

DIGNITY HEALTH WESTGATE
- DESERT RIVER III -
PLANNED AREA DEVELOPMENT
7300 North 99th Avenue (APN: 142-57-005C)



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I. INTRODUCTION / SITE DESCRIPTION

Dignity Health (“Dignity”) is proposing to further develop their property located within the Desert River development at the northwest corner of 99th Avenue and Myrtle Avenue, approximately 32-acres, 7300 North 99th Avenue (APN: 142-57-005C) (the “Property”) with additional medical uses/services. (See attached **Exhibit “A”** – Property Location Aerial Map / Legal Description of Property) The purpose of this Planned Area Development (“PAD”) is to rezone the current hospital property out of the Desert River PAD while keeping many of the attributes/design themes associated with the Desert River PAD and, where necessary, modify or add to the Dignity Health Westgate – Desert River III – PAD (the “Dignity PAD”) to accommodate Dignity’s future development plans.

The main goal of this Dignity PAD is to add certain medical uses and services to those already permitted medical in the Desert River PAD. The purposes of these additional uses are to meet the medical needs of the community both now and in the future, and to align the Dignity PAD to the Property in response to the changes that have occurred within the Desert River PAD over the years along with development in the area.

The intent of the request is to:

- 1.) Confirm the existing built hospital use (Dignity Westgate Medical Center) as a permitted use in the PAD and use the City of Glendale’s zoning definition for “Medical, Hospitals.” The existing hospital use was previously approved by the city staff in 2013 as an allowed analogous use within the Desert River PAD. This request will confirm the hospital as a permitted use.
- 2.) Add “**Rehabilitation Hospital**” as a permitted use in the PAD. Since this use is not defined within the City of Glendale’s 2023 Unified Development Code’s definitions section, the following below is the definition for rehabilitation hospital:

“Rehabilitation Hospital, also known as an inpatient rehabilitation facility, is a type of specialty hospital that focuses on treating people recovering from debilitating injuries, illnesses, surgeries, and chronic medical conditions.”
- 3.) Add “**Ambulatory Surgery Centers**” as a permitted use in the PAD. Since this use is not defined within the City of Glendale’s 2023 Unified Development Code’s definitions section, the following below is the definition for ambulatory surgery centers.

“Ambulatory Surgery Centers” provide same-day surgical care, including diagnostic and preventive procedures which are a more convenient alternative to hospital-based outpatient procedures.”
- 4.) Add “**Behavioral Health Facility**” (Inpatient and/or Outpatient Services) as a permitted use. Since this use is not defined in the City of Glendale’s

2023 Unified Development Code’s definitions section, the following below is the definition for behavioral health.

“Behavioral health generally refers to mental health and substance use disorders, life stressors and crises, and stress-related physical symptoms. Behavioral health care refers to the prevention, diagnosis, and treatment of those conditions as an inpatient or outpatient.”

- 5.) Better align the development on Dignity’s property by updating/confirming and compiling some of the elements from the Desert River PAD into one (1) consolidated document specific to Dignity’s property/development plans.

Dignity has not yet determined the layout of new medical uses/services or mix of uses for their remaining vacant land. Future medical uses will be developed as the market dictates and within the confines of the Dignity PAD. The purpose of the PAD is to permit the existing hospital campus, clarify existing uses and add additional medical uses. The existing Desert River PAD permitted and anticipated medical uses, such as: medical/dental offices, medical laboratories, urgent care, etc., so this proposed Dignity PAD comports with the original vision for the area.

The Property is located adjacent to the 101-Freeway corridor, the Westgate Sports and Entertainment District, and significant residential/employment/retail areas. The growth in these areas have increased the need for medical uses/services. As previously noted, a portion of the Property is developed as the Dignity Westgate Medical Center hospital/medical office building. The Dignity Westgate Medical Center is located along 99th Avenue and Desert River Boulevard, facing towards the 101-Freeway. (See attached **Exhibit ‘B’** – Site Plans of the Existing Developments on the Dignity Property)

The existing Dignity Westgate Medical Center hospital/medical office building is a hospital/medical complex that offers many services, including surgical, orthopedics, and emergency room/services.

Most of Dignity’s remaining vacant land is located towards the rear abutting multifamily developments that are either completed or in the process of being built along Desert River Boulevard/Myrtle Avenue. There is an existing office building (i.e., Credit Union West Corporate Center) abutting the Property at the southwest corner along with additional offsite developable vacant land to be developed by others (e.g., senior living, hotel, retail, commercial, etc.) located both north and south. (See attached **Exhibit ‘C’** - Existing Context Photos of Property)

❖ **Evolution of the “Desert River PAD” to the Proposed “Dignity PAD”**

The Property was originally part of a 110-acre mixed use project known as the Desert River PAD that was approved on September 18, 2008 (ZON07-20). More specifically, the Dignity Property is made up of Parcels C, D, E, & F of the Desert River PAD. (See attached **Exhibit ‘D’** - Current Desert River PAD Land Use Master Plan with Dignity Site Identified) However, on October 1, 2020, approximately 65 acres of the Desert River PAD was rezoned out and zoned to the Desert River **II** PAD (ZON20-12) The Desert River II PAD was also amended in 2023 (ZON22-24) and is no longer connected with the original 2008 rezoning case/development plan. The original 2008 Desert River PAD now encompasses just the Dignity Property (i.e., Parcels C, D, E, & F) and the existing Credit Union West Corporate Center (i.e., Parcel J). (See attached **Exhibit ‘E’** - Desert River II PAD Rezoned in 2020 / Amended in 2023 Area Map)

The proposed Dignity PAD encompasses, as stated, the Desert River PAD Parcel’s C, D, E, & F. This proposed PAD will replace or more accurately rezone the Dignity Property out of the Desert River PAD. The remaining undeveloped Dignity Property is well positioned to accommodate future medical uses/services (i.e., medical hub) due to the existing Dignity Westgate Medical Center hospital/medical offices, the Property’s ease of access to the 101-Freeway/major arterial street network, and significant/continued growth in the area/region. Dignity has been serving the community with multiple hospitals, medical offices, and a comprehensive system of health care services for many years and looks forward to continuing to serve the citizens of Glendale and the West Valley.

II. THE PROPOSAL

As stated, Dignity’s vision is to develop a dynamic “medical hub” providing for a broad range of healthcare services to serve the city of Glendale and the broader west valley. To continue this vision, to provide flexibility, and to reaffirm the existing built hospital/medical office building the request is to “rezone out (get out of)” of the existing 2008 Desert River PAD and replace it with the proposed Dignity PAD. The Dignity PAD will add to and clarify the permitted uses list (e.g., the hospital and behavioral health facility) and “carry over” some of the design/development parameters from the original 2008 Desert River PAD. The result will be a condensed document called the “Dignity Health Westgate – Desert River III – PAD”. The new Dignity Health Westgate – Desert River III – PAD will blend with and adhere to as much as possible with the 2008 Desert River PAD as well as the abutting development but be specific to the proposed medical campus development vision.

III. THE GENERAL PLAN

The city of Glendale General Plan designates the Property as Business Park (BP). Per the city of Glendale's General Plan, business park is defined as follows:

BP Business Park

The Business Park designation is intended to encourage large-scale campus style development which includes increased amenities such as attractive streetscapes, enhanced landscaping, functional pedestrian connectivity, and usable gathering places. This category provides employment areas that are compatible with adjacent or surrounding land uses and promotes an efficient circulation system including the separation of pedestrian traffic from vehicular traffic. Business Park designated areas provide for the development and accommodation of administrative and research industries, offices, and limited manufacturing and support services. Business Parks are intended to provide an efficient circulation system and reduce trip generation/vehicular traffic off-site by development and perpetuation of mixed-use activity within the project.

The city's General Plan supports this proposed development configuration through many of statements, goals, and objectives throughout the document. The following below (**emphasis added**) are examples from the city of Glendale's General Plan supporting the Dignity PAD.

They are:

...

ECONOMIC DEVELOPMENT ELEMENT

Often considered the economic engine of the West Valley, Glendale is the West Valley's largest city and has become a major hub for employment, **medical**, commercial, educational and multi-purpose event venues. Thoughtful planning will allow the city to **leverage its current position in order to maximize job creation** and revenue generation for City programs and quality of life amenities for all Glendale residents. Glendale's diverse opportunities in economic development can be categorized into three areas:

1. **Existing Developed Area**
2. Emerging Growth Area
3. Future Growth Area

The **Existing Developed Area** of Glendale stretches from Pinnacle Peak in the north to Camelback Road in the south and from 43rd Ave on the east to 83rd Ave on the west. The majority of the city's primary employers are located in this area, with Talavi Business Park being home to many of these employers. The northern portion of the city includes a substantial amount of retail trade, consisting of Arrowhead Towne Center and the Bell Road corridor. The developed area of the Glendale community also includes all but

one of Glendale's institutions of higher learning and the majority of Glendale's medical facilities.

...

Also emerging is *a robust major medical corridor that includes Glendale's third hospital (St. Joseph's at Westgate) and plans for additional medical office buildings and complementary services such as medical imaging and oncology services nearby.*

...

GOAL ED-1 GLENDALE HAS A DIVERSIFIED ECONOMY.

Policy ED-1.1 The City should attract and retain a variety of *industries that will provide employment opportunities for residents with a wide range of skill and educational levels.*

Policy ED-1.7 The City should establish a program to recruit employers and *assist in expansion or redevelopment with existing employers offering mid-to upper-level pay scale ranges.*

GOAL ED-2 PROMOTE LOCATIONS THAT ARE APPROPRIATE FOR FUTURE COMMERCIAL, OFFICE, AND INDUSTRIAL DEVELOPMENT.

Policy ED-2.3 The City should *continue to maximize freeway, major arterial, and transit service access as opportunities for employment sites.*

...

GROWTH AREAS ELEMENT

Glendale has several areas where growth has been consistent, and where future growth is anticipated. These areas help to drive Glendale's economy and provide resources to the City's population to support future population growth. The Growth Areas Element addresses several areas throughout the City where growth is expected to occur in the future and the character of development that should occur in these areas to achieve the City's goals.

GOAL GA-1 GLENDALE'S GROWTH AREAS HAVE WELL-PAYING, HIGH QUALITY JOBS.

Policy GA-1.1 The City should *preserve and enhance existing office park, high tech, medical,* and industrial centers to attract regional and national corporate facilities.

Policy GA-1.3 The City shall *assign higher priorities to projects that foster City employment and revenue objectives.*

GOAL GA-2 GLENDALE’S IDENTIFIED GROWTH AREAS ARE SUPPORTED WITH APPROPRIATE INFRASTRUCTURE.

Policy GA-2.1 The City shall concentrate growth in areas that may be served most efficiently.

Policy GA-2.2 The City shall locate growth nodes where traffic capacities can expand, such as near freeway corridor intersections with major streets.

...

GOAL LU-1 DEVELOPMENT IS GUIDED BY SOUND GROWTH MANAGEMENT.

Policy LU-1.1 The City shall ensure that sufficient infrastructure is in place for desired land uses.

GOAL LU-5 GLENDALE IMPLEMENTS A COHESIVE LAND PLANNING APPROACH THROUGHOUT THE MUNICIPAL PLANNING AREA.

Policy LU-5.3 The City shall pursue a better balance of jobs to housing in the community by increasing local employment and thereby reducing travel demand and improving quality of life.

IV. PERMITTED, CONDITIONAL AND ACCESSORY USES

Permitted, conditional and accessory uses proposed for the Dignity PAD adheres closely with the 2008 Desert River PAD’s list of uses, but with the addition of the hospital, behavioral health facility, uses to maintain current medical needs. The uses proposed are broad and diverse, providing for flexibility based on future needs/demand regarding the Property. Again, the addition of the existing built hospital use (i.e., the Dignity Westgate Medical Center) and associated medical office development along with the addition/clarification of medical uses allowed will further the medical intent of the Dignity PAD.

Permitted Uses

- a. Ambulatory surgical center.
- b. Behavioral health facility (inpatient and/or outpatient services).
- c. Business support services.
- d. Childcare center.
- e. Coffee/bake/confectionery shops.

- f. Commercial, trade, business schools
- g. Commercial off-street parking / parking garages accessory to or not accessory to a permitted use.
 - 1) Commercial parking lots do not allow overnight parking unless a Conditional Use Permit (“CUP”) is granted and the lot is completely secured, locked, and limited to passenger vehicles only.
- h. Distribution of finished goods.
- i. Dry cleaning business.
- j. Fast food restaurants with drive-in or drive-thru facilities.
 - 1) Drive-through facilities require a CUP when located within 500’ of any single-family residential property.
 - 2) Menu boards shall not be placed facing the primary street and every effort should be made to avoid payment and/or pick-up windows adjacent to public streets.
 - 3) Drive through aisles that face or are adjacent to public streets shall be screened from public view by a minimum three (3) foot tall masonry wall that matches the primary structure.
 - 4) No drive-through aisles shall exit directly onto a public right-of-way.
 - 5) Drive through queuing length shall be approved in accordance with Section 35.4.013 of the Unified Development Code.
 - 6) Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access point to the facility that is located adjacent to a drive-through lane(s).
- k. Financial institutions, real estate and insurance offices.
 - 1) All drive-through services shall adhere to Section 35.3.103.N and 35.4.013 of the Unified Development Code.
- l. Full service restaurants with outdoor dining and catering.
- m. Health and fitness clubs.
 - 1) Use included both indoor and outdoor activities.
 - 2) Outdoor activities shall be no more than 150 feet from a residential use.

- n. Health spas.
- o. Helistops or Heliports with the granting of a Special Use Permit.
- p. Hotels and motels which may include conference centers and restaurants.
- q. Indoor recreation facilities, excluding paintball facilities.
- r. Laboratories for research and product development.
- s. Manufacturing or assembly of finished products within an enclosed building with accessory outdoor storage screened from public streets.
 - 1) Manufacturing & Assembly, Minor: Outdoor storage shall occur on paved surfaces and be screened from public rights-of-way by a solid wall or fence of no less than ten (10) feet in height.
- t. Medical, dental and clinical laboratories.
- u. Medical, hospital.
- v. Medical, rehabilitation hospital.
- w. Medical offices and clinics.
- x. Medical, urgent care.
- y. Music or dance schools.
- z. Offices for professional, administrative, clerical, financial, business, or other professional service.
- aa. Personal services businesses, such as beauty shops and barbershops, excluding check cashing centers, thrift stores, tattoo and body piercing establishments.
 - 1) Maximum of one thousand (1,000) square feet of floor area to be occupied by or devoted to machinery to be used for laundry, cleaning, dyeing, and finishing work;
 - 2) Retail service to individual customers only and no wholesaling of any
 - 3) All drive-through services shall adhere to Sections 35.3.103.N and 35.4.013 and require a CUP.
- bb. Places of Worship
 - 1) All vehicular access to the facility shall be onto an arterial or collector road.

- 2) Wherever an off-street parking area is adjacent to a residential use, a continuous obscuring wall, fence, and/or landscaped area at least six (6) feet in height shall be provided.
- cc. Private Schools, Colleges and Universities; with or without Dormitories
- 1) Located at the intersection of two (2) collector streets or fronting or siding on an arterial street.
- dd. Rehabilitation hospital.
- ee. Retail showrooms and design and furnishing centers.
- 1) Household Appliance, Furniture & Small Equipment Rentals use does not allow outdoor display or storage; and
 - 2) Any use within seventy-five thousand (75,000) square feet or greater of gross floor area shall be considered Retail, Large.
- ff. Retail, general and large.
- 1) Retail, Large – to meet the requirements of Section 35.3.103.BB. of the Unified Development Code.
- gg. Veterinary Clinic.
- 1) Noise attenuation walls shall be installed between suites to prevent noise transmission above 45dB.
 - 2) Odor control and air filtration measures shall be taken to contain all odors within the subject suite.
 - 3) Outdoor uses shall be prohibited unless otherwise stated below. 4. If veterinarian clinic has a kennel or animal training associated with it, then it shall comply with Section 35.3.104.A Animal Kennel / Animal Shelter and/or Section 35.3.104.B Animal Training, Outdoor of the Unified Development Code.
- hh. Veterinary Hospital, Emergency.
- 1) Noise attenuation walls shall be installed between suites to prevent noise transmission above 45dB.
 - 2) Odor control and air filtration measures shall be taken to contain all odors within the subject suite.

- 3) Outdoor uses shall be no less than one hundred (100) feet to any residential use.

Permitted Uses Subject to Conditions

- a. Seasonal sales and special events.
 1. Temporary sales or display of goods or special events are allowed only if they are related to a particular seasonal, cultural, traditional, or community activity or event for a period not to exceed thirty (30) calendar days, as determined by the Development Services Director or designee. In making a determination, the Development Services Director or designee shall consider the following criteria:
 - i) The nature, scope, location, and manner of operation of the activity or event does not constitute a health or safety hazard to the public.
 - ii) The goods or services displayed are customarily and traditionally related to a widely celebrated or observed seasonal or other activity, event, or holiday.
 - iii) The goods and services are displayed in connection with fund raising or other activities by a school, church, social agency, or other community or nonprofit organization.
 - iv) The activity or event is consistent with other uses permitted in the zone district.
 - v) The use does not interfere with pedestrian access-ways, fire lanes, driveways, landscape areas, or traffic visibility at driveway entries and street intersections.
 - vi) Parking on the property is adequate to serve any existing permanent uses and the seasonal sale or special event use
- b. Wireless communication facilities.
 - 1) Building-mounted antennas and rooftop mounted antennas.
 - 2) Alternative tower structure mounted antennas that utilize an existing light pole or electric utility pole. The related equipment shelter must be located on property developed for non-residential use or in public right-of-way subject to approval of City Engineer.

V. DEVELOPMENT STANDARDS

The development standards for the Dignity PAD are to create and facilitate the medical campus development. Most specifically, the permitted heights and intensity will permit the cumulative development of the Dignity Property that will achieve a critical mass of structures, uses, and people. Should a conflict exist between any provision in this PAD and the Glendale's 2023 Unified Development Code, the PAD shall apply. (See attached **Exhibit 'F'** – Previous and Proposed PAD – Development Standards Comparison Table).

VI. ARCHITECTURAL / LANDSCAPE / SIGNAGE / SCREENING / STREETScape DESIGN GUIDELINES

The intent of the architectural/landscape/streetscape design guidelines are to facilitate the design environment previously envisioned in the 2008 Desert River PAD and to match/blend with the existing built hospital/medical office design theme. However, the architectural/landscape/streetscape vernacular will vary depending upon location, the use, and appropriate massing of the structures/landscaping to be installed but will advocate design themes that create continuity between buildings, land uses as well as the abutting public streets while being consistent with Dignity PAD's theming.

Architecture

Due to its proximity to the Loop 101-Freeway, the Dignity PAD proposed uses that will focus on a highly dense environment. As such, and consistent with the 2008 Desert River PAD, this area will have a great height/intensity allowance that may include structures of up to 110-feet in height. The greatest heights shall be closer to the freeway or center of the Dignity Property with an appropriate transitional height abutting the existing multifamily/office buildings elsewhere. Moreover, the intended architectural guidelines will assist and respond to the area's context, scale, proportion, massing, architectural detail, material, and color as follows:

- Building design should foremost consider the unique qualities and character of the built environment and the surrounding area.
- Multiple buildings should share a common design theme and a similar material vocabulary to that of nearby buildings.
- Architectural expressions and use of color/unique materials are encouraged.

The following are some more general considerations regarding massing, orientation, and theming:

- ✓ The design should incorporate passive architectural solutions to the most exposed faces of buildings to avoid solar exposure thus resulting in unnecessary heat gain.
- ✓ Buildings should reduce their “perceived bulk” by dividing itself into smaller distinct volumes, masses, and shapes, as much as feasible/logical for the end user.

- ✓ The use of shading features is encouraged where pedestrian use will be heaviest (i.e., at building entries and porte-cocheres, pathways between buildings, perimeter locations where pedestrian activity is focused).
- ✓ Building frontages and sides that are oriented to the street or other public areas are encouraged to incorporate a combination of pedestrian level display windows, storefronts, and store entrances.
- ✓ Rooflines, relative building heights, orientation of entrances and other major architectural elements of the buildings shall be designed within the context of the overall development.
- ✓ The application of features including distinct and multiple architectural roof forms, clearly pronounced eaves, and distinct parapet designs and cornice treatments may achieve a well-defined building top.
- ✓ Long continuous wall planes should be avoided.
- ✓ Application of reveals and projections and subtle changes in texture and color of wall surfaces are encouraged to provide façade movement/interest.
- ✓ Architectural detailing such as tile work and moldings integrated into the building structure.

(See attached **Exhibit ‘G’** - Elevations - Photo Images for Conceptual Purposes Only)

Landscape

Landscape design/maintenance is an effective way to create an integrated and visually interesting feel for a development/area. As such, the landscaping within the Dignity PAD will tie the overall development together while complementing the building architecture and existing/future surrounding land uses along with the streetscape theme. The required landscape areas within the Dignity PAD will be in conformance with the UDC provisions for landscaping, including a variation of planting materials/sizes/quantities along the street frontages and in parking areas.

The overarching theme and character of the landscaping within the Dignity PAD is designed to maintain the original 2008 Desert River PAD which will portray a lush desert appearance. The existing hospital/office buildings landscape palette/design utilizes a variety of low water-use trees, shrubs, accent shrubs, grasses, groundcovers, and cacti to provide shade and visual interest. The Dignity PAD provides landscape to help shade parking areas and building surfaces, and pedestrian walkways to reduce heat gain. With that said, the continuation of the all the existing/installed landscape palette/design theme throughout the Dignity Property, as modified, and maintaining/adding plant materials used within public right-of-way conforming to the Arizona Department of Water Resources (ADWR) low water-use plant list will create a seamless looking, attractive, comfortable, low maintenance, and low water use landscape plan.

The low water use plant palette reflects a lush desert feeling appropriate for the surrounding environment. The use of turf will be provided as needed for areas of activity and where appropriate. The landscape design should focus on enhanced desert plantings that provide ample shade, variation in color, and variation in texture/form. As development occurs on the Property a landscape plan shall be provided/reviewed during the Design Review process. This PAD provides a “general plant palette/appearance” to help guide the design process for the landscape designer/architect. (See attached **Exhibit ‘H’** – Desert River PAD Plant Palette and Plant Imagery [ZON07-20]) However, Section 35.4.100 Landscaping of the Unified Development Code will regulate the applicable landscaping criteria/review.

Screening

Section 35.4.200 Screening, Walls & Fences, of the Unified Development Code will regulate the applicable screening criteria/review.

Signage

Section 35.4.300 Signage, of the Unified Development Code will regulate the applicable signage criteria/review.

Streetscape

The Dignity PAD has frontage along 99th Avenue, Desert River Boulevard (a loop road), and the future Myrtle Avenue. These streets are public and will be controlled by the city of Glendale. The Dignity PAD will continue the streetscape design/theme previously approved in 2008 for the Desert River PAD along these public street frontages. The landscaping adjacent to each roadway will help continue the integrated theme from the Desert River PAD for the overall visual appearance/cues and soften transitions. The Dignity PAD integrates the required landscaped areas and land use buffer to reduce impact on the adjoining residential districts. The proposed planting materials along the street frontages will provide adequate landscaping in conformance with the UDC. The landscape and hardscape improvements along the street frontages and parking areas clearly delineate pedestrian walkways from vehicular maneuvering areas. (See attached **Exhibit ‘I’** - Desert River PAD Streetscape Illustrations [ZON07-20] for Reference)

Again, the street system will fall under the city of Glendale’s jurisdiction; therefore, all street tie-ins and improvements will be submitted for review and approval by the city of Glendale

As stated throughout the Dignity PAD, the final development plans with additional details regarding the site layout, building elevations, landscaping, streetscape parking, signage, etc. will all be submitted in the future to the city of Glendale through the Design Review process and reviewed/approved by the city staff to ensure quality and consistent development standards and this PAD

With that said, the proposed Dignity PAD within the confines of the prior Desert River PAD will continue to offer a sought after/diverse employment user (i.e., “medical hub”) within proximity to freeway(s), major arterial streets, and housing - a strong growth management/sustainability decision to uphold. Moreover, the ultimate development of the Property will continue to meet the intent of the city’s Design and Development requirements, as

well as Dignity's, by having a single landowner committed to building upon the quality design standards established with the Dignity Westgate Medical Center.

