

Registration  
Name:  
License No.:

Revisions		
No.	Date	Description
04/18/2022	1A -	DEVELOPMENT REVIEW SET

Project Information			
Phase:	Part 1A	Date:	04/18/2022
Project No.:	19-0654	PIC / AIC:	JS

Pueblo Norte Senior Living  
Community

Drawing Package  
Memory Care Conversion - Part 1A -  
Site Development Review

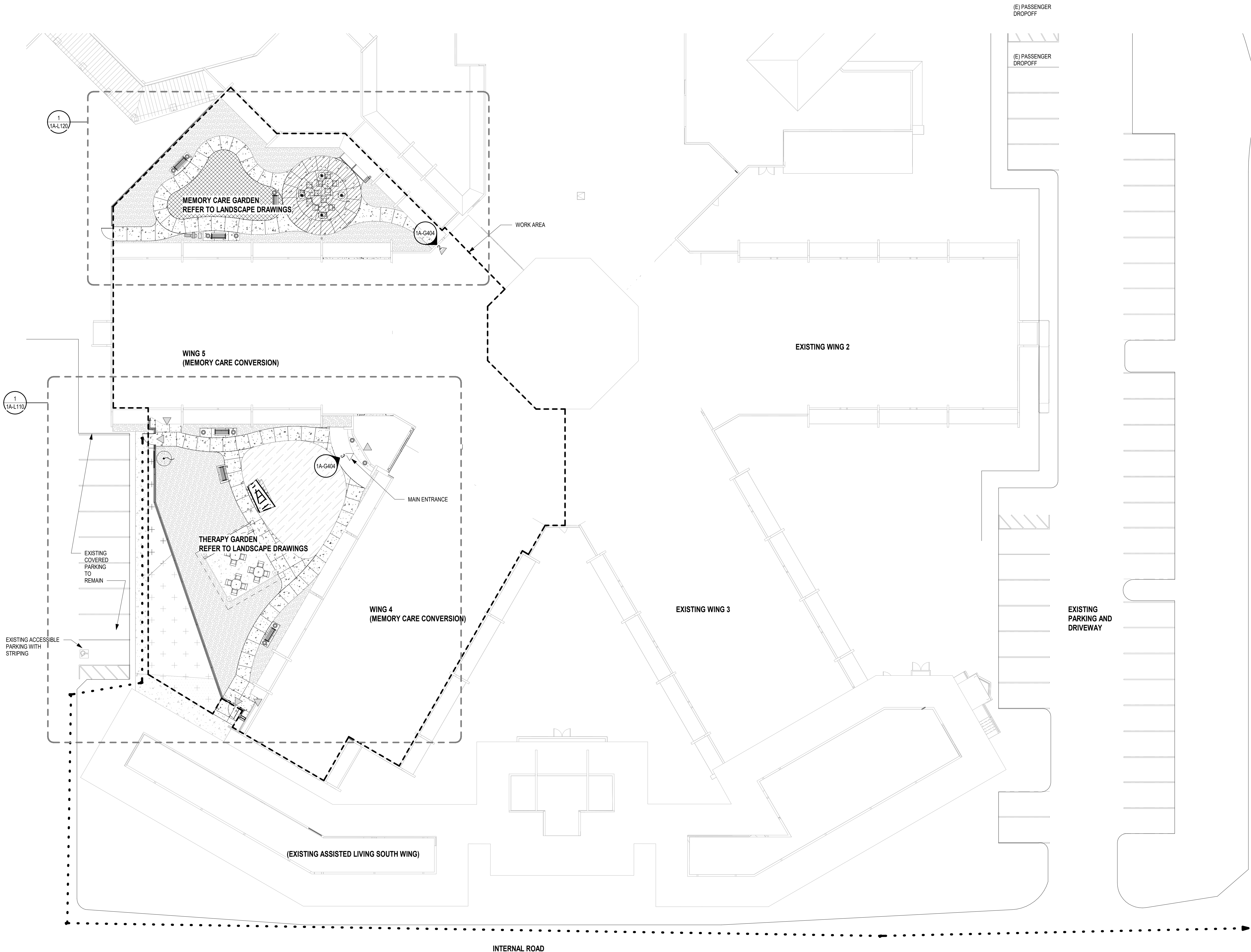
Sheet Title  
Architectural Site Plan (For  
Reference Only)

Sheet Number  
Current Revision

1A-A010

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120-SA-2022  
4/28/2022



1  
1A-A010  
Architectural Site Plan  
1/16" = 1'-0"



# Pueblo Norte Senior Living Community

7100 E. Mescal St.  
Scottsdale, AZ 85254

## DEVELOPMENT REVIEW

# Part 1A - Memory Care Conversion Site Package



Cunningham

201 SE Main Street | Suite 325 | Minneapolis | MN 55414  
cunningham.com

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of

Signed:

### Revisions

No.	Date	Description
04/18/2022	1A - DEVELOPMENT REVIEW SET	

### Project Team

Client/Owner	
Name:	The RMR Group, Inc.
Contact:	Sean Beausoleil
Address:	Two Newton Place, 255 Washington Street, Suite 300, Newton, MA 02458
Phone:	(617) 231-8210
FAX:	(###) ###-####
E-Mail:	sbeausoleil@rmrgroup.com
Architect	
Name:	Cunningham Group Architecture, Inc.
Contact:	Paul Ragozzino
Address:	5001 East Washington Street  Phoenix, AZ 85034
Phone:	(612) 379-6852
FAX:	(###) ###-####
E-Mail:	pragozzino@cunningham.com

Landscape	
Name:	Cunningham
Contact:	Michael Jones
Address:	201 SE Main Street, Suite 325, Minneapolis, MN 55414
Phone:	(612) 540-6161
FAX:	(###) ###-####
E-Mail:	mjones@cunningham.com
Structural	
Name:	IMEG
Contact:	Robert Kiesl
Address:	7878 North 16th Street Suite 140 Phoenix, Arizona 85020
Phone:	(480) 566-2256
FAX:	(###) ###-####
E-Mail:	Robert.J.Kiesl@imegcorp.com

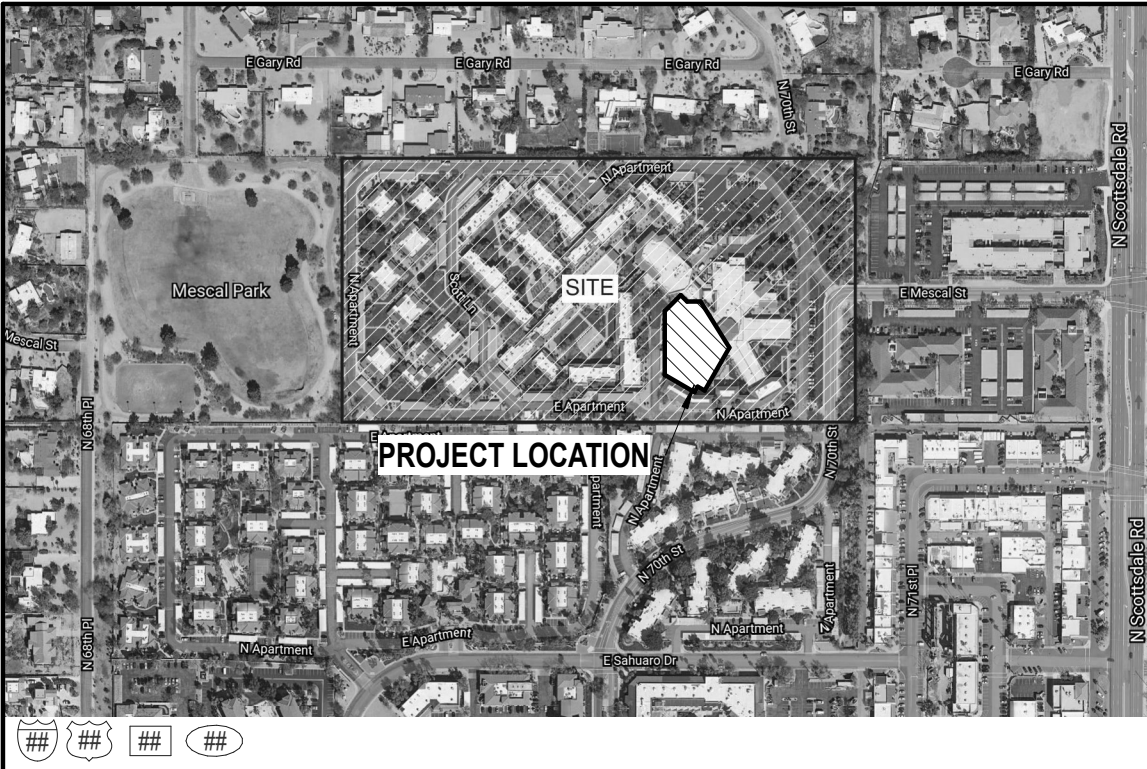
Civil	
Name:	IMEG
Contact:	Robert Kiesl
Address:	7878 North 16th Street Suite 140 Phoenix, Arizona 85020
Phone:	(480) 566-2256
FAX:	(###) ###-####
E-Mail:	Robert.J.Kiesl@imegcorp.com

Plumbing	
Name:	IMEG
Contact:	Angie Stensaas
Address:	7878 North 16th Street Suite 140 Phoenix, AZ 85020
Phone:	(480) 566-2256
FAX:	(###) ###-####
E-Mail:	Angela.J.Stensaas@imegcorp.com

Technology/Low Voltage	
Name:	IMEG
Contact:	Pete McGhee
Address:	7878 North 16th Street Suite 140 Phoenix, Arizona 85020
Phone:	(480) 566-2256
FAX:	(###) ###-####
E-Mail:	Peter.M.McGhee@imegcorp.com

Electrical	
Name:	IMEG
Contact:	Justin Dagerman
Address:	7878 North 16th Street Suite 140 Phoenix, Arizona 85020
Phone:	(480) 566-2256
FAX:	(###) ###-####
E-Mail:	Justin.C.Dagerman@imegcorp.com

### 1A-Vicinity Map



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Pueblo Norte Senior Living  
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### Drawing Package

Memory Care Conversion - Part 1A -  
Site Development Review

### Sheet Title

Cover

Sheet Number  
Current Revision

1A-G000

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Pueblo Norte Senior Living  
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## Drawing Package

Memory Care Conversion - Part 1A -  
Site Development Review

## Sheet Title

Landscape Plan

## Sheet Number

## Current Revision

1A-G300

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## Planting Notes

- PLANT SCHEDULE TAKES PRECEDENCE OVER PLAN IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.
- CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID AND/OR QUOTATION.
- CONTRACTOR RESPONSIBLE FOR LAYOUT AND STAKING OF PLANT MATERIAL. MATERIAL SHALL BE LOCATED AND STAKED AS SHOWN ON PLANS. ALL STAKING AND BASE GRADING TO BE VERIFIED AND APPROVED BY THE LANDSCAPE ARCHITECT IN FIELD PRIOR TO ANY FINAL SURFACE MATERIAL INSTALLATIONS.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAVE BEEN COMPLETED IN THE IMMEDIATE AREA.
- PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- KEEP FINAL ELEVATIONS OF SOIL AND MULCH FROM BLOCKING INTENDED STORM WATER FLOW. SEE CIVIL AND/OR LANDSCAPE DRAWINGS FOR GRADING PLAN.
- SALVAGE TOPSOIL FOR REUSE FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE IN LOCATION APPROVED BY OWNER. PROJECT MANAGER TO REVIEW, DIRECT AND APPROVE ALL REQUIRED SOIL CORRECTIONS PRIOR TO BASE MATERIAL PLACEMENT.
- CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE OF THE PROJECT SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EDGE AREAS WHERE TURF/SOD MEET PLANTING BEDS AS SHOWN IN PLANS AND AS DESCRIBED IN THE SPECIFICATIONS.
- SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE SUCH AS WATERING AND WEEDING OF NEWLY INSTALLED MATERIALS, AND REPLACEMENTS, FOR ENTIRE WARRANTY PERIOD. SEE SPECIFICATIONS, ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

- LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

- LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.

- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.

- LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

- LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).

- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

- ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

- SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.

- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.

- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, UNLESS NOTED OTHERWISE. DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

- LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

- SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST. AT ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.

- UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

- CONIFEROUS PLANTING IS GENERALLY ACCEPTABLE FROM AUGUST 15 TO OCTOBER 1. FALL DECIDUOUS PLANTING IS GENERALLY ACCEPTABLE FROM THE FIRST FROST UNTIL NOVEMBER 15. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

- ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER. SHRUB BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.

- PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. DETAILS TAKE PRECEDENCE OVER NOTES. NO PLANT MATERIAL WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID AND/OR QUOTATION.

- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.

- LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.

## Keynote Legend

Mark	Remark
1	POLYWOOD VINEYARD 60" MAHOGANY BENCH
2	KORNEGAY DUNE DS-38 SANDSTONE CONTAINER POT
3	POLYWOOD VINEYARD 5-PIECE NAUTICAL TRESTLE DINING SET
4	CUSTOM WHEELCHAIR-ACCESSIBLE RAISED PLANTERS, RESIDENT TENDED
5	STANDARD HOSE BIB
6	STANDARD GARDEN HOSE
7	STANDARD VERTICAL & HORIZONTAL MAILBOXES, FOR THERAPY USE ONLY
8	EXISTING WATER FEATURE TO BE REFURBISHED AS PLANTER
9	ALUMAWOOD LATTICE PERGOLA REPLACEMENT TOP, SEE 1A-G403
10	ALUMAWOOD LATTICE PERGOLA TOP & COLUMNS
11	DECORATIVE METAL SHADE STRUCTURE & COLUMNS, SEE 1A-G402
12	STUCCO WALL WITH DECORATIVE METAL TOP, SEE 1A-G401
13	FLAGPOLE, SEE 3/1A-G402

## Boulder Schedule

Mark	Remark
1	GRANITE BOULDER, 24" HT x 40" W x 60" D
2	GRANITE BOULDER, 18" HT x 36" W x 48" D
3	GRANITE BOULDER, 12" HT x 30" W x 42" D

## Materials - Floors (Plans)

	HARDWOOD MULCH
	ROCK MULCH (MATCH EXISTING TYPE) 1 1/2"
	GRASS
	ARTIFICIAL TURF, SEE SPECS
	CONCRETE, TYPE 1
	CONCRETE, TYPE 2
	ROCK MULCH (MATCH EXISTING TYPE) 4"

## Planting Schedule

Generic Type	Type Mark	Botanical Name	Common Name	Count	Installed Size
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EX			EXISTING SHRUB	20	
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## Deciduous Shrub

Deciduous Shrub	ASC	Asclepias subulata	Desert Milkweed	11	#5 CONT
Deciduous Shrub	BEL	Berlandiera lyrata	Chocolate Flower	92	#3 CONT
Deciduous Shrub	LEF	Leucophyllum frutescens	Texas Sage	4	#5 CONT
Deciduous Shrub	PEB	Pedilanthus bracteatus	Tall Slipper Plant	20	#5 CONT
Deciduous Shrub	TES	Tecoma stans v. angustata	Arizona Yellow Bells	4	#3 CONT

## Evergreen Shrub

Evergreen Shrub	ABP	Abutilon palmeri	Indian Mallow	11	#8 CONT
Evergreen Shrub	DOV	Dodonaea viscosa	Hopbush	4	#8 CONT
Evergreen Shrub	JUS	Justicia spicigera	Mexican Honeysuckle	13	#3 CONT
Evergreen Shrub	LAT	Larrea tridentata	Creosote Bush	4	#8 CONT
Evergreen Shrub	ROO	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	14	#8 CONT
Evergreen Shrub	SAG	Salvia greggii	Autumn Sage	6	#3 CONT

## Perennial

Perennial	HEP	Hesperaloe parviflora	Red Yucca	66	#3 CONT
Perennial	SAC	Salvia clevelandii	Chaparral Sage	11	#5 CONT

EXISTING STUCCO  
RETAINING WALL.  
DECORATIVE METAL TOP.  
SEE SIMILAR, SEE G401SECURITY GATE, SEE  
2/1A-G401.  
SECURITY SYSTEM TBD1 BOULDER, TYP.  
2 BOULDER, TYP.  
3 BOULDER, TYP.36 BEL  
26 HEP

20 PEB

ENTRY SECURITY GATE, SEE 1/1A-G401.  
SECURITY SYSTEM TBDSECURITY GATE, SEE  
2/1A-G401.  
SECURITY SYSTEM TBD



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Pueblo Norte Senior Living  
Community

