

HEADWATERS
MINIMAL RESIDENTIAL
HEALTH CARE
FACILITY

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



SANTULAN
ARCHITECTURE

3457 RINGSBY CT, #209
DENVER, CO 80216
303-825-2595

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SANTULAN ARCHITECTURE

SYDNOR

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4806 N. 78TH PLACE
SCOTTSDALE, AZ 85251
480.206.4593

REZONING SUBMITTAL #1
2022.11.14

REZONING SUBMITTAL #2
2023.03.17

REZONING SUBMITTAL #3
2023.07.27

21-x-1
PERSPECTIVE

BALCONY RAILINGS & VERTICAL SHADING DEVICES AT BALCONIES,
CONSTRUCTED OF PRE-FINISHED METAL PROFILES. COLOR = 'PARCHMENT'

SHADING DEVICES AT WINDOWS, CONSTRUCTED OF PRE-FINISHED METAL PROFILES AND METAL OR FAUX
WOOD SLATS. SHADING DEVICES TO HAVE OVERALL OPACITY OF MINIMUM 75%. COLOR = 'COPPER BROWN'



PERSPECTIVE OF NW CORNER

NOTE: LANDSCAPE PLANTINGS SHOWN
AT FULL MATURE HEIGHT

GENERAL NOTE:
EXTERIOR ARCHITECTURAL METAL WORK - THE AIM IS TO PROVIDE INTEREST &
CHARACTER. CREATE VISUAL DEPTH, ADD HIGHLY CRAFTED DETAILING TO THE
BUILDING, AND TO CAST SUBTLE SHADOWS.

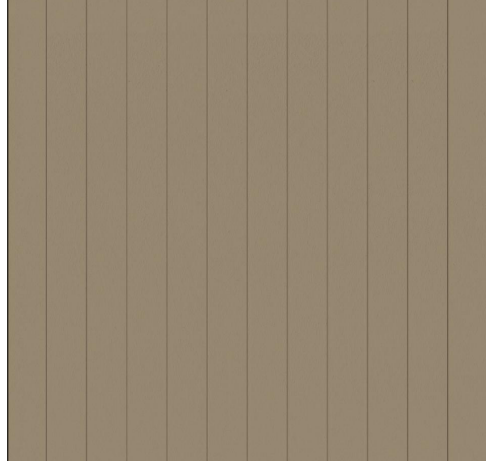


ENLARGED PERSPECTIVE OF TYPICAL FACADE
 NOTE: LANDSCAPE PLANTINGS SHOWN AT FULL MATURE HEIGHT

EXTERIOR MATERIALS, WINDOWS, & ARTICULATION

HORIZONTAL TRELLIS MEMBERS AT UPPER BALCONY

STANDING SEAM METAL AT SLOPED ROOFS

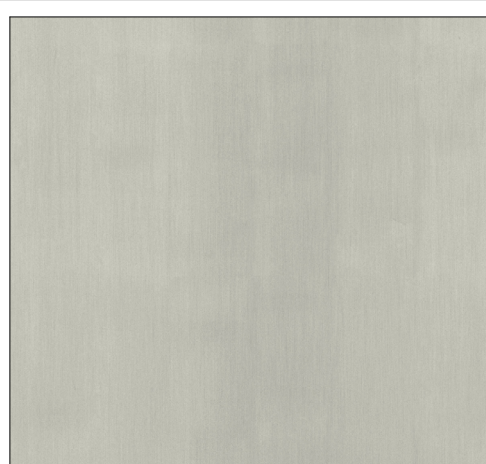


COLOR: BERRIDGE "SIERRA TAN"