VII. AMENDMENTS TO THE PAD

The City acknowledge that amendments to the Dignity PAD may be necessary from time to time to reflect changes in market conditions and development financing and/or to meet the new requirements of one or more potential user(s) on any part of the Property. Recognizing the unique nature of the project, the City's Planning Department may decide if a change is major or minor. When the parties agree that changes are required by applicable law or by state or federal statute, effectuate minor changes or adjustments through administrative amendments. These changes may be approved by the City's Planning Department (i.e., as determined by the Planning Director or their appointee), which after execution all amendments shall be attached to the Dignity PAD as an addendum and become a part thereof. Minor amendments shall not require prior notice or a public hearing.

The parties shall cooperate in good faith to agree upon and use reasonable best efforts to process any minor or major amendments (if necessary) to the Dignity PAD.

The following are changes that would be deemed minor:

- Any interpretation of the list of permitted, excepted, conditional or accessory uses of the Property set forth in the PAD;
- Modifications in the location or adjustments to roadway alignments/design standards;
- Any other adjustments and/or modifications to the development standards table within the Dignity PAD, up to a 10% change, that do not impact the general health, safety and welfare of the residents of the City.

VIII. PAD REQUIRED FINDINGS

1. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.

The proposed development is a creative and effective use of vacant, infill land for the expansion of medical and support uses while also providing flexibility to respond to changing markets. The proposed medical campus will provide support and needed medical services to the nearby businesses, homes, and the larger region. The proposed Dignity PAD continues to offer an employment that will support the existing/future retail and housing being in the area. Locating a significant employment medical campus close to freeways and major arterials is appropriate and good management decision. The location will help serve the citizens of Glendale.

2. Encourage residential development to provide a mixture of housing types and designs.

There are no residences being proposed with this PAD request. The proposed development will encourage and continue to support the abutting and surrounding housing options being built.

3. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.

A primary purpose of the Dignity PAD is to establish a foundation to encourage, assure and maintain a quality medical campus with support accessory uses, while utilizing/building upon the prior approvals. The Dignity PAD will continue to encourage construction of attractive employment opportunities consistent with the quality housing/amenities being built in close proximity. Moreover, medical and support uses will help provide greater stability of uses in the area along with an appropriate intensity abutting the 101-Freeway that was previously envisioned in the original Desert River PAD.

4. Provide a process which relates the urban design and scale of the project to the unique characteristics of the site.

The proposed Dignity PAD continues to meet the intent of the City's Design and Development requirements in providing a higher standard of building design through quality, marketable, and overall sustainable development. All future development on the Property will require Design Review to ensure quality and consistent development. Future developments will continue the thoughtful design standards started by the existing Dignity Health Westgate and abutting developments. The semi-urban nature and adjacency to the existing 101-Freeway is ideally suited for more intensity/height, which was previously envisioned in the original Desert River PAD for the Property. The "ring road" (i.e., Desert River Boulevard) also provides a nice buffer and transition for abutting compatible uses (e.g., apartments, office, etc.)

5. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development.

The proposed development on the remaining vacant, infill site will be supported by adequate utilities, transportation, and drainage. The surrounding area is largely developed with existing utilities and infrastructure already in place. The abutting streets are more than adequate to accommodate the future traffic with easy access to the 101-Freeway.

6. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

The proposed Dignity PAD is consistent with the prior approvals/development on the Property, the Desert River PAD, and the existing zoning. The Dignity PAD will provide more medical uses and associated uses to the existing development creating

greater opportunities within this area for employment; thus, enhancing the City of Glendale and providing a broader mix uses.

IX. CONCLUSION

In summation, the entire 32-acre Dignity PAD is well-suited to spur on further development of their remaining vacant land. This request is appropriate and reasonable due to the current uses allowed within the 2008 Desert River PAD along with many elements pulled from that PAD to maintain quality/consistency of development in the area creating the appearance of an overall cohesive mixed-use development. The proposed Dignity PAD will also better adjust to the market demand for employment (i.e., healthcare), existing/planned developments occurring within this area of the city, and the need for services. When completed, the final buildout will fit seamlessly within the current and future context of the immediate area and provide a solid/sustainable employment hub.

EXHIBIT A

AERIAL PHOTOGRAPH



 SUBJECT PROPERTY

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A PART OF MARICOPA COUNTY ASSESSOR'S PARCEL NUMBER (APN) 142-57-001E, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5 FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 5 BEARS SOUTH 02 DEGREES 27 MINUTES 38 SECONDS WEST RECORD (SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST MEASURED), A DISTANCE OF 2609.44 FEET;

THENCE NORTH 89 DEGREES 28 MINUTES 57 SECONDS WEST RECORD (SOUTH 88 DEGREES 04 MINUTES 05 SECONDS WEST MEASURED), ALONG THE EAST - WEST MID-SECTION LINE OF SAID SECTION 5, A DISTANCE OF 55.03 FEET;

THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF 99TH AVENUE, SOUTH 02 DEGREES 27 MINUTES 38 SECONDS WEST RECORD (SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST MEASURED), A DISTANCE OF 309.94 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE CONTINUING SOUTH 02 DEGREES 27 MINUTES 38 SECONDS WEST RECORD (SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST MEASURED), ALONG SAID WEST RIGHT-OF-WAY LINE OF 99TH AVENUE, A DISTANCE OF 995.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL APN 142-57-001E;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL APN 142-57-001E NORTH 89 DEGREES 44 MINUTES 26 SECONDS WEST RECORD (SOUTH 87 DEGREES 50 MINUTES 09 SECONDS WEST MEASURED), A DISTANCE OF 1543.11 FEET;

THENCE DEPARTING SAID SOUTH LINE OF PARCEL APN 142-57-001E NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST, A DISTANCE OF 544.92 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 510 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 801.11 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS EAST, A DISTANCE OF 1031.95 FEET TO THE POINT OF BEGINNING.

ALSO BEING SHOWN AS RESULTANT LOT 1 OF THE MINOR LAND DIVISION-LOT SPLIT FOR ATC REALTY SIXTEEN, INC. ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 1115 OF MAPS, PAGE 20.

EXHIBIT B



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NOTICE OF EXTENDED PAYMENT PROVISION:
This contract allows the owner to pay for progress payments within 30 days after the billings and estimates are received from the contractor. For details of extended payment provisions, see the contract documents. The architect shall not be responsible for any damage or loss of any kind, including consequential damages, arising from the use of this drawing.

RENDINA HEALTHCARE REAL ESTATE SJWMC Medical Office Building

10011 West Desert River Boulevard, Glendale, AZ 85305

CLIENT CONTACT
Brad Shockley 877.456.7212 t
661 University Blvd
Jupiter, FL 33458
brads@rendina.com

PROJECT NO. 2014_112 DATE OF ISSUE 10.29.2014

REVISION NO. DATE

1 CITY REVISIONS 12.18.14
2 REVEALS & WINDOWS 04.05.16

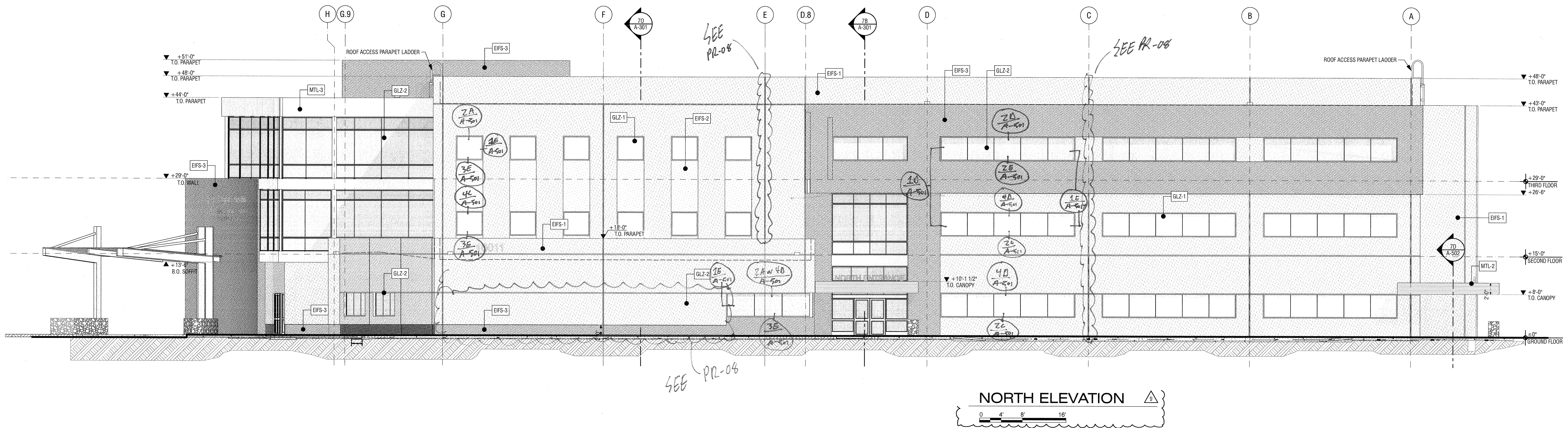
PROJECT TEAM DRAWN BY
nelson akim

PROJECT PHASE
construction documents

SHEET CONTENTS
building elevations

SHEET NO.

A-201



ELEVATION GENERAL NOTES:

- All exposed stem walls shall be of masonry type indicated for walls above floor line.
- Sidewalks at building and structures shall match finish floor flush at doorways and slope away from building.
- Paint all exposed metal that is not specified to receive factory finish.
- All exposed flashing shall be factory finished.
- See Plans and Schedule for door and window types and sizes.

ELEVATION LEGEND

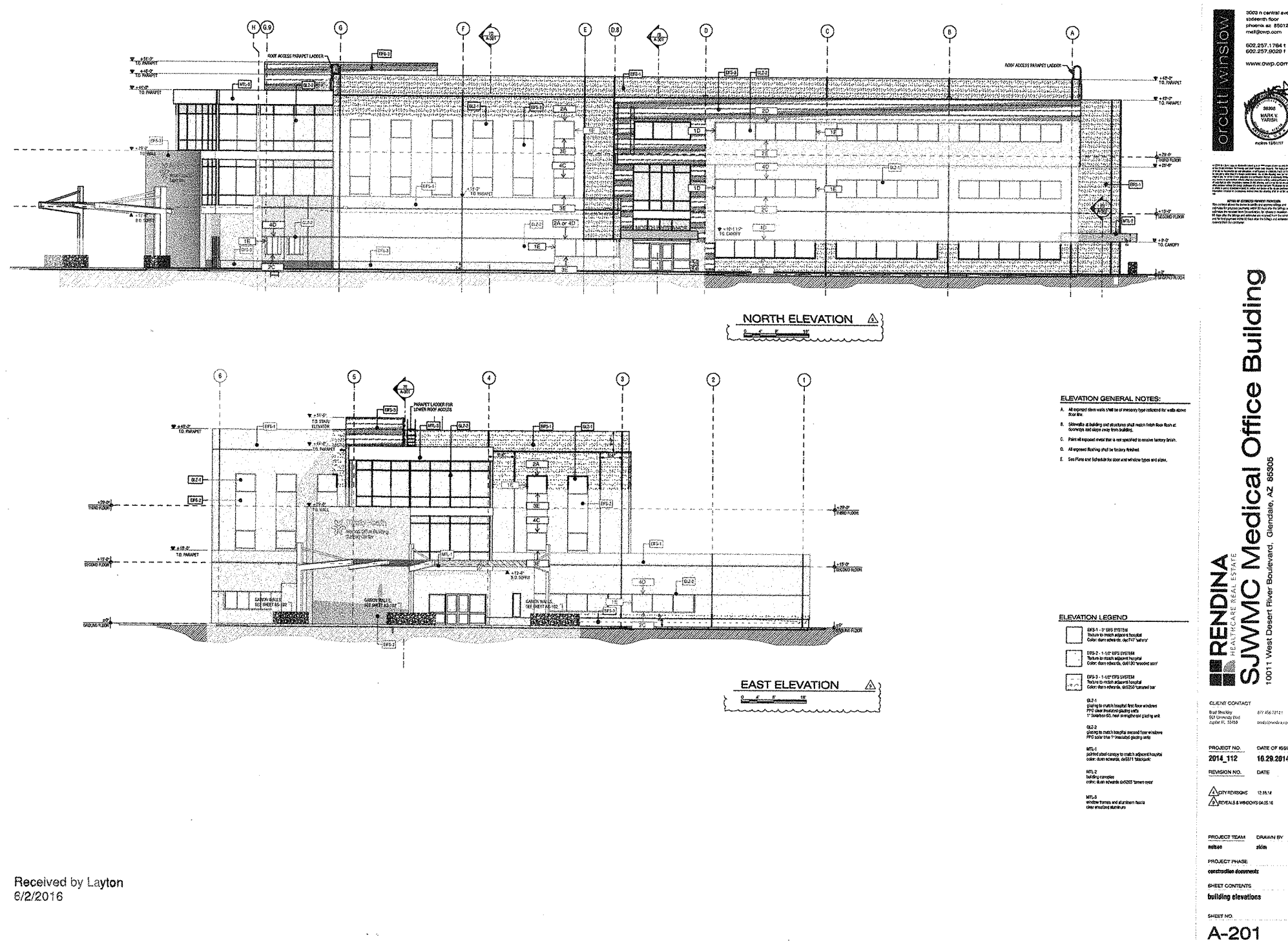
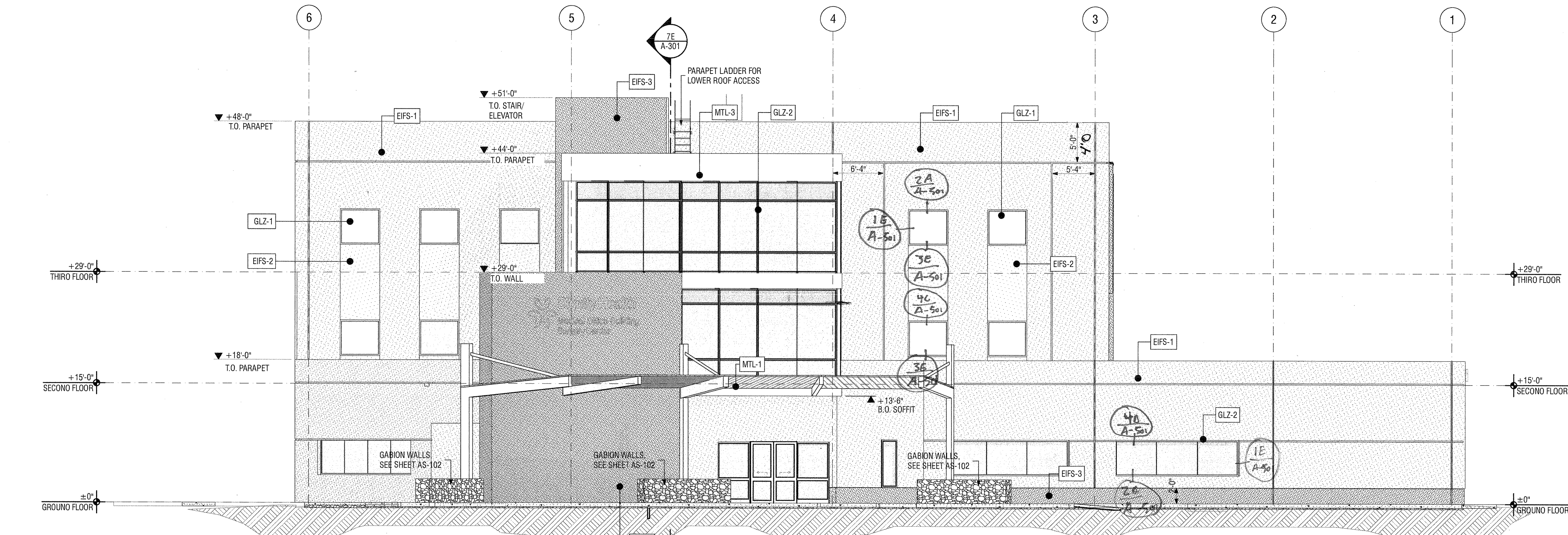
- EIFS-1- 3" EIFS SYSTEM
Texture to match adjacent hospital
Color: dunn edwards, de5717 'sahara'
- EIFS-2- 1-1/2" EIFS SYSTEM
Texture to match adjacent hospital
Color: dunn edwards, de5130 'wooded acre'
- EIFS-3- 1-1/2" EIFS SYSTEM
Texture to match adjacent hospital
Color: dunn edwards, de5250 'caramel bar'

- GLZ-1
glazing to match hospital first floor windows
PPG clear insulated glazing units
1" Solarban 60, heat strengthened glazing unit
- GLZ-2
glazing to match hospital second floor windows
PPG solar blue 1" insulated glazing units

- MTL-1
painted steel canopy to match adjacent hospital
color: dunn edwards, de5717 'blackjack'

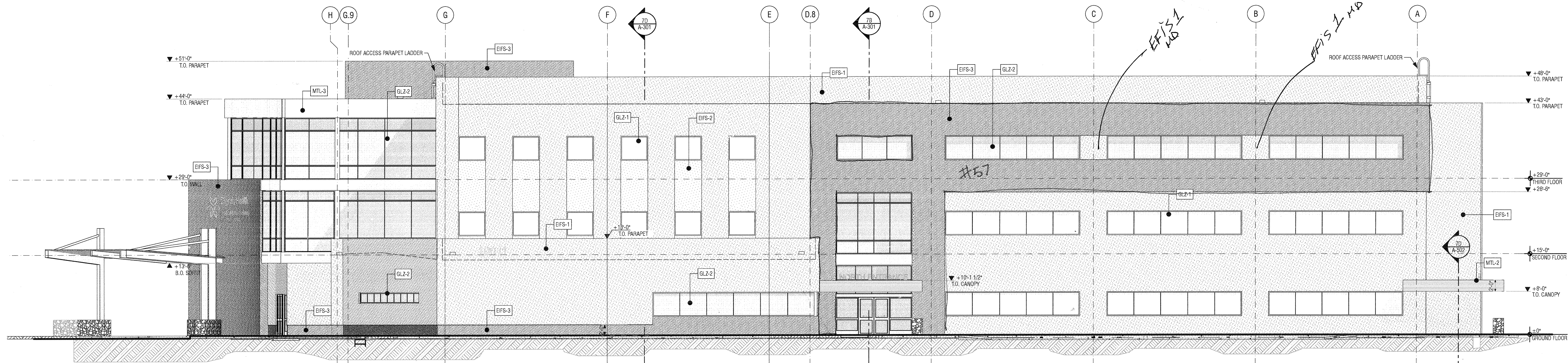
- MTL-2
building canopies
color: dunn edwards de5265 'brown eyes'

- MTL-3
window frames and aluminum fascia
clear anodized aluminum

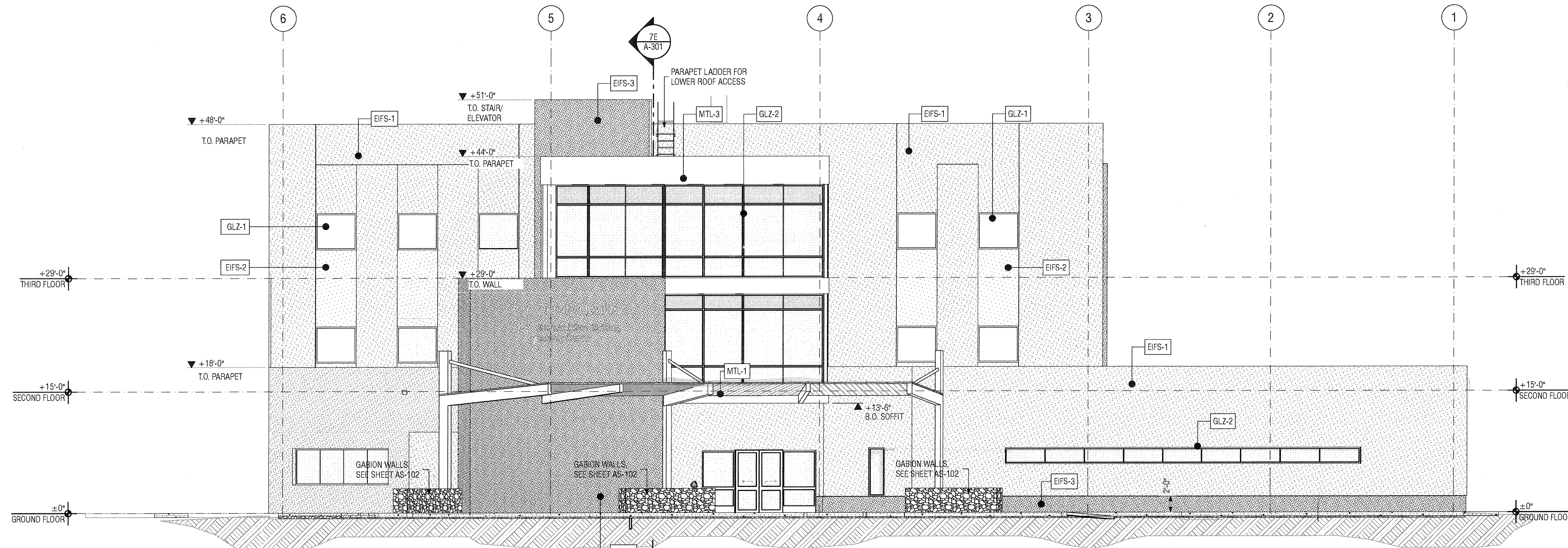


Received by Layton
6/2/2016

RENDINA
HEALTHCARE REAL ESTATE
SJWMC Medical Office Building
10011 West Desert River Boulevard, Glendale, AZ 85305
A-201



NORTH ELEVATION



EAST ELEVATION

ELEVATION GENERAL NOTES:

- All exposed stem walls shall be of masonry type indicated for walls above floor line.
- Sidewalks at building and structures shall match finish floor flush at doorways and slope away from building.
- Paint all exposed metal that is not specified to receive factory finish.
- All exposed flashing shall be factory finished.
- See Plans and Schedule for door and window types and sizes.

