

June 13, 2023

Scottsdale Planning and Development Services

City of Scottsdale
7447 E Indian School Road Suite 105
Scottsdale, AZ 85251

RE: MSRP Roundhouse, Splashpad, & Site Improvements

Development Review Board Submittal Item 21 – Application Narrative

To Whom it May Concern:

The McCormick-Stillman Railroad Park (MSRP) is developing a project consistent with their master site plan. The project is located on their existing property located at 7301 East Indian Bend Road, Scottsdale, AZ 85250. The project replaces an existing underutilized building, and an existing restroom building which currently located in the center of the park and replaces them with a new 10,000 square-foot, single story building, exterior splash pad, and entrance plaza located in a manner that optimizes the used of the site and opens up the site lines and circulation. The building is designed to house a new interior play structure, multi-purpose room, and restrooms to serve both interior building and exterior park users. The splash pad is a pass-through system, with a provision to reclaim wastewater for re-use in the new landscape. The entry plaza includes a seating area, landscape plantings, and public art. Additional site improvements include new park pathways, exterior lighting, and shade trees.

Ordinances, Master Plans, General Plan, and Standards

The project will comply with all Development Review Board criteria as defined by the Scottsdale Zoning Ordinance, Section 1.904. Compliance for each item is outlined below:

A. In considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

Response: The design is consistent with the requirements of all applicable standards, including the DPSM and park master plan. Please refer to supporting information provided in this DRB submittal.

2. The architectural character, landscaping and site design of the proposed development shall:

a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

Response: The scale, proportion, and location of the proposed building is consistent with the adjacent existing buildings. The new building is designed to look like a historic railroad roundhouse, which is consistent with the theme of the park. The splash pad and site

improvements are arranged to increase the cohesiveness and connectivity between new and existing site elements, as well as improving access to the park from the sidewalk and bike lane on Indian Bend Road.

b. Avoid excessive variety and monotonous repetition;

Response: The building is designed using a palette of red and tan brick, with red standing seam roofing, consistent with the existing architectural finishes. The main South entry is composed of four large arched openings in red brick. The East, West and South elevations have a band of tan brick, with punched openings for windows. The band is topped with a continuous glass clerestory.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: The building incorporates a continuous roof overhang over the clerestory glazing to provide shade. The material palette of masonry and metal are durable materials that will hold up to the temperature and direct sunlight of our environment. Site landscaping is composed of drought tolerant, desert plantings, with plenty of shade trees.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response: Not applicable to this project, the site is not considered Environmentally Sensitive Land.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: Not applicable to this project, the site is not located in the Historic Property Overlay District.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: No changes to the existing parking and internal vehicular traffic circulation are included in this project. The new site improvements include new pathways and walks that make connections to Indian Bend road to the north, and existing internal pathways to the south east and west. Additional site lighting is included along these pathways to promote safety.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: All rooftop equipment shall be screened by the building parapets, to the minimum height of the highest part of the unit.

5. Within the Downtown Area, building and site design shall:

- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*
- b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*
- c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;*
- d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and*
- e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.*

Response: Not applicable to this project, not located within the downtown area.

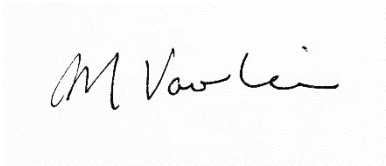
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

- a. Accessibility to the public;*
- b. Location near pedestrian circulation routes consistent with existing or future development or natural features;*
- c. Location near the primary pedestrian or vehicular entrance of a development;*
- d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and*
- e. Location in conformance to standards for public safety.*

Response: Public Art is planned to be installed on a wall near the existing park's electrical equipment. This location is in an important pedestrian node within the park. The location does not conflict with the required clearances for electrical equipment access or the existing fire lane to remain.

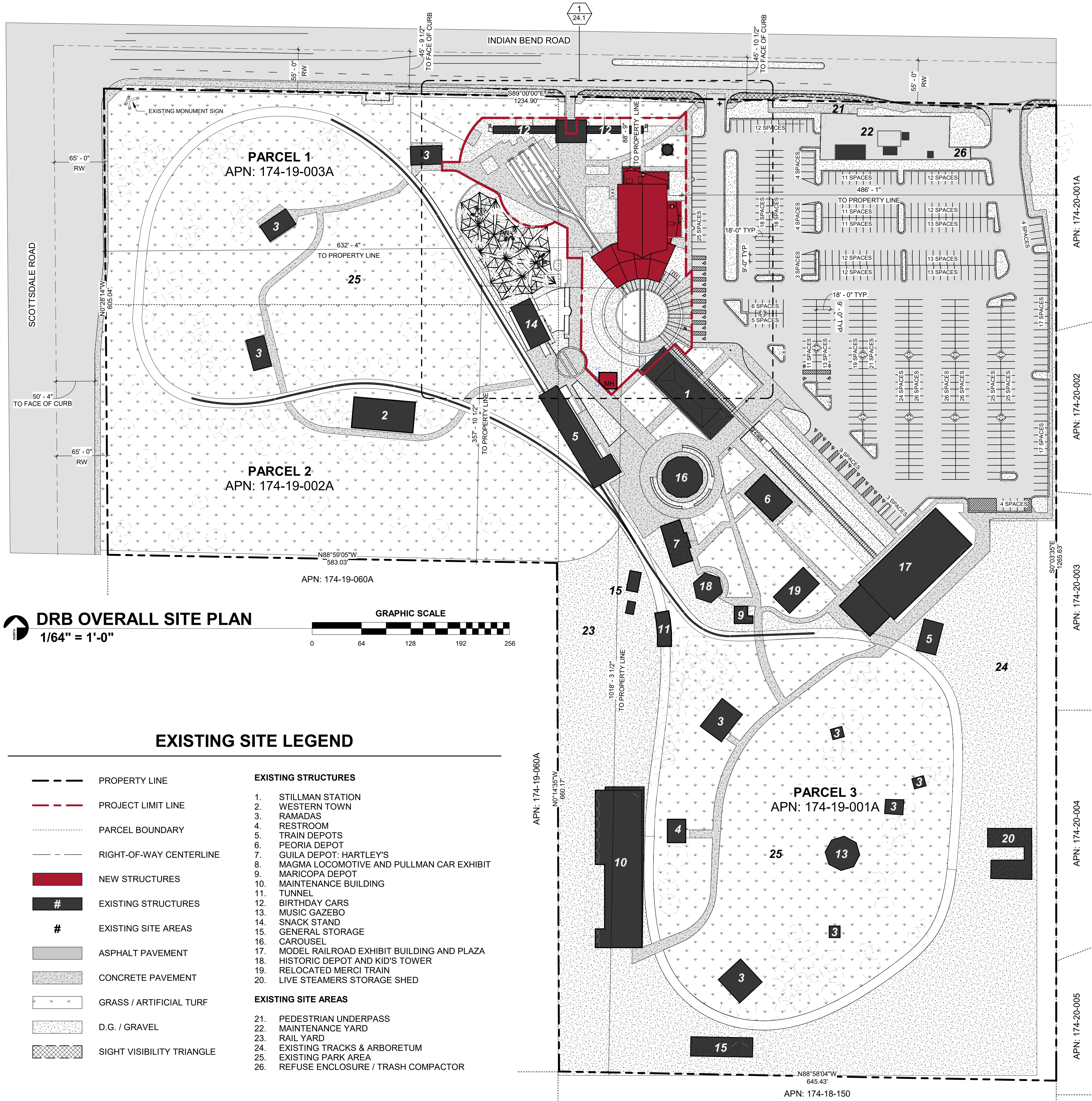
B. The property owner shall address all applicable criteria in this section.

Response: Please refer to the additional supporting information provided in this DRB submittal.

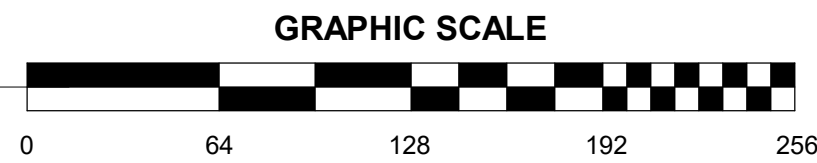
A handwritten signature in black ink, appearing to read "M Vollen", is centered within a light gray rectangular box.

Project Manager

DWL ARCHITECTS + PLANNERS, INC



DRB OVERALL SITE PLAN
1/64" = 1'-0"



EXISTING SITE LEGEND

- PROPERTY LINE
- PROJECT LIMIT LINE
- PARCEL BOUNDARY
- RIGHT-OF-WAY CENTERLINE
- NEW STRUCTURES
- EXISTING STRUCTURES
- EXISTING SITE AREAS
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRASS / ARTIFICIAL TURF
- D.G. / GRAVEL
- SIGHT VISIBILITY TRIANGLE

EXISTING STRUCTURES

- STILLMAN STATION
- WESTERN TOWN
- RAMADAS
- RESTROOM
- TRAIN DEPOTS
- PEORIA DEPOT
- GUILA DEPOT: HARTLEY'S
- MAGMA LOCOMOTIVE AND PULLMAN CAR EXHIBIT
- MARICOPA DEPOT
- MAINTENANCE BUILDING
- TUNNEL
- BIRTHDAY CARS
- MUSIC GAZEBO
- SNACK STAND
- GENERAL STORAGE
- CAROUSEL
- MODEL RAILROAD EXHIBIT BUILDING AND PLAZA
- HISTORIC DEPOT AND KID'S TOWER
- RELOCATED MERCI TRAIN
- LIVE STEAMERS STORAGE SHED

EXISTING SITE AREAS

- PEDESTRIAN UNDERPASS
- MAINTENANCE YARD
- RAIL YARD
- EXISTING TRACKS & ARBORETUM
- EXISTING PARK AREA
- REFUSE ENCLOSURE / TRASH COMPACTOR

PROJECT DATA

GROSS LOT AREA: 1,276,701 SF / 29.31 ACRES
NET LOT AREA: 1,165,753 SF / 26.76 ACRES
PARCEL NUMBERS: 174-19-001A, 174-19-002A, 174-19-003A
PARCEL ZONING: O-S

GROSS FLOOR AREA: 9,436 SF

BICYCLE PARKING

Requirement per Sec. 9.103.C (City of Scottsdale, Zoning Ordinance, Article IX): "Every principal and accessory use of the land which is required to provide at least forty (40) vehicular parking spaces shall be required to provide bicycle parking spaces at a rate of one (1) bicycle parking space per every ten (10) required vehicular parking spaces; and after July 9, 2010, new development shall provide, at a minimum, two (2) bicycle parking spaces. No use shall be required to provide more than one hundred (100) bicycle parking spaces."

REQUIRED:

7 BICYCLE PARKING SPACES
66 REQ'D. VEHICLE PARKING / 10 = 6.6,
OR 7 REQUIRED SPACES

PROVIDED:

20 BICYCLE PARKING SPACES
8 SPACES (EXISTING) + 12 SPACES (NEW)

OPEN SPACE

Per Sec. 6.900 (City of Scottsdale Zoning Ordinance, Article IX) No minimum open space requirements for Open Space (OS) zoning district.
N/A
900,010 SF (APPROX.)

VEHICLE PARKING

REQUIRED:

66 VEHICLE PARKING SPACES
21.94 ACRES * 3 = 65.82 OR 66 SPACES
485 VEHICLE PARKING SPACES

PROVIDED:

464 NON-ADA SPACES, 21 ADA SPACES
NO CHANGE TO EXISTING PARKING COUNTS

ACCESSIBLE PARKING

Requirement per Sec. 9.105.B.4 (City of Scottsdale, Zoning Ordinance, Article IX): Minimum four (4) percent of the provided parking.

REQUIRED:

20 ACCESSIBLE PARKING SPACES
485 PROVIDED PARKING * 0.04 = 19.4,
OR 20 ACCESSIBLE SPACES

PROVIDED:

21 ACCESSIBLE PARKING SPACES
NO CHANGE TO EXISTING PARKING COUNTS



VICINITY SITE MAP

CITY OF SCOTTSDALE ROUNDHOUSE, SPLASH PAD & SITE IMPROVEMENTS

7301 E. Indian Bend Road
Scottsdale AZ 85250



REVISIONS

No.	Description	Date
-----	-------------	------

DEVELOPMENT APPLICATION

© COPYRIGHT 2023
DWL ARCHITECTS + PLANNERS, INC.

KEY:

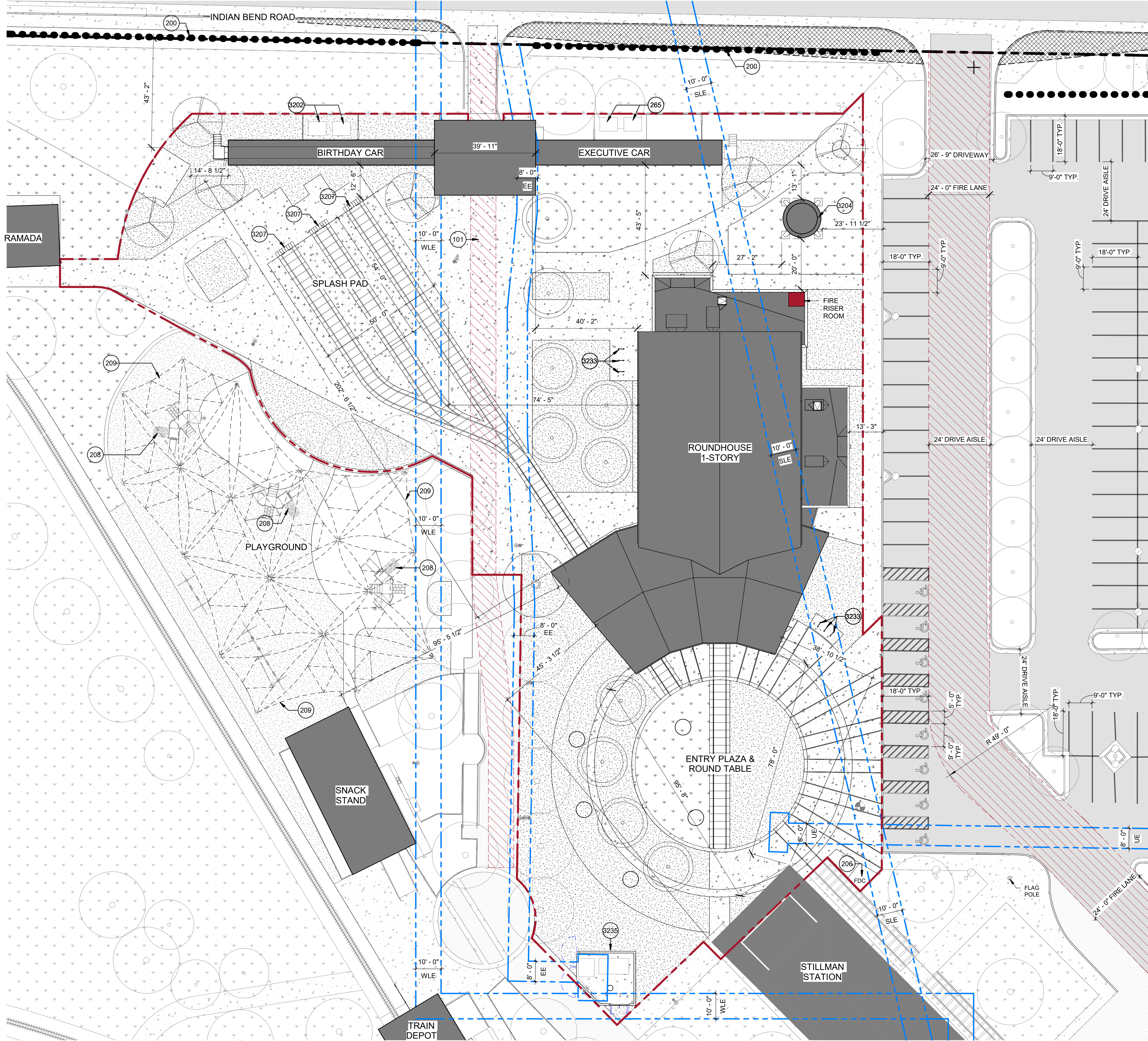
SHEET TITLE: SITE PLAN

SHEET NUMBER:

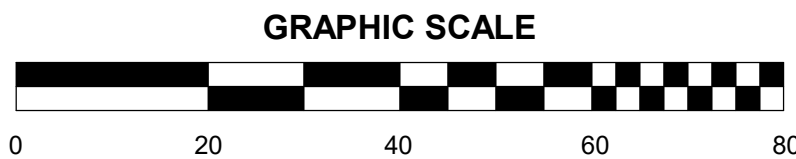
24.0

DRAWN BY: LIEBGOLD	REVIEWED BY: VOORHEIS
DATE: 6/16/2023	PROJECT NUMBER: 1939.00

6/16/2023 10:20:15 AM



1 DRB ENLARGED SITE PLAN
1" = 20'-0"



KEYNOTES

101	MAINTAIN 16' EXISTING FIRE LANE
200	EXISTING SITE FENCE TO REMAIN
206	EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN
208	EXISTING PLAYGROUND EQUIPMENT TO REMAIN
209	EXISTING SHADE STRUCTURE TO REMAIN
262	EXISTING APS TRANSFORMER TO REMAIN
265	EXISTING CONDENSING UNIT TO REMAIN
3202	RE-INSTALL EXISTING CONDENSER UNIT
3204	CELL TOWER (DECORATIVE WATER TOWER) INSTALLED UNDER SEPERATE PROJECT
3207	SEAT WALL
3233	BIKE RACKS
3235	MASONRY EQUIPMENT ENCLOSURE

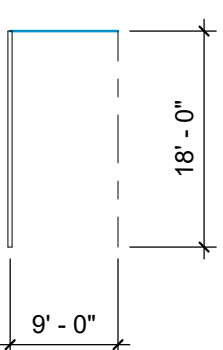
SITE PLAN LEGEND

- PROPERTY LINE
- PROJECT LIMIT LINE
- EXISTING SITE WALL / FENCE
- EASEMENTS
 - SLE SEWER LINE
 - EE ELECTRICAL
 - UE UTILITY
 - WLE WATER LINE

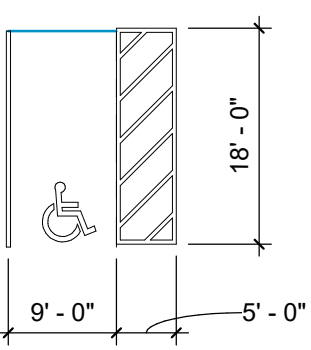
- SIGHT VISIBILITY TRIANGLE
- FIRE LANE
- BUILDING FOOTPRINT
- SHADE STRUCTURE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

- SITE LIGHTPOLE
- EXISTING FIRE HYDRANT

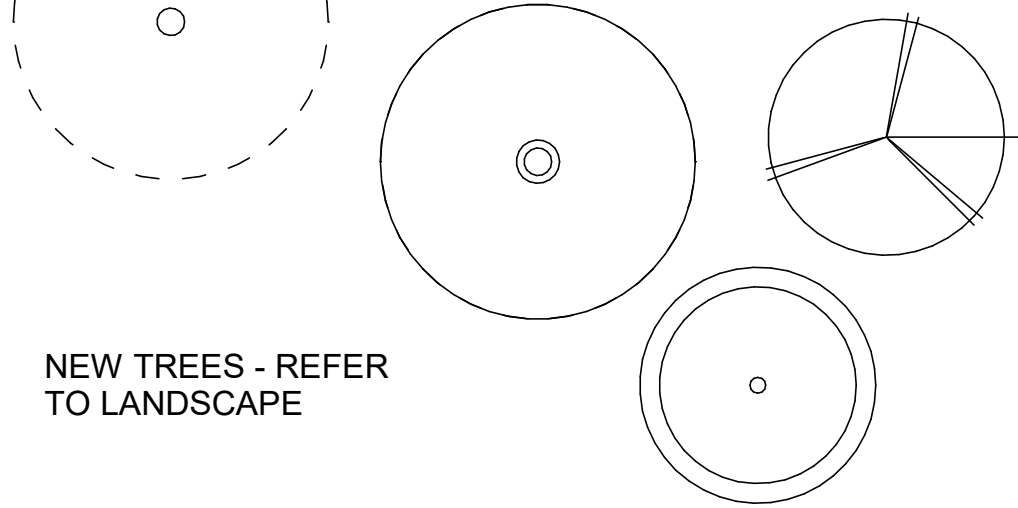
TYPICAL PARKING



TYP. ADA PARKING



EXISTING TREE TO REMAIN

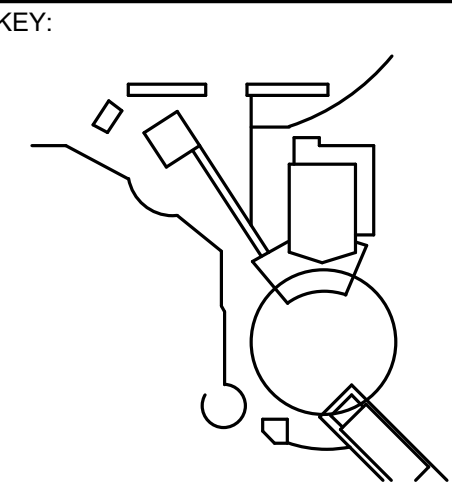


NEW TREES - REFER TO LANDSCAPE



REVISIONS		
No.	Description	Date

DEVELOPMENT APPLICATION
© COPYRIGHT 2023
DWL ARCHITECTS + PLANNERS, INC.



