

REZONING SITE DATA - LOTS 1 & 2

PROJECT DESCRIPTION  
NEW 171-UNIT MINIMAL RESIDENTIAL HEALTHCARE FACILITY. (1) 3-STORY WOOD-FRAMED BUILDING AND (5) 1-STORY WOOD-FRAMED COTTAGE DUPLEXES.

SITE AREA  
GROSS: +/- 292,154 SF (+/-6.707 AC)  
NET: +/- 292,154 SF (+/-6.707 AC)

ZONING  
EXISTING: PNC PCD  
PROPOSED: C-O PCD

DENSITY  
MAXIMUM: 40 D.U./GROSS AC (269 D.U.)  
PROPOSED: +/- 25 D.U./GROSS AC (171 D.U.)

OPEN SPACE  
REQ'D C-O RES. H.C. OPEN SPACE (0.24 x NET LOT AREA): 70,117 SF  
REQ'D FRONTAGE OPEN SPACE (50% OF TOTAL REQ'D): 36,154 SF  
C-O RES. H.C. OPEN SPACE PROVIDED: 72,370 SF  
FRONTAGE OPEN SPACE PROVIDED: 36,154 SF

GROSS FLOOR AREA (PER CITY OF SCOTTSDALE GROSS FLOOR AREA DEF.)  
1ST FLOOR: +/-77,804 GSF  
2ND FLOOR: +/-60,779 GSF  
3RD FLOOR: +/-60,779 GSF  
TOTAL: +/-217,417 GSF

FLOOR AREA RATIO (THE RATIO OF GROSS FLOOR AREA TO THE NET LOT AREA OF THE SITE)  
MAXIMUM: 0.80 (+/-233,726 GSF)  
PROPOSED: 217,417 / 292,157 = 0.74

BUILDING HEIGHT  
MAX. HEIGHT ALLOWED: 48' (EXCL. ROOFTOP APPURT.)  
PROPOSED: 3 STORIES (48' MAX., EXCL. ROOFTOP APPURT.)

UNIT COUNT  
171 D.U.

PARKING REQUIRED  
171 D.U. x 1.25 P.S. (PARKING SPACES): 216 P.S.

PARKING PROVIDED  
STANDARD: 90 P.S.  
COVERED STANDARD: 102 P.S.  
STANDARD GARAGE: 20 P.S.  
ACCESSIBLE: 3 P.S.  
COVERED ACCESSIBLE: 6 P.S.  
TOTAL: 221 P.S. (1.30 P.S./D.U.)

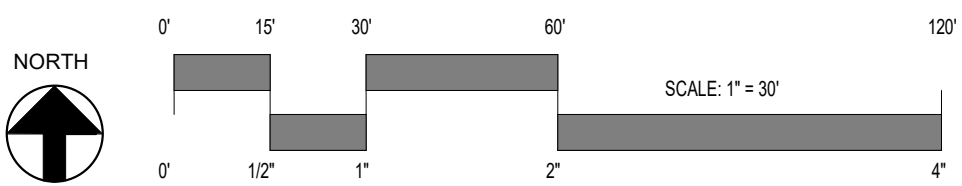
ACCESSIBLE PARKING (INCL. IN NUMBERS ABOVE)  
REQ'D PROVIDED: 9 P.S.  
ACCESSIBLE CARPORT: 6 P.S.  
ACCESSIBLE UNCOVERED SPACE: 3 P.S.  
TOTAL ACCESSIBLE PROVIDED: 9 P.S.

REQUIRED BICYCLE PARKING  
REQ'D BIKE PARKING: 221 SPACES / 10 = 23 SPACES  
PROVIDED BIKE PARKING: 24 SPACES

PUBLIC SAFETY  
MINIMUM UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES (FIRE ORDINANCE 4283, 503.2.1)

\*KEY SWITCH/PRE-EMPTION SENSOR\* REQUIRED FOR COMMERCIAL/MULTI-FAMILY/GATED COMMUNITIES (FIRE ORDINANCE 4283, 503.6.1)

VICINITY MAP



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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SYDNOR

DOUGLAS SYDNOR  
ARCHITECT & ASSOCIATES, INC.  
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

DRB SUBMITTAL #2  
2024.02.13

21-f-1

SITE PLAN - LOTS 1 & 2



MONUMENT SIGN AT SITE ENTRY  
BY SEPARATE PERMIT WITH  
ENTRY STRUCTURE



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PROPOSED: C-O PCD

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171 D.U.

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171 D.U. x 1.25 P.S. (PARKING SPACES): 216 P.S.

**PARKING PROVIDED**  
STANDARD: 90 P.S.  
COVERED STANDARD: 102 P.S.  
STANDARD GARAGE: 20 P.S.  
ACCESSIBLE: 3 P.S.  
COVERED ACCESSIBLE: 6 P.S.  
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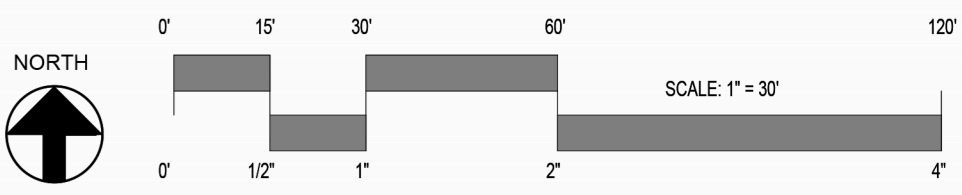
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ACCESSIBLE CARPORT: 6 P.S.  
ACCESSIBLE UNCOVERED SPACE: 3 P.S.  
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MINIMAL RESIDENTIAL  
HEALTH CARE  
FACILITY

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2024.02.13

21-f-1

SITE PLAN - LOTS 1  
& 2





REZONING SITE DATA - LOT 3

PROJECT DESCRIPTION	
EXISTING 130-BED SPECIALIZED RESIDENTIAL HEALTHCARE FACILITY, (1) 3-STORY BUILDING W/ PARKING, AMENITY, AND OPEN SPACE AREAS.	
SITE AREA	
GROSS:	+/- 181,522 SF (4.167 AC)
NET:	+/- 181,522 SF (4.167 AC)
ZONING	
EXISTING:	PNC PCD
PROPOSED:	C-O PCD
DENSITY	
MAXIMUM:	80 BEDS/GROSS AC (334 BEDS)
PROPOSED:	+/- 32 BEDS/GROSS AC (130 BEDS)
OPEN SPACE	
REQ'D C-O RES. H.C. OPEN SPACE (0.24 x NET LOT AREA):	43,566 SF
REQ'D FRONTAGE OPEN SPACE*:	10,000 SF
C-O RES. H.C. OPEN SPACE PROVIDED:	+/- 105,249 SF
FRONTAGE OPEN SPACE PROVIDED:	+/- 11,673 SF
*NOT REQ'D TO EXCEED 50 SF PER 1 LINEAR FT OF PUBLIC STREET FRONTAGE. LOT 3 HAS +/- 200 FT OF LINEAR FRONTAGE)	
GROSS FLOOR AREA (PER CITY OF SCOTTSDALE GROSS FLOOR AREA DEF.)	
TOTAL:	+/-106,144 GSF
FLOOR AREA RATIO (THE RATIO OF GROSS FLOOR AREA TO THE NET LOT AREA OF THE SITE)	
MAXIMUM:	0.80 (+/-145,218 GSF)
PROPOSED:	106,144 / 181,522 = 0.59
BUILDING HEIGHT	
MAX. HEIGHT ALLOWED:	48' (EXCL. ROOFTOP APPURT.)
PROPOSED:	3 STORIES (48' MAX., EXCL. ROOFTOP APPURT.)
BED COUNT	
130 BEDS	
PARKING REQUIRED	
130 BEDS x 0.7 P.S. (PARKING SPACES): 91 P.S.	
PARKING PROVIDED	
TOTAL: 97 P.S. (0.75 P.S./BED)	
ACCESSIBLE PARKING (INCL. IN NUMBERS ABOVE)	
REQ'D	3 P.S.
PROVIDED:	6 P.S.
REQUIRED BICYCLE PARKING	
REQ'D BIKE PARKING:	0.1 SPACES FOR EACH P.S. PROVIDED (MAX. OF 100 SPACES)
PROVIDED BIKE PARKING:	10 SPACES ON LOT 3

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2023.07.27

DRB SUBMITTAL #2  
2024.02.13

21-f-2

SITE PLAN - LOT 3



# -HEADWATERS-

- Scottsdale, Arizona -
- Headwaters Minimal Residential Health Care Facility -

## GENERAL NOTES:

- THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
- INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
- ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
- EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: **HUBBARD ENGINEERING**.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
- FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:  
A) BLUE STAKE (ARIZONA) 1-800-782-5348  
B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
- SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
- BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
- THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

## PLANTING GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION, AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
- ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT. SEE HARDPAN DETAIL.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
- ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
- ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
- CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
- CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
- PLANT MATERIAL MARKED SALVAGE SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
- NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
- THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

## INERT GENERAL NOTES:

### ANGULAR GRANITE RIP-RAP

- INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL), REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
- THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

### DECOMPOSED GRANITE

- DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
- ALL PLANTING AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
- CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

## IRRIGATION GENERAL NOTES:

- SEE IRRIGATION PLANS; SHEET L4.1-L4.2.

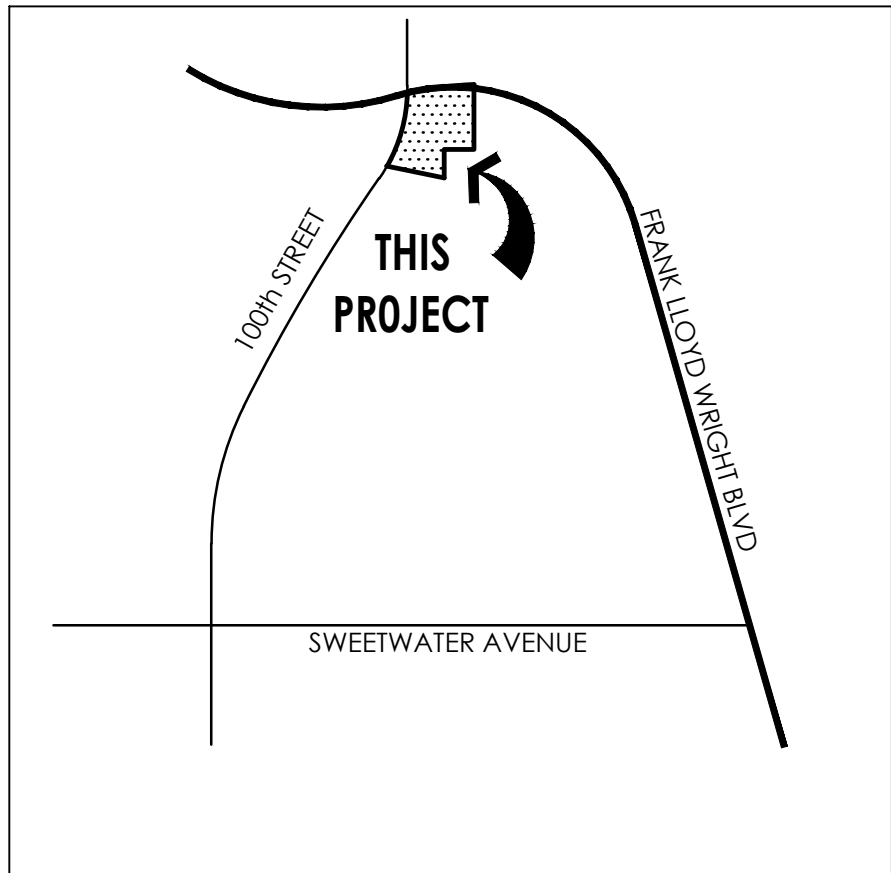
## GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT AND THE CIVIL ENGINEER.
- LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
- GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:  
A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.  
B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:  
i) TURF, AND ANNUAL AREAS (6" DEPTH).  
ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
- FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS, THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

## HARDSCAPE GENERAL NOTES:

- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO CIVIL PLANS PREPARED BY CIVIL ENGINEER FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
- ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
- THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E. A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
- UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

## VICINITY MAP:



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PLANTING DETAILS	L7.1
IRRIGATION DETAILS	L7.2-L7.3
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NATIVE PLANT INVENTORY PLANS	I-2

## CITY OF SCOTTSDALE NOTES:

- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
- A MINIMUM OF 50 PERCENT OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.
- A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4 INCHES ABOVE THE FINISHED GRADE ADJACENT TO THE TRUNK.
- A TREE'S CALIPER SIZE FOR SINGLE TREE TRUNKS THAT ARE TO HAVE A DIAMETER GREATER THAN 4 INCHES SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.
- A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- AREA WITHIN THE SITE VISIBILITY TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS. SPECIFICATIONS WITHIN THIS SET HAVE NOT BEEN REVIEWED AND ARE NOT CONSIDERED PART OF THE CITY OF SCOTTSDALE APPROVAL.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGE 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/LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
- NATURAL OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:
  - NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCR OACH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION ENVELOPE.
  - ALL NAOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:
    - A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
    - 4-6" THREE FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
    - ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE TO PREVENT DAMAGE.
    - THE STAKING, ROPING, AND FENCING SHALL BE MAINTAINED INTACTED BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
  - THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE/CERTIFICATE OF OCCUPANCY FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.
- MEDIAN LANDSCAPING AND IRRIGATION SHALL COMPLY WITH CITY OF SCOTTSDALE'S MAG SUPPLEMENT SPECIFICATIONS 430 AND 440.
- NO MULT TRUNK TREES SHALL BE LOCATED IN SIGHT VISIBILITY TRIANGLES.

## CONSULTANT TEAM

### OWNER:

HEADWATERS GROUP  
288 CLAYTON STREET, SUITE 307  
DENVER, CO 85206  
PHONE: 312-617-5736  
CONTACT: JEFF HOFFMAN

### ARCHITECT:

SANTULAN ARCHITECTURE  
3457 RINGSBY CT. UNIT 209  
DENVER, CO 80216  
PHONE: (303) 825-2595  
CONTACT: HARSH PARIKH

### CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.  
1001 WEST SOUTHERN AVE.  
SUITE 131  
MESA, AZ 85202  
PHONE: 480-207-2666  
CONTACT: STERLING MARGETTS

### IRRIGATION CONSULTANT:

COATES IRRIGATION  
1420 N. GREENFIELD RD.  
SUITE 103  
GILBERT, AZ 85234  
PHONE: 480-481-0682  
FAX: 480-481-0939  
CONTACT: GAYLON COATES



Headwaters Minimal Residential  
Health Care Facility  
13860 & 13870 North Frank Lloyd Wright Boulevard  
Scottsdale, Arizona 85260



revisions:

project #:  
HWG001

scale:  
N/A

issued for:  
DR Resubmittal

drawn by:  
TEAM

date:  
2.13.24

drawing:  
Cover

L0.0  
of



Landscape Plan Approval		
case number	approved by	date
Construction and installation shall be in accordance with this plan and all deviations will require reapproval. The City will not issue a certificate of occupancy until inspection services staff approves the landscape installation.		



## LIMIT OF WORK

(1.10) CONCRETE SIDEWALK, PEDESTRIAN, INTEGRAL COLOR, DAVIS COLORS, SAN DIEGO BUFF. SEE CIVIL ENGINEERING PLANS.

(1.11) CONCRETE PAVERS IN VEHICULAR APPLICATION, SET OVER CONCRETE BASE, BELGARD, HOLLAND STONE, RIO BLEND. SEE CIVIL ENGINEERING PLANS.

(1.12) 12" WIDE NATURAL GRAY CONCRETE BAND IN VEHICULAR APPLICATION. SEE CIVIL ENGINEERING PLANS.

(1.13) POOL DECK PAVERS. ARTISTIC PAVERS DESERT SERIES, 12" x 24" x 1-5/8" THICK - COLOR "COOL WHITE" - POLISHED FINISH, 50% RUNNING BOND PATTERN, PAVING WITHIN 4'-0" OF WATERLINE OVER CONCRETE BASE. REMAINING DECK PAVERS TO BE SAND SET. PERIMETER PAVERS TO BE MORTARED IN PLACE.

(1.14) BULLNOSE COPING, ARTISTIC PAVERS DESERT SERIES, 12" x 12" x 1 5/8" THICK - COLOR "COOL WHITE" - POLISHED FINISH.

(1.15) EXISTING SIDEWALK TO REMAIN.

(1.30) 4'-0" WIDE STABILIZED DECOMPOSED GRANITE PATH.

(1.31) 6" WIDE CONCRETE CURB LANDSCAPE HEADER.

(1.32) 3/16" THICK STEEL LANDSCAPE HEADER.

(1.33) STABILIZED DECOMPOSED GRANITE AT GARDENS.

(2.10) 48" HIGH, 8" x 8" x 16" MASONRY SCREEN WALL.

(2.11) 8" x 8" x 16" MASONRY RETAINING WALL, ALTERNATING SPLIT FACE AND STANDARD FACE BLOCK, PAINTED "LENOX TAN" COLOR. SEE DETAIL ON SHEET L6.1.

(2.12) RAISED GARDEN BEDS.

(2.13) 6'-0" HIGH CMU WALL, STUCCO AND PAINTED FINISH.

(2.14) 6'-0" HIGH x 3'-0" WIDE ACCESS GATE.

(2.15) 6'-0" HIGH TRASH ENCLOSURE WALL.

(2.50) EXISTING FENCE TO REMAIN.

(2.51) 36" HIGH STEEL ACCENT FENCE.

(2.52) 5'-0" HIGH POOL BARRIER FENCE AND GATE TO MATCH.

(2.53) 3'-6" HIGH FENCE AND GATE. SEE DETAIL ON SHEET L6.2.

(3.10) POOL RAMADA.

(3.11) POOL SHADE TRELLIS.

(3.12) FABRIC SHADE SAILS.

(3.13) PEDESTRIAN TRELLIS.

(3.30) FIRE PIT.

(4.10) POOL - 1,434 SQ. FT.

(4.11) SPA - 145 SQ. FT.

(4.12) POOL EQUIPMENT.

(4.13) ADA POOL CHAIR LIFT.

(4.14) POOL EQUIPMENT EMERGENCY SHUT OFF SWITCH.

(4.15) POOL SAFETY SIGNS AND SHEPARD'S HOOK.

(5.10) SYNTHETIC TURF.

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(5.12) AT GRADE LANDSCAPE PLANTER.

(5.13) SURFACE SELECT GRANITE BOULDERS.

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(6.12) BIKE RACKS.

(6.13) BENCH.

(6.14) PET STATION.

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(7.12) BISTRO LIGHTS.

(7.13) BISTRO LIGHTS POST.

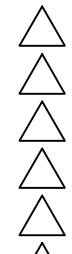
BOULDER LEGEND		
Sym.	Size	Qty.
	1 ton	4
	2 ton	3
	3 ton	3
	4 ton	1

# Headwaters Minimal Residential

*Health Care Facility*

13860 & 13870 North Frank Lloyd Wright Boulevard  
Scottsdale, Arizona 85260

revisions:



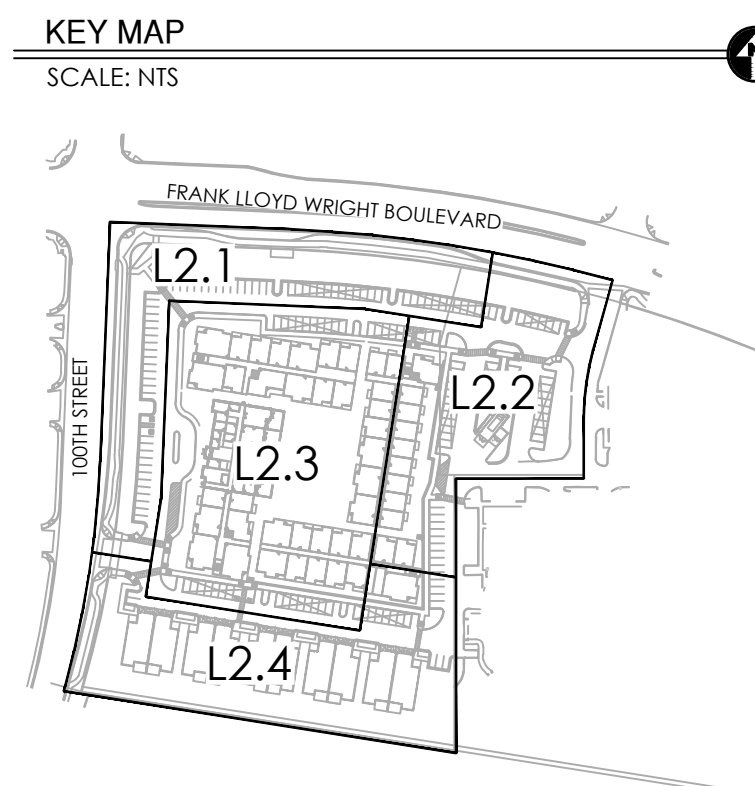
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issued for:  
DR Resubmittal

drawn by: *TEAM* date: 2.13.24

drawing:  
*Layout Plan*

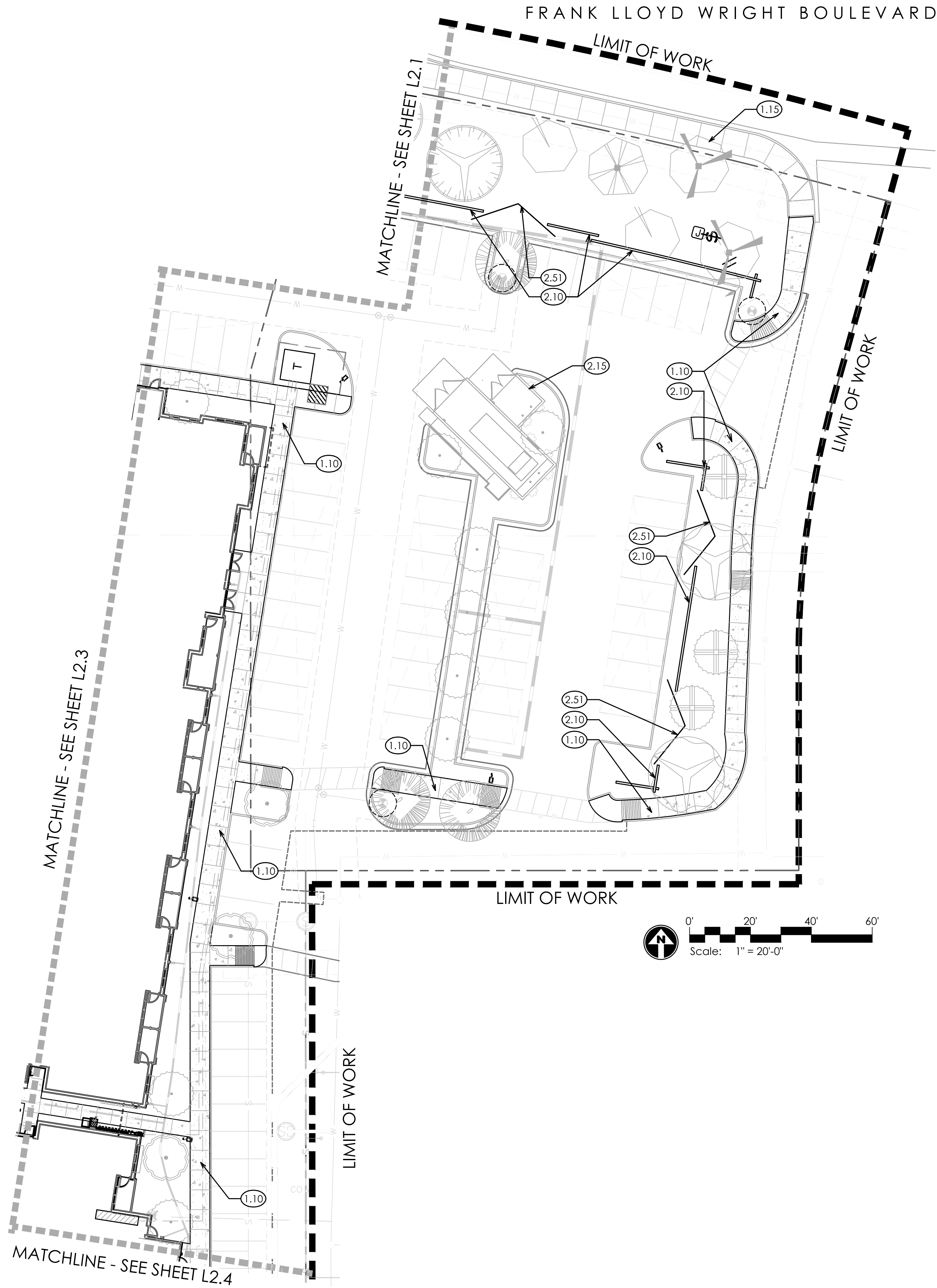
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BOULDER LEGEND		
Sym.	Size	Qty.
	1 ton	4
	2 ton	3
	3 ton	3
	4 ton	1

#### KEY NOTES

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- 1.11 CONCRETE PAVERS IN VEHICULAR APPLICATION, SET OVER CONCRETE BASE. BELGARD, HOLLAND STONE, RIO BLEND. SEE CIVIL ENGINEERING PLANS.
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- 7.13 BISTRO LIGHTS POST.