ELEVATION LEGEND

- EFS-1 - 3" EFS SYSTEM
Texture to match adjacent hospital
Color: dunn edwards, dc747 "sahara"
- EFS-2 - 1-1/2" EFS SYSTEM
Texture to match adjacent hospital
Color: dunn edwards, dc6130 "wooded acre"
- EFS-3 - 1-1/2" EFS SYSTEM
Texture to match adjacent hospital
Color: dunn edwards, dc5250 "caramel bar"

GLZ-1
glazing to match hospital first floor windows
PPG clear insulated glazing units
1" Solarban 60, heat strengthened glazing unit

GLZ-2
glazing to match hospital second floor windows
PPG solar blue 1" insulated glazing units

MTL-1
painted steel canopy to match adjacent hospital
color: dunn edwards, dc6371 "blackjack"

MTL-2
building canopies
color: dunn edwards dc5265 "brown eyes"

MTL-3
window frames and aluminum
clear anodized aluminum

RENDINA HEALTHCARE REAL ESTATE
SJWMC Medical Office Building
10011 West Desert River Boulevard, Glendale, AZ 85305

CLIENT CONTACT
Brad Shockey
661 University Blvd
Jupiter, FL 33468
brads@rendina.com

PROJECT NO. 2014_112
DATE OF ISSUE 10.29.2014

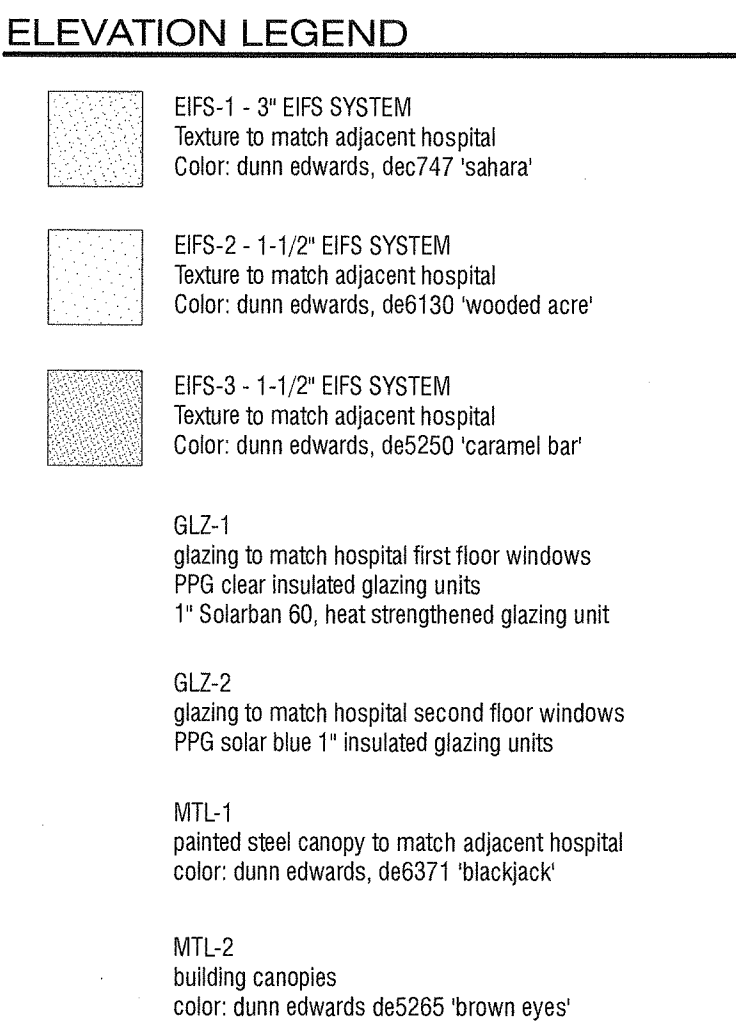
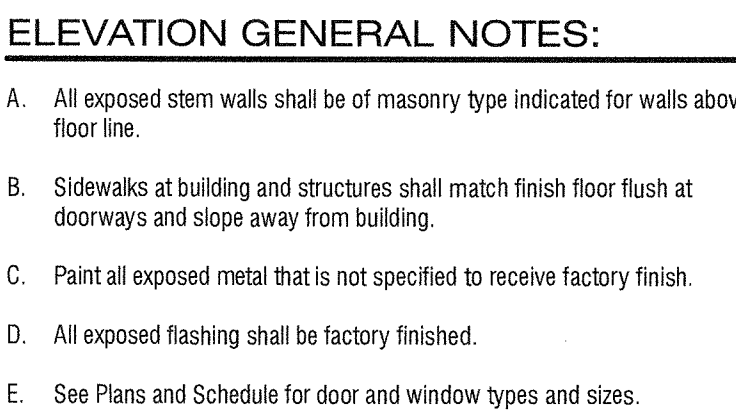
REVISION NO. **DATE**

CITY REVISIONS 12.18.14

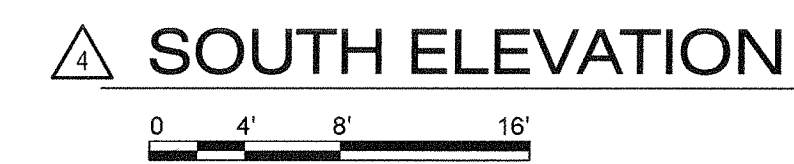
orcutt winslow
3003 n central ave
sixteenth floor
phoenix az 85012
mail@owp.com
602.257.1764 t
602.257.9029 f
www.owp.com
25650
CARL BENJAMIN
NELSON
Arizona, U.S.A.
expires 05/30/15

NOTICE OF EXTENDED PAYMENT PROVISION:
This contract shall be void if not in compliance with the provisions of the Arizona Uniform Commercial Code (UCC) and the Arizona Uniform Consumer Credit Code (UCCC). The contractor shall be responsible for the payment of all bills and materials within 30 days after the date of completion of the work. If the contractor fails to do so, the owner shall be entitled to withhold payment until the contractor has paid all bills and materials. The contractor shall be responsible for the payment of all bills and materials within 30 days after the date of completion of the work. If the contractor fails to do so, the owner shall be entitled to withhold payment until the contractor has paid all bills and materials. The contractor shall be responsible for the payment of all bills and materials within 30 days after the date of completion of the work. If the contractor fails to do so, the owner shall be entitled to withhold payment until the contractor has paid all bills and materials.

A-201

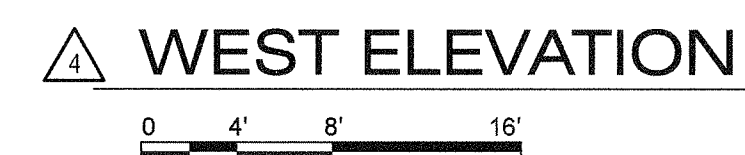


SJVMC Medical Office Building
10011 West Desert River Boulevard, Glendale, AZ 85305



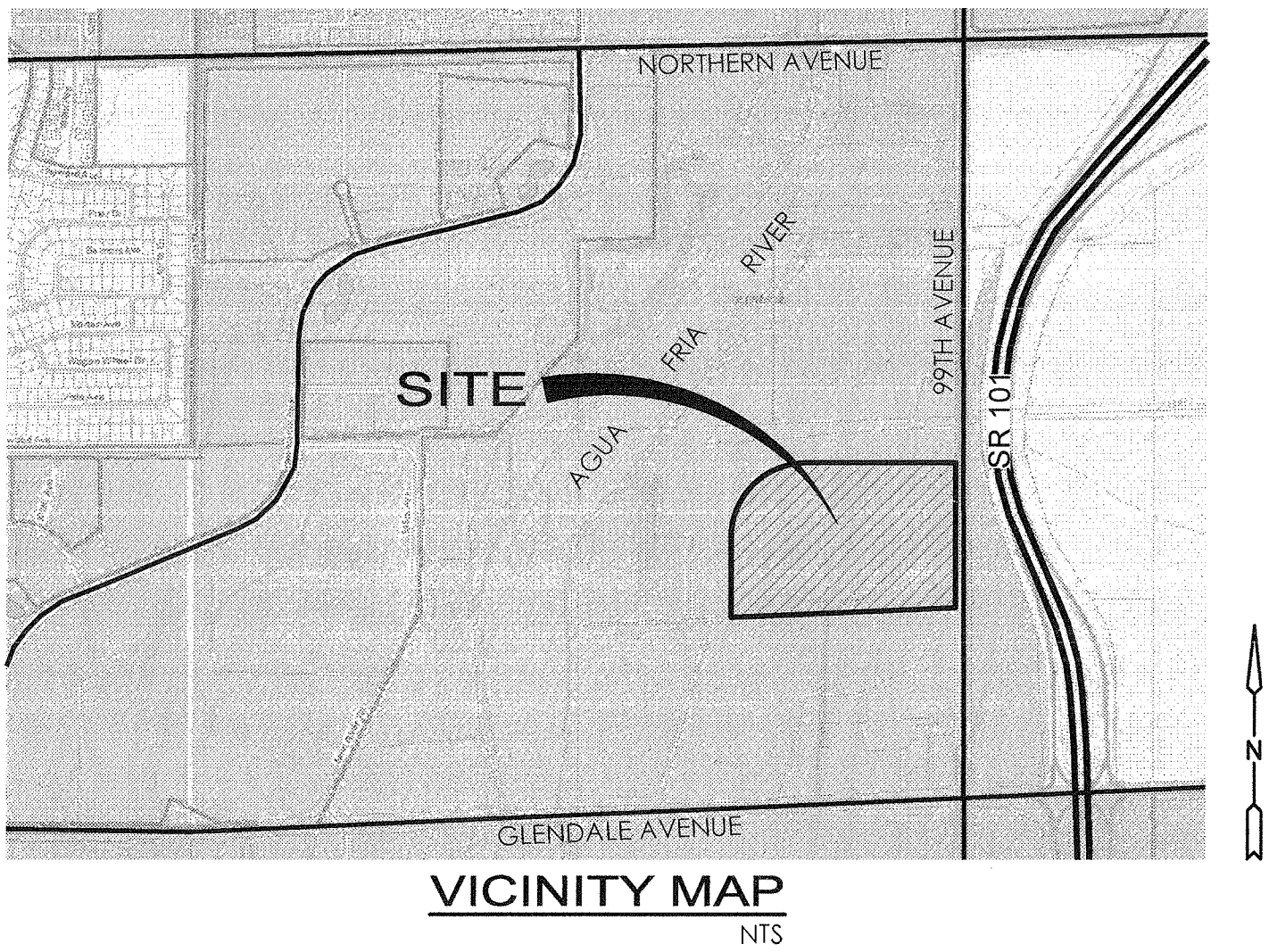
- A. All exposed stem walls shall be of masonry type indicated for walls above floor line.
- B. Sidewalks at building and structures shall match finish floor flush at doorways and slope away from building.
- C. Paint all exposed metal that is not specified to receive factory finish.
- D. All exposed flashing shall be factory finished.
- E. See Plans and Schedule for door and window types and sizes.

	EFS-1-3* EFS SYSTEM Texture to match adjacent hospital Color: dunn edwards, de0c747 'sahara'
	EFS-2-1-1/2* EFS SYSTEM Texture to match adjacent hospital Color: dunn edwards, de6130 'wooded acre'
	EFS-3-1-1/2* EFS SYSTEM Texture to match adjacent hospital Color: dunn edwards, de6250 'caramel bar'
	GLZ-1 glazing to match hospital first floor windows PPG clear insulated glazing units 1* Solartan 60, heat strengthened glazing unit
	GLZ-2 glazing to match hospital second floor windows PPG solar blue 1* insulated glazing units
	MTL-1 painted steel canopy to match adjacent hospital color: dunn edwards, de6371 'blackjack'
	MTL-2 trailing canopies color: dunn edwards de6265 'brown eyes'



A-202

SITE PLAN
OF
RENDINA HEALTHCARE REAL ESTATE
ST. JOSEPH'S WEST MEDICAL CENTER MEDICAL OFFICE BUILDING
10011 DESERT RIVER BOULEVARD, GLENDALE, AZ 85305
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



SITE PLAN GENERAL NOTES

- A. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
- B. PURSUANT TO CHAPTER 32.5 OF THE GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
- C. ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW BY A MASONRY WALL OR A ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL.
- D. SIGHT DISTANCE REQUIREMENTS OF COG DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREET.
- E. STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL.
- F. ON-SITE LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. THE HEIGHT OF THE PARKING LOT LIGHTS WITHIN 150' OF RESIDENTIAL USE TO BE 15'. HIGH PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCES.
- G. ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
- H. MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
- I. CONVENIENCE USES SHALL BE SUBJECT TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
- J. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A PART OF MARICOPA COUNTY ASSESSOR'S PARCEL NUMBER (APN) 142-57-001E, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF THE MINOR LAND DIVISION FOR "ATC REALTY SIXTEEN, INC." RECORDED IN BOOK 1115 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOODPLAIN NOTE

THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04013C1620H DATED SEPTEMBER 30, 2005.

FLOOD ZONE "X" IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEEVES FROM 100-YEAR FLOOD.

BASIS OF BEARINGS

A BEARING OF SOUTH 00 DEGREES, 03 MINUTES, 40 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

AREA STATEMENT

	AREA (SQ. FT.)	AREA (ACRES)
PARCEL 1 (GROSS AREA)	1,524,615.3910 SQ. FT.	35.0002 ACRES
PARCEL 1 (NET AREA)	1,353,712.3971 SQ. FT.	31.0768 ACRES

PROJECT DATA

PROJECT NAME:	RENDINA HEALTHCARE REAL ESTATE ST. JOSEPH'S WEST MEDICAL CENTER MEDICAL OFFICE BUILDING 10011 DESERT RIVER BOULEVARD, GLENDALE, AZ 85305		
EXISTING ZONING:	PAD (PLANNED AREA DEVELOPMENT)		
GROSS SITE AREA:	1,524,615.3910 SQ. FT.	35.0002 ACRES	
NET SITE AREA:	1,353,712.3971 SQ. FT.	31.0768 ACRES	
DEVELOPED AREA:	(APPROX.) 346,300.00 SQ. FT.	7.9500 ACRES	
REQUIRED LANDSCAPE AREA:	20% OF DEVELOPED AREA 0.20 x 346,300.00 = 69,260.00 SQ. FT.		
PROPOSED LANDSCAPE AREA:	193,100 SQ. FT.		
PERCENTAGE OF LANDSCAPE AREA:	193,100 / 346,300 x 100% 55.76%		
PROPOSED BUILDING AREA:	62,236 SQ. FT. (3 STORIES)		
BUILDING FOOTPRINT AREA:	24,230 SQ. FT.		
PROPOSED LOT COVERAGE:	24,230 / 346,300 x 100% 7.00%		

PARKING CALCULATIONS

PARKING CODE:	MEDICAL OFFICE BUILDING PARKING: 1 PARKING SPACE PER 150 SQ. FT. GROSS BLDG. AREA		
REQUIRED PARKING:	USE	FACTOR	SPACES
	MEDICAL OFFICE BUILDING	62,895 SQ. FT.	420 SPACES
	LESS 10% ADMINISTRATIVE RELIEF REQUESTED:	420 - 42 =	378 SPACES
PROVIDED PARKING:	REGULAR	ACCESSIBLE	TOTAL SPACES
UNCOVERED PARKING	384 SPACES	12 SPACES	396 SPACES

orcutt winslow

3003 n central ave
sixteenth floor
phoenix az. 85012
mail@owp.com

602.257.1764 t
602.257.9029 f

www.owp.com

54528
HIGH ROSS
LUCAS
EXPIRES 06/30/2016

NOTICE OF EXTENDED PAYMENT PROVISION: The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

Littlejohn

10011 West Desert River Boulevard, Glendale, AZ 85305
760.231.0382
Nashville, Tennessee
Littlejohn Construction, Inc.

RENDINA
HEALTHCARE REAL ESTATE

SJWMC Medical Office Building
10011 West Desert River Boulevard, Glendale, AZ 85305

CLIENT CONTACT

Brad Shockley
661 University Blvd
Jupiter, FL 33458

877.456.7212 t
brads@rendina.com

PROJECT NO. 2014_112
DATE OF ISSUE 11.19.2014

REVISION NO. DATE

CITY REVISIONS 12/18/14

PROJECT TEAM
nelson

DRAWN BY
akim

PROJECT PHASE
CONSTRUCTION DOCUMENTS

SHEET CONTENTS
SITE PLAN

SHEET NO. C-00

CALL TWO WORKING DAYS
BEFORE YOU DO
602-263-1100
INSIDE MARICOPA COUNTY

WEST VALLEY MEDICAL FACILITY

7300 N. 99TH AVENUE GLENDALE, ARIZONA

NOVEMBER 5, 2014

ADDENDUM #1 11.13.2014

SHEET INDEX

COVER SHEET	LA0.1
PLANTING PLAN	LA1.1 - LA1.4
IRRIGATION PLAN	LA2.1 - LA2.4
PLANTING DETAILS	LA3.1
IRRIGATION DETAILS	LA4.1 - LA4.2

CLIENT:

RENDINA HEALTHCARE REAL ESTATE

661 UNIVERSITY BLVD., STE 200

JUPITER, FL 33458

P. 877.456.7212

CONTACT: BRADLEY A. SHOCKLEY, NCARB &

JOHN WAINWRIGHT

CONSULTANT TEAM:

LANDSCAPE ARCHITECT:

AAA LANDSCAPE

3747 E. SOUTHERN AVE.

PHOENIX, ARIZONA 85040

P. 602.437.2690

F. 602.343.7475

CONTACT: JOHN P. JACOBSON, RLA & STEVEN MCLEOD

CIVIL ENGINEER:

LITTLEJOHN

7227 N. 16TH STREET, SUITE 140

PHOENIX, ARIZONA 85020

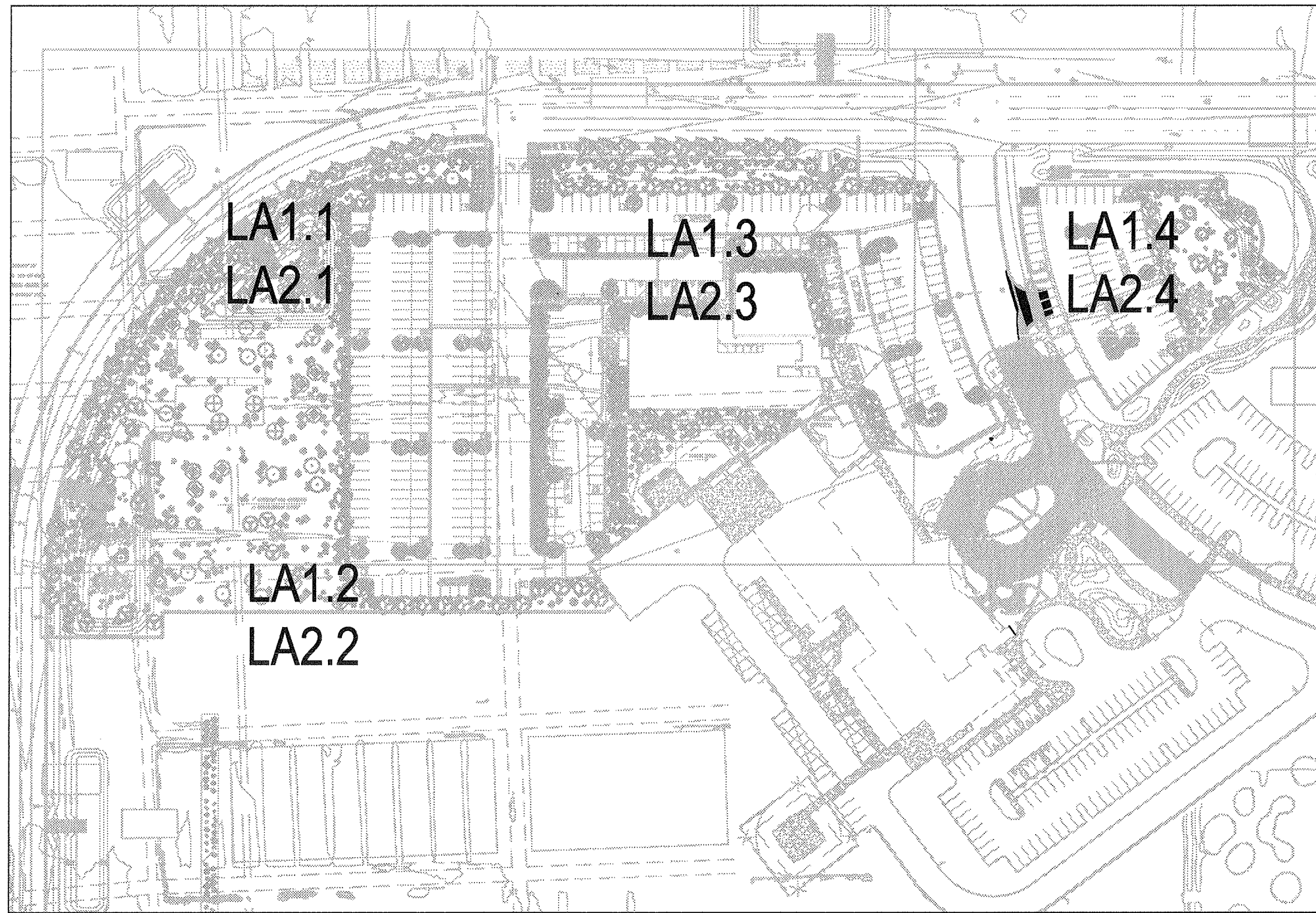
P. 602.241.0782

F. 602.248.9158

CONTACT: H. ROSS LUCAS, PE & ANIA SIELUZYCKA

LANDSCAPE NOTES

- PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
- PREPARED BACKFILL FOR PLANTING PITS SHALL BE 4 PARTS NATIVE SOIL TO 1 PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING IN PIT.
- TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 795. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
- PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.
- CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATED DECOMPOSED GRANITE QUANTITIES. INDICATE THE UNIT PRICE ONLY AT THE TIME OF BIDDING.
- ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR. PLANTS TAKE PRECEDENCE.
- LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100 OR 1-800-782-5348.
- PRIOR TO BIDDING, THE LANDSCAPE SUPERINTENDENT AND WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.
- THE LANDSCAPE CONTRACTOR SHALL WARRANTY THE WORK FOR A PERIOD OF ONE YEAR.
- CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND THE CITY OF GLENDALE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
- UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.
- SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.
- DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.
- LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THRU. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSES.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.
- LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. MINIMUM 2 APPLICATIONS REQUIRED.
- LANDSCAPE PLANS MUST CONFORM TO CIVIL DRAWINGS.
- LANDSCAPE MAINTENANCE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.



PROJECT DATA

PROJECT NAME:

RENDINA HEALTHCARE REAL ESTATE
21 JOSEPH'S WALK MEDICAL CENTER
661 UNIVERSITY BLVD., STE 200
JUPITER, FL 33458

DESIGNING ENGINEER:

AAA LANDSCAPE
3747 E. SOUTHERN AVE.
PHOENIX, ARIZONA 85040

CLIENT:

RENDINA HEALTHCARE REAL ESTATE
21 JOSEPH'S WALK MEDICAL CENTER
661 UNIVERSITY BLVD., STE 200
JUPITER, FL 33458

PROPOSED LANDSCAPE AREA:

196,180 SQ. FT.
196,180 SQ. FT.
196,180 SQ. FT.

