

SILVERLEAF

AUTO GARAGES

LUXURY AUTOMOTIVE STORAGE GARAGES

9271 E HIDDEN SPUR TRAIL | DC RANCH CORPORATE CENTER | SCOTTSDALE ARIZONA 85255



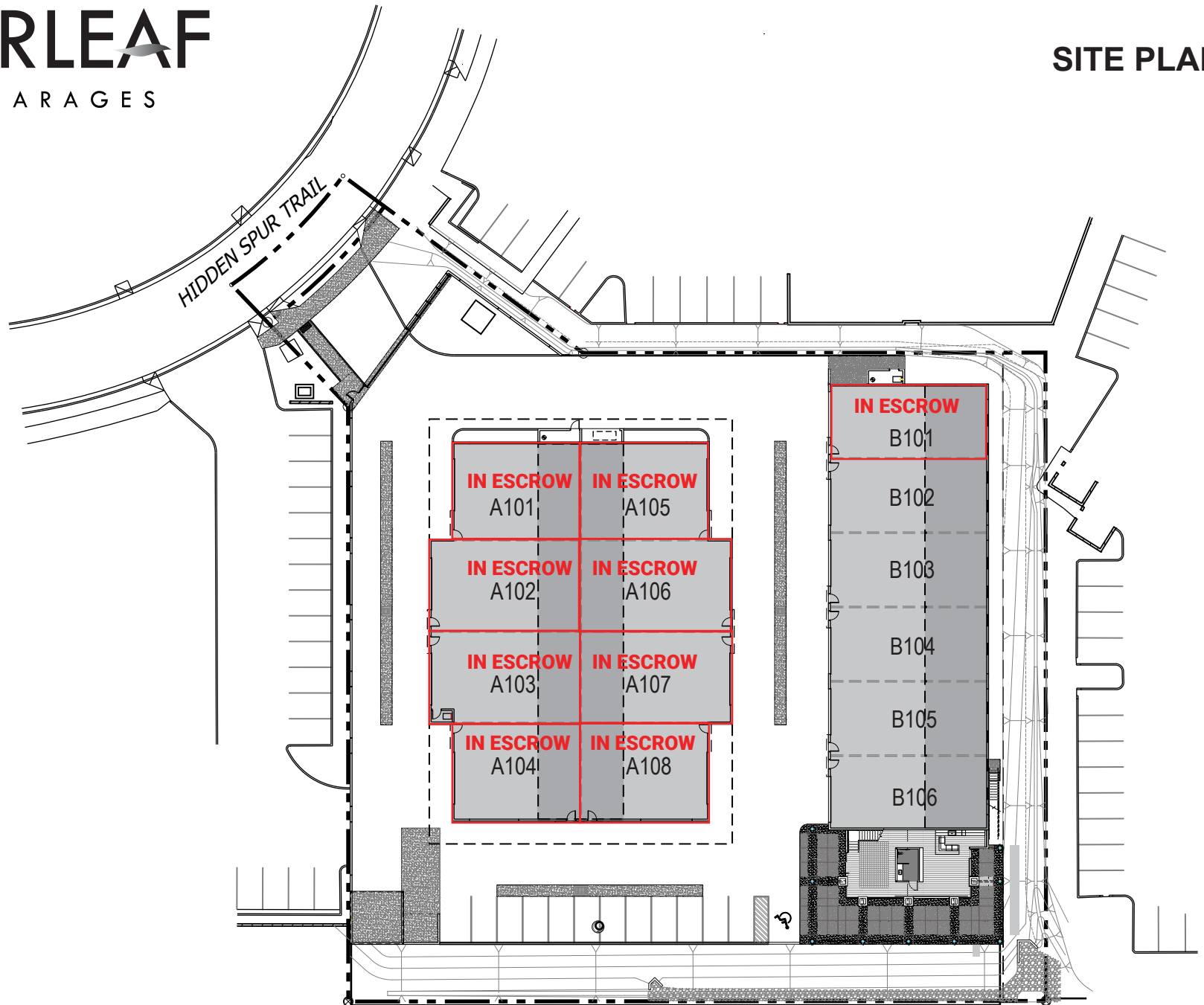
