

Final Plans

7514-16-3

PLANNING

2nd TO 5.18.17

CAMINO DEL MONTE

R1-5 ESL

NEW BUILDING C-2 ESL

NEW BUILDING C-2 ESL

EXISTING BUILDING

EXISTING SUPER PUMPER

EXISTING PARKING STRUCTURE LEVEL 2 C-2 ESL

MEMORY CARE BUILDING 1 (2-STORY) F.F.=1873.86

INDEPENDENT/ASSISTED LIVING (IL/AL) BUILDING 2 (2-STORY) F.F.=1873.86

F.F.=1869.86

EXISTING BUILDING C-2 ESL

7514-16-3 APPROVED FINAL PLANS PLANNING 5/31/17 DATE APPROVED BY (30-12-2016)

1 ARCHITECTURAL SITE PLAN

1" = 30'-0"

Scale: 0 10 15 30 60 1" = 30'-0"

KEYNOTES

- 1.2 ENTRY PORCH CANOPY
- 1.3 FIRE LANE
- 1.4 SIGNAGE PER CITY OF SCOTTSDALE FIRE DEPARTMENT REQUIREMENTS
- 1.5 FIRE HYDRANT
- 1.6 FIRE DEPARTMENT CONNECTION WITH SIGNAGE
- 1.7 FIRE LANE CURB PAINTED RED
- 1.8 KNOX BOX W/ OVERRIDE & PRE-EMPTION STROVE SWITCH FOR AUTOMATIC GATES
- 1.9 VEHICULAR OBTURMENT GATE
- 1.10 STABILIZED DECOMPOSED GRANITE SURFACE ENGINEERED TO 83,000 G.V.W. - SEE CIVIL
- 1.11 ASPHALT DRIVE- SEE CIVIL
- 1.12 CONCRETE DRIVE- SEE CIVIL & LANDSCAPE
- 1.13 CONCRETE WALK- SEE LANDSCAPE FOR WIDTH AND PATTERN
- 1.14 CONCRETE DECORATIVE BANDS- SEE LANDSCAPE FOR PATTERN
- 1.15 ADA RAMP- SEE LANDSCAPE
- 1.16 RETAINING WALL W/ CEMENT STUCCO FINISH, COLOR TO MATCH BUILDING - REFER TO LANDSCAPE, CIVIL AND STRUCTURAL
- 1.17 GAS METER AND EQUIPMENT
- 1.18 SERVICE ENTRANCE SECTION- SEE ELECTRICAL
- 1.19 WATER METER- SEE CIVIL
- 1.20 ELECTRICAL TRANSFORMER- SEE ELECTRICAL
- 1.21 WATER FEATURE W/ FIRE FEATURE- SEE LANDSCAPE
- 1.22 RAISED PLANTER- SEE LANDSCAPE
- 1.23 CAN WASH YARD- SEE DETAIL
- 1.24 DOG PARK WITH FENCE- SEE LANDSCAPE
- 1.25 SITE STAIR- SEE LANDSCAPE
- 1.26 TRELIS GAZERO/SHADE STRUCTURE- SEE LANDSCAPE
- 1.27 SINGLE TRASH REFUSE ENCLOSURE W/ GREASE CONTAINMENT AREA - REFER TO LANDSCAPE DRAWINGS
- 1.28 TRASH COMPACTOR ENCLOSURE - REFER TO LANDSCAPE DRAWINGS
- 1.29 STORMWATER COLLECTION BASIN- SEE CIVIL
- 1.31 EXISTING PARKING STRUCTURE- TO REMAIN
- 1.32 EXISTING STAIRWELL- TO REMAIN
- 1.33 LANDSCAPE BUFFER ZONE- SEE LANDSCAPE
- 1.34 LANDSCAPE YARD- SEE LANDSCAPE
- 1.35 BICYCLE RACK- SEE LANDSCAPE
- 1.36 LOADING/UNLOADING ZONE- DELIVERIES AND MOVE-IN
- 1.37 FIRE TRUCK RADIUS PER C.O.S. - SEE LEGEND FOR DETAIL
- 1.38 NON-COMBUSTIBLE PARKING CANOPY- SEE DETAIL
- 1.39 RIBBON CURB FLUSH WITH STABILIZED D.G. - SEE CIVIL FOR DETAIL
- 1.40 TRELIS ARBOR WITH SEAT WALL- SEE LANDSCAPE
- 1.41 EXISTING C.A.U. PRIVACY WALL W/ STUCCO FINISH
- 1.42 STORMWATER RETENTION BASIN- SEE CIVIL
- 1.43 SHARED ACCESS DRIVE PER AGREEMENT DOCKET #20140100025
- 1.44 METAL GUARDRAIL ON RETAINING WALL- SEE LANDSCAPE
- 1.45 COORDINATE OFF-SITE CONSTRUCTION FOR PARKING LOT AND DRIVE PER AGREEMENT DOCKET #
- 1.46 DEMO AND PATCH SIDEWALK CURBING OVER PARKING GARAGE AS REQUIRED BY ADA RESTRICTION
- 1.47 GREASE CONTAINMENT YARD PER C.O.S. - REFER TO LANDSCAPE DRAWINGS
- 1.48 SITE LIGHT FIXTURES- SEE LEGEND FOR SYMBOL
- 1.49 TRELIS COVERED PATIO- SEE ENLARGED PLANS
- 1.50 RESIDENT DROP OFF W/ DECORATIVE PAVERS- SEE LANDSCAPE
- 1.51 FIRE LANE SIGN PER CITY STANDARD

GENERAL NOTES

1. ALL OFF-SITE IMPROVEMENTS WILL BE CONSISTENT WITH ADJACENT PARCELS SITE PLAN AMENDMENT APPROVAL (# 25A-2017)
2. THE PORTION OF THE FIRELANE ABOVE THE PARKING GARAGE IS PART OF THE EXISTING FIRELANE AND HAS BEEN APPROVED IN THAT FUNCTION PER EXISTING DOCUMENTS.

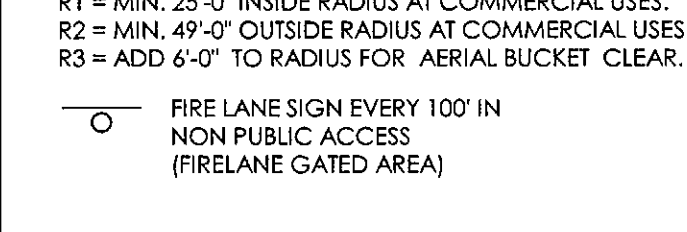
DRB CASE # 30-DR-2016 STIPULATIONS

1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE BACKFLOW PREVENTION IS REQUIRED FOR ALL NFPA13/ISR SYSTEMS
2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE AND INTERNATIONAL FIRE CODE REQUIREMENTS
3. PROVIDE A KNOX ACCESS SYSTEM
 - a. KNOX BOX
 - b. PADLOCK
 - c. KEY SWITCH AND PREEMPTION DEVICE OVERRIDE FOR AUTOMATIC GATES
4. PROVIDE ALL WEATHER ACCESS ROADS (MINIMUM 16" (16 IN WIDTH) TO ALL BUILDINGS AND HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION
5. FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED IN A LOCATION APPROVED BY SCOTTSDALE FIRE CODE OFFICIAL
6. A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AND COMPLY WITH CURRENTLY ADOPTED NFPA STANDARDS
7. PROVIDE 'OWNERS' INFORMATION CERTIFICATE' WITH FIRE SPRINKLER PLAN SUBMITTAL
8. SUBMIT HAZARDOUS MATERIAL MANAGEMENT PLAN (HMMP) FOR ALL HAZARDOUS MATERIALS. SUBMIT HMMP WITH BUILDING SUBMITTAL
9. FIRE LINES, SPRINKLERS AND STANDPIPE SYSTEMS SHALL BE FLUSHED AND PRESSURE TESTED PER NFPA STANDARDS AND SCOTTSDALE REVISED CODES
- 10.

SYMBOLS

- FREE-STANDING LIGHT POLE - REFER TO ELECTRICAL DRAWINGS FOR MOUNTING HEIGHTS AND LIGHT FIXTURE SPECIFICATIONS
- 4'-0" TALL FREE-STANDING BOLLARD LIGHT
- WALL MOUNTED FULL CUT-OFF LIGHT FIXTURE
- WALL MOUNTED FULL CUT-OFF LIGHT FIXTURE
- FULL CUT-OFF PENDANT LIGHT FIXTURE
- F.H. FIRE HYDRANT- SEE CIVIL
- E.F.H. EXISTING FIRE HYDRANT- SEE CIVIL
- WATER METER AND BACKFLOW- SEE CIVIL
- ACCESSIBLE PARKING SIGN
- RESTRICTED PARKING SIGN
- FIRELANE CURB PAINTED RED FOR NO PARKING

CITY OF SCOTTSDALE FIRE TRUCK RADIUS DETAIL



PROJECT DATA

PROJECT NAME & ADDRESS: SENIOR LIVING AT SCOTTSDALE ROAD AND PINNACLE PEAK ROAD 23733 NORTH SCOTTSDALE ROAD SCOTTSDALE, ARIZONA, 85255

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 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.

