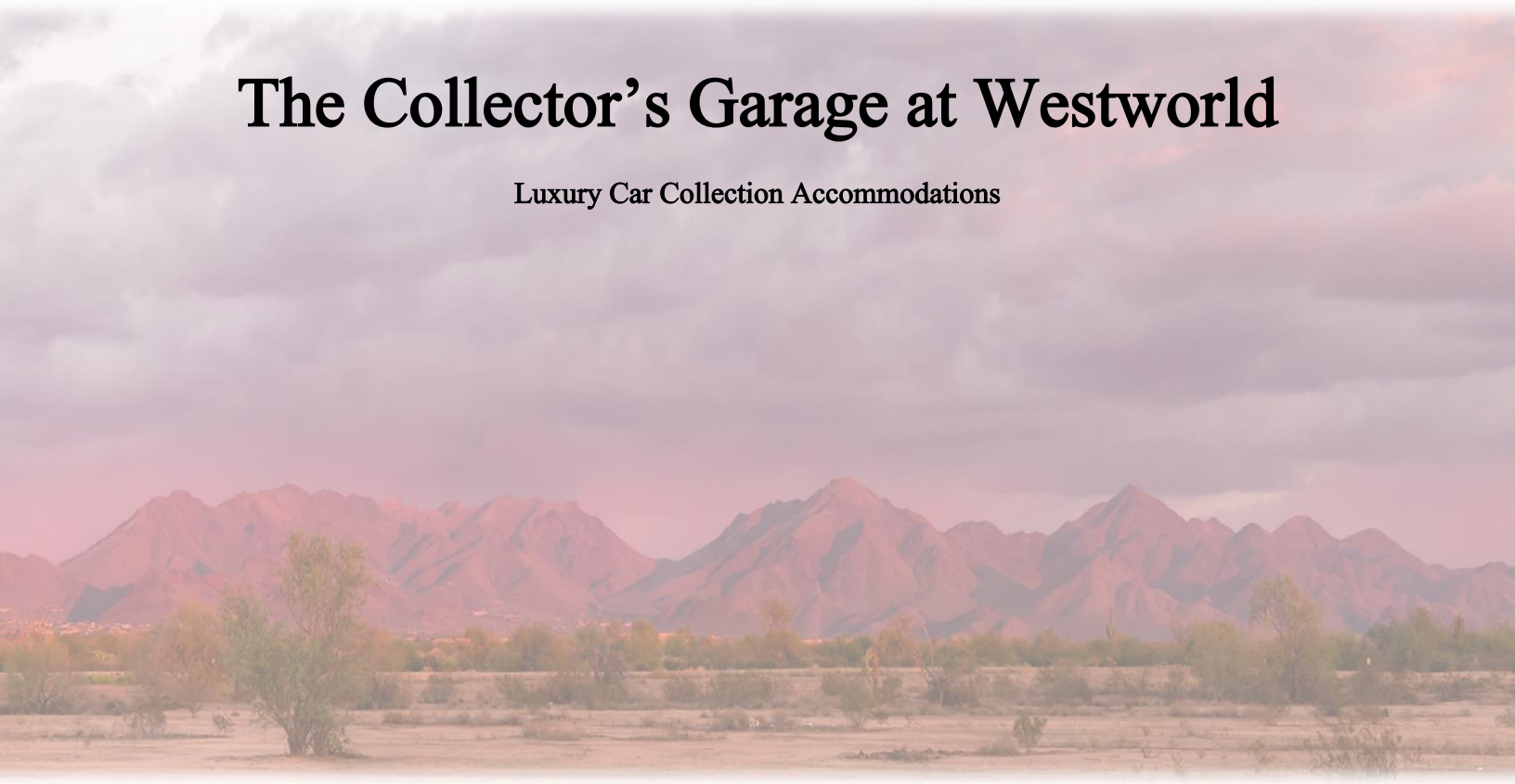


The Collector's Garage at Westworld

Luxury Car Collection Accommodations



MINOR GENERAL PLAN AMENDMENT AND ZONING AMENDMENT REQUEST PROJECT NARRATIVE

CASES: 4-GP-2024 AND 5-ZN-2024

1st Submittal: September 2024
2nd Submittal: December 3, 2024

PROJECT TEAM

Collector's Garage

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PROJECT INFORMATION

Location:

- 9875 E McDowell Mountain Ranch Rd. (APN: 217-14-037A)
- 9909 E McDowell Mountain Ranch Rd. (APN: 217-14-038A)

Total Site Area:

- 5.05 net acres or 220,344 square feet
- 5.09 gross acres

Existing Zoning:

- R1-35 PCD ESL
- (Planned Community Development and Environmentally Sensitive Lands Overlay)

Proposed Zoning:

- C-4 PCD ESL

Surrounding Zoning:

- North: S-R PCD ESL
- South: Western Theme Park (WP)
- East: R1-35 PCD ESL
- West: Western Theme Park (WP)

Existing General Plan Designation:

- Employment: Office

Proposed General Plan Designation:

- Employment: Light Industrial/Office

Character Area Plan Designation: None

Neighborhood Plan: None

PROJECT OVERVIEW

This narrative serves to provide information concerning a proposal for the creation of The Collector's Garage at Westworld, an upscale indoor storage facility designed specifically for high end automobiles. This project is brought to you by the developers of Apex Motor Club (Arizona's premier private car club) and Craig Jackson. The City of Scottsdale has developed a global reputation as one of the top Cities in the world for high-end car collectors and The Collector's Garage at Westworld will allow for car enthusiasts from all over to spend more time in Scottsdale with their prized possessions. This will encourage collectors to store their high-end cars in Scottsdale, attracting more tourists and business owners who may decide to invest further in

Scottsdale. Situated on approximately 5.09 acres, a quarter mile west of the intersection at Thompson Peak Parkway and McDowell Mountain Ranch Road, adjacent to a gas station, sports fields, and self-storage facility, this is the perfect location for this private luxury use.

APPLICANT BACKGROUND

This proposal is brought to you by the developers of Apex Motors, the creators of Arizona's premier private car clubs with collaboration from Craig Jackson. There is no other team that knows the needs and desires of the classic car industry better than them. With a proven track record of constructing and managing exclusive automotive communities, the developers consistently deliver unparalleled experiences to car enthusiasts. The Scottsdale location aims to capitalize on its strategic proximity to Westworld, drawing in enthusiasts from across Arizona and beyond.

EXISTING CONDITIONS

The proposed site is approximately 5.09 gross acres to the south of the E McDowell Mountain Ranch Rd. and N 99th Pl. intersection (APNs: 217-14-037A & 217-14-038A) (the “**Property**”), the Property is zoned R1-35 PCD ESL (refer to Exhibit 1 – Zoning Context Map). The Property is vacant undeveloped land directly adjacent to public sports facilities, Westworld, a self-storage facility and a Gas Station. To the north, across E McDowell Mountain Ranch Road the property is adjacent to a mix of medium to high density residential land uses.

The Property is currently designated *Employment, Office* (refer to Exhibit 2 – Future Land Use Map) on the City’s General Plan Land Use Map. and for this use it needs to be slightly modified to *Employment: Light Industrial/Office*, which is intended to provide a variety of employment opportunities, business enterprises, light manufacturing, warehousing, and other light industrial and heavy commercial type activities.

The proposed use most appropriately fits into the proposed zoning use category C-4 allowing for a *Vehicle storage facility* used for storing four (4) or more vehicles that are not occupied for living purposes or used as dwellings. Despite being a commercial use the proposed private garages will be an extremely low intense use as it will not be open to the general public like most other commercial uses.

MINOR GENERAL PLAN AMENDMENT PROPOSAL

The requested Minor General Plan Amendment is in conformance with the approval criteria outlined in the City’s General Plan. The proposed change in land use designation is from Employment Office to Employment: Light Industrial Office, which as shown on Pages 56 of the 2035 General Plan, is considered a Minor Amendment.

The property is currently designated as Employment, Office on the City’s General Plan Land Use Map. For the proposed use, this designation needs to be slightly modified to Employment: Light

Industrial/Office. The Employment: Light Industrial/Office land use designation in the City of Scottsdale General Plan 2035 is defined as:

The Employment-Light Industrial/Office areas provide a variety of employment opportunities, business enterprises, aviation uses [see Greater Airpark Character Area Plan], light manufacturing, warehousing, and other light industrial and heavy commercial activities. These uses should be located and designed to limit impacts on and access to residential neighborhoods. Additionally, these areas should have excellent access to labor pools and transportation networks. Major streets serving Light Industrial/Office areas should accommodate truck traffic, and transit facilities and other multimodal options are needed at significant employment centers to accommodate commuters and minimize traffic congestion.

Employment: Light Industrial/Office is very similar to Employment but allows for additional uses beyond traditional office work. Many of the envisioned light industrial/office uses, including the proposed facility, will generate much less daily traffic and congestion due to the nature of their operations. The facility will not have full-time employees, and the owners of the storage units will visit sporadically throughout the year. This is expected to add a negligible amount of congestion to the area and have minimal impact on nearby residential neighborhoods.

This minor amendment to the existing General Plan does not represent a significant departure from the current vision. The proposed use is substantially similar to what is already designated on the general plan, ensuring continuity with the intended development framework. By modifying the designation to Employment: Light Industrial/Office, the amendment promotes a use that aligns well with the surrounding context, leading to less congestion due to its sporadic visitation patterns and absence of full-time employees. This adjustment not only adheres to the principles of good planning policy but also conforms with the other elements of the general plan, as detailed in the following narrative.

REZONING PROPOSAL

The Property is currently zoned R1-35 PCD ESL. This proposal requests a rezoning to C-4 to allow for the luxury auto storage facility under the use designation of Vehicle Storage, Adjacent to Residential.

Vehicle storage uses are not permitted in residentially zoned districts, such as R1-35. This rezoning request aims to align the zoning and land use with the adjacent areas south of McDowell Mountain Ranch Road. The general plan designates this area for employment uses and anticipates a transition away from its current residential zoning designation. Amending the property's zoning to C-4 is compatible with the surrounding areas.

This request does not seek to alter the existing overlay districts. Both the PCD and ESL overlays will remain in place, and compliance with each is demonstrated in the sections below. The specialized standards of the overlay districts are designed to maintain the character and unique development standards of the region. This proposal's conformance with these standards shows that

the request is primarily to allow for the new luxury use while maintaining compatibility in aesthetics and open space with the surrounding areas.

PROJECT DETAILS

The Collector's Garage has been thoughtfully designed to protect and preserve the historically significant Old Verde Canal that cuts through the northeast corner of the property. There will be 5 garage buildings with a total of 58 for sale units. These buildings will be 24 feet tall, which is less than the maximum height allowed in C-4 zoning. Potential owners will purchase their unimproved garage and will design and build out their space to fit their individual needs. Each garage can fit about 5-6 classic automobiles and also has room for a mezzanine if desired. The property also provides a community office/meeting space that owners can utilize. The meeting space will be furnished with a very high end country club feel. The Developers anticipate the majority of owners will be out of state visitors who need space to store their classic yet expensive automobiles.

The primary entrance to the site will be directly from McDowell Mountain Ranch Road with emergency access on the south side of the site. All drive aisles will be designed to accommodate fire and emergency vehicles.

Onsite staff and security will be available to ensure the privacy of the owners. The Collector's Garage will generate minimal traffic as the project will not be open to the general public but will only be accessed by private garage owners. This is a low intense use that will be a good neighbor to the nearby residential to the north – minimal traffic, not open to the public with little activity.

CONFORMANCE WITH THE CITY'S GENERAL PLAN

Land Use Goal 1: Enhance Scottsdale's economic viability by encouraging land uses that reinforce the city's reputation as the premier international tourist destination in the Southwest and sustain the city's role as a regional cultural center and economic hub. Land uses should be compatible with Scottsdale's character and physical appearance.

Policy 1.1 - Encourage land uses that preserve a high quality of life and further define Scottsdale's sense of place within the region.

Response: The Collector's Garage at Westworld offer a luxurious experience for both Scottsdale residents and tourists, providing access to one of the recreational and cultural hubs of Scottsdale, Westworld. Scottsdale, known for its upscale lifestyle and vibrant arts scene, is further defined by its thriving collector car community, in which visitors can become fully immersed.

