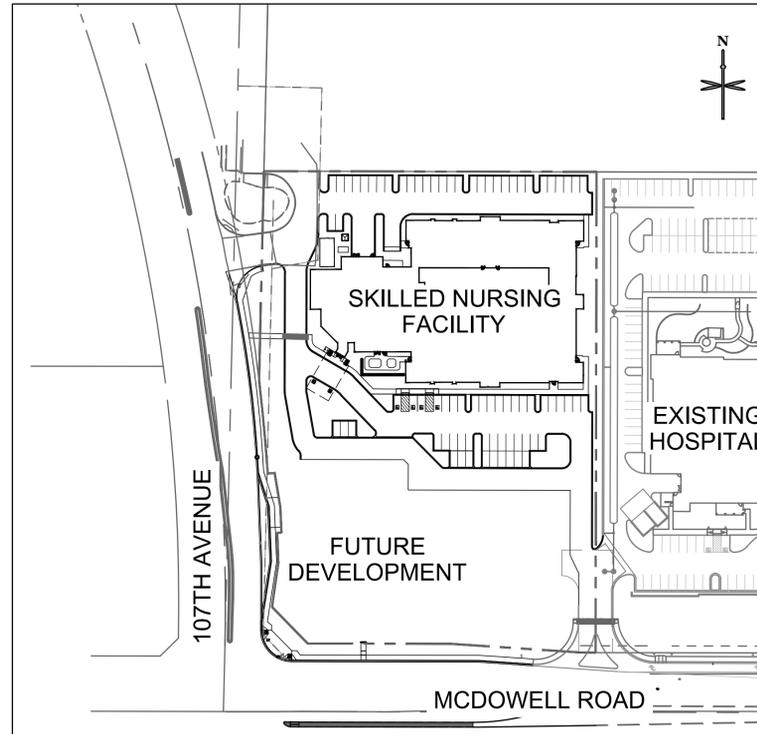


**NE CORNER OF MCDOWELL ROAD AND 107TH AVENUE
LOT 1, COPPER SPRINGS
AVONDALE, ARIZONA
SITE PLAN**



VICINITY MAP
NOT TO SCALE



SITE MAP
1" = 100'

SHEET INDEX

SHEET NO.	DESCRIPTION
SP0.0	COVER SHEET
SP1.1	SITE PLAN
SP2.1	PRELIMINARY GRADING AND DRAINAGE PLAN
SP3.1	PRELIMINARY UTILITY PLAN
L100	COURTYARD LAYOUT PLAN AND DETAILS
L101	COURTYARD AND WATER FEATURE DETAILS
L200	PLANTING PLAN
L201	COURTYARD PLANTING PLAN
L202	PLANTING SPECIFICATION AND DETAILS
A1.0	ARCHITECTURAL ELEVATIONS
A1.1	ARCHITECTURAL ELEVATIONS
E1.0	SITE PHOTOMETRIC PLAN
E1.1	SITE PHOTOMETRIC DETAILS

OWNER/DEVELOPER

NATIONAL HEALTHCARE DEVELOPMENT, LLC
6424 E. GREENWAY PARKWAY, SUITE 100
SCOTTSDALE, AZ 85254
ATTN: DAN HAMANN
P: (303) 910-5121

GEOTECHNICAL ENGINEER

TERRACON CONSULTANTS, INC.
4685 SOUTH ASH AVE. STE H-4
TEMPE, AZ 85282
ATTN: KEVIN L. PORTER
P: (480) 897-8200

ENGINEERING CONSULTANT

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
518 17TH STREET, SUITE 1575
DENVER, CO 80202
ATTN: KRISTA HOUTCHENS
P: (303) 572-7997

ELECTRICAL ENGINEER

ALBER ENGINEERING, INC.
5173 OAK HOLLOW DRIVE
MORRISON, CO 80465
ATTN: JERRY ALBER
P: (303) 941-8536

SURVEYOR

DIBBLE ENGINEERING
7500 NORTH DREAMY DRAW DRIVE, SUITE 200
PHOENIX, AZ 85020
ATTN: JASON P. GRAHAM, RLS
P: 602-957-1155

LANDSCAPE ARCHITECT

EVERGREEN DESIGN GROUP, INC.
2500 CITY WEST BLVD., STE. 300
HOUSTON, TX 77042
ATTN: LARRY LESSER
P: (302) 428-3140

ARCHITECT

LANTZ-BOGGIO ARCHITECTS
5650 DTC PKWY #200
GREENWOOD VILLAGE, CO 80111
ATTN: GLENN DECKER
P: (303) 773-0436

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

LOT 1, COPPER SPRINGS, ACCORDING TO BOOK 1200 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

A CROSS ACCESS EASEMENT, AS CREATED IN CROSS ACCESS EASEMENT AGREEMENT RECORDED SEPTEMBER 11, 2014 IN RECORDING NO. 2014-0660929.

PROJECT BENCHMARK

FND CITY OF AVONDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 107TH AVENUE AND MCDOWELL ROAD. CITY OF AVONDALE PUBLISHED ELEVATION = 1014.06 DIBBLE OBSERVED ELEVATION = 1013.94

PROJECT BASIS OF BEARING

SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, T2N, R1E PER "THE GARDENS" BK.493, PG 03 M.C.R. BEING S 89°53'26" E.

NO.	REVISION	BY	DATE



SITE PLAN
NATIONAL HEALTHCARE DEVELOPMENT, LLC
NE CORNER OF MCDOWELL ROAD & 107TH AVENUE, AVONDALE, AZ
COVER SHEET

PROJECT NO: NHC001.01
DESIGNED BY: KMH
DRAWN BY: RCY
DATE: 04/27/16

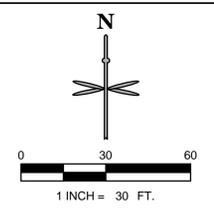
SP0.0

© 2015. ALL RIGHTS RESERVED.

P:\NATIONAL HEALTHCARE\AVONDALE\08 CAD\SP1.1 SITE PLANDWG

THE GARDENS

MINOR LAND DIVISION FOR PARCELS D AND E,
BK 1028, PG 05 M.C.R.
ZONING: PAD



LEGEND

	PROPERTY LINE
	SETBACK
	PROPOSED LOT LINE
	PROPOSED BUILDING
	DENOTES PEDESTRIAN ADA ROUTE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	EXISTING SITE LIGHTING
	EXISTING STREET LIGHTING
	PROPOSED ASPHALT PAVING
	PROPOSED CONCRETE WALK
	PROPOSED FIRE HYDRANT
	DENOTES TRAFFIC FLOW PATTERNS
	PROPOSED SITE LIGHTING
	PARKING COUNT

SITE DATA TABLE

EXISTING ZONING	PAD - COPPER SPRINGS MLD MCR 1200-34 WITH UNDERLYING C-2 ZONING
GROSS AREA	215,042 SF (4.94 AC)
NET AREA	196,866 SF (4.52 AC)
TOTAL BUILDING FLOOR AREA	37,600 SF
TOTAL SITE COVERAGE	52.9 %
PARKING REQUIRED (1 STALL PER 3 BEDS)	17
STANDARD PARKING STALLS PROVIDED	74
ADA PARKING STALLS	4
TOTAL PARKING PROVIDED	78
COVERED PARKING REQUIRED (10% OF TOTAL PARKING)	8
COVERED PARKING PROVIDED	8
BICYCLE PARKING REQUIRED	2
BICYCLE PARKING PROVIDED	2

LANDSCAPE REQUIREMENTS

PARKING LOT AREA	53,971 S.F.
REQUIRED PARKING LOT LANDSCAPING (15% OF PARKING LOT AREA)	8,096 S.F.
TOTAL PARKING LANDSCAPING PROVIDED	10,303 S.F.
OVERALL SITE LANDSCAPING REQUIRED (20% OF LOT AREA)	43,008 S.F.
TOTAL SITE LANDSCAPING PROVIDED	112,537 S.F.

- #### SITE PLAN NOTES:
- ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUND WITH THE FIRST PHASE OF DEVELOPMENT.
 - ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
 - PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 2' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
 - FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT.
 - ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.
 - THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AND ANY APPLICABLE SPECIFIC PLANS.

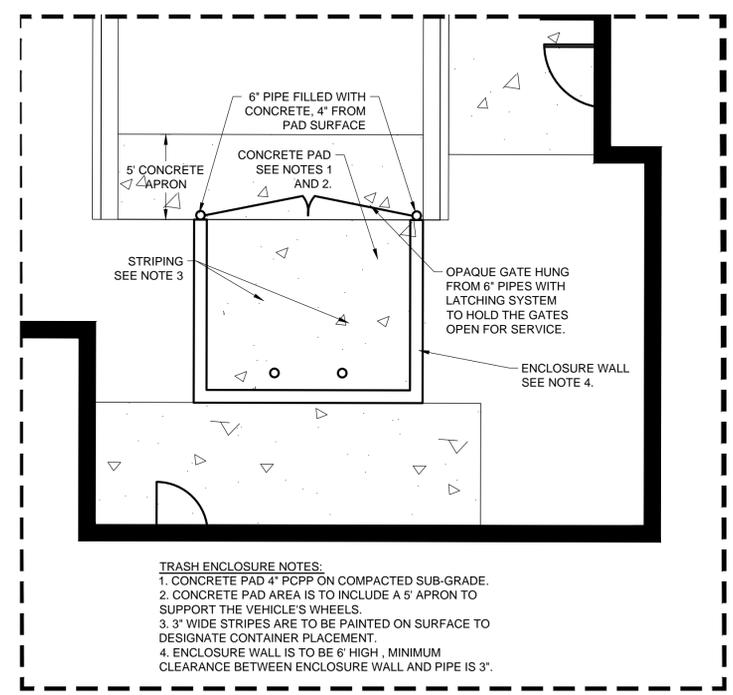
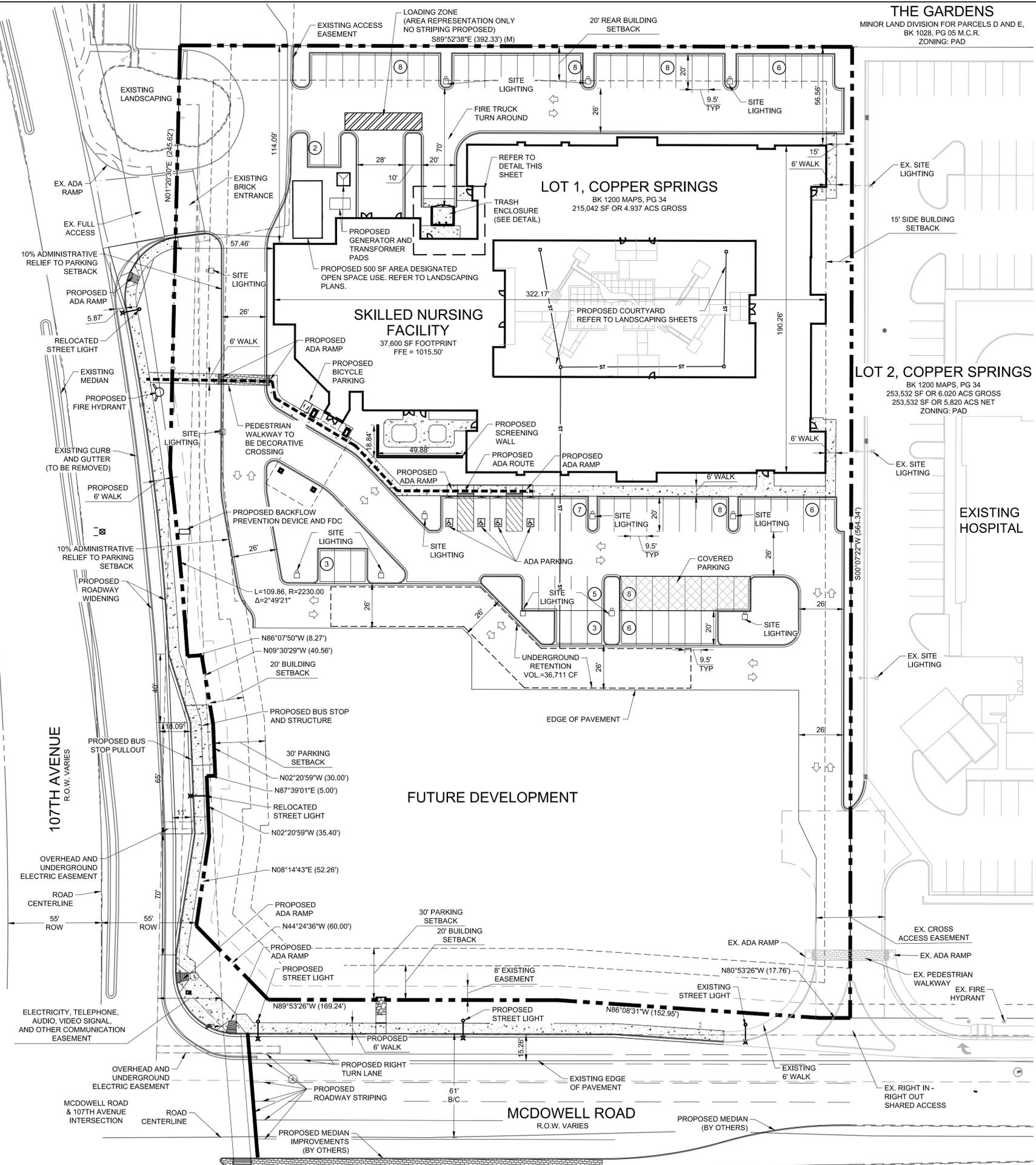
DATE	
BY	
REVISION	
No.	