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

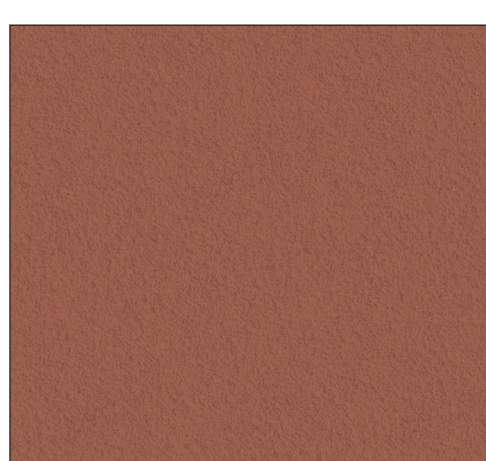


COLOR SIMILAR TO: BERRIDGE "PARCHMENT"

D

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

CEMENTITIOUS STUCCO AT RECESSED BALCONIES

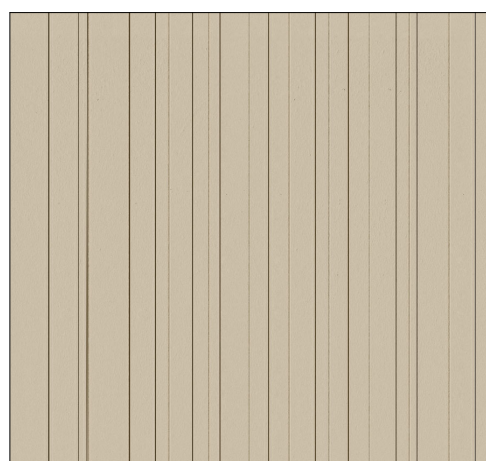


COLOR: BM HC-51 "AUDUBON RUSSET"

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"