SHEET TITLE
SITE PLAN

SHEET NUMBER: 24.1	
DRAWN BY: LIEBGOLD	REVIEWED BY: VOORHEIS
DATE: 6/16/2023	PROJECT NUMBER: 1939.00

PLANTING & IRRIG. NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, SHRUBS, GROUNDCOVERS, DECOMPOSED GRANITE, MULCH & OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF A DISCREPANCY BETWEEN THE NUMBER OF PLANTS INDICATED ON THE PLANT LIST, THE DRAWINGS SHALL BE ACCEPTED AS CORRECT.
2. ALL LANDSCAPE AND IRRIGATION MATERIALS & INSTALLATION SHALL COMPLY WITH SECTIONS 424, 425, 430 757 AND 795 OF THE M.A.G. SPECIFICATIONS.
3. IRRIGATION VALVE BOXES: INSTALL GREEN IRRIGATION BOXES IN TURF AREAS & TAN IRRIGATION BOXES IN ALL OTHER AREAS. BOXES SHALL BE LOCATED A MINIMUM OF 6' BEHIND ALL CIRCULATION AREAS & SHALL BE ORGANIZED IN AN ORDERLY MANNER INCLUDING GROUPING BOXES TOGETHER & SETTING THE BOXES IN LINE WITH ADJACENT WALKS AND CURBS. BOXES SHALL BE SET FLUSH WITH FINISH GRADE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS & MANHOLES IN AN EXPOSED CONDITION.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN & BY THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS. BOX SIZES ARE SHOWN FOR REFERENCE ONLY.
7. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
8. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.
9. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES & OTHER OBSTRUCTIONS.
10. THE CONTRACTOR SHALL REQUEST INSPECTION OF PLANT LAYOUT IN THE FIELD BY THE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS IN ADVANCE FOR APPROVAL UNLESS OTHERWISE AGREED UPON.
11. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT SHRUBS & CONTAINER TREES FOR CONDITIONS OF ROOTBALLS. THE CONTRACTOR SHALL REQUEST INSPECTION 24 HOURS IN ADVANCE OF PLANTING. UPON SUCH INSPECTIONS IF THE ROOTBALL CONDITION IS UNACCEPTABLE THE CONTRACTOR SHALL SUPPLY REPLACEMENT PLANT AT NO COST.
12. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN WITHIN A 24 HOUR PERIOD, REFER TO HARDPAN DETAIL.
13. SEE SPECIFICATIONS FOR PLANTING BACKFILL MIX.
14. ALL TOP SOIL MIXTURES FOR PLANTS SHALL BE FREE OF GRASS AND NOXIOUS WEEDS. SEE SECTION 795 OF THE M.A.G. SPECIFICATIONS.
15. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS OR BECAUSE OF GRADE LIMITATIONS ON SITE.
16. SHRUBS AND GROUNDCOVER SHALL BE PLANTED A MINIMUM OF 3' AWAY FROM THE EDGE OF WALKS, WALLS, BUILDINGS AND CURBS UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
17. MAINTAIN 5' CLEARANCE OF CACTI FROM ALL PEDESTRIAN ROUTES UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
18. MAINTAIN 5' CLEARANCE OF PLANT MATERIAL FROM ALL FIRE HYDRANTS AND/OR FIRE DEPARTMENT CONNECTIONS ON SITE.

PLANTING & IRRIG. NOTES

19. SIGHT DISTANCE TRIANGLES SHALL BE CLEAR OF LANDSCAPING & OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE TRIANGLES SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION.
20. ALL LANDSCAPED AREAS SHALL BE SPRAYED WITH WEED KILLER SUCH AS 'ROUND-UP' PER MANUFACTURER'S RECOMMENDATIONS & ALL WEEDS REMOVED 7-10 DAYS PRIOR TO PLACEMENT OF DECOMPOSED GRANITE.
21. ALL LANDSCAPE AREAS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS -- WITH THE EXCEPTION OF AREAS RECEIVING SEED MIX. DEAD DEBRIS SHALL BE PROPERLY DISPOSED OF PRIOR TO PLACEMENT OF DECOMPOSED GRANITE.
22. THE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH A LETTER CERTIFYING THE CHEMICAL, DATE AND RATE OF APPLICATION FOR BOTH WEED KILLER AND PRE-EMERGENT.
23. LANDSCAPE AREAS NOT OTHERWISE COVERED BY TURF, PAVING OR BUILDINGS SHALL BE DECOMPOSED GRANITE -- 2" DEPTH UNLESS OTHERWISE NOTED. LANDSCAPE CONTRACTOR TO SUBMIT A QUANTITY OF TWO 5 LB. SAMPLE BAGS OF DECOMPOSED GRANITE TO LANDSCAPE ARCHITECT FOR APPROVAL.
24. AREAS OF DECOMPOSED GRANITE SHALL NOT EXCEED MORE THAN 7 FEET IN ANY DIRECTION WITHOUT PLANT MATERIAL UNLESS OTHERWISE NOTED BY THE LANDSCAPE ARCHITECT.
25. ALL ROCKS AND DEBRIS OF 1" DIA. SIZE OR LARGER SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF PRIOR TO THE PLACEMENT OF DECOMPOSED GRANITE -- WITH THE EXCEPTION OF ANY AREAS RECEIVING LARGER SIZE COBBLE. SEE PLANS FOR LOCATIONS.
26. ALL REVEGETATED PLANTING AREAS AND ANY DISTURBED AREAS SHALL RECEIVE A FINE GRADE OF NATIVE SOIL AND COBBLE TO REPRESENT THE 'NATIVE DESERT PAVEMENT' ADJACENT TO THE PROJECT -- REFER TO PLANTING DETAILS. FINAL PRODUCT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
27. TOP DRESSING, DECOMPOSED GRANITE AND/OR DESERT PAVEMENT SHALL EXTEND UNDER SHRUBS UNLESS OTHERWISE NOTED ON THE PLANS.
28. FINISH GRADE IN ALL AREAS SHALL BE SMOOTH, EVEN AND 1/2" BELOW TOP OF CURBS, PAVING AND ADJACENT WALKS.
29. WHEN BOXED TREES ARE INSTALLED, THE BOTTOM OF THE TREE BOXES SHALL NOT BE REMOVED UPON PLANTING. THE SOIL LINE OF THE PLANTED TREE SHALL MATCH THE SURROUNDING FINISH GRADE.
30. NEW LANDSCAPING, SALVAGED PLANT MATERIAL AND LANDSCAPING INDICATED TO REMAIN WHICH IS DESTROYED, DAMAGED OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY AND LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
31. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 (ONE) YEAR WARRANTY ON THE IRRIGATION SYSTEM, A 1 (ONE) YEAR WARRANTY ON ALL TREES, CACTI, OCOTILLOS AND 15 GALLON PLANT MATERIAL AND A 90 (NINETY) DAY WARRANTY ON ALL REMAINING PLANT MATERIAL.
32. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ENTIRE PROJECT FOR A MAINTENANCE PERIOD OF 90 DAYS AFTER ACCEPTANCE OF WORK BY THE OWNER AS PER SECTION 430.8 OF THE M.A.G. SPECIFICATIONS. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME MAINTENANCE RESPONSIBILITIES.
33. ALL LANDSCAPE AREAS & MATERIALS, INCLUDING THOSE LOCATED IN THE RIGHT-OF-WAY SHALL BE MAINTAINED IN A HEALTHY, NEAT, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
34. CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH NURSERY SOURCE LIST AND DIGITAL IMAGES OF ALL PLANT MATERIALS FOR REVIEW PRIOR TO PROCUREMENT OF ANY PLANT MATERIAL AND PRIOR TO SCHEDULING NURSERY VISITS.

MCCORMICK STILLMAN RAILROAD PARK
PLAYGROUND + SPLASH PAD SITE IMPROVEMENTS

7301 E INDIAN BEND ROAD
SCOTTSDALE, AZ 85250

PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W	QTY.
TREES				
	QUERCUS FUSIFORMIS SOUTHERN LIVE OAK	48" BOX SINGLE	4" CAL 15' H X 9' W	01
	ACACIA ANEURA MULGA	36" BOX MULTI	2" CAL 10' H X 6' W	03
	FRAXINUS VELUTINA 'FAN TEX' FAN TEX ASH	36" BOX SINGLE	2.5" CAL 11' H X 7' W	10
	ULMUS PARVIFOLIA CHINESE ELM	36" BOX SINGLE	2.5" CAL 12' H X 8' W	06
	EXISTING TREE TO REMAIN UNDISTURBED	VARIES	N/A	
SHRUBS				
	LEUCOPHYLLUM X 'HEAVENLY CLOUD' HEAVENLY CLOUD SAGE	5 GAL		10
	RUPELLIA SIMPLEX MEXICAN PETUNIA	5 GAL		206
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	15 GAL		04
	DODONAEA VISCOSA HOPSEED	15 GAL		08
ACCENTS				
	ALOE BARBADENSIS MEDICINAL ALOE	5 GAL		156
	ALOE 'ROOIKAPPIE' LITTLE GEM ALOE	5 GAL		31
	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL		14
	DASYLIRION QUADRANGULATUM MEXICAN GRASS TREE	15 GAL		42
	ECHINOPSIS PACHANOI SAN PEDRO CACTUS	15 GAL		09
	FURCRAEA MACDOUGALII MACDOUGALL'S CENTURY PLANT	15 GAL		02
	EUPHORBIA AMMAK 'VARIEGATA' CANDELABRA SPURGE	24" BOX		03
	MUHLENBERGIA DUBIA PINE MUHLY	5 GAL		166
	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' WHITE CLOUD MUHLY	5 GAL		178
	OPUNTIA ELLISIANA SPINELESS PRICKLY PEAR	15 GAL		08
	PEDILANTHUS BRacteatus LADY SLIPPER	5 GAL		27
GROUNDCOVER				
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL		96
	MYOPORUM PARVIFOLIUM CREEPING MYOPORUM	1 GAL		48
VINES				
	PARTHENOCISSUS 'HACIENDA CREEPER' HACIENDA CREEPER VINE	15 GAL		07

NOTE:
ALL TREES WITHIN 10' OF UNDERGROUND UTILITIES SHALL HAVE APPROVED
ROOT BARRIERS - REFER TO DETAIL 4 / L-201



LANDSCAPE SHEET INDEX

SHEET #	DESCRIPTION	(04/28/23) ISSUED FOR: DESIGN DEVELOPMENT	(06/16/23) ISSUED FOR: DESIGN REVIEW BOARD				
LC-01	LANDSCAPE COVER SHEET	X	X				
L-100	OVERALL LANDSCAPE PLAN	X	X				
L-101	PARTIAL LANDSCAPE PLAN	X	X				
L-102	PARTIAL LANDSCAPE PLAN	X	X				
L-201	LANDSCAPE DETAILS	X	X				
L-301	IRRIGATION PLAN	X	X				
L-302	IRRIGATION PLAN	X	X				
L-401	IRRIGATION DETAILS	X	X				
L-402	IRRIGATION DETAILS	X	X				

OWNER

CITY OF SCOTTSDALE
3939 N DRINKWATER BLVD
SCOTTSDALE, AZ 85251

CONTACT: XXX
EMAIL: XXX
PHONE: XXX

ARCHITECT

DWL ARCHITECTS
2333 N CENTRAL AVENUE
PHOENIX, AZ 85004

CONTACT: MICHAEL VOORHEIS
EMAIL: mvoorheis@dwlarchitects.com
PHONE: 602.264.9731

LANDSCAPE ARCHITECT

FLOOR ASSOCIATES, INC.
1425 N. FIRST STREET, SUITE 200
PHOENIX, AZ 85004

CONTACT: SPENCER OKESON
EMAIL: spencer@floorassociates.com
PHONE: 602.462.1425

CIVIL ENGINEER

EPS GROUP, INC.
1130 N ALMA SCHOOL ROAD, STE 120
MESA, AZ 85201

CONTACT: MIKE LOTEMPIO
EMAIL: mike.lotempio@epsgruopinc.com

DWL
ARCHITECTS+
2333 N Central Ave
Phoenix AZ 85004
o 602.264.9731
dwlarchitects.com

PRELIMINARY
NOT ISSUED FOR
CONSTRUCTION

FLOOR
associates
1425 N. First Street
Second Floor
Phoenix, AZ 85004
602.462.1425 P
602.462.1427 F

CITY OF SCOTTSDALE
ROUNDHOUSE, SPLASH PAD
& SITE IMPROVEMENTS
7301 E INDIAN BEND ROAD
SCOTTSDALE, AZ 85250



REVISIONS

No.	Description	Date
-----	-------------	------

DESIGN
REVIEW BOARD

© COPYRIGHT 2022
DWL ARCHITECTS + PLANNERS, INC.

KEY:

SHEET TITLE:
LANDSCAPE
COVER SHEET

SHEET NUMBER:

LC-01

DRAWN BY: SO / IK	REVIEWED BY: KF
DATE: 06/16/2023	PROJECT NUMBER: 20002

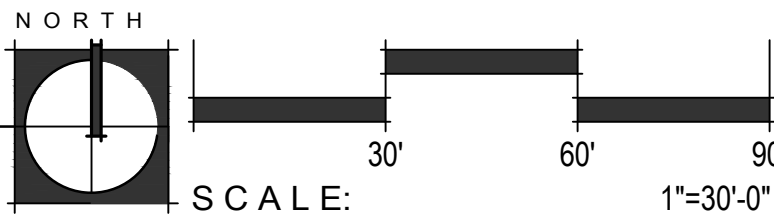


APPROPRIATE CITY APPROVAL BLOCK

L-101



OVERALL LANDSCAPE PLAN



PRELIMINARY
NOT ISSUED FOR
CONSTRUCTION

FLOOR
associates
1425 N. First Street
Second Floor
Phoenix, AZ 85004
602.462.1425 P
602.462.1427 F

CITY OF SCOTTSDALE
ROUNDHOUSE, SPLASH PAD
& SITE IMPROVEMENTS
7301 E INDIAN BEND ROAD
SCOTTSDALE, AZ 85250



REVISIONS

No.	Description	Date
-----	-------------	------

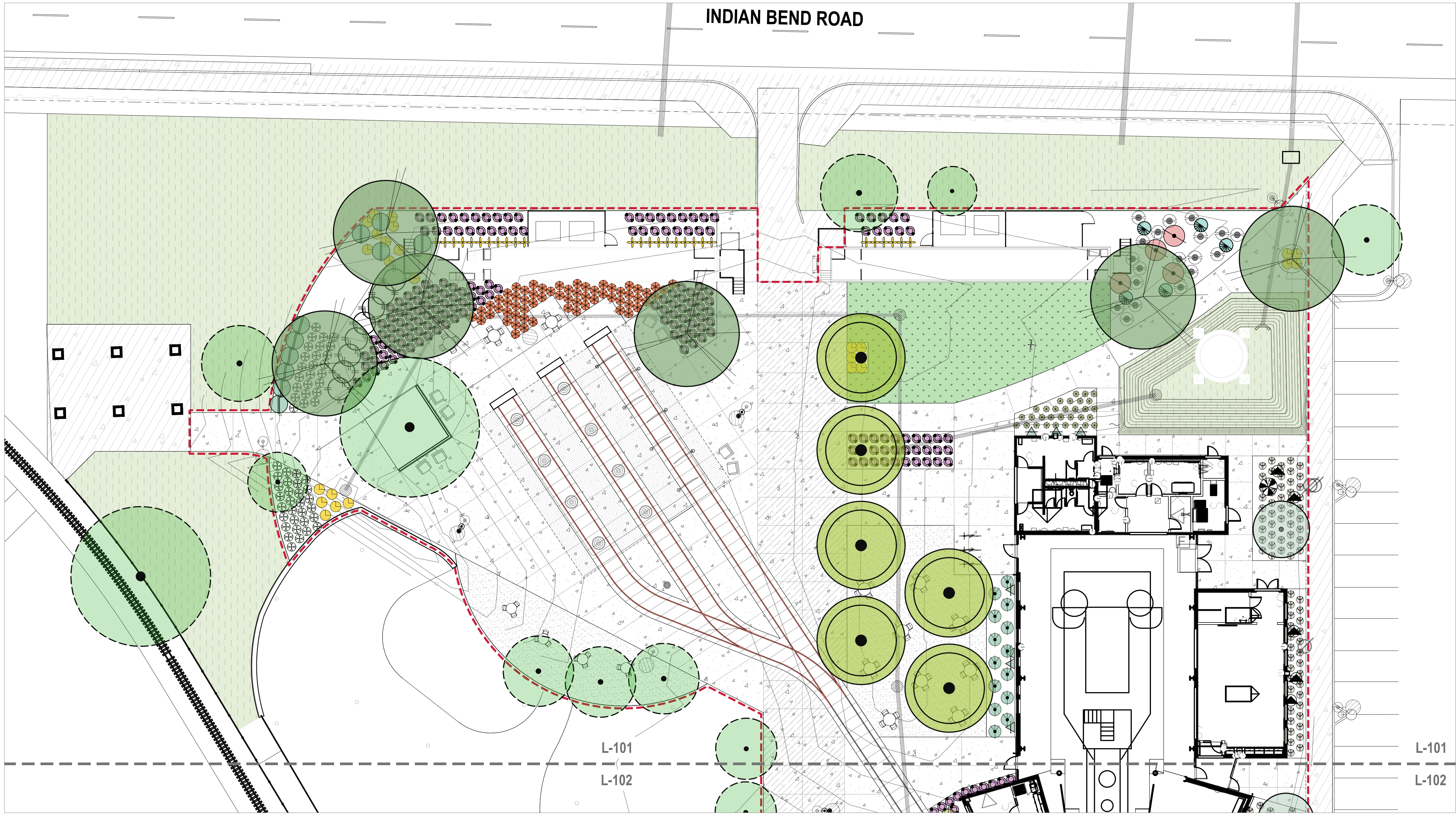
DESIGN
REVIEW BOARD
© COPYRIGHT 2022
DWL ARCHITECTS + PLANNERS, INC.