NATIONAL HEALTHCARE DEVELOPMENT, LLC
NE CORNER OF MCDOWELL ROAD & 107TH AVENUE, AVONDALE, AZ

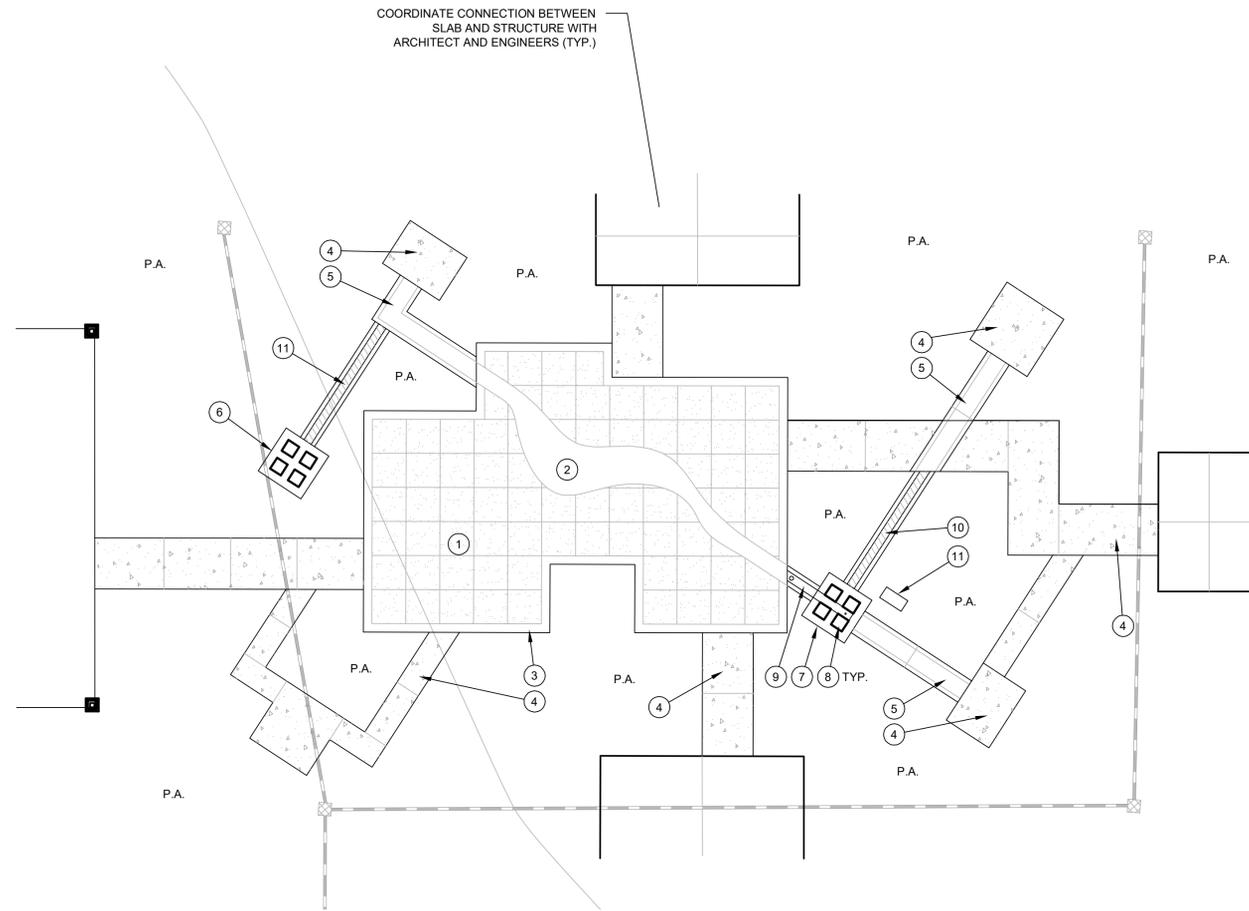
PROJECT NO: NHC001.01
DESIGNED BY: KMH
DRAWN BY: RCY
DATE: 04/27/16

SP1.1



TRASH ENCLOSURE DETAIL

SCALE: 1" = 5'

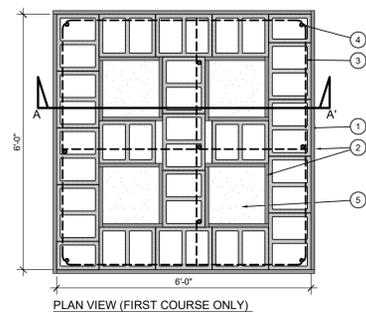
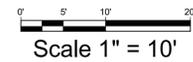


CONSTRUCTION LEGEND

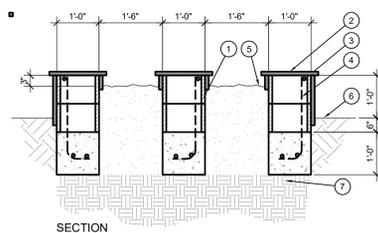
- 1 CONCRETE PATIO, WITH SCORE LINES AT 4' O.C. EACH WAY. FIELD INTEGRAL COLOR (EXCEPT FOR "FLOW" BAND) SHALL BE CHROMIX C-25 "SOMBRERO BUFF", AS MADE BY L.M. SCOFIELD. SEE DETAIL A, SHEET L-100.
 - 2 WHITE CONCRETE BAND SIGNIFYING "FLOW". INTEGRAL COLOR SHALL BE SOLACHROME SC-4272 "COOL BIMINI", AS MADE BY L.M. SCOFIELD. SEE DETAIL B, SHEET L-100.
 - 3 CONCRETE BANDS AT PERIMETER OF PATIO, 12" WIDE, 4" THICK, NATURAL COLOR. SEE DETAIL C, SHEET L-100.
 - 4 CONCRETE WALKS AND PADS, NATURAL COLOR. CONTROL JOINTS AT APPROXIMATE LOCATIONS SHOWN. SEE DETAIL A, SHEET L-100.
 - 5 CONCRETE "WATER WALKWAY". WALKWAY INTEGRAL COLOR SHALL BE SOLACHROME SC-4272 "COOL BIMINI", AS MADE BY L.M. SCOFIELD. SEE DETAIL A, SHEET L-100.
 - 6 STONE PEDESTAL FOR PLANTS, 6' X 6' X 12" HIGH. STONE SHALL BE FROM A LOCAL SOURCE. SUBMIT SAMPLES TO LANDSCAPE ARCHITECT, ARCHITECT, AND OWNER FOR APPROVAL. SEE DETAIL D, SHEET L-100.
 - 7 STONE PEDESTAL FOR WATER SOURCE, 6' X 6' X 12" HIGH, WITH CHANNEL FOR WATER CUT IN. STONE SHALL BE FROM A LOCAL SOURCE. SUBMIT SAMPLES TO LANDSCAPE ARCHITECT, ARCHITECT, AND OWNER FOR APPROVAL. SEE DETAILS E AND F, SHEET L-101.
 - 8 STONE MONOLITHS (4), SET INTO STONE PEDESTAL. SEE DETAIL E, SHEET L-101, FOR HEIGHTS.
 - 9 WATER RILL. SEE DETAIL G, SHEET L-101.
 - 10 WATERLESS RILL WITH GREY PEBBLES. SEE DETAIL G, SHEET L-101.
 - 11 UNDERGROUND WATER STORAGE, APPROX. 28" L X 18" W X 12" D, WITH PUMP, FLOAT, AND AUTOMATIC FILL VALVE. SEE DETAIL H, SHEET L-100. SEE IRRIGATION PLAN FOR WATER CONNECTION.
- P.A. = PLANTING AREA

ADDITIONAL NOTES:

- 1) ALL CONCRETE SHALL BE 4" THICK AND SHALL HAVE A SAND FINISH, UNLESS OTHERWISE SPECIFIED
- 2) CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR STONE PEDESTAL AND MONOLITHS.