## Drawing Package

Memory Care Conversion - Part 1A -  
Site Development Review

## Sheet Title

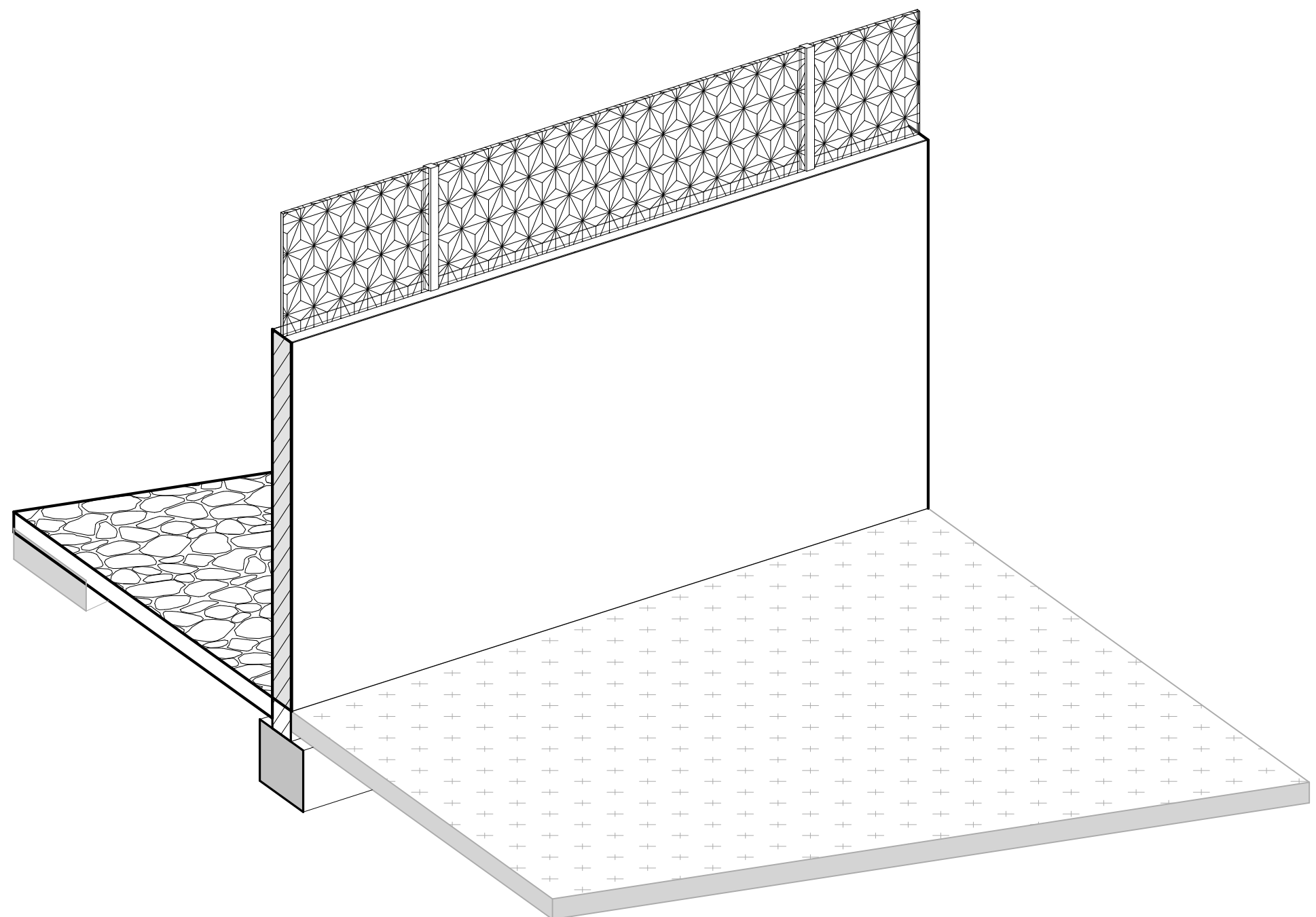
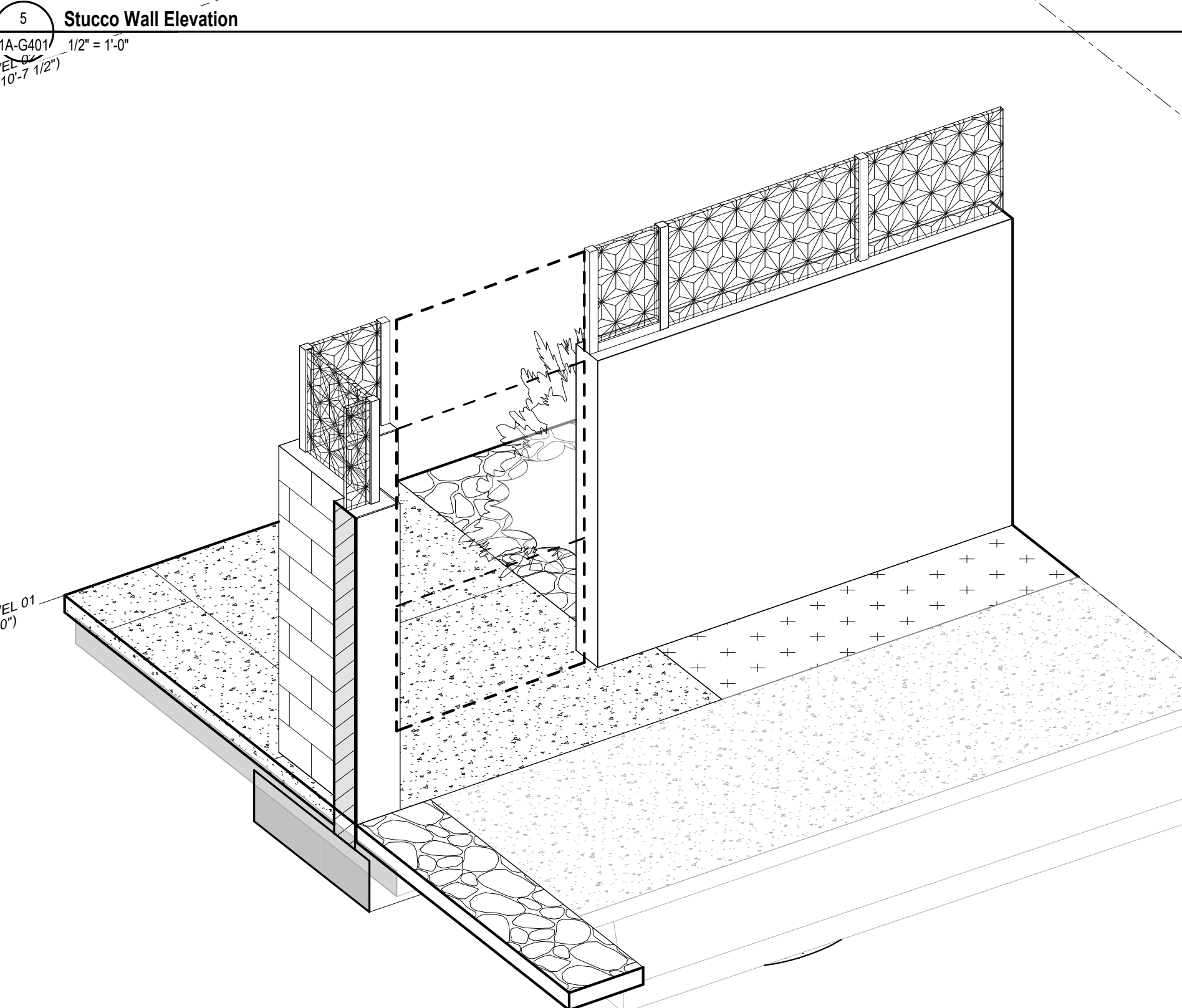
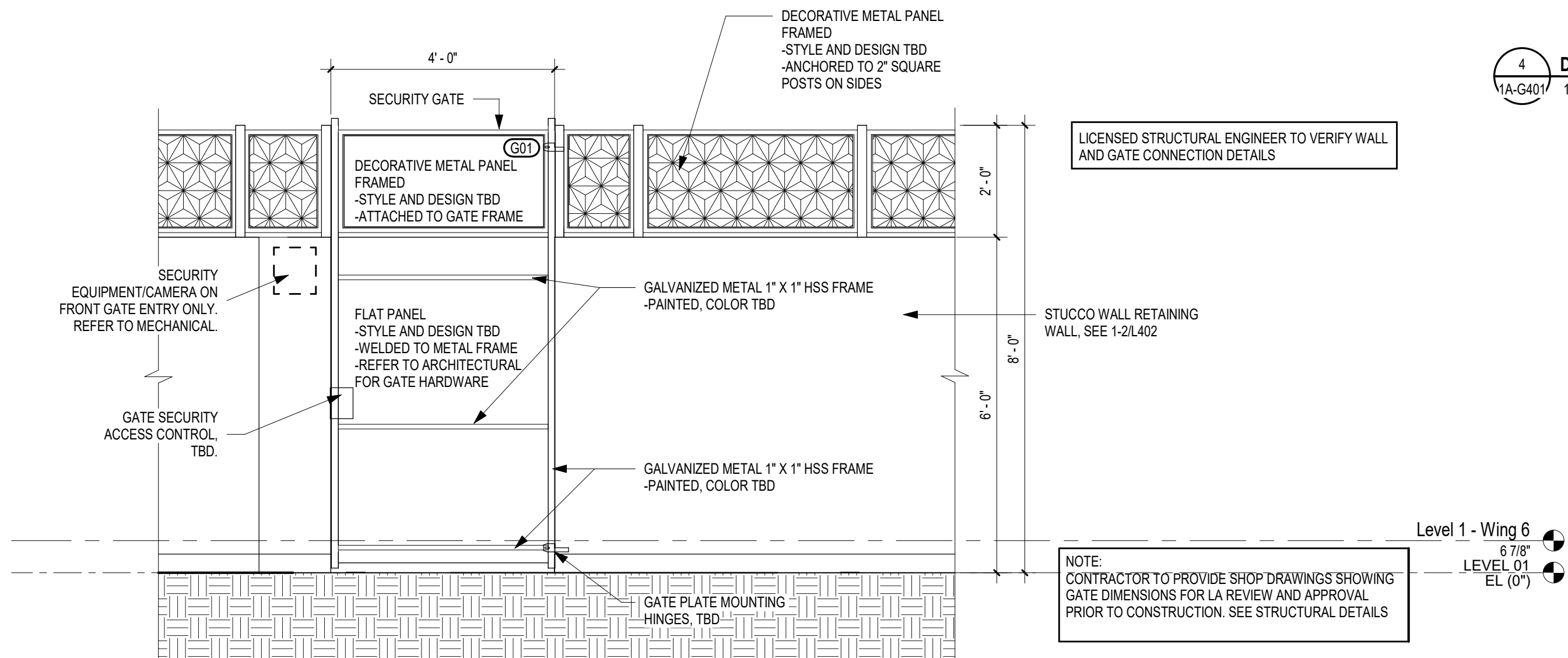
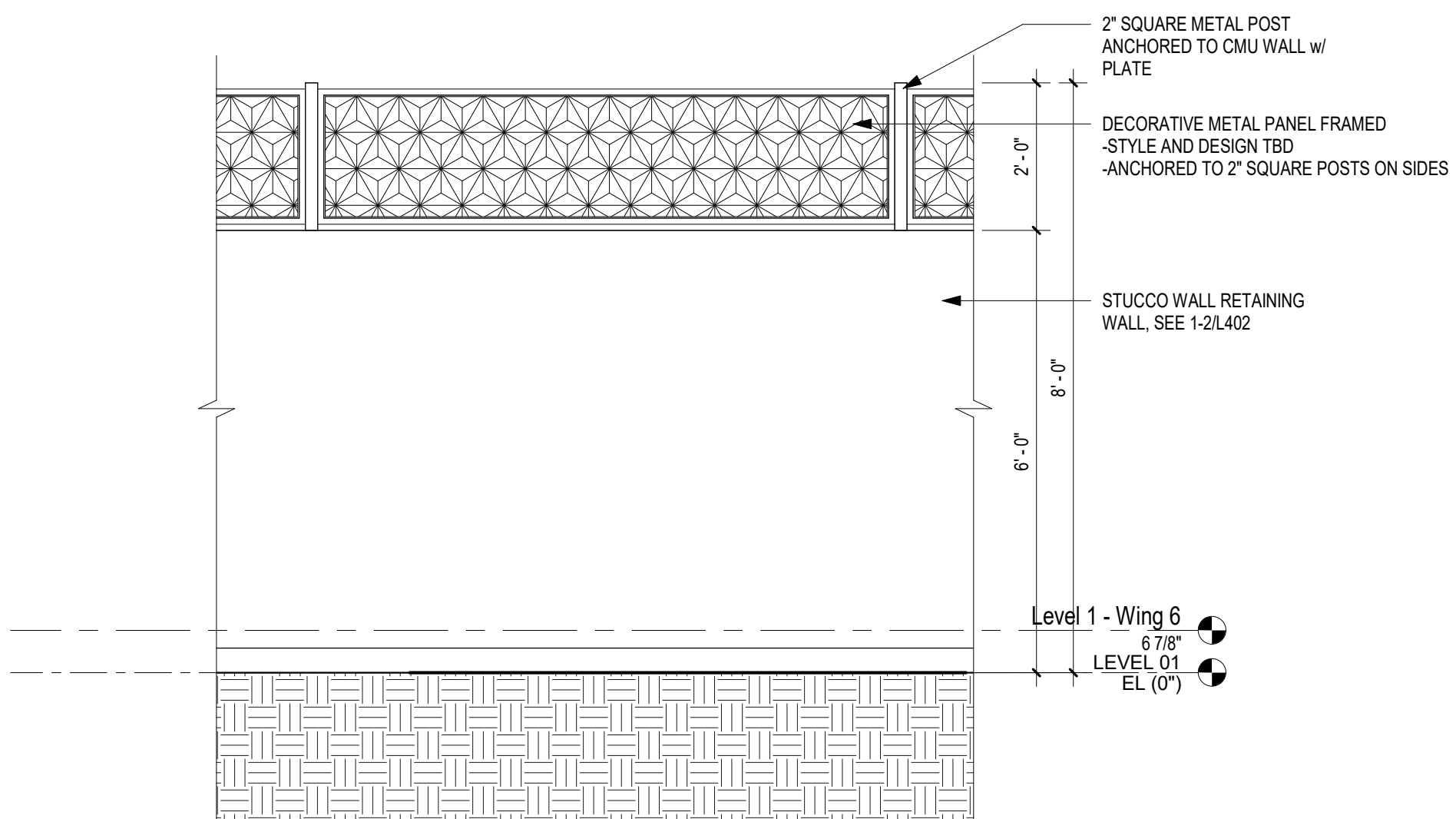
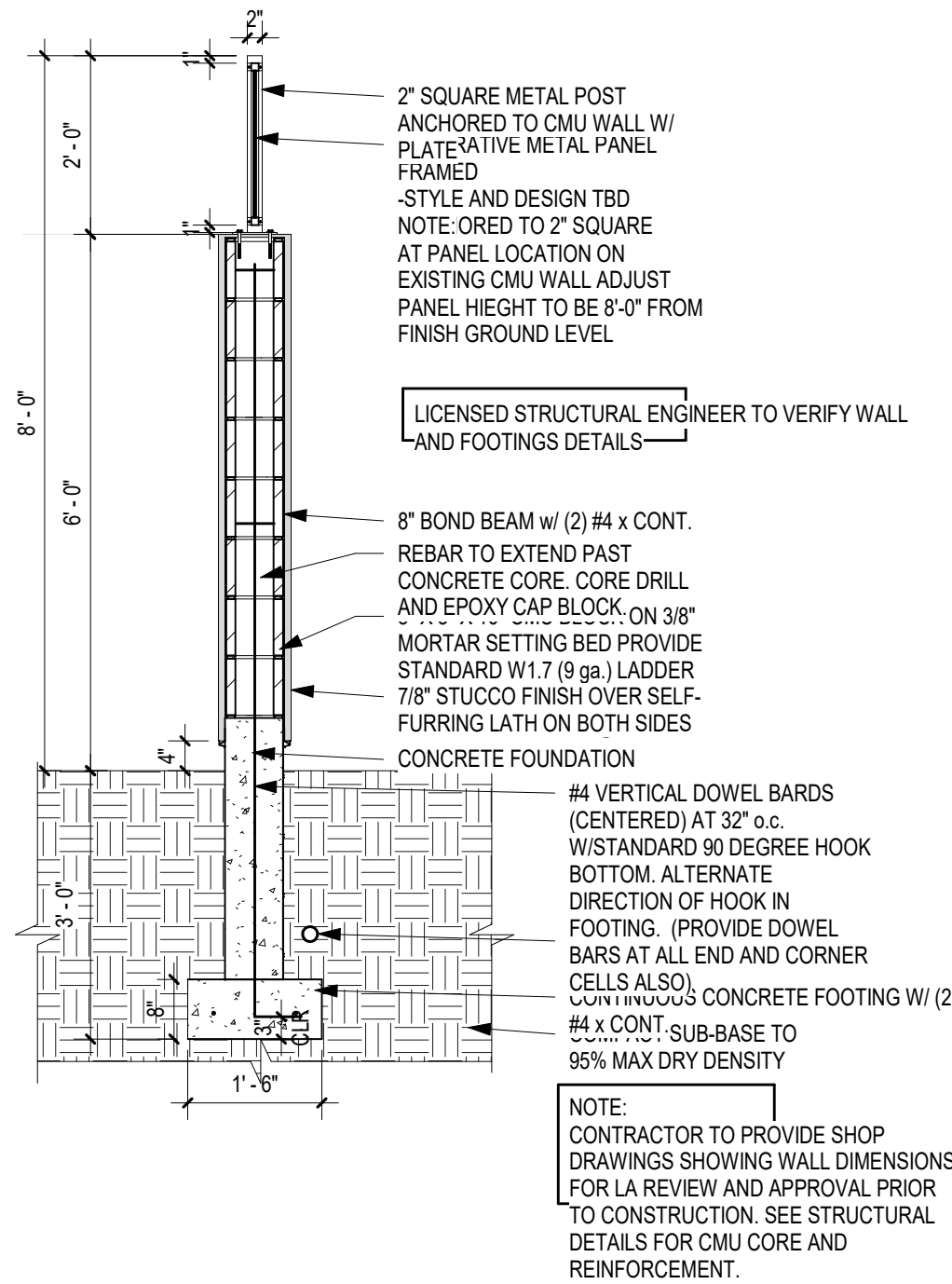
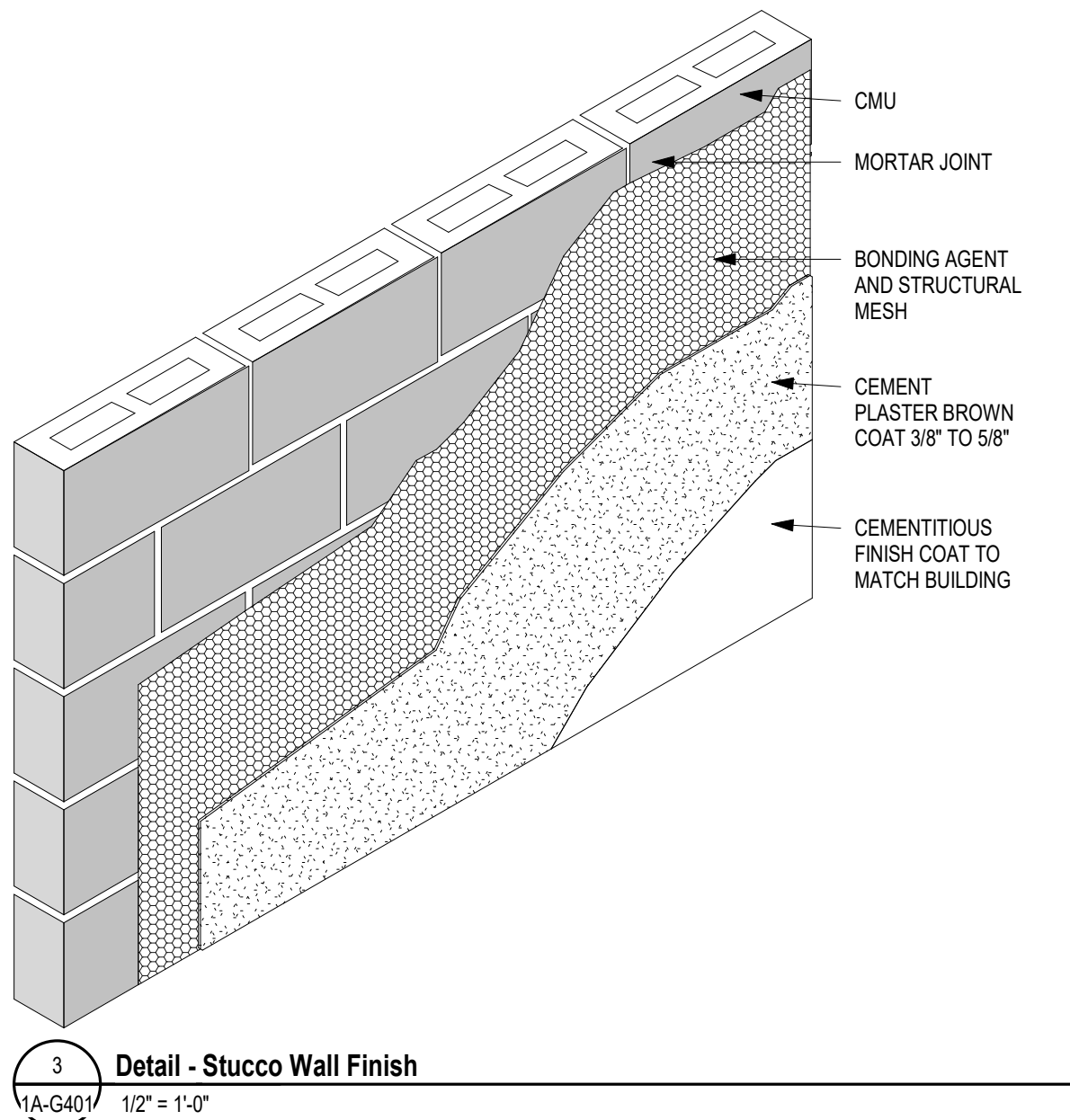
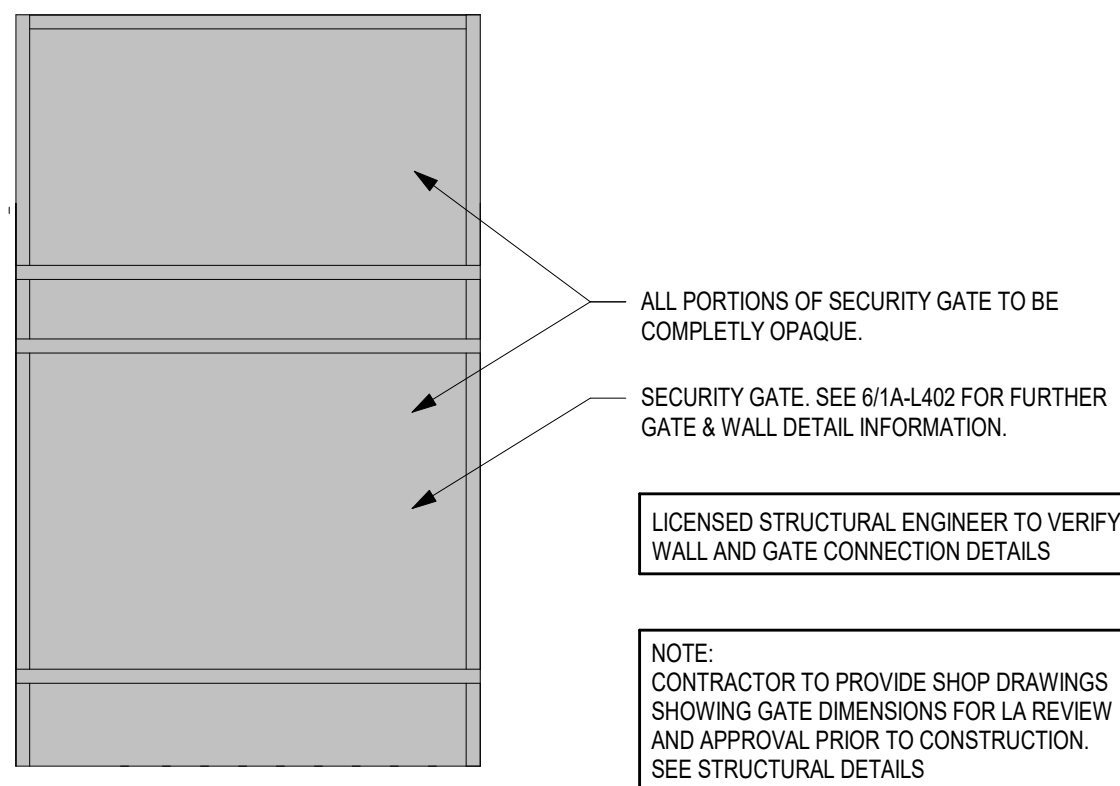
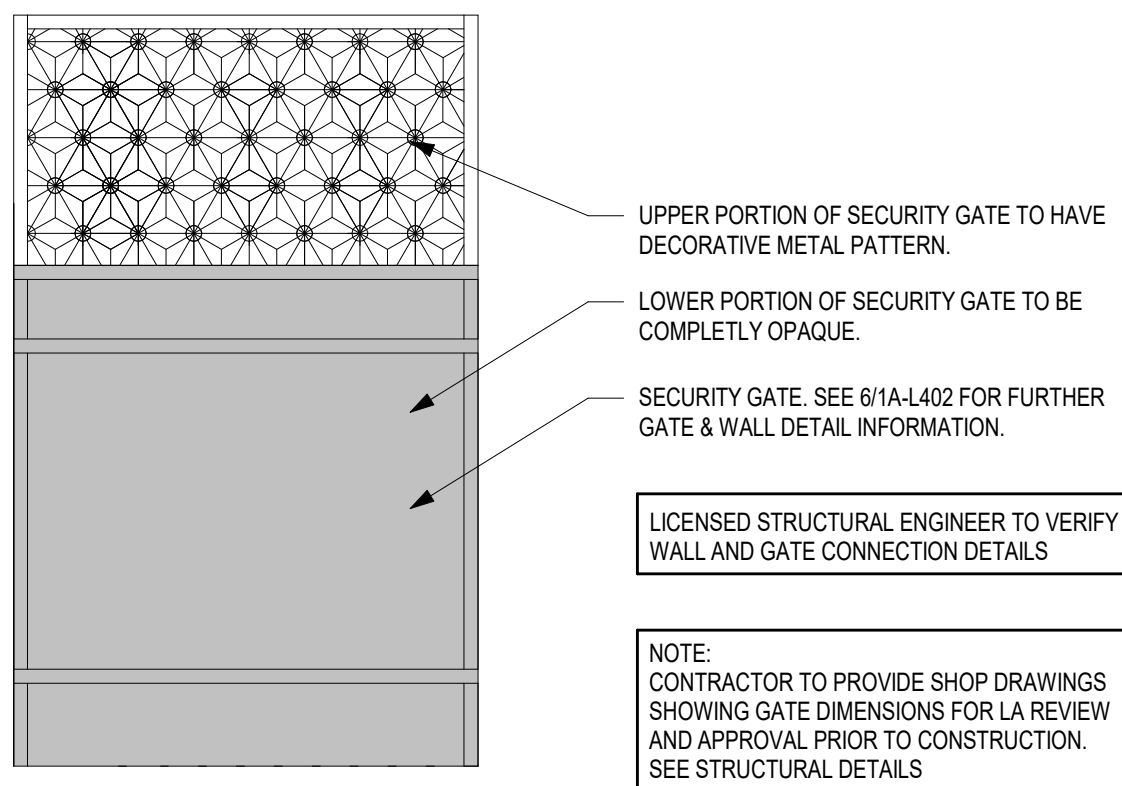
Details - Stucco Wall and  
Gate