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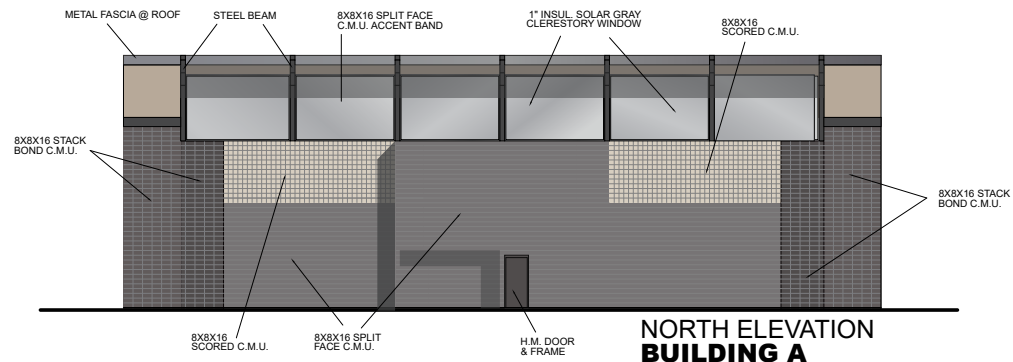
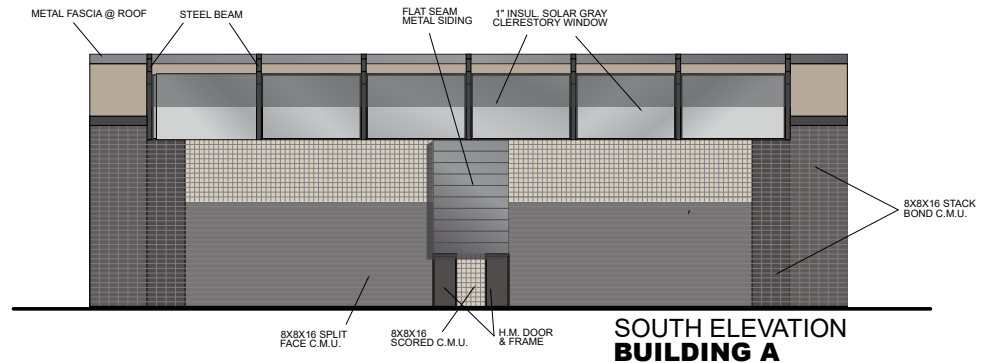
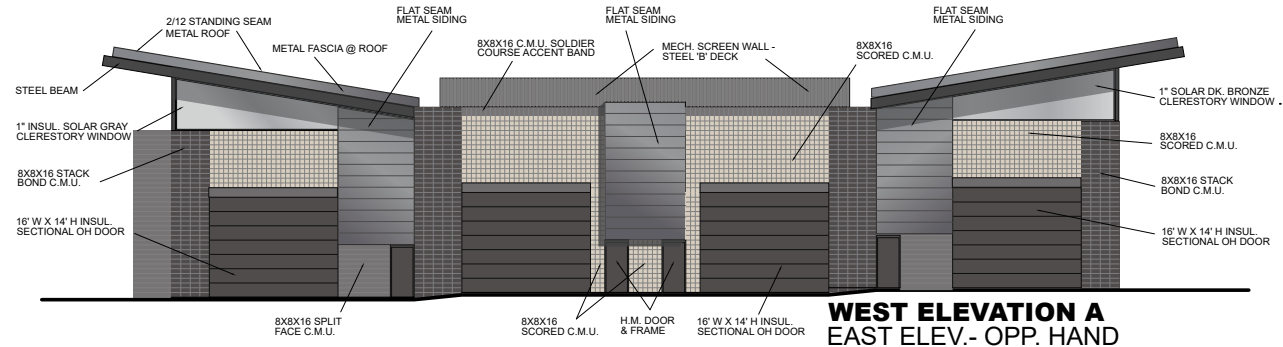


