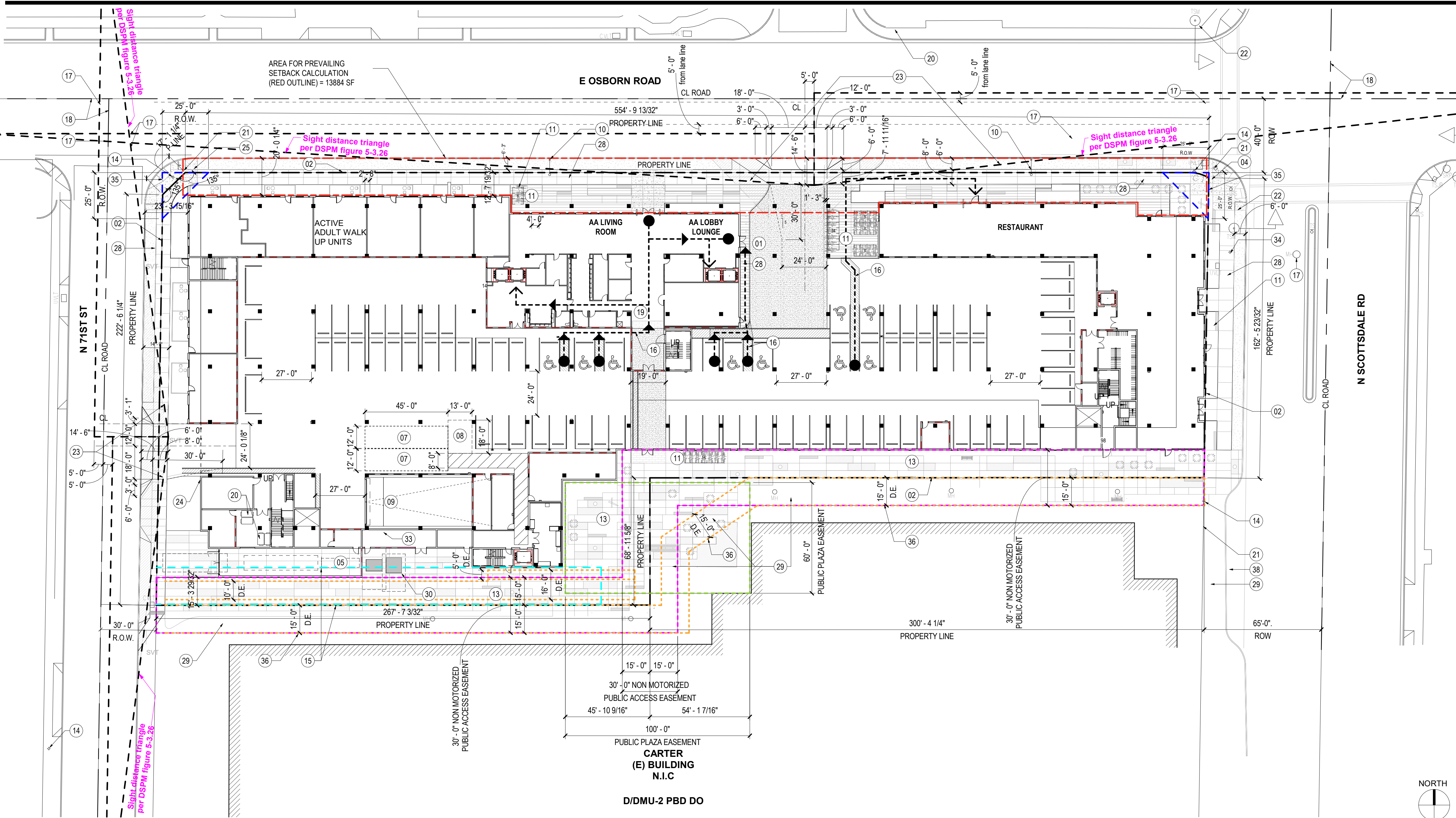


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01 SITE PLAN
SCALE: 1" = 30'-0"