Sheet Number

Current Revision

1A-G401

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Pueblo Norte Senior Living  
Community

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Memory Care Conversion - Part 1A -  
Site Development Review

## Sheet Title

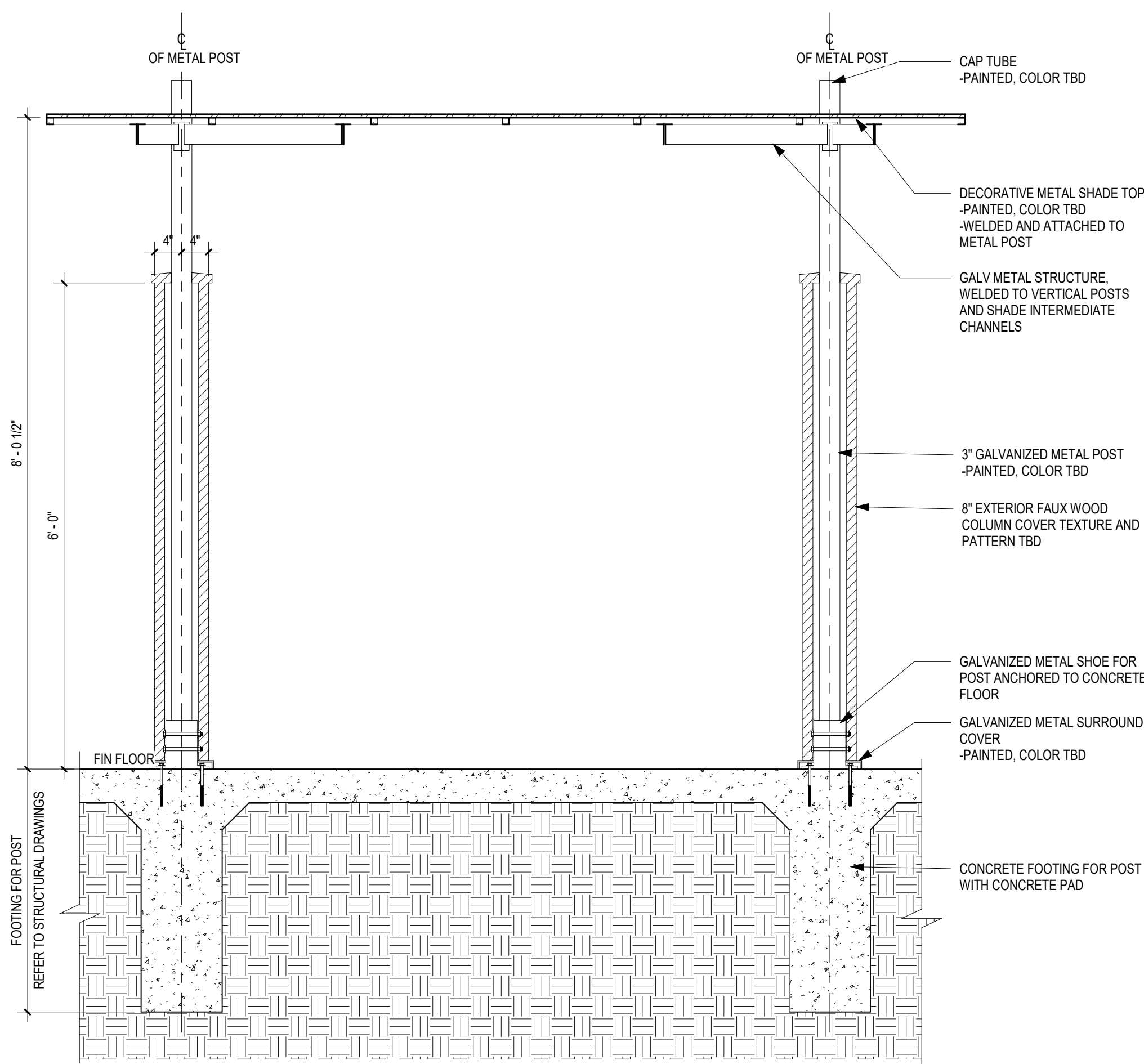
Details - Site Elements

## Sheet Number

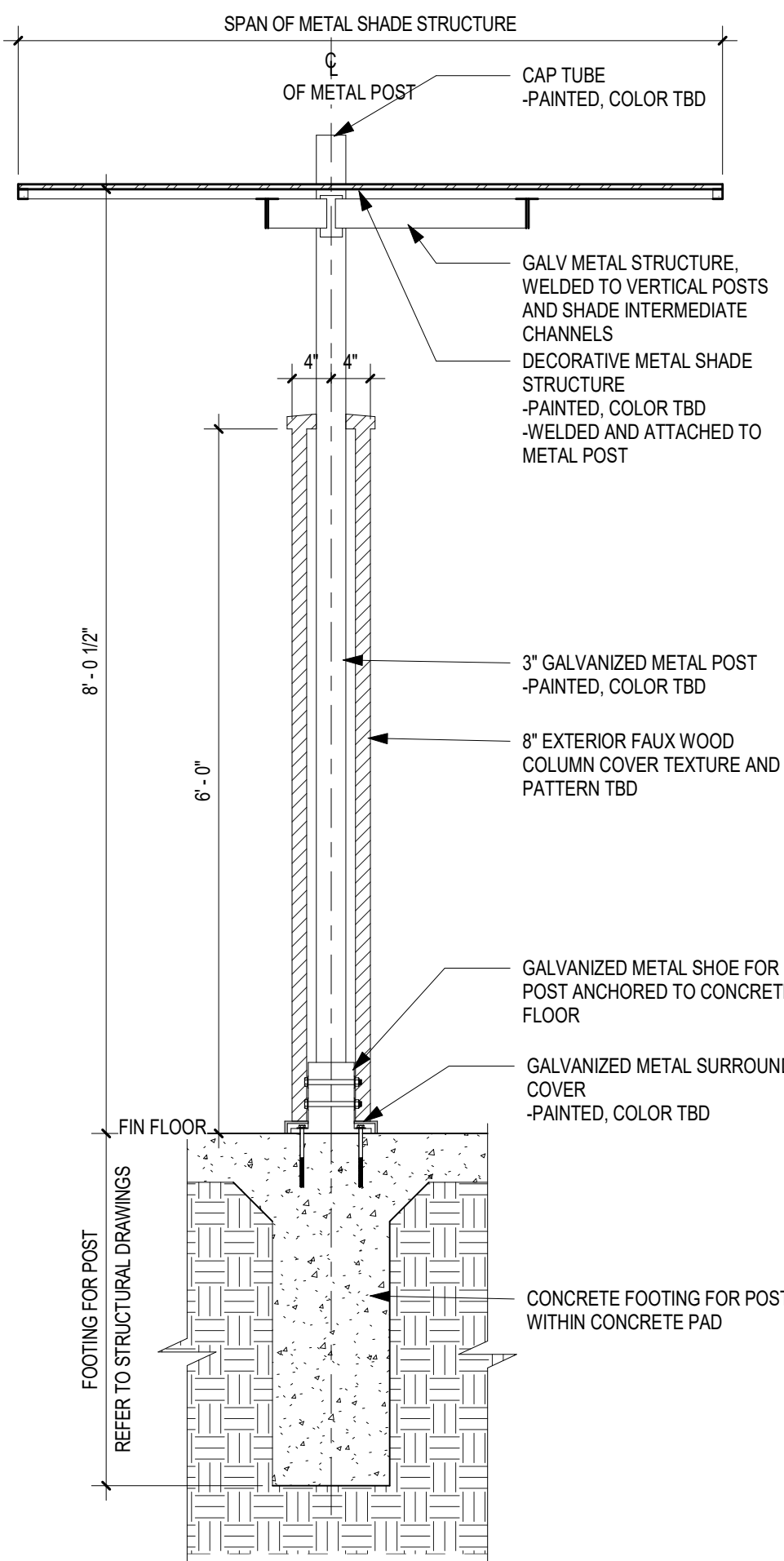
## Current Revision

1A-G402

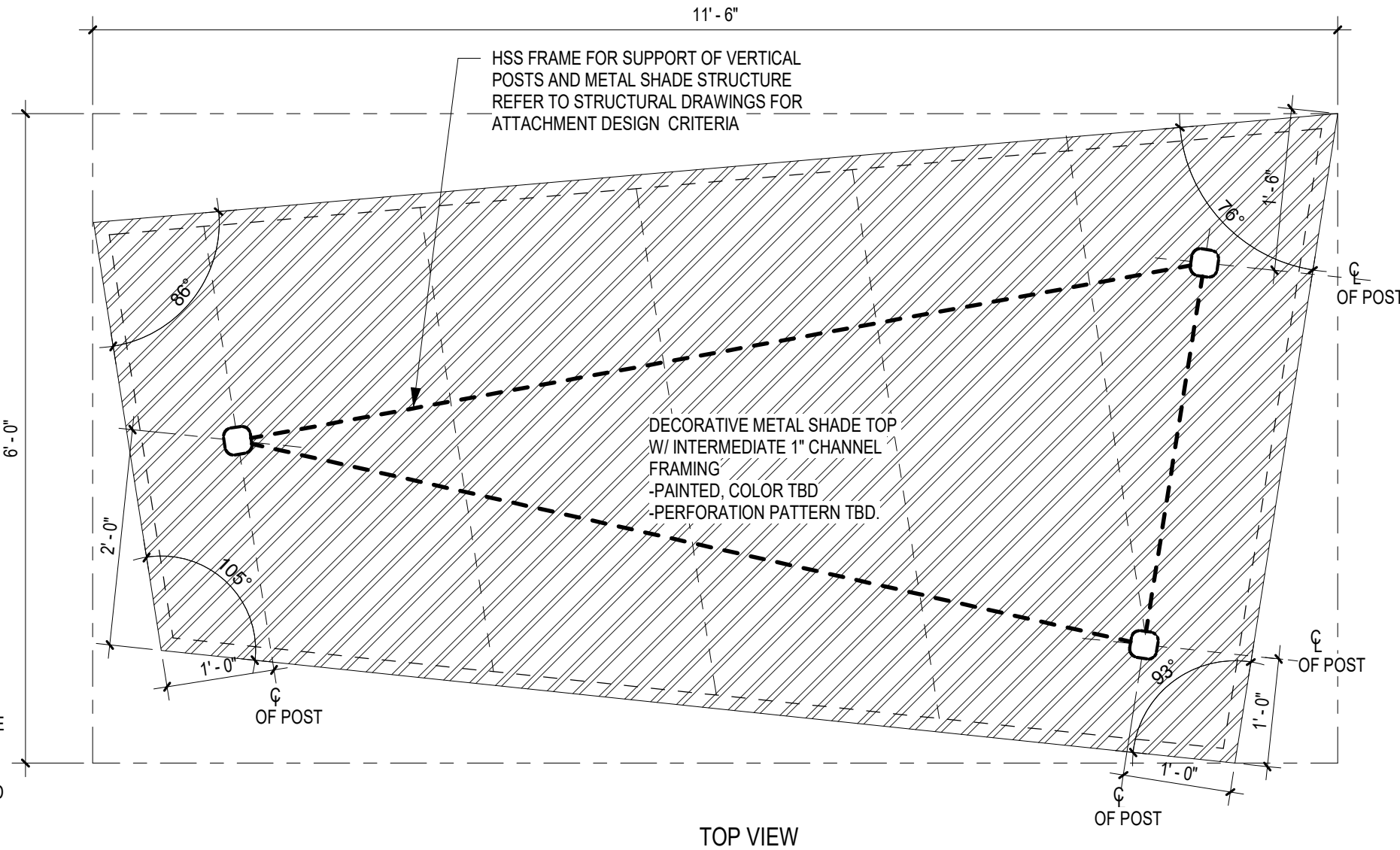
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120-SA-2022  
4/28/2022

