



A Narrative Report for

SUNRISE ASSISTED LIVING of GLENDALE

**Located at 21432 N. 75th Avenue
(South of the SWC of 75th Avenue and Deer Valley Road)**

**A PAD Rezoning Request to allow a Congregate Care Facility
Application Number ZON07-22**

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DEC 4 2007

Glendale Planning Dept.



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SUNRISE SENIOR ASSISTED LIVING OF GLENDALE PROJECT NARRATIVE

INTRODUCTION

Sunrise Senior Living is proposing a senior assisted living community on the west side of 75th Avenue south of Deer Valley Road. The subject site is a vacant remnant parcel located north of the Community Church of Joy campus and south of two office complexes. The approximately 6.95 acre property is zoned C-O (Commercial Office). The parcel has one street frontage along 75th Avenue and backs up to the New River Wash.

The senior living facility is an ideal use for this irregular T-shaped parcel with a narrow frontage along 75th Avenue and a wider rear portion along the New River Wash. The configuration of the property and the resulting building layout affords the opportunity to minimize the number of residents rooms that are adjacent to the noise and activity of 75th Avenue as well as to reduce the building facade visible to neighbors across 75th Avenue. The senior residential use also provides a transitional buffer to single family residence to the south. Additionally, because of its low traffic generation, the senior assisted living community in this location reduces potential traffic impacts on the congested 75th and Deer Valley intersection to the north, which could be far more severely impacted by an office user as would be permitted under the property's existing C-O zoning. The quiet, low impact senior residential use will be a good neighbor at this location and fill a growing need in the community for senior housing with personal care services.



AERIAL PHOTOGRAPH

MAY 2007

SUNRISE SENIOR LIVING OF GLENDALE, AZ.



REQUEST

The request is to rezone the existing 6.95 acres property from C-O to PAD (Planned Area Development) to add the proposed "Congregate Living Facility" use as a permitted use in the PAD district in addition to the current C-O uses. The site plan for the Sunrise Senior Assisted Living community proposed for the subject site has been carefully designed to locate the one single story Cottage Building along the south half of the property adjacent to a single family subdivision with the two story Main Building to the north. The Cottage Building will have a total of 22 assisted living resident units and the Main Building will include 60 assisted living resident units, 28 of which will offer a reminiscence environment rich with memory cues for residents with mild to severe levels of Alzheimer's.



CONCEPTUAL LANDSCAPE PLAN

NOVEMBER 7, 2007

SUNRISE ASSISTED LIVING OF GLENDALE
GLENDALE, ARIZONA



Although the property is 6.95 acres only 4.05 acres will be used and almost 3 acres will remain as a natural open space amenity for the enjoyment of residents, and the public using the adjacent trail. Shady outdoor seating and activity areas have been located along the Wash to take advantage of this open space amenity. There is an additional 20-foot trail easement within which a 10-foot wide public trail meanders and further enlivens these outdoor garden areas.

Sunrise senior living communities offer homelike environments in which residents enjoy meals, social activities, housekeeping and other services. Alzheimer's care will be provided in a secure, homelike environment by staff members who are specially trained to understand and meet the unique needs of Alzheimer residents. Both assisted living and Alzheimer residents may select private, semi-private or companion suites from a variety of floor plans and may select from a menu of services including meals, housekeeping, transportation and others.



One of Sunrise's Senior Living's newest communities in Scottsdale features a welcoming two-story lobby area



The dining room at Sunrise of Scottsdale reflects the attractiveness and quality of interior amenities for which Sunrise is well-known

The Sunrise resident units are not like a typical dwelling unit found in a senior apartment building. Since all meals are served restaurant style in the common dining room of each building, the units are designed as bedroom suites without cooking facilities. The commercial kitchen which serves the complex is centrally located in the Main Building. The Cottage Building is connected to the Main Building by a fully enclosed and air-conditioned hallway connection.

In addition to the dining area, each building offers residents a variety of common living spaces which complement the residents' individual bedroom suites. These common living spaces, such as a parlor, library, bistro, TV lounge and other activity areas, create the very comfortable, residential setting for which Sunrise senior living communities are known.

The estimated number of Sunrise staff members is approximately 40 part-time and full-time staff. The maximum number of staff on site at any one time is approximately 20, which occurs between the hours of 11:00 a.m. and 3:00 p.m. when meal service and a number of activities are being offered.

SUNRISE SENIOR LIVING BACKGROUND

Sunrise Senior Living has been in business for 25 years, is the nation's largest provider of senior living services and operates over 440 senior living communities. As a result of the Marriott Senior Living acquisition, Sunrise already operates several senior communities in the Valley, including both Pueblo Norte at 7090 East Mescal Street and Brighton Gardens at 6001 E. Thomas Road in Scottsdale. New Sunrise assisted living facilities have opened in Scottsdale at 74th Street and Gold Dust and in Chandler at Gila Springs and Chandler Boulevard. A third new 3-story combination independent living and assisted living community is under construction in Gilbert at the northwest corner of Gilbert and Long Meadow.



Sunrise Staff encourages residents to be active and engaged in the many opportunities for socialization offered in Sunrise assisted living communities.

Since the first Sunrise community opened in 1981, the Sunrise operating philosophy has been to provide services and care to seniors by encouraging independence, enabling freedom of choice, preserving dignity, celebrating individuality, nurturing the spirit, and involving family and friends. Sunrise staff members, who are trained in the hospitality, personal care and nursing fields, all apply these principles in providing services. Assisted living services are intended for seniors who need assistance with the activities of daily living, including eating, bathing, dressing and medication management, but do not require 24-hour skilled nursing care. Working closely with residents, their family members and physicians, Sunrise staff members create individualized personalized care plans intended to meet each resident's specific needs and preferences. All



residents are encouraged daily to join-in on activities and social opportunities suited to their personal interests, level of skill and cognition.

