Arrington Watkins Architects

December 20, 2024

Scottsdale Water Campus New Laboratory Building

Pre-application Number: 298-PA-2024
Project Location: 8787 E Hualapai Dr, Scottsdale, AZ 85255
Lot Area: 90.73 acres
Project Area: 4.33 acres
Zone: O-S

Application Narrative

Introduction
Scottsdale Water – the city's municipal water utility – has provided drinking water and advanced water reclamation services to Scottsdale businesses and residents for over 50 years. The utility has been recognized as an industry leader with the Association of Metropolitan Water Agencies' Sustainable Water Utility Management Award – the highest industry recognition conferred to municipal water agencies – and as a Utility of the Future Today by the U.S. Environmental Protection Agency and its partners. The intent of the City of Scottsdale is to design and construct a new 19,000 sq ft Water Quality Laboratory adjacent to the existing administration building and upgraded parking to support the new building. The project is located at the Hualapai Campus at 8787 E Hualapai Drive, Scottsdale, AZ 85255.

This project has been designed in accordance with Section 1.904 of the Zoning Ordinance as follows:

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

The proposed design incorporates character elements described in the Scottsdale General Plan. Additionally, the design team has been carefully guided by the Scottsdale Design Standards & Policies Manual Facility Standards for Capital Projects and the Office Design Guidelines. The Design team will continue to update the Facility Standards Checklist and

3003 North Central Avenue
Suite 2400
Phoenix, Arizona 85012
Telephone: (602) 279-4373
FAX: (602) 279-9110

submit a copy of the checklist to the CPM Project Manager prior to 75% completion. Specifications for the project include the Building Supplemental Instructions.

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.

The proposed Laboratory building design includes features that resemble the existing Administration building design, including batten-seam metal mansard roofs and vertical shade fins. The stucco color was selected to match the color of the existing masonry walls. Raised planters with desert-colored stone veneer aid in bringing down the visual height of the new building, maintaining the proportions of the existing surrounding structures, and helping the building stay connected to the surrounding landscape.

No other buildings are in visual proximity to the proposed Laboratory building. An existing masonry site wall will be modified to connect and enclose the Water Campus at the west corner of the new laboratory. The new wall and secure gate will match the existing. The only surrounding neighborhood is the Grayhawk Condominiums north of Hualapai Dr. which also have a desert-style theme; though more modern in appearance and lighter in color to the water campus, the Laboratory building will maintain the current colors and textures of the existing water campus facility

b) Avoid excessive variety and monotonous repetition.

The proposed design hits the sweet spot between variety and repetition to create a pleasing blend of materials and shapes. The front façade includes mansard-style roofs, shade fins, and stucco walls resembling the existing admin building on the east and west sides, which are broken up in the middle by a metal panel wall extending beyond the roof to a vertical parapet.

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

The design team selected stucco, masonry, and metal materials that resemble the surrounding colors and textures found in the Sonoran Desert and the surrounding natural landscape. The shape of the building mirrors the shape of the existing topography and surrounding desert. The layout of the site includes a new sidewalk for pedestrian connection and new bicycle parking and EV charging stations will be provided to integrate alternative modes of transportation.

Building masses such as mansard roofs and landscaping provide shade and create a sense of human scale.

The building has been designed to include LEED principles to the greatest extent possible for this type of facility.

Each occupied space within the new Laboratory building is provided with ample access to natural light through the use of shaded windows to help reduce glare and conserve energy

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

The Water Campus is located along a Scenic Corridor. The design of the new visitor parking lot honors this Scenic Corridor by providing landscape elements that enhance the streetscape appearance and provide views of natural features. This extra buffer has been incorporated into the parking layout as represented in the attached Streetscape Elevation. Site walls have been provided to block unwanted light pollution from the headlights of parked vehicles facing Hualapai Drive. Walkable access to the entrance of the Water Campus is also being provided via a new sidewalk connection to the public sidewalk along the drive. The proposed landscape design introduces trees and plants that help reduce the heat island effect, promote water conservation, and follow the requirements outlined in the Design Standards and Policies Manual. Additionally, native plants will be protected as shown in the attached Native Plant Inventory

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

The proposed development enhances the ingress and egress from the site by adding an additional driveway along Hualapai. This increases the ease of flow through the visitor parking and reduces safety risks. A new sidewalk connecting the entrance to Hualapai enhances pedestrian circulation and striped ADA paths and ramps.

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

All rooftop mechanical equipment is designed to be screened by either parapet walls or rooftop screen walls similar in color and material to the existing screen walls on the administrative building and surrounding buildings. A mechanical yard has been proposed behind the new lab building for all the new ground-mounted mechanical equipment, and it is protected by 12-foot-tall masonry walls. An electrical yard for the SES and generators has been provided and screened using a combination of masonry wall and metal screen wall. All mechanical and utility equipment has been located to avoid conflict with on-site circulation.