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ELEVATIONS - BUILDING A

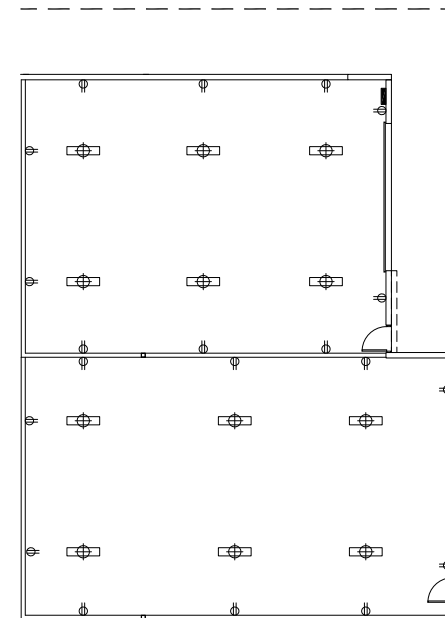
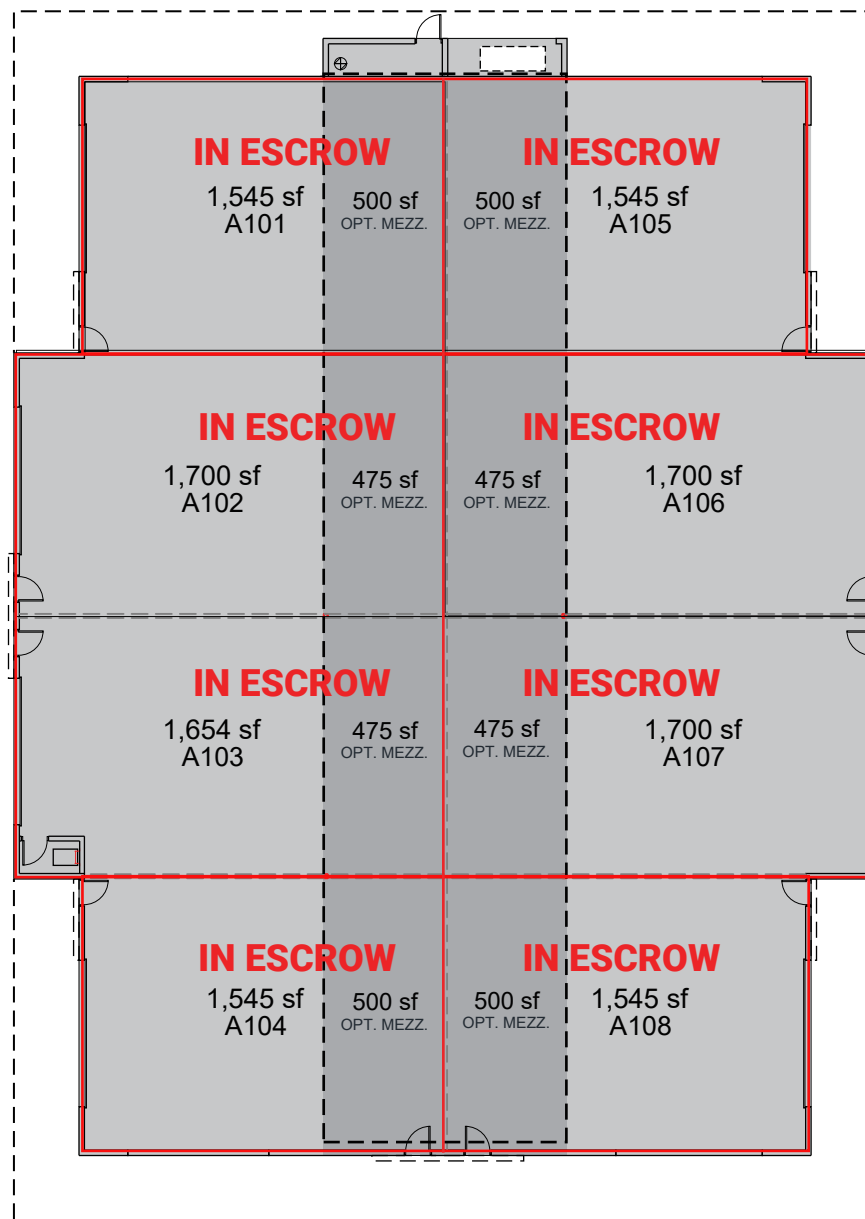