EXISTING SITE CONDITIONS

The general character of the area is an area in transition with a mix of office and residential uses.

North:

The properties along the west side of 75th avenue, between the subject property and Deer Valley Road, are newer single story offices buildings and a child care facility. With the exception of the office building at the southwest corner of Deer Valley Road and 75th Avenue, the buildings on the west side of 75th Avenue, are set back to accommodate 2 rows of parking, a drive aisle, and landscaping along the street frontage. The building materials consist of stucco and concrete tile roofs. Along the rear portion of the property the New River Wash is vacant and undeveloped.

East:

The area to the east, across 75th Avenue, is a developed single-family residential subdivision consisting of single and two story homes. The lots adjacent to 75th Avenue are separated by a landscaped buffer and are deeper than the internal residential lots. These homes are newer homes with stucco and concrete tile roofs. The minimum lot sizes along 75th Avenue are approximately 50-feet wide by 120-deep and approximately 6,000 square feet in area and part of a master planned community.

South:

The area to the south of the front portion of the site adjacent to 75th Avenue is vacant. To the south adjacent to the rear portion of the property, is a recently approved single family subdivision, the "Reserve at Eagle Heights" which is under construction. The minimum lot width is 85-feet, the minimum lot depth is 125-feet and the minimum net lot area is 10,000 square feet with an average lot area of 11,945 square feet.

West:

The area to the west of the subject site is the New River Wash. The Wash is undeveloped with natural vegetation. Farther west, across the Wash, is the City of Peoria. The western side of the Wash has recent bank improvements and is designated for light industrial type uses. The properties within the City of Peoria are under construction.

LAND USES

The Sunrise Senior Living PAD provides a functionally integrated mixed use project that encompasses 6.95 acres of land. This PAD accommodates a development project which combines residential and nonresidential elements within a campus-like plan. This PAD promotes flexibility and encourages variations in building design and provides a transition

between commercial uses to the north and adjacent residential development to the south. The intent of this PAD is to accommodate senior living development at an intermediate scale with strict performance controls.

Permitted Uses.

The intent of this PAD Zoning District is to accommodate the development of a Congregate Care Facility consisting of a maximum of 82 units. The City defines a "Congregate Care Facility" as a long-term residential facility for elderly persons within which living and sleeping rooms, a common dining room, laundry services, and room cleaning are provided. Sunrise's Senior Assisted Living Facility will provide these and other services such as transportation for routine social and medical appointments and thus comes within the definition. The proposed land uses for the PAD are listed below. The uses for this site are primarily derived from the permitted C-O (Commercial Office) zoning district with the addition of a Congregate Care Facility.

- A. Congregate Care Facility.
- B. Professional offices.
- C. Business offices, provided that no goods or merchandise are sold, repaired, displayed, or exchanged except as directly related to the principal use.
- D. Financial institutions, real estate, and insurance offices.
- E. Medical and clinical laboratories, maximum floor area-five thousand (5,000) square feet.
- F. Libraries and museums.

Uses Subject to Conditions.

These uses subject to conditions shall comply with the City's specific conditions or requirements for administrative review.

- A. Public utility facilities required for local service, provided that there are no offices, maintenance facilities, outdoor storage, or full-time employees related to the site.
- B. Wireless communication facilities, subject to Sections 7.506 and 7.600.
 - 1. Building mounted antennas and roof top mounted antennas.
 - 2. Alternative tower structure mounted antennas which utilize 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.

Uses Subject to Conditional Use Permit.

These specific uses subject to a conditional use permit shall comply with the City's specific conditions or requirements for a Use Permit.

- A. Child care center.
- B. Single residence dwelling occupied by owner or employee of business on the property.
- C. Veterinary offices with no boarding of animals.
- D. Restaurant-full service.
- E. Churches.
- F. Wireless communication facilities-new monopole or changes to existing tower subject to development standards in Table 3-A.
- G. Wireless communication facilities-alternative design tower structure.
- H. Wireless communication facilities-alternative tower structure, otherwise not permitted under Section 7.506.
- I. Financial institutions with drive-through service.

Accessory Uses.

Accessory uses are uses which are customary and incidental to the principal use of the property and shall comply with the City's specific conditions or requirements for accessory uses.

- A. Fences and walls. See Section 7.201.
- B. Garage or enclosed storage.
- C. Satellite earth station.
- D. Automatic teller machine.
- E. Amateur radio tower.

Development Standards.

	C-O District Standards	Proposed PAD Standards
Minimum Net Lot area	10,000	10,000
Maximum Lot Area	N/A	N/A
Minimum Setbacks:		
Front	25-Feet*	25-Feet*
Rear	1 ft. per 1 ft. Height of Building	1 ft. per 1 ft. Height of building
Side	1 ft. per 1 ft. Height of Building	1 ft. per 1 ft. Height of Building
Maximum Structure Height	30-feet	30-feet
Maximum F.A.R.	.3	.3

**Front Building Setback for Arterial Streets shall be a minimum of 1 foot for each foot of building height.*

DESIGN STANDARDS

Architectural Theme



Sunrise of Glendale, Arizona

Sunrise Assisted Living of Glendale will have a residential character and Mediterranean style compatible with the neighborhoods in the surrounding area.