PROPOSED BUILDING AREA:

62,264 SQ. FT. (3,075,000)
62,264 SQ. FT. (3,075,000)
62,264 SQ. FT. (3,075,000)

LANDSCAPE DATA:

shown for submittal purposes only

All quantities shown are for the landscape architect's estimating purposes only and therefore are not guaranteed. The contractor shall calculate quantities based on this drawing set.

decomposed granite	provided = 196,180sf
trees	provided = 332
shrubs	provided = 1,513
cactus	provided = 116
grasses	provided = 523
groundcover	provided = 402
planting area	
total landscape area	196,180 sf

revisions

11.13.2014	
12.18.2014-CITY COMMENTS	

PLANT LEGEND

		SIZE	QUANTITY
	TREES		
	ACACIA ANEURA - MULGA TREE	24" BOX	18
	ACACIA WILLARDIANA - PALO BLANCO	24" BOX	19
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON' - HYB. DESERT WILLOW	24" BOX	36
	EBENOPSIS EBANO - TEXAS EBONY	24" BOX	18
	OLNEYA TESOTA - IRONWOOD TREE	24" BOX	20
	PARKINSONIA X. DESERT MUSEUM - DESERT MUSEUM PALO VERDE	24" BOX	96
	PROSOPIS X. PHOENIX - PHOENIX MESQUITE	24" BOX	73
	SOPHORA SECUNDIFLORA - TEXAS MOUNTAIN LAUREL	24" BOX	44
	SHRUBS		
	BUDDLEIA MARRUBIFOLIA - WOOLY BUTTERFLY BUSH	5 GALLON	95
	CALLIANDRA CALIFORNICA - BAJA FAIRY DUSTER	5 GALLON	31
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER	5 GALLON	77
	CORDIA PARVIFLORA - LITTLE LEAF CORDIA	5 GALLON	50
	ENCELIA FARINOSA - BRITTLE BUSH	5 GALLON	109
	ERICAMERIA LARICIFOLIA - TURPENTINE BUSH	5 GALLON	123
	JUSTICIA CALIFORNICA - CHUPAROSA	5 GALLON	78
	LARREA TRIDENTATA - CREOSOTE BUSH	5 GALLON	50
	LEUCOPHYLLUM LAEVAGATUM - CHIHUAHUA SAGE	5 GALLON	119
	LEUCOPHYLLUM LANGMANIAE - RIO BRAVO SAGE	5 GALLON	112
	TECOMA STANS - YELLOW BELLS	5 GALLON	36
	ACCENTS		
	ASCLEPIAS SUBULATA - DESERT MILKWEED	5 GALLON	158
	AGAVE GEMNIFLORA - TWIN FLOWERED AGAVE	5 GALLON	20
	AGAVE HAVARDIANA - HAVARD AGAVE	5 GALLON	22
	AGAVE MULTIFLORA - SHAGGY HEAD AGAVE	5 GALLON	5
	AGAVE OVATIFOLIA - WHALES TONGUE AGAVE	5 GALLON	13
	AGAVE PARRYI V. HUACHUCENSIS - FORT HUACHUCA AGAVE	5 GALLON	18
	ALOE X. BLUE ELF - BLUE ELF AGAVE	5 GALLON	15
	ALOE STRIATA - CORAL ALOE	5 GALLON	9
	DASYLIRION LONGISSIMUM - TOOTHLESS SPOON	5 GALLON	19
	DASYLIRION WHEELERI - DESERT SPOON	5 GALLON	98
	EUPHORBIA ANTISYPHILITICA - CANDELILLA	5 GALLON	32
	HESPERALOE PARVIFLORA - RED YUCCA 'BRAKE LIGHTS'	5 GALLON	175
	PEDILANTHUS MACROCARPA - LADY SLIPPER	5 GALLON	11
	PENSTEMON PARRYI - PARRY'S PENSTEMON	5 GALLON	22
	YUCCA BACCATA - BANANA YUCCA	5 GALLON	16
	CACTUS		
	CYLINDROPUNTIA ACANTHOCARPA - BUCKHORN CHOLLA	5 GALLON	10
	OPUNTIA BASILARIS - BEAVER TAIL CACTUS	5 GALLON	6
	OPUNTIA BIGELOWII - TEDDY BEAR CHOLLA	5 GALLON	12
	OPUNTIA ENGELMANNII V. LINGUIFORMIS - COW'S TONGUE P. PEAR	5 GALLON	27
	OPUNTIA FICUS INDICA - FIG PRICKLY PEAR	5 GALLON	6
	OPUNTIA SANTA RITA - SANTA RITA PRICKLY PEAR	5 GALLON	2
	TRICHOCEREUS HUASCHA - HEDGEHOG CACTUS	5 GALLON	53
	GRASSES		
	MUHLBERGIA C. 'REGAL MIST' - REGAL MIST	5 GALLON	256
	MUHLBERGIA LINDHEIMERI - LINDEIMER'S MUHLY	5 GALLON	175
	NASSELLA TENUISSIMA - MEXICAN FEATHER GRASS	5 GALLON	92
	GROUND COVER/VINES		
	CALYLOPHUS HARTWEGII - SUNDRIPS	5 GALLON	52
	CHRYSANTHEMUM MEXICANA - DAMIANITA DAISY	5 GALLON	73
	DALEA CAPITATA - GREEN DALEA	5 GALLON	104
	DALEA GREGGII - TRAILING DALEA	5 GALLON	180
	ROCK		
	1/2" MINUS - EXPRESS GOLD (BY GRANITE EXPRESS)	196,180 SQUARE FEET	



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602-437-2690

WEST VALLEY MEDICAL FACILITY
10011 DESERT RIVER BLVD, GLENDALE ARIZONA

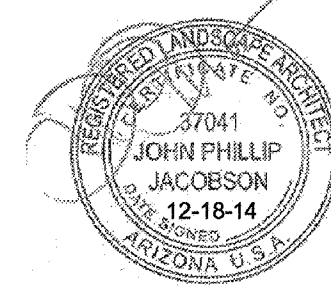
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PROJECT: -----

DRAWN BY: NA

REVIEW BY: jpr

VERSION: VERSION 1

REVISIONS:

12.18.2014 10.02.2014

10.13.2014

10.31.2014

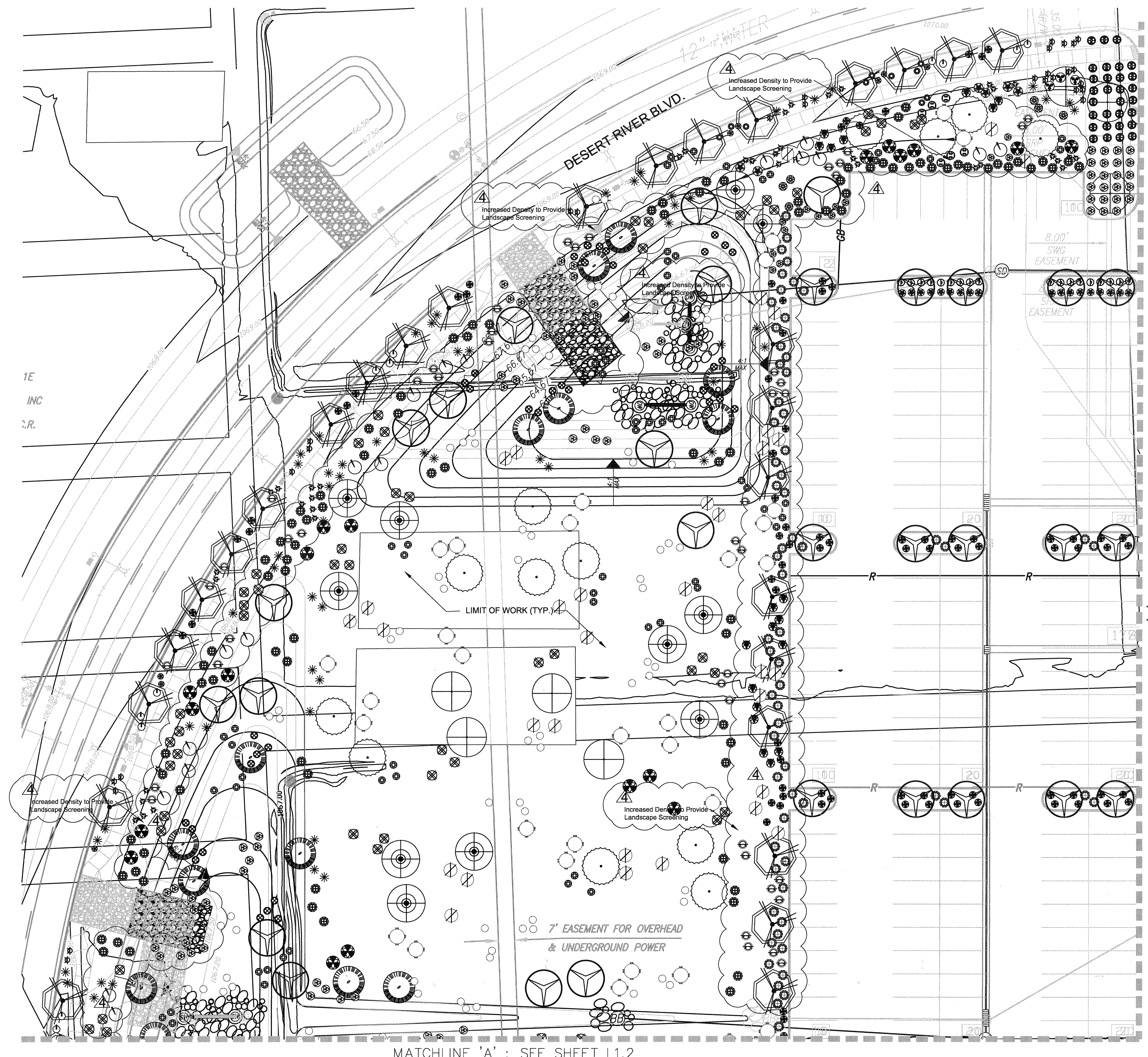
11.13.2014

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COVER SHEET

SHEET NUMBER:

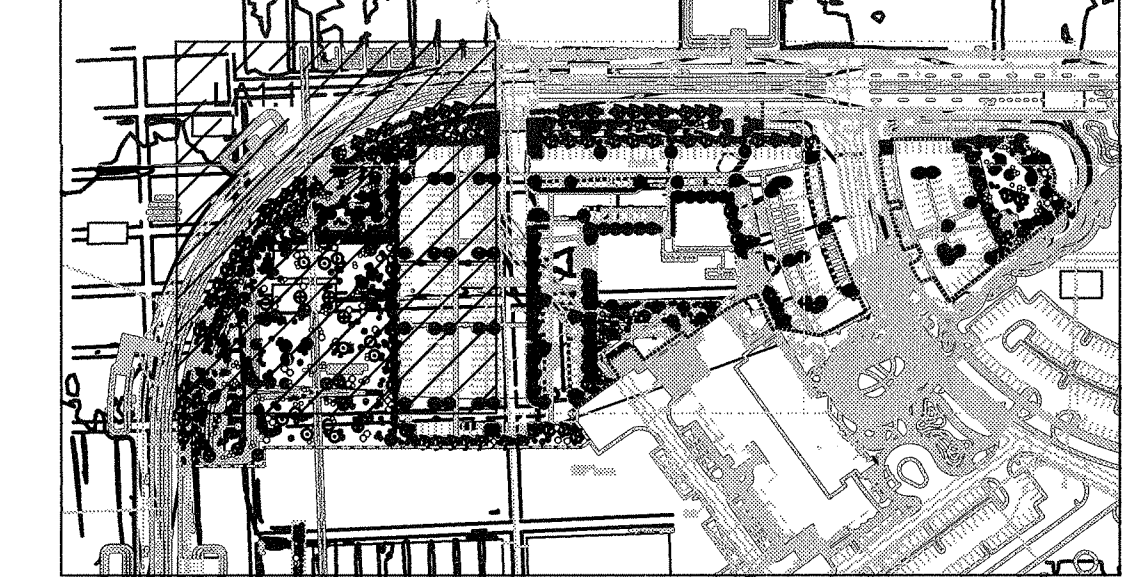
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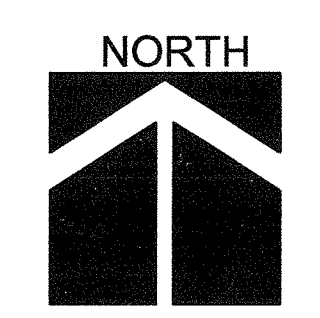
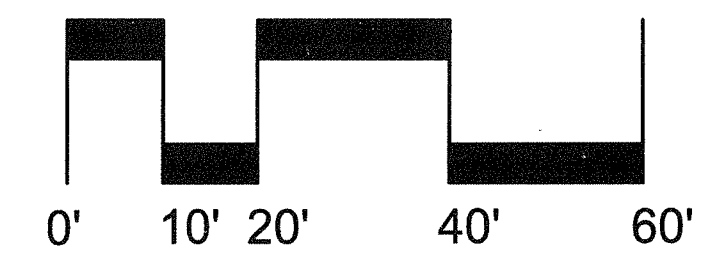
PLANT LEGEND

TREES	ACACIA ANEURA - MULGA TREE ACACIA WILLARDIANA - PALO BLANCO CHILOPSIS LINEARIS 'LUCRETIA HAMILTON' - HYB. DESERT WILLOW EBENOPSIS EBANO - TEXAS EBONY OLNEYA TESOTA - IRONWOOD TREE PARKINSONIA X. DESERT MUSEUM - DESERT MUSEUM PALO VERDE PROSOPIS X. PHOENIX - PHOENIX MESQUITE SOPHORA SECUNDIFLORA - TEXAS MOUNTAIN LAUREL
SHRUBS	BUDDLEJA MARRUBIFOLIA - WOOLY BUTTERFLY BUSH CALLIANDRA CALIFORNICA - BAJA FAIRY DUSTER CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER CORDIA PARVIFLORA - LITTLE LEAF CORDIA ENCELIA FARINOSA - BRITTLE BUSH ERICAMERIA LARICIFOLIA - TURPENTINE BUSH JUSTICIA CALIFORNICA - CHUPAROSA LARREA TRIDENTATA - CREOSOTE BUSH LEUCOPHYLLUM LAEVAGATUM - CHIHUAHUA SAGE LEUCOPHYLLUM LANGMANIAE - RIO BRAVO SAGE TECOMA STANS - YELLOW BELLS
ACCENTS	ASCLEPIAS SUBULATA - DESERT MILKWEED AGAVE GEMMIFLORA - TWIN FLOWERED AGAVE AGAVE HAVARDIANA - HAVARD AGAVE AGAVE MULTIFLIFERA - SHAGGY HEAD AGAVE AGAVE OVATIFOLIA - WHALES TONGUE AGAVE AGAVE PARRYI V. HUACHUCENSIS - FORT HUACHUCA AGAVE ALOE X. BLUE ELF - BLUE ELF AGAVE ALOE STRIATA - CORAL ALOE DASYLIRION LONGISSIMUM - TOOTHLESS SPOON DASYLIRION WHEELERI - DESERT SPOON EUPHORBIA ANTISYPHILITICA - CANDELLA HESPERALOE PARVIFLORA - RED YUCCA 'BRAKE LIGHTS' PEDILANTHUS MACROCARPA - LADY SLIPPER PENSTEMON PARRYI - PARRY'S PENSTEMON YUCCA BACCATA - BANANA YUCCA
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GRASSES	MUHLENBERGIA C. 'REGAL MIST' - REGAL MIST MUHLENBERGIA LINDHEIMERI - LINDEIMER'S MUHLY NASSELLA TENUISSIMA - MEXICAN FEATHER GRASS
GROUND COVERS/VINES	CALYLOPHUS HARTWEGII - SUNDROPS CHRYSACTINIA MEXICANA - DAMIANITA DAISY DALEA CAPITATA - GREEN DALEA DALEA GREGGII - TRAILING DALEA
ROCK	1/2" MINUS - EXPRESS GOLD (BY GRANITE EXPRESS)

KEY MAP



SCALE: 1"=20'-0"



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602-437-2690

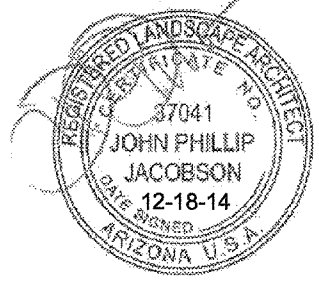
WEST VALLEY MEDICAL FACILITY
10011 DESERT RIVER BLVD, GLENDALE ARIZONA

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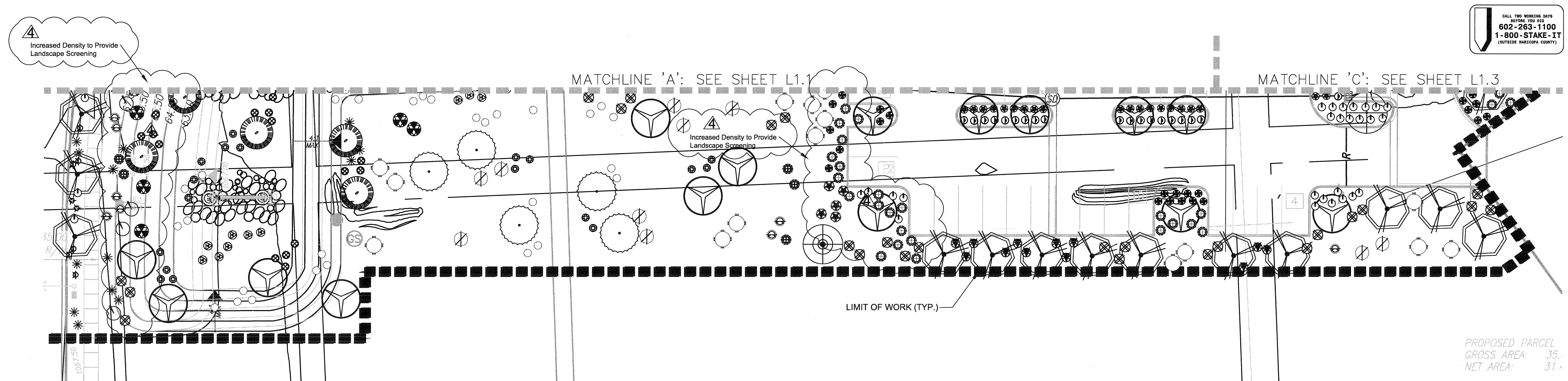


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VERSION:	VERSION 1
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PLANTING PLAN

SHEET NUMBER:

LA1.1

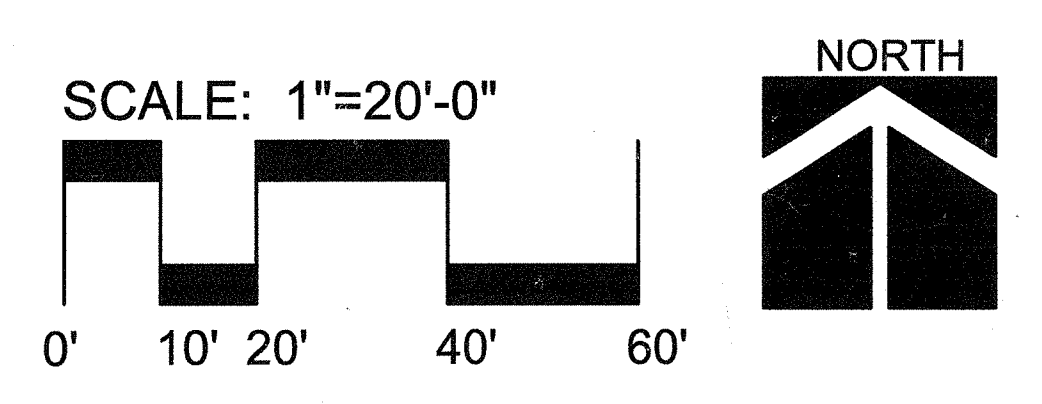
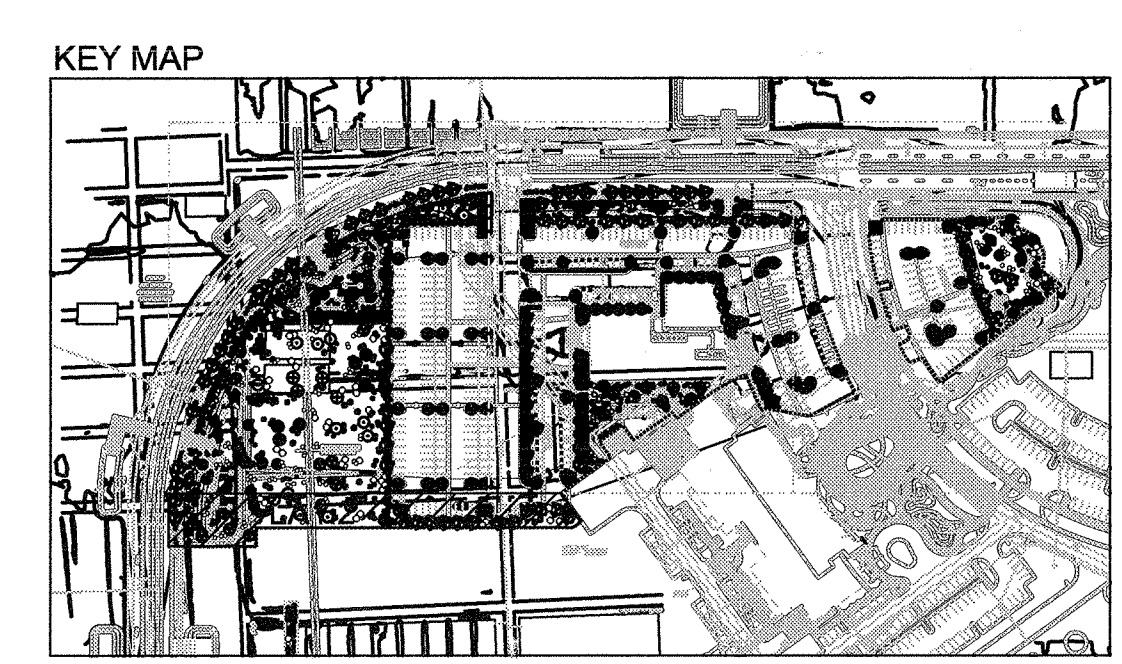


CALL TWO WORKING DAYS BEFORE YOU SEE
602-263-1100
1-800-STAKE-IT
(OUTSIDE HAVASUPAI COUNTY)

PROPOSED PARCEL
GROSS AREA: 35.
NET AREA: 31.

PLANT LEGEND

	TREES ACACIA ANEURA - MULGA TREE ACACIA WILLARDIANA - PALO BLANCO CHILOPSIS LINEARIS 'LUCRETIA HAMILTON' - HYB. DESERT WILLOW EBENOPSIS EBANO - TEXAS EBONY OLNEYA TESOTA - IRONWOOD TREE PARKINSONIA X. DESERT MUSEUM - DESERT MUSEUM PALO VERDE PROSOPIS X. PHOENIX - PHOENIX MESQUITE SOPHORA SECUNDIFLORA - TEXAS MOUNTAIN LAUREL
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	ROCK 1/2" MINUS - EXPRESS GOLD (BY GRANITE EXPRESS)



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WEST VALLEY MEDICAL FACILITY
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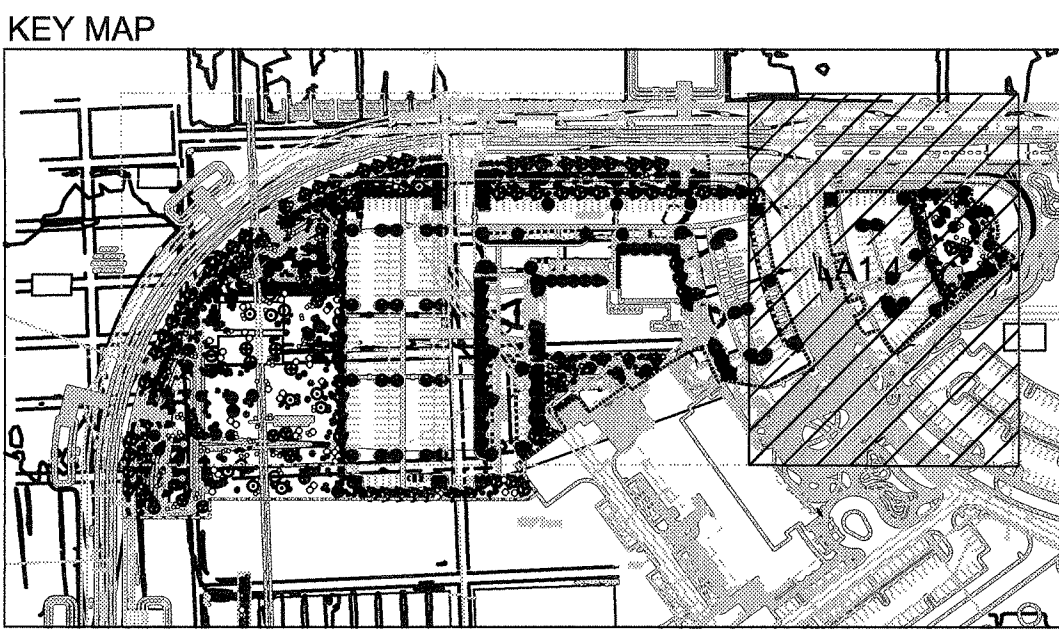
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REVIEW BY: JPI
VERSION: VERSION 1
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12.18.2014 10.13.2014
10.31.2014 11.13.2014

SHEET TITLE:
PLANTING PLAN
SHEET NUMBER:
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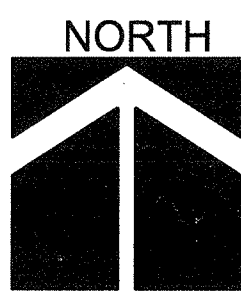
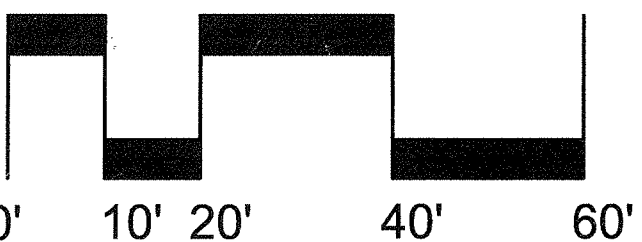