If you have any questions or concerns, feel free to contact us at:

Architect Contact
Bob Eardley
Project Architect
Arrington Watkins Architects
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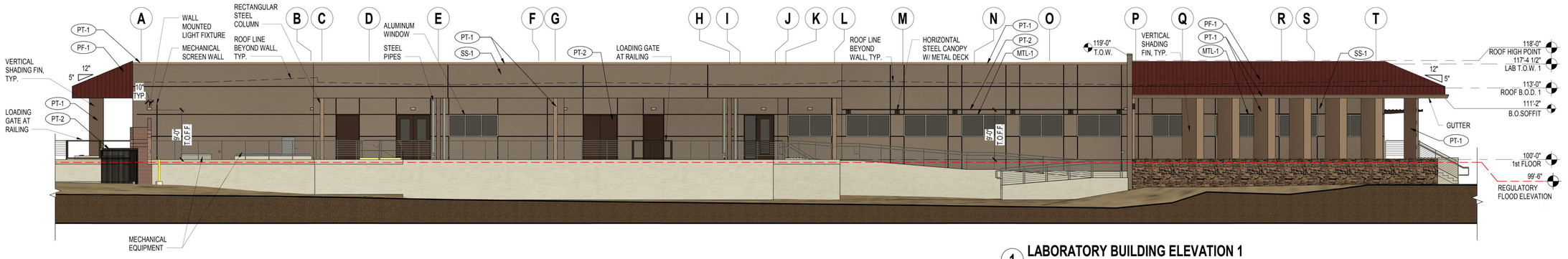
Phoenix, AZ 85012
(480) 399-9230

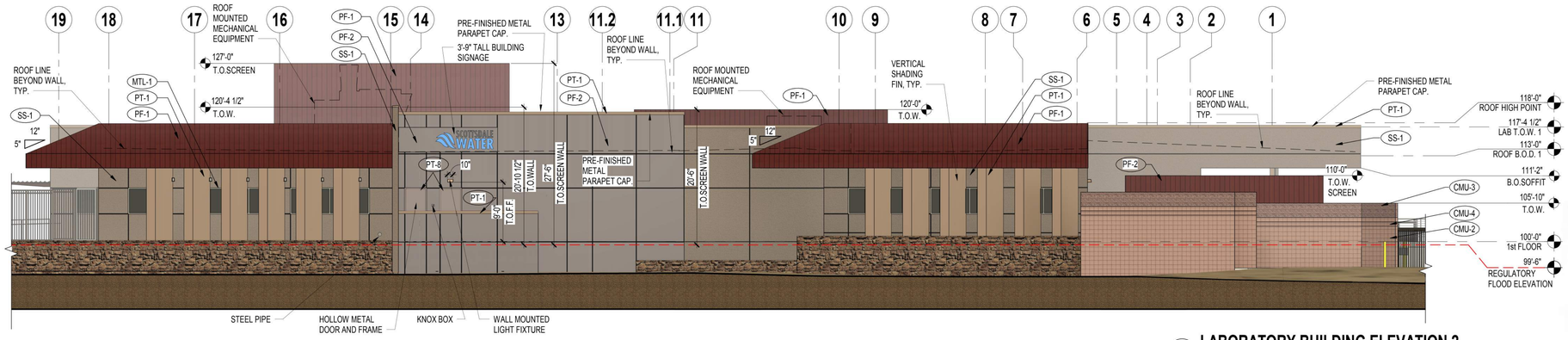
City of Scottsdale Contact
Nathan Crowell
Project Manager
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251
(480) 312-2367

Best regards,
Arrington Watkins Architects

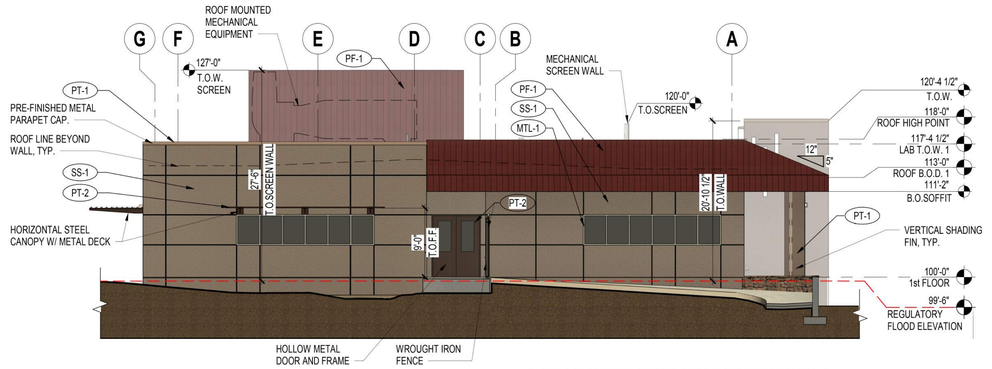
Bob Eardley
Project Architect



1 **LABORATORY BUILDING ELEVATION 1**
1/8" = 1'-0"



2 **LABORATORY BUILDING ELEVATION 2**
1/8" = 1'-0"



4 **LABORATORY BUILDING ELEVATION 4**
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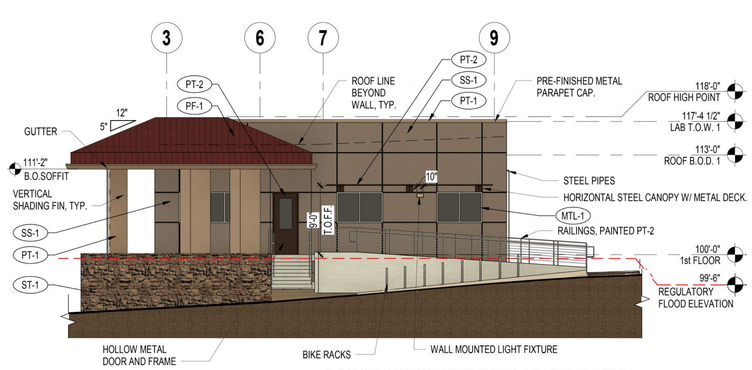
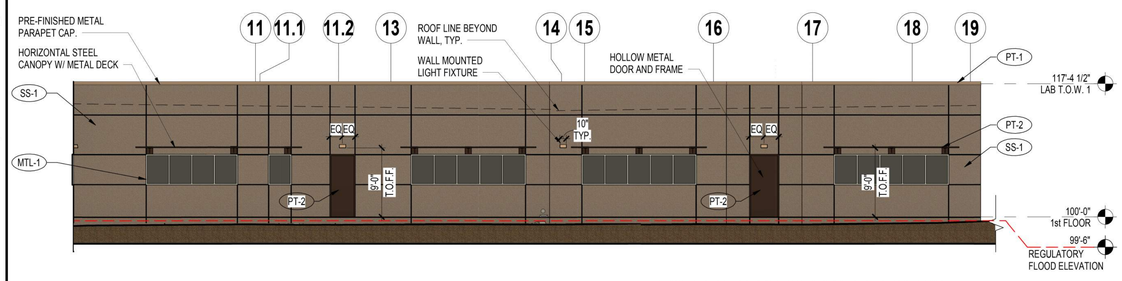