KEY:

SHEET TITLE:
OVERALL
LANDSCAPE PLAN

SHEET NUMBER:
L-100

DRAWN BY: SO / IK	REVIEWED BY: KF
DATE: 06/16/2023	PROJECT NUMBER: 20002



ENLARGED LANDSCAPE PLAN

PLANT LEGEND				
SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W	QTY.
TREES				
	QUERCUS FUSIFORMIS SOUTHERN LIVE OAK	48" BOX SINGLE	4" CAL 15' H X 9' W	01
	ACACIA ANEURA MULGA	36" BOX MULTI	2" CAL 10' H X 6' W	03
	FRAXINUS VELUTINA 'FAN TEX' FAN TEX ASH	36" BOX SINGLE	2.5" CAL 11' H X 7' W	10
	ULMUS PARVIFOLIA CHINESE ELM	36" BOX SINGLE	2.5" CAL 12' H X 8' W	06
	EXISTING TREE TO REMAIN UNDISTURBED	VARIES	N/A	
SHRUBS				
	LEUCOPHYLLUM X 'HEAVENLY CLOUD' HEAVENLY CLOUD SAGE	5 GAL		10
	RUELLIA SIMPLEX MEXICAN PETUNIA	5 GAL		206
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	15 GAL		04
	DODONAEA VISCOSA HOPSEED	15 GAL		08

SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W	QTY.
ACCENTS				
	ALOE BARBADENSIS MEDICINAL ALOE	5 GAL		156
	ALOE 'ROOIKAPPIE' LITTLE GEM ALOE	5 GAL		31
	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL		14
	DASYLIRION QUADRANGULATUM MEXICAN GRASS TREE	15 GAL		42
	ECHINOPSIS PACHANOI SAN PEDRO CACTUS	15 GAL		09
	FURCRAEA MACDOUGALII MACDOUGALL'S CENTURY PLANT	15 GAL		02
	EUPHORBIA AMMAK 'VARIEGATA' CANDELABRA SPURGE	24" BOX		03
	MUHLENBERGIA DUBIA PINE MUHL	5 GAL		166
	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' WHITE CLOUD MUHL	5 GAL		178
	OPUNTIA ELISIANA SPINELESS PRICKLY PEAR	15 GAL		08
	PEDILANTHUS BRACTEATUS LADY SLIPPER	5 GAL		27
GROUND COVER				
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL		96
	MYOPORUM PARVIFOLIUM CREEPING MYOPORUM	1 GAL		48

SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W	QTY.
VINES				
	PARTHENOCISSUS 'HACIENDA CREEPER' HACIENDA CREEPER VINE	15 GAL		07

NOTE:

ALL TREES WITHIN 10' OF UNDERGROUND UTILITIES SHALL HAVE APPROVED
ROOT BARRIERS - REFER TO DETAIL 4 / L-201

LANDSCAPE AREA TOPDRESS
SIZE: 1/2" SCREENED | COLOR: PAINTED DESERT
(BY: ROCK PROS)

10,745 SF

PRELIMINARY
NOT ISSUED FOR
CONSTRUCTION

FLOOR

associates

1425 N. First Street
Second Floor
Phoenix, AZ 85004

602.462.1425 P
602.462.1427 F

CITY OF SCOTTSDALE
ROUNDHOUSE, SPLASH PAD
& SITE IMPROVEMENTS
7301 E INDIAN BEND ROAD
SCOTTSDALE, AZ 85250

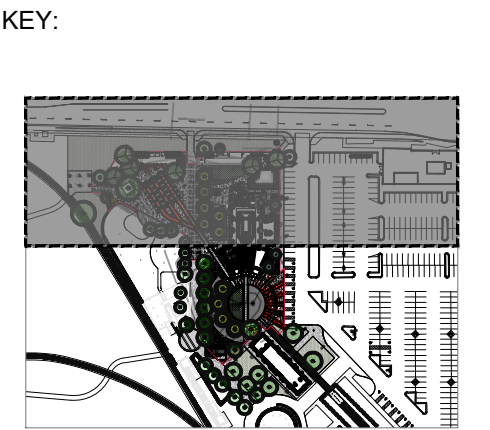


REVISIONS

No.	Description	Date

DESIGN
REVIEW BOARD

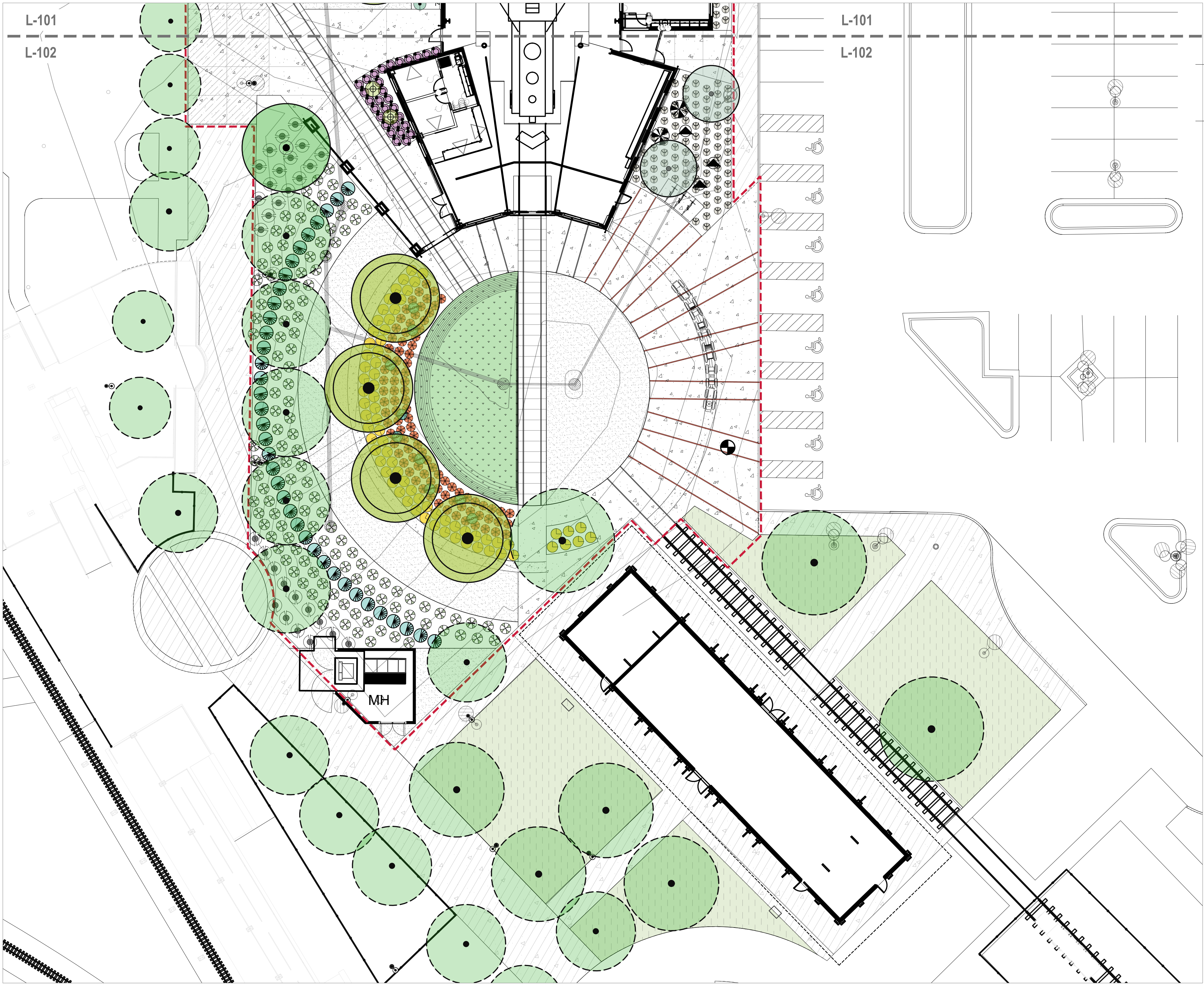
© COPYRIGHT 2022
DWL ARCHITECTS + PLANNERS, INC.



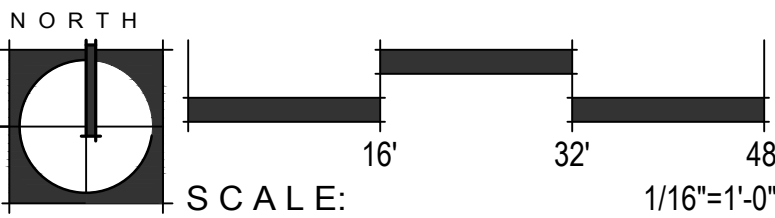
SHEET TITLE:
ENLARGED
LANDSCAPE PLAN

SHEET NUMBER:
L-101

DRAWN BY: SO / IK	REVIEWED BY: KF
DATE: 06/16/2023	PROJECT NUMBER: 20002



ENLARGED LANDSCAPE PLAN



PLANT LEGEND				
SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W	QTY.
TREES				
	QUERCUS FUSIFORMIS	48" BOX	4" CAL	01
	SOUTHERN LIVE OAK	SINGLE	15' H X 9' W	
	ACACIA ANEURA	36" BOX	2" CAL	03
	MULGA	MULTI	10' H X 6' W	
	FRAXINUS VELUTINA 'FAN TEX'	36" BOX	2.5" CAL	10
	FAN TEX ASH	SINGLE	11' H X 7' W	
	ULMUS PARVIFOLIA	36" BOX	2.5" CAL	06
	CHINESE ELM	SINGLE	12' H X 8' W	
	EXISTING TREE TO REMAIN UNDISTURBED	VARIES	N/A	
SHRUBS				
	LEUCOPHYLLUM X 'HEAVENLY CLOUD'	5 GAL		10
	HEAVENLY CLOUD SAGE			
	RUELLIA SIMPLEX	5 GAL		206
	MEXICAN PETUNIA			
	CAESALPINIA PULCHERRIMA	15 GAL		04
	RED BIRD OF PARADISE			
	DODONAEA VISCOSA	15 GAL		08
	HOPSEED			
ACCENTS				
	ALOE BARBADENSIS	5 GAL		156
	MEDICINAL ALOE			
	ALOE 'ROOI-KAPPIE'	5 GAL		31
	LITTLE GEM ALOE			
	ASCLEPIAS SUBULATA	5 GAL		14
	DESERT MILKWEED			
	DASYLIRIUM QUADRANGULATUM	15 GAL		42
	MEXICAN GRASS TREE			
	ECHINOPSIS PACHANOI	15 GAL		09
	SAN PEDRO CACTUS			
	FURCRAEA MACDOUGALII	15 GAL		02
	MACDOUGALL'S CENTURY PLANT			
	EUPHORBIA AMMAK 'VARIEGATA'	24" BOX		03
	CANDELABRA SPURGE			
	MUHLENBERGIA DUBIA	5 GAL		166
	PINE MUHLY			
	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	5 GAL		178
	WHITE CLOUD MUHLY			
	OPUNTIA ELLISIANA	15 GAL		08
	SPINELESS PRICKLY PEAR			
	PEDILANTHUS BRACTEATUS	5 GAL		27
	LADY SLIPPER			
GROUNDCOVER				
	LANTANA X 'NEW GOLD'	1 GAL		96
	NEW GOLD LANTANA			
	MYOPORUM PARVIFOLIUM	1 GAL		48
	CREeping MYOPORUM			
VINES				
	PARTHENOCISSUS 'HACIENDA CREEPER'	15 GAL		07
	HACIENDA CREEPER VINE			

NOTE:
ALL TREES WITHIN 10' OF UNDERGROUND UTILITIES SHALL HAVE APPROVED
ROOT BARRIERS - REFER TO DETAIL 4 / L-201

LA LANDSCAPE AREA TOPDRESS 10,745 SF
SIZE: 1/2" SCREENED | COLOR: PAINTED DESERT
(BY: ROCK PROS)

PRELIMINARY
NOT ISSUED FOR
CONSTRUCTION

CITY OF SCOTTSDALE
ROUNDHOUSE, SPLASH PAD
& SITE IMPROVEMENTS
7301 E INDIAN BEND ROAD
SCOTTSDALE, AZ 85250



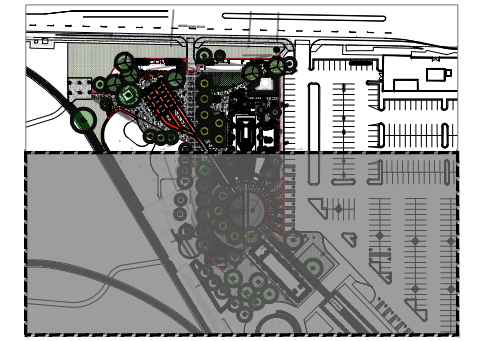
REVISIONS

No.	Description	Date
-----	-------------	------

DESIGN
REVIEW BOARD

© COPYRIGHT 2022
DWL ARCHITECTS + PLANNERS, INC.

KEY:

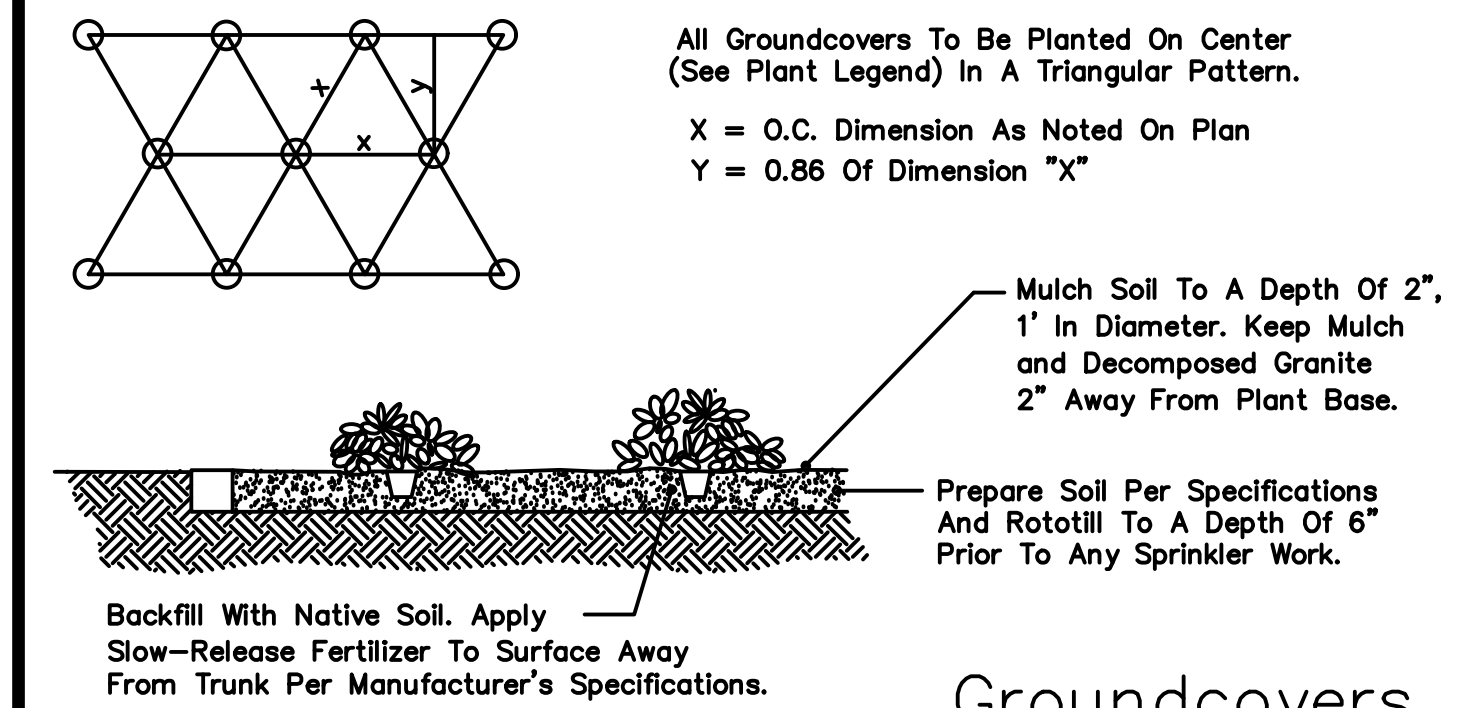
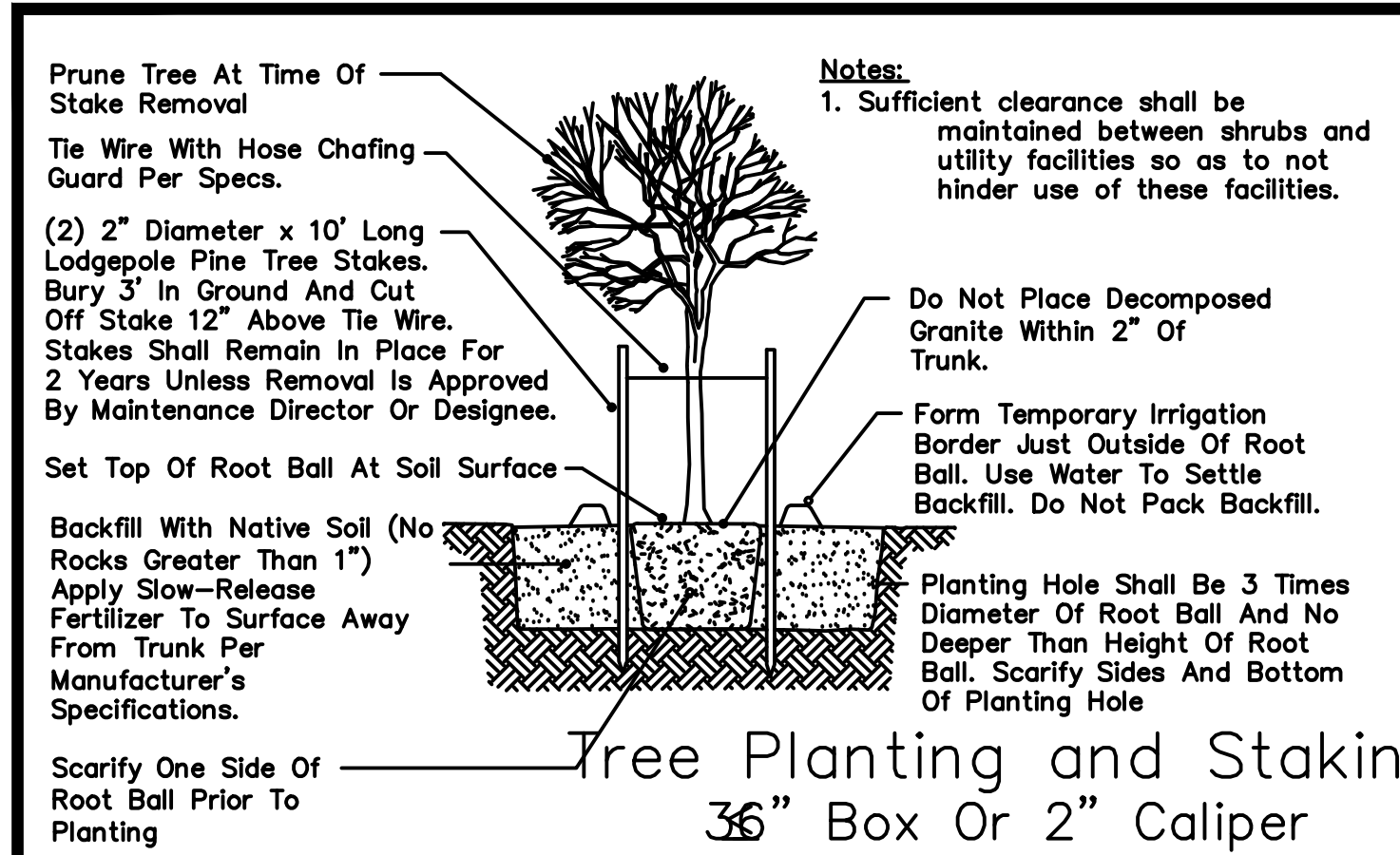


SHEET TITLE:
ENLARGED
LANDSCAPE PLAN

SHEET NUMBER:
L-102

DRAWN BY: SO / IK	REVIEWED BY: KF
DATE: 06/16/2023	PROJECT NUMBER: 20002

REVISED 3/1/12

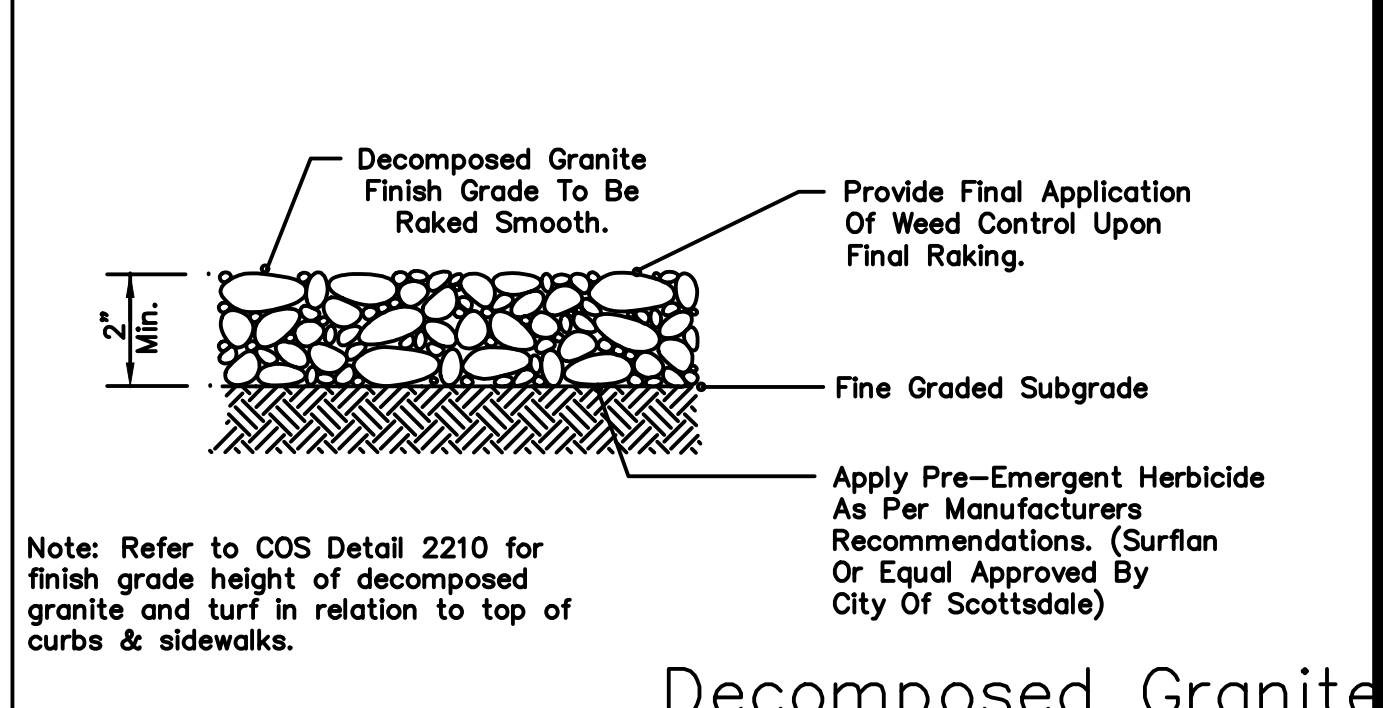
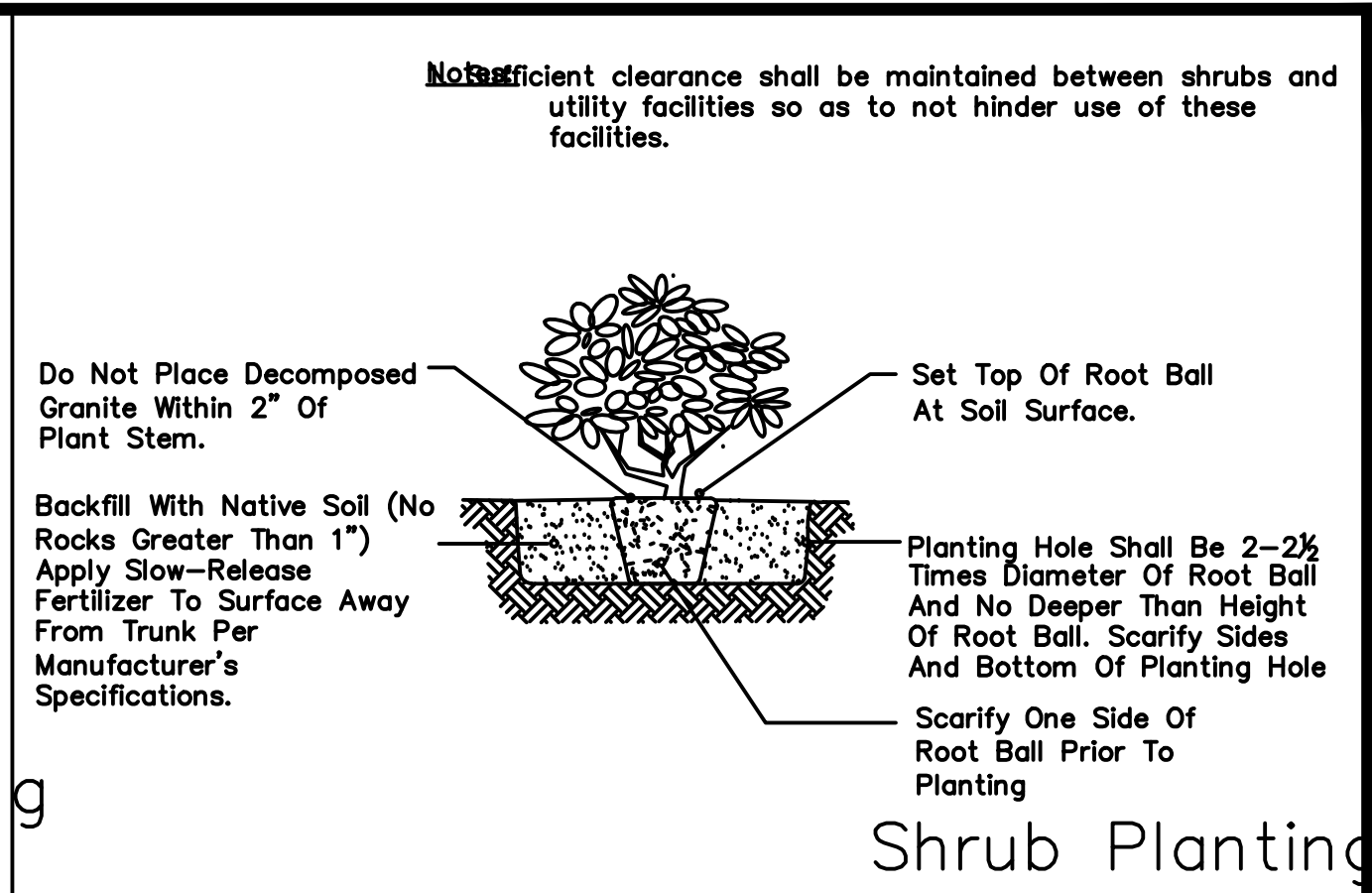