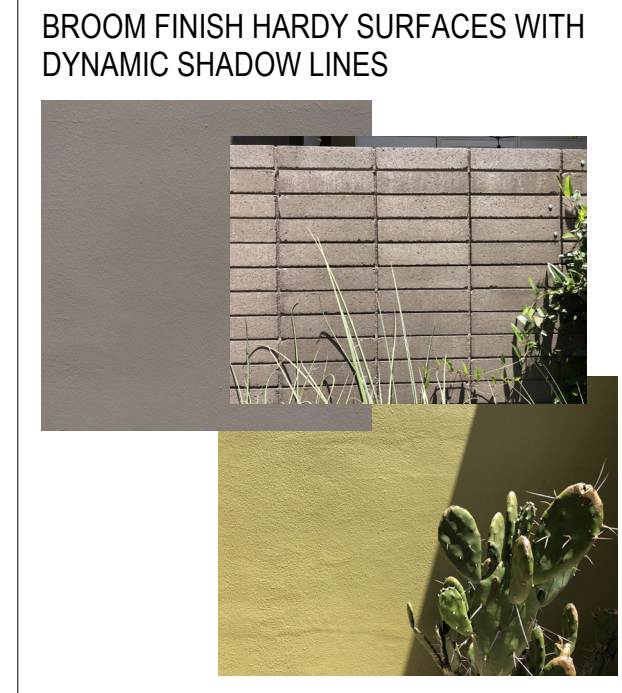
A

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

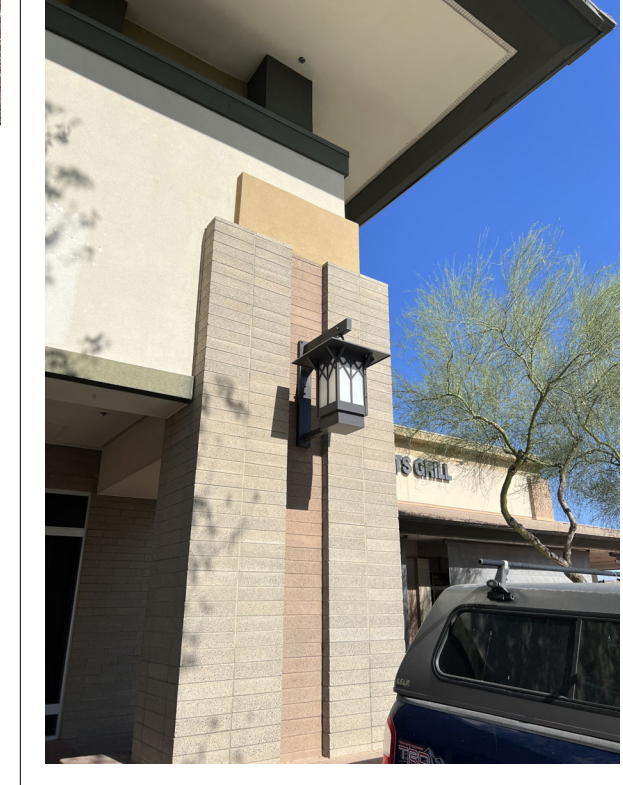
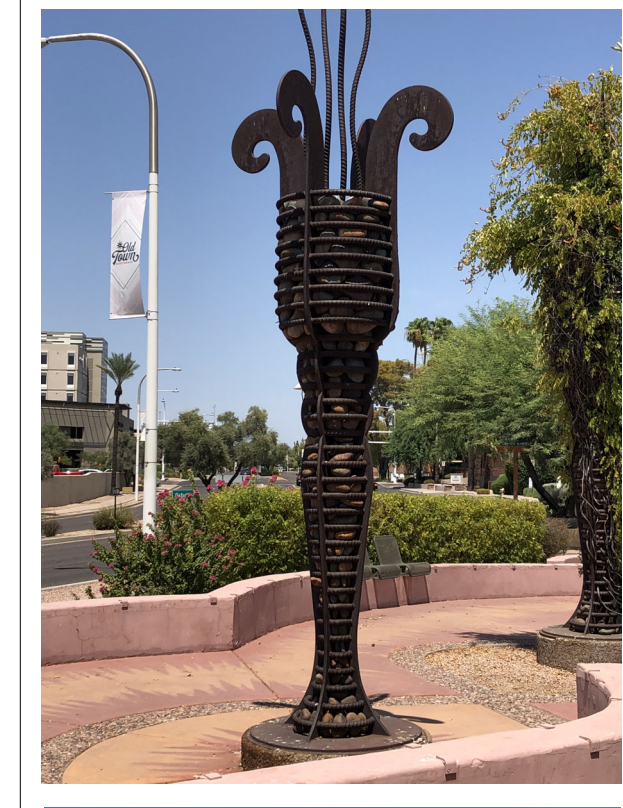
FRANK LLOYD WRIGHT INFLUENCE



MATERIAL THEMES



NEARBY SITE ART, LIGHTING, & WALL INSPIRATION



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21-x-2
 ENLARGED PERSPECTIVE

