from Maricopa County C-2 zoning to City of Scottsdale C-2 zoning in 1982 with case 32-ZN-1982, shortly after the property was annexed into the City of Scottsdale.

The site consists of a vacant two-story office building which was once headquarters of Giant Industries. This building was approved by the City in 1987 with case 139-DR-1987, and subsequently built prior to the implementation of the Environmentally Sensitive Lands Ordinance on

the property, which began in 1991. Due to the previous disturbance on this site, the City Zoning Administrator has determined that this site will not need to meet the Natural Area Open Space (NAOS), LRV color, and landscaping requirements of the Environmentally Sensitive Lands Ordinance. However, chosen building colors shall be darker desert tones, and landscaping shall be of a low water use desert plant palette.

Context

The site is located north and east of the northeast corner of N. Scottsdale Road and E. Pinnacle Peak Road. Surrounding developments are: retail to the south; under construction retail to the west; and single-family residential homes to the north and east.

Adjacent Uses and Zoning

- North Single-family residential subdivision, zoned R1-5 ESL.
- South Existing retail center, zoned C-2 ESL
- East Single-family residential subdivision, zoned R1-5 ESL.
- West Under construction retail center, zoned C-2 ESL.

Key Items for Consideration

- Existing office building will be demolished.
- Site is located within the FEMA AO flood zone, requiring the finished floor elevation to be at least two feet above the highest adjacent natural grade.

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

Investment Property Associates, LCC (“IPA”) is seeking Development Review Board approval to construct a new residential health care facility on a 4.5 acre property, which is currently occupied by an approximate 60,000 s.f. vacant office building (formerly Giant Industries), which will be demolished. The proposed residential health care facility will consist of a two-story building approximately 167,393 s.f. in size with 110 total units. 90 of the units will be independent/assisted living (minimal residential health care facility), there will also be 20 beds dedicated to memory care (specialized residential health care facility).

Neighborhood Communication

June 29, 2016: Applicant mailed letters to property owners within 750 feet of the property, informing them about the proposal, and inviting them to the neighborhood meeting on July 21, 2016 to learn more information.

June 30, 2016: City staff mailed Development Review Board (DRB) application submittal notification postcards to property owners within 750 feet.

July 21, 2016: Applicant held a neighborhood meeting at the Pinnacle Presbyterian Church (25150 N. Pima Rd.) at 6:00 PM to provide an opportunity for residents to learn more about the proposal and ask any questions they may have. Approximately 22 residents attended. Some residents were in support, others had concerns about the size and height of the building, as well as traffic.

A copy of the Citizen Review Report is attached to this Development Review Board report, as well as e-mails that staff has received as of the drafting of this report.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The existing office building and site improvement will be demolished for this new residential health care facility building. This building includes 4 main residential corridors, with common area facilities and service areas that are designed around 2 interior courtyards. Provided building setbacks are approximately 55 feet from the north and east property line, however, the building does undulate, creating some variations in the provided setback. The minimum required setback is 50 feet.

Primary vehicular access to the site will be from Scottsdale Road, to the west, via the existing Pinnacle of Scottsdale retail center driveway. A secondary vehicular access will be from the south via the existing Pinnacle of Scottsdale driveway that runs behind the existing retail center. As required by the Fire Department, a new 24-foot-wide fire lane will be built on the north and the east sides of the proposed building. The majority of this fire lane area will be gated and covered by compacted and stabilized decomposed granite, which will blend into the landscaped surroundings. This area will only be accessed in the event of an emergency. All provided parking stalls will be located within the existing parking garage that is located on the property to the west, and away from the existing residential neighborhoods that are to the north and east. A Remote Parking Agreement will be required to be submitted to and approved by the City of Scottsdale attorney. Trash collection, deliveries, and residential move-ins will occur on the south side of the building, also away from the existing residential neighborhoods. Six-foot-wide sidewalks will be provided around the majority of the property, with pedestrian connections proposed to the retail center that is located to the south and west.

The proposed building will be two-stories in height, 36-feet above finished floor elevation. Due to the fact that this site is located within the AO flood zone, FEMA requires the finished floor elevation to be at least two feet above the highest adjacent natural grade. The Zoning Ordinance states that in cases where drainage considerations supersede the method for measuring building height, the point of reference elevation is subject to the approval of the Floodplain Administrator. Because the slope of the site falls from north to south, the southern portion of the building will step down four feet, perhaps reducing the scale of the new building, with the roof ridges, gables and mansards dropping down with the terrain.

The architectural style will be Mission and Southwestern, similar to the retail center to the south. The building will incorporate 360-degree architecture and not turn its back to the neighboring residential properties. Desert color tones, concrete mission style roof tile, outdoor courtyards, entrance pergolas, terraces, and exposed beams help to reduce the massing of the building. Recessed balconies and windows, along with the use of overhangs and trellises to create shade, will also be incorporated into the design. Rooftop mechanical equipment will be hidden from view in mechanical wells between the mansard roofs and parapets. One 47-foot-tall ornamental tower near the main entrance, which will be similar to existing ornamental tower on the office building, and other ornamental towers in the adjacent retail center.

Trees will be planted along the north and east property lines to create a tree canopy to help screen the development from the existing residential homes that are located to the north and east. These trees include Hybrid Palo Verde, Blue Palo Verde, Texas Ebony, Willow Acacia. Additional desert

trees will be planted on the south and west sides of the decomposed granite fire lane. The internal courtyards and dog park area will have a lush palette of plants along with water features and seating areas. The site and building lighting for the proposed site will meet the city policies for exterior lighting.

Development Information

- Existing Use: Vacant Office Building
- Proposed Use: Residential Health Care Facility
- Parcel Size: 4.49 gross acres
4.49 net acres
195,876 square feet
- Dwelling unit space (residential): 167,393 square feet
- Building Height Allowed: 36 feet, excluding rooftop appurtenances
- Building Height Proposed: 36 feet, excluding rooftop appurtenances
- Parking Required: 127 spaces
- Parking Provided: 127 spaces (all on adjacent property)
- Open Space Required: 47,011 square feet / 1.08 acres
- Open Space Provided: 84,493 square feet / 1.93 acres
- Max. Number of Dwelling Units Allowed: 179 units (per Zoning Ordinance)
- Number of Dwelling Units Proposed: 110 units

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve case 30-DR-2016 per the attached stipulations, finding that the provisions of the Development Review Criteria have been met.

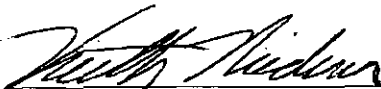
RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

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APPROVED BY


Keith Niederer, Report Author

1-12-2017
Date


Steve Venker, Development Review Board Coordinator
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1/12/17
Date


Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

1/13/17
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant Narrative
 - Exhibits to Narrative
 - 1. Applicant Context Aerial
 - 2. Site Plan(s)
 - 3. Landscape Plan
 - 4. Open Space Plan
 - 5. Elevations
 - 6. Perspectives
 - 7. Material and Color Board
 - 8. First Floor Plan
 - 9. Second Floor Plan
 - 10. Roof Plan
 - 11. Unit Floor Plans
 - 12. Pedestrian and Vehicular Circulation Plan
 - 13. Main Entry, Pool Courtyard, Dining Courtyard, Dog Park Landscape/Hardscape Plan and Site Details.
 - 14. Exterior Lighting Plan, Photometrics and Fixture Cutsheets
 - 15. Site Cross Sections
 - 16. Architectural Details
 - 17. Retaining Wall Details
 - 4. Neighborhood Involvement
 - 5. Correspondence
 - 6. City Notification Map

**Stipulations for the
Development Review Board Application:
IPA Senior Living Facility
Case Number: 30-DR-2016**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Todd & Associates, with a city staff date of 11/16/2016.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Todd & Associates, with a city staff date of 11/16/2016.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Todd & Associates, with a city staff date of 11/16/2016.
 - d. The case drainage report submitted by Site Consultants, Inc. and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report dated October 2016 submitted by Site Consultants, Inc. and accepted in concept by the Water Resources Department.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. All concrete sidewalks shall be a minimum 6-feet-wide.

LANDSCAPE DESIGN:

DRB Stipulations

6. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

EXTERIOR LIGHTING:

Ordinance

- A. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- B. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.
- C. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- D. The initial vertical luminance at 6-foot above grade, along the north and east property lines shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

7. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
8. Incorporate the following parking lot and site lighting into the project's design:

Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0-foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0-foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

Streets, Improvements and Related Dedications:

DRB Stipulations

9. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
10. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, are to be directional and shall have truncated domes that have 70 % contrasting colored compared to the background concrete color.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- ~~E. At the time of final plat the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.~~

DRB Stipulations

11. At the time of final plat the owner shall dedicate cross-access easements over driveway connections to the adjacent parcels to the south and west.
12. At the time of final plat the owner shall dedicate emergency and service vehicle access easements over the private drives and along the north and east property boundaries.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

13. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
14. Buildings A and B have two different finished floor elevations and therefore shall be structurally independent to achieve compliance with FEMA SFHA Zone AO (1 foot) development criteria. The owner and Engineer of Record shall demonstrate compliance with FEMA criteria and provide all required documentation.
15. The two interior courtyards shall be drained using redundant storm drain system (two parallel pipes) under the building pad. Redundant pipes shall be routed from the interior courtyard to the east and connect to the storm trunk line.
16. Drainage Area – Inlet Calculation, on-site drainage area discharges shall be computed using a minimum of 5 minute Tc. "C" coefficient should be revised to 0.95. Inlet Capacity for Surface Runoff table shall be revised to reflect the latest discharges. Provide analysis for orifice and weir, the lower of the two discharges governs design. It appears that CB-2A will need to be upsized.
17. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

ADDITIONAL ITEMS:

Ordinance

- F. Prior to final plans submittal, the owner shall demonstrate they have access to 127 parking stalls in the adjacent parking structure, and submit a Remote Parking Agreement signed by both IPA and Whitestone Reit, and the City of Scottsdale Attorneys Office.



Q.S.
45-45

Google Earth Pro Imagery

IPA Senior Living Facility

30-DR-2016



IPA Senior Living Facility

30-DR-2016



Q.S.
45-45

2015 GIS Orthophoto

IPA Senior Living Facility

30-DR-2016

Development Review

SENIOR LIVING AT SCOTTSDALE ROAD AND PINNACLE PEAK ROAD

North and East of NEC Scottsdale Road and Pinnacle Peak Road

23733 North Scottsdale Road

By

Investment Property Associates, LLC

DRB Case No. 30-DR-2016

June 30, 2016
November 16, 2016

Attachment #3

30-DR-2016
11/16/16

DEVELOPMENT TEAM

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6	Aerial and Pedestrian Views: Aerial View – East Aerial View – North Pedestrian View - West Pedestrian View – East 1 Pedestrian View – East 2 Pedestrian View – North
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14	Exterior Lighting Plans: Site Lighting Locations Site Photometric Plan Photometric Data Lighting Cut Sheets
15	Site Sections
16	Architectural Details
17	Retaining Walls & Enlarged Plans

SENIOR LIVING AT SCOTTSDALE ROAD AND PINNACLE PEAK ROAD

I. Introduction

Generations at Pinnacle Peak, LLC is the owner and Investment Property Associates, LLC (“IPA”) is the proposed developer and manager of the approximately 4.50 acres (the “Site”) located in the northeast quadrant of the Whitestone Pinnacle of Scottsdale retail center at the northeast corner of Scottsdale Road and Pinnacle Peak Road (aka 23733 N. Scottsdale Rd.). The Site currently is occupied by a vacant corporate office building (formerly “Giant Industries”) and is proposed to be redeveloped as a distinctive, high-quality senior living community for independent living (“IL”), assisted living (“AL”), and memory care (“Memory Care”). The Site is properly zoned for IPA’s senior living facility; rezoning is not required. IPA is seeking Development Review approval for the architectural design and layout, including landscaping, open space, site details, lighting, and signage.

II. Site, Surrounding Area, and Existing Zoning

A Master Plan Aerial of the Site is included as Exhibit 1. The Site is designated Commercial on the City’s General Plan and zoned C-2 ESL. The existing C-2 zoning permits the proposed senior living community. The surrounding areas are:

Direction	Use	Zoning
North	Single family residential	R1-5 ESL
South	Existing Whitestone Retail Center	C-2 ESL
East	Single family residential	R1-5 ESL
West	<ul style="list-style-type: none">• New Whitestone retail pad• Across Scottsdale Rd. is undeveloped ASLD property	C-2 ESL (retail pad)

III. Development Review

IPA requests Development Review for a senior living community (residential health care community) on an appropriately zoned Site. The Site Plan is provided at Exhibit 2.

The proposed senior living campus will include a two-story building of approximately 167,000 square feet. The community will include up to 110 units providing a selection of lifestyle options: “age in place” IL/AL and Memory Care.

A Landscape Plan and an Open Space Plan are provided, respectively, at Exhibit 3 and Exhibit 4.

Exterior Elevations for the two-story (maximum 36.0 feet above finish floor)* are depicted at Exhibit 5 and illustrative Aerial and Pedestrian Views are provided at Exhibit 6. The architectural character of the proposed development draws influences from the existing and surrounding neighborhood, incorporating elements from Mission and Southwest architecture. The building has been designed with substantial vertical and horizontal architectural movement, including a finished floor vertical step-down of 4.0± feet of the southeast one-third of the building in response to the natural north-to-south slope of the Site and surrounding area, and a 8.0± feet horizontal step-back of the middle one-third of the east elevation of the building. The use of desert colors, enclosed courtyards, ornamental surrounds at openings, concrete tile roofs, and balconies bring traditional Southwestern building types to mind. The building design is also sensitive to the adjacent residential properties by maintaining a setback that exceeds the minimum, incorporates complex and interesting building massing, and establishes a 360° aesthetic with a rich and varied palette of architectural elements at all corners. The building use and character serves as a transition between the residential and commercial development, strengthening the community with the integration of cross-generational activity. Color & Material Sample Boards are provided at Exhibit 7. The colors and materials palette is desert compatible and complementary with the adjacent developments.

The building will contain approximately 167,000 square feet on the combined floors. First Floor Plans, Second Floor Plans, and Roof Plan are set forth, respectively, at Exhibit 8, Exhibit 9, and Exhibit 10. Memory Care (20± units/beds) is located on the northwest section of the building (first floor: 12,600± sq. ft., second floor: 11,600± sq. ft.) and the IL/AL areas (90± units) are distributed throughout the balance of the building (first floor: 75,800± sq. ft., second floor: 67,400± sq. ft.). Unit Plans for the IL/AL and Memory Care units are provided at Exhibit 11.

As shown on the Pedestrian and Vehicular Circulation Plan (Exhibit 12), primary access to the Site will be via an existing drive aisle from Scottsdale Road. There will also be a proposed secondary access drive on the south side of

* FEMA designated the Site A-O; therefore, FEMA also requires that the finish floor be set at 2' above adjacent natural grade. Natural grade has been determined by overlaying the U.S.G.S. map on the Site. The below-described 4.0 ± feet of step-down in the building is in response to FEMA's requirements, the north-to-south slope of the Site, and compatibility with neighboring residences.

the Site from the adjacent Whitestone Pinnacle at Scottsdale retail center. A fire lane encompasses the building on the north, east, and south (west) sides. The portion of the Fire Lane to be used primarily by emergency vehicles (along the north and east sides) is gated and surfaced with Fire Review approved, compacted and stabilized decomposed granite ("DG") akin to DG in a landscaped setting. The remainder of the Fire Lane will be asphaltic paving to accommodate typical public access and service vehicles.

The Site will use the adjacent existing parking structure along its west boundary through a Recorded Declaration that assures a perpetual real property interest in the parking structure. A mutually acceptable Remote Parking Agreement is anticipated prior to development. As a result, vehicular traffic and parking will be concentrated toward the middle of the retail center and away from the neighborhood single family residential communities that border the Site on the north and east.

A majority of the service-related functions will occur on the south side of the building, away from the neighboring residential communities and proximate to the rear of the existing grocery/shopping center to the south. All trash collection, major deliveries, and residential move-in will occur between the senior living building and the existing grocery/retail structure to the south.

As also shown on the Pedestrian & Vehicular Circulation Plan (Exhibit 12), there will be a direct pedestrian connection to the grocery store anchor to the south. That connection will additionally permit access to the street frontages on both Scottsdale Road and Pinnacle Peak Road.

In addition to its pedestrian connection to the adjacent retail center, the proposed senior living community will include many on-site amenities, including a spa, fitness and yoga center, a variety of dining venues, landscaped courtyards, outdoor patio areas, a lap pool, a dog park, and more. Enlarged Plans for the Main Entry, Pool and Therapy Courtyard, Dining Courtyard, and Dog Park, along with Landscape Site Details and a Hardscape Layout, are set forth at Exhibit 13.

Low level, modern technology lighting has been designed in an appropriate manner that is substantially set back from the Site's perimeter and respectful of the neighboring residential development. The Exterior Lighting Plans are provided at Exhibit 14. Lighting fixtures will be selected to be consistent with the high quality design of the overall senior living community and the adjacent

retail center, minimizing glare and promoting the City's lighting policy while maintaining safety for the senior community residents, their families, and guests.

Furthermore, as is depicted on illustrative Site Sections cut through the east and north perimeter areas (Exhibit 15), building setbacks proximate to the residential properties to the east and north are: wider than is Code-required; well-buffered with existing and future walls, open space, multiple layers of landscaping; and demonstrate sensitive architectural articulation. Architectural Details are depicted in Exhibit 16 and plans for Retaining Walls are set forth at Exhibit 17.

No monument signage is planned to be provided on this Site, however, it is anticipated that the proposed senior living community will be identified utilizing the existing monument signage on Scottsdale Road. Any identifying site signage, way-finding signage, or building-mounted signage that is sought or required will be compliant with the Sign code, requested under separate submittal/permit for Staff's administrative approval, and designed in the style and character of the existing signage for the adjacent Whitestone properties.

IV. Design Criteria

The proposed "Senior Living at Scottsdale Road and Pinnacle Peak Road" satisfies the Development Board Criteria established by Section 1.904 of the City's Zoning Ordinance, as is addressed at pages 4 - 9 below and as is further addressed in Response to the DRB "Project Narrative" criteria at pages 9 - 13 below.

The proposed residential senior living community development is located within an existing multi-use master-planned commercial development (37-DR-1987). This senior living development will provide a relatively quiet, low profile senior living residential development that is nestled into the northeast corner of the existing master planned development, replacing a vacant 30-year old office headquarters building. The development will create a desirable buffer between all of the commercial uses of the development west and south of the site and the residential properties to the north and east of the development.

The proposed development will offer its residents onsite amenities including a spa, fitness and yoga center, a variety of dining venues, landscaped courtyards, outdoor patio areas, and pool for leisure and water aerobics.

The proposed development is consistent with the Development Review Board criteria as identified in Sec. 1.904 of the Scottsdale Zoning Ordinance as follows. There is not a specific character area for the plan, therefore the discussion focuses on the ordinance and the criteria from the Design Standards and Policies Manual (DS&PM).

- Sec. 1.904.A.1 *The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.*
 - o The proposed development is consistent with the following criteria from the DS&PM:
 - 2-1.400 General Design Standards
 - 2-1.702 Buffering for Adjacent Uses
 - 2-1.802 Emergency Access and Fire Lanes
 - 2-1.804 Refuse Collection
 - 2-1.1001 Landscape Design / Design Standards
 - 2-1.1202 City Wide Exterior Lighting Design Guidelines for All Development Subject to the Development Review Board's Review Process (per the E3 Ambient Lighting Zone – Figure 2.1-9)
- Sec. 1.904.A.2.a *The architectural character, landscaping and site design of the proposed development shall promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood.*
 - o The development responds to the natural gently sloping topography of the area by stepping a significant portion of the building 4'-0" lower as grades along the southern portion of the property fall away. This graduated step helps reduce the perceived scale of the development from the adjoining neighborhood's view as the roof ridges, gables, and mansards drop correspondingly lower along

the natural fall in topographical contours. The development has also been designed with great sensitivity to the residential properties to the north and east by maintaining a building setback that exceeds the required minimum.

- The building design character and scale are contextually compatible with the surrounding single-family residential communities as well as the character of the existing adjacent commercial structures. Incorporated character elements of Mission and Southwest architecture have been used throughout the surrounding area consistent with the character of the building that is being removed for this construction.
- Sec. 1.904.A.2.b *The architectural character, landscaping and site design of the proposed development shall avoid excessive variety and monotonous repetition.*
- The overall character of the development consists of a single 2-story building designed in a southwest style. The architectural design utilizes appropriate desert textures and building finishes in concert with a variety of building massing and roof forms reminiscent of a Spanish Colonial character.
 - Through its massing, the building has provided a complex and well-proportioned presence around the entire perimeter of the development. The building establishes a 360 degree aesthetic that includes a rich and well detailed exterior character as viewed from all corners of the development. The building will be finished with a stucco system, concrete mission-style tile, precast concrete columns and ornamental surrounds (at main entries), exposed heavy timber beams, faux wood rafters, metal handrails/metalwork, and vinyl window frames with faux surrounds and sills to match the precast elements.
- Sec. 1.904.A.2.c *The architectural character, landscaping and site design of the proposed development shall recognize the unique climatic and other environmental factors of this region to*

respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles.

- The development will incorporate architectural elements that respond to the desert climate through the use of building overhangs, trellises, and recessed windows. It will celebrate the Southwest environment by creating complementary outdoor living spaces, porches, covered patios, and exterior recreational amenities for its residents.
 - The development will focus on utilizing Southwest-appropriate, climate-sensitive building techniques such as recessed windows, shaded patio projections, and insulation behind solid exterior surfaces. The development will implement landscaping planting and materials that contribute to energy conservation commensurate with Scottsdale's Sensitive Design Principles through low-water use plant materials.
 - Lighting will be designed in an appropriate manner and respectful of the surrounding single-family residential development, minimizing glare, and promoting the City's exterior lighting policy while maintaining safety for future residents. Lighting fixtures will be selected to coincide with the high quality design of the overall development and surrounding retail center.
- Sec.1.904.A.2.d *The architectural character, landscaping and site design of the proposed development shall conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay district.*
- This site (as well as adjacent sites) historically have been developed prior to adoption of the ESL regulations and guidelines. To the extent feasible and consistent with adjacent development, the proposed colors, landscaping materials, and lighting are consistent with the direction of the ESL standards while also responding to the actual context of the site and the adjacent developments. The plant palette, landscape design, open space, and hardscape

features all respond to and are sensitive to the general Sonoran desert environment of the area.

- This development will minimize the use of impervious ground material. Although a fire lane will encompass the new facility, the majority of the fire lane along the north and east sides of the property will be engineered from stabilized decomposed granite. This will provide a significant buffer of natural “desert-like” material (above and beyond the required landscape buffer area) between the adjacent residential communities and the new structure. Asphaltic paving will only be used in areas demanding more stability due to service and emergency vehicle turning requirements or steep slopes.
- Sec. 1.904.A.3 *Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.*
 - There will be no actual vehicular parking area on the fee simple property on which this senior living development is being built. The development will utilize an existing parking structure along its western boundary through a recorded Declaration and the First Amendment to such Declaration whereby the subject property also has a perpetual real property interest in 127 spaces within the parking garage that cannot be terminated or separated from the senior housing property. Consequently, automobile traffic in general will be concentrated toward the west and middle of the retail center and away from the residential communities that border the development on the east and north sides.
 - A majority of the service-related functions for the development will occur on the south side of the building, away from the communities to the north and east. All trash collection, major deliveries, and residential move-in will occur between the proposed structure and the existing commercial center to the south.

- The development will also provide the residents several direct and accessible pedestrian connections to the rest of the nearby retail development. Thereby, the development promotes convenient foot traffic reducing the volume of vehicular traffic in the immediate area.
- Sec. 1.904.A.4 *If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*
 - Related to that aesthetic, all mechanical equipment has been hidden from view in mechanical wells between the mansard roofs and parapets. Indeed, even the service equipment has been integrated into the design of the development's façade. A close study of the development will not easily reveal any of its operational equipment.
- Sec. 1.904.A.5 *Within the Downtown Area, building and site designs shall . . .*
 - Not applicable.
- Sec. 1.904.A.6 *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria . . .*
 - Not applicable

In addition to the above Section 1.904 criteria, the proposed development also satisfies the below criteria:

- *Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.*

Response: The proposed development is consistent with the General Plan and other applicable guides.

- ❖ **History of the Site** – The Site was once part of the Curry's Corner facility from the 1950s and 1960s located at the northeast corner of Scottsdale Road and Pinnacle Peak Road. This was a curio store and Western road stop for those traveling up to Cave Creek or the Verde River. Sometime in the early 1960s Maricopa County approved a Western event center on the Site of which only a

dirt motorcycle racing track was ever built. The Site was annexed into Scottsdale in 1982 and by that time the old curio shop had been removed. The Site had C-2 zoning in the County and this was subsequently adopted by the City of Scottsdale upon annexation. A master plan was approved (139-DR-1987 *et al.*) for the overall Site including the office building and a number of commercial buildings, most of which were completed more than 20 years ago. The C-2 zoning has allowed for residential healthcare uses since the property was annexed into Scottsdale.

❖ Design Character

- Site Plan – The Site plan includes the senior living facility along with supportive site access and landscaping elements. The building includes four main residential corridors as well as common facilities and service areas that are arranged around two inner courtyards. These courtyards will provide quiet and protected open area for the residents to enjoy the outdoors. The common and service functions of the building will be placed on the west side of the overall structure. The entrance area of the new development will be essentially in the same location as that of the current office building that has occupied the Site. This feature will be highlighted by a tower structure much like it has been for the office building. The perimeter includes circulation for sanitation and loading operations on the west and south side, a fire lane circling the building and extensive landscaping. Much of the landscaping will incorporate terraces due to the elevation change across the Site (highest at northeast corner and lowest at south end). Pedestrian access will be provided to a walkway along the fire lane (which will be gated), to the parking structure west of the building and to the commercial center south of the building. Steps and ramps are used again because of the amount of elevation change. The Site Plan (Exhibit 2) provides for setbacks on the north of 50-64 feet and on the east of 53-61 feet. These are the sides next to existing single family residential uses and the minimum requirement by the C-2 district is 50 feet.
- Building Design – The building design continues the Mission and Southwest character that was used on the office building as well as the original and new commercial buildings as part of the overall center. This Site is part of a designated “Activity Center” within the “Suburban Desert” character type in the City’s General Plan. The building design incorporates a variety of balconies, notches, insets, and cantilevered elements that provide almost a “streetscape” effect across the elevation and help the elevations portray the functions within the building. The building will be two-stories in height with the main roof peaks at 32.5 feet

and 28.5 feet along with some “tower” roof peaks at 36 feet and 47 feet. The building design incorporates various elements such as arched openings, outdoor courtyards and entrance pergolas, terraces, and exposed beams that provide rhythm and localized detailing for the elevations. The design uses desert color tones and substantial shadowing to blend in with the general desert setting of the area. Mechanical devices on top of the roof will be placed with “wells” and will be visually screened from off-site views.

- Landscaping Concept – The Landscaping Plan (Exhibit 3) incorporates subtle theming based upon the location and function of the open space area. Along the perimeter of the Site the plant materials will be more of a desert-type palette with a substantial tree canopy to provide effective visual screening for neighbors and residents. The fire lane will in effect become a tree-lined “alley.” The internal courtyards will have a more lush and colorful palette of plants along with water features and seating areas to provide a comfortable outdoor setting. The dog-park area on the south side and the entry area on the west side will also provide more color and a lush-desert setting. Most of the materials that will be used are of a desert-like character that in turn blends with the character at the nearby commercial buildings, particularly the restaurant courtyard area just southwest of this Site.

□ *Explain how the proposed development will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity.*

Response: The proposed redevelopment responds to the existing and future needs of the community by providing additional senior living in this part of the City, affording senior residents an opportunity to continue living in their community and allowing nearby residents to relocate elderly loved ones to be closer to them.

□ *Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.*

Response: The proposed redevelopment provides approximately 41.9% open space. With respect to the portions of the senior living community proximate to the residential properties to the east and north, building setbacks are: substantially wider than is Code-required; well-buffered with existing and future walls, open space, multiple layers of landscaping, and demonstrate sensitive architectural articulation.

□ Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

Response: The building is designed with primary access via an existing drive aisle from Scottsdale Road. There will also be connections permitting access from the adjacent Whitestone Pinnacle at Scottsdale retail center. There will be a direct pedestrian connection to the grocery store anchor to the south which connection will additionally permit pedestrian access to the street frontages on both Scottsdale Road and Pinnacle Peak Road. The Site will use an existing parking structure along its west boundary through a Recorded Declaration that assures a perpetual real property interest in the parking structure.

Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

Response: The architectural character of the proposed development draws influences from the existing and surrounding neighborhood, incorporating elements from Mission and Southwest architecture. It has been designed with substantial vertical and horizontal architectural movement, including a major finished floor vertical step in response to the natural topography of the Site, and a horizontal step-back of the middle one-third of the east elevation of the building. The use of desert colors, enclosed courtyards, and balconies invoke Southwestern building types. The building design is sensitive to the adjacent residential properties with respect to setbacks, landscaping, and architectural massing and articulation.

□ Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.

Response: All mechanical equipment will be appropriately screened and incorporated as part of the building design through the use of mansard roofs and parapets.

□ Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines and other design guidelines.

Response: The Sensitive Design Principles are addressed in Appendix A to this narrative.

If the proposed development is located within the environmentally sensitive lands (ESL) district, explain how the proposed development complies with the recommendations and guidelines that are described in the environmentally sensitive lands (ESL) ordinance.

Response: Although the Site is mapped ESL, the Site and area were developed prior to adoption of ESL requirements. Nonetheless the building's colors and materials are desert compatible and complementary with the adjacent residential and commercial properties.

If the proposed development is located within the HP, historic property district, then describe how the proposed development has utilized any unique or characteristic architectural features throughout the design of the project.

Response: Not applicable.

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.

Response: Not applicable.

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated traditional or southwestern design vernaculars, subdivided the building form into smaller character elements, emphasized fine-grain detailing, and utilized recessed fenestrations.

Response: Not applicable.

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated the urban design and architectural design guidelines.

Response: Not applicable.

V. Conclusion

“Senior Living at Scottsdale Road and Pinnacle Peak Road” is a well-designed, high quality, sensitive redevelopment on a C-2 zoned Site that will allow aging seniors to continue to live in their community and will allow other area residents to bring their elderly loved ones closer to them. The Development Review application, layout, design, building elevations, and landscape plans satisfy the City’s Design Review Criteria. This senior living community is consistent with and compatible with the immediately adjacent developments and surrounding area. We request your approval.

Investment Property Associates, LLC

APPENDIX A – SENSITIVE DESIGN PRINCIPLES

The Development Review Board has adopted Sensitive Design Principles for the purpose of: “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life.” Senior Living at Scottsdale Road and Pinnacle Peak Road complies with and supports the General Plan and the Sensitive Design Principles as follows:

1. *The design character of any area should be enhanced and strengthened by new development.*
 - *Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.*
 - *Building design should be sensitive to the evolving context of an area over time.*

Response: The proposed senior living community will revitalize a previously developed property by replacing an abandoned corporate office building with new construction that incorporates some of the best design elements of Mission and Southwest character. The facades will be rich in texture with layered building masses. The proposed new building will incorporate a lot of depth with hipped or gabled projections, selected deep-set windows and niches, and cantilevered balconies. Materials will be varied, including rough-sawn beams, exposed rafters, concrete tile roofs, ornamental surrounds at openings, and decorative metalwork.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:*
 - *Scenic views of the Sonoran desert and mountains*
 - *Archaeological and historical resources*

Response: As stated earlier, this redevelopment will replace a vacant office building with a new senior living campus. There are no known major vistas interrupted by the existing building, and the new construction will be placed generally in the same position and have the approximate height of the original (although it will have a larger footprint). The new building has varied roof heights and configurations similar to the existing building. The project is oriented for both ease of access and for orientation to the desert sun. Courtyards, covered patios, and entryways have been designed and placed in such a manner as to promote shade and comfort from the intense southwest sun. Because the property had been previously developed, there will be no important natural features to disturb on the site.

3. *Development should be sensitive to existing topography and landscaping.*
 - o *A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.*

Response: The new building will step-down a significant portion of the building in response to the sloping topography on site. Hardscaping around the building will incorporate some retaining walls (Exhibit 17), but they will be used selectively to transition from the natural low points of the Site to the project's entry with the intent to minimize the amount of cut and fill. Exposed retaining wall faces will be minimized in height and constructed of complementary materials and colors to harmonize with the building.

4. *Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.*

Response: A native plant survey has been completed of the Site, providing an inventory of indigenous plants growing on the property. A project goal is to re-use as many of these plantings as reasonably possible in the redevelopment. The landscape plan will work to enhance the natural beauty of the surrounding Sonoran environment through both the use of these specimens and the incorporation of other natural ground coverings of the desert. The new construction will not disturb any adjacent ecological habitats beyond the property.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations*
 - o *Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.*

Response: The proposed senior living community is part of an existing master-planned commercial center. It does not have any street frontage or plazas to further promote its identity. However, the originally defined architectural style of the center has been enhanced in the new construction, thereby continuing and advancing the already established identity.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: The proposed senior living campus has been designed to take advantage of the communal relationship between all the adjacent retail pads within the master plan. Various paths and walking connections have been

created to promote pedestrian interaction throughout the development and to the community beyond, including a pedestrian connection to the south and west, as well as an elevator-accessed tunnel to the existing adjacent parking structure west of the site. In addition, van service will be readily available to the IL/AL residents.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*
- *Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.*

Response: A direct pedestrian connection has been created between the new senior living center and the grocery anchor store to the south. From here, there are accessible pathways to the street frontages on both Pinnacle Peak Road and Scottsdale Road. The walkways through and around the new development will take advantage of a full landscaping palette of indigenous plants, including shade trees such as Palo Verde, Native Mesquite, and Desert Ironwood.

8. *Buildings should be designed with a logical hierarchy of masses:*
- *To control the visual impact of a building's height and size*
 - *To highlight important building volumes and features, such as the building entry.*

Response: The project has been designed with a clear hierarchy of massing. The major focal point and tallest element of the project is its octagonal tower located near the front (west) of the building. This tower that defines the project character and point of entry will be home to an orientation (Discovery) center where potential new residents are introduced to the community. Adjacent to the tower are porches that draw visitors and residents alike into the lobby/reception areas. Two story volumes with dramatic clerestory windows bring attention to the public activities areas of the community including living, dining, fitness, and entertainment.

The massing grows smaller in scale moving into the residential wings. Hips and gables are used to highlight and enhance the patios and balconies of individual residences. These balcony masses serve to break up the overall structure by creating points of interest and relief along its perimeter.

The massing will also be used to cue circulation by creating tower elements from the stairways and recessing secondary entry points along the south, east, and north sides to draw/invite residents back into the building.

9. *The design of the built environment should respond to the desert environment:*

- *Interior spaces should be extended into the outdoors both physically and visually when appropriate*
- *Materials with colors and coarse textures associated with this region should be utilized.*
- *A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities*
- *Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

Response: The proposed building will utilize a variety of desert appropriate textures and building finishes in relationship to a variety of massing and rooflines to complement the mission style character. Many of the windows and doors will be deeply recessed in response to the intense desert sun.

Architectural elements will be provided that provide solar shading including covered patios, covered decks, gazebos, and arbors. Outdoor living spaces and recreational amenities that celebrate the desert climate such as enclosed courtyards, pools, dining terraces, and a dog park have been incorporated in the design. Further, as Staff and IPA's Architect (TAI) have discussed and as is depicted on the Architectural Details at Exhibit 16, many of the windows are recessed more than 50% of the thickness of the exterior walls.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

- *Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.*

Response: Sustainable strategies and building techniques which minimize environmental impact and reduce energy consumption will be emphasized such as Low E window glazing, in addition to the above-described solar orientation, architecturally integrated shade, and abundant landscaping.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- *The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement*
- *The landscaping should complement the built environment while relating to the various uses.*

Response: A native plant survey has been completed for the Site and a strategy for the salvage and re-use of existing indigenous plants has been created. These existing plants will be supplemented by a city-approved plant palette that will

enhance the desert environment. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement. Details are depicted on the Landscape Plan (Exhibit 3).

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- *Water, as a landscape element, should be used judiciously*
- *Water features should be placed in locations with high pedestrian activity.*

Response: The project will maintain a low-water use plant palette (i.e. Native Mesquite, Palo Verde, and Desert Ironwood, etc.). As previously stated, a native plant salvage survey has been prepared for the Site and healthy, appropriate plants will be salvaged and re-used as indicated on the landscape plans.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

- *A balance should occur between the ambient light levels and designated focal lighting needs.*
- *Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.*

Response: The lighting will be designed in a manner that is respectful of the surrounding context and the City's lighting policy while maintaining safety for the senior living residents. As is depicted on the Lighting Plan (Exhibit 14), exterior lighting will be modern technology, set back significantly from the perimeter, and low in height.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

- *Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.*

Response: It is anticipated that the proposed senior living community will be designated/identified utilizing the commercial development's (property to the west) monument signage along Scottsdale Road. No monument signage is currently expected to be provided on this Site. However, if any identifying site signage, way-finding signage, or building-mounted signage is sought or required, it will be Code-compliant provided under separate submittal/permit for Staff's administrative approval. And any such signage will be designed in the style and character of the existing signage for the surrounding Whitestone properties.



MASTER PLAN AERIAL

ATTACHMENT 3
EXHIBIT 1



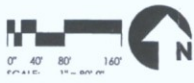
SENIOR LIVING @ NEC
OF SCOTTSDALE RD &
PINNACLE PEAK RD
23733 N. Scottsdale Rd.
Scottsdale, AZ 85254

INVESTMENT PROPERTY ASSOCIATES, LLC

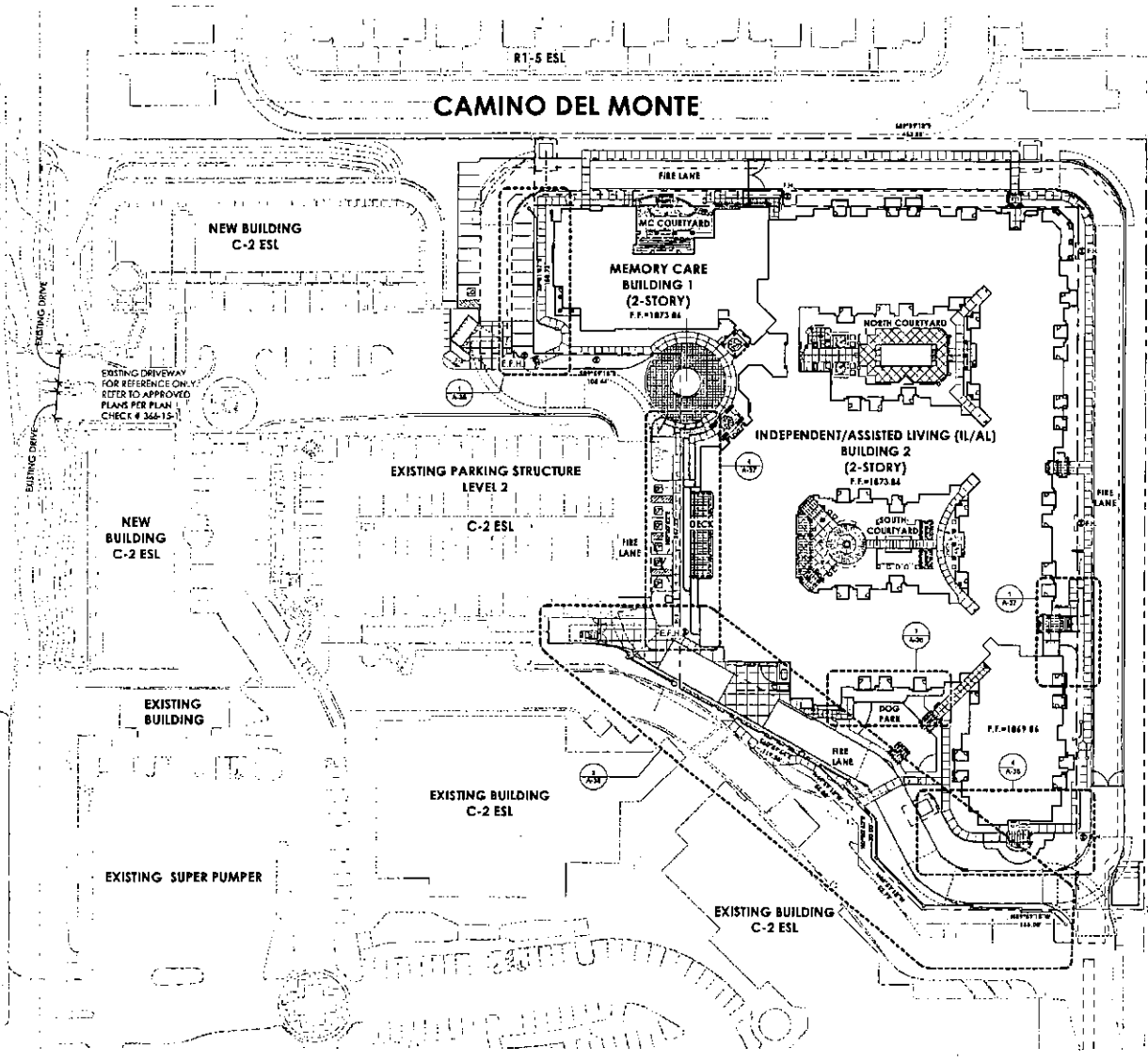


INVESTMENT PROPERTY ASSOCIATES
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602.952.8280 p 602.952.8995 f www.toddassoc.com

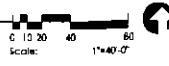
30-DR-2016
Project No. 14-7016-01
Date: 10/10/16
Design Review Board - 3rd Submittal
Preliminary Not For Construction



SCOTTSDALE ROAD
ATTACHMENT 3
EXHIBIT 2



1 SITE PLAN
1"=40'-0"



PROJECT NAME & ADDRESS:
SENIOR LIVING AT SCOTTSDALE ROAD AND PINNACLE PEAK ROAD
23733 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85254

PROJECT DESCRIPTION:
SENIOR LIVING AT SCOTTSDALE ROAD AND PINNACLE PEAK ROAD IS A SENIOR LIVING COMMUNITY TO BE LOCATED ON A SITE AT THE NORTHEAST CORNER OF SCOTTSDALE ROAD AND PINNACLE PEAK ROAD.