DETAIL NO. 2620-1

CITY OF SCOTTSDALE

APPROVED BY: Scottsdale Standards & Specifications Committee

Standard Detail



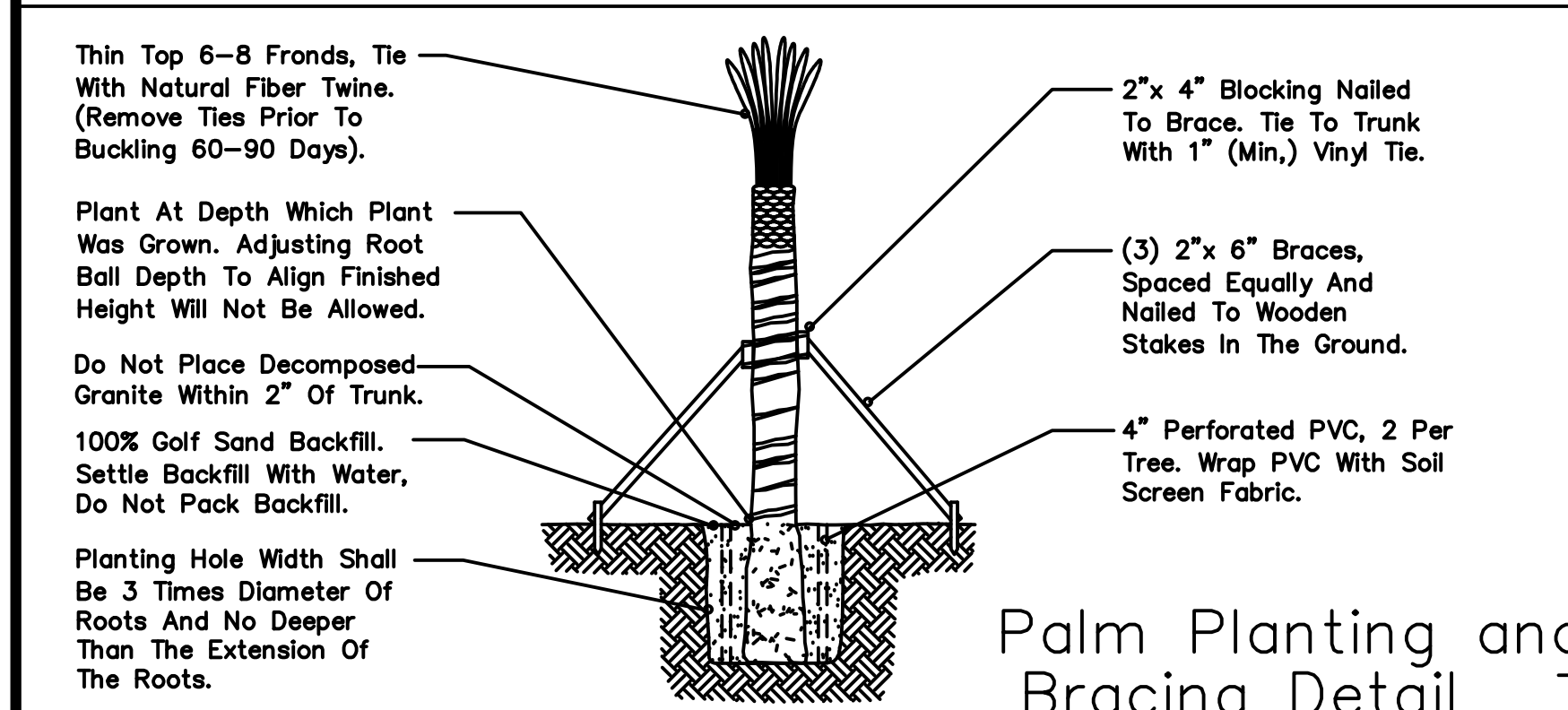
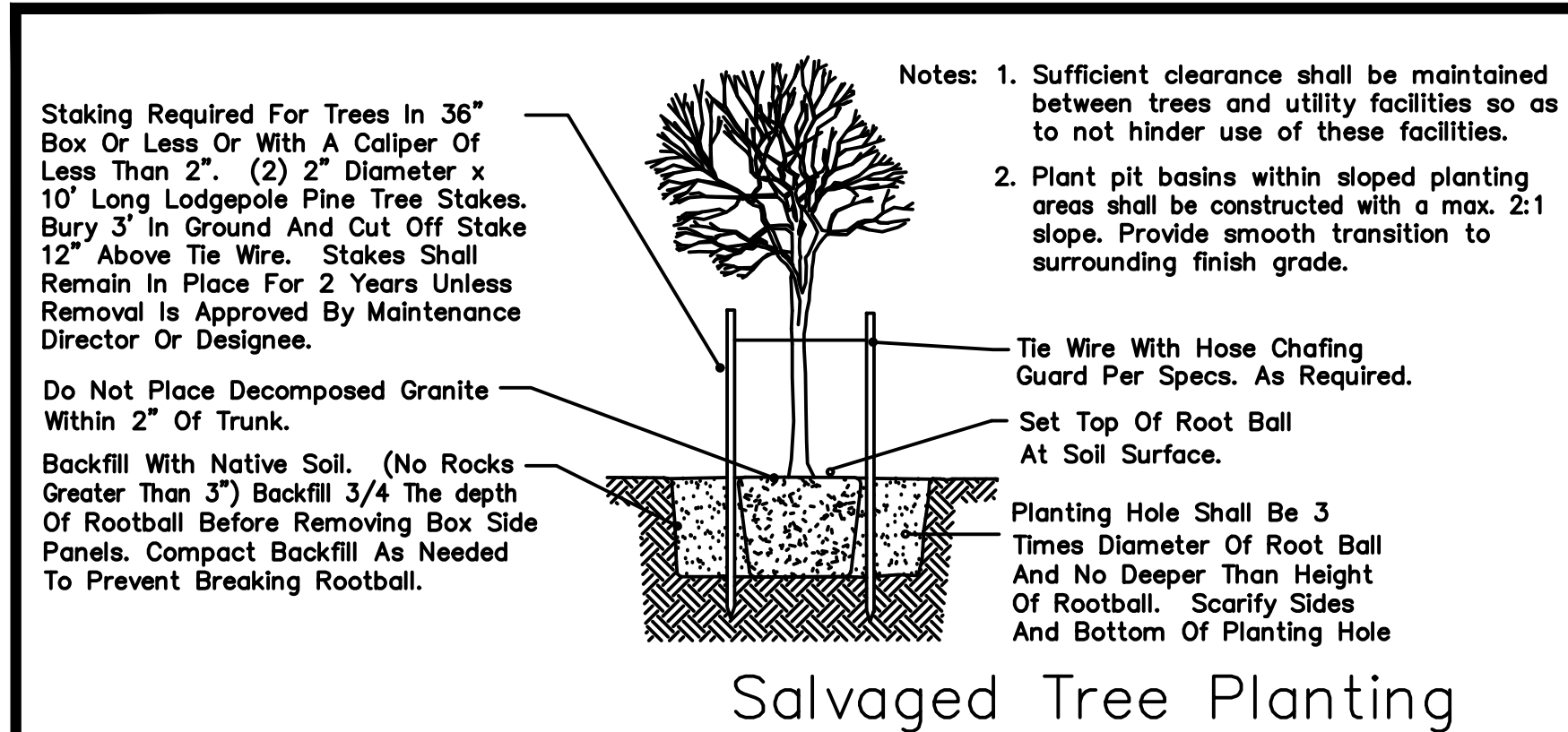
DETAIL NO. 2620-1

CITY OF SCOTTSDALE

APPROVED BY: Scottsdale Standards & Specifications Committee

Standard Detail

REVISED 3/1/12

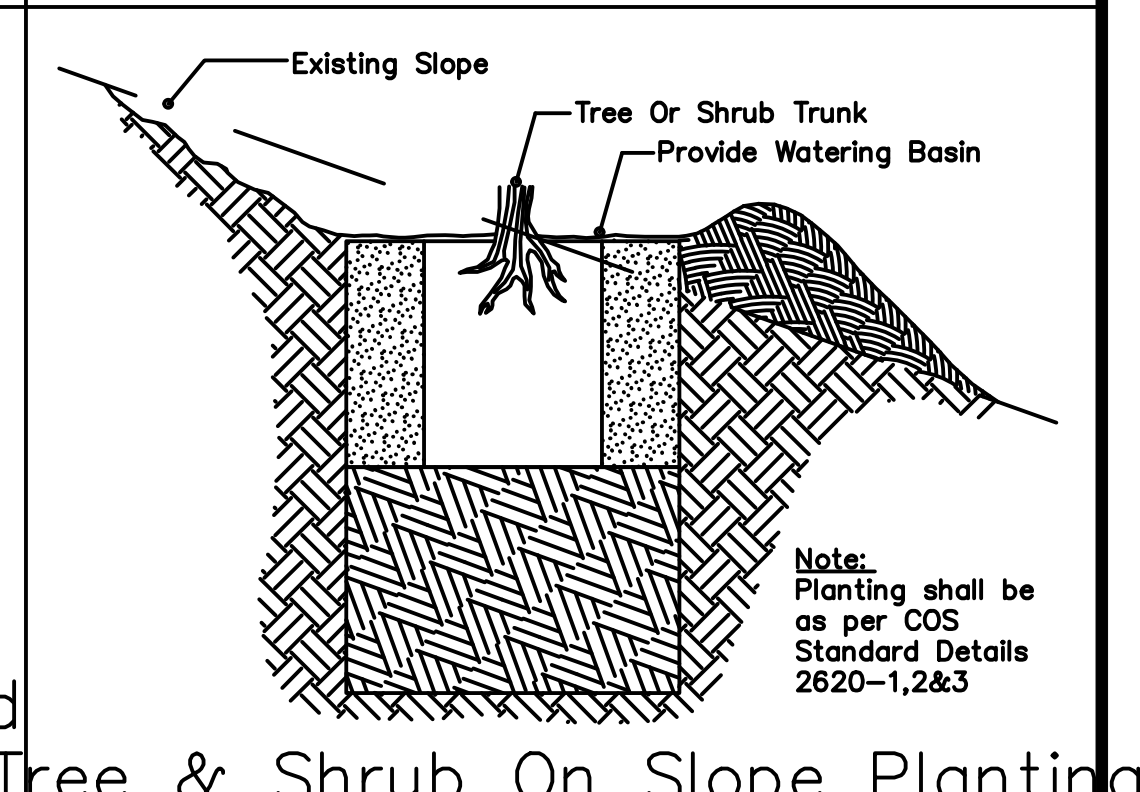
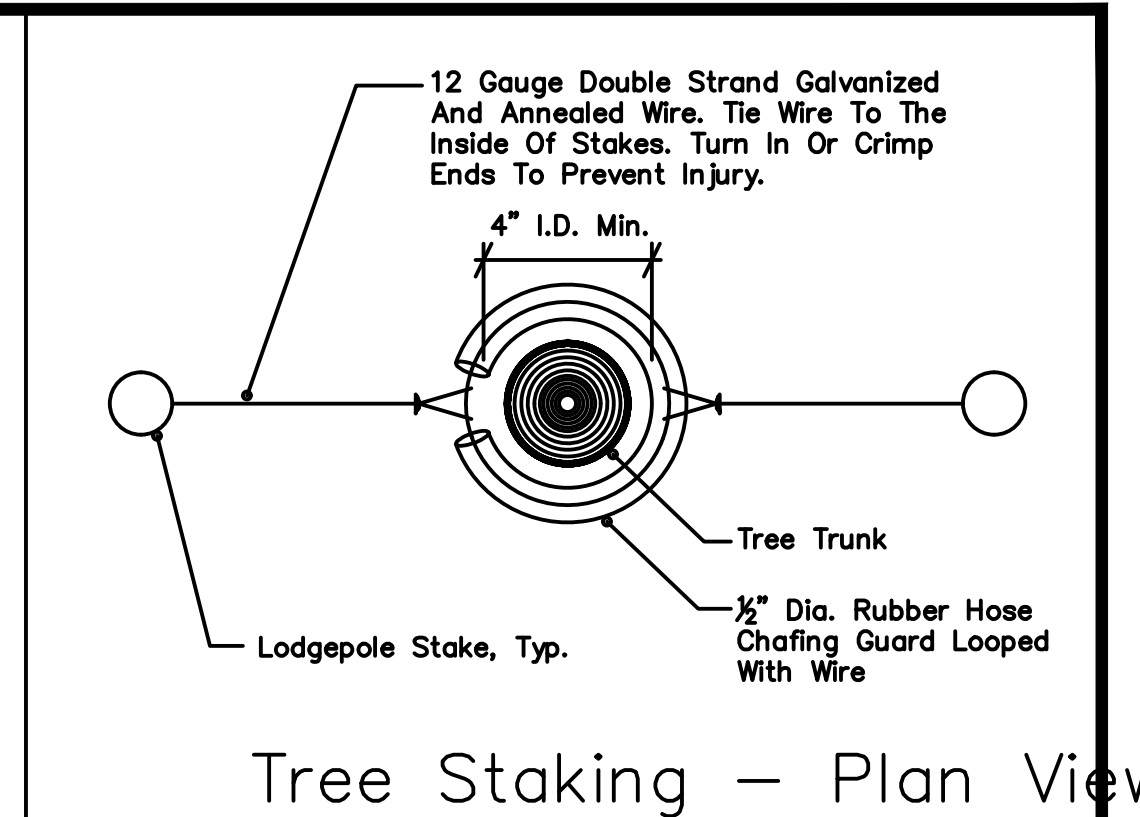


DETAIL NO. 2620-3

CITY OF SCOTTSDALE

APPROVED BY: Scottsdale Standards & Specifications Committee

Standard Detail



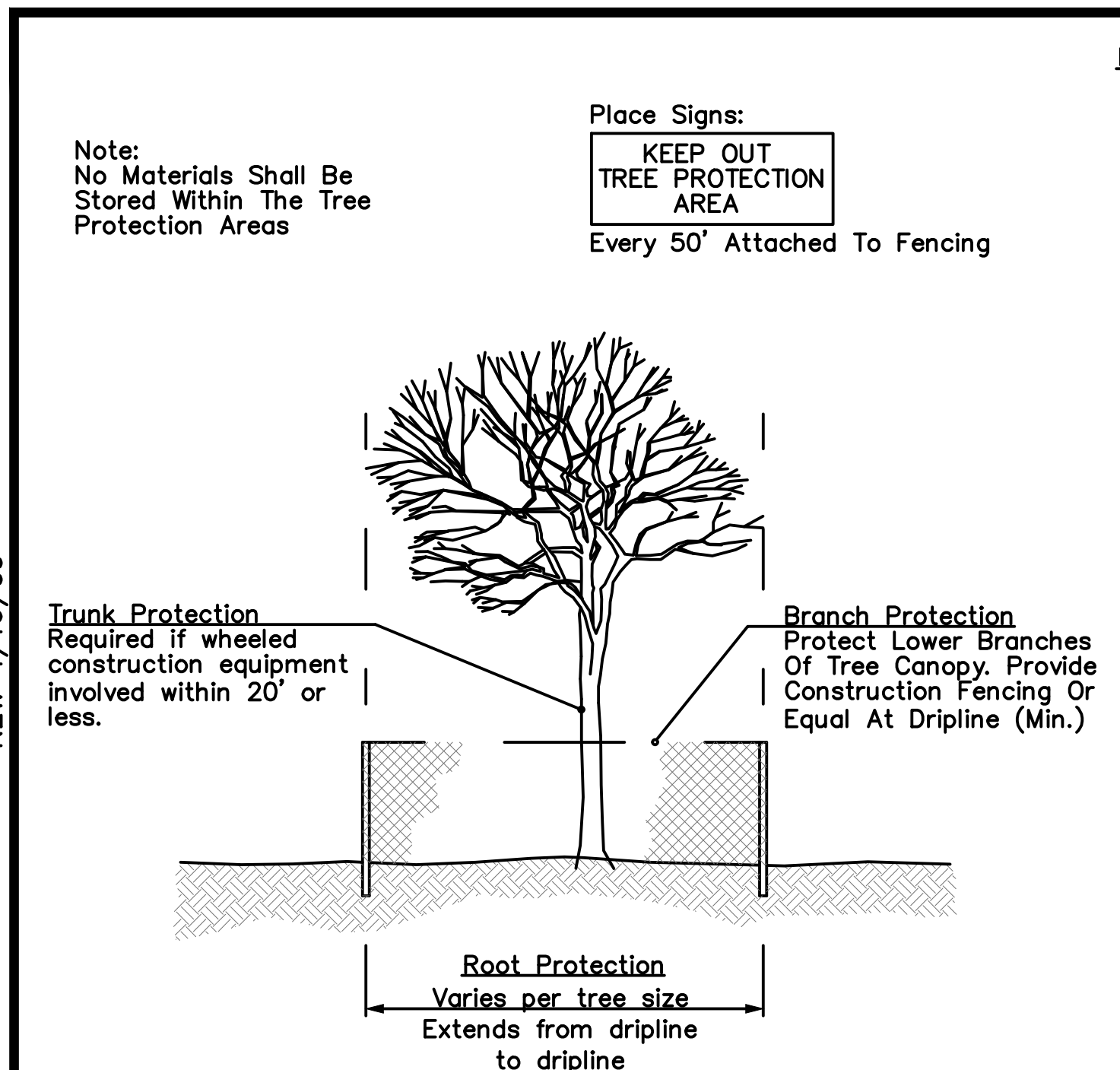
DETAIL NO. 2620-3

CITY OF SCOTTSDALE

APPROVED BY: Scottsdale Standards & Specifications Committee

Standard Detail

NEW 4/16/09



NOTES:

- All trees to be protected within the construction area shall be identified with white survey tape wrapped around the trunk. Grouping of more than one tree within the tree protection zone may occur.
- To prevent tree root smothering, soil stockpiles, supplies, equipment or any other material shall not be placed or stored within a tree drip line or within 25 feet of a tree trunk, whichever is greater.
- Trenches shall be hand dug within the drip line in areas where roots two inches in diameter and greater are present, or when in close proximity to low branching trees. Whenever possible, roots two inches or greater in diameter shall be tunneled or bored under and shall be covered to prevent dehydration.
- Tree roots shall not be cut unless cutting is unavoidable. When root cutting is unavoidable, a clean sharp cut with an approved pruning saw shall be made to avoid shredding or smashing. Root cuts should be made back to a lateral root. Whenever possible, tree roots should be cut between late fall and bud opening, when root energy supplies are high and conditions are least favorable for disease-causing agents. Exposed roots shall be covered immediately to prevent dehydration. Roots shall be covered with soil or burlap and kept moist. Backfill material around damaged roots shall be a light mulch/sand mixture to promote root recovery.
- Watering of protected trees in which roots were cut shall be provided by the contractor. Watering schedule to be established by City arborist.
- Horizontal boring rather than trenching should be used for utility placement within drip line of tree whenever possible.
- Fencing material shall encircle any tree whose outer drip line edge is within 25 feet of any construction activities.
- Fencing material shall be orange construction fence a minimum of 4 feet in height.
- Fencing material shall be set at the drip line or 25 feet from tree trunk, whichever is greater, and maintained in an upright position throughout the duration of construction activities.
- Any grade changes or retaining wall/tree well installation within the drip line shall be approved by City arborist.