ZONING

ASSESSOR'S PARCEL NO.	130-16-114
PARCEL ZONING:	D/DMU - TYPE 2 PBD DO
DEVELOPMENT	TYPE 2
PROPOSED BUILDING HEIGHT	74'
BASE BUILDING HEIGHT	66'
GROSS LOT AREA	3.59 +/- GROSS ACRES, 156,380 +/- GROSS SF
NET LOT AREA	2.58 +/- NET ACRES, 112,284 +/- NET SF
SETBACKS	SCOTTSDALE ROAD 20'-0" REQUIRED AND PROVIDED 71ST STREET 20' REQUIRED AND PROVIDED OSBORN ROAD PREVAILING SETBACK CALCULATION: PER DEVELOPMENT STANDARDS, IN A TYPE 2 AREA, FACADE GREATER THAN 200' SHOULD BE LOCATED SUCH THAT THE PREVAILING SETBACK IS BETWEEN 25' - 35'. AREA BETWEEN BACK OF CURB AND BUILDING FACADE = 13884 SF FRONTAGE = 554'-9" PREVAILING SETBACK = AREA/LENGTH = 13884/554.75 = 25.03', WHICH MEETS REQUIREMENTS.
STEPBACKS	PER THE ZONING ORDINANCE NO AMENDMENTS
GFAR MAXIMUM	1.4 OR 539,700 SF
GROSS FLOOR AREA	269,742 SF

PARKING: ZONING APPROVAL

VEHICULAR PARKING REQUIRED	
ASSISTED LIVING / MEMORY CARE	0.70 PER BED
ACTIVE ADULT	1.25 PER UNIT
ASSISTED LIVING / MEMORY CARE	(.7 X 117 BEDS) = 82 SPACES
ACTIVE ADULT	(1.25 X 132) = 165 SPACES
RESTAURANT	(1 PER 300 FOR 9622 SF OF RESTAURANT)
	= 33 SPACES
PARKING REQUIRED	= 280 SPACES
ACCESSIBLE PARKING REQUIRED	= 4% OF REQUIRED PARKING = 12
PARKING PROVIDED	
LOWER LEVEL 01	222 SPACES
LEVEL 01	110 SPACES
PARKING PROVIDED	= 332 SPACES
ACCESSIBLE PARKING	13 SPACES
ACCESSIBLE PARKING PROVIDED	(INCLUDED IN TOTAL COUNT NOTED ABOVE)
BICYCLE PARKING	
REQUIRED = 2 PER EVERY 10 VEHICULAR PARKING	
PER 332 VEHICULAR PARKING	
REQUIRED	= (332 X 2)/10 = 67
BICYCLE PARKING PROVIDED	= 68

PARKING: CURRENT DEVELOPMENT

VEHICULAR PARKING REQUIRED	
ASSISTED LIVING / MEMORY CARE	0.70 PER BED
ACTIVE ADULT	1.25 PER UNIT
ASSISTED LIVING / MEMORY CARE (I-2)	(.7 X 118 BEDS) = 83 SPACES
ACTIVE ADULT (R-2)	(1.25 X 118) = 148 SPACES
RESTAURANT	(1 PER 300 FOR 9151 SF OF RESTAURANT)
	= 31 SPACES
PARKING REQUIRED	= 262 SPACES
ACCESSIBLE PARKING REQUIRED	= 4% OF REQUIRED PARKING = 11
EV INSTALLED PARKING REQUIRED	= 4% OF REQUIRED PARKING = 11
EV CAPABLE SPACES REQUIRED	= % BY OCCUPANCY, SEE BELOW = 39
R-2 OCCUPANCY (10%)	(0.1 X 83) = 9
R-2 OCCUPANCY (20%)	(0.2 X 148) = 30
PARKING PROVIDED	
LOWER LEVEL 01	190 SPACES
LEVEL 01	79 SPACES
PARKING PROVIDED	= 270 SPACES
ACCESSIBLE PARKING PROVIDED	= 11 VAN ACCESSIBLE SPACES
EV INSTALLED PROVIDED	= 11
EV CAPABLE SPACES PROVIDED	= 41
(INCLUSIVE OF TOTAL REQUIRED PARKING)	
BICYCLE PARKING	
REQUIRED = 2 PER EVERY 10 VEHICULAR PARKING	
PER 262 VEHICULAR PARKING REQUIRED	= (262 X 2)/10 = 53
BICYCLE PARKING PROVIDED	= 54