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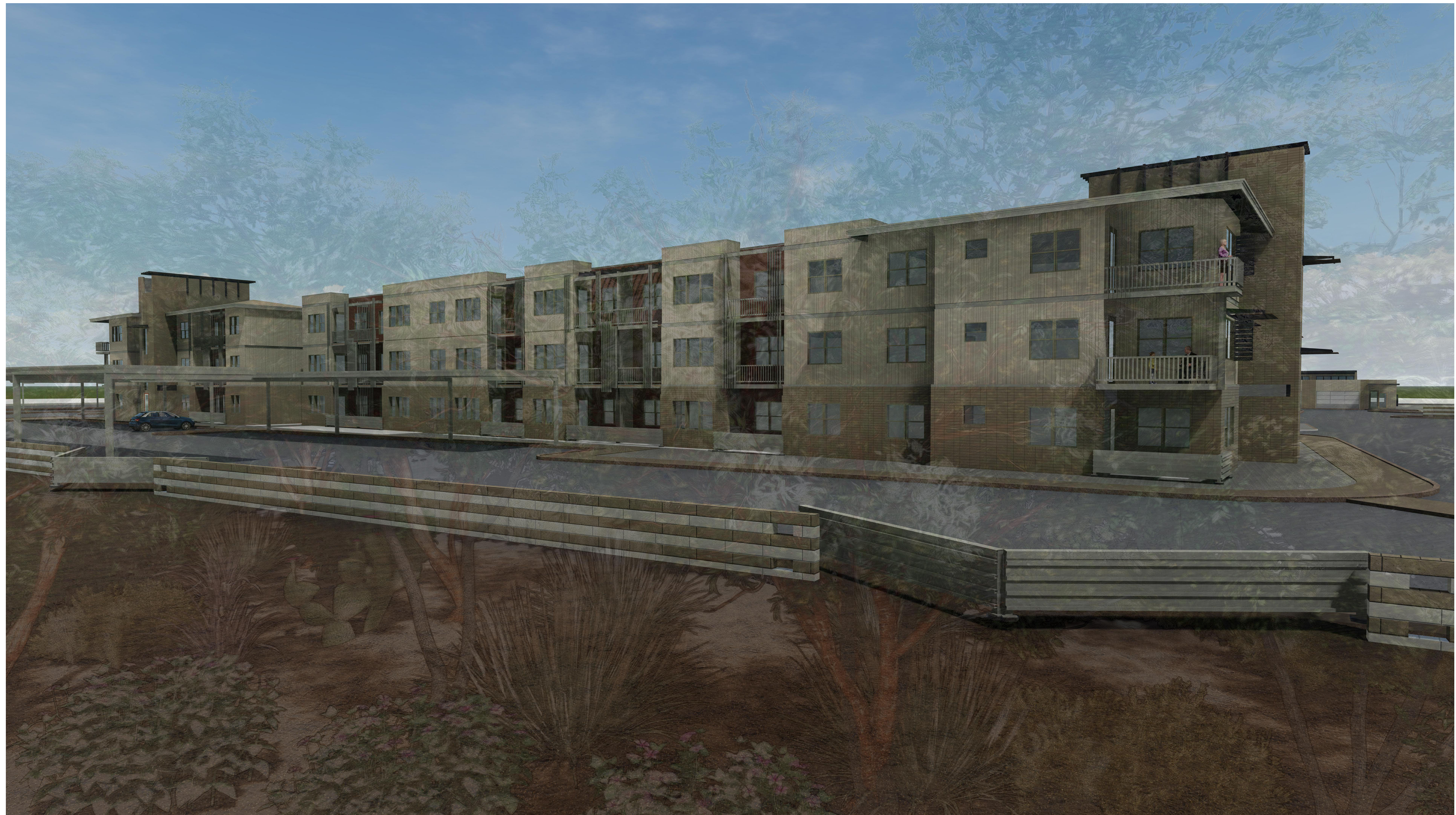
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21-x-4

FLW BLVD. - STREET
ELEVATION



PERSPECTIVE FROM FLW BLVD.

NOTE: LANDSCAPE PLANTINGS SHOWN
AT FULL MATURE HEIGHT

GENERAL NOTES:

- EXTERIOR ARCHITECTURAL METAL WORK - THE AIM IS TO PROVIDE INTEREST & CHARACTER, CREATE VISUAL DEPTH, ADD HIGHLY CRAFTED DETAILING TO THE BUILDING, AND TO CAST SUBTLE SHADOWS.
- TREES AND SHRUBS HAVE BEEN GHOSTED INTO THE RENDERING TO MORE CLEARLY SHOW THE BUILDING

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21-x-5

100TH STREET -
STREET ELEVATION



PERSPECTIVE FROM 100TH STREET

NOTE: LANDSCAPE PLANTINGS SHOWN
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21-x-6

ENTRY
PERSPECTIVE



PERSPECTIVE FROM ENTRY

NOTE: LANDSCAPE PLANTINGS SHOWN
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DETAILS FOR ENTRY FEATURE WILL BE ADDED LATER

GENERAL NOTES:

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