The proposed architectural style is “Spanish Colonial” or “Mediterranean” residential with barrel tile covered pitched roofs in variegated colors. The stucco buildings are proposed to utilize southwest color variations of muted earth tones. Colors will be used to accent building projections and recesses to add visual interest. Exterior applied moldings, window recesses and roof overhangs enliven the facades through the interplay of light and shadow. The use of attached covered porches on the ground level serves to reduce the scale of the Main Building as well as to enhance the residential character of the project. The overall design of the project with its rhythm of projecting and receding building masses further contributes to the architectural interest of the proposed facility.

Color Palette for buildings

The colors and materials proposed for this project were designed to be compatible with the desert tones and Mediterranean elements used in the adjacent developments. The predominant material for both buildings will be stucco. The stucco colors for the Main Building are light cream color with contrasting accent areas of light and dark beige tones, with the tile roof using similar beige tones. The Cottage Building will use slightly different light cream stucco with terra cotta/beige

accent areas, and terra cotta/beige roof tiles. Complementary stacked stone elements at the base of the buildings add variety in materials and emphasize the residential, low scale architectural design. The two buildings will thus have contrasting but compatible exterior color schemes. Articulated wall planes, added architectural detailing such as window trim, roof cornice trim, roofed arcades/porches and porch railings are all used to enhance the residential character and charm of the project's architecture.

Landscape Theme

The entire grounds of the facility will be paved or landscaped. The landscape plant palette includes native desert species in combination with flowering accent trees and shrubs. Well-shaded and landscaped outdoor seating areas are located along the wash and the north side of the Main Building. The resident outdoor amenity areas may include umbrellas, trellises, benches, tables and chairs. The large outdoor area on the north side may also include planter boxes for residents to plant vegetables or cut flowers. A meandering walkway is provided around the facility with direct linkages to the Cottage and Main Building entrances.



The landscape design includes berming along the public rights-of-way and xeriscape landscaping utilizing indigenous plant material. Three retention areas are planned for the site, one to the north and two along the 75th Avenue frontage. Minimal low-impact lighting will be utilized. The wash will be treated to simulate a natural dry river bed using a palette of native plant materials. There is a 10' concrete or stabilized granite public trail within the 20' trail

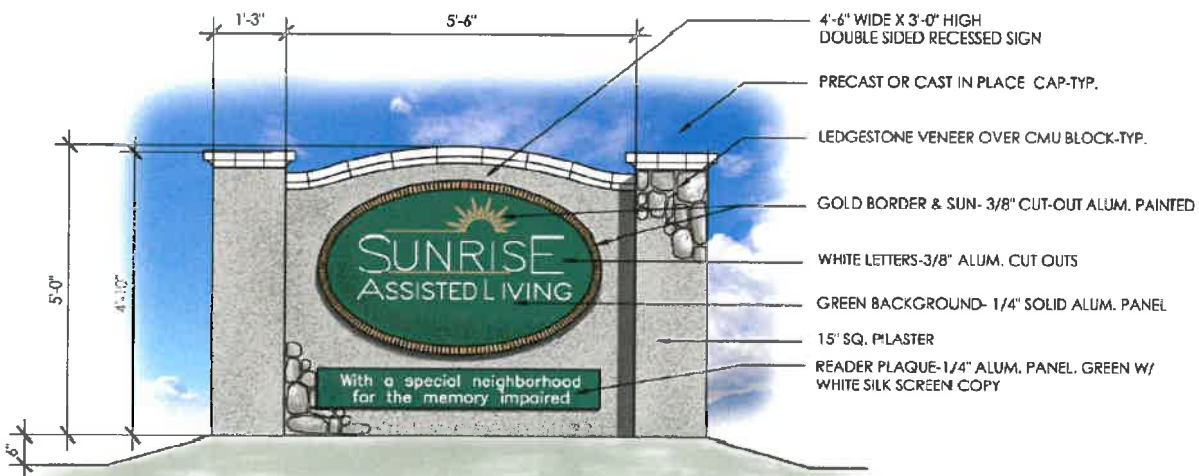
easement along the wash, which connects to the trail to the south. The trail will be tree-lined and shaded in accordance with City standards.

Design Review Amendment Process

Changes to materials, colors, building accents and landscape area elements shall be subject to Staff Administrative Review and Approval

Signs.

Monument signage shall comply with the proposed monument sign exhibit below. Signage Area shall not exceed 36 square feet in area and will include a descriptive phrase to identify the functions of the facility. The design and colors of the sign base will use similar materials as the main buildings. All other signage will comply with the City's standards.



MONUMENT SIGN

SUNRISE ASSISTED LIVING OF GLENDALE
GLENDALE, AZ

AUGUST 15, 2007

SD1



Architect	City of Glendale
Engineer	City of Glendale
Contractor	City of Glendale
Owner	City of Glendale
Project	City of Glendale
Location	City of Glendale
Scale	City of Glendale
Notes	City of Glendale

TRAFFIC and CIRCULATION

A congregate care facility is an extremely low traffic generator and requires limited parking. Therefore, an assisted living facility has significantly less traffic impact on surrounding areas than most other commercial and multi-family residential uses. This is a particularly important

factor in the suitability of an assisted living use at this location just south of the intersection of 75th and Deer Valley, which currently experiences considerable congestion particularly at AM and PM peak times. Another office use at this location would exacerbate that condition, but a senior living community with low trip generation and no typical peak hour traffic impacts is ideal from a traffic standpoint. The estimated daily trips for assisted living use would be in the range of 178 to 229. In comparison an office use at a conservative .25 F.A.R. (60,000 square feet of building area) could generate daily trips in the range of 660 to 2,160, 3 to 10 times more daily trips than the proposed use and substantially more peak hour trips.