#### KEY MAP

SCALE: NTS

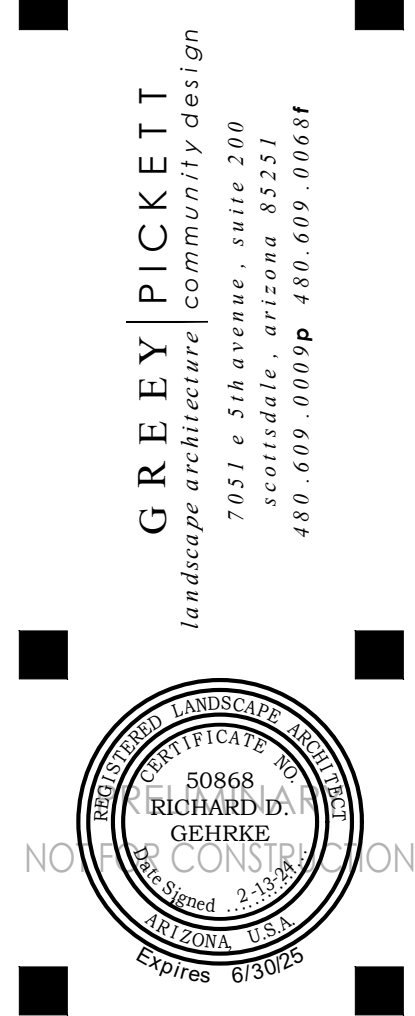


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drawn by: TEAM  
date: 2.13.24  
drawing: Layout Plan  
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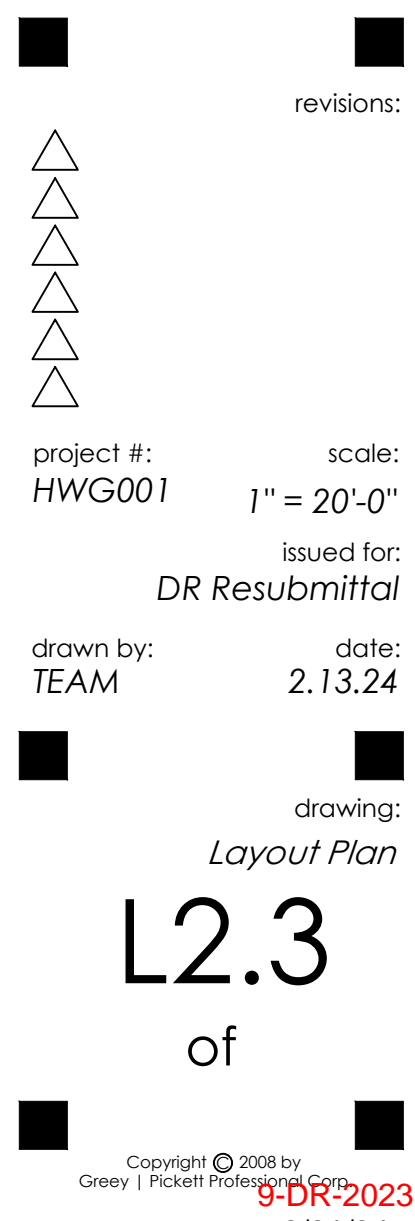
Headwaters Minimal Residential  
Health Care Facility  
13860 & 13870 North Frank Lloyd Wright Boulevard  
Scottsdale, Arizona 85260



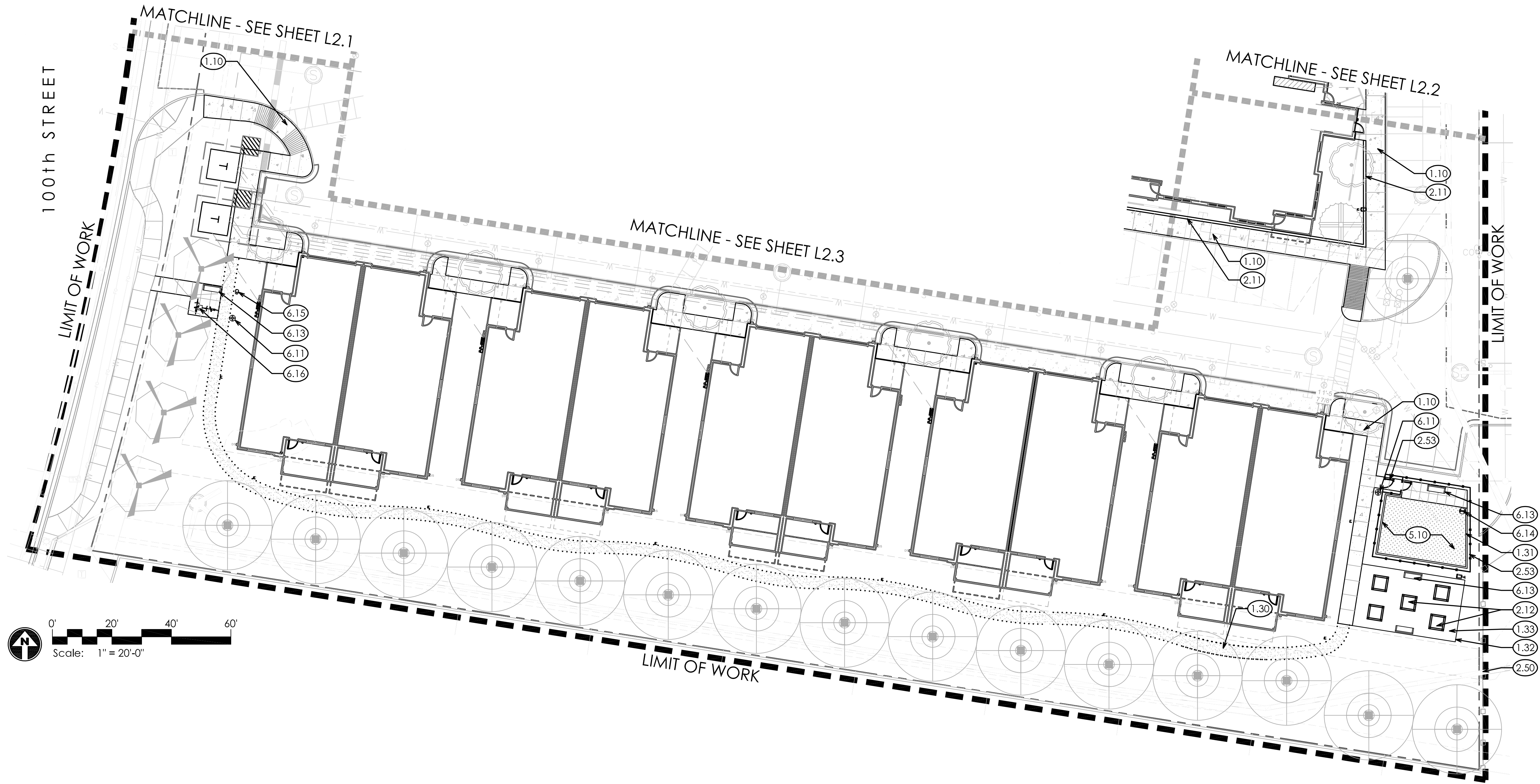


## KEY NOTES

- Headwaters Minimal Residential  
Health Care Facility  
13860 & 13870 North Frank Lloyd Wright Boulevard  
Scottsdale, Arizona 85260







KEY NOTES

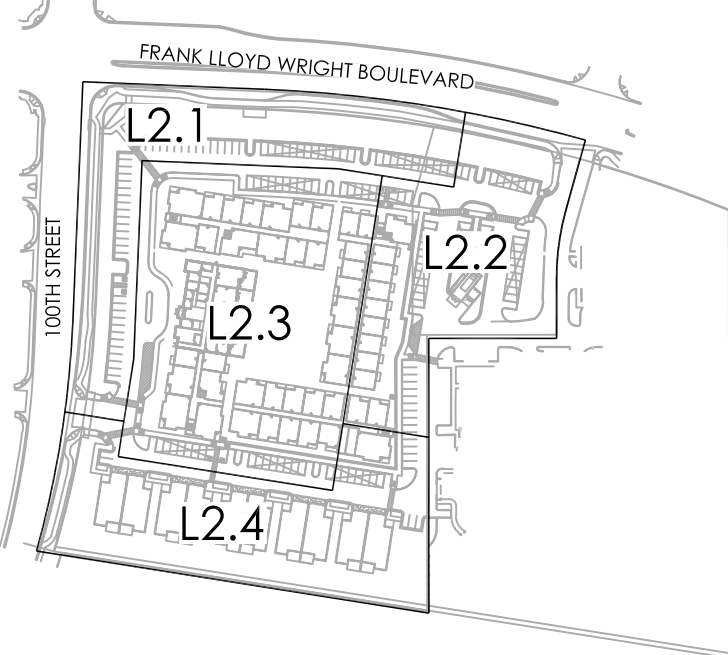
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BOULDER LEGEND

Sym.	Size	Qty.
	1 ton	4
	2 ton	3
	3 ton	3
	4 ton	1

KEY MAP

SCALE: NTS



GREEY PICKETT  
landscape architecture | community design  
7051 E 5th Avenue, Suite 200  
Scottsdale, AZ 85261  
480.609.0090p 480.609.0068f



Headwaters Minimal Residential  
Health Care Facility  
13860 & 13870 North Frank Lloyd Wright Boulevard  
Scottsdale, Arizona 85260

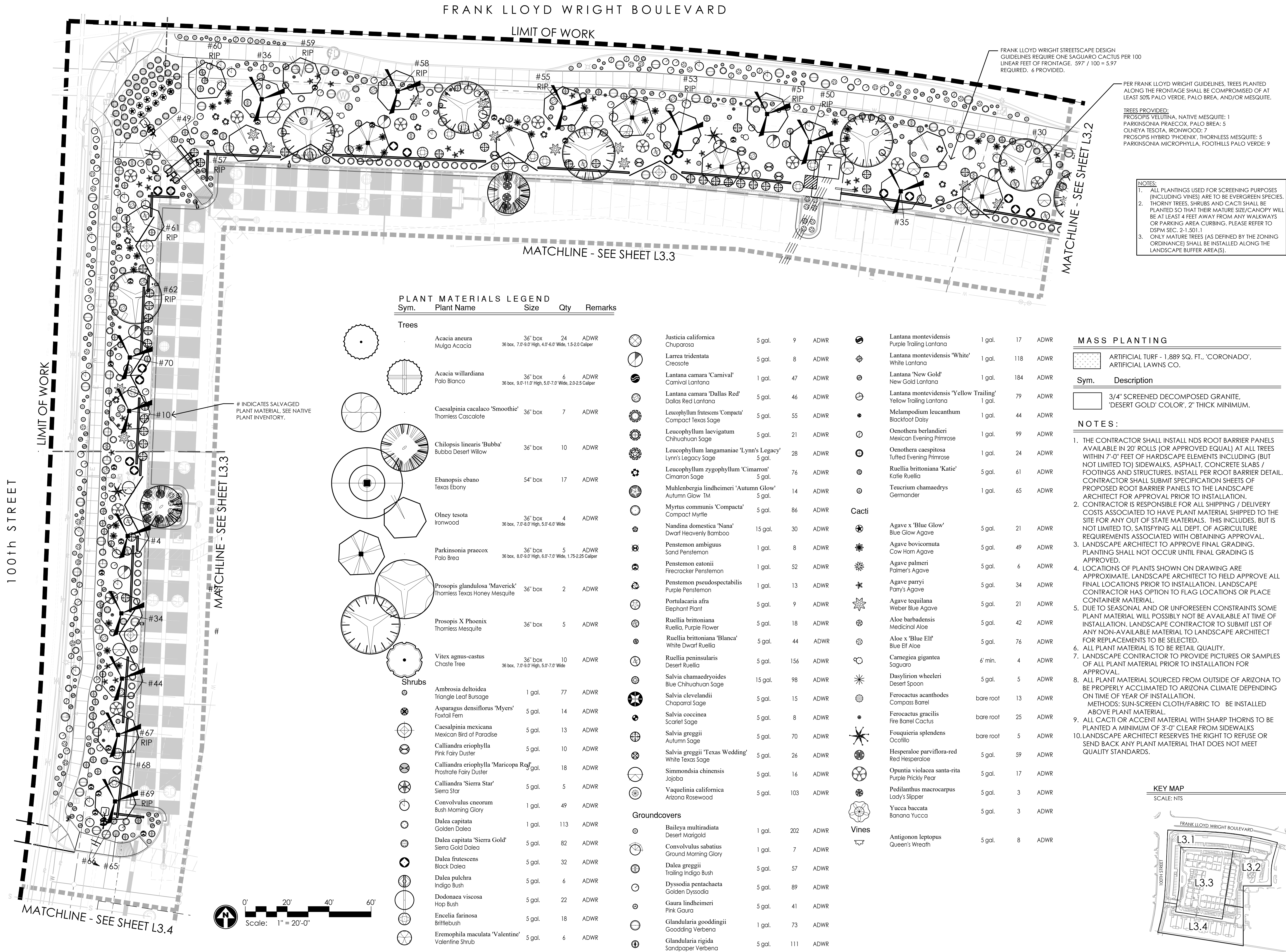
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drawing: Layout Plan

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of





GREY PICKETT  
landscape architecture community design  
7051 E. 5th Avenue, Suite 300  
Scottsdale, AZ 85261  
480.609.0009p 480.609.0068t

50868  
RICHARD D.  
GEHRKE  
COUNCIL  
No. 2-13  
Expires 6/30/25

Headwaters Minimal Residential  
Health Care Facility  
13860 & 13870 North Frank Lloyd Wright Boulevard  
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TEAM

date:  
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drawing:  
Planting Plan

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of

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2/21/2023



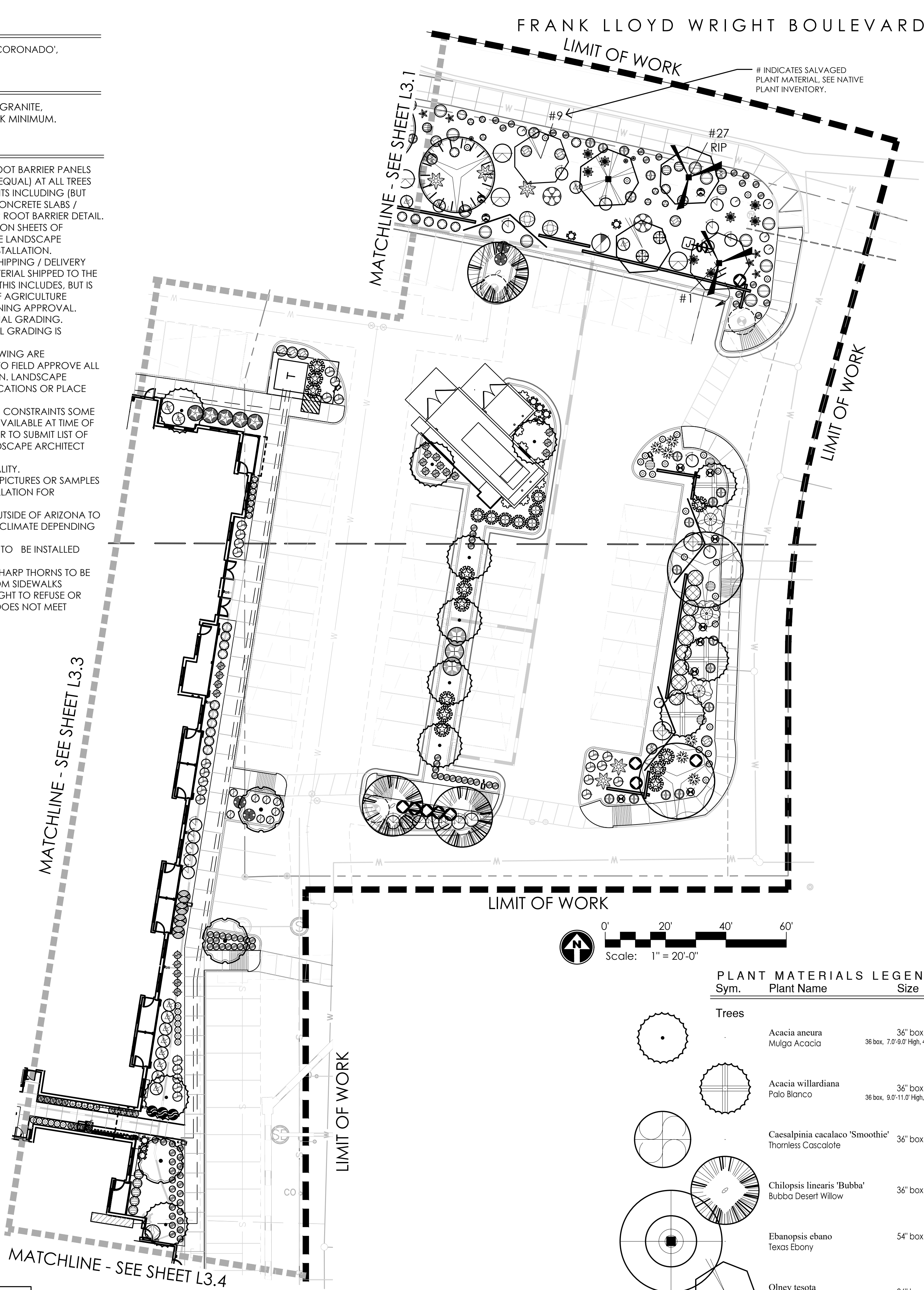
MASS PLANTING

ARTIFICIAL TURF - 1,889 SQ. FT., 'CORONADO', ARTIFICIAL LAWNS CO.

Sym.	Description
	3/4" SCREENED DECOMPOSED GRANITE, 'DESERT GOLD' COLOR, 2" THICK MINIMUM.

NOTES:

- THE CONTRACTOR SHALL INSTALL NDS ROOT BARRIER PANELS AVAILABLE IN 20' ROLLS (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. INSTALL PER ROOT BARRIER DETAIL. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHIPPING / DELIVERY COSTS ASSOCIATED TO HAVE PLANT MATERIAL SHIPPED TO THE SITE FOR ANY OUT OF STATE MATERIALS. THIS INCLUDES, BUT IS NOT LIMITED TO, SATISFYING ALL DEPT. OF AGRICULTURE REQUIREMENTS ASSOCIATED WITH OBTAINING APPROVAL.
- LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
- LOCATIONS OF PLANTS SHOWN ON DRAWING ARE APPROXIMATE. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL FINAL LOCATIONS PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR HAS OPTION TO FLAG LOCATIONS OR PLACE CONTAINER MATERIAL.
- DUE TO SEASONAL AND OR UNFORESEEN CONSTRAINTS SOME PLANT MATERIAL WILL POSSIBLY NOT BE AVAILABLE AT TIME OF INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT LIST OF ANY NON-AVAILABLE MATERIAL TO LANDSCAPE ARCHITECT FOR REPLACEMENTS TO BE SELECTED.
- ALL PLANT MATERIAL IS TO BE RETAIL QUALITY.
- LANDSCAPE CONTRACTOR TO PROVIDE PICTURES OR SAMPLES OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR APPROVAL.
- ALL PLANT MATERIAL SOURCED FROM OUTSIDE OF ARIZONA TO BE PROPERLY ACCUMATED TO ARIZONA CLIMATE DEPENDING ON TIME OF YEAR OF INSTALLATION.  
METHODS: SUN-SCREEN CLOTH/FABRIC TO BE INSTALLED ABOVE PLANT MATERIAL.
- ALL CACTI OR ACCENT MATERIAL WITH SHARP THORNS TO BE PLANTED A MINIMUM OF 3'-0" CLEAR FROM SIDEWALKS
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE OR SEND BACK ANY PLANT MATERIAL THAT DOES NOT MEET QUALITY STANDARDS.



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Acacia aneura Mulga Acacia	36" box 36 box, 7.0'-9.0' High, 4.0'-6.0' Wide, 1.5-2.0 Caliper	24	ADWR
	Acacia willardiana Palo Blanco	36" box 36 box, 9.0'-11.0' High, 5.0'-7.0' Wide, 2.0-2.5 Caliper	6	ADWR
	Caesalpinia cacalaco 'Smoothie' Thornless Cascadote	36" box	7	ADWR
	Chilopsis linearis 'Bubba' Bubba Desert Willow	36" box	10	ADWR
	Ebanopsis ebano Texas Ebony	54" box	17	ADWR
	Olney tesota Ironwood	36" box 36 box, 7.0'-8.0' High, 5.0'-6.0' Wide	4	ADWR
	Parkinsonia praecox Palo Brea	36" box 36 box, 8.0'-9.0' High, 6.0'-7.0' Wide, 1.75-2.25 Caliper	5	ADWR

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Prosopis glandulosa 'Maverick' Thornless Texas Honey Mesquite	36" box	2	ADWR
	Prosopis X Phoenix Thornless Mesquite	36" box	5	ADWR
	Vitex agnus-castus Chaste Tree	36" box 36 box, 7.0'-9.0' High, 5.0'-7.0' Wide	10	ADWR
Shrubs				
	Ambrosia deltoidea Triangle Leaf Bursage	1 gal.	77	ADWR
	Asparagus densiflorus 'Myers' Foxtail Fern	5 gal.	14	ADWR
	Caesalpinia mexicana Mexican Bird of Paradise	5 gal.	13	ADWR
	Calliandra eriophylla Pink Fairy Duster	5 gal.	10	ADWR
	Calliandra eriophylla 'Maricopa Red' Prostrate Fairy Duster	5 gal.	18	ADWR
	Calliandra 'Sierra Star' Sierra Star	5 gal.	5	ADWR
	Convolvulus cneorum Bush Morning Glory	1 gal.	49	ADWR
	Dalea capitata Golden Dalea	1 gal.	113	ADWR
	Dalea capitata 'Sierra Gold' Sierra Gold Dalea	5 gal.	82	ADWR
	Dalea frutescens Black Dalea	5 gal.	32	ADWR
	Dalea pulchra Indigo Bush	5 gal.	6	ADWR
	Dodonaea viscosa Hop Bush	5 gal.	22	ADWR
	Encelia farinosa Brittlebush	5 gal.	18	ADWR
	Eremophila maculata 'Valentine' Valentine Shrub	5 gal.	6	ADWR
	Justicia californica Chuparosa	5 gal.	9	ADWR
	Larrea tridentata Creosote	5 gal.	8	ADWR
	Lantana camara 'Carnival' Carnival Lantana	1 gal.	47	ADWR
	Lantana camara 'Dallas Red' Dallas Red Lantana	5 gal.	46	ADWR
	Leucophyllum frutescens 'Compacta' Compact Texas Sage	5 gal.	55	ADWR
	Leucophyllum laevigatum Chihuahuan Sage	5 gal.	21	ADWR
	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	28	ADWR
	Leucophyllum zygophyllum 'Cimarron' Cimarron Sage	5 gal.	76	ADWR
	Muhlenbergia lindheimeri 'Autumn Glow' Autumn Glow TM	5 gal.	14	ADWR
	Myrtus communis 'Compacta' Compact Myrtle	5 gal.	86	ADWR
	Nandina domestica 'Nana' Dwarf Heavenly Bamboo	15 gal.	30	ADWR
	Penstemon ambiguus Sand Penstemon	1 gal.	8	ADWR
	Penstemon eatonii Firecracker Penstemon	1 gal.	52	ADWR
	Penstemon pseudospectabilis Purple Penstemon	1 gal.	13	ADWR
	Portulacaria afra Elephant Plant	5 gal.	9	ADWR
	Ruellia brittoniana Ruellia, Purple Flower	5 gal.	18	ADWR
	Ruellia brittoniana 'Blanca' White Dwarf Ruellia	5 gal.	44	ADWR
	Ruellia peninsularis Desert Ruellia	5 gal.	156	ADWR
	Salvia chamaedryoides Blue Chihuahuan Sage	15 gal.	98	ADWR
	Salvia clevelandii Chaparral Sage	5 gal.	15	ADWR
	Salvia coccinea Scarlet Sage	5 gal.	8	ADWR
	Salvia greggii Autumn Sage	5 gal.	70	ADWR
	Salvia greggii 'Texas Wedding' White Texas Sage	5 gal.	26	ADWR
	Simmondsia chinensis Jojoba	5 gal.	16	ADWR
	Vaquelinia californica Arizona Rosewood	5 gal.	103	ADWR
Groundcovers				
	Baileya multiradiata Desert Marigold	1 gal.	202	ADWR
	Convolvulus sabatius Ground Morning Glory	1 gal.	7	ADWR
	Dalea greggii Trailing Indigo Bush	5 gal.	57	ADWR
	Dyssodia pentachaeta Golden Dyssodia	5 gal.	89	ADWR

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
	Gaura lindheimeri Pink Gaura	5 gal.	41	ADWR
	Glandularia gooddingii Goodding Verbena	1 gal.	73	ADWR
	Glandularia rigida Sandpiper Verbena	5 gal.	111	ADWR
	Lantana montevidensis Purple Trailing Lantana	1 gal.	17	ADWR
	Lantana montevidensis 'White' White Lantana	1 gal.	118	ADWR
	Lantana 'New Gold' New Gold Lantana	1 gal.	184	ADWR
	Lantana montevidensis 'Yellow Trailing' Yellow Trailing Lantana	1 gal.	79	ADWR
	Melampodium leucanthum Blackfoot Daisy	1 gal.	44	ADWR
	Oenothera biundicaria Mexican Evening Primrose	1 gal.	99	ADWR
	Oenothera caespitosa Tufted Evening Primrose	1 gal.	24	ADWR
	Ruellia brittoniana 'Katie' Katie Ruellia	5 gal.	61	ADWR
	Teucrium chamaedrys Germander	1 gal.	65	ADWR
Cacti				
	Agave x 'Blue Glow' Blue Glow Agave	5 gal.	21	ADWR
	Agave bovicornuta Cow Horn Agave	5 gal.	49	ADWR
	Agave palmeri Palmer's Agave	5 gal.	6	ADWR
	Agave parryi Parry's Agave	5 gal.	34	ADWR
	Agave tequilana Weber Blue Agave	5 gal.	21	ADWR
	Aloe barbadensis Medicinal Aloe	5 gal.	42	ADWR
	Aloe x 'Blue Elf' Blue Elf Aloe	5 gal.	76	ADWR
	Carnegiea gigantea Saguaro	6' min.	4	ADWR
	Dasylirion wheeleri Desert Spoon	5 gal.	5	ADWR
	Ferocactus acanthodes Compass Barrel	bare root	13	ADWR
	Ferocactus gracilis Fire Barrel Cactus	bare root	25	ADWR
	Fouquieria splendens Ocotillo	bare root	5	ADWR
	Hesperaloe parviflora-red Red Hesperaloe	5 gal.	59	ADWR
	Opuntia violacea santa-rita Purple Prickly Pear	5 gal.	17	ADWR
	Pedilanthus macrocarpus Lady's Slipper	5 gal.	3	ADWR
	Yucca baccata Banana Yucca	5 gal.	3	ADWR
	Antigonon leptopus Queen's Wreath	5 gal.	8	ADWR

- NOTES:
- ALL PLANTINGS USED FOR SCREENING PURPOSES (INCLUDING VINES) ARE TO BE EVERGREEN SPECIES.
  - THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSPM SEC. 2-1.501.1
  - ONLY MATURE TREES (AS DEFINED BY THE ZONING ORDINANCE) SHALL BE INSTALLED ALONG THE LANDSCAPE BUFFER AREA(S).