THE PROJECT WILL OFFER 7 LEVELS OF ASSISTED LIVING PER THE ARIZONA DEPARTMENT OF HEALTH SERVICES: PERSONAL CARE AND DIRECTED CARE. THE SERVICE LEVELS WILL COMPLY WITH THE ASSISTED LIVING DEFINITIONS AS REQUIRED BY THE STATE.

PROJECT DATA:

EXISTING:	C-2 (ESL EXEMPT)
PROVIDED:	C-2 (ESL EXEMPT)

SITE AREA:
NET ACRES: 4.49 ACRES (195,956 S.F.)
GROSS ACRES: 4.49 ACRES (195,956 S.F.)

DENSITY:
PROVIDED (OVERALL): 24.5 D.U./ACRE (90+20 D.U./4.49 ACRES)

BUILDING HEIGHT:
ALLOWABLE: 34'-0"
PROVIDED: 34'-0" AFF
NOTE: FINISH FLOOR DETERMINED AT 2'-0" ABOVE HIGHEST ADJACENT GRADE PER FEMA

SETBACKS:

FRONT (WEST)	REQUIRED: NONE	PROVIDED: (0'-0" MIN)
SIDE (SOUTH)	REQUIRED: NONE	PROVIDED: 25'-0" MIN.
SIDE (NORTH)	REQUIRED: 50'-0"	PROVIDED: 50'-0"
REAR (EAST)	REQUIRED: 50'-0"	PROVIDED: 50'-0"

OCCUPANCY TYPE:
BUILDING 1: RESIDENCES: A-2
BUILDING 2: DINING AND AMENITY SPACES: A-2
BUILDING 2: OFFICES: B

CONSTRUCTION TYPE:
BUILDING 1: I-A (NFPA 103)
BUILDING 2: V-A (NFPA 103)

PARKING STANDARDS:
PARKING STALL: 9'-0" x 18'-0"
PARKING AISLE (FIRMLANE): 24'-0"

PARKING:
REQUIRED:
BUILDING 1: 127 P.S.
SPECIALIZED RESIDENTIAL HEALTH CARE (MEMORY CARE): 14 P.S. (0.7 x 90 BEDS)
BUILDING 2: 3 P.S.
MINIMAL RESIDENTIAL HEALTH CARE (INDEPENDENT/ASSISTED LIVING): 110 P.S. (1.25 x 90 DWELLING UNITS)
TOTAL REQUIRED (PER SECTION 9.103): 127 P.S.

ACCESSIBLE PARKING:
REQUIRED: 6 P.S. (4% OF THE REQUIRED PARKING SPACES) (127 PARKING SPACES X .04 = 5.08)
PROVIDED:
STANDARD PARKING SPACES (UNCOVERED): 78 P.S.
STANDARD PARKING SPACES (COVERED): 49 P.S.
TOTAL PROVIDED: 127 P.S.

ACCESSIBLE PARKING SPACES (UNCOVERED): 3 P.S.
ACCESSIBLE PARKING SPACES (COVERED): 3 P.S.
ACCESSIBLE PARKING SPACES (TOTAL): 6 P.S.
NOTE: ACCESSIBLE PARKING SPACES WILL BE DESIGNATED VAN ACCESSIBLE.

BI-CYCLE PARKING:
REQUIRED: 14 B.S. (1 BI-CYCLE PARKING SPACE PER 10 VEHICLE PARKING SPACES)
PROVIDED: 14 B.S.
MAJAN ENTRY FOYER: 28.5
SOUTH EMPLOYEE ENTRY: 48.5
NORTH EMPLOYEE ENTRY: 48.5

UNIT MIX:
MINIMAL RESIDENTIAL HEALTH CARE: 90 UNITS (112 BEDS)
SPECIALIZED RESIDENTIAL HEALTH CARE: 20 UNITS (22 BEDS)

UNIT TYPE:

UNIT TYPE	GROSS AREA	# OF UNITS	% OF UNITS	# OF BEDS
UNIT B1 (1 BED)	709 S.F.	35	34.5%	35
UNIT B2 (1 BED)	854 S.F.	6	5.4%	6
UNIT C (1 BED)	782 S.F.	2	1.8%	2
UNIT D1 (1 BED/DEN)	691 S.F.	8	7.2%	8
UNIT D2 (1 BED/DEN)	882 S.F.	12	10.2%	12
UNIT E (1 BED/DEN)	886 S.F.	2	1.8%	2
UNIT F1 (2 BED)	1,022 S.F.	14	12.7%	28
UNIT F2 (2 BED)	1,242 S.F.	5	2.2%	10
SUB-TOTAL:		90		112

SPECIALIZED RESIDENTIAL HEALTH CARE (MEMORY CARE):
UNIT G (STUDIO): 405 S.F. 4 5.4% 4
UNIT L1 (2 BED): 612 S.F. 16 14.5% 16
SUB-TOTAL: 20 20 20

TOTAL: 110 132

ACCESSIBLE UNITS*:
OCCUPANCY: 110 20 UNITS x 0.04 = 4 4
12 20 UNITS x 0.50 = 10 10

*ACCESSIBLE UNITS TO COMPLY WITH 2012 IBC SECTION 1107.5

BUILDING AREAS:
NOTE: PROJECT AREA CALCULATIONS INCLUDE COVERED PATIOS AND BALCONIES

BUILDING 1: SPECIALIZED RESIDENTIAL HEALTH CARE (MEMORY CARE)
FIRST FLOOR: 12,591 SF
SECOND FLOOR: 67,500 SF
TOTAL OF BUILDING 1: 24,193 SF

BUILDING 2: MINIMAL RESIDENTIAL HEALTH CARE (INDEPENDENT/ASSISTED LIVING)
FIRST FLOOR: 75,620 SF
SECOND FLOOR: 67,500 SF
TOTAL OF BUILDING 2: 142,200 SF

TOTAL OVERALL BUILDING: 167,393 SF

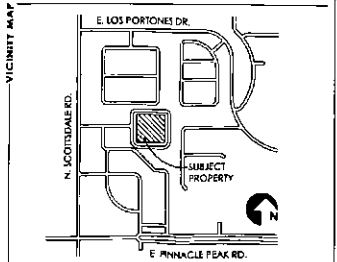
LOT COVERAGE:
NET LOT AREA: 4.49 NET ACRES (195,956 SF)
TOTAL BUILDING FOOTPRINT: 88,411 SF
LOT COVERAGE PROVIDED: 45.12%

OPEN SPACE CALCULATIONS:
NET LOT AREA: 4.49 NET ACRES (195,956 SF)
REQUIRED (25% OF LOT AREA): 47-1.08 ACRES (147,209 SF)
PROVIDED (41% OF LOT AREA): 47-1.93 ACRES (84,493 SF)

NOTE: ALL PARKING SPACES ARE OFF-SITE IN THE ADJACENT EXISTING PARKING GARAGE AS SPECIFIED IN THE SHARED AGREEMENT WITH THE NEIGHBORING PROPERTY TO THE WEST.

PROVIDED:
STANDARD PARKING SPACES (UNCOVERED): 78 P.S.
STANDARD PARKING SPACES (COVERED): 49 P.S.
TOTAL PROVIDED: 127 P.S.

ACCESSIBLE PARKING SPACES (UNCOVERED): 3 P.S.
ACCESSIBLE PARKING SPACES (COVERED): 3 P.S.
ACCESSIBLE PARKING SPACES (TOTAL): 6 P.S.
NOTE: ACCESSIBLE PARKING SPACES WILL BE DESIGNATED VAN ACCESSIBLE.



NOTE:
THIS PLAN IS FOR REFERENCE ONLY. REFER TO SHEET A-2 FOR DIMENSIONS AND NOTES

SITE PLAN
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC (IPA)

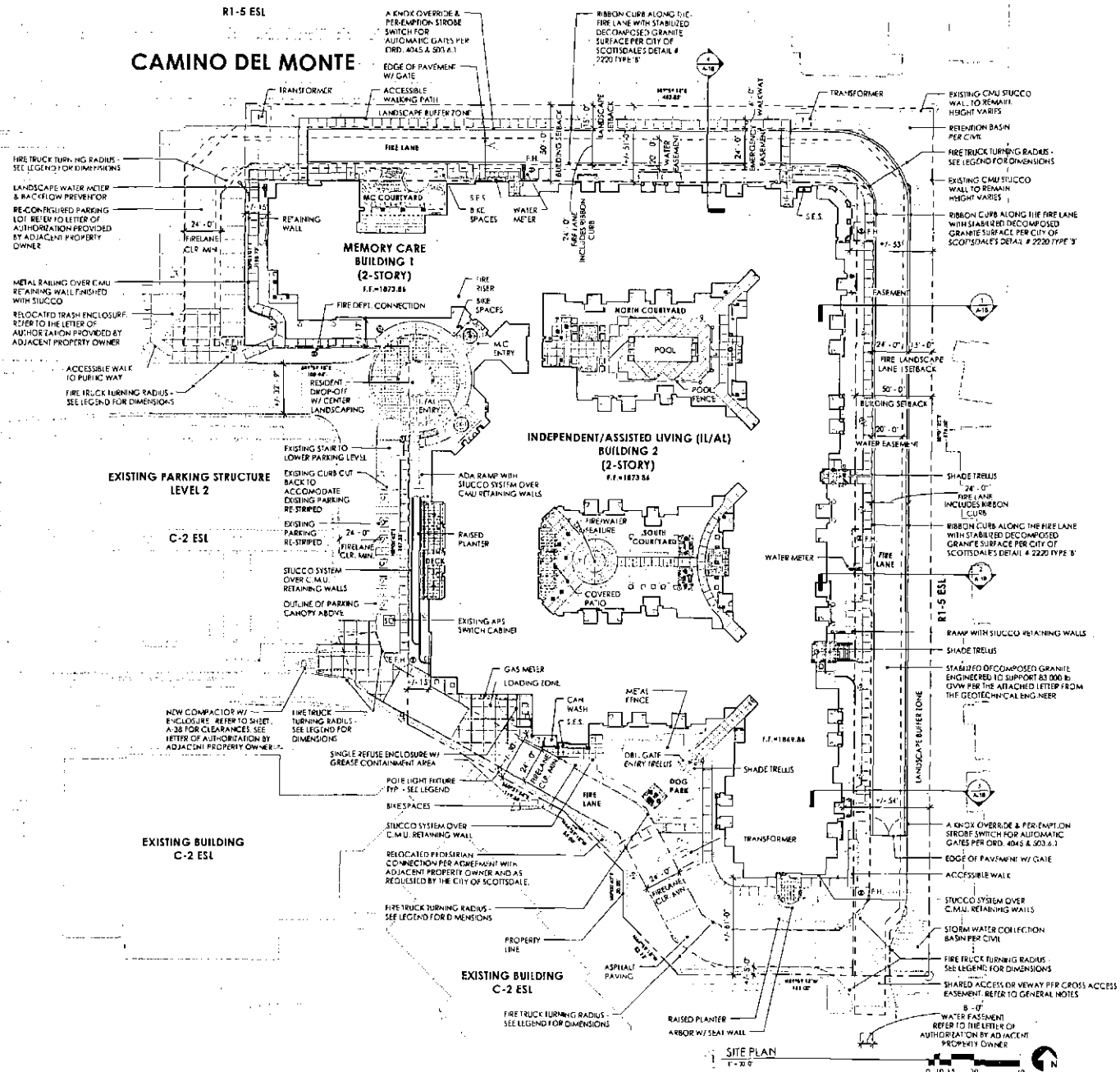
ipaa
INVESTMENT PROPERTY ASSOCIATES

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
407 PYLEMOUNT RD #100 SCOTTSDALE, AZ 85254
PH: 480.948.1111 FAX: 480.948.1112
WWW.TODDANDASSOCIATES.COM

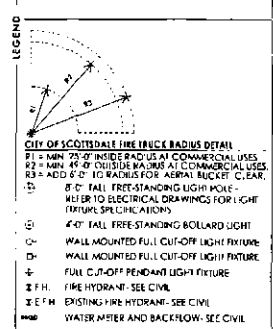
30-08-2014
Project No: 14-7014-03
Date: 11/24/14
30% CD Issuance
Preliminary Not For Construction

A-1

R1-5 ESL
CAMINO DEL MONTE

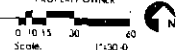


CROSS ACCESS EASEMENT PER DOCUMENTS:
 RECORDED MARICOPA COUNTY OFFICIAL RECORDS DOCUMENT NO. 20070251301 (FEBRUARY 26, 2007)
 RECORDED MARICOPA COUNTY OFFICIAL RECORDS DOCUMENT NO. 8926868 (MARCH 1, 1989)
 RECORDED MARICOPA COUNTY OFFICIAL RECORDS DOCUMENT NO. 2016010023 (FEBRUARY 3, 2016)

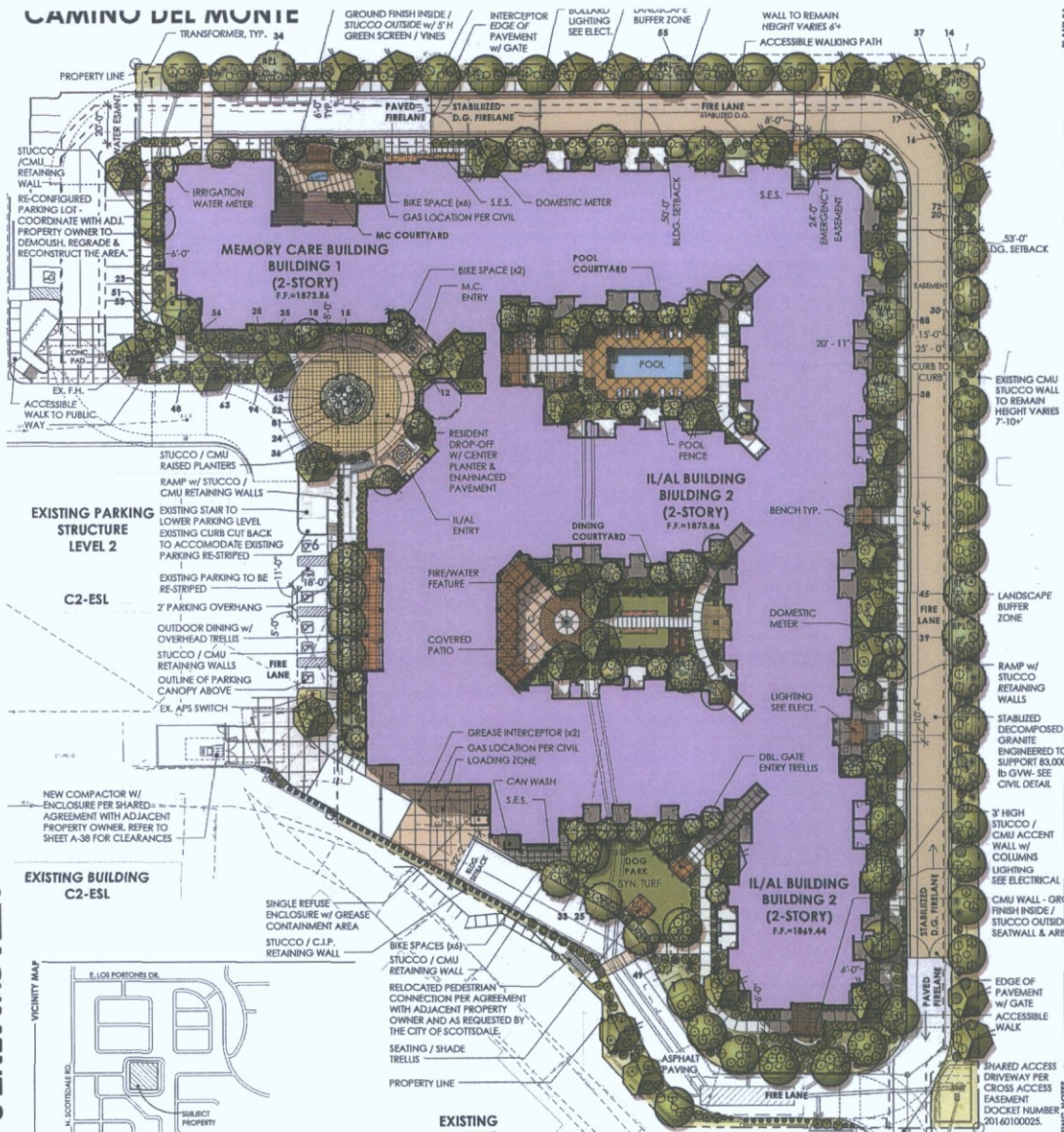


ENLARGED SITE PLAN
SENIOR LIVING @ NEC
SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd,
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)

tipa
TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 407 932 8200 407 932 8991 www.toddandassociates.com
 30.04.2014
 Project No. 14-016-01
 Date: 10-10-14
 Design Review Board: Final Approval
 Plans may not be Construction



CAMINO DEL MONTE



LANDSCAPE PLAN
1"=30'-0"

PLANTING NOTES

1. DECOMPOSED GRANITE OR SIMILAR MATERIAL AROUND THE MATURE FORM OF A SPECIMEN PLANT, TREE CANOPY, OR GROUPS OF PLANTS. SHALL NOT EXCEED SEVEN (7) FEET IN ANY DIRECTION, PER ZONING ORDINANCE SECTION 10.501.A.
2. ALL TREES SHALL BE FIFTEEN (15) GALLON MINIMUM SIZE, AND A LEAST FIFTY (50) PERCENT SHALL BE MATURE TREES WITH A MINIMUM 2" CALIPER.
3. THIS PROJECT CONTAINS NO NEW PARKING / LANDSCAPE AREAS & REQUIREMENTS.
4. ALL PLANT MATERIALS SHALL BE FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA PLANT LIST & IS EXEMPT FROM THE CITY OF SCOTTSDALE'S ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE (ESLO) PLANT LIST.
5. THIS PROJECT DOES NOT CONTAIN ANY NATURAL AREA OPEN SPACE (NAOS).
6. SEE SEPARATE NATIVE PLANT INVENTORY AS PREPARED BY 'NATIVE RESOURCES' AS PART OF THIS SUBMITTAL.
7. SEE CIVIL GRADING AND DRAINAGE PLANS FOR 'LIMITS OF CONSTRUCTION' DESIGNATION.
8. FINAL SALVAGE QUANTITIES AND LOCATIONS OF EXISTING MATERIALS TO REMAIN AND TO BE RELOCATED TO BE DETERMINED UPON APPROVAL OF NATIVE PLANT INVENTORY PLAN.
9. THORNY SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING, PER DSPM SEC. 2-1.1001.13.
10. BIKE SPACES TO BE 1/4" MINUS STABILIZED D.G. SURFACE WITH STEEL HEADER.
11. ALL SIDEWALKS TO BE A MIN. 6'-0" CLEAR.

TREES	QUANTITY	PLANT SPECIES	SIZE	PLANTING NOTES
●	2'	ACACIA SALICINA 'DORIS D'	2'	13
●	1 1/2'	CAESALPINIA MEXICANA	1 1/2'	3
●	2'	CHILOPSIS LINEARIS VAR. DESERT WILLOW	2'	9
●	1.5'	CHITALPA TASHKENTENSIS	1.5'	13
●	3"	EBENOPSIS EBANO	3"	24
●	2.5"	PARKINSONIA HYBRID 'AIT'	2.5"	36
●	3"	PROSCOPIS HYBRID 'PHOENIX'	3"	4
●	2 1/2"	SOPHORA SECUNDIFLORA	2 1/2"	26
●	5 GAL	SHRUBS	5 GAL	51
●	5 GAL	BOUGAINVILLEA PLUR	5 GAL	43
●	5 GAL	CAESALPINIA SCHREIBERII	5 GAL	24
●	5 GAL	CALLIANDRA x 'SERRA STARR'	5 GAL	79
●	1 GAL	DIETES IRIDIODES	1 GAL	17
●	5 GAL	ENCELLA FARNOSA	5 GAL	90
●	5 GAL	EREMOPHILA GLABRA spp. 'WINTER BLAZE'	5 GAL	28
●	5 GAL	JUSTICIA SPICIGERA	5 GAL	29
●	5 GAL	LARREA TRIDENTATA	5 GAL	7
●	5 GAL	LEUCOPYLLUM spp.	5 GAL	34
●	5 GAL	PLUMBAGO AURICULATA	5 GAL	21
●	5 GAL	RUELLIA PENINSULARIS	5 GAL	25
●	5 GAL	SIMMONDISIA CHINENSIS 'VISTA'	5 GAL	36
●		TECOMA VAR.		
●	VARIES	SALVAGE	VARIES	22
●	VARIES	CARNEGIA GIGANTEA	VARIES	3
●	VARIES	FEROCACTUS WISLIZENII	VARIES	4
●	VARIES	OLNEYA TESOTA	VARIES	5
●	VARIES	PARKINSONIA FLORIDUM	VARIES	9
●	VARIES	PARKINSONIA MICROPHYLLA	VARIES	4
●	VARIES	PROSCOPIS JULIFLORA	VARIES	2
●	VARIES	RUCCA ELATA	VARIES	1
★	36" BOX	PALMS	36" BOX	20
★	5 GAL	GROUND COVER / ACCENTS	5 GAL	176
●	5 GAL	ALOE 'BLUE ELF'	5 GAL	87
●	1 GAL	ASCLEPIAS SUBULATA	1 GAL	72
●	5 GAL	BERLANDIERIA LYRATA	5 GAL	13
●	5 GAL	BOUGAINVILLEA 'BARBARA KARST'	5 GAL	86
●	1 GAL	BOULETIA GRACIAS 'BLOND AMBITION'	1 GAL	74
●	5 GAL	CHRYSANTHINA MEXICANA	5 GAL	27
●	5 GAL	DASYLIROBIUM TEXANUM	5 GAL	4
●	5 GAL	HARDENBERGIA VIOLACEA	5 GAL	70
●	1 GAL	HEPERALOE PARVIFLORA	1 GAL	47
●	1 GAL	LANTANA x 'DALLAS RED'	1 GAL	42
●	5 GAL	MELAMPYRUM LEUCANTHUM	5 GAL	54
●	1 GAL	MULLENBERGIA RIGENS	1 GAL	123
●	5 GAL	NEW GOLD LANTANA	5 GAL	5
●	5 GAL	PARTHENOCISUS spp. 'HACIENDA'	5 GAL	33
●	1 GAL	PEDILANTHUS MACROCARPUS	1 GAL	87
●	1 GAL	LADY'S SUPPER	1 GAL	43
●	1 GAL	PENTSTEMON spp.	1 GAL	53
●	1 GAL	PORTULACARIA AFRA	1 GAL	92
●	1 GAL	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	1 GAL	8
●	1 GAL	SPHAGNETICOLA TRILOBATA	1 GAL	22
●	1 GAL	TRACHELOSPERMUM JASMINOIDES	1 GAL	6
●	5 GAL	CACTUS	5 GAL	22
●	5 GAL	AGAVE spp. LARGE, MED. & SMALL VAR.	5 GAL	6
●	5 GAL	ECHINOCACTUS GRISONII	5 GAL	17
●	36" MIN.	FEROCACTUS CYLINDRACEUS BARREL	36" MIN.	11
●	5 GAL	LOPHOCERELUS SCHOTTII F. MONSTROSUS	5 GAL	6
●	5 GAL	FRMA SPIRALIS	5 GAL	6
●	5 GAL	OPLUNTIA SANTA RITA 'TUBAC'	5 GAL	6
●	5 GAL	AGAVE VARIETY	5 GAL	22
●	5 GAL	GOLDEN BARREL CACTUS	5 GAL	6
●	5 GAL	BARREL CACTUS	5 GAL	17
●	36" MIN.	TOTEM POLE CACTUS 'SPIRALIS'	36" MIN.	11
●	5 GAL	PRICKLY PEAR	5 GAL	6

LANDSCAPE OPEN SPACE: 47,029 SQ. FT.
PARKING LANDSCAPE: N/A
FRONTAGE LANDSCAPE: N/A

NOTE: SIZE = CALIPER INCHES FOR TREES & HEIGHT LENGTH FOR CACTUS
TREES TO BE RELOCATED BY NATIVE RESOURCES TO OFF-SITE LOCATION. THORNLESS PALO VERDE TO BE PLANTED IN ITS PLACE.
#82 OF SALVAGE IS OUTSIDE PROPERTY AND WILL REMAIN IN PLACE



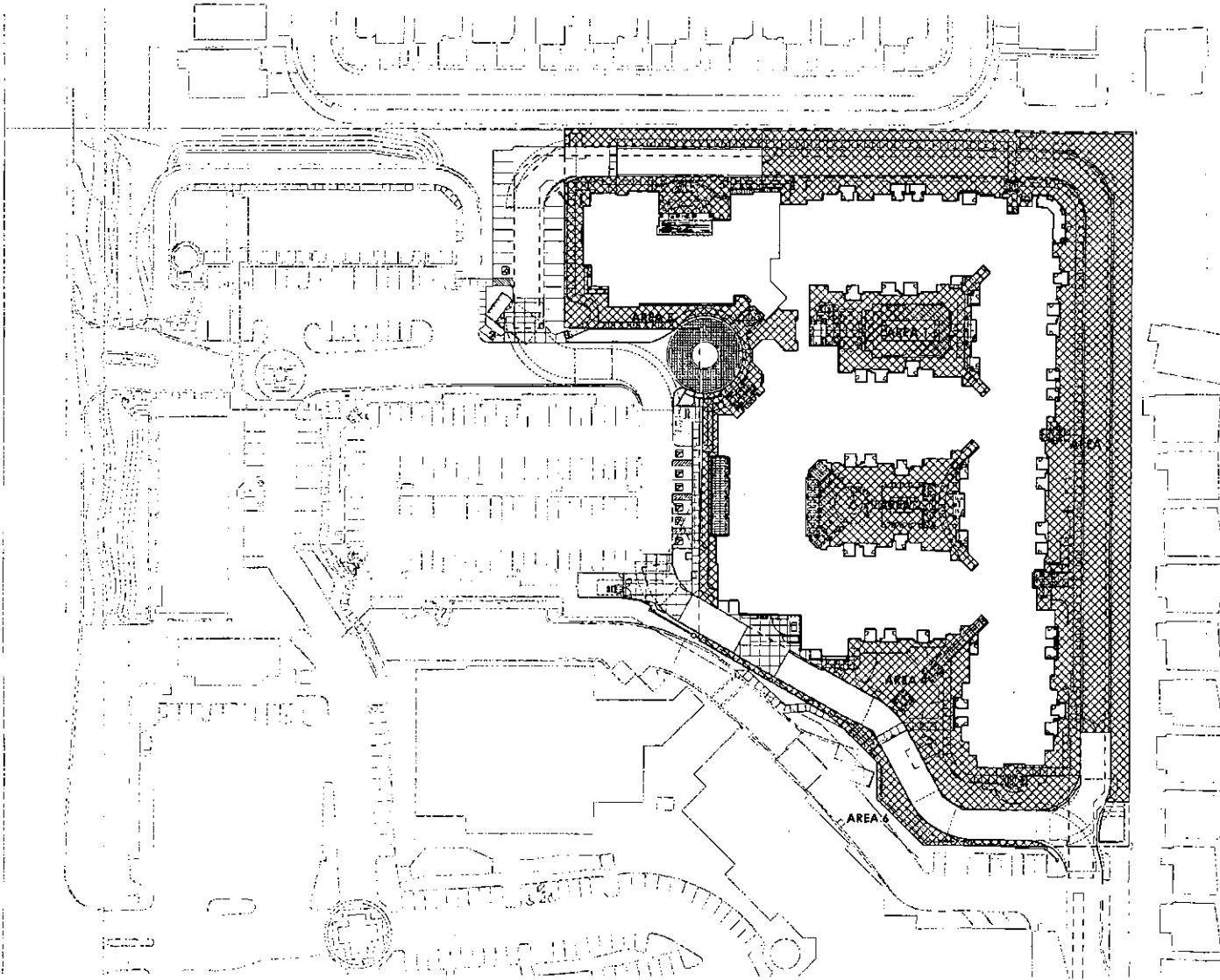
LANDSCAPE PLAN
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
23733 N. Scottsdale Rd,
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)

ipa
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.932.8280 P. 602.932.8991 F. www.toddassoc.com

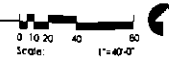
Project No. 14-2018-01
Date: 10-10-14
Design Review Board: 2nd Submittal
Preliminary Not For Construction

ATTACHMENT 3
EXHIBIT 3

ATTACHMENT 3
EXHIBIT 4



① OPEN SPACE CALCULATIONS
1" = 40'



OPEN SPACE CALCULATION:

DEVELOPABLE AREA CALCULATIONS:	
AREA 1:	2,581 SQ. FT.
AREA 2:	7,749 SQ. FT.
AREA 3:	44,431 SQ. FT.
AREA 4:	11,028 SQ. FT.
AREA 5:	11,219 SQ. FT.
AREA 6:	2,870 SQ. FT.
TOTAL OPEN AREA:	85,918 SQ. FT.
NET LOT AREA:	195,956 SQ. FT.

REQUIRED OPEN SPACE AREA:
 $OPEN\ SPACE\ AREA / NET\ AREA = OPEN\ AREA\ PERCENTAGE$

PROVIDED OPEN SPACE AREA:
 $OPEN\ SPACE\ AREA / NET\ AREA = OPEN\ AREA\ PERCENTAGE$
 85,918 SQ. FT. / 195,956 SQ. FT. = 43.36%

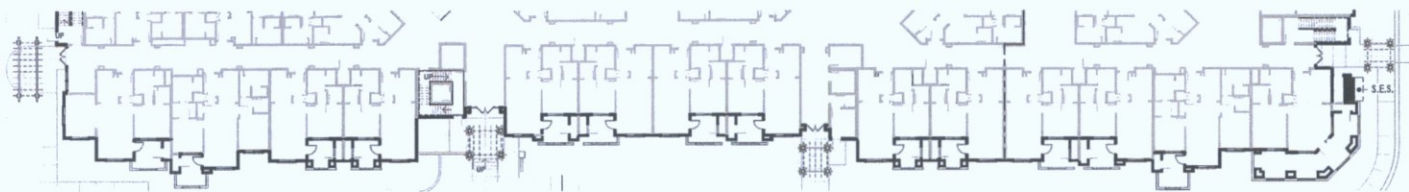
NOTE:
 THERE ARE NO ON-SITE PARKING AREAS. ALL PARKING RESIDES ON ADJACENT PROPERTY FOR SHARED AGREEMENT. THEREFORE THERE IS NO PARKING LANDSCAPE AREA TO CALCULATE.
 THIS PROJECT HAS NO DIRECT STREET FRONTAGE. THEREFORE NO FRONTAGE OPEN SPACE HAS BEEN CALCULATED.



OPEN SPACE PLAN
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC
 (IPA)

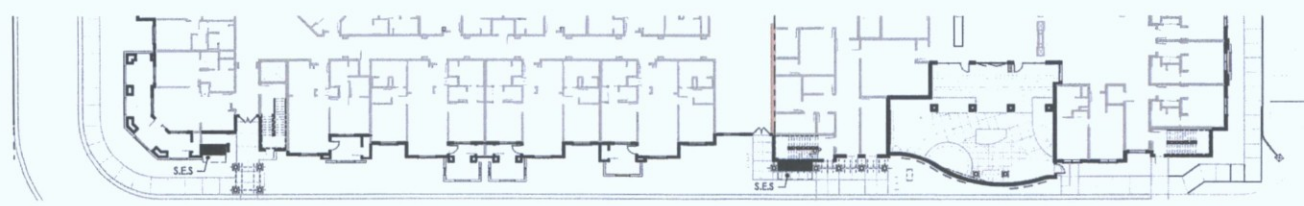
ipa
INVESTMENT PROPERTY ASSOCIATES, LLC

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 602 PULLEN RD. 402 PULLEN RD. 402 PULLEN RD.
 85-06 2814
 PROJECT NO. 14-7614-02
 DATE: 12/6/16
 50% CD MATERIAL
 PREPARED FOR CONSTRUCTION



1. T.O. ROOF RIDGE 2 36'-0"
 2. T.O. ROOF RIDGE 1 29'-5"
 3. T.O. PLATE 19'-8"
 4. SECOND FINISH FLOOR 8'-8"
 5. FIRST FINISH FLOOR 4'-0"
 T.O. ROOF RIDGE 3 34'-9 1/2"
 T.O. ROOF RIDGE 2 32'-5"
 T.O. PLATE 23'-8"
 SECOND FINISH FLOOR 12'-8"
 FIRST FINISH FLOOR 0'-0"

① EAST ELEVATION
1" = 32'-0"



1. T.O. ROOF RIDGE 4 35'-2"
 2. T.O. ROOF RIDGE 2 32'-5"
 3. T.O. ROOF RIDGE 3 30'-4"
 T.O. ROOF RIDGE 3 34'-9 1/2"
 T.O. PLATE 23'-8"
 SECOND FINISH FLOOR 12'-8"
 FIRST FINISH FLOOR 0'-0"

② NORTH ELEVATION
1" = 32'-0"

NOTE:
THESE ELEVATIONS ARE FOR REFERENCE ONLY. REFER TO SHEETS A-21 THROUGH A-24 FOR MATERIALS AND COLORS.

SEAL — GENERAL NOTES

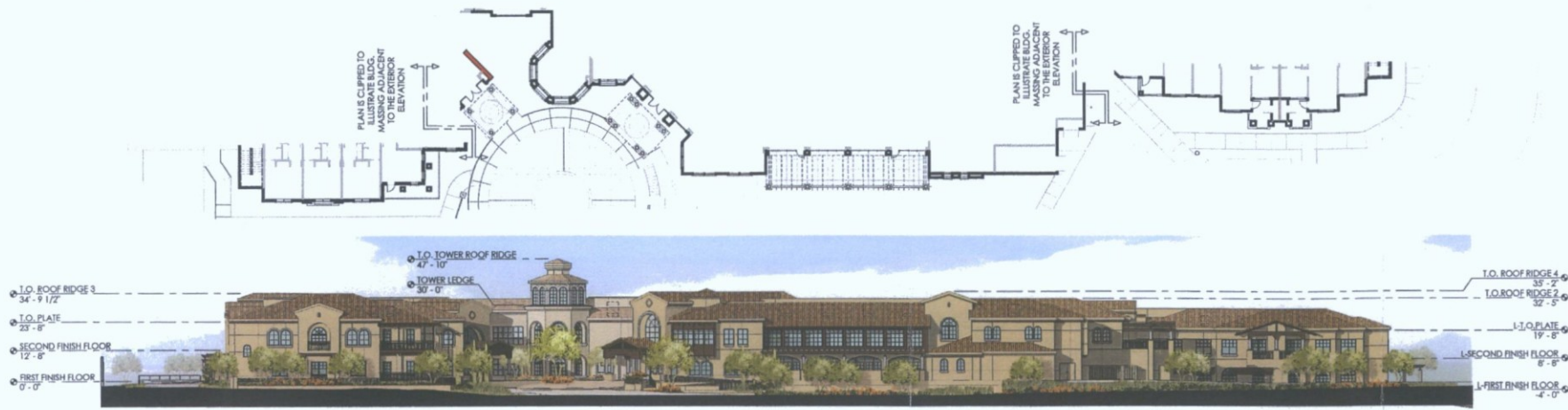
OVERALL EXTERIOR ELEVATIONS
 SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd,
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)

ipa
INVESTMENT PROPERTY ASSOCIATES

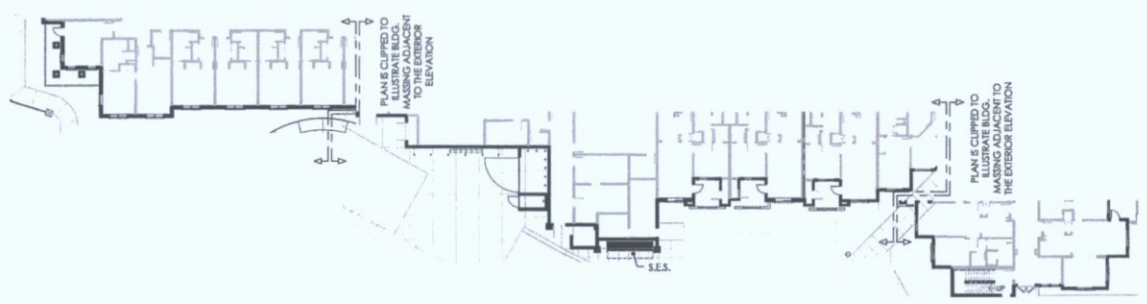
TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 4021 N. 24TH ST. #100 SCOTTSDALE, AZ 85251
 4021 N. 24TH ST. #100 SCOTTSDALE, AZ 85251
 www.toddandassociates.com

30-08-0914
 Project No. 14-2014-01
 Date: 10-10-14
 Design Review Board - 2nd Submittal
 Preliminary Not For Construction

ATTACHMENT 3
EXHIBIT 5



① WEST ELEVATION
1" = 30'-0"



② SOUTH ELEVATION
1" = 30'-0"

NOTE:
THESE ELEVATIONS ARE FOR REFERENCE ONLY. REFER TO SHEETS A-21 THROUGH A-24 FOR MATERIALS AND COLORS.

SEAL - GENERAL NOTES

October 06/08/2017

OVERALL EXTERIOR ELEVATIONS

SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS

23733 N. Scottsdale Rd,
Scottsdale AZ 85254

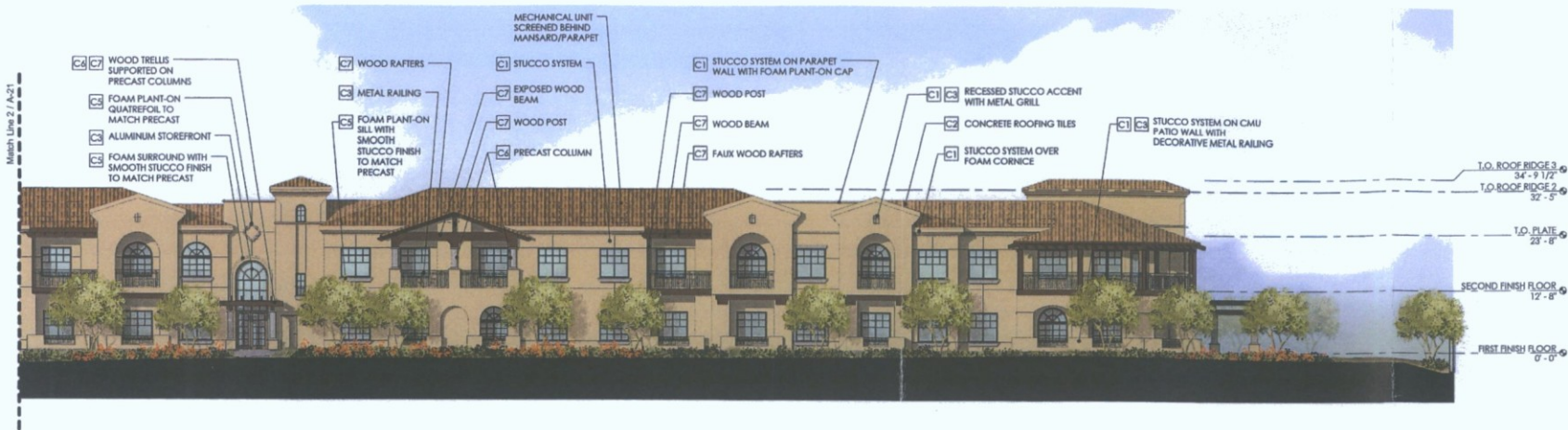
Investment Property Associates, LLC (IPA)

ipa
INVESTMENT PROPERTY ASSOCIATES

TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402.932.8892 402.932.8953 T www.toddandassociates.com

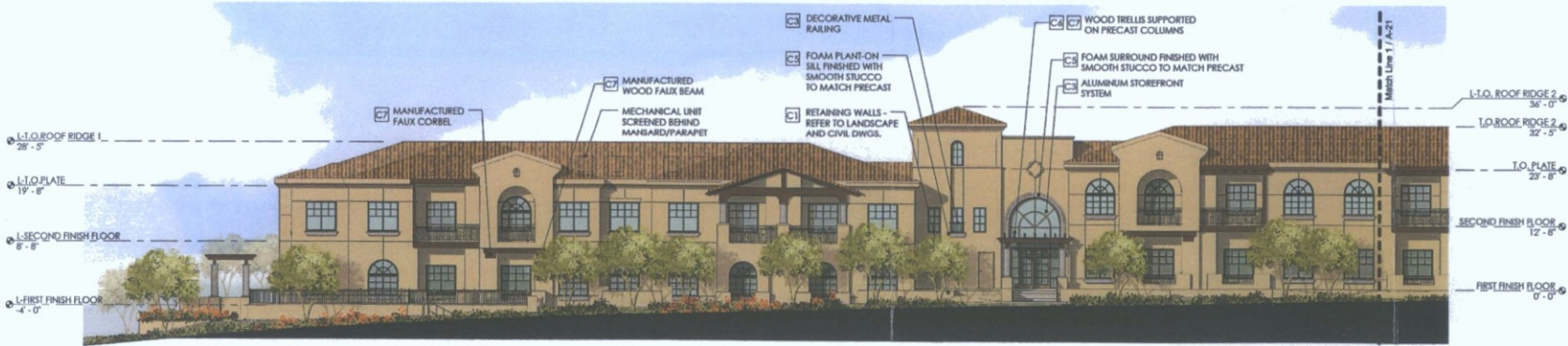
30-08-2014
Project No. 14-7016-01
Date: 10-10-14
Design Review Board - 2nd Submittal
Preliminary Not For Construction



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

- MATERIAL AND COLOR LEGEN**
- C1 STUCCO
COLOR: SAWGRASS BASKET (SW 9121)
FINISH: SAND
MFR: SHERWIN WILLIAMS
 - C2 ROOF TILE
COLOR: SANTA CRUZ BLEND (SMC 8402)
PROFILE: CAPISTRANO
MFR: EAGLE ROOFING
 - C3 ALUMINUM STOREFRONT FRAMES & METAL RAILINGS
COLOR: DARK BRONZE CLASS 1 (740)
MFR: OLDCASTLE
 - C4 VINYL WINDOW & DOOR FRAMES
COLOR: ESPRESSO
MFR: MILGARD
 - C5 STUCCO
COLOR: PAINT TO MATCH PRECAST
FINISH: SMOOTH
 - C6 PRE-CAST
COLOR: FEWTER (#866)
FINISH: LIGHT SANDBLAST
MFR: DAVIS
 - C7 STAINED WOOD
COLOR: ESPRESSO
MFR: VOLTERRA (FAUX WOOD BEAMS/ RAFTERS) (WOOD POSTS AND WOOD BEAMS TO MATCH STAIN COLOR BY VOLTERRA)
 - C8 PAINTED WOOD
COLOR: FRENCH ROAST (SW 4049)
MFR: SHERWIN WILLIAMS

- GENERAL NOTES**
1. REFER TO SHEETS A-3B THROUGH A-41 FOR ARCHITECTURAL DETAILS.
 2. ALL ROOF DRAINS ARE CONNECTED TO UNDERGROUND STORMWATER SYSTEM. ALL OVERFLOW DRAINS WILL DAYLIGHT AT LOCATIONS INDICATED ON THE ELEVATIONS.