The facility's primary driveway, 40-feet wide, is on 75th Avenue and aligns with the street serving the residential neighborhood to the east. The driveway entrance has been reconfigured to provide a smooth entry transition relative to adjacent parking spaces. Drop-off, delivery and turnaround areas have also been identified on the revised site plan. The low trip generation and no peak hour impacts will particularly help avoid conflicts that could occur with traffic entering onto 75th Avenue from that neighborhood street to the east. A 20-foot wide fire access driveway is proposed on 75th Avenue north of the primary driveway. This driveway has been configured to provide the minimum distance to the building required for fire service purposes and yet avoid the impacts of a driveway all the way around the building and along the Wash perimeter. A gate has been provided to indicate that this is not a driveway entry. A 100' setback and 20' public trail easement is provided adjacent to the New River Wash.

Parking.

Parking is provided on the southern perimeters of the property with 20 covered spaces and 16 surface spaces, with 4 handicapped spaces for a total of 40 spaces. The parking is screened from the public rights-of-way by a berm and landscaping.

Required parking shall be defined by the planned land use categories. See Section 7.400 of the City Zoning Ordinance. Sunrise has provided a minimum of .5 spaces per unit whereas the code requires .4 spaces per units. The site plan's parking tabulation shows 33 spaces (.4 stalls per unit) required for the Congregate Living Facility use, and 39 stalls provided.

DEVELOPMENT SCHEDULE

The project will be developed in one phase. Sunrise hopes to start construction in the spring of 2008 and open the facility in 2009.

CONCLUSION

The proposed senior assisted living community is a very low intensity use with considerably less impact than alternative commercial office uses that would be allowed on the site under its C-O zoning. The community for seniors will be an ideal neighbor to surrounding residential and office development with minimal traffic generation and site activity. The assisted living facility will provide the City with another housing choice for seniors whose needs for assistance with the



tasks of daily living have increased, yet who want to remain in their community. The Sunrise Senior Assisted Living Community will be an asset to the neighborhood in this mixed-use area of Glendale.

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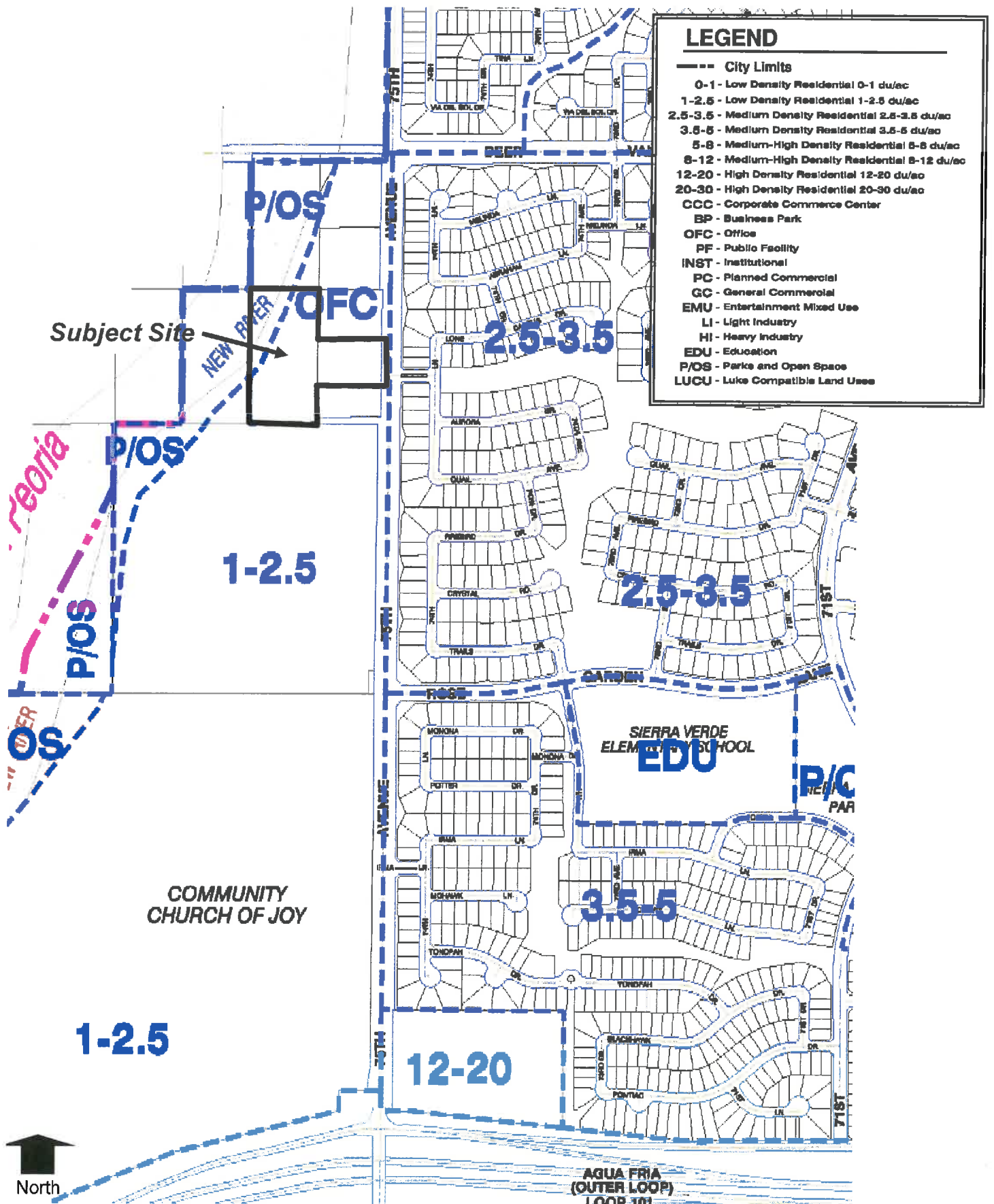
EXHIBIT A