Policy 1.3 - Promote development patterns that integrate with and reinforce the character of an area. The city will continually review development patterns to ensure consistency of development in areas with fragmented or evolving patterns.

Response: This proposal perfectly complements the recreational corridor, which encompasses all the cultural and community events at Westworld and the recreational opportunities at the Scottsdale sports facility. It serves as an excellent transitional space, seamlessly connecting Westworld with the broader Scottsdale area.

Arts Culture & Creativity Goal 2: *Build on Scottsdale’s reputation as the regional leader and widely recognized destination in arts, culture, and creativity.*

Policy 2.1 - Increase promotion of Scottsdale's vibrant arts and culture programs.

Response: Scottsdale has established itself as a leader in the collector car community, hosting the premier event for car enthusiasts—the Barrett-Jackson auction—right next to the proposed site. This development will further promote and celebrate the vibrant cultural community that Scottsdale has wholeheartedly embraced.

Economic Vitality Goal 1: *Foster Scottsdale’s resiliency to economic change through support of our core industries (e.g., tourism, healthcare, bio/life sciences, advanced business services), assets, regional competitiveness, and economic diversity.*

Policy 1.1: Direct economic growth and change through the implementation and regular update of economic and tourism development strategic plans, that:

- Identify major and emerging growth sectors in Scottsdale, the metropolitan area, and Southwest.
- Support Scottsdale’s competitive strengths and are compatible with Scottsdale’s lifestyle.
- Guide the coordination of the local economy with regional economic initiatives; and
- Encourage and support local businesses, well-paying jobs, fiscal sustainability, clean industries, and the broader community vision and goals

Response: The current Scottsdale Tourism Strategic Plan advocates for diversifying Westworld’s hosting capacities and upgrading its existing facilities to optimize efficiency. This project complements Westworld by attracting private investment and engaging community members and visitors, enhancing the overall hosting experience at Westworld.

Policy 1.2 - Support retention and expansion of established businesses, and provide resources for businesses to adapt to changing market conditions.

Response: Adding complementary uses that support the car collector and recreational industries further solidifies Scottsdale's leadership in this space. This initiative enhances existing tourism and the car collector business, providing significant economic benefits.

Policy 1.5 - Foster collaboration and the creation of support networks among Scottsdale businesses.

Response: The Garage at Westworld and the car collector industry, centered around the Barrett-Jackson auctions and Westworld, aim to collaborate in solidifying Scottsdale's reputation as a premier destination for car enthusiasts.

Tourism Goal 1: *Strengthen Scottsdale's position as a premier regional, national, and international tourism and resort destination.*

Policy 1.2 - Accommodate diverse, high-quality lodging and tourism market segments according to regional and national visitor trends and community character.

Response: A luxury car storage facility in Scottsdale seamlessly caters to the city's diverse tourism industry by offering high-end, secure accommodations for both local and visiting car enthusiasts. Positioned within Scottsdale's vibrant cultural and recreational landscape, the facility provides an essential service to the collector car community, enhancing the overall visitor experience. Tourists drawn to Scottsdale for its renowned events, such as the Barrett-Jackson auctions, can now enjoy peace of mind knowing their prized vehicles are safely stored in a state-of-the-art environment. This addition not only elevates Scottsdale's appeal as a premier destination for car aficionados but also supports the broader tourism economy. Though this facility is not intended for major tourism events, its availability enhances Scottsdale's appeal to affluent car aficionados, complementing the city's vibrant cultural and recreational landscape.

Policy 1.3 - Preserve and enhance Scottsdale's natural, social, and cultural environments so that Scottsdale's tourism experiences remain uniquely competitive and viable while enriching the community's unique and extraordinary livability.

Response: The private garages play a crucial role in maintaining Scottsdale's tourism viability and competitiveness while enhancing the quality of life for residents and visitors alike. By addressing the recreational needs of both tourists and locals, the facility supports Scottsdale's reputation as a premier destination for car enthusiasts. It attracts high-value visitors who contribute to the local economy, ensuring sustained tourism growth. By offering exclusive services for owners, the facility preserves the city's cultural character while indirectly fostering high-value tourism that bolsters the local economy.

Policy 1.5 - Enhance Scottsdale's tourism and resident experience by supporting services that highlight the unique elements and characteristics of different areas of the community, including fine dining, specialty and high-quality retail, art galleries, museums, spas and wellness centers, transportation, recreation and leisure opportunities, event experiences, and entertainment activities.

Response: The Collector's Garage is a vital supporting service that significantly enhances Scottsdale's entertainment and recreation activities, while highlighting the city's unique car culture. The facility ensures that both residents and visitors can fully immerse themselves in the vibrant car culture.

While the facility is not open for large tourism events, it serves as an auxiliary service that allows owners to participate in Scottsdale's renowned car-related activities and events, enriching the broader tourism ecosystem.

Tourism Goal 3: *Support and expand special events, spaces, and venues.*

Policy 3.1- Provide destination attractions and events that celebrate Scottsdale's heritage and cultural diversity and provide unique entertainment and educational opportunities, including the key theme areas of the arts, southwestern culture, Native American culture, cowboy/western lore, and the Sonoran Desert environment.

Response: The Collector's Garage at Westworld will offer unique entertainment options not widely available outside of Scottsdale. The classic car collector community attracts tourism and investment to Scottsdale, drawn by its vibrant cultural offerings and distinctive recreational opportunities.

Policy 3.2 - Build on Scottsdale's strength for attracting sporting entertainment opportunities and signature special events.

Response: The Barrett-Jackson auction, a signature high-end event associated with Scottsdale, attracts top automotive brands and collectors. Adequate services are essential to accommodate the needs of this prestigious event and enhance Scottsdale's reputation as a premier destination.

Policy 3.4 -Maximize the potential of art and cultural events for generating economic activity.

Response: The Collector's Garage at Westworld cater to high-end art and car collectors visiting Scottsdale, providing essential services that encourage investments in the local community and its cultural scene. Scottsdale's appeal lies in its convenience and upscale entertainment options, drawing a sophisticated clientele nationwide.

Policy 3.8 - Grow existing and establish new, high-quality signature festivals, events, and programming to attract resident and visitor audiences.

Response: This proposal will expand one of Scottsdale's signature events, generating significant economic benefits for tourism, entertainment industries, and residents alike. While not hosting major events itself, the facility serves as a critical auxiliary service for owners participating in signature events. This approach strengthens Scottsdale's position as a premier destination for car enthusiasts and supports the growth of the local economy and tourism industries.

CONFORMANCE WITH DEVELOPMENT AND DESIGN STANDARDS OF HORSEMAN’S PARK PCD

	C-4	Overlays & PCD Stipulations	Proposed
Floor Area Ratio (FAR)	Maximum .80	Maximum .40	.36
Required Open Space	Minimum .05*	.25 NAOS	.25
Building Height	36 ft.	36ft (42 ft for mechanical screening)	24 ft

**For building heights over twelve (12) feet, the minimum open space requirement is the sum of the standard requirement plus 0.004 multiplied by the net lot area for each additional foot of building height over twelve (12) feet. The total open space is distributed as follows: a frontage open space minimum of 0.50 multiplied by the required total open space, with the remainder, less the frontage open space, designated as common open space. Parking areas and parking lot landscaping are not included in the required open space, but NAOS may be included in the required open space.*

The Property is situated within the Horseman’s Park East Planned Community District (PCD). This PCD is governed by stipulations that impose enhanced development standards, placing heightened obligations on developers. These stipulations introduce unique building height and floor area ratio requirements. Additionally, the ESL overlay mandates NAOS requirements as outlined below.

This proposed rezoning to C-4 does not interfere with the development standards of the Horseman’s Park East PCD Area.

CONFORMANCE WITH PLANNED COMMUNITY DEVELOPMENT (PCD) DISTRICT FINDINGS

Per Section 5.2104 of the Scottsdale Zoning Ordinance.

The proposed site complies with the P-C District findings as follows:

- A. *That the development proposed is in substantial harmony with the General Plan and can be coordinated with existing and planned development in surrounding areas.*

The proposed development is ideally positioned to capitalize on surrounding uses while maintaining harmony with the broader area. The General Plan designation aligns closely with the proposed business, and the minor amendment will further enhance the character envisioned for the area, making it a fitting and valuable addition to the region.

- B. *That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic to be generated.*

As outlined in the traffic impact analysis submitted with this application, the overall traffic generated by this use is minimal and poses a negligible impact on surrounding neighborhoods and businesses. The streets and thoroughfares are more than adequate to accommodate this low-traffic use.

- C. The Planning Commission and City Council shall also find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that: For proposed commercial, educational, cultural, recreational, and other nonresidential uses, the development will be appropriate in scale, location, and overall planning for the intended purpose, and will be in harmony with the character of the surrounding areas.*

This luxury development will complement nearby special events and neighborhoods, serving the needs of both Scottsdale residents and tourists. It is a low-traffic, low-impact use that aligns with the design elements of the area. The beautifully designed and curated garages will be in perfect harmony with the surrounding character, and no concerns or objections have been raised by neighboring areas.

CONFORMANCE WITH ENVIRONMENTALLY SENSITIVE LAND (ESL) & NAOS REGULATIONS

The Environmentally Sensitive Lands Ordinance (ESLO) overlay zoning district requires special care to be taken to minimize the impacts of development. Sensitive areas in the ESL overlay should ultimately prioritize the preservation of natural open space, following the regulations of ESLO. The ESL overlay preserves the natural environment by requiring a certain amount of natural area open space (NAOS) based on the site's location and physical characteristics.

The required amount of NAOS is based on the location and slope of the property. The Property is located in the lower desert landform and has a slope of 2%-5%, necessitating a NAOS area equivalent to 25% of the total property square footage. However, land designated as a permanently protected historical or archaeological site, approved by the city, allows a reduction of the required NAOS by two square feet for each one square foot of approved site (2:1).

In this case, the Old Verde Canal is a protected historic site, permitting the applicant to use the alternate 2:1 calculation for NAOS area. Using this reduction for the designated historical or archaeological site, the required amount of NAOS is 28,640 square feet. This NAOS proposal conforms with the ESLO requirements, protecting and maintaining meaningful desert open space while also preserving a historic canal.

PROTECTING AND PRESERVING HISTORIC & CULTURAL ELEMENTS

The Old Verde Canal, a significant cultural resource located on-site, holds historical value as a testament to Arizona's early efforts in water management. Constructed in the 1920s to support population growth in the region, the canal project was ultimately abandoned and no longer serves

its original drainage purpose. However, it remains an important artifact, reflecting the state's past and the critical role of canals in its development.

Recognizing the canal's historical importance, the applicant has commissioned an archaeological survey to thoroughly assess how this cultural resource can be protected. The survey aims to identify specific areas of concern that may require careful attention to ensure the canal's preservation.

In a dedicated effort to safeguard this resource, the applicant plans to integrate the Old Verde Canal into the designated natural open space area of the project. This area will remain undisturbed and unaltered, thereby preserving the canal in its existing condition and honoring its historical significance for future generations. As such, the applicant plans to install a commemorative plaque, in line with the historic preservation plaque guidelines, providing a historical overview of the canal. Furthermore, surrounding properties north and south of this site have also chosen to protect and preserve The Old Verde Canal. This project will carry on that tradition so the Old Verde Canal will remain intact in continuity!

PROJECT DESIGN ELEMENTS

The Master Environmental and Architectural Design Concept Plan is focused on harmonizing the development with its desert surroundings while ensuring functional and aesthetic coherence across various building designs and landscaping.

Architectural and Lighting Considerations: The architectural design will be context-sensitive, paying close attention to the desert environment in terms of building mass, form, materials, texture, and colors. Outdoor lighting plans will be tailored for both streetlights and parking areas, with specifications that complement the overall design ethos. Screening for rooftop equipment will be seamlessly integrated into the building's mass and form, constructed of materials that harmonize with the architecture.

Open Space and Landscape Design: The plan emphasizes creating open spaces that are in tune with the arid desert landscape, including strategic placement of corridors, trails, and bikeways. It integrates Desert Greenbelt solutions and drainage plans to enhance the natural environment. Streetscape concepts will be thoughtfully developed, incorporating streetside and median landscaping, as well as perimeter and screen wall designs that blend seamlessly with the overall aesthetic.

Vehicle Storage and Site Walls: Vehicles stored for extended periods will be secured behind screens that are architecturally compatible with the site and building. Site walls are encouraged to visually unify the buildings with the site, utilizing materials that echo the building's aesthetic and ensuring parking area screens reflect a consistent visual theme.