GREY PICKETT  
landscape architecture community design  
7051 E. 5th Avenue, Suite 300  
Scottsdale, AZ 85261  
480.609.0009p 480.609.0068f

NO SCALE

50868 RICHARD D. GEHRKE  
Landscape Architect  
Arizona  
Expires: 6/30/25

Headwaters Minimal Residential  
Health Care Facility  
13860 & 13870 North Frank Lloyd Wright Boulevard  
Scottsdale, Arizona 85260

KEY MAP  
SCALE: NTS



project #:  
HWG001

scale:  
1" = 20'-0"

issued for:  
DR Resubmittal

drawn by:  
TEAM

date:  
2.13.24

drawing:  
Planting Plan

L3.2  
of





### Shrubs

○

# Headwaters Minimal Residential Health Care Facility

13860 & 13870 North Frank Lloyd Wright Boulevard  
Scottsdale, Arizona 85260

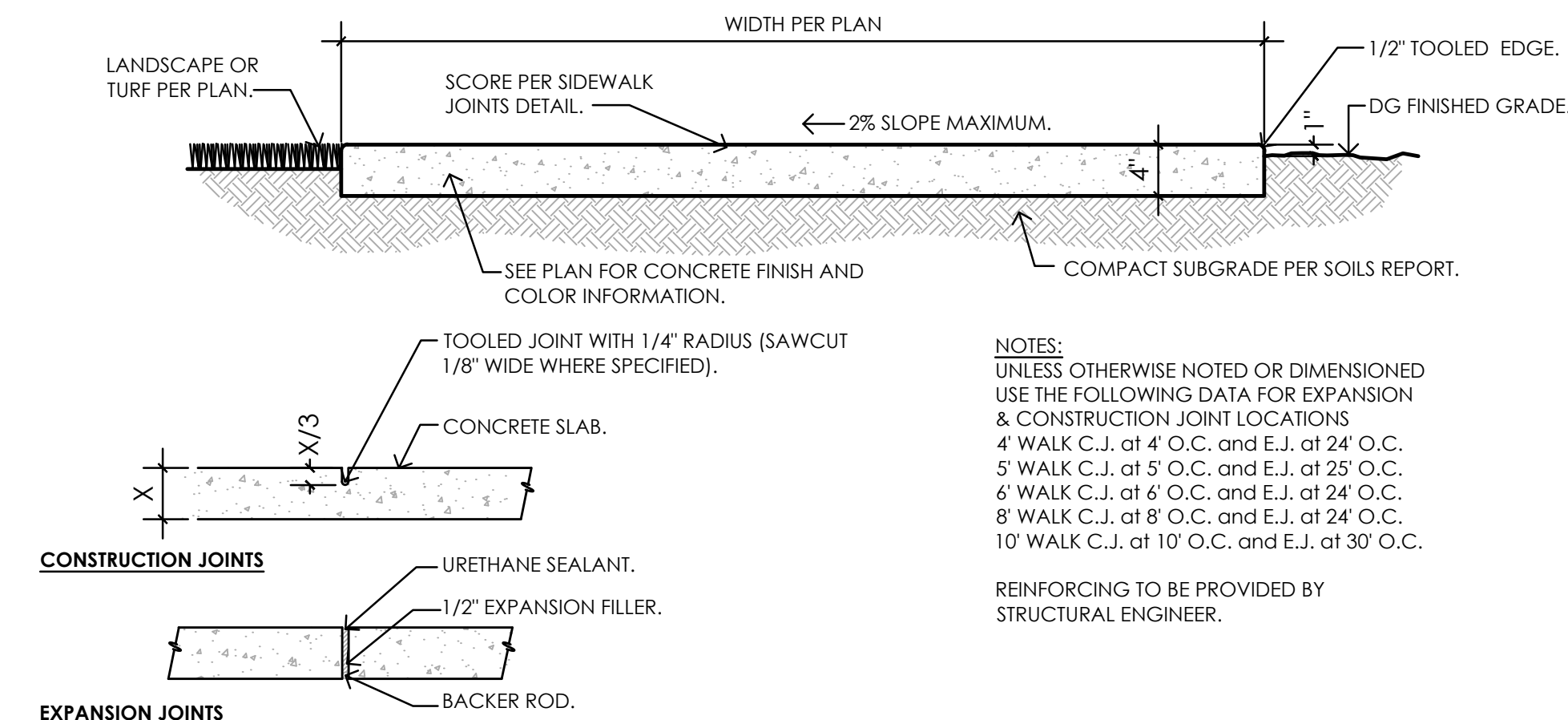
revisions:

project #: *HWG001* scale: \_\_\_\_\_  
 1" = 20'-0" issued for: \_\_\_\_\_  
*DR Resubmittal*  
 drawn by: *TEAM* date: *2.13.24*  
 drawing: \_\_\_\_\_  
*Planting Plan*  
**L3.3**  
 of \_\_\_\_\_

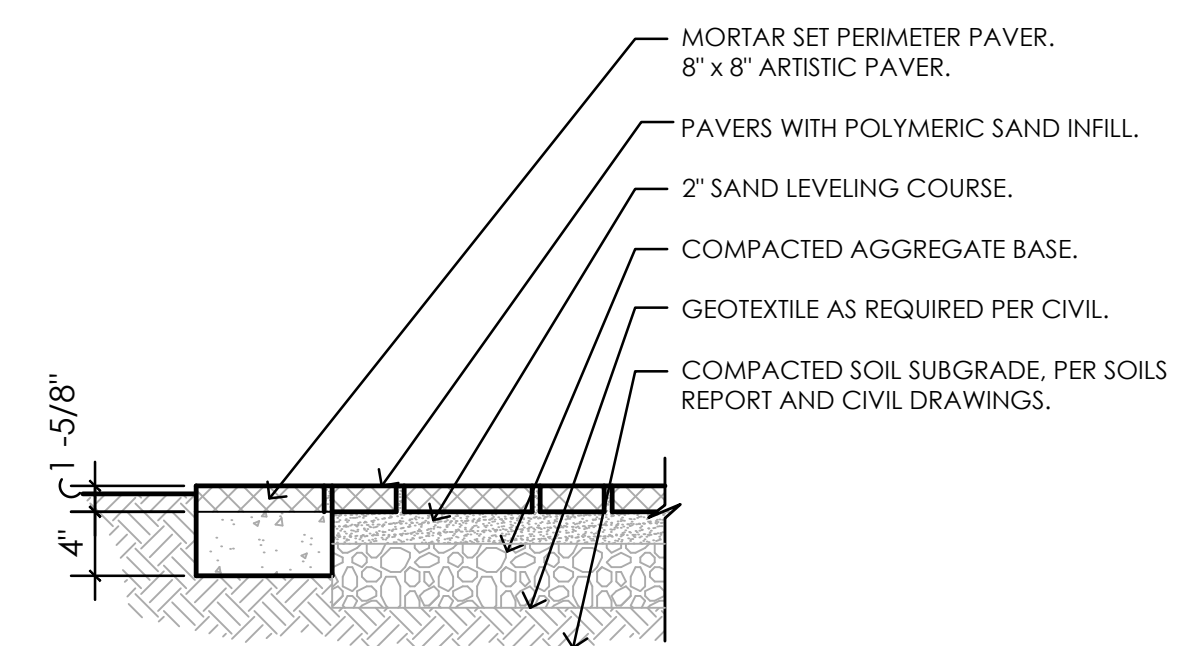




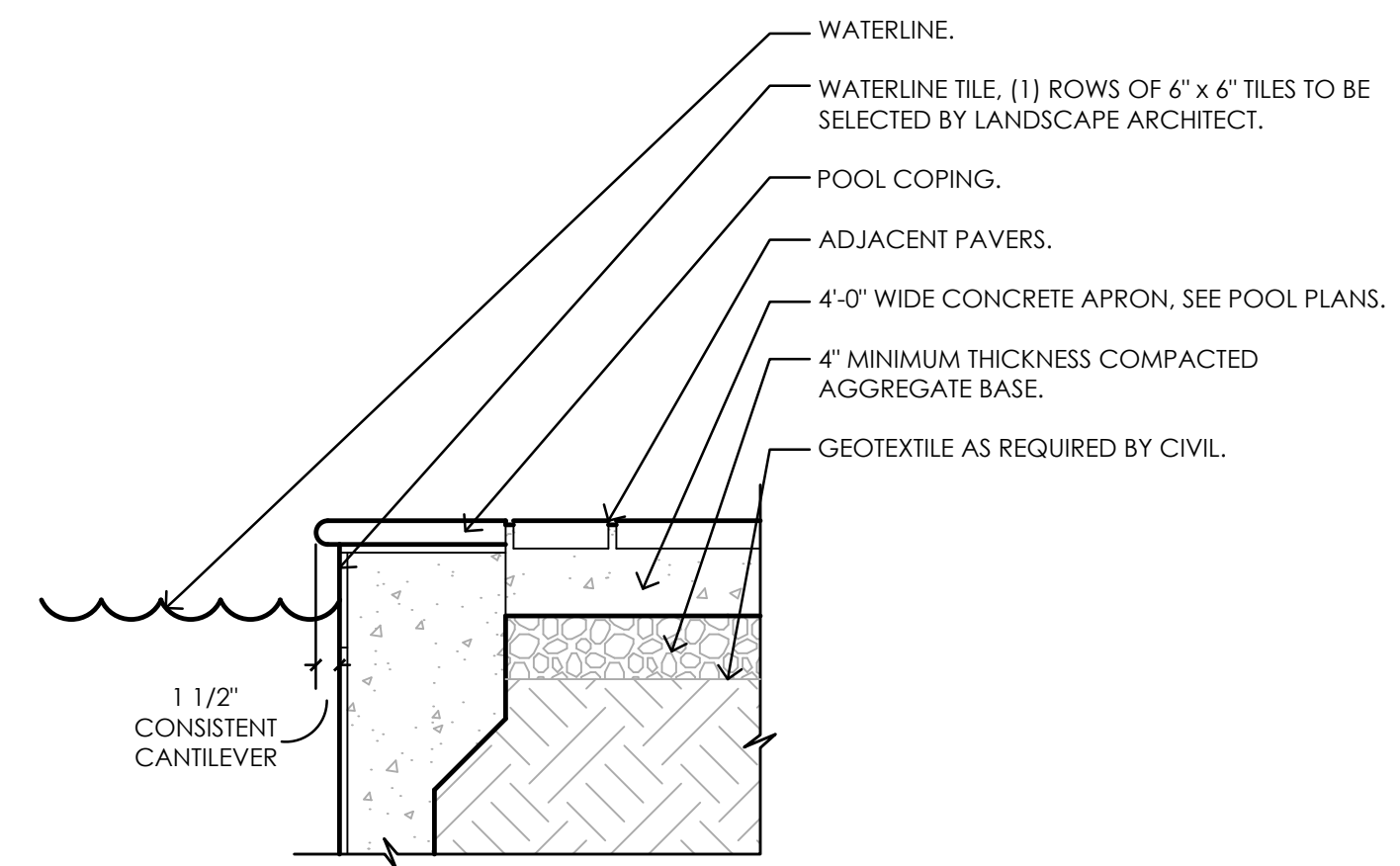




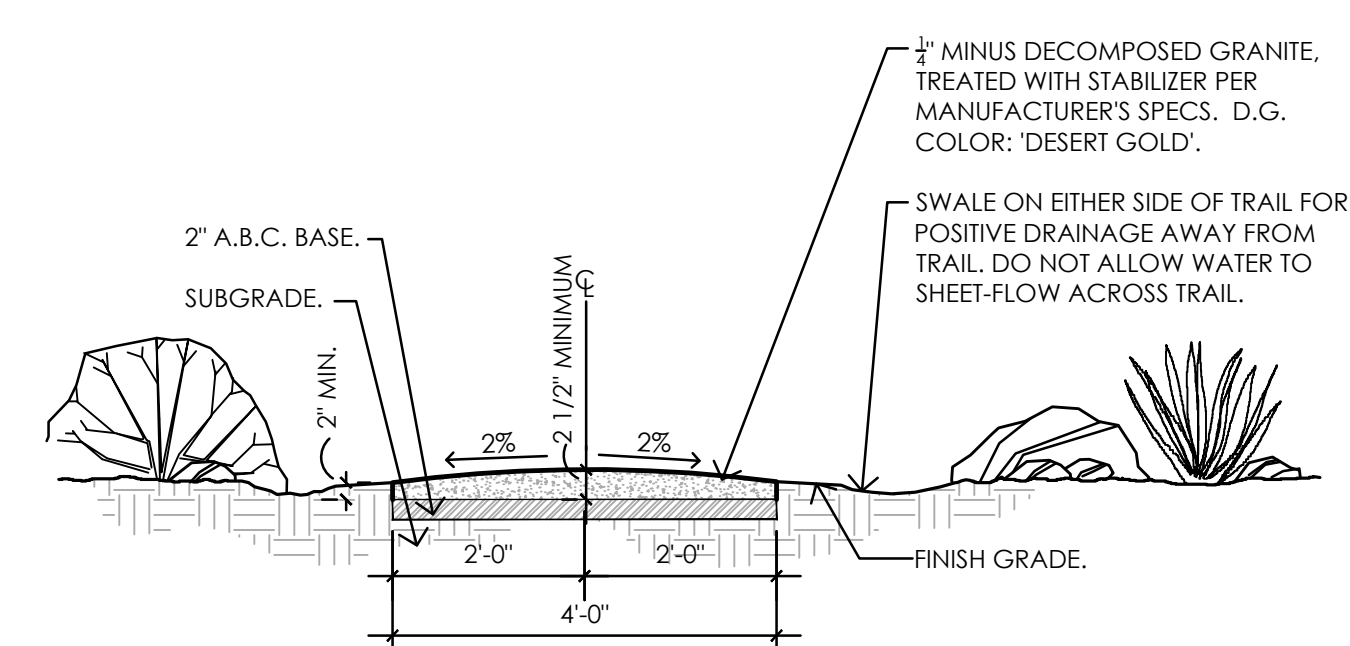
1.10 Concrete Sidewalk  
Scale: 1" = 1' - 0"



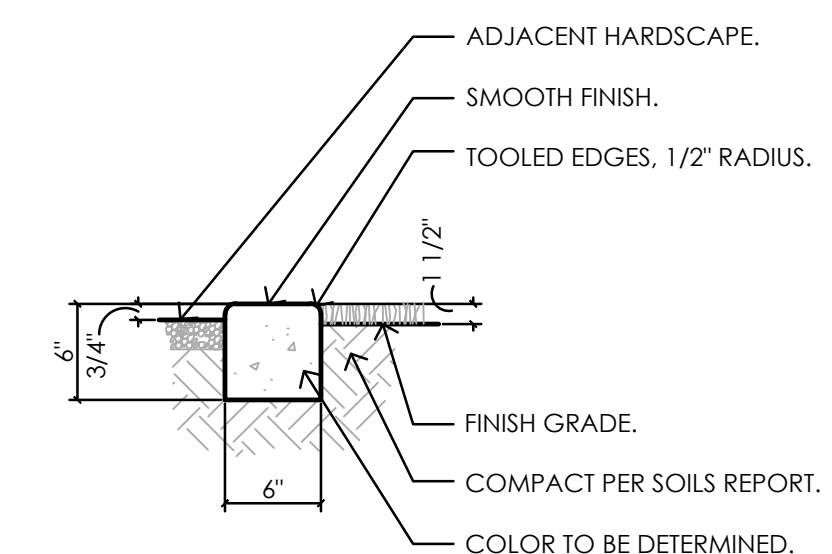
1.13 Pool Deck Pavers  
Scale: 1" = 1' - 0"



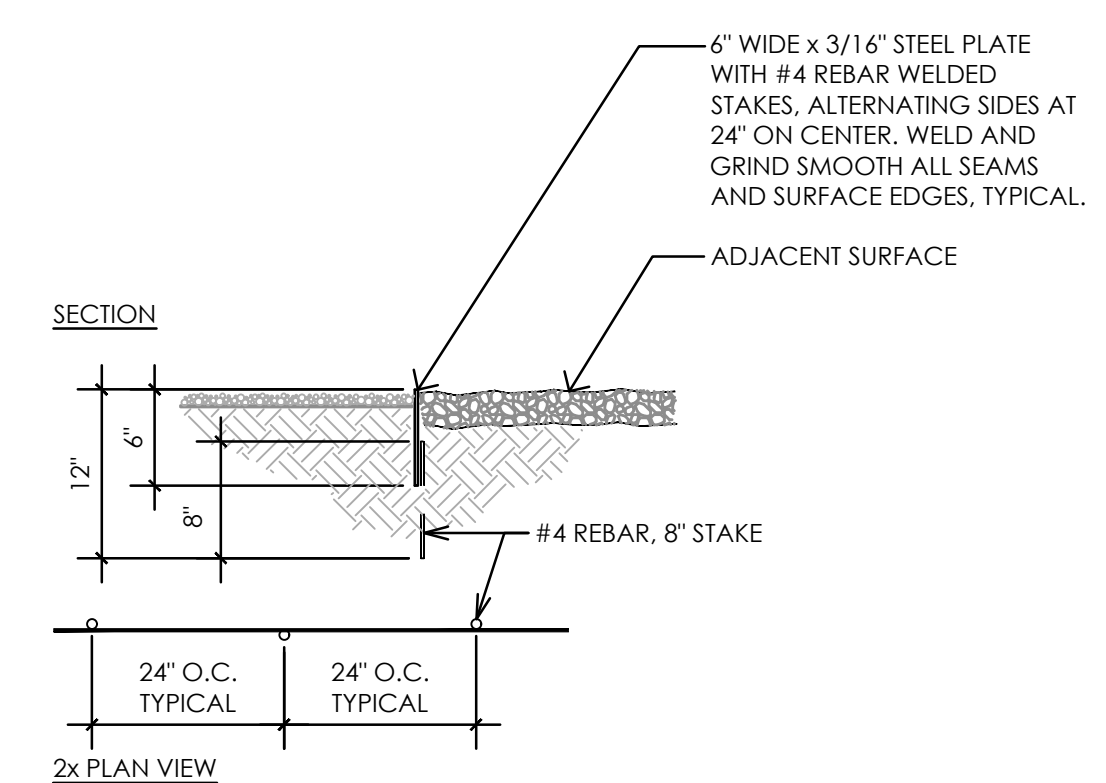
1.14 Bullnose Paver Coping  
Scale: 1" = 1' - 0"



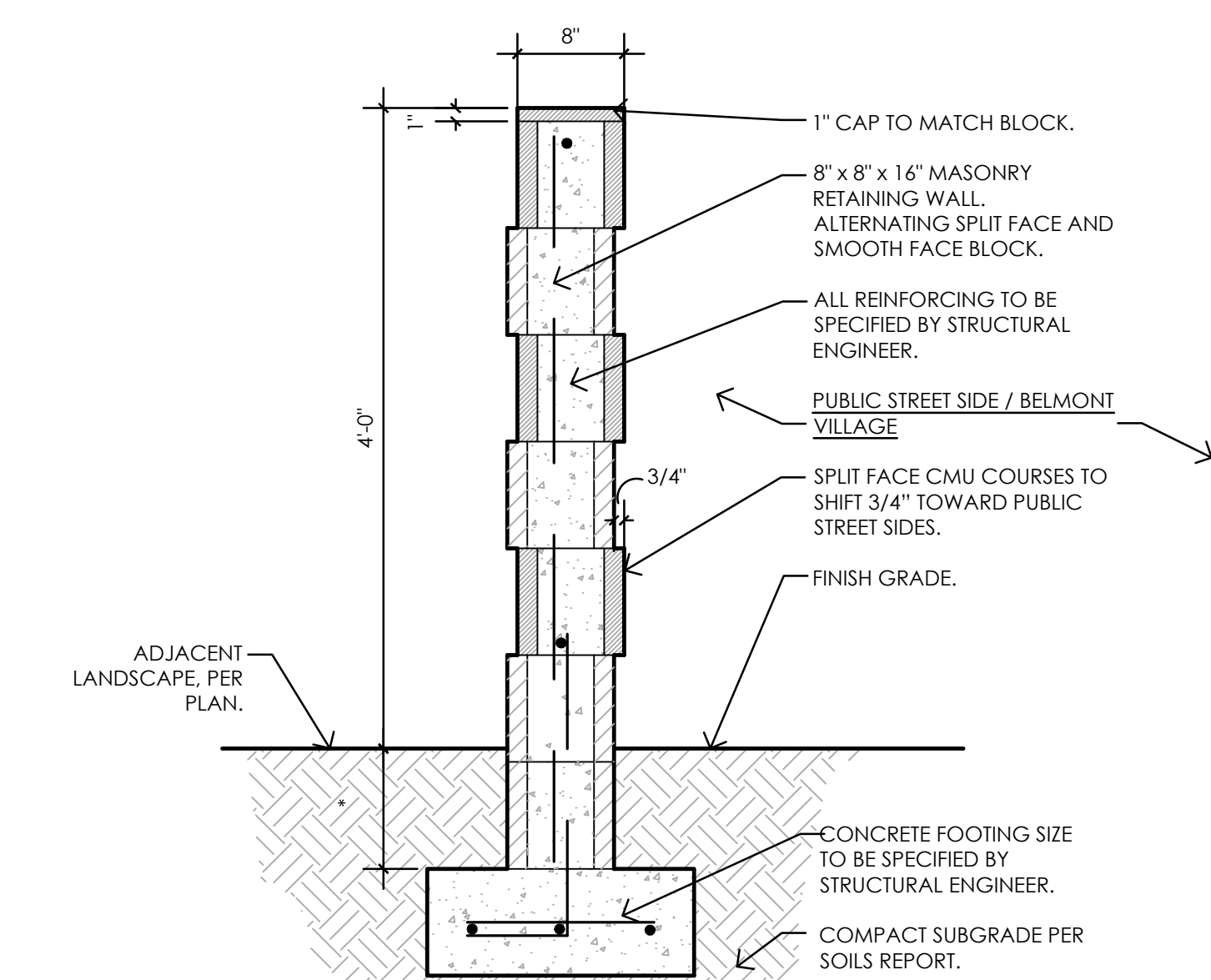
1.30 Stabilized Decomposed Granite Path  
Scale: 1/2" = 1' - 0"



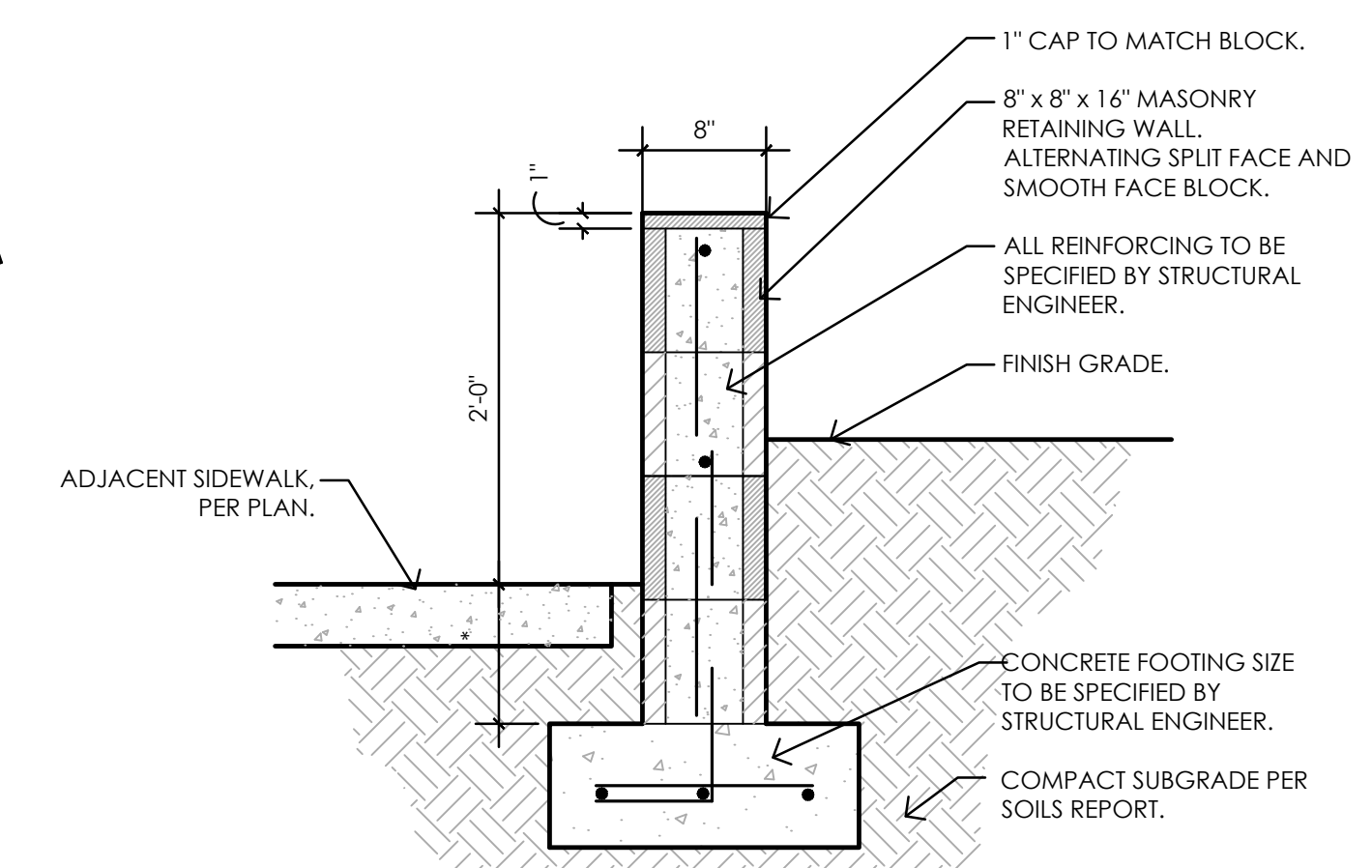
1.31 6" Wide Concrete Curb Landscape Header  
Scale: 1" = 1' - 0"