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BUILDING A UNITS



TYPICAL CONDO UNIT IMPROVEMENTS

NOTE: CONDO UNITS OPP. HAND PER CONDITION

LEGEND

- HIGH BAY L.E.D. INDUSTRIAL LIGHT FIXTURE
- 120/208 ELECTR. OUTLET
- 200 amp ELECTR. PANEL w/ CIRCUIT BREAKERS FOR CONDO UNIT ELECTR. IMPROVEMENTS

BUILDING A 12,934 ± SF

AUTO STORAGE:

- BUILDING A** 12,934 SF
- BUILDING B** 8,736 SF
- TOTAL** 21,670 SF

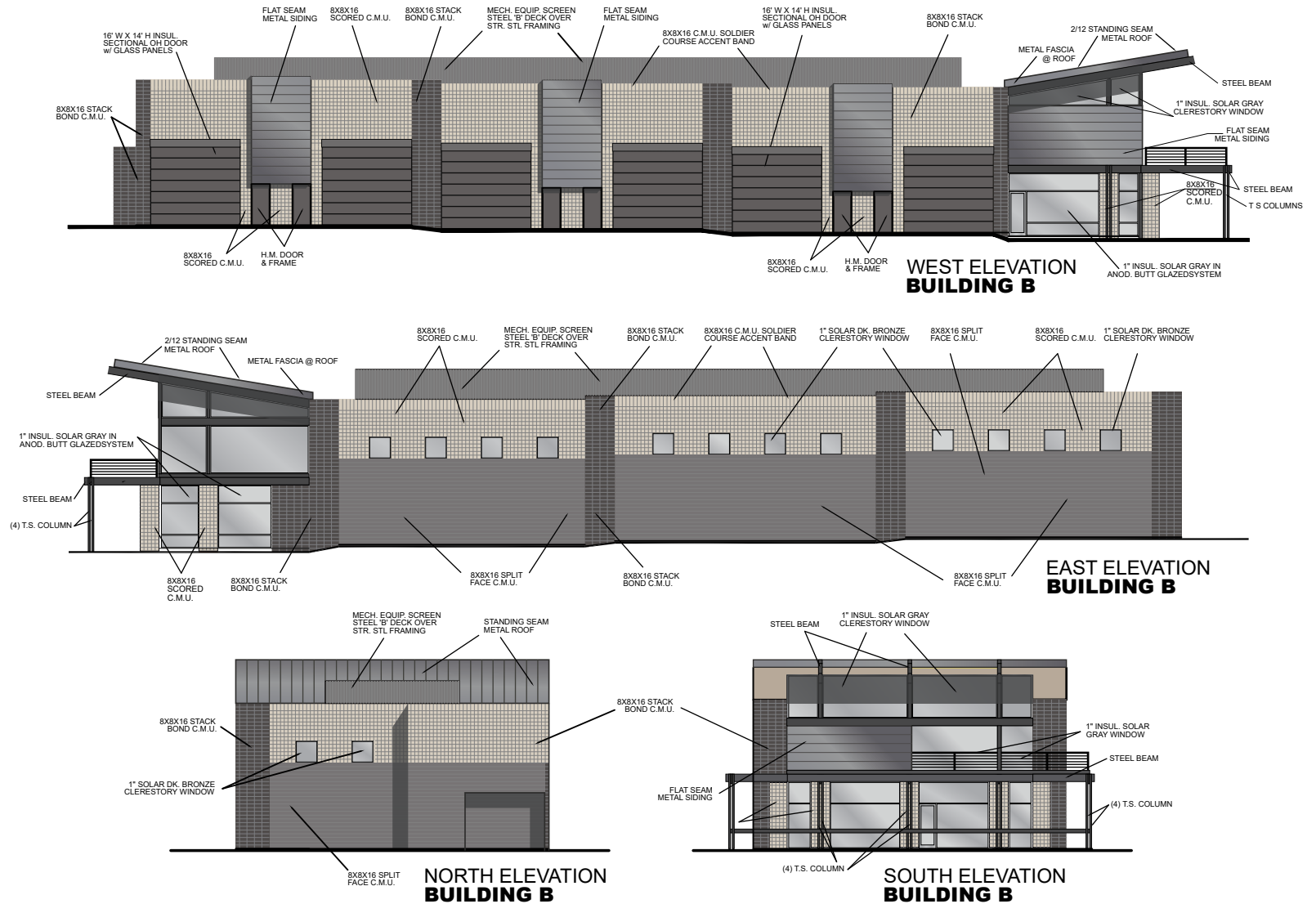
- TOTAL BUILDING AREA** 23,262 SF