People Spaces and Materials: The development encourages the creation of visually appealing outdoor spaces, incorporating elements such as shaded sitting areas and special effect lighting to enhance user experience. The use of high-quality exterior materials that age gracefully and reflect the Sonoran Desert setting is prioritized, with a preference for natural stone, precast concrete, and other durable materials. Colors will be chosen to complement the desert environment and adjacent developments.

Building Integration and Compliance: Buildings will be visually integrated with the site, balancing form, materials, and colors with the surrounding environment. The design will respect the hierarchy of spatial definition and comply with the City of Scottsdale Zoning Ordinance, or specific stipulations outlined in individual zoning cases. Building details will reflect a contemporary architectural order, and signage will be limited to a maximum of three colors to maintain a cohesive visual identity.

CONCLUSION

Approval of this Minor Amendment to the General Plan and Zoning Amendment will allow this collaborative team to develop a world class, high-end luxury use to North Scottsdale, fostering tourism, economic growth, and the distinctive collector car culture that Scottsdale is renowned for. The Collector's Garage bring a discrete yet luxurious business that aligns perfectly with the General Plan's goals, enhancing the already amazing events at Westworld and further highlighting everything Scottsdale has to offer. The location is ideal for blending the private garages with the nearby event space, and neighboring park with the surrounding neighborhoods and the natural beauty of the North Scottsdale McDowell Mountain region.

EXHIBIT 1 – Zoning Amendment Map

The Collector's Garages at Westworld - Zoning Amendment Exhibit

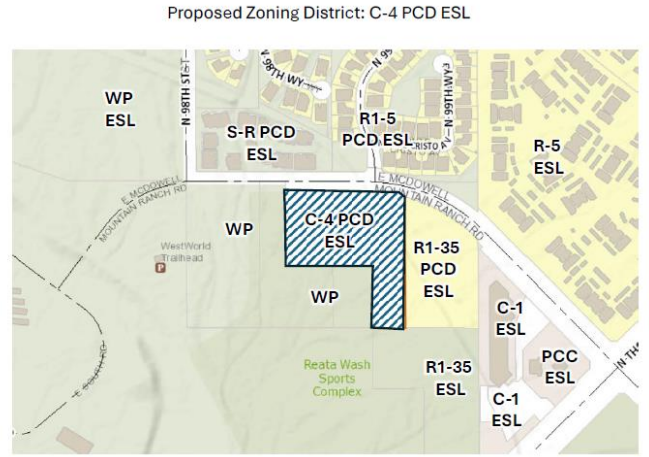
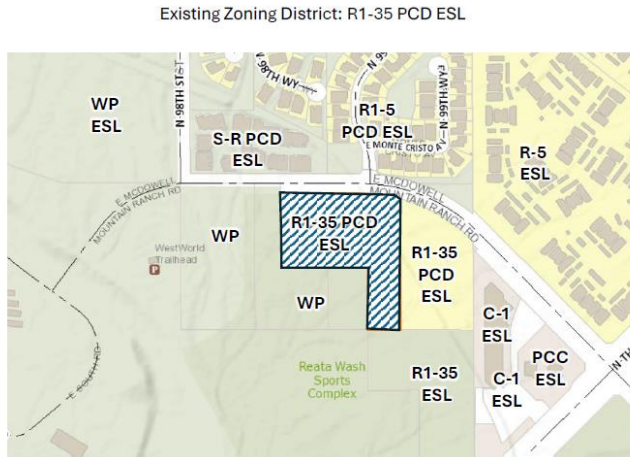
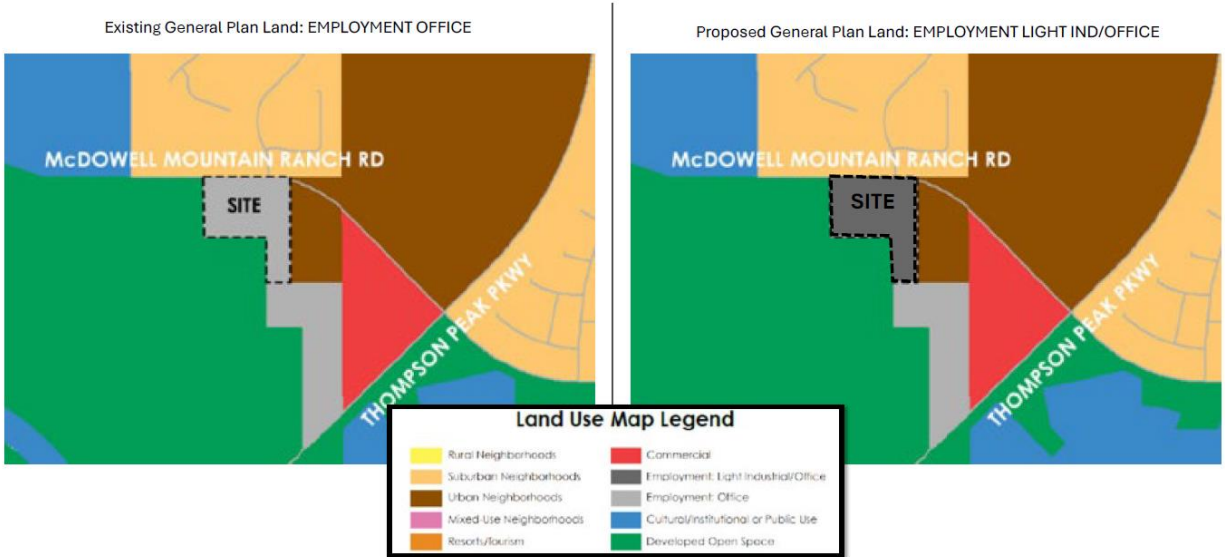


EXHIBIT 2 – General Plan Amendment Map

The Collector's Garages at Westworld - General Plan Exhibit

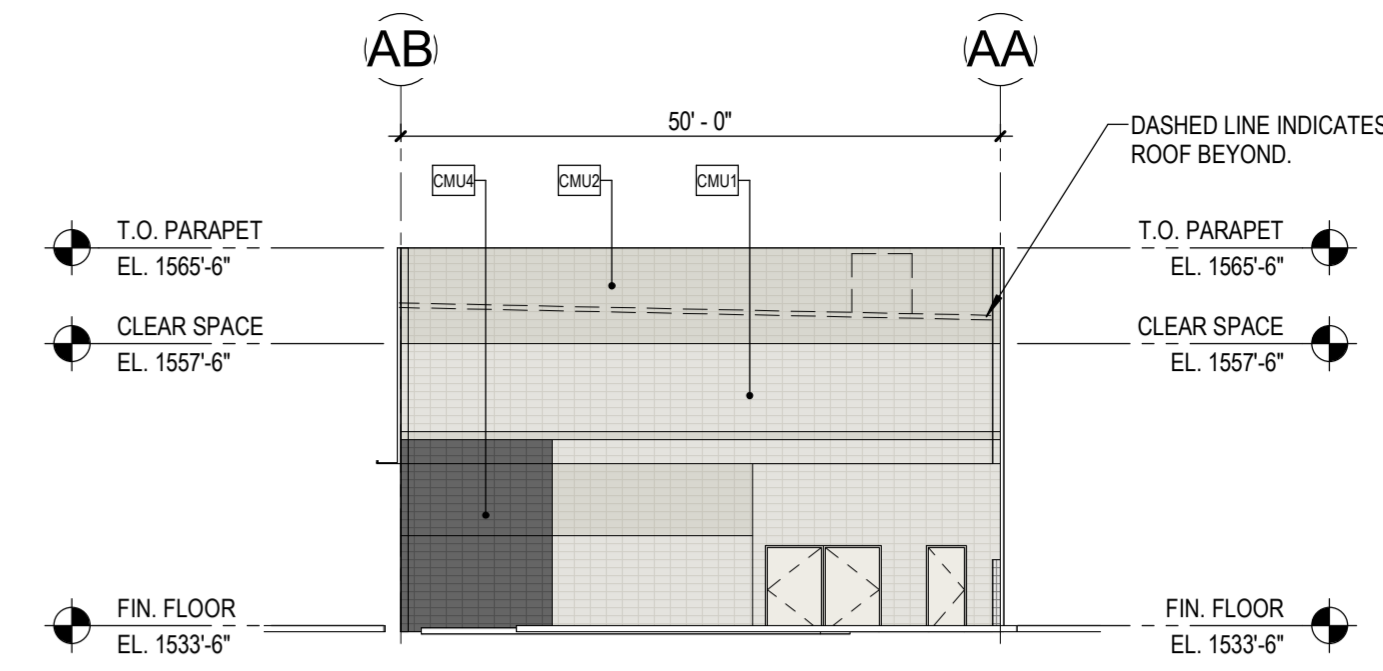


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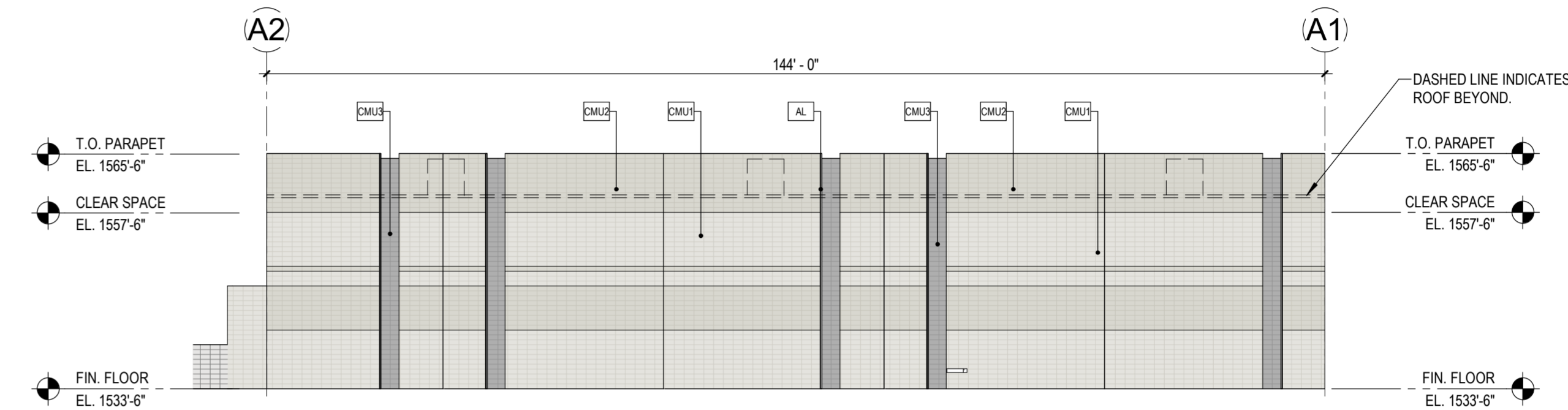
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 ISSUE DATE: 11/20/24
 DRAWN BY: LGE DESIGN GROUP
 CHECKED BY: --
 PROJECT No: --