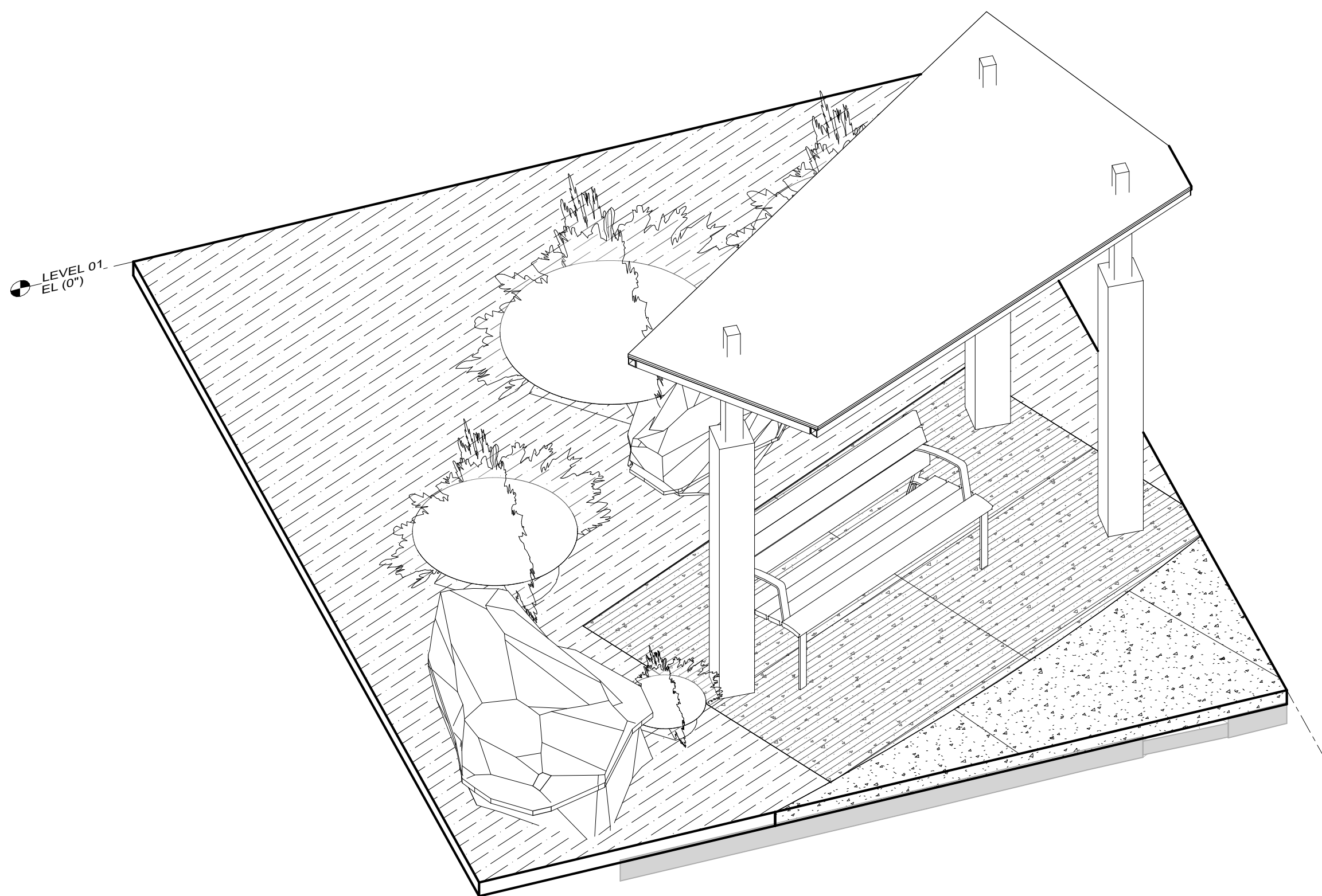
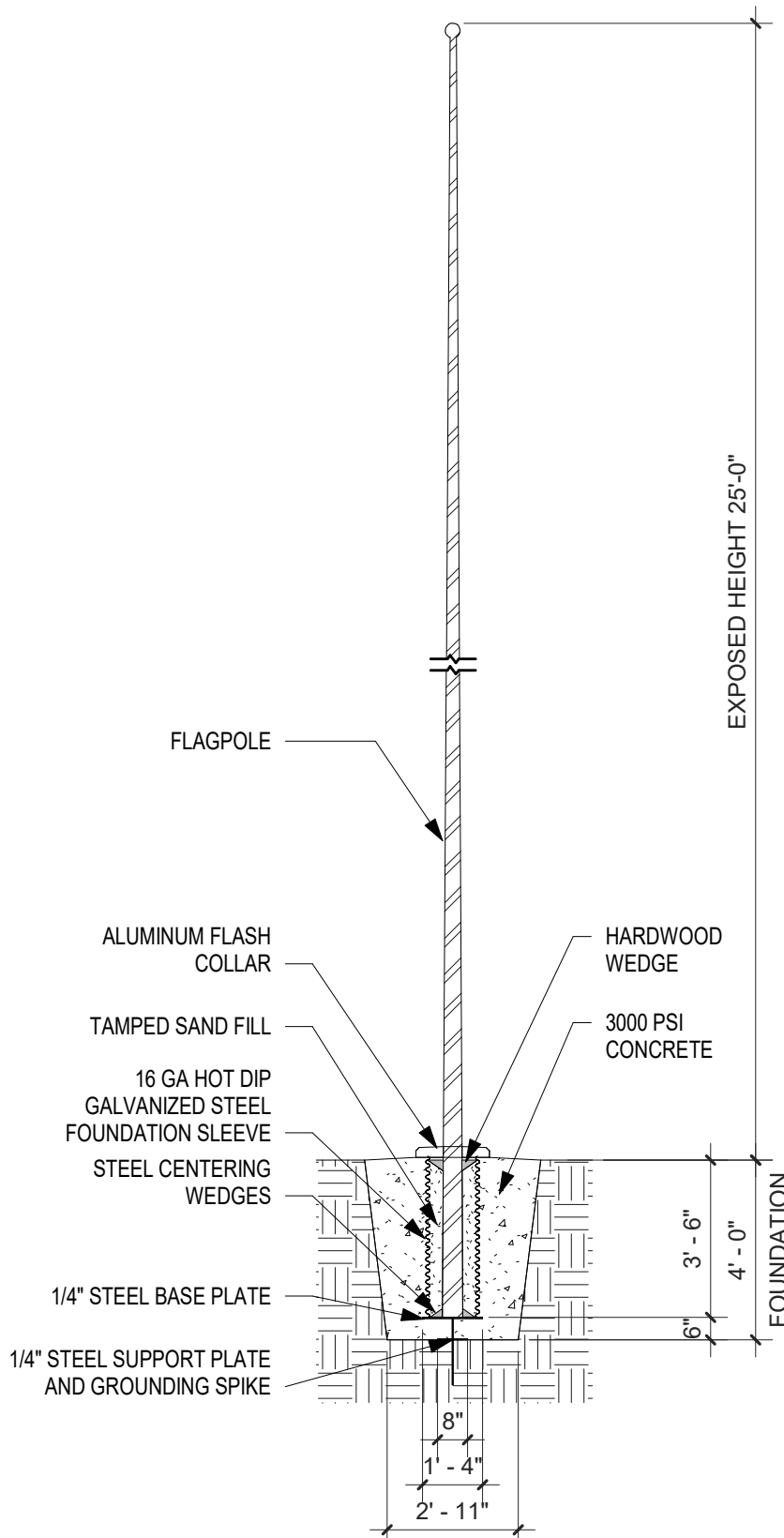
FRONT VIEW



SIDE VIEW



TOP VIEW

LICENSED STRUCTURAL ENGINEER TO VERIFY WALL  
AND DECORATIVE METAL TOP ATTACHMENTNOTE:  
CONTRACTOR TO PROVIDE SHOP DRAWINGS SHOWING  
DIMENSIONS FOR LA REVIEW AND APPROVAL PRIOR TO  
CONSTRUCTION.1 Detail - Shade Structure with Decorative Metal Top  
1A-G402 3/4" = 1'-0"2 3D - Shade Structure Copy 1  
1A-G4023 Detail - Flagpole  
1A-G402 1/4" = 1'-0"



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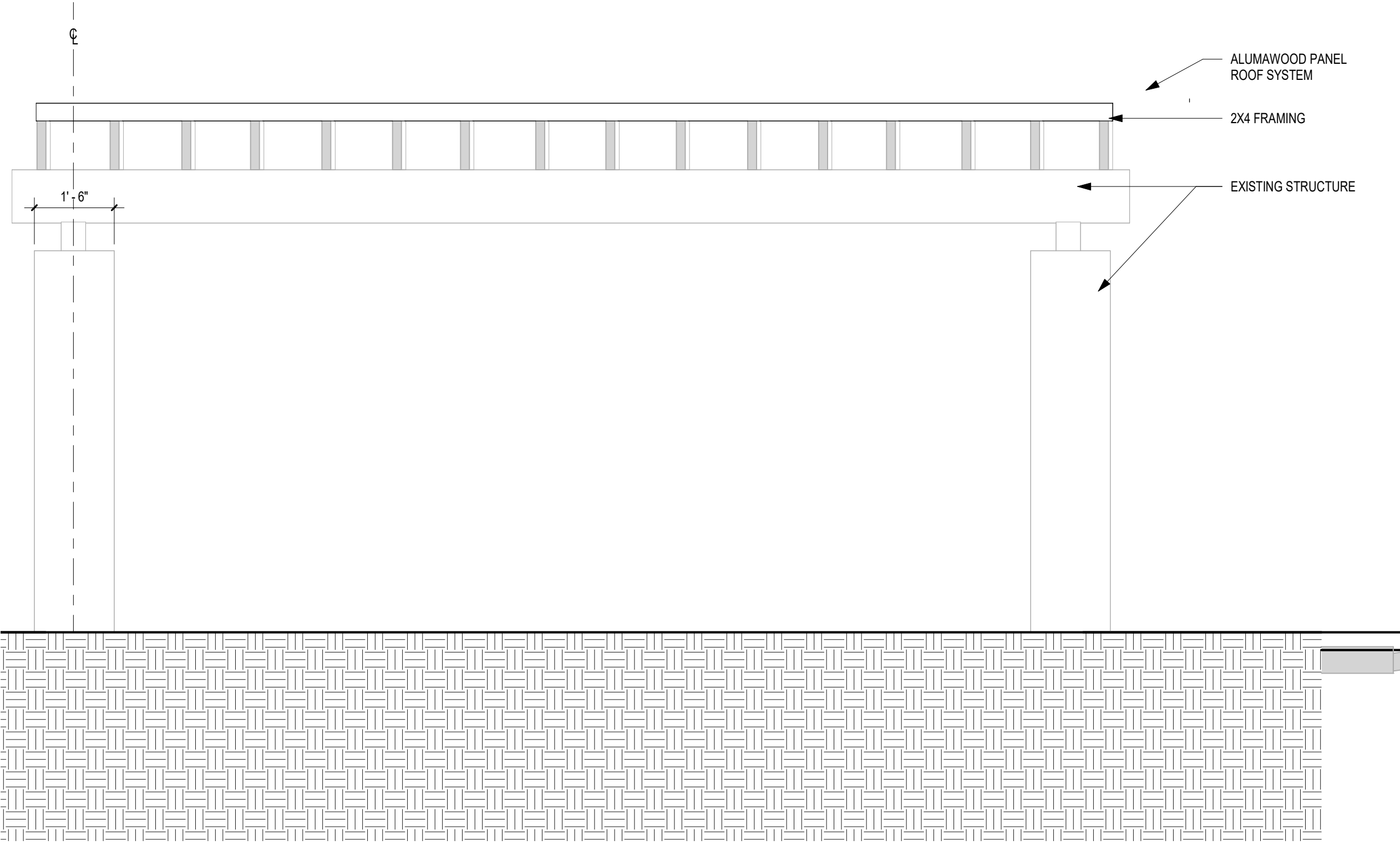
Sheet Title