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

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

DENSITY: PROVIDED (OVERALL): 24.5 DU/ACRE (10+20 DU/4.49 ACRE)

BUILDING HEIGHT: ALLOWABLE: 36'-0" PROVIDED: 36'-0" AFF NOTE: FINISH FLOOR DETERMINED AT 2'-0" ABOVE HIGHEST ADJACENT GRADE PER FEMA

SETBACKS: REQUIRED: 15'-0" MIN. PROVIDED: 15'-0" MIN. FRONT (WEST) SIDE (EAST) NONE 25'-0" MIN. SIDE (NORTH) 50'-0" REAR (EAST) 50'-0"

OCCUPANCY TYPE: BUILDING 1: A-2 BUILDING 2 (RESIDENCES): B-1 BUILDING 2 (DINING AND AMENITY SPACES): A-2 BUILDING 2 (OFFICE): B

CONSTRUCTION TYPE: BUILDING 1: II-A (NFPA 13) BUILDING 2: V-A (NFPA 13)

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

PARKING: REQUIRED: BUILDING 1: 14 P.S. SPECIALIZED RESIDENTIAL HEALTH CARE (MEMORY CARE) 14 P.S. (0.7 x 20 BEDS) BUILDING 2: 113 P.S. MINIMAL RESIDENTIAL HEALTH CARE (INDEPENDENT/ASSISTED LIVING) 113 P.S. (1.25 x 90 DWELLING UNITS) TOTAL REQUIRED: 127 P.S.

ACCESSIBLE PARKING: REQUIRED: 6 P.S. (4% OF THE REQUIRED PARKING SPACES) PROVIDED: 127 P.S. (127 PARKING SPACES X .04 (4%) = 5.08)

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, RECORDING #20170173362

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

ACCESSIBLE PARKING: ACCESSIBLE PARKING SPACES (UNCOVERED): 3 P.S. ACCESSIBLE PARKING SPACES (COVERED): 6 P.S. ACCESSIBLE PARKING SPACES (TOTAL): 9 P.S. (ONE ACCESSIBLE PARKING SPACES WILL BE DESIGNATED VAN ACCESSIBLE)

BICYCLE PARKING: REQUIRED: 13 B.S. (1 BICYCLE PARKING SPACE PER 10 VEHICLE PARKING SPACES) PROVIDED: 14 B.S. MAIN ENTRY FOYER: 6 B.S. SOUTH EMPLOYEE ENTRY: 6 B.S. NORTH EMPLOYEE ENTRY: 6 B.S.

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

UNIT TYPE	AREA	GROSS	UNITS	# OF UNITS	% OF UNITS	# OF BEDS
MINIMAL RESIDENTIAL HEALTH CARE (INDEPENDENT/ASSISTED LIVING)						
UNIT B1 (1 BED)	709 S.F.	38	38	3.4%	38	
UNIT B1 (2 BED)	842 S.F.	6	6	5.4%	12	
UNIT C (1 BED)	789 S.F.	2	2	1.8%	2	
UNIT D1 (1 BED/DEN)	688 S.F.	8	8	7.2%	8	
UNIT D2 (1 BED/DEN)	874 S.F.	12	12	10.9%	12	
UNIT E (1 BED/DEN)	895 S.F.	2	2	1.8%	2	
UNIT F1 (2 BED)	1,026 S.F.	14	14	12.7%	28	
UNIT F2 (2 BED)	1,240 S.F.	8	8	7.2%	16	
SUB-TOTAL:			90		112	
SPECIALIZED RESIDENTIAL HEALTH CARE (MEMORY CARE)						
UNIT G (STUDIO)	401 S.F.	16	16	14.5%	16	
UNIT L (BED)	621 S.F.	4	4	3.6%	4	
SUB-TOTAL:			20		20	
TOTAL:			110		132	

ACCESSIBLE UNITS: OCCUPANCY: REQUIRED: 4 UNITS (4.5% OF 90 UNITS) PROVIDED: 20 UNITS (18.2% OF 110 UNITS)

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

BUILDING 1 - SPECIALIZED RESIDENTIAL HEALTH CARE (MEMORY CARE)

FIRST FLOOR:	12,694 SF
SECOND FLOOR:	11,641 SF
TOTAL OF BUILDING 1:	24,335 SF

BUILDING 2 - MINIMAL RESIDENTIAL HEALTH CARE (IL/AL)

FIRST FLOOR:	75,147 SF
SECOND FLOOR:	67,984 SF
TOTAL OF BUILDING 2:	143,131 SF

TOTAL OVERALL BUILDING: 147,466 SF

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

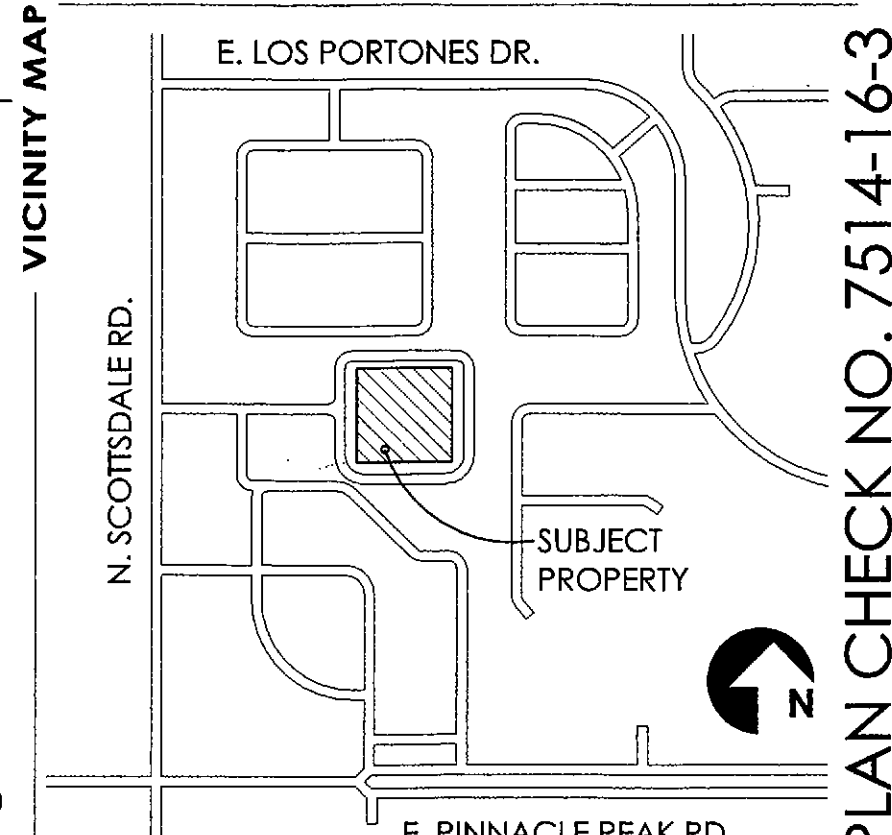
OPEN SPACE CALCULATIONS: NET LOT AREA: 4.49 NET ACRES (195,956 SF) REQUIRED (24% OF LOT AREA): +/- 1.08 ACRES (47,202 SF) PROVIDED (41.9% OF LOT AREA): +/- 1.93 ACRES (84,493 SF)

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:

- 2012 INTERNATIONAL BUILDING CODE (IBC) W/ AMENDMENTS*
- 2012 INTERNATIONAL MECHANICAL CODE (IMC) W/ AMENDMENTS*
- 2012 INTERNATIONAL FLOORING CODE (IFC) W/ AMENDMENTS*
- 2011 NATIONAL ELECTRIC CODE (NEC) W/ AMENDMENTS*
- 2012 INTERNATIONAL FIRE CODE (IFC) W/ AMENDMENTS*
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ AMENDMENTS*
- 2012 INTERNATIONAL FUEL GAS CODE (IFGC) W/ AMENDMENTS*

ACCESSIBILITY STANDARDS - ICC(A)117.1 - 2009 FAIR HOUSING ACT & ADAAG 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

*REFERENCED AMENDMENTS ARE CITY OF SCOTTSDALE.



NO. 14-7016-02

GENERATIONS @ PINNACLE PEAK

Scottsdale, AZ

ipa

INVESTMENT PROPERTY ASSOCIATES

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DATE: 05-09-17

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Dwn By: Author

Rev. Date: Description:

- △ 5-8-17 CITY COMMENTS
- △ 5-8-17 COORDINATION REVISIONS

"PROMPT PAYMENT NOTICE"
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Construction Document
Phase
2nd City Submittal

SITE PLAN

A1.0

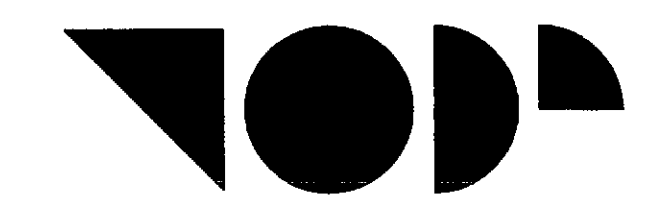
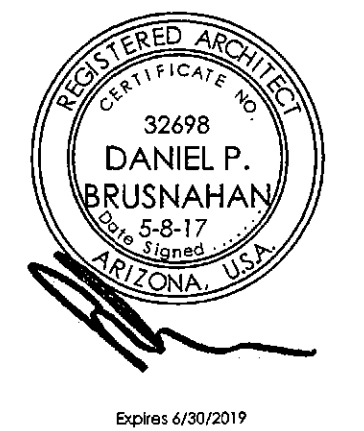
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OVERALL
EXTERIOR
ELEVATIONS