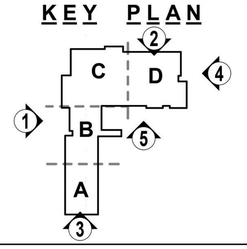
3 **LABORATORY BUILDING ELEVATION 3**
1/8" = 1'-0"



5 **LABORATORY BUILDING ELEVATION 5**
1/8" = 1'-0"

0' 4' 8' 16' 32'

KEY PLAN



KEY PLAN

FINISH SCHEDULE - EXTERIOR

XXX-X

CODE	DESCRIPTION	MANUFACTURER	PRODUCT INFO
CMU-1	CMU RUNNING BOND - 8"x8"x16"	ECHELON	INTEGRALLY COLORED - SMOOTH FACE - PLUM
CMU-2	CMU RUNNING BOND - ONE SCORE - 8"x8"x16"	ECHELON	GROUND FACE - TRENDSTONE - PURPLE HART
CMU-3	CMU RUNNING BOND - FLUTED BOND (FL1S DCBB*) - 9"x8"x16"	ECHELON	INTEGRALLY COLORED - SPLIT FACE - PURPLE HART
CMU-4	CMU RUNNING BOND - ONE SCORE - 12"x8"x16"	ECHELON	INTEGRALLY COLORED - SPLIT FACE - PURPLE HART
MTL-1	ANODIZED ALUMINUM FRAME	OLDCASTLE BUILDING ENVELOPE	215 CLEAR CLASS
PF-1	BOARD & BATTEN, INSULATED METAL PANEL	WESTERN STATES METAL ROOFING	BATTEN SEAM METAL ROOF - WEATHERED RUSTIC
PF-2	METAL COMPOSITE MATERIAL PANEL	ATAS	STERRACORE PANEL - CLIP & SEAL - ASH GREY (33)
PT-1	PAINT - EXTERIOR	DUNN EDWARDS	SEMI-GLOSS - DE6040 CAVE OF THE WINDS
PT-2	PAINT - EXTERIOR	DUNN EDWARDS	SEMI-GLOSS - DEA161 WILD MUSTANG
PT-8	PAINT - EXTERIOR - HM DOOR PANEL / FRAME	DUNN EDWARDS	SEMI-GLOSS - DE6060 TWILIGHT TAUPE
SS-1	COMMERCIAL CEMENT PLASTER 3	DRYVIT	306 SWISS MOCHA - 533 SANDBLAST FINISH
ST-1	MANUFACTURED STONE VENEER	APACHE STONE	DRESSED FIELDSTONE - SEVILLA

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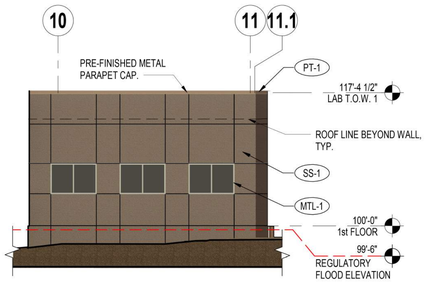
NO.	REVISION	DATE

PROJECT NO.: 2021.067
DATE: 12/23/2024
DESIGNED BY:
DRAWN BY:
APPROVED BY:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
FIG-40.1



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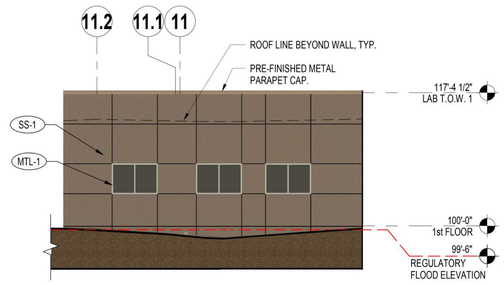
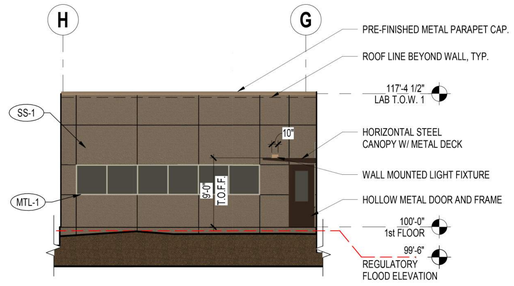


2 LABORATORY BUILDING ELEVATION 2
1/8" = 1'-0"



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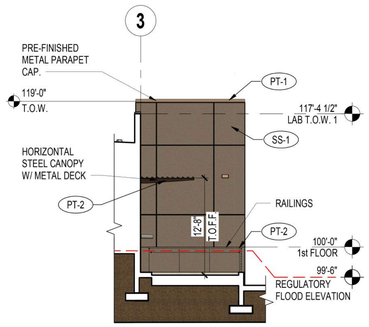