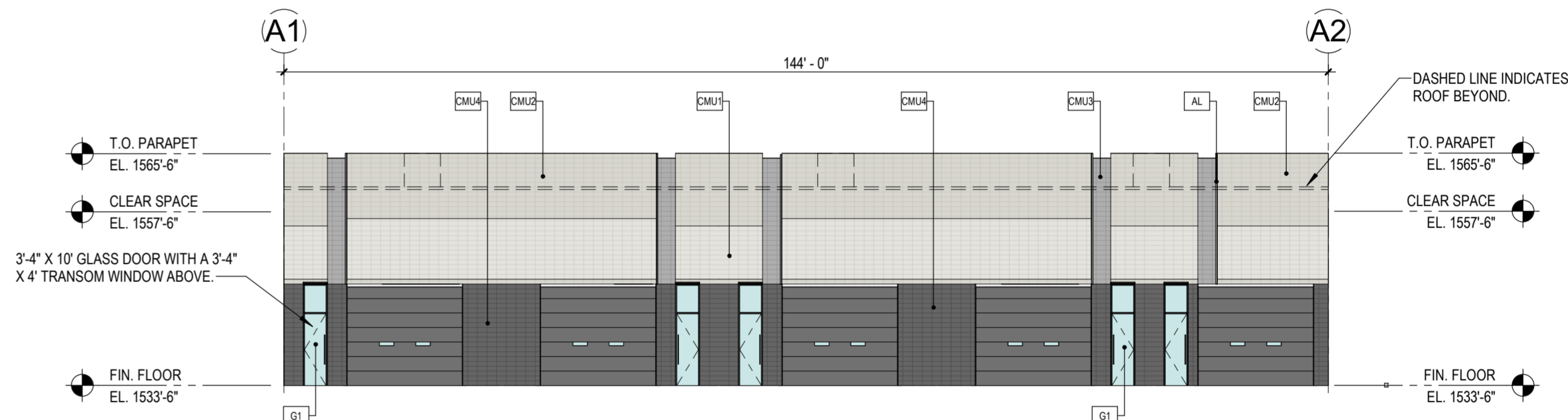
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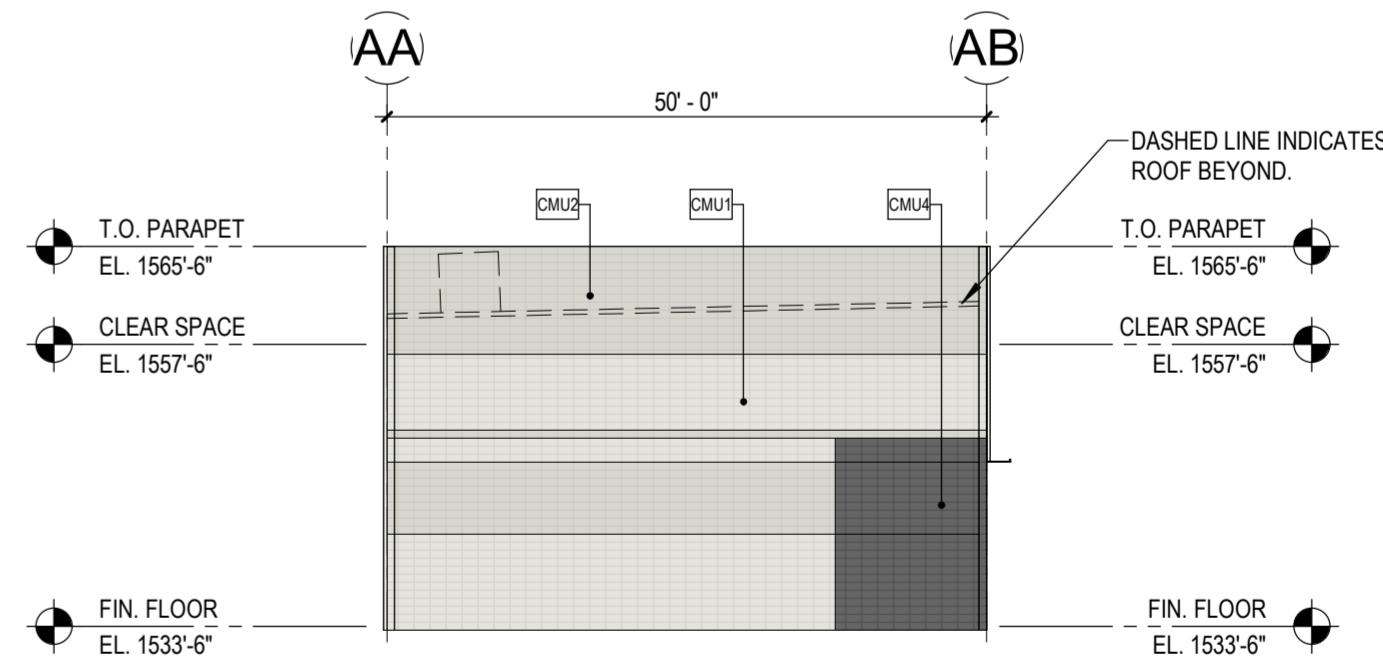
1 EXTERIOR ELEVATION BUILDING A - EAST
 1/16" = 1'-0"



2 EXTERIOR ELEVATION BUILDING A - NORTH
 1/16" = 1'-0"



3 EXTERIOR ELEVATION BUILDING A - SOUTH
 1/16" = 1'-0"



4 EXTERIOR ELEVATION BUILDING A - WEST
 1/16" = 1'-0"

MATERIALS

REFERENCE KEYNOTES

GENERAL DRAWING NOTES

MISC. ARCHITECTURAL ELEMENTS

- AL "ACCENT ALUMINUM FIN" - TO BE PAINTED [P1].
- MF "METAL FASCIA" - ARCHITECTURAL PANEL SYSTEM ALUMABOARD "DARK BRONZE" - RMP METAL PRODUCTS.

EXTERIOR WALLS

- EXTERIOR WALL KEY:**
- CMU1 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "DURANGO" - TRENDSTONE LRV - 35.
 - CMU2 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "SANDSTONE" - TRENDSTONE LRV - 33.
 - CMU3 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "PEBBLE BEACH" - TRENDSTONE LRV - 31.
 - CMU4 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "OPAL" - TRENDSTONE LRV - 8.

GLAZING / LOUVERS

- GLAZING KEY:**
- MATERIAL: DESCRIPTION:
 FRAMES 2"X6", 2"X4-1/2" BLACK ANODIZED (AB-8) ALUMINUM STOREFRONT
- GLAZING
- G1 SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY (OR SOLARBRONZE TBD)
- NOTE: ALL GLAZING TO COMPLY WITH IBC 2406.
- GLAZING ELEVATION KEY:**
- W#

PAINT

- PAINTING NOTES:**
- PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED
 - SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.
 - PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
 - PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
 - COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS
- PAINT KEY:**
 KEY: DESCRIPTION
 P1 DUNN EDWARDS "CHARCOAL SMUDGE" DE6370

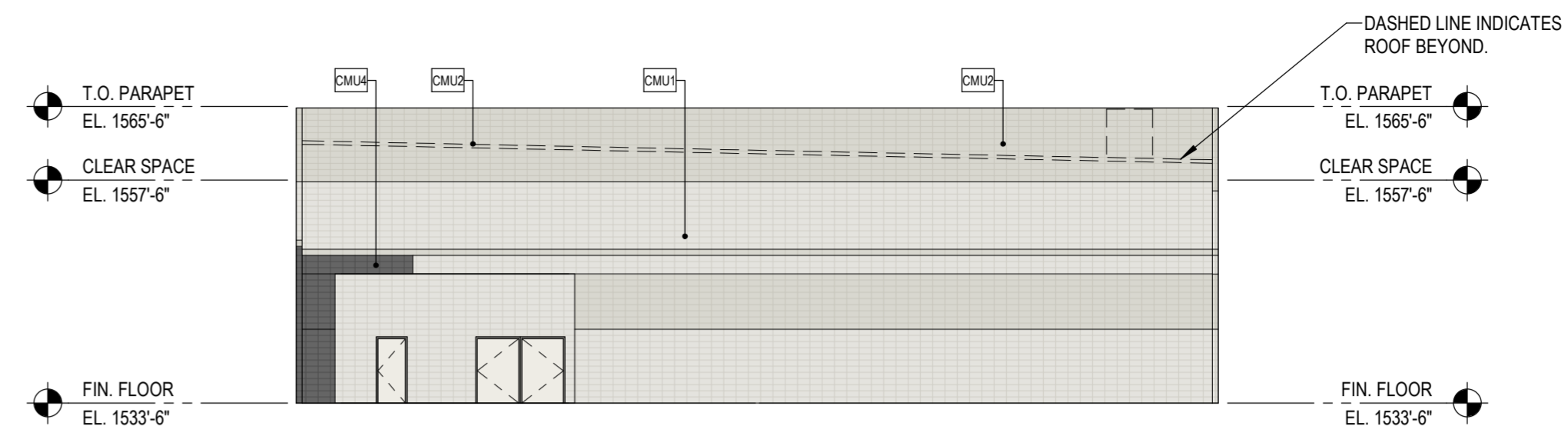
- REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.
- REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
- REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS
- REFER TO A9.2.X SERIES DRAWINGS FOR DOOR, GLAZING & LOUVER SCHEDULES, ELEVATIONS & DETAILS

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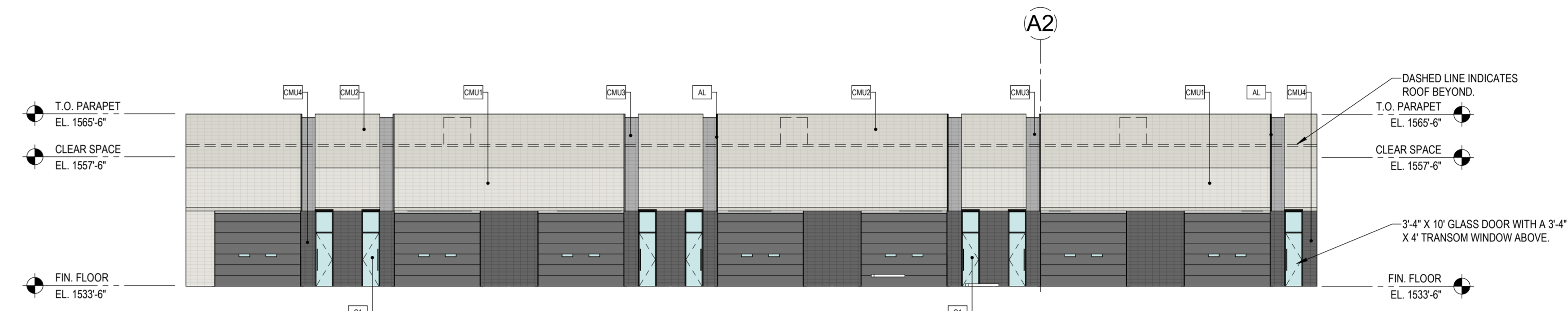
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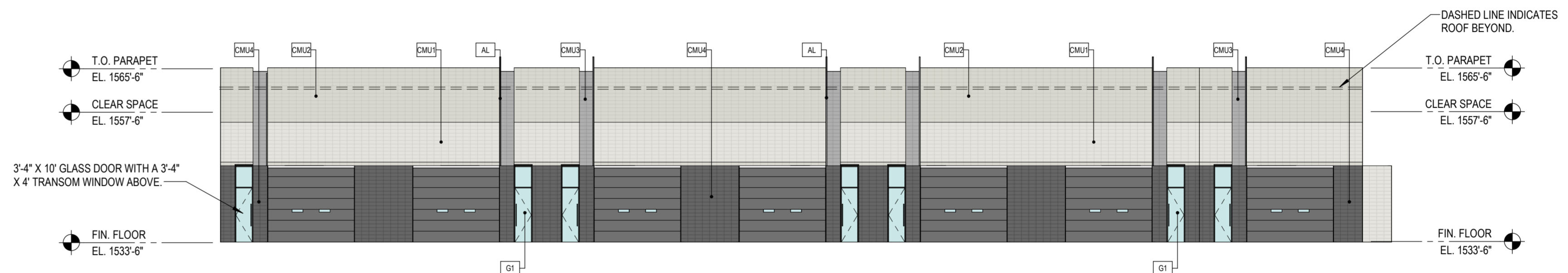
A4.1.2