A4.1.0

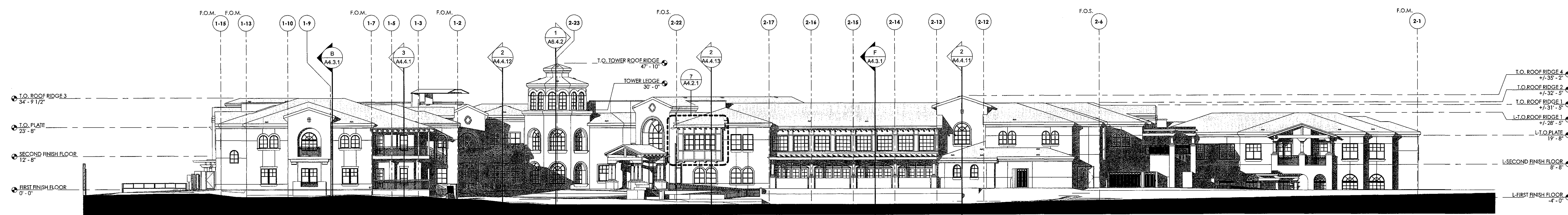
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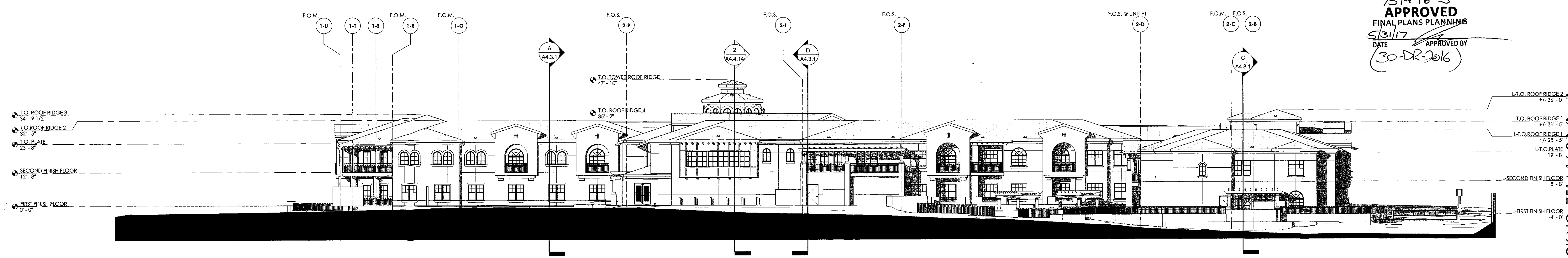
1 EAST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"



4 SOUTH ELEVATION
1/16" = 1'-0"

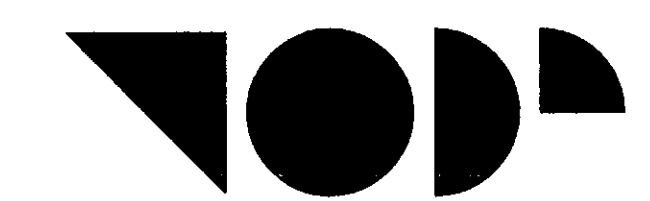
7514-16-3
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FINAL PLANS PLANNING
5/31/17
DATE APPROVED BY
(30-DR-2016)

**GENERATIONS
@ PINNACLE
PEAK**

Scottsdale, AZ



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05-09-17



1 EAST ELEVATION - LEFT
1/8" = 1'-0"



2 EAST ELEVATION - RIGHT
1/8" = 1'-0"

7514-16-3
APPROVED
FINAL PLANS PLANNING
DATE: 5/21/17
APPROVED BY: [Signature]
(30-DR-2016)

- KEYNOTES**
- 1.16 RETAINING WALL W/ CEMENT STUCCO FINISH. COLOR TO MATCH BUILDING - REFER TO LANDSCAPE, CIVIL AND STRUCTURAL
 - 3.1 CONCRETE TILE ROOF SYSTEM PER SPECIFICATIONS
 - 3.8 CLOAKED TILE VENT PER SPECIFICATIONS - REFER TO DETAILS 17 & 18/A3.2.2
 - 3.30 PARAPET WALL WITH FOAM PLANT-ON CAP
 - 4.1 CEMENT STUCCO SYSTEM OVER 1" THK. FOAM INSULATION BOARDS
 - 4.2 FOAM CORNICE EAVE
 - 4.3 EXPOSED ROUGH-SAWN HEAVY TIMBER WOOD BEAM - REFER TO 18/A4.2.1 FOR END PROFILE - REFER TO STRUCTURAL
 - 4.5 CAST STONE COLUMN COVER - REFER TO STRUCTURAL FOR COLUMN/WOOD POST SIZE WITHIN. REFER TO DETAIL 14/A4.2.1 FOR COLUMN COVER PROFILES
 - 4.8 VINYL WINDOW - REFER TO SPECIFICATION
 - 4.9 FOAM PLANT-ON QUATREFOIL W/ SMOOTH STUCCO FINISH TO MATCH PRECAST. REFER TO DETAIL 4/A4.2.1
 - 4.10 FOAM PLANT-ON SKILL W/ SMOOTH STUCCO FINISH TO MATCH PRECAST
 - 4.11 FOAM PLANT-ON SURROUND W/ SMOOTH STUCCO FINISH TO MATCH PRECAST
 - 4.12 FOAM PLANT-ON PARAPET CAP W/ SMOOTH STUCCO SYSTEM
 - 4.16 MANUFACTURED URETHANE FAUX RAFTER TAILS
 - 4.17 RECESSED STUCCO ACCENT WITH METAL GRILL. REFER TO DETAIL 13/A4.2.1
 - 4.18 METAL RAILING
 - 4.19 MANUFACTURED URETHANE CORBEL
 - 4.20 WOOD TRELLIS SYSTEM
 - 4.25 ALUMINUM FOLDING WALL SYSTEM- REFER TO SPECIFICATION
 - 4.36 CEMENT STUCCO SYSTEM ON CMU PATIO WALL
 - 4.58 EXPOSED ROUGH-SAWN WOOD POST - REFER TO STRUCTURAL
 - 4.66 OVERFLOW ROOF DRAIN SPOUT
 - 4.75 EXPOSED ROUGH-SAWN HEAVY TIMBER JOIST/RAFTER - REFER TO STRUCTURAL
 - 4.76 MANUFACTURED URETHANE FAUX WOOD BEAM/RAFTER

- GENERAL NOTES**
1. REFER TO SHEET A4.1.0 FOR ELEVATION CALL-OUTS.
 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION.
 3. VERIFY ALL COLOR AND MATERIAL SELECTIONS WITH COLORED ELEVATIONS PRIOR TO APPLICATION.
 4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
 5. ALL CONTROL JOINTS & REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
 6. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 7. PROVIDE SEALANT AT ALL FINISH PENETRATIONS COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
 8. PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR (I.N.O.).
 9. EXTERIOR DOOR AND FRAME COLORS TO MATCH COLORED ELEVATIONS.
 10. REFER TO SHEETS A4.1.0 FOR ARCHITECTURAL DETAIL CALL-OUTS
 11. ALL ROOF DRAINS ARE CONNECTED TO UNDERGROUND STORMWATER SYSTEM. ALL OVERFLOW DRAINS WILL DAYLIGHT AT LOCATIONS INDICATED ON THE ELEVATIONS

- COLOR SCHEDULE**
- C1 COLOR: SAWGRASS BASKET (SW 9121)
FINISH: SAND
MFR: SHERWIN WILLIAMS
 - C2 COLOR: SANTA CRUZ BLEND (SMC 8402)
PROFILE: CAPISTRANO
MFR: EAGLE ROOFING
 - C3 COLOR: DARK BRONZE CLASS 1 (740)
MFR: OLDCASTLE
 - C4 COLOR: ESPRESSO
MFR: MILGARD
 - C5 COLOR: PAINT TO MATCH PRECAST
FINISH: SMOOTH
 - C6 COLOR: PEWTER (#860)
FINISH: LIGHT SANDBLAST
MFR: DAVIS
 - C7 COLOR: ESPRESSO
MFR: VOLTERRA (FAUX WOOD BEAMS/RAFTERS)
(WOOD POSTS AND WOOD BEAMS TO MATCH STAIN COLOR BY VOLTERRA)
 - C8 COLOR: FRENCH ROAST (SW 6069)
MFR: SHERWIN WILLIAMS

- SYMBOLS**
- C1 EXTERIOR COLOR INDICATOR
 - CJ CONTROL JOINT
REFER TO DETAIL 4/A10.3.3
 - C-1 CASR STONE COLUMN COVER PROFILE
REFER TO DETAIL 13/A4.2.1

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Dwn By: Author
Rev. Date: Description:
1 5-8-17 CITY COMMENTS

"PROMPT PAYMENT NOTICE"
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Construction Document
Phase
2nd City Submittal

EXTERIOR
ELEVATION - EAST

A4.1.1

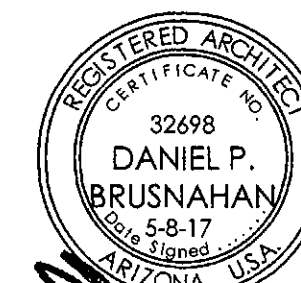
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GENERATIONS @ PINNACLE PEAK