6 LABORATORY BUILDING ELEVATION 6
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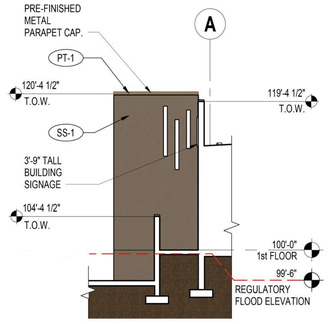

5 LABORATORY BUILDING ELEVATION 5
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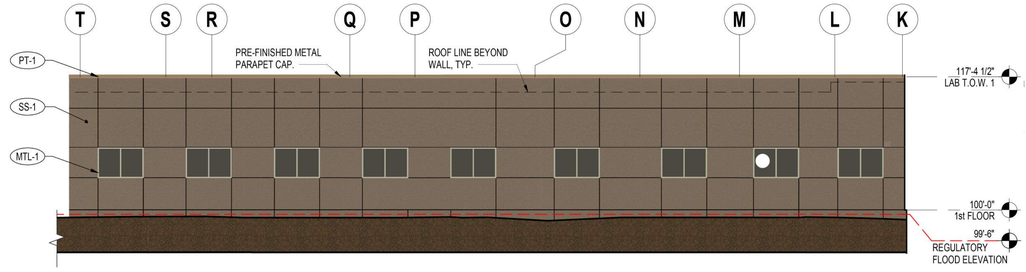

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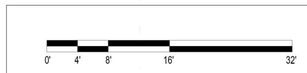

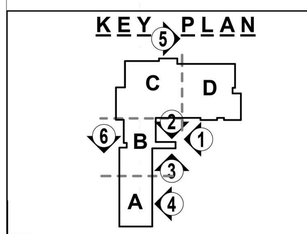

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PRELIMINARY NOT FOR CONSTRUCTION

Scottsdale Water Campus
8787 E Hualapai Drive, Scottsdale, AZ 85255

KEY PLAN

NO.	REVISION	DATE

PROJECT NO.: 2021.067
DATE: 12/23/2024
DESIGNED BY:
DRAWN BY:
APPROVED BY:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
FIG-40.2

PLANT LEGEND

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	MIN. CAL HT X W	PHASE 1 QTY.	BUILDING QTY.
	TREES				
XX	EXISTING TREE TO REMAIN IN PLACE	-	-	0	2
XX +	SALVAGED TREES	-	-	25	0
	PARKINSONIA FLORIDUM BLUE PALO VERDE	48" BOX MULTI	4" CAL MIN 12' H X 10' W	30	5
	PARKINSONIA MICROPHYLLA FOOTHILLS PALO VERDE	36" BOX MULTI	2.5" CAL MIN 8' H X 6' W	1	0
	PROSOPIS VELUTINA ARIZONA MESQUITE	36" BOX MULTI	2.5" CAL MIN 8' H X 6' W	9	0
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW 'BUBBA'	36" BOX MULTI	2" CAL MIN 8' H X 6' W	0	1
	OLNEYA TESOTA DESERT IRONWOOD	60" BOX MULTI	12" CAL MIN 15' H X 15' W	0	1
	SHRUBS				
	AMBROSIA DELTOIDEA BURSAGE	1 GAL		63	2
	ASCLEPIAS SUBULATA RUSH MILKWEED	5 GAL		66	44
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	5 GAL		56	0
	ENCELIA FARINOSA BRITTLEBUSH	1 GAL		97	0
	LARREA TRIDENTATA CREOSOTE	5 GAL		45	0
	LUECOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE	5 GAL		33	4
	SIMMONDSIA CHINENSIS JOJOBA	5 GAL		34	9
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL		0	52
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	5 GAL		0	80
	MUHLENBERGIA DUBIA PINE MUHLY	5 GAL		0	56
	ACCENTS				
	CARNEGIA GIGANTEA SAGUARO	VARIES - SEE PLAN		15 TOTAL 5' SPEAR - 6 7' SPEAR - 3 9' SPEAR - 6	
XX	*SALVAGED SAGUARO*			4	3
XX	*SALVAGED CACTUS*			7	6
	FOUQUIERIA SPLENDENS OCOTILLO	24" BOX		24	0
	EXISTING FOUQUIERIA SPLENDENS OCOTILLO (TO REMIAN IN PLACE)			0	1
	OPUNTIA ENGELMANNII ENGELMANN'S PRICKLY PEAR	5 GAL		67	0
	OPUNTIA ELLISIANA SPINELESS PRICKLY PEAR	5 GAL		0	20

	REVEGETATION MIX	LBS/ACRE
	AMBROSIA DELTOIDEA (BURSAGE)	0.75
	CALLIANDRA ERIOPHYLLA (FAIRY DUSTER)	0.75
	CYLINDROPUNTIA BEGELOVII (TEDDY BEAR CHOLLA)	0.25
	ENCELIA FARINOSA (BRITTLEBUSH)	1.00
	ERICAMERIA LARICIFOLIA (TURPENTINE BUSH)	0.75
	LARREA TRIDENTATA (CREOSOTE)	0.25
	SENNA COVESII (DESERT SENNA)	0.25
	SIMMONDSIA CHINENSIS (JOJOBA)	1.00
	SPHAERALCEA AMBIGUA (GLOBEMALLOW)	0.25

NOTE:
HAND BROADCAST / DRY SCATTER SEED MIX PRIOR TO FINAL APPLICATION OF NATIVE SOIL TOPDRESS. IN ALL AREAS DISTURBED BY CONSTRUCTION UON