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

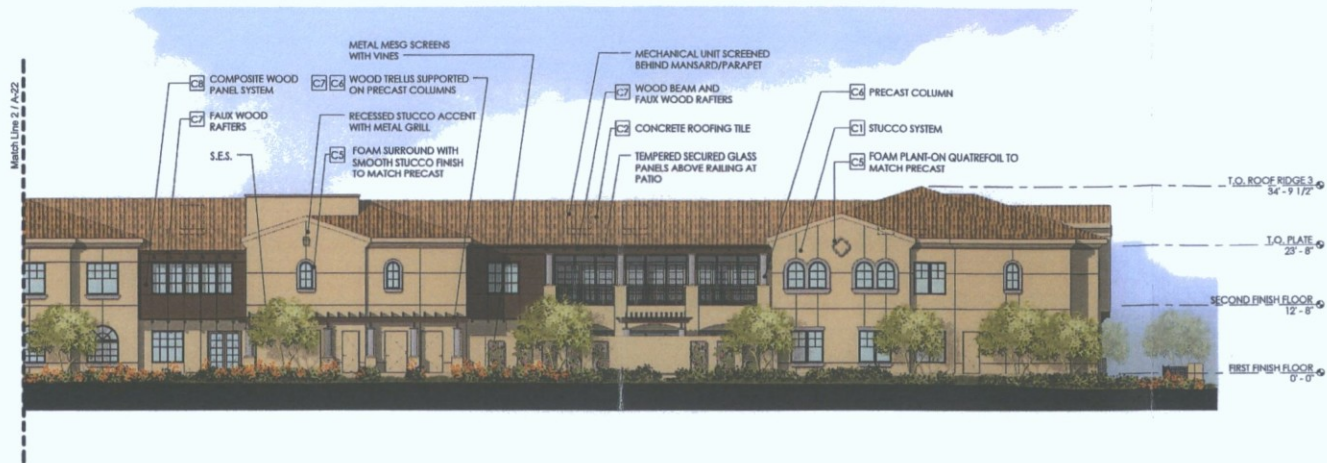


EAST EXTERIOR ELEVATION
SENIOR LIVING @ NEC
SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd,
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)

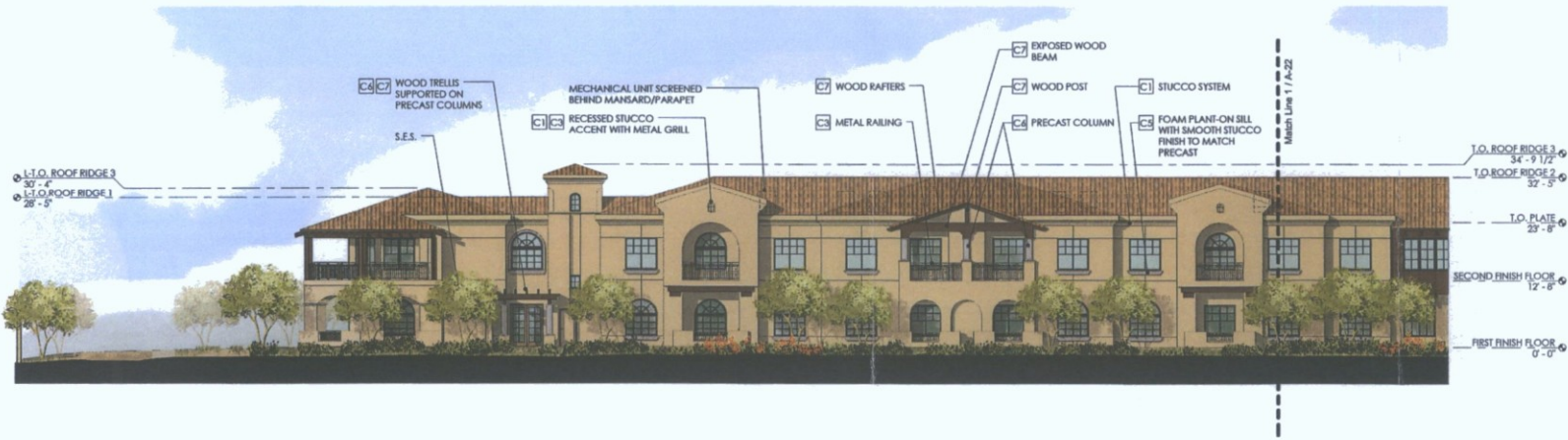
ipa
 INVESTMENT PROPERTY ASSOCIATES

TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 402.922.8280 p 402.922.8923 f www.toddsaiac.com

30-08-0014
 Project No. 14-7014-G1
 Date: 10-10-14
 Design Review Board - 2nd Submittal
 Preliminary Not For Construction



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



2 NORTH ELEVATION
3/32" = 1'-0"

MATERIAL AND COLOR LEGEND

C1	STUCCO COLOR: SAWGRASS BASKET (SW 9121) FINISH: SAND MFR: SHERWIN WILLIAMS
C2	ROOF TILE COLOR: SANTA CRUZ BLEND (BMC 8402) PROFILE: CAPSTRANO MFR: EAGLE ROOFING
C3	ALUMINUM STOREFRONT FRAMES & METAL RAILINGS COLOR: DARK BRONZE CLASS 1 (740) MFR: OLDCASTLE
C4	VINYL WINDOW & DOOR FRAMES COLOR: ESPRESSO MFR: MILGARD
C5	STUCCO COLOR: PAINT TO MATCH PRECAST FINISH: SMOOTH
C6	PRE-CAST COLOR: PEWTER (#860) FINISH: LIGHT SANDBLAST MFR: DAVIS
C7	STAINED WOOD COLOR: ESPRESSO MFR: VOLTERRA (FAUX WOOD BEAMS/ RAFTERS) (WOOD POSTS AND WOOD BEAMS TO MATCH STAIN COLOR BY VOLTERRA)
C8	PAINTED WOOD COLOR: FRENCH ROAST (SW 4049) MFR: SHERWIN WILLIAMS

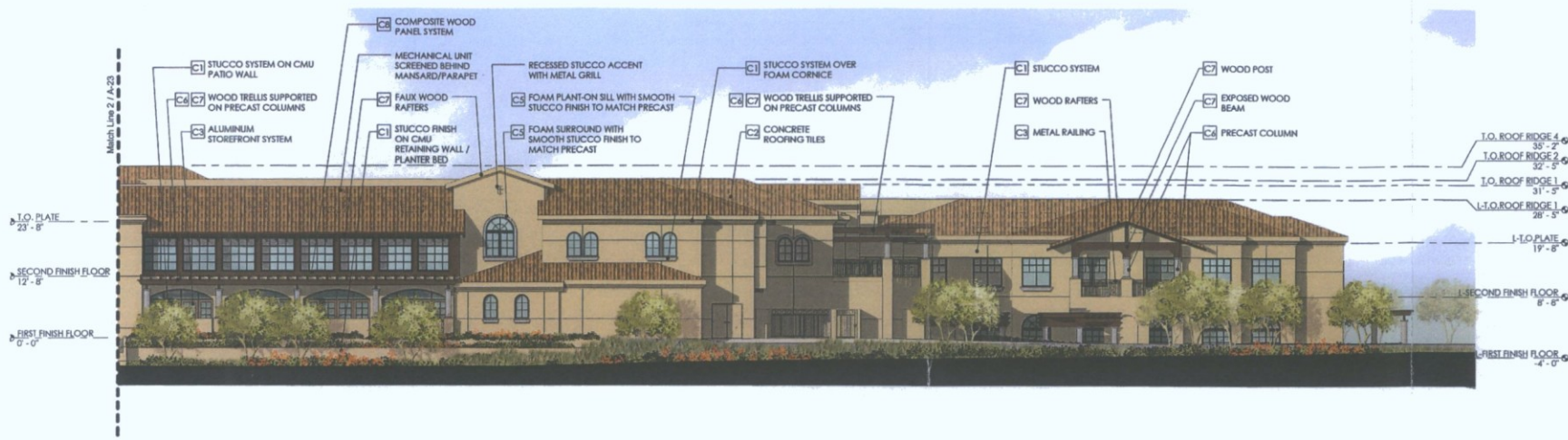
- GENERAL NOTES**
- REFER TO SHEETS A-38 THROUGH A-41 FOR ARCHITECTURAL DETAILS.
 - ALL ROOF DRAINS ARE CONNECTED TO UNDERGROUND STORMWATER SYSTEM. ALL OVERFLOW DRAINS WILL DAYLIGHT AT LOCATIONS INDICATED ON THE ELEVATIONS.



NORTH EXTERIOR ELEVATION
SENIOR LIVING @ NEC
SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd,
 Scottsdale AZ 85254
 Investment Property Associates, LLC
 (IPA)



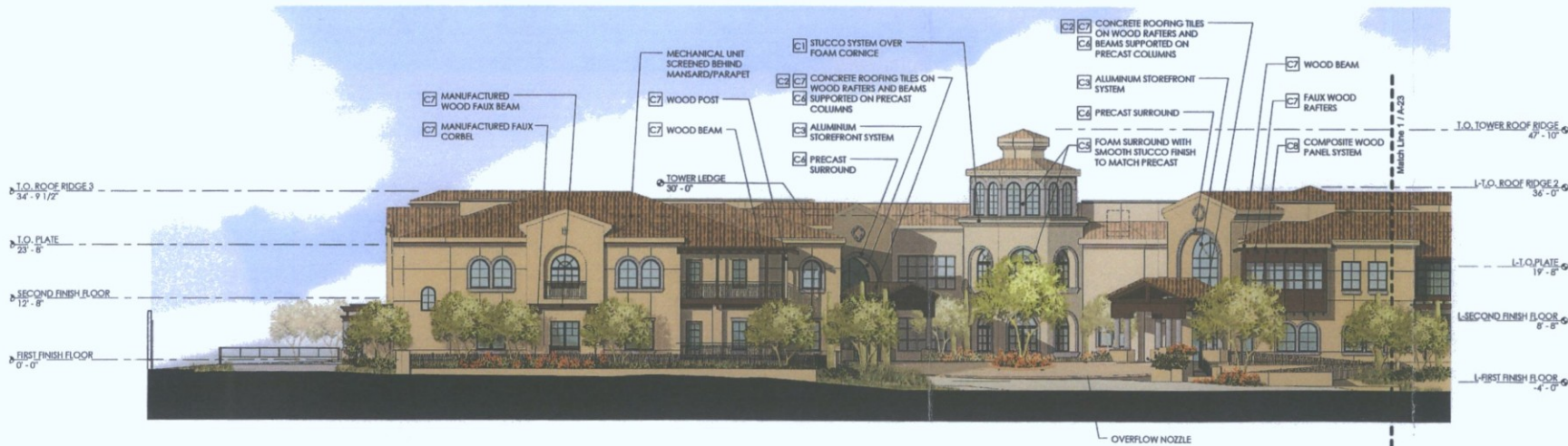
TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 402.952.8919 402.952.8991 www.toddandassociates.com
 Project No. 14-7014-01
 Date: 10-10-16
 Design Review Issues - 2nd Submittal
 Preliminary Not For Construction



1 WEST ELEVATION
382' x 147'

- MATERIAL AND COLOR LEGEND**
- 1 STUCCO
COLOR: SAWGRASS BASKET (SW 9121)
FINISH: SAND
MFR: SHERWIN WILLIAMS
 - 2 ROOF TILE
COLOR: SANTA CRUZ BLEND (SMC 8402)
PROFILE: CAPSTRANO
MFR: EAGLE ROOFING
 - 3 ALUMINUM STOREFRONT FRAMES & METAL RAILINGS
COLOR: DARK BRONZE CLASS 1 (740)
MFR: OLDCASTLE
 - 4 VINYL WINDOW & DOOR FRAMES
COLOR: ESPRESSO
MFR: MILGARD
 - 5 STUCCO
COLOR: PAINT TO MATCH PRECAST
FINISH: SMOOTH
 - 6 PRE-CAST
COLOR: FEWTER (#860)
FINISH: LIGHT SANDBLAST
MFR: DAVIS
 - 7 STAINED WOOD
COLOR: ESPRESSO
MFR: VOLTERRA (FAUX WOOD BEAMS/ RAFTERS)
(WOOD POSTS AND WOOD BEAMS TO MATCH STAIN COLOR BY VOLTERRA)
 - 8 PAINTED WOOD
COLOR: FRENCH ROAST (SW 6069)
MFR: SHERWIN WILLIAMS

- GENERAL NOTES**
1. REFER TO SHEETS A-38 THROUGH A-41 FOR ARCHITECTURAL DETAILS.
 2. ALL ROOF DRAINS ARE CONNECTED TO UNDERGROUND STORMWATER SYSTEM. ALL OVERFLOW DRAINS WILL DAYLIGHT AT LOCATIONS INDICATED ON THE ELEVATIONS.



2 WEST ELEVATION



WEST EXTERIOR ELEVATION
SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS

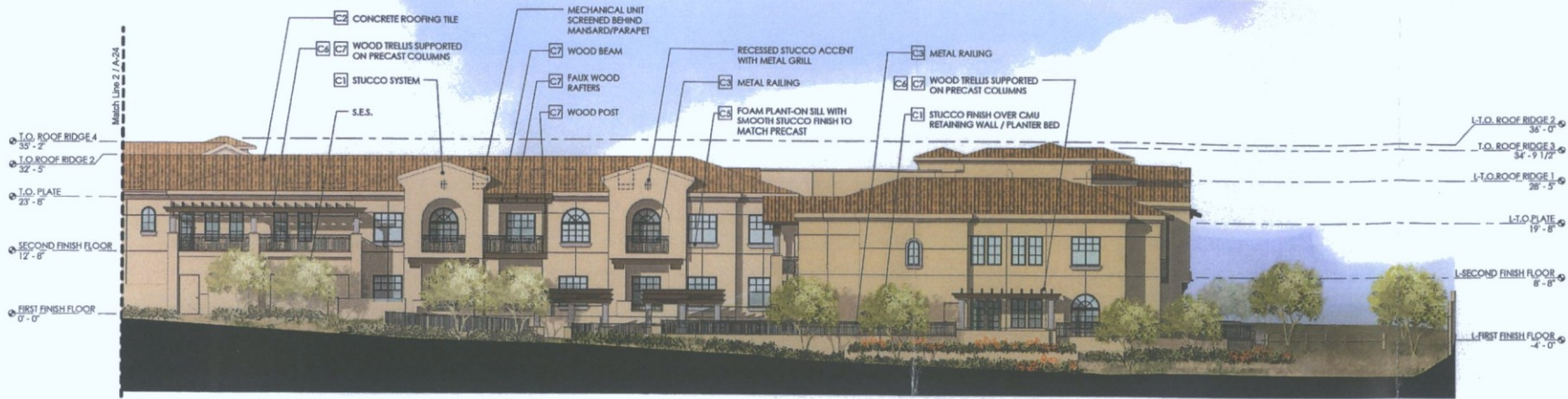
23733 N. Scottsdale Rd,
Scottsdale AZ 85254

Investment Property Associates, LLC (IPA)

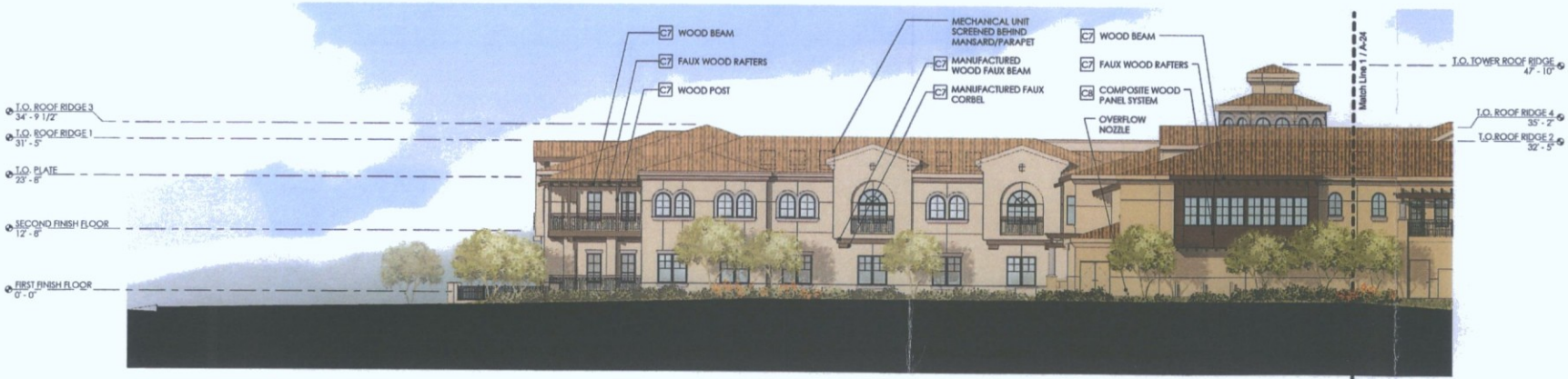
ipa
INVESTMENT PROPERTY ASSOCIATES

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402.932.8890 402.932.8890 402.932.8890
www.toddandassociates.com

Project No. 14-2016-01
Date: 10-10-16
Design Review Board - 3rd Submittal
Preliminary Not For Construction



1 SOUTH ELEVATION
9/22' = 1'-0"



2 SOUTH ELEVATION
9/22' = 1'-0"

- MATERIAL AND COLOR LEGEN**
- 11 STUCCO
COLOR: SAWGRASS BASKET (SW 9121)
FINISH: SAND
MFR: SHERWIN WILLIAMS
 - 12 ROOF TILE
COLOR: SANTA CRUZ BLEND (SMC 8402)
PROFILE: CAPSTRAND
MFR: EAGLE ROOFING
 - 13 ALUMINUM STOREFRONT FRAMES & METAL RAILINGS
COLOR: DARK BRONZE CLASS 1 (740)
MFR: OLDCASTLE
 - 14 VINYL WINDOW & DOOR FRAMES
COLOR: ESPRESSO
MFR: MILGARD
 - 15 STUCCO
COLOR: PAINT TO MATCH PRECAST
FINISH: SMOOTH
 - 16 PRE-CAST
COLOR: FENSTER (#86)
FINISH: LIGHT SANDBLAST
MFR: DAVIS
 - 17 STAINED WOOD
COLOR: ESPRESSO
MFR: VOLTERRA (FAUX WOOD BEAMS/ RAFTERS)
(WOOD POSTS AND WOOD BEAMS TO MATCH STAIN COLOR BY VOLTERRA)
 - 18 PAINTED WOOD
COLOR: FRENCH ROAST (SW 4049)
MFR: SHERWIN WILLIAMS

- GENERAL NOTES**
1. REFER TO SHEETS A-38 THROUGH A-41 FOR ARCHITECTURAL DETAILS.
 2. ALL ROOF DRAINS ARE CONNECTED TO UNDERGROUND STORMWATER SYSTEM. ALL OVERFLOW DRAINS WILL DAYLIGHT AT LOCATIONS INDICATED ON THE ELEVATIONS.



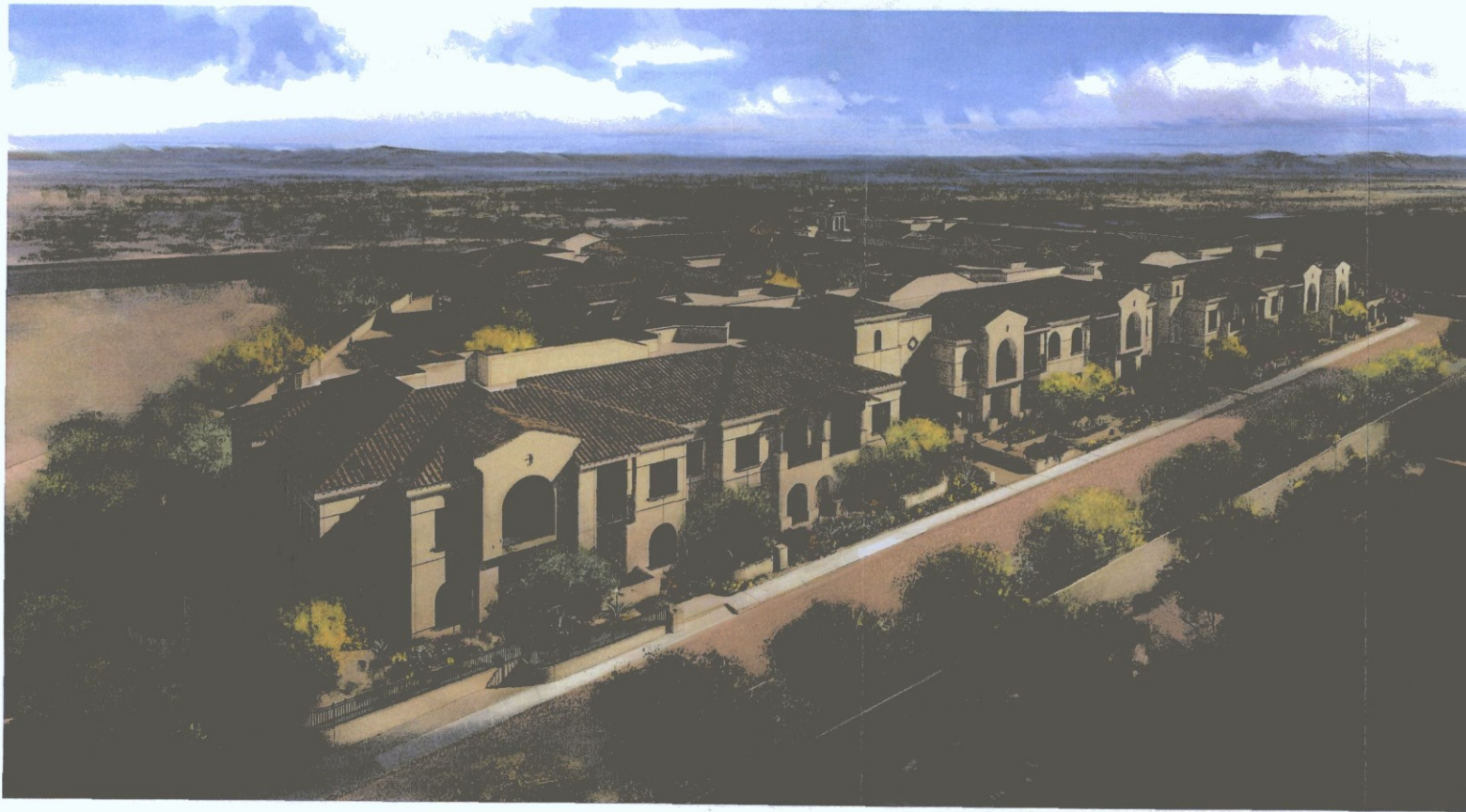
SOUTH EXTERIOR ELEVATION
SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)

ipa
 INVESTMENT PROPERTY ASSOCIATES

TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 402.932.8280 p 402.932.8995 f www.toddsai.com

90-08-2014
 Project No. 14-7016-01
 Date: 10-10-14
 Design Review Board - 2nd Submittal
 Preliminary Not For Construction

ATTACHMENT 3
EXHIBIT 6



AERIAL VIEW - EAST
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
23733 N. Scottsdale Rd,
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)



TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402.952.8280 p 402.952.8995 f www.toddsassoc.com
30-08-2014
Project No. 14-2016-01
Date: 10-10-16
Design Review Board - 2nd Submittal
Preliminary Not For Construction



**AERIAL VIEW - NORTH
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS**

23733 N. Scottsdale Rd,
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)



TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402.952.8280 p 402.952.8955 f www.toddsaac.com

30-08-2014
Project No. 14-7016-01
Date: 10.10.14
Design Review Board - 2nd Submittal
Preliminary Not For Construction



PEDESTRIAN VIEW -
WEST
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)



TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402.952.8280 402.952.8995 www.toddassoc.com

30-08-2014
Project No. 14-7016-01
Date: 10-10-14
Design Review Board - 2nd Submittal
Preliminary Not For Construction



PEDESTRIAN VIEW -
EAST 1
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
23733 N. Scottsdale Rd,
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)



TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.932.8280 p 602.932.8995 f www.toddsai.com

86-08-2014
Project No. 14-7016-01
Date: 10-19-16
Design Review Board - 2nd Submittal
Preliminary Not for Construction



PEDESTRIAN VIEW -
EAST 2
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)



TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402.952.8280 p 402.952.8995 f www.toddsai.com

30-08-2014
Project No. 14-7016-01
Date: 10-10-14
Design Review Board - 2nd Submittal
Preliminary Not For Construction



Number 0100017

PEDESTRIAN VIEW -
NORTH
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS

23733 N. Scottsdale Rd,
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)



TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402.932.8280 p 402.932.8995 f www.toddsaac.com

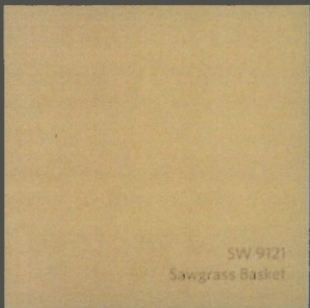
05-08-2014
Project No. 14-7016-01
Date: 10-10-14
Design Review Board - 2nd Submittal
Preliminary Not For Construction

EXPOSED WOOD:
PRESSURE TREATED WOOD
STAIN: ESPRESSO
BY: VOLTERRA
(FAUX WOOD BEAMS/RAFTERS)
WOOD POSTS & WOOD BEAMS
TO MATCH STAIN COLOR

COLUMNS/SILL & SURROUNDS:
PRE-CAST CONCRETE
COLOR: #860 PEWTER
BY: DAVIS COLORS

STOREFRONT & RAILINGS:
ANODIZED ALUMINUM
COLOR: #740 DARK BRONZE
BY: OLDCASTLE BUILDING ENVELOPE

STUCCO:
SAND FINISH
COLOR: #SW 9121-
SAWGRASS BASKET (LRV 45)
BY: SHERMIN WILLIAMS



PARTIAL WEST ELEVATION SHOWN



COLOR & MATERIAL SAMPLE BOARD (1)

Expires 09/20/2019

30-DR-2016

TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280 www.toddsassoc.com

SL @ NEC OF SCOTTSDALE RD & PINNACLE PEAK RD
Scottsdale, AZ

Project Number: 14-7016-01 • Date: 09-19-16
2nd Rev Submittal - 30-DR-2016 • M&S Board

ATTACHMENT 3

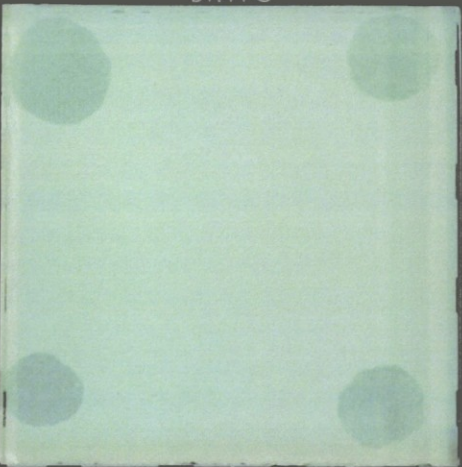
EXHIBIT 7

ROOF: CONCRETE TILE
COLOR: SMC 8402 SANTA CRUZ BLEND
PROFILE: CAPISTRANO
BY: EAGLE ROOFING



PAINTED WOOD:
COLOR: SW 6069-
FRENCH ROAST (LRV 4)
BY: SHERMIN WILLIAMS

GLASS:
COLOR: SOLEXIA
(REFLECTIVITY=10%)
BY: PPG



DOOR/WINDOW FRAMES:
VINYL
COLOR: ESPRESSO
BY: MILGARD



PARTIAL WEST ELEVATION SHOWN

COLOR & MATERIAL SAMPLE BOARD (2)

Expires 08/26/2016



30-DR-2016

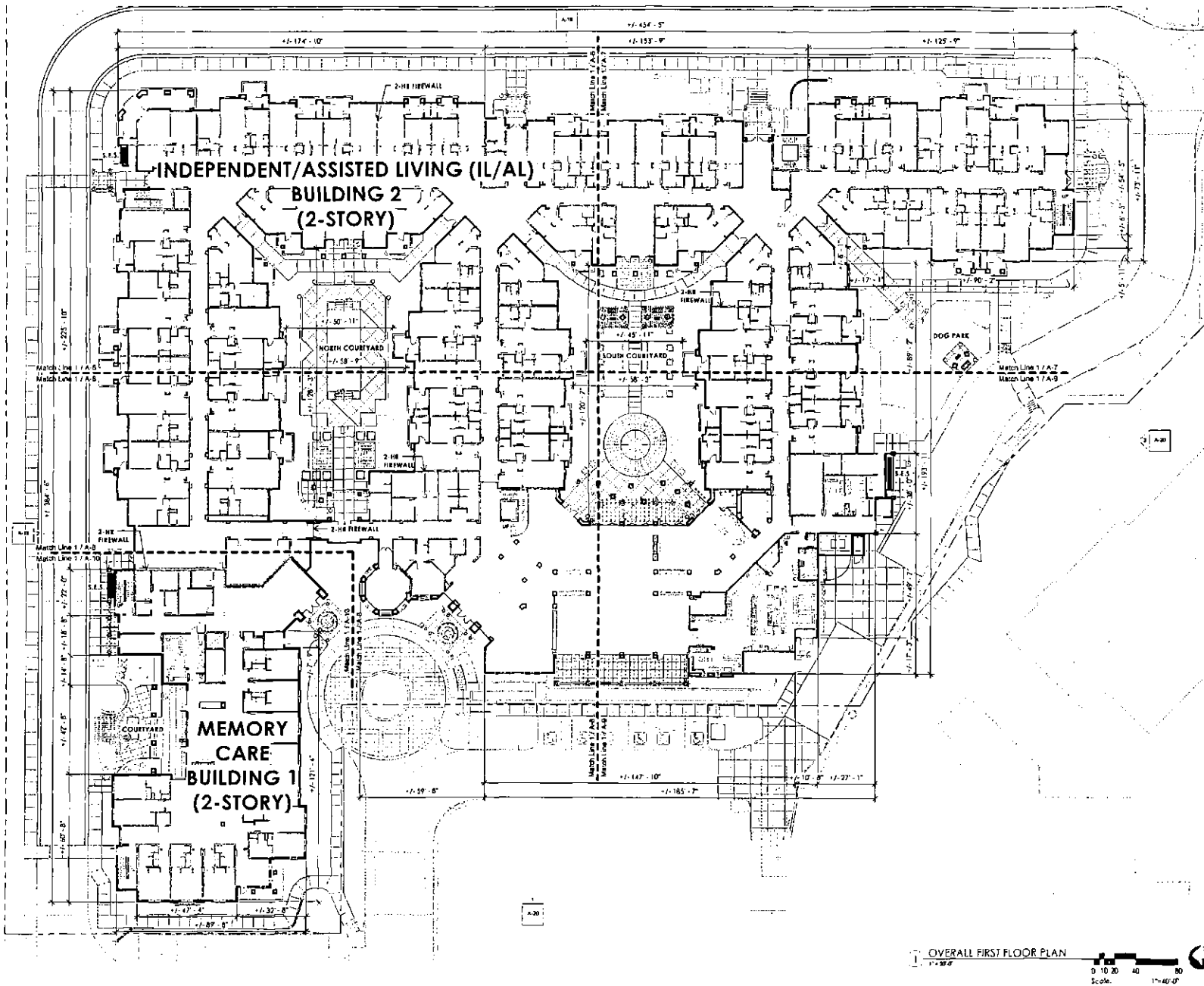
TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280P www.toddsassoc.com

SL @ NEC OF SCOTTSDALE RD & PINNACLE PEAK RD
Scottsdale, AZ

Project Number: 14-7016-01 • Date: 09 19 16
2nd DR Submittal - 30-DR-2016 • M&S Revised

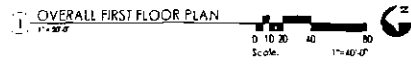
**ATTACHMENT 3
EXHIBIT 8**

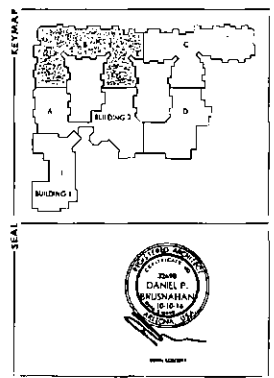
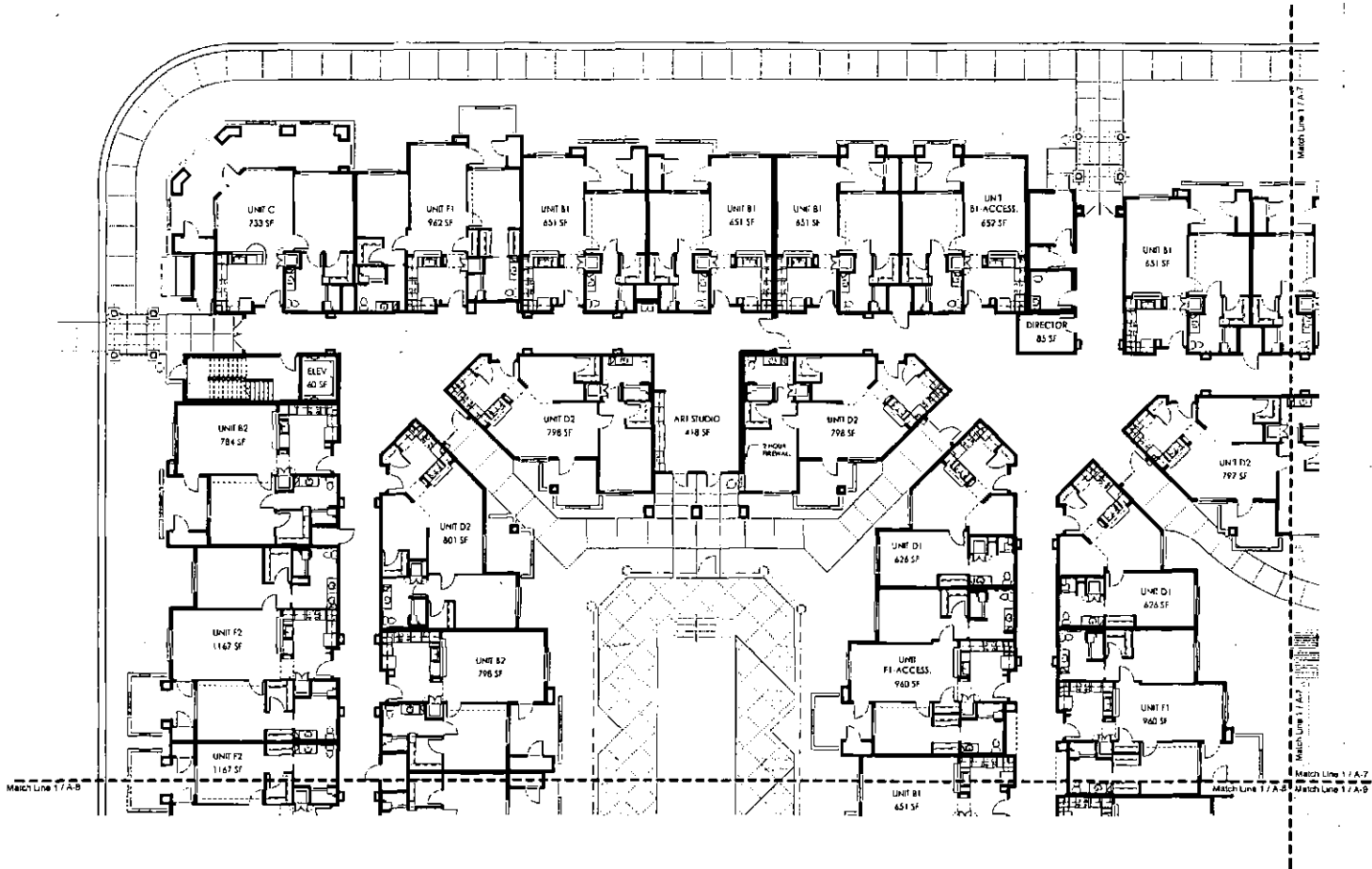


OVERALL FIRST FLOOR PLAN
 SENIOR LIVING @ NEC
 SCOTTSDALE &
 PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC
 (IPA)

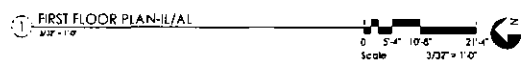


TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 402 952-8800 402 952-8911 www.toddsai.com
 PROJECT NO. 14-001-01
 DATE: 10/10/14
 DESIGN BY: Alan Ruskaman, Daniel Ruskaman
 PRELIMINARY PLAN FOR CONSTRUCTION

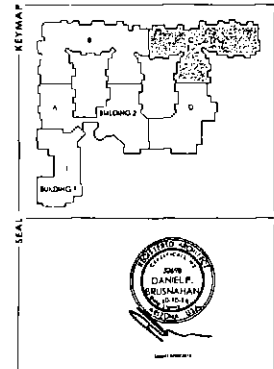
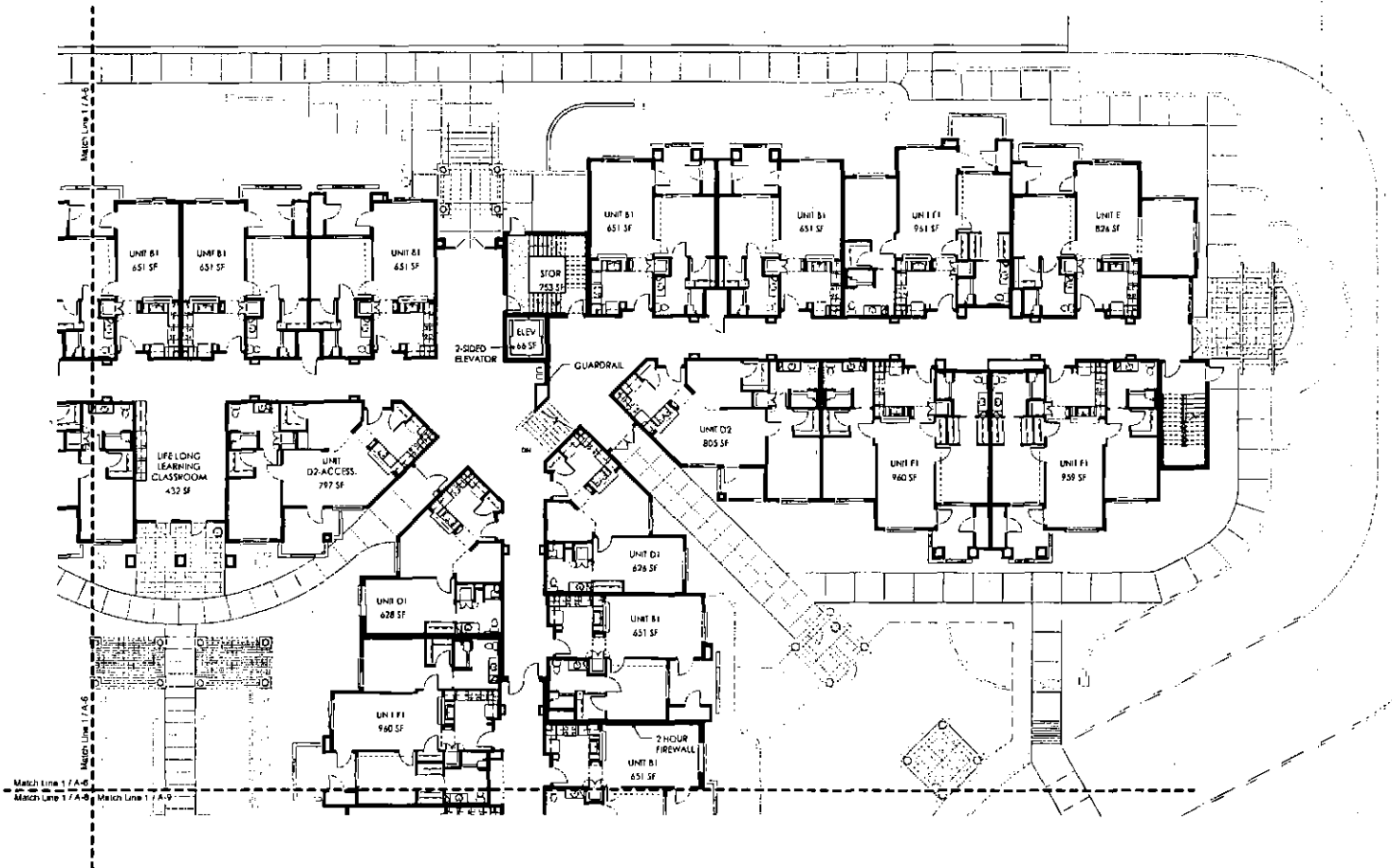