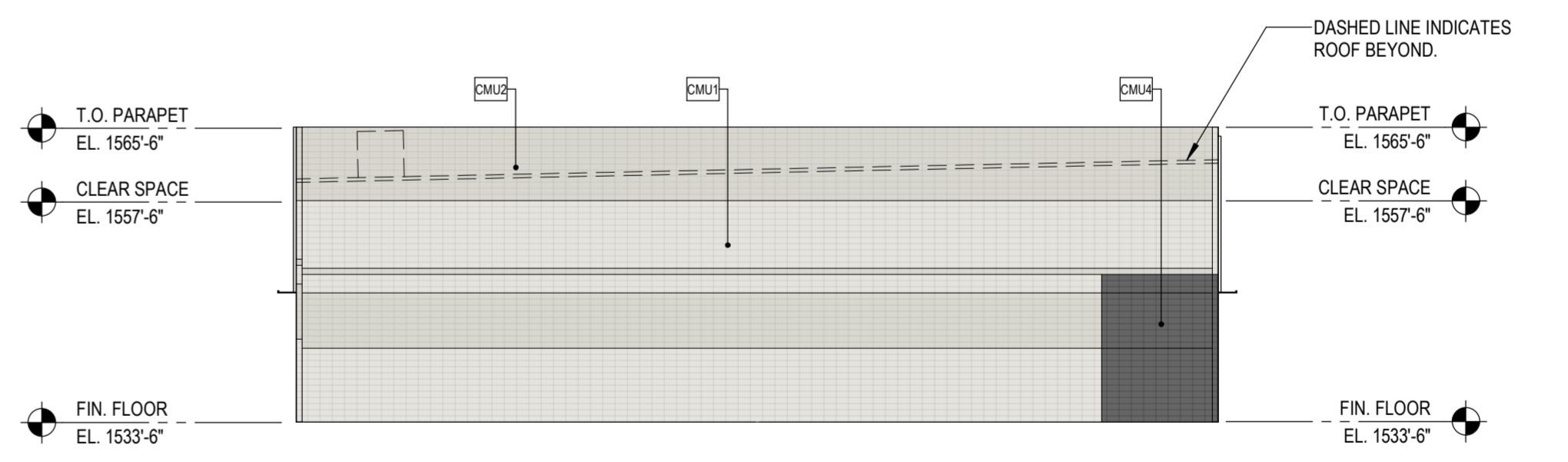
1 EXTERIOR ELEVATION BUILDING B - EAST
 1/16" = 1'-0"



2 EXTERIOR ELEVATION BUILDING B - NORTH
 1/16" = 1'-0"



3 EXTERIOR ELEVATION BUILDING B - SOUTH
 1/16" = 1'-0"



4 EXTERIOR ELEVATION BUILDING B - WEST
 1/16" = 1'-0"

MATERIALS

REFERENCE KEYNOTES

GENERAL DRAWING NOTES

MISC. ARCHITECTURAL ELEMENTS

- AL** "ACCENT ALUMINUM FIN" - TO BE PAINTED [P1].
- MF** "METAL FASCIA" - ARCHITECTURAL PANEL SYSTEM ALUMABOARD "DARK BRONZE" - RMP METAL PRODUCTS.

EXTERIOR WALLS

- EXTERIOR WALL KEY:**
- CMU1** 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "DURANGO" - TRENDSTONE LRV - 35.
 - CMU2** 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "SANDSTONE" - TRENDSTONE LRV - 33.
 - CMU3** 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "PEBBLE BEACH" - TRENDSTONE LRV - 31.
 - CMU4** 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "OPAL" - TRENDSTONE LRV - 8.

GLAZING / LOUVERS

- GLAZING KEY:**
- MATERIAL:** DESCRIPTION:
- FRAMES:** 2"X6", 2"X4-1/2" BLACK ANODIZED (AB-8) ALUMINUM STOREFRONT
- GLAZING:**
- GI** SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY (OR SOLARBRONZE TBD)
- NOTE: ALL GLAZING TO COMPLY WITH IBC 2406. GLAZING ELEVATION KEY:**
- WF**

PAINT

- PAINTING NOTES:**
- PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED
 - SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.
 - PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
 - PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
 - COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS
- PAINT KEY:** KEY: DESCRIPTION:
- P1** DUNN EDWARDS "CHARCOAL SMUDGE" DE6370

REFERENCE KEYNOTES

- REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.
- REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
- REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS
- REFER TO A9.2.X SERIES DRAWINGS FOR DOOR, GLAZING & LOUVER SCHEDULES, ELEVATIONS & DETAILS

GENERAL DRAWING NOTES

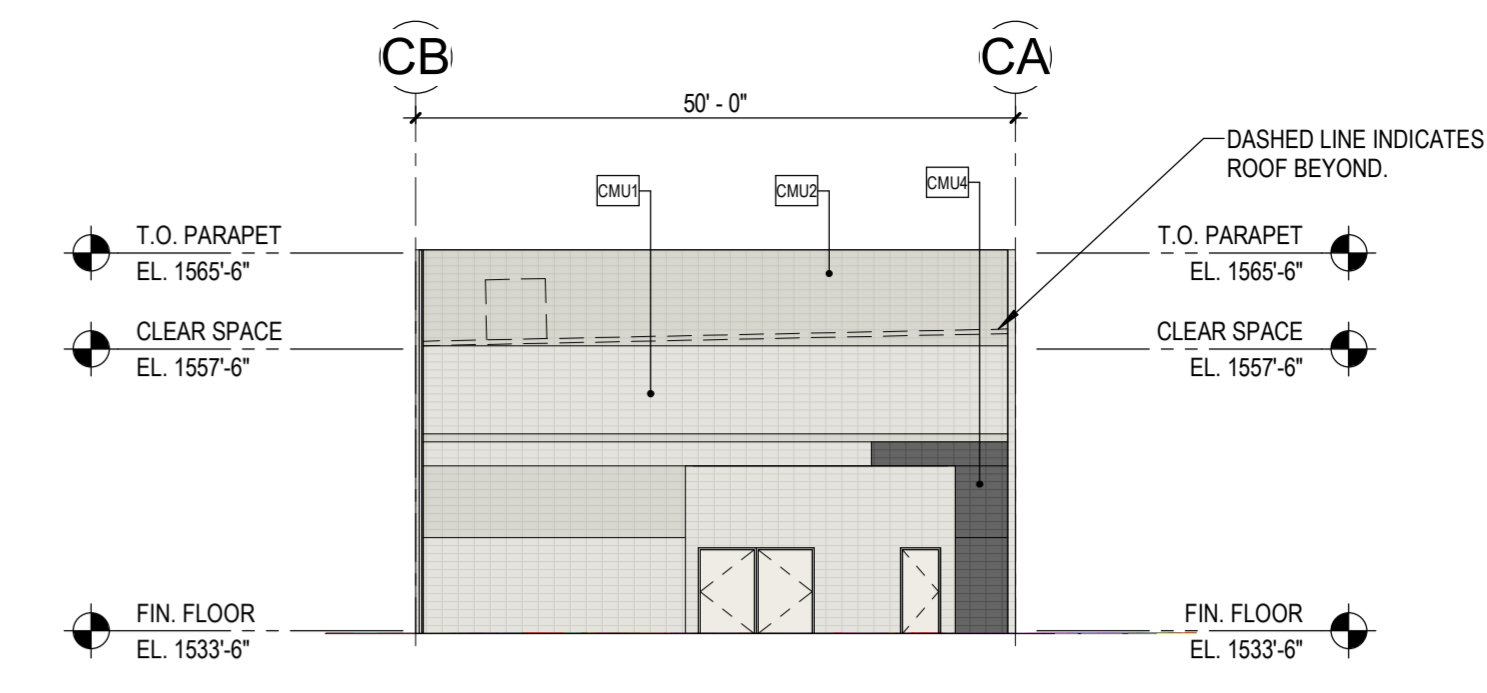
- REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.
- REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
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- REFER TO A9.2.X SERIES DRAWINGS FOR DOOR, GLAZING & LOUVER SCHEDULES, ELEVATIONS & DETAILS

#	REVISION	DATE

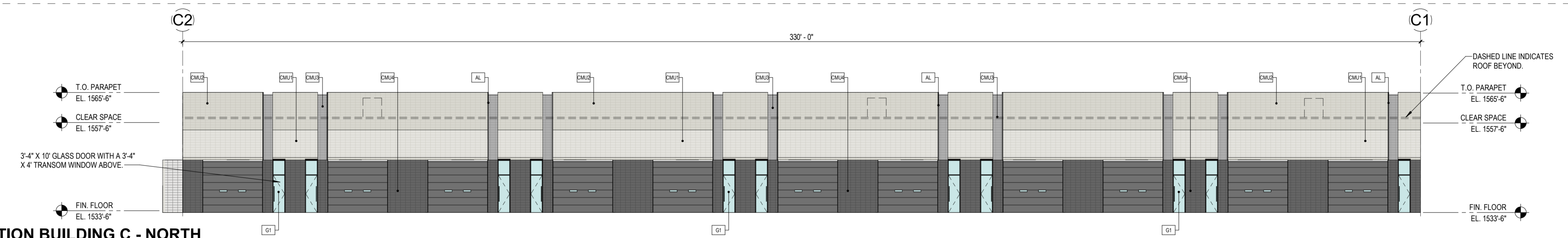
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 ISSUE DATE: 3/13/25
 DRAWN BY: LGE DESIGN GROUP
 CHECKED BY: --
 PROJECT No: --

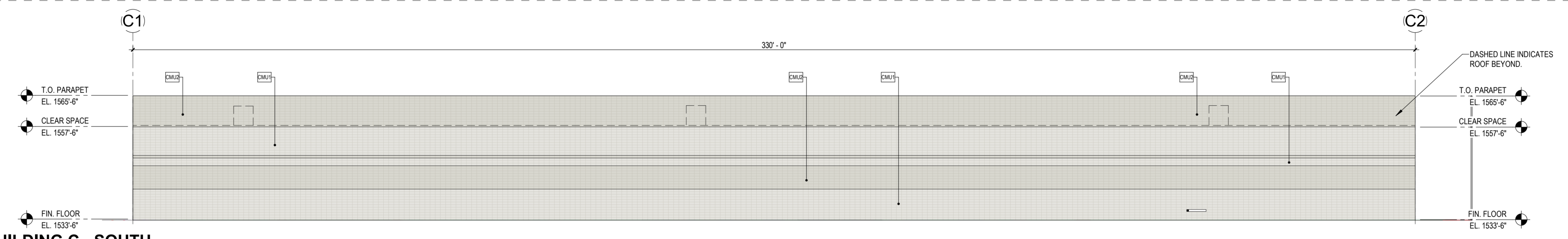
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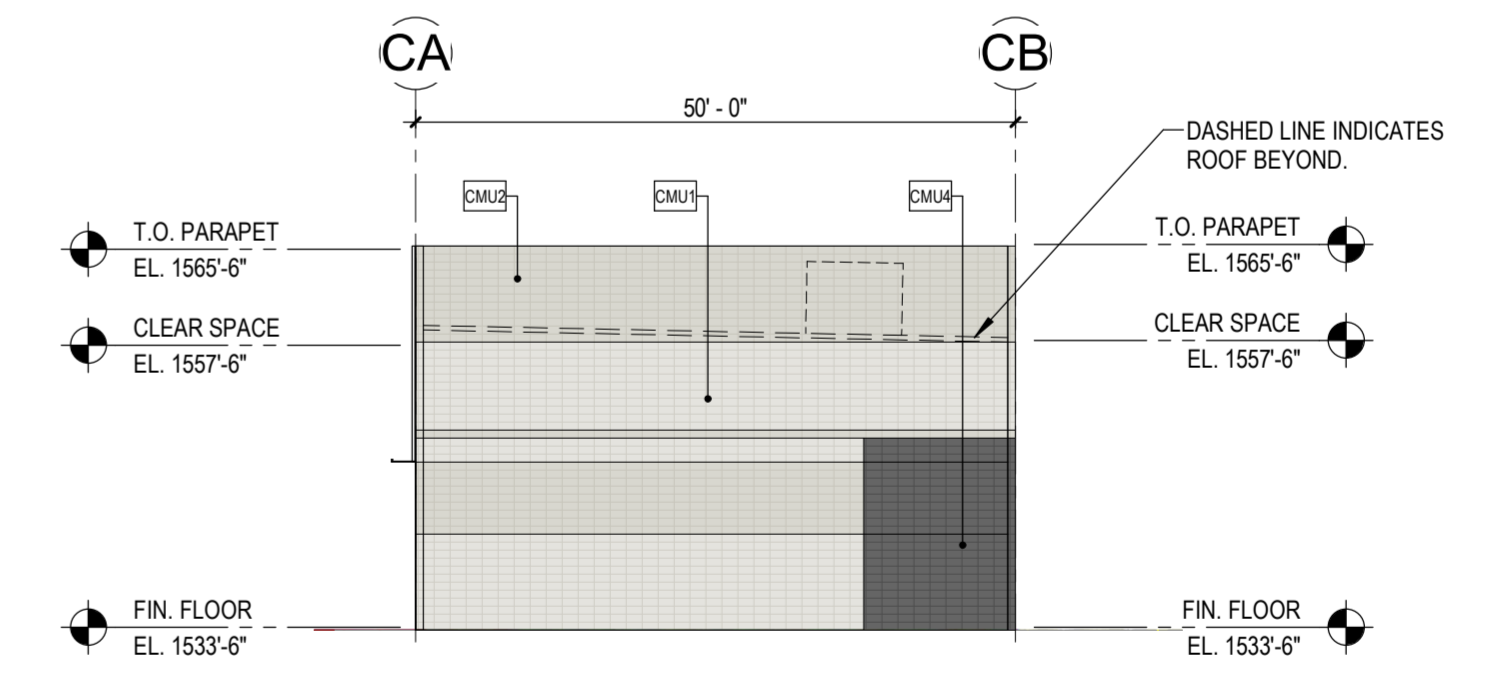
1 EXTERIOR ELEVATION BUILDING C - EAST
 1/16" = 1'-0"