	TOPDRESS / DUST CONTROL - 1/4" MINUS COMPACTED DECOMPOSED GRANITE; 2" MIN. DEPTH. COLOR: MADISON GOLD BY PIONEER OR APPROVED EQUAL TO MATCH EXISTING. WWW.PIONEERCO.COM	0 SF	1,650 SF
	3/4" MINUS DECOMPOSED GRANITE 2" MIN. DEPTH. COLOR: MADISON GOLD BY PIONEER OR APPROVED EQUAL TO MATCH EXISTING. WWW.PIONEERCO.COM	46,750 SF	17,030 SF
	1" SCREENED DECOMPOSED GRANITE IN ALL PLANTING AREAS. 2" MIN. DEPTH. COLOR: MADISON GOLD BY PIONEER OR APPROVED EQUAL TO MATCH EXISTING. WWW.PIONEERCO.COM	0 SF	34,680 SF

SITE CALCULATIONS

TOTAL LANDSCAPE AREA: 63,780 SQFT

LANDSCAPE AREA WITHIN RIGHT-OF-WAY: 0 SQFT

LANDSCAPE AREA AT PARKING LOT : 17,680 SQFT

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

NORTH

SCALE: 1"=40'

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SCOTTSDALE WATER

FLOOR associates

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Second Floor
Phoenix, AZ 85004

602.462.1425 P
602.462.1427 F

SCOTTSDALE WATER CAMPUS
8787 E HUALAPAI DR
SCOTTSDALE, AZ 85255

NO.	REVISION	DATE
1	DRB	12/20/24

PROJECT NO.:
DATE: 12/20/2024
DESIGNED BY: EF/MS
DRAWN BY:
APPROVED BY:

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
L1.0

DESIGN REVIEW BOARD

PLANT LEGEND

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	MIN. CAL HT X W	PHASE 1 QTY.	BUILDING QTY.
	TREES				
	EXISTING TREE TO REMAIN IN PLACE	-	-	0	2
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KEYNOTES

1. PROPERTY / R.O.W. LINE
2. EXISTING UTILITIES. SEE CIVIL DRAWINGS.
3. SECURITY WALL AND GATE. SEE ARCH.
4. UNDERGROUND UTILITY. SEE CIVIL DRAWINGS.
5. BOX CULVERT. SEE CIVIL DRAWINGS.
6. RETENTION BASIN. SEE CIVIL DRAWINGS.
7. RAISED CONCRETE CURB. SEE CIVIL DRAWINGS.
8. ADA ACCESS PATH
9. RIP RAP. SEE CIVIL
10. EXISTING ENTRY DRIVE TO REMAIN
11. CONSTRUCTION FENCE/ LIMIT OF WORK. SEE CIVIL.
12. FIRE HYDRANT. SEE CIVIL
13. BUILDING OVERHANG. SEE ARCH.
14. OVERHEAD SHADE CANOPY. SEE ARCH
15. NEW SCREEN WALL. SEE ARCH
16. RAISED PLANTER. SEE ARCH
17. EXISTING SIGN TO REMAIN
18. REFUSE ENCLOSURE
19. OVERHEAD SITE LIGHTING - SEE ELECTRICAL
20. SITE VISIBILITY TRIANGLE
21. MECHANICAL YARD. SEE ARCH.
22. NEW ELECTRICAL TRANSFORMER. SEE ELECTRICAL DRAWINGS
23. BIKE RACKS. SEE ARCH.
24. EXISTING WATER FEATURE TO REMAIN
25. PEDESTRIAN CONNECTION WALK. SEE ARCH.

SALVAGE CACTI

TAG #	COMMON NAME	LENGTH (FT)	ARMS
3	BARREL	4	
5	BARREL	4	
7	SAGUARO	12	
8	BARREL	3	
10	SAGUARO	12	
18	SAGUARO	29	3
25	SAGUARO	22	2
29	OCOTILLO	14	
33	BARREL	3	
35	BARREL	5	
36	SAGUARO	39	7
37	BARREL	4	
39	SAGUARO	14	2
41	BARREL	5	
44	BARREL	6	
45	BARREL	4	
54	BARREL	3	
55	SAGUARO	12	
66	BARREL	4	
71	BARREL	4	

NOTE:
TAG # 27,28,& 29 TO REMAIN IN PLACE.

SALVAGE TREES

TAG #	COMMON NAME	CALIPER (IN.)
4	FOOTHILLS PALO VERDE	22
6	MESQUITE	10
14	FOOTHILLS PALO VERDE	10
15	MESQUITE	20
16	FOOTHILLS PALO VERDE	18
17	FOOTHILLS PALO VERDE	4
20	FOOTHILLS PALO VERDE	14
24	MESQUITE	20
38	FOOTHILLS PALO VERDE	14
40	MESQUITE	5
42	MESQUITE	12
43	MESQUITE	16
52	MESQUITE	9
53	MESQUITE	13
56	FOOTHILLS PALO VERDE	20
57	FOOTHILLS PALO VERDE	20
59	BLUE PALO VERDE	4
60	BLUE PALO VERDE	4
61	FOOTHILLS PALO VERDE	10
62	MESQUITE	18
67	FOOTHILLS PALO VERDE	14
68	BLUE PALO VERDE	16
69	FOOTHILLS PALO VERDE	18
75	BLUE PALO VERDE	18
92	MESQUITE	7

SITE CALCULATIONS

TOTAL LANDSCAPE AREA: 63,780 SQFT

LANDSCAPE AREA WITHIN RIGHT-OF-WAY: 0 SQFT

LANDSCAPE AREA AT PARKING LOT : 17,680 SQFT

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 Call 811 or click Arizona811.com

NORTH

SCALE: 1"=20' (20 40 60)

Arrington Watkins Architects
3003 N Central Ave, Suite 2400
Phoenix, Arizona 85012
Telephone: (602) 279-4373
Fax: (602) 279-9110
A Limited Liability Company