Details - Entry Courtyard  
Pergola

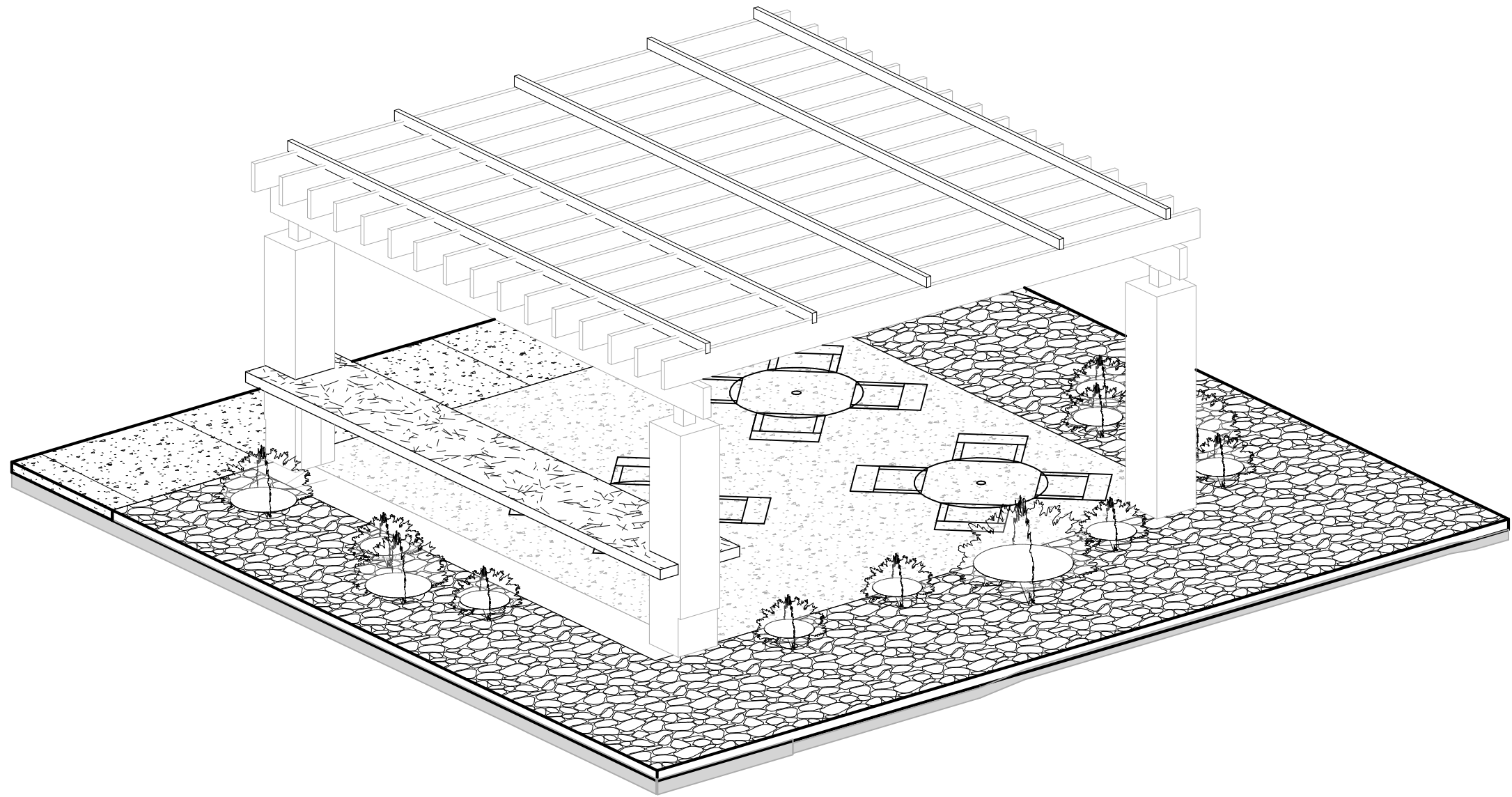
Sheet NumberCurrent Revision

1A-G403

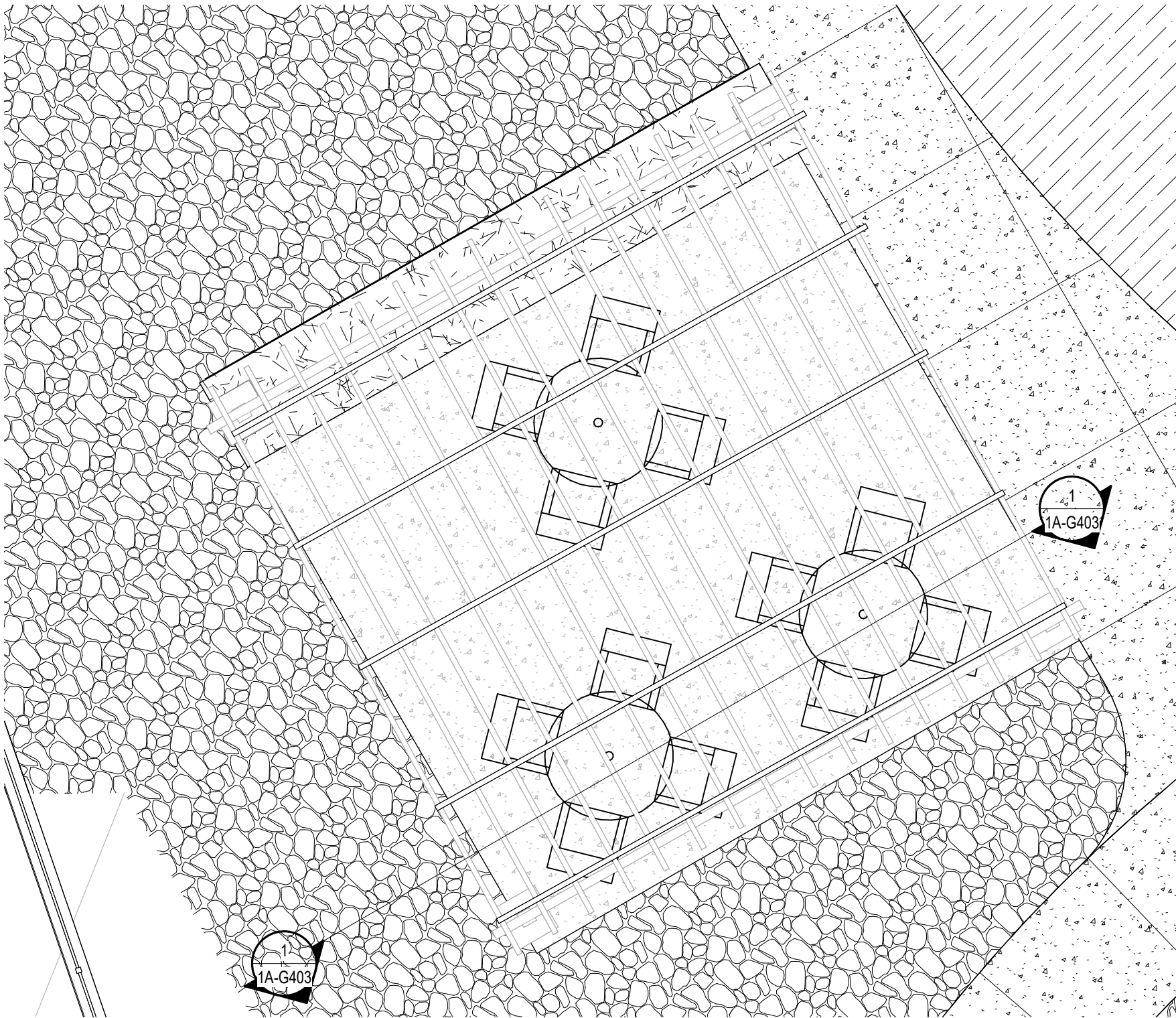
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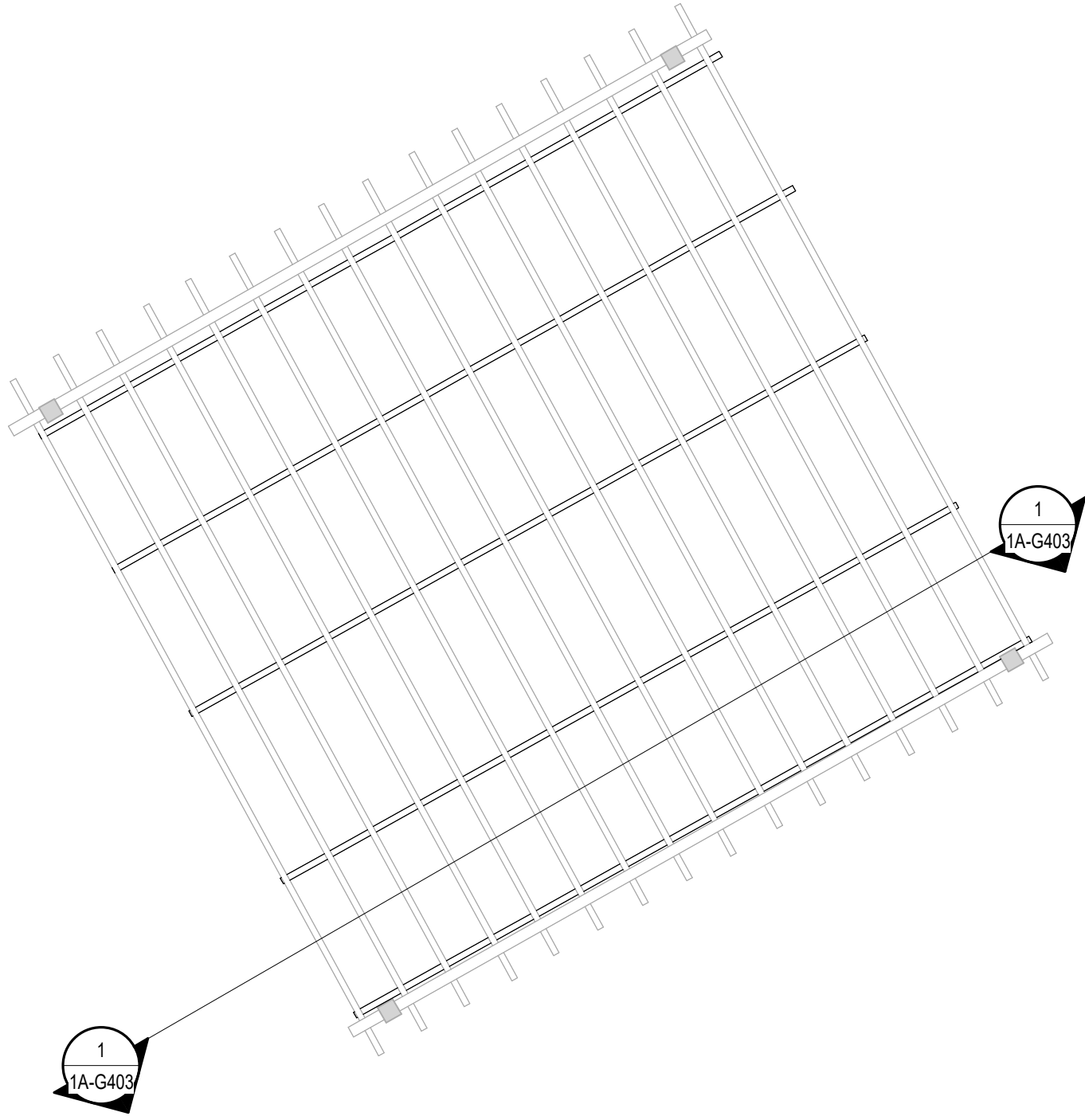
1 Pergola Section  
1/2" = 1'-0"



2 3D - Pergola

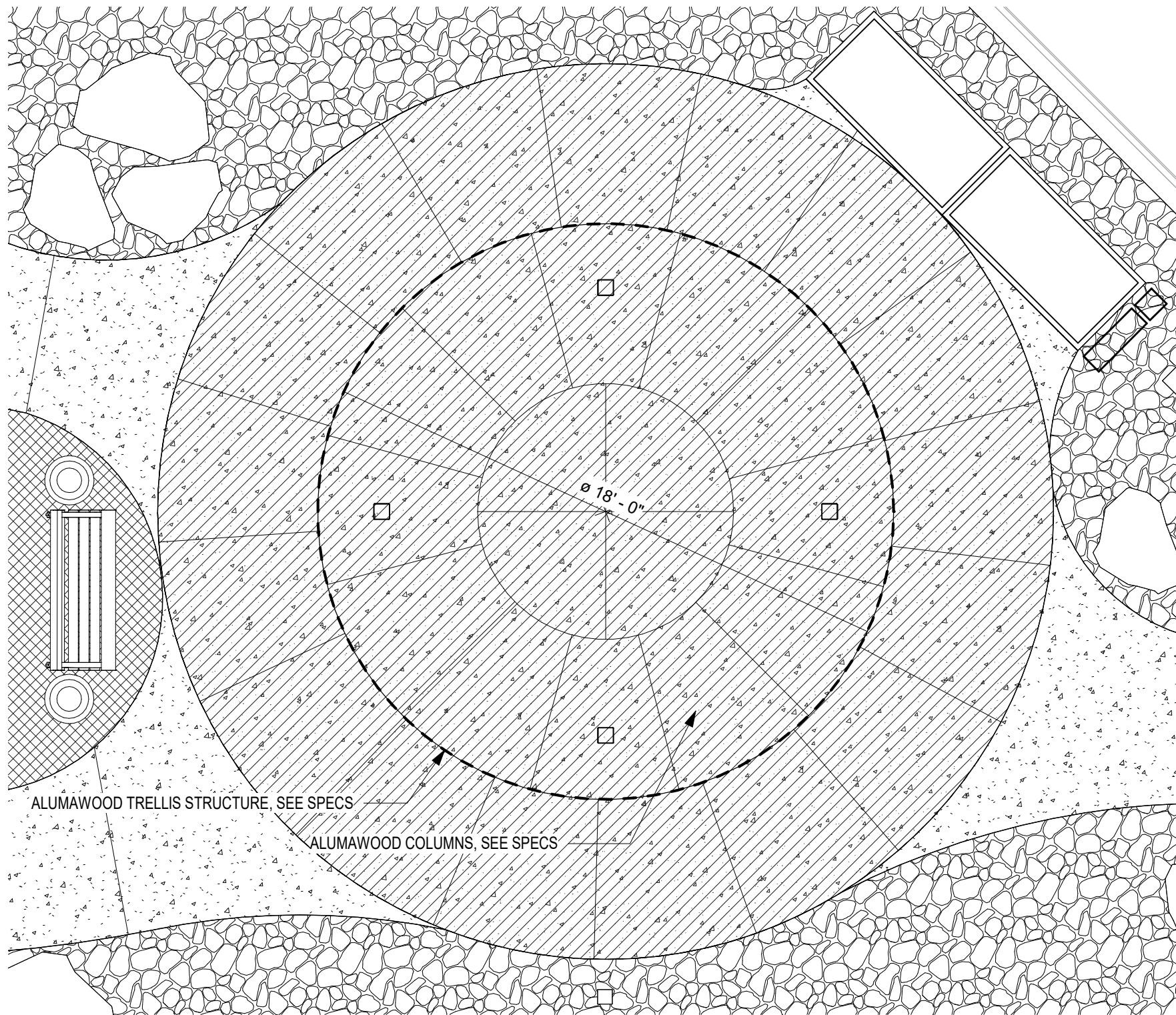


3 Layout Plan - Pergola  
1/4" = 1'-0"

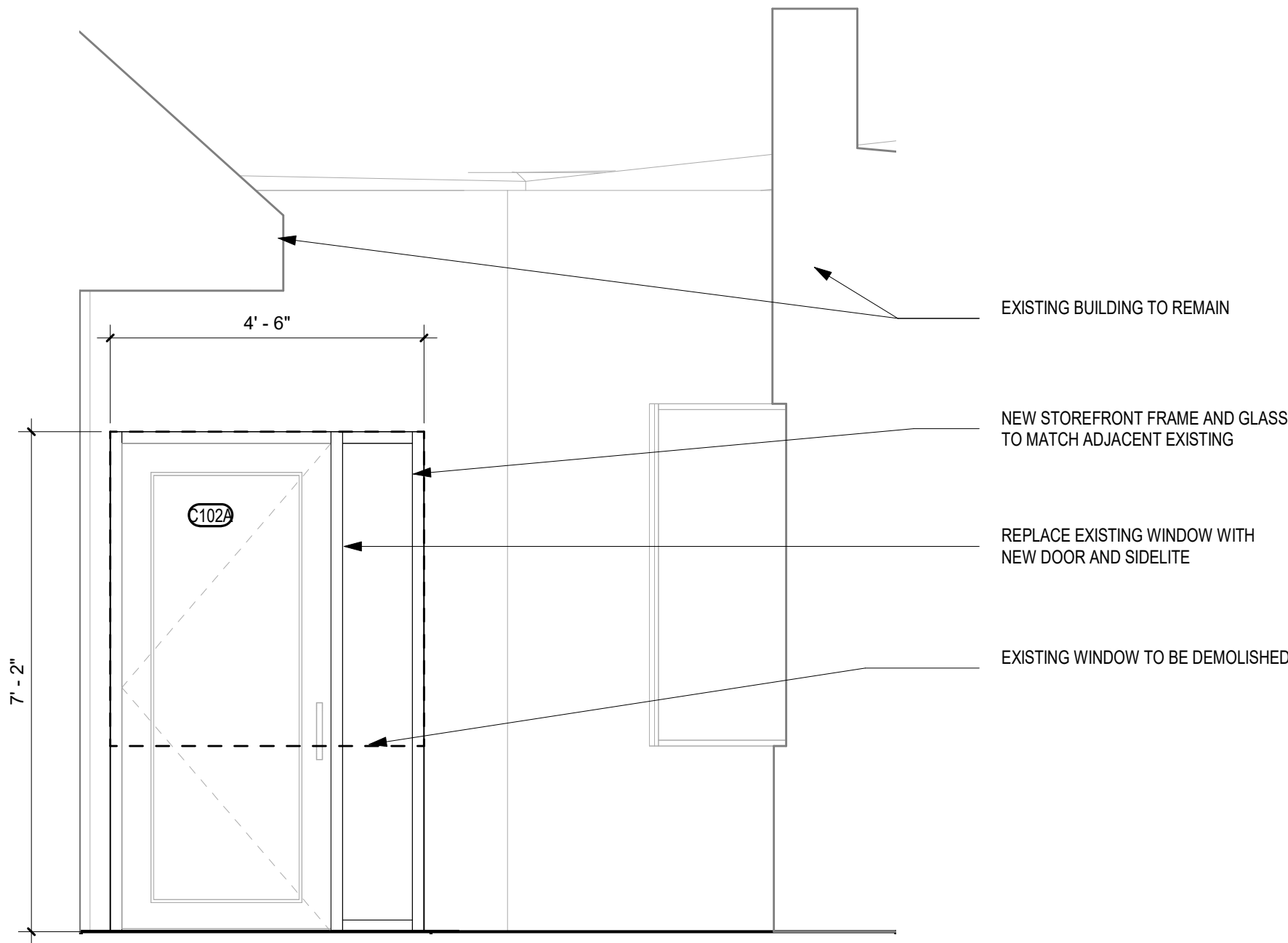


4 Pergola Roof  
1/4" = 1'-0"

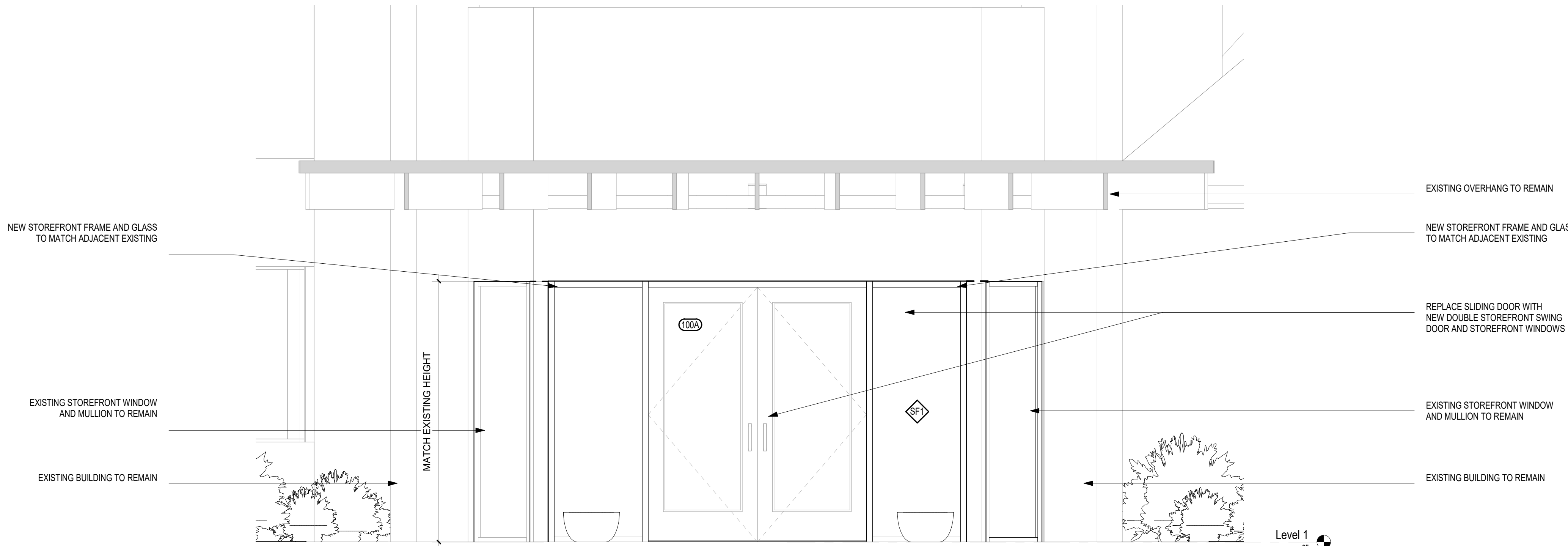




1 Layout Plan - Pergola Copy 1  
1A-G404 1/4\" = 1'-0\"



2 Exterior Elevation @ Memory Care Garden Entry  
1A-G404 1/2\" = 1'-0\"



3 Elevation @ Therapy Garden - Main Entry  
1A-G404 1/2\" = 1'-0\"

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Community

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Memory Care Conversion - Part 1A -  
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#### Sheet Title

Details - Memory Care  
Courtyard Pergola & Entry  
Elevations

Sheet Number

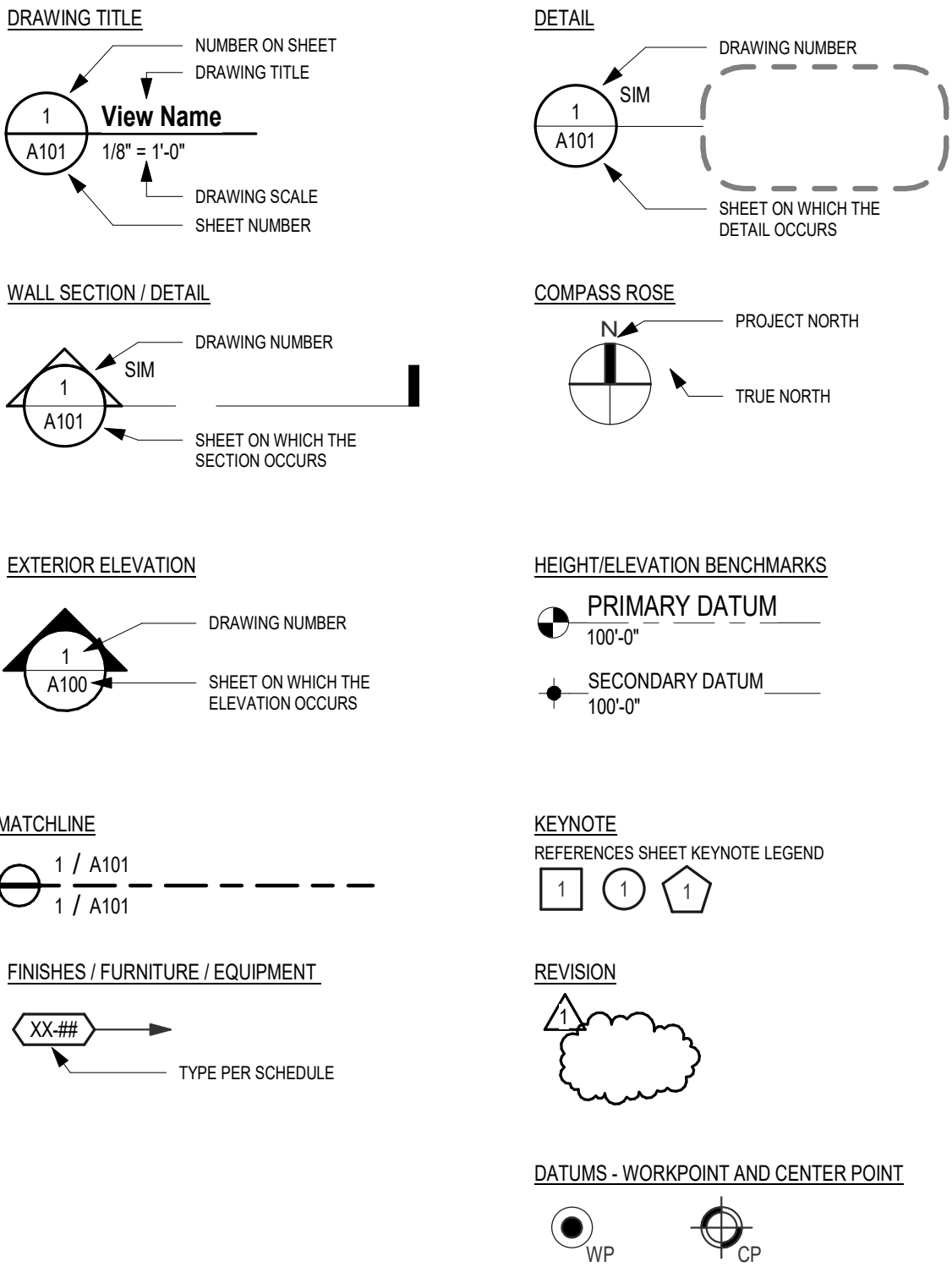
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1A-G404