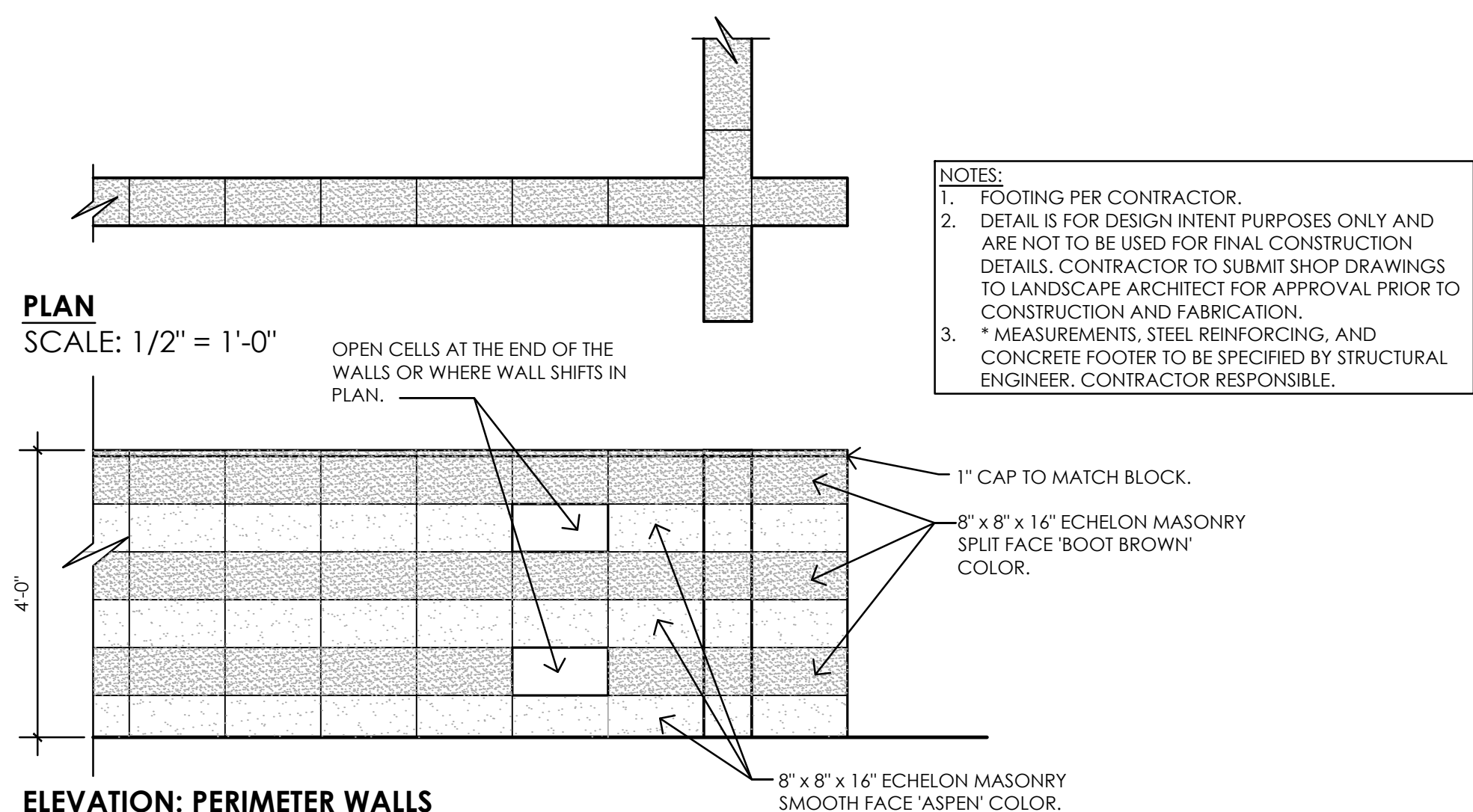
1.32 3/16" Thick Steel Landscape Header  
Scale: 1" = 1' - 0"



SECTION: PERIMETER WALLS  
SCALE: 1" = 1'-0"



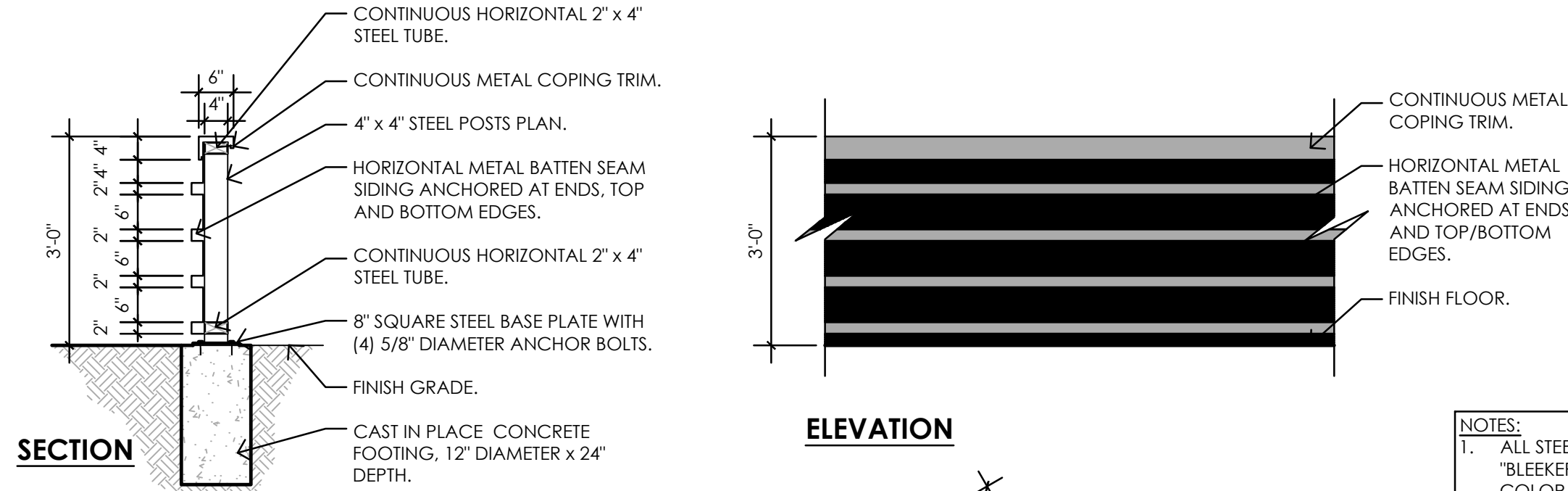
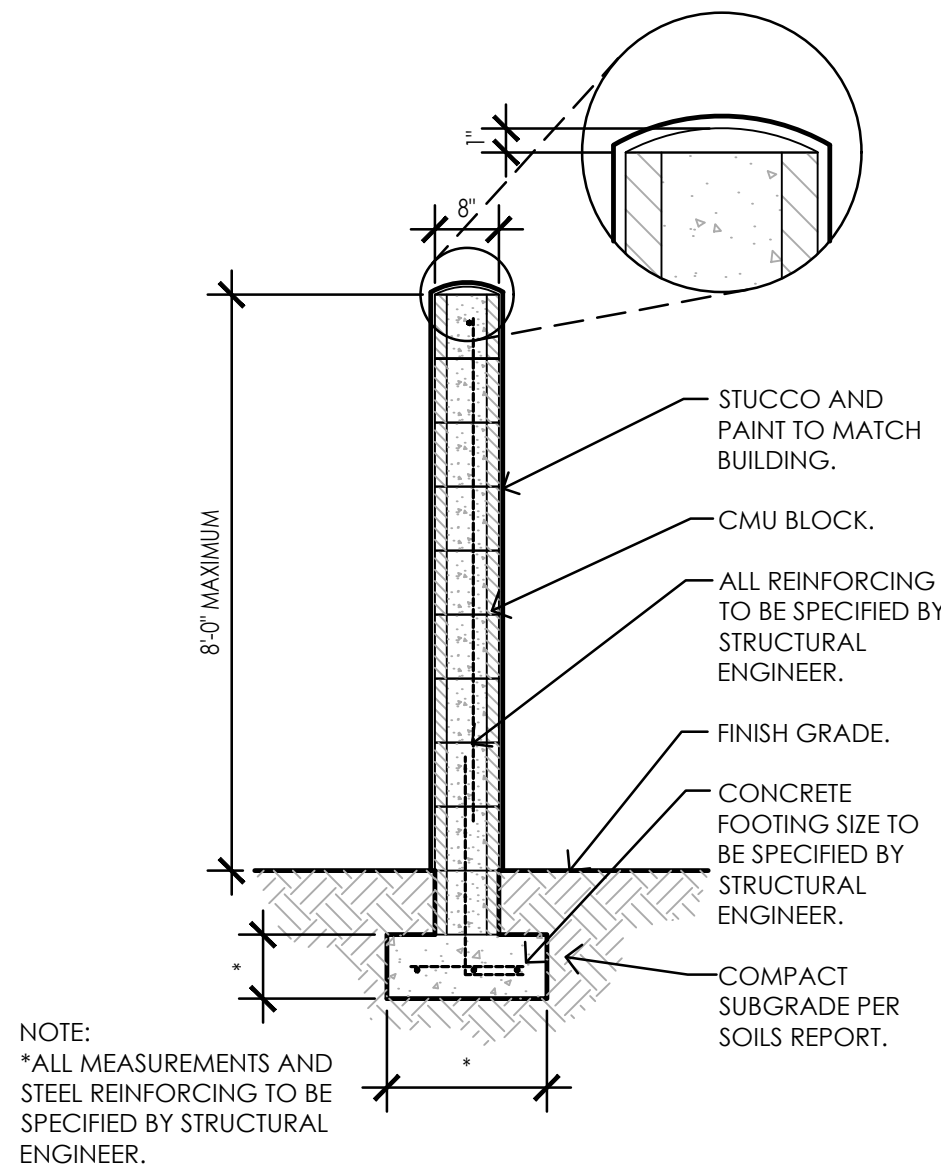
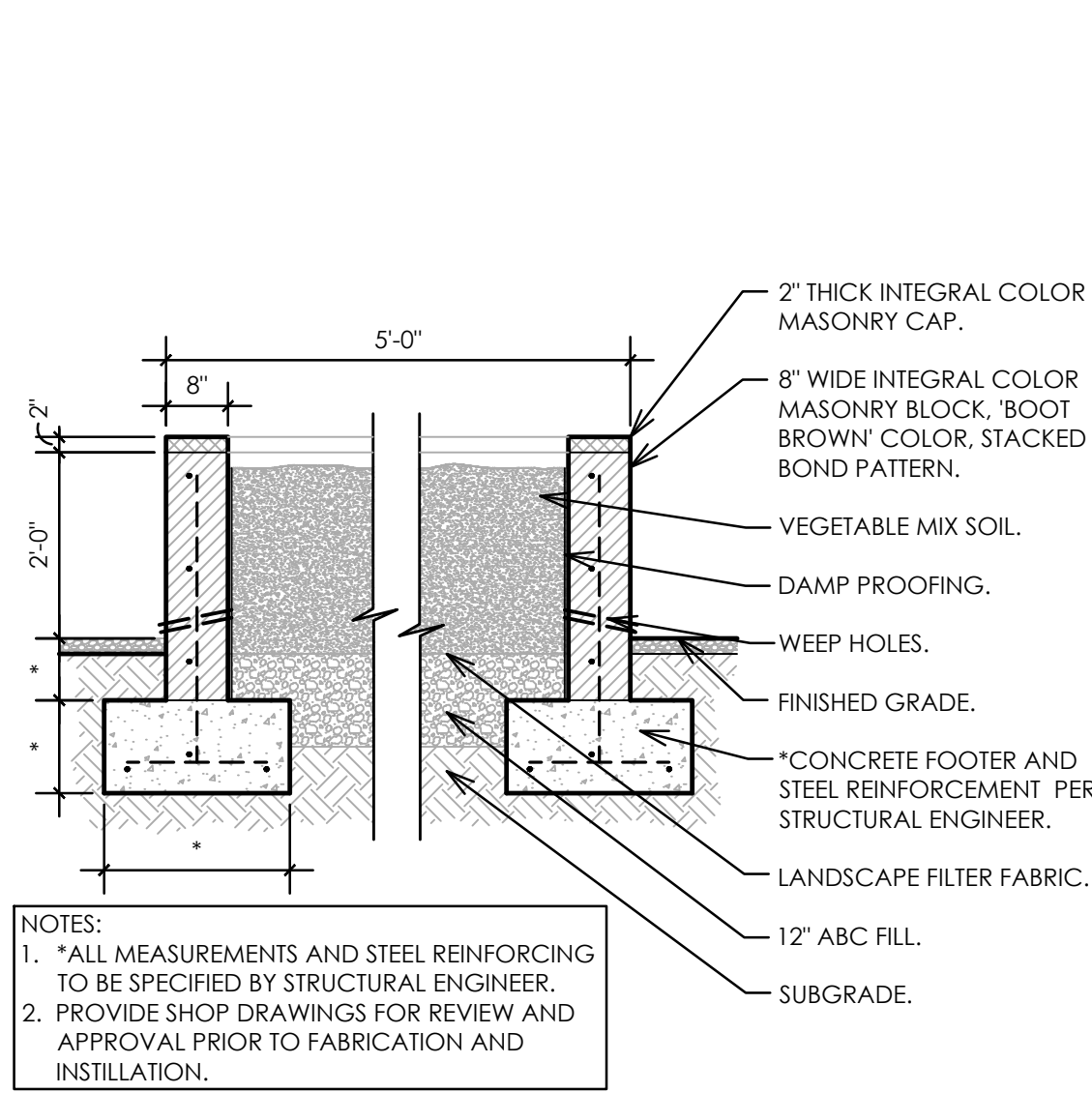
SECTION: RETAINING WALLS  
SCALE: 1" = 1'-0"



ELEVATION: PERIMETER WALLS  
SCALE: 1/2" = 1'-0"

2.10 2.11 Masonry Screen and Retaining Walls  
Scale: per detail



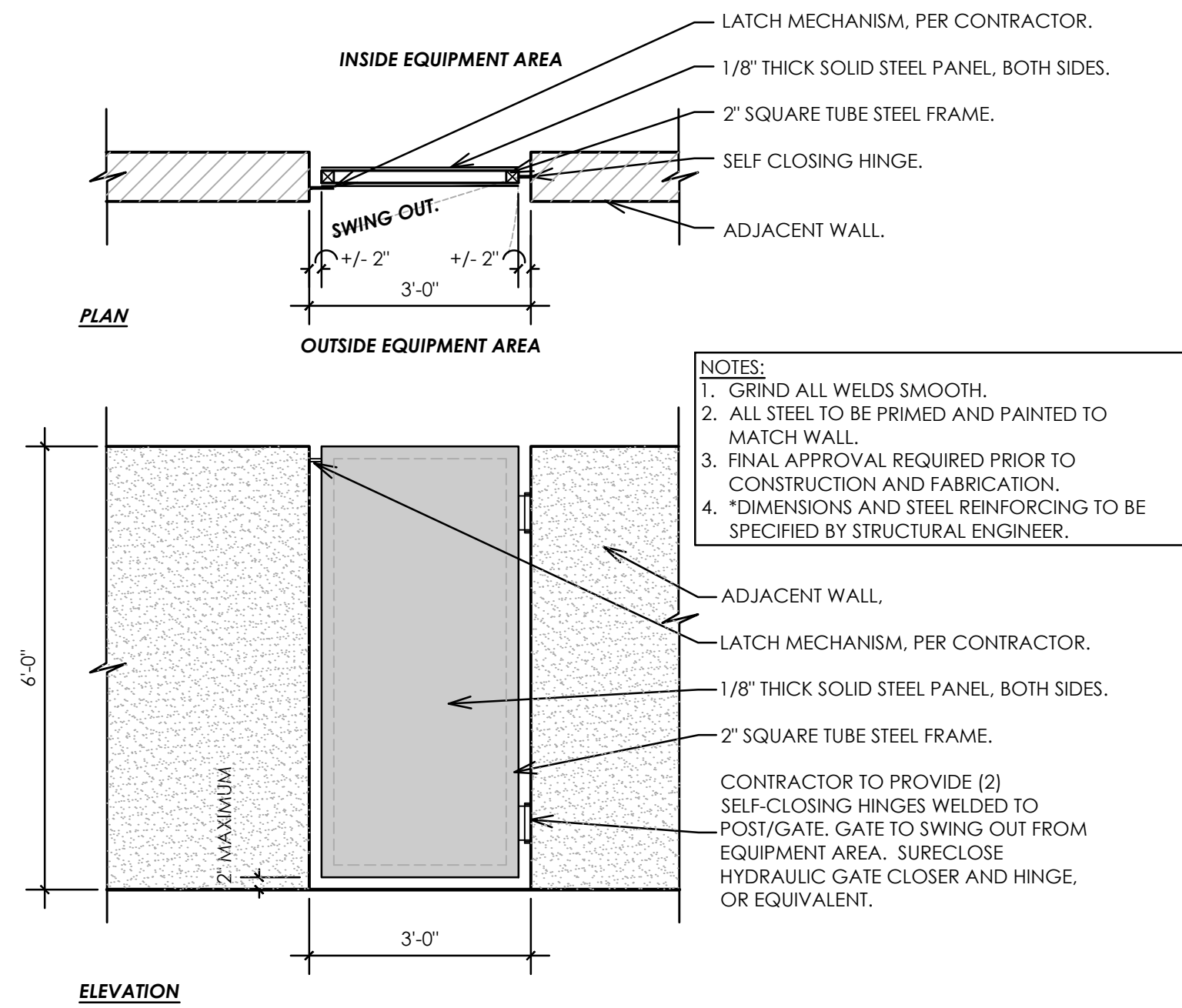


## 2.12 Raised Garden Beds

Scale: 1/2" = 1' - 0"

## 2.13 6'-0" High CMU Wall

Scale: 1/2" = 1' - 0"



## 2.14 Access Gate

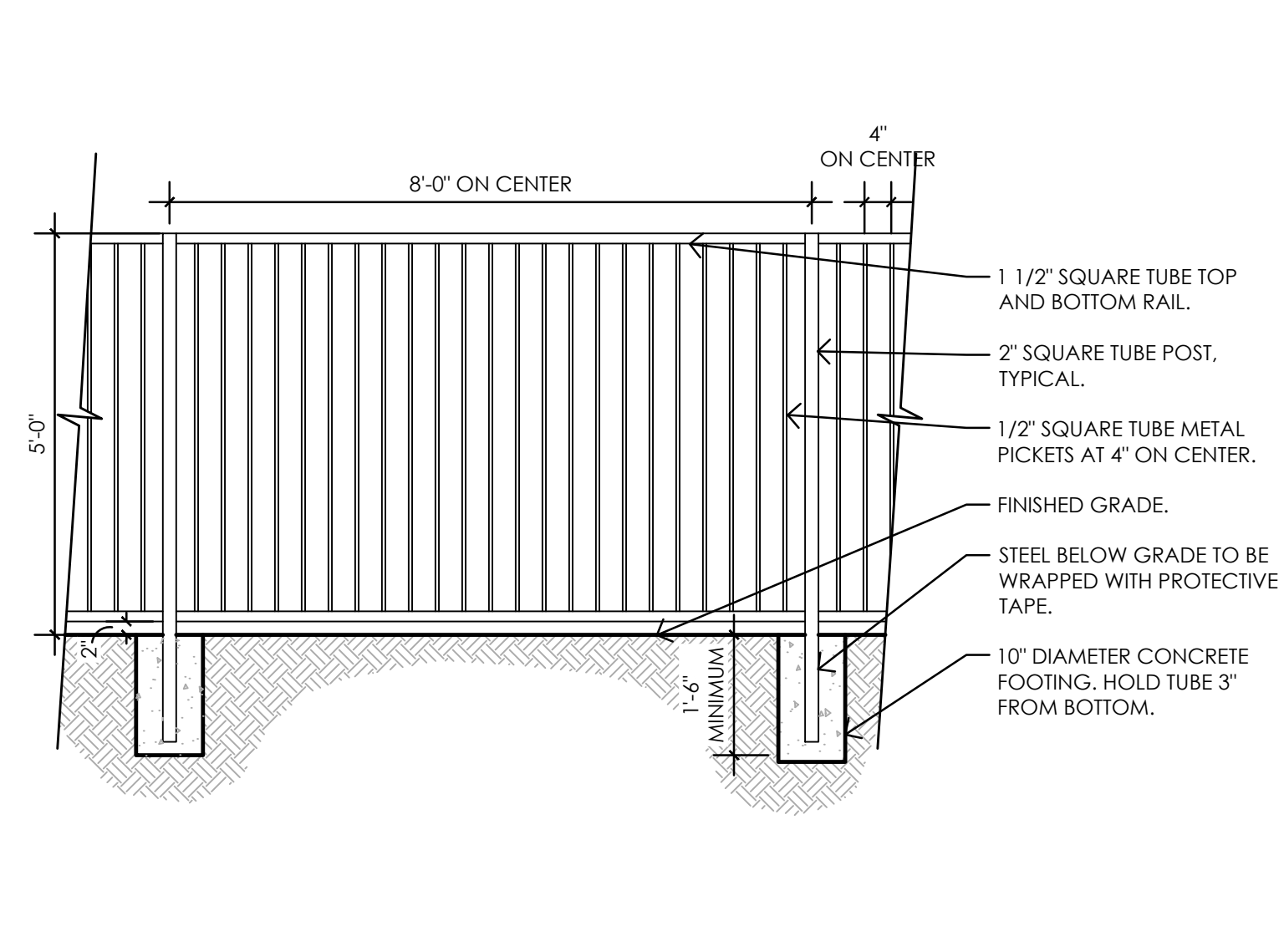
Scale: 1/2" = 1' - 0"

## 2.15 6'-0" High Trash Enclosure Wall

Scale: 1/2" = 1' - 0"