PRELIMINARY NOT FOR CONSTRUCTION

SCOTTSDALE WATER

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

SCOTTSDALE WATER CAMPUS
8787 E HUALAPAI DR
SCOTTSDALE, AZ 85255

NO.	REVISION	DATE
1	DRB	12/20/24

PROJECT NO.:
DATE: 12/20/2024
DESIGNED BY: EF/MS
DRAWN BY:
APPROVED BY:

SHEET TITLE:
PARTIAL LANDSCAPE PLAN

SHEET NUMBER:
L1.1

DESIGN REVIEW BOARD

MATCHLINE : SEE L1.1

KEYNOTES

1. PROPERTY / R.O.W. LINE
2. EXISTING UTILITIES. SEE CIVIL DRAWINGS.
3. SECURITY WALL AND GATE. SEE ARCH.
4. UNDERGROUND UTILITY. SEE CIVIL DRAWINGS.
5. BOX CULVERT. SEE CIVIL DRAWINGS.
6. RETENTION BASIN. SEE CIVIL DRAWINGS.
7. RAISED CONCRETE CURB. SEE CIVIL DRAWINGS.
8. ADA ACCESS PATH
9. RIP RAP. SEE CIVIL
10. EXISTING ENTRY DRIVE TO REMAIN
11. CONSTRUCTION FENCE/ LIMIT OF WORK. SEE CIVIL.
12. FIRE HYDRANT. SEE CIVIL
13. BUILDING OVERHANG. SEE ARCH.
14. OVERHEAD SHADE CANOPY. SEE ARCH
15. NEW SCREEN WALL. SEE ARCH
16. RAISED PLANTER. SEE ARCH
17. EXISTING SIGN TO REMAIN
18. REFUSE ENCLOSURE
19. OVERHEAD SITE LIGHTING - SEE ELECTRICAL
20. SITE VISIBILITY TRIANGLE
21. MECHANICAL YARD. SEE ARCH.
22. NEW ELECTRICAL TRANSFORMER. SEE ELECTRICAL DRAWINGS
23. BIKE RACKS. SEE ARCH.
24. EXISTING WATER FEATURE TO REMAIN
25. PEDESTRIAN CONNECTION WALK. SEE ARCH.

PHASE 1

BUILDING PHASE

PHASE LINE

SITE CALCULATIONS

TOTAL LANDSCAPE AREA: 63,780 SQFT

LANDSCAPE AREA WITHIN RIGHT-OF-WAY: 0 SQFT

LANDSCAPE AREA AT PARKING LOT : 17,680 SQFT

PLANT LEGEND

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	MIN. CAL HT X W	PHASE 1 QTY.	BUILDING QTY.
	TREES				
XX	EXISTING TREE TO REMAIN IN PLACE	-	-	0	2
XX	SALVAGED TREES	-	-	25	0
	PARKINSONIA FLORIDUM BLUE PALO VERDE	48" BOX MULTI	4" CAL MIN 12' H X 10' W	30	5
	PARKINSONIA MICROPHYLLA FOOTHILLS PALO VERDE	36" BOX MULTI	2.5" CAL MIN 8' H X 6' W	1	0
	PROSOPIS VELUTINA ARIZONA MESQUITE	36" BOX MULTI	2.5" CAL MIN 8' H X 6' W	9	0
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW 'BUBBA'	36" BOX MULTI	2" CAL MIN 8' H X 6' W	0	1
	OLNEYA TESOTA DESERT IRONWOOD	60" BOX MULTI	12" CAL MIN 15' H X 15' W	0	1
	SHRUBS				
	AMBROSIA DELTOIDEA BURSAGE	1 GAL		63	2
	ASCLEPIAS SUBULATA RUSH MILKWEED	5 GAL		66	44
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	5 GAL		56	0
	ENCELIA FARINOSA BRITTLEBUSH	1 GAL		97	0
	LARREA TRIDENTATA CREOSOTE	5 GAL		45	0
	LUECOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE	5 GAL		33	4
	SIMMONDSIA CHINENSIS JOJOBA	5 GAL		34	9
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL		0	52
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	5 GAL		0	80
	MUHLENBERGIA DUBIA PINE MUHLY	5 GAL		0	56
	ACCENTS				
	CARNEGIA GIGANTEA SAGUARO	VARIES - SEE PLAN	5' SPEAR - 6 7' SPEAR - 3 9' SPEAR - 6	15 TOTAL	
XX	*SALVAGED SAGUARO*			4	3
XX	*SALVAGED CACTUS*			7	6
	FOUQUIERIA SPLENDENS OCOTILLO	24" BOX		24	0
	EXISTING FOUQUIERIA SPLENDENS OCOTILLO (TO REMIAN IN PLACE)			0	1
	OPUNTIA ENGELMANNII ENGELMANN'S PRICKLY PEAR	5 GAL		67	0
	OPUNTIA ELLISIANA SPINELESS PRICKLY PEAR	5 GAL		0	20

REVEGETATION MIX	LBS/ACRE
AMBROSIA DELTOIDEA (BURSAGE)	0.75
CALLIANDRA ERIOPHYLLA (FAIRY DUSTER)	0.75
CYLINDROPUNTIA BEGELOVII (TEDDY BEAR CHOLLA)	0.25
ENCELIA FARINOSA (BRITTLEBUSH)	1.00
ERICAMERIA LARICIFOLIA (TURPENTINE BUSH)	0.75
LARREA TRIDENTATA (CREOSOTE)	0.25
SENNA COVESII (DESERT SENNA)	0.25
SIMMONDSIA CHINENSIS (JOJOBA)	1.00
SPHAERALCEA AMBIGUA (GLOBEMALLOW)	0.25