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DATE

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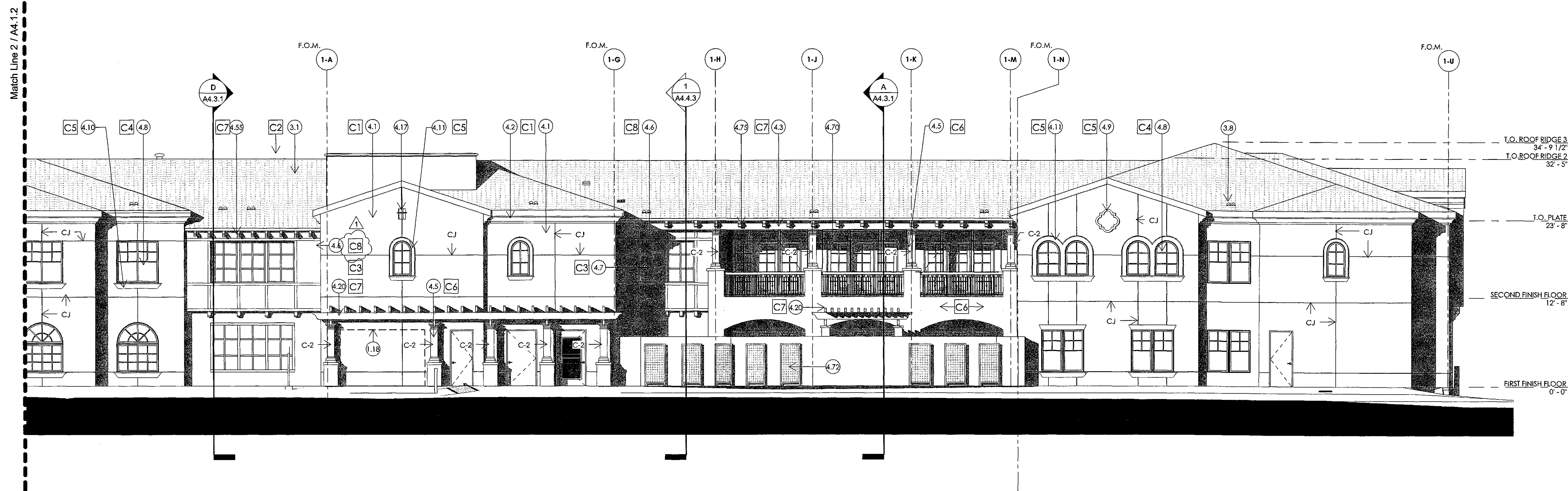
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△	5-8-17	CITY COMMENTS
△	5-8-17	COORDINATION REVISIONS
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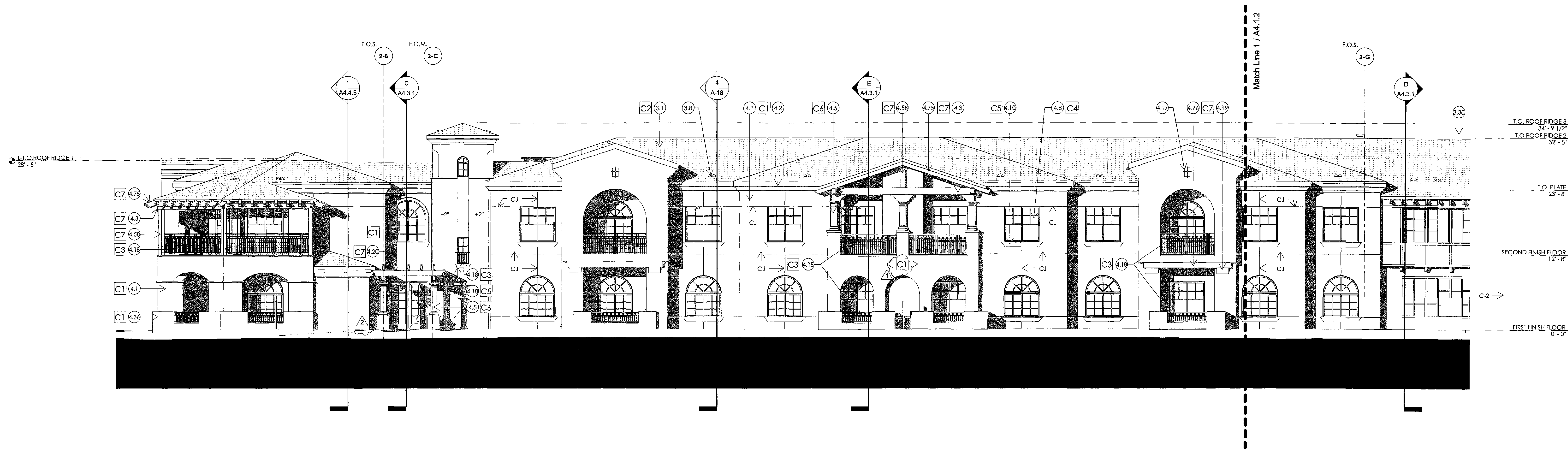
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EXTERIOR ELEVATION - NORTH

A4.1.2



1 NORTH ELEVATION - RIGHT
 1/8" = 1'-0"



2 NORTH ELEVATION - LEFT
 1/8" = 1'-0"

7514-16-3
APPROVED
 FINAL PLANS PLANNING
 5/31/17
 DATE 30-12-2016
 APPROVED BY

KEYNOTES

- SERVICE ENTRANCE SECTION- SEE ELECTRICAL
- CONCRETE TILE ROOF SYSTEM PER SPECIFICATIONS
- CLOAKED TILE VENT PER SPECIFICATIONS - REFER TO DETAILS 17 & 18/A4.2.2
- PARAPET WALL WITH FOAM PLANT-ON CAP
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- EXPOSED ROUGH-SAWN HEAVY TIMBER WOOD BEAM - REFER TO 18/A4.2.1 FOR END PROFILE - REFER TO STRUCTURAL
- CAST STONE COLUMN COVER - REFER TO STRUCTURAL FOR COLUMN/WOOD POST SIZE WITHIN. REFER TO DETAIL 14/A4.2.1 FOR COLUMN COVER PROFILES
- FIBER-CEMENT PANEL SYSTEM - REFER TO SPECIFICATIONS
- ALUMINUM STOREFRONT SYSTEM
- VINYL WINDOW - REFER TO SPECIFICATION
- FOAM PLANT-ON QUATREX OIL W/ SMOOTH STUCCO FINISH TO MATCH PRECAST. REFER TO DETAIL 4/A4.2.1
- FOAM PLANT-ON SILL W/ SMOOTH STUCCO FINISH TO MATCH PRECAST
- FOAM PLANT-ON SUBROUND W/ SMOOTH STUCCO FINISH TO MATCH PRECAST

- RECESSED STUCCO ACCENT WITH METAL GRILL. REFER TO DETAIL 13/A4.2.1
- METAL RAILING
- MANUFACTURED URETHANE CORBEL
- WOOD TRELLIS SYSTEM
- CEMENT STUCCO SYSTEM ON CMU PATIO WALL
- WOOD BEAM - REFER TO STRUCTURAL
- EXPOSED ROUGH-SAWN WOOD POST - REFER TO STRUCTURAL
- FIXED GLASS SAFETY PANELS AT GUARDRAILS
- GREEN SCREEN PLANTING- SEE LANDSCAPE
- EXPOSED ROUGH-SAWN HEAVY TIMBER JOIST/RAFTER - REFER TO STRUCTURAL
- MANUFACTURED URETHANE FAUX WOOD BEAM/RAFTER

GENERAL NOTES

- REFER TO SHEET A4.1.0 FOR ELEVATION CALL-OUTS.
- VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION
- VERIFY ALL COLOR AND MATERIAL SELECTIONS WITH COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
- PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDINGS COLOR U.N.C.
- EXTERIOR DOOR AND FRAME COLORS TO MATCH COLORED ELEVATIONS
- REFER TO SHEETS A4.1.0 FOR ARCHITECTURAL DETAIL CALL-OUTS
- ALL ROOF BEAMS ARE CONNECTED TO UNDERGROUND STORMWATER SYSTEM. ALL OVERFLOW DRAINS WILL DAYLIGHT AT LOCATIONS INDICATED ON THE ELEVATIONS

COLOR SCHEDULE

- | | |
|----|---|
| C1 | COLOR: SAWGRASS BASKET (SW 9121)
FINISH: SAND
MFR: SHERWIN WILLIAMS |
| C2 | COLOR: SANTA CRUZ BLEND (SMC 8402)
PROFILE: CAPISTRANO
MFR: EAGLE ROOFING |
| C3 | COLOR: DARK BRONZE CLASS 1 (740)
MFR: OLDCASTLE |
| C4 | COLOR: ESPRESSO
MFR: MILGARD |
| C5 | COLOR: PAINT TO MATCH PRECAST
FINISH: SMOOTH |
| C6 | COLOR: PEWTER (#860)
FINISH: LIGHT SANDBLAST
MFR: DAVIS |
| C7 | COLOR: ESPRESSO
MFR: VOLTERRA (FAUX WOOD BEAMS/ RAFTERS)
WOOD POSTS AND WOOD BEAMS TO MATCH STAIN COLOR BY VOLTERRA |
| C8 | COLOR: FRENCH ROAST (SW 6069)
MFR: SHERWIN WILLIAMS |