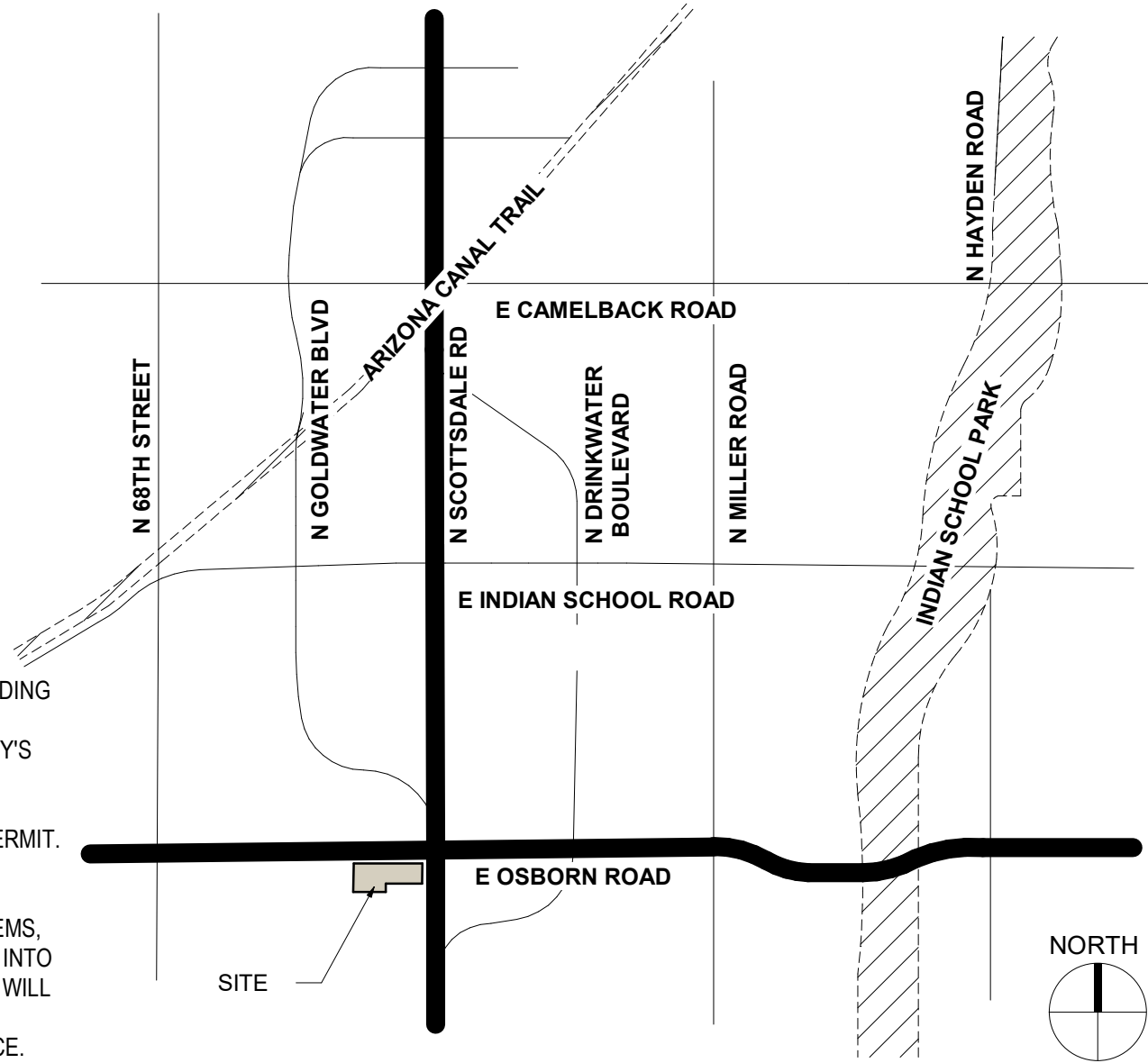
PROGRAM

MEMORY CARE	29,198 GSF
	34 UNITS
ASSISTED LIVING	75,606 GSF
	74 UNITS
ACTIVE ADULT	126,004 GSF
	119 UNITS
RESTAURANT	9,381 SF
COMMON AREAS	29,553 SF
TOTAL GROSS FLOOR AREA =	269,742 SF

CONSTRUCTION RESTRICTIONS

A. MARSHALLING + STORAGE YARD. CITY ROWS, INCLUDING ALLEYS, MAY NOT BE USED FOR MARSHALLING OR STORAGE YARDS WITHOUT THE APPROVAL OF THE CITY'S TRANSPORTATION DEPARTMENT AND PAYMENT OF ASSOCIATED FEE THROUGH THE APPLICATION AND APPROVAL OF THE MARSHALLING + STORAGE YARD PERMIT. CITY APPROVAL IS NOT GUARANTEED.

