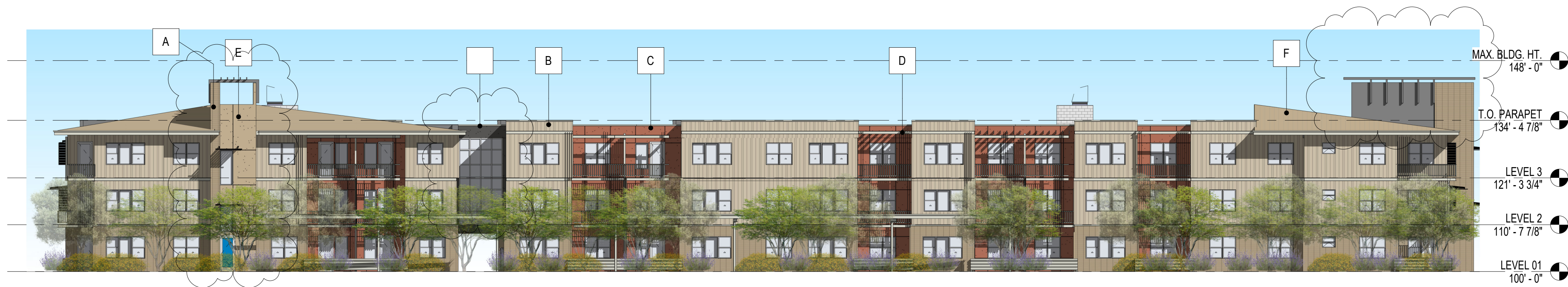


MATERIAL LEGEND

A		B		C		D		E		F		G	
	4"x16" STACKED CMU COLOR SIMILAR TO : BM HC-44 "LENOX TAN"		CEMENTITIOUS PANELS (STRIATED VERT. SHADOW LINES) COLOR: BM HC-80 "BLEEKER BEIGE"		CEMENTITIOUS STUCCO COLOR: BM HC-51 "AUDUBON RUSSET"		METAL RAILINGS & SHADE DEVICES COLOR SIMILAR TO: BERRIDGE "PARCHMENT"		CEMENTITIOUS STUCCO COLOR: BM HC-44 "LENOX TAN"		STANDING SEAM MTL. ROOF COLOR: BERRIDGE "SIERRA TAN"		CEMENTITIOUS STUCCO COLOR: BM 2117-60 "WINTER GREY"



4 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



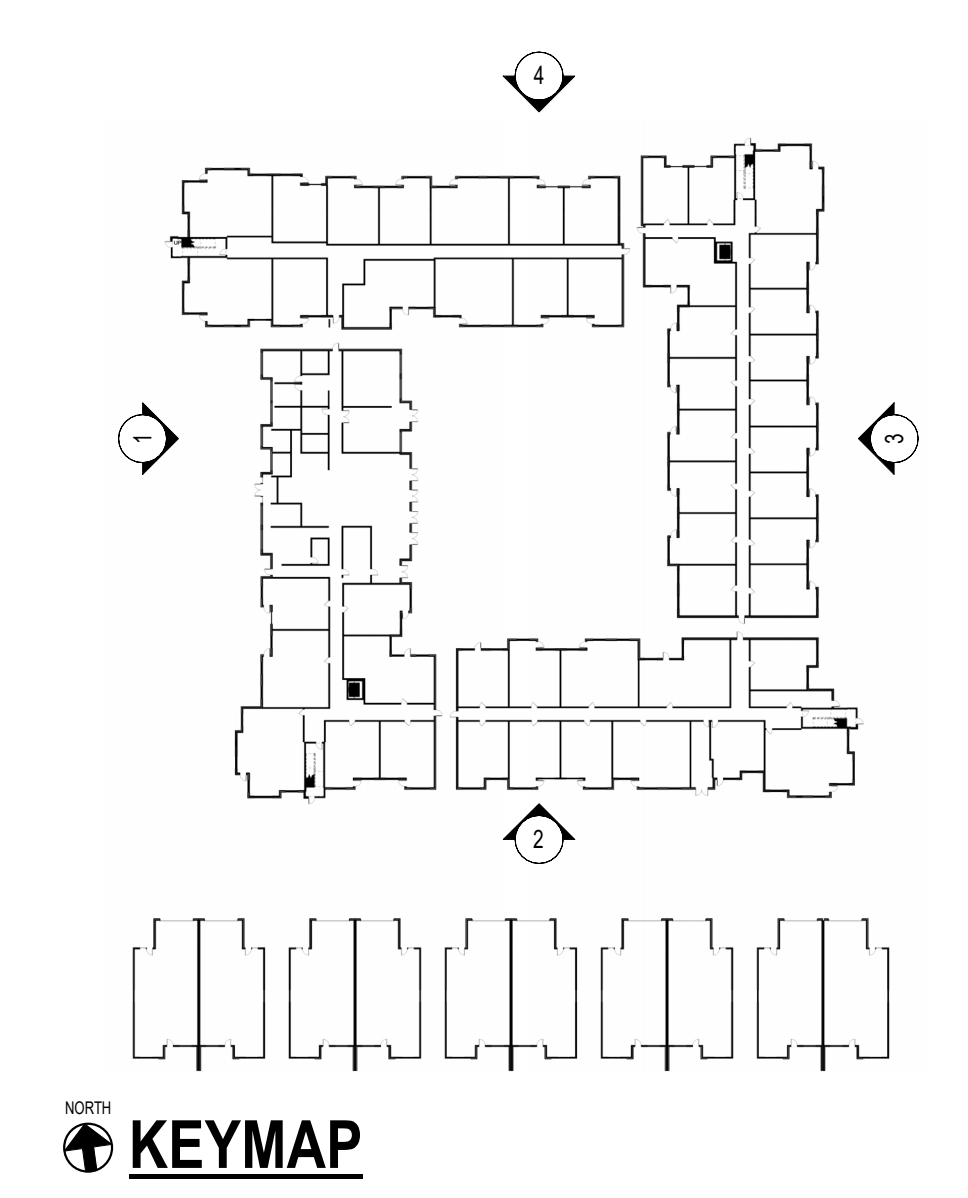
3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



KEYMAP

**HEADWATERS
MINIMAL RESIDENTIAL
HEALTH CARE
FACILITY**

13860 & 13870 N FRANK LLOYD WRIGHT BL
SCOTTSDALE, AZ 85260



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REZONING SUBMITTAL #1
2022.11.14