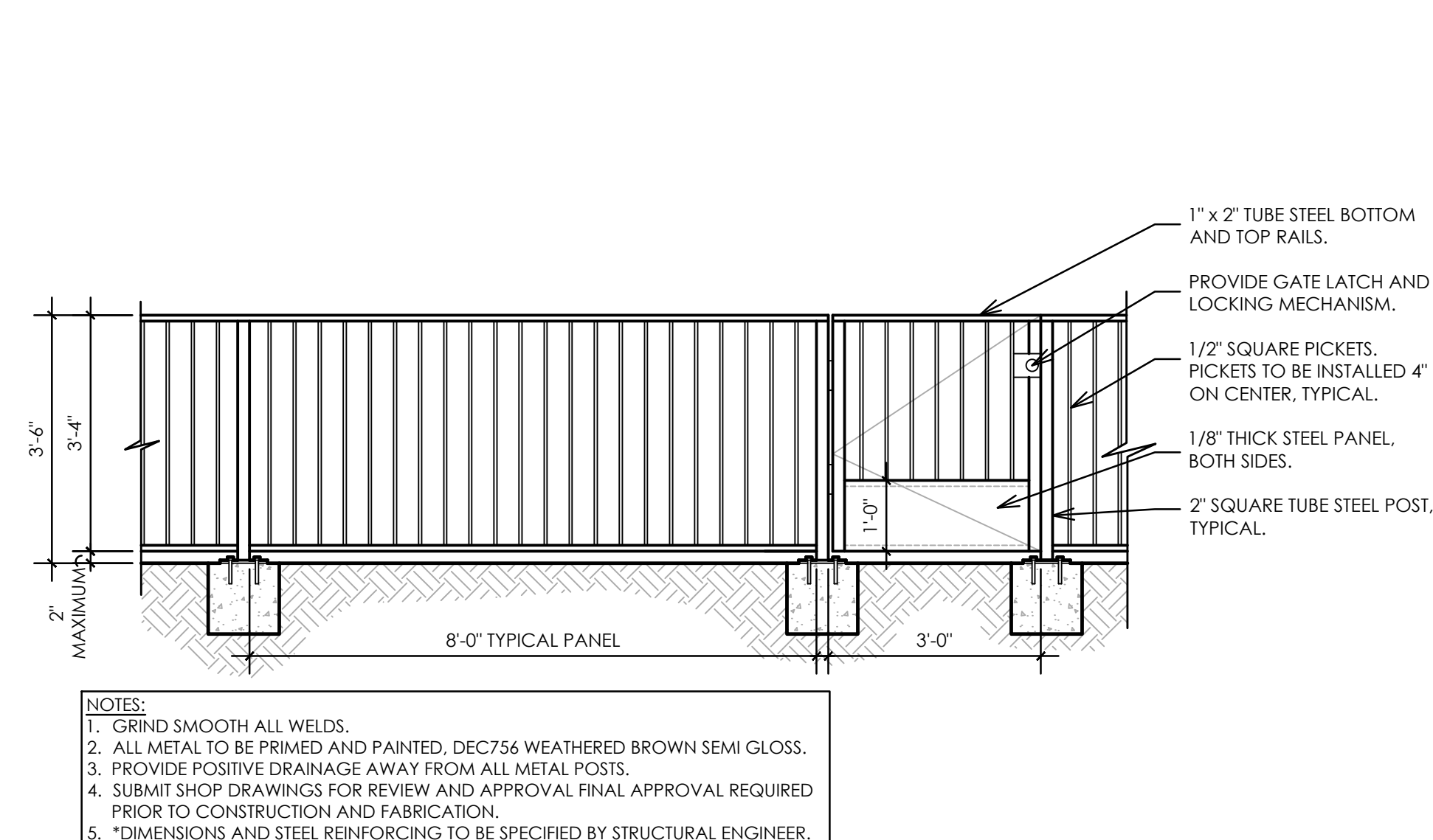
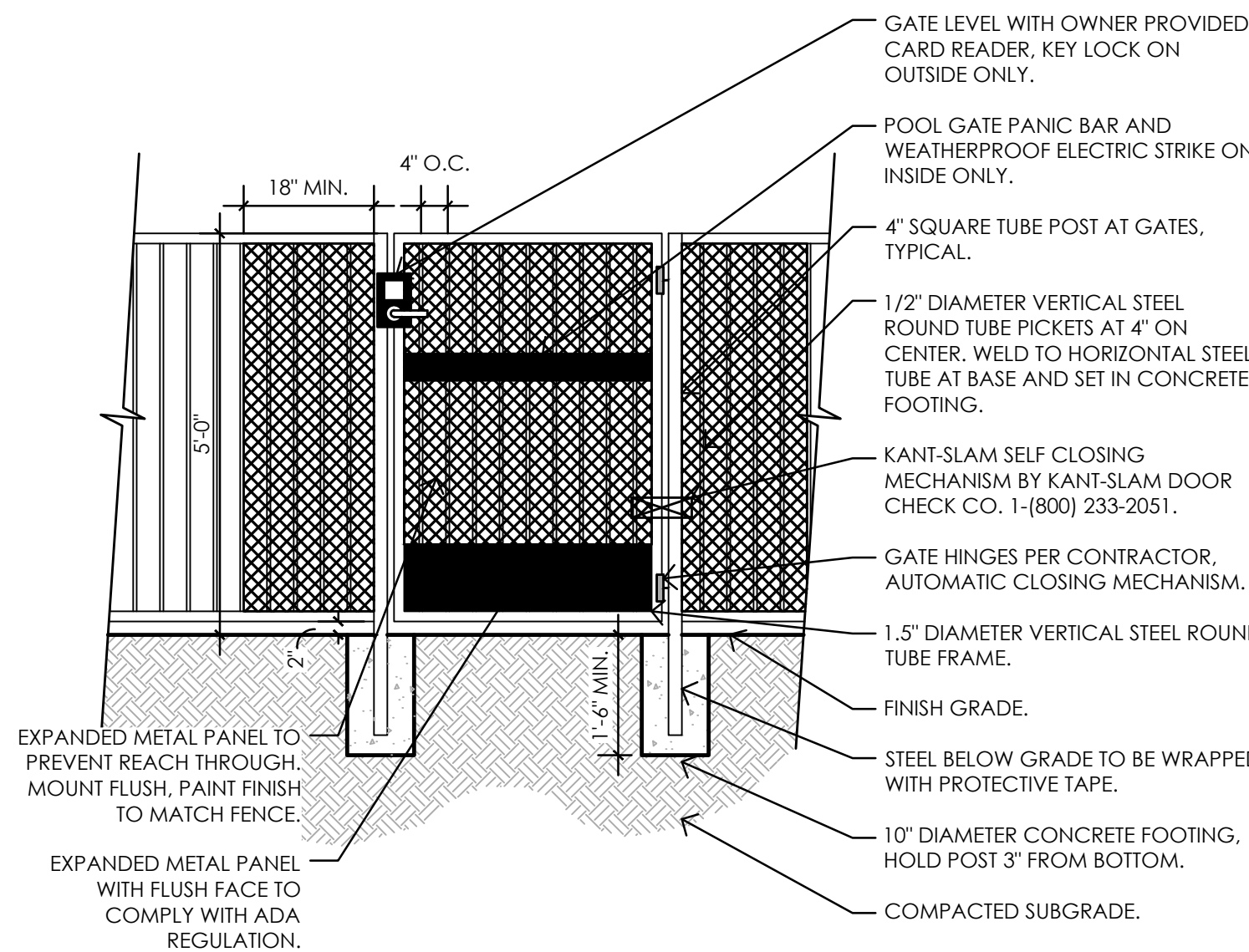
## 2.51 Steel Accent Fence

Scale: 1/2" = 1' - 0"



## 2.52 5'-0" High Pool Barrier Fence

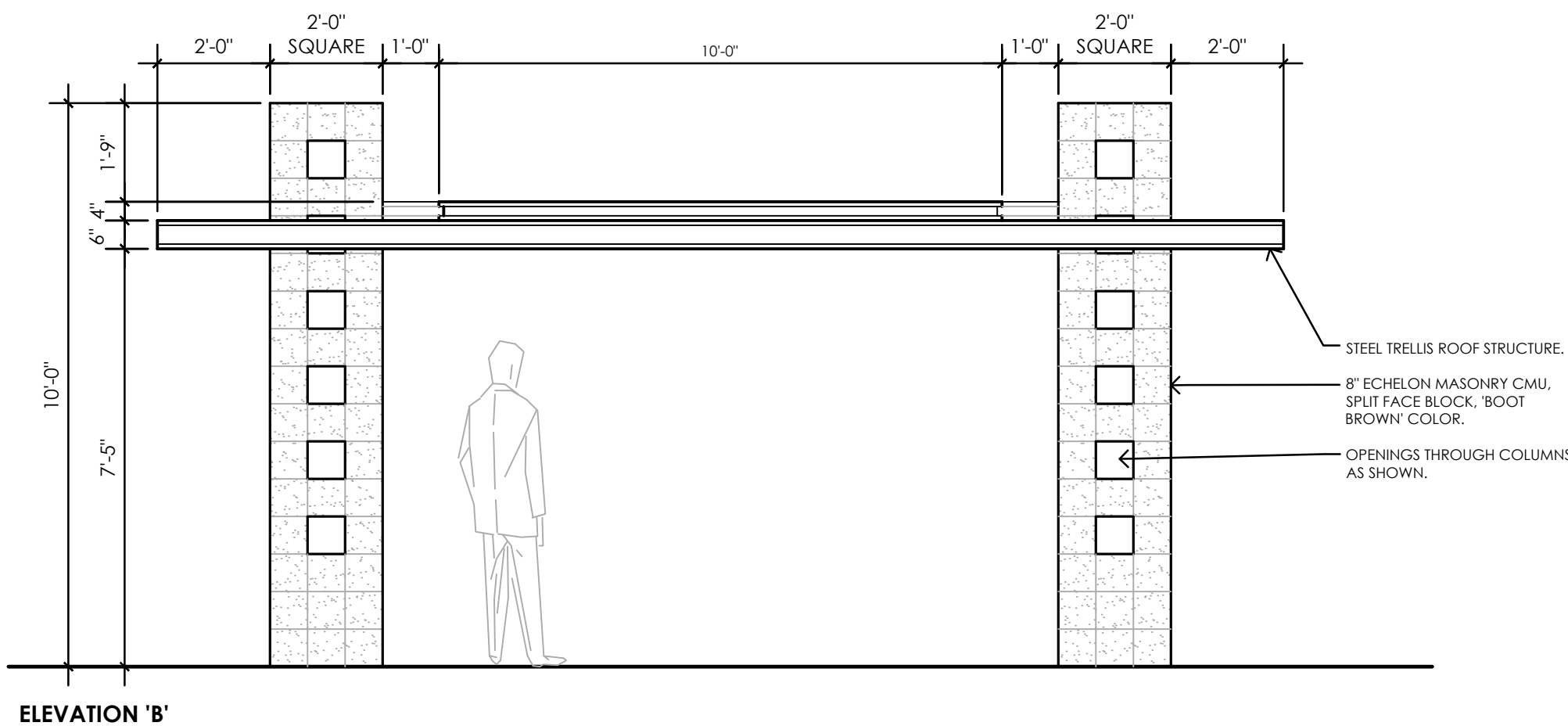
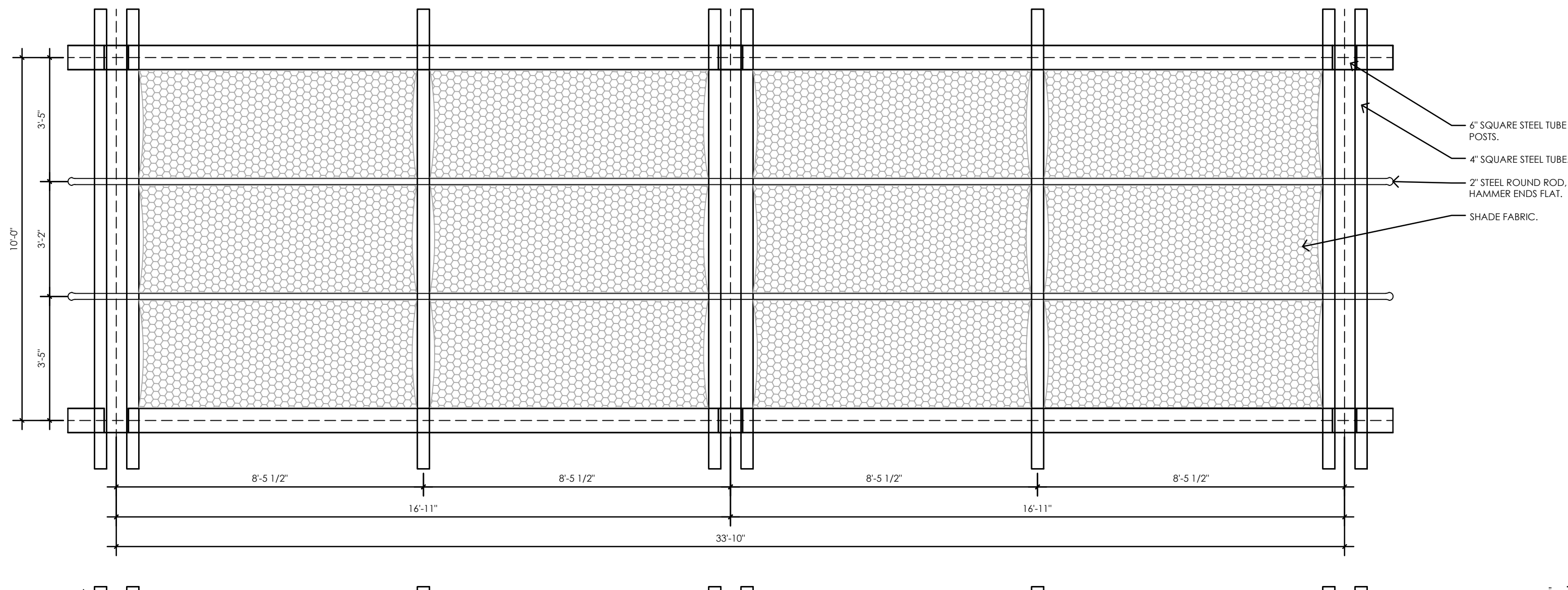
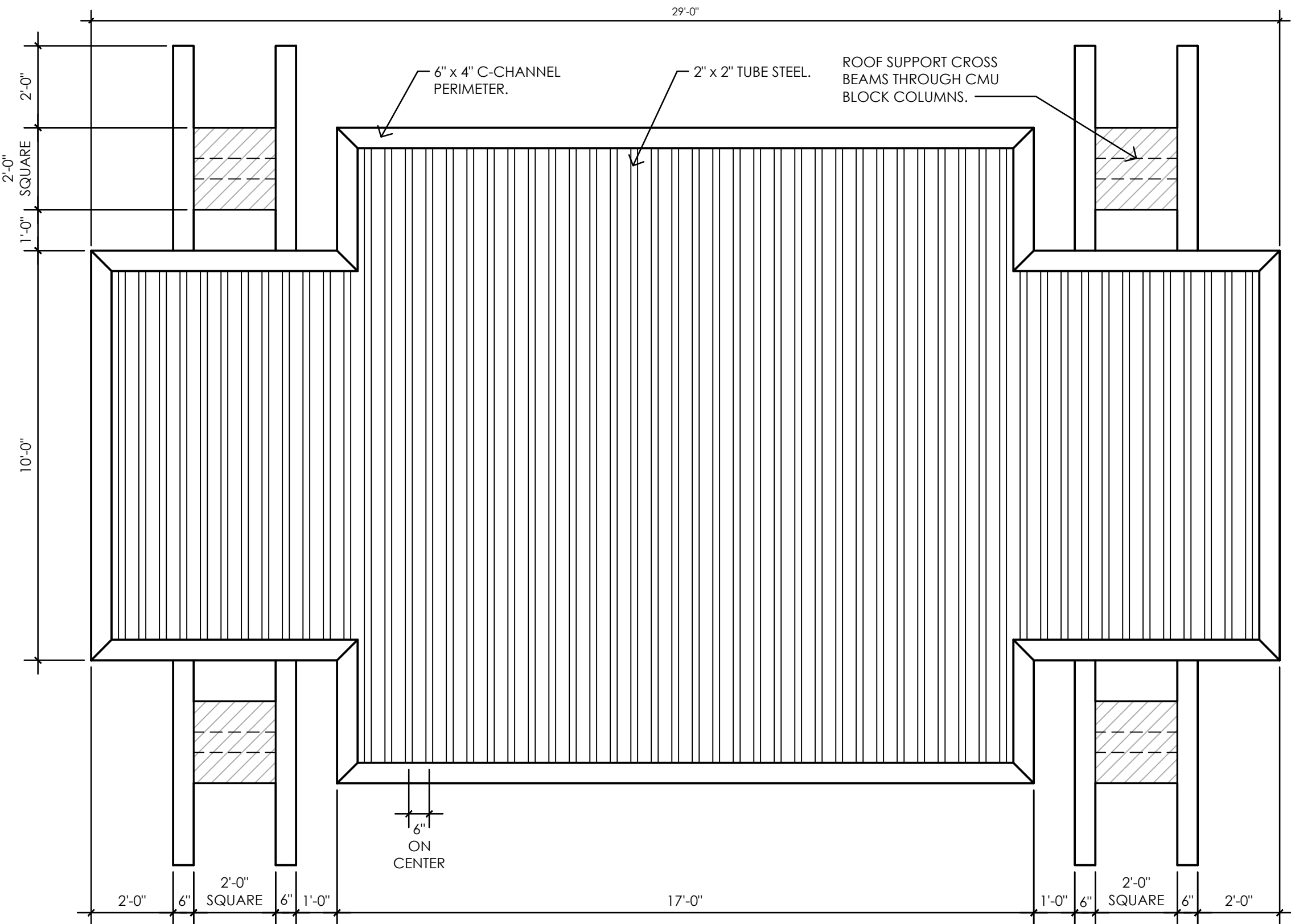
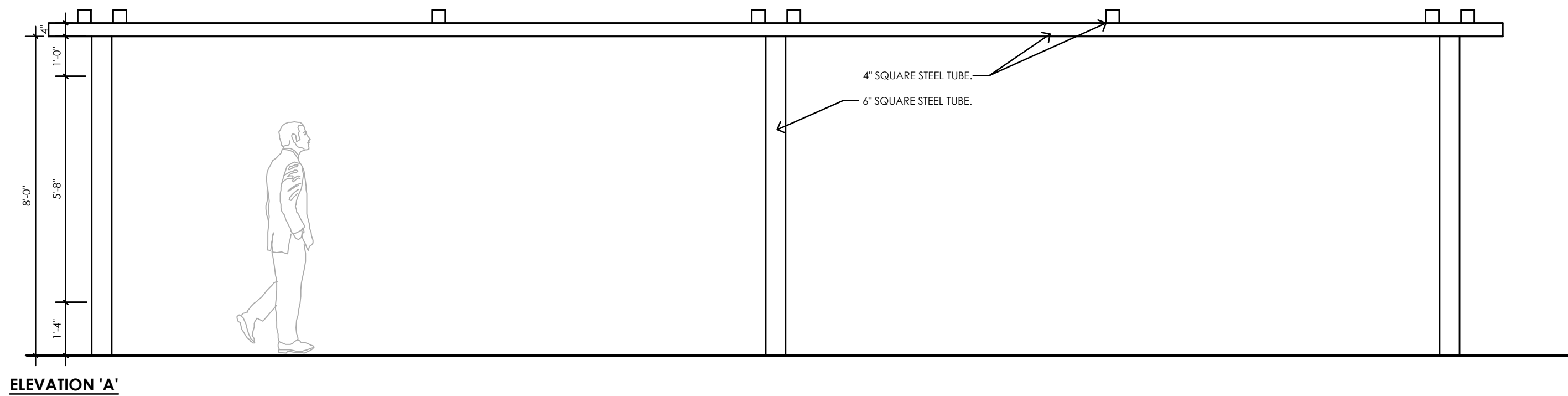
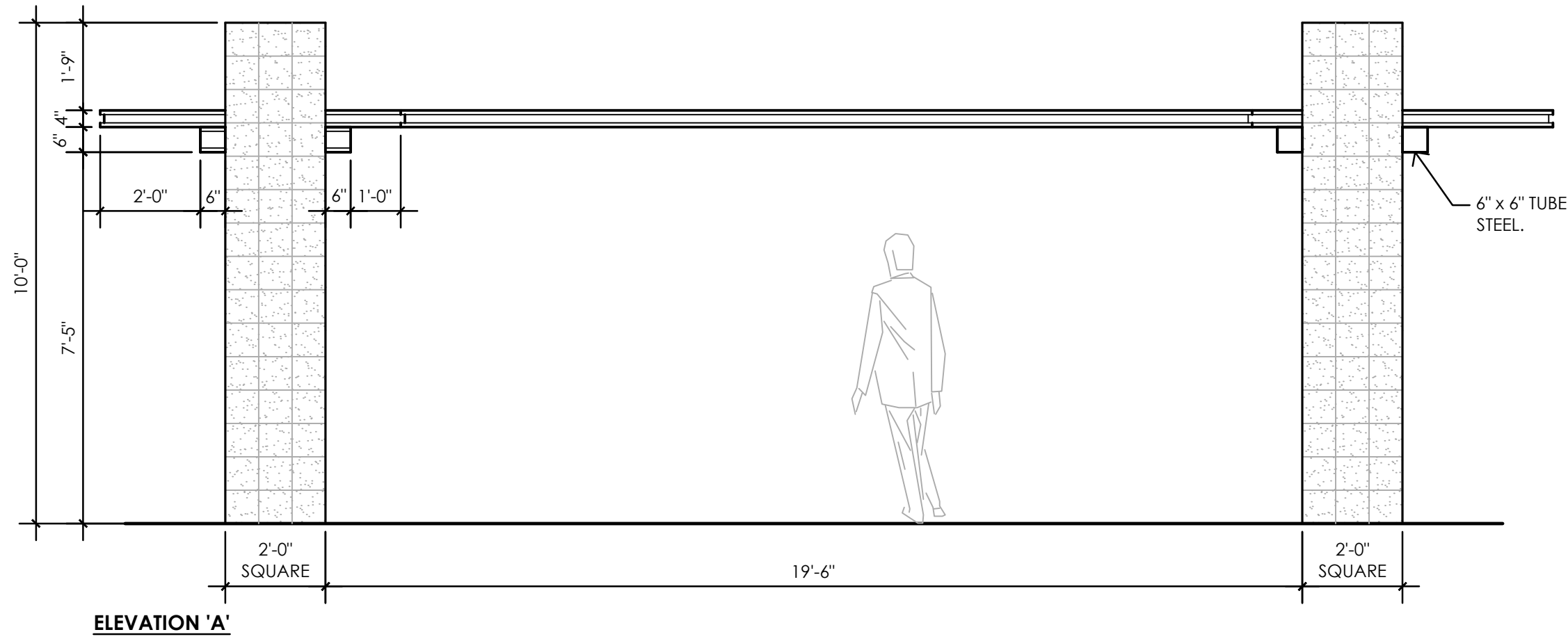
Scale: 1/2" = 1' - 0"



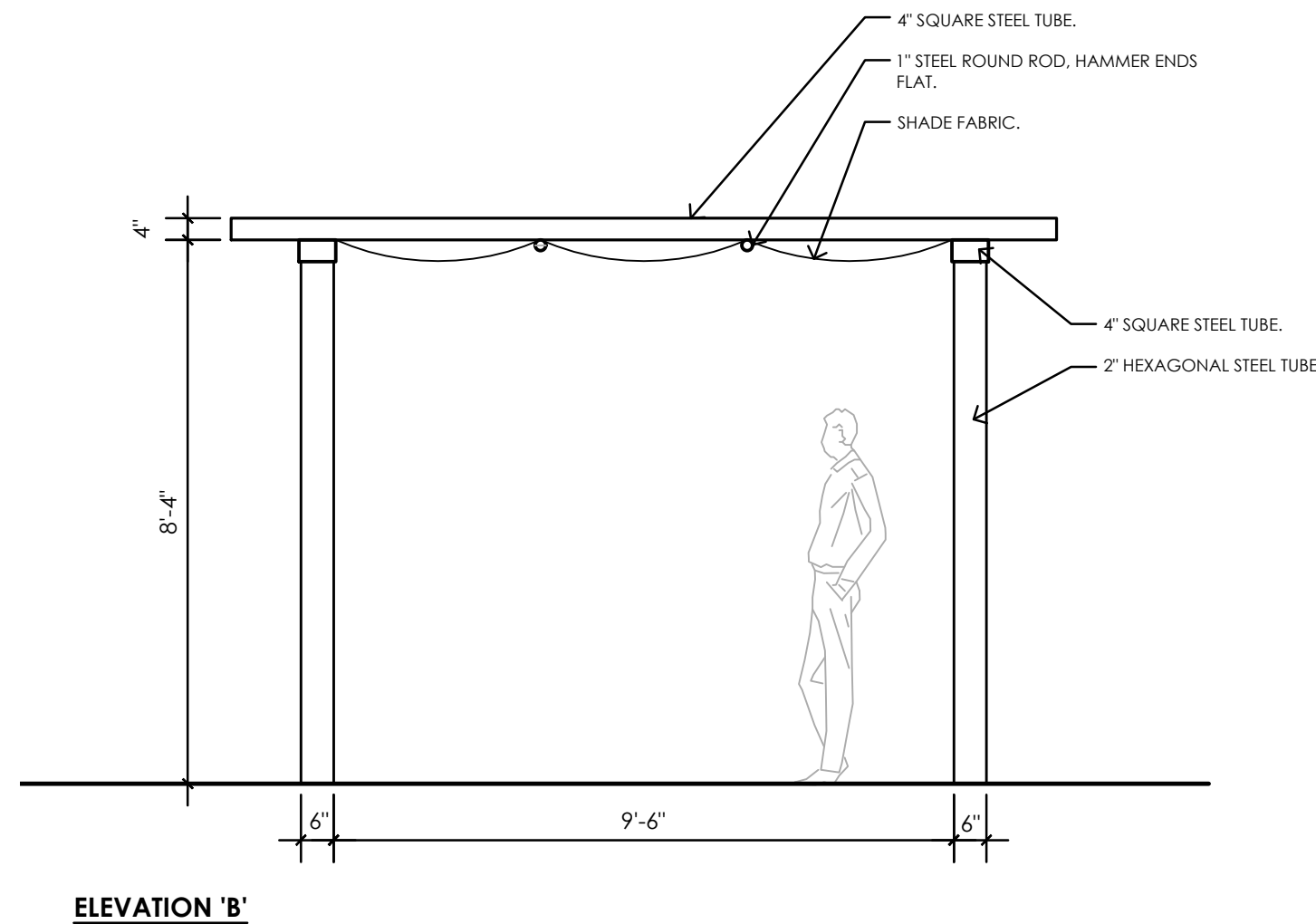
## 2.53 3'-6" High Fence and Gate

Scale: 1/2" = 1' - 0"

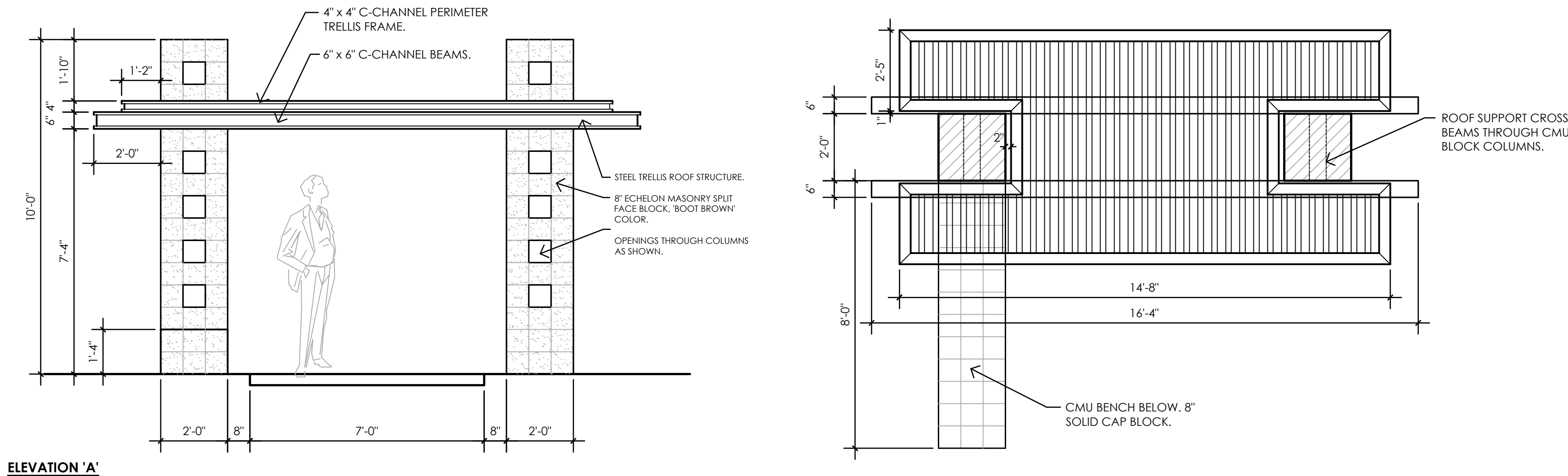




- NOTES:
- ALL STEEL TO BE POWDER COATED 'BLEEKER BEIGE' COLOR. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR FINAL OWNER APPROVAL PRIOR TO PAINTING.
  - FOOTING PER CONTRACTOR.
  - GRIND ALL WELDS SMOOTH.
  - DETAIL IS FOR DESIGN INTENT PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL CONSTRUCTION DETAILS. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION AND FABRICATION.
  - \* MEASUREMENTS, STEEL REINFORCING, AND CONCRETE FOOTER TO BE SPECIFIED BY STRUCTURAL ENGINEER. CONTRACTOR RESPONSIBLE.
  - PROVIDE POWER TO SHADE STRUCTURES FOR ROOF MOUNTED, LOW VOLTAGE, DOWN LIGHT FIXTURES.