B. ANY SOIL NAILS OR THE BACK CONSTRUCTION SYSTEMS, PROTRUDING PAST PROPERTY LINES, MAY NOT DO SO INTO PRIVATELY OWNED PARCELS, MAY NOT BE STEEL AND WILL REQUIRE OWNERSHIP EXECUTION OF A CITY PRIVATE IMPROVEMENT IN THE ROW PRIOR TO PERMIT ISSUANCE.



VICINITY MAP
SCALE: 1" = 30'-0"

SHEET NOTES

- 01 RESIDENTIAL DROP-OFF
- 02 PROPERTY LINE
- 04 (E) TRAFFIC LIGHT ELECTRICAL CABINET
- 05 REFUSE COMPACTOR
- 07 45' X 12' LOADING AREA
- 08 13' X 18' LOADING AREA
- 09 RAMP DOWN TO PARKING LEVEL BELOW
- 10 LIGHT FIXTURES ARE TO BE REPLACED WITH THE CURRENT APPLICABLE STANDARD. THESE FIXTURES WILL BE REPLACED AND RELOCATED AS REQUIRED TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
- 11 BICYCLE PARKING
- 13 PASEO
- 14 (E) FIRE HYDRANT
- 15 WATER LINE EASEMENT TO BE RELEASED
- 16 ADA ACCESS ROUTE
- 17 MANHOLE
- 18 STREET CENTER LINE
- 19 MAIN ENTRY
- 20 RECYCLE CONTAINERS
- 21 (E) STREET LIGHT PBOX
- 22 (E) TRAFFIC LIGHT
- 23 SIGHT DISTANCE TRIANGLE PER DSPM 5-3.26
- 24 KNOX AND STROBE ACCESS SYSTEM
- 25 LIGHT FIXTURE CONTAINS CELL TOWER ON THE POLE. FIXTURE TO REMAIN IN PLACE. IF RELOCATION IS NEEDED, OWNER WILL COORDINATE WITH CELL PROVIDER FOR REQUIRED RELOCATION AND ASSOCIATED COSTS.
- 28 NEW SIDEWALK
- 29 EXISTING SIDEWALK TO REMAIN
- 30 UTILITY EQUIPMENT
- 33 SES
- 34 (E) FIRE HYDRANT TO BE RELOCATED
- 35 25'X25' TRIANGLE ROW TO BE DEDICATED TO CITY
- 36 DRAINAGE AND FLOOD CONTROL EASEMENT
- 38 BUS BAY

LEGEND

- PREVAILING SETBACK
- NON MOTORIZED PUBLIC ACCESS EASEMENT
- PUBLIC PLAZA EASEMENT
- 25' ROW / SAFETY TRIANGLE EASEMENTS
- DRAINAGE AND FLOOD CONTROL EASEMENTS
- WATER EASEMENT TO BE RELEASED

THE OSBORN

3380 N Scottsdale Road,
Scottsdale AZ, 85251

Gensler

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

Tel 6025234900
Fax 6025234949

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

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

THE OSBORN

Project Number

057.8211.100

Description

SITE PLAN

Scale

As indicated

24.0

CASE PRE-APP #: 914-PA-2021

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01 BUILDING ELEVATION - WEST
SCALE: 1" = 30'-0"



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



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



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

SHEET NOTES

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

Note: Encroachments are permitted.
Refer to ordinance.

LEGEND

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BUILDING ELEVATIONS

Scale

1" = 30'-0"

40.0

CASE PRE-APP #: 914-PA-2021

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Scottsdale, AZ 85251

Gensler

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

Tel 602.523.9000
Fax 602.523.9499

SYDNOR

4806 N 78th Place
Scottsdale
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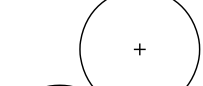