REZONING SUBMITTAL #2
2023.03.17

REZONING SUBMITTAL #3
2023.07.27

**21-v-1
ELEVATIONS**

**HEADWATERS
MINIMAL RESIDENTIAL
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REZONING SUBMITTAL #1
2022.11.14

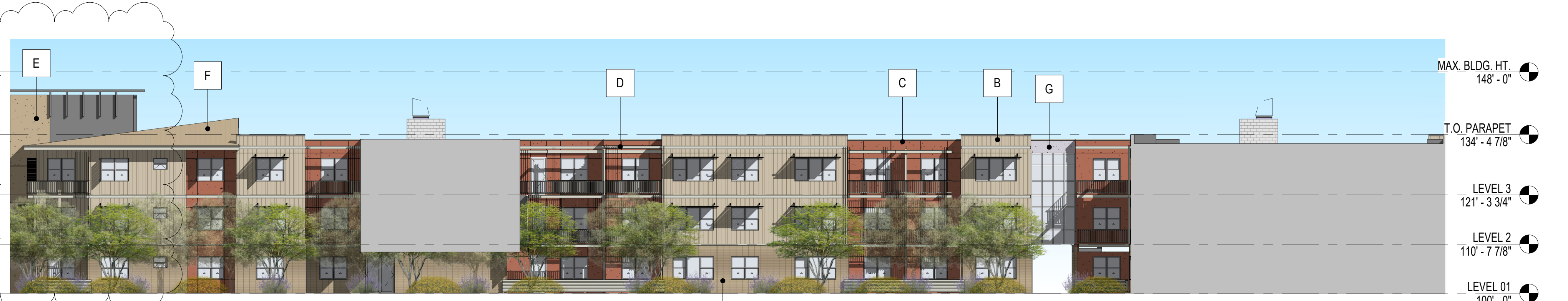
REZONING SUBMITTAL #2
2023.03.17

REZONING SUBMITTAL #3
2023.07.27

**21-v-2
ELEVATIONS**

MATERIAL LEGEND

A		B		C		D		E		F		G	
	4"x16" STACKED CMU COLOR SIMILAR TO: BM HC-44 "LENOX TAN"		CEMENTITIOUS PANELS (STRIATED VERT. SHADOW LINES) COLOR: BM HC-80 "BLEEKER BEIGE"		CEMENTITIOUS STUCCO COLOR: BM HC-51 "AUDUBON RUSSET"		METAL RAILINGS & SHADE DEVICES COLOR SIMILAR TO: BERRIDGE "PARCHMENT"		CEMENTITIOUS STUCCO COLOR: BM HC-44 "LENOX TAN"		STANDING SEAM MTL. ROOF COLOR: BERRIDGE "SIERRA TAN"		CEMENTITIOUS STUCCO COLOR: BM 2117-60 "WINTER GREY"



4 NORTH COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"



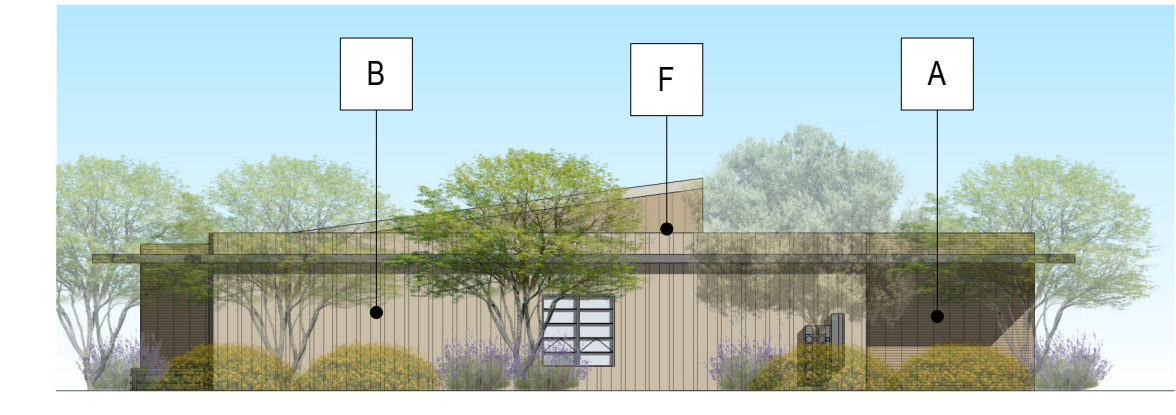
3 EAST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"



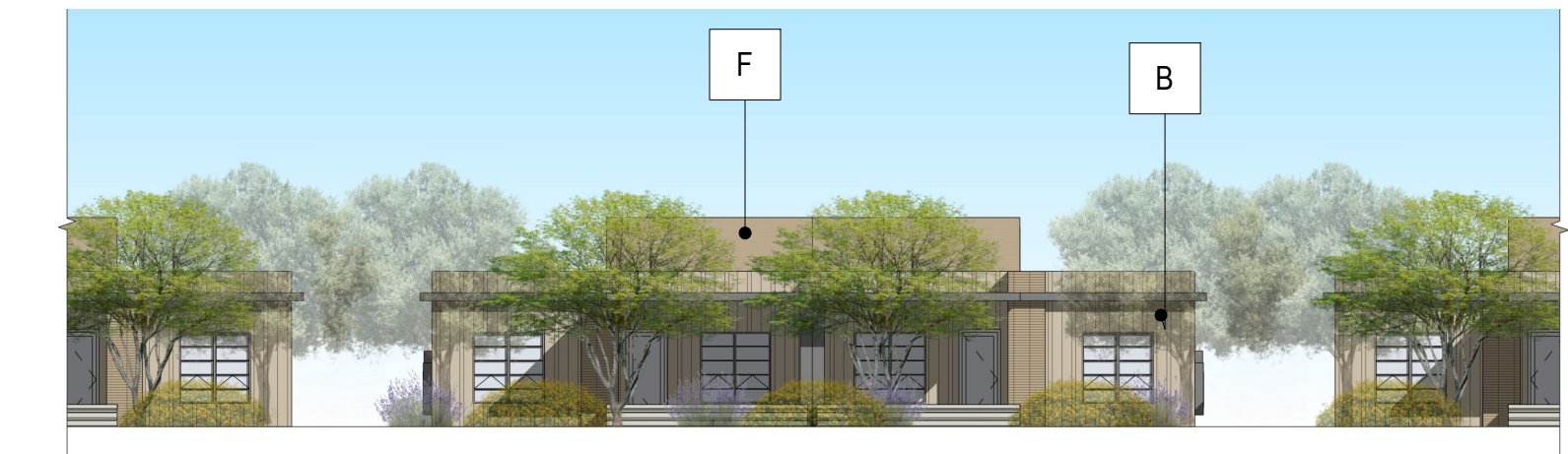
2 SOUTH COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"



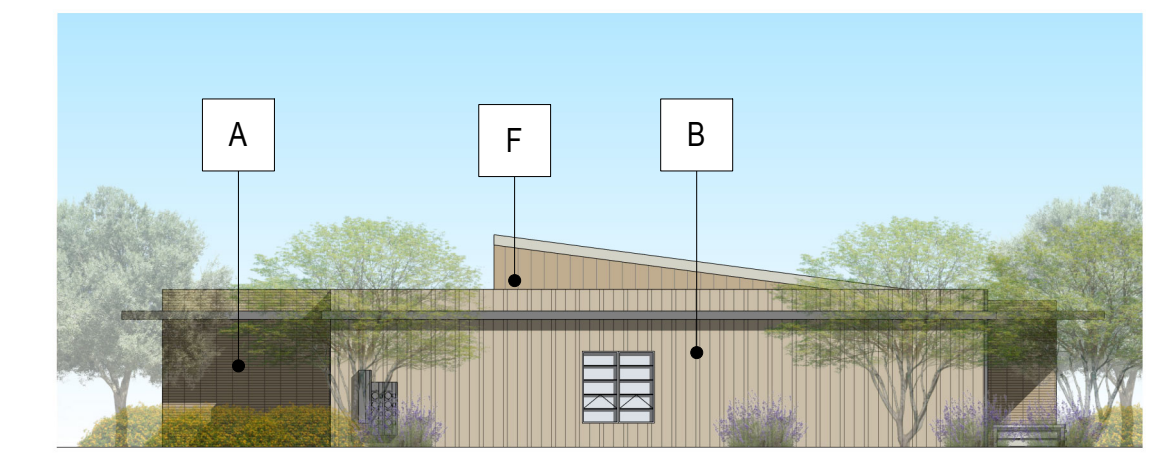
1 WEST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"