DETAIL NO. 2620-4

CITY OF SCOTTSDALE

APPROVED BY: Scottsdale Standards & Specifications Committee

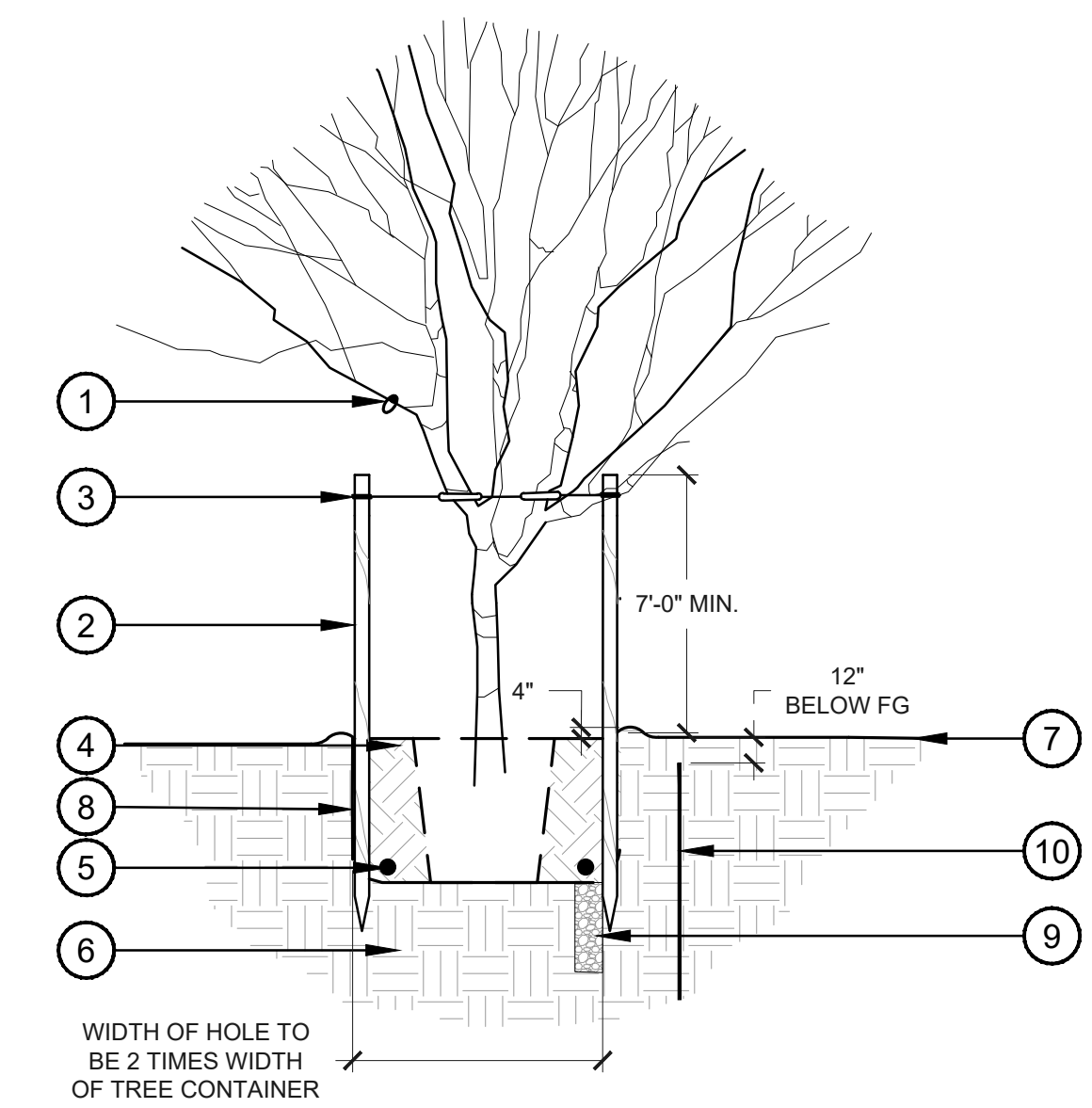
Standard Detail

DETAIL NO. 2620-4

CITY OF SCOTTSDALE

APPROVED BY: Scottsdale Standards & Specifications Committee

Standard Detail



- ALL TREE IDENTIFICATION, TRADEMARK AND SALVAGE TAGS TO REMAIN ON TREE.
- 2 MIN.-2-1/2" DIAMETER X 10'-0" LODGEWOOD POLES, FREE OF KNOTS AND CRACKS- DRIVEN OUTSIDE ROOTBALL INTO SUBGRADE (18" MIN.) PRIOR TO BACKFILLING AS NECESSARY FOR FIRM SUPPORT.
- HOSE ENCASED WIRE OF PLIABLE ZINC-COATED IRON OF #10 GAUGE; PROVIDE A MINIMUM OF TWO PER TREE. HOSE COVERING: TWO-PLY REINFORCED, RUBBER GARDEN HOSE MINIMUM OF ½" DIAMETER.
- BACKFILL W/ SPECIFIED SOIL MIX PER SPECIFICATIONS - WATER & TAMP TO REMOVE AIR POCKETS.
- PLANT TABS PER SPECIFICATIONS.
- SUBSOIL.
- FINISH GRADE.
- SCARIFY SIDES OF PLANTING HOLE TO PREVENT GLAZING.
- 8" WIDE X 5' DEEP AUGER DUG WELL W/ 1-2" DIAMETER CRUSHED ROCK FOR DRAINAGE WHEN IN HARDPAN CONDITIONS.
- UB 36-2/UB 48-2 SPECIFICATIONS 36" AND 48" DEEPROOT® TREE ROOT BARRIER INSTALL FOR ALL TREES WITHIN 10'-0" OF UNDERGROUND WET OR DRY UTILITIES

DETAIL NO. 2620-4

CITY OF SCOTTSDALE

APPROVED BY: Scottsdale Standards & Specifications Committee

Standard Detail

DWL
ARCHITECTS+

2333 N Central Ave
Phoenix AZ 85004
p 602.264.9731
dwlarchitects.com

PRELIMINARY
NOT ISSUED FOR
CONSTRUCTION

FLOOR
associates

1425 N. First Street
Second Floor
Phoenix, AZ 85004

602.462.1425 P
602.462.1427 F

CITY OF SCOTTSDALE
ROUNDHOUSE, SPLASH PAD
& SITE IMPROVEMENTS

7301 E INDIAN BEND ROAD
SCOTTSDALE, AZ 85250



REVISIONS

No.	Description	Date

KEY:

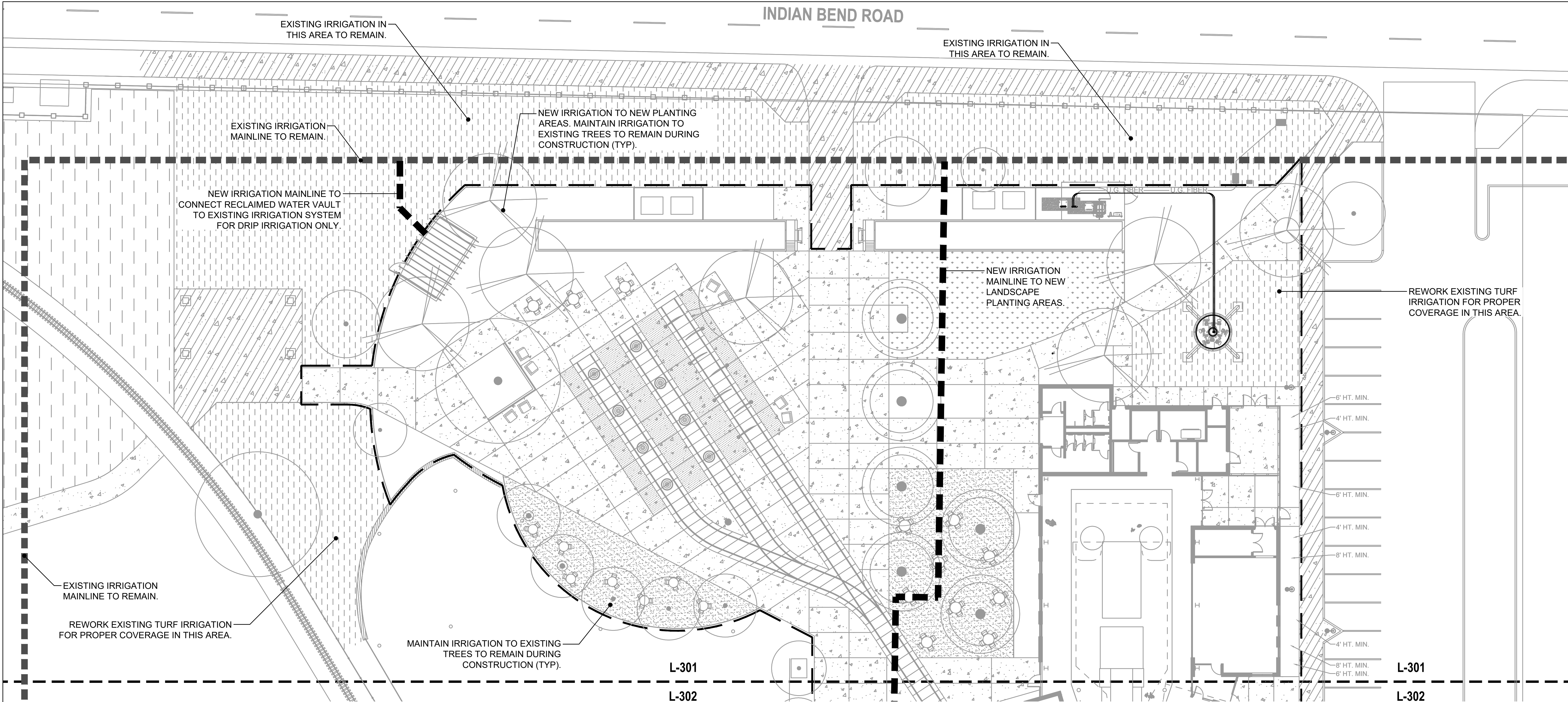
DESIGN
REVIEW BOARD

© COPYRIGHT 2022
DWL ARCHITECTS + PLANNERS, INC.

SHEET TITLE:
LANDSCAPE
DETAILS

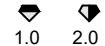
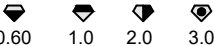
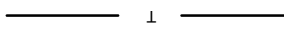
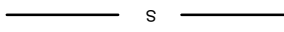
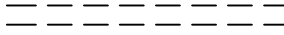
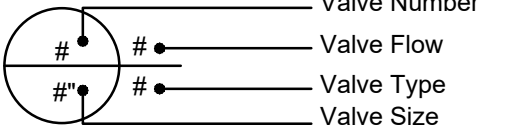
SHEET NUMBER:
L-201

DRAWN BY: SO / IK	REVIEWED BY: KF
DATE: 06/16/2023	PROJECT NUMBER: 20002



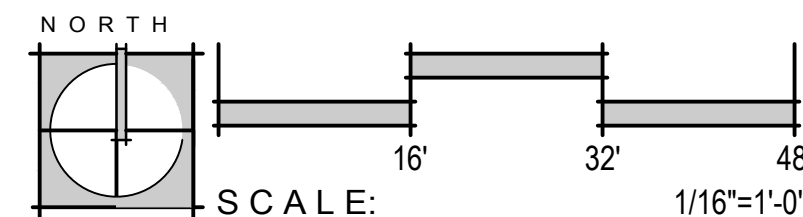
ENLARGED IRRIGATION PLAN

IRRIGATION SCHEDULE

	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI		SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
		Rain Bird R-VAN14 1804-SAM-P45-NP Turf Rotary, 8ft.-14ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet. With Non-Potable Purple Cap.	45			Rain Bird R-VAN18 1804-SAM-P45-NP Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet. With Non-Potable Purple Cap.
		Rain Bird R-VAN24 1804-SAM-P45-NP Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet. With Non-Potable Purple Cap.	45			Rain Bird R-VAN24 1804-SAM-P45-NP Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet. With Non-Potable Purple Cap.
	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION				MANUFACTURER/MODEL/DESCRIPTION
		Drip Valve Assembly Hunter ICV-G-FS-R: 1in Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry Factory Installed Option, and Reclaimed Water ID, Purple Handle. Basket Strainer: Mueller - 304, Stainless Steel w/ .125 Perforations. Drip Valve Pressure Reducer: Senninger - PRLV40M4F4FV, 150 Stainless Steel Mesh w/ Flush Cap.				Drip Valve Assembly Hunter ICV-G-FS-R: 1in Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry Factory Installed Option, and Reclaimed Water ID, Purple Handle. Basket Strainer: Mueller - 304, Stainless Steel w/ .125 Perforations. Drip Valve Pressure Reducer: Senninger - PRLV40M4F4FV, 150 Stainless Steel Mesh w/ Flush Cap.
		Flush Cap 3/4" Male PVC SCH 40 S/T Adapter And 3/4" Female Threaded Cap				Multi Port Emitters Bowsmith ML200 Series: Multi Outlet Emitter, six open outlets, 1/2in. FPT inlet, 0.6 GPH - 2.0 GPH flows, Green=0.6 GPH, Blue=1.0 GPH, Red=2.0 GPH.
		Single Port Emitters Bowsmith SL200 Series: Single Outlet emitter, 0.6 GPH - 2.0 GPH flow, 1/2in. FPT with barbed elbow outlet. Green=0.6 GPH, Blue=1.0 GPH, Red=2.0 GPH, Yellow=3.0 GPH.				Remote Control Valve Hunter ICV-G-FS-R: 1in Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry Factory Installed Option, and Reclaimed Water ID, Purple Handle.
		Quick Coupler Rain Bird 44-LRC: 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body. In Carson #910 Valve Box				Isolation Gate Valve (Same Size as Pipe) American Flow Control: 2500 Series - AWWA C-509/515
		Air/ Vacuum Relief Valve 1" Crispin AL Series Air and Vacuum Release Valve: IC-10				Controller Baseline BL-3200XS: Two-wire controller in large 16-gauge stainless-steel wall mount cabinet, expandable to 200 stations.
		Submersible Booster Pump T.B.D. To Be Installed in Reclaimed Water Vault.				Point of Connection 2" Confirm System Pressure
		Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.				Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
		Irrigation Mainline: PVC Schedule 40 1" - 3" Diameter				Irrigation Mainline: PVC Schedule 40 Existing 2" Mainline Pipe
		Pipe Sleeve: See Details for Pipe Sizing & Sleeve Schedule. Twice the nominal diameter of the pipe being sleeved.				Valve Callout Valve Number Valve Flow Valve Type Valve Size
						VALVE TYPE: T=TREE, S=SHRUB, SP=SPRINKLER, TT=TREES IN TURF, P=PALM, A=ANNUALS, ABD=ABANDON

IRRIGATION KEY NOTES:

- IRRIGATION CONTRACTOR TO REVIEW ACTUAL SITE CONDITIONS PRIOR TO INSTALLING IRRIGATION OR ORDERING MATERIALS. SOME ADJUSTMENTS IN EQUIPMENT LOCATIONS MAY BE REQUIRED TO MATCH ACTUAL CURRENT CONDITIONS. REVIEW ANY CHANGES WITH OWNERS REPRESENTATIVE. METER LOCATIONS (IF SHOWN) ARE APPROXIMATE. SEE CIVIL PLANS FOR EXACT LOCATIONS..
- THE IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A STATIC WATER PRESSURE OF 75 PSI. AT THE POINTS OF CONNECTION. CONTRACTOR TO CHECK WATER PRESSURE PRIOR TO STARTING CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF NOT MIN. 75 PSI.
- ALL MAINLINE FITTINGS OVER 3" SHALL BE IRON GASKETED WITH JOINT RESTRAINT HARNESSSES.
- REFER TO EMITTER SCHEDULE FOR TREE, SHRUB GPH. & NUMBER OF EMITTERS. USE MULT-PORT EMITTERS ON SHRUBS WHEN SPACING ALLOWS.
- EQUIPMENT SUBMITTAL FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- IRRIGATION LAYOUT IS SCHEMATIC IN NATURE. ALL IRRIGATION EQUIPMENT LOCATIONS ARE SHOWN FOR GRAPHIC CLARITY ONLY. CONTRACTOR SHALL INSTALL ALL IRRIGATION EQUIPMENT IN LANDSCAPE AREAS ONLY. IF THERE IS A DISCREPANCY IN THE FIELD, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.
- SEE PLANTING PLAN FOR PLANT LOCATIONS AND SPECIES INFORMATION.
- INSTALL ALL EMITTERS UP-SLOPE FROM PLANT MATERIAL.
- USE RIGID PVC AS EMITTER LATERALS THROUGHOUT.
- TREES IN TURF HAVE (1) MULTI-PORT EMITTER W/ SIX OUTLETS.
- INSTALL FLUSH END CAPS AT ALL ENDS OF DRIP LATERALS.
- INSTALL BOWSMITH LINE PLUGS AT THE END OF ALL DRIP TUBING TO KEEP INSECTS OR DEBRIS FROM CLOGGING TUBING.
- INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- PROVIDE SCH 40 PVC SLEEVES UNDER ALL HARDSCAPE SURFACES AND PVC SCH 80 (<3") & C900 (>3") UNDER ASPHALT PAVING.
- RUN 2 WIRE LOOPS FROM EACH CONTROLLER BACK TO BOOSTER PUMP, HYDROMETER/MASTER VALVE, AND FLOW SENSOR ON EACH MAIN AND SUB-MAIN LOOP AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR RESPONSIBLE FOR ENSURING MASTER VALVES, FLOW SENSORS, CONTROLLERS, AND PUMP STATION ARE ALL CONNECTED AND OPERATIONAL PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO PROVIDE ELECTRICAL POWER TO BOOSTER PUMP LOCATION PER MANUFACTURE'S SPECIFICATIONS AND ENSURE THAT SYSTEM ENGAGES PUMP AND RECLAIMED WATER SYSTEM FOR DRIP SYSTEM ONLY.
- ALL IRRIGATION EQUIPMENT TO BE INSTALLED IN COMMON AREA LANDSCAPE PLANTER AREAS, NOT IN PRIVATE YARDS, REGARDLESS OF WHAT IS SHOWN ON PLANS. IRRIGATION PLANS ARE SCHEMATIC AND NATURE AND DUE TO SCALE, EQUIPMENT IS SOMETIMES SHOWN IN AREAS THAT ARE NOT COMMON AREA LANDSCAPE PLANTERS. NO VALVES TO BE INSTALLED IN TURF.



PRELIMINARY
NOT ISSUED FOR
CONSTRUCTION

CITY OF SCOTTSDALE
MCCORMICK STILLMAN RAIL ROAD PARK
PLAYGROUND + SPLASHPAD SITE IMPROVEMENTS
7301 E INDIAN BEND ROAD
SCOTTSDALE, AZ 85250

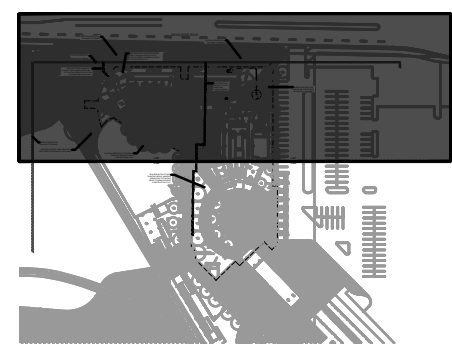


REVISIONS

No.	Description	Date
-----	-------------	------

© COPYRIGHT 2022
DWL ARCHITECTS + PLANNERS, INC.