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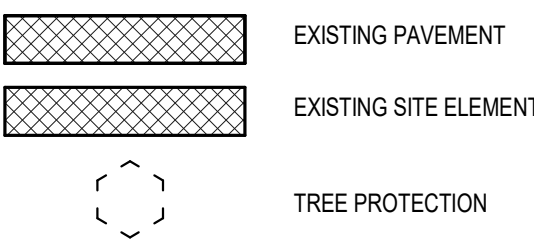
## Graphic Symbols



## Abbreviations

ADA AMERICANS WITH DISABILITIES ACT	LF LINEAR FEET
ALT ALTERNATIVE / ALTERNATE	LP LOW POINT
ALUM ALUMINUM	
ARCH ARCHITECT	MAS MASONRY
AVG AVERAGE	MAX MAXIMUM
PREFIN PREFINISHED	MECH MECHANIC(AL)
	MIN MINIMUM
	MTL METAL
B&B BALLED AND BURLAPPED	
BC BOTTOM OF CURB	NIC NOT IN CONTRACT
BLDG BUILDING	NTS NOT TO SCALE
BO( ) BOTTOM OF	
BOS BOTTOM OF STEP	OC ON CENTER(S)
BOW BOTTOM OF WALL	OD OUTSIDE DIAMETER
	OF(O) OWNER FURNISHED / CONTRACTOR INSTALLED
CAL CALIPER	OF(O) OWNER FURNISHED / OWNER INSTALLED
CB CATCH BASIN	OPNG OPENING
CGA CUNNINGHAM GROUP ARCHITECTURE, INC.	
CIP CAST IN PLACE	PA PLANTING AREA
CJ CONTROL JOINT	
CL CENTER LINE	QTY QUANTITY
CLR CLEAR(ANCE)	
CMU CONCRETE MASONRY UNIT	R RISER
CONC CONCRETE	RAD RADIUS
CONT CONTINUOUS / CONTINUE	RD ROOF DRAIN
CY CUBIC YARD	REF REFERENCE / REFER TO
	RENF REINFORCE(D)
DEG DEGREE	REOD REQUIRED
DIA DIAMETER	RO ROUGH OPENING
DIM DIMENSION	ROW RIGHT OF WAY
DN DOWN	
DWGS DRAWINGS	SF SQUARE FOOT/FEET
(E) / EXIST EXISTING	SIM SIMILAR
EA EACH	SPEC SPECIFICATIONS
EJ EXPANSION JOINT	SS STAINLESS STEEL
EL ELEVATION	SY SQUARE YARD
EQ EQUAL	
EW EACH WAY	T TREAD / TABLE
EWC ELECTRICAL WATER COOLER	TO( ) TOP OF
EXP EXPOSED	TOC TOP OF CONCRETE / CURB
EXT EXTERIOR	TOF TOP OF FOOTING
	TOS TOP OF STEP
FF / FFE FINISH FLOOR (ELEVATION)	TOW TOP OF WALL
FG FINISHED GRADE	TYP TYPICAL
FL / FLR FLOOR(ING)	
FOC FACE OF CONCRETE	VAR VARIES
FOEW FACE OF EXISTING WALL	VIF VERIFY IN FIELD
FT FOOT	
	WP WORK POINT
GA GAUGE	
GALV GALVANIZED	YD YARD
HB HOSE BIBB	# NUMBER / POUND
HP HIGH POINT	& AND
HT HEIGHT	@ AT
	W WITH
IN INCHES	W/O WITHOUT
INT INTERIOR	

## Removal Legend



## Irrigation Notes

1. IRRIGATION NOTE.
2. IRRIGATION NOTE.
3. IRRIGATION NOTE.
4. IRRIGATION NOTE.
5. IRRIGATION NOTE.
6. IRRIGATION NOTE.
7. IRRIGATION NOTE.
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10. IRRIGATION NOTE.

## Demolition Notes

1. DEMOLITION NOTE.
2. DEMOLITION NOTE.
3. DEMOLITION NOTE.
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7. DEMOLITION NOTE.
8. DEMOLITION NOTE.
9. DEMOLITION NOTE.
10. DEMOLITION NOTE.

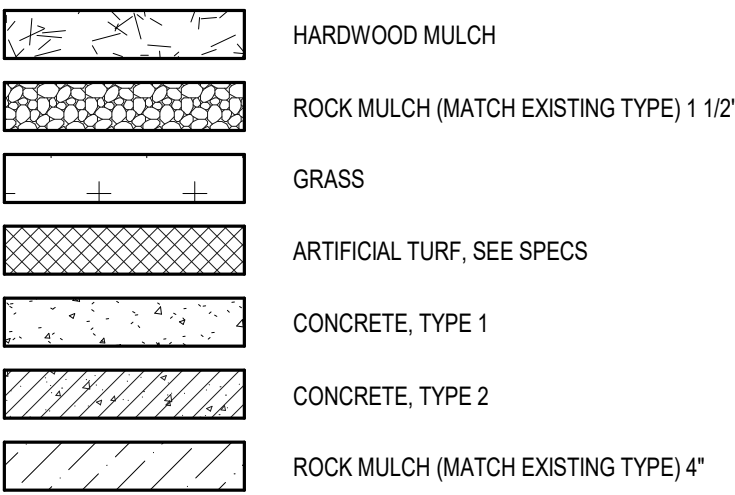
## Site Grading and Drainage Notes

1. SITE GRADING AND DRAINAGE NOTE.
2. SITE GRADING AND DRAINAGE NOTE.
3. SITE GRADING AND DRAINAGE NOTE.
4. SITE GRADING AND DRAINAGE NOTE.
5. SITE GRADING AND DRAINAGE NOTE.
6. SITE GRADING AND DRAINAGE NOTE.
7. SITE GRADING AND DRAINAGE NOTE.
8. SITE GRADING AND DRAINAGE NOTE.
9. SITE GRADING AND DRAINAGE NOTE.
10. SITE GRADING AND DRAINAGE NOTE.

## Site Soil Notes

1. SITE SOIL NOTE.
2. SITE SOIL NOTE.
3. SITE SOIL NOTE.
4. SITE SOIL NOTE.
5. SITE SOIL NOTE.
6. SITE SOIL NOTE.
7. SITE SOIL NOTE.
8. SITE SOIL NOTE.
9. SITE SOIL NOTE.
10. SITE SOIL NOTE.

## Materials - Floors (Plans)



## Property Description

ZONING: R-5 PER ZONING CASE 15-Z-82 WITH USE PERMIT 10-UP-82  
LEGAL DESCRIPTION: THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GLLA AND SOFT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

REFER TO CIVIL DRAWINGS OR SURVEY FOR MORE INFORMATION

## Project Description

GOVERNING CODE: 2015 IBC WITH CITY OF SCOTTSDALE AMENDMENTS  
BUILDING TYPE: TYPE V A  
PRIMARY OCCUPANCY TYPE: GROUP I-2 CONDITION 1  
NEW CONSTRUCTION (SF): 0 SF  
REMODELING (SF): 15,782 SF  
CONSTRUCTION MATERIALS: Wood studs / Steel Studs  
PROGRAM DESCRIPTION: Memory Care Conversion

## Planting Notes

- PLANT SCHEDULE TAKES PRECEDENCE OVER PLAN IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.
- CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID AND/OR QUOTATION.
- CONTRACTOR RESPONSIBLE FOR LAYOUT AND STAKING OF PLANT MATERIAL. MATERIAL SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN(S). ALL STAKING AND BASE GRADING TO BE VERIFIED AND APPROVED BY THE LANDSCAPE ARCHITECT IN FIELD PRIOR TO ANY FINAL SURFACE MATERIAL INSTALLATIONS.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAVE BEEN COMPLETED IN THE IMMEDIATE AREA.
- PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- KEEP FINAL ELEVATIONS OF SOIL AND MULCH FROM BLOCKING INTENDED STORM WATER FLOW. SEE CIVIL AND/OR LANDSCAPE DRAWINGS FOR GRADING PLAN.
- SALVAGE TOPSOIL FOR REUSE FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE IN LOCATION APPROVED BY OWNER. PROJECT MANAGER TO REVIEW, DIRECT AND APPROVE ALL REQUIRED SOIL CORRECTIONS PRIOR TO BASE MATERIAL PLACEMENT.
- CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE OF THE PROJECT SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EDGE AREAS WHERE TURF/SOD MEET PLANTING BEDS AS SHOWN IN PLANS AND AS DESCRIBED IN THE SPECIFICATIONS.
- SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE SUCH AS WATERING AND WEEDING OF NEWLY INSTALLED MATERIALS, AND REPLACEMENTS, FOR ENTIRE WARRANTY PERIOD. SEE SPECIFICATIONS, ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

## Sheet Index

Sheet Number	Sheet Name
GENERAL	
1A-G000	Cover
1A-A010	Architectural Site Plan (For Reference Only)
1A-G300	Landscape Plan
1A-G401	Details - Stucco Wall and Gate
1A-G402	Details - Site Elements
1A-G403	Details - Entry Courtyard Pergola
1A-G404	Details - Memory Care Courtyard Pergola & Entry Elevations

CIVIL	
C1	SITE PLAN WORKSHEET

LANDSCAPE	
1A-L001	General Landscape Information
1A-L002	Demolition Plan and Plant Protection
1A-L100	Overall Site Layout Plan
1A-L101	Overall Site Dimensioning Plan
1A-L110	Layout Plan - New Entry Courtyard
1A-L120	Layout Plan - Memory Care Courtyard
1A-L300	Overall Planting Plan
1A-L400	Details - Planting

STRUCTURAL	
1A-S000.1	GENERAL NOTES
1A-S001.1	GENERAL NOTES
1A-S300.1	NORTH COURTYARD - FOUNDATION PLAN
1A-S301.1	SOUTH COURTYARD - FOUNDATION AND FRAMING PLAN
1A-S400.1	CONCRETE AND CMU SECTIONS AND DETAILS
1A-S401.1	CONCRETE AND CMU SECTIONS AND DETAILS
1A-S500.1	STEEL FRAMING SECTIONS AND DETAILS

ELECTRICAL	
1A-E001.1	ELECTRICAL COVERSHEET
1A-E010.1	ELECTRICAL OVERALL SITE PLAN
1A-E330.1	ELECTRICAL SITE LIGHTING PLAN
1A-E340.1	LIGHTING FIXTURE SCHEDULE AND IECC COMPLIANCE
1A-E400.1	SINGLE LINE DIAGRAM AND SCHEDULES

### Registration

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### Revisions

No.	Date	Description
04/18/2022	1A - DEVELOPMENT REVIEW SET	

### Project Information

Phase:	Part 1A	Date:	04/18/2022
Project No.:	19-0654	PIC / AIC:	JS

Pueblo Norte Senior Living Community

### Drawing Package

Memory Care Conversion - Part 1A - Site Development Review

### Sheet Title

General Landscape Information

Sheet Number	Current Revision
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1A-L001

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## Project Information

Phase:	Part 1A	Date:	04/18/2022
Project No.:	19-0654	PIC / AIC:	JS

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## Drawing Package

Memory Care Conversion - Part 1A -  
Site Development Review

## Sheet Title

Demolition Plan and Plant  
Protection

## Sheet Number

1A-L002

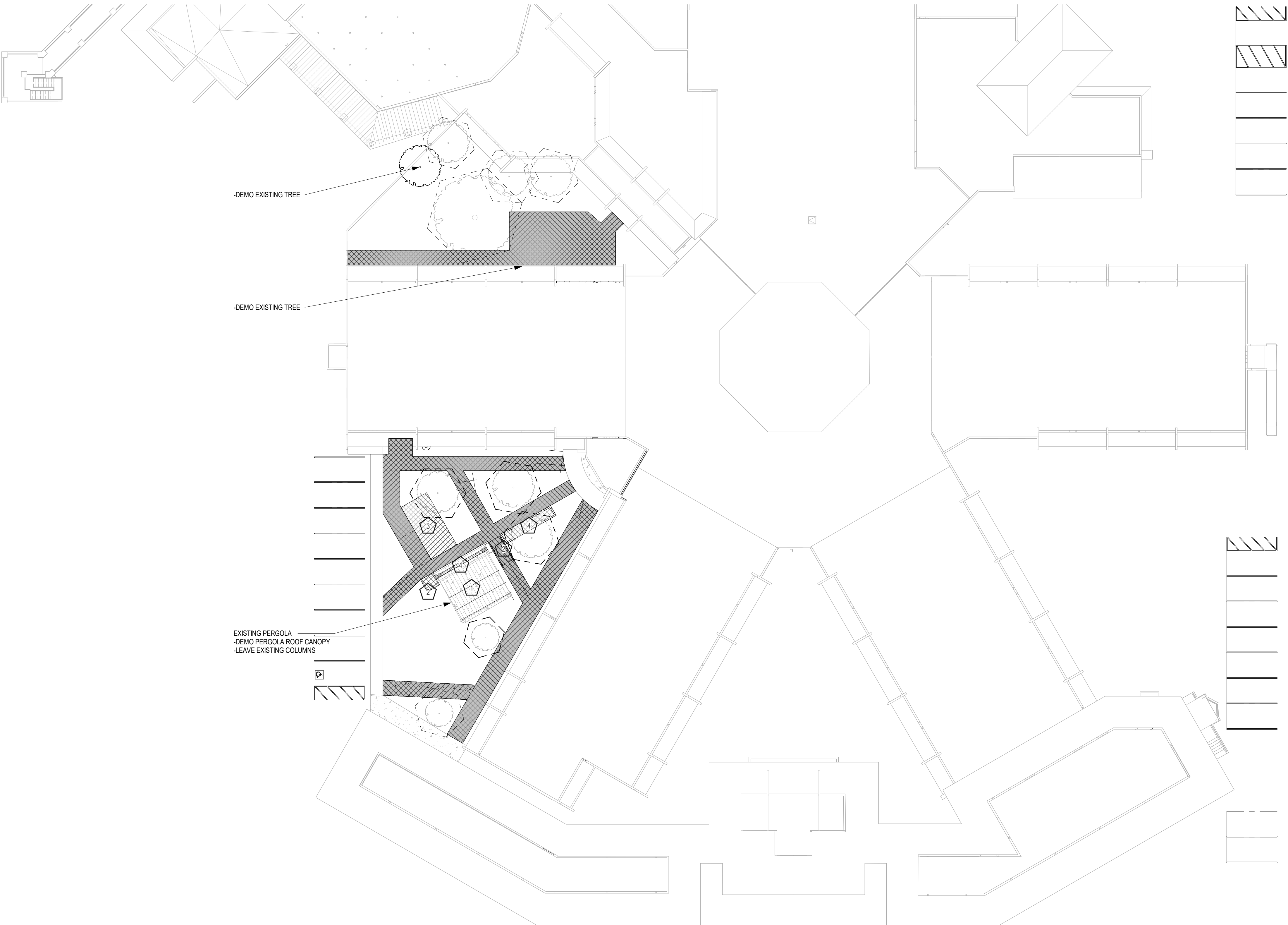
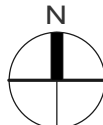
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## Removal Keynote

Mark	Remark
1	EXISTING PERGOLOA - REMOVE ROOF CANOPY
2	EXISTING STAIRS, RAMP, AND HANDRAILS
3	EXISTING PUTTING GREEN
4	EXISTING WATER FEATURE

## Removal Legend

	EXISTING PAVEMENT
	EXISTING SITE ELEMENT
	TREE PROTECTION





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Project No.:	19-0654	PIC / AIC:	JS