PLANT LEGEND

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	GROUND COVERS/VINES CALYLOPHUS HARTWEGII - SUNDROPS CHRYSACTINIA MEXICANA - DAMIANITA DAISY DALEA CAPITATA - GREEN DALEA DALEA GREGGII - TRAILING DALEA
	ROCK 1/2" MINUS - EXPRESS GOLD (BY GRANITE EXPRESS)



SCALE: 1"=20'-0"



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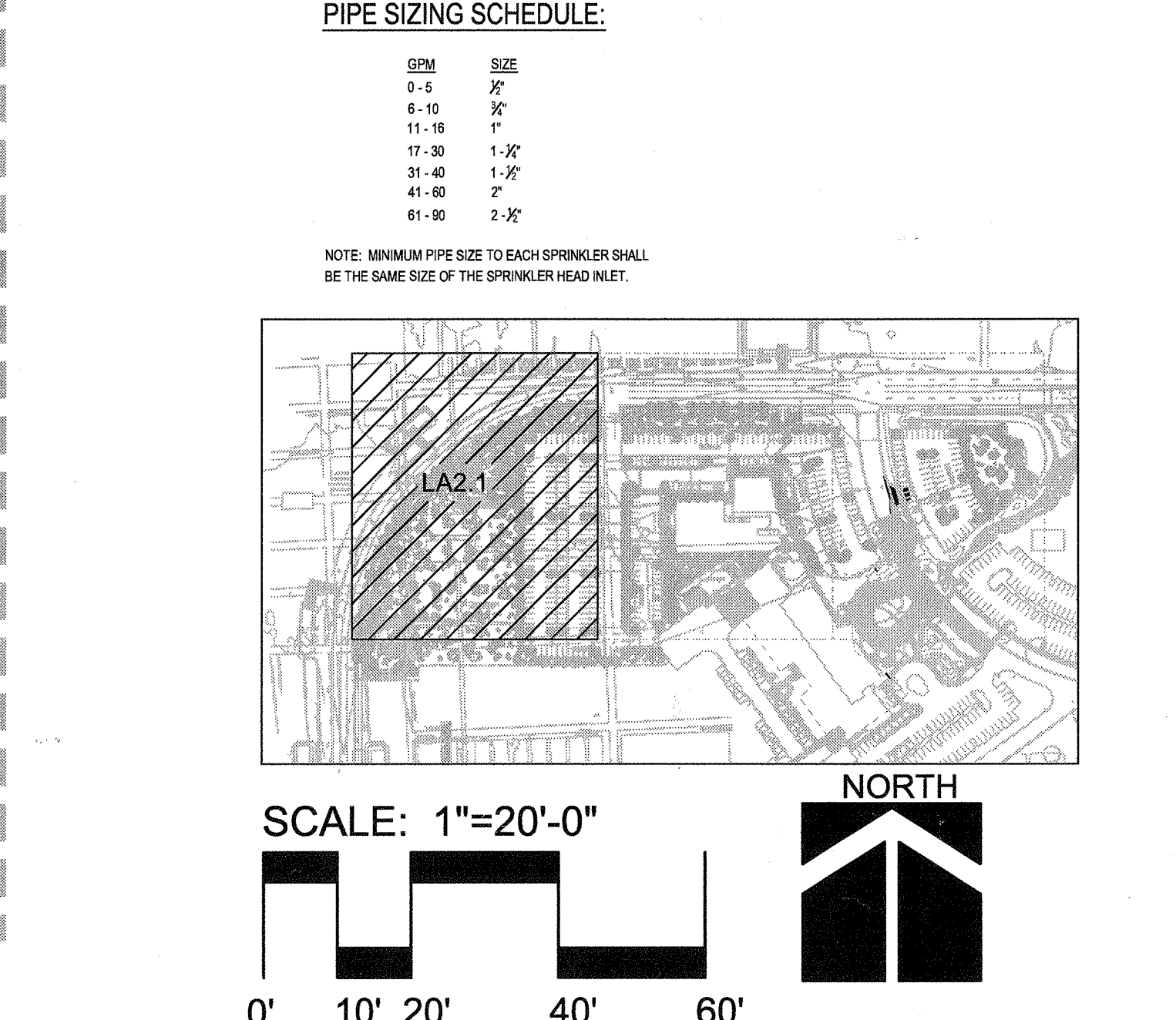
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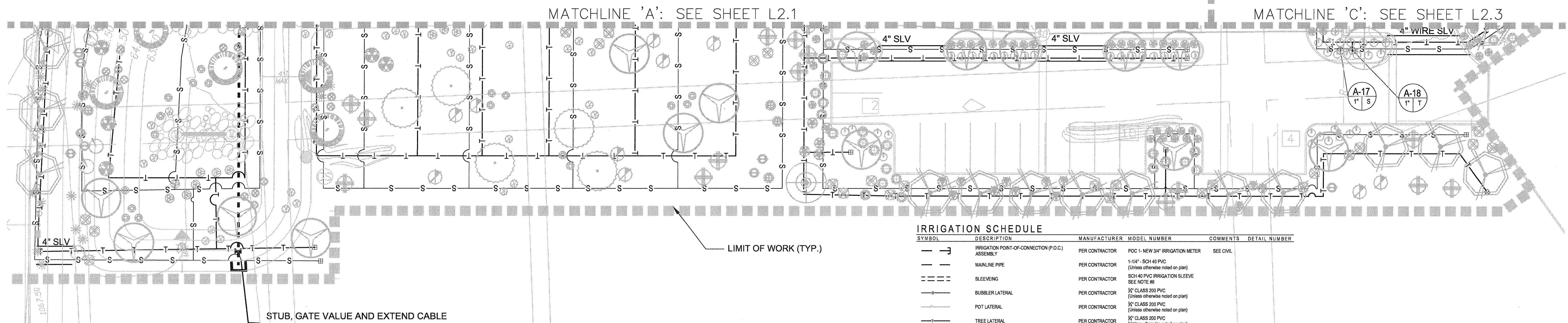
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PROJECT: _____
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REVIEW BY: jpl
VERSION: VERSION 1
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12.18.2014 10.13.2014
11.13.2014

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LA1.4





SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	COMMENTS	DETAIL NUMBER
	IRRIGATION POINT OF CONNECTION (P.O.C.) ASSEMBLY	PER CONTRACTOR	POC-1 NEW 1/2\"/>	SEE CIVIL	
	MAINLINE PIPE	PER CONTRACTOR	1-1/2\"/>	(Unless otherwise noted on plan)	
	SLEEVE	PER CONTRACTOR	SCH 40 PVC IRRIGATION SLEEVE	SEE NOTE #6	
	BUBBLER LATERAL	PER CONTRACTOR	3/4\"/>	(Unless otherwise noted on plan)	
	POT LATERAL	PER CONTRACTOR	3/4\"/>	(Unless otherwise noted on plan)	
	TREE LATERAL	PER CONTRACTOR	3/4\"/>	(Unless otherwise noted on plan)	
	SHRUB LATERAL	PER CONTRACTOR	3/4\"/>	(Unless otherwise noted on plan)	
	UNCONNECTED PIPE CROSSING	PER CONTRACTOR	PER DETAIL		
	FLUSH END CAP	PER CONTRACTOR	PER DETAIL		
	MASTER CONTROL VALVE	SPEC	SPEC		
	3/4\"/>	PER CIVIL PLANS	PER CIVIL PLANS		
	ELECTRIC VALVE FOR EMITTER SYSTEM w/ WYE STRAINER & PRESSURE REGULATOR	RAINBIRD	100-PESS SERIES w/ RST-20000 & PFI M20X-075	PER CIVIL PLANS	
	CONTROLLER	RAINBIRD	RainBird ESP-LKD Decoder Controller with Flow Smart Module, et mpr cartridge and remote	PER CIVIL PLANS	
	BRONZE MAIN LINE ISOLATION GATE VALVE	WATTS	Watts WGV THD Bronze Gate Valve	See Per Line Size	
	FLOW METER	NETATM	1\"/>	FLOW RANGE 0.3-200PM	

- NOTES:**
- THE IRRIGATION SYSTEM IS DESIGNED FOR A MINIMUM OF 50PSI AND 17 GPM AT THE POINT OF CONNECTION. THE FLOW IS DESIGNED NOT TO EXCEED 20GPM FLOW.
 - ALL 24-VOLT WIRING SHALL BE #14 UFIL DIRECT BURIAL, SOLID COPPER.
 - ALL VALVE BODIES FOR RECLAIMED SYSTEM SHALL BE PURPLE. ALL VALVE HANDLES AND QUICK-COUPLER COVERS SHALL ALSO BE PURPLE FOR RECLAIMED WATER.
 - CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCE FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT, THE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS AS DIRECTED BY THE CONSULTANT.
 - EMITTER SCHEDULE

PLANT SIZE	EMITTER NUMBER	NOTES:
CACTI	1.5 GPM OUTLET, RAINBIRD XBT-654 EMITTER-2 EACH	1. CACTI EMITTERS SHALL BE PLUGGED AFTER THE ESTABLISHMENT PERIOD.
5 GAL SHRUB	1-5 GPM OUTLET, RAINBIRD XBT-10-6 EMITTER-2 EACH	2. ALL PLANT MATERIAL SHALL BE IRRIGATED W/RAINBIRD XBT SERIES MULTI-PORT EMITTERS.
2\"/>	1-10GPM, RAINBIRD XBT-10-6 EMITTER-6 EACH	

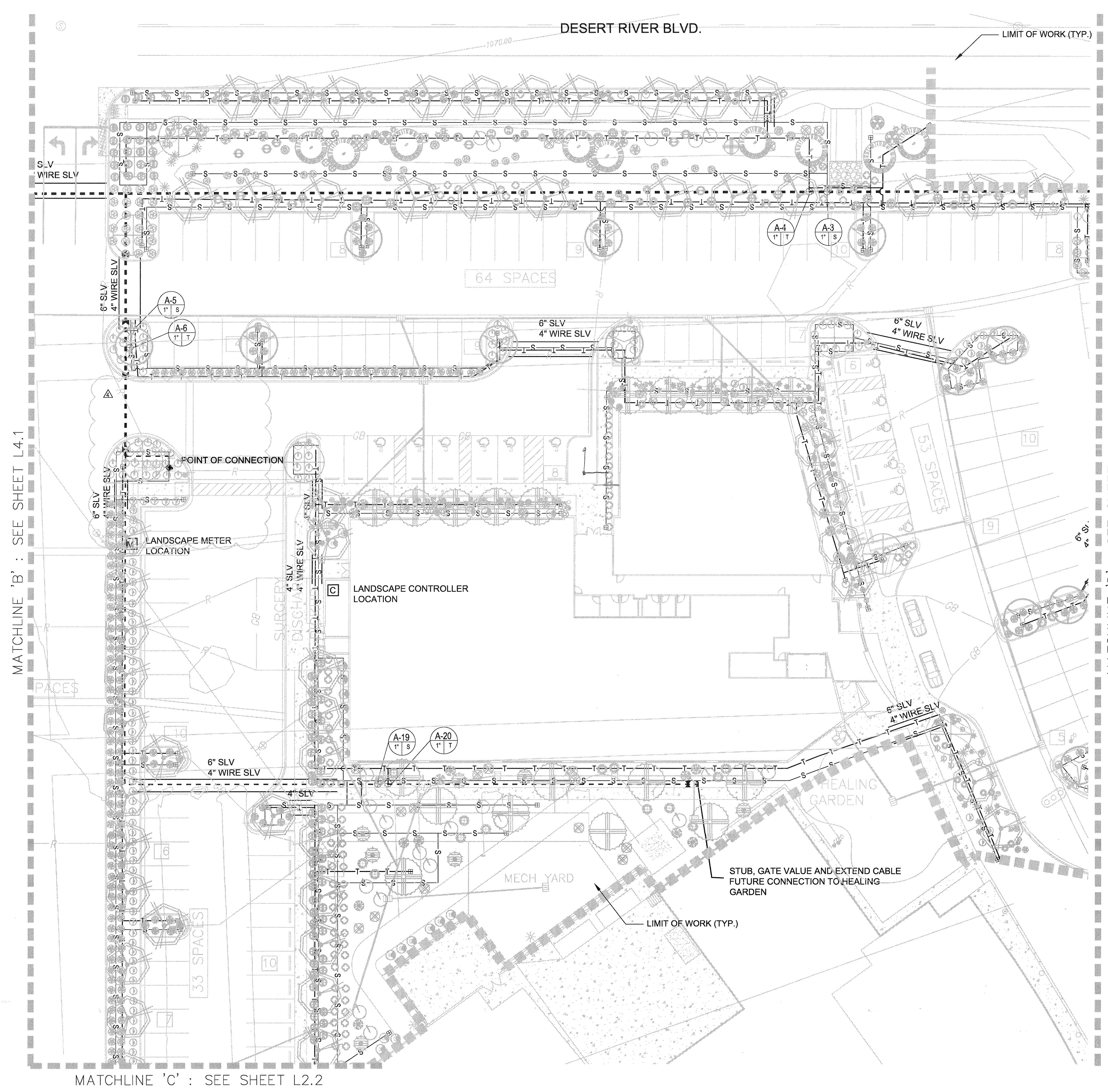
- PIPING SHALL BE THOROUGHLY FLUSHED PRIOR TO EMITTER INSTALLATION AS PER DETAILS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FLUSHING OF EMITTERS DUE TO CLOSING FOR THE DURATION OF THE MAINTENANCE PERIOD AS OUTLINED IN THE LANDSCAPE SPECIFICATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY PLANT MATERIAL WHICH DIES DURING THE MAINTENANCE PERIOD AS A RESULT OF EMITTER CLOSING.
- INSTALL IRRIGATION SLEEVES UNDER ALL SIDEWALKS PER THE FOLLOWING SCHEDULE:
 - CONTRACTOR SHALL PROVIDE THREE #3X4 QUICK-COUPLER KEYS WHOSE SIZES.
 - CONTRACTOR SHALL COMPLETE THE FOLLOWING PRIOR TO FINAL WALKTHROUGH:
 - CONSTRUCTION RECORD (AS-BUILT) DRAWINGS.
 - CONTROLLER DATA SHEETS, INCLUDING IN DIGITAL FORMAT.
 - THESE IRRIGATION CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. THEREFORE, ALL IRRIGATION ELEMENTS GRAPHICALLY REPRESENTED IN THESE CONSTRUCTION DOCUMENTS ARE SCHEMATIC. FIELD MODIFICATIONS MAY OCCUR IN ORDER TO FULFILL THE DESIGN INTENT OF THE DRAWINGS. CONTRACTOR SHALL CONSULT WITH IRRIGATION DESIGNER AND PREPARE AS-BUILT PLANS SHOULD FIELD MODIFICATIONS BE NECESSARY.
 -

The diagram shows a circular symbol with a cross inside, representing a valve controller. A line points from the text 'VALVE SIZE' to the left side of the circle. Another line points from the text 'STATION NUMBER' to the top of the circle. A third line points from the text 'STATION NAME' to the right side of the circle. Below the circle, the text 'A = DROPPER GROUP' is written.

PIPE SIZING SCHEDULE:

GPM	SIZE
0 - 5	1/2"
6 - 10	3/4"
11 - 16	1"
17 - 30	1-1/2"
31 - 40	1-3/4"
41 - 60	2"
61 - 90	2-1/2"

NOTE: MINIMUM PIPE SIZE TO EACH SPRINGER SHALL BE THE SAME SIZE OF THE SPRINGER HEAD INLET.



IRRIGATION SCHEDULE				
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	COMMENTS
---	IRRIGATION PORT OF CONNECTION (P.O.C.) ASSEMBLY	PER CONTRACTOR	POC-1 NEW 3/4\"/>	SEE CIVIL
---	MAINLINE PIPE	PER CONTRACTOR	1\"/>	SEE NOTE #8
---	SLEEVING	PER CONTRACTOR	SCH 40 PVC IRRIGATION SLEEVE	SEE NOTE #8
---	BUBBLER LATERAL	PER CONTRACTOR	3/4\"/>	SEE NOTE #8
---	POT LATERAL	PER CONTRACTOR	3/4\"/>	SEE NOTE #8
---	TREE LATERAL	PER CONTRACTOR	3/4\"/>	SEE NOTE #8
---	SHRUB LATERAL	PER CONTRACTOR	3/4\"/>	SEE NOTE #8
---	UNCONNECTED PIPE CROSSING	PER CONTRACTOR		PER DETAIL
---	FLUSH END CAP	PER CONTRACTOR		PER DETAIL
---	MASTER CONTROL VALVE	SPEC		PER CIVIL PLANS
---	1\"/>	PER CONTRACTOR		PER CIVIL PLANS
---	ELECTRIC VALVE FOR EMITTER SYSTEM w/ WYE STRAINER & PRESSURE REGULATOR	RAIN BIRD	100/PSI SERIES w/ RBY 200MAX & PSI MAX-OTS	PER CIVIL PLANS
---	CONTROLLER	RAINBIRD	RainBird ESP-LXD Decade Controller with Four Smart Modules, all rgr cartridge and remote	PER CIVIL PLANS
---	BRONZE MAIN LINE ISOLATION GATE VALVE	WATTS	Watts WGV 7\"/>	Size Per Line Size
---	FLOW METER	NETAFIM	1\"/>	FLOW RANGE 0.3-300GPM

- NOTES:**
- THE IRRIGATION SYSTEM IS DESIGNED FOR A MINIMUM OF 55PSI AND 17 GPM AT THE POINT OF CONNECTION. THE FLOW IS DESIGNED NOT TO EXCEED 200GPM FLOW.
 - ALL 24-VOLT WIRING SHALL BE #14 ULFUTL DIRECT-BURIAL, SOLID COPPER.
 - ALL VALVE BOXES FOR RECLAIMED SYSTEM SHALL BE PURPLE. ALL VALVE HANDLES, AND QUICK-COUPLER COVERS SHALL ALSO BE PURPLE FOR RECLAIMED WATER.
 - CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCE FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS AS DIRECTED BY THE CONSULTANT.
 - EMITTER SCHEDULE
- | PLANT SIZE | EMITTER NUMBER | NOTES |
|------------|---|--|
| CACTI | 1.0 GPH OUTLET, RAINBIRD XBT-05-6 EMITTER, 2 EACH | CACTI EMITTERS SHALL BE PLUGGED AFTER THE ESTABLISHMENT PERIOD |
| 1\"/> | 1.0 GPH OUTLET, RAINBIRD XBT-05-6 EMITTER, 2 EACH | ALL PLANT MATERIAL SHALL BE IRRIGATED RAINBIRD XBT SERIES MULTI-PORT EMITTERS. |
| 2\"/> | 1.0 GPH, RAINBIRD XBT-10-6 EMITTER, 6 EACH | |
- PIPING SHALL BE THOROUGHLY FLUSHED PRIOR TO EMITTER INSTALLATION AS PER DETAILS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FLUSHING OF EMITTERS DUE TO CLOGGING FOR THE DURATION OF THE MAINTENANCE PERIOD AS OUTLINED IN THE LANDSCAPE SPECIFICATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY PLANT MATERIAL WHICH DIES DURING THE MAINTENANCE PERIOD AS A RESULT OF EMITTER CLOGGING.
- INSTALL IRRIGATION SLEEVES UNDER ALL SIDEWALKS PER THE FOLLOWING SCHEDULE:
- | PIPE SIZE OR WIRE QUANTITY | REQUIRED SLEEVES |
|----------------------------|------------------|
| 1\"/> | 1\"/> |
| 2\"/> | 2\"/> |
| 3\"/> | 3\"/> |
| 4\"/> | 4\"/> |
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| 94\"/> | 94\"/> |
| 96\"/> | 96\"/> |
| 98\"/> | 98\"/> |
| 100\"/> | 100\"/> |
- CONTRACTOR TO FIELD VERIFY SIZE, LOCATION AND QUANTITY OF EXISTING SLEEVES INSTALLED UNDER STREET APPROXIMATION PACKAGE PRIOR TO INSTALLATION OF IRRIGATION SYSTEM, AND NOTIFY CONSULTANT OF ANY DIFFERENCES.
 - CONTRACTOR SHALL PROVIDE THREE #30X QUICK-COUPLER KEYS WHOSE DIMENSIONS:
 - CONTRACTOR SHALL COMPLETE THE FOLLOWING PRIOR TO FINAL WALK-THROUGH:
A. CONSTRUCTION RECORD (AS-BUILT) DRAWINGS.
B. CONTROLLER DATA SHEETS, INCLUDING IN DETAIL FORMAT.
 - THESE IRRIGATION CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. THEREFORE, ALL IRRIGATION ELEMENTS GRAPHICALLY REPRESENTED IN THESE CONSTRUCTION DOCUMENTS ARE SCHEMATIC. FIELD MODIFICATIONS MAY OCCUR IN ORDER TO FULLY FULFILL THE DESIGN INTENT OF THE DRAWINGS. CONTRACTOR SHALL CONSULT WITH IRRIGATION DESIGNER AND PREPARE AS-BUILT PLANS SHOULD FIELD MODIFICATIONS BE NECESSARY.
 -

VALVE KEY: CONTROLLER LETTER STATION NUMBER

VALVE SIZE 1\"/>

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100\"/>

NOTE: MINIMUM PIPE SIZE TO EACH SPRINKLER SHALL BE THE SAME SIZE OF THE SPRINKLER HEAD INLET.

KEY MAP

SCALE: 1\"/>

0' 10' 20' 40' 60'

NORTH

EXPIRATION DATE: 12-31-15

DATE: 07-03-14

PROJECT:

DRAWN BY: NA

REVIEW BY: jsl

VERSION: VERSION 1

REVISIONS:

DATE	DESCRIPTION
10.02.2014	
10.14.2014	
10.31.2014	
11.13.2014	

SHEET TITLE:

Irrigation Plan

SHEET NUMBER:

LA2.3

AAA LANDSCAPE
3747 E SOUTHERN AVE
PHOENIX, ARIZONA 85040
602-457-2000

WEST VALLEY MEDICAL FACILITY
10011 DESERT RIVER BLVD, GLENDALE ARIZONA

NOTICE OF EXTENDED PAYMENT PROVISION:
This contract allows the owner to certify and approve billings and estimates for progress payments within 30 days after the billings and estimates are received from the contractor, for release of retention within 60 days after the billings and estimates are received from the contractor and for final payment within 60 days after the billings and estimates are received from the contractor.