KEY:

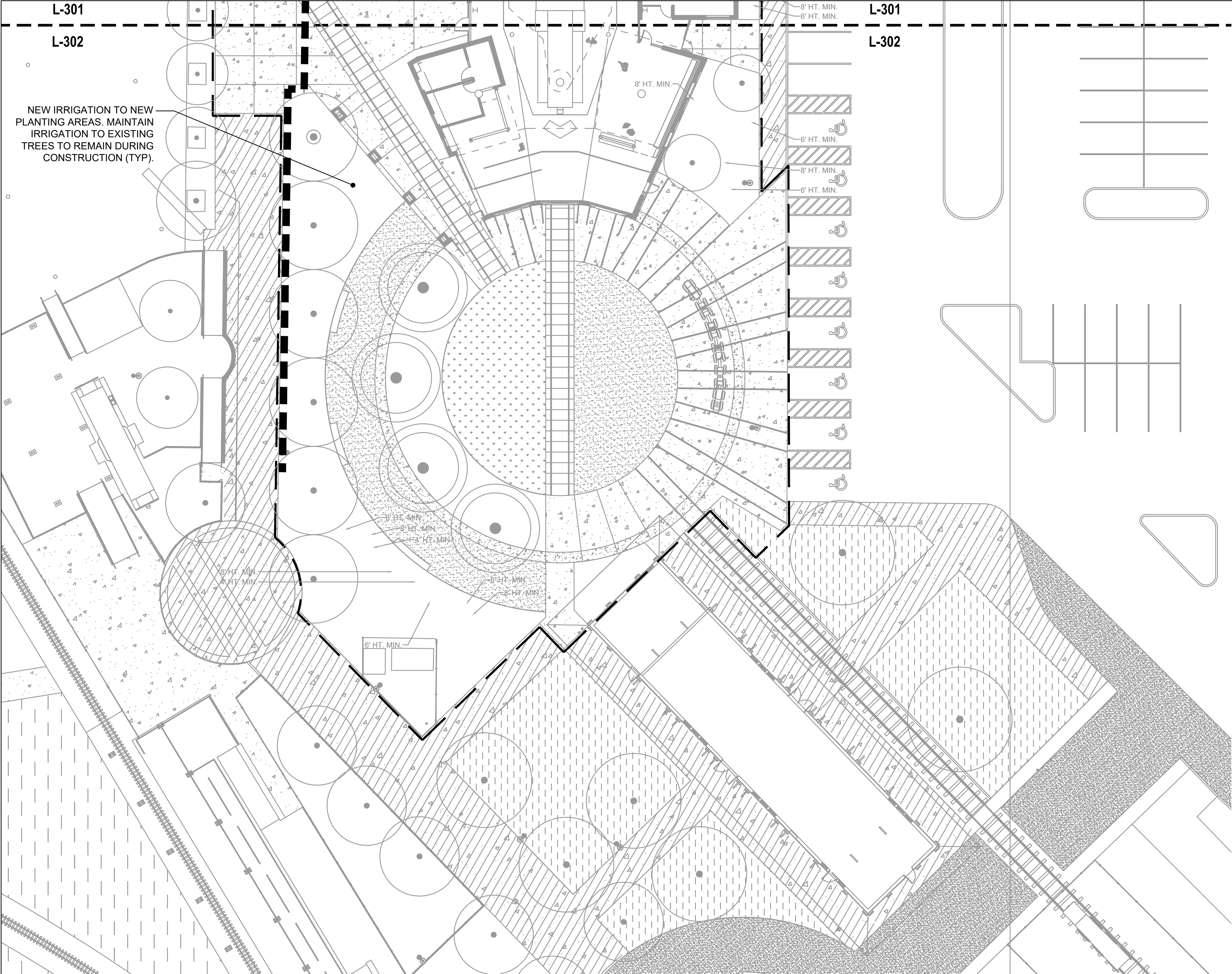


ENLARGED
IRRIGATION PLAN

SHEET NUMBER:

L-301

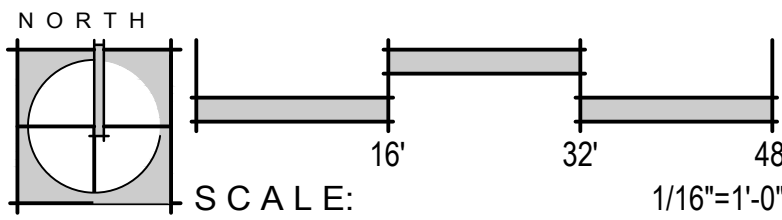
DRAWN BY: TEAM	REVIEWED BY: BC
DATE: 06/16/23	PROJECT NUMBER: 20002



ENLARGED IRRIGATION PLAN

IRRIGATION KEY NOTES:

- IRRIGATION CONTRACTOR TO REVIEW ACTUAL SITE CONDITIONS PRIOR TO INSTALLING IRRIGATION OR ORDERING MATERIALS. SOME ADJUSTMENTS IN EQUIPMENT LOCATIONS MAY BE REQUIRED TO MATCH ACTUAL CURRENT CONDITIONS. REVIEW ANY CHANGES WITH OWNERS REPRESENTATIVE. METER LOCATIONS (IF SHOWN) ARE APPROXIMATE. SEE CIVIL PLANS FOR EXACT LOCATIONS.
 - THE IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A STATIC WATER PRESSURE OF 75 PSI. AT THE POINTS OF CONNECTION. CONTRACTOR TO CHECK WATER PRESSURE PRIOR TO STARTING CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF NOT MIN. 75 PSI.
 - ALL MAINLINE FITTINGS OVER 3" SHALL BE IRON GASKETED WITH JOINT RESTRAINT HARNESSSES.
 - REFER TO EMITTER SCHEDULE FOR TREE, SHRUB GPH. & NUMBER OF EMITTERS. USE MULTI-PORT EMITTERS ON SHRUBS WHEN SPACING ALLOWS.
 - EQUIPMENT SUBMITTAL FOR APPROVAL PRIOR TO ORDERING MATERIALS.
 - IRRIGATION LAYOUT IS SCHEMATIC IN NATURE. ALL IRRIGATION EQUIPMENT LOCATIONS ARE SHOWN FOR GRAPHIC CLARITY ONLY. CONTRACTOR SHALL INSTALL ALL IRRIGATION EQUIPMENT IN LANDSCAPE AREAS ONLY. IF THERE IS A DISCREPANCY IN THE FIELD, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.
 - SEE PLANTING PLAN FOR PLANT LOCATIONS AND SPECIES INFORMATION.
 - INSTALL ALL EMITTERS UP-SLOPE FROM PLANT MATERIAL.
 - USE RIGID PVC AS EMITTER LATERALS THROUGHOUT.
 - TREES IN TURF HAVE (1) MULTI-PORT EMITTER W/ SIX OUTLETS.
- INSTALL FLUSH END CAPS AT ALL ENDS OF DRIP LATERALS.
 - INSTALL BOWSMITH LINE PLUGS AT THE END OF ALL DRIP TUBING TO KEEP INSECTS OR DEBRIS FROM CLOGGING TUBING.
 - INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
 - PROVIDE SCH 40 PVC SLEEVES UNDER ALL HARDSCAPE SURFACES AND PVC SCH 80 (<3") & C900 (>3") UNDER ASPHALT PAVING.
 - RUN 2 WIRE LOOPS FROM EACH CONTROLLER BACK TO BOOSTER PUMP, HYDROMETER/MASTER VALVE, AND FLOW SENSOR ON EACH MAIN AND SUB-MAIN LOOP AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS.
 - CONTRACTOR RESPONSIBLE FOR ENSURING MASTER VALVES, FLOW SENSORS, CONTROLLERS, AND PUMP STATION ARE ALL CONNECTED AND OPERATIONAL PER MANUFACTURER'S SPECIFICATIONS.
 - CONTRACTOR TO PROVIDE ELECTRICAL POWER TO BOOSTER PUMP LOCATION PER MANUFACTURE'S SPECIFICATIONS AND ENSURE THAT SYSTEM ENGAGES PUMP AND RECLAIMED WATER SYSTEM FOR DRIP SYSTEM ONLY.
 - ALL IRRIGATION EQUIPMENT TO BE INSTALLED IN COMMON AREA LANDSCAPE PLANTER AREAS, NOT IN PRIVATE YARDS, REGARDLESS OF WHAT IS SHOWN ON PLANS. IRRIGATION PLANS ARE SCHEMATIC AND NATURE AND DUE TO SCALE, EQUIPMENT IS SOMETIMES SHOWN IN AREAS THAT ARE NOT COMMON AREA LANDSCAPE PLANTERS. NO VALVES TO BE INSTALLED IN TURF.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird R-VAN14 1804-SAM-P45-NP Turf Rotary, 8ft.-14ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet. With Non-Potable Purple Cap.
	Rain Bird R-VAN18 1804-SAM-P45-NP Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet. With Non-Potable Purple Cap.
	Rain Bird R-VAN24 1804-SAM-P45-NP Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet. With Non-Potable Purple Cap.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Drip Valve Assembly Hunter ICV-G-FS-R: 1in Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry Factory Installed Option, and Reclaimed Water ID, Purple Handle. Basket Strainer: Mueller - 304, Stainless Steel w/ .125 Perforations. Drip Valve Pressure Reducer: Senninger - PRLV40M4F4FV, 150 Stainless Steel Mesh w/ Flush Cap.
	Flush Cap 3/4" Male PVC SCH 40 S/T Adapter And 3/4" Female Threaded Cap
	Multi Port Emitters Bowsmith ML200 Series: Multi Outlet Emitter, six open outlets, 1/2in. FPT inlet, 0.6 GPH - 2.0 GPH flows, Green=0.6 GPH, Blue=1.0 GPH, Red=2.0 GPH.
	Single Port Emitters Bowsmith SL200 Series: Single Outlet emitter, 0.6 GPH - 2.0 GPH flow, 1/2in. FPT with barbed elbow outlet. Green=0.6 GPH, Blue=1.0 GPH, Red=2.0 GPH, Yellow=3.0 GPH.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Remote Control Valve Hunter ICV-G-FS-R: 1in Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry Factory Installed Option, and Reclaimed Water ID, Purple Handle.
	Quick Coupler Rain Bird 44-LRC: 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body. In Carson #910 Valve Box
	Isolation Gate Valve (Same Size as Pipe) American Flow Control: 2500 Series - AWWA C-509/515
	Air/ Vacuum Relief Valve 1" Crispin AL Series Air and Vacuum Release Valve: IC-10
	Controller Baseline BL-3200XS: Two-wire controller in large 16-gauge stainless-steel wall mount cabinet, expandable to 200 stations.
	Submersible Booster Pump T.B.D. To Be Installed in Reclaimed Water Vault.
	Point of Connection 2" Confirm System Pressure
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" unless otherwise noted.
	Irrigation Mainline: PVC Schedule 40 1" - 3" Diameter
	Irrigation Mainline: PVC Schedule 40 Existing 2" Mainline Pipe
	Pipe Sleeve: See Details for Pipe Sizing & Sleeve Schedule. Twice the nominal diameter of the pipe being sleeved.
	Valve Callout Valve Number Valve Flow Valve Type Valve Size
	VALVE TYPE: T=TREE, S=SHRUB, SP=SPRINKLER, TT=TREES IN TURF, P=PALM, A=ANNUALS, ABD=ABANDON

DWL

ARCHITECTS+

2333 N Central Ave
Phoenix AZ 85004
o 602.264.9731
dwlarchitects.com

PRELIMINARY
NOT ISSUED FOR
CONSTRUCTION

FLOOR

associates

1425 N. First Street
Second Floor
Phoenix, AZ 85004

602.462.1425 P
602.462.1427 F

CITY OF SCOTTSDALE

MCCORMICK STILLMAN RAIL ROAD PARK

PLAYGROUND + SPLASHPAD SITE IMPROVEMENTS

7301 E INDIAN BEND ROAD
SCOTTSDALE, AZ 85250

REVISIONS

No.	Description	Date
-----	-------------	------

COPYRIGHT 2022
DWL ARCHITECTS + PLANNERS, INC.

KEY:

SHEET TITLE:

ENLARGED
IRRIGATION PLAN

SHEET NUMBER:

L-302

DRAWN BY:
TEAM

REVIEWED BY:
BC

DATE:
06/16/23

PROJECT NUMBER:
20002

PRELIMINARY
NOT ISSUED FOR
CONSTRUCTION

FLOOR
associates

1425 N. First Street
Second Floor
Phoenix, AZ 85004
602.462.1425 P
602.462.1427 F

CITY OF SCOTTSDALE
MCCORMICK STILLMAN RAIL ROAD PARK
PLAYGROUND + SPLASHPAD SITE IMPROVEMENTS
7301 E INDIAN BEND ROAD
SCOTTSDALE, AZ 85250



REVISIONS

No. Description Date

KEY:

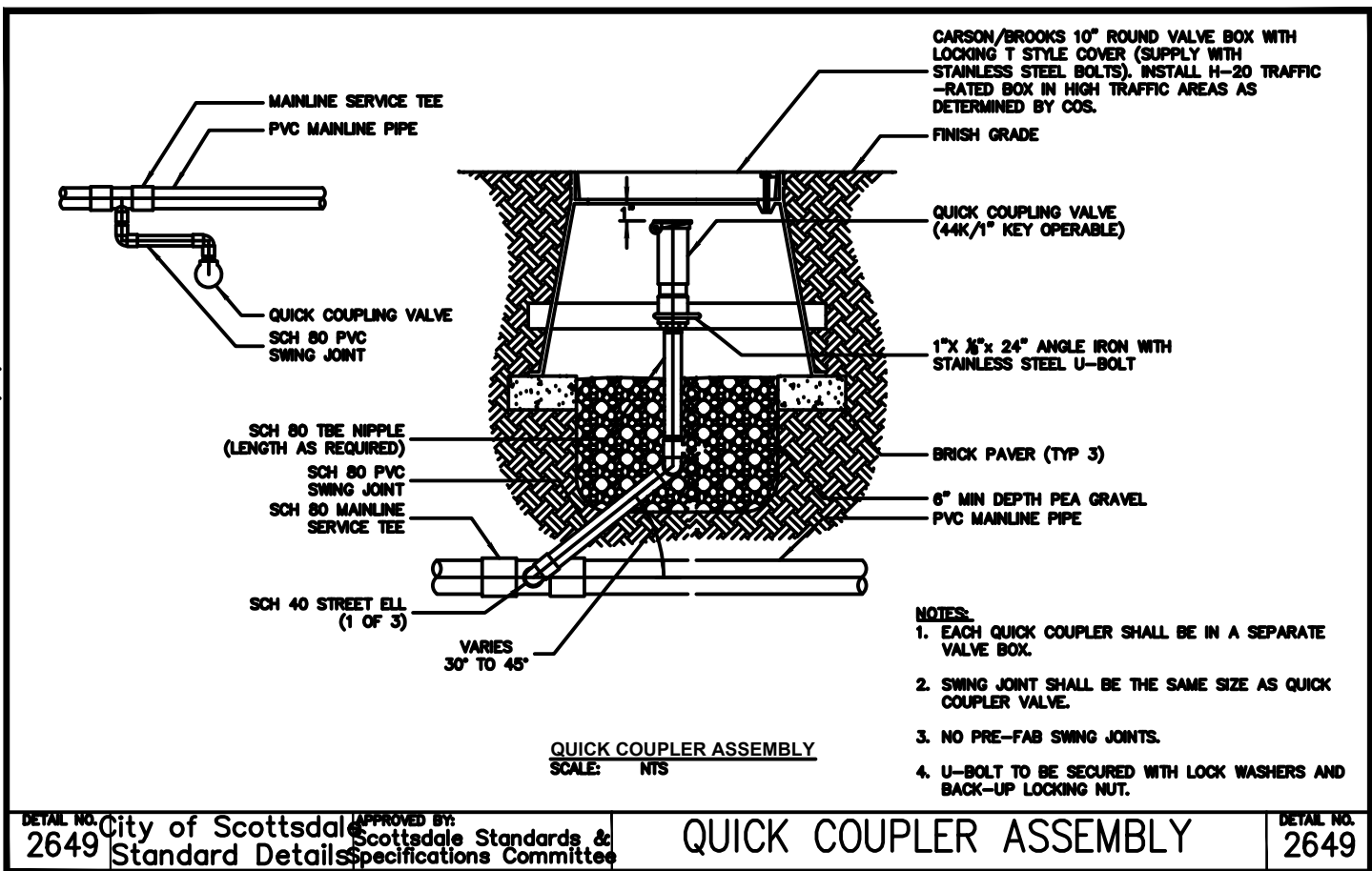
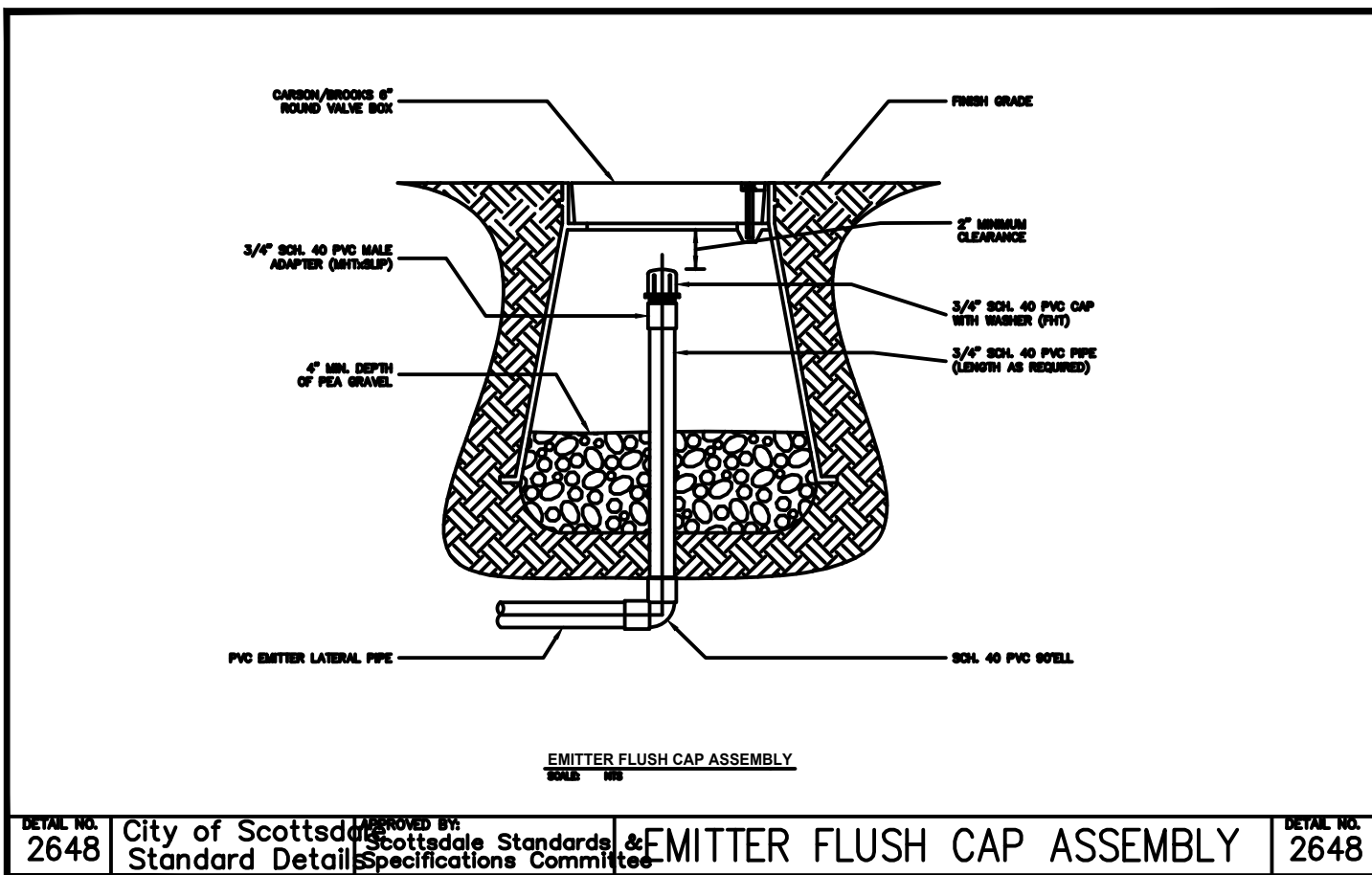
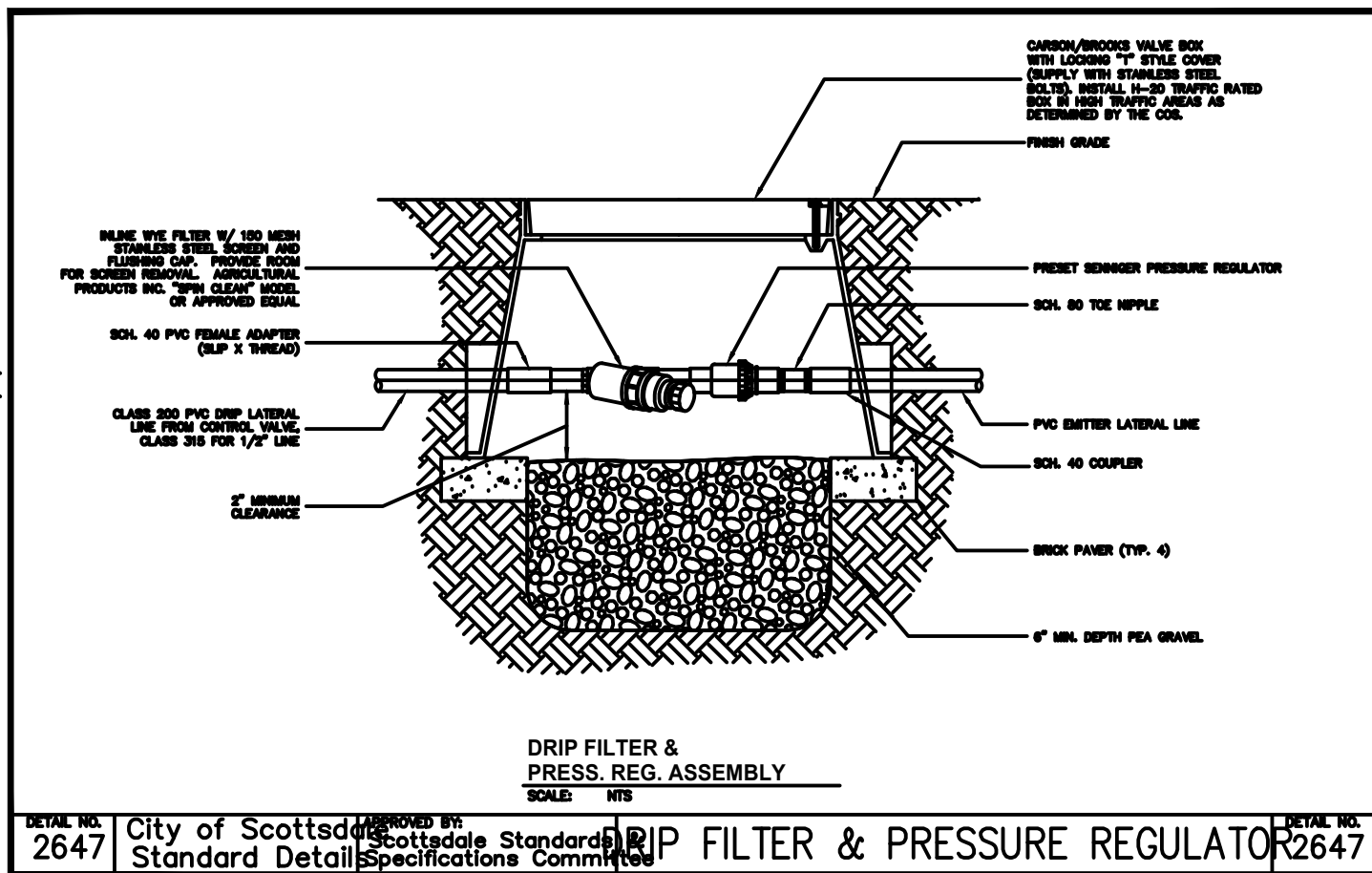
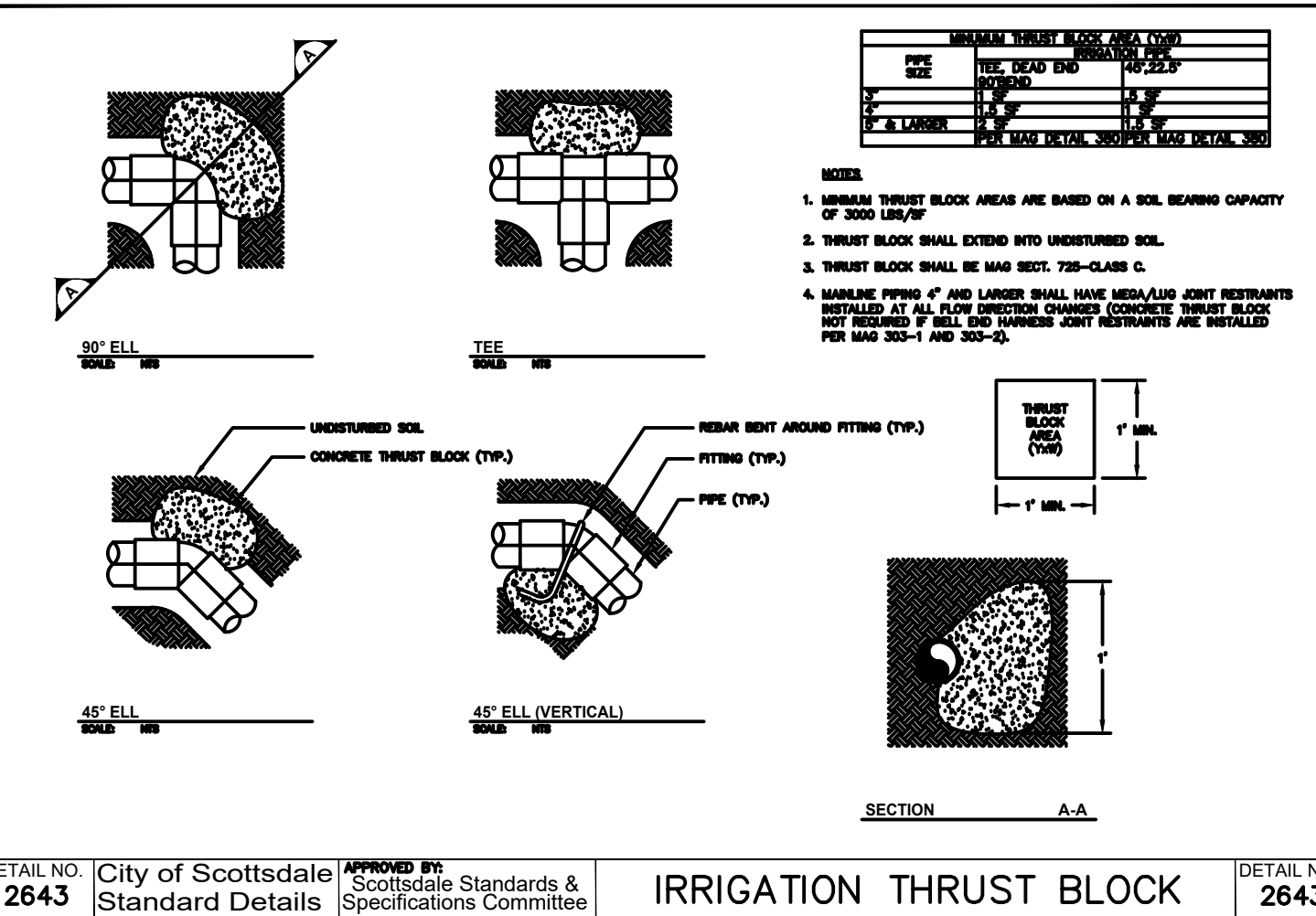
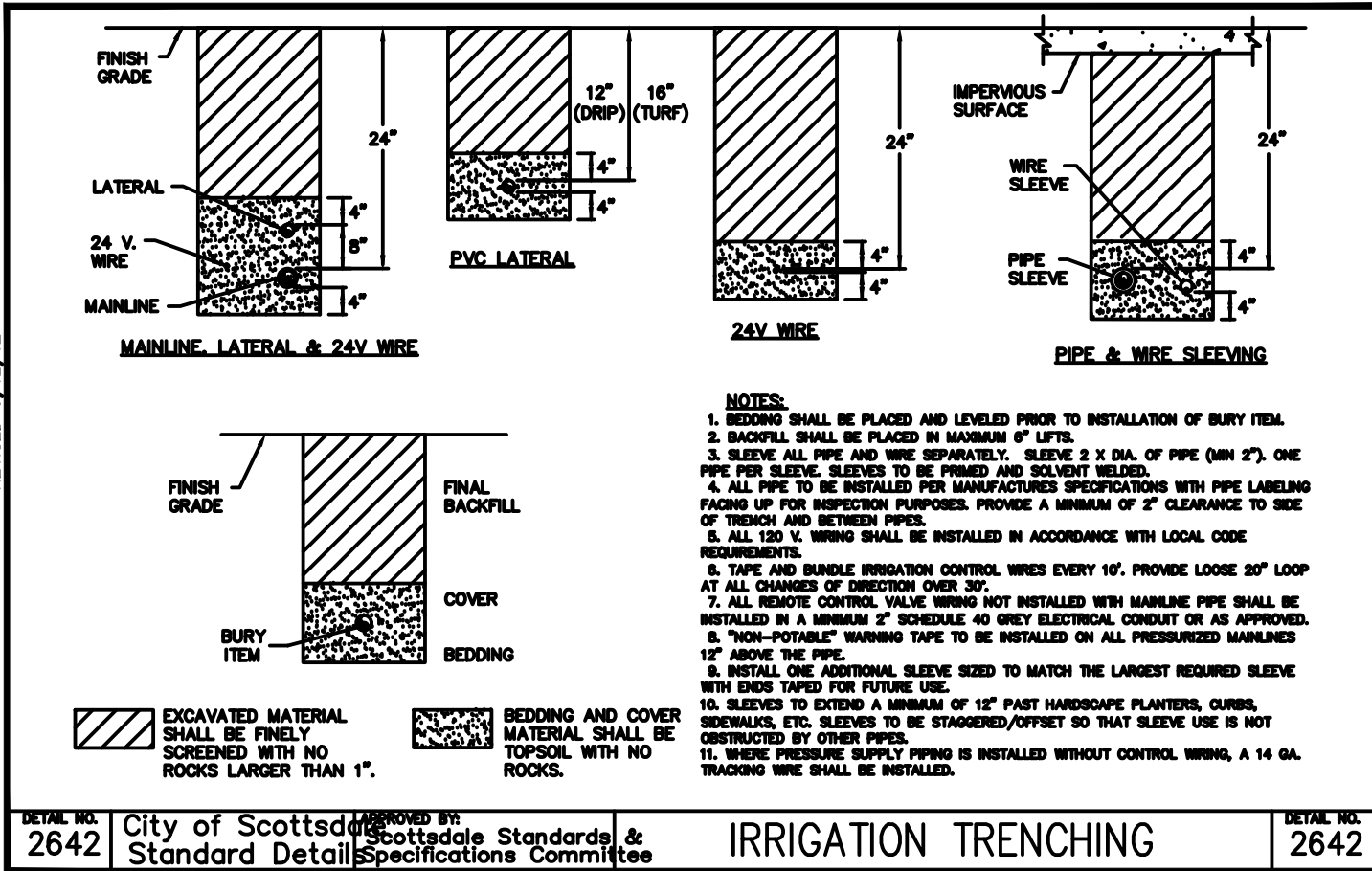
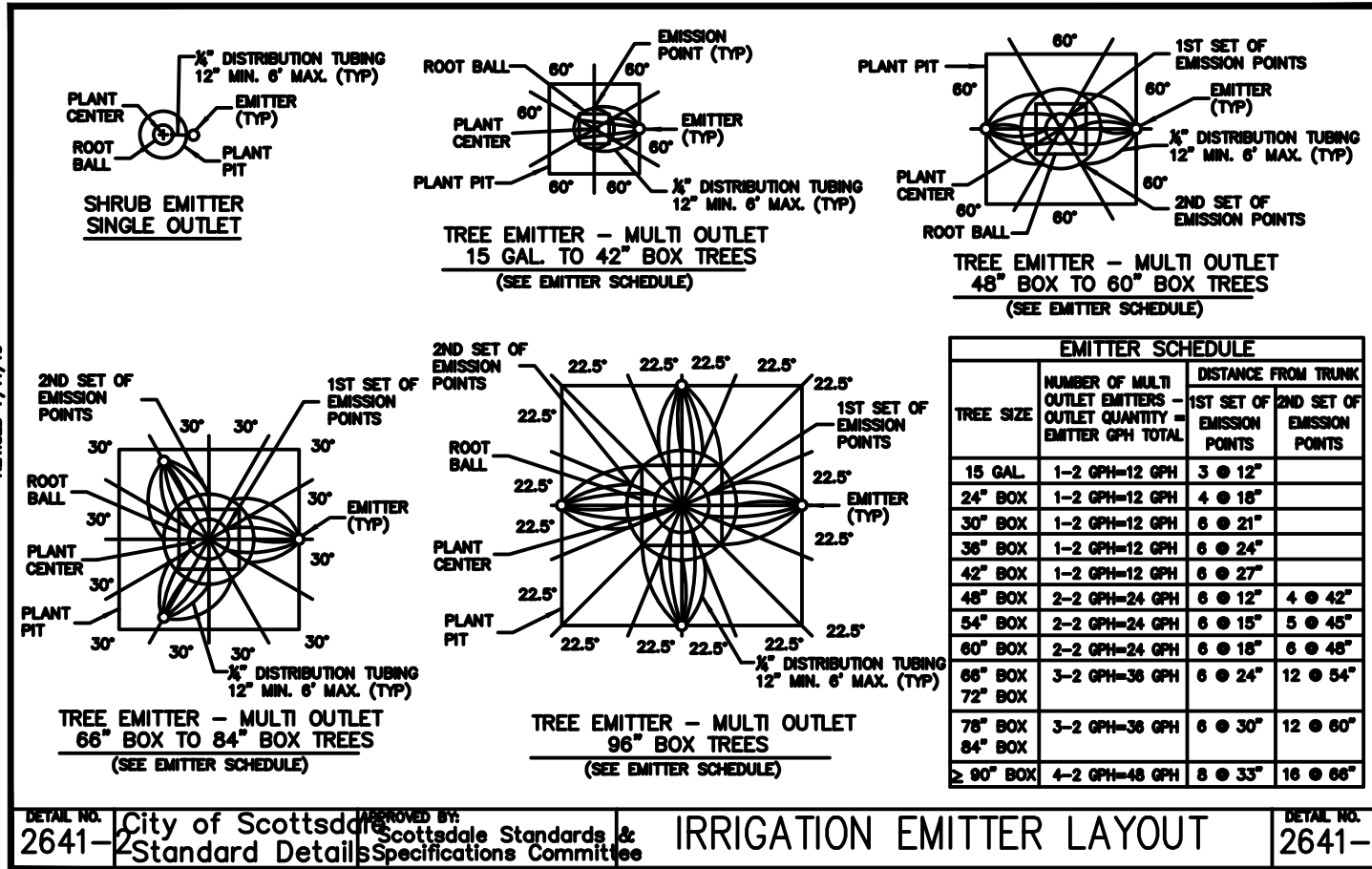
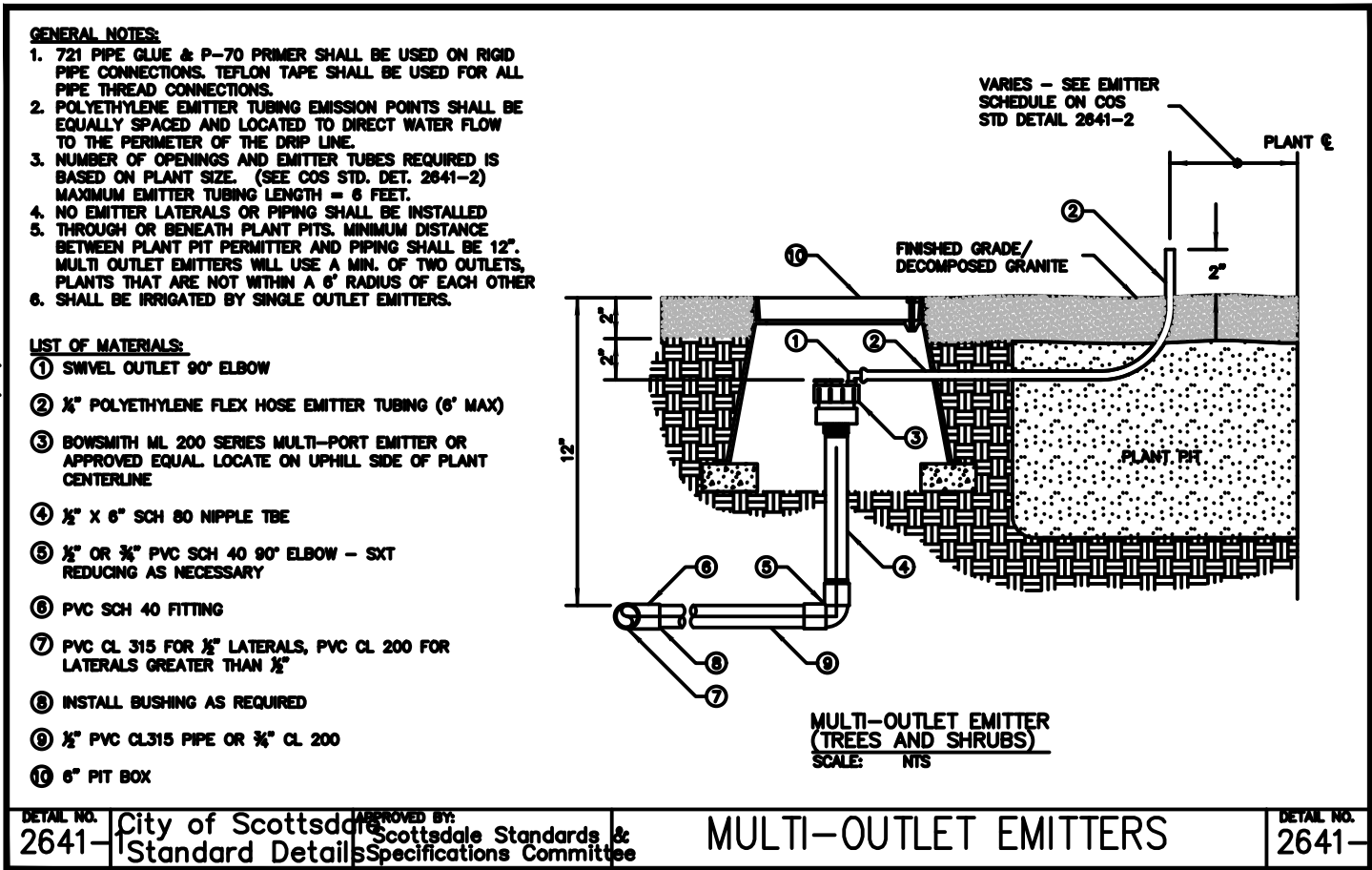
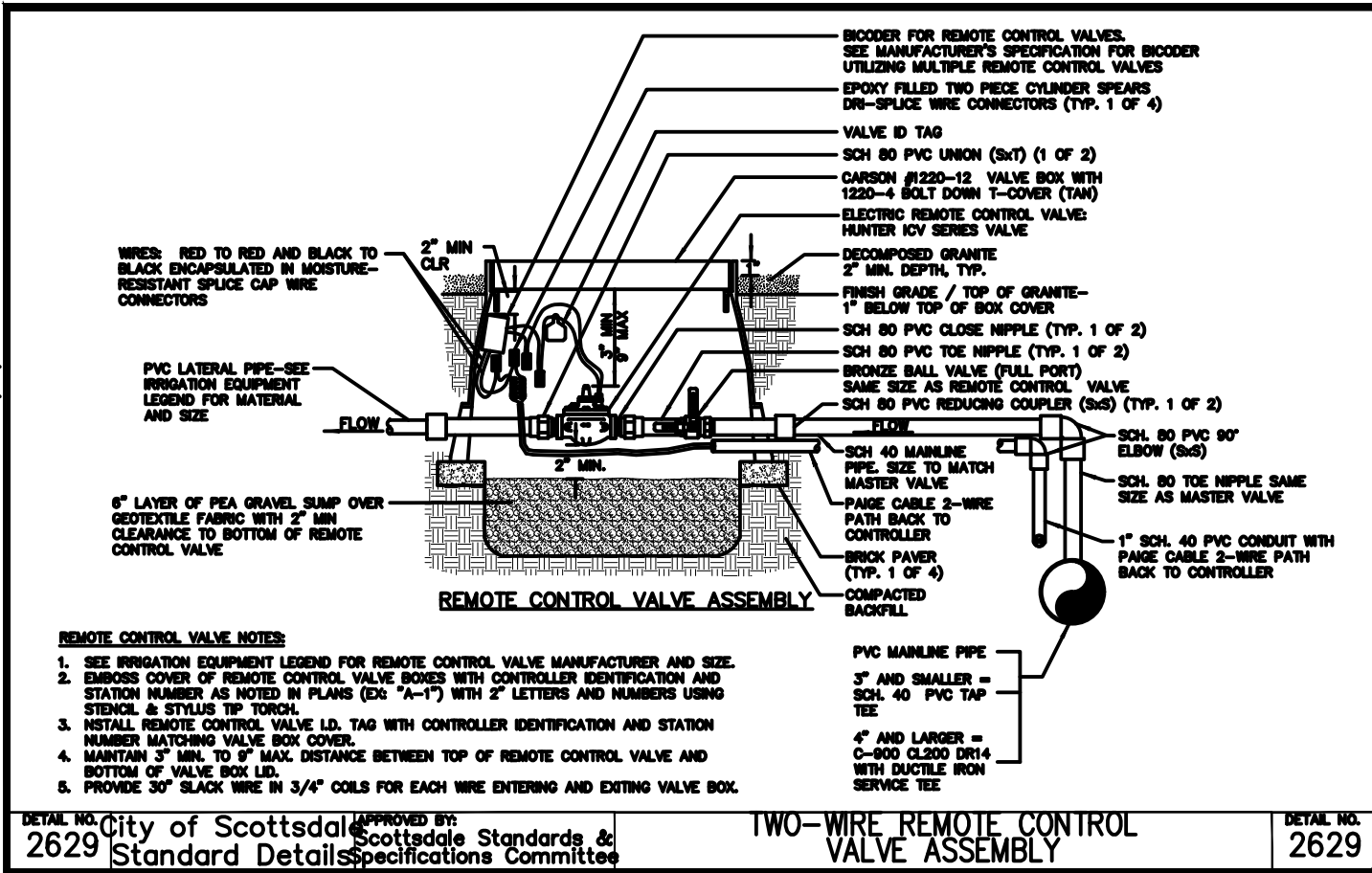
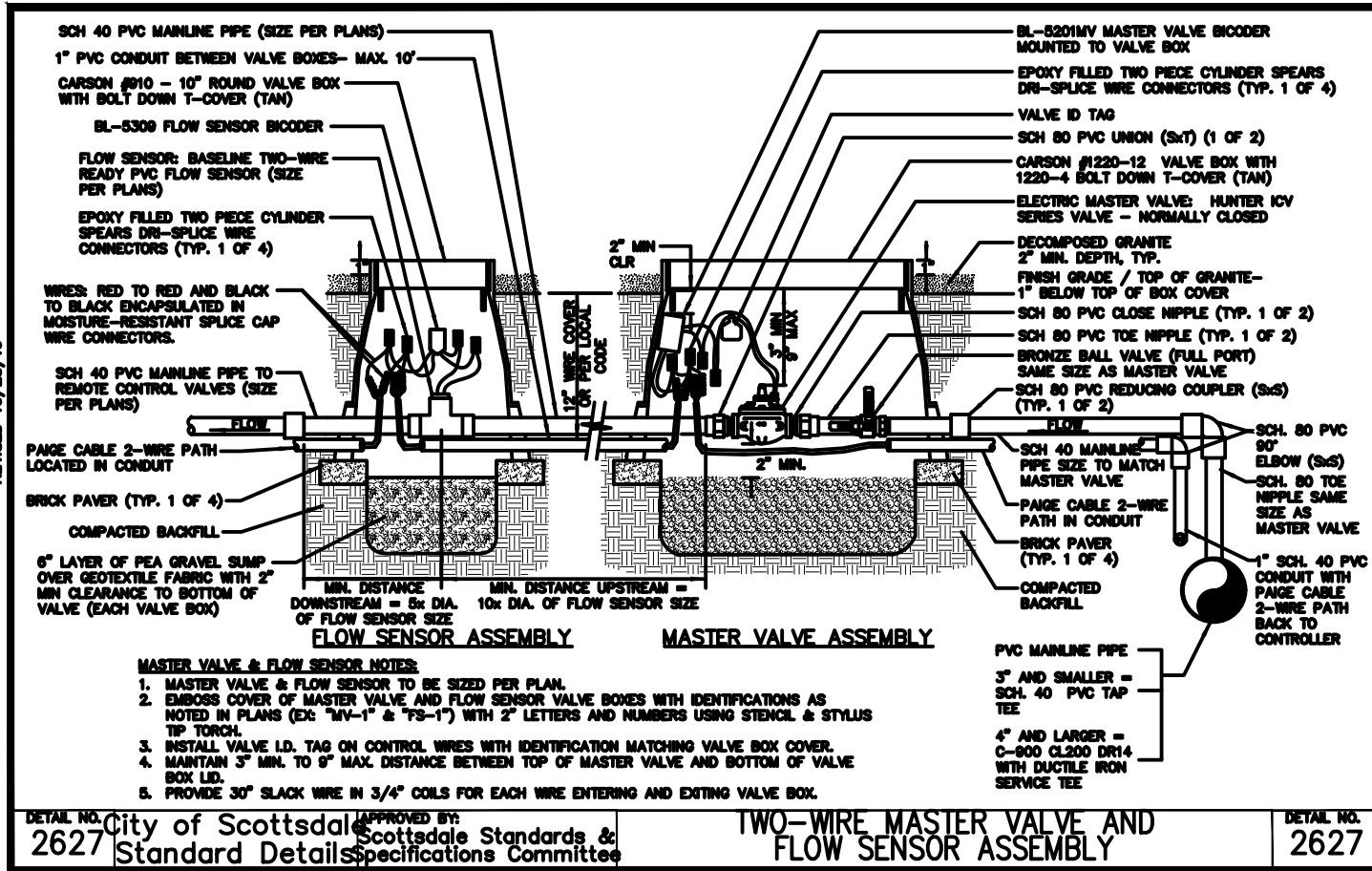
SHEET TITLE:

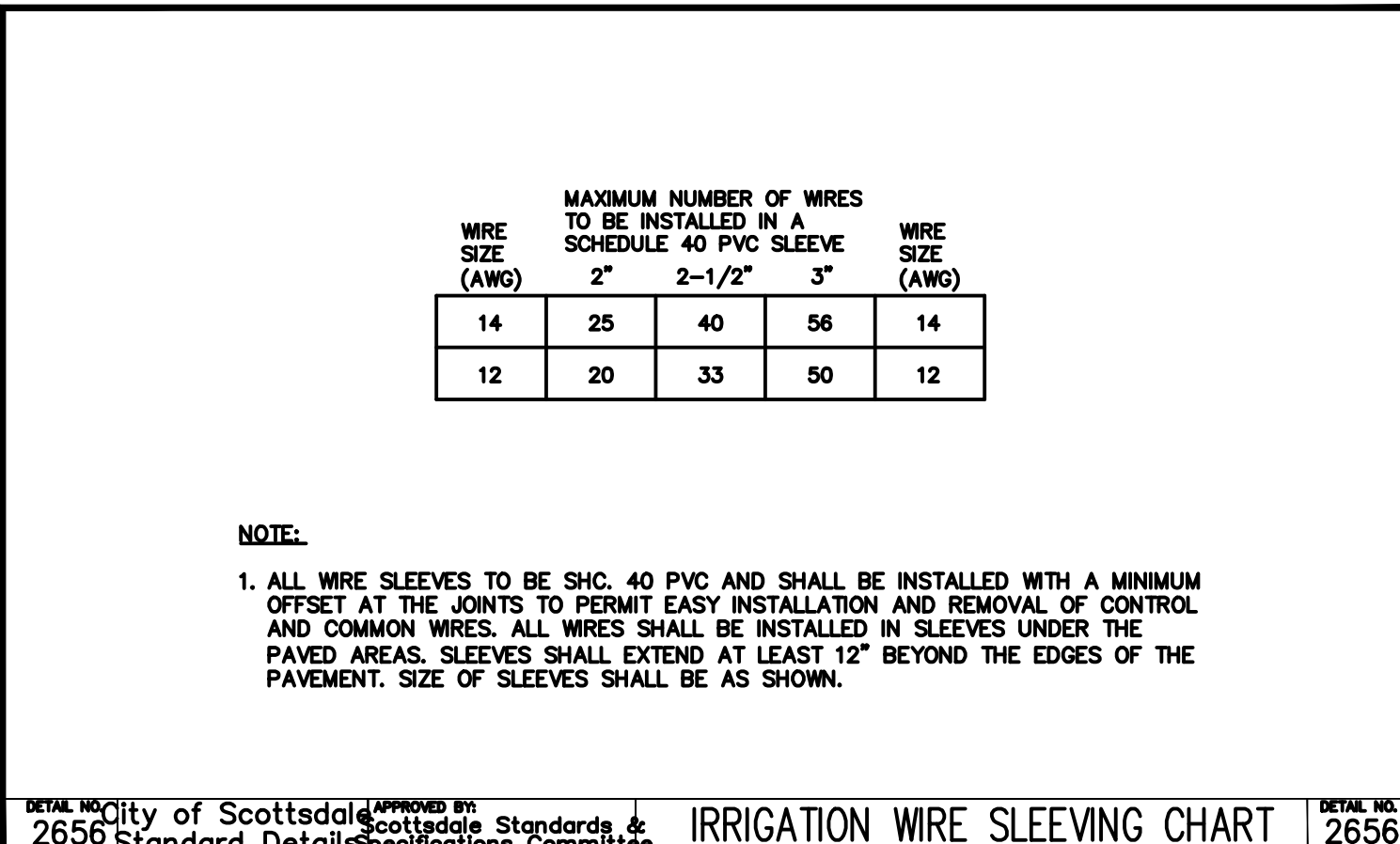
IRRIGATION
DETAILS

SHEET NUMBER:

L-401

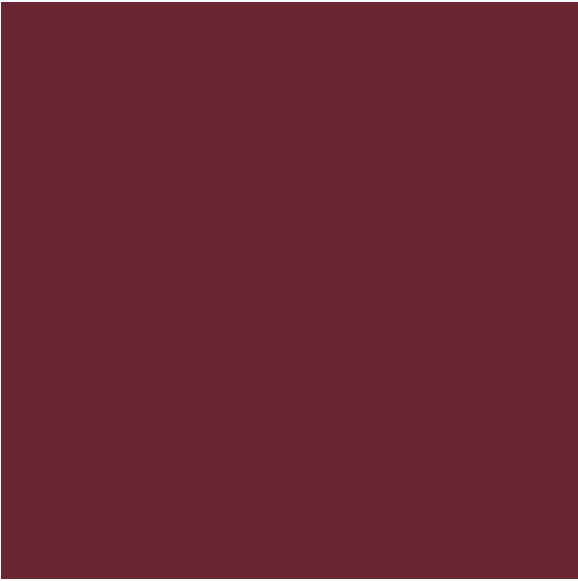
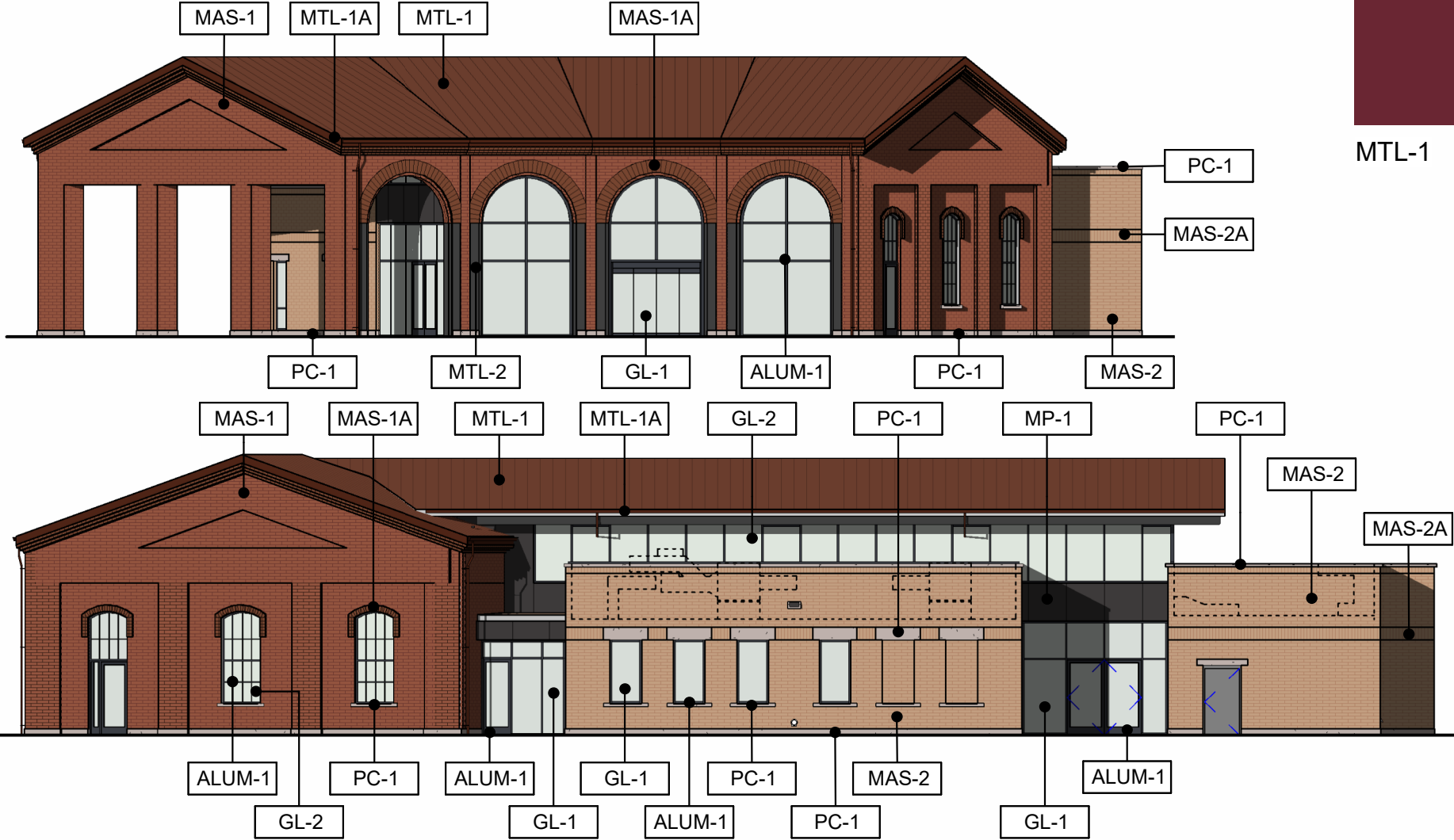
DRAWN BY:
TEAM
DATE:
06/16/23
REVIEWED BY:
BC
PROJECT NUMBER:
20002





EXTERIOR FINISH LEGEND_MATERIAL BOARD

KEY NAME	DESCRIPTION	BASIS-OF-DESIGN		COMMENTS
		MANUFACTURER	MODEL/COLOR	
ALUM-1	DARK GREY ALUMINUM SF/CW FRAMING	SW FLUROPON 70% PVDF	KENDALL CHARCOAL	
GL-1	1" INSULATED GLASS UNIT	VITRO ARCHITECTURAL GLASS	SOLARBAN 90 / CLEAR	0.25 SHGC
GL-2	1" INSULATED GLASS UNIT	VITRO ARCHITECTURAL GLASS	SOLARBAN 70 / CLEAR	0.30 SHGC
MAS-1	BRICK RUNNING BOND	INTERSTATE BRICK	TERRA COTTA	
MAS-1A	BRICK STACKED BOND	INTERSTATE BRICK	TERRA COTTA	
MAS-2	BRICK RUNNING BOND	INTERSTATE BRICK	ALMOND	
MAS-2A	BRICK STACKED BOND	INTERSTATE BRICK	ALMOND	
MTL-1	STANDING SEAM METAL ROOF	ATLAS INTERNATIONAL	DUTCH SEAM / REDWOOD	15" PANEL COVERAGE / WITHOUT RIBS
MTL-1A	METAL FLASHING	ATLAS INTERNATIONAL	REDWOOD	MATCH STANDING SEAM COLOR
MTL-2	METAL PAINT - DARK GREY	DE PAINTS	IRON-IC	MATCH ALUM-1 COLOR
PC-1	PRECAST CONCRETE	CAST-CRETE		



MTL-1



MTL-2

75.01

SHEET NUMBER:

PHYSICAL MATERIALS BOARD

CITY OF SCOTTSDALE

DWL PROJECT NUMBER: 1939.00

MCCORMICK-STILLMAN RAILROAD PARK

© COPYRIGHT 2023
DWL ARCHITECTS PLANNERS, INC.

DATE: 4/28/2023

ROUNDHOUSE, SPLASH PAD & SITE IMPROVEMENTS

7301 E. Indian Bend Road
Scottsdale AZ 85250

DWL ARCHITECTS+



MAS-1



MAS-2



ALUM-1



PC-1



GL-1



GL-2



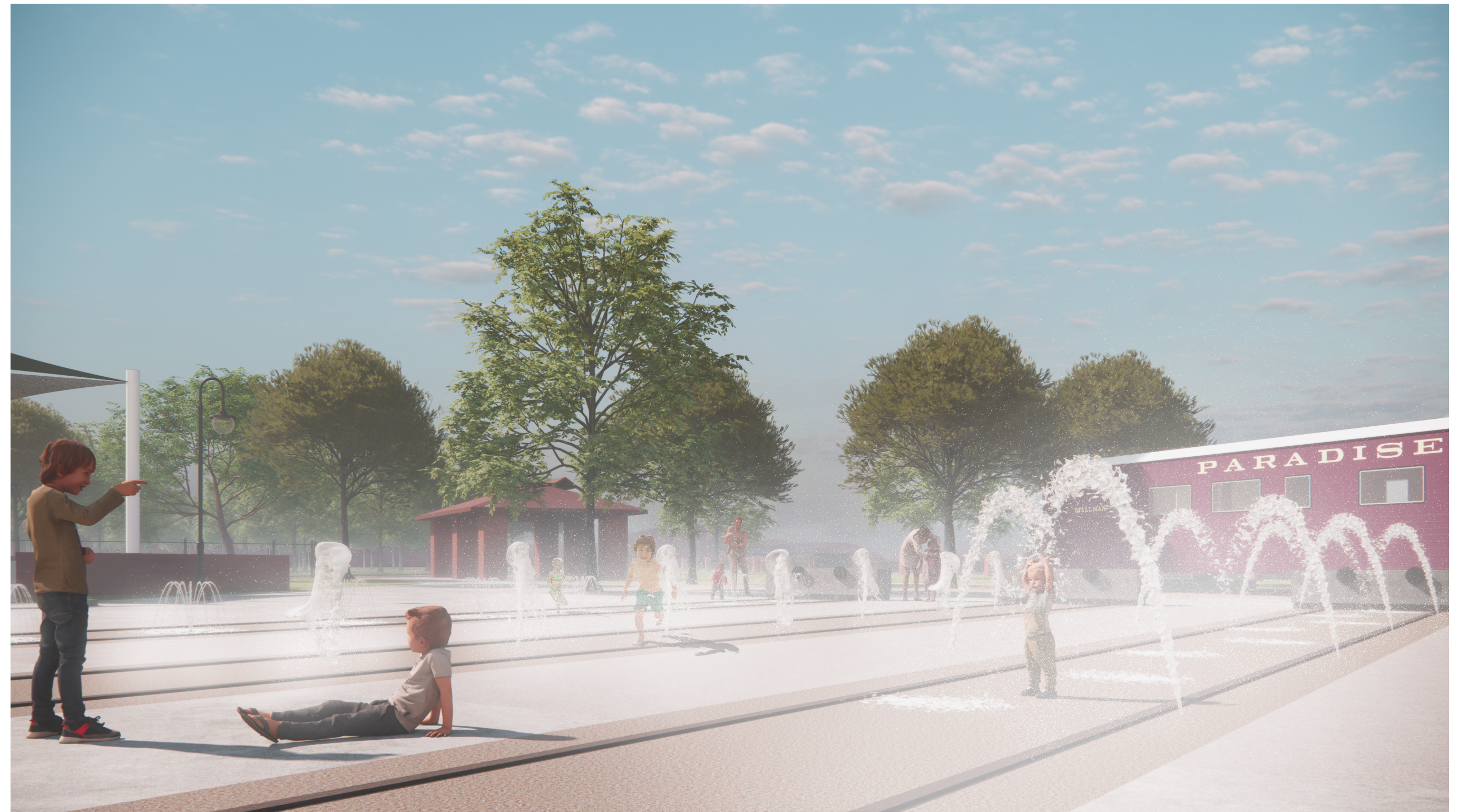
1 ENTRY PERSPECTIVE



2 SOUTH FACADE PERSPECTIVE



3 WEST FACADE PERSPECTIVE
12" = 1'-0"



4 SPLASH PAD PERSPECTIVE



1 FUTURE ENTRY PERSPECTIVE



2 FUTURE SOUTH FACADE PERSPECTIVE

ARCHITECT'S NOTE:
 "FUTURE" PERSPECTIVES INCLUDE ADDITIONAL BUILDING COMPONENTS (ROUNDHOUSE DOORS, DECORATIVE CHIMNEYS) THAT ARE CURRENTLY POTENTIAL ADDITIONAL FEATURES THAT MAY BE INCLUDED IN THE PROJECT SCOPE IF FUNDING IS APPROVED, OR MAY BE ADDED WITH A FUTURE IMPROVEMENT.



3 FUTURE WEST FACADE PERSPECTIVE

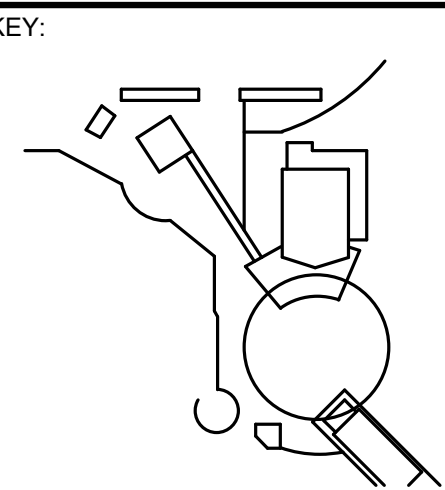


4 FUTURE SPLASH PAD PERSPECTIVE (NO CHANGE)



REVISIONS		
No.	Description	Date

DEVELOPMENT
 APPLICATION
 © COPYRIGHT 2023
 DWL ARCHITECTS + PLANNERS, INC.



SHEET TITLE:
 FUTURE
 PERSPECTIVES

SHEET NUMBER: 42.1	
DRAWN BY: RANKIN	REVIEWED BY: VOORHEIS
DATE: 6/16/2023	PROJECT NUMBER: 1939.00