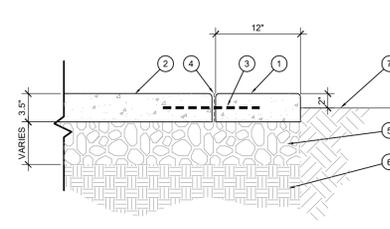


- 1 CMU PEDESTAL, 12"x8"x16" BLOCK, WITH 12"x8"x16" HALF BLOCK AT TWO OPPOSITE CORNERS - ALTERNATE BLOCK LAYOUT FOR EACH COURSE
- 2 SANDSTONE SLAB FACING, 1" THICK, TYPE AND COLOR TO MATCH BUILDING, SECURED TO BLOCK WITH MORTAR (1" OVERHANG FOR TOP HORIZONTAL SLABS)
- 3 #3 REBAR HORIZONTAL IN TOP COURSE
- 4 #3 REBAR VERTICAL AT LOCATIONS SHOWN
- 5 OPENING IN PEDESTAL FILLED WITH AMENDED SOIL FOR PLANTS, OPEN ON THE BOTTOM TO SOIL BELOW
- 6 FINISH GRADE
- 7 COMPACTED SUBGRADE



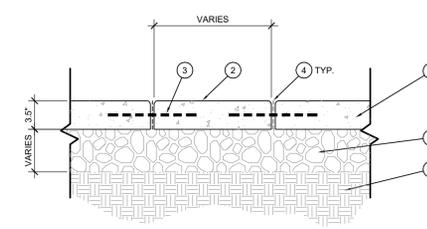
- NOTES:**
- 1) TIE ALL REBAR CONNECTIONS WITH WIRE
 - 2) GROUT SOLID ALL CELLS WITH VERTICAL REBAR, AND EVERY OTHER CELL BETWEEN
 - 3) FOR ALL PARTS OF THE PEDESTAL BELOW GRADE, APPLY TWO COATS OF ASPHALTIC EMULSION FOR WATERPROOFING (ALLOW COATS TO THOROUGHLY DRY BETWEEN APPLICATIONS AND BACKFILLING)

D PEDESTAL FOR PLANTS
SCALE: 1/2" = 1'-0"



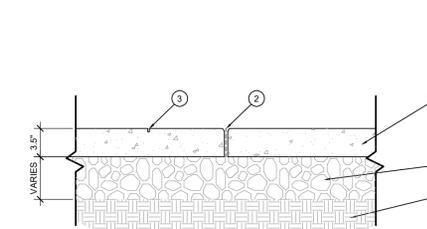
- 1 CONCRETE BAND, 12" WIDE, COLOR AND FINISH PER LEGEND, WITH 1/2" RADIUS ON ALL EDGES
- 2 CONCRETE PAVING, COLOR AND FINISH PER LEGEND, WITH 1/2" RADIUS ON ALL EDGES
- 3 12" LONG #3 REBAR DOWEL AT 24" O.C. AT MIDPOINT OF SLAB, EMBEDDED 6" INTO BAND AND PAVING
- 4 FELT EXPANSION JOINT WITH SILICONE BEAD (LOCATION PER PLAN), 1/2" CHAMFER ON CONCRETE AT JOINT
- 5 BASE - TYPE AND COMPACTION PER GEOTECHNICAL ENGINEER
- 6 UNDISTURBED SUBGRADE
- 7 ADJACENT FINISH GRADE, 2" BELOW FINISH SURFACE

C CONCRETE BAND
SCALE: 1" = 1'-0"



- 1 CONCRETE PAVING FOR PATIO, WITH REINFORCEMENT PER GEOTECHNICAL ENGINEER
- 2 WHITE CONCRETE BAND - WIDTH VARIES (SEE PLAN). CONTRACTOR SHALL LAY OUT FORMS FOR BAND FOR APPROVAL BY DESIGNER BEFORE POURING CONCRETE.
- 3 12" LONG #3 REBAR DOWEL AT 24" O.C. AT MIDPOINT OF SLAB, EMBEDDED 6" INTO BAND AND SURROUNDING PAVING
- 4 FELT EXPANSION JOINT WITH SILICONE BEAD, 1/2" CHAMFER ON CONCRETE AT JOINT
- 5 BASE - TYPE AND COMPACTION PER GEOTECHNICAL ENGINEER
- 6 SUBGRADE, COMPACTED PER GEOTECHNICAL ENGINEER

B CONCRETE "FLOW" BAND
SCALE: 1" = 1'-0"



- 1 CONCRETE PAVING, COLOR AND FINISH PER LEGEND, WITH 1/2" RADIUS ON ALL EDGES
- 2 FELT EXPANSION JOINT WITH SILICONE BEAD (LOCATION PER PLAN), 1/2" CHAMFER ON CONCRETE AT JOINT
- 3 SAWCUT SCORE LINE, 4' O.C., EXACT LOCATIONS PER PLAN
- 4 BASE - TYPE AND COMPACTION PER GEOTECHNICAL ENGINEER
- 5 UNDISTURBED SUBGRADE

A CONCRETE PAVING
SCALE: 1" = 1'-0"

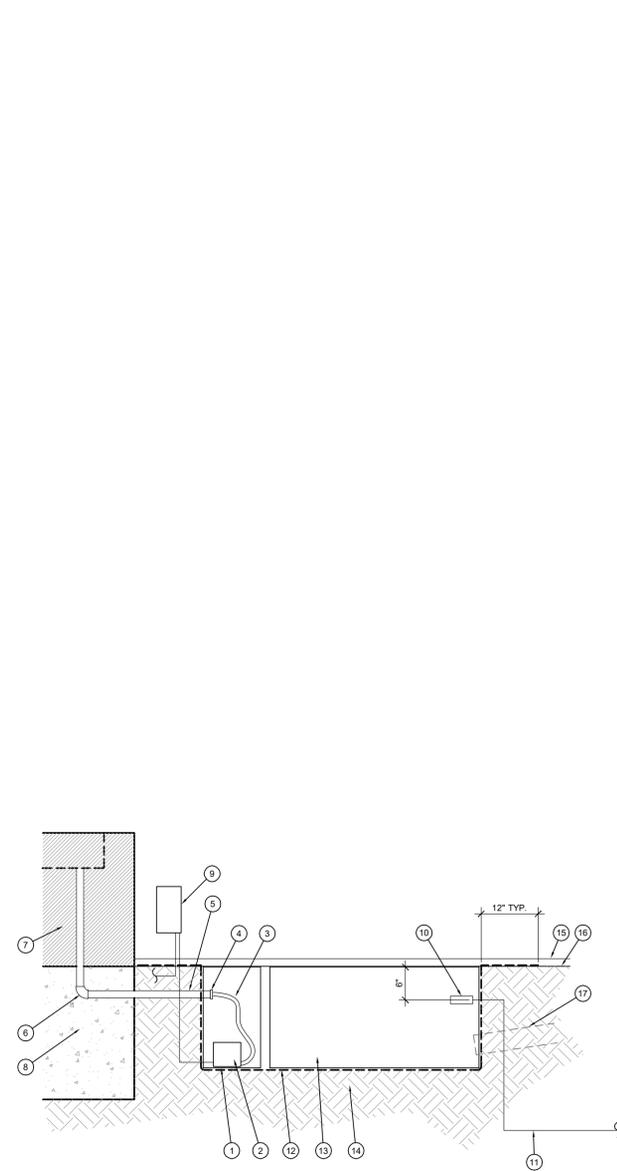
NO.	REVISION	BY	DATE



SITE PLAN
NATIONAL HEALTHCARE DEVELOPMENT, LLC
NE CORNER OF MCDOWELL ROAD & 107TH AVENUE, AVONDALE, AZ
COURTYARD LAYOUT PLAN AND DETAILS

PROJECT NO: NCH001.01
DESIGNED BY: LML
DRAWN BY: LML
DATE: 04/15/16
L-100

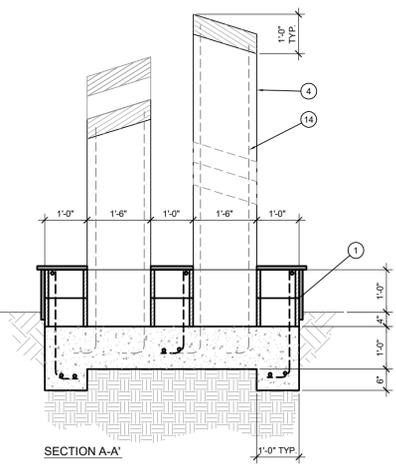
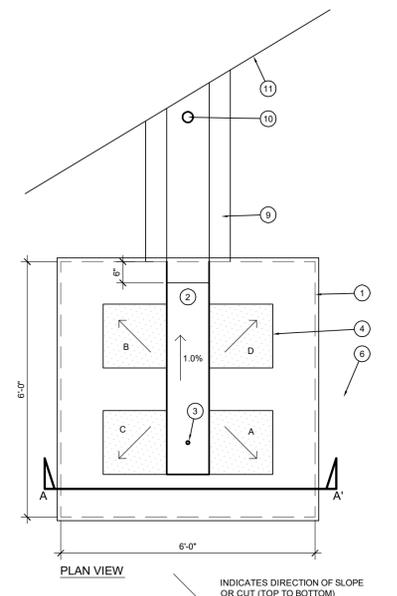




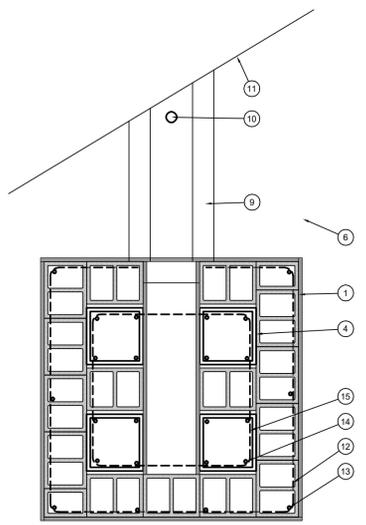
H PUMP AND WATER STORAGE SCHEMATIC
SCALE: NTS

- 1 PLASTIC PUMP VAULT, AS MADE BY AQUASCAPE (AQUASCAPEINC.COM)
- 2 SUBMERSIBLE PUMP, 300 GPH, ANY APPROVED
- 3 1/2" FLEXIBLE SUPPLY TUBE
- 4 1/2" SCH. 40 PVC ADAPTER, SLIP X BARB, WITH 3/4" X 1/2" ADAPTER
- 5 3/4" PIPE TO WATER FEATURE, SCH. 40 PVC
- 6 ELBOW, PVC SCH. 40
- 7 FOUNTAIN PEDESTAL
- 8 CONCRETE BASE FOR PEDESTAL
- 9 JUNCTION BOX FOR 120 V. POWER
- 10 AUTOMATIC FILL VALVE, ANY APPROVED
- 11 3/4" PRESSURIZED WATER SUPPLY LINE, SCH. 40 PVC - SEE IRRIGATION PLAN
- 12 45 MIL EPDM POND LINER
- 13 AQUABLOX WATER MATRIX, SINGLE MODULE, AS MADE BY AQUASCAPE (AQUASCAPEINC.COM)
- 14 UNDISTURBED SUBGRADE
- 15 MULCH PER PLANS
- 16 FINISH GRADE
- 17 2" PVC DRAIN LINE FROM WATER RILL - LOCATE OUTFLOW AT END OF AQUABLOX FURTHEST FROM PUMP

NOTES:
1) CONTRACTOR SHALL HAVE AN ELECTRICIAN MAKE FINAL CONNECTION TO 120 V. POWER REFER TO PROJECT ELECTRICAL PLANS FOR PUMP CONTROL
2) SEE DETAILS E AND F FOR STONE PEDESTAL



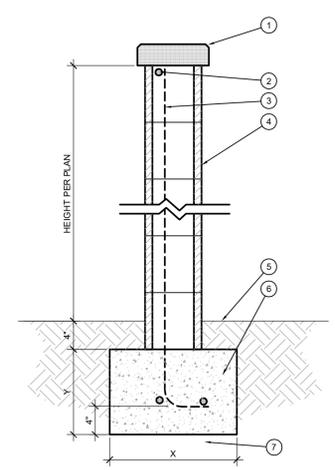
E PEDESTAL AND MONOLITHS
SCALE: 1/2" = 1'-0"