SYMBOLS

- | | |
|-----|--|
| C1 | EXTERIOR COLOR INDICATOR |
| CJ | CONTROL JOINT
REFER TO DETAIL 4/A10.3.3 |
| C-1 | CASR STONE COLUMN COVER PROFILE
REFER TO DETAIL 13/A4.2.1 |

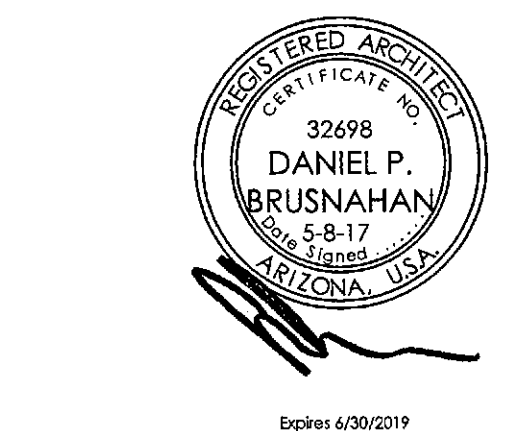
PLAN CHECK NO. 7514-16-3

GENERATIONS @ PINNACLE PEAK

Scottsdale, AZ



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DATE:
05-09-17

Proj Mgr: SD
Dwn By: Author

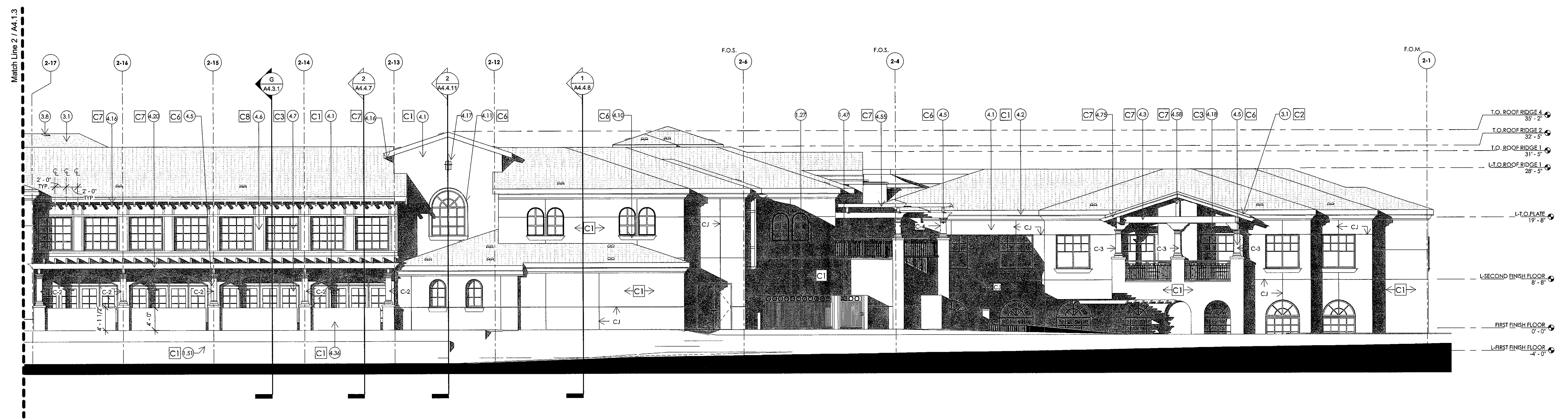
Rev.	Date	Description
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"PROMPT PAYMENT NOTICE"
The Owner is familiar with the "Arizona Prompt Payment Law" and payments will comply with the 30 day billing cycle, 14-day approval provision and 7-day payment.

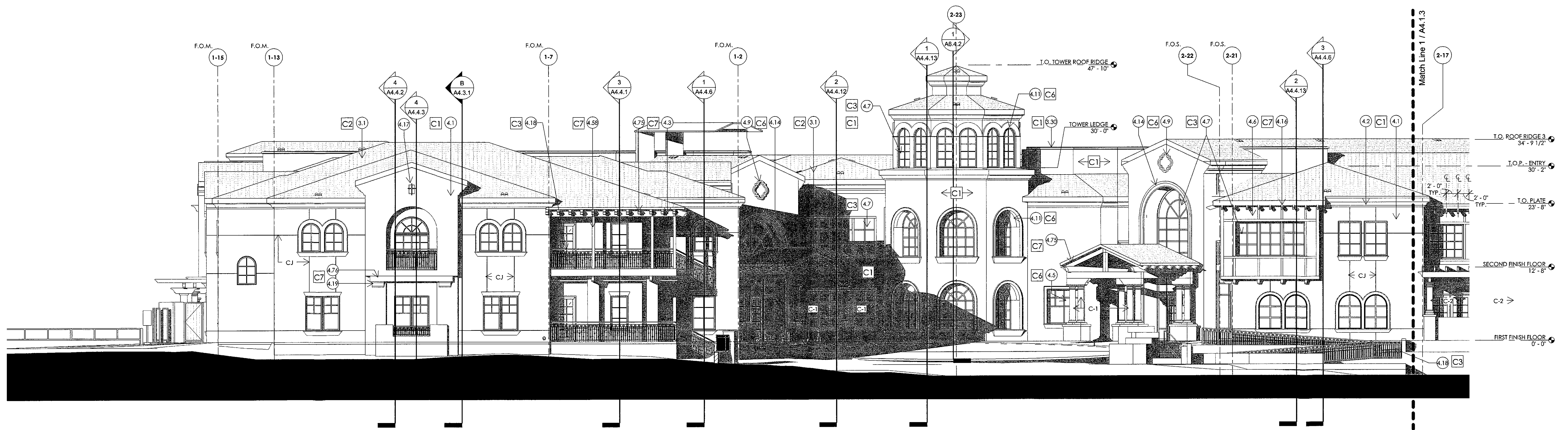
Construction Document
Phase
2nd City Submittal

EXTERIOR
ELEVATION - WEST

A4.1.3



1 WEST ELEVATION - RIGHT
1/8" = 1'-0"



2 WEST ELEVATION - LEFT
1/8" = 1'-0"

7514-16-3
APPROVED
FINAL PLANS PLANNING
5/31/17
DATE APPROVED BY
(30-DR-2016)

- KEYNOTES**
- 1.27 SINGLE TRASH REFUSE ENCLOSURE W/ GREASE CONTAINMENT AREA - REFER TO LANDSCAPE DRAWINGS
 - 1.47 GREASE CONTAINMENT YARD PER C.O.S. - REFER TO LANDSCAPE DRAWINGS
 - 1.51 FIRELANE SIGN PER CITY STANDARD
 - 3.1 CONCRETE TILE ROOF SYSTEM PER SPECIFICATIONS
 - 3.8 CLOAKED TILE VENT PER SPECIFICATIONS - REFER TO DETAILS 17.6, 18(A)3.2.2
 - 3.30 PARAPET WALL WITH FOAM PLANT-ON CAP
 - 4.1 CEMENT STUCCO SYSTEM COVER 1" THK, FOAM INSULATION BOARD
 - 4.2 FOAM CORNICE EAVE
 - 4.3 EXPOSED ROUGH-SAWN HEAVY TIMBER WOOD BEAM - REFER TO 18(A)4.2.1 FOR END PROFILE - REFER TO STRUCTURAL
 - 4.5 CAST STONE COLUMN COVER - REFER TO STRUCTURAL FOR COLUMN/WOOD POST SIZE WITHIN. REFER TO DETAIL 14(A)4.2.1 FOR COLUMN COVER PROFILES
 - 4.6 FRBR-CEMENT PANEL SYSTEM - REFER TO SPECIFICATIONS
 - 4.7 ALUMINUM STOREFRONT SYSTEM
 - 4.9 FOAM PLANT-ON QUATREPOL W/ SMOOTH STUCCO FINISH TO MATCH PRECAST - REFER TO DETAIL 4(A)4.2.1
 - 4.10 FOAM PLANT-ON SILL W/ SMOOTH STUCCO FINISH TO MATCH PRECAST
 - 4.11 FOAM PLANT-ON SURROUND W/ SMOOTH STUCCO FINISH TO MATCH PRECAST
 - 4.14 PRECAST CONCRETE SURROUND
 - 4.16 MANUFACTURED URETHANE FAUX RAFTER TAILS
 - 4.17 RECESSED STUCCO ACCENT WITH METAL GRILL - REFER TO DETAIL 13(A)4.2.1
 - 4.18 METAL RAILING
 - 4.19 MANUFACTURED URETHANE CORBEL
 - 4.20 WOOD TRELLIS SYSTEM
 - 4.36 CEMENT STUCCO SYSTEM ON CMU PATIO WALL
 - 4.55 WOOD BEAM - REFER TO STRUCTURAL
 - 4.58 EXPOSED ROUGH-SAWN WOOD POST - REFER TO STRUCTURAL
 - 4.75 EXPOSED ROUGH-SAWN HEAVY TIMBER JOIST/RAFTER - REFER TO STRUCTURAL
 - 4.76 MANUFACTURED URETHANE FAUX WOOD BEAM/RAFTER

- GENERAL NOTES**
1. REFER TO SHEET A4.1.0 FOR ELEVATION CALL-OUTS.
 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION.
 3. VERIFY ALL COLOR AND MATERIAL SELECTIONS WITH COLORED ELEVATIONS PRIOR TO APPLICATION.
 4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
 5. ALL CONTROL JOINTS & REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
 6. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 7. PROVIDE SEALANT AT ALL FINISH PENETRATIONS.
 8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
 9. PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR IN/C.O.
 10. EXTERIOR DOOR AND FRAME COLORS TO MATCH COLORED ELEVATIONS.
 11. REFER TO SHEETS A4.1.0 FOR ARCHITECTURAL DETAIL CALL-OUTS.
 12. ALL ROOF DRAINS ARE CONNECTED TO UNDERGROUND STORMWATER SYSTEM. ALL OVERFLOW DRAINS WILL DAYLIGHT AT LOCATIONS INDICATED ON THE ELEVATIONS.