NOTE:
HAND BROADCAST / DRY SCATTER SEED MIX PRIOR TO FINAL APPLICATION OF NATIVE SOIL TOPDRESS. IN ALL AREAS DISTURBED BY CONSTRUCTION UON

TOPDRESS / DUST CONTROL - 1/4" MINUS COMPACTED DECOMPOSED GRANITE; 2" MIN. DEPTH. COLOR: MADISON GOLD BY PIONEER OR APPROVED EQUAL TO MATCH EXISTING. WWW.PIONEERCO.COM	0 SF	1,650 SF
3/4" MINUS DECOMPOSED GRANITE 2" MIN. DEPTH. COLOR: MADISON GOLD BY PIONEER OR APPROVED EQUAL TO MATCH EXISTING. WWW.PIONEERCO.COM	46,750 SF	17,030 SF
1" SCREENED DECOMPOSED GRANITE IN ALL PLANTING AREAS. 2" MIN. DEPTH. COLOR: MADISON GOLD BY PIONEER OR APPROVED EQUAL TO MATCH EXISTING. WWW.PIONEERCO.COM	0 SF	34,680 SF

SALVAGE TREES

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14	FOOTHILLS PALO VERDE	10
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17	FOOTHILLS PALO VERDE	4
20	FOOTHILLS PALO VERDE	14
24	MESQUITE	20
38	FOOTHILLS PALO VERDE	14
40	MESQUITE	5
42	MESQUITE	12
43	MESQUITE	16
52	MESQUITE	9
53	MESQUITE	13
56	FOOTHILLS PALO VERDE	20
57	FOOTHILLS PALO VERDE	20
59	BLUE PALO VERDE	4
60	BLUE PALO VERDE	4
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66	BARREL	4	
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NOTE:
TAG # 27,28,& 29 TO REMAIN IN PLACE.

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Call 811 or click Arizona811.com

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SCALE: 1"=20' (20 40 60)

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SCOTTSDALE WATER CAMPUS
8787 E HUALAPAI DR
SCOTTSDALE, AZ 85255

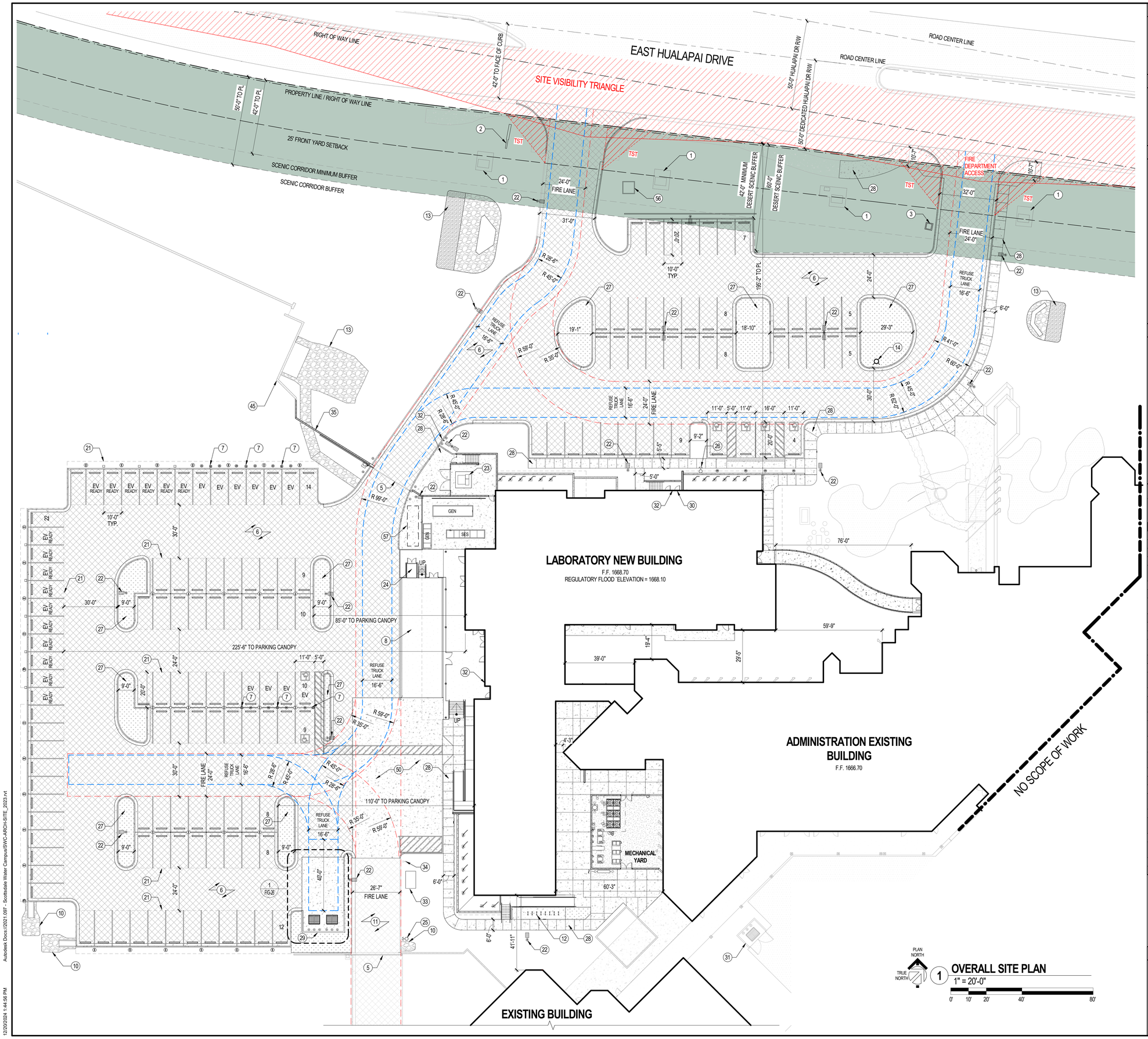
NO.	REVISION	DATE
1	DRB	12/20/24

PROJECT NO.:
DATE: 12/20/2024
DESIGNED BY: EF/MS
DRAWN BY:
APPROVED BY:

SHEET TITLE: PARTIAL LANDSCAPE PLAN

SHEET NUMBER: L1.2

DESIGN REVIEW BOARD



1 OVERALL SITE PLAN
1" = 20'-0"
0' 10' 20' 40' 80'

GENERAL NOTES (SITE):

A. REFER TO CIVIL DRAWING **L-C1.3** FOR PARCEL DIMENSIONS.
B. REFER TO CIVIL DRAWING **L-C1.3** FOR NEAREST MONUMENT LINE.
C. REFER TO CIVIL DRAWING **L-C5.1 / L-C5.2** FOR LOOPED WATER SYSTEM.
D. REFER TO CIVIL DRAWINGS **L-C4.1 & L-C4.2** FOR TOP OF CURB ELEVATIONS.

ZONING CODE SITE DATA:

GENERAL:
- REFERENCE: CITY OF SCOTTSDALE ZONING CODE
- ZONING: OS PCD
- USE: MUNICIPAL SERVICES

LOT INFORMATION:
APN : 212-31-056
LOT : 3,952,199 SF

LEGEND:

- PROPERTY LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- BUILDING FOOTPRINT LINE
- FIRE ACCESS LANE
- REFUSE TRUCK LANE
- TRAFFIC SAFETY TRIANGLE
- ROAD CENTER LINE
- SCENIC CORRIDOR BUFFER
- OVERHEAD LINES
- SCENIC CORRIDOR BUFFER

SITE MATERIAL LEGEND:

- ASPHALT PARKING LOT PAVING
- CONCRETE SIDEWALK
- ASPHALT STREET PAVING
- RIP RAP
- STABILIZED DECOMPOSED GRANITE

REFERENCE NOTES - SITE

NOTE: SITE PLAN KEYNOTES LISTED BELOW ARE TYPICAL TO THE SITE AND MAY NOT BE APPLICABLE AND/OR REFERENCED ON ALL SHEETS.

TYPE	DESCRIPTION
1	EXISTING RECHARGE WELLS TO REMAIN.
2	EXISTING MONUMENT TO REMAIN.
3	EXISTING ELECTRICAL EQUIPMENT TO REMAIN.
5	WROUGHT IRON SLIDING GATE, PAINTED PT-2.
6	ASPHALT PAVING, REFER TO CIVIL SHEETS C3.1 & C3.2.
7	ELECTRIC VEHICLE CHARGER
8	LOADING DOCK PARKING RAMP
10	CURB OPENING, CONCRETE SPILLWAY, & RIPRAP, SEE CIVIL L-C4.1 & C4.2.
11	EXISTING DRIVE TO REMAIN
12	BIKE RACKS
13	RIPRAP, REFER TO CIVIL SHEETS L-C4.1 & L-C4.2.
14	NEW FIRE HYDRANT, REFER TO CIVIL SHEET L-C5.1 & L-C5.2.
21	OVERHEAD PARKING CANOPY
22	LIGHT POLE, REFER TO ELECTRICAL SHEET E1.0.
23	TRANSFORMER REFER TO ELECTRICAL SHEET E2.0.
24	DOCK LEVELER
25	FDC FOR LABORATORY BUILDING, REFER TO CIVIL SHEETS L-C5.1 & L-C5.2
26	FDC FOR ADMINISTRATION BUILDING
27	LANDSCAPE ISLAND, REFER LANDSCAPE SHEET L1.0
28	NEW CONCRETE SIDEWALK, REFER TO CIVIL SHEETS C3.1 & C3.2.
29	NEW TRASH ENCLOSURE, STANDARD DETAIL #2146-1
30	FIRE RISER ROOM
31	EXISTING TRASH ENCLOSURE
32	KNOX BOX
33	CONC WATER VAULT. REFER TO CIVIL SHEET L-C5.2
34	EXISTING KNOX BOX
35	SEE ELEVATIONS ON SHEET FIG-27 FOR SITE WALL FINISH PATTERN.
45	CMU WALL.
50	CONCRETE PAVING, SEE CIVIL DRAWINGS SHEET C3.1 & C3.2.
56	APS SWITCH CABINET
57	MOBILE GENERATOR DOCKING STATION

HEAT ISLAND MITIGATION DATA (IgCC SECTION 501.3.5.1)

TOTAL PROJECT HARDSCAPE :	110,695 SF
SHADING FROM TREES:	3,975 SF
CONCRETE PAVING (SRI 35):	32,940 SF
SHADING FROM PARKING CANOPIES:	22,489 SF
HEAT ISLAND MITIGATION REQUIRED	55,347 SF (50%)
HEAT ISLAND MITIGATION PROVIDED	59,404 SF (54%)

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8787 E Hualapai Drive, Scottsdale, AZ 85255

KEY PLAN

NO.	REVISION	DATE

PROJECT NO.: 2021.067
DATE: 12/23/2024
DESIGNED BY:
DRAWN BY:
APPROVED BY:
SHEET TITLE: OVERALL SITE PLAN

SHEET NUMBER: FIG-24.2