SUNRISE ASSISTED LIVING of GLENDALE

**21432 N. 75th Avenue (South of the SWC of 75th Avenue and Deer Valley Road)
A PAD Rezoning Request to allow a Congregate Care Facility**

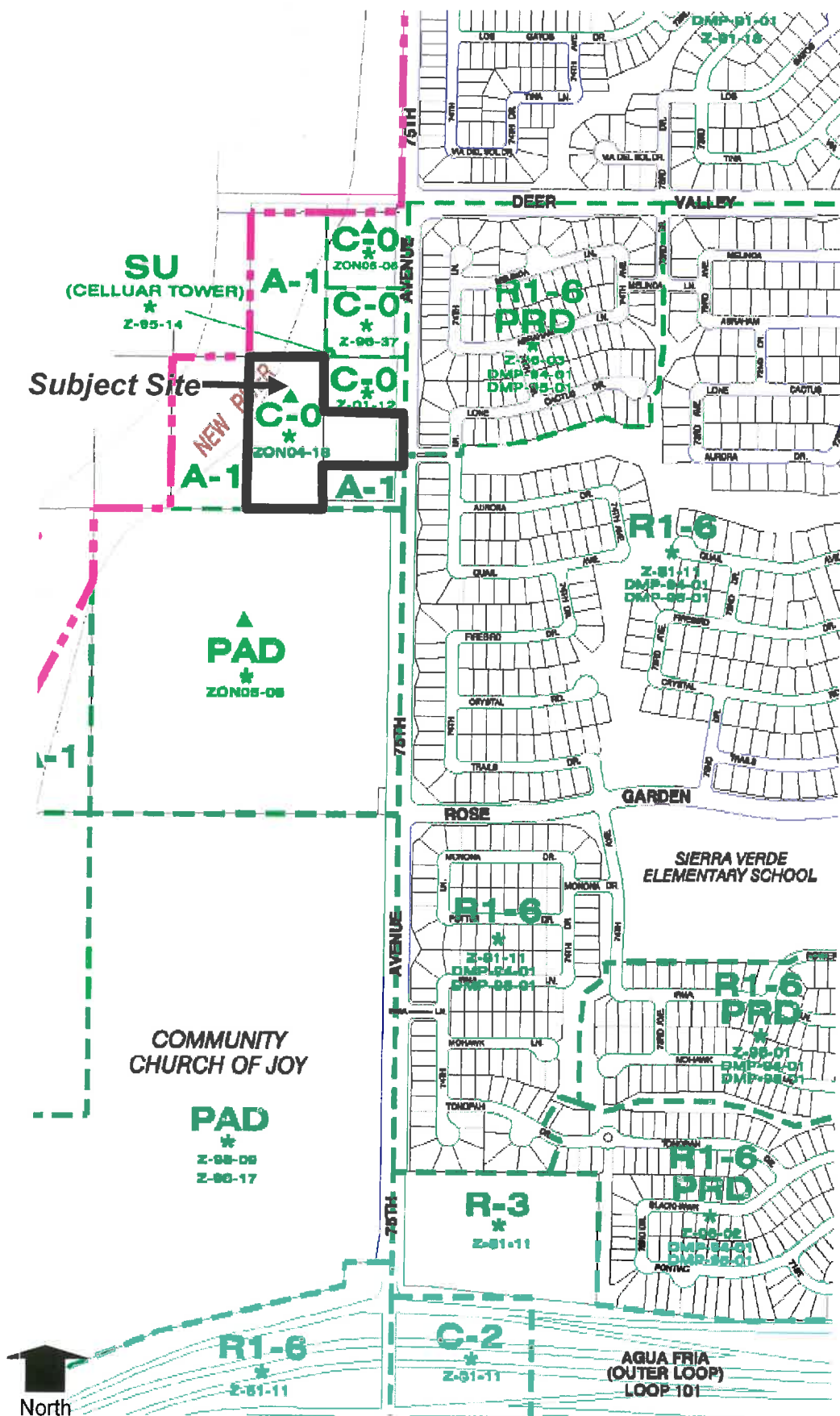
EXHIBIT B



SUNRISE ASSISTED LIVING of GLENDALE General Plan

21432 N. 75th Avenue (South of the SWC of 75th Avenue and Deer Valley Road)

EXHIBIT C



LEGEND

- City Limits
- Zoning District Boundary
- ★ Development Conditions attached to Zoning Approval (Reference zoning application number)
- ▲ Zoning Approved Pending Ordinance Adoption