Pueblo Norte Senior Living  
Community

## Drawing Package

Memory Care Conversion - Part 1A -  
Site Development Review

## Sheet Title

Overall Site Layout Plan

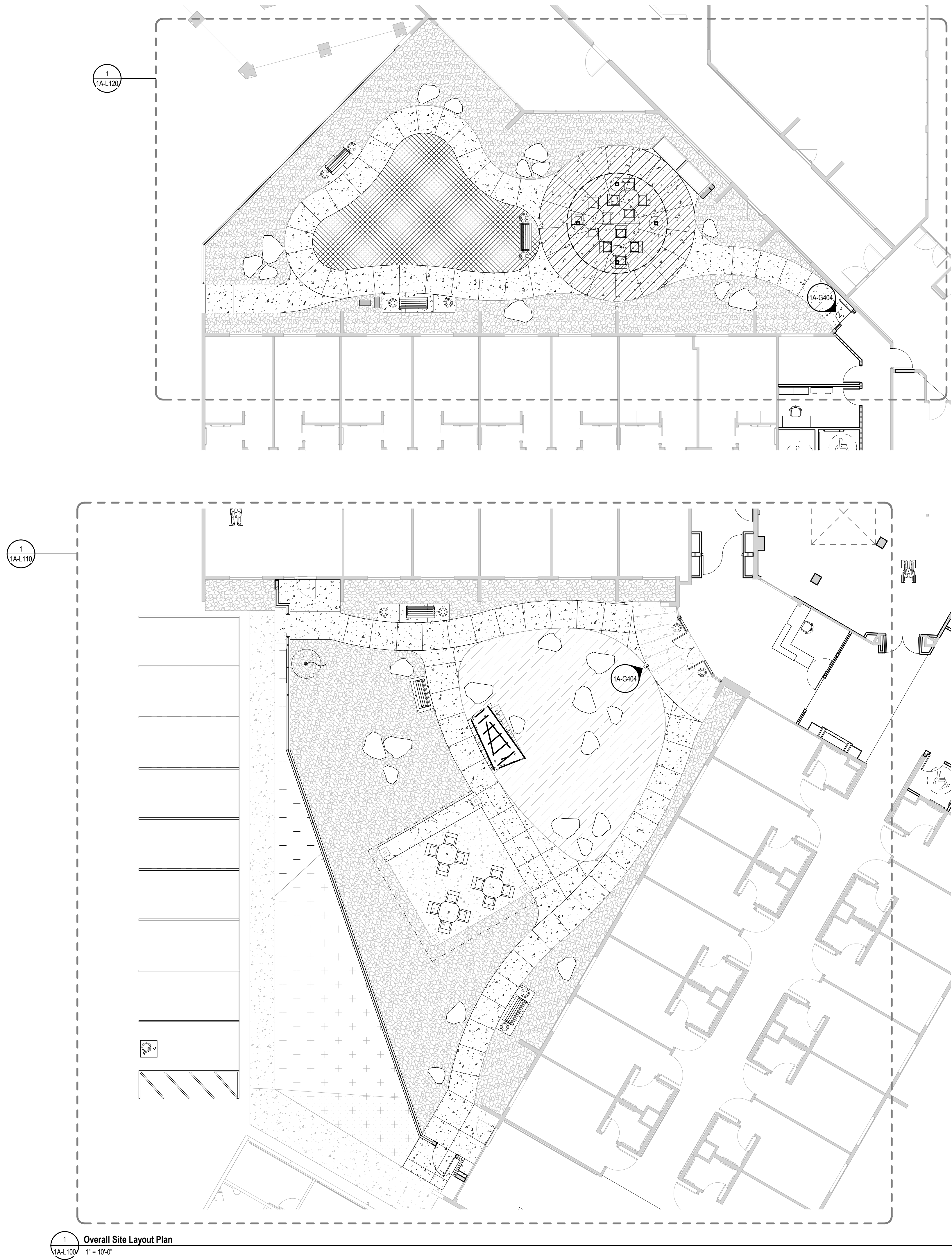
## Sheet Number

## Current Revision

1A-L100

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## Project Information

Phase:	Part 1A	Date:	04/18/2022
Project No.:	19-0654	PIC / AIC:	JS

Pueblo Norte Senior Living  
Community

## Drawing Package

Memory Care Conversion - Part 1A -  
Site Development Review

## Sheet Title

Overall Site Dimensioning  
Plan

Sheet Number

Current Revision

1A-L101

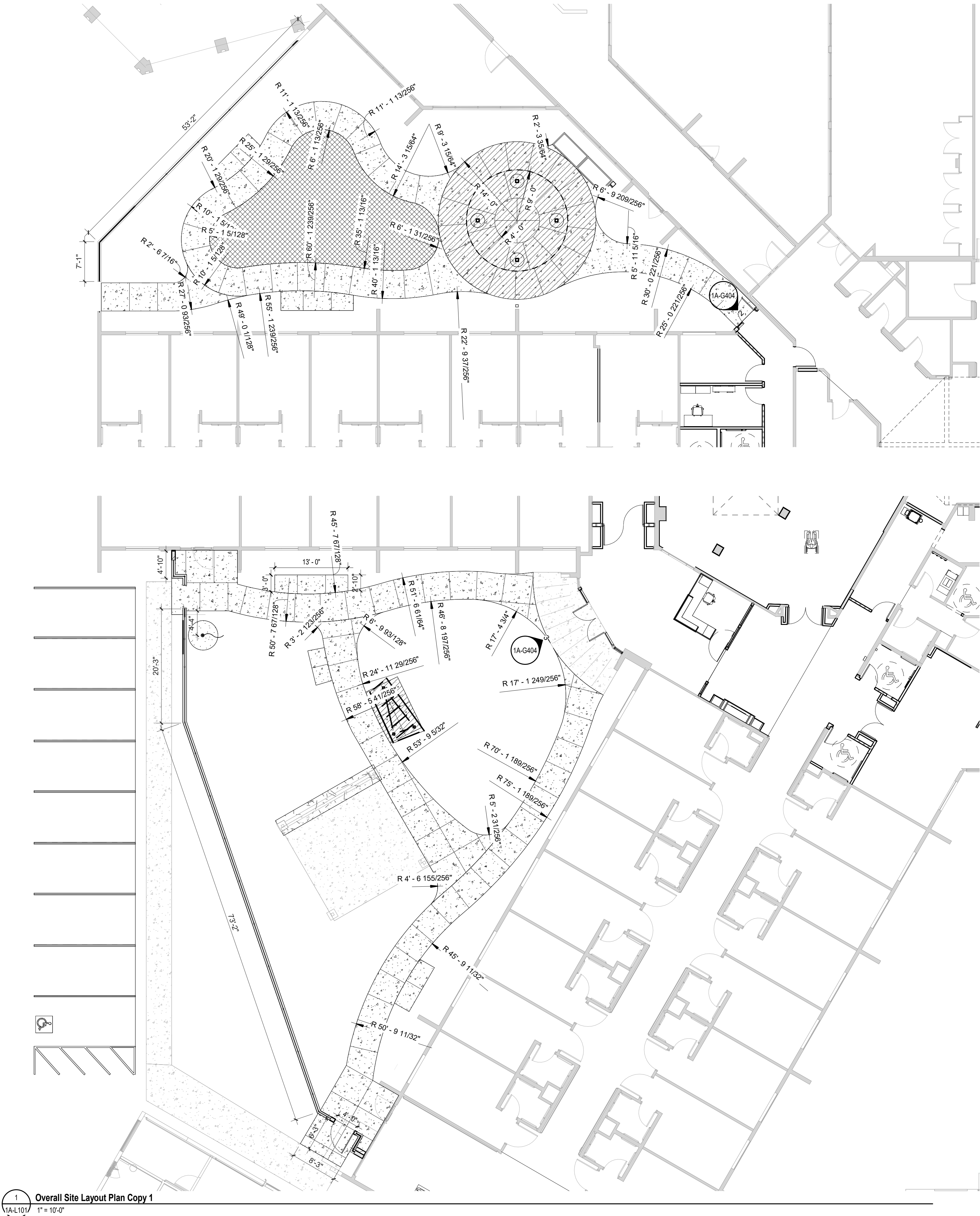
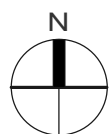
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## Landscape General Notes

- LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
- LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST. AT ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
- UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEEDS/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
- CONIFEROUS PLANTING IS GENERALLY ACCEPTABLE FROM AUGUST 15 TO OCTOBER 1. FALL DECIDUOUS PLANTING IS GENERALLY ACCEPTABLE FROM THE FIRST FROST UNTIL NOVEMBER 15. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER. SHRUB BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
- PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. DETAILS TAKE PRECEDENCE OVER NOTES. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID AND/OR QUOTATION.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.

## Materials - Floors (Plans)

	HARDWOOD MULCH
	ROCK MULCH (MATCH EXISTING TYPE) 1 1/2"
	GRASS
	ARTIFICIAL TURF, SEE SPECS
	CONCRETE, TYPE 1
	CONCRETE, TYPE 2
	ROCK MULCH (MATCH EXISTING TYPE) 4"

1 Overall Site Layout Plan Copy 1  
1A-L101 1" = 10'-0"



Registration

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Revisions

No.	Date	Description
04/18/2022	1A - DEVELOPMENT REVIEW SET	

Project Information

Phase:	Part 1A	Date:	04/18/2022
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Pueblo Norte Senior Living  
Community

Drawing Package

Memory Care Conversion - Part 1A -  
Site Development Review

Sheet Title

Layout Plan - New Entry  
Courtyard

Sheet Number

1A-L110

Current Revision

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Materials - Floors (Plans)

	HARDWOOD MULCH
	ROCK MULCH (MATCH EXISTING TYPE) 1 1/2"
	GRASS
	ARTIFICIAL TURF, SEE SPECS
	CONCRETE, TYPE 1
	CONCRETE, TYPE 2
	ROCK MULCH (MATCH EXISTING TYPE) 4"

Keynote Legend

Mark	Remark
1	POLYWOOD VINEYARD 60" MAHOGANY BENCH
2	KORNEGAY DUNE DS-38 SANDSTONE CONTAINER POT
3	POLYWOOD VINEYARD 5-PIECE NAUTICAL TRESTLE DINING SET
4	CUSTOM WHEELCHAIR-ACCESSIBLE RAISED PLANTERS, RESIDENT TENDED
5	STANDARD HOSE BIB
6	STANDARD GARDEN HOSE
7	STANDARD VERTICAL & HORIZONTAL MAILBOXES, FOR THERAPY USE ONLY
8	EXISTING WATER FEATURE TO BE REFURBISHED AS PLANTER
9	ALUMAWOOD LATTICE PERGOLA REPLACEMENT TOP, SEE 1A-G403
10	ALUMAWOOD LATTICE PERGOLA TOP & COLUMNS
11	DECORATIVE METAL SHADE STRUCTURE & COLUMNS, SEE 1A-G402
12	STUCCO WALL WITH DECORATIVE METAL TOP, SEE 1A-G401
13	FLAGPOLE, SEE 3/1A-G402

Boulder Schedule

Mark	Remark
1	GRANITE BOULDER, 24" HT x 40" W x 60" D
2	GRANITE BOULDER, 18" HT x 36" W x 48" D
3	GRANITE BOULDER, 12" HT x 30" W x 42" D



1 Layout Plan - New Entry Courtyard  
1A-L110 3/16" = 1'-0"





## Materials - Floors (Plans)

	HARDWOOD MULCH
	ROCK MULCH (MATCH EXISTING TYPE) 1 1/2"
	GRASS
	ARTIFICIAL TURF, SEE SPECS
	CONCRETE, TYPE 1
	CONCRETE, TYPE 2
	ROCK MULCH (MATCH EXISTING TYPE) 4"

## Keynote Legend

Mark	Remark
1	POLYWOOD VINEYARD 60" MAHOGANY BENCH
2	KORNEGAY DUNE DS-38 SANDSTONE CONTAINER POT
3	POLYWOOD VINEYARD 5-PIECE NAUTICAL TRESTLE DINING SET
4	CUSTOM WHEELCHAIR-ACCESSIBLE RAISED PLANTERS, RESIDENT TENDED
5	STANDARD HOSE BIB
6	STANDARD GARDEN HOSE
7	STANDARD VERTICAL & HORIZONTAL MAILBOXES, FOR THERAPY USE ONLY
8	EXISTING WATER FEATURE TO BE REFURBISHED AS PLANTER
9	ALUMAWOOD LATTICE PERGOLA REPLACEMENT TOP, SEE 1A-G403
10	ALUMAWOOD LATTICE PERGOLA TOP & COLUMNS
11	DECORATIVE METAL SHADE STRUCTURE & COLUMNS, SEE 1A-G402
12	STUCCO WALL WITH DECORATIVE METAL TOP, SEE 1A-G401
13	FLAGPOLE, SEE 3/1A-G402

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## Boulder Schedule

Mark	Remark
1	GRANITE BOULDER, 24" HT x 40" W x 60" D
2	GRANITE BOULDER, 18" HT x 36" W x 48" D
3	GRANITE BOULDER, 12" HT x 30" W x 42" D

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Project No.:	19-0654	PIC / AIC:	JS

Pueblo Norte Senior Living  
Community

## Drawing Package

Memory Care Conversion - Part 1A -  
Site Development Review

## Sheet Title

Layout Plan - Memory Care  
Courtyard

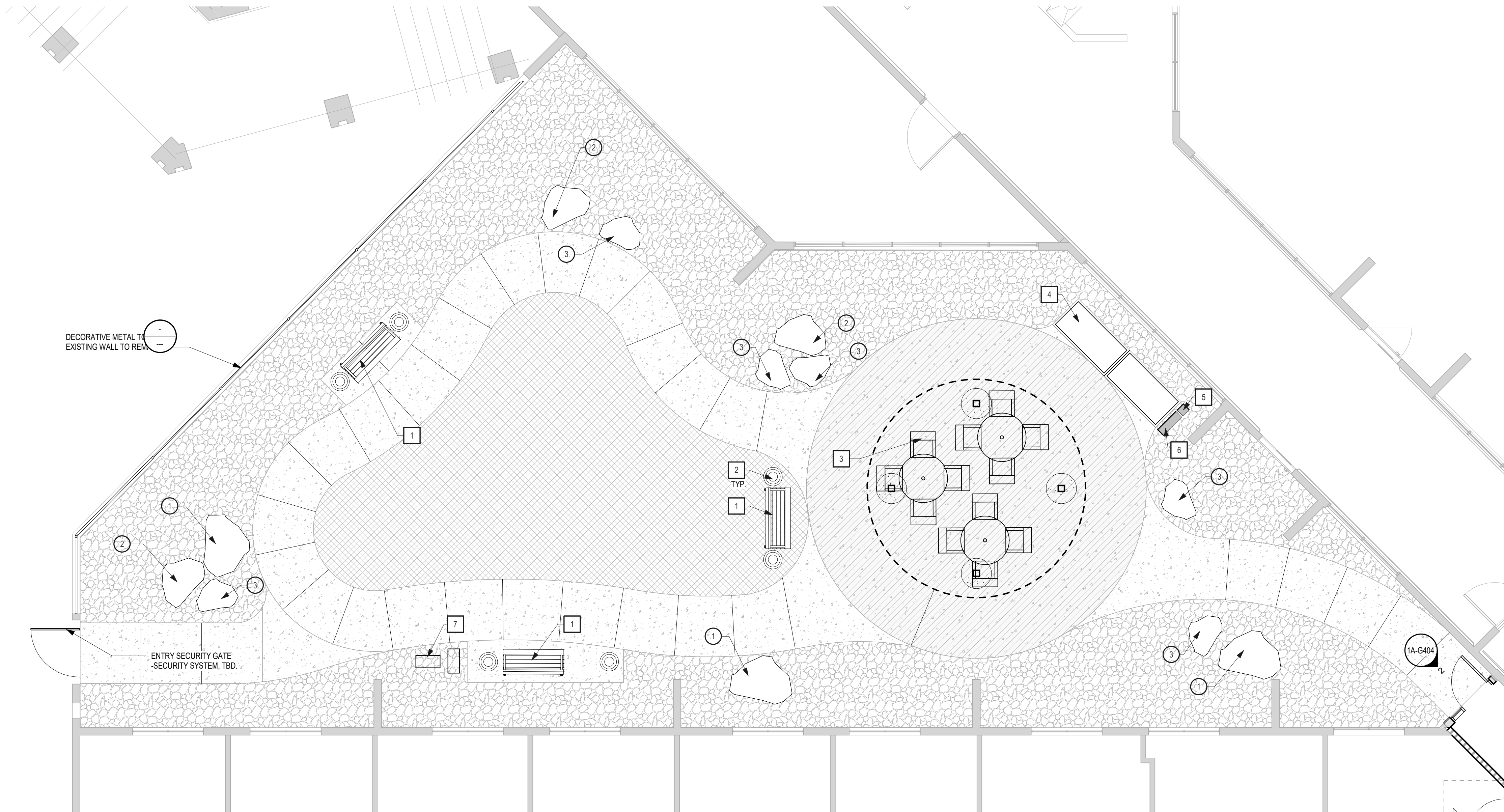
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1A-L120  
Layout Plan - Memory Care Courtyard  
3/16" = 1'-0"



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Drawing Package

Memory Care Conversion - Part 1A -  
Site Development Review

Sheet Title

Overall Planting Plan

Sheet Number

Current Revision

1A-L300

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Planting Notes

- PLANT SCHEDULE TAKES PRECEDENCE OVER PLAN IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.
- CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID AND/OR QUOTATION.
- CONTRACTOR RESPONSIBLE FOR LAYOUT AND STAKING OF PLANT MATERIAL. MATERIAL SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN(S). ALL STAKING AND BASE GRADING TO BE VERIFIED AND APPROVED BY THE LANDSCAPE ARCHITECT IN FIELD PRIOR TO ANY FINAL SURFACE MATERIAL INSTALLATIONS.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAVE BEEN COMPLETED IN THE IMMEDIATE AREA.
- PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- KEEP FINAL ELEVATIONS OF SOIL AND MULCH FROM BLOCKING INTENDED STORM WATER FLOW. SEE CIVIL AND/OR LANDSCAPE DRAWINGS FOR GRADING PLAN.
- SALVAGE TOPSOIL FOR REUSE FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE IN LOCATION APPROVED BY OWNER. PROJECT MANAGER TO REVIEW, DIRECT AND APPROVE ALL REQUIRED SOIL CORRECTIONS PRIOR TO BASE MATERIAL PLACEMENT.
- CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE OF THE PROJECT SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EDGE AREAS WHERE TURF/SOD MEET PLANTING BEDS AS SHOWN IN PLANS AND AS DESCRIBED IN THE SPECIFICATIONS.
- SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE SUCH AS WATERING AND WEEDING OF NEWLY INSTALLED MATERIALS, AND REPLACEMENTS, FOR ENTIRE WARRANTY PERIOD. SEE SPECIFICATIONS. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

Materials - Floors (Plans)

	HARDWOOD MULCH
	ROCK MULCH (MATCH EXISTING TYPE) 1 1/2"
	GRASS
	ARTIFICIAL TURF, SEE SPECS
	CONCRETE, TYPE 1
	CONCRETE, TYPE 2
	ROCK MULCH (MATCH EXISTING TYPE) 4"

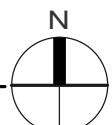
Planting Schedule					
Generic Type	Type Mark	Botanical Name	Common Name	Count	Installed Size

	EX	EXISTING SHRUB	20		
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Deciduous Shrub					
Deciduous Shrub	ASC	Asclepias subulata	Desert Milkweed	11	#5 CONT
Deciduous Shrub	BEL	Berlandiera lyrata	Chocolate Flower	92	#3 CONT
Deciduous Shrub	LEF	Leucophyllum frutescens	Texas Sage	4	#5 CONT
Deciduous Shrub	PEB	Pedilanthus bracteatus	Tall Slipper Plant	20	#5 CONT
Deciduous Shrub	TES	Tecoma stans v. angustata	Arizona Yellow Bells	4	#3 CONT

Evergreen Shrub					
Evergreen Shrub	ABP	Abutilon palmeri	Indian Mallow	11	#8 CONT
Evergreen Shrub	DOV	Dodonaea viscosa	Hopbush	4	#8 CONT
Evergreen Shrub	JUS	Justicia spicigera	Mexican Honeysuckle	13	#3 CONT
Evergreen Shrub	LAT	Larrea tridentata	Creosote Bush	4	#8 CONT
Evergreen Shrub	ROO	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	14	#8 CONT
Evergreen Shrub	SAG	Salvia greggii	Autumn Sage	6	#3 CONT

Perennial					
Perennial	HEP	Hesperaloe parviflora	Red Yucca	66	#3 CONT
Perennial	SAC	Salvia clevelandii	Chaparral Sage	11	#5 CONT