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EXPIRATION DATE: 12-31-15

DATE: 07-03-14

PROJECT:

DRAWN BY: NA

REVIEW BY: jsl

VERSION: VERSION 1

REVISIONS:

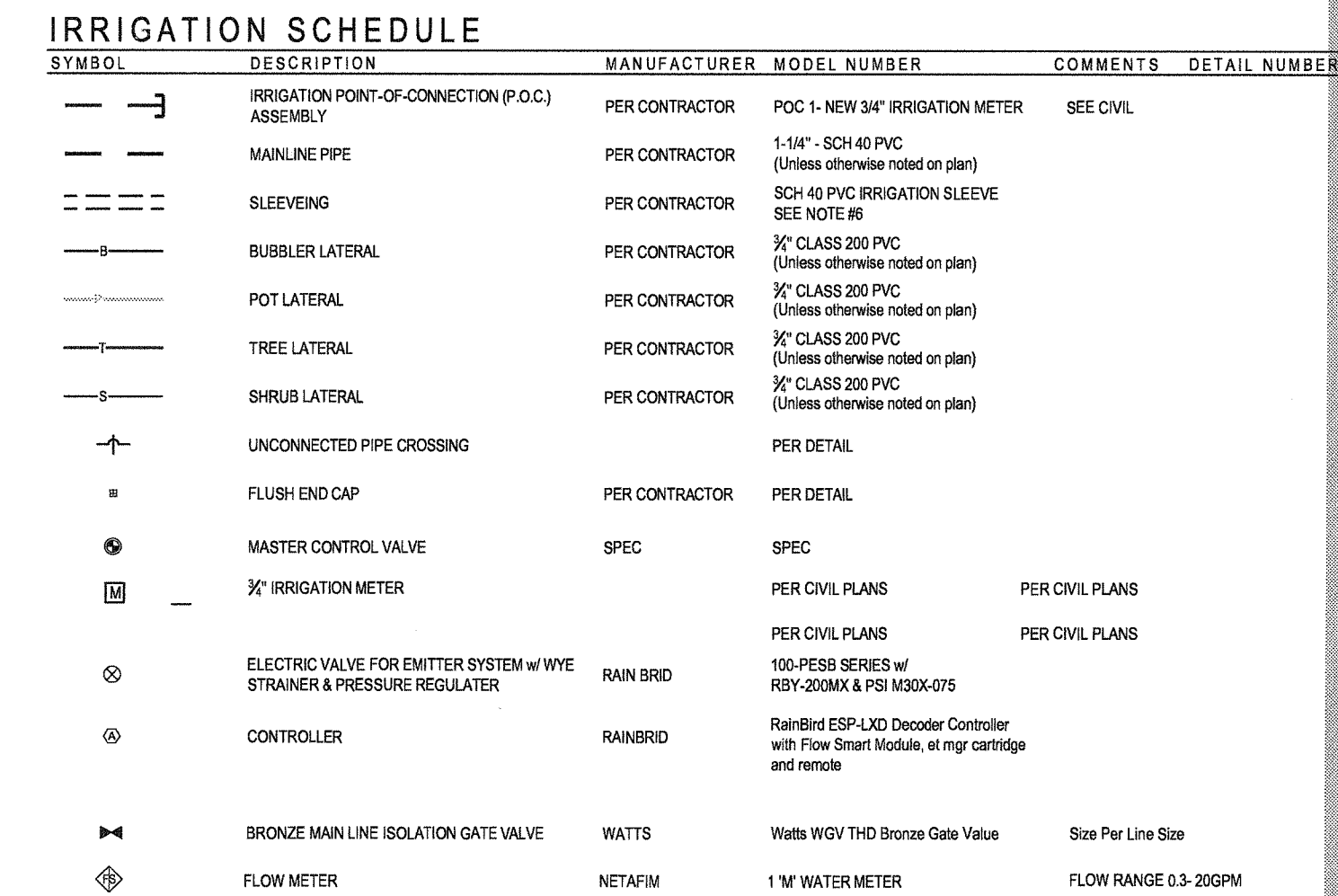
DATE	DESCRIPTION
10.02.2014	
10.14.2014	
10.31.2014	
11.13.2014	

SHEET TITLE:

Irrigation Plan

SHEET NUMBER:

LA2.3



- # NOTES:
-
1. THE IRRIGATION SYSTEM IS DESIGNED FOR A MINIMUM OF 50PSI AND 7.0 GPM AT THE POINT OF CONNECTIONS. THE FLOW IS DESIGNED NOT TO EXCEED 200GPM FLOW.
 2. ALL 24" VULD WIRING SHALL BE #14 ULFUL DIRECT-BURIAL, SOLID COPPER.
 3. ALL VALVE BOXES FOR FIELD SYSTEM SHALL BE PURPLE. ALL VALVE HANDLES, AND QUARTIC-QUARTIC COVERS SHALL ALSO BE PURPLE FOR RECLAIMED WATER.
 4. CONTRACTOR SHALL RELAY SYSTEM PRESSURE PRIOR TO DESIGNING MATERIALS AND CHANGING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCE FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS AS DIRECTED BY THE CONSULTANT.
 5. EMITTER SCHEDULE

PLANT SIZE	EMITTER NUMBER
CACTI	1.0 GPM/H OUTLET, RAINBOW XST-05-6 (EMITTER 2 EACH)
1.5 GA. SHRUB	1.0 GPM/H OUTLET, RAINBOW XST-05-6 (EMITTER 2 EACH)
2.0 GA. TREE	1.5 GPM/H RAINBOW XST-05-6 (EMITTER 2 EACH)
 6. NOTES:
 1. CACTI, EMITTERS SHALL BE FLUGGED AFTER THE ESTABLISHMENT PERIOD
 2. ALL PLANT MATERIAL SHALL BE IRRIGATED W/RAINBOW XST

PIPING SHALL BE THOROUGHLY FLUSHED PRIOR TO EMITTER INSTALLATION AND PER DETAILS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FLUSHING OF EMITTERS DUE TO CLOGGING FROM THE DURATION OF THE MAINTENANCE PERIOD AS OUTLINED IN THE LANDSCAPE SPECIFICATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY PLANT MATERIAL WHICH DURING THE MAINTENANCE PERIOD AS A RESULT OF EMITTER CLOGGING.

6. INSTALL IRRIGATION SLEEVES UNDER ALL SIDEWALKS PER THE FOLLOWING SCHEDULE:

<u>PIPE SIZE OR WIRE QUANTITY</u>	<u>REQUIRED SLEEVES</u>
DRIP TUBING	1-2" SCH 40 PVC
3/4" LATERAL	1-2" SCH 40 PVC
1" LATERAL	1-2" SCH 40 PVC
1 1/2" LATERAL	1-2" SCH 40 PVC
2" LATERAL	1-4" SCH 40 PVC
2 1/2" LATERAL	1-4" SCH 40 PVC
1" PRESSURE SUPPLY LINE	1-4" SCH 40 PVC
1 1/2" PRESSURE SUPPLY LINE	1-4" SCH 40 PVC
2" PRESSURE SUPPLY LINE	1-6" SCH 40 PVC
2 1/2" PRESSURE SUPPLY LINE	1-6" SCH 40 PVC
1-40 CONTROL WIRES	1-4" SCH 40 PVC
21-40 CONTROL WIRES	1-4" SCH 40 PVC

7. CONTRACTOR TO FIELD VERIFY SIZE, LOCATION AND QUANTITY OF EXISTING SLEEVES INSTALLED UNDER STREET IMPROVEMENT PACKAGE PRIOR TO INSTALLATION OF IRIGATION SYSTEM AND NOTIFY CONSULTANT OF ANY DIFFERENCES.
8. CONTRACTOR SHALL PROVIDE THREE (3) KICK-OUT COUPLER KEYS WHOSE DIMENSIONS:
9. CONTRACTOR SHALL COMPLETE THE FOLLOWING PRIOR TO FINAL WALK-THROUGH:
 - A. CONSTRUCTION RECORD (AS-BUILT) DRAWINGS
 - B. CONTROL DATA SHEETS INCLUDING IN DIGITAL FORMAT
10. THESE IRIGATION CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN EVENT. THERE ARE NO IRIGATION ELEMENTS GRAPHICALLY REPRESENTED IN THESE CONSTRUCTION DOCUMENTS ARE SCHEDULED FIELD MODIFICATIONS MAY OCCUR IN ORDER TO FIELD VERIFY THE DESIGN OF THE DRAWINGS. CONTRACTOR SHALL CONSULT WITH IRIGATION DESIGNER AND PREPARE AS-BUILT PLAN SHOULD FIELD MODIFICATIONS BE NECESSARY.

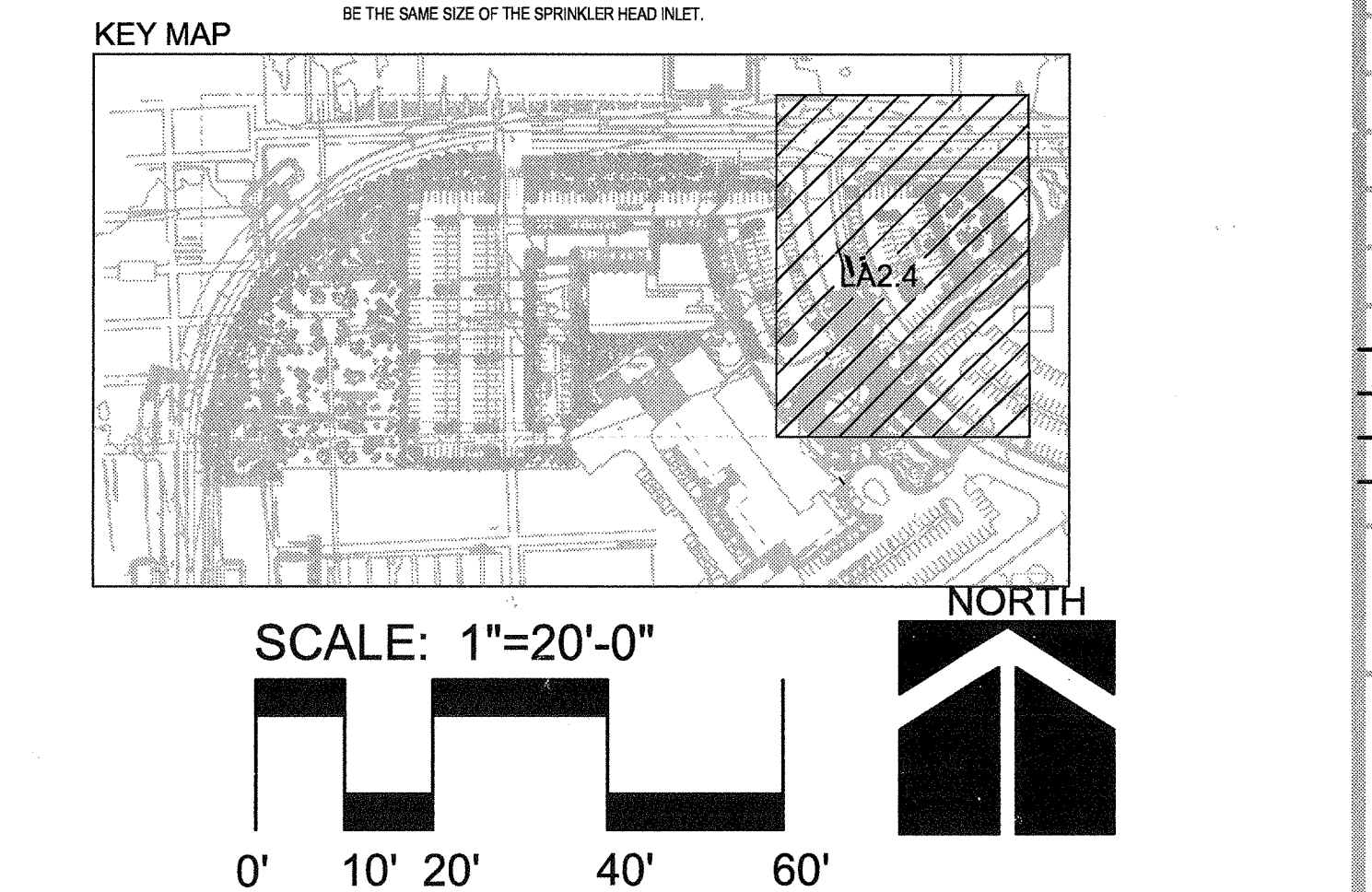
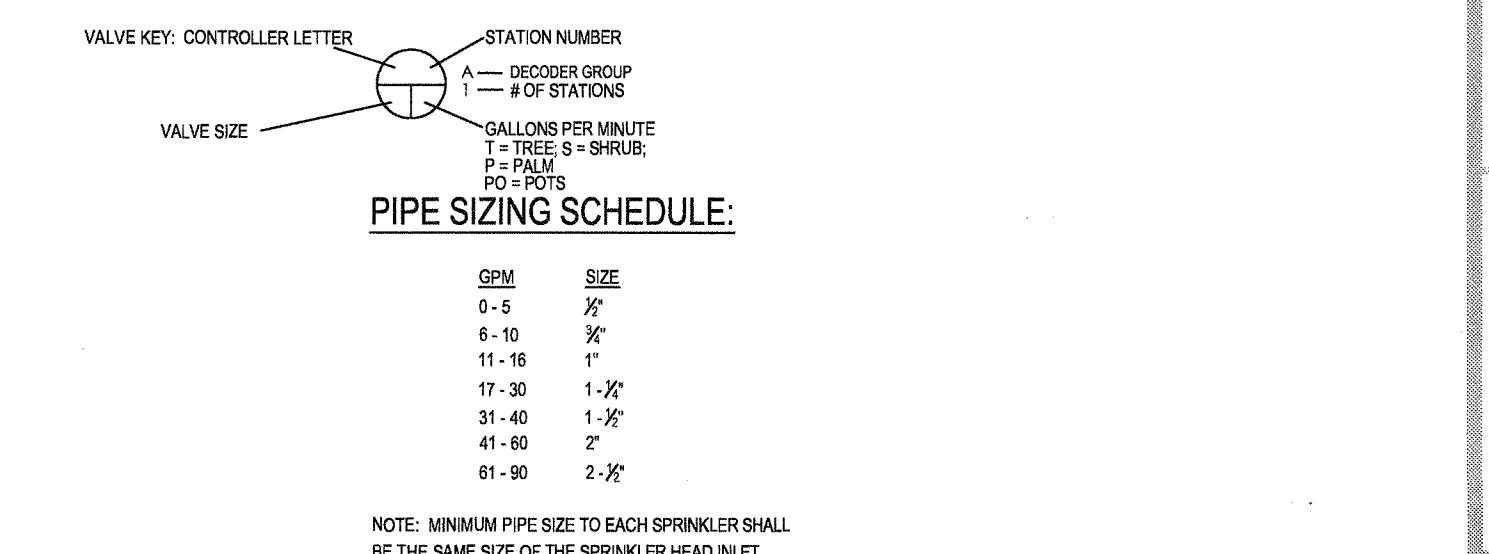


EXHIBIT C

PHOTOGRAPH CONTEXT PLAN



Address/Location:

7300 N. 99th Ave
Glendale, AZ 85307

APN: 142-57-005C

Applicant:

Gammage & Burnham, PLC
40 N. Central Ave, 20th Floor
Phoenix, AZ 85004

SR:

23-0508

Zoning:

PAD (ZON07-20)

Gross Acres:

35 acres



 SUBJECT PROPERTY



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9



View 10



View 11



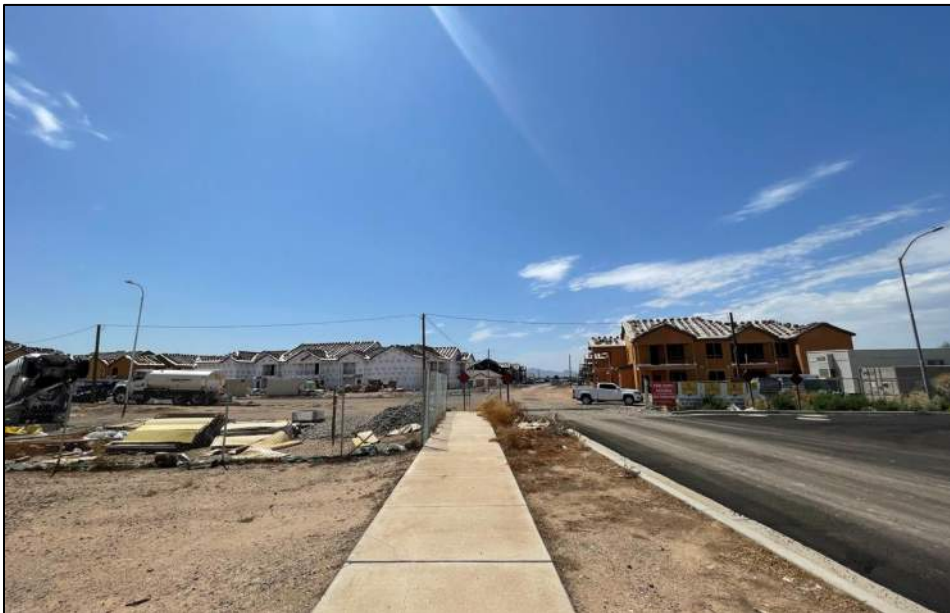
View 12



View 13



View 14



View 15



View 16



View 17



View 18



View 19



View 20



View 21



View 22



View 23



View 24



View 25



View 26



View 27



View 28



View 29



View 30

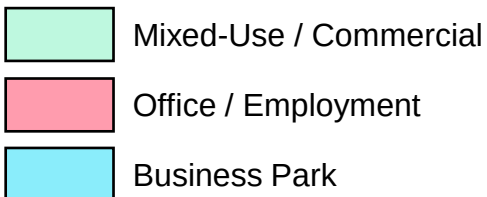
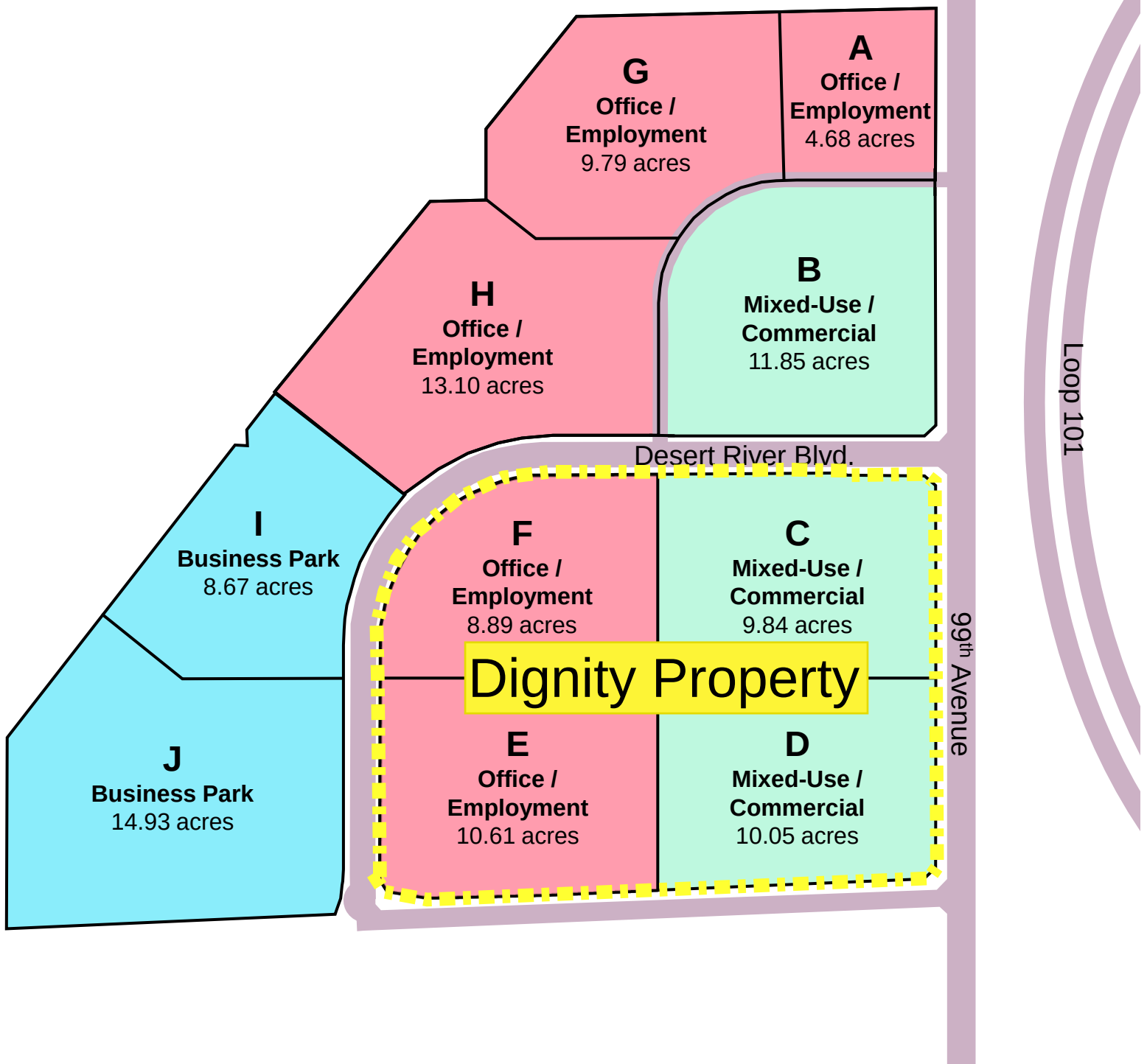


View 31



View 32

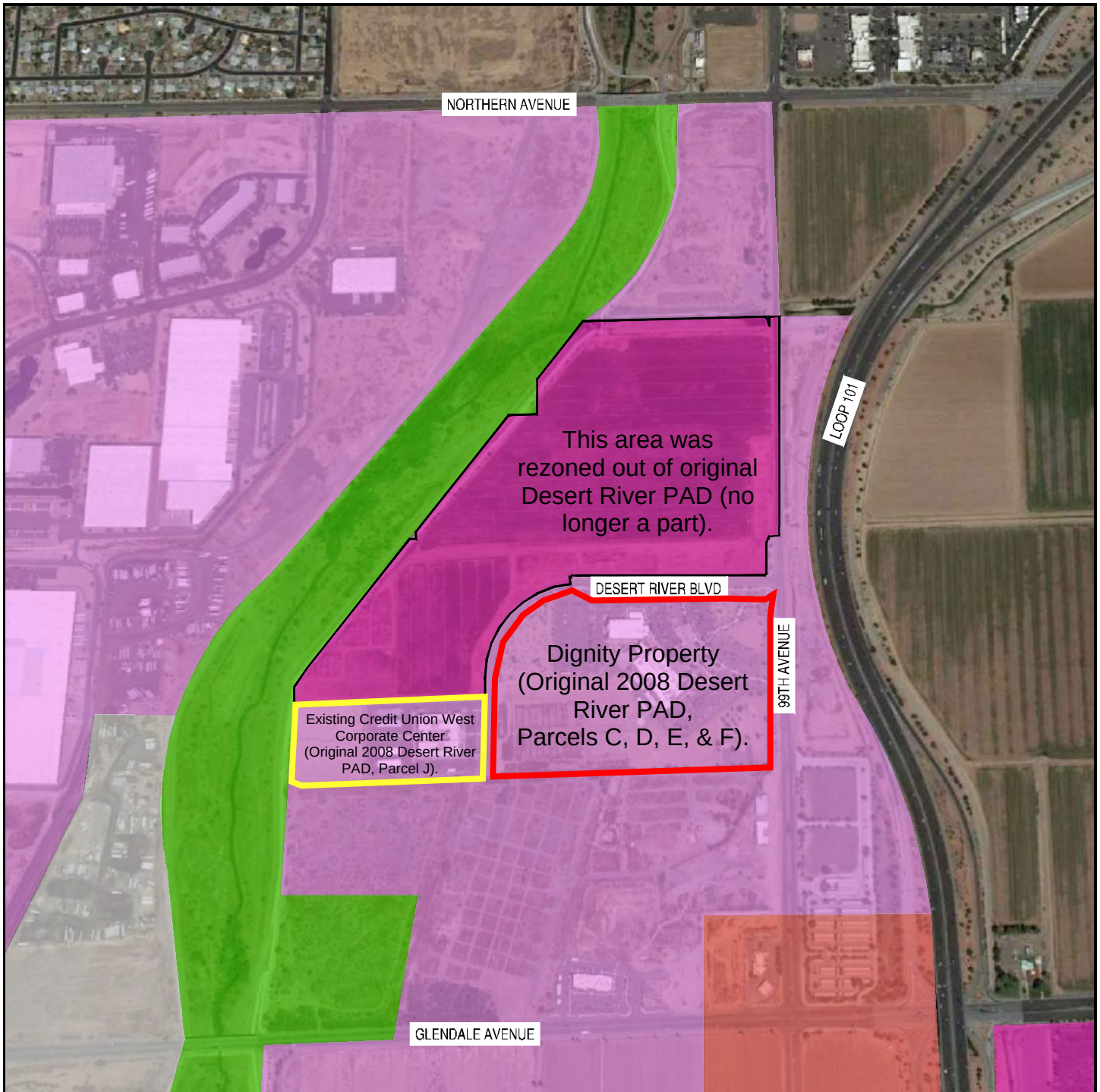
EXHIBIT D



LAND USE MASTER PLAN



EXHIBIT E



LEGEND

	PLANNED COMMERCIAL		PARKS AND OPEN SPACE
	BUSINESS PARK		INDUSTRIAL
	ENTERTAINMENT MIXED USE		REGIONAL MIXED USE



The Empire Group
6617 North Scottsdale Road,
Suite 101
Scottsdale, Arizona 85250
Phone: (480) 951-2207
Fax: (480) 951-3023
www.theempiregroupllc.com