- COLOR SCHEDULE**
- C1 COLOR: SAWGRASS BASKET (SW 9121)
FINISH: SAND
MFR: SHERWIN WILLIAMS
 - C2 COLOR: SANTA CRUZ BLEND (SMC 8402)
PROFILE: CARISTRANO
MFR: EAGLE ROOFING
 - C3 COLOR: DARK BRONZE CLASS 1 (740)
MFR: OLDCASTLE
 - C4 COLOR: ESPRESSO
MFR: MILGARD
 - C5 COLOR: PAINT TO MATCH PRECAST
FINISH: SMOOTH
 - C6 COLOR: PEWTER (#840)
FINISH: LIGHT SANDBLAST
MFR: DAVIS
 - C7 COLOR: ESPRESSO
MFR: VOL TERRA (FAUX WOOD BEAMS/RAFTERS)
(WOOD POSTS AND WOOD BEAMS TO MATCH STAIN COLOR BY VOL TERRA)
 - C8 COLOR: FRENCH ROAST (SW 6069)
MFR: SHERWIN WILLIAMS

- SYMBOLS**
- C1 EXTERIOR COLOR INDICATOR
 - CJ CONTROL JOINT
REFER TO DETAIL 4(A)10.3.3
 - C-1 CASR STONE COLUMN COVER PROFILE
REFER TO DETAIL 13(A)4.2.1

PLAN CHECK NO. 7514-16-3

**GENERATIONS
@ PINNACLE
PEAK**

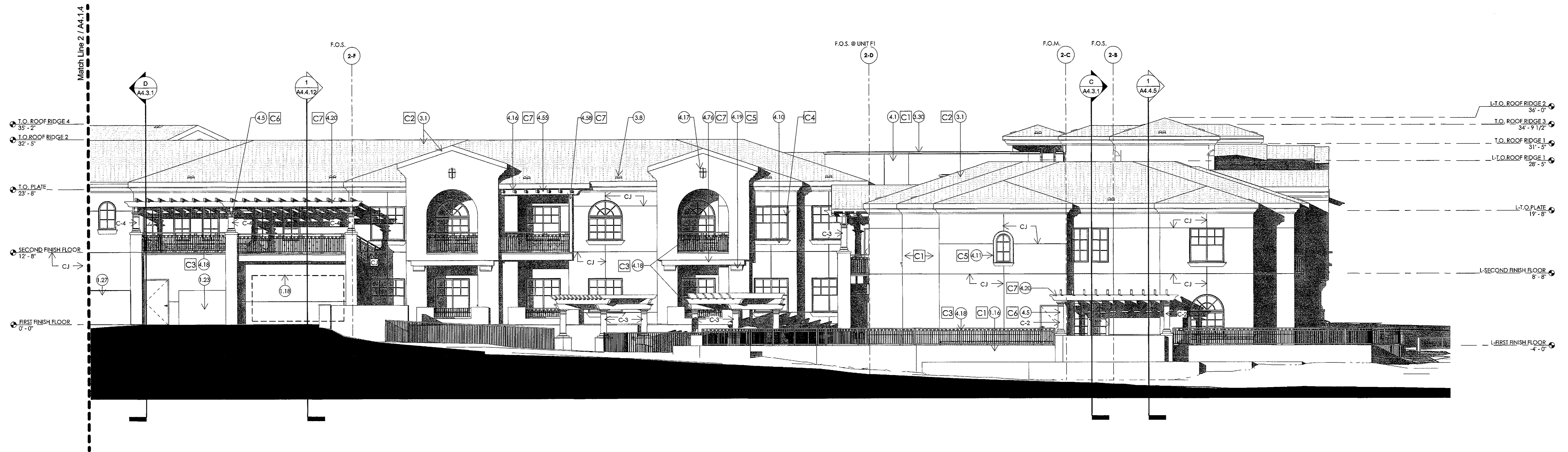
Scottsdale, AZ



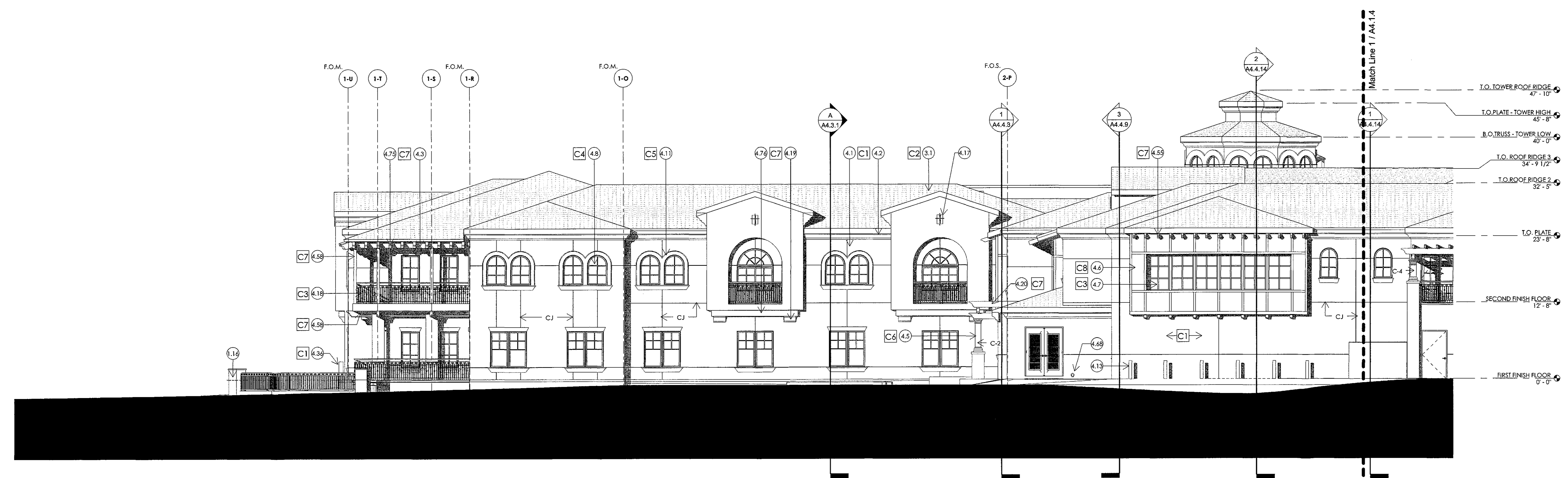
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1 SOUTH ELEVATION - RIGHT
1/8" = 1'-0"



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

7514-16-3
APPROVED
FINAL PLANS PLANNING
5/31/17
DATE 5/31/17
APPROVED BY [Signature]

- KEYNOTES**
- 1.16 RETAINING WALL W/ CEMENT STUCCO FINISH. COLOR TO MATCH BUILDING - REFER TO LANDSCAPE, CIVIL AND STRUCTURAL
 - 1.18 SERVICE ENTRANCE SECTION - SEE ELECTRICAL
 - 1.23 CAN WASH YARD - SEE DETAIL
 - 1.27 SINGLE TRASH REFUSE ENCLOSURE W/ GREASE CONTAINMENT AREA - REFER TO LANDSCAPE DRAWINGS
 - 3.1 CONCRETE TILE ROOF SYSTEM PER SPECIFICATIONS
 - 3.8 CLOAKED TILE VENT PER SPECIFICATIONS - REFER TO DETAILS 17 & 18/A3.2.2
 - 3.30 PARAPET WALL WITH FOAM PLANT-ON CAP
 - 4.1 CEMENT STUCCO SYSTEM OVER 1" THK. FOAM INSULATION BOARD
 - 4.2 FOAM CORNICE EAVE
 - 4.3 EXPOSED ROUGH-SAWN HEAVY TIMBER WOOD BEAM - REFER TO 18/A4.2.1 FOR END PROFILE - REFER TO STRUCTURAL
 - 4.5 CAST STONE COLUMN COVER - REFER TO STRUCTURAL FOR COLUMN WOOD POST SIZE WITHIN. REFER TO DETAIL 14/A4.2.1 FOR COLUMN COVER PROFILES
 - 4.6 FIBER-CEMENT PANEL SYSTEM - REFER TO SPECIFICATIONS
 - 4.7 ALUMINUM STOREFRONT SYSTEM
 - 4.8 VINYL WINDOW - REFER TO SPECIFICATION
 - 4.10 FOAM PLANT-ON SILL W/ SMOOTH STUCCO FINISH TO MATCH PRECAST
 - 4.11 FOAM PLANT-ON SURROUND W/ SMOOTH STUCCO FINISH TO MATCH PRECAST
 - 4.13 BOLLARDS
 - 4.16 MANUFACTURED URETHANE FAUX RAFTER TAILS
 - 4.17 RECESSED STUCCO ACCENT WITH METAL GRILL. REFER TO DETAIL 13/A4.2.1
 - 4.18 METAL RAILING
 - 4.19 MANUFACTURED URETHANE CORBEL
 - 4.20 WOOD TRELLIS SYSTEM
 - 4.24 CEMENT STUCCO SYSTEM ON CMU PATIO WALL
 - 4.55 WOOD BEAM - REFER TO STRUCTURAL
 - 4.58 EXPOSED ROUGH-SAWN WOOD POST - REFER TO STRUCTURAL
 - 4.68 OVERFLOW ROOF DRAIN SPOUT
 - 4.75 EXPOSED ROUGH-SAWN HEAVY TIMBER JOIST/RAFTER - REFER TO STRUCTURAL
 - 4.76 MANUFACTURED URETHANE FAUX WOOD BEAURATER