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ELEVATIONS - BUILDING B



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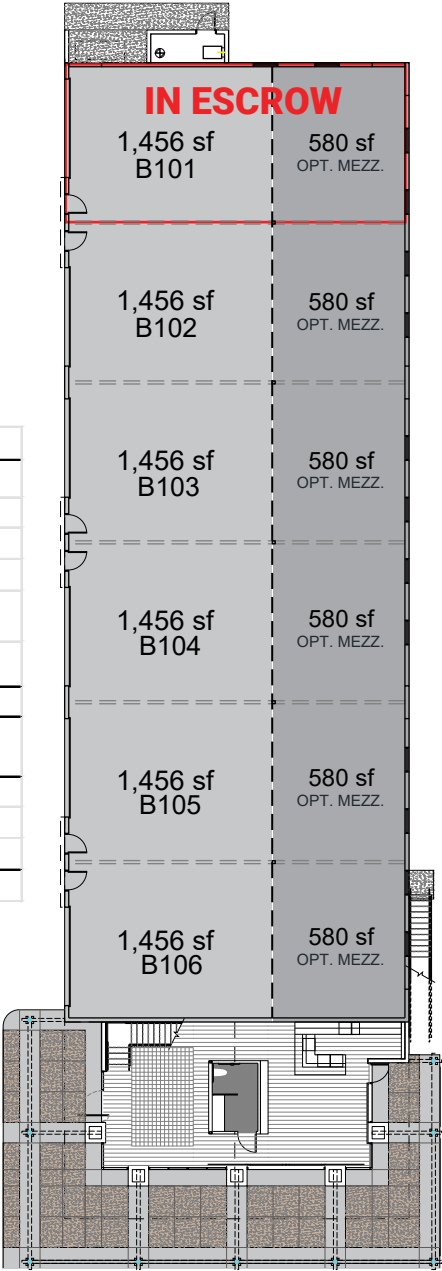
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AUTO GARAGES

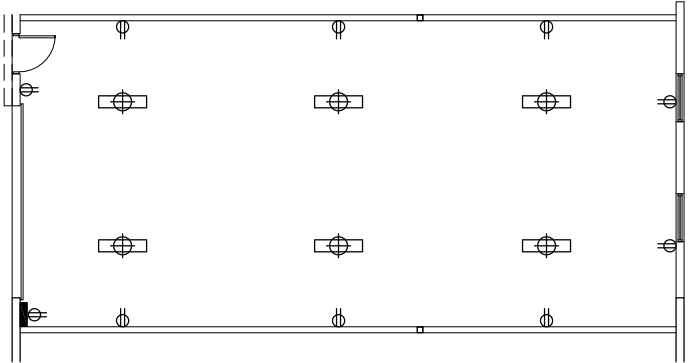
AUTO STORAGE:		
• BUILDING A		
	12,934 SF	
• BUILDING B		
	8,736 SF	
TOTAL	21,670 SF	
• CLUBHOUSE:		
FLOOR		
1	1,056 SF	
2	536 SF	
TOTAL	1,592 SF	
• TOTAL BUILDING AREA		
	23,262 SF	