ZONING DISTRICTS

ZONE	GENERAL USE
A-1	Agricultural
RR-90	Rural Residence
RR-45	Rural Residence
SR-30	Suburban Residence
SR-17	Suburban Residence
SR-12	Suburban Residence
R1-10	Single Residence
R1-8	Single Residence
R1-7	Single Residence
R1-6	Single Residence
R1-4	Single Residence
R-2	Mixed Residence
R-3	Multiple Residence
R-4	Multiple Residence
R-5	Multiple Residence
R-O	Residential Office
C-O	Commercial Office
G-O	General Office
PR	Pedestrian Retail
SC	Shopping Center
C-1	Neighborhood Commercial
C-2	General Commercial
C-3	Heavy Commercial
BP	Business Park
M-1	Light Industrial
M-2	Heavy Industrial
PAD	Planned Area Development
PRD	Planned Residential Development
MH	Mobile Home
SU	Special Use
HP	Historic Preservation
AIO	Airport Impact Overlay
SCO	Senior Citizen Overlay

SUNRISE ASSISTED LIVING of GLENDALE Existing Zoning

21432 N. 75th Avenue (South of the SWC of 75th Avenue and Deer Valley Road)

EXHIBIT D

EXHIBIT E

4' DECORATIVE WROUGHT
IRON FENCING AT TRAIL EASEMENT

OPENING FENCING FOR RESIDENCE
ACCESS TO CITY TRAIL SYSTEM

CITY TRAIL

SHADED SEATING AREA WITH TRELLIS,
BENCHES OR TABLES & CHAIRS

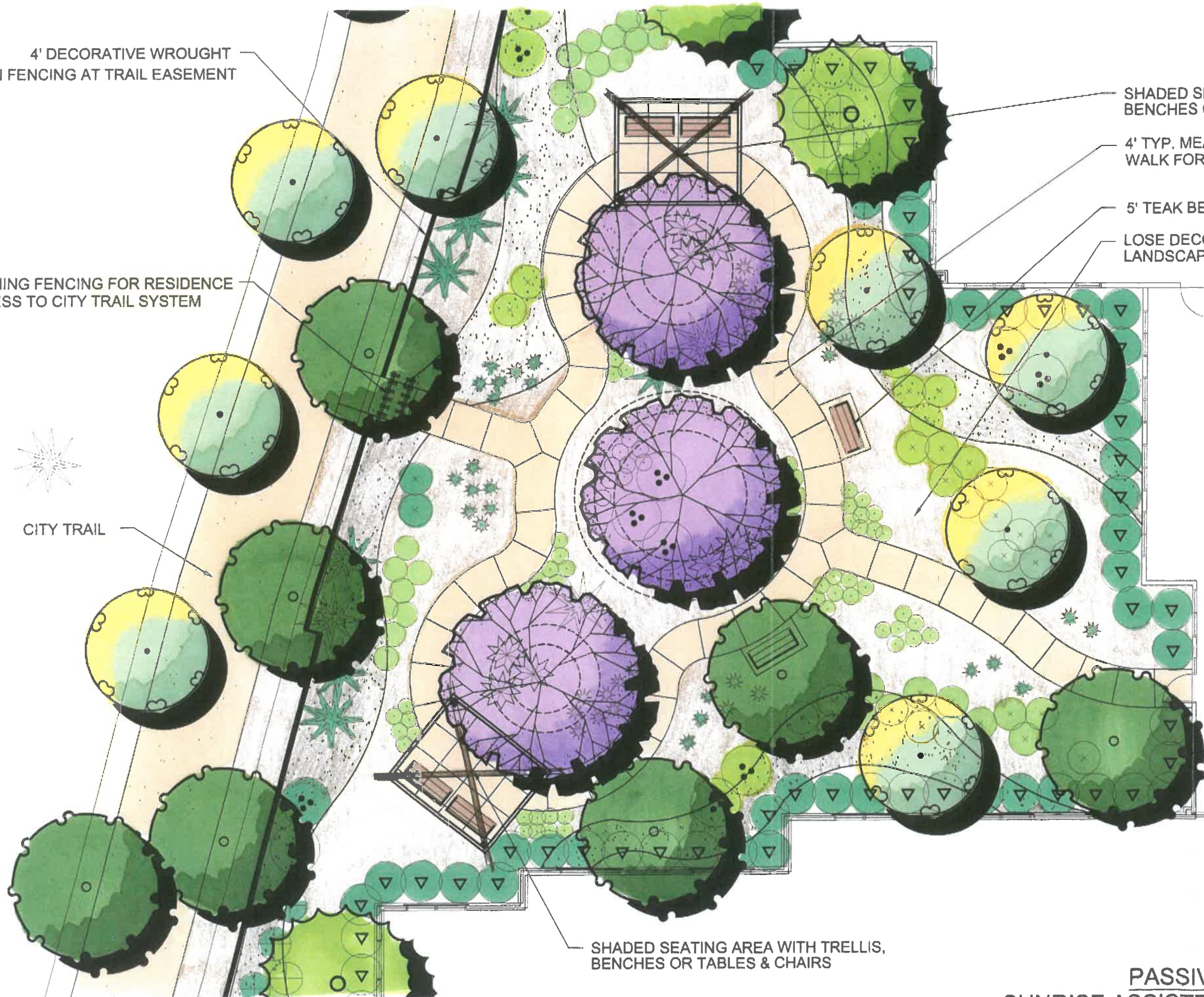
4' TYP. MEANDERING CONCRETE
WALK FOR RESIDENTS

5' TEAK BENCH FOR RESIDENTS

LOSE DECOMPOSED GRANITE IN ALL
LANDSCAPE AREAS FOR DUST CONTROL

SHADED SEATING AREA WITH TRELLIS,
BENCHES OR TABLES & CHAIRS

PASSIVE GARDEN
SUNRISE ASSISTED LIVING OF GLENDALE



5'-6" DECORATIVE WROUGHT IRON FENCING
& ALARMED GATE AT SECURED GARDENS.