## Registration

Name:

License No.:

## Revisions

No.	Date	Description
04/18/2022	1A - DEVELOPMENT REVIEW SET	

## Project Information

Phase:	Part 1A	Date:	04/18/2022
Project No.:	19-0654	PIC / AIC:	JS

Pueblo Norte Senior Living  
Community

## Drawing Package

Memory Care Conversion - Part 1A -  
Site Development Review

## Sheet Title

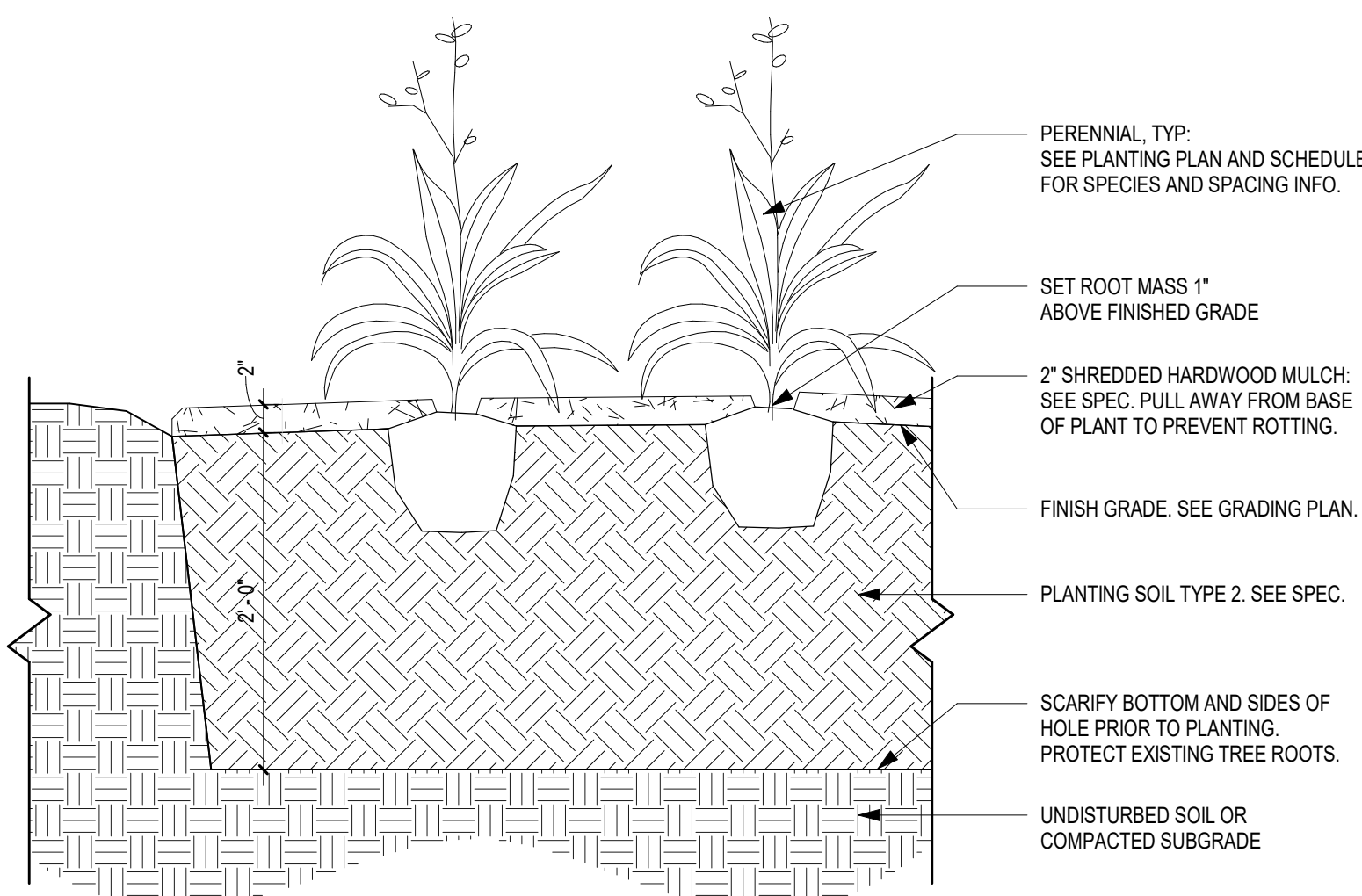
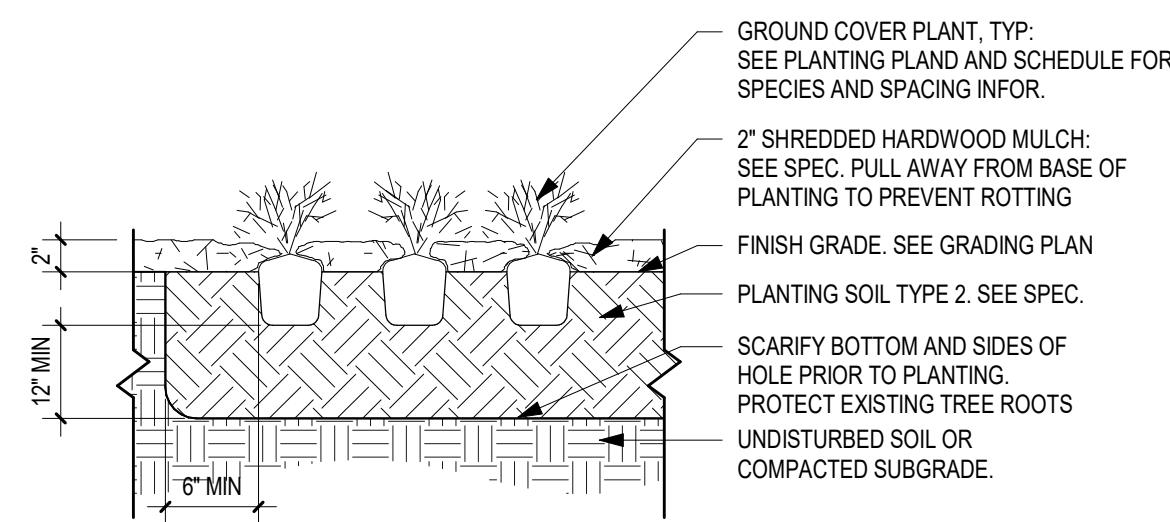
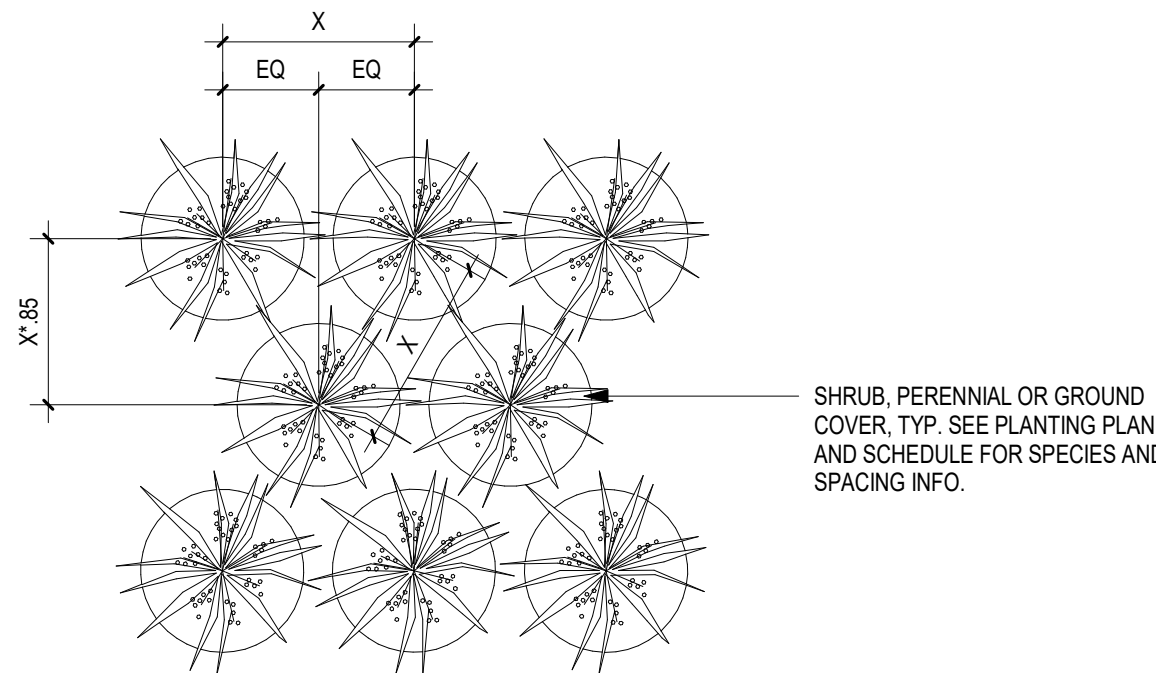
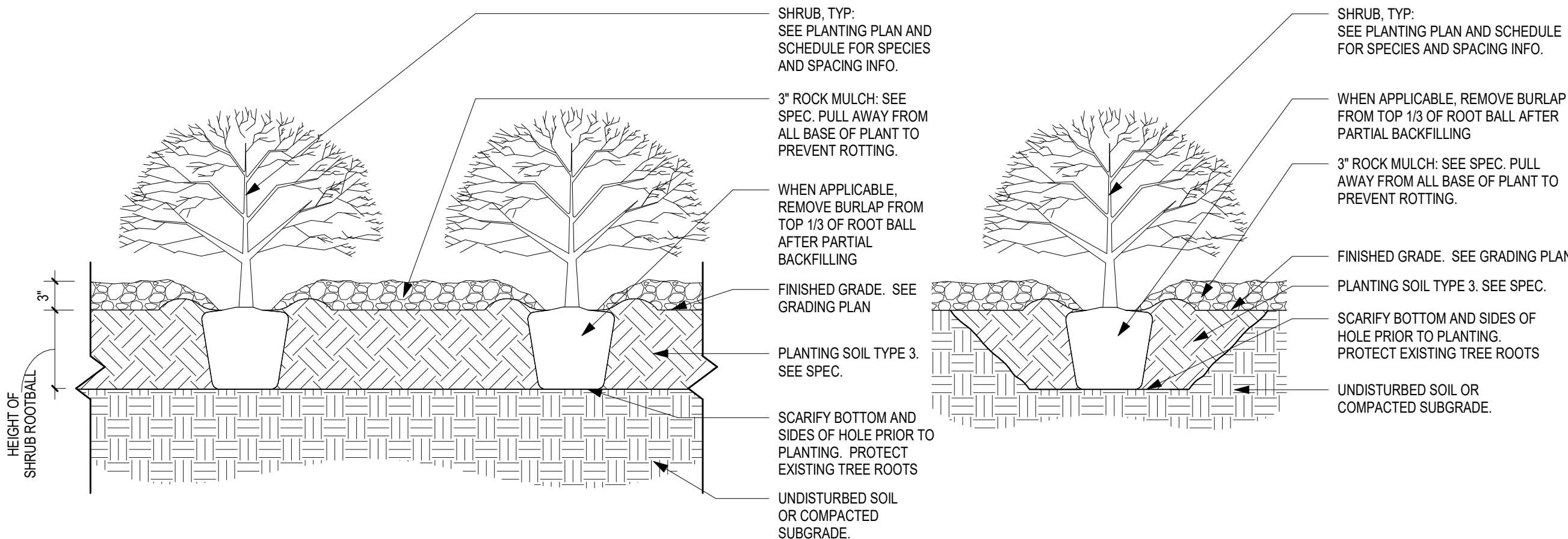
## Details - Planting

## Sheet Number

## Current Revision

1A-L400

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2 Perennial Planting Detail  
1A-L400 1" = 1'-0"1 Ground Cover Planting Detail  
1A-L400 1" = 1'-0"3 Triangular Spacing for Shrubs and Perennials Details  
1A-L400 1" = 1'-0"

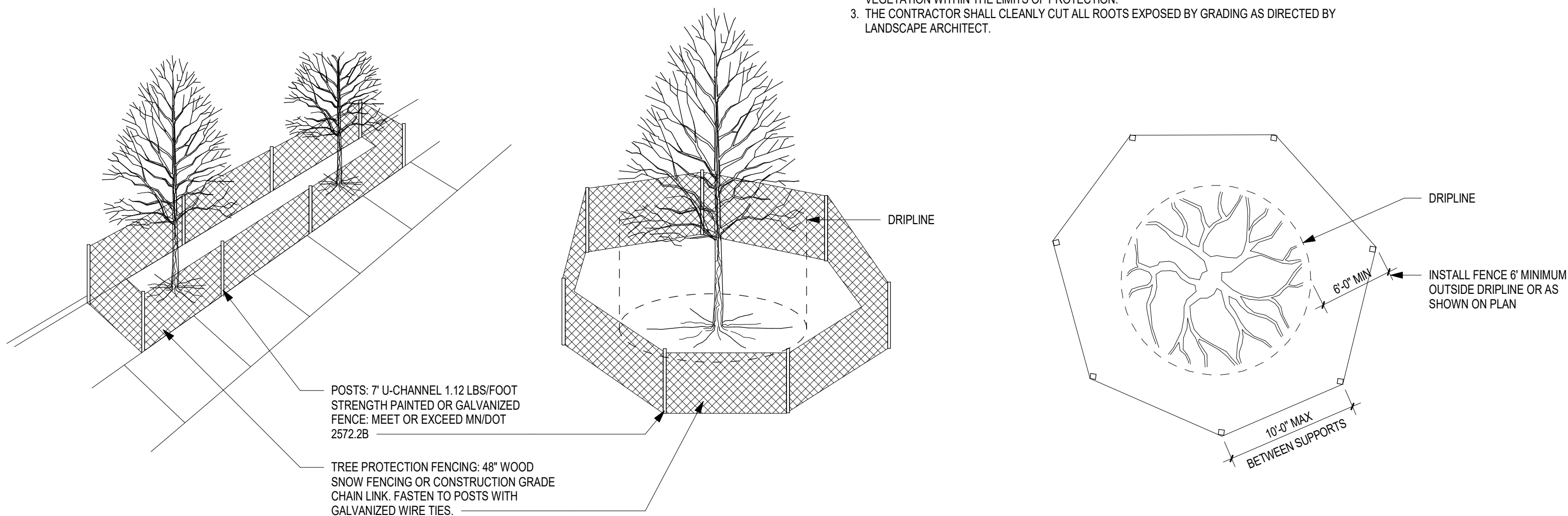
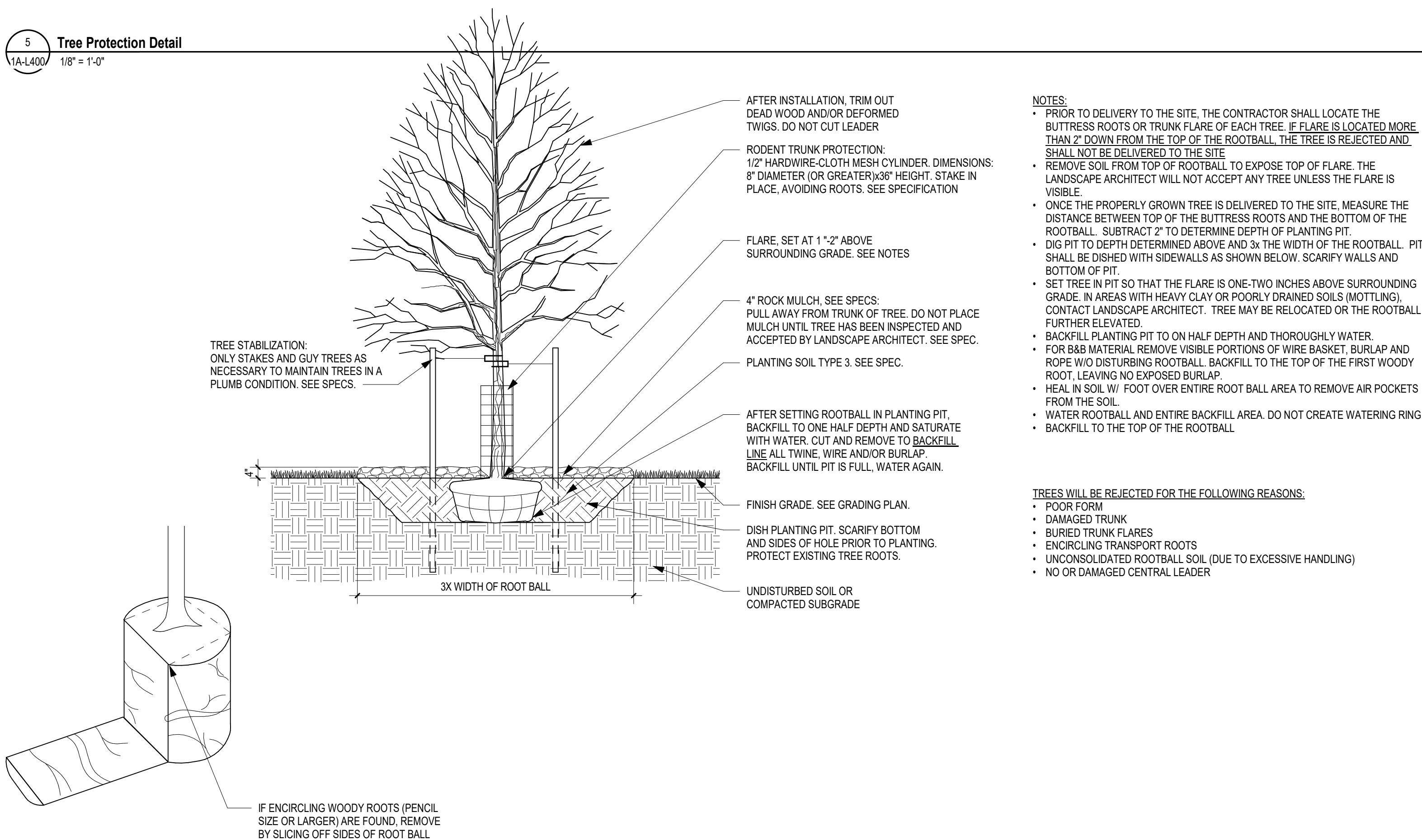
A Shrub Planting in Planting Beds

B Shrub Planting in Individual Planting Pit

4 Shrub Planting Detail  
1A-L400 1" = 1'-0"

## NOTES:

1. ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION. AFTER DEMOLITION OR AS NECESSARY, TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
2. CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTED ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION.
3. THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY LANDSCAPE ARCHITECT.

5 Tree Protection Detail  
1A-L400 1/8" = 1'-0"6 Typical Tree Planting Detail  
1A-L400 3/8" = 1'-0"