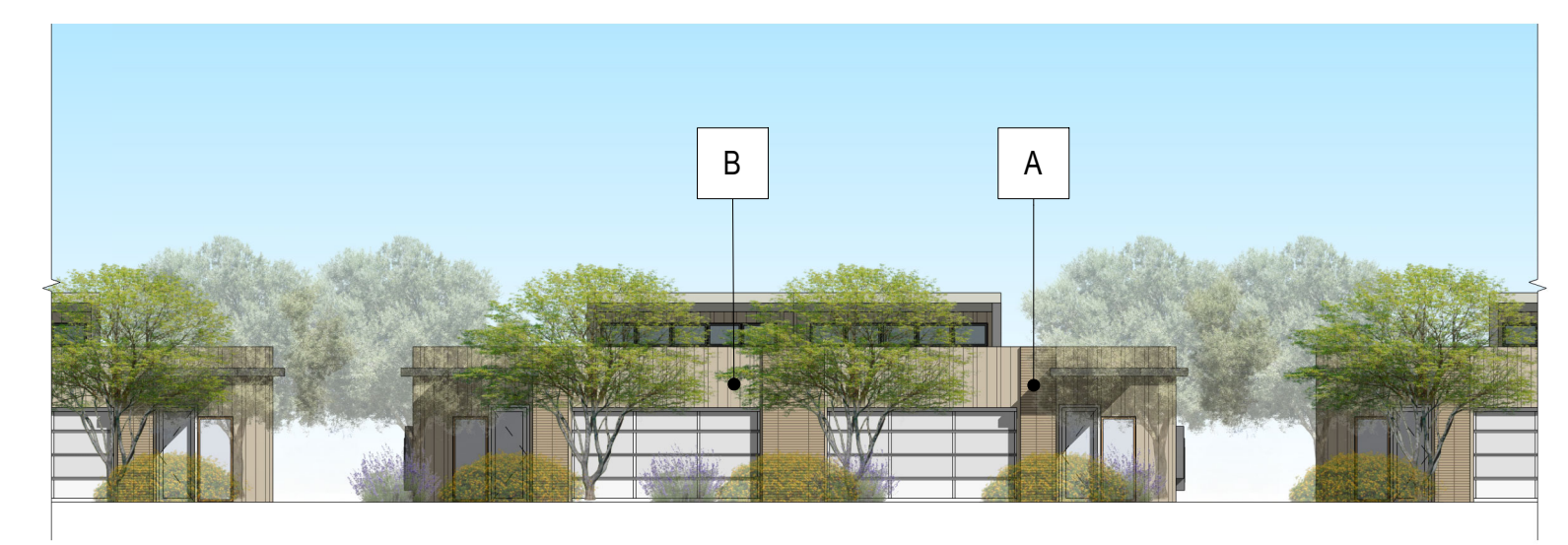
8 EAST COTTAGE ELEVATION
SCALE: 1/16" = 1'-0"



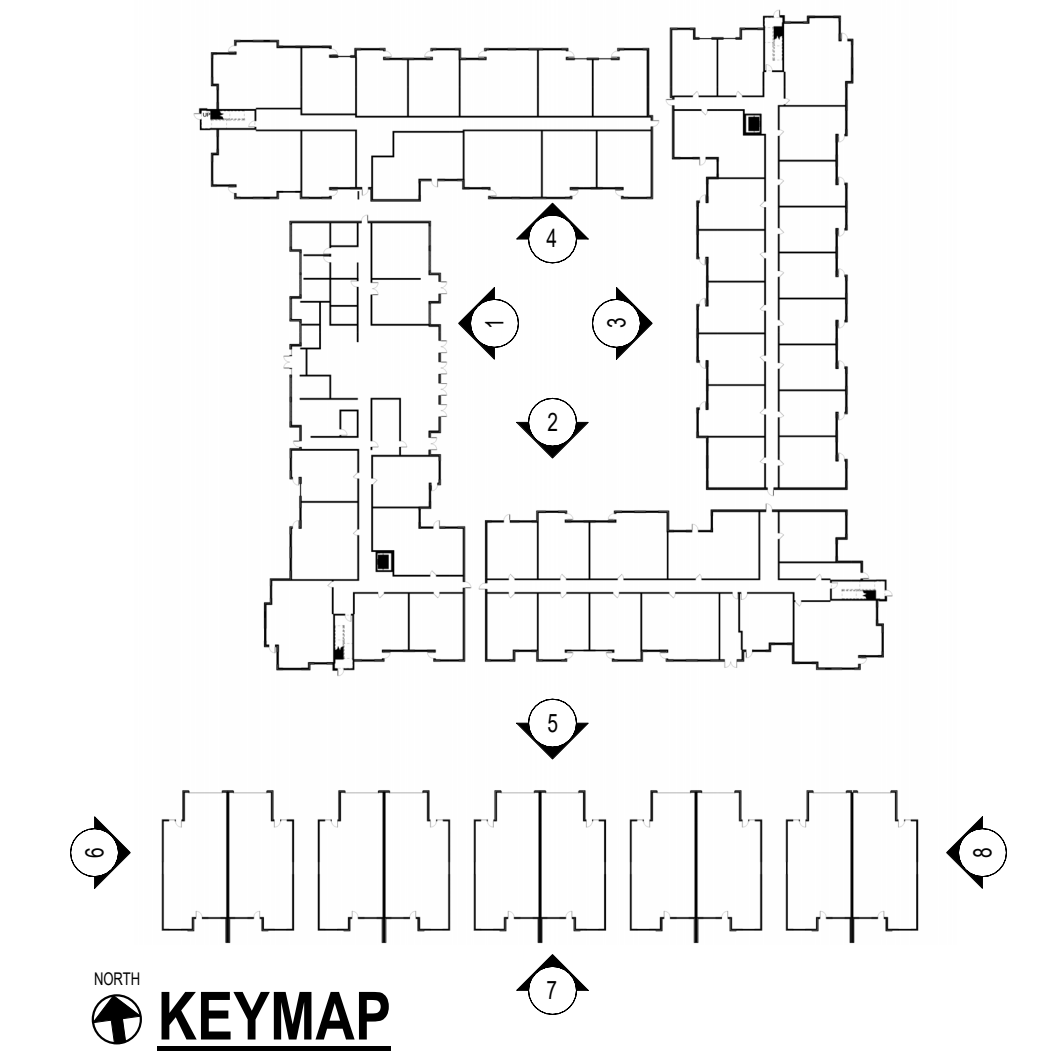
7 SOUTH COTTAGE ELEVATION
SCALE: 1/16" = 1'-0"