ENLARGED FIRST FLOOR PLAN - IL/AL
 SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)



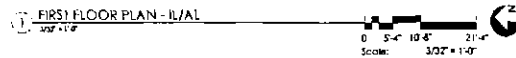
ipa
 INVESTMENT PROPERTY ASSOCIATES, LLC
TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 402 957-8280 402 952-8915 www.toddsai.com
 © 2014
 Project No. 14-2018-01
 Date: 03-15-14
 Design: Paul Alpert, Brent Sambrino
 Preliminary: Hal Ho, Christopher Kim

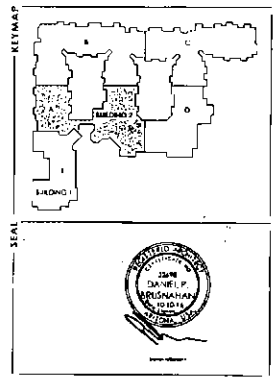
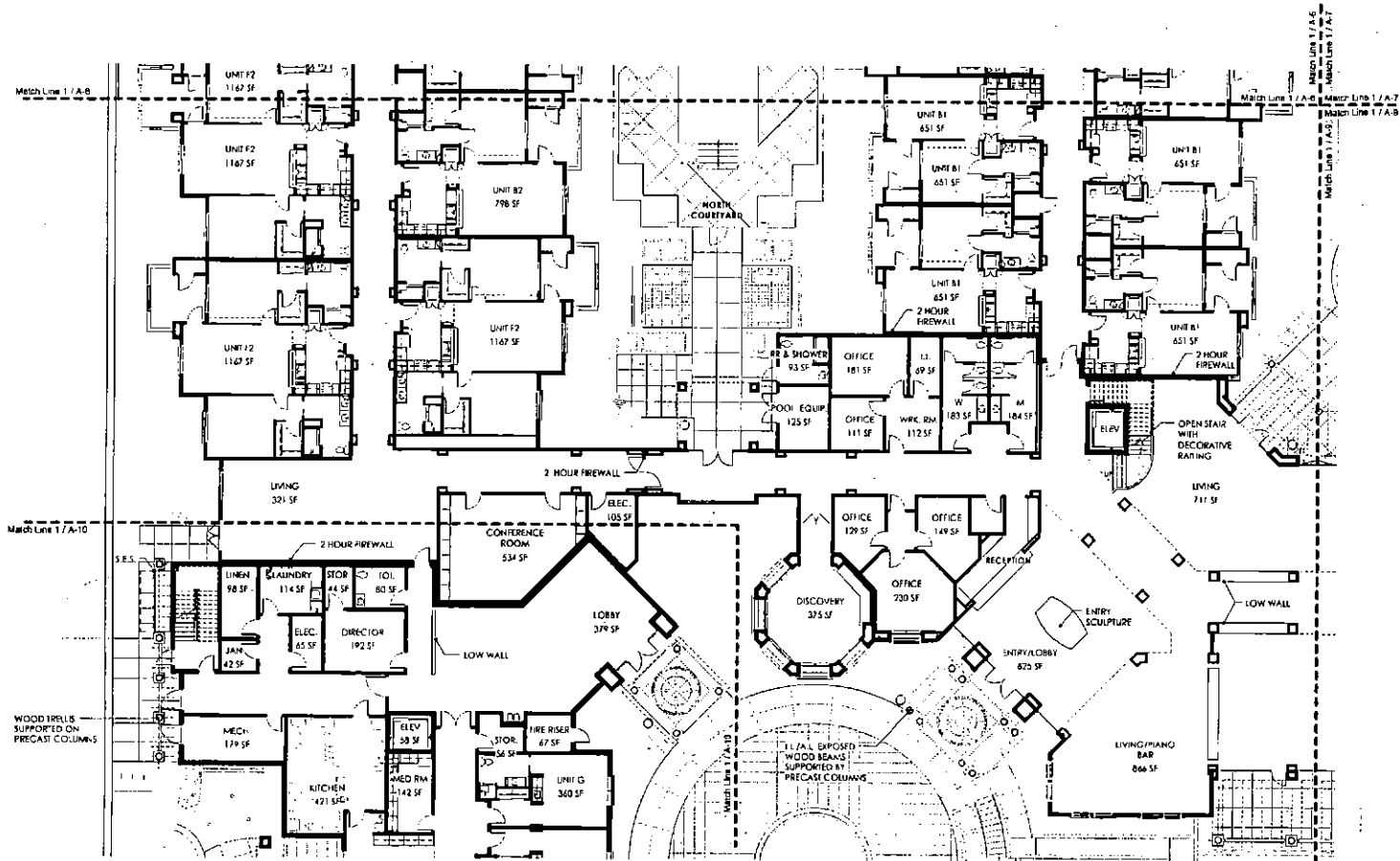


ENLARGED FIRST FLOOR PLAN IL/AL
 SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)

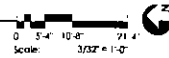


TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 400 PASEO DE LA REVOLUCION SUITE 200 PHOENIX, AZ 85004
 PHONE 602.957.8811 FAX 602.957.8811
 WWW.TODDASSOCIATES.COM





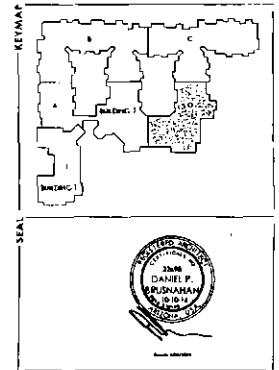
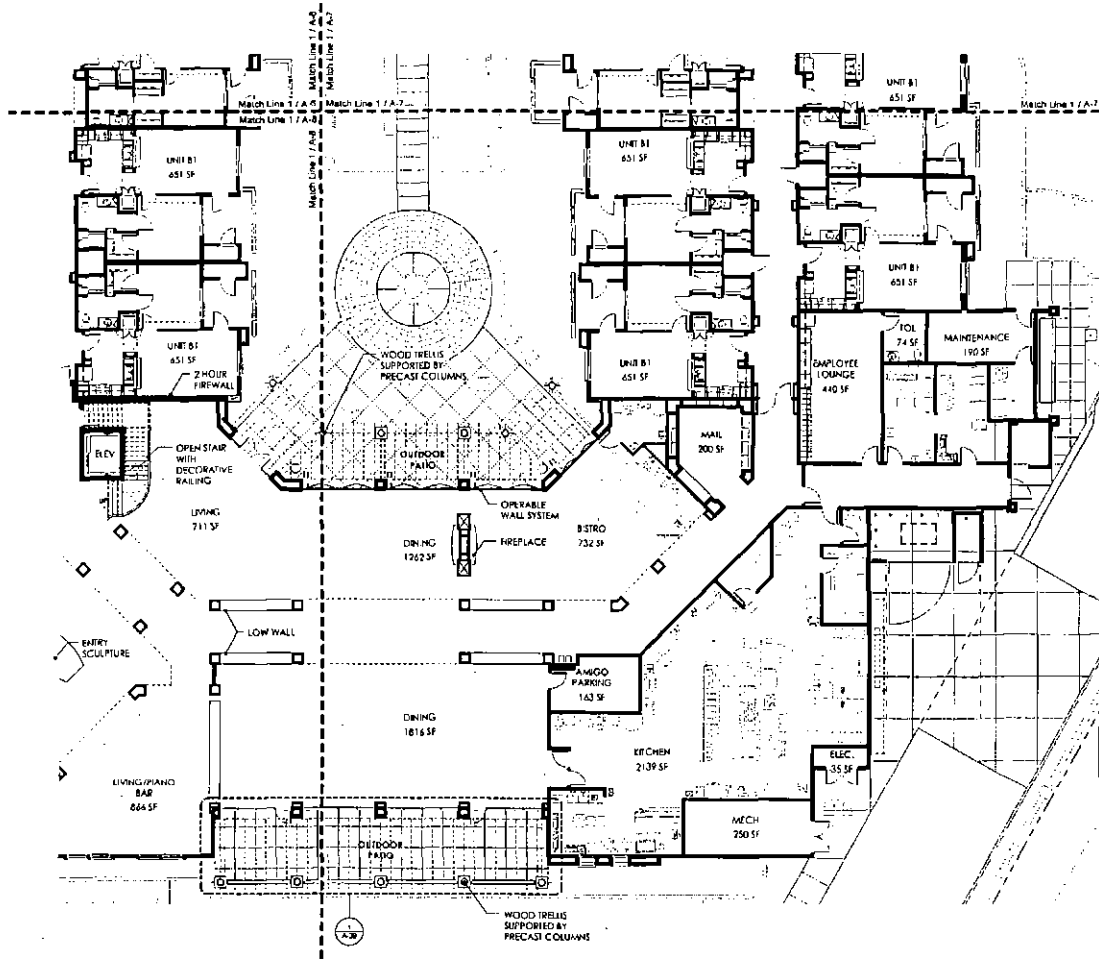
FIRST FLOOR PLAN - IL/AL
2/27/10



ENLARGED FIRST FLOOR PLAN IL/AL
 SENIOR LIVING @ NEC
 SCOTTSDALE &
 PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC
 (IPA)

oipa

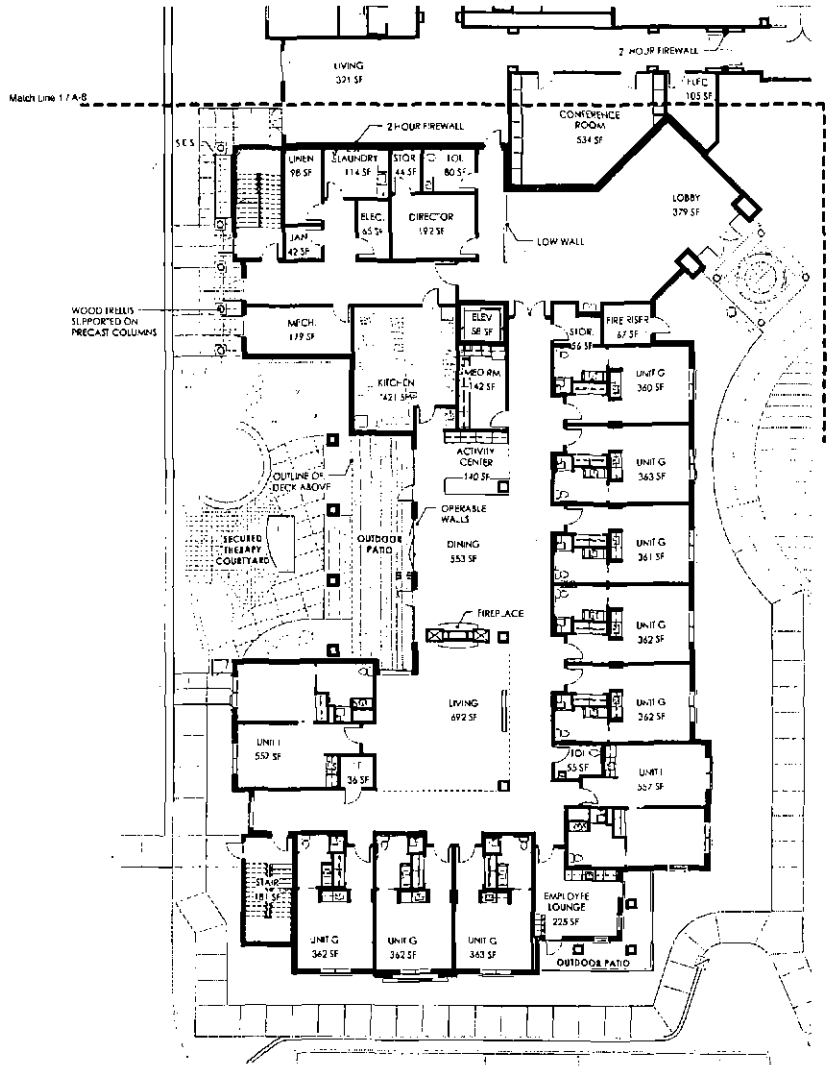
TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 400 W. BIRD ST. 402.952.8941 www.toddsai.com
 # 02 2014
 PROJECT NO. 14-001a-01
 DATE 10.10.14
 DESIGN PHASE DESIGN 3RD SUBMITTAL
 PREPARED FOR CONSTRUCTION



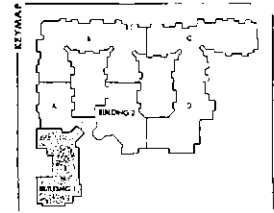
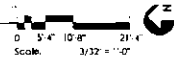
ENLARGED FIRST FLOOR PLAN IL/AL
 SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)

ipa
 ARCHITECTURE PLANNING INTERIORS ARCHITECTURE
 402 953 8900 402 957 8993 www.ipaaz.com
 30 06 2013
 Project No: 14-2516-01
 Date: 12/12/13
 Design: Revise: Record: 2nd Submission
 Prepared by: HAF for Construction

FIRST FLOOR PLAN - IL/AL
 1/32" = 1'-0"
 Scale 3/32" = 1'-0"



FIRST FLOOR PLAN
DATE: 11-11-10

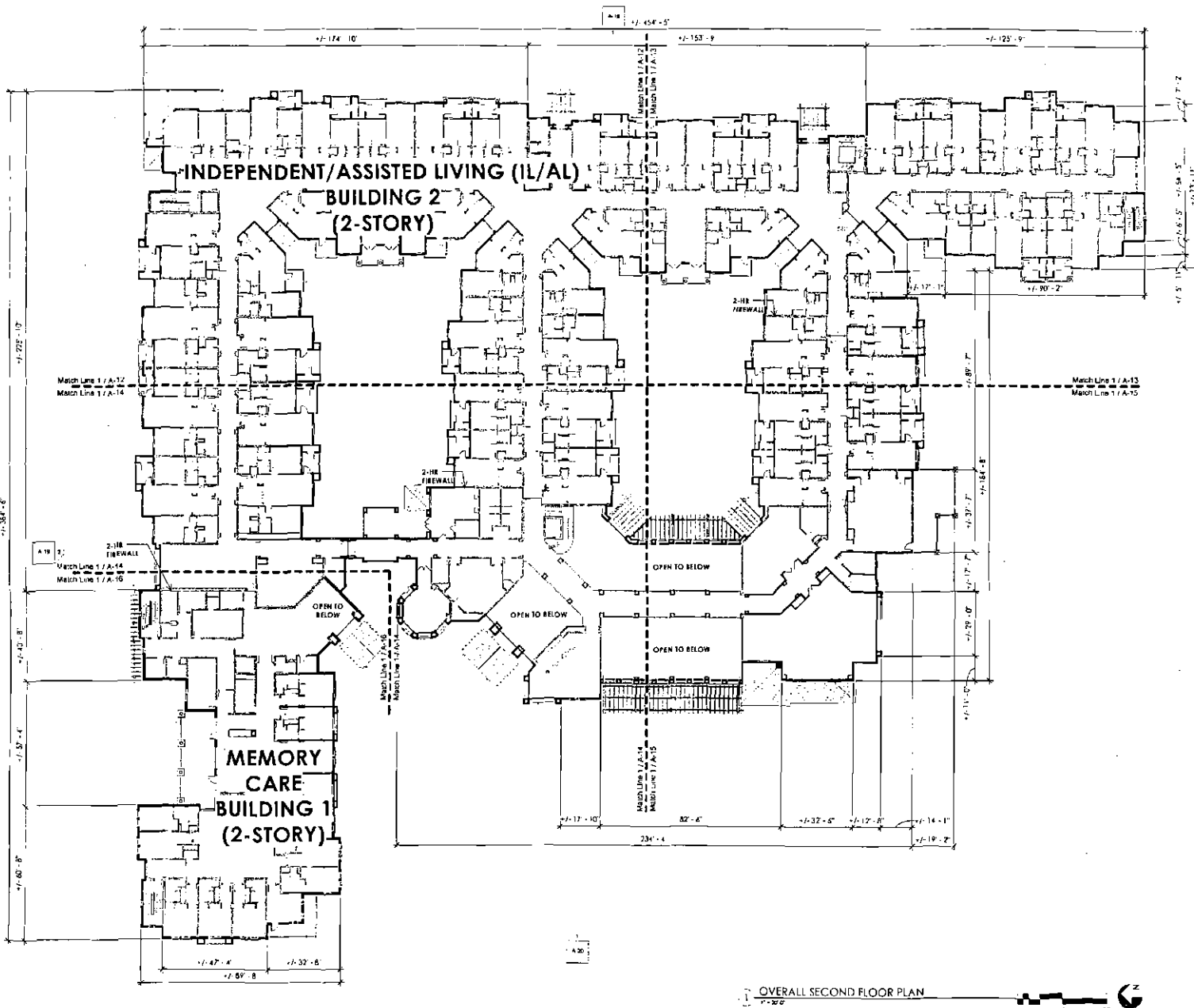


ENLARGED FIRST FLOOR PLAN -
MEMORY CARE
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC
[IPA]



TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING INTERIOR ARCHITECTURE
407 452 8700 407 452 8951 www.toddsai.com
30.04.2010
Project No. 11-1016-01
Date: 10-17-10
Landscape: BOB & PAUL BURNETT
Planning: MORTY CONSTRUCTION

ATTACHMENT 3
EXHIBIT 9



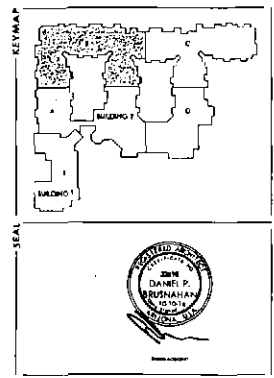
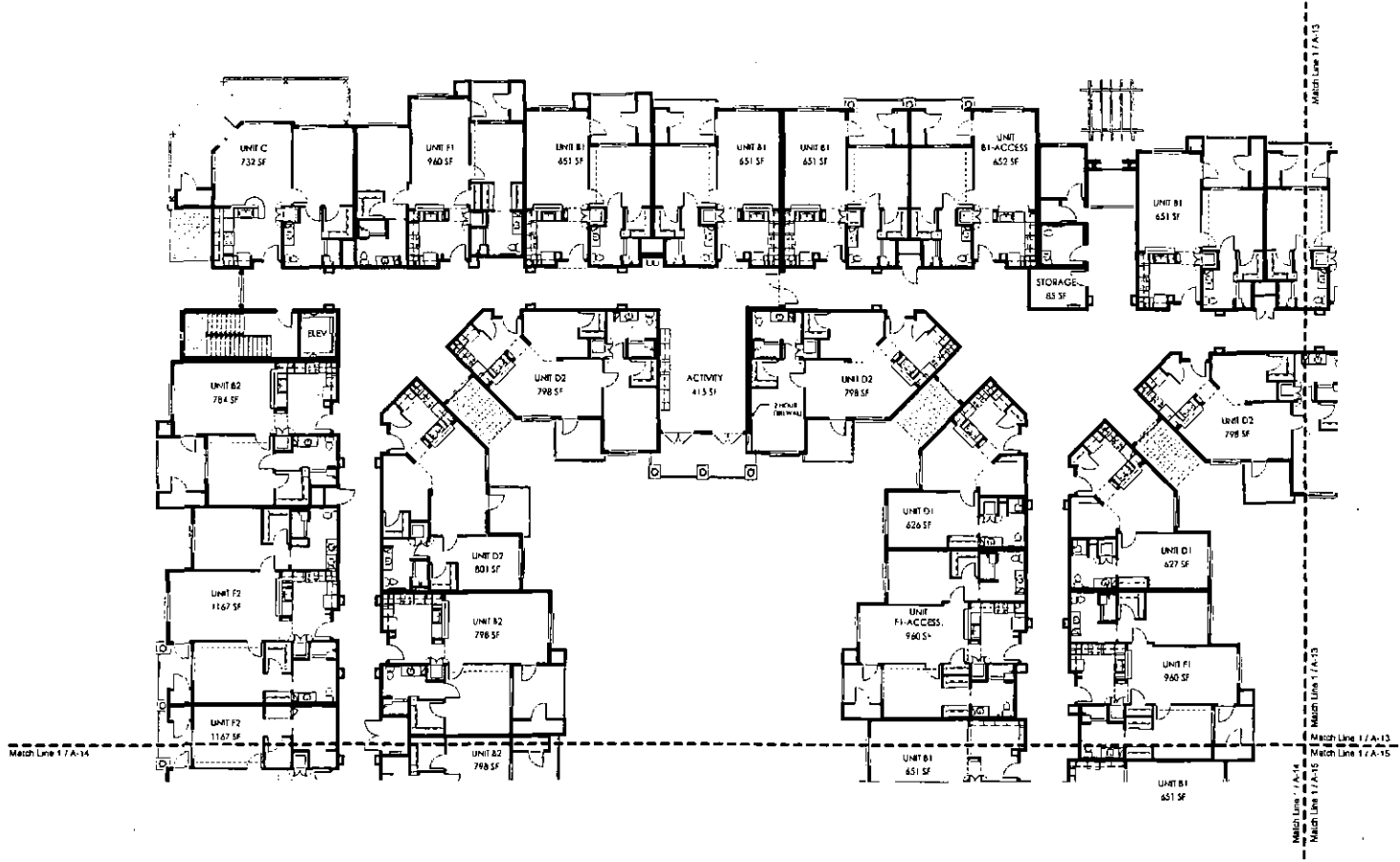
OVERALL SECOND FLOOR PLAN
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS

23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)

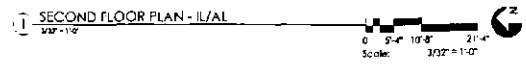


TODD & ASSOCIATES, INC.

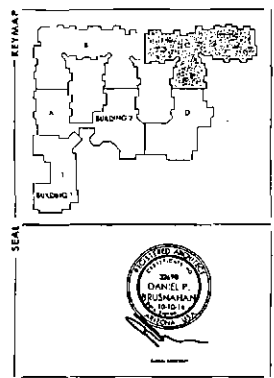
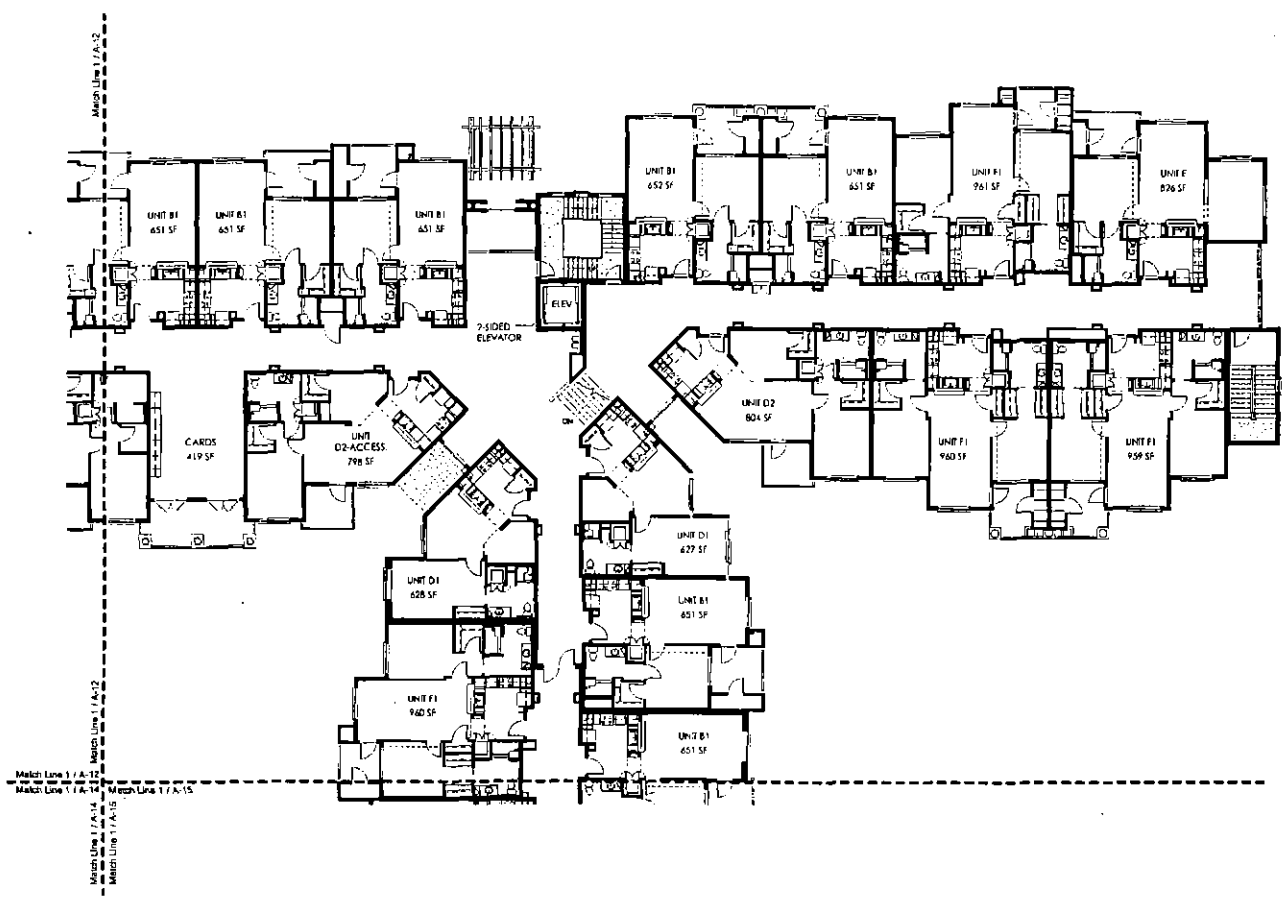
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402 552 8200 802 932 8911 www.toddsai.com
30 04 1818
Project No. 14 7918-01
Date: 02/01/13
Design Review Notes: Shop Submittal
Preliminary Plan for Construction



ENLARGED SECOND FLOOR PLAN - IL/AL
 SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)



ipa
 INVESTMENT PROPERTY ASSOCIATES
TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 402.932.8200 402.932.8993 www.toddandassociates.com
 08.04.1914
 Project No. 14-1014-01
 Date: 10/30/14
 Design By: J. Brunswan and Associates
 Preliminary Not For Construction



ENLARGED SECOND FLOOR PLAN - IL/AL
 SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)

SECOND FLOOR PLAN - IL/AL
 2/22/11 C
 Scale: 3/32" = 1'-0"

ipa
 INVESTMENT PROPERTY ASSOCIATES, LLC
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 402 952 8950 402 952 8951 402 952 8952
 16000 3000
 PROJECT NO. 11-001
 DATE 10-16-11
 DESIGN REVIEW BOARD 2nd SUBMITTAL
 PRELIMINARY PLAN FOR CONSTRUCTION

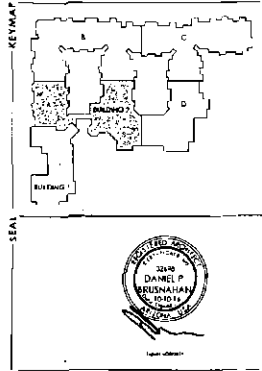
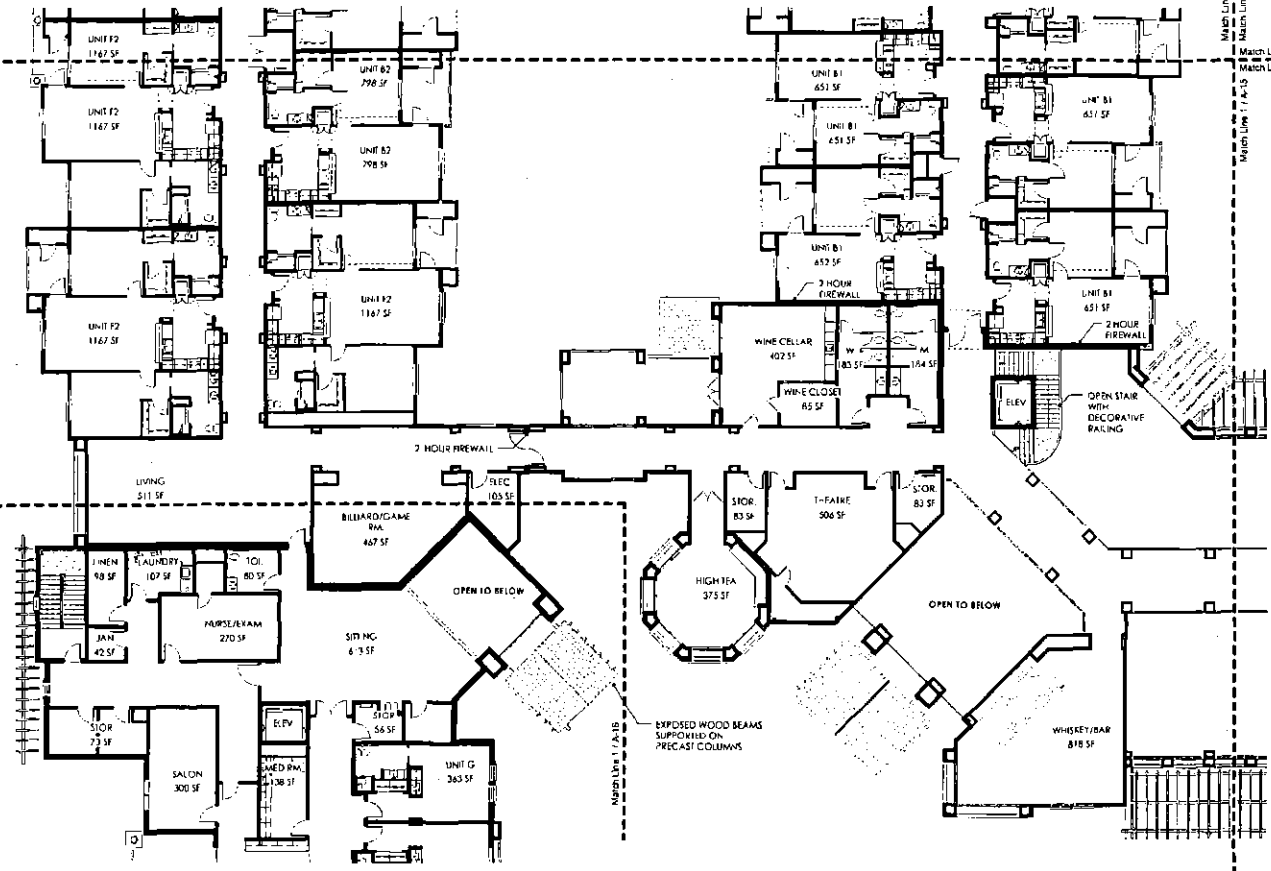
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Match Line 1/A-13

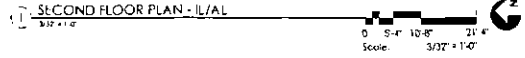
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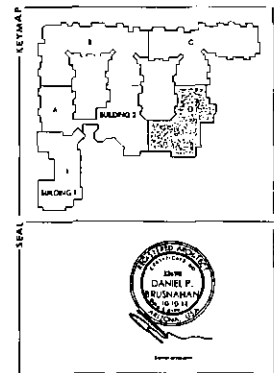
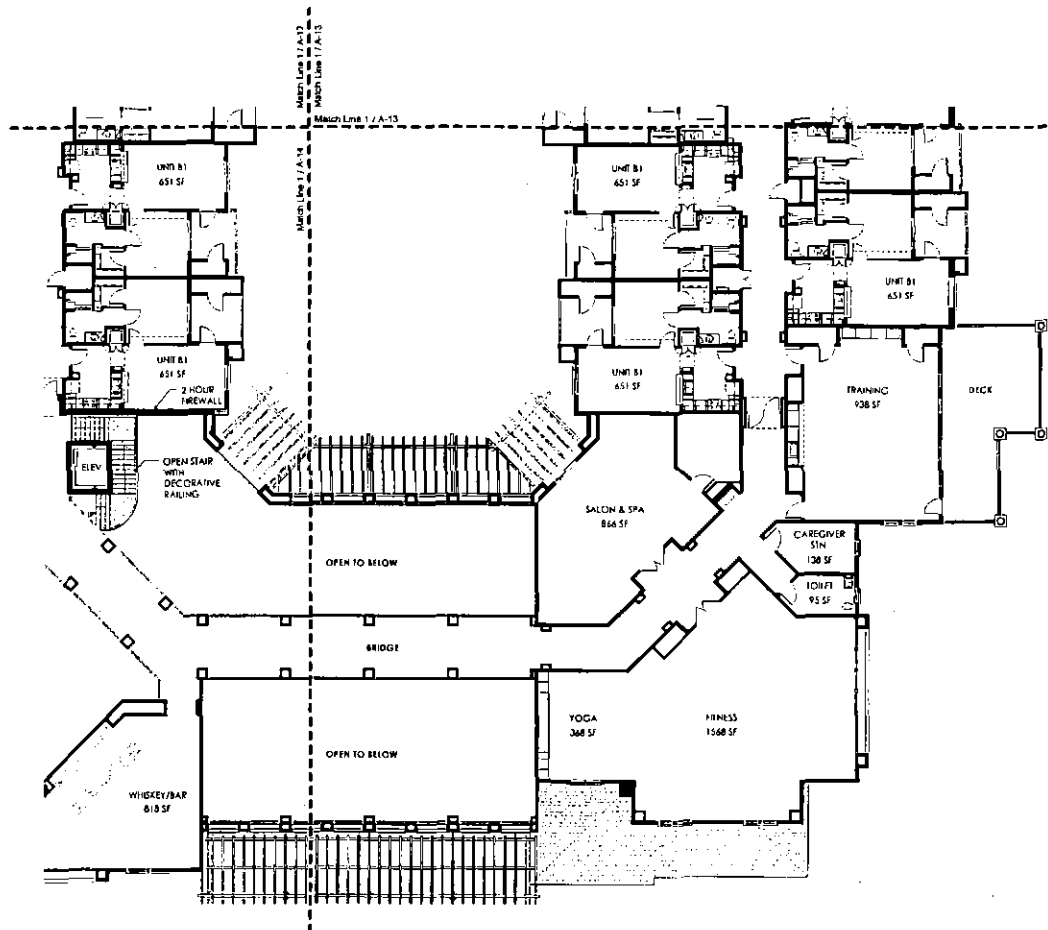
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ENLARGED SECOND FLOOR PLAN - IL/AL
 SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)



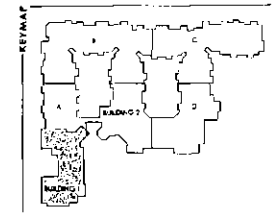
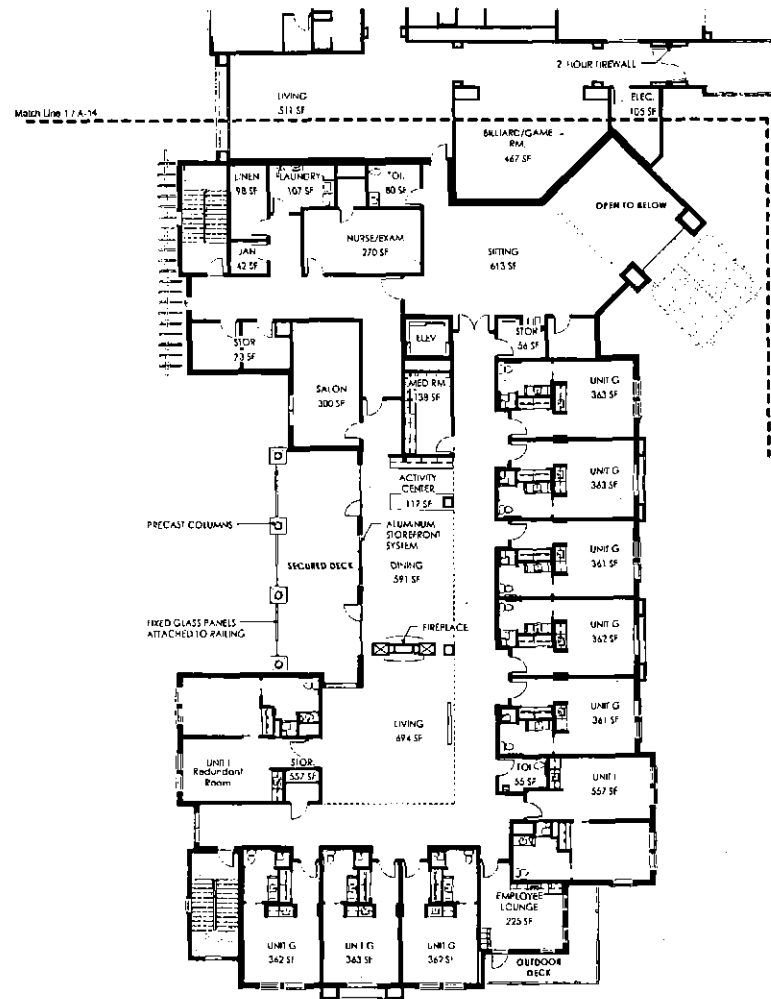
ipa
 TODD & ASSOCIATES, INC.
 ARCHITECTS
 30 34 3014
 Project No: 14-101-01
 Date: 10-10-14
 Design: Robert Pineda, Peter Summitt
 © copyright 2014 for Construction A-14



ENLARGED SECOND FLOOR PLAN - IL/AL
 SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)

ipa
 TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 412 N. CENTRAL AVENUE SUITE 1000 PHOENIX, AZ 85004
 602.258.2811 www.toddassoc.com
 PROJECT NO. 14-0010-01
 DATE 10/10/14
 DESIGN TEAM: TODD + BUSCHMAN
 PUBLISHED FOR THE CLIENT





ENLARGED SECOND FLOOR PLAN - MEMORY CARE

SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS

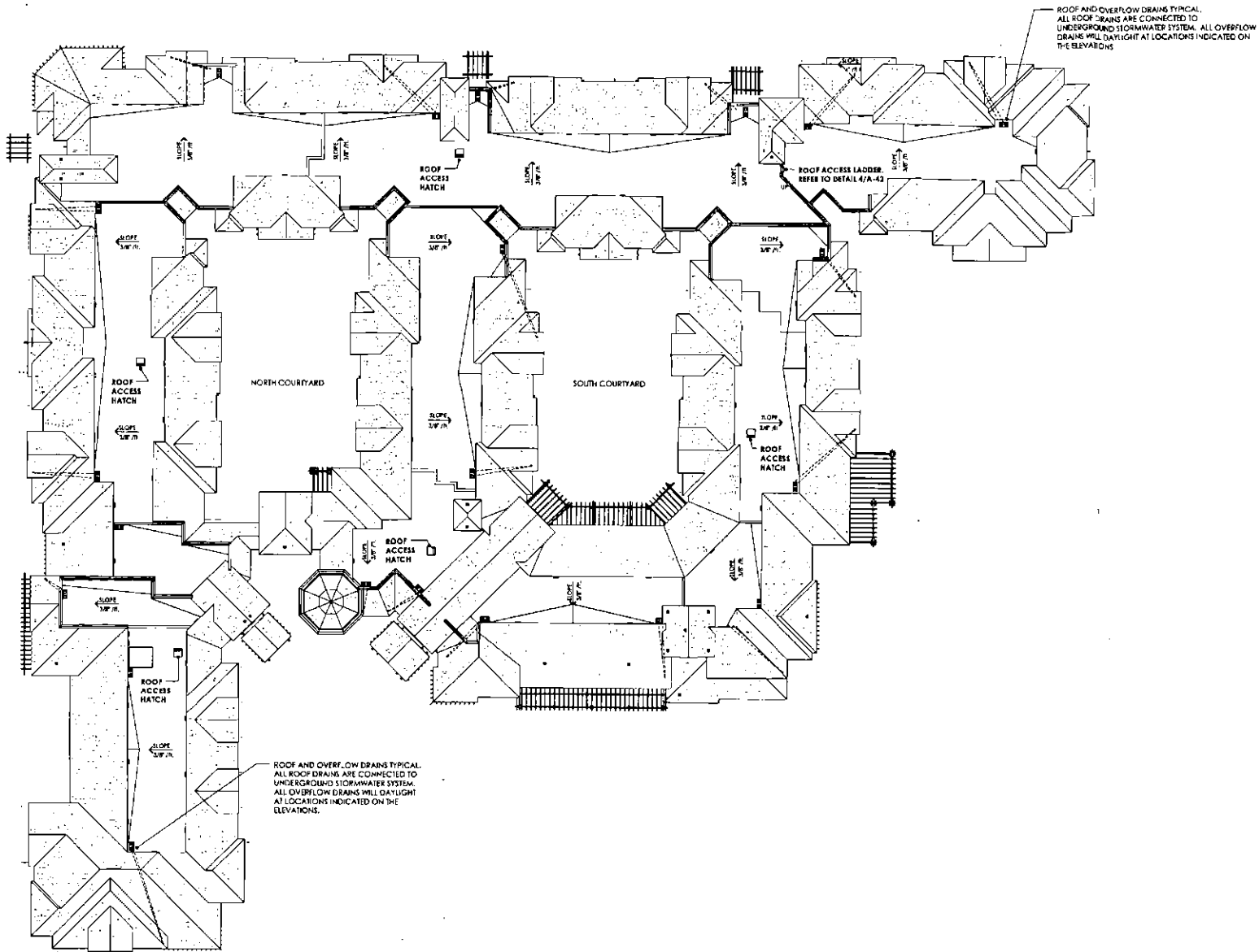
23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC (IPA)



TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
10515 SCOTTSDALE RD. 480.932.2900 www.toddtandassociates.com

SECOND FLOOR PLAN - MEMORY CARE
Scale: 3/32" = 1'-0"

PROJECT NO. 14-1016-01
DATE: 05/10/14
DRAWN BY: P. BRENNAN
CHECKED BY: T. BRENNAN
APPROVED BY: T. BRENNAN



ROOF AND OVERFLOW DRAINS TYPICAL. ALL ROOF DRAINS ARE CONNECTED TO UNDERGROUND STORMWATER SYSTEM. ALL OVERFLOW DRAINS WILL DAYLIGHT AT LOCATIONS INDICATED ON THE ELEVATIONS.