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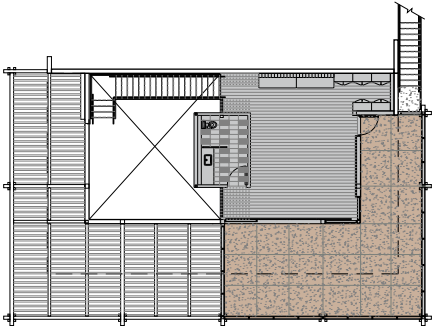
CLUBHOUSE
1st FLOOR



TYPICAL CONDO UNIT
IMPROVEMENTS

NOTE: CONDO UNITS OPP.
HAND PER CONDITION

- LEGEND
- HIGH BAY L.E.D. INDUSTRIAL LIGHT FIXTURE
 - 120/208 ELECTR. OUTLET
 - 200 amp ELECTR. PANEL w/ CIRCUIT BREAKERS FOR CONDO UNIT ELECTR. IMPROVEMENTS



CLUBHOUSE
2nd FLOOR

SOFT COSTS, GENERAL CONDITIONS:

DEVELOPMENT REVIEW SUBMITTAL AND FEES
TOPOGRAPHICAL SURVEY
ARCHITECTURAL AND ENGINEERING DRAWINGS AND SERVICES FOR:
ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, CIVIL ENGINEERING,
INCLUDING GRADING AND DRAINAGE PLANS, AND LANDSCAPE DESIGN
CONSTRUCTION STAKING
BLUEPRINTING
SOILS REPORT
NATIVE PLANT SURVEY AND PERMIT
CONSTRUCTION MATERIALS TESTING (MASONRY GROUT, CONCRETE AND SOILS COMPACTION)
SCOTTSDALE PLAN REVIEW AND BUILDING PERMIT
GRADING AND DRAINAGE PERMIT AND REVIEW FEES
LANDSCAPING OFFSITE PERMIT AND DRAWING
OFFSITE PERMITS AND PLAN REVIEW
1 1/2" WATER METER AND WATER RESOURCE FEE (DOMESTIC) & 1" LANDSCAPE METER.
SEWER AND WATER DEVELOPMENT FEES
TELEPHONE HOOK-UP TO ONE CENTRAL LOCATION
WRITTEN FIVE YEAR ORIGINAL GUARANTEE OF TERMITE PRE-TREATMENT
BUILDERS RISK INSURANCE

CONCRETE

CONCRETE SLABS MIN. 5" (MIN. 3,000 P.S.I.) w/ FIBER MESH OVER 4" A.B.C. & COMPACTED FILL & VAPOR BARRIER.
CONCRETE FOOTINGS (MIN. 2,500 P.S.I.) - AS REQUIRED BY STRUCTURAL AND SOILS ENGINEERS.

MASONRY:

8 x 8 x 16 CMU EXTERIOR WALLS - CENTER SCORED, STACK BOND & SPLIT FACE CONCRETE MASONRY UNITS
PER SCOTTSDALE D.R. SUBMITTAL
MASONRY SITE SCREEN WALLS PER SCOTTSDALE D.R. & BUILDING PERMIT APPROVALS
(1) SINGLE REFUSE ENCLOSURE - W/ STEEL GATES (COMMON)
(2) ENCLOSED & COVERED WASH / SERVICE BAY AREA
(3) 26'-0" EXTERIOR MASONRY WALL HEIGHT

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METALS:

STEEL SUPPORT COLUMNS, LINTELS AND 22 ga. STEEL 'B' DECK OVER STRUCTURAL STEEL ROOF BEAMS AT FLAT ROOF AREAS - SLOPED A MIN. OF ¼" per FT. TOWARDS ROOF & O.F. DRAINS & LEADERS
SLOPED ROOF AREAS AT END UNITS OF BUILDING 'B' & CLUB HOUSE w/ STEEL BEAMS, 3 in 12 SLOPE
NOTE: GARAGE UNITS DESIGNED FOR OPTIONAL MEZZANINE (BY BUYER)
ROOF LADDER AND SCUTTLE (COMMON @ EA. BUILDING)
22' MIN. CLEAR HEIGHTS AT ROOF AT AUTO STORAGE GARAGES