6 WEST COTTAGE ELEVATION
SCALE: 1/16" = 1'-0"



5 NORTH COTTAGE ELEVATION
SCALE: 1/16" = 1'-0"



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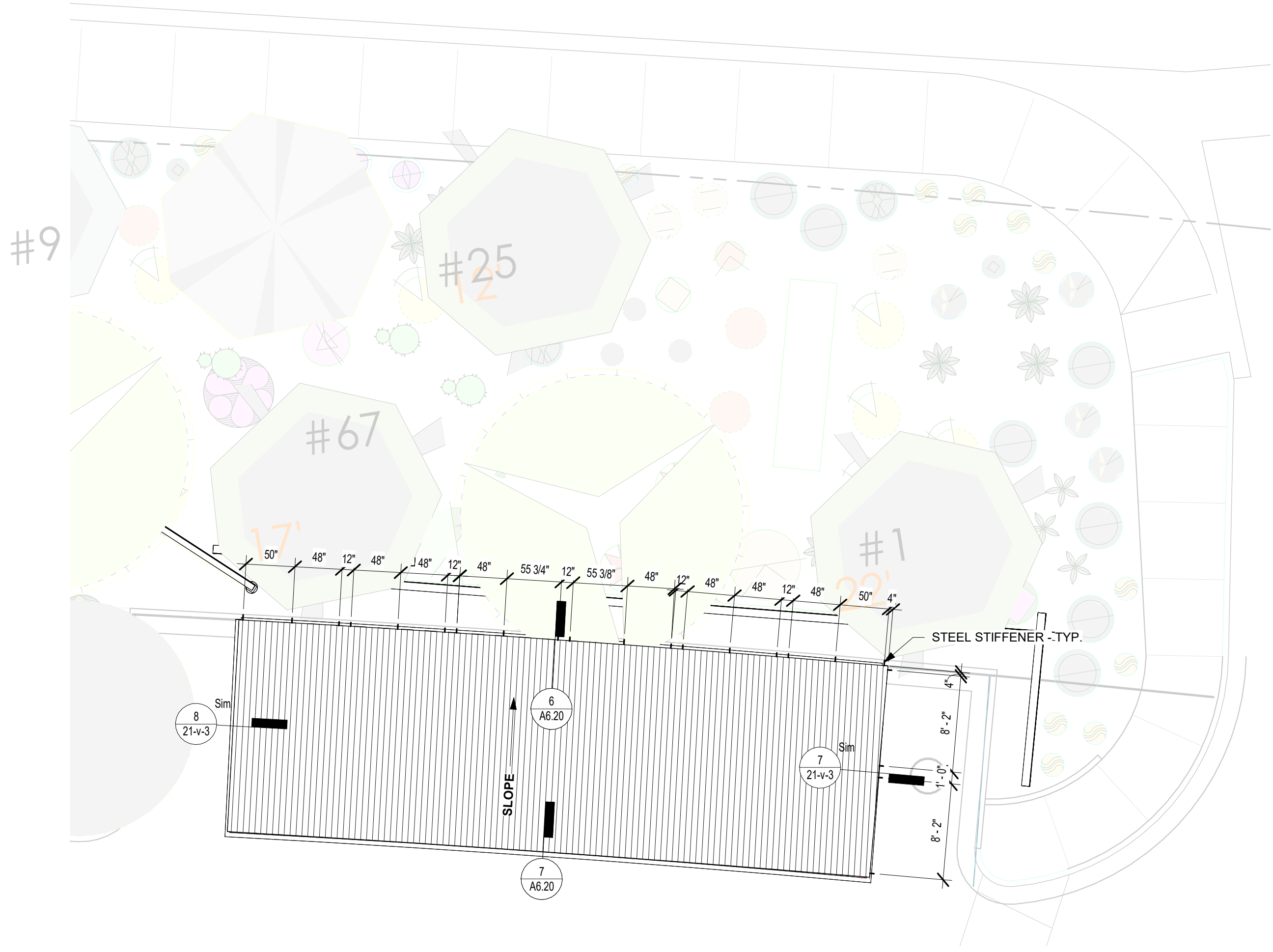
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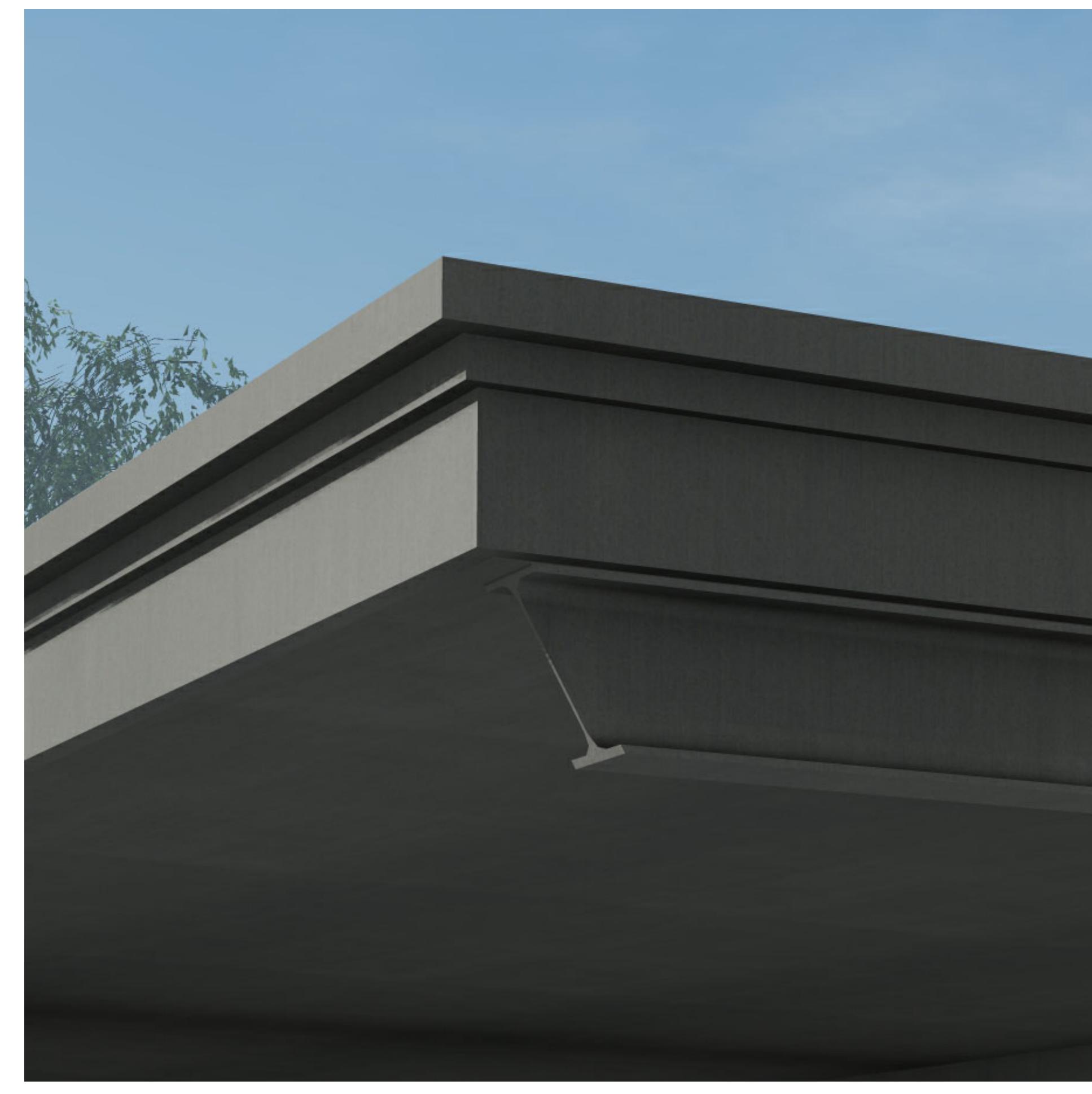
REZONING SUBMITTAL #1
2022.11.14