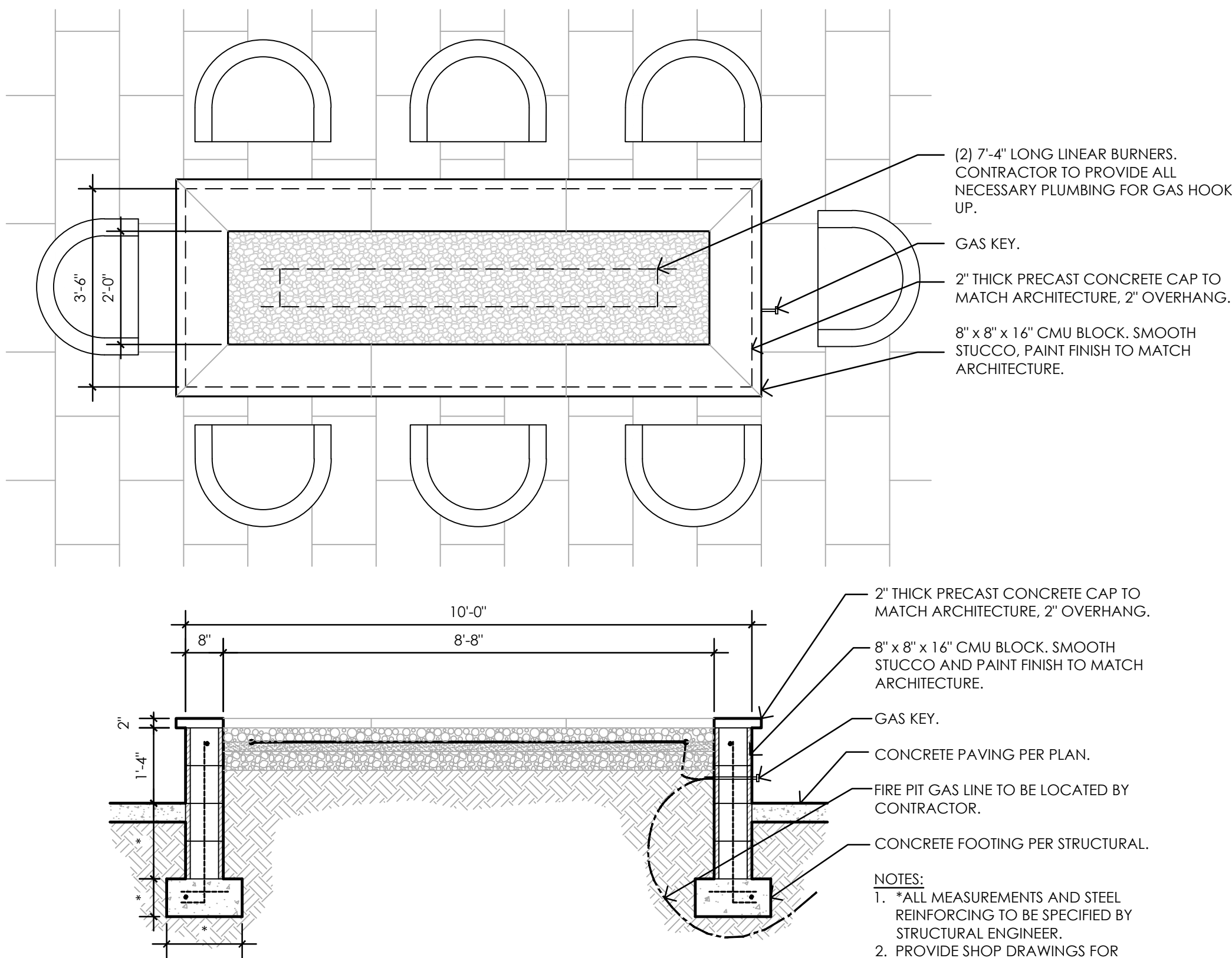


ELEVATION 'A'

3.13

### Pedestrian Shade Trellis

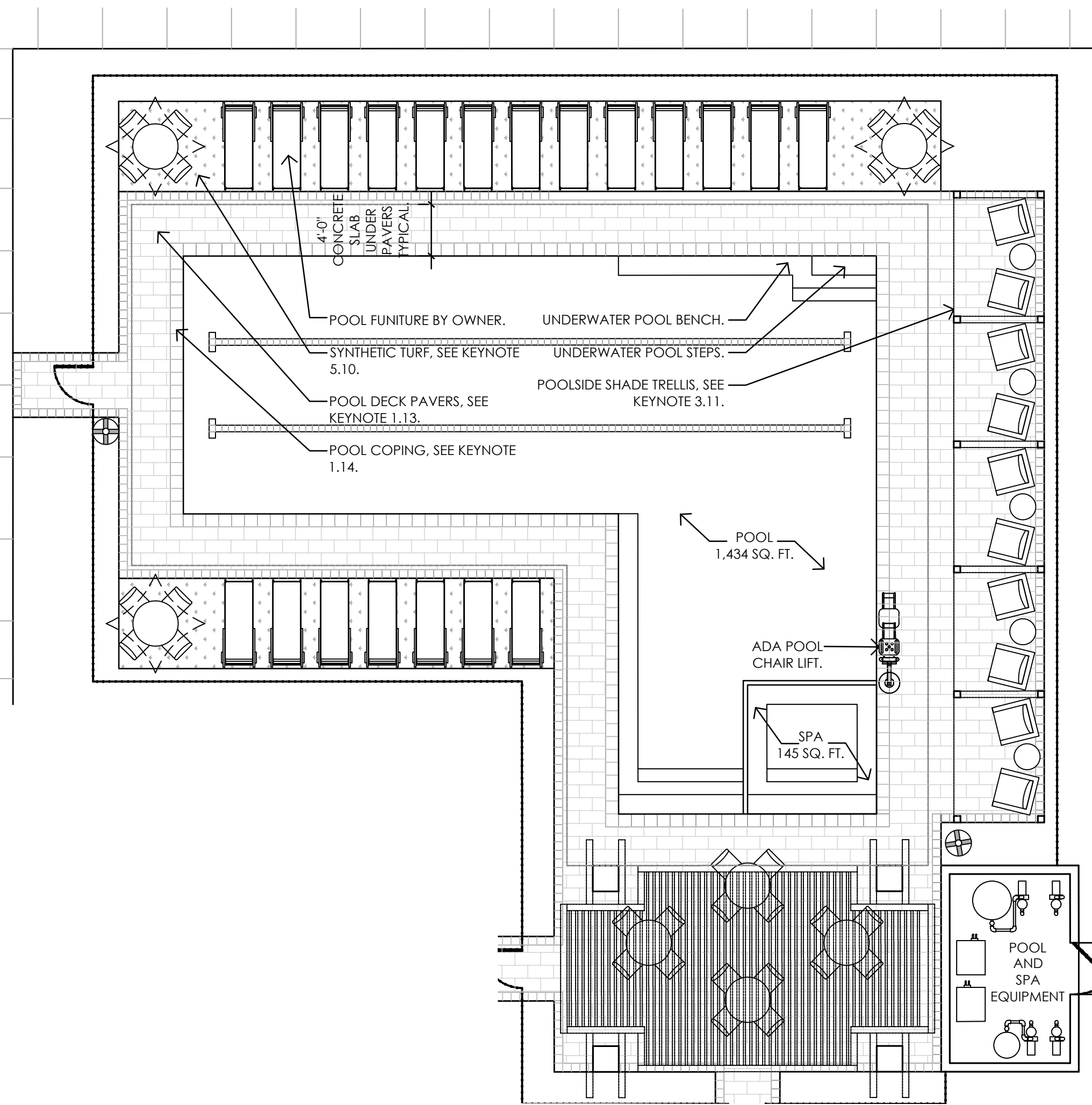
Scale: 3/8" = 1' - 0"



3.30

### Fire Pit

Scale: 1/2" = 1' - 0"



#### POOL AND SPA NOTES:

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR OWNER APPROVAL PRIOR TO START OF CONSTRUCTION. TYPICAL FOR POOL AND SPA.
2. PROVIDE TYPICAL STRUCTURAL REINFORCING, WATERPROOFING AND FOOTING DETAILS WITH PRODUCT SPECIFICATIONS AS PART OF THE SHOP DRAWING PACKAGE.
3. COORDINATE ELECTRICAL, WATER AND GAS SUPPLY STUB AND LOCATIONS WITH OWNER AND OTHER CONTRACTORS. CONTRACTOR RESPONSIBLE FOR LOCATION OF ANY EXISTING UTILITIES. NOTE LOCATIONS IN SHOP DRAWINGS.
4. PROVIDE 2" ( MIN.) SCHEDULE 40 PVC SLEEVES TO PLANTERS AND UNDER SLABS. TYPICAL WHERE PLANTING BECOMES ISOLATED BY A HARDSCAPE FEATURE.
5. ALL POOLS AND SPAS REQUIRE A MINIMUM OF 2 MAIN FLOOR DRAINS AS A SAFETY FEATURE.
6. PROVIDE AUTOMATIC WATER LEVELING FOR POOL AND SPA. SUBMIT DESIGN AND LOCATION IN SHOP DRAWING PACKAGE.
7. WITH THE SHOP DRAWING PACKAGE, PROVIDE SPECIFICATIONS AND WARRANTY STATEMENTS WITH MANUFACTURER'S CUT SHEETS FOR ALL PRODUCTS TO BE USED BY THE CONTRACTOR.
8. ALL HANDRAILS AND LADDER RAILS TO BE S.R. SMITH ARTISAN SERIES.
9. PEBBLE SHEEN INTERIOR POOL AND SPA, WHITE COLOR. 6" x 6" SIZE WATERLINE TILE, COBALT BLUE COLOR.
10. PROVIDE AN EMERGENCY SHUT OFF FOR THE SPA. PROVIDE A 15 MINUTE TIMER FOR SPA THERAPY JETS OPERATION.

4.10

4.11

### Pool and Spa

Scale: 1/8" = 1' - 0"

## Headwaters Minimal Residential

### Health Care Facility

13860 & 13870 North Frank Lloyd Wright Boulevard  
Scottsdale, Arizona 85260



revisions:

project #:

HWG001

scale:

As Noted

issued for:

DR Resubmittal

drawn by:

TEAM

date:

2.13.24

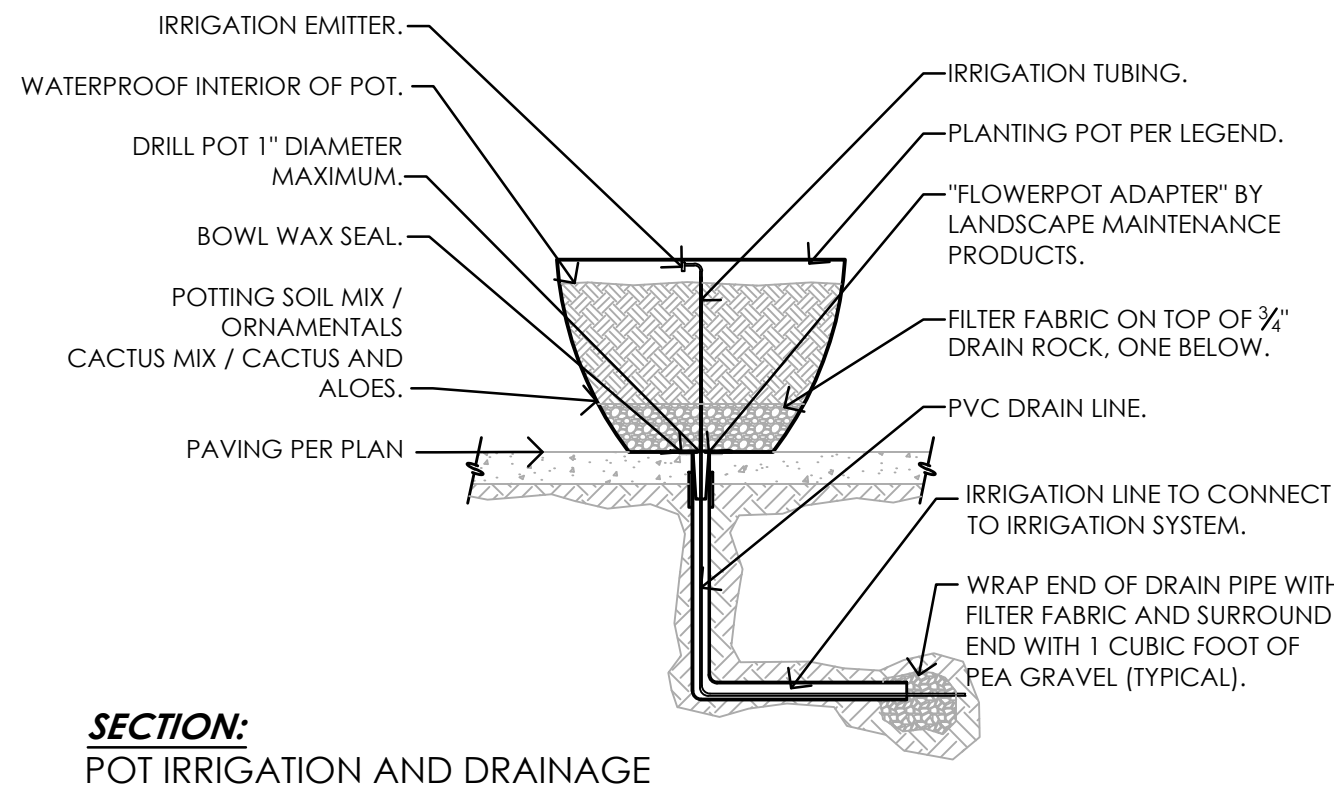
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Hardscape Details

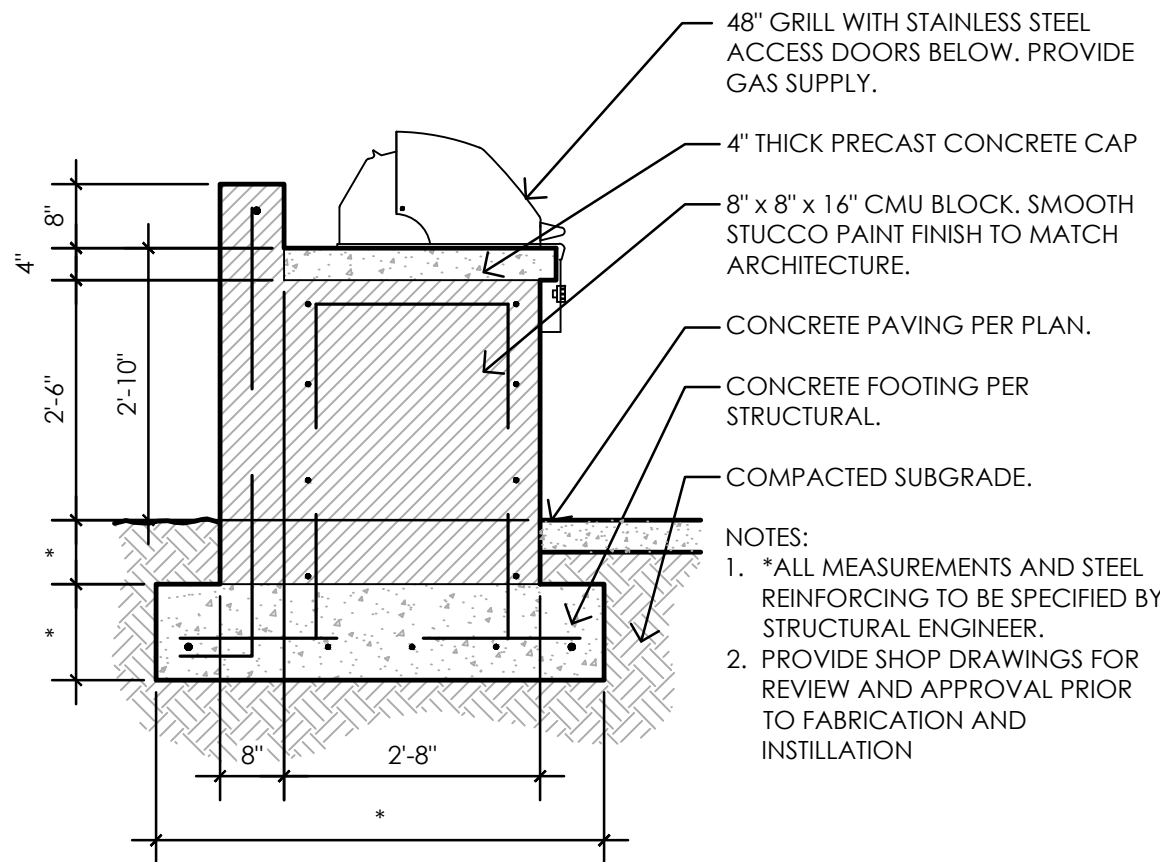
L6.4

of





SPEC: KORNEGAY AGAVE SERIES  
AS-18  
COLOR: WILLOW GREEN  
INSTALL ON 36\"/>



VICTOR STANLEY:  
PRODUCTION COLLECTION  
MODEL RTC-10  
POWDER COATED STEEL, COLOR " GRAY,"  
TAPERED FORMED LID.  
NOTE: PERMANENTLY SET PER  
MANUFACTURER SPECIFICATIONS.

## 5.11 Landscape Planter Pots

Scale: N/A

## 6.10 Barbeque Counter

Scale: 1/2"= 1'-0"

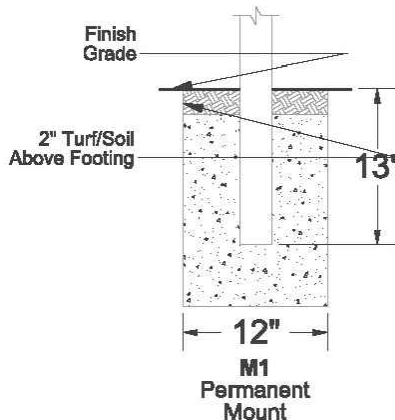
## 6.11 Trash Receptacle

Scale: NTS



PW ATHLETIC  
MODEL: 1608-01SS-RAINBOW BIKE RACK  
SIZE: 36\"/>

NOTE: INSTALL PER CITY OF SCOTTSDALE STANDARD DETAIL NO. 2285.



VICTOR STANLEY:  
EVA COLLECTION, 6'-0\"/>

NOTE: PERMANENTLY SET PER  
MANUFACTURER SPECIFICATIONS.



**MANUFACTURER:**  
MOST DEPENDABLE FOUNTAINS, INC

**MODEL:**  
400 SM WITH ATTACHED PET  
FOUNTAIN, OR EQUIVALENT.

**FINISH:**  
TEXTURED PYRITE.

**NOTES:**  
1. PERMANENTLY INSTALLED PER  
MANUFACTURER'S  
SPECIFICATIONS.  
2. FOUNTAIN CONTROLS TO BE  
MINIMUM 15\"/>

## 6.12 Bike Racks

Scale: NTS

## 6.13 Bench

Scale: NTS

## 6.15 Drinking Fountain

Scale: NTS

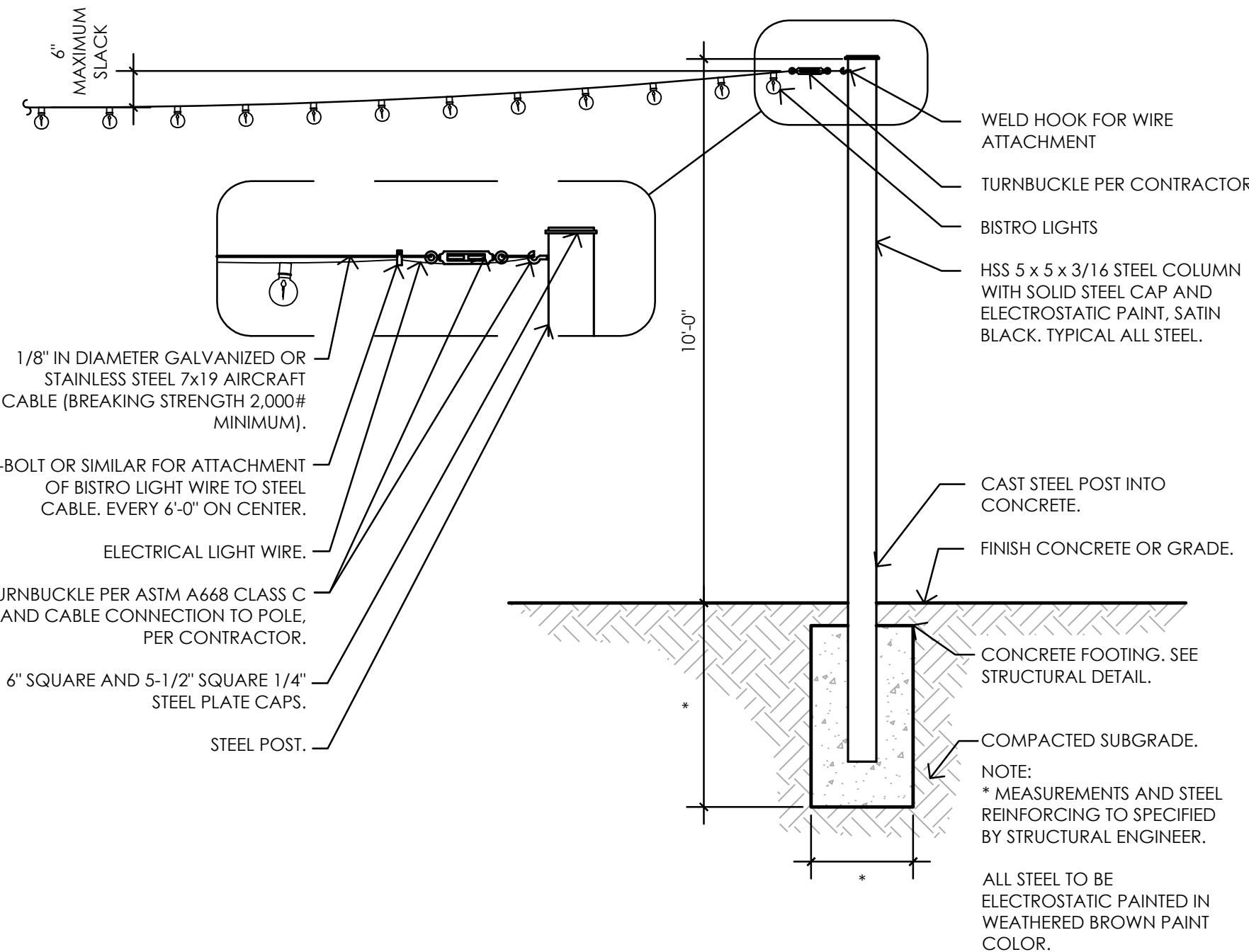


**MANUFACTURER:**  
IBOMBO

**MODEL:**  
PRS-LV2

**FINISH:**  
GALVANIZED STEEL, PAINTED BLUE.

**NOTES:**  
1. PERMANENTLY INSTALLED PER  
MANUFACTURER'S  
SPECIFICATIONS.



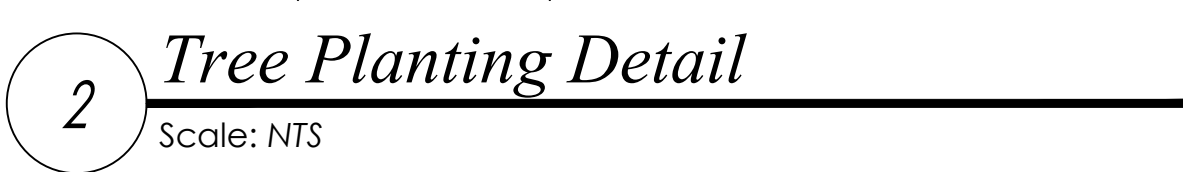
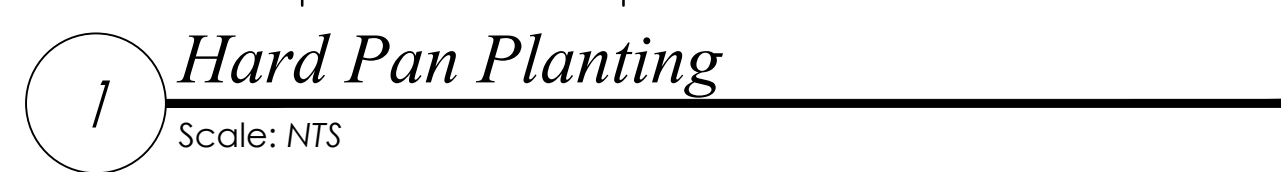
## 6.16 Bike Repair Station

Scale: NTS

## 9.12 9.13 Bistro Lights and Posts

Scale: 1/2" = 1' - 0"







SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

\*Landscape finish grading.