- 1 CMU PEDESTAL, 12"x8"x16" BLOCK WITH 12"x8"x8" HALF BLOCK AT TWO OPPOSITE CORNERS - ALTERNATE BLOCK LAYOUT FOR EACH COURSE
- 2 RILL CUT INTO IN CMU PEDESTAL, 1" WIDE BY 6" DEEP, WITH 6" STEP AT END
- 3 HOLE DRILLED IN STONE FOR WATER SUPPLY TO ACCOMMODATE 1/2" DIA. TUBING - SEAL GAP BETWEEN TUBING AND STONE WITH SILICONE SEALANT
- 4 INTEGRAL CMU MONOLITHS (4), HEIGHTS AS NOTED BELOW, WITH SANDSTONE SLAB FACING - GROUT SOLID. HIGHEST CORNER OF EACH MONOLITH ABOVE TOP SURFACE OF PEDESTAL SHALL BE AS NOTED BELOW:
A 6" C 4"
B 5" D 3"
- 5 SANDSTONE FACING, 1" THICK, COLOR TO MATCH BUILDING
- 6 FINISH GRADE
- 7 CONCRETE BASE, 2" DEEP
- 8 COMPACTED SUBGRADE
- 9 RILL
- 10 DRAIN TO PUMP VAULT, WITH 3" ROUND BRASS GRATE (SEE DETAILS G AND H)
- 11 ADJACENT CONCRETE SLAB
- 12 #3 REBAR HORIZONTAL IN TOP COURSE
- 13 #3 REBAR VERTICAL AT LOCATIONS SHOWN
- 14 #4 REBAR VERTICAL IN COLUMNS
- 15 #3 REBAR HORIZONTAL IN ALTERNATING COURSES

NOTES:
1) SEAL ALL JOINTS BETWEEN MONOLITHS AND PEDESTAL WITH SILICONE SEALANT TO PREVENT WATER INTRUSION
2) SUBMIT SAMPLES OF SANDSTONE TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL BEFORE BEGINNING WORK

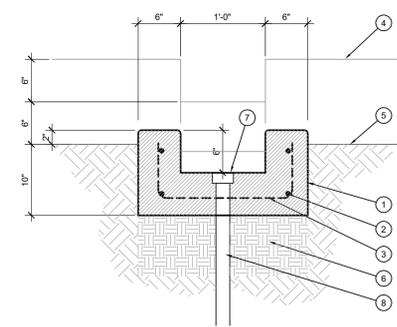
F FOUNTAIN PEDESTAL - ISOMETRIC VIEW
SCALE: 1" = 1'-0"



I FREESTANDING SCREEN WALL
SCALE: 1" = 1'-0"

- 1 CONCRETE CAP, POURED-IN-PLACE, 3" THICK WITH 1/2" CHAMFERED CORNERS AND 1" OVERHANG
- 2 BOND BEAM, #3 REBAR, HORIZONTAL
- 3 #3 REBAR, VERTICAL, AT 24" O.C.
- 4 CONCRETE BLOCK, SPLIT FACE, 8"x8"x16, COLOR TO MATCH BUILDING
- 5 FINISH GRADE
- 6 CONCRETE FOOTING WITH 2, #3 REBAR (HORIZONTAL), SIZE AS NOTED BELOW:
X 3" HIGH 6" HIGH
Y 12" 24"
- 7 COMPACTED SUBGRADE UNDER FOOTING

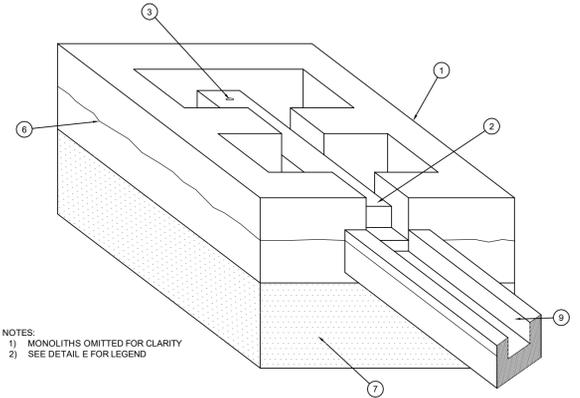
NOTES:
1) TIE ALL REBAR CONNECTIONS WITH WIRE
2) GROUT ALL CELLS WITH REBAR SOLID



G WATER RILL
SCALE: 1" = 1'-0"

- 1 POURED CONCRETE RILL. CONCRETE SHALL BE INTEGRALLY COLORED WITH CHROMIX C-25 "SOMBREDO BUFF", AS MADE BY L.M. SCOFIELD. 1/2" RADIUS ON CORNERS.
- 2 #3 REBAR AT LOCATIONS SHOWN. DRILL HOLES INTO PEDESTAL TO ACCEPT REBAR, 6" DEEP, AND EPOXY TO PEDESTAL.
- 3 #3 REBAR AT 18" O.C.
- 4 SANDSTONE PEDESTAL BEYOND (WHERE OCCURS)
- 5 FINISH GRADE
- 6 COMPACTED SUBGRADE
- 7 BRASS GRATE, 3" ROUND, NDS 9098 OR EQUAL
- 8 2" PVC DRAIN LINE TO PUMP VAULT (SEE DETAIL H)

NOTE: WHERE WATERLESS RILL IS INDICATED, FILL RILL WITH MEXICAN BEACH PEBBLES, 1/2"-1", TO 3" DEEP.



NOTES:
1) MONOLITHS OMITTED FOR CLARITY
2) SEE DETAIL E FOR LEGEND

F FOUNTAIN PEDESTAL - ISOMETRIC VIEW
SCALE: 1" = 1'-0"

EVERGREEN
DESIGN GROUP
(800) 680-6630
1780 Heritage Center Dr., Suite 104
Wake Forest, NC 27587
www.landscape-consultants.net

No.	REVISION	BY	DATE

3/8/2016

EES
ENTIREMENT
ENGINEERING SOLUTIONS, INC.
818 17th Street
Suite 1570
Waco, TX 76708
www.ees.us.com
303-572-7997

NATIONAL HEALTHCARE REALTY
HEALTHCARE REALTY

NATIONAL HEALTHCARE DEVELOPMENT, LLC
NE CORNER OF MCDOWELL ROAD & 107TH AVENUE, AVONDALE, AZ

COURTYARD AND WATER FEATURE DETAILS

PROJECT NO: NCH001.01
DESIGNED BY: LML
DRAWN BY: LML
DATE: 04/15/16

L-101

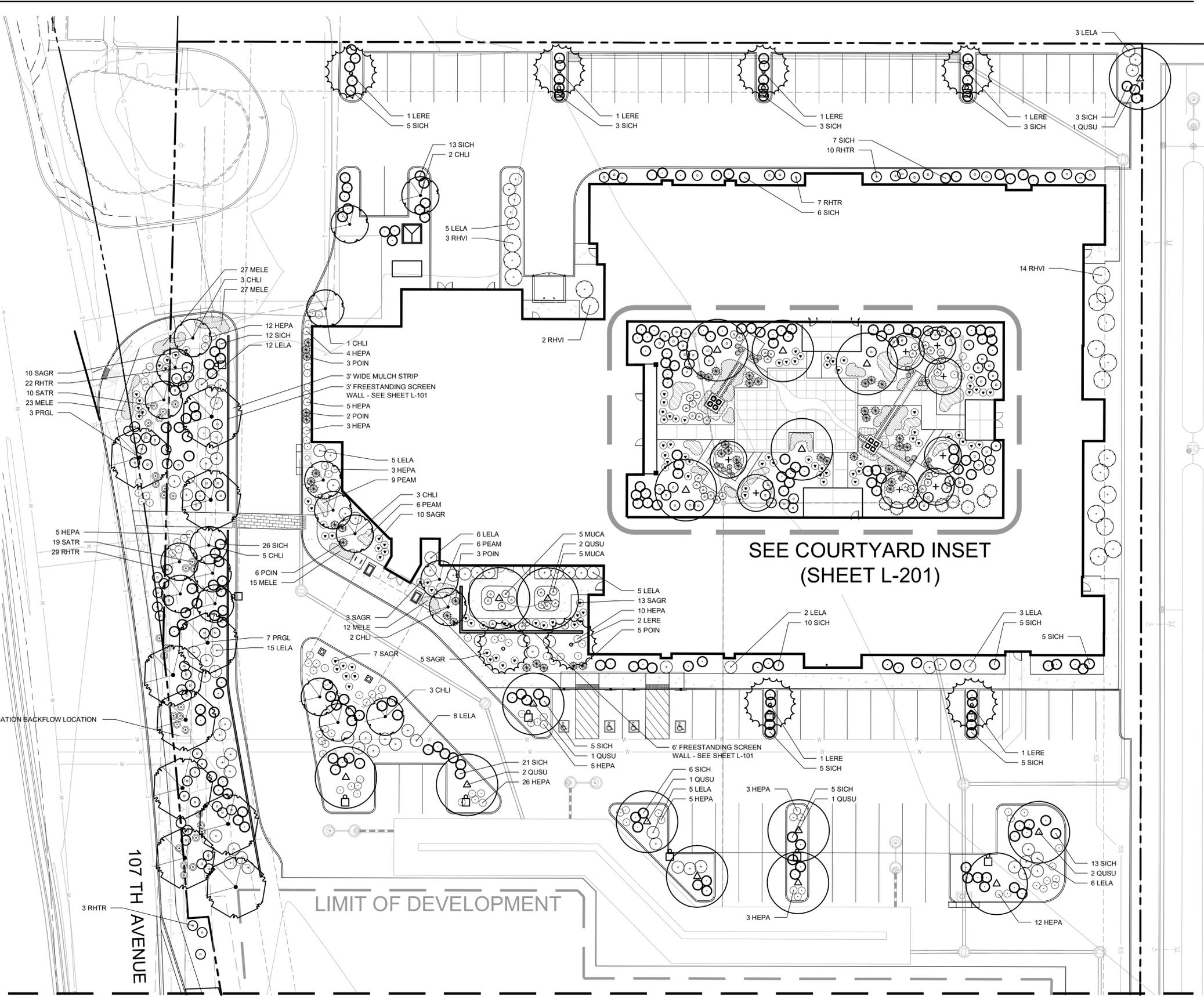
GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.0' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
5. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
6. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
7. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
8. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNERS REPRESENTATIVE.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
10. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
11. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

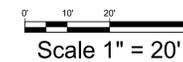
CITY OF AVONDALE GENERAL LANDSCAPE NOTES

1. ALL SINGLE TRUNK TREES SHALL BE 2" CALIPER MINIMUM AT TIME OF INSTALLATION. ALL MULTI-TRUNK TREES SHALL BE 1-1/2" CALIPER MINIMUM AT TIME OF INSTALLATION. TREE CALIPERS FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 4 TO 6 INCHES ABOVE THE SOIL LINE FOR TREES WITH 4" CALIPER AND LESS, AND 6 TO 12 INCHES FOR TREES GREATER THAN 4" CALIPER. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 6 INCHES ABOVE ORIGIN POINT OF THE SECOND LARGEST TRUNK, OR 6 INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF THEIR TWO LARGEST TRUNKS.
2. TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
3. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE FOR INSTALLATION/MAINTENANCE OF ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE.
4. A THREE-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCRoACH UPON THIS CLEAR SPACE WHEN MATURE.
5. PLANTINGS WITH ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN FEET, AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO FEET AT FULL GROWTH.
6. THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY, AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

NOTE: ALL CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH THE CITY OF AVONDALE SUPPLEMENT TO M.A.G. SPECIFICATIONS AND STANDARD DETAILS, CURRENTLY ON FILE AND AVAILABLE AT THE CITY OF AVONDALE ENGINEERING DEPARTMENT.