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2023.03.17

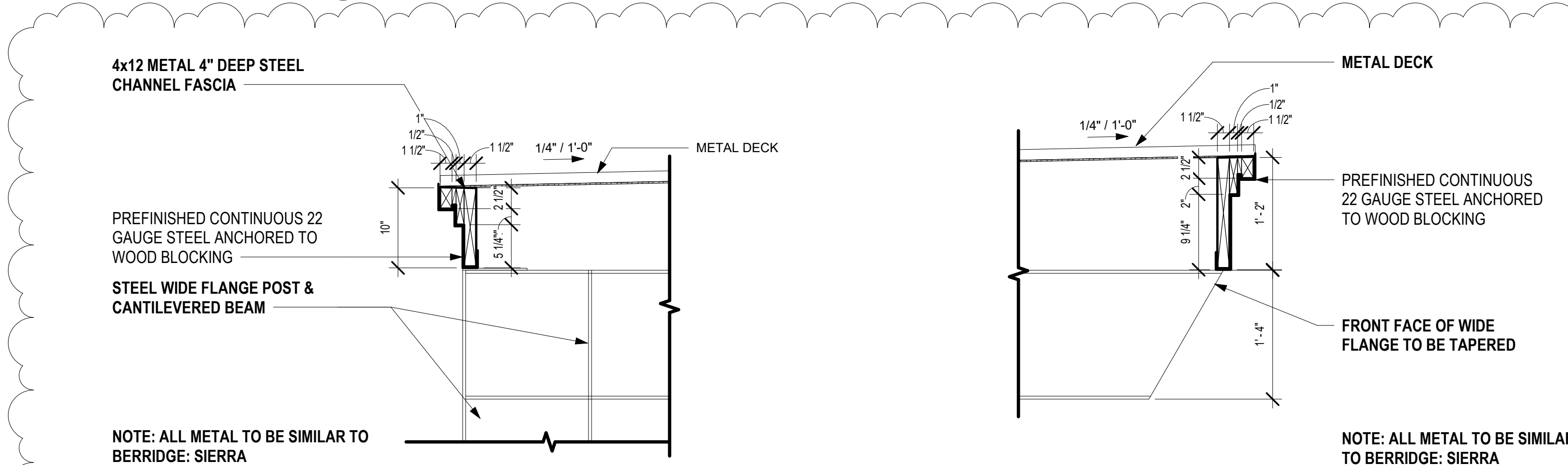
REZONING SUBMITTAL #3
2023.07.27



10 TYPICAL CARPORT - ROOF LEVEL
SCALE: 1/8" = 1'-0"

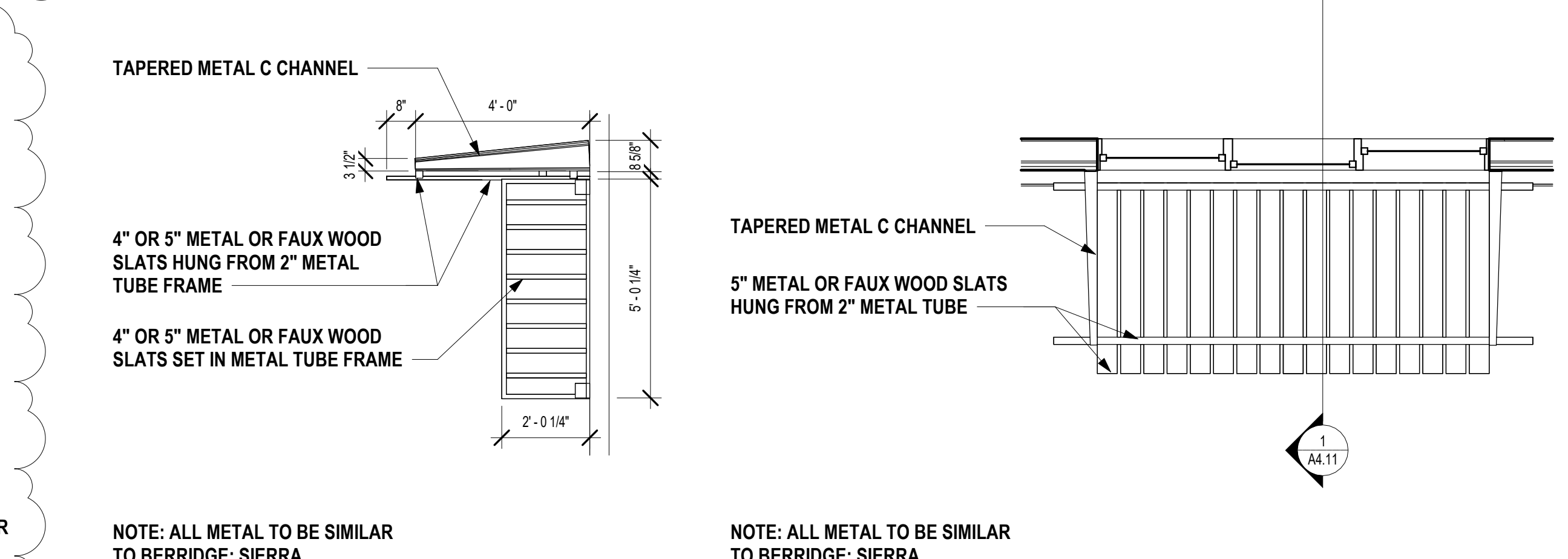


9 CARPORT FASCIA RENDERING
NOT TO SCALE



8 CARPORT FASCIA - REAR
SCALE: 1" = 1'-0"

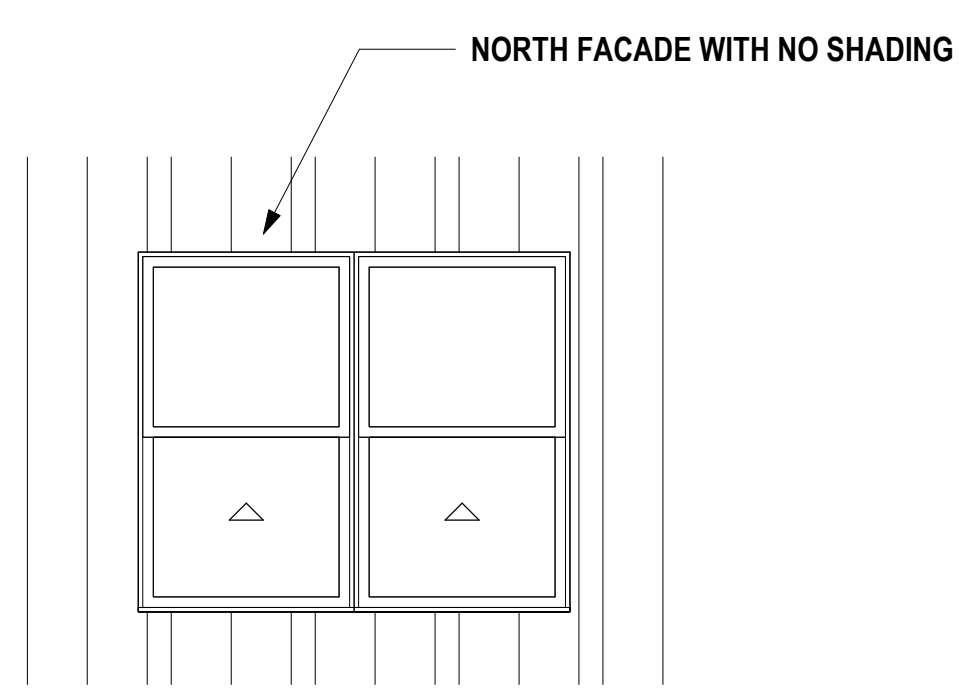
7 CARPORT FASCIA - FRONT
SCALE: 1" = 1'-0"