- GENERAL NOTES**
1. REFER TO SHEET A4.1.0 FOR ELEVATION CALL-OUTS.
 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION
 3. VERIFY ALL COLOR AND MATERIAL SELECTIONS WITH COLORED ELEVATIONS PRIOR TO APPLICATION.
 4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
 5. ALL CONTROL JOINTS & REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
 6. ROOFING SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS.
 7. PROVIDE SEALANT AT ALL FINISH PENETRATIONS COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
 8. PAINT ALL DENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR U.N.O.
 9. EXTERIOR DOOR AND FRAME COLORS TO MATCH COLORED ELEVATIONS.
 10. REFER TO SHEETS A4.1.0 FOR ARCHITECTURAL DETAIL CALL-OUTS
 11. ALL ROOF DRAINS ARE CONNECTED TO UNDERGROUND STORMWATER SYSTEM. ALL OVERFLOW DRAINS WILL DAYLIGHT AT LOCATIONS INDICATED ON THE ELEVATIONS

- COLOR SCHEDULE**
- | | |
|----|---|
| C1 | COLOR: SAWGRASS BASKET (SW 9121)
FINISH: SAND
MFR: SHERWIN WILLIAMS |
| C2 | COLOR: SANTA CRUZ BLEND (SMC 8402)
PROFILE: CARISTRANO
MFR: EAGLE ROOFING |
| C3 | COLOR: DARK BRONZE CLASS 1 (740)
MFR: OLDCASTLE |
| C4 | COLOR: ESPRESSO
MFR: MILGARD |
| C5 | COLOR: PAINT TO MATCH PRECAST
FINISH: SMOOTH |
| C6 | COLOR: PEWTER (#860)
FINISH: LIGHT SANDBLAST
MFR: DAVIS |
| C7 | COLOR: ESPRESSO
MFR: VOLTERRA (FAUX WOOD BEAMS/ RAFTERS)
(WOOD POSTS AND WOOD BEAMS TO MATCH STAIN COLOR BY VOLTERRA) |
| C8 | COLOR: FRENCH ROAST (SW 6069)
MFR: SHERWIN WILLIAMS |

- SYMBOLS**
- | | |
|-----|--|
| C1 | EXTERIOR COLOR INDICATOR |
| CJ | CONTROL JOINT
REFER TO DETAIL 4/A10.3.3 |
| C-1 | CASR STONE COLUMN COVER PROFILE
REFER TO DETAIL 13/A4.2.1 |

DATE: 05-09-17

Proj Mgr: SD
Dwn By: Author

- Rev. Date: Description:
- ▲
 - ▲
 - ▲
 - ▲
 - ▲

"PROMPT PAYMENT NOTICE"
The Owner is familiar with the "Arizona Prompt Payment Law" and payments will comply with the 30 day billing cycle, 14-day approval provision and 7-day payment.

Construction Document
Phase
2nd City Submittal

EXTERIOR
ELEVATION -
SOUTH

A4.1.4

PLAN CHECK NO. 7514-16-3

GENERATIONS @ PINNACLE PEAK

Scottsdale, AZ



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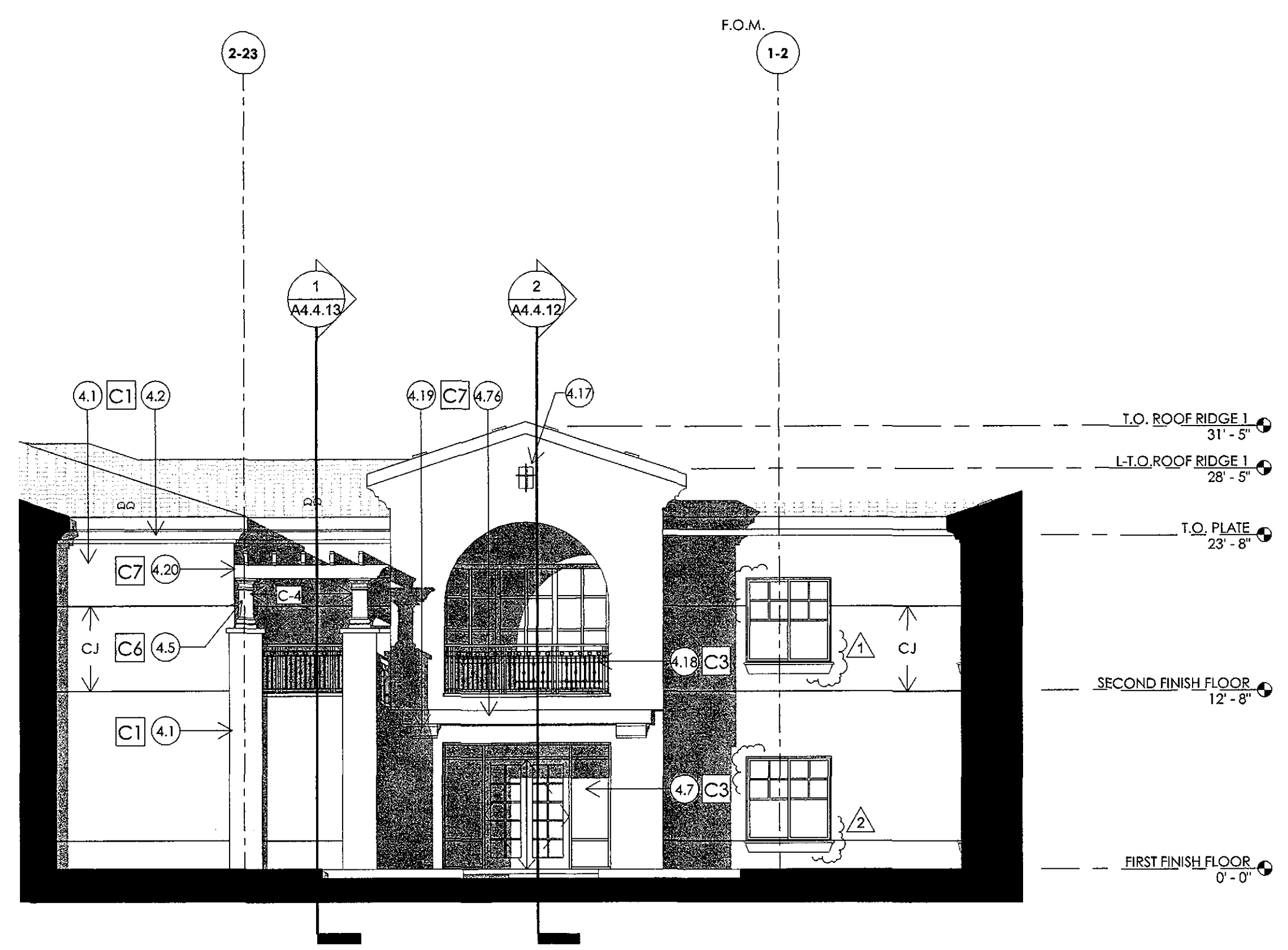
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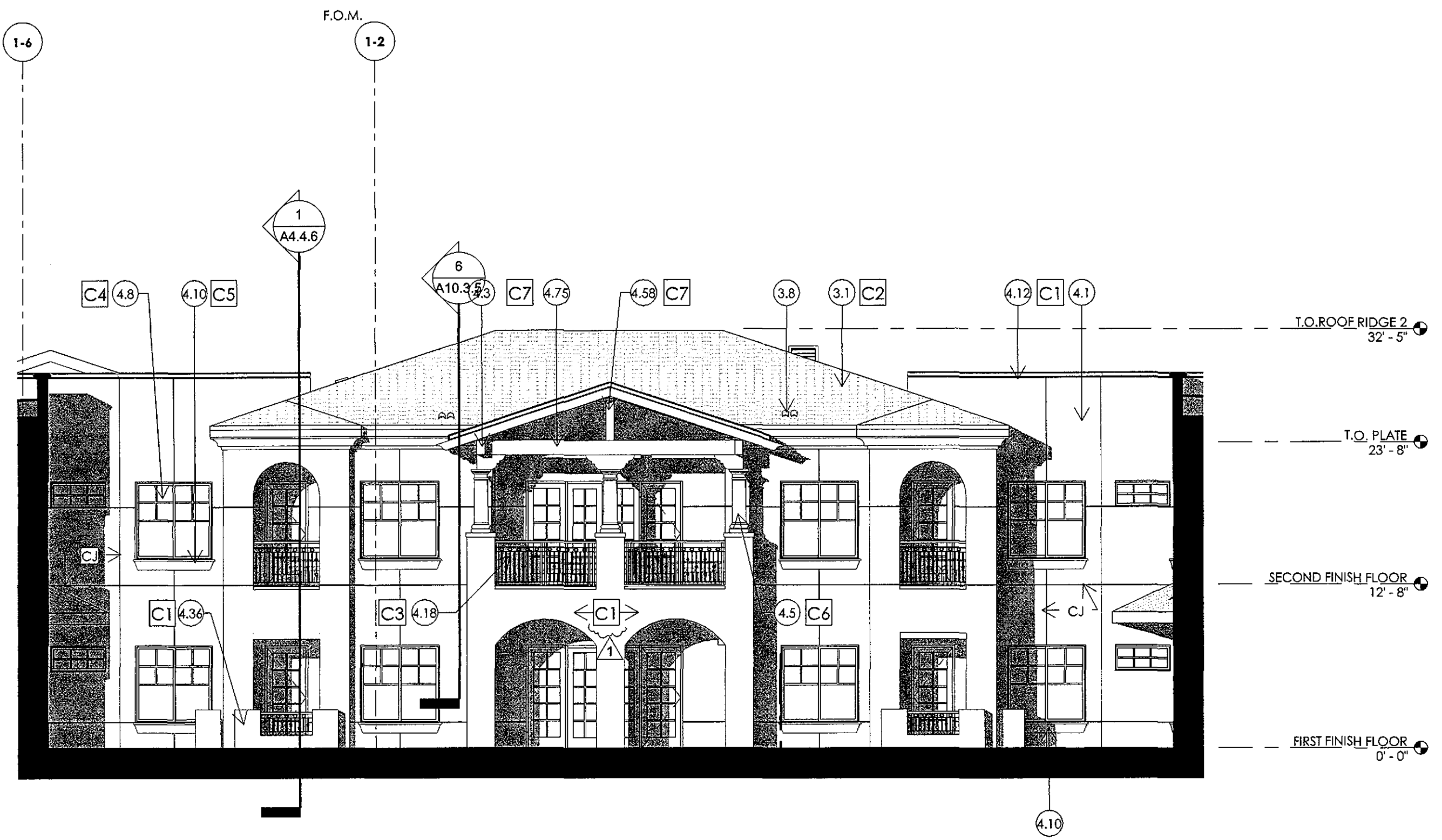
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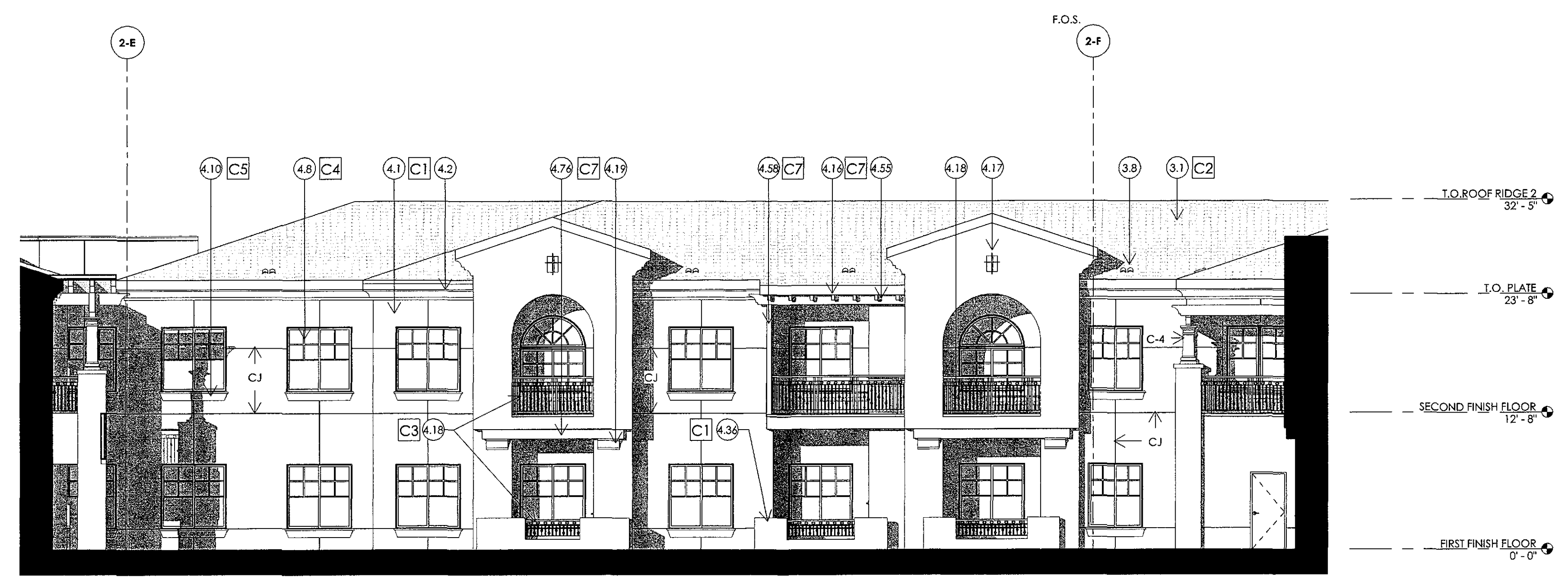
1 NORTH COURTYARD - NORTH ELEVATION
 1/8" = 1'-0"