\* Soil preparation

\*Tree supports

\*Planting

\*Watering

\*Maintenance

Definitions:

Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.

Plants - all shrubs and cacti other than trees, saguaros, ocotillos, palms and turf. Plant Material - all trees, saguaros, ocotillos, palms, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

- a. Topsoil for backfill mix (trees and shrubs).
- b. Wood Shavings/Mulch.
- c. Tree supports.
- d. Decomposed granite.
- e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

- a. Topsoil and planting backfill.
- b. Soil PH.
- c. Particle size, percentage soil texture.
- d. Percentage organic material.
- e. Percolation rate.
- f. Nutrient level analysis.
- g. All macro, secondary and micro nutrient salinity.
- h. ESP.
- i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

- a. Irrigated trees and shrubs.
- b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Palm Trees, Saguaros and Ocotillos:

Warrant that trees, palm trees, saguaros and ocotillos will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, palm trees, saguaros and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees, palm trees, saguaros and ocotillos shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings: Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, cacti, groundcovers, vines and perennials shall be subject to an additional 90 day maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

- a. Silt: 20-45 %
- b. Clay: 15-20 %
- c. Sand: 30-60 %
- d. Organic Material (natural or otherwise): 2 % minimum
- e. pH: 7.0-8.3
- f. Soluble salts: 1,500 ppm.
- g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur  
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5. no soil amendments are required for salvaged plant material and cacti unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: Copper naphthenate impregnated lodge pole 10 feet in length for 5 gallon and 15 gallon, and 12 feet in length for 24 inch box and larger. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; No. 10 gauge, pliable, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.

Hose Covering: 1/2 inch minimum diameter; 2-ply reinforced rubber, new garden hose.

Tree Guards: "ArborGard+" by Deep Root, or equal.

Tree Guys: Minimum 3 per tree; No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 30 and 36 box tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Elanco Chemical Company.

Contact herbicide shall be Round-up as manufactured by Monsanto.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

Decomposed granite coverage shall be a minimum 2-inch thickness unless noted otherwise on plans. Decomposed granite shall be the size and color as specified on plans, and shall be taken from a single quarry.

2.09 BOULDERS

Boulders are to be Surface Select or as noted on the plans. Boulder size as noted on the plans and approved by the Owner's Representative. Boulders are to be harvested, delivered and placed in a manner to avoid marking, scraping or damaging the natural condition of the boulder. All scarred boulders are to be treated with Permeon (or equal) to provide a natural appearance of the desert varnish.

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthenwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE

Place 2-inches unless otherwise noted, in all planting areas. Decomposed granite shall extend below all plant material, trees, and cactus. Decomposed granite finish grade 1-1/4-inch below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.  
Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

Tree Guard: Install tree guard on all trees located in turf areas per manufacturer's recommendations.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not water saguaros after planting. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Top dress planting areas with 2 inches of top dressing after planting.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11b TURF ARTIFICIAL

1.1 SUMMARY

- A. Provide all labor, materials, equipment, and tools necessary for the complete installation of synthetic grass surface. The system shall consist of, but not necessarily be limited to, the following:
  - a) Synthetic grass consisting of fibers that are a minimum of 1.54 inch long. Turf fiber construction consisting of polyethylene monofilament and either texturized monofilament fibers tufted to a 3-layer stabilized woven polypropylene fabric (primary backing), with a non-urethane, 100% recyclable secondary backing.
  - b) Synthetic Grass Infill, consisting of anti-microbial acrylic coated round silica particles, designed to provide the look, feel, and performance of optimally maintained natural grass. Envirofill or equivalent.

1.3 SUBMITTALS

- A. Comply with Section 01 33 00, Submittals Procedures.
- B. Product Data: Submit manufacturer's product data, including installation instructions and subsurface instructions.
- C. Warranty: Submit manufacturer's standard 10 year warranty.

PART 2 - PRODUCTS

2.1 SYNTHETIC GRASS SURFACE

- A. Aggregate Base - Crushed angular hard stone, 1/4" minus compactible stone (not clean). (Refer to Section 3.2-B)
- B. Synthetic grass: 1.6" Pioneer Turfscapes "Darby", Pioneer, 310 N. Pasadena St., Gilbert, AZ 85233; Phone (480) 926-8200.
  - a) Face Weight Minimum 61 oz/sy
  - b) Face Yarn Type: Polyethylene
  - c) Pile Height: 1.6
  - d) Color: Olive bi-color with green & brown thatch
  - e) Tufting Gauge: 3/8"
  - f) Backing: Stabilized triple layered woven polypropylene
  - g) Total Product Weight 69.7 oz/sy
  - h) Finished Roll Width 180" untrimmed
  - i) Warranty: 10 year fade
- C. Synthetic Grass Infill: Envirofill from Pioneer, 310 N. Pasadena St., Gilbert, AZ 85233; Phone (480) 926-8200 or approved equal. Coating: Priority acrylic, iron oxide and chromium oxide.
- D. Splicing Material: 1000 denier coated nylon (Cordura® 12") wide minimum. E. Adhesive: Synthetic Turf Adhesive

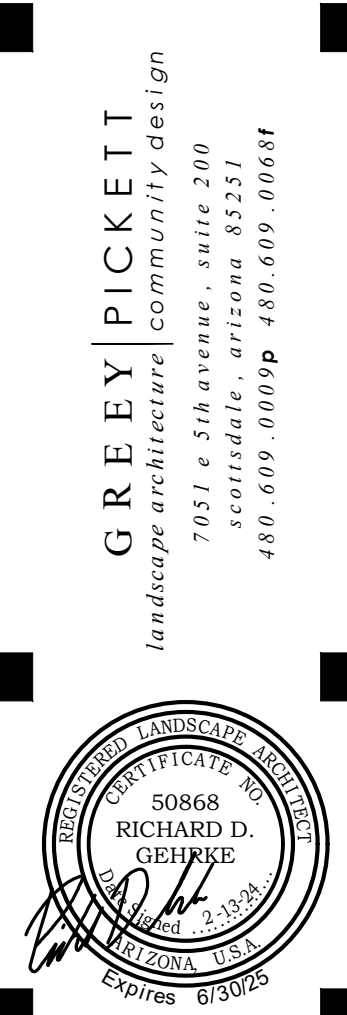
PART 3 - EXECUTION

3.1 GROUND PREPARATION

- A. General: The ground area to receive synthetic grass surface is indicated on the Drawings.
- B. Leveling and Site Preparation: All organic material and organic debris to be removed. Soil to be graded level and stabilized (compacted). Compaction shall be done with mechanical compactors, including vibratory compactors, and/or powered tampers, and rollers.

3.2 BASE AND SYNTHETIC GRASS CONSTRUCTION

- A. General: The area to be smooth and graded to allow proper drainage. Refer to grading plan.
- B. Compacted Aggregate Base: Place 4 inches of aggregate base as leveling layer compacted to 90% of max density per AASHTO 199. Compaction shall be done with mechanical compactors, including vibratory compactors, and/or powered tampers, and rollers. Aggregate size should be 1/4" minus (compactible).
- C. Synthetic Grass: Place turf and cut to fit configuration as shown on Drawings. Splice seams. All seams must be attached with splicing film/fabric and adhesive as approved by the manufacturer for this type of installation of their product.
- D. Infill: Apply layers of synthetic grass infill evenly with a spreader and broom the turf fibers with stiff bristle broom to stand fibers up and allow infill to settle into the bottom. Broom in infill round quartz silica sand approximately 3 pounds per square foot.
- E. Anchoring/Edging: Edges of turf will be secured to ground with mechanical fasteners, stakes or edging.



Headwaters Minimal Residential  
Health Care Facility  
13860 & 13870 North Frank Lloyd Wright Boulevard  
Scottsdale, Arizona 85260

revisions:

project #:  
HWG001

scale:  
NA

issued for:  
DR Resubmittal

drawn by:  
TEAM

date:  
2.13.24

drawing:  
Planting Specifications

L8.1  
21 of



# NATIVE PLANT INVENTORY PLAN

## HEADWATERS 13870 N FRANK LLOYD WRIGHT BLVD. SCOTTSDALE, ARIZONA.

### PLANT SYMBOL LEGEND

- Ø SALVAGE TREE
- ⊖ NON-SALVAGEABLE TREE
- ⊙ REMAIN IN PLACE TREE
- ⊗ SALVAGE CACTI
- △ NON-SALVAGEABLE CACTI
- REMAIN IN PLACE CACTI

### TAG # COLOR CODE

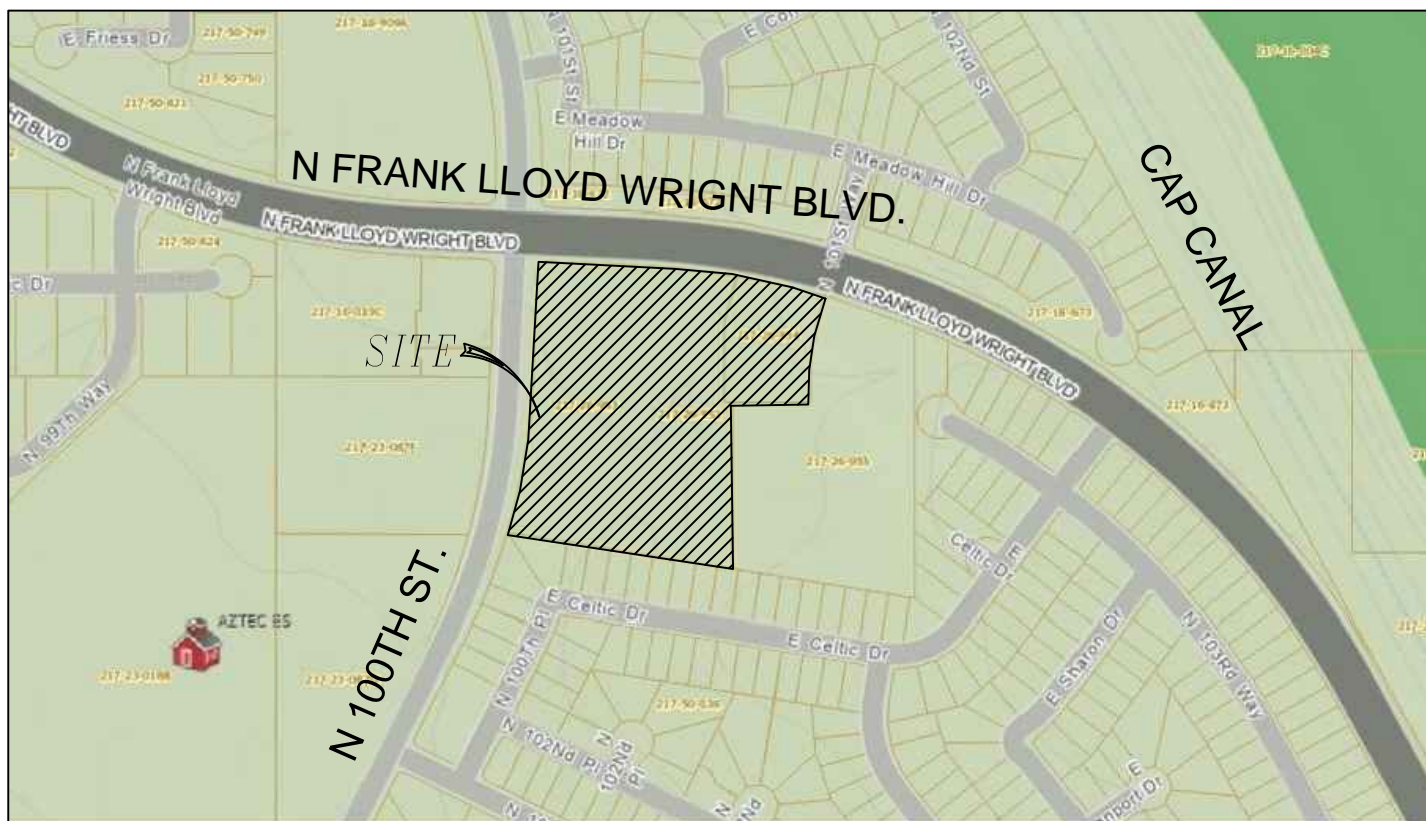
RED = SALVAGE

BLUE = DESTROY

BLACK = REMAIN IN PLACE

### SHEET INDEX

COVER SHEET	1
INVENTORY PLAN	2



### VICINITY MAP

N.T.S.

### GENERAL INVENTORY/SALVAGE NOTES

- PLANT MATERIALS MUST BE INDIVIDUALLY TAGGED IN THE FIELD AT THE TIME THE INVENTORY PLANS ARE SUBMITTED. TAGGED MATERIALS MUST BE CLEARLY MARKED WITH WATERPROOF INK AND INCLUDE THE NUMBER WHICH CORRESPONDS TO THE NUMBER SHOWN ON THE PLANS.
- ALL PLANT MATERIALS MUST REMAIN ON SITE UNTIL THE SALVAGE PLAN IS APPROVED.
- TAGS MUST BE ATTACHED SO THAT THEY WILL REMAIN ON THE PLANT FOR THE DURATION OF THE SALVAGE AND NURSERY STORAGE PERIOD.
- ALL SALVAGEABLE MATERIAL IS TO BE CLEARLY FLAGGED WITH TAPE OR PLASTIC TAGS VISIBLE FROM ALL DIRECTIONS. TAGS SHALL BE NUMBERED TO CORRESPOND WITH THE PLANT INVENTORY PLAN AND LEGEND.  
  
COLOR CODE AS FOLLOWS:  
RED - SALVAGE AND RELOCATE  
WHITE - PRESERVE AND PROTECT IN PLACE  
BLUE - DESTROY, NOT SALVAGEABLE AND CANNOT REMAIN IN PLACE
- ALL SALVAGEABLE PLANTS WILL BE STORED AT AN ON-SITE HOLDING YARD AND WILL BE RE-PLANTED AT A LATER DATE ON-SITE.
- ALL MISCELLANEOUS CACTI UNDER 3' IN HEIGHT WILL BE SALVAGED AND STORED IN THE NURSERY IF THEY ARE WITHIN THE BUILDING ENVELOPE AND AFFECTED BY CONSTRUCTION.
- UPON REMOVAL OF SALVAGEABLE NATIVE PLANTS THE SALVAGE CONTRACTOR SHALL SUBMIT A LIST IDENTIFYING THE TAG NUMBER OF THE PLANTS SURVIVING SALVAGE OPERATIONS TO THE CITY'S LANDSCAPE INSPECTOR PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PROJECT PROPERTY LINES PRIOR TO TO SALVAGE. ANY PLANT MATERIAL THAT IS LABELED SALVAGFEABLE OR NON-SALVAGEABLE OUTSIDE OF FINAL STAKING BOUNDARIES IS TO REMAIN IN PLACE UNLESS OTHERWISE DIRECTED BY OWNER.
- CONTRACTOR TO VERIFY WITH OWNER ALL PLANT MATERIAL LABELED SALVAGEABLE OR NON-SALVAGEABLE ADJACENT TO N.A.O.S. BOUNDARIES AND /OR DRAINAGE WAYS

### LANDSCAPE ARCHITECT

GREEY/PICKETT  
7144 E. STETSON DR., SUITE 205  
SCOTTSDALE, ARIZONA 85251  
PHONE 480-609-0009  
CONTACT: RICHARD GEHRKE  
EMAIL: rgehrke@greepickett.com

### INVENTORY PROVIDER

BLACK EAGLE NURSERIES & MAINTENANCE, INC  
P.O. BOX 27849  
TEMPE, ARIZONA 85285  
PHONE 602-323-1558  
CONTACT: CLAY ZORNS  
EMAIL: czorns@blackeagleaz.com

### NATIVE PLANT LIST

Headwaters - 13870 N Frank Lloyd Wright Blvd.


Native Plant Inventory / Survey

Prepared By: Black Eagle Nurseries & Maintenance, Inc

For: Greey/Pickett

Date: 12/13/2022

Job # 121323



Tag #	Plant Name	Condition	Status (S D R)	Salvageability Comments	Caliper Inches	Tree Height	Tree Width	Saguaro Trunk (s)	# of Arms	L.F. of Arms	Saguaro Height	Other Cacti Ht
1	Foothill Palo Verde	Good	S		18	22	30					
2	Saguaro	Good	S					7+4	0	0	11	
3	Ironwood	Fair	D	Wide Base/Multi Trunk	32	20	30					
4	Foothill Palo Verde	Good	S		13	16	22					
5	Foothill Palo Verde	Good	S		9	13	11					
6	Native Mesquite	Fair	D	Branch Structure/Poor Fom	24	25	35					
7	African Sumac	Poor	D	Proximity to Wall	12	15	17					
8	African Sumac	Poor	D	Proximity to Wall	13	17	14					
9	Ironwood	Good	S		12	14	14					
10	Foothill Palo Verde	Good	S		12	13	16					
11	African Sumac	Poor	D	Proximity to Wall	13	18	16					
12	African Sumac	Poor	D	Proximity to Wall	18	20	18					
13	Willow Acacia	Poor	D	Proximity to Wall	12	30	12					
14	Willow Acacia	Poor	D	Angled Trunk	19	30	35					
15	Foothill Palo Verde	Good	S		20	22	28					
16	Hackberry	Poor	D	Proximity to Wall	4	6	6					
17	African Sumac	Poor	D	Proximity to Wall	14	16	13					
18	African Sumac	Poor	D	Proximity to Wall	9	12	10					
19	Willow Acacia	Fair	D	Proximity to Wall	13	25	12					
20	Willow Acacia	Fair	D	Proximity to Wall	13	22	12					
21	Foothill Palo Verde	Fair	D	Wide Base/Multi Trunk	15	18	26					
22	Blue Palo Verde	Fair	D	Proximity to Asphalt	8	12	10					
23	Saguaro	Poor	D	Unhealthy/Holes				22	7	33	55	
24	Ironwood	Excellent	S		13	17	15					
25	Foothill Palo Verde	Good	S		8	12	10					
26	Blue Palo Verde	Fair	D	Wide Base/Multi Trunk	18	18	24					
27	Foothill Palo Verde	Good	S		9	13	12					
28	Blue Palo Verde	Fair	D	Branch Structure/Poor Fom	17	18	22					
29	Foothill Palo Verde	Poor	D	Branch Structure/Poor Fom	5	9	5					
30	Native Mesquite	Good	S		15	18	20					
31	Blue Palo Verde	Poor	D	Proximity to #30	9	10	12					
32	Foothill Palo Verde	Poor	D	Branch Structure/Poor Fom	14	18	20					
33	Foothill Palo Verde	Poor	D	Side of Wash	6	9	6					
34	Foothill Palo Verde	Excellent	S		9	13	10					
35	Foothill Palo Verde	Fair	D	Exposed Roots	10	12	15					
36	Foothill Palo Verde	Excellent	S		6	9	9					
37	Ironwood	Fair	D	Wide Base/Multi Trunk	18	20	24					
38	Foothill Palo Verde	Poor	D	Diseased/Unhealthy	9	12	12					
39	Foothill Palo Verde	Poor	D	Diseased/Unhealthy	20	22	24					
40	Foothill Palo Verde	Poor	D	Diseased/Unhealthy	10	14	13					
41	Foothill Palo Verde	Poor	D	Angled Trunk	9	11	9					
42	Foothill Palo Verde	Poor	D	Wide Base/Multi Trunk	15	18	20					
43	Foothill Palo Verde	Poor	D	Branch Structure/Poor Fom	18	16	22					
44	Foothill Palo Verde	Good	S		12	16	15					
45	Ironwood	Fair	D	Wide Base/Multi Trunk	36	25	35					
46	Foothill Palo Verde	Poor	D	Angled Trunk	11	12	15					
47	Foothill Palo Verde	Poor	D	Angled Trunk	10	12	14					
48	Saguaro	Good	S					7	0	0	7	
49	Saguaro	Good	S					4	0	0	4	
50	Foothill Palo Verde	Good	S		10	13	15					
51	Foothill Palo Verde	Good	S		6	9	6					
52	Foothill Palo Verde	Fair	D	Branch Structure/Poor Fom	15	18	20					
53	Foothill Palo Verde	Good	S		13	16	20					
54	Foothill Palo Verde	Poor	D	Branch Structure/Poor Fom	11	14	10					
55	Foothill Palo Verde	Good	S		8	11	10					
56	Foothill Palo Verde	Poor	D	Branch Structure/Poor Fom	11	14	12					
57	Saguaro	Good	S					6	0	0	6	
58	Foothill Palo Verde	Good	S		8	11	10					
59	Ironwood	Good	S		24	25	30					
60	Ironwood	Good	S		18	25	25					
61	Ironwood	Good	S		20	25	30					
62	Native Mesquite	Good	S		9	12	12					
63	Foothill Palo Verde	Fair	D	Branch Structure/Poor Fom	11	13	12					
64	Saguaro	Poor	D	Dying				4	0	0	4	
65	Barrel	Good	S									3
66	Barrel	Good	S									4
67	Foothill Palo Verde	Good	S		15	17	17					
68	Barrel	Good	S									
69	Foothill Palo Verde	Good	S		13	15	15					4
70	Foothill Palo Verde	Good	S		7	12	10					
Summary												
Trees Cacti Total Status Abbreviation												
Salvageable 25 7 32 S = Salvageable												
Destroy (Non-Salvageable) 36 2 38 D = Destroy												
Remain in Place 0 0 0 R = Remain In Place												
Total Plants 61 9 70												
Botanical Name Common Name												
Acacia salicina Willow Acacia												
Carnegiea gigantea Saguaro												
Celtis pallida Desert Hackberry												
Ferocactus wislizenii Fishhook Barrel												
Olneya tesota Ironwood												
Parkinsonia floridum Blue Palo Verde												
Parkinsonia microphyllum Foothill Palo Verde												
Prosopis juliflora Native Mesquite												
Rhus lancea African Sumac												

### NATIVE PLANT INVENTORY PLAN

#### HEADWATERS

13870 N FRANK LLOYD WRIGHT BLVD.  
SCOTTSDALE, ARIZONA

### REVISIONS:

REV. Δ

REV. Δ

REV. Δ

DESIGN BY: N/A

DRAWN BY: CZ

SCALE: 1" = 30'