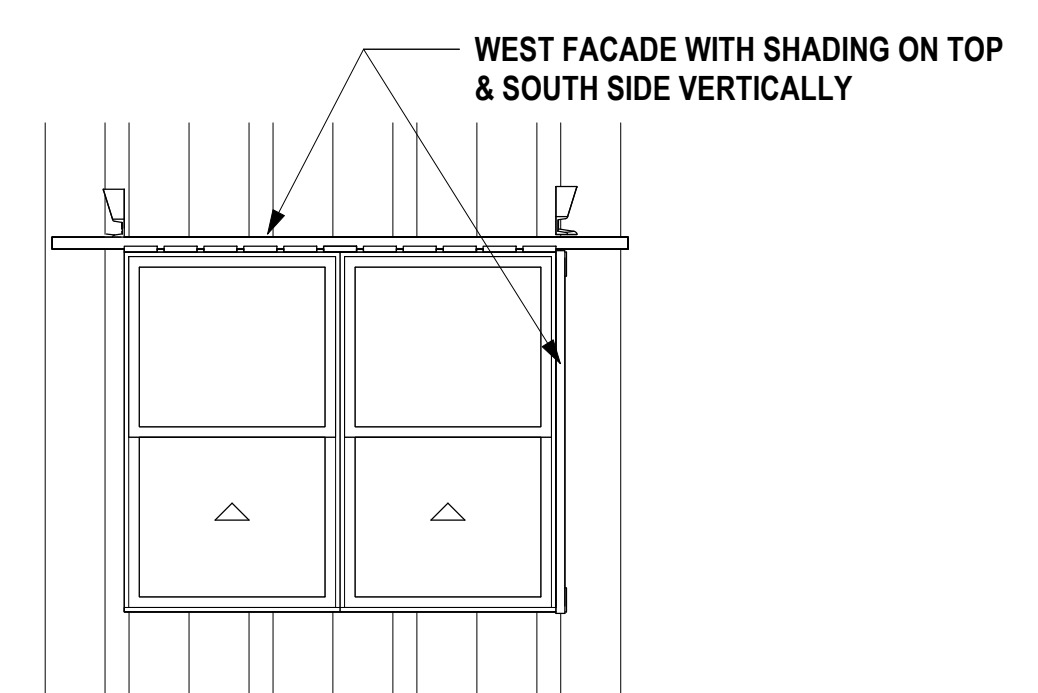
6 TYPICAL VERTICAL SHADING ELEMENT
SCALE: 3/8" = 1'-0"

5 TYPICAL HORIZONTAL SHADE DEVICE
SCALE: 3/8" = 1'-0"

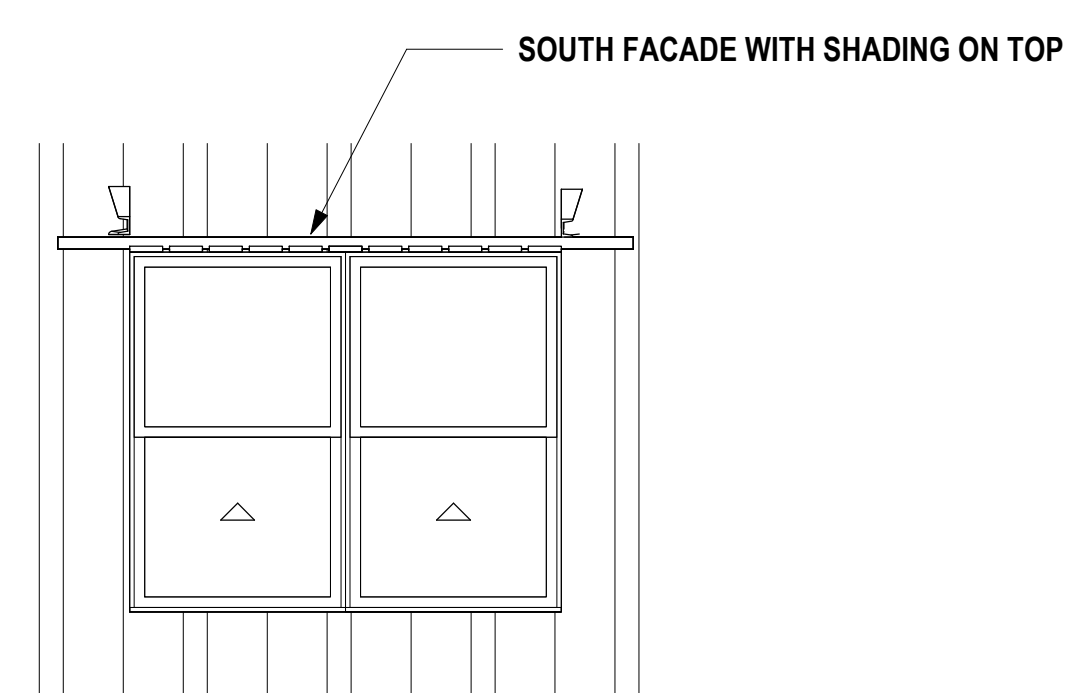
- SHADING DEVICE STRATEGY**
- NO SHADING DEVICES AT ALL WINDOWS ON THE GROUND FLOOR
 - NO SHADING DEVICES ON RECESSED BUILDING PLANES, ONLY ON PROUD ELEMENTS
 - ON PROUD BUILDING FACES @ FLOORS 2 & 3:
 - NO SHADING DEVICES ON NORTH FACING FACADES
 - BOTH VERTICAL (SOUTH SIDE) AND HORIZONTAL SHADING DEVICES ON WEST FACING FACADES
 - ONLY HORIZONTAL SHADING DEVICES ON WEST FACING FACADES
 - ONLY VERTICAL (SOUTH SIDE) SHADING DEVICES ON EAST FACING FACADES



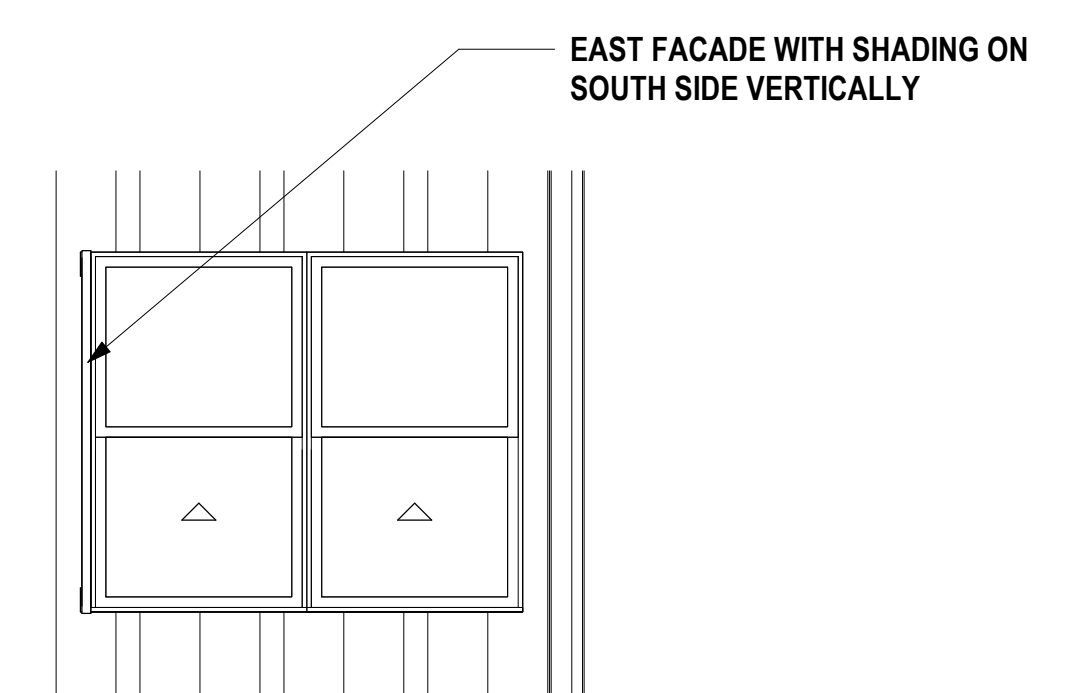
4 NORTH ELEVATION WINDOW SHADE
SCALE: 3/8" = 1'-0"