3 NORTH COURTYARD - WEST ELEVATION
 1/8" = 1'-0"



2 NORTH COURTYARD - EAST ELEVATION
 1/8" = 1'-0"



4 NORTH COURTYARD - SOUTH ELEVATION
 1/8" = 1'-0"

KEYNOTES
 3.1 CONCRETE TILE ROOF SYSTEM PER SPECIFICATIONS
 3.8 CLOAKED TILE VENT PER SPECIFICATIONS - REFER TO DETAILS 17 & 18/A3.2.2
 4.1 CEMENT STUCCO SYSTEM OVER 1" THK. FOAM INSULATION BOARD
 4.2 FOAM CORNICE EAVE
 4.3 EXPOSED ROUGH-SAWN HEAVY TIMBER WOOD BEAM - REFER TO 18/A4.2.1 FOR END PROFILE - REFER TO STRUCTURAL
 4.5 CAST STONE COLUMN COVER - REFER TO STRUCTURAL FOR COLUMN/WOOD POST SIZE WITHIN. REFER TO DETAIL 14/A4.2.1 FOR COLUMN COVER PROFILES
 4.7 ALUMINUM STOREFRONT SYSTEM
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 4.10 FOAM PLANT-ON SILL W/ SMOOTH STUCCO FINISH TO MATCH PRECAST
 4.12 FOAM PLANT-ON PARAPET CAP W/ SMOOTH STUCCO SYSTEM
 4.16 MANUFACTURED URETHANE FAUX RAFTER TAILS
 4.17 RECESSED STUCCO ACCENT WITH METAL GRILL. REFER TO DETAIL 13/A4.2.1
 4.18 METAL RAILING
 4.19 MANUFACTURED URETHANE CORBEL
 4.20 WOOD TRUSS SYSTEM
 4.36 CEMENT STUCCO SYSTEM ON CMU PATIO WALL
 4.55 WOOD BEAM - REFER TO STRUCTURAL
 4.58 EXPOSED ROUGH-SAWN WOOD POST - REFER TO STRUCTURAL
 4.75 EXPOSED ROUGH-SAWN HEAVY TIMBER JOIST/RAFTER - REFER TO STRUCTURAL
 4.76 MANUFACTURED URETHANE FAUX WOOD BEAM/RAFTER

GENERAL NOTES
 SEE DRAWING A0.1 FOR ADDITIONAL NOTES
 1 REFER TO SHEET A4.1.0 FOR ELEVATION CALL-OUTS.
 2 VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION
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COLOR SCHEDULE
 C1 COLOR: SAWGRASS BASKET (SW 9121)
 FINISH: SAND
 MFR: SHERWIN WILLIAMS
 C2 COLOR: SANTA CRUZ BLEND (SMC 8402)
 PROFILE: CAPSTRANO
 MFR: ENIGLE ROOFING
 C3 COLOR: DARK BRONZE CLASS 1 (740)
 MFR: OLDCASTLE
 C4 COLOR: ESPRESSO
 MFR: MILGARD
 C5 COLOR: PAINT TO MATCH PRECAST
 FINISH: SMOOTH
 C6 COLOR: PEWTER (#860)
 FINISH: LIGHT SANDBLAST
 MFR: DAVIS
 C7 COLOR: ESPRESSO
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 MFR: SHERWIN WILLIAMS

SYMBOL
 C1 EXTERIOR COLOR INDICATOR
 < C J CONTROL JOINT
 REFER TO DETAIL 4/A10.3.3
 < C-1 CAST STONE COLUMN COVER PROFILE
 REFER TO DETAIL 13/A4.2.1

KEYPLAN
 7514-16-3
APPROVED
 FINAL PLANS PLANNING
 5/31/17
 DATE
 (30-52-2016)
 APPROVED BY

PLAN CHECK NO. 7514-16-3

Proj Mgr. SD
 Dwn By: Author

Rev.	Date:	Description:
1	5-8-17	CITY COMMENTS
2	5-8-17	COORDINATION REVISIONS

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 The Owner is familiar with the "Arizona Prompt Payment Law" and payments will comply with the 30 day billing cycle, 14-day approval provision and 7-day payment.

Construction Document
 Phase
 2nd City Submittal

EXTERIOR ELEVATION - NORTH COURTYARD
A4.1.5