EXHIBIT B: EXISTING LAND USE DESERT RIVER 2 GLENDALE, ARIZONA

JOB #	4-038
DATE	NOV. 2022
SCALE	N.T.S.
SHT	1 OF 1

EXHIBIT F

Exhibit 'F' - Previous and Proposed PAD - Development Standards Comparison Table

Development Standard	Previous PAD - Desert River				Proposed PAD - Dignity
	Parcel C	Parcel D	Parcel E	Parcel F	Development Standards
Minimum Net Lot Area	N/A	N/A	N/A	N/A	N/A
Minimum Lot Area	Dev. Site Area				N/A
Minimum Rear Setback	15'	15'	15'	35'	15'
Minimum Side Setback	25'	25'	25'	50'	25'
Minimum Public Street Setback	50' (adjacent to 99th Ave); 30' (adjacent to Desert River Blvd)	50' (adjacent to 99th Ave); 30' (adjacent to Myrtle Ave)	30' (adjacent to Desert River Blvd & Myrtle Ave)	30' (adjacent to Desert River Blvd & Myrtle Ave)	25' (adjacent to other public roadways); 50' (adjacent to 99th Ave)
Maximum Structure Height ¹	110'/75' ¹	110'/75' ¹	110'/75' ¹	110'/75' ¹	110' (FAA Review / Approval)
Maximum FAR ²	0.55 ²	0.55 ²	0.55 ²	0.55 ²	0.55 ²
Minimum Landscape Setback adjacent to Public Street ³	50' (adjacent to 99th Ave); 30' (adjacent to Desert River Blvd) ³	50' (adjacent to 99th Ave); 30' (adjacent to Myrtle Ave) ³	30' (adjacent to Desert River Blvd & Myrtle Ave) ³	30' (on Desert River Blvd & Myrtle Ave) ³	20' (adjacent to 99th Ave; excluding sidewalks) 15' (adjacent to Myrtle Ave & Desert River Blvd; excluding sidewalks)
Minimum Landscape Setback Adjacent to Private Internal Drive ³	25' ³	25' ³	25' ³	25' ³	25' ³
Minimum Open Space	10%	10%	15%	15%	10%
Parking	Appendix E	Appendix E	Appendix E	Appendix E	Per UDC Section 35.4.05
Signage	N/A	N/A	N/A	N/A	Per UDC Section 35.4.300 (See C-2 Signage Standards)

Notes

¹ Max. Structure Height - 110' permitted within Mixed-Use/Commercial & Office/ Employment, Height/Intensity Area; 75' in Mixed-Use/Commercial & Office/ Employment areas located outside the Height/Intensity (FAA Review / Approval)

² Min. FAR - FAR allowances are non-regulatory, but serve as a bulk standard goal for the parcel. Actual FAR may exceed or fall short of target

³ Sidewalks permitted within landscape setback

EXHIBIT D

ELEVATIONS - PHOTO IMAGES FOR CONCEPTUAL PURPOSES ONLY



EXHIBIT H

DESERT RIVER PLANT LIST	
Overall Master Plant List	
Botanical Name	Common Name
Trees	
Acacia aneura	Mulga
Acacia Salicina	Willow Acacia
Acacia smallii (farnesiana)	Sweet Acacia
Caesalpinia cacalaco	Smoothie Cacalaco
Caesalpinia mexicana	Mexican Bird of paradise
Chilopsis linearis	Desert Willow
Dalbergia sissoo	Sissoo Tree
Fraxinus sp.	Ash Sp.
Oleaya tesota	Ironwood
Parkinsonia 'Desert Museum'	Desert Museum Palo Verde
Parkinsonia floridum	Blue Palo Verde
Parkinsonia praecox	Palo Brea
Phoenix dactylifera	Date Palm
Pistacia 'Red Push'	Red Push Pistache
Pithecellobium flexicaule	Texas Ebony
Pithecellobium mexicanum	Mexican Ebony
Prosopis glandulosa	Texas Honey Mesquite
Prosopis Hybrid	Thornless Mesquite
Prosopis velutina	Velvet Mesquite
Quercus Species	Oak Sp.
Sophora secundiflora	Texas Mountain Laurel
Accents/Cacti	
Agave americana	Century Plant
Agave angustifolia	Agave
Agave attenuata	Ghost Agave
Agave colorata	Mescal Ceniza
Agave deserti	Desert Agave
Agave desmettiana	Agave
Agave geminiflora	Twin-flowered Agave
Agave macroacantha	Agave
Agave murpheyi	Hohokam Agave
Agave ocahui	Agave Ocahui
Agave parryi v. parryi	Agave
Agave parryi v. truncata	Artichoke Agave
Agave potatorum	Agave
Agave scabra	Agave
Agave schidigera 'Durango Delight'	Durango Delight' Agave

DESERT RIVER PLANT LIST	
Overall Master Plant List (cont.)	
Botanical Name	Common Name
Accents/Cacti (cont.)	
Agave sisalana	Hemp Plant
Agave toumeyana	Toumeys Agave
Agave victoria-reginae	Queen Victoria Agave
Agave vilmoriana	Octopus Agave
Agave weberi	Smooth-leaf Agave
Aloe barbadensis	Aloe Vera
Aloe saponaria	Tiger Aloe
Aloe sp.	Aloe
Aloe striata	Coral Aloe
Asclepias subulata	Desert Milkweed
Carnegiea gigantea	Saguaro
Cereus peruvianus	Night Blooming Cereus
Dasyllirion actotriche	Green Desert Spoon
Dasyllirion longissimum	No Common Name
Dasyllirion wheeleri	Desert Spoon
Echinocactus grusonii	Golden Barrel Cactus
Euphorbia rigida	Gopher Plant
Euphorbia triucalli	Pencil Bush
Ferocactus wislizenii	Fishhook Barrel
Fouquieria splendens	Ocotillo
Hesperaloe parviflora (yellow)	Yellow hesperaloe
Hesperaloe funifera	Coahuilan Hesperaloe
Hesperaloe parviflora	Red Hesperaloe
Nolina microcarpa	Beargrass
Opuntia basilaris	Beavertail Prickly Pear
Opuntia chlorotica	Pancake Prickly Pear
Opuntia engelmannii	Engelmann's Prickly Pear
Opuntia ficus-indica	Indian Fig Prickly Pear
Opuntia santa-rita	Santa-Rita Prickly Pear
Opuntia violacea 'santa-rita'	Purple Prickly Pear
Pedilanthus macrocarpus	Lady Slipper Plant
Yucca baccata	Banana Yucca

EXHIBIT H
PLANT PALETTE



7302 N 99th Avenue
ZON07-20

DESERT RIVER PLANT LIST

Overall Master Plant List (cont.)

Botanical Name	Common Name
Shrubs	
Buddleia murrabifolia	Wooly Butterfly Bush
Caesalpinia gilliesii	Desert Bird of Paradise
Caesalpinia mexicana	Mexican Bird of Paradise
Caesalpinia pulcherrima	Red Bird of Paradise
Calliandra californica	Baja Red Fairy Duster
Calliandra eriophylla	Pink Fairy Duster
Chrysactinia mexicana	Damianita
Convolvulus cneorum	Bush Morning Glory
Dalea frutescens 'Sierra negra'	Sierra Negra Dalea
Dalea pulchra	Indigo Bush
Encelia farinosa	Brittlebush
Eremophila glabra	Emu Bush
Eremophila lannii	Pink Beauty
Eremophila maculata	Valentine Bush
Ericameria laricifolia	Turpentine Bush
Hymenoxis acaulis	Angelita Daisy
Justicia californica	Chuparosa
Justicia spicigera	Mexican Honeysuckle
Leucophyllum frutescens 'Compacta'	Compact Texas Sage
Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage
Leucophyllum hybrid 'Rain Cloud'	Rain Cloud Sage
Leucophyllum laevigatum	Chihuahuan Sage
Leucophyllum langmaniae	Lynn's Legacy
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage
Muhlenbergia capillaris 'Regal Mist'	Regal Mist
Muhlenbergia emersleyi 'El Toro'	Bull Grass
Muhlenbergia lindheimeri 'Autmn Glow'	Autumn Glow Muhley
Muhlenbergia rigens	Deer Grass
Muhlenbergia rigida 'Nashville'	Nashville Grass
Nandina domestica	Heavenly Bamboo
Rosmarinus officinalis	Rosemary
Ruellia brittoniana	Ruellia
Senna nemophila	Desert Senna

DESERT RIVER PLANT LIST

Overall Master Plant List (cont.)

Botanical Name	Common Name
Shrubs (cont.)	
Ruellia peninsularis	Baja Ruellia
Salvia chamaedryoides	Mexican Blue Sage
Salvia clevelandii	Chaparral Sage
Salvia darcyi	Salvia
Salvia farinacea	Mealy-Cup Sage
Salvia greggii	Autmn Sage
Salvia leucantha	Mexican Bush Sage
Salvia leucophylla	Purple Sage
Salvia microphylla	Salvia
Senna artemisioides	Feathery Senna
Senna wislizenii	Shrubby Senna
Simmondsia chinensis	Jojoba
Simmondsia chinensis 'vista'	Compact Jojoba
Tagetes lemmonii	Mt. Lemmon Marigold
Tecoma stans	Yellow Bells
Viguiera deltoidea	Goldeneye
Groundcovers	
Acacia redolens	Desert Carpet
Baileya multiradiata	Desert Marigold
Carissa macrocarpa	Natal Plum
Convolvulus cneorum	Bush Morning Glory
Cordia parvifolia	Small Leaf Cordia
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea
Dalea versicolors 'sessilis'	Wislizenus Dalea
Eschscholtzia mexicana	Mexican Gold Poppy
Euphorbia rigida	Gopher Plant
Hymenoxys acaulis	Angelita Daisy
Kallstroemia grandiflora	Arizona Poppy
Lantana montevidensis	Trailing Lantana
Lantana 'New Gold'	New Gold Lantana
Lupinus sparsiflorus	Lupine
Lupinus species	Lupine
Melampodium leucanthum	Blackfoot Daisy
Oenothera berlandieri	Mexican Evening Primrose
Oenothera caespitosa	Evening Primrose
Oenothera stubbii	Saltillo Primrose
Penstemon baccharifolius	Rock Penstemon
Penstemon barbatus	Penstemon

EXHIBIT H PLANT PALETTE



7302 N 99th Avenue
ZON07-20

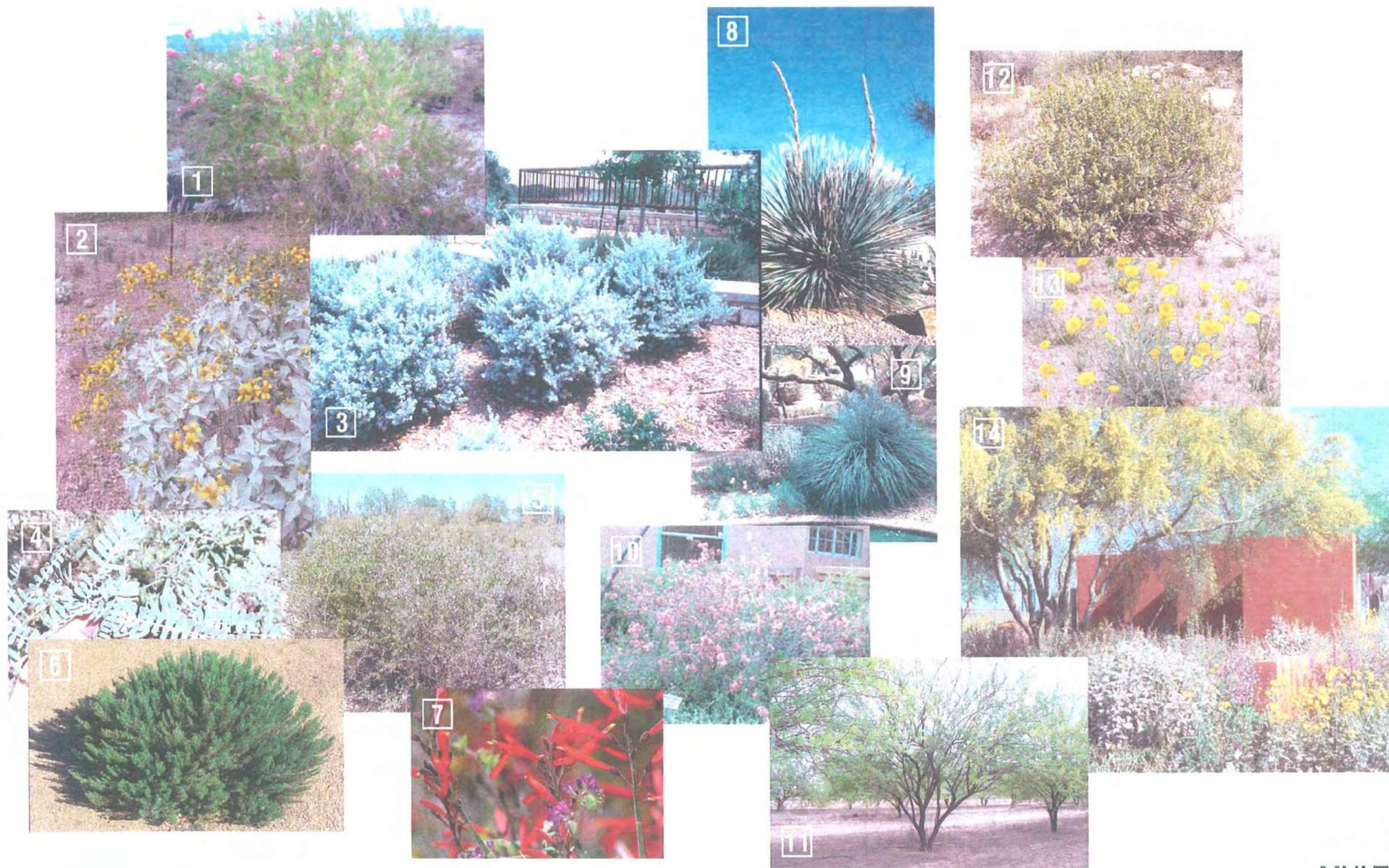
DESERT RIVER PLANT LIST

Overall Master Plant List (cont.)	
Botanical Name	Common Name
Groundcovers (cont.)	
Penstemon eatonii	Firecracker Penstemon
Penstemon palmeri	Palmers Penstemon
Penstemon parryi	Parrys Penstemon
Penstemon pseudospectabilis	Desert Penstemon
Penstemon superbus	Superb Penstemon
Penstemon wrightii	Penstemon
Phacelia campanularia	Desert Bluebell
Rosmarinus Officinalis 'Prostratus'	Dwarf Rosemary
Ruellia brittoniana 'Katie'	Ruellia Katie
Salvia sp. 'Quicksilver'tm	Quicksilver Salvia
Senna covesii	Desert Senna
Stachys coccinea	Betony
Verbena gooddingii	Gooddings Verbena
Verbena peruviana	Peruvian Verbena
Verbena pulchella	Moss Verbena
Verbena rigida	Sandpaper Verbena
Verbena tenera	Purple Verbena
Wedelia trilobata	Wedelia
Vines	
Antigonon leptopus	Queens Wreath
Hardenbergia comptoniana	Lilac Vine
Macfadyena unguis-cati	Cats Claw Vine
Mascagnia lilacina	Lilac Orchid Vine
Mascagnia macroptera	Yellow Orchid Vine
Merremia aurea	Yellow Morning Glory Vine
Podranea ricasoliana	Pink Trumpet Vine
Solanum jasminoides	Potato Vine

EXHIBIT H
PLANT PALETTE



7302 N 99th Avenue
ZON07-20



1. DESERT WILLOW
2. BRITTLE BUSH
3. SAGE SPECIES
4. MESQUITE SPECIES
5. JOJOBA
6. SAGE SPECIES
7. PENSTEMON
8. DESERT SPOON
9. DEER GRASS
10. FAIRY DUSTER
11. SPECIMEN MESQUITE
12. BURSAGE
13. DESERT MARIGOLD
14. PALO VERDE

EXHIBIT **H**
**MULTI-USE TRAIL
 PERIMETER PLANT PALETTE**



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 ZON07-20

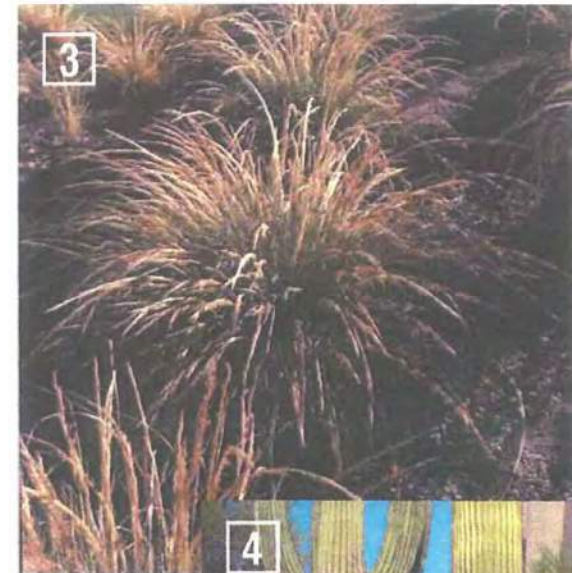


1. ELM SPECIES
2. SAGE SPECIES
3. HESPERALOE
4. SPECIMEN MESQUITE
5. AGAVE SPECIES
6. BUSH MORNING GLORY
7. LANTANA SPECIES
8. DEER GRASS
9. CASCALOTE
10. ROSEMARY
11. RUELLIA SPECIES
12. SAGE SPECIES
13. CHINESE PISTACHE
14. MEXICAN BIRD OF PARADISE
15. PALO VERDE
16. DESERT WILLOW

EXHIBIT H
STREETSCAPE
PLANT PALETTE

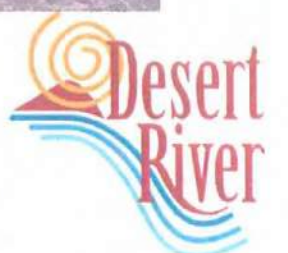


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1. BURSAGE
2. DESERT MARIGOLD
3. BULL GRASS
4. BLUE AGAVE
5. PURPLE LANTANA
6. DEER GRASS
7. CASCALOTE
8. BRITTLEBUSH
9. SALVIA SPECIES
10. FAIRY DUSTER
11. 'DESERT CARPET' ACACIA
12. SPECIMEN MESQUITE

EXHIBIT H
ENTRY PLANT
PALETTE



7302 N 99th Avenue
ZON07-20

EXHIBIT I



CONCEPTUAL MAIN ENTRY PLAN
SCALE N.T.S.



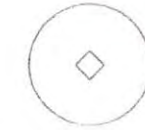
CONCEPTUAL MAIN ENTRY SECTION
SCALE N.T.S.

CONCEPTUAL PLANT PALETTE

TREES



SPECIMEN MESQUITE
SALVAGED FROM SITE
OPTION:
IRONWOOD
PALO VERDE



STREET TREE
OPTION:
D. MUSEUM PALO VERDE
MESQUITE
PISTACHE
ELM



LARGE PERIMETER SHRUB
OPTION:
CASCALOTE
MEXICAN BIRD OF PARADISE

ACCENTS



ACCENT
OPTION:
AGAVE AMERICANA
AGAVE VILMORINIANA
DESERT SPOON

SHRUBS

SHRUB
OPTION:

BRITTLE BUSH
COMPACT JOJOBA
BURSAGE

SHRUB
OPTION:

SALVIA GREGGII
BAJA RUELLIA
CALLIANDRA SPECIES

OPTION:

CALLIANDRA SPECIES
COMPACT JOJOBA

OPTION:

DEER GRASS
MUHLENBERGIA SPECIES

OPTION:

BULL GRASS
MUHLENBERGIA SPECIES

GROUND COVER

GROUND COVER
OPTION:

BURSAGE
TURPENTINE BUSH

GROUND COVER

OPTION:

A LANTANA SPECIES
B DESERT MARIGOLD
C TRAILING ACACIA

EXHIBIT F

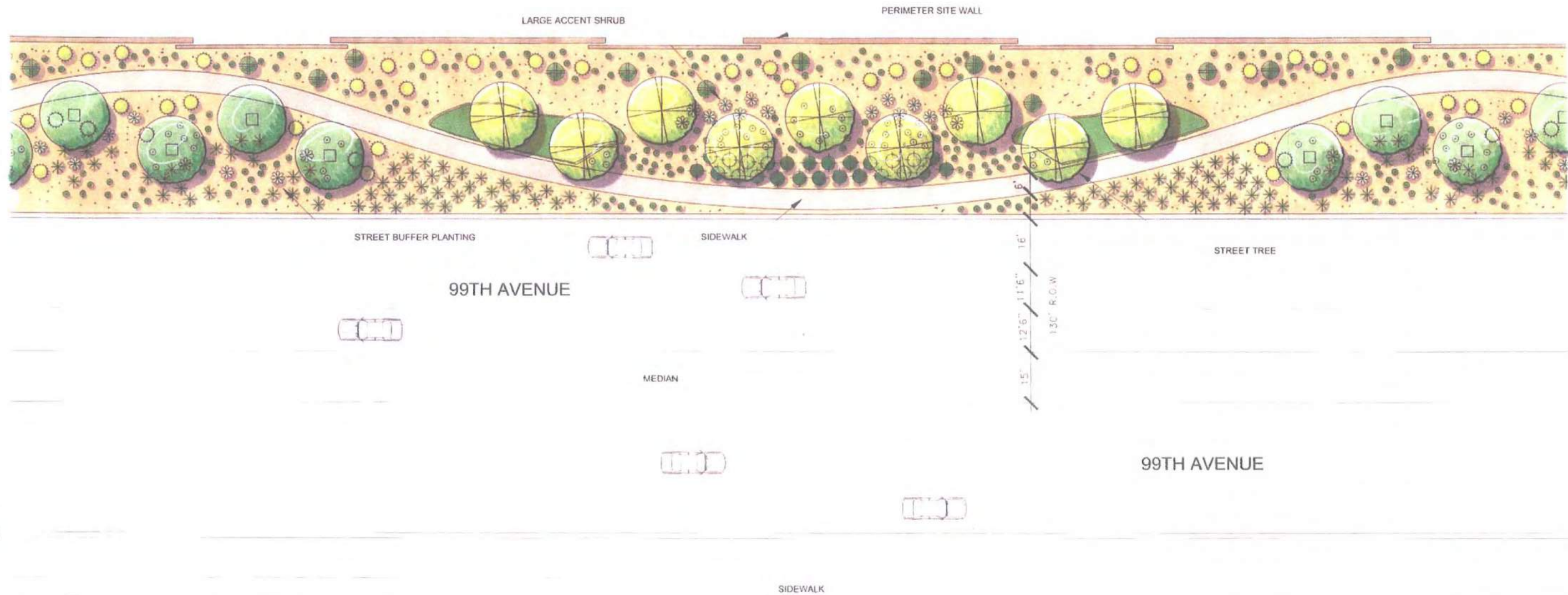
MAIN ENTRY CONCEPT MYRTLE AVENUE



DAVIS



7302 N 99th Avenue
ZON07-20



CONCEPTUAL PLANT PALETTE

TREES

SPECIMEN TREE
SALVAGED FROM SITE

MAJOR ARTERIAL STREET TREE
OPTION:
D. MUSEUM PALO VERDE
MESQUITE

ACCENTS

ACCENT SHRUB
OPTION:
DEER GRASS
AGAVE DESMENTIA
RED HESPERALOE

ACCENT SHRUB
OPTION:
AGAVE AMERICANA
AGAVE VILMORINIANA
DESERT SPOON

SHRUBS

SHRUB
OPTION:
SAGE SPECIES
BAJA RUELLIA
CALIANDRA SPECIES

SHRUB
OPTION:
SAGE SPECIES
BAJA RUELLIA
CALIANDRA SPECIES

LARGE PERIMETER SHRUB
OPTION:
SENNA SPECIES
TEXAS RANGER SPECIES

LARGE PERIMETER SHRUB
OPTION:
JOJOBA
CASALOTE
MEXICAN BIRD OF PARADISE

GROUND COVER

GROUND COVER
OPTION:
BRITTLE BUSH/BURSAGE
TURPENTINE BUSH
DAMIANITA

GROUND COVER
OPTION:
LANTANA SPECIES
BUSH MORNING GLORY
ROSEMARY

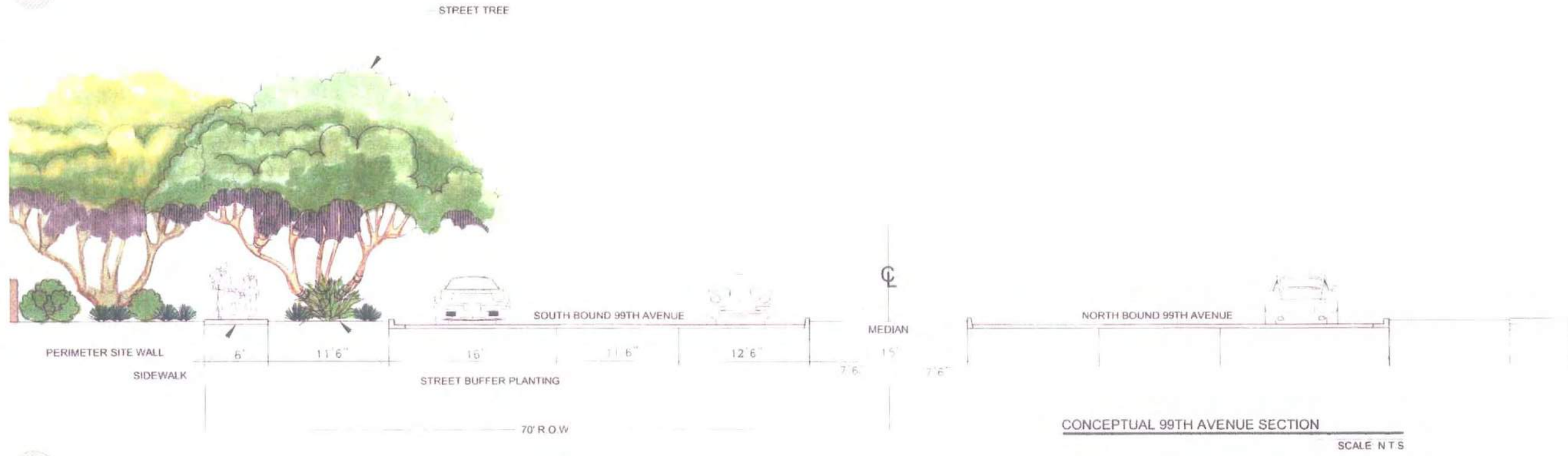
CONCEPTUAL 99TH AVENUE PLAN

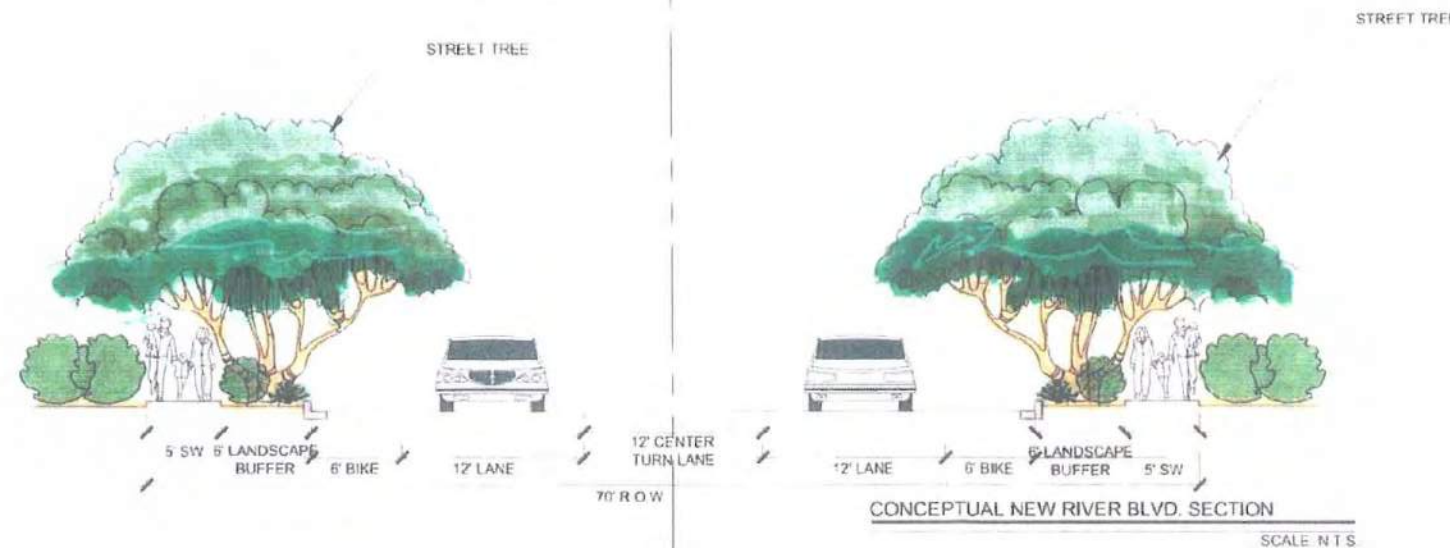
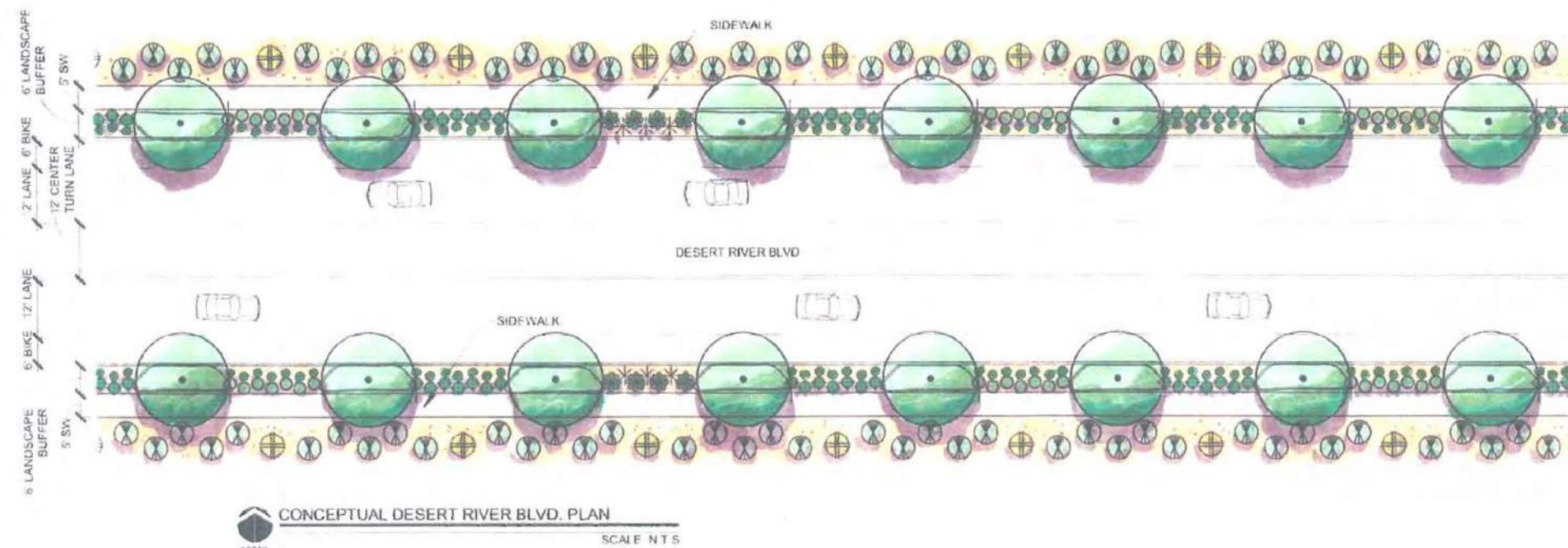
SCALE: N.T.S.

EXHIBIT F 99th AVENUE CONCEPT



7302 N 99th Avenue
ZON07-20





CONCEPTUAL PLANT PALETTE

TREES

DESERT RIVER BLVD. TREE (36" BOX)
OPTION:
D. MUSEUM PALO VERDE
MESQUITE
EVERGREEN ELM

ACCENTS

ACCENT SHRUB
OPTION:
DEER GRASS
AGAVE DESMENTIA
RED HESPERALOE

ACCENT SHRUB
OPTION:
AGAVE SPECIES
DESERT SPOON

SHRUBS

SHRUB
OPTION:
SAGE SPECIES
BAJA RUELLIA
CALIANDRA SPECIES

SHRUB
OPTION:
SAGE SPECIES
BAJA RUELLIA
CALIANDRA SPECIES

LARGE PERIMETER SHRUB
OPTION:
SENNA SPECIES
TEXAS RANGER SPECIES

LARGE PERIMETER SHRUB
OPTION:
JOJOBA
CASCALOTE
MEXICAN BIRD OF PARADISE

GROUND COVER

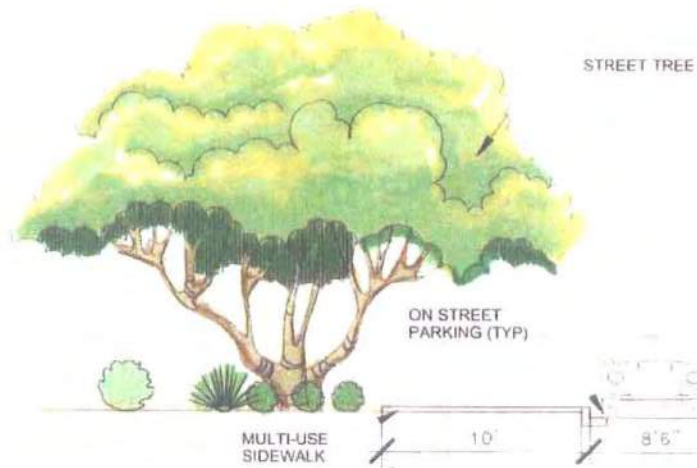
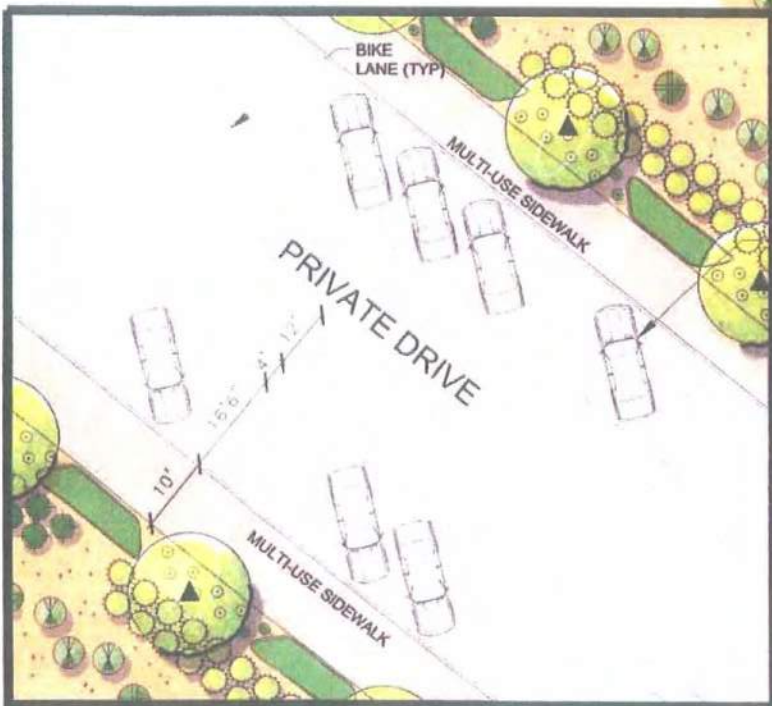
GROUND COVER
OPTION:
TURPENTINE BUSH
DAMIANITA

GROUND COVER
OPTION:
LANTANA SPECIES
BUSH MORNING GLORY
ROSEMARY

EXHIBIT F DESERT RIVER BLVD. CONCEPT



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CONCEPTUAL PRIVATE DRIVE SECTION

SCALE N.T.S.

CONCEPTUAL PLANT PALETTE

TREES

STREET TREE (36" BOX)
OPTION:

D. MUSEUM PALO VERDE
EVERGREEN ELM
ASH SPECIES
PISTACHE

SHRUBS

SHRUB
OPTION:

SAGE SPECIES
BAJA RUELLIA
CALIANDRA SPECIES

SHRUB
OPTION:

SAGE SPECIES
BAJA RUELLIA
CALIANDRA SPECIES

LARGE PERIMETER SHRUB

OPTION:

SENNA SPECIES
TEXAS RANGER SPECIES

LARGE PERIMETER SHRUB

OPTION:

JOJOBA
CASALOTE
MEXICAN BIRD OF PARADISE

GROUND COVER

GROUND COVER

OPTION:

TURPENTINE BUSH
DAMIANITA

GROUND COVER

OPTION:

LANTANA SPECIES
BUSH MORNING GLORY
ROSEMARY

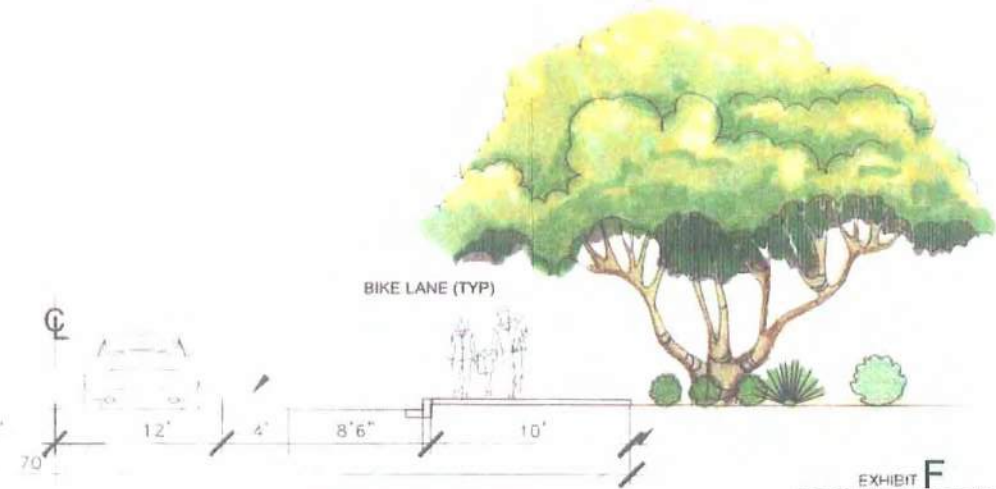
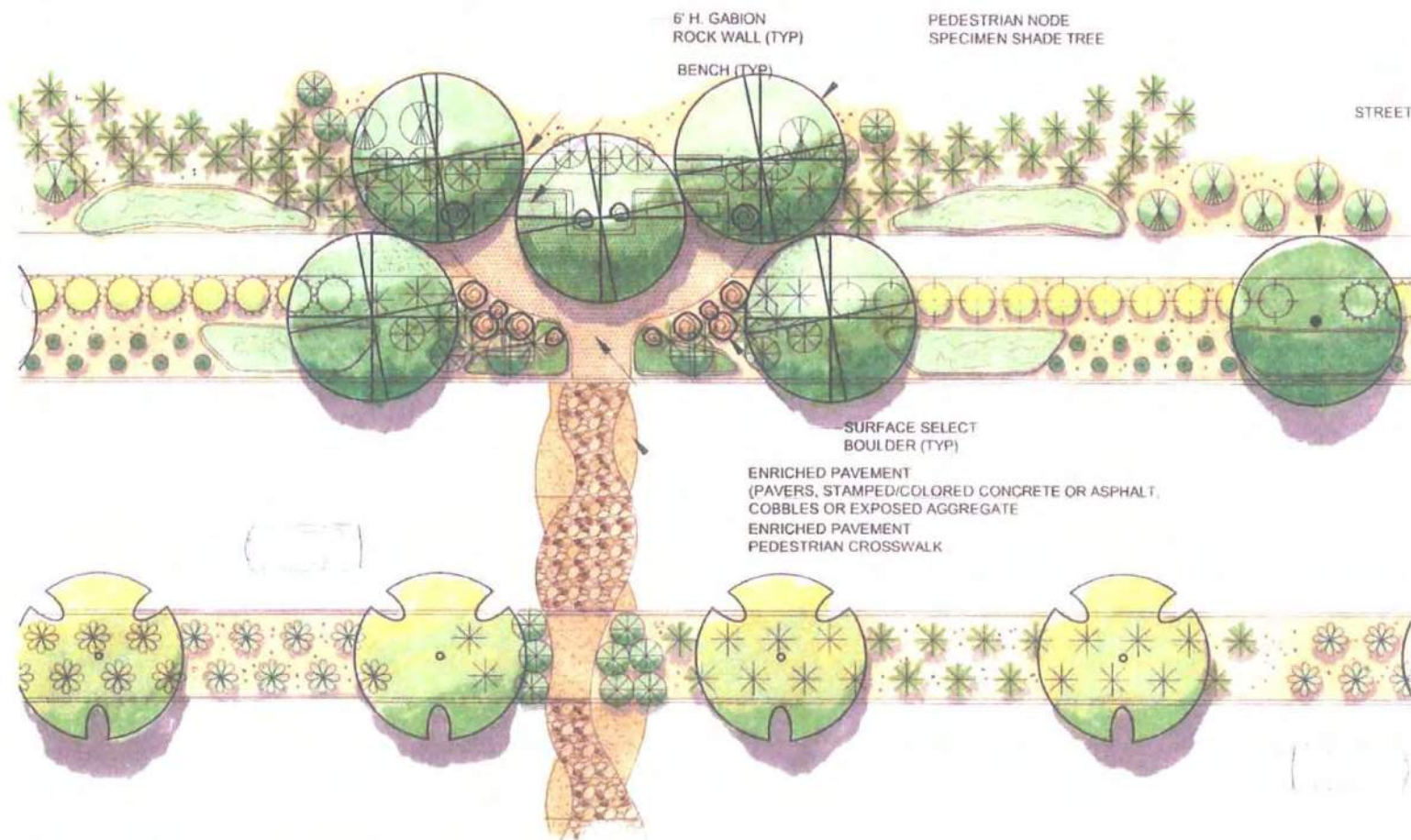


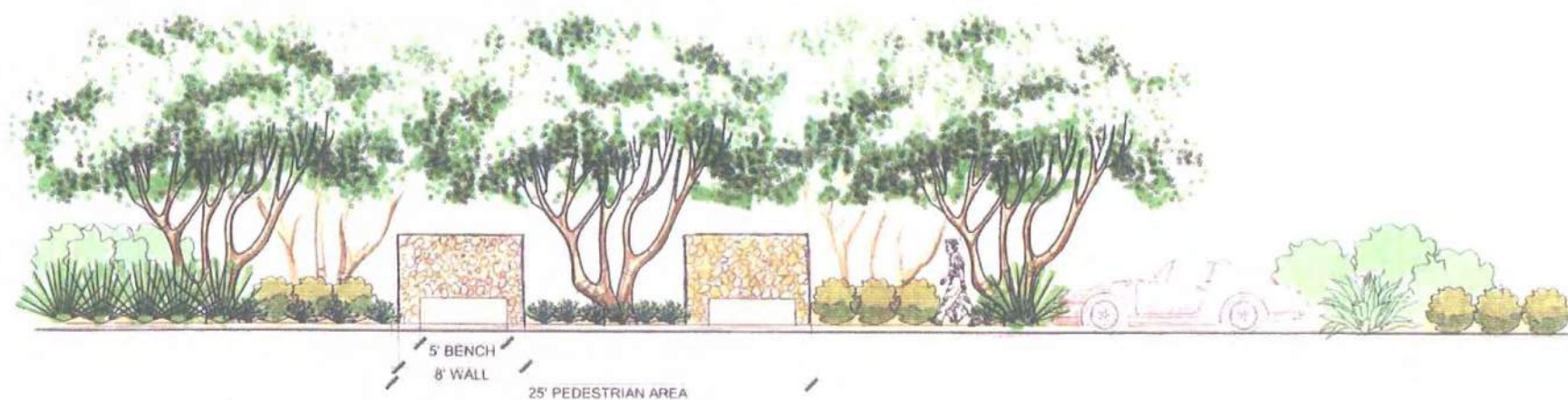
EXHIBIT F
PRIVATE DRIVE
CONCEPT



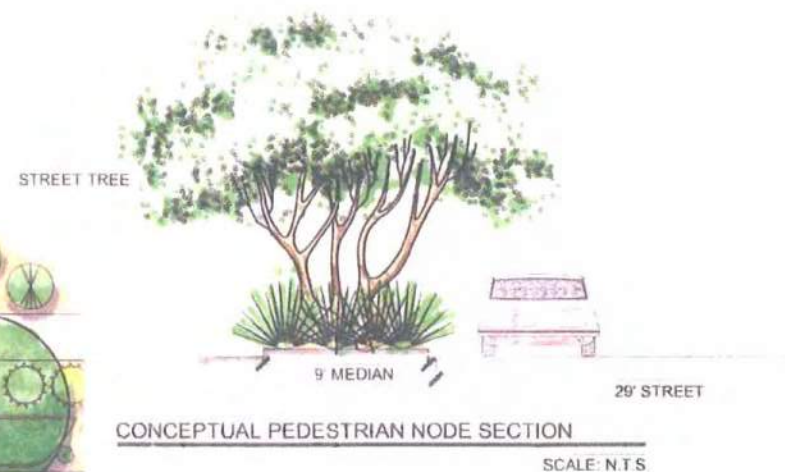
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CONCEPTUAL PEDESTRIAN NODE PLAN
SCALE: N.T.S.



CONCEPTUAL PEDESTRIAN NODE ELEVATION
SCALE: N.T.S.



CONCEPTUAL PEDESTRIAN NODE SECTION
SCALE: N.T.S.



6' H. GABION
ROCK WALL
BENCH

CONCEPTUAL PLANT PALETTE

TREES



DESERT RIVER BLVD. TREE (36" BOX)
OPTION:

D. MUSEUM PALO VERDE
MESQUITE
EVERGREEN ELM

DESERT RIVER BLVD. MEDIAN TREE (24" BOX)
OPTION:

DESERT WILLOW
CASCALOTE
MEXICAN BIRD OF PARADISE

SPECIMEN MESQUITE
SALVAGED FROM SITE

ACCENTS

ACCENT SHRUB
OPTION:

DEER GRASS
MUHLENBERGIA SPECIES

ACCENT SHRUB
OPTION:

AGAVE SPECIES
DESERT SPOON

SHRUBS

SHRUB
OPTION:

SAGE SPECIES
BAJA RUELLIA
CALIANDRA SPECIES

SHRUB
OPTION:

SAGE SPECIES
BAJA RUELLIA
CALIANDRA SPECIES

LARGE PERIMETER SHRUB
OPTION:

SENNA SPECIES
TEXAS RANGER SPECIES

LARGE PERIMETER SHRUB
OPTION:

JOJOBA
CASCALOTE
MEXICAN BIRD OF PARADISE

GROUND COVER

GROUND COVER
OPTION:

TURPENTINE BUSH
DAMIANITA

GROUND COVER
OPTION:

LANTANA SPECIES
BUSH MORNING GLORY

EXHIBIT F PEDESTRIAN NODE CONCEPT



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ZON07-20

NOTE

Dignity PAD (ZON23-10)

This illustrative for the Dignity PAD is specific to the abutting public streets only, which are 99th Avenue, Desert River Blvd. & Myrtle Avenue.