4' TYP. MEANDERING CONCRETE
WALK FOR RESIDENTS

SMALL BIRD BATH

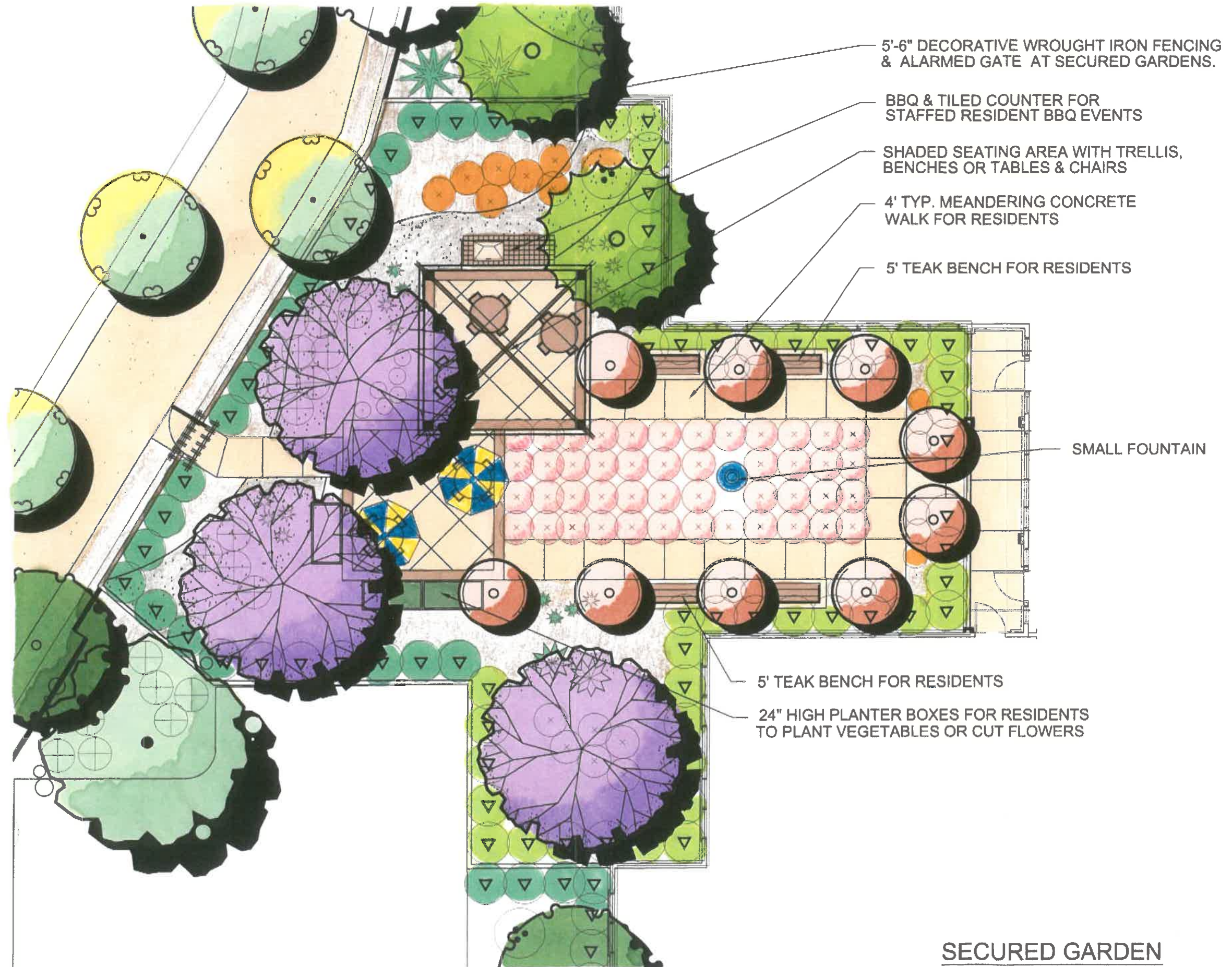
BBQ & TILED COUNTER FOR
STAFFED RESIDENT BBQ EVENTS



SHADED SEATING AREA WITH TRELLIS,
BENCHES OR TABLES & CHAIRS

24" HIGH PLANTER BOXES FOR RESIDENTS
TO PLANT VEGETABLES OR CUT FLOWERS

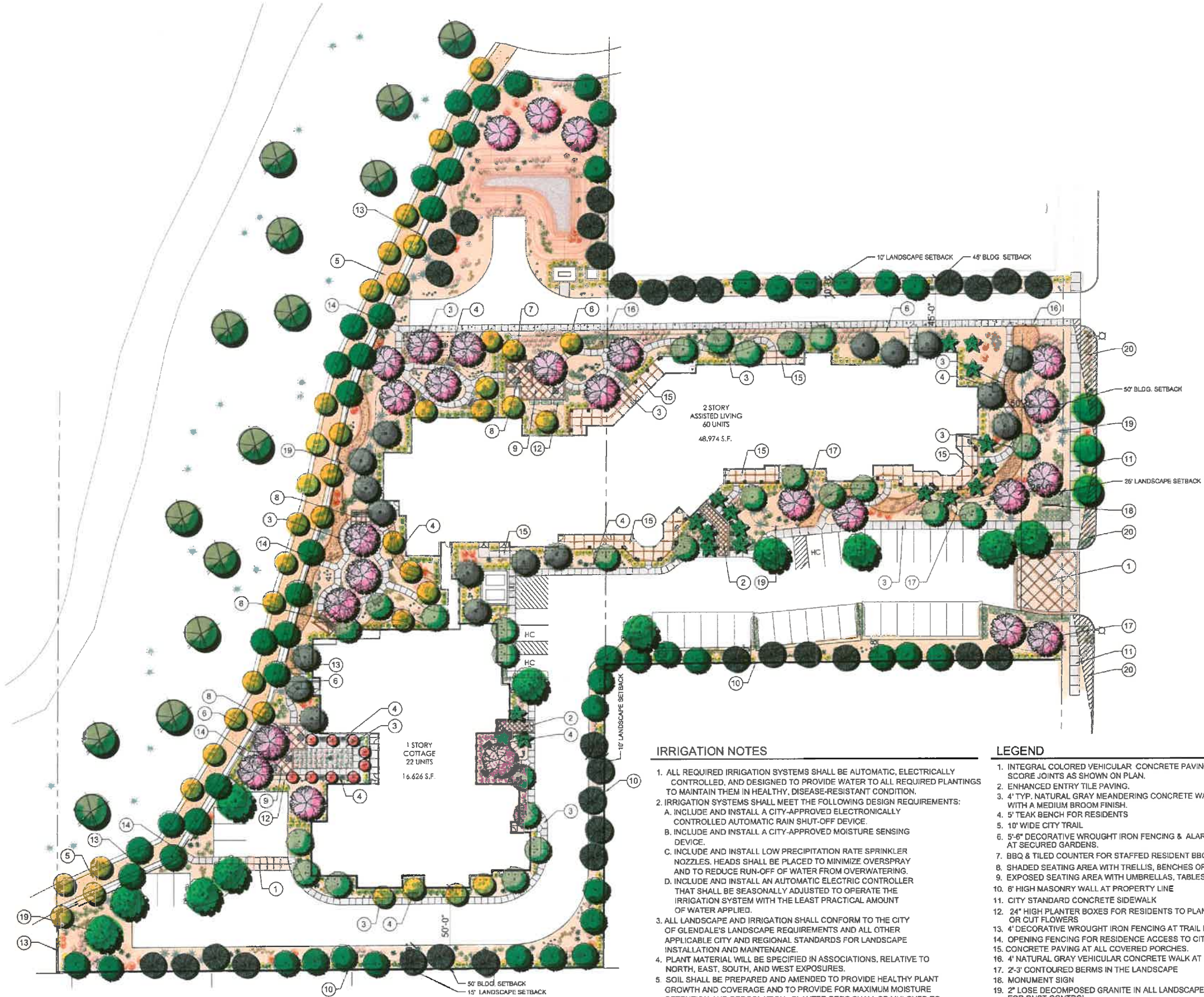
SECURED GARDEN -AL BLDG.
SUNRISE ASSISTED LIVING OF GLENDALE



SECURED GARDEN
SUNRISE ASSISTED LIVING OF GLENDALE



Sunrise of Glendale, Arizona






























IRRIGATION NOTES

1. ALL REQUIRED IRRIGATION SYSTEMS SHALL BE AUTOMATIC, ELECTRICALLY CONTROLLED, AND DESIGNED TO PROVIDE WATER TO ALL REQUIRED PLANTINGS TO MAINTAIN THEM IN HEALTHY, DISEASE-RESISTANT CONDITION.
2. IRRIGATION SYSTEMS SHALL MEET THE FOLLOWING DESIGN REQUIREMENTS:
 - A. INCLUDE AND INSTALL A CITY-APPROVED ELECTRONICALLY CONTROLLED AUTOMATIC RAIN SHUT-OFF DEVICE.
 - B. INCLUDE AND INSTALL A CITY-APPROVED MOISTURE SENSING DEVICE.
 - C. INCLUDE AND INSTALL LOW PRECIPITATION RATE SPRINKLER NOZZLES. HEADS SHALL BE PLACED TO MINIMIZE OVERSPRAY AND TO REDUCE RUN-OFF OF WATER FROM OVERWATERING.