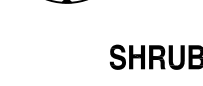




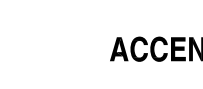









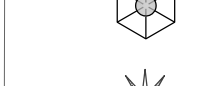
















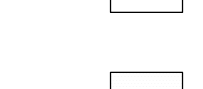


Tel 480.206.4593

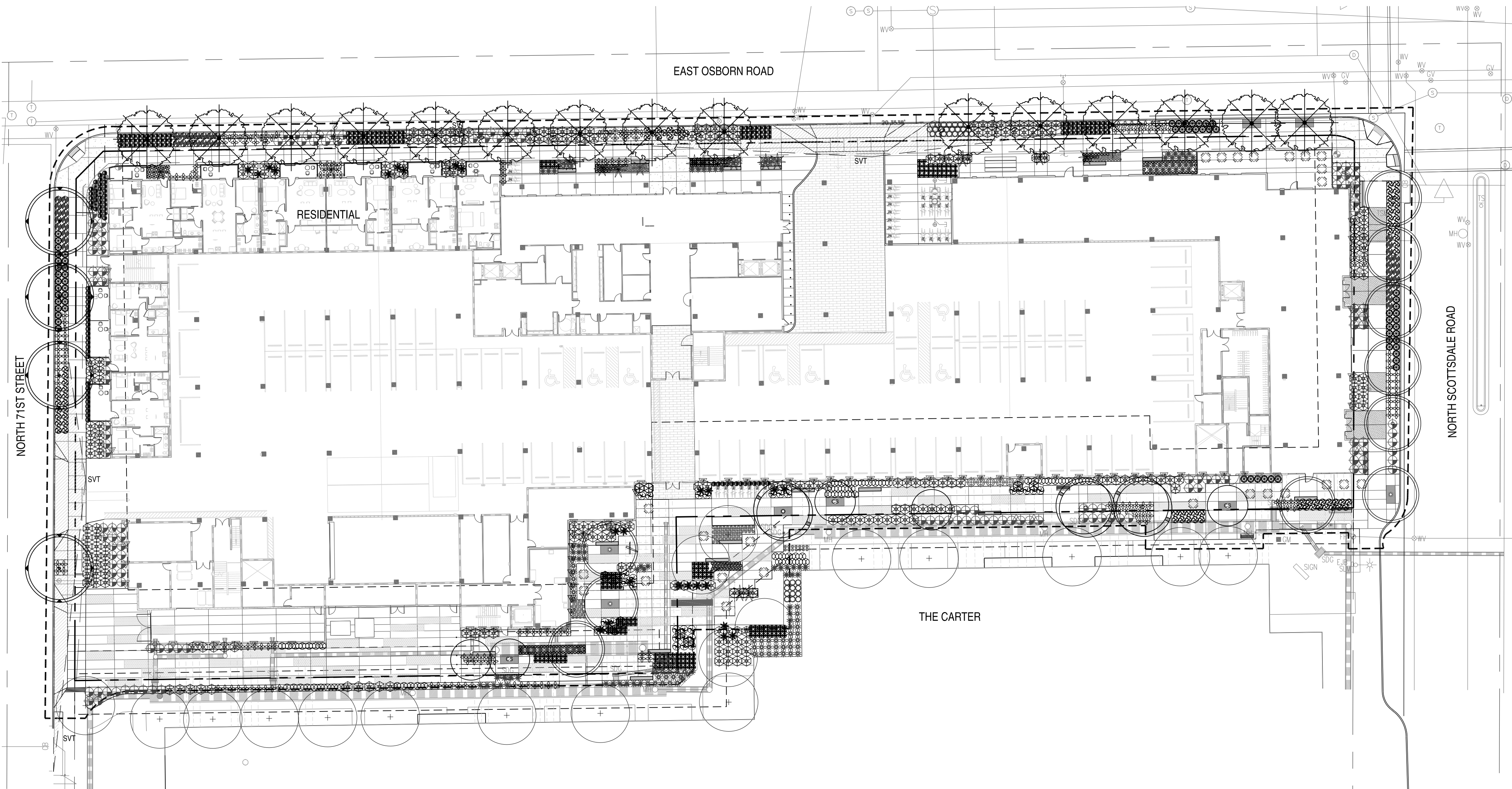
COLWELL SHELOR LANDSCAPE ARCHITECTURE

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

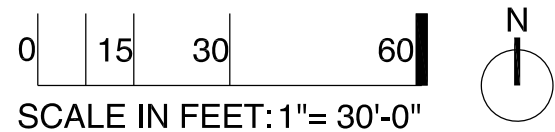
Tel 602.633.2195

PLANT LEGEND - LEVEL 1

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY.	NOTES (H x W x CAL.)
TREES				
	SALVAGED/EXISTING TREE	--	1	P.I.P.
	CAESALPINIA CACALACO 'SMOOTHIE'	36" BOX	5	8-10'X5-6'X1.5-2"MIN. MULTI-TRUNK
	EBENOPSIS EBANO	48" BOX	15	9-11'X7-8'X3-3.5"MIN. SINGLE-TRUNK
	PROSOPIS THORNLESS HYBRID 'AZT'	48" BOX	3	10-12'X9-11'X2.75-3.5"MIN. MULTI-TRUNK
	PISTACIA X 'RED PUSH'	48" BOX	10	12-14'X6-8'X3-4"MIN. SINGLE TRUNK
	QUERCUS VIRGINIANA	48" BOX	4	13-15'X7-8'X3-4"MIN. SINGLE TRUNK
	HERITAGE LIVE OAK			
SHRUBS				
	HESPERALOE PARVIFLORA SP. 'DESERT FLAMENCO'	5 GAL	62	CAN FULL
	HESPERALOE PARVIFLORA SP. 'BRAKE LIGHTS'	5 GAL	196	CAN FULL
	RUELLIA BRITTONIANA	5 GAL	43	CAN FULL
	PURPLE RUELLIA			
	RUSSELLIA EQUISETIFORMIS	5 GAL	139	CAN FULL
	CORAL FOUNTAIN			
ACCENT				
	AGAVE 'BLUE FLAME'	5 GAL	25	CAN FULL
	BLUE FLAME AGAVE			
	ALOE BARBADENSIS	5 GAL	188	CAN FULL
	YELLOW ALOE VERA			
	ALOE 'BLUE ELF'	5 GAL	14	CAN FULL
	BLUE ELF ALOE VERA			
	ALOE HERCULES	24" BOX	20	6' HT. MIN.
	HERCULES ALOE			
	CYCAS REVOLUTA	15 GAL	10	CAN FULL
	SAGO PALM			
	EUPHORBIA ANTISYPHILITICA	5 GAL	35	CAN FULL
	CANDELLILLA			
	EUPHORBIA INGENS	15 GAL	3	4' HT. MIN. 3 ARM MIN.