2 EXTERIOR ELEVATION BUILDING C - NORTH
 1/16" = 1'-0"



3 EXTERIOR ELEVATION BUILDING C - SOUTH
 1/16" = 1'-0"



4 EXTERIOR ELEVATION BUILDING C - WEST
 1/16" = 1'-0"

MATERIALS

MISC. ARCHITECTURAL ELEMENTS	EXTERIOR WALLS	GLAZING / LOUVERS	PAINT
<p>AL "ACCENT ALUMINUM FIN" - TO BE PAINTED [P1].</p> <p>MF "METAL FASCIA" - ARCHITECTURAL PANEL SYSTEM ALUMABOARD "DARK BRONZE" - RMP METAL PRODUCTS.</p>	<p>EXTERIOR WALL KEY:</p> <p>CMU3 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "DURANGO" - TRENDSTONE LRV - 35.</p> <p>CMU5 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "SANDSTONE" - TRENDSTONE LRV - 33.</p> <p>CMU8 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "PEBBLE BEACH" - TRENDSTONE LRV - 31.</p> <p>CMU4 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "OPAL" - TRENDSTONE LRV - 8.</p>	<p>GLAZING KEY:</p> <p>MATERIAL: DESCRIPTION:</p> <p>FRAMES 2"X6", 2"X4-1/2" BLACK ANODIZED (AB-8) ALUMINUM STOREFRONT</p> <p>GLAZING</p> <p>GI SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY (OR SOLARBRONZE TBD)</p> <p>NOTE: ALL GLAZING TO COMPLY WITH IBC 2406. GLAZING ELEVATION KEY:</p> <p>WF</p>	<p>PAINT KEY: KEY: DESCRIPTION:</p> <p>P1 DUNN EDWARDS "CHARCOAL SMUDGE" DE6370</p> <p>PAINTING NOTES:</p> <p>1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED</p> <p>2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.</p> <p>3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.</p> <p>4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.</p> <p>5. COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS</p>

REFERENCE KEYNOTES

GENERAL DRAWING NOTES

- A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
- C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- D. REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS
- E. REFER TO A9.2.X SERIES DRAWINGS FOR DOOR, GLAZING & LOUVER SCHEDULES, ELEVATIONS & DETAILS

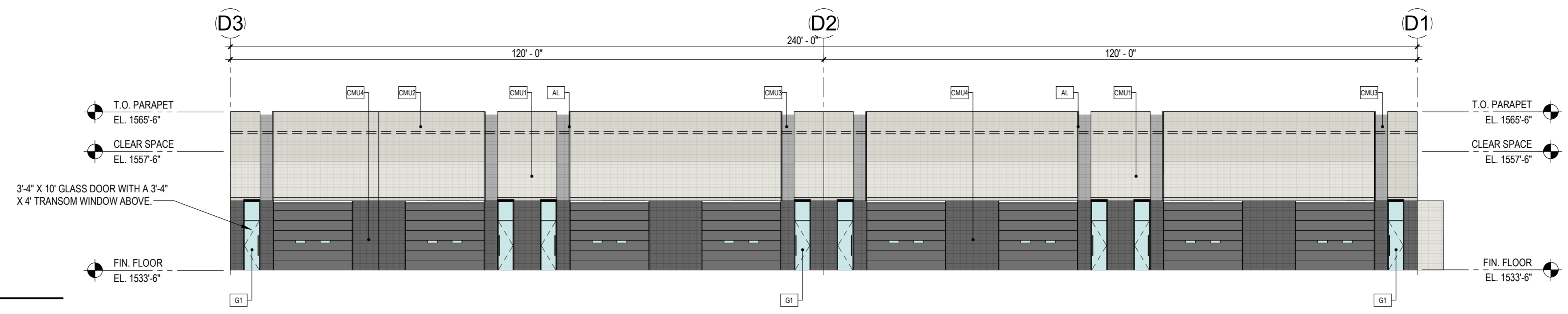
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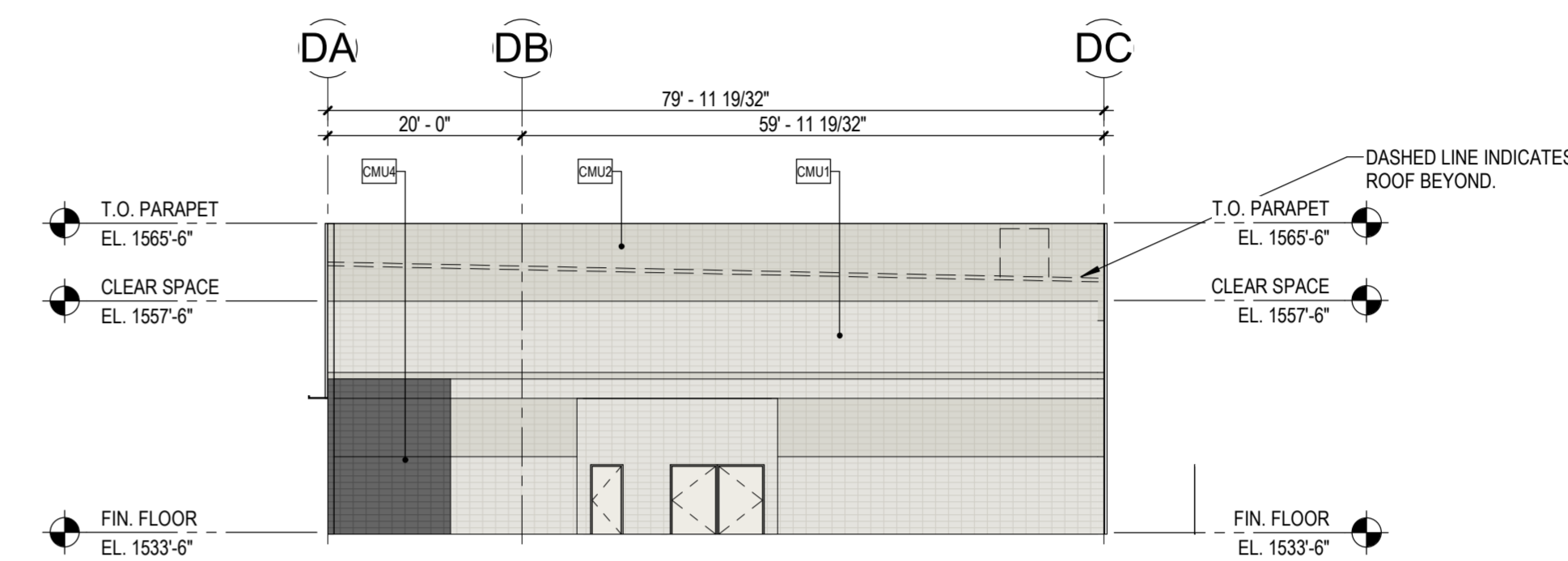
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 EXTERIOR ELEVATIONS - BUILDING D
 ISSUE DATE: 3/13/25
 DRAWN BY: LGE DESIGN GROUP
 CHECKED BY: --
 PROJECT No: --

A4.1.4

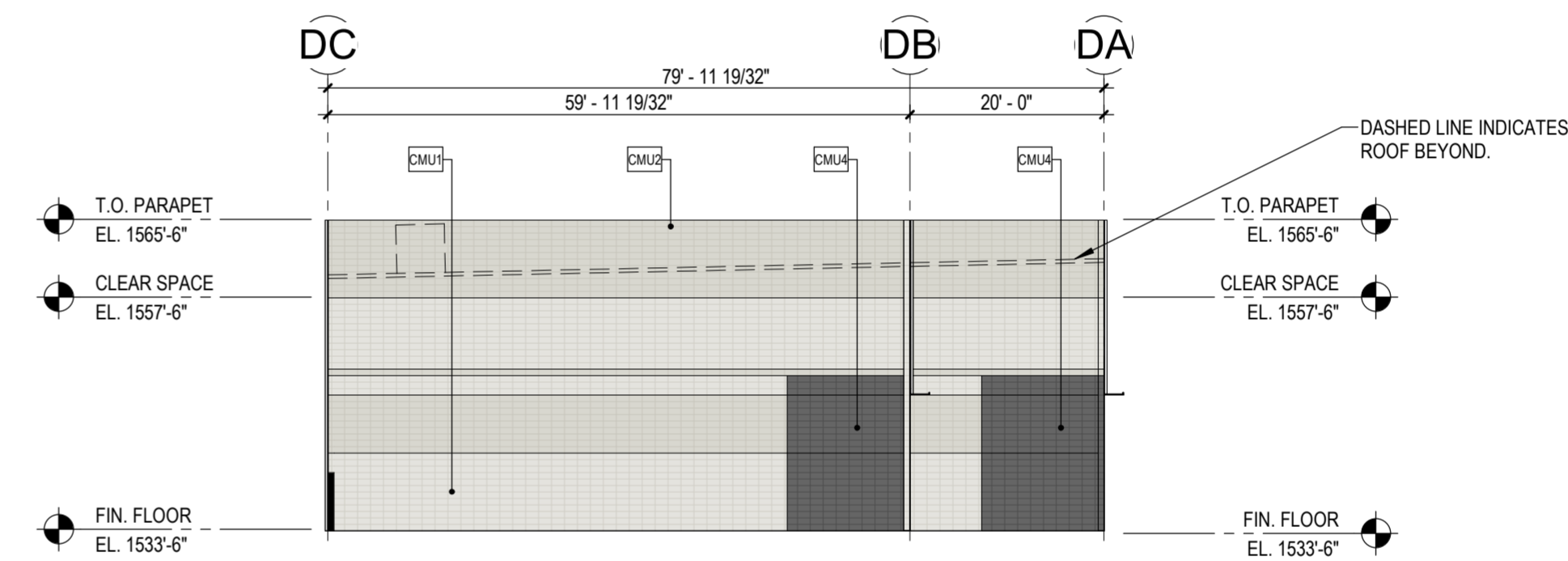
1 EXTERIOR ELEVATION BUILDING D - EAST
 1/16" = 1'-0"



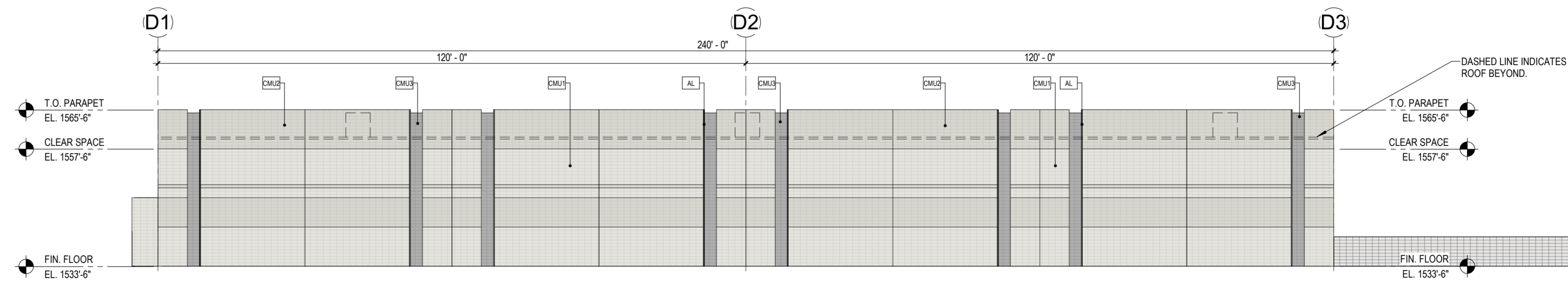
2 EXTERIOR ELEVATION BUILDING D - NORTH
 1/16" = 1'-0"



3 EXTERIOR ELEVATION BUILDING D - SOUTH
 1/16" = 1'-0"



4 EXTERIOR ELEVATION BUILDING D - WEST
 1/16" = 1'-0"



MATERIALS

REFERENCE KEYNOTES

GENERAL DRAWING NOTES

MISC. ARCHITECTURAL ELEMENTS

- AL** "ACCENT ALUMINUM FIN" - TO BE PAINTED [P1].
- MF** "METAL FASCIA" - ARCHITECTURAL PANEL SYSTEM ALUMABOARD "DARK BRONZE" - RMP METAL PRODUCTS.