SEE COURTYARD INSET (SHEET L-201)



MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 3/4" DECOMPOSED GRANITE MULCH COLOR TO MATCH BUILDING, IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

SEE SHEET L-202 FOR PLANT LEGEND AND CALCULATIONS



DATE	BY	REVISION

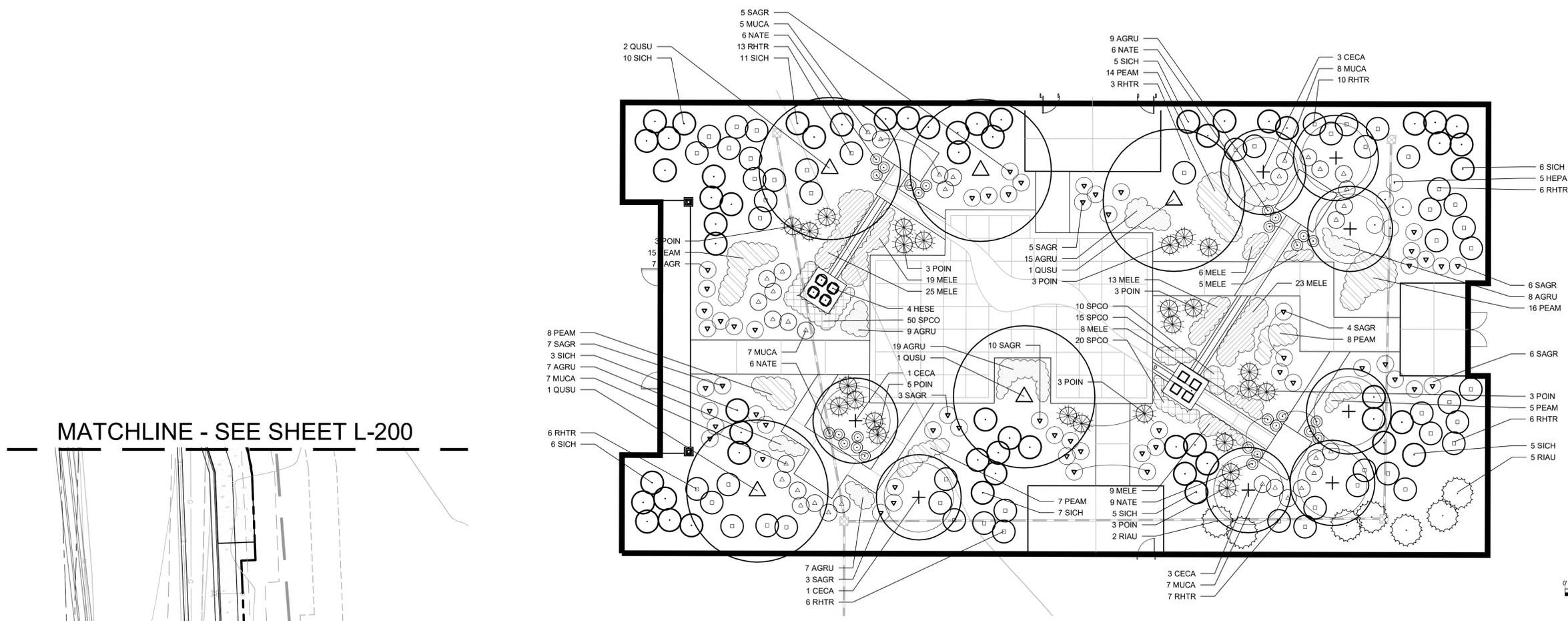
No.	REVISION



SITE PLAN
NATIONAL HEALTHCARE DEVELOPMENT, LLC
 NE CORNER OF MIDCOWELL ROAD & 107TH AVENUE, AVONDALE, AZ
PLANTING PLAN

PROJECT NO:	NCH001.01
DESIGNED BY:	LML
DRAWN BY:	LML
DATE:	04/15/16

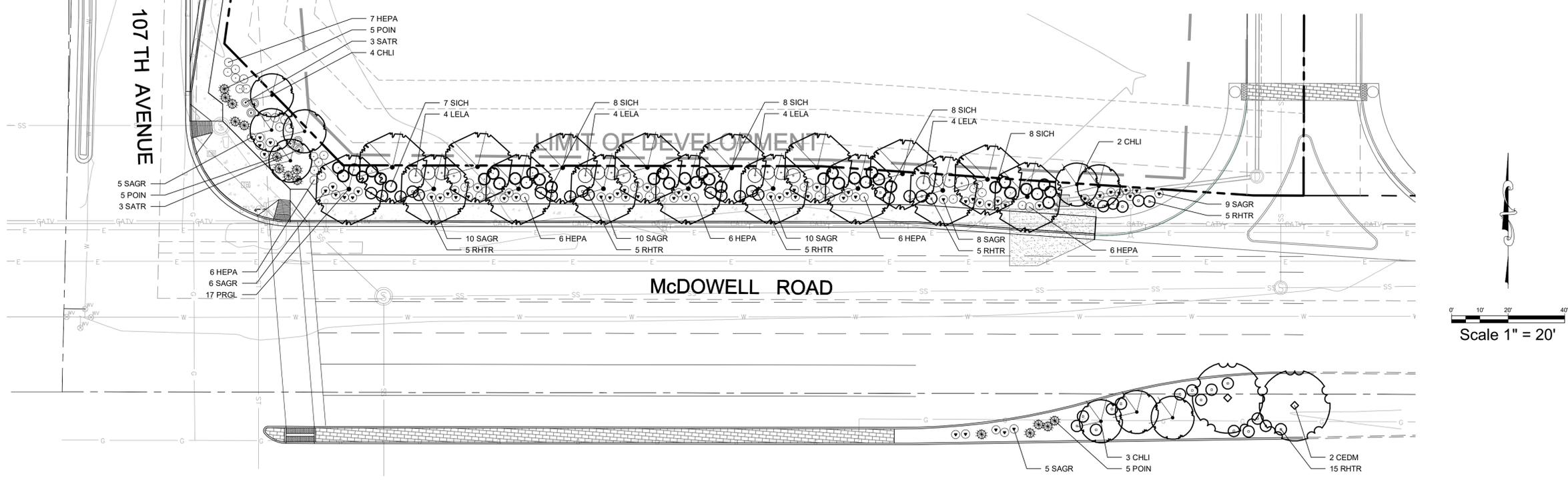
L-200



MATCHLINE - SEE SHEET L-200

COURTYARD
SCALE: 1" = 10'

Scale 1" = 10'



Scale 1" = 20'

No.	REVISION	BY	DATE

3/8/2016



SITE PLAN
NATIONAL HEALTHCARE DEVELOPMENT, LLC
 NE CORNER OF McDOWELL ROAD & 107TH AVENUE, AVONDALE, AZ
COURTYARD PLANTING PLAN

PROJECT NO: NCH001.01
 DESIGNED BY: LML
 DRAWN BY: LML
 DATE: 04/15/16
L-201



PLANTING SPECIFICATIONS

GENERAL

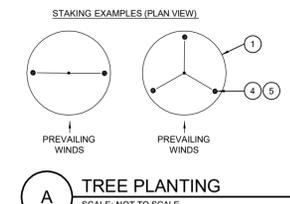
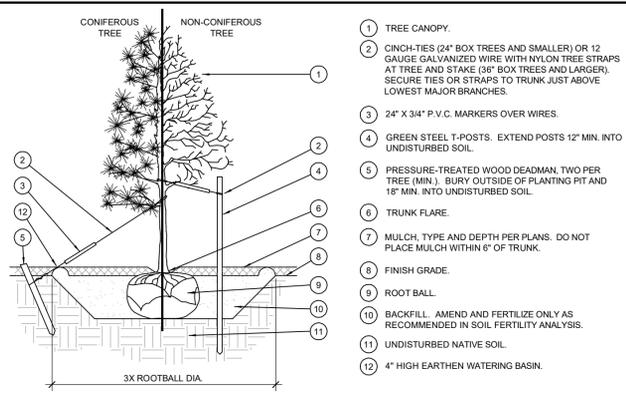
1. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 2. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK**
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS**
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCRICLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS AND/OR SHAWED ROOTS.
 3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD**: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED**: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL**: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST**: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 45 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECIGRAMS; NOT EXCEEDING 0.5 PERCENT NERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER**: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH**: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC**: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING**
1. STAKES: 6' LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 3-STRAND, TWISTED, 0.108 INCH DIAMETER.
 3. STRAP CHAINING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1 1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- K. PRE-EMERGENT HERBICIDES**: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

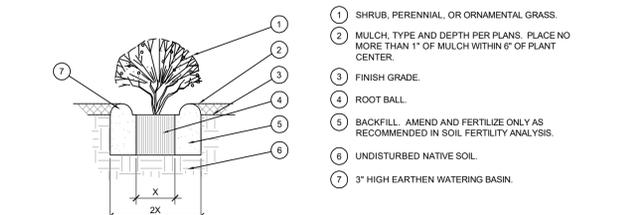
- A. SOIL PREPARATION**
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (GCL), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - c. THE SOIL REPORT PROVIDED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
 - iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
- CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS, MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
- B. GENERAL PLANTING**
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- C. TREE PLANTING**
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT TEASE ROOTS OUT FROM THE ROOTBALL.
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROOTS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES: TWO STAKES PER TREE
 - b. 2-1/2"-4" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: GUY AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
- D. SHRUB, PERENNIAL, AND GROUND COVER PLANTING**
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- E. CLEAN UP**
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- F. INSPECTION AND ACCEPTANCE**
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- G. LANDSCAPE MAINTENANCE**
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING.
 - d. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDDED OR RESEEDDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- H. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS**
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH OR DAMAGE IS ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- I. RECORDS**
1. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



A TREE PLANTING

SCALE: NOT TO SCALE

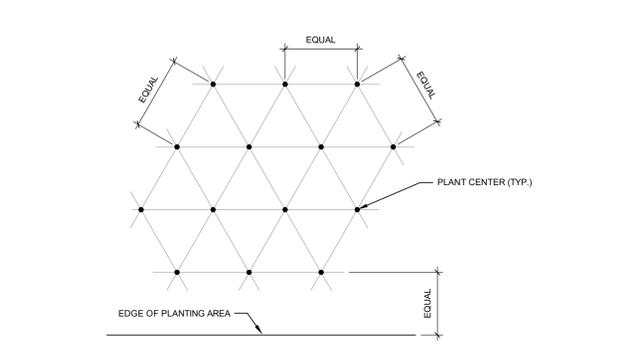
- NOTES:**
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3'-5" ABOVE FINISH GRADE.
 3. FOR 8&8 TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
 5. FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMAN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.



- B SHRUB AND PERENNIAL PLANTING**
- SCALE: NTS
1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
 2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
 3. FINISH GRADE.
 4. ROOT BALL.
 5. BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
 6. UNDISTURBED NATIVE SOIL.
 7. 3" HIGH EARTHEN WATERING BASIN.