	CANDELABRA TREE			
	LOPHOCEREUS SCHOTTII MONSTROSUS	--	28	4' HT. MIN. 3 ARM MIN.
	TOTEM POLE CACTUS			
	PEDILANTHUS MICROCARPA	5 GAL	59	CAN FULL
	SLIPPER PLANT			
	PORTULACARIA AFRA	5 GAL	248	CAN FULL
	ELEPHANT FOOD			
	SANSEVIERIA CYLINDRICA	5 GAL	62	CAN FULL
	CYLINDRICAL SNAKE PLANT			
	SANSEVIERIA DWARF	5 GAL	174	CAN FULL
	DWARF SNAKE PLANT			
	SANSEVIERIA TRIFASCIATA	5 GAL	159	CAN FULL
	'MOONSHINE' SILVER SNAKE PLANT			
	SANSEVIERIA TRIFASCIATA	5 GAL	80	CAN FULL
	'SUPURBA' SNAKE PLANT			
	SANSEVIERIA TRIFASCIATA VAR. LAURENTII (VARIEGATED SNAKE PLANT)	5 GAL	5	CAN FULL
	YUCCA ROSTRATA	25 GAL	4	5' HT. MIN. PRUNED TRUNK
	BEAKED YUCCA			
	YUCCA RUPICOLA	5 GAL	74	CAN FULL
	TWISTED LEAF YUCCA			
VINES				
	FICUS PUMILA	5 GAL	8	CAN FULL
	CREeping FIG			
	MASCAGNIA MACROPTERA	5 GAL	29	CAN FULL
	YELLOW BUTTERFLY VINE			
	PARTHENOCEISSUS 'HACIENDA CREEPER'	5 GAL	34	CAN FULL
	'HACIENDA CREEPER' VINE			
GROUNDCOVERS				
	CHLOROPHYTUM COMOSUM	5 GAL	192	CAN FULL
	SPIDER PLANT			
	SETCRESEAE PALLIDA	5 GAL	29	CAN FULL
	PURPLE HEART			
	WEDELIA TRILOBATA	5 GAL	6	CAN FULL
	YELLOW DOT			
INERT MATERIALS				
	2" MINUS DECOMPOSED GRANITE. COLOR: TBD.			
	TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.			
	ARTIFICIAL TURF @ DOG PLAY AREA			



SCALE: 1" = 30'-0"



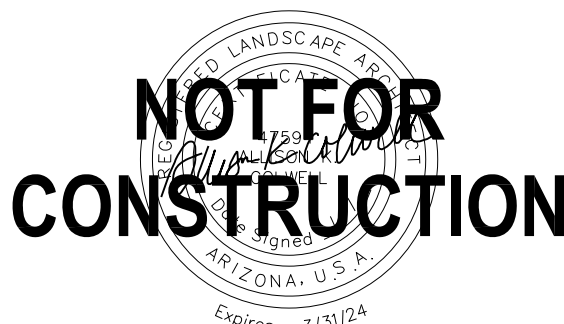
LANDSCAPE PLAN 01

914-PA-2021

△ Date	Description
11/12/2021	Development Application
02/23/2022	Development Re-Application
04/29/2022	Development Re-Application
06/09/2023	DRB Submittal
07/21/2023	100% DD Submittal
09/08/2023	DRB Resubmittal