EXTERIOR WALLS

- EXTERIOR WALL KEY:**
- CMU1** 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "DURANGO" - TRENDSTONE LRV - 35.
 - CMU2** 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "SANDSTONE" - TRENDSTONE LRV - 33.
 - CMU3** 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "PEBBLE BEACH" - TRENDSTONE LRV - 31.
 - CMU4** 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "OPAL" - TRENDSTONE LRV - 8.

GLAZING / LOUVERS

- GLAZING KEY:**
- MATERIAL: DESCRIPTION:
- FRAMES 2"x6", 2"x4-1/2" BLACK ANODIZED (AB-8) ALUMINUM STOREFRONT
- GLAZING
- G1** SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY (OR SOLARBROWN TBD)
- NOTE: ALL GLAZING TO COMPLY WITH IBC 2406. GLAZING ELEVATION KEY:
- WF**

PAINT

- PAINTING NOTES:**
- PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED
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 - COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS
- PAINT KEY:**
 KEY: DESCRIPTION:
- P1** DUNN EDWARDS "CHARCOAL SMUDGE" DE6370

- REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.
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- REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS
- REFER TO A9.2.X SERIES DRAWINGS FOR DOOR, GLAZING & LOUVER SCHEDULES, ELEVATIONS & DETAILS

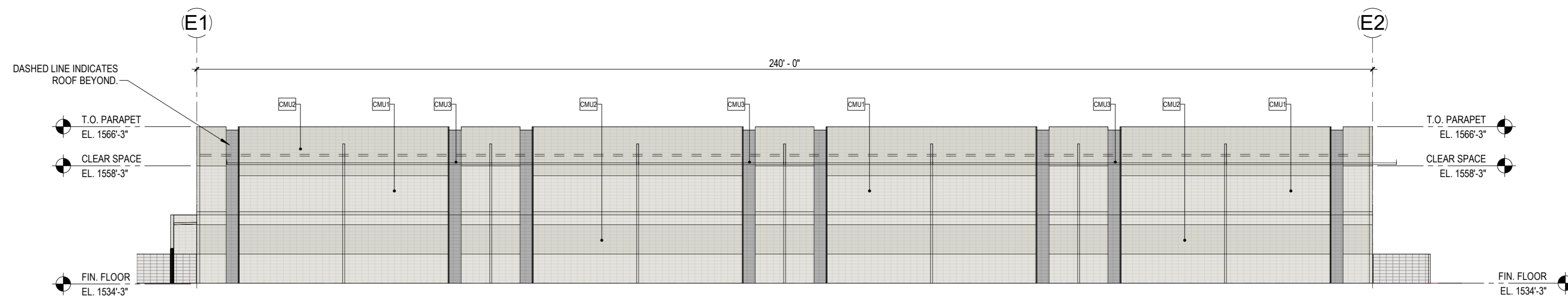
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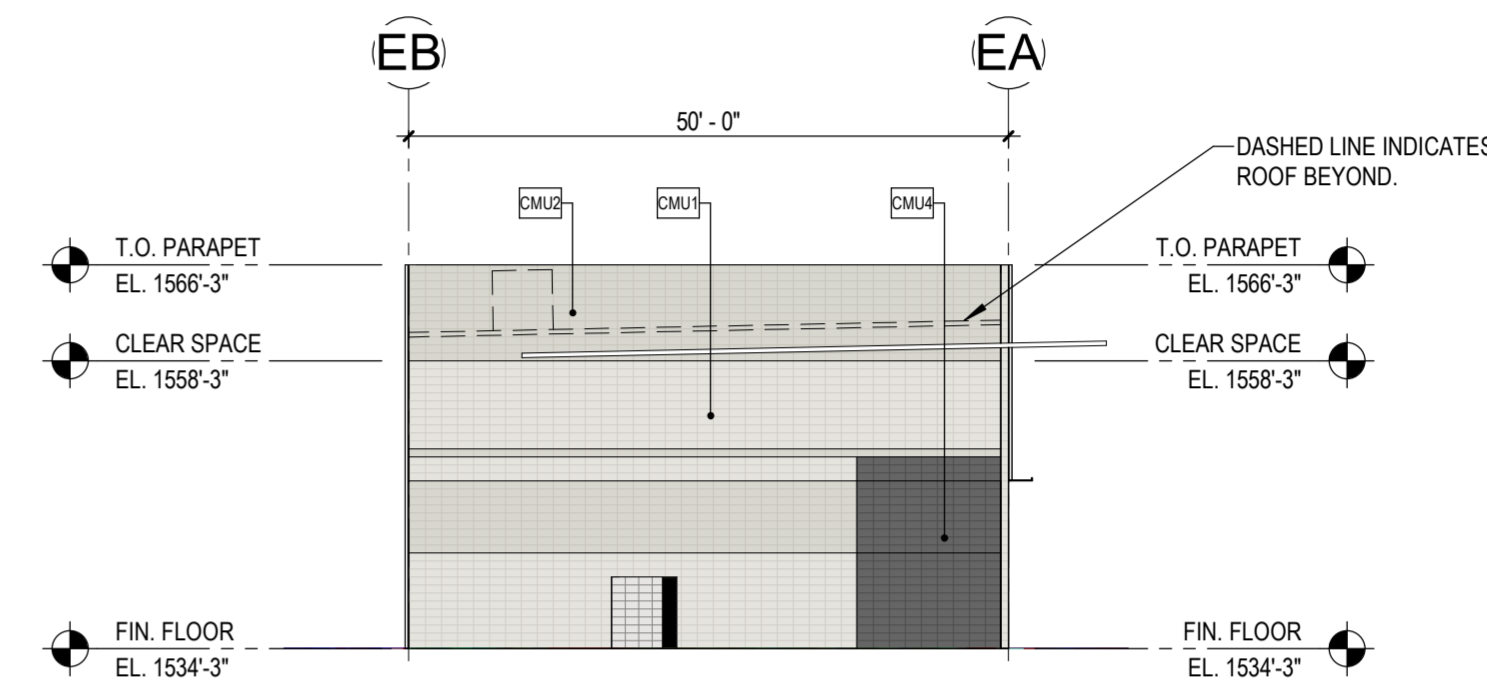
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 EXTERIOR ELEVATIONS - BUILDING E
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 CHECKED BY: --
 PROJECT No: --

A4.1.5

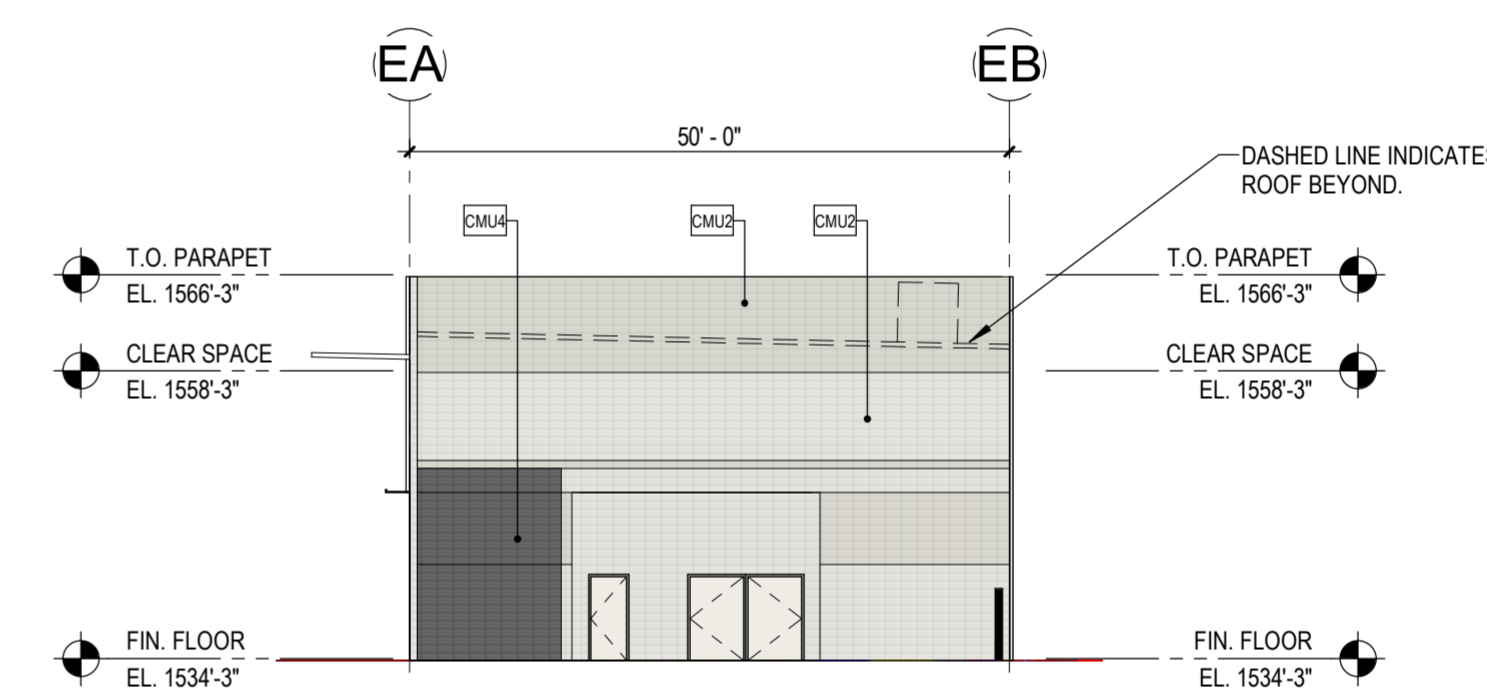
1 EXTERIOR ELEVATION BUILDING E - EAST
 1/16" = 1'-0"



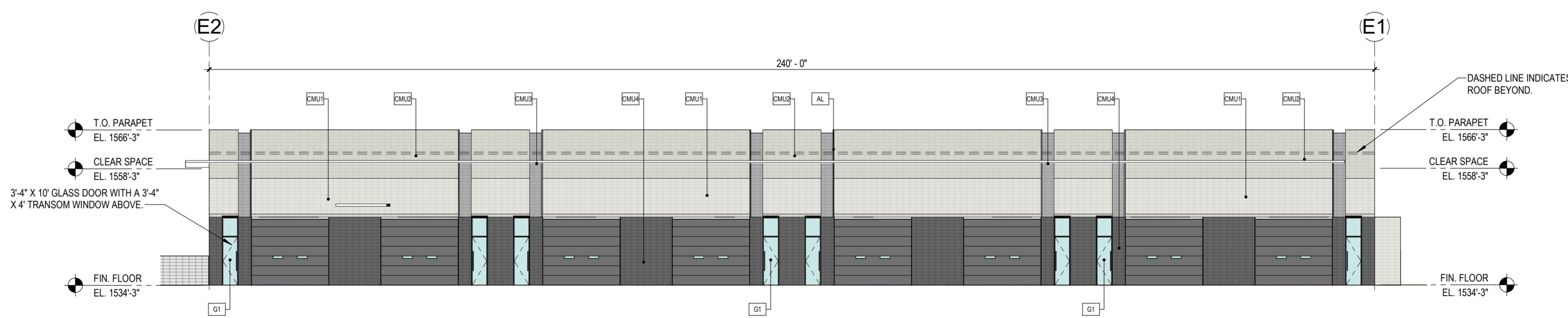
2 EXTERIOR ELEVATION BUILDING E - NORTH
 1/16" = 1'-0"