ROOF AND OVERFLOW DRAINS TYPICAL. ALL ROOF DRAINS ARE CONNECTED TO UNDERGROUND STORMWATER SYSTEM. ALL OVERFLOW DRAINS WILL DAYLIGHT AT LOCATIONS INDICATED ON THE ELEVATIONS.



ROOF PLAN
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC
 (IPA)

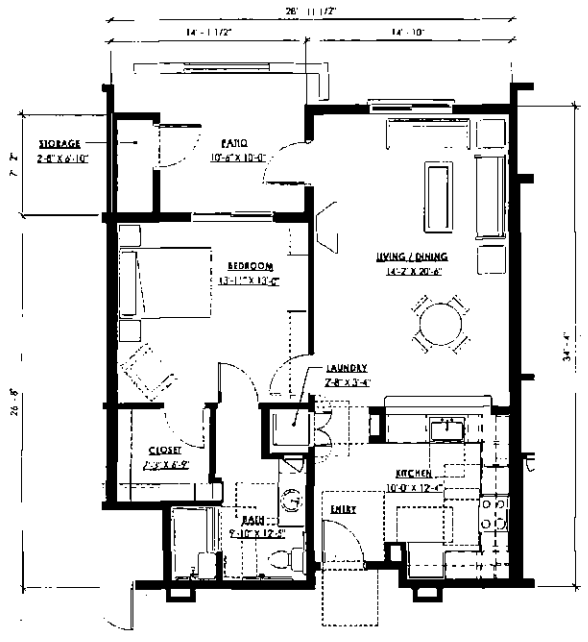


TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 402.952.1200 402.952.9911 www.toddtai.com

88-09-2016
 Project No: 14-0014-03
 Date: 12-07-16
 30% C/S Submittal
 Preliminary Not For Construction

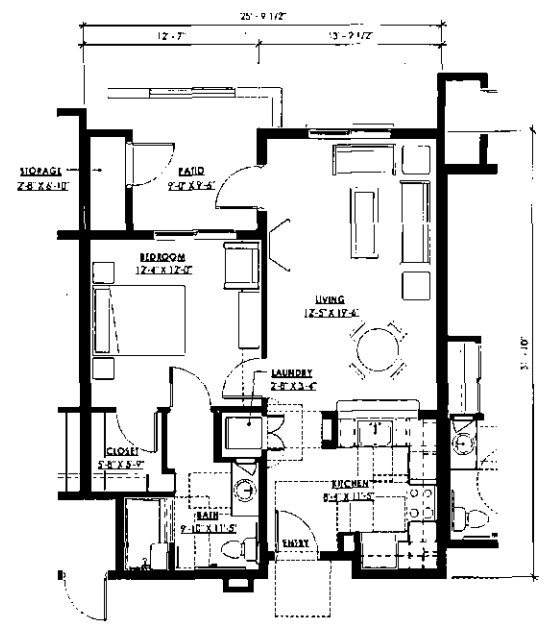


ATTACHMENT 3
EXHIBIT 11



② UNIT B2
17'-0" x 38'-8"

GROSS	854 SF
PATIO	111 SF (13% OF GROSS)
BALCONY	103 SF (12.2% OF GROSS)
STORAGE	19 SF



① UNIT B1
12'-7" x 37'-10"

GROSS	709 SF
PATIO	90 SF (12.7% OF GROSS)
BALCONY	81 SF (11.4% OF GROSS)
STORAGE	18 SF

NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY OF SCOTTSDALE.

NOTE: GROSS AREA IS CALCULATED FROM THE CENTERLINE OF EXTERIOR WALLS AND SPACE OR CENTERLINE OF UNIT DRAWING WALLS TO THE OUTSIDE FACE OF STUD OF EXTERIOR WALLS, OUTSIDE FACE OF STUD OF CORRIDOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES

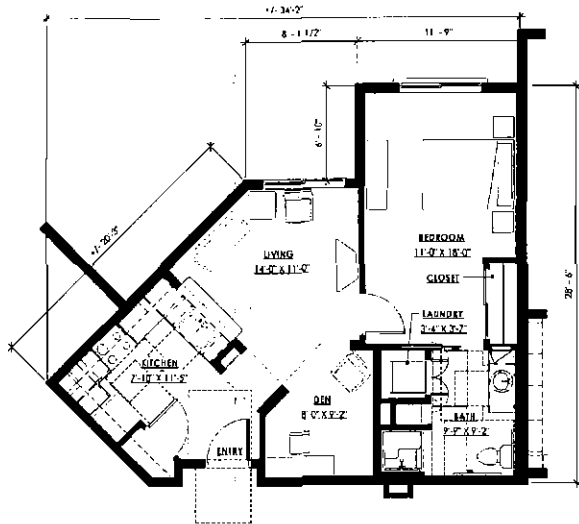


UNIT PLANS
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)



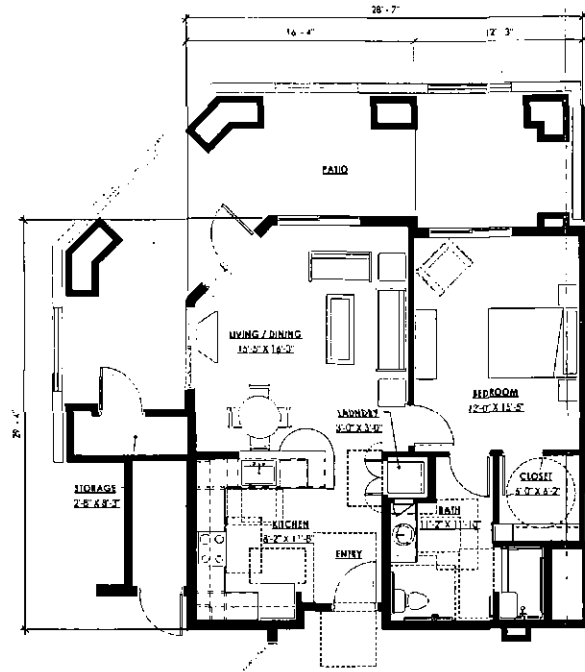
TODD & ASSOCIATES, INC.
14250 N. 19TH AVENUE
SCOTTSDALE, AZ 85261
WWW.TODDINC.COM

PROJECT No. 17-2014-0
Date: 10-10-14
Original User Name: Todd Associates
Furnished for Construction



② UNIT D1
16'-11 1/2"

GROSS	887 SF
PATIO/BALCONY	0 SF
STORAGE	0 SF



① UNIT C
16'-4"

GROSS	782 SF
PATIO	348 SF (44.35% OF GROSS)
BALCONY	348 SF (44.35% OF GROSS)
STORAGE	21 SF

NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY OF SCOTTSDALE.

NOTE: GROSS AREA IS CALCULATED FROM THE CENTERLINE OF DOUBLE SIDED SPACE OR CENTERLINE OF UNIT DIVIDING WALLS TO THE OUTSIDE FACE OF STUD OR EXTERIOR WALLS, OUTSIDE FACE OF STUD OF CORRIDOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES.



UNIT PLANS
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS

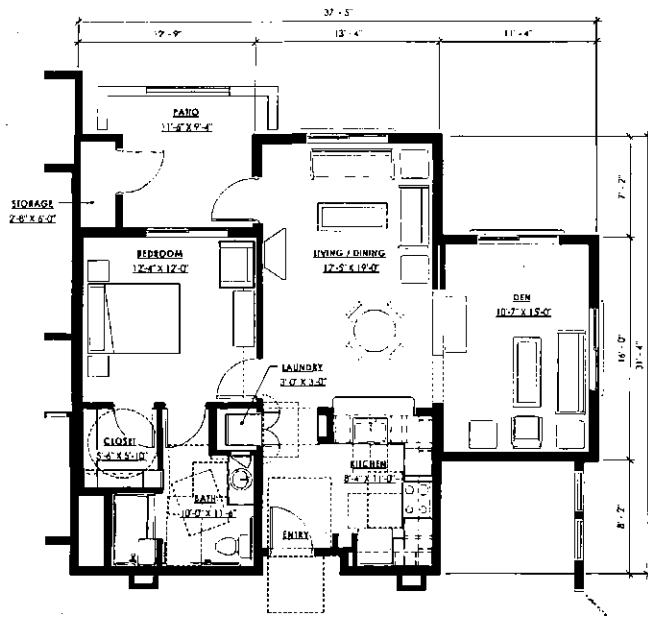
23/33 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)



TODD & ASSOCIATES, INC.

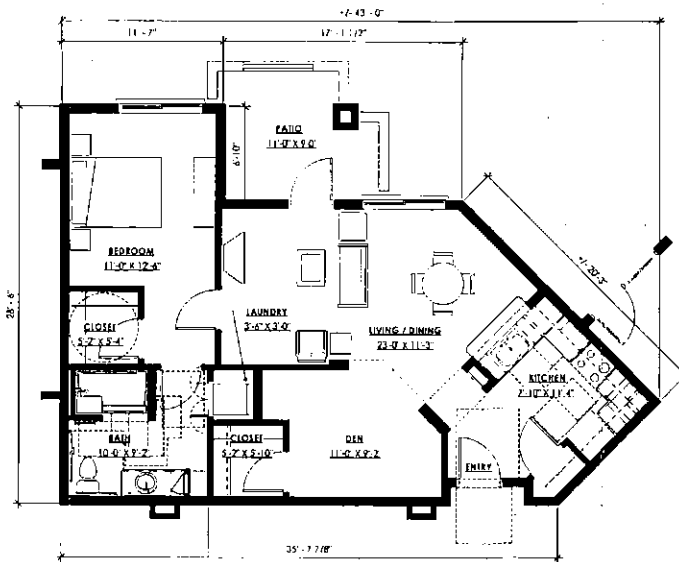
ARCHITECT PLANNING LANDSCAPE ARCHITECTURE
402.932.2700 402.932.2705 www.toddsai.com

NO. 04-0111
Project No. 11-10640
DATE 10-10-14
Design Team - Senior and Student
Prepared For Construction



② UNIT 1
120'-10"

GROSS	884 SF
PATIO	93 SF (10.5% OF GROSS)
BALCONY	70 SF (10.1% OF GROSS)
STORAGE	21 SF



① UNIT D2
111'-10"

GROSS	882 SF
PATIO	91 SF (10.3% OF GROSS)
BALCONY	78 SF (8.8% OF GROSS)
STORAGE	0 SF

NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY OF SCOTTSDALE.

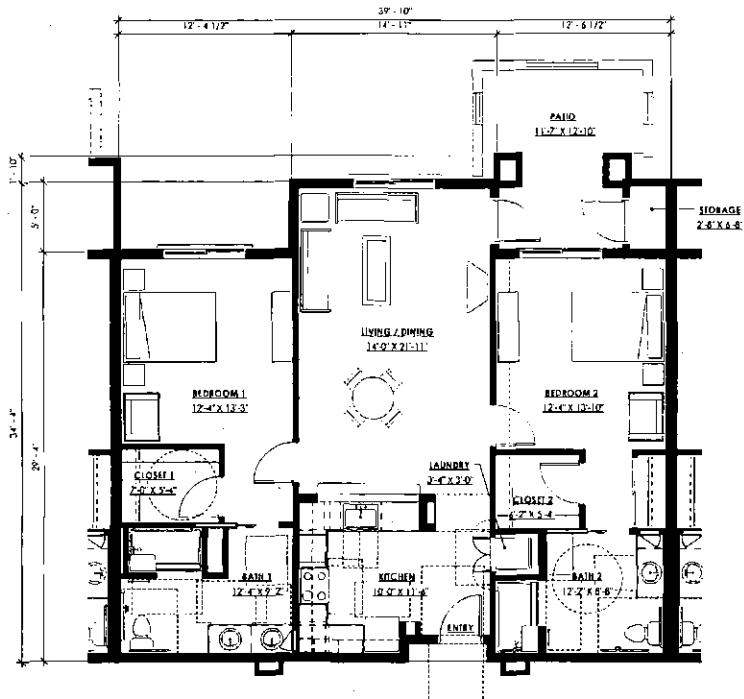
NOTE: GROSS AREA IS CALCULATED FROM THE CENTERLINE OF DOUBLE STUD AIRSPACE OR CENTERLINE OF UNIT DEMONSTRATING WALLS TO THE OUTSIDE FACE OF STUD OF EXTERIOR WALLS. OUTSIDE FACE OF STUD OF CORRIDOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES.



UNIT PLANS
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)

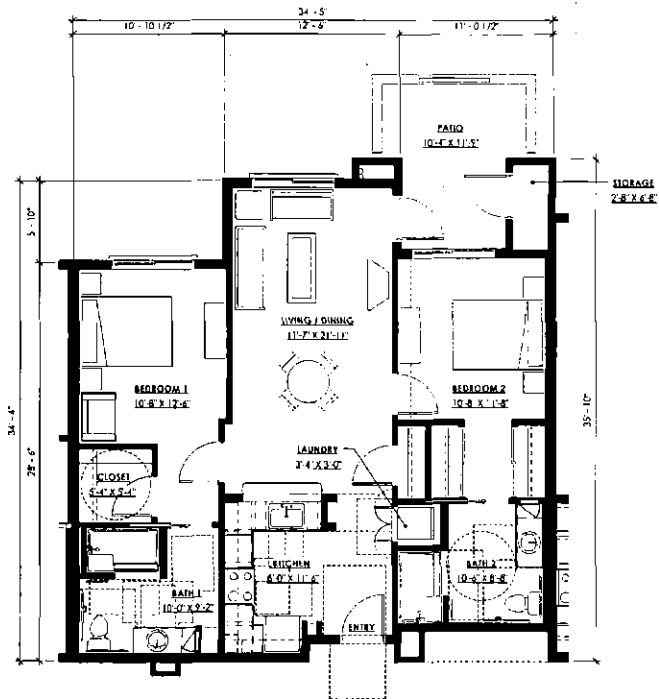


TODD & ASSOCIATES, INC.
ARCHITECTS PLANNING LANDSCAPE ARCHITECTURE
402 952 8900 402 952 9905
www.toddandassociates.com
Project No. 14-0014-01
Date: 10-10-14
Design/Prepare/Seal/Print/Exhibit/Prepare/Post for Construction



② UNIT F2
14'-11" x 38'-4"

GROSS	1740 SF
PATIO	125 SF (10% OF GROSS)
BALCONY	84 SF (4.9% OF GROSS)
STORAGE	18 SF



① UNIT F1
11'-7" x 35'-10"

GROSS	1024 SF
PATIO	103 SF (10.1% OF GROSS)
BALCONY	72 SF (7.0% OF GROSS)
STORAGE	18 SF

NOTE: PRIVATE OUTDOOR LIVING SPACE CALCULATED USING THE GROSS FLOOR AREA OF THE UNIT PER THE CITY OF SCOTTSDALE.

NOTE: GROSS AREA IS CALCULATED FROM THE CENTERLINE OF DOUBLE STUD AND SPACE OR CENTERLINE OF UNIT DIMENSION WALLS, TO THE OUTSIDE FACE OF STUD OF EXTERIOR WALLS, OUTSIDE FACE OF STUD OF CORRIDOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVITIES.



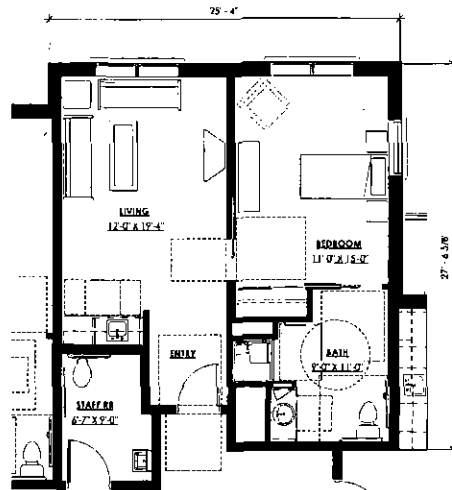
UNIT PLANS
 SENIOR LIVING @ NEC
 SCOTTSDALE &
 PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale, AZ 85254
 Investment Property Associates, LLC
 (IPA)



TODD & ASSOCIATES, INC.

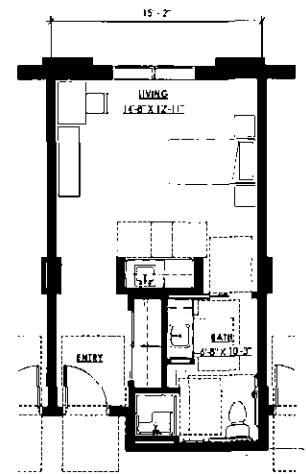
ARCHITECT: PLANNING: LANDSCAPE ARCHITECTURE:
 405.952.8900 405.952.8901 www.toddsai.com

RE: 04 2014
 PROJECT NO: 11-2014-0
 DATE: 10-14
 DESIGN SCALE: 1/8"=1'-0"
 PREPARED BY: For Construction



② UNIT I
144 S.F.

GROSS	412 SF
PATIO/BALCONY	0 SF
STORAGE	0 SF



① UNIT G
144 S.F.

GROSS	405 SF
PATIO/BALCONY	0 SF
STORAGE	0 SF



UNIT PLANS
 SENIOR LIVING @ NEC
 SCOTTSDALE &
 PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC
 (IPA)



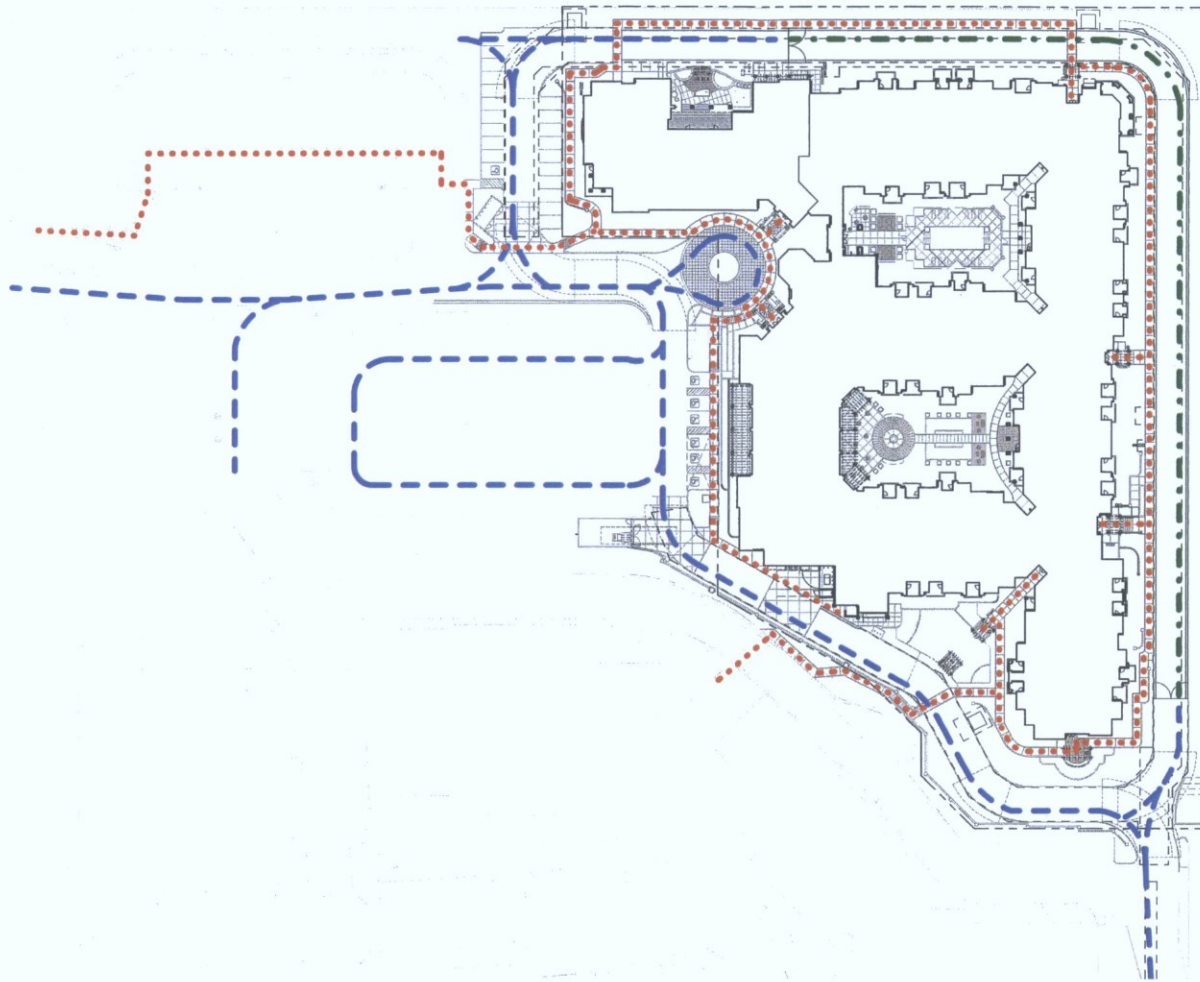
TODD & ASSOCIATES, INC.

ARCHITECT: 1471 N. 101st St., Suite 100, Scottsdale, AZ 85254
 PHONE: 480.344.8800 FAX: 480.344.8801
 LANDSCAPE ARCHITECTURE: 1471 N. 101st St., Suite 100, Scottsdale, AZ 85254
 PHONE: 480.344.8800 FAX: 480.344.8801

NOTE: GROSS AREA IS CALCULATED FROM THE CENTERLINE OF DOUBLE STUD AIR SPACE OR CENTERLINE OF UNIT DEMARKING WALLS, TO THE OUTSIDE FACE OF STUD OF EXTERIOR WALLS, OUTSIDE FACE OF STUD OF CORRIDOR WALLS AND INCLUDES ALL INTERNAL WALLS AND CAVEYES.

Project No: 14-1014-0
 Date: 10-10-18
 Design by: [redacted] Check: [redacted]
 Prepared by: [redacted] For Construction

ATTACHMENT 3
EXHIBIT 12



- LEGEND**
- - - - - PEDESTRIAN ROUTE
CONCRETE PAVED SURFACE
 - - - - - PUBLIC VEHICULAR ROUTE
ASPHALT PAVED SURFACE
 - - - - - EMERGENCY VEHICULAR ROUTE
STABILIZED DECOMPOSED
GRANITE

PEDESTRIAN PAVED CIRCULATION ROUTES FOR THIS SENIOR LIVING PROJECT ARE DESIGNED TO CONNECT THE BUILDING ENTRY POINTS TO THE ADJACENT COMMERCIAL CENTER AS WELL AS THE PUBLIC WAY ALONG BOTH SCOTTSDALE ROAD AND PINNACLE PEAK ROAD



PEDESTRIAN & VEHICULAR
CIRCULATION PLAN

SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS

23733 N. Scottsdale Rd,
Scottsdale AZ 85254

Investment Property Associates, LLC
(IPA)



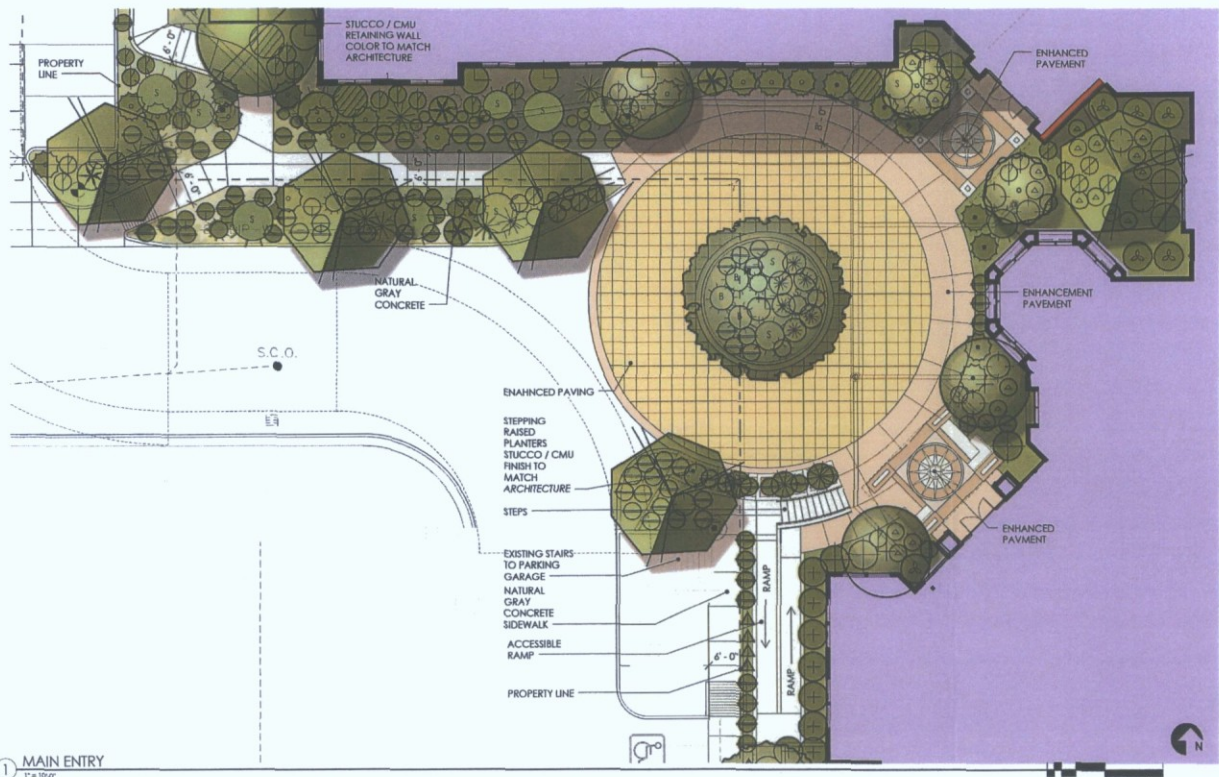
TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.932.8280 602.932.8951 www.toddsassoc.com

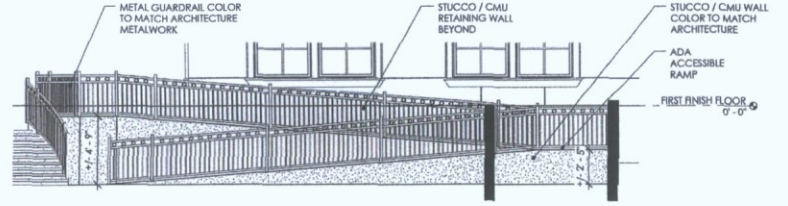
30-08-2014
Project No: 14-2016-02
Date: 12-01-14
100% CD Submittal
Preliminary NOT For Construction

1 PEDESTRIAN & VEHICULAR CIRCULATION PLAN
1"=40' 0" 10" 20" 40" 80" N
Scale: 1"=40' 0"

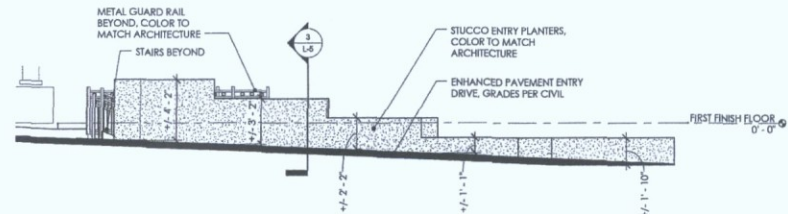
ATTACHMENT 3
EXHIBIT 13



1 MAIN ENTRY
1" = 10'-0"

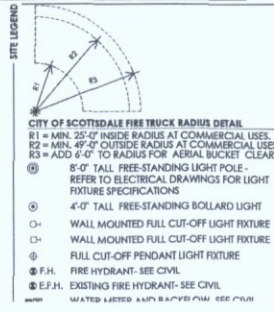
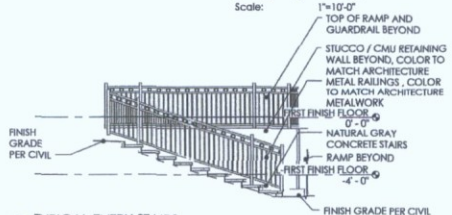


3 ENTRY RAMP SECTION & STAIRS
1/4" = 1'-0"



4 ENTRY PLANTER SECTION
1/4" = 1'-0"

2 TYPICAL ENTRY STAIRS
1/4" = 1'-0"

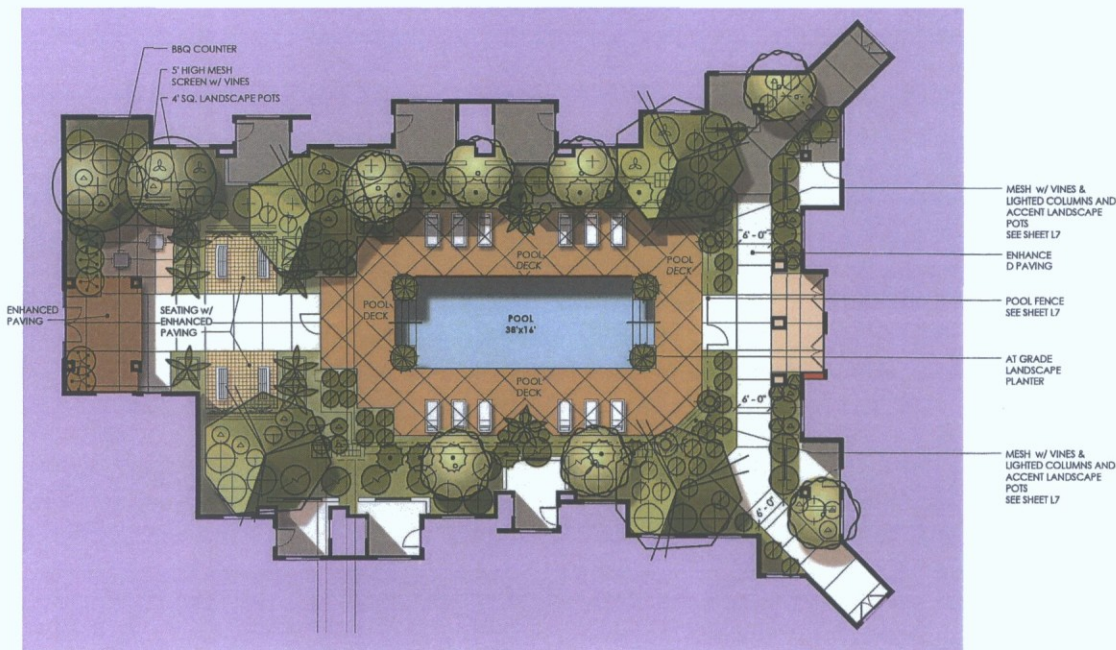


TREES		SHRUBS	
ACACIA SAUCINA 'DORIS D.'	'DORIS D.' WILLOW ACACIA	2'	13
CAESALPINA MEXICANA	MEX. BIRD OF PARADISE	1 1/2'	3
CHLOPSIS LINEARIS VAR.	DESERT WILLOW	2'	9
CHITALPA TASHKENTENSIS	CHITALPA	1.5'	13
EBENOPSIS EBANO	TEXAS EBONY	3'	24
PARKINSONIA HYBRID 'AZT'	PALO VERDE 'AZT'	2.5'	38
PROSOPIS HYBRID 'PHOENIX'	HYBRID MESQUITE	3'	4
SOPHORA SECUNDFLORA	MESCAL BEAN	2 1/2'	26
SALVAGE		PALMS	
CARNEGIA GIGANTEA	SAGUARO	VARIABLES	22
FEROCACTUS WISLIZENI	BARREL CACTUS	VARIABLES	3
OLNEYA TESOTA	IRONWOOD	VARIABLES	4
PARKINSONIA FLORIDUM	BLUE PALO VERDE	VARIABLES	9
PARKINSONIA MICROPHYLLA	FOOTBALL PALO VERDE	VARIABLES	4
PROSOPIS JULIFLORA	NATIVE MESQUITE	VARIABLES	2
YUCCA ELATA	SOA'FREE YUCCA	VARIABLES	1
PHOENIX ROEBELIN	PYGMY DATE PALM	36" BOX	20
GROUND COVER / ACCENTS		CACTUS	
ALOE x 'BLUE ELF'	BLUE ELF ALOE	5 GAL	174
ASCLEPIAS SUBULATA	DESERT MILKWED	5 GAL	87
BERLANDIERIA LYRATA	CHOCOLATE FLOWER	1 GAL	72
BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA 'BARBARA KARST'	5 GAL	13
BOUTELOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	5 GAL	86
CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL	74
DIASTYLIRION TEXANUM	GREEN DESERT SPOON	5 GAL	27
HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL	4
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	70
LANTANA x 'DALLAS RED'	RED LANTANA	1 GAL	47
MELAMPYRIUM LEUCANTHIUM	BLACKFOOT DASY	1 GAL	42
MULLENBERGIA RIGENS	DEER GRASS	5 GAL	54
NEW GOLD LANTANA	LANTANA SPP. 'NEW GOLD'	1 GAL	123
PARTHENOCISUS spp. 'HACIENDA'	HACIENDA CREEPER	5 Gal.	5
PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL	33
PENSTEMON (PERCENTAGE MIX)	PENSTEMON SPP.	1 GAL	87
PORTULACARIA AFRA	ELEPHANT'S FOOT	1 GAL	43
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	1 GAL	53
SPHAGNETICOLA TRILOBATA	YELLOW DOT	1 GAL	92
TRACHELOSPERMUM JASMINOIDES	STAR JASMIN	1 GAL	8
AGAVE spp.	AGAVE VARIETY	5 GAL	22
ECHINOCACTUS GRUSONI	GOLDEN BARREL CACTUS	5 GAL	6
FEROCACTUS CYLINDRACEUS BARREL	BARREL CACTUS	5 GAL	17
LOPHOCERUS SCHOTTII F. MONSTROSUS	TOTEM POLE CACTUS 'SPIRALIS'	36" MIN.	11
FRAMA SPIRALIS			
OPUNTIA SANTA RITA 'TUBAC'	PRICKLY PEAR	5 GAL	6

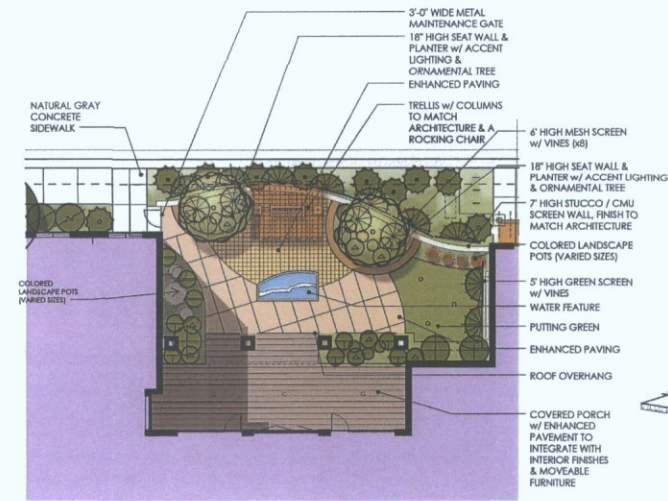
GROUNDPLANE
DECOMPOSED GRANITE, 2" DEPTH, 1/2" WASHED APACHE BROWN
SYNTHETIC TURF @ DOG PARK; 'MULTIPLAY' BY ACT GLOBAL, INSTALL OVER 4" OF COMPACTED 1/4" MINUS DECOMPOSED GRANITE, 21,150 S.F.
SYNTHETIC TURF @ COURTYARD; 'NATURAL 48' BY ACT GLOBAL, INSTALL OVER 4" COMPACTED 1/4" MINUS DECOMPOSED GRANITE, 564 S.F.
PUTTING GREEN SYNTHETIC TURF: 189 S.F.
GRANITE RIP RAP - 'APACHE BROWN'; SIZE AND INSTALLATION TO BE COORDINATED PER CIVIL PLANS.
SURFACE SELECT GRADE GRANITE BOULDER, SCALE FROM PLAN (LOCATIONS TBD)



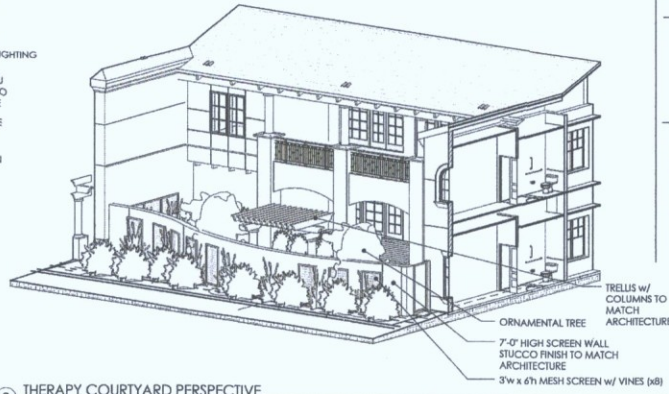
MAIN ENTRY
SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC (IPA)
ipa
INVESTMENT PROPERTY ASSOCIATES
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402.952.8280 402.952.8993
30-DR-2014
Project No. 14-7016-01
Date: 10-10-16
Design Review Board - 2nd Submitter
Preliminary Not For Construction



1 POOL COURTYARD
1" = 10'-0"



3 THERAPY GARDEN COURTYARD
1" = 10'-0"



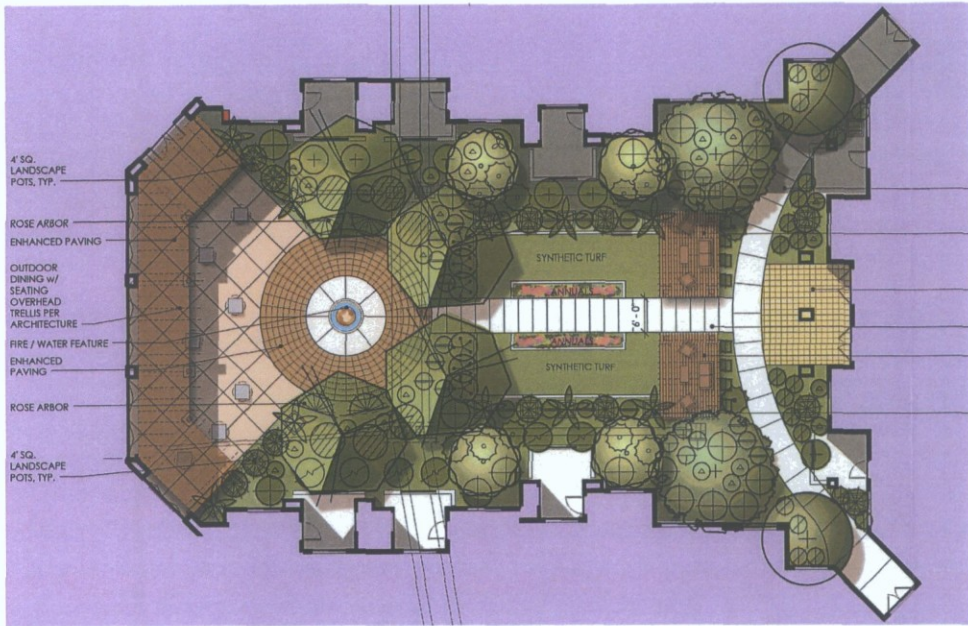
2 THERAPY COURTYARD PERSPECTIVE

PLANT PALETTE

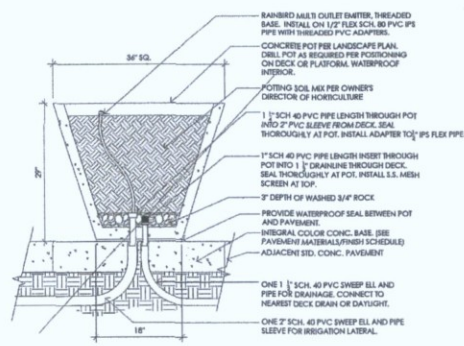
TREES			
ACACIA SALICINA 'DORIS D.'	'DORIS D.' WILLOW ACACIA	2"	13
CAESALPINA MEXICANA	MEX. BIRD OF PARADISE	1 1/2"	3
CHLOPSIS LINEARIS VAR.	DESERT WILLOW	2"	9
CHITALPA TASHKENTENSIS	CHITALPA	1.5"	13
EBENOPSIS EBANO	TEXAS EBONY	3"	24
PARKINSONIA HYBRID 'AIT'	PALM VERDE 'AIT'	2.5"	38
PROSOPIS HYBRID 'PHOENIX'	HYBRID MESQUITE	3"	4
SOPHORA SECUNDFLORA	MESCAL BEAN	2 1/2"	26
SHRUBS			
BOUGAINVILLEA SHRUB	SHRUB BOUGAINVILLEA	5 GAL.	51
CAESALPINA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	43
CALLIANDRA x 'SEIKRA STARR'	SIERRA STARR FAIRY DUSTER	5 GAL.	24
DIETES IRIDIODES	FORTNIGHT LILY	5 GAL.	79
ENCHELLA FARNOCIA	BRITILE BUSH	1 GAL.	17
EREMOPHILA GLABRA spp. 'WINTER BLAZE'	WINTER BLAZE EREMOPHILA	5 GAL.	90
JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL.	28
LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.	29
LEUCOPYLLUM spp.	TEXAS RANGER	5 GAL.	7
PLUMBAGO AURICULATA	CAPE PLUMBAGO	5 GAL.	34
RUELLIA PINNULARIS	BALA RUELLIA	5 GAL.	21
SINMONDSEA CHINENSIS 'VISTA'	COMPACT JOJOBA	5 GAL.	25
TECOMA VAR.	YELLOW BELLS	5 GAL.	36
SALVAGE			
CARNEGIA GIGANTEA	SAGUARO	VARIES	22
FEROCACTUS WISLIZENII	BARREL CACTUS	VARIES	3
IRONWOOD	IRONWOOD	VARIES	4
PARKINSONIA FLORIDUM	BLUE PALO VERDE	VARIES	9
PARKINSONIA MICROPHYLLA	FOOTHILL PALO VERDE	VARIES	4
PROSOPIS JULIFLORA	NATIVE MESQUITE	VARIES	2
YUCCA ELATA	SOAP TREE YUCCA	VARIES	1
PALMS			
PHOENIX ROEBELINI	PYGMY DATE PALM	36" BOX	20
GROUNDCOVER / ACCENTS			
ALOE x 'BLUE ELF'	BLUE ELF ALOE	5 GAL.	176
ASCLEPIAS SUBULATA	DESERT MILKWEED	5 GAL.	87
BERLANDIERA LYRATA	CHOCOLATE FLOWER	1 GAL.	72
BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA 'BARBARA KARST'	5 GAL.	13
BOUTELOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	5 GAL.	86
CHRYSACTINIA MEXICANA	DAMIANTA	1 GAL.	74
DASYLIRION TEXANUM	GREEN DESERT SPOON	5 GAL.	27
HARDENBERGIA VIOACEA	LILAC VINE	5 GAL.	4
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	70
LANTANA x 'DALLAS RED'	RED LANTANA	1 GAL.	47
MELAMPEDIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.	42
MULLENBERGIA RIGENS	DEER GRASS	5 GAL.	54
NEW GOLD LANTANA	LANTANA SPP. 'NEW GOLD'	1 GAL.	123
PARTHENOCISUS spp. 'HACIENDA'	HACIENDA CREEPER	5 Gal.	5
PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.	33
PENTSTEMON 'PERCENTAGE MIX'	PENTSTEMON SPP.	1 GAL.	87
PORTULACARIA AFRA	ELPHANT'S FOOD	1 GAL.	43
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	1 GAL.	53
SPHAGNETICOLA TRILOBATA	YELLOW DOT	1 GAL.	92
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL.	8
CACTUS			
AGAVE spp.	AGAVE VARIETY	5 GAL.	22
ECHINOCACTUS GRISONII	GOLDEN BARREL CACTUS	5 GAL.	6
FEROCACTUS CYLINDRACEUS BARREL	BARREL CACTUS	5 GAL.	17
LOPHOCEREUS SCHOTTII F. MONSTROSUS	TOTEM POLE CACTUS 'SPIRALIS'	36" MIN.	11
OPUNTIA SANTA RITA 'TUBAC'	PRICKLY PEAR	5 GAL.	6
GROUNDPLANE			
DECOMPOSED GRANITE, 2" DEPTH, 1/2" WASHED APACHE BROWN			
SYNTHETIC TURF @ DOG PARK: 'MULTIPLAY' BY ACT GLOBAL. INSTALL OVER 4" OF COMPACTED 1/4" MINUS DECOMPOSED GRANITE: ±1,650 S.F.			
SYNTHETIC TURF @ COURTYARD: 'NATURAL 48' BY ACT GLOBAL. INSTALL OVER 4" OF COMPACTED 1/4" MINUS DECOMPOSED GRANITE: 384 S.F.			
FUTTING GREEN SYNTHETIC TURF: 189 S.F.			
GRANITE RIP RAP - 'APACHE BROWN': SIZE AND INSTALLATION TO BE COORDINATED PER CIVIL PLANS.			
SURFACE SELECT GRADE GRANITE BOULDER, SCALE FROM PLAN (LOCATIONS TBD)			