Seal / Signature



Project Name

The Osborn

Project Number

57.8211.000

Description

LANDSCAPE PLAN

Scale

1" = 30'-0"

L33.1

EMPIRE GROUP

3380 N Scottsdale Road
Scottsdale, AZ 85251

Gensler

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

Tel 602.523.4900
Fax 602.523.4949

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PLANT LEGEND - LEVEL 1

SYM. BOTANICAL NAME
COMMON NAME

SIZE QTY. NOTES
(H x W x CAL.)

TREES

+	SALVAGED/EXISTING TREE	--	1	P.I.P.
CS	CAESALPINIA CACALACO 'SMOOTHIE'	36" BOX	5	8-10'X5-6"X1.5-2"MIN. MULTI-TRUNK
+	THORNLESS CASCALOTE	48" BOX	15	9-11'X7-8"X3-3.5"MIN. SINGLE-TRUNK
+	EBENOPSIS EBANO	48" BOX	3	10-12'X9-11'X2.75-3.5"MIN. MULTI-TRUNK
+	TEXAS EBANY	48" BOX	10	12-14'X6-8"X3-4"MIN. SINGLE TRUNK
+	PROSOPIS THORNLESS HYBRID 'AZT'	48" BOX	4	13-15'X7-8"X3-4"MIN. SINGLE TRUNK
+	'AZT' THORNLESS HYBRID MESQUITE			
+	PISTACIA X 'RED PUSH'			
+	RED PUSH PISTACHE			
+	QUERCUS VIRGINIANA			
+	HERITAGE LIVE OAK			

SHRUBS

+	HESPERALOE PARVIFLORA SP.	5 GAL	62	CAN FULL
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+	CORAL FOUNTAIN			

ACCENT

+	AGAVE 'BLUE FLAME'	5 GAL	25	CAN FULL
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+	BLUE ELF ALOE VERA			
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+	HERCULES ALOE	15 GAL	35	4' HT. MIN. 3 ARM MIN.
+	CYCAS REVOLUTA	5 GAL	3	4' HT. MIN. 3 ARM MIN.
+	SAGO PALM	15 GAL	59	CAN FULL
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+	LOPHOCEREUS SCHOTTI MONSTROSUS	--	80	CAN FULL
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+	PEDILANTHUS MICROCARPA	25 GAL	4	5' HT. MIN. PRUNED TRUNK
+	SUPPER PLANT	5 GAL	74	CAN FULL
+	PORTULACARIA AFRA			
+	ELEPHANT FOOD			
+	SANSEVIERIA CYLINDRICA			
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+	SANSEVIERIA DWARF			
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+	LAURENTII(VARIEGATED SNAKE PLANT)			
+	YUCCA ROSTRATA			
+	BEAKED YUCCA			
+	YUCCA RUPICOLA			
+	TWISTED LEAF YUCCA			