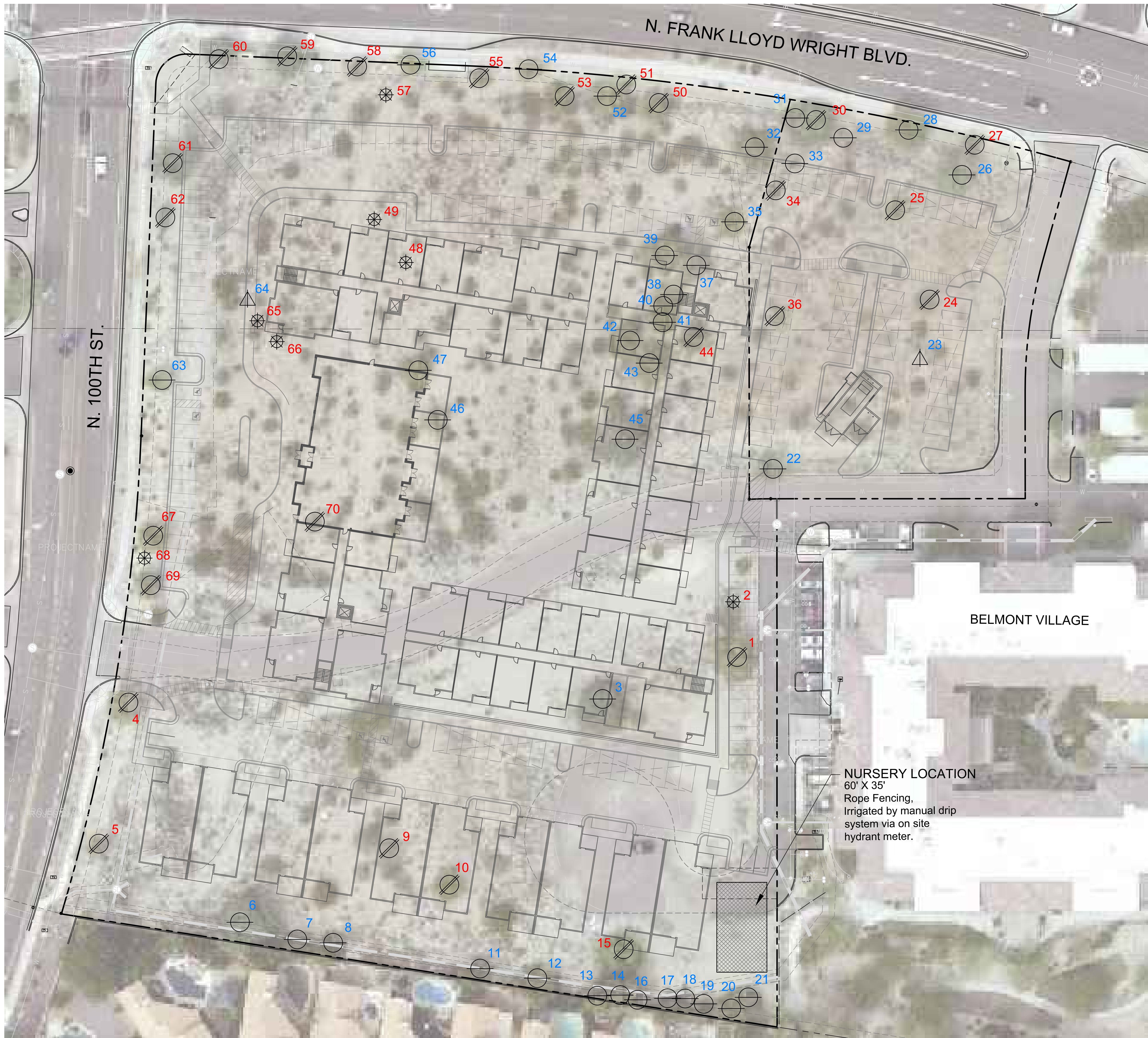
DATE: 12/13/22

JOB No.: 121323

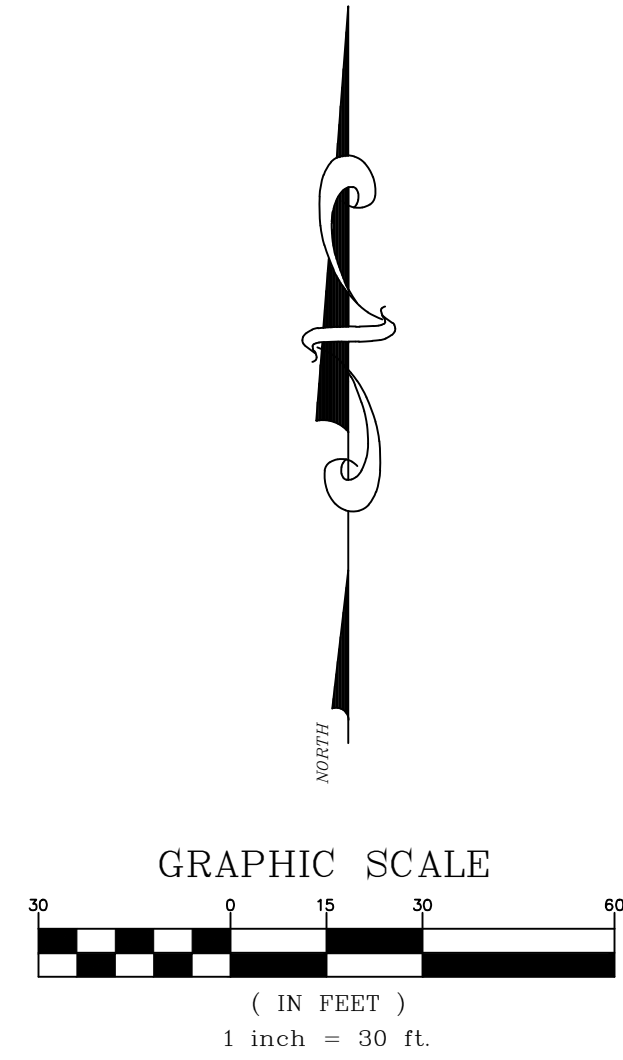
1 of 2

BLACK EAGLE  
NURSERIES & MAINTENANCE, INC  
P.O. BOX 27849  
TEMPE AZ 85285  
PHONE 602-323-1558 FAX 602-323-1980.





- PLANT SYMBOL LEGEND**
- Ø SALVAGE TREE
  - NON-SALVAGEABLE TREE
  - ⊖ REMAIN IN PLACE TREE
  - ⊗ SALVAGE CACTI
  - △ NON-SALVAGEABLE CACTI
  - REMAIN IN PLACE CACTI



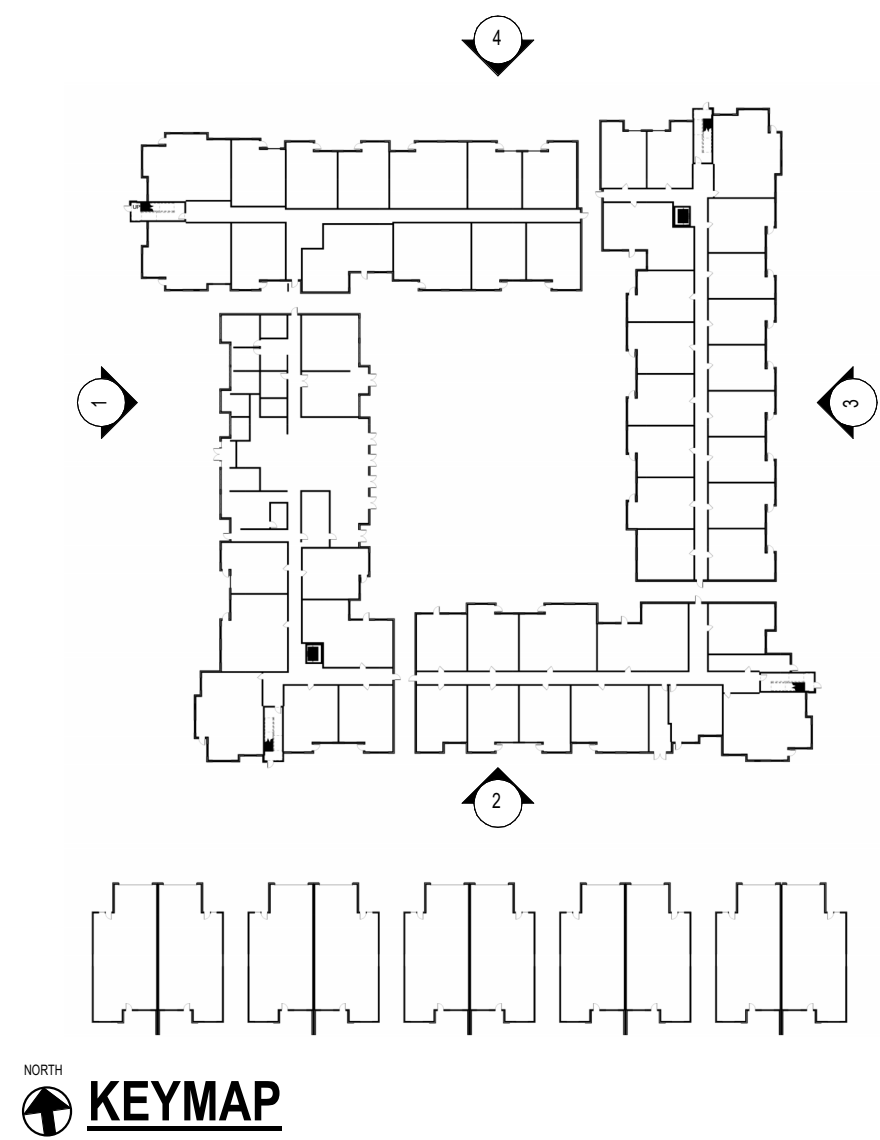
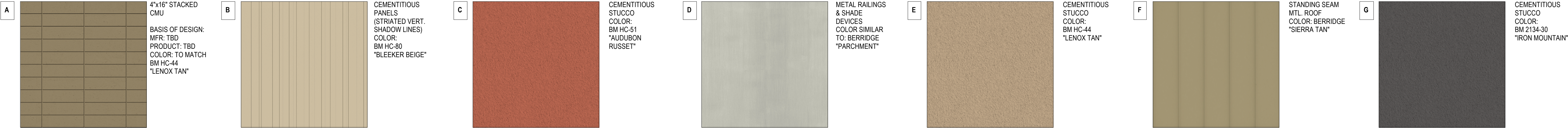
**BACK EAGLE**  
NURSERIES & MAINTENANCE, INC  
P.O. BOX 27849  
TEMPE AZ, 85285  
PHONE 602-323-1558 FAX 602-323-1980.

**NATIVE PLANT INVENTORY PLAN**  
HEADWATERS  
13870 N FRANK LLOYD WRIGHT BLVD.  
SCOTTSDALE, ARIZONA

REVISIONS:	
REV. △	
REV. △	
REV. △	
DESIGN BY: N/A	
DRAWN BY: CZ	
SCALE: 1" = 30'	
DATE: 12/13/22	
JOB No.: 121323	
2 of 2	



MATERIAL LEGEND NOTE: COLORS AND MATERIALS ARE SELECTED AS BASIS OF DESIGN ONLY. SIMILAR PRODUCTS OR COLORS MAY BE SELECTED BASED ON COST OR AVAILABILITY. IT IS WITH DUE INTENT TO MAINTAIN THE SELECTED PALETTE AND FOLLOW AND CITY GUIDELINES REGARDING SUBSTITUTIONS.



# 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

DOUGLAS SYDNOR  
ARCHITECT & ASSOCIATES, INC.  
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

DRB SUBMITTAL #2  
2024.02.13

# 21-v-1 ELEVATIONS



MATERIAL LEGEND NOTE: COLORS AND MATERIALS ARE SELECTED AS BASIS OF DESIGN ONLY. SIMILAR PRODUCTS OR COLORS MAY BE SELECTED BASED ON COST OR AVAILABILITY. IT IS WITH DUE INTENT TO MAINTAIN THE SELECTED PALETTE AND FOLLOW AND CITY GUIDELINES REGARDING SUBSTITUTIONS.

A

4"x16" STACKED CMU

BASIS OF DESIGN:  
MFR: TBD  
PRODUCT: TBD  
COLOR: TO MATCH  
BM HC-44  
"LENOX TAN"

B

CEMENTITIOUS PANELS  
(STRIATED VERT.  
SHADOW LINES)  
COLOR:  
BM HC-80  
"BLEEKER BEIGE"

C

CEMENTITIOUS STUCCO  
COLOR:  
BM HC-51  
"AUDUBON  
RUSSET"

D

METAL RAILINGS  
& SHADE  
DEVICES  
COLOR SIMILAR  
TO: BERRIDGE  
"PARCHMENT"

E

CEMENTITIOUS STUCCO  
COLOR:  
BM HC-44  
"LENOX TAN"

F

STANDING SEAM  
MTL. ROOF  
COLOR: BERRIDGE  
"SIERRA TAN"

G

CEMENTITIOUS STUCCO  
COLOR:  
BM 2134-30  
"IRON MOUNTAIN"



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



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



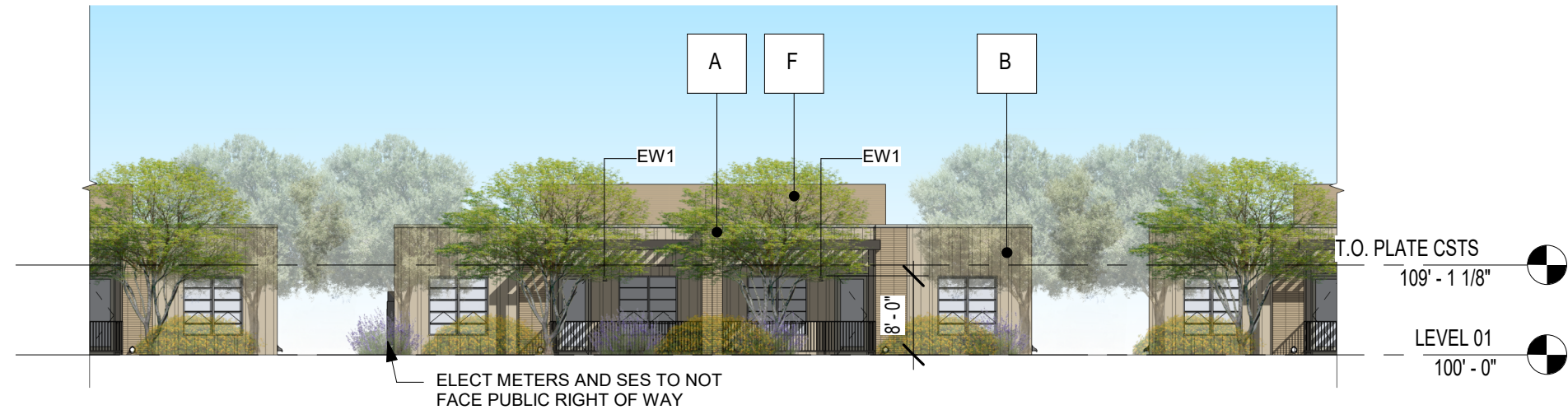
2 SOUTH COURTYARD ELEVATION  
SCALE: 1/16" = 1'-0"



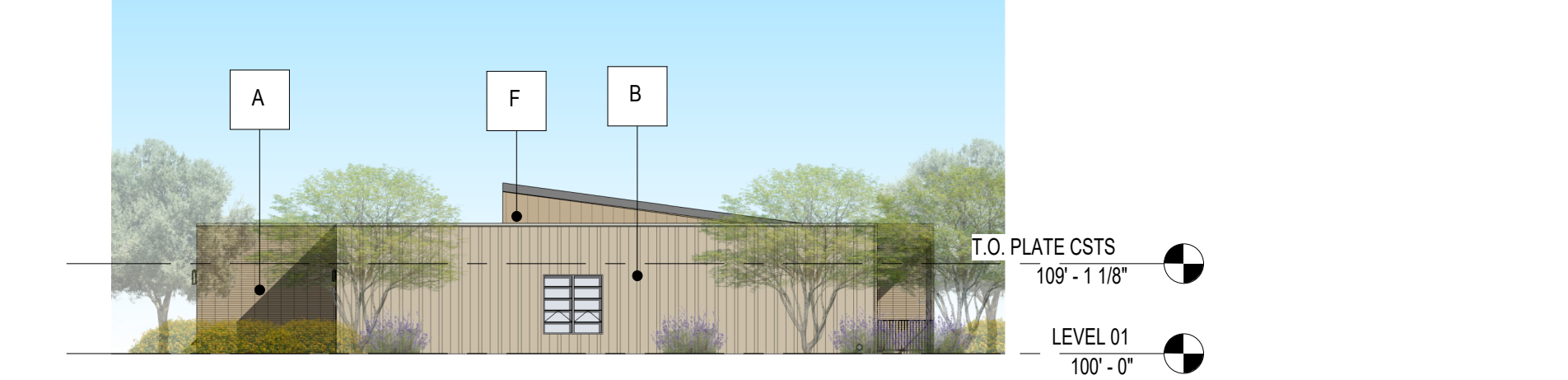
1 WEST COURTYARD ELEVATION  
SCALE: 1/16" = 1'-0"



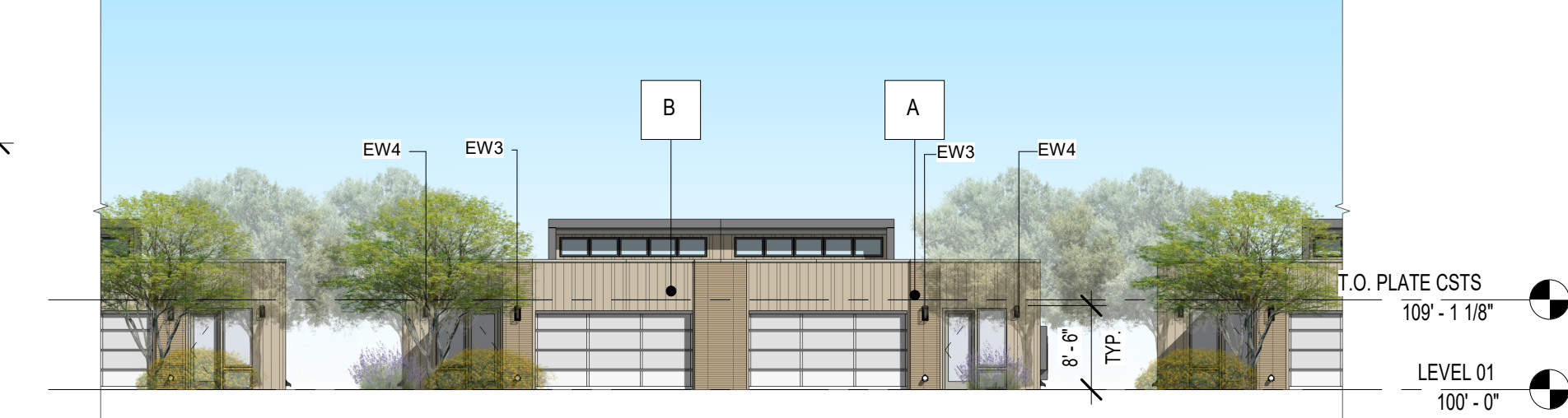
8 EAST COTTAGE ELEVATION  
SCALE: 1/16" = 1'-0"



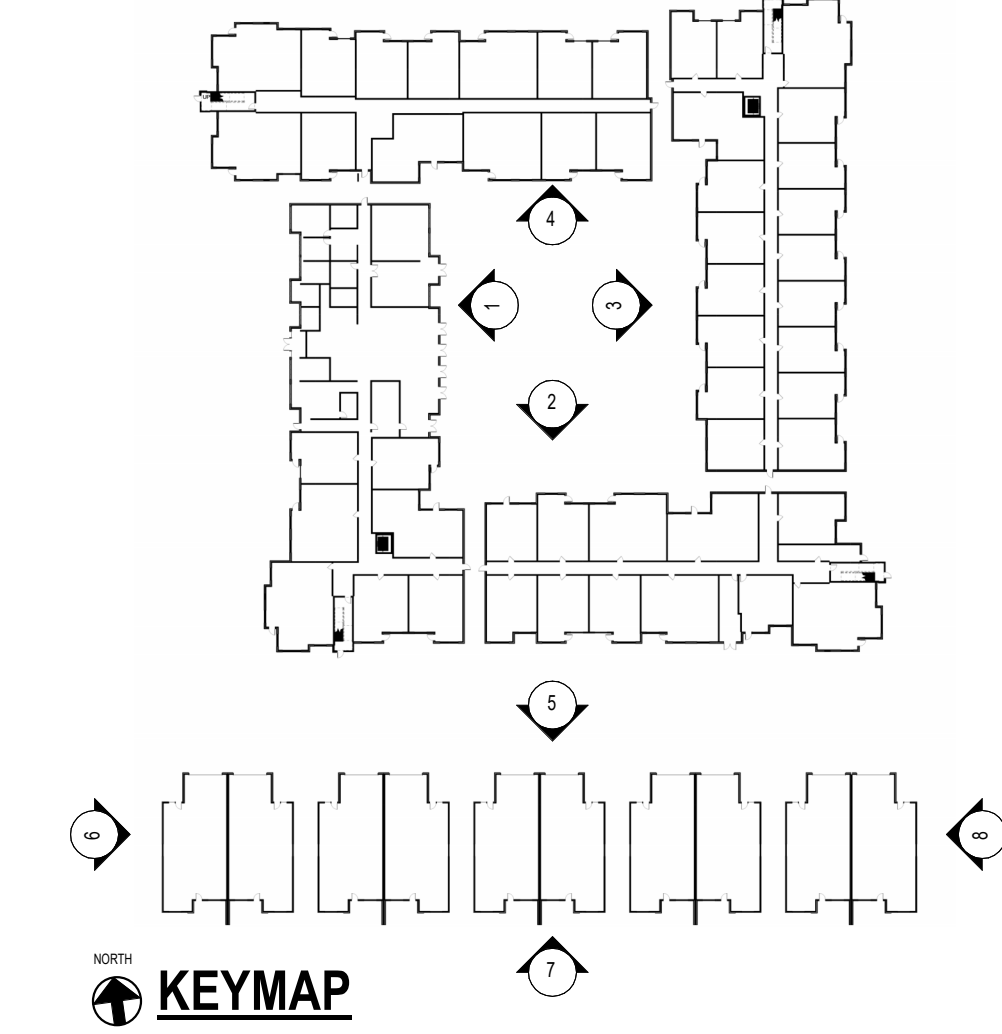
7 SOUTH COTTAGE ELEVATION  
SCALE: 1/16" = 1'-0"



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



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



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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SYDNOR

DOUGLAS SYDNOR  
ARCHITECT & ASSOCIATES, INC.  
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

DRB SUBMITTAL #2  
2024.02.13

21-v-2  
ELEVATIONS



MATERIAL LEGEND

NOTE: COLORS AND MATERIALS ARE SELECTED AS BASIS OF DESIGN ONLY. SIMILAR PRODUCTS OR COLORS MAY BE SELECTED BASED ON COST OR AVAILABILITY. IT IS WITH DUE INTENT TO MAINTAIN THE SELECTED PALETTE AND FOLLOW AND CITY GUIDELINES REGARDING SUBSTITUTIONS.

A

4"x16" STACKED CMU

BASIS OF DESIGN:  
MFR: TBD  
PRODUCT: TBD  
COLOR: TO MATCH  
BM HC-44  
"LENOX TAN"

B

CEMENTITIOUS PANELS  
(STRIATED VERT.  
SHADOW LINES)  
COLOR:  
BM HC-80  
"BLEEKER BEIGE"

C

CEMENTITIOUS STUCCO  
COLOR:  
BM HC-51  
"AUDUBON  
RUSSET"

D

METAL RAILINGS  
& SHADE  
DEVICES  
COLOR SIMILAR  
TO: BERRIDGE  
"PARCHMENT"

E

CEMENTITIOUS STUCCO  
COLOR:  
BM HC-44  
"LENOX TAN"

F

STANDING SEAM  
MTL. ROOF  
COLOR: BERRIDGE  
"SIERRA TAN"

G

CEMENTITIOUS STUCCO  
COLOR:  
BM 2134-30  
"IRON MOUNTAIN"

HEADWATERS  
MINIMAL RESIDENTIAL  
HEALTH CARE  
FACILITY

13860 & 13870 N FRANK LLOYD WRIGHT BL  
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REZONING SUBMITTAL #1  
04/11/23

REZONING SUBMITTAL #2  
2023.03.17

REZONING SUBMITTAL #3  
2023.07.27

DRB SUBMITTAL #2  
2024.02.13

21-v-4  
ENLARGED  
ELEVATIONS

1

TYPICAL BALCONY & SHADING DEVICES  
SCALE: 3/16" = 1'-0"

2

VERTICAL STAIR  
SCALE: 3/16" = 1'-0"

3

LOW SLOPED ROOFS & SCULPTURAL BALCONIES  
SCALE: 3/16" = 1'-0"

4

GLAZED CONNECTION  
SCALE: 3/16" = 1'-0"

LOW PITCHED ROOFS WITH  
CANTILEVERED EAVES AT  
WING ENDS

T.O. PARAPET  
135' - 8 7/8"

T.O. PLATE  
130' - 3 3/4"

LEVEL 3  
121' - 3 3/4"

SCULPTURAL BALCONIES  
AND RECESSED NICHES AT  
OUTSIDE CORNERS TO  
MITIGATE THE MASSING

LEVEL 2  
110' - 7 7/8"

LEVEL 01  
100' - 0"

DARK STUCCO AND DARK  
COLORED WINDOWS  
ACCENTUATE THE  
BREEZEWAY LOCATIONS  
AND BREAK THE  
HORIZONTAL LIGHT  
MASSING

T.O. PLATE  
130' - 3 3/4"

VERTICAL STAIR SHAFTS  
VISUALLY ANCHOR  
HORIZONTAL FORM

VERTICAL SLATS FOR  
FILTERING LIGHT

PARAPETS,  
TYP.

T.O. PARAPET  
135' - 8 7/8"

T.O. PLATE  
130' - 3 3/4"

LEVEL 3  
121' - 3 3/4"

HORIZONTALITY  
REINFORCED WITH BANDS  
AT FLOOR LINES. MASONRY  
MORTAR JOINTS POINTED  
TO HEIGHTEN THE  
HORIZONTALITY

LEVEL 2  
110' - 7 7/8"

STANDARD RAIL FENCING  
TO ACT AS DROPBACK  
TO THE LARGER  
ARCHITECTURAL DESIGN

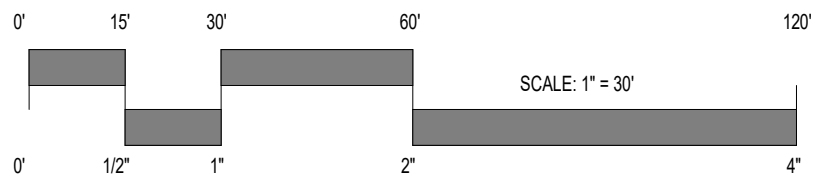
LEVEL 01  
100' - 0"

9-DR-2023  
2/21/24





VICINITY MAP



HEADWATERS  
MINIMAL RESIDENTIAL  
HEALTH CARE  
FACILITY

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



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REZONING SUBMITTAL #3  
2023.07.27

DRB SUBMITTAL #2  
2024.02.13

21-u  
PEDESTRIAN &  
VEHICULAR  
CIRCULATION PLAN