POOL AND THERAPY COURTYARD
SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC (IPA)

14252 BRADLEY A. WICKLER 10-10-16
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402.952.8395 p 402.952.8995 f www.toddsai.com
30-58-2016
Project No. 14-7014-01
Date: 10-10-16
Design Review Board - 2nd Submittal
Preliminary Not For Construction



1 DINING COURTYARD
1" = 10'-0"



2 LANDSCAPE POT
1" = 1'-0"

PLANT PA

TREES			
ACACIA SALICINA 'DORIS D.'	'DORIS D.' WILLOW ACACIA	2'	13
CAESALPINA MEXICANA	MEX. BIRD OF PARADISE	1 1/2'	3
CHLOPSA LINEARIS VAR.	DESERT WILLOW	2'	9
CHITALPA TASHKENTENSIS	CHITALPA	1.5'	13
EBENOPSIS EBANO	TEXAS EBONY	3'	24
PARKINSONIA HYBRID 'AZT'	PALO VERDE 'AZT'	2.5'	38
PROSOPIS HYBRID 'PHOENIX'	HYBRID MESQUITE	3'	4
SOPHORA SECUNDFLORA	MESCAL BEAN	2 1/2'	26
SHRUBS			
BOUGAINVILLEA SHRUB	SHRUB BOUGAINVILLEA	5 GAL.	51
CAESALPINA FULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	45
CALLIANDRA x 'SERRA STARR'	SIERRA STARR FAIRY DUSTER	5 GAL.	24
DIETES IRIDIODES	FORTNIGHT LILY	5 GAL.	79
ENCELLA FARNOSA	BRITTLE BUSH	1 GAL.	17
EREMOPHILA GLABRA spp. 'WINTER BLAZE'	WINTER BLAZE EREMOPHILA	5 GAL.	90
JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL.	28
LARREA TRIDENTATA	CRESOTE BUSH	5 GAL.	29
LEUCOPHYLLUM spp.	TEXAS RANGER	5 GAL.	7
PLUMBAGO AURICULATA	CAPE PLUMBAGO	5 GAL.	34
RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.	21
SIMMONDSIA CHINENSIS 'VISTA'	COMPACT JOJOBA	5 GAL.	25
TECOMA VAR.	YELLOW BELLS	5 GAL.	36
SALVAGE			
CARNEGIA GIGANTEA	SAGUARO	VARIES	22
FEROCACTUS WISLZENII	BARREL CACTUS	VARIES	3
OLNEYA TESOTA	IRONWOOD	VARIES	4
PARKINSONIA FLORIDUM	BLUE PALO VERDE	VARIES	9
PARKINSONIA MICROPHYLLA	FOOTHILL PALO VERDE	VARIES	4
PROSOPIS JULIFLORA	NATIVE MESQUITE	VARIES	2
YUCCA ELATA	SOAFTREE YUCCA	VARIES	1
PALMS			
PHOENIX ROEBELII	PYGMY DATE PALM	36" BOX	20
GROUNDCOVER / ACCENTS			
ALOE x 'BLUE ELF'	BLUE ELF ALOE	5 GAL.	176
ASCLEPIAS SUBULATA	DESERT MILKWEED	5 GAL.	87
BERLANDIERIA L'ITRATA	CHOCOLATE FLOWER	1 GAL.	72
BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA 'BARBARA KARST'	5 GAL.	13
BOULEDOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	5 GAL.	86
CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL.	74
DASYLIRION TEXANUM	GREEN DESERT SPOON	5 GAL.	27
HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL.	4
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	70
LANTANA x 'DALLAS RED'	RED LANTANA	1 GAL.	47
MELAMPODIUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL.	42
MULHBERGIA RICINENS	DEER GRASS	5 GAL.	54
NEW GOLD LANTANA	LANTANA SPP. 'NEW GOLD'	1 GAL.	123
PARTHENOCISSUS spp. 'HACIENDA'	HACIENDA CREEPER	5 Gal.	5
PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.	33
PENSTEMON (PERCENTAGE MIX)	PENSTEMON SPP.	1 GAL.	87
PORTULACARIA AFRA	ELEPHANTS FOOD	1 GAL.	43
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	1 GAL.	53
SPHAGNETICOLA TRILOBATA	YELLOW DOT	1 GAL.	92
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL.	8
CACTUS			
AGAVE spp.	AGAVE VARIETY	5 GAL.	22
ECHINOCACTUS GRISONII	GOLDEN BARREL CACTUS	5 GAL.	6
FEROCACTUS CYLINDRACEUS BARREL	BARREL CACTUS	5 GAL.	17
LOPHOCASSIDUS 'SCHOTTII' F. MONSTROSUM	TOTEM POLE CACTUS 'SPIRALIS'	36" MIN.	11
PRIMA SPIRALIS	PRICKLY PEAR	5 GAL.	6
OPUNTIA SANTA RITA 'TUBAC'			

GROUNDPLANE

DECOMPOSED GRANITE, 2" DEPTH, 1/2" WASHED APACHE BROWN

SYNTHETIC TURF @ DOG PARK: 'MULTIPLAY' BY ACT GLOBAL, INSTALL OVER 4" OF COMPACTED 1/4" MINUS DECOMPOSED GRANITE: ±1,650 S.F.

SYNTHETIC TURF @ COURTYARD: 'NATURAL 48' BY ACT GLOBAL, INSTALL OVER 4" OF COMPACTED 1/4" MINUS DECOMPOSED GRANITE: 584 S.F.

PUTTING GREEN SYNTHETIC TURF: 169 S.F.

GRANITE RIP - 'APACHE BROWN': SIZE AND INSTALLATION TO BE COORDINATED PER CIVIL PLANS.

SURFACE SELECT GRADE GRANITE BOULDER, SCALE FROM PLAN (LOCATIONS BID)

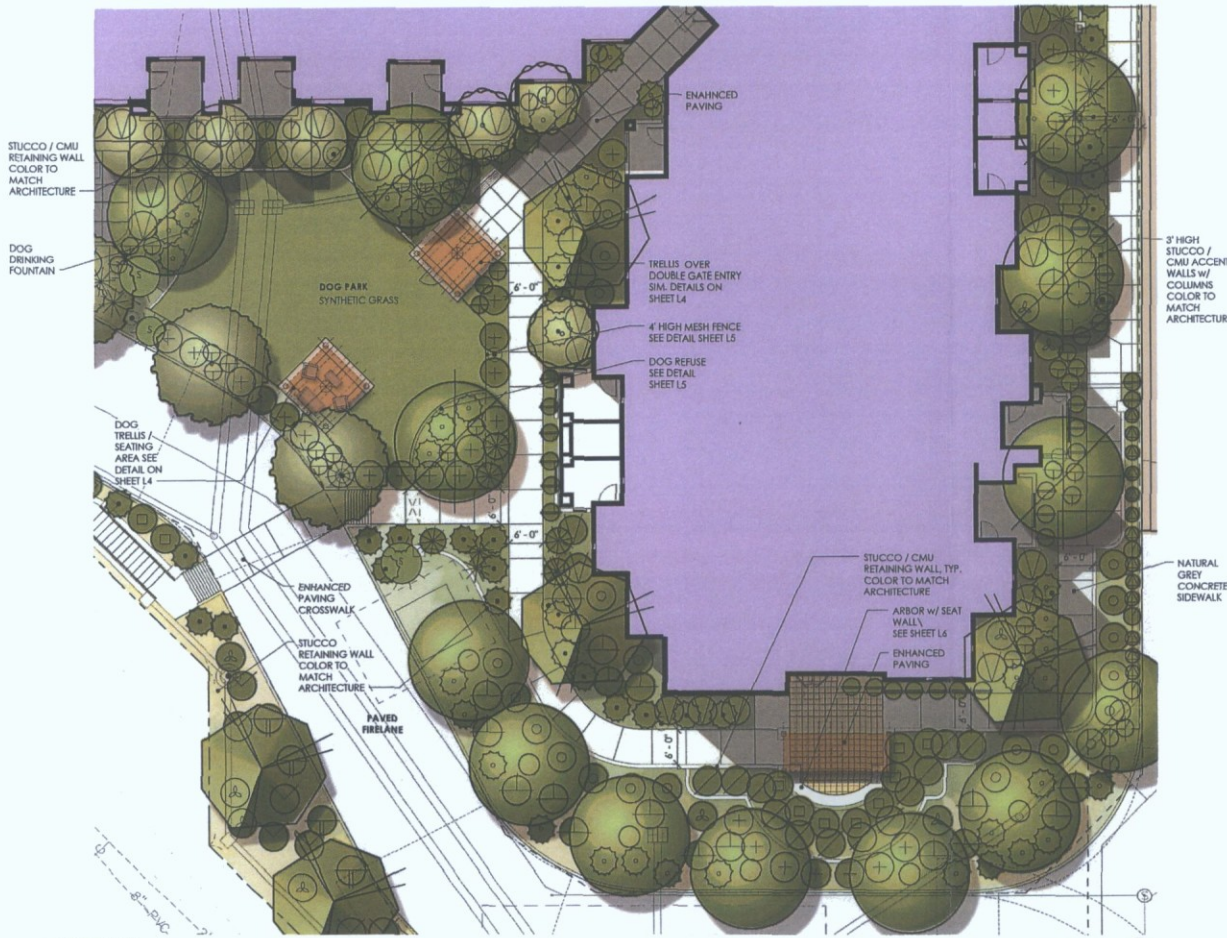
DINING COURTYARD
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC
 (IPA)



ipa
 INVESTMENT PROPERTY ASSOCIATES

TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 403.952.8290 p 403.952.8995 f
 www.toddsai.com

Project No. 14-2014-01
 Date: 10-10-14
 Design Review Board: 2nd Submitting
 Preliminary Not For Construction



PLANT PA

TREES			
ACACIA SALICINA 'DORIS D.'	'DORIS D.' WILLOW ACACIA	2'	13
CAESALPINIA MEXICANA	MEX. BIRD OF PARADISE	1 1/2'	3
CHLOPSIS LINEARIS VAR.	DESERT WILLOW	2'	9
CHITALPA TASHKENTENSIS	CHITALPA	1.5'	13
EBENOPSIS EBANO	TEXAS EBONY	3'	24
PARKINSONIA HYBRID 'AZT'	PALO VERDE 'AZT'	2.5'	38
PROSCOPS HYBRID 'PHOENIX'	HYBRID MESQUITE	3'	4
SOPHORA SECUNDIFLORA	MESCAL BEAN	2 1/2'	26

SHRUBS			
BOUGAINVILLEA SHRUB	SHRUB BOUGAINVILLEA	5 GAL	51
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL	43
CALLIANDRA x 'SIERRA STARR'	SIERRA STARR FAIRY DUSTER	5 GAL	24
DIETES IRIDIODES	FORTNIGHT LILY	5 GAL	79
ENCELTA FARNOSA	BRITTLE BUSH	1 GAL	17
EREMOPHILA GLABRA ssp. 'WINTER BLAZE'	WINTER BLAZE EREMOPHILA	5 GAL	90
JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL	28
LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL	29
LEUCOPYLLUM ssp.	TEXAS RANGER	5 GAL	7
PLUMBAGO AURICULATA	CAPE PLUMBAGO	5 GAL	34
RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL	21
SIMMONDSIA CHINENSIS 'VISTA'	COMPACT JOJOBA	5 GAL	25
TECOMA VAR.	YELLOW BELLS	5 GAL	36

SALVAGE			
CARNEGIA GIGANTEA	SAGUARO	VARIES	22
FEROCACTUS WISLIZENII	BARREL CACTUS	VARIES	3
OLNEYA TESOTA	IRONWOOD	VARIES	4
PARKINSONIA FLORIDUM	BLUE PALO VERDE	VARIES	9
PARKINSONIA MICROPHYLLA	FOOTBALL PALO VERDE	VARIES	4
PROSCOPS JULIFLORA	NATIVE MESQUITE	VARIES	2
YUCCA ELATA	SOAPWIRE YUCCA	VARIES	1

PALMS			
PHOENIX ROBBELINI	PYGMY DATE PALM	36" BOX	20

GROUND COVER / ACCENTS			
ALOE x 'BLUE ELF'	BLUE ELF ALOE	5 GAL	176
ASCLEPIAS SUBULATA	DESERT MILKWEED	5 GAL	87
BERLANDIERA LYRATA	CHOCOLATE FLOWER	1 GAL	72
BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA 'BARBARA KARST'	5 GAL	13
BOUETOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	5 GAL	86
CHRYSACTINIA MEXICANA	DIAMANTA	1 GAL	74
DASYLIRION TEXANUM	GREEN DESERT SPOON	5 GAL	27
HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL	4
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	70
LANTANA x 'DALLAS REE'	RED LANTANA	1 GAL	47
MELAMPODIUM LEUCANTHIUM	BLACKFOOT DAISY	1 GAL	42
MULLENBERGIA BIGENSIS	DEER GRASS	5 GAL	54
NEW GOLD LANTANA	LANTANA SPP. 'NEW GOLD'	1 GAL	123
PARTHENOCISSUS ssp. 'HACIENDA'	HACIENDA CREEPER	5 Gal.	5
PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL	33
PENSTEMON (PERCENTAGE MIX)	PENSTEMON SPP.	1 GAL	87
PORTULACARIA AFRA	ELEPHANT'S FOOT	1 GAL	43
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	1 GAL	53
SPHAGNETICOLA TRILOBATA	YELLOW DOT	1 GAL	92
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8

CACTUS			
AGAVE ssp.	AGAVE VARIETY	5 GAL	22
ECHINOCACTUS GRISONII	GOLDEN BARREL CACTUS	5 GAL	6
FEROCACTUS CYLINDRACELUS BARREL'	BARREL CACTUS	5 GAL	17
LOPHOCEREUS SCHOTTII F. MONSTROSUS	TOTEM POLE CACTUS 'SPIRALIS'	36" MIN.	11
FRMA SPIRALIS			
OPUNTIA SANTA RITA 'TUBAC'	PRICKLY PEAR	5 GAL	6

GROUND PLAN

DECOMPOSED GRANITE 2" DEPTH, 1/2" WASHED APACHE BROWN

SYNTHETIC TURF @ DOG PARK: 'MULTIPLAY' BY ACT GLOBAL. INSTALL OVER 4" OF COMPACTED 1 1/4" MINUS DECOMPOSED GRANITE: 21,450 S.F.

SYNTHETIC TURF @ COURTYARD: 'NATURAL 48' BY ACT GLOBAL. INSTALL OVER 4" OF COMPACTED 1 1/4" MINUS DECOMPOSED GRANITE: 584 S.F.

PUTTING GREEN SYNTHETIC TURF: 189 S.F.

GRANITE RIP RAP - 'APACHE BROWN': SIZE AND INSTALLATION TO BE COORDINATED PER CIVIL PLANS.

SURFACE SELECT GRADE GRANITE BOULDER. SCALE FROM PLAN (LOCATIONS TBD)

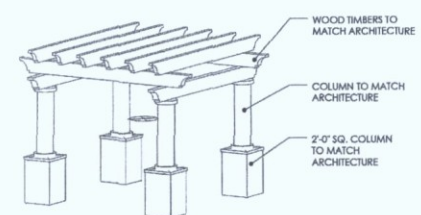
DOG PARK
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)

ipa
INVESTMENT PROPERTY ASSOCIATES

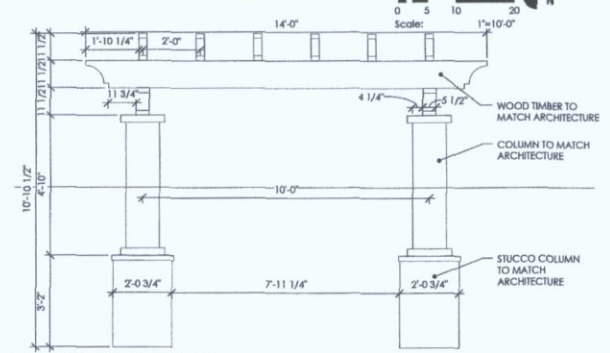
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402.952.8200 P 402.952.8995 F www.toddsai.com

Project No. 14-7016-01
Date: 10-10-16
Design/Review Board: 2nd Subcommittee
Preliminary Not For Construction

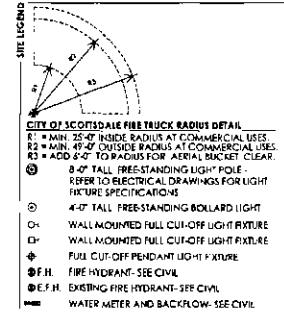
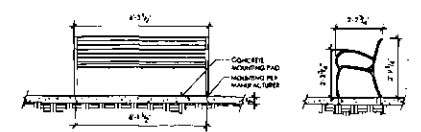
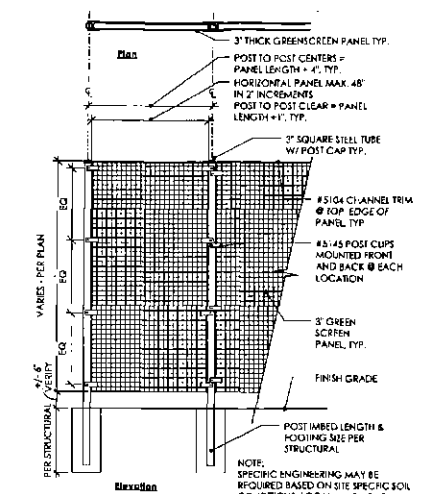
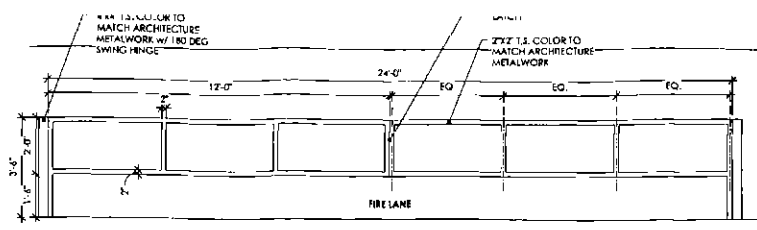
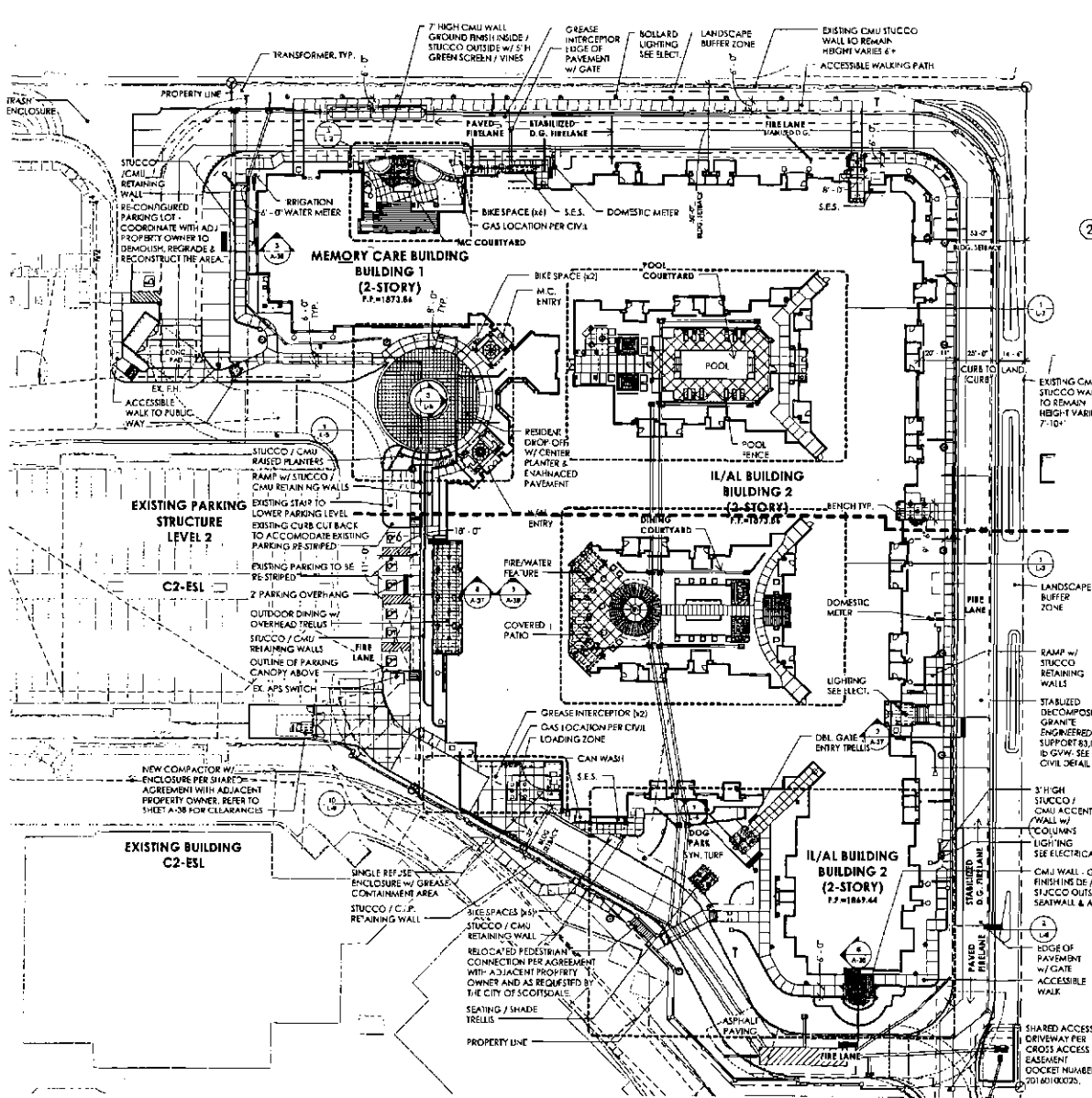
2 DOG PARK
7 = 10'-0"



DOG PARK TRELLIS

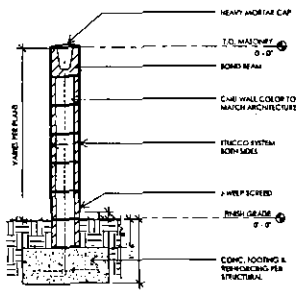


DOG PARK TRELLIS ELEVATION

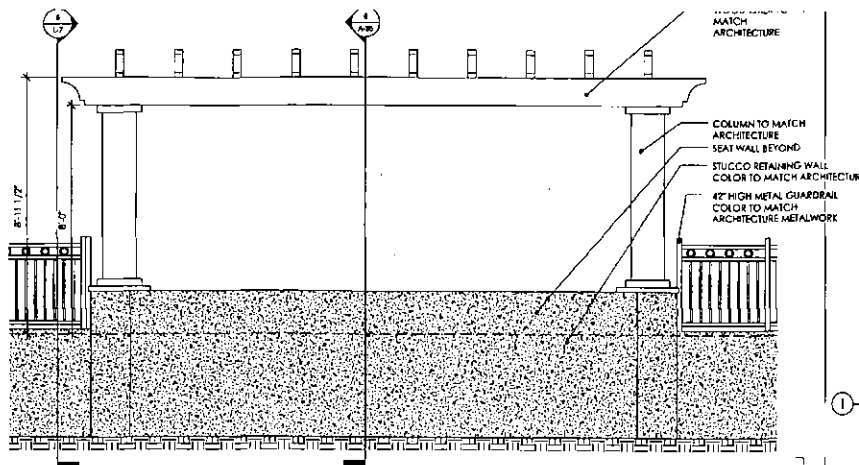


HARDSCAPE LAYOUT
SENIOR LIVING @ NEC
SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)

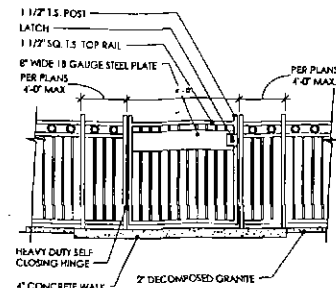
ipa
 INVESTMENT PROPERTY ASSOCIATES, LLC
TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 402 E 232ND ST SUITE 100 SCOTTSDALE, AZ 85254
 480.421.2816
 30.09.2016
 Project No. 14-2014-B1
 Date 10/10/14
 Drafted by: Todd & Associates
 Produced by: Todd & Associates



7 CMU FREESTANDING WALL

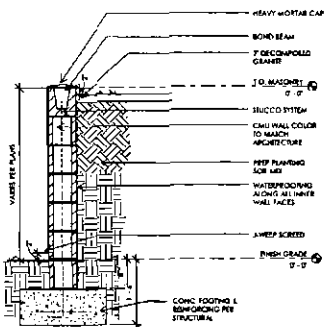


4 SOUTH ENTRY ARBOR ELEVATION

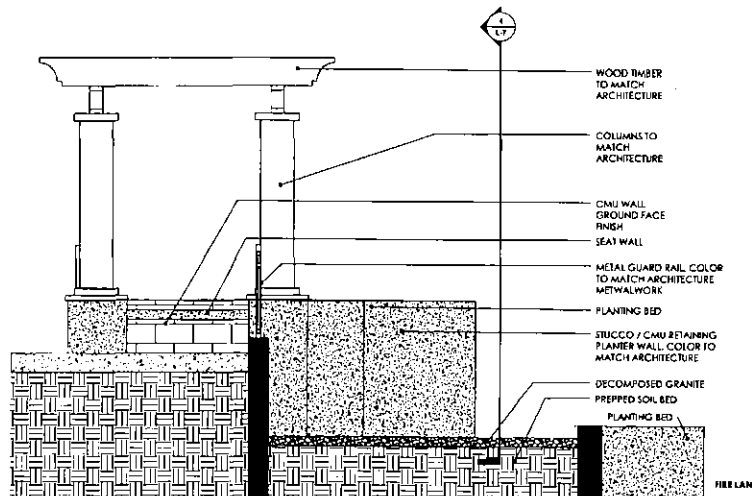


1 DOG FENCE

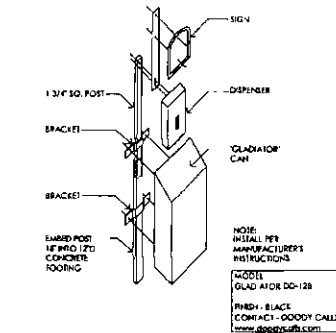
NOTES:
1. ALL FENCE COMPONENTS TO BE PAINTED TO MATCH ARCHITECTURAL METALWORK.
2. ALL WELDS TO BE GROUND SMOOTH.



8 TYPICAL PLANTER RETAINING WALL

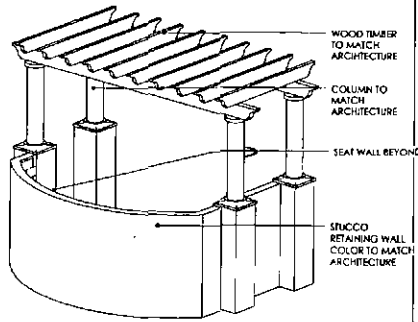


5 SOUTH ARBOR SECTION - EAST

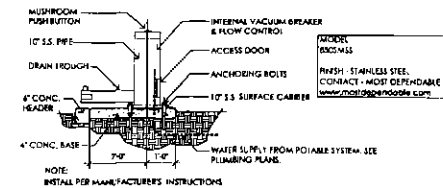


2 DOG REFUSE

NOTE:
INSTALL PER MANUFACTURER'S INSTRUCTIONS
NOTE:
GLAD AT OR DD-128
FINISH - BLACK
CONTACT - GOODY CALLS
www.goodycalls.com



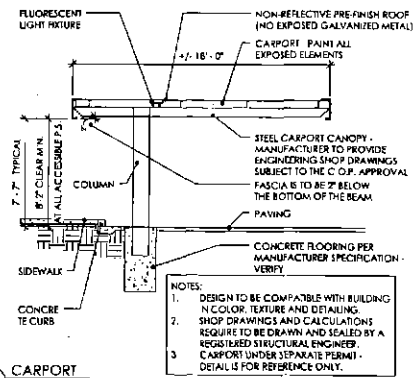
9 SOUTH ENTRANCE ARBOR PERSPECTIVE



6 DOG DRINKING FOUNTAIN

FINISH: STAINLESS STEEL. CONTACT - MOST DEPENDABLE
www.mostdependable.com

NOTE:
INSTALL PER MANUFACTURER'S INSTRUCTIONS



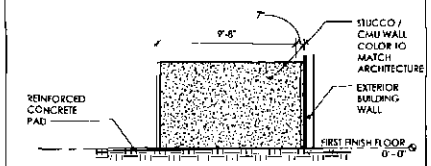
3 CARPORT

NOTES:
1. DESIGN TO BE COMPATIBLE WITH BUILDING N COLOR, TEXTURE AND DETAILING. SHOP DRAWINGS AND CALCULATIONS REQUIRE TO BE DRAWN AND SEALED BY A REGISTERED STRUCTURAL ENGINEER.
2. CARPORT UNDER SEPARATE PERMIT - DETAIL IS FOR REFERENCE ONLY.

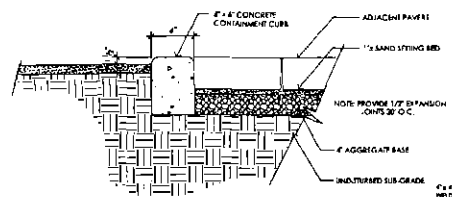


SITE DETAILS
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)

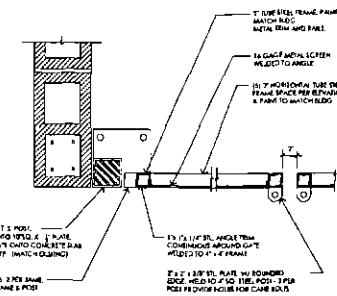
ipa
TODD & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
Project No: 14-201-e-01
Date: 0-10-16
Design Review Board: 3rd Review
Regulatory No: For Construction



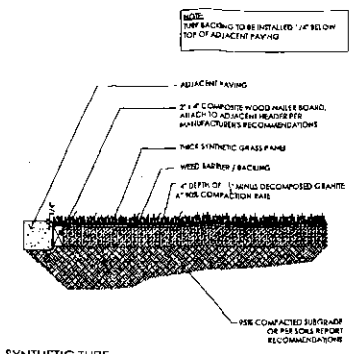
8 REFUSE - SOUTH ELEVATION
1/2" = 1'-0"



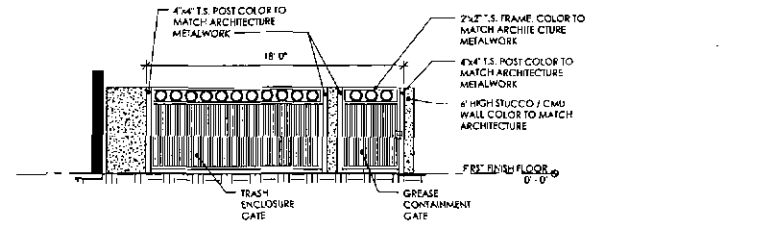
7 CONCRETE HEADER
1" = 1'-0"



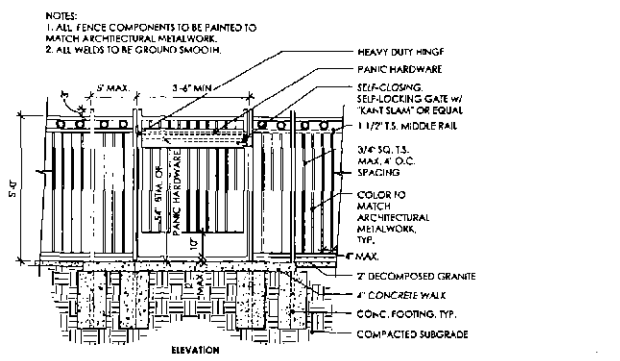
4 TRASH ENCLOSURE GATE DETAIL
1/2" = 1'-0"



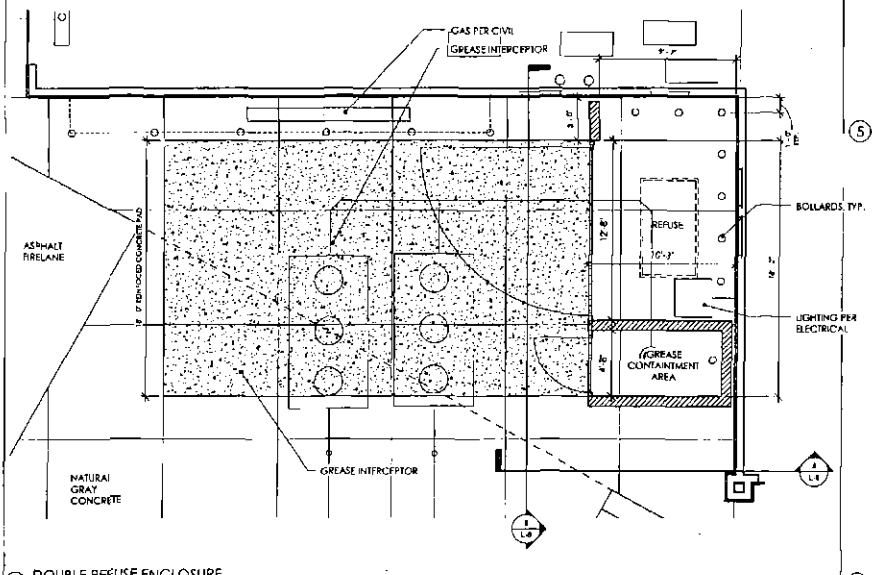
1 SYNTHETIC TURF
1" = 1'-0"



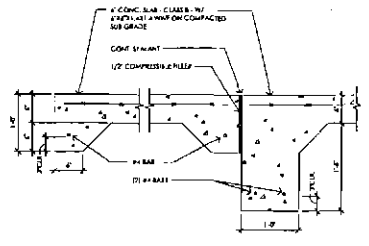
9 REFUSE - EAST ELEVATION
1/2" = 1'-0"



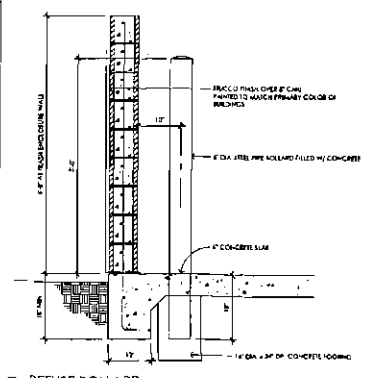
5 POOL FENCE
1/2" = 1'-0"



10 DOUBLE REFUSE ENCLOSURE
1/2" = 1'-0"



6 TRASH ENCLOSURE SLAB JOINT
1" = 1'-0"

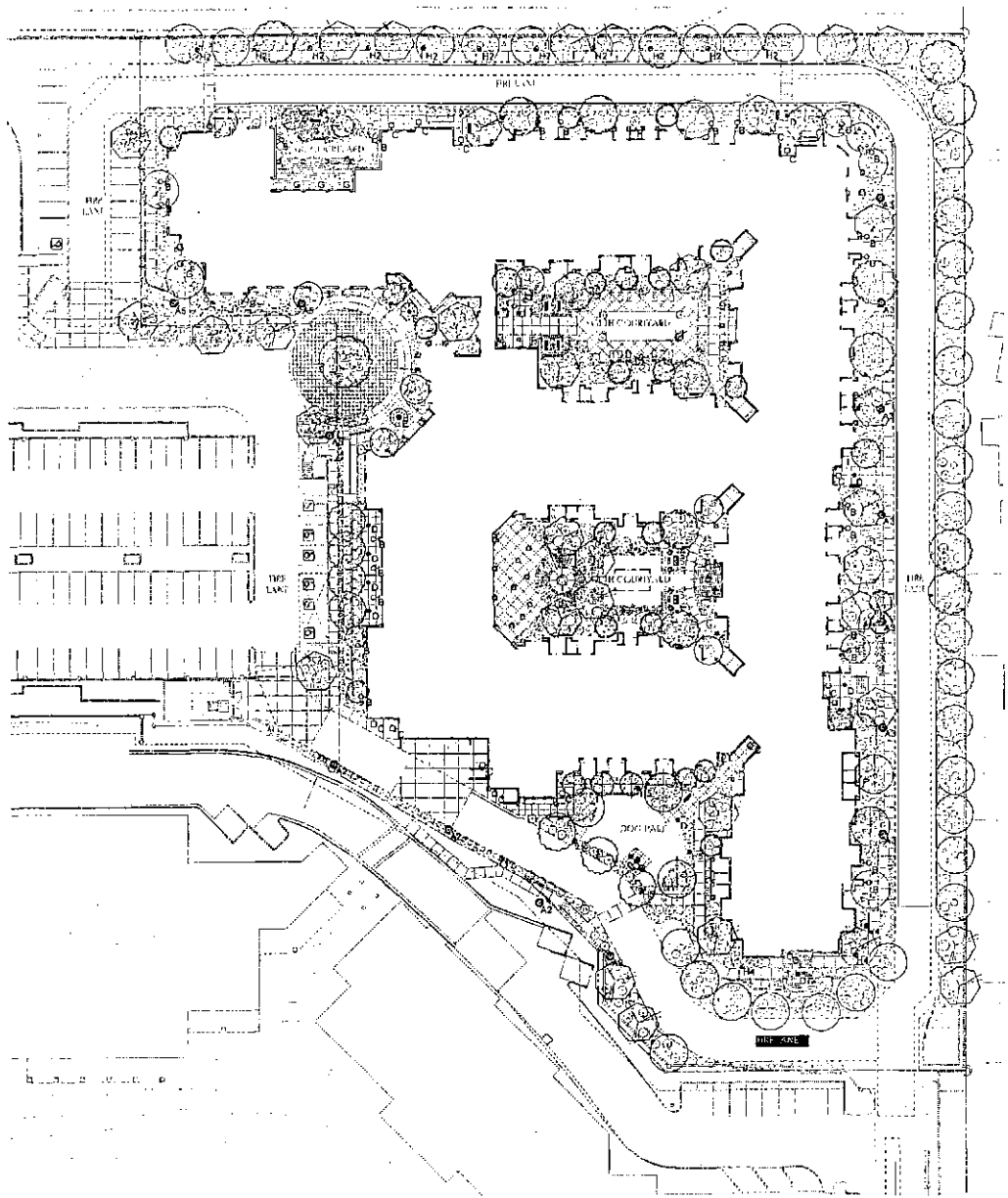


3 REFUSE ROLLARD
3/4" = 1'-0"

14752
 BRADLEY A. TODD
 1010-14
Todd & Associates, Inc.
 License 14752/14

SITE DETAILS
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC
 (IPA)

TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 802.932.8900 802.932.8991 www.toddsai.com
 800.98.9816
 Project No. 14-7014-01
 Date: 10-16-14
 Design: Richard Kozicki - Site Specialist
 Preliminary Plot For Construction





ELECTRICAL SITE LIGHTING LOCATIONS
 SCALE: 1" = 30'-0"

ATTACHMENT 3
EXHIBIT 14

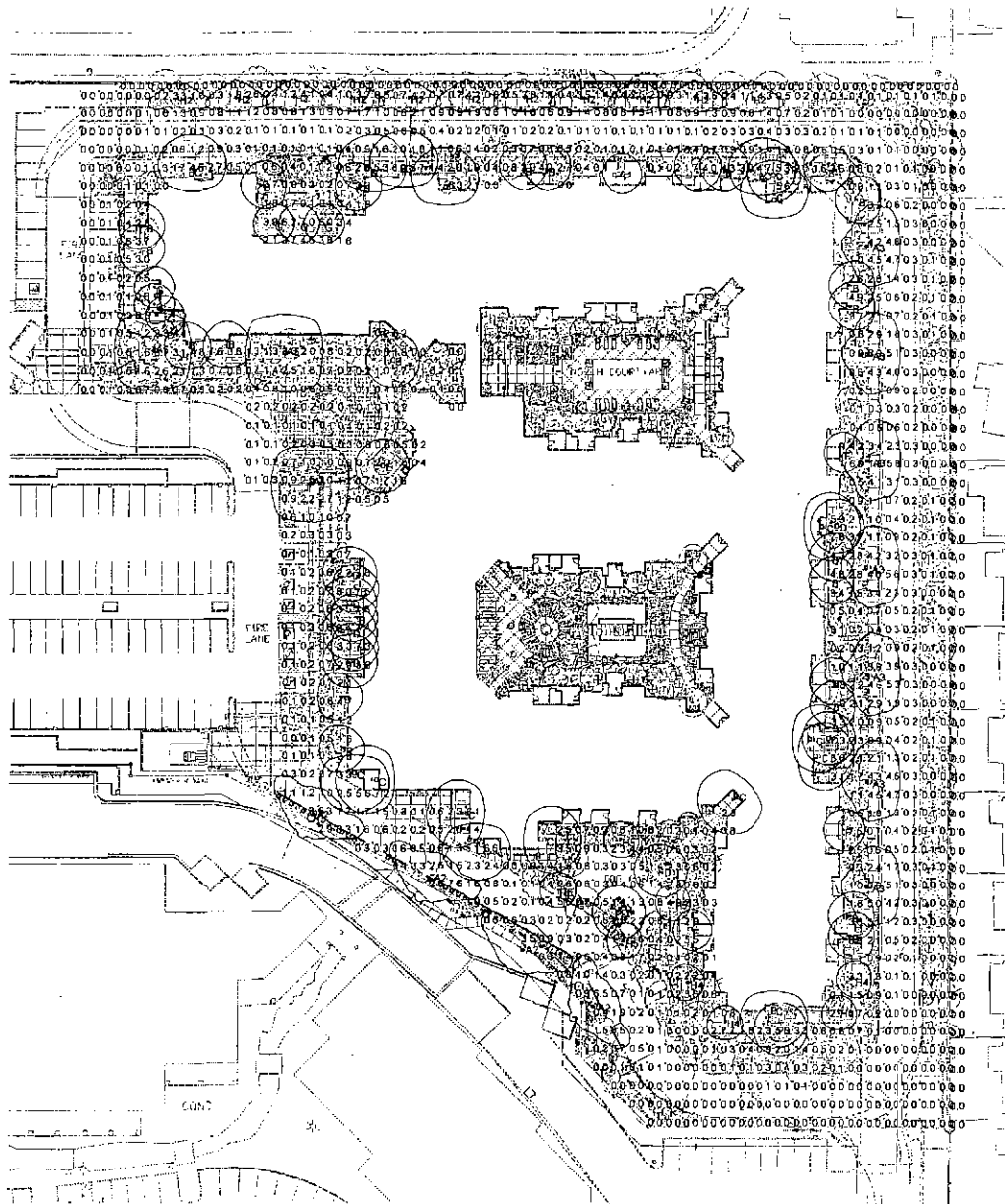
SITE LIGHTING LOCATIONS
SENIOR LIVING @ NEC
SCOTTSDALE & PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)




W&S
WATSON & WATSON CONSULTANTS, LLC
 ELECTRICAL CONSULTING ENGINEERS
 PROJECT NO: **16-0158**
 1805 E. BAYLOR ROAD, SUITE #103
 MESA, AZ 85205
 PHONE: 480.841.8103
 WWW.W&S-CONSULTANTS.COM


ip
TODD & ASSOCIATES, INC.
 INVESTMENT PROPERTY ASSOCIATES
 23733 N. SCOTTSDALE RD.
 SCOTTSDALE, AZ 85254
 PHONE: 480.841.8103
 WWW.TODDASSOCIATES.COM

SHEET
E1



ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"



**SITE PHOTOMETRIC PLAN
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS**

23733 N. Scottsdale Rd.
Scottsdale, AZ 85254
Investment Property Associates, LLC (IPA)



TODD & ASSOCIATES, INC.
ELECTRICAL CONSULTING ENGINEERS
14500 PROJECT 15-0156
4864 E. BUCKLEY ROAD, SUITE 100
MESA, AZ 85206
PHONE 480.811.6363
WWW.TODD-AND-ASSOCIATES.COM

TODD & ASSOCIATES, INC.
ABC REGISTERED ENGINEER
14500 PROJECT 15-0156
NO. 14787
ISSUED 10/10/11
PROJECT NO. 15-0156
DATE 10/10/11
DRAWN BY: [Name]
CHECKED BY: [Name]

SHEET
E2

Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
^ ○	A5	3	ARCHITECTURAL AREA LIGHTING	PROS-Y5-3030	PROVIDENCE: DIE-CAST ALUMINUM FIXTURE, CLEAR FLAT GLASS LENS, 8' MOUNTING HEIGHT	LED 32 NICHIA 219C DIODES, 3000K	1	PROS-Y5-3030.ies	2893.471	0.9	43.2
^ ○	A2	4	ARCHITECTURAL AREA LIGHTING	PROS-Y2-3030	PROVIDENCE: DIE-CAST ALUMINUM FIXTURE, Y-MODULE LED ASSY, CLEAR FLAT GLASS LENS, 8' MOUNTING HEIGHT	LED 32 NICHIA 219C DIODES, 3000K	1	PROS-Y2-3030.ies	2875	0.9	43.2
^ ○	A3	7	ARCHITECTURAL AREA LIGHTING	PROS-Y3-3030	PROVIDENCE: DIE-CAST ALUMINUM FIXTURE, CLEAR FLAT GLASS LENS, 8' MOUNTING HEIGHT	32 NICHIA 219C DIODES, 3000K	1	PROS-Y3-3030.ies	3038.153	0.9	43.7
^ ○	B	25	ARCHITECTURAL AREA LIGHTING	PROS-Y4-2030-LDL	PROVIDENCE: DIE-CAST ALUMINUM FIXTURE, LIGHTLY DIFFUSED LENS (LDL), Y-MODULE, 219C 10' MOUNTING HEIGHT	LED 32 219C DIODES, 3000K	1	PROS-Y4-2030-LDL.ies	1171.554	0.9	24.9
^ □	C	16	Lumux Lighting	DL300	Formed aluminum housing, clear glass lens, 10' MH	2 LEDs LUMINAIRE OUTPUT: 2500 Lms 3000K	1	DL300.ies	2495.729	0.9	29.2
○	D	10	TMS LIGHTING INC.	CAL16-26CF	CALVIN PENDANT 16" DIA. ALUMINUM REFLECTOR WHITE POLYESTER POWDER COATED INNER SURFACE, 10' MH	26W CFL 3000K	1	CAL16-26CF.ies	1800	0.9	26
○	E	2	TMS LIGHTING INC.	CAL16-28CF	CALVIN PENDANT 16" DIA. ALUMINUM REFLECTOR WHITE POLYESTER POWDER COATED INNER SURFACE, 10' MH	26W CFL 3000K	1	CAL16-28CF.ies	1800	0.9	26
○	F	4	PRESCOLITE	LF6LEDG4 6LFLED6G430K	LF6 - 6INCH REMOTE PHOSPHOR, 30K 10' MOUNTING HEIGHT	Philips - 3000k Fortimo LED DLM 1500 15W830 UL Gen4	1	LF6LEDG4 6LFLED6G43 0K.ies	1454.596	0.9	19.1
○	G	6	PRESCOLITE	LF6LEDG4 6LFLED6G430K	LF6 - 6INCH REMOTE PHOSPHOR, 30K 10' MOUNTING HEIGHT	Philips - 3000k Fortimo LED DLM 1500 15W830 UL Gen4	1	LF6LEDG4 6LFLED6G43 0K.ies	1454.596	0.9	19.1
^ ○	H2	11	ARCHITECTURAL AREA LIGHTING	PROB-Y2-2030	PROVIDENCE: DIE-CAST ALUMINUM FIXTURE, Y-MODULE LED ASSY, CLEAR FLAT GLASS LENS, 3.5' MOUNTING HEIGHT	LED 32 NICHIA 219C DIODES, 3000K	1	PROB-Y2-2030.ies	1792.493	0.9	25.1
^ ○	H4	4	ARCHITECTURAL AREA LIGHTING	PROB-Y4-2030-LDL	PROVIDENCE: DIE-CAST ALUMINUM FIXTURE, LIGHTLY DIFFUSED LENS (LDL), Y-MODULE, 219C 3.5' MOUNTING HEIGHT	LED 32 219C DIODES, 3000K	1	PROB-Y4-2030-LDL.ies	1171.554	0.9	24.9
○	H5	4	ARCHITECTURAL AREA LIGHTING	PROB-Y5-2030-LDL	PROVIDENCE: DIE-CAST ALUMINUM FIXTURE, LIGHTLY DIFFUSED LENS (LDL), Y-MODULE, 219C 3.5' MOUNTING HEIGHT	LED 32 219C DIODES, 3000K	1	PROB-Y5-2030-LDL.ies	1138.363	0.9	24.9

Statistics						
Description	Symbol	Avg!	Max	Min	Max/Min	Avg/Min
Overall Site	+	1.1 fc	7.8 fc	0.0 fc	N/A	N/A
Property Line - Max Spill @ 6' AFG	◇	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

PHOTOMETRIC DATA
 SENIOR LIVING @ NEC
 SCOTTSDALE &
 PINNACLE PEAK RDS
 23733 N. Scottsdale Rd,
 Scottsdale AZ 85254
 Investment Property Associates, LLC
 (IPA)



ipa
TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 4824 E. BASILINE ROAD, SUITE #103
 MESA, AZ 85205
 PHONE: 480.941.8383
 www.todd-associates.com

SHEET
E3

FIXTURE TYPES "A2", "A3", "A5" & "B"

PROS - Providence Small Housing Scale

1. To determine mounting height, please refer to the following table. 2. To determine mounting height, please refer to the following table. 3. To determine mounting height, please refer to the following table.

1. COLOR

Color	Finish
White	White
Black	Black
Gray	Gray
Blue	Blue
Green	Green
Red	Red
Yellow	Yellow
Orange	Orange
Purple	Purple
Pink	Pink
Gold	Gold
Silver	Silver
Chrome	Chrome
Aluminum	Aluminum
Stainless Steel	Stainless Steel
Brass	Brass
Copper	Copper
Nickel	Nickel
Zinc	Zinc
Iron	Iron
Steel	Steel
Aluminum	Aluminum
Stainless Steel	Stainless Steel
Brass	Brass
Copper	Copper
Nickel	Nickel
Zinc	Zinc
Iron	Iron
Steel	Steel

2. MOUNTING HEIGHT

Mounting Height	Beam Spread
4' - 6'	30°
6' - 8'	35°
8' - 10'	40°
10' - 12'	45°
12' - 14'	50°
14' - 16'	55°
16' - 18'	60°
18' - 20'	65°
20' - 22'	70°
22' - 24'	75°
24' - 26'	80°
26' - 28'	85°
28' - 30'	90°

3. ELECTRICAL

1. Voltage: 120V AC, 60Hz
 2. Power: 10W
 3. Current: 0.08A
 4. Life: 50,000 hours

4. DIMENSIONS

1. Diameter: 12" (305mm)
 2. Height: 12" (305mm)
 3. Mounting Hole: 1/2" (12.7mm)

5. NOTES

1. This fixture is designed for use in residential applications.
 2. The fixture is not to be used in hazardous locations.
 3. The fixture is not to be used in wet or damp locations.
 4. The fixture is not to be used in areas where it will be subject to physical damage.

PROS - Providence Small Housing Scale

1. COLOR

Color	Finish
White	White
Black	Black
Gray	Gray
Blue	Blue
Green	Green
Red	Red
Yellow	Yellow
Orange	Orange
Purple	Purple
Pink	Pink
Gold	Gold
Silver	Silver
Chrome	Chrome
Aluminum	Aluminum
Stainless Steel	Stainless Steel
Brass	Brass
Copper	Copper
Nickel	Nickel
Zinc	Zinc
Iron	Iron
Steel	Steel

2. MOUNTING HEIGHT

Mounting Height	Beam Spread
4' - 6'	30°
6' - 8'	35°
8' - 10'	40°
10' - 12'	45°
12' - 14'	50°
14' - 16'	55°
16' - 18'	60°
18' - 20'	65°
20' - 22'	70°
22' - 24'	75°
24' - 26'	80°
26' - 28'	85°
28' - 30'	90°

3. ELECTRICAL

1. Voltage: 120V AC, 60Hz
 2. Power: 10W
 3. Current: 0.08A
 4. Life: 50,000 hours

4. DIMENSIONS

1. Diameter: 12" (305mm)
 2. Height: 12" (305mm)
 3. Mounting Hole: 1/2" (12.7mm)

5. NOTES

1. This fixture is designed for use in residential applications.
 2. The fixture is not to be used in hazardous locations.
 3. The fixture is not to be used in wet or damp locations.
 4. The fixture is not to be used in areas where it will be subject to physical damage.

FIXTURE TYPE "C"

LUMUX

DESCRIPTION: The surface wall luminaire LUMUX with fully enclosed light source for down light or spot lighting for interior or exterior application is constructed from the strongest material in the cast and tempered clear glass. The unit is fully gasketed with rubber O-ring gasket for weather-tight operation. Suitable for use outdoors. ETL listed.

APPROXIMATION:

Mounting: Low profile aluminum no cut. Glass: Clear glass.

Electrical: Voltage: 120/277
 Maximum LED: 20 Watt 5000K
 Bulbs: Cree® XHP50 Electronic Driver 120 - 277
 Power: 10Watt

Installation: List comes with standard wall mount bracket which fits on any size 4 and 6 inch in addition to flat flush two 1/2" x 1/2" on each side for surface conduit entry.

Dimensions:

1. Diameter: 12" (305mm)
 2. Height: 12" (305mm)
 3. Mounting Hole: 1/2" (12.7mm)

Notes:

1. This fixture is designed for use in residential applications.
 2. The fixture is not to be used in hazardous locations.
 3. The fixture is not to be used in wet or damp locations.
 4. The fixture is not to be used in areas where it will be subject to physical damage.

FIXTURE TYPES "F" & "G"

6" LED Downlight LC6LED

120 or 277V
 5-Watt
 5-Dial Dimming Option

LifeFrame

DESCRIPTION: The LifeFrame LED downlight is a 6" diameter, 5-watt, 5-dial dimming LED downlight. It is constructed from the strongest material in the cast and tempered clear glass. The unit is fully gasketed with rubber O-ring gasket for weather-tight operation. Suitable for use outdoors. ETL listed.

APPROXIMATION:

Mounting: Low profile aluminum no cut. Glass: Clear glass.

Electrical: Voltage: 120/277
 Maximum LED: 5 Watt 5000K
 Bulbs: Cree® XHP50 Electronic Driver 120 - 277
 Power: 5Watt

Installation: List comes with standard wall mount bracket which fits on any size 4 and 6 inch in addition to flat flush two 1/2" x 1/2" on each side for surface conduit entry.

Dimensions:

1. Diameter: 6" (152mm)
 2. Height: 6" (152mm)
 3. Mounting Hole: 1/2" (12.7mm)

Notes:

1. This fixture is designed for use in residential applications.
 2. The fixture is not to be used in hazardous locations.
 3. The fixture is not to be used in wet or damp locations.
 4. The fixture is not to be used in areas where it will be subject to physical damage.

FIXTURE TYPES "H2", "H4", & "H5"

PROS - Providence Ballast

1. To determine mounting height, please refer to the following table. 2. To determine mounting height, please refer to the following table. 3. To determine mounting height, please refer to the following table.

1. COLOR

Color	Finish
White	White
Black	Black
Gray	Gray
Blue	Blue
Green	Green
Red	Red
Yellow	Yellow
Orange	Orange
Purple	Purple
Pink	Pink
Gold	Gold
Silver	Silver
Chrome	Chrome
Aluminum	Aluminum
Stainless Steel	Stainless Steel
Brass	Brass
Copper	Copper
Nickel	Nickel
Zinc	Zinc
Iron	Iron
Steel	Steel

2. MOUNTING HEIGHT

Mounting Height	Beam Spread
4' - 6'	30°
6' - 8'	35°
8' - 10'	40°
10' - 12'	45°
12' - 14'	50°
14' - 16'	55°
16' - 18'	60°
18' - 20'	65°
20' - 22'	70°
22' - 24'	75°
24' - 26'	80°
26' - 28'	85°
28' - 30'	90°

3. ELECTRICAL

1. Voltage: 120V AC, 60Hz
 2. Power: 10W
 3. Current: 0.08A
 4. Life: 50,000 hours

4. DIMENSIONS

1. Diameter: 12" (305mm)
 2. Height: 12" (305mm)
 3. Mounting Hole: 1/2" (12.7mm)

5. NOTES

1. This fixture is designed for use in residential applications.
 2. The fixture is not to be used in hazardous locations.
 3. The fixture is not to be used in wet or damp locations.
 4. The fixture is not to be used in areas where it will be subject to physical damage.

Galvin

DESCRIPTION: The Galvin LED downlight is a 12" diameter, 10-watt, 5-dial dimming LED downlight. It is constructed from the strongest material in the cast and tempered clear glass. The unit is fully gasketed with rubber O-ring gasket for weather-tight operation. Suitable for use outdoors. ETL listed.

APPROXIMATION:

Mounting: Low profile aluminum no cut. Glass: Clear glass.

Electrical: Voltage: 120/277
 Maximum LED: 10 Watt 5000K
 Bulbs: Cree® XHP50 Electronic Driver 120 - 277
 Power: 10Watt

Installation: List comes with standard wall mount bracket which fits on any size 4 and 6 inch in addition to flat flush two 1/2" x 1/2" on each side for surface conduit entry.

Dimensions:

1. Diameter: 12" (305mm)
 2. Height: 12" (305mm)
 3. Mounting Hole: 1/2" (12.7mm)

Notes:

1. This fixture is designed for use in residential applications.
 2. The fixture is not to be used in hazardous locations.
 3. The fixture is not to be used in wet or damp locations.
 4. The fixture is not to be used in areas where it will be subject to physical damage.

Galvin

DESCRIPTION: The Galvin LED downlight is a 12" diameter, 10-watt, 5-dial dimming LED downlight. It is constructed from the strongest material in the cast and tempered clear glass. The unit is fully gasketed with rubber O-ring gasket for weather-tight operation. Suitable for use outdoors. ETL listed.

APPROXIMATION:

Mounting: Low profile aluminum no cut. Glass: Clear glass.

Electrical: Voltage: 120/277
 Maximum LED: 10 Watt 5000K
 Bulbs: Cree® XHP50 Electronic Driver 120 - 277
 Power: 10Watt

Installation: List comes with standard wall mount bracket which fits on any size 4 and 6 inch in addition to flat flush two 1/2" x 1/2" on each side for surface conduit entry.

Dimensions:

1. Diameter: 12" (305mm)
 2. Height: 12" (305mm)
 3. Mounting Hole: 1/2" (12.7mm)

Notes:

1. This fixture is designed for use in residential applications.
 2. The fixture is not to be used in hazardous locations.
 3. The fixture is not to be used in wet or damp locations.
 4. The fixture is not to be used in areas where it will be subject to physical damage.

FIXTURE TYPES "D" & "E"

SITE LIGHTING CUTSHEETS

SENIOR LIVING @ NEC
SCOTSDALE &
PINNACLE PEAK RDS
 23733 N. Scottsdale Rd,
 Scottsdale AZ 85254
 Investment Property Associates, LLC (IPA)

IPSA

TODD & ASSOCIATES, INC.

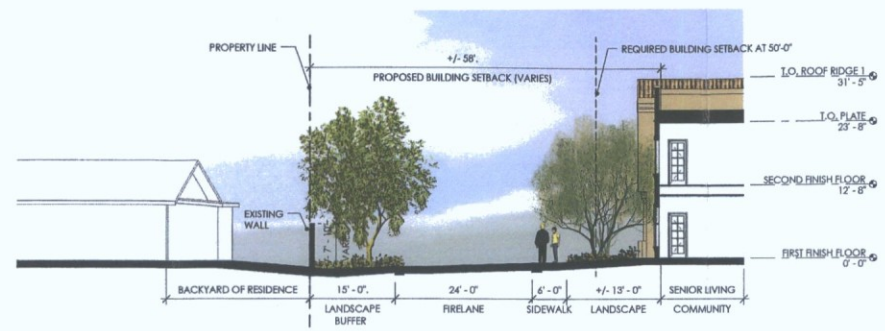
1000 N. Central Expressway, Suite 100
 Scottsdale, AZ 85254
 Phone: 480.991.1111
 Fax: 480.991.1112
 Website: www.toddandassociates.com

PROJECT # 16-0158

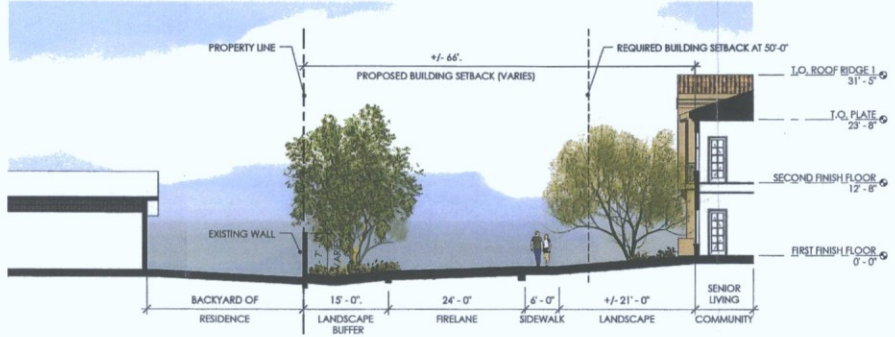
1000 N. Central Expressway, Suite 100
 Scottsdale, AZ 85254
 Phone: 480.991.1111
 Fax: 480.991.1112
 Website: www.toddandassociates.com

SHEET E4

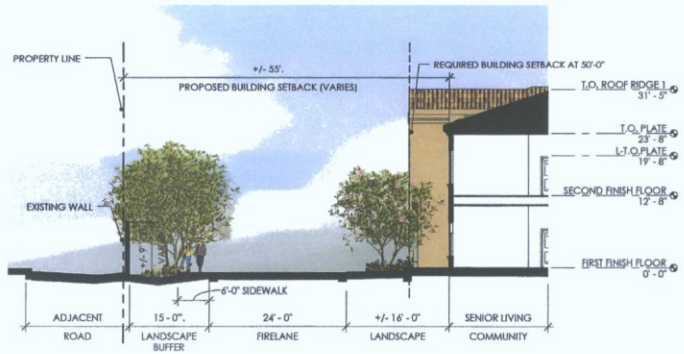
ATTACHMENT 3
EXHIBIT 15



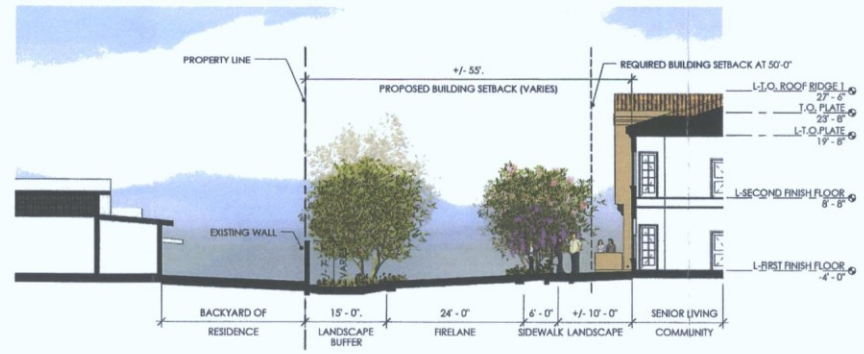
1 SITE SECTION 1
1" = 10'-0"
Scale: 0 5 10 20
1" = 10'-0"



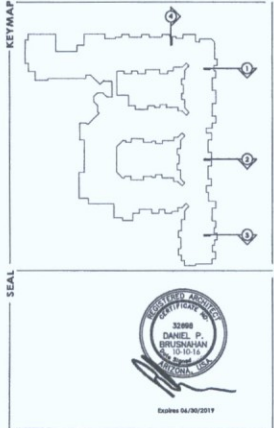
2 SITE SECTION 2
1" = 10'-0"
Scale: 0 5 10 20
1" = 10'-0"



4 SITE SECTION 4
1" = 10'-0"
Scale: 0 5 10 20
1" = 10'-0"



3 SITE SECTION 3
1" = 10'-0"
Scale: 0 5 10 20
1" = 10'-0"

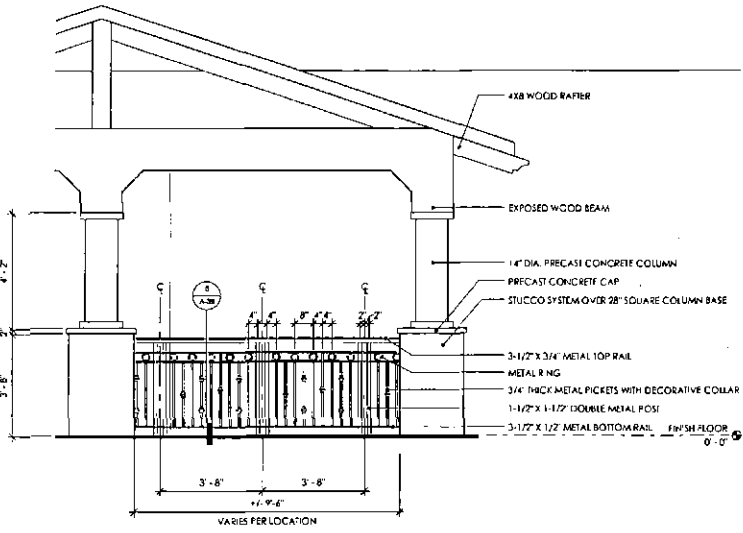


SITE SECTIONS
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
23733 N. Scottsdale Rd,
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)

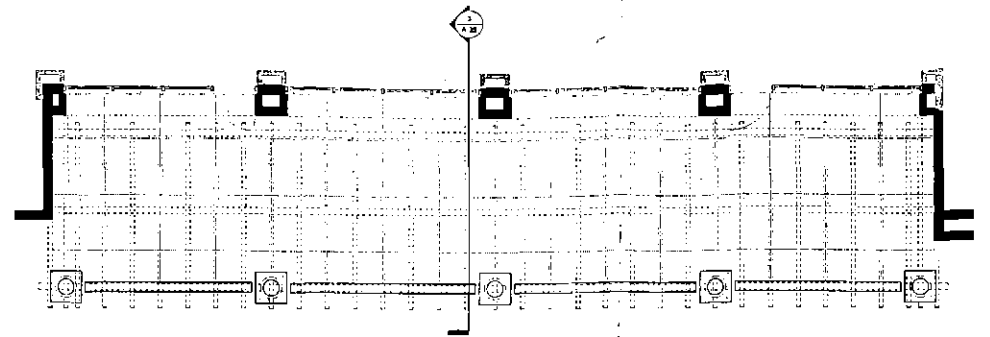


Project No. 14-2016-01
Date: 10-15-16
Design Review Board - 2nd Submittal
Preliminary Not For Construction

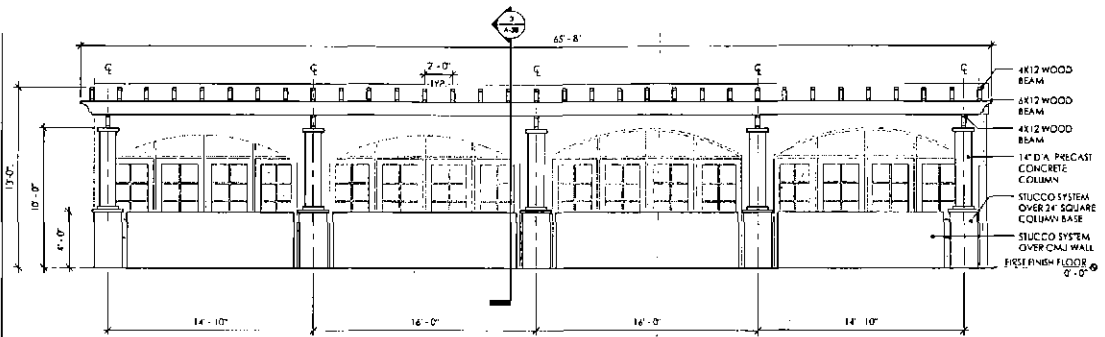
ATTACHMENT 3
EXHIBIT 16



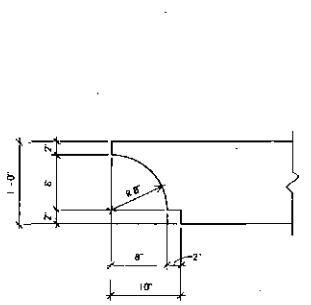
4 ENLARGED BALCONY ELEVATION (METAL RAILING, PRECAST COLUMNS, WOOD BEAM AND RAFTERS)
1/2" = 1'-0"



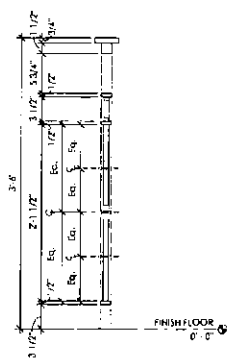
1 TRELLIS PLAN VIEW
1/4" = 1'-0"



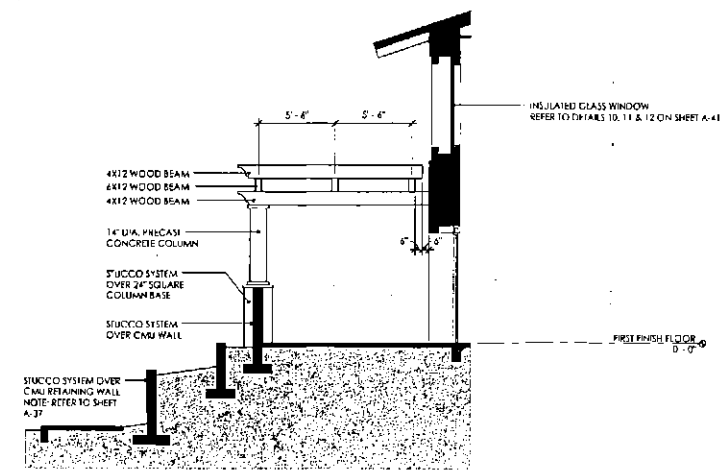
2 TRELLIS ELEVATION
1/4" = 1'-0"



6 WOOD BEAM PROFILE
1/2" = 1'-0"



5 METAL RAILING SECTION TYPICAL
1/2" = 1'-0"

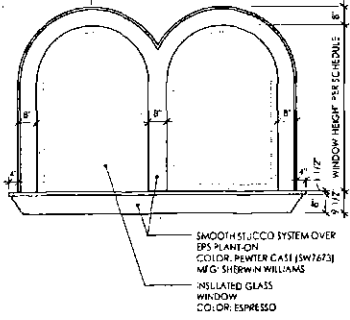


3 TRELLIS SECTION
1/2" = 1'-0"

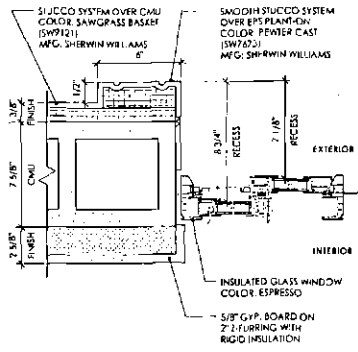


ARCHITECTURAL
DETAILS
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)

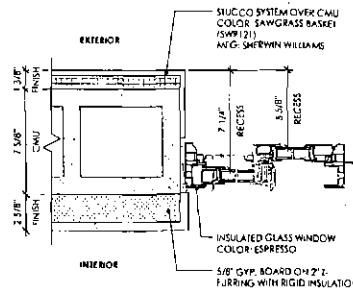
ipa
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
4825 N. 32ND ST. 4825 N. 32ND ST.
PHOENIX, AZ 85018 PHOENIX, AZ 85018
PROJECT NO. 14-001-001
DATE 12-10-14
DESIGN PHASE: SCHEMATIC & 3RD SCHEMATIC
PREPARED FOR CONSTRUCTION



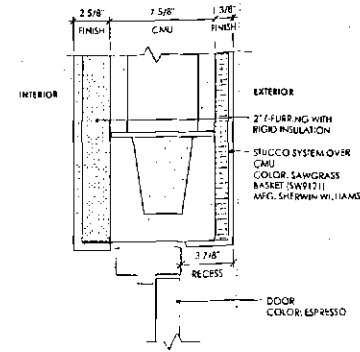
10 WINDOW SURROUND AND SILL ON CMU
12'-0"



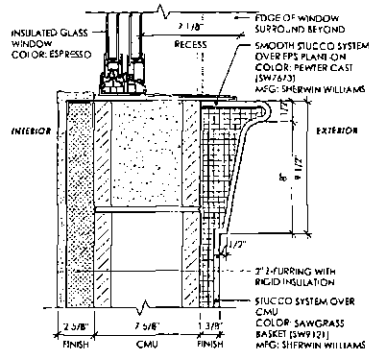
7 WINDOW JAMB WITH SURROUND
7'-1/8"



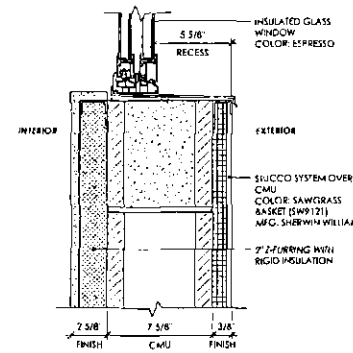
4 WINDOW JAMB
7'-1/8"



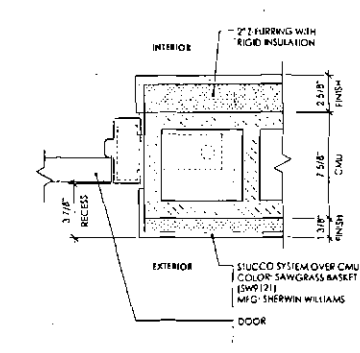
1 DOOR HEAD
3'-7/8"



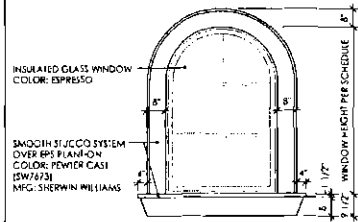
8 WINDOW SILL WITH SURROUND
7'-1/8"



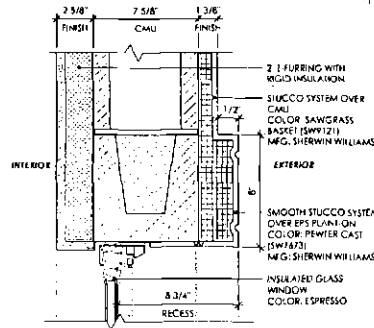
5 WINDOW SILL
7'-1/8"



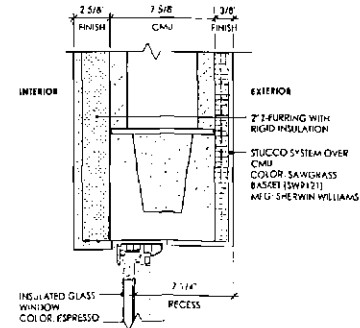
2 DOOR JAMB
7'-1/8"



9 WINDOW SURROUND AND SILL ON CMU
12'-0"



6 WINDOW HEAD WITH SURROUND
7'-1/8"



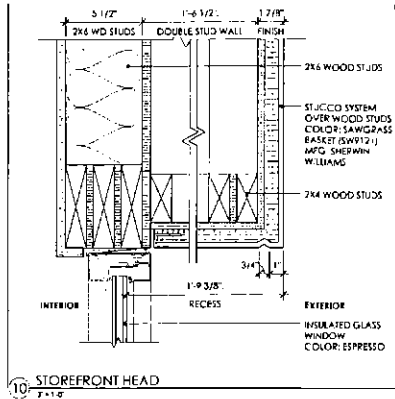
3 WINDOW HEAD
7'-1/8"



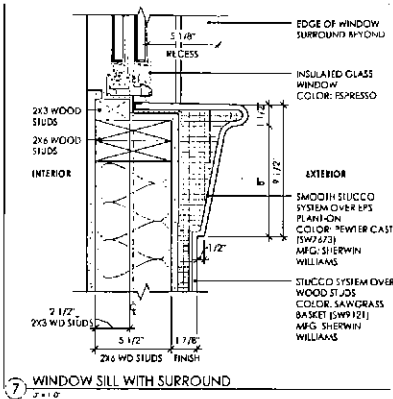
ARCHITETURAL DETAILS
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC (IPA)

ipa
TODD & ASSOCIATES, INC.