VINES

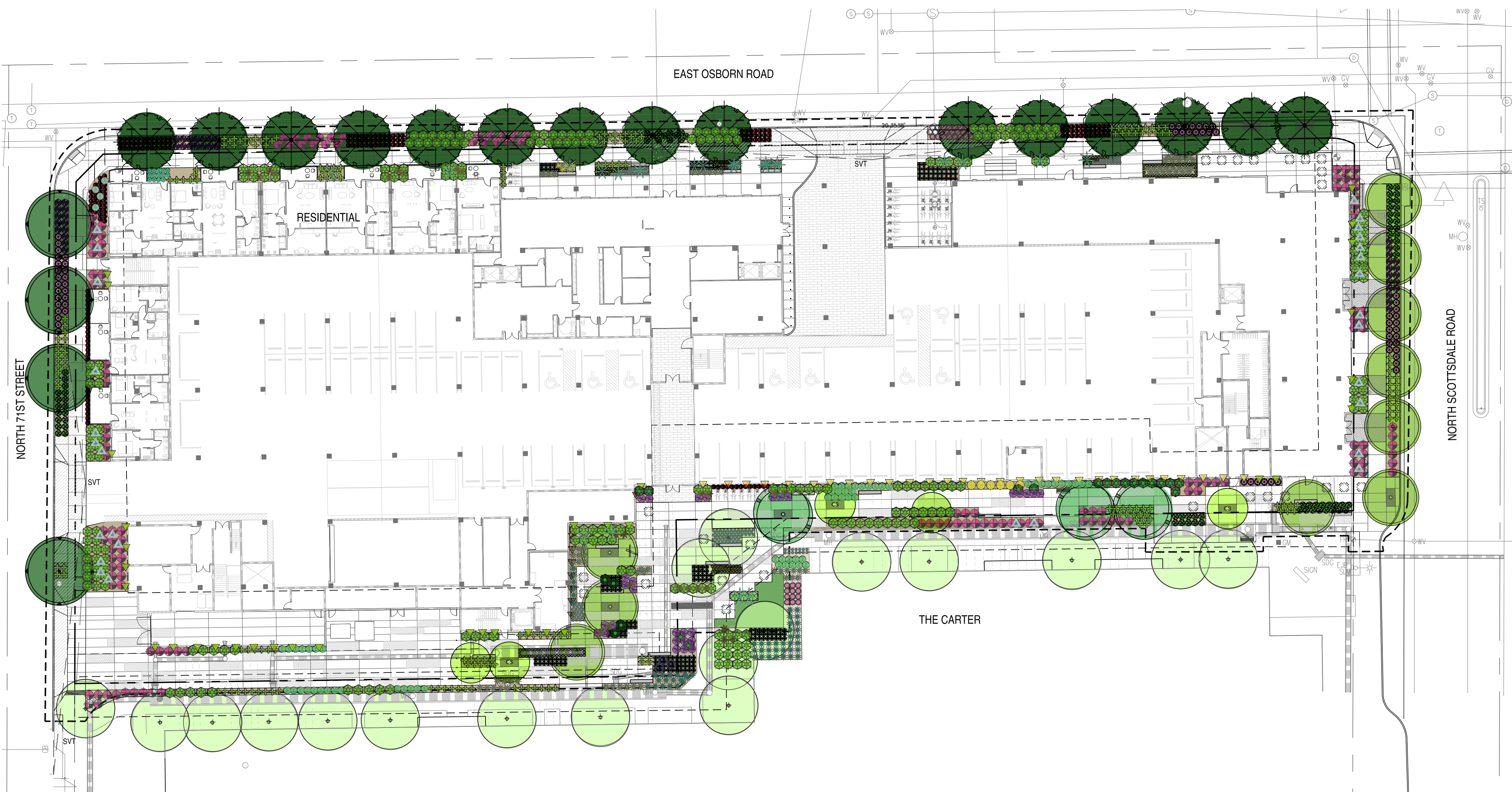
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+	CREeping FIG	5 GAL	29	CAN FULL
+	MASCAGNIA MACROPTERA	5 GAL	34	CAN FULL
+	YELLOW BUTTERFLY VINE	5 GAL		
+	PARTHENOCEISSUS 'HACIENDA CREEPER'			
+	'HACIENDA CREEPER' VINE			

GROUNDCOVERS

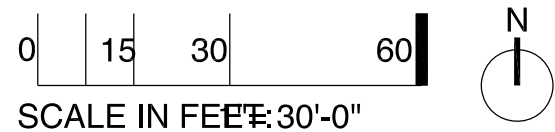
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+	PURPLE HEART			
+	WEDELIA TRILOBATA			
+	YELLOW DOT			

INERT MATERIALS

+	1/2" MINUS DECOMPOSED GRANITE. COLOR: TBD.			
+	TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.			
+	ARTIFICIAL TURF @ DOG PLAY AREA			



SCALE: 1" = 30'-0"



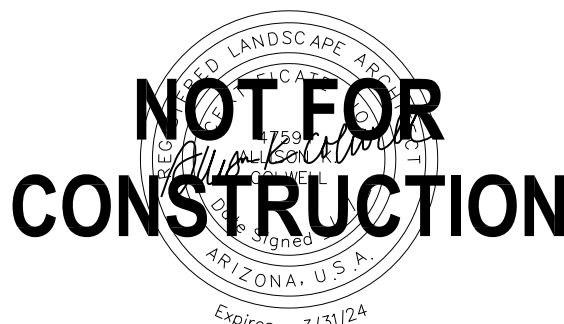
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914-PA-2021

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Seal / Signature



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Description

LANDSCAPE PLAN

Scale

1" = 30'-0"

L33.2