C SHRUB AND PERENNIAL PLANTING

SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

PLANT SPACING	AREA DIVIDER TO DETERMINE NO. OF PLANTS
6"	0.25
8"	0.45
10"	0.69
12"	1
15"	1.56
18"	2.25
24"	4
30"	6.25
36"	9

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF OF PLANTING AREA = 100/25 = 44 PLANTS

C PLANT SPACING

SCALE: NTS

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES						
CEDM	Cercidium 'Desert Museum'	Desert Museum Palo Verde	24" box min.	Per plan	2	2" cal., 10'-12' high
CECA	Cercis canadensis var. mexicana	Mexican Redbud	36" box	Per plan	8	2" cal., 8'-10' high; multitrunk
CHLI	Chilopsis linearis 'Art's Seedless'	Seedless Desert Willow	36" box	Per plan	28	2" cal., 8'-10' high; multitrunk
LERE	Leucaena retusa	Goldenball Lead Tree	24" box min.	Per plan	8	2" cal., 10'-12' high
PRGL	Prosopis glandulosa 'Maverick'	Thornless Honey Mesquite	24" box min.	Per plan	27	2" cal., 10'-12' high
QUSU	Quercus suber	Cork Oak	24" box min.	Per plan	17	2" cal., 10'-12' high
SHRUBS						
HEPA	Hesperaloe parviflora	Red Yucca	#5 cont.	Per plan	143	
LELA	Leucophyllum langmanniae 'Lynn's Legacy'	Lynn's Legacy Texas Sage	#5 cont.	Per plan	95	
POIN	Polemonium incana	Frosted Mint	#5 cont.	Per plan	60	
RIAU	Ribes aureum	Golden Currant	#5 cont.	Per plan	7	
RHTR	Rhus trilobata 'Autumn Amber'	Dwarf Skunkbush	#5 cont.	Per plan	164	
RHVI	Rhus vitifera	Evergreen Sumac	#5 cont.	Per plan	19	
SAGR	Salvia greggii 'Raspberry'	Raspberry Autumn Sage	#5 cont.	Per plan	167	
SATR	Salvia x 'Trident'	Trident Sage	#5 cont.	Per plan	35	
SICH	Simmondsia chinensis 'Vista'	Dwarf Jojoba	#5 cont.	Per plan	264	
PERENNIALS AND ORNAMENTAL GRASSES						
AGRU	Agastache rupestris	Licorice Mint	#1 cont.	18" o.c.	74	
HESE	Helictotrichon sempervirens	Blue Oat Grass	#1 cont.	18" o.c.	4	
MELE	Melampodium leucanthum	Blackfoot Daisy	#1 cont.	18" o.c.	212	
MUCA	Muhlenbergia capillaris	Pink Muhly	#1 cont.	Per plan	48	
NATE	Nassella tenuissima	Mexican Feather Grass	#1 cont.	18" o.c.	27	
PEAM	Penstemon ambiguus	Pink Plains Penstemon	#1 cont.	24" o.c.	94	
SPCO	Sphaeralcea coccinea	Scarlet Globemallow	#1 cont.	12" o.c.	95	

PLANTING DATA SHEET

REQUIRED LANDSCAPE AREAS	REQUIRED	PROVIDED
G. All Developments within all other zoning districts (C-2 - 20%)	28,684 sf	38,945 sf
H.(1) Landscape Setback/Trees	18 trees	18 trees
H.(2) Landscape Setback/Shrubs	172 shrubs	172 shrubs
H.(3) Landscape Setback/Groundcover	4,787 sf	6,777 sf
J. Land Use Buffers	0 trees	0 trees
L. Parking Lots/Trees	17 trees	17 trees
K. Building Frontage	3,288 sf	3,438 sf
L. Cactus/Succulents	0%	0%
M.(1) Right-of-way Landscaping/Trees	37 trees	37 trees
M.(2) Right-of-way Landscaping/Shrubs	371 shrubs	371 shrubs

TOTALS	REQUIRED	PROVIDED
Total Trees (lines A-N)	72 trees	72 trees
Total Shrubs (lines A-N)	371 shrubs	371 shrubs
Total Groundcover (lines A-N)	4,787 sf	6,777 sf
Total Groundcover, inorganic (3/4" select decomposed granite)	2,578 sf	1,349 sf
Total Right-of-way Landscape Area	7,962 sf	7,962 sf
Total Parking Lot Landscape Area	8,942 sf	9,756 sf

NOTE: LANDSCAPE SETBACK FOR UNDEVELOPED PORTION OF THE LOT SHALL BE A PART OF FUTURE DEVELOPMENT.

DRIP EMITTER SCHEDULE

- PROVIDE THE FOLLOWING DRIP EMITTERS FOR EACH PLANT:
- | | |
|-----------------------------------|-----------------------------|
| PLANTS, #1 CONTAINER AND SMALLER: | 1, 2 GPH EMITTER PER PLANT |
| PLANTS, #5 CONTAINER: | 2, 2 GPH EMITTERS PER PLANT |
| TREES, 1" TO 2-1/2" CALIPER: | 4, 7 GPH EMITTERS PER TREE |

MAINTENANCE SCHEDULE

- GENERAL:**
1. DO NOT FERTILIZE EXCEPT AS RECOMMENDED BY THE SOIL TEST (SEE PLANTING SPECS, "METHODS", SECTION A.2).
 2. WHEN POSSIBLE SYMPTOMS OF NUTRIENT DEFICIENCIES APPEAR, SUBMIT THE FOLLOWING TO AN APPROVED SOIL TESTING FACILITY:
 - a. MINIMUM OF ONE QUART OF SITE SOIL, TAKEN FROM WITHIN THE ROOT ZONE OF THE AFFECTED PLANTS AND FROM A DEPTH OF APPROXIMATELY 3"-12" BELOW GRADE.
 - b. SOME LEAVES FROM THE AFFECTED PLANTS (CONTACT THE TESTING FACILITY FOR THE AMOUNT OF LEAF MATERIAL NEEDED FOR FOLIAR ANALYSES).
 - c. WHEN FERTILIZING, AVOID APPLYING FERTILIZER TO THE ROOT BALL AND BASE OF MAIN STEM; RATHER, SPREAD EVENLY UNDER PLANT TO THE DRIP LINE.
1. TREE PRUNING: PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
 - A. REMOVE ALL DISEASED, DYING, AND DEAD WOOD AS NEEDED.
 - B. PRUNE LIVE WOOD FOR ONLY FOR A SPECIFIC PURPOSE, SUCH AS FOR HEALTH OR STRUCTURAL REASONS, AND INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPLING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
 - C. FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
 - D. ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
 - E. IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
 - F. SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.
 1. SHRUB CARE
 - A. THE OBJECTIVES OF SHRUB PRUNING ARE THE SAME AS FOR TREES. ALL PLANTS SHALL BE ALLOWED TO GROW TO THEIR NATURAL SIZE AND FORM. DO NOT SHEAR PLANTS UNDER ANY CIRCUMSTANCES. SELECTIVELY HAND-PRUNE ANY WAYWARD SHOOTS IN LATE WINTER ONLY. DEAD FLOWER STEMS MAY BE REMOVED AT ANY TIME.
 1. PERENNIAL CARE
 - A. ALL PLANTS SHALL BE ALLOWED TO GROW TO THEIR NATURAL SIZE AND FORM. DO NOT SHEAR PLANTS UNDER ANY CIRCUMSTANCES. USE THE FOLLOWING SPECIES-SPECIFIC PRACTICES:
 - i. AGASTACHE, PENSTEMON: REMOVE SPENT FLOWER STALKS AS NEEDED
 - ii. MELAMPEDIUM, SPHAERALCEA: PRUNE OUT DEAD GROWTH AS NEEDED
 - iii. HELICTOTRICHON, MUHLENBERGIA: COMB OUT DEAD LEAVES AS NEEDED - DO NOT CUT TO GROUND AT ANY TIME
 - iv. NASSELLA: CUT TO GROUND IN LATE WINTER, JUST PRIOR TO NEW GROWTH



(800) 680-6630
1780 Heritage Center Dr., Suite 104
Waco, Texas, TX 76797
www.landscape-consultants.net

DATE: _____

BY: _____

REVISION: _____

No. _____

3/8/2016

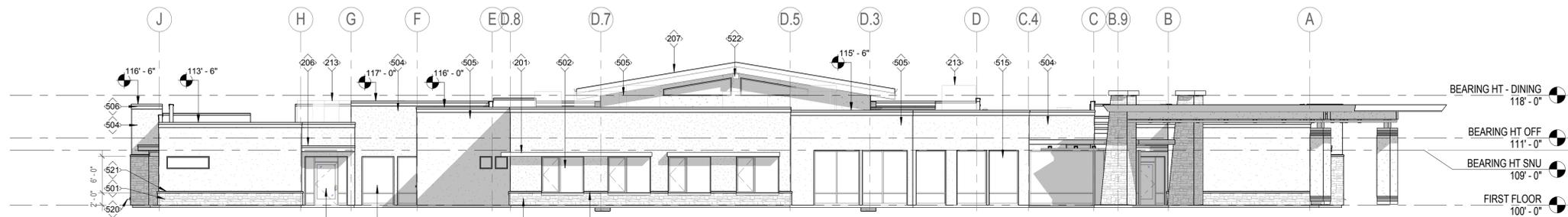
EES
ENTITLEMENT, INC.
& ENGINEERING SOLUTIONS, INC.
10000 Highway 190, Suite 1575
Denver, CO 80202
303-972-7997