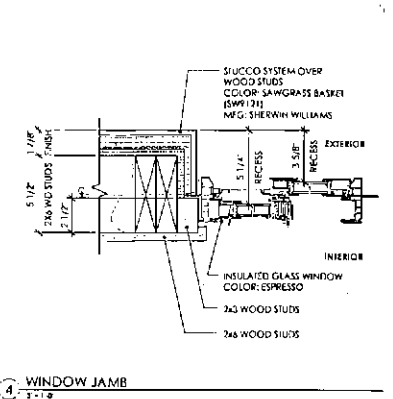
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427 N. GARDEN ST. SUITE 100 PHOENIX, AZ 85001
36.06.2014
PROJECT NO. 14701-001
DATE 10.16.14
DESIGN TEAM LEAD: TODD & ASSOCIATES, INC.
PHOTOGRAPHY: BOB COOPER



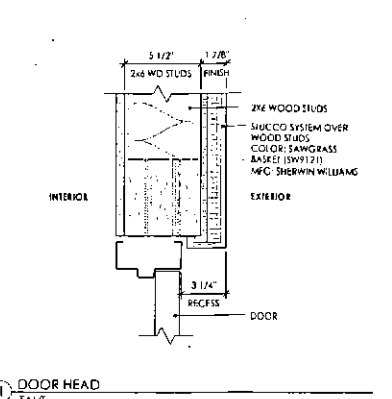
10 STOREFRONT HEAD
2'-1 1/2"



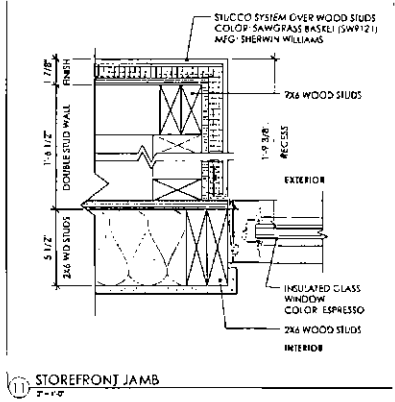
7 WINDOW SILL WITH SURROUND
2'-1 1/2"



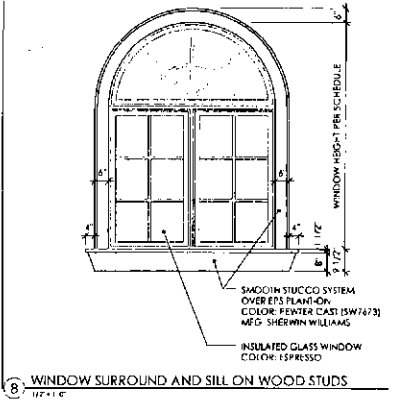
4 WINDOW JAMB
2'-1 1/2"



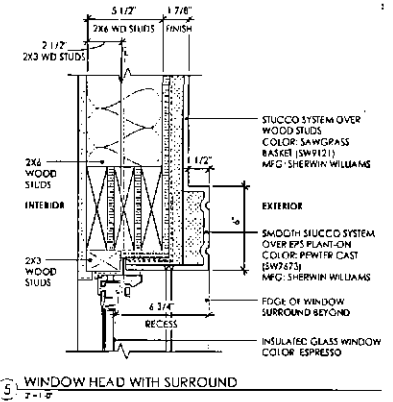
1 DOOR HEAD
2'-1 1/2"



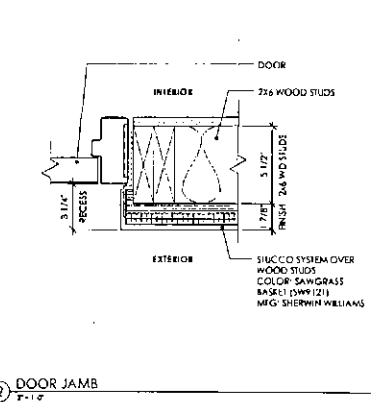
11 STOREFRONT JAMB
2'-1 1/2"



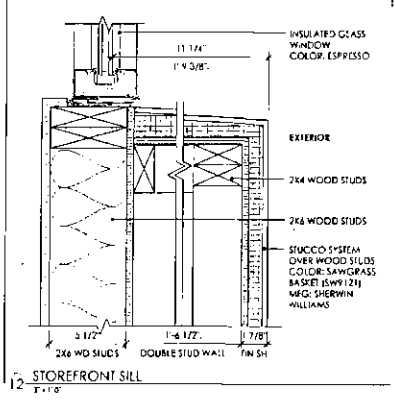
8 WINDOW SURROUND AND SILL ON WOOD STUDS
17'-1 1/2"



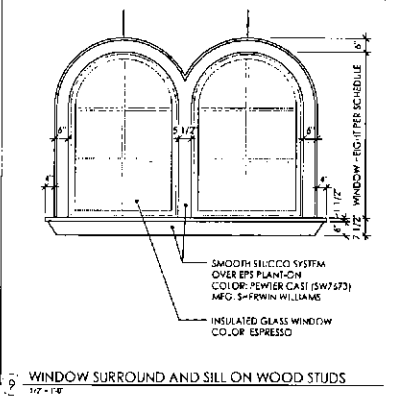
5 WINDOW HEAD WITH SURROUND
2'-1 1/2"



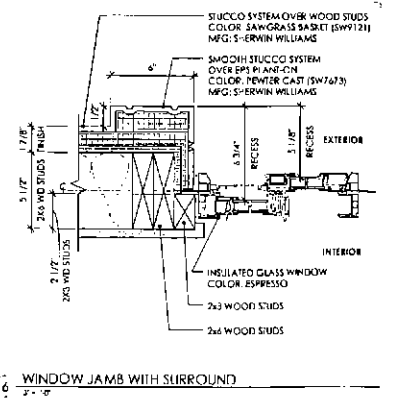
2 DOOR JAMB
2'-1 1/2"



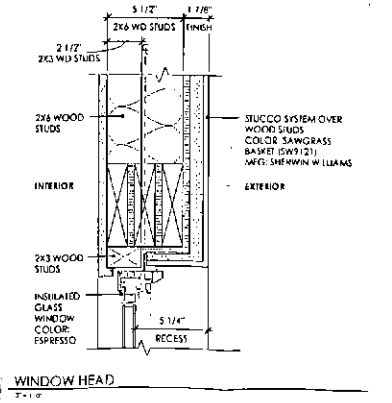
12 STOREFRONT SILL
2'-1 1/2"



9 WINDOW SURROUND AND SILL ON WOOD STUDS
17'-1 1/2"



6 WINDOW JAMB WITH SURROUND
2'-1 1/2"



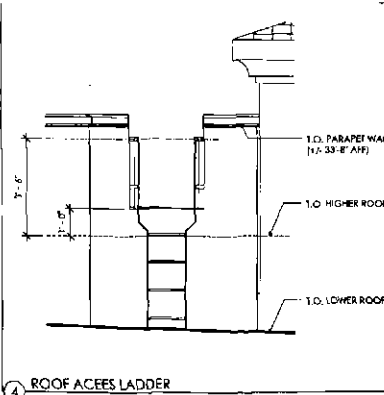
3 WINDOW HEAD
2'-1 1/2"



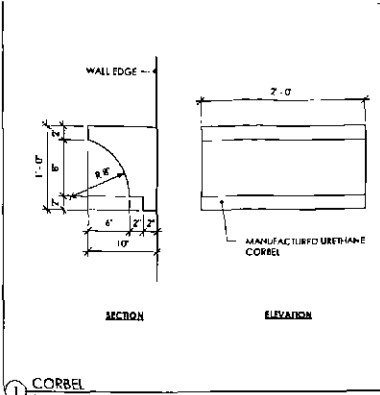
ARCHITECTURAL
DETAILS
SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS
23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC
(IPA)

ipa
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402.952.8286 402.952.8951
www.toddsai.com

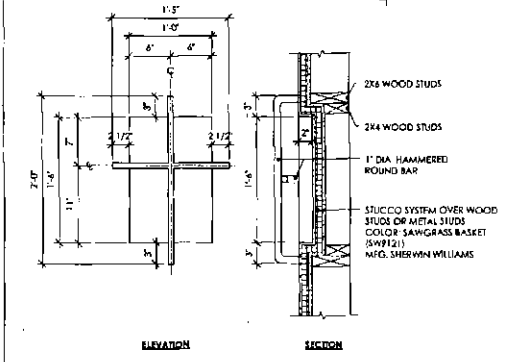
Project No. 14-2014-01
Date: 10-21-14
Design-Review-Board: 2nd Submission
Prepared by: Not for Construction



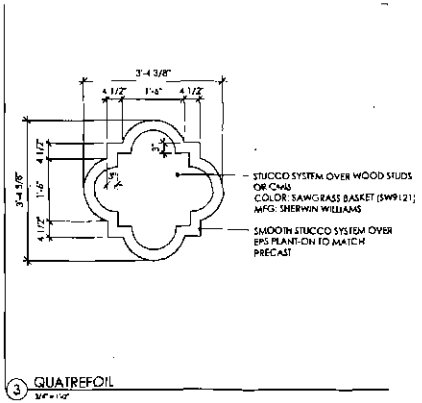
④ ROOF ACCESS LADDER
1/2" = 1'-0"



① CORBEL
1/2" = 1'-0"



② DECORATIVE GRILL
1/2" = 1'-0"



③ QUATREFOIL
1/2" = 1'-0"



ARCHITECTURAL
DETAILS

SENIOR LIVING @ NEC
SCOTTSDALE &
PINNACLE PEAK RDS

23733 N. Scottsdale Rd.,
Scottsdale AZ 85254

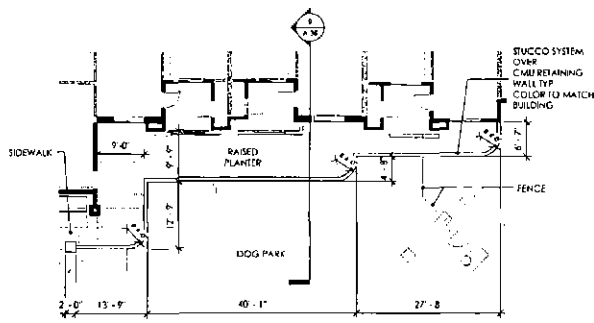
Investment Property Associates, LLC
(IPA)



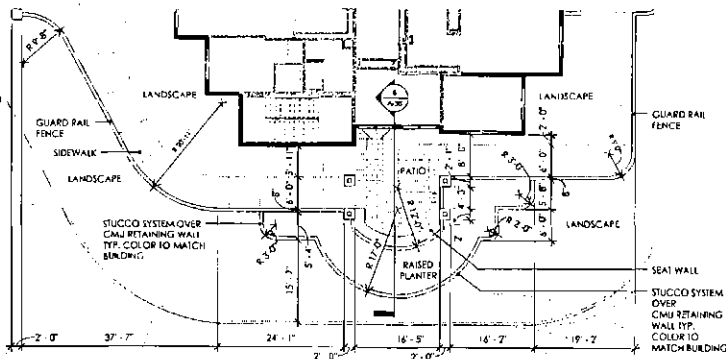
TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402.952.8289 402.952.8991 www.toddsai.com

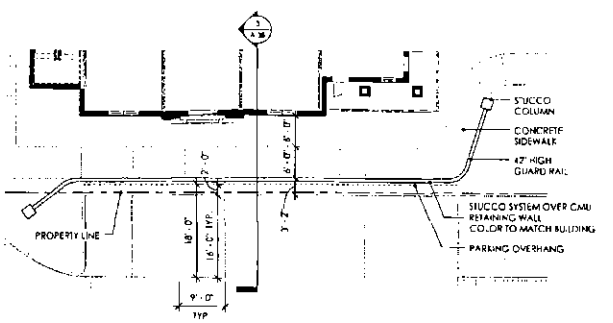
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Date: 11-01-14
SRL CS Submit
Preliminary for Construction



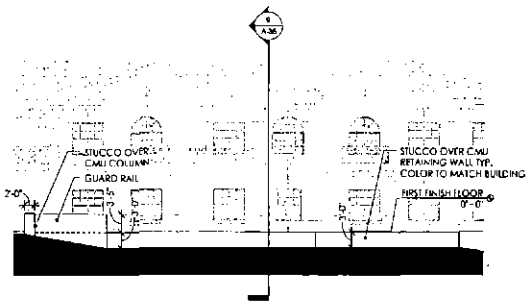
7 DOG PARK RETAINING WALL PLAN
3/27-11-0



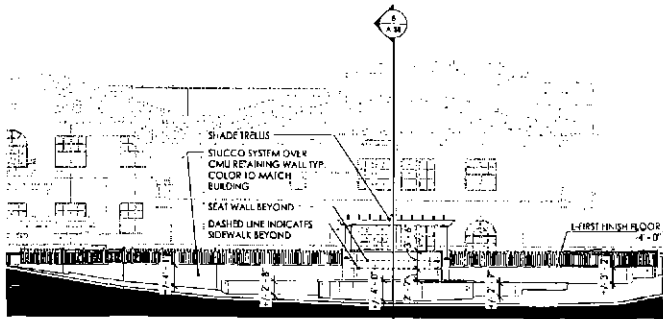
4 SOUTH RETAINING WALL PLAN
3/27-11-0



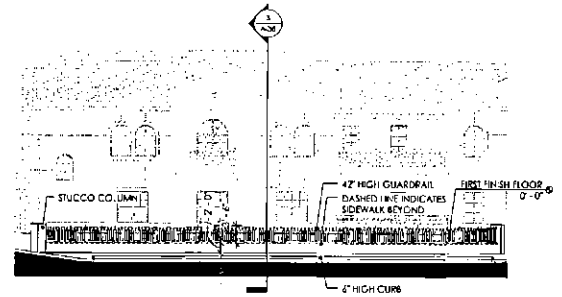
1 NORTHWEST RETAINING WALL PLAN
3/27-11-0



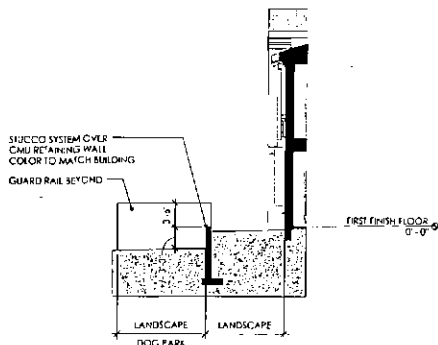
8 DOG PARK RETAINING WALL ELEVATION
3/27-11-0



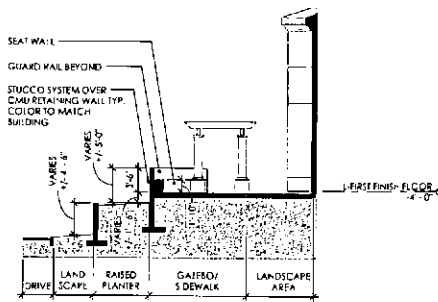
5 SOUTH RETAINING WALL ELEVATION
3/27-11-0



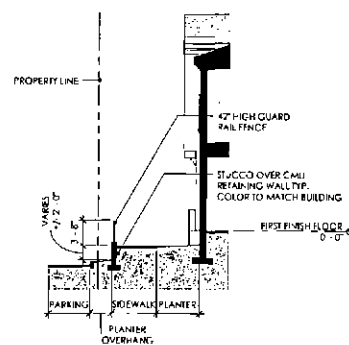
2 WEST ELEVATION - LEFT
3/27-11-0



9 DOG PARK RETAINING SECTION
1/8-11-0



6 SOUTH RETAINING SECTION
1/8-11-0



3 NORTHWEST RETAINING SECTION
1/8-11-0

RETAINING WALLS & ENLARGED PLANS

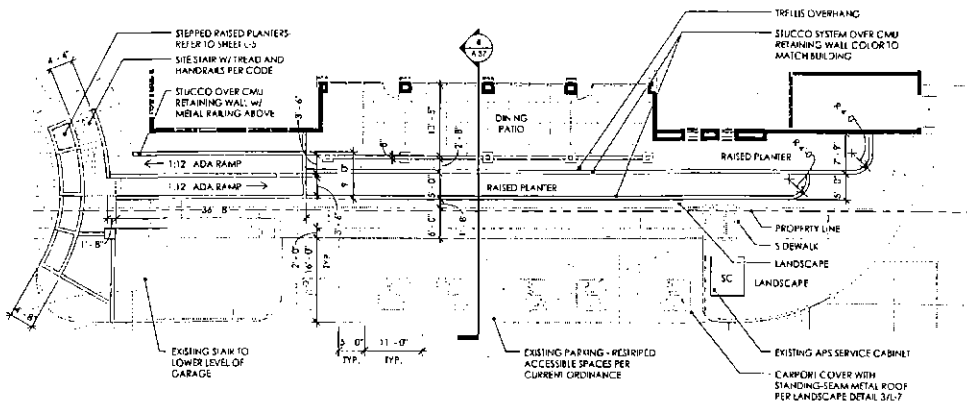
SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS

23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC (IPA)

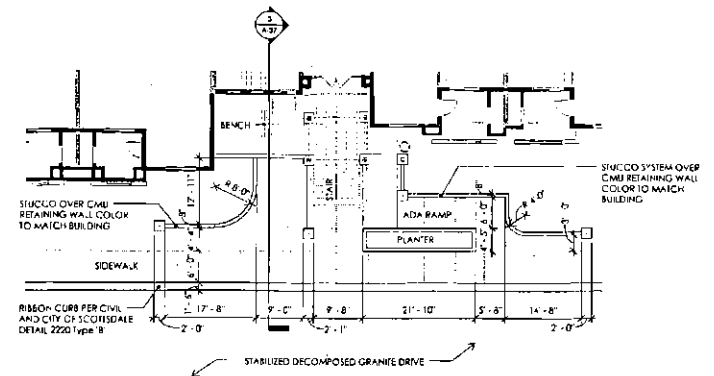


TODD & ASSOCIATES, INC.

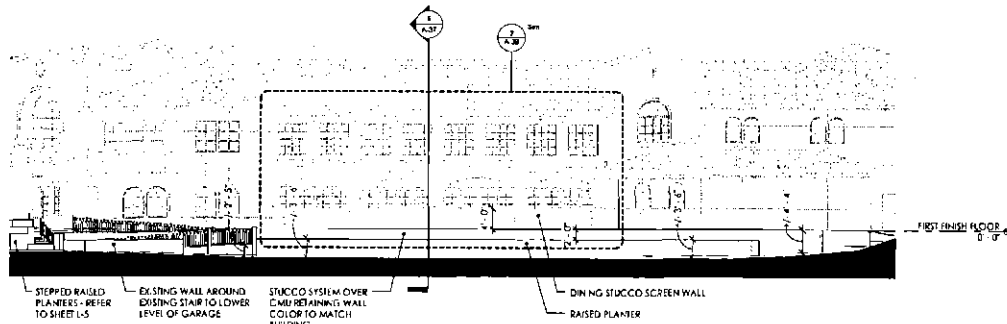
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
482-952-8282 482-952-8997 www.toddassoc.com
30-06-2011 11:25x31
0014 10-014
Design by Todd & Associates, Inc. for Construction



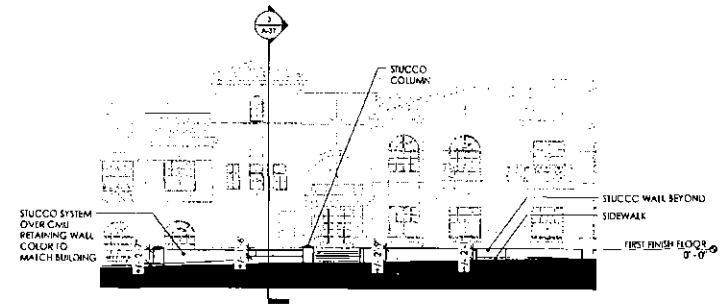
4 WEST DINING RETAINING WALL PLAN
3/27-11-0



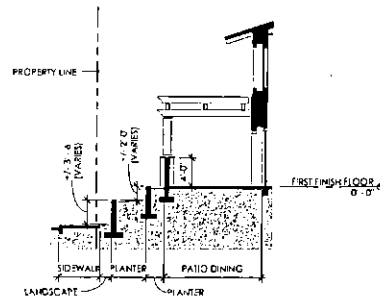
1 EAST RETAINING WALL PLAN
3/27-11-0



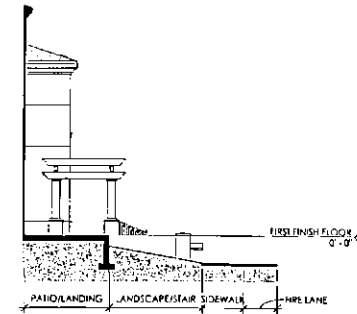
5 WEST DINING RETAINING ELEVATION
3/27-11-0



2 EAST RETAINING ELEVATION
3/27-11-0



6 WEST DINING RETAINING SECTION
1/8"-1"=0



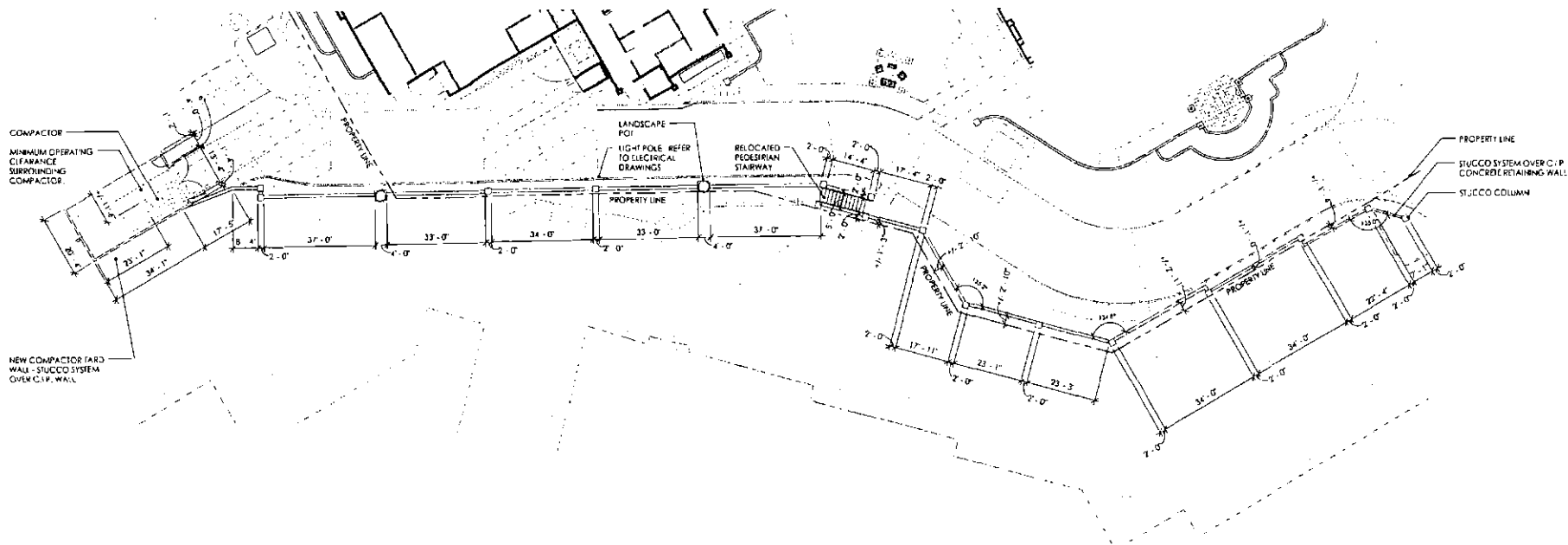
3 EAST RETAINING SECTION
1/8"-1"=0

RETAINING WALLS & ENLARGED PLANS
SENIOR LIVING @ NEC SCOTTSDALE & PINNACLE PEAK RDS
23733 N. Scottsdale Rd.
Scottsdale AZ 85254
Investment Property Associates, LLC (IPA)

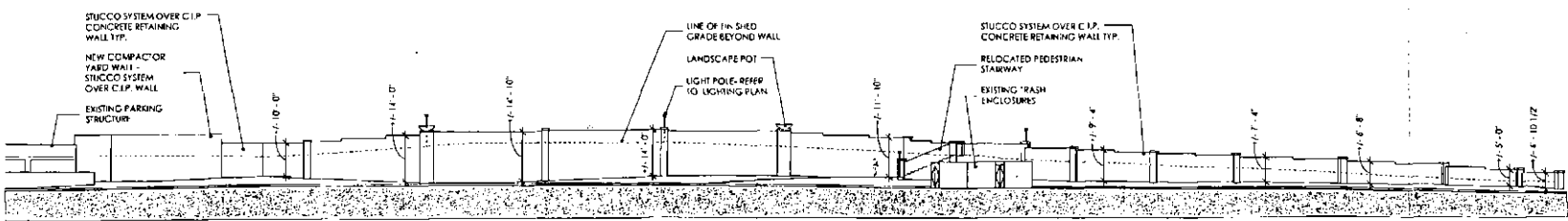


TODD & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE

ARCH/REG.# 216440000 LANDSCAPE ARCHITECTURE
REG.# 216440000 REG.# 216440000
187 PA. 5881
PROJECT # 14-25140P
DATE: 10-20-18
DESIGN: RAYMOND BARRON, TONY SUBRAMANIAM
PLANNING/REG.# 216440000
www.toddandassociates.com



2 PROPERTY LINE RETAINING WALL PLAN
1/16" = 1'-0"
 NOTE: SHE PLAN ROTATED TO ALLOW BEST ILLUSTRATION OF THE WALL IN ELEVATION



1 PROPERTY LINE RETAINING WALL ELEVATION
1/16" = 1'-0"

RETAINING WALLS &
 ENLARGED PLANS
 SENIOR LIVING @ NEC
 SCOTTSDALE &
 PINNACLE PEAK RDS
 23733 N. Scottsdale Rd.
 Scottsdale AZ 85254
 Investment Property Associates, LLC
 [IPA]

ipa
INVESTMENT PROPERTY ASSOCIATES
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
155-76-2814 802-512-0950 802-512-8917 www.toddsai.com
 Project No. 16-016-01
 Date: 10-16-18
 Design: Steven Bolen, PhD and Kaitlin
 Publication: Not for Construction

June 29, 2016

Re: Proposed Redevelopment of Giant Industries Property and Neighborhood Open House Meeting

Dear Neighbors and Interested Parties:

The former Giant Industries headquarters building located at 23733 N Scottsdale Road has recently been purchased by IPA (Investment Properties Associates LLC). Their intent is to construct a new senior living center at this site to serve the northeast Valley neighborhoods. In order to prepare plans and move forward, IPA will need to gain approval of the design of the new center through the City of Scottsdale. The process for this is called the Development Review Board approval process. A submittal will soon be made to the City in pursuit of such an approval.

As part of this process, we are having an open house meeting at Pinnacle Presbyterian Church, Fellowship Hall, 25150 N. Pima Road, Scottsdale, AZ 85255 on Thursday, July 21, 2016, at 6:00 p.m. in order to provide an opportunity for you as an adjoining neighbor to preview the proposed plans for the center. The plans include a site plan, landscaping plans and building elevations. This open house meeting will include various IPA design team members who will be available to discuss the proposal, process, and answer questions you may have.

You can contact me at 480-662-5835 (phone or text) or at Dhadder85@gmail.com regarding any questions you may have about the open house meeting or the proposed senior living center. The coordinator for this process at the City of Scottsdale is Keith Niederer (KNiederer@scottsdaleaz.gov).

Respectfully,

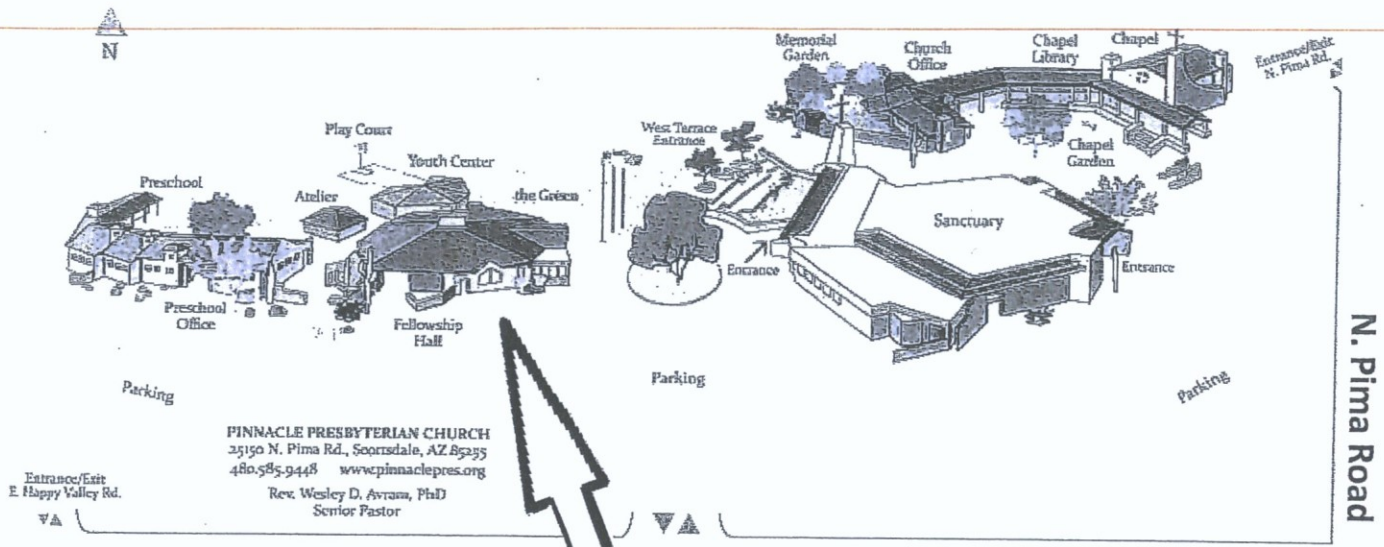


Donald Hadder, Sr.

Attachments:

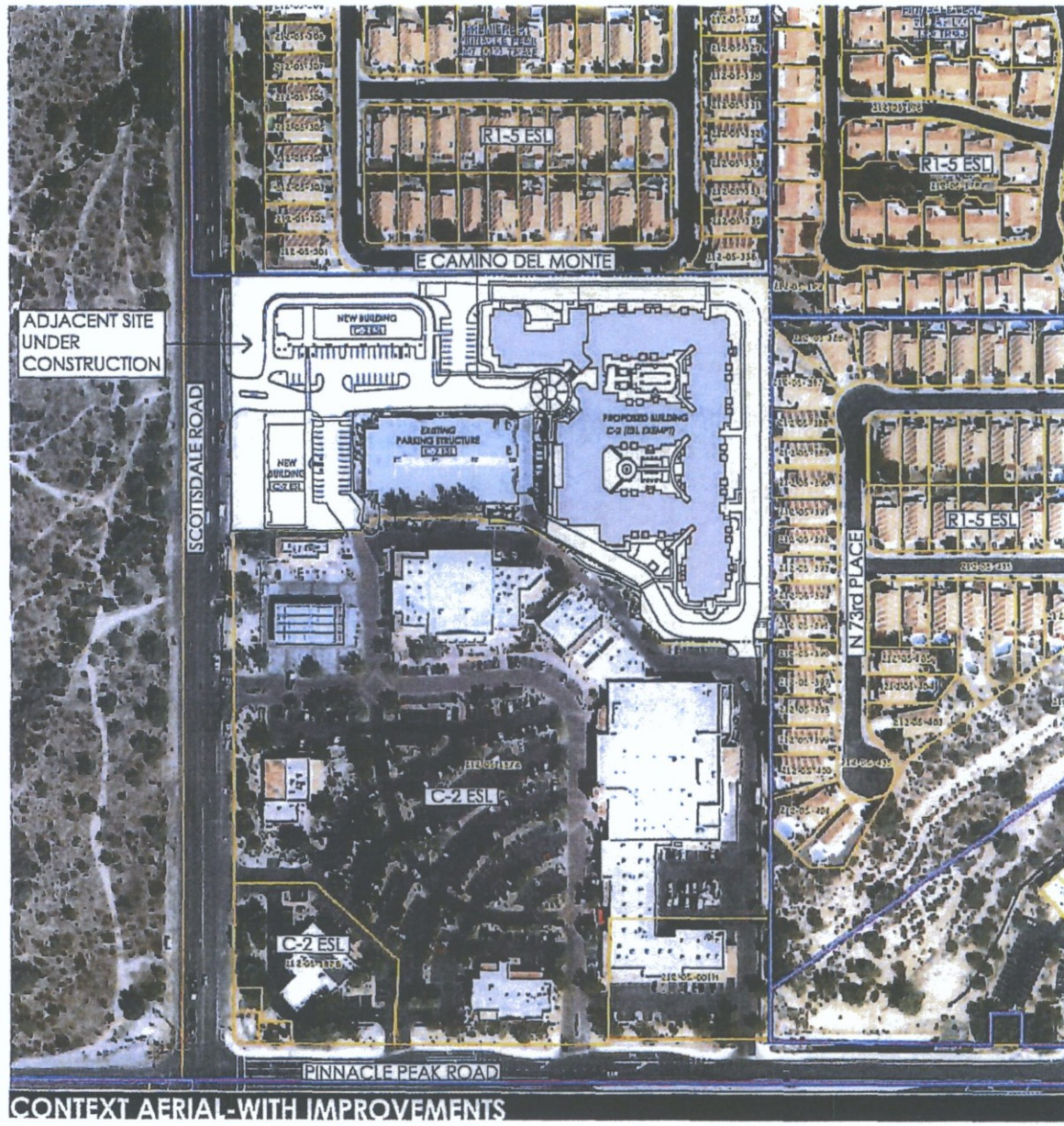
- Church location
- Aerial photo of location
- Proposed site plan
- Proposed elevations

ATTACHMENT #4

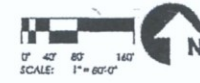


PINNACLE PRESBYTERIAN CHURCH
 25150 N. Pima Rd., Scottsdale, AZ 85255
 480.585.9448 www.pinnaclepres.org
 Rev. Wesley D. Avram, PhD
 Senior Pastor

Neighborhood Meeting
Thursday, July 21, 2016 at 6:00 p.m.
at
Pinnacle Presbyterian Church
Fellowship Hall
25150 N. Pima Road
Scottsdale, Arizona 85255



CONTEXT AERIAL - WITH IMPROVEMENTS



SENIOR LIVING @ NEC
OF SCOTTSDALE RD &
PINNACLE PEAK RD
23733 N. Scottsdale Rd.
Scottsdale, AZ 85254

INVESTMENT PROPERTY ASSOCIATES, LLC

ipa 

INVESTMENT PROPERTY ASSOCIATES
TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
460.542.8180 D 602.952.8955 E www.toddsaic.com

157 PA 3076
PROJECT NO: 14-0516-01
Date: 04/22/16
Design Review Board Submitted
Preliminary not for construction



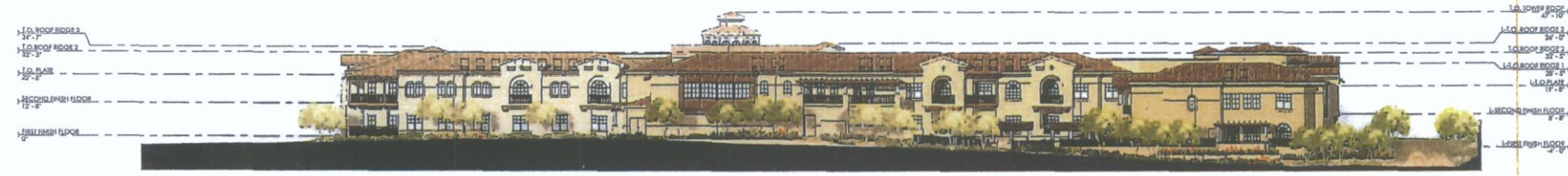
1 EAST ELEVATION
1" = 20'-0"



2 NORTH ELEVATION
1" = 20'-0"



3 WEST ELEVATION
1" = 20'-0"



4 SOUTH ELEVATION
1" = 20'-0"



OVERALL EXTERIOR ELEVATIONS
SENIOR LIVING @ NEC OF SCOTTSDALE RD & PINNACLE PEAK RD
23733 N. Scottsdale Rd, Scottsdale AZ 85254
Investment Property Associates, LLC (IPA)



TODD & ASSOCIATES, INC.
ARCHITECTURE 4822.932.8380 PLANNING 4822.932.8995 LANDSCAPE ARCHITECTURE
187-PA-2018
Project No. 14-7014-01
Date: 08-22-14
Design Review Board Submittal
Preliminary Not For Construction

7/21/16 Neighborhood Meeting

IPA – Scottsdale & Pinnacle Peak Roads

Attendees

Jean Constantine, IPA
Eric Johnston, IPA
Don Hadder, Planning Consultant
Dan Brusnahan, Todd & Associates
Sakina Dahodwala, Todd & Associates
Dustin Simmons, Todd & Associates
Emanuel Lesser, Todd & Associates
Michael Caylor, Site Consultants
Keith Niederer, City of Scottsdale Planner
Ed Bull, Burch & Cracchiolo
Ricki Horowitz, Burch & Cracchiolo
22+ Neighbors (See sign-in sheets)

I. Open House Format – 6:00-6:30 p.m.

II. Presentation and Group Q & A

A. Introductions by Ed Bull

B. Overview of Exhibit Boards by Ed Bull

- Not a rezoning case. Going through City's DR process
- Existing building on site is vacant and was previously Giant's headquarters
- Proposing a senior housing facility
- Age in place housing concept for independent living (IL) and assisted living (AL). For memory care issues, will move into a different, more secure area on the northwest side of the building
- Approximately 90 IL/AL units and approximately 20 memory care beds
- Existing property line/screen walls along the north and east will remain

C. Questions, Answers and Comments

1. Building is going to overwhelm the community. Why cram the building into that space.
Site has been zoned for C-2 for many years. C-2 allows a whole host of uses. C-2 would allow far more intense uses than what IPA is proposing. C-2 permits a building height of 36'. Giant building is 2 stories, approximately 34'-36' in height.

The site is back off of arterial streets and has very little arterial visibility; therefore, retail does not make good sense in this particular location.

2. What market-based justification is there for a senior housing facility in this location when there are others in the general area?
Have done a 5-10 mile study of existing life care facilities in the area (many of which are buy-in facilities) and determined that this area is underserved with for-rent senior housing facilities. Sierra Point is about 9 miles away. Will bring a variety of senior housing needs to the area.
3. Why senior housing at this location?
It is a quiet, low traffic generating use, access is predominately off of Scottsdale Road, will have no vehicular or pedestrian access to north or east, parking will be within a parking structure and transportation/activity nodes are occurring along Scottsdale Road.
4. One neighbor adjacent to the site on the east side spoke. He is an original homeowner. Giant was there before he moved in. He bought next to a commercial property in 1993. He may have some concerns with the proposal; however, he is generally in favor of it. Last development was for a 2-story parking structure. At one time, they wanted to turn the Giant building into a school and a bar. He will have more shade with this building.
Thank you for your support.
5. Stop calling it a senior housing facility. Call it what it is – a skilled nursing place.
This will not be licensed or occupied as a “skilled nursing facility.” The licensing will be for a residential IL/AL and memory care facility – not skilled nursing.
6. Worried about the residents wandering from the memory care area.
The building will have security mechanisms in place. Will have its own outdoor area, staffing and eating area. It will be a safe, secure facility.
7. What is the height of the building?
Height is measured from where we can set the finished floor. Area is within an AO flood zone and it cannot be ignored. Cannot use the current building because FEMA has changed its regulations. Will need to set finished floor 2' above highest natural grade adjacent to the building.

Building is designed in thirds along the eastern side. Approximately the north 1/3 is 36'. Approximately the middle 1/3 is the same floor level

inside and steps back approximately 8' further off the east property line. Approximately south 1/3 steps down 4' above finished floor elevations.

The building will be setback further west off the east property line than the City Code requires. Will also be setback further south off the north property line than Code requirements.

There will be an emergency circulation drive only on the east and north sides of the building. It will be decomposed granite and compacted to hold a fire truck.

Setbacks on the east between the building and the residences include: wall, trees, DG and more trees. The setbacks on the north between the building and the residences include: street, wall, trees, DG and more trees.

8. Will it be higher than the current Giant building? What is the height of the new development west of the site?
We will need to check on the comparative height of the Giant building and the new development to the west.

9. Where will ambulances access the site?
They will typically be served through the front door of the facility although they might under exigent circumstances use the emergency circulation drive. Always request "quiet" runs with no lights, sirens or horns, but ultimately, it is up to the paramedics.

No deliveries would be coming in through the DG emergency drive. Trucks would come in through the main drive from Scottsdale Road or from the secondary drive located at the southeast corner of the site to serve the kitchen area. The kitchen is located in the southwesterly part of the building.

The proposed compactor and dumpsters will be close to the kitchen and not on east or north property lines.

10. What about lighting?
Reviewed exhibit boards that identify the height, placements, fixtures types, and photometrics.
11. Neighbor in support. Giant put a bright light in after he moved in. The light did (in the past) shine into his bedroom.
IPA, Todd & Associates or the electrical sub will contact the neighbor to discuss the Lighting Plan in more detail. No light like the Giant light described by the neighbor is included on IPA's Lighting Plan.

12. Will there be video surveillance on site?
None planned.
13. Will the fire lanes be chained off?
The fire lanes will be gated.
14. How high will the tower be?
47'10" , which matches the existing tower height except the proposed tower will be further west than the existing tower.
15. What will the population be when filled?
20 MC beds
90 IL/AL units - may have 2 occupants, but mostly have 1.
16. What percent of the residents will have cars?
At their Gilbert site where they have 74 IL/AL units, about 12-13 have cars.
17. Neighbor is concerned with traffic. The building will be on a dangerous road – Scottsdale Road.
Senior housing is a very low traffic generator. Furthermore, most of the residents will not be working and not be going/coming during traffic peak hours. In addition, the facility will have a van to transport residents to/from various off-site appointments.
18. What is the timeline?
Expect to demolish the building by the end of 2016 to beginning of 2017.
Approximately 18 months from demo to occupancy.
19. Traffic on Pinnacle Peak and Scottsdale Roads is already heavy. Where is the main entrance?
The main entrance will be at the existing entrance off of Scottsdale Road.
20. How many employees? Surprised the City is not requiring a traffic study.
Senior housing is not a big traffic generator or peak hour generator. Senior housing is one of the lowest trip generators. Office development contributes to highest peak traffic. Retail is high but tends to be spread out during the day.
- There will be a total of approximately 50 employees working on various shifts throughout the 24 hours. There will be a maximum of 20-25 on site at one time. Approximately 8-10 will be administrative personnel. Some employees get off work at 12-1 in the afternoon.**

21. Neighbor has concerns about the current construction dust and scorpions.
Will also be worried about the demolish process.
Cannot speak for the existing construction because that is not our site. There are County dust control requirements that must be met. The demolition is a controlled process and will take about 1 week. Will have a water truck on site. The earthwork construction will take about 6-8 weeks. They have pre-treated their other sites for scorpions.
22. Where will the residents and guests park?
There will be 127 parking spaces in/or the parking garage and there will be a cross parking agreement.
23. A neighbor to the north does not want to see or hear project when it is built.
What is the height, species and spacing of the trees?
Will talk offline with neighbor to review tree pallet and landscape screening.
24. What will happen to the saguaros?
Will utilize as many as we can if they are healthy.
25. How much consideration was given to single story instead of 2 stories?
To make the development viable and sustainable, cannot be done with one story. Need certain population to make development work.
26. Who owns parking structure?
Parking structure is owned by the commercial development in the front. Will have easements and agreements between the two owners. In addition, the City will ask for an agreement on the parking that the City will sign, according to Keith Niederer.

III. Resumed Open House Format

IV. End of Meeting.

Perone, Steve

From: Ruenger, Jeffrey
Sent: Wednesday, July 06, 2016 10:34 AM
To: Niederer, Keith; Perone, Steve
Subject: FW: Case # 30-DR-2016

From: Paul Hughes [<mailto:HughesPJ@cox.net>]
Sent: Wednesday, July 06, 2016 8:18 AM
To: Projectinput
Subject: Case # 30-DR-2016

Keith:

Thank you for the postcard notification of this project in my neighborhood. I have a concern about this project's non-conformance with the community and I would like to hear more about their intentions.

As you are surely aware, virtually every parcel in the 85255 zip code is protected under the environmentally sensitive land (ESL) designation. I believe this designation contributes to the value of my property and that of my neighbors (comps). Can you ask the developer to explain why this property requires an exemption from the ESL zoning designation?

Additionally, the site plan call for relocating the project's waste containers (dumpsters) off of the site and closer to my home. What will be done to alleviate odors and insect infestation at the proposed new location?

Lastly, I noticed that the site plan calls for 110 live-in patients and the parking plan calls for only 130 spaces. Where are the workers and visitors expected to park when visiting the property?

Thank you for helping with these concerns.

Regards,
Paul Hughes
23842 N 72nd Place
Scottsdale, AZ 85255
(480) 296-8410

Perone, Steve

From: perky77_e@yahoo.com
Sent: Tuesday, July 26, 2016 1:07 PM
To: Perone, Steve
Subject: 30-DR-2016 timing



I was unable to attend the community meeting on July 21st as I was out of town. My questions revolve around the timing of construction. When will construction start and be expected to end? What days of the week and hours of the day will construction take place? Thank you, Erin -- sent by Erin Garvey (case# 30-DR-2016)



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City Notifications – Mailing List Selection Map

ATTACHMENT #6



Map Legend:



Site Boundary



Properties within 750-foot
246 Postcards

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor
- City Website-Projects in the hearing process

**Senior Living @ NEC Of
Scottsdale Rd. & Pinnacle Peak
Rd.**

30-DR-2016

ATTACHMENT #6