3 WEST ELEVATION WINDOW SHADE
SCALE: 3/8" = 1'-0"



2 SOUTH ELEVATION WINDOW SHADE
SCALE: 3/8" = 1'-0"



1 EAST ELEVATION WINDOW SHADE
SCALE: 3/8" = 1'-0"

21-v-3

**EXTERIOR DETAILS -
WINDOW SHADING
DEVICE &
CARPORTS**

SIDE SHADE WINDOW ELEVATION

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REZONING SUBMITTAL #1
04/11/23

REZONING SUBMITTAL #2
2023.03.17

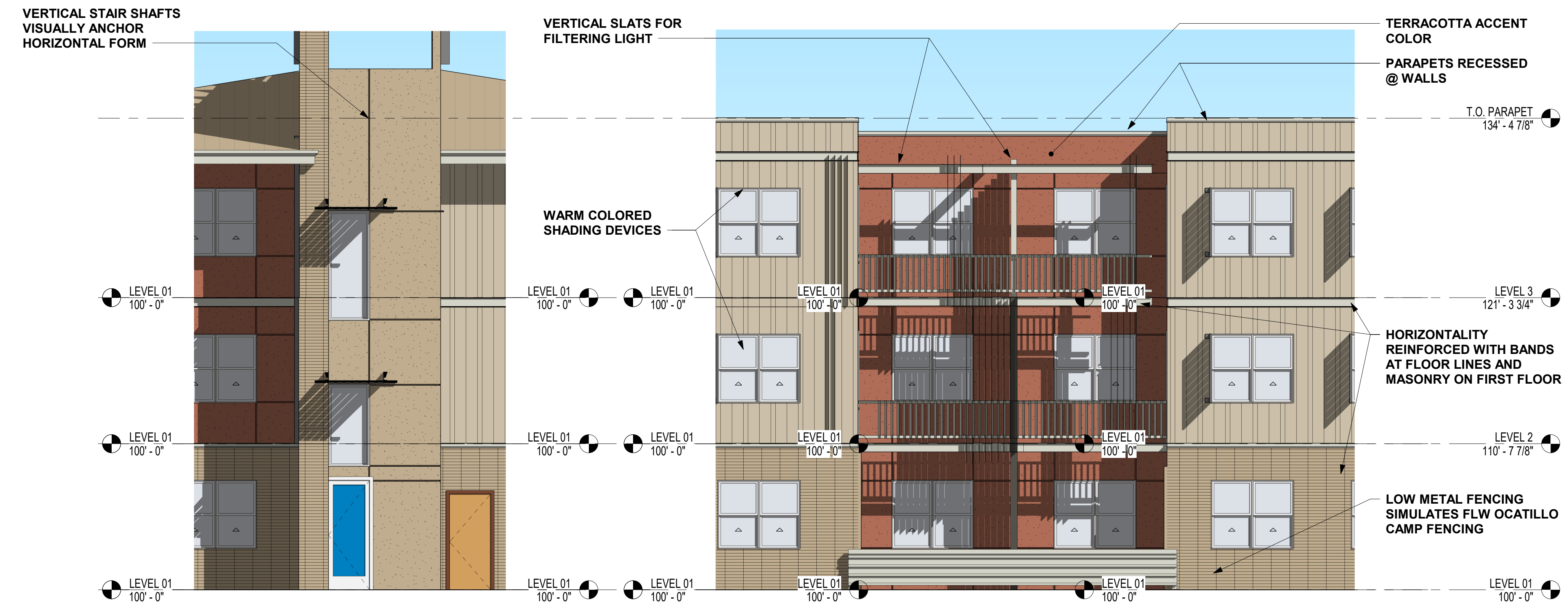
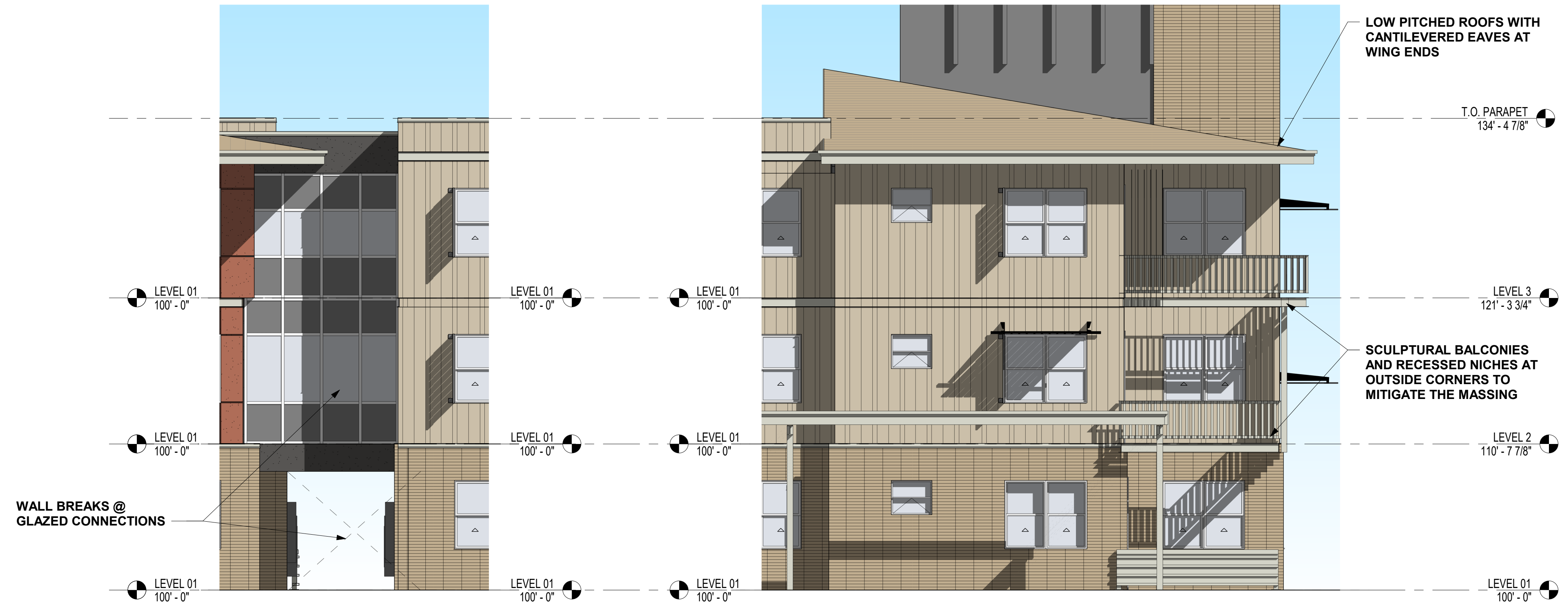
REZONING SUBMITTAL #3
2023.07.27