NATIONAL HEALTHCARE DEVELOPMENT, LLC
HEALTHCARE REALTY
NE CORNER OF MIDWELL ROAD & 107TH AVENUE, AVONDALE, AZ

PLANTING SPECIFICATION AND DETAILS

PROJECT NO.: NCH001.01
DESIGNED BY: LML
DRAWN BY: LML
DATE: 04/15/16

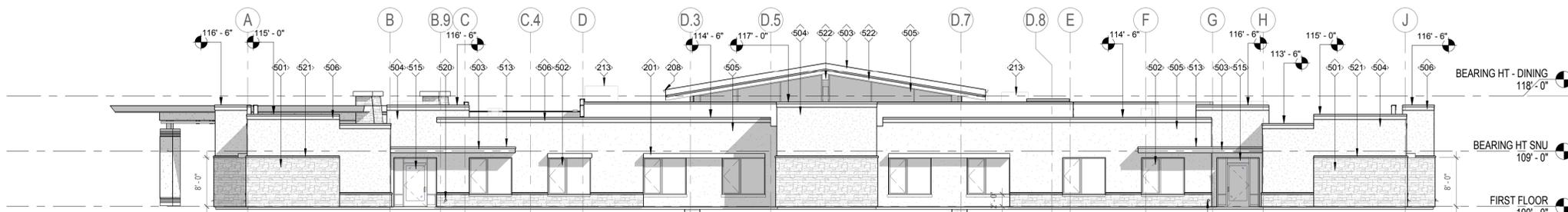
L-202



4 WEST ELEVATION

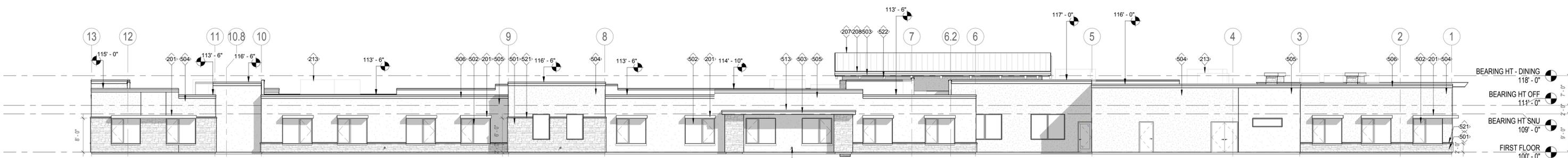
3/32" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
201	ALUMINUM SUN SHADE ATTACHED TO EXTERIOR SKIN, RE: STRUCTURAL FOR ATTACHMENT TO BUILDING
206	CANOPY WITH TPO ROOF APPLIED TO COVER BOARD ON ROOF DECK, TYP.
207	STANDING SEAM METAL ROOF ON ROOF DECK, SLOPE 2:12, TYP.
208	GALV. GUTTER TO MATCH COLOR AND FINISH FOR STANDING SEAM PANELS, CONNECT TO DOWNSPOUTS
213	MECHANICAL ROOF TOP UNITS, INSTALLED ON ROOF CURB, RE: MECHANICAL DWGS, INSTALL CURB WITH REQUIRED FLASHING. SCREEN WITH MANUFACTURED SCREEN WALL ATTACHED TO ROOF TOP UNIT, MATCH STUCCO COLOR 2
501	THIN SET EXTERIOR STONE VENEER WITH CAP, RE: SPECIFICATIONS
502	VINYL WINDOWS - EXTERIOR GLAZING RE: SPECIFICATIONS
503	PAINTED FASCIA - COLOR & TEXTURE, RE: SPECIFICATIONS
504	PAINTED STUCCO SYSTEM - COLOR 1 RE: SPECIFICATIONS
505	PAINTED STUCCO SYSTEM - COLOR 2 RE: SPECIFICATIONS
506	PAINTED STUCCO PROJECTION TRIM - COLOR & TEXTURE RE: SPECIFICATIONS
513	FRAMED CANOPY WITH TPO AND PAINTED FASCIA
515	ALUMINUM STOREFRONT GLAZING SYSTEM W/ INSULATED GLAZING
520	OVERFLOW DOWNSPOUT NOZZLE, TYP., RE: PLUMBING
521	PRECAST STONE SILL CAP FOR THIN SET STONE VENEER
522	PRESSURE TREATED STRUCTURAL GLULAM, FINISH TO MATCH CABINETRY AT BISTRO; REFER TO STRUCTURAL DWGS FOR SIZING AND ADDITIONAL INFORMATION



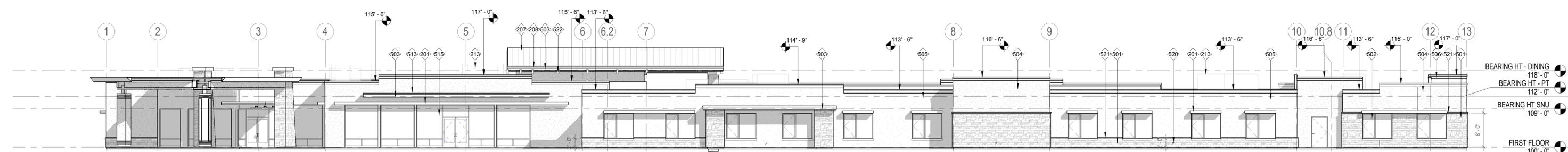
3 EAST ELEVATION

3/32" = 1'-0"



2 NORTH ELEVATION

3/32" = 1'-0"



1 SOUTH ELEVATION

3/32" = 1'-0"



WELBROOK SENIOR LIVING

AVONDALE, ARIZONA

April 27, 2016

Lantz - Boggio Architects, P.C.



In Associated with:

Welbrook

Avondale

Revisions:

Item	No.	Date	Description

Project Status:

Issue / Status	Date
Current Project Status	Issue Date
DD - Design Development	
SD - Schematic Design	
Concept Design	

Seal:

Project Info:

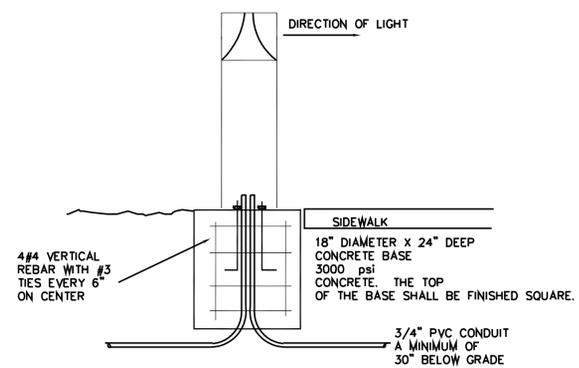
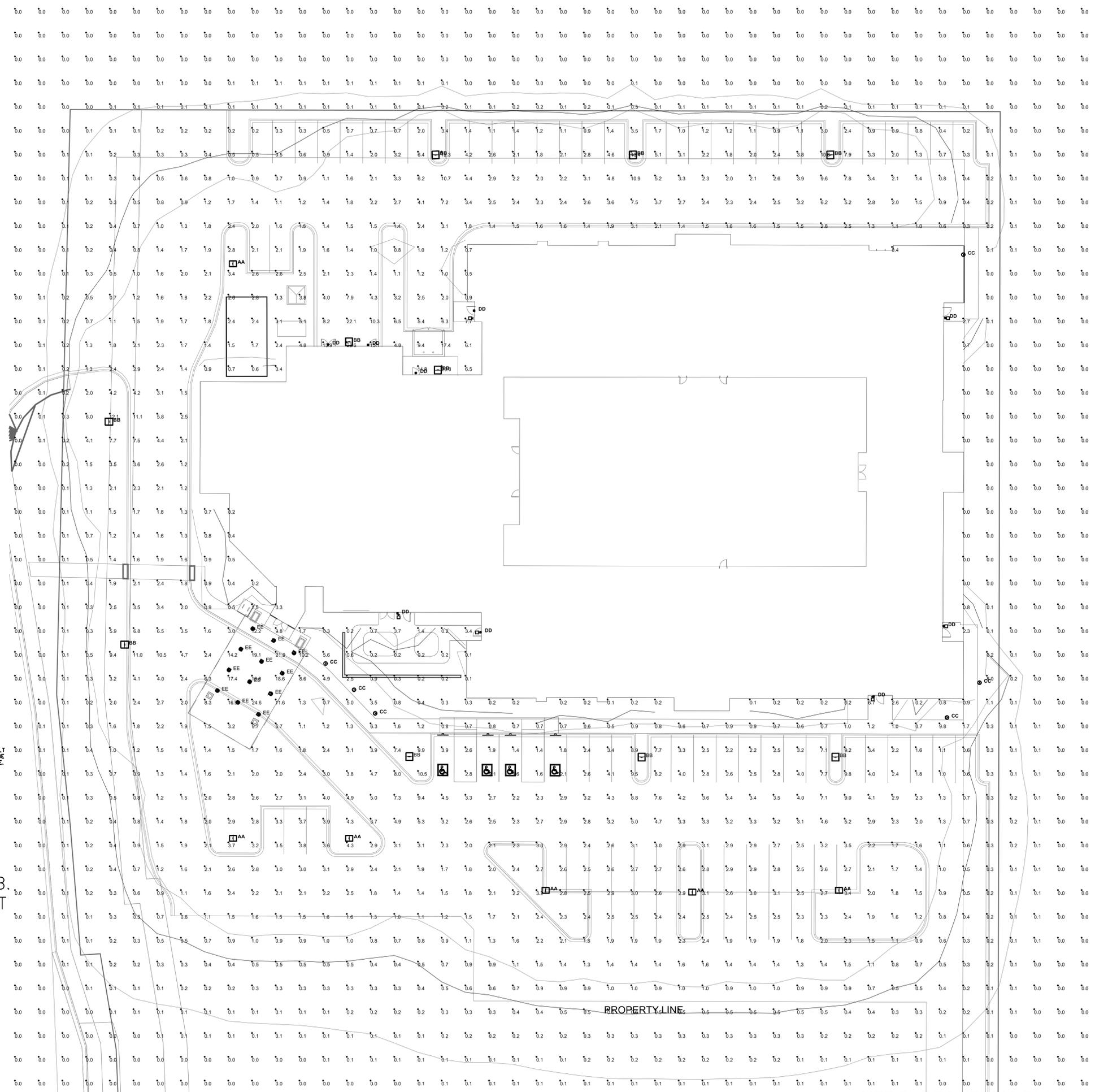
True North, Plan North, PORTE-COCHERE, LBA Project # 2016.0900, Date: 02/07/14, Drawn by: Author, Checked by: Checker

Sheet Name:

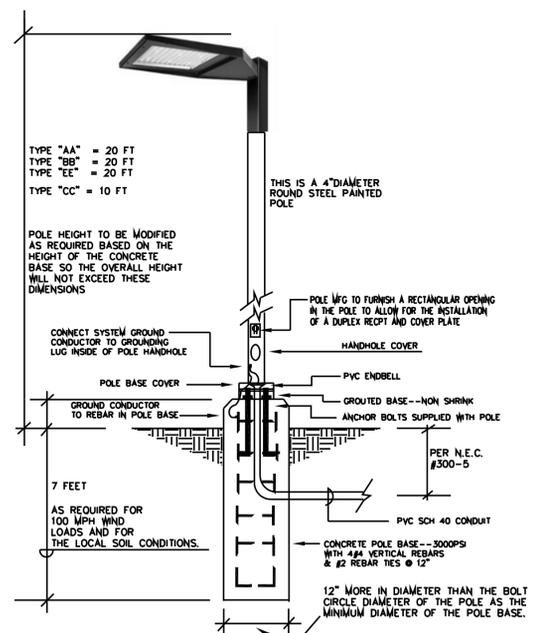
SITE
PHOTOMETRIC
PLAN

Sheet Number:

E-1.0



BOLLARD INSTALLATION DETAIL



POLE BASE DETAIL

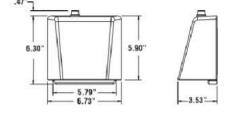
ALL POLE BASE HEIGHT ABOVE GRADE TO BE 4" IF INSTALLED A MINIMUM OF 2FT BEHIND THE CURB. IF CLOSER, THE POLE BASE HEIGHT ABOVE GRADE TO BE 3FT.

NOTICE: These documents are instruments of professional service, and information contained therein is incomplete unless used in conjunction with Lantz-Boggio's interpretations, decisions, observations and administrations. Use or reproduction of these documents in whole or in part without Lantz-Boggio's consent is in violation of common law, copyright, statutory and other reserved rights. Refer to Act 17 U.S.C., par. 511 (1991), which prevents state and local public records act. Refer to Act 17 U.S.C., par. 501 (1991).
Plot Date / Time Stamp: 4/27/2016 6:57:39 AM

SMALL LED WALL PACK (SWS)



DIMENSIONS



LEDS - Select high brightness LEDs. Color temperature 5000K (CW), 4000K (NW) and 3000K (WW), CRI = 85 (All values nominal).

CONSTRUCTION - Die-cast aluminum housing with stainless steel hardware. Tempered flat glass lens and silicon gaskets. Knock-out of top of housing for available photocell accessory.