THERMAL AND MOISTURE PROTECTION:

FLAT ROOF AREAS SLOPED TO ROOF AND OVERFLOW DRAINS w/ A.B.S. INTERNAL LEADERS
STANDING SEAM, PRE-FINISHED METAL w/ UNDERLAYMENT PROVIDED AT SLOPED ROOF AREAS w/ 3 to
CAULKING AND SEALANTS AT ALL EXTERIOR JOINTS INCLUDING H.M. DOORS AND STOREFRONTS
2" URETHANE ROOFING OVER 'DENS DECK' w/ ELASTOMERIC COATING & 10 YEAR ORIGINAL WARRANTY

DOORS AND WINDOWS:

16'W – BUILDING B & 18'W – BUILDING A X 14'H - OVERHEAD SECTIONAL DOOR (INSULATED)
PER CONDITION w/ MOTOR OPERATED OPENERS
PIVOT ALUMINUM DOOR @ CLUB HOUSE ENTRY DOORS w/ ¼" DARK GRAY, LOW- E GLASS w/ OFFSET
CLOSURES, WEATHER-STRIPPING, THRESHOLD AND LOCKSET HARDWARE.
1" INSULATED, SOLAR GRAY LOW-E GLASS IN 1 3/4" x 4 1/2" BUTT GLAZED ANODIZED ALUMINUM FRAMING AT
CLERESTORY WINDOWS
3070 STEEL HOLLOW METAL ENTRANCE DOOR @ EA. UNIT (AS INDICATED ON PLANS).

FINISHES:

EXTERIOR PAINT, 2 COATS @ EXTERIOR DOORS (EXTERIOR MASONRY WALLS PAINTED) & EXTERIOR SOFFITS.

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MECHANICAL:

PLUMBING:

COPPER WATER DISTRIBUTION W/ MAIN SHUT OFF VALVE (ROUGH-IN ONLY)
4" A.B.S. SEWER w/ TAP TO EA. SUITE (ROUGH-IN ONLY)

H.V.A.C.:

MECHANICAL EQUIPMENT CURBS PROVIDED PER MECHANICAL DRAWINGS
MECHANICAL EQUIPMENT SHALL BE PROVIDED BY **BUYER** AS PART OF TENANT IMPROVEMENTS.

FIRE PROTECTION:

SPRINKLER SYSTEM TO BE 6" WET ORDINARY HAZARD GROUP # (2).45 OVER 3000 SF.
BACK FLOW PREVENTOR AND TAP PER CITY REQUIREMENTS

DIVISION #16 - ELECTRICAL:

METER & DISTRIBUTION 1600 AMP, 120V/240V 3 PHASE SERVICE ENTRANCE SECTION w/ 200 AMP PANEL
& CIRCUIT BREAKERS
PHONE CONDUIT WITH PULL STRING TO TELEPHONE PROVIDER DEMARCATION LOCATION ADJACENT TO S.E.S.
SITE LIGHTING, **L.E.D.** WALL PACKS & EXTERIOR DOWNLIGHTING W/ PHOTOCCELL SENSOR
PER SITE LIGHTING PLAN & ELECTRICAL DRAWINGS.

CONDO UNIT 'BUILD-OUT':

DEMISING WALLS:

5/8" GYPSUM WALLBOARD OVER 6" X 20 ga. STEEL STUDS at 24" o.c. w/ LEVEL 4 FINISH
PAINTED (WALLBOARD PRIMER & FINISH COAT)
6" FIBERGLASS BATT SOUND INSULATION

ELECTRICAL:

1. (10) 120/208 ELECTRICAL OUTLETS (3 ea. @ DEMISING WALL & 2 ea @ EXTERIOR – END WALLS)
2. (6) HIGH BAY L.E.D. LIGHT FIXTURES @ ROOF STRUCTURE
3. O.H. GARAGE DOOR OPERATOR w/ REMOTE OPENER
4. 200-amp PANEL w/ CIRCUIT BREAKERS FOR LIGHTS, OUTLETS & O.H. DOOR OPENER

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