3 EXTERIOR ELEVATION BUILDING E - SOUTH
 1/16" = 1'-0"



4 EXTERIOR ELEVATION BUILDING E - WEST
 1/16" = 1'-0"



MATERIALS

MISC. ARCHITECTURAL ELEMENTS	EXTERIOR WALLS	GLAZING / LOUVERS	PAINT
<p>AL "ACCENT ALUMINUM FIN" - TO BE PAINTED [P1].</p> <p>MF "METAL FASCIA" - ARCHITECTURAL PANEL SYSTEM ALUMABOARD "DARK BRONZE" - RMP METAL PRODUCTS.</p>	<p>EXTERIOR WALL KEY:</p> <p>CMU1 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "DURANGO" - TRENDSTONE LRV - 35.</p> <p>CMU2 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "SANDSTONE" - TRENDSTONE LRV - 33.</p> <p>CMU3 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "PEBBLE BEACH" - TRENDSTONE LRV - 31.</p> <p>CMU4 8"X8"X16" CMU SMOOTH FACE STACK BOND INTEGRAL COLOR MASONRY. "OPAL" - TRENDSTONE LRV - 8.</p>	<p>GLAZING KEY:</p> <p>MATERIAL: DESCRIPTION:</p> <p>FRAMES 2"X6", 2"X4-1/2" BLACK ANODIZED (AB-8) ALUMINUM STOREFRONT</p> <p>GLAZING</p> <p>G1 SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY (OR SOLARBRONZE TBD)</p> <p>NOTE: ALL GLAZING TO COMPLY WITH IBC 2406. GLAZING ELEVATION KEY:</p> <p>WF</p>	<p>PAINT KEY: KEY: DESCRIPTION:</p> <p>P1 DUNN EDWARDS "CHARCOAL SMUDGE" DE6370</p> <p>PAINTING NOTES:</p> <p>1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED</p> <p>2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.</p> <p>3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.</p> <p>4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.</p> <p>5. COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS</p>

REFERENCE KEYNOTES

GENERAL DRAWING NOTES

- A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.
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- D. REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS
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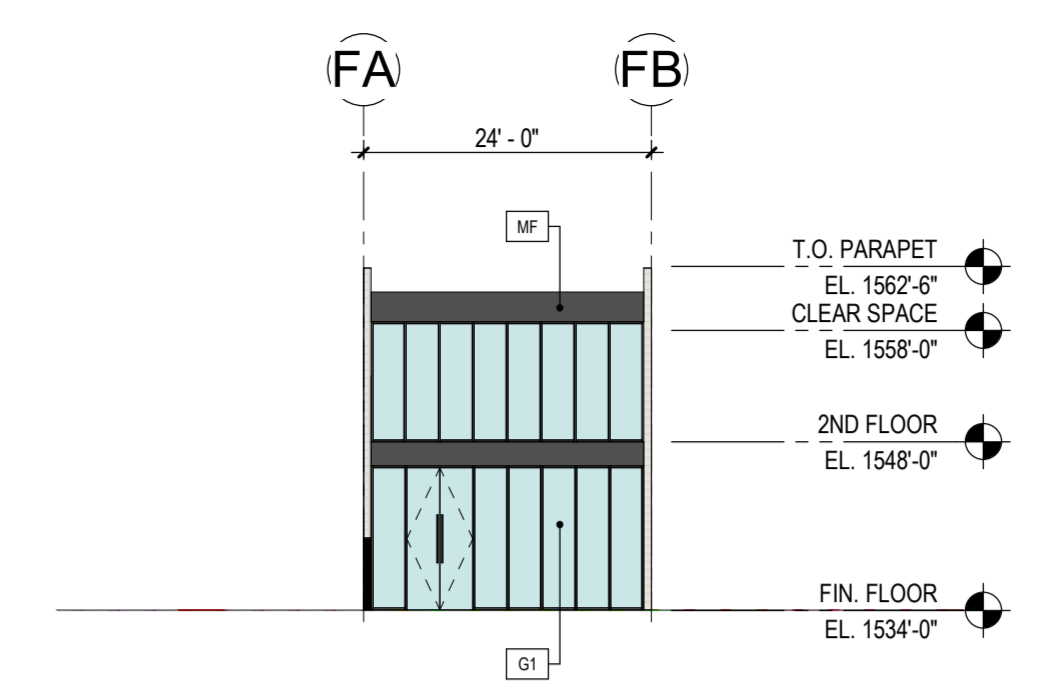
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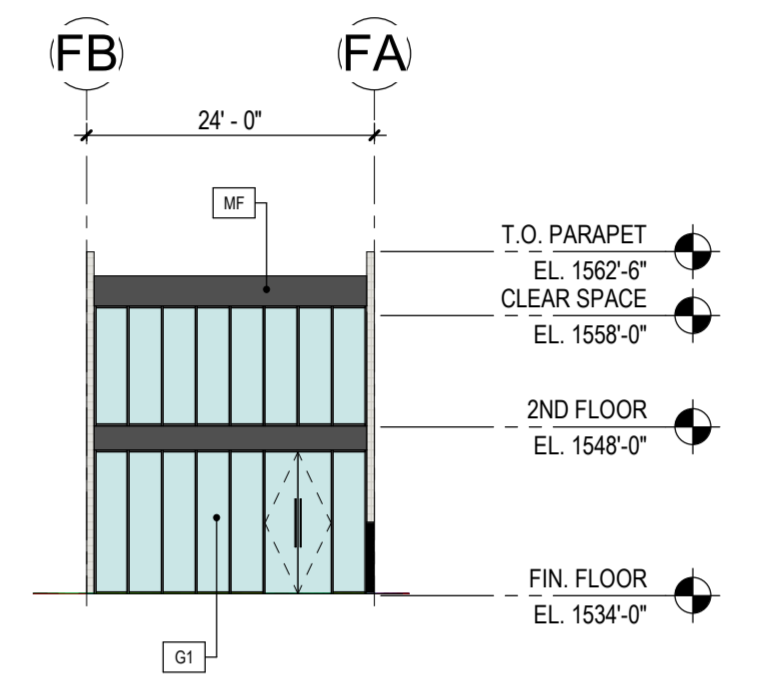
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 PROJECT No: --

A4.1.6

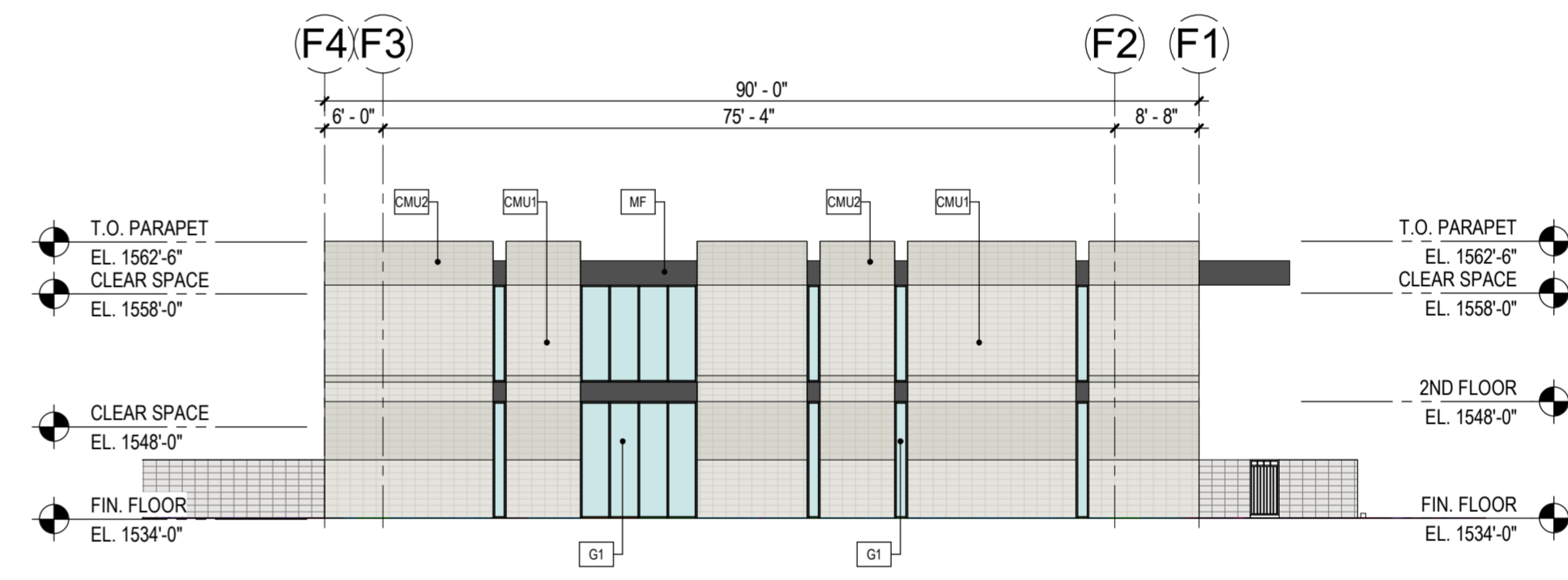
1 CLUBHOUSE EXTERIOR ELEVATION - WEST
 1/16" = 1'-0"



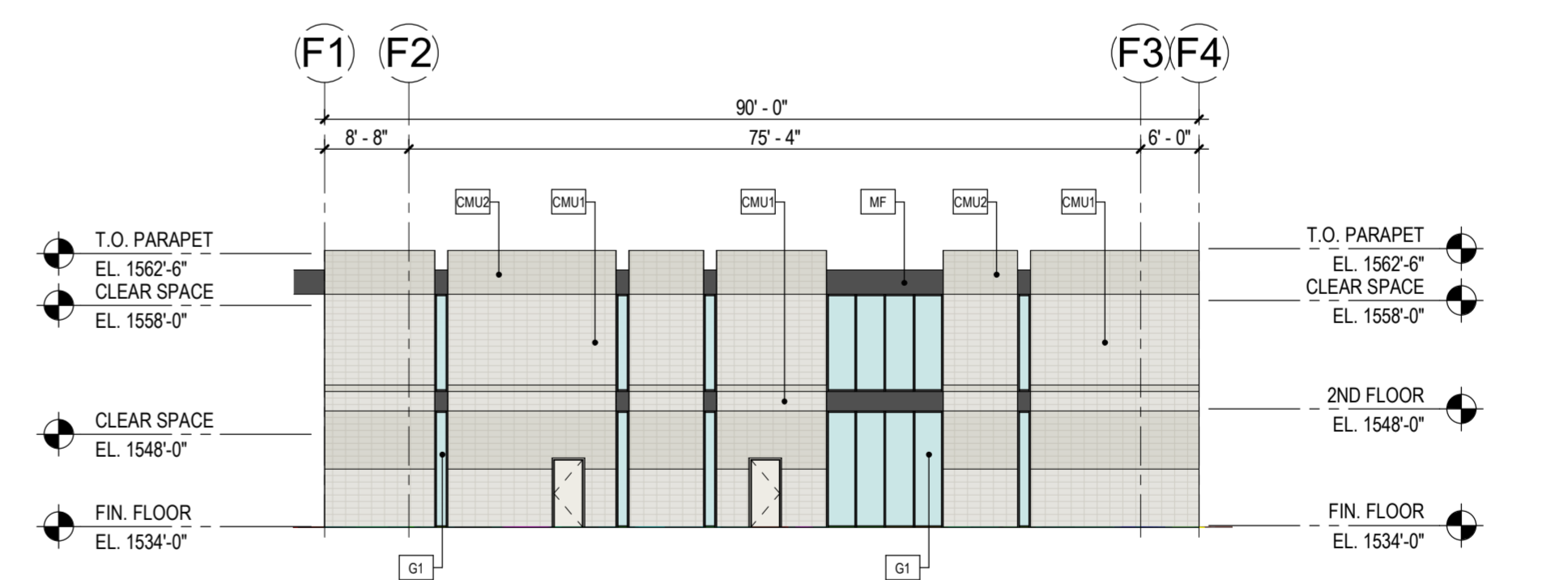
2 CLUBHOUSE EXTERIOR ELEVATION - EAST
 1/16" = 1'-0"



3 CLUBHOUSE EXTERIOR ELEVATION - NORTH
 1/16" = 1'-0"



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



MATERIALS

REFERENCE KEYNOTES

GENERAL DRAWING NOTES

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GLAZING / LOUVERS

- GLAZING KEY:**
- MATERIAL: DESCRIPTION:
- FRAMES 2"X6", 2"X4-1/2" BLACK ANODIZED (AB-8) ALUMINUM STOREFRONT
- GLAZING
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- WF**

PAINT

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- PAINT KEY:** KEY: DESCRIPTION:
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