THERMAL MANAGEMENT - Driver and LED module are mounted directly to aluminum housing to maximize heat dissipation.

DIMMING - 0-10 volt dimming standard.

INSTALLATION - Luminaire features a back plate design that can be easily mounted to any vertical surface.

ELECTRICAL - Class 2 driver has universal voltage (120-277V, 50/60 Hz) input. Active power factor correction (0.98 typical) and protection against over-voltage, over-temperature, short-circuit conditions and lightning (ANSI/IEEE 62.41 Class A).

OPERATING TEMPERATURE - -35° to 40°C (-31° to 104°F)

EXPECTED LIFE - Minimum 50,000 hours.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

WARRANTY - Limited 5-year warranty.

LISTING - UL listed to U.S. and Canadian safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



LIGHT OUTPUT - SWS		
Lenses	Watts	LPW
332	14	52

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **SWS 2 LED NW UE GBZ**

Prefix	Distribution	Light Source	Color Temperature	Voltage	Color
SWS - 14-watt LED Wall Pack	2	LED	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3000K)	UE - Universal Electronic (120-277V)	GBZ - Gray Bronze

ACCESSORY ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
120VAC Photocell	SW PCT
120-277VAC Photocell	SW PCT

Project Name: _____ Fixture Type: _____ 10/21/15 © 2015 LSI INDUSTRIES INC.

FIXTURE TYPE "DD" FULL CUT OFF LUMINAIRE

LED AREA LIGHTS - LSI SLICE SMALL (XLCS)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XLCS 5 LED SS CW UE BLK PC120**

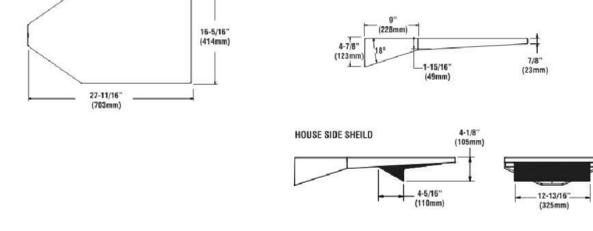
Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
XLCS 5 - Type II	LED	SS - Super Saver	CW - Cool White (5000K)	UE - Universal Electronic (120-277V)	BLK - Black	PC120 - 120V	DM - 0-10V Dimming (120V external signal) available with High Output (H/O) drive current only

LUMINAIRE EPA CHART - XLCS			
Configuration	Power Factor	THD	Efficiency
Single	0.8	15%	100%
D180°	0.8	15%	100%
D90°	0.8	15%	100%
T90°	1.4	15%	100%
T120°	1.4	15%	100%
C90°	1.6	15%	100%

ACCESSORY ORDERING INFORMATION (Accessories are field installed)			
Description	Order Number	Description	Order Number
SLCS-SD-WP8-C-1.8 Wall Mount Bracket	3811232-1	SLCS-SD-WP8-D-1.8 Double Facing (208V 240V)	3811232-2
XLCS-SD-F-1.8 House Side Shield (Blackonly)	3798252-1	SLCS-SD-WP8-W-1.8 Wall Mount (H/O)	3811232-3
120VAC Round Pole Plug for 4 Poles	3798252-2	PC120 Single Face (120V)	PC120
120VAC Round Pole Plug for 5 Poles	3798252-3	PC120 Single Face (240V)	PC120
120VAC Single Switch (120V)	PC120	PC120 Single Face (240V)	PC120
120VAC Single Switch (277V)	PC120	PC120 Single Face (277V)	PC120

Note: House Side Shield adds to fixture EPA. Consult factory.

FOOTNOTES:
1 - House Side Shields add to fixture EPA. Consult factory.
2 - Fixing must be located in the hand hole of pole.



Project Name: _____ Fixture Type: _____ 11/13/15 © 2015 LSI INDUSTRIES INC.

FIXTURE TYPES "AA" AND "BB" FULL CUT OFF LUMINAIRES

LED AREA LIGHTS - LSI SLICE SMALL (XLCS)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XLCS					
Type 3	Type 1	Type 2	Type 3	Type 4	Watts (Nominal)
1510	1140	1140	820	1200	27
1400	1550	1570	1160	1960	140
8750	16400	16800	7800	7500	97
13400	14700	15200	11000	10500	140

LED Chips are frequently updated therefore values may increase.

Project Name: _____ Fixture Type: _____ 11/13/15 © 2015 LSI INDUSTRIES INC.

FIXTURE TYPES "AA" AND "BB" FULL CUT OFF LUMINAIRES

MaxLite PROJECT NAME: AVONDALE CATALOG NUMBER: RAF 63440w HBAR

LED 6" ARCHITECTURAL RECESSED DOWNLIGHT FIXTURE
RAF6 SERIES

PRODUCT DESCRIPTION:
MaxLite's NON-IC architectural recessed downlight fixtures are a great alternative to HID, fluorescent, and traditional incandescent fixtures. Recommended for buildings where superior quality of light, flexible installation options, and durability are required.

FEATURES:

- Unique optic allows high lumen transmission while concealing the LED light source resulting in efficient, inviting light and minimizing LED glare
- Architectural housing can accommodate 1/2" EMT conduit, HSD4 or HSD4 bar hanger, bathing channels, T-Bar grid ceilings or concealed spline ceilings
- Architectural fixture provides up to 5" vertical adjustment
- Junction box listed for through branch circuit wiring (Max. 8 no. 12AWG 90C conductors, 4 in and 4 out)
- Dimmable down to 5% (120v only)
- Five year warranty

ELECTRICAL:

- Universal voltage, driver can be supplied with 120V-277V
- LED array will provide minimum 50,000 hour L70 lifetime

MODEL SELECTION (Full list of color codes on pg. 2)

RAF	6	W
RAF6	Architectural Recessed Frame	6" 6" Nominal diameter reflector
16w	15 watts	3000K
23w	22 watts	4000K
26w	26 watts	
30w	30 watts	
34w	34 watts	

ACCESSORIES

ORDER CODE	MODEL NUMBER	DESCRIPTION	ACCESSORIES IMAGE
73716	MLRH-HBAR	Hanger Bar Kit for Joist and T-Grid Ceilings	
74027	HRG-GRNNG	6" Brushed Nickel Trim Ring	

Phone: 1-800-555-5629 | Fax: 973-244-7333 | Web: www.maxlite.com | E-mail: info@maxlite.com | Revison: 02-16-16

FIXTURE TYPE "EE" FULL CUT OFF LUMINAIRE

LED BOLLARD LIGHT (XBVRD)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XBVRF ID LED 24 400 CW UE BRZ 45**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temp	Line Voltage	Finish	Options
XBVRF ID - Indirect	LED - Light Emitting Diode	24	400	CW - Cool White (5000K)	UE - Universal Electronic (120-277V 50/60Hz)	347 - 347 volt	BRZ - Bronze	1-XX (Specify Height) PC120 - Button-Type Photocell PC208 - 120-277V - Button-Type Photocell PC347 - Button-Type Photocell G24 - G24 Indirect Receptacle L48 - Less Anchor Bolts RW - Roughneck Heavy Duty Mounting Plate MSV - Matte Silver

Color Details:
45 - Light Gold
20 - Charcoal Metallic
55 - Black
66 - Blue Black
82 - Dark Green
91 - Dark Red
91 - Tan/Pale Red
92 - White
208 - Arctic Silver Metallic

1 - Taller or shorter heights available in 6" increments. Maximum height is 30". Maximum height is 60".

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
ANBT - Anchor Bolt Kit (BxV) 3/8" x 10" - Galvanized	285569
HSD - Round House Side Shield	122549

BASE DETAIL:
Note: Base plate dimensions may change without notice. Do not use for setting anchor bolts. Consult factory for base plate templates.

Dimensions: 8-3/8" (215mm) height, 4" standard (102mm) diameter.

Also available in traditional light sources

Project Name: _____ Fixture Type: _____ 10/21/15 © 2015 LSI INDUSTRIES INC.

FIXTURE TYPE "CC" FULL CUT OFF LUMINAIRE

LED BOLLARD LIGHT (XBVRD)

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

U.S. and international patents pending

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - An array of 24 select high-brightness LEDs in Cool White (5000K), Warm White (3000K) or Neutral White (4000K) color temperature, 69 CRI

REFLECTOR/DISTRIBUTION - Indirect. Photometric data is tested in accordance to IESNA Procedures.

HOUSING - Crown: Virtually tamper-proof concealed stainless steel fasteners in the cast aluminum crown assembly.

Lower Housing: One-piece, 322 inch seamless, extruded aluminum. Various heights are available in 5" increments starting at a minimum of 30" (maximum height is 60"). Lower housing attaches to cast aluminum base plate with four stainless steel roll pins.

OPTIONAL ROUGHNECK REINFORCEMENT - 375" thick zinc plated, steel base plate with welded U shaped reinforcement. 3/8" diameter 302 stainless steel roll pins with 10,000 lb shear load.

LENS/GASKET - One-piece, clear acrylic lens enclosure fully gasketed at top and bottom edge.

ANCHOR BOLTS - Requires four heavy-duty 3/8" x 10" galvanized steel anchor bolts.

ELECTRICAL - Universal voltage power supply (120-277 VAC, 50/60 Hz), 347-490V also available - 400mA is standard. Surge protector meets IEEE C92.41.2-2002, Scenario 1 Location Category C.

DRIVER - State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

DECAL STRIPING - Color-coordinated decal is available in 9 standard decal colors or by custom order from a selection of hundreds. Decal is guaranteed for five years against peeling, cracking, or fading.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

LISTING - Listed to U.S. and Canadian safety standards. Suitable for wet locations. DLC - not all possible distributions are DLC approved. Please refer to LSI or DLC web site for specific listings. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

LIGHT OUTPUT - XBVR

Description	# of LEDs	Output (lm)	lm/W
Cool White XBVR ID	24	4300	38
Neutral White XBVR ID	24	4224	38
Warm White XBVR ID	24	456	38

LED Chips are frequently updated therefore values may increase.

Project Name: _____ Fixture Type: _____ 10/21/15 © 2015 LSI INDUSTRIES INC.

FIXTURE TYPE "CC" FULL CUT OFF LUMINAIRE

Lantz-Boggio Architects, P.C.
5650 DTC Pkwy. | Suite 200 | Englewood | CO 80111
Ph: 303.773.0436 | Fax: 303.773.8709

In Associated with:

Welbrook
Avondale

Revisions:

Item	No.	Date	Description

Project Status:

issue / status	date:
Current Project Status	Issue Date
DD - Design Development	
SD - Schematic Design	
Concept Design	

Seal:



Project Info:

LBA Project #	2016.0900
Date:	02/07/14
Drawn by:	Author
Checked by:	Checker

LUMINAIRE CUT SHEETS

Sheet Number:

E-1.1

NOTICE: These documents are instruments of professional service, and information contained therein is incomplete unless used in conjunction with Lantz-Boggio's interpretations, decisions, observations and administrations. Use or reproduction of these documents in whole or in part without Lantz-Boggio's consent is in violation of common law, copyrights, statutory and other reserved rights. Refer to Act 17 U.S.C., par. 511 (1991), which preempts state and local public records act. Refer to Act 17 U.S.C., par. 301 (1991).
Plot Date / Time Stamp: 4/27/2016 6:57:39 AM