21-v-4

ENLARGED
ELEVATIONS

MATERIAL LEGEND

<p>A 4"x16" STACKED CMU COLOR SIMILAR TO: BM HC-44 "LENOX TAN"</p> 	<p>B CEMENTITIOUS PANELS (STRIATED VERT. SHADOW LINES) COLOR: BM HC-80 "BLEEKER BEIGE"</p> 	<p>C CEMENTITIOUS STUCCO COLOR: BM HC-51 "AUDUBON RUSSET"</p> 	<p>D METAL RAILINGS & SHADE DEVICES COLOR SIMILAR TO: BERRIDGE "PARCHMENT"</p> 	<p>E CEMENTITIOUS STUCCO COLOR: BM HC-44 "LENOX TAN"</p> 	<p>F STANDING SEAM MTL. ROOF COLOR: BERRIDGE "SIERRA TAN"</p> 	<p>G CEMENTITIOUS STUCCO COLOR: BM 2117-60 "WINTER GREY"</p> 
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ENLARGED PERSPECTIVE OF TYPICAL FACADE
 NOTE: LANDSCAPE PLANTINGS SHOWN AT FULL MATURE HEIGHT

EXTERIOR MATERIALS, WINDOWS, & ARTICULATION

HORIZONTAL TRELLIS MEMBERS AT UPPER BALCONY

STANDING SEAM METAL AT SLOPED ROOFS

COLOR: BERRIDGE "SIERRA TAN"

F

THIN HORIZONTAL MULLIONS AT VINYL WINDOWS, FRAME COLOR TO BE CLAY OR ADOBE

SHADING DEVICE AT WINDOWS, OPTIMIZED FOR SOLAR ORIENTATION, COPPER BROWN OR FAUX WOOD

COLOR SIMILAR TO: BERRIDGE "PARCHMENT"

D

METAL VERTICAL SHADE SCREENS AND RAILINGS AT BALCONIES, VARIATION BETWEEN FLOORS TO CREATE INTEREST

CEMENTITIOUS STUCCO AT RECESSED BALCONIES

COLOR: BM HC-51 "AUDUBON RUSSET"

C

HORIZONTAL BANDS AT FLOOR LINES

VERTICALLY STRIATED CEMENTITIOUS PANELS AT 2ND & 3RD FLOORS, ARTICULATED SHADOW LINES

COLOR: BM HC-80 "BLEEKER BEIGE"

B

4"x16" STACKED CMU AT 1ST FLOOR

COLOR SIMILAR TO: BM HC-44 "LENOX TAN"

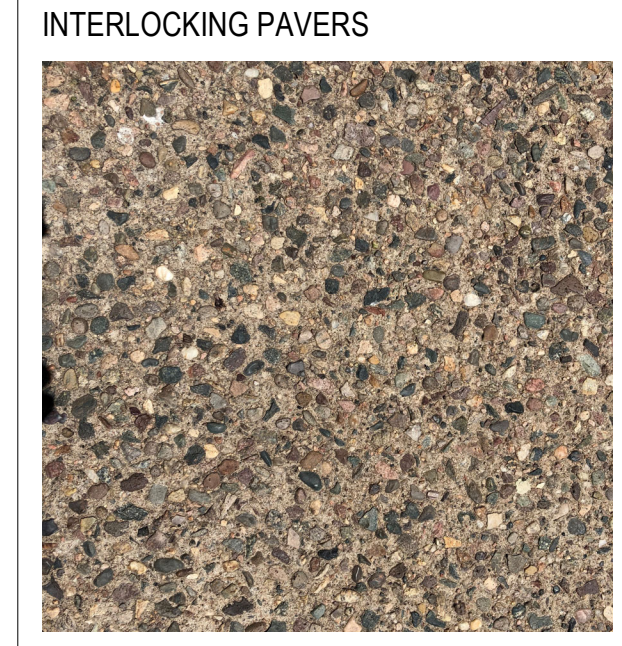
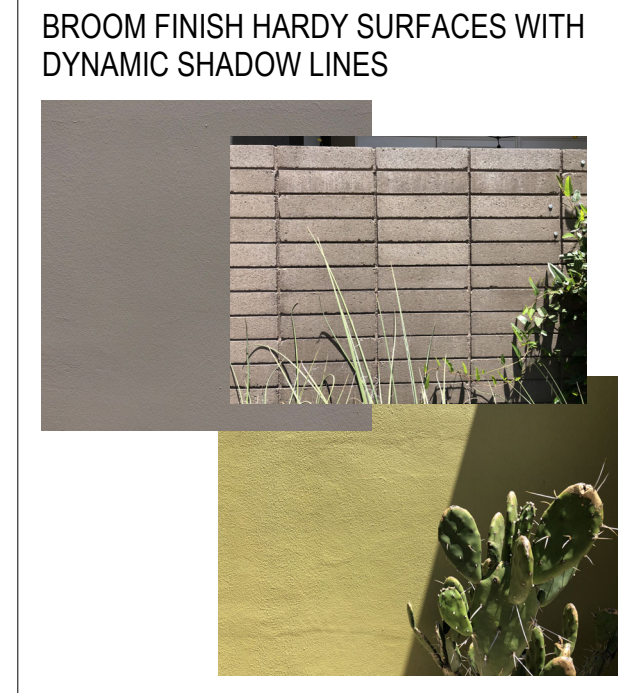
A

HORIZONTAL METAL SEAM SIDING SCREEN WALL SEAMS INTENDED TO ALIGN WITH CMU COURSING

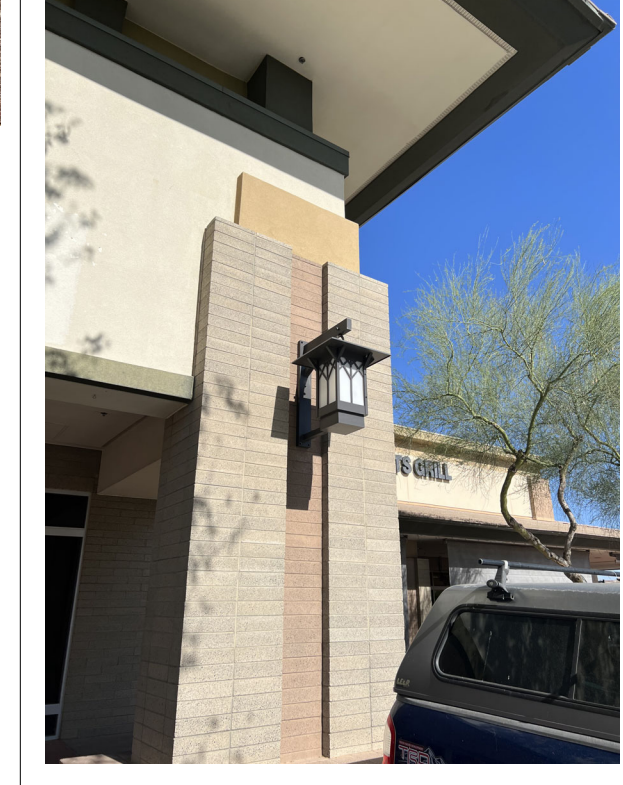
FRANK LLOYD WRIGHT INFLUENCE



MATERIAL THEMES



NEARBY SITE ART, LIGHTING, & WALL INSPIRATION



HEADWATERS MINIMAL RESIDENTIAL HEALTH CARE FACILITY

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REZONING SUBMITTAL #1
 2022.11.14

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REZONING SUBMITTAL #3
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21-x-2
 ENLARGED PERSPECTIVE