 - D. INCLUDE AND INSTALL AN AUTOMATIC ELECTRIC CONTROLLER THAT SHALL BE SEASONALLY ADJUSTED TO OPERATE THE IRRIGATION SYSTEM WITH THE LEAST PRACTICAL AMOUNT OF WATER APPLIED.
3. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF GLENDALE'S LANDSCAPE REQUIREMENTS AND ALL OTHER APPLICABLE CITY AND REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
4. PLANT MATERIAL WILL BE SPECIFIED IN ASSOCIATIONS, RELATIVE TO NORTH, EAST, SOUTH, AND WEST EXPOSURES.
5. SOIL SHALL BE PREPARED AND AMENDED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS SHALL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM ROOT ZONES.

LEGEND

1. INTEGRAL COLORED VEHICULAR CONCRETE PAVING WITH SCORE JOINTS AS SHOWN ON PLAN.
2. ENHANCED ENTRY TILE PAVING.
3. 4" TYP. NATURAL GRAY MEANDERING CONCRETE WALK FOR RESIDENTS WITH A MEDIUM BROOM FINISH.
4. 5" TEAK BENCH FOR RESIDENTS
5. 10' WIDE CITY TRAIL
6. 5'-6" DECORATIVE WROUGHT IRON FENCING & ALARMED GATE AT SECURED GARDENS.
7. BBQ & TILED COUNTER FOR STAFFED RESIDENT BBQ EVENTS
8. SHADED SEATING AREA WITH TRELLIS, BENCHES OR TABLES & CHAIRS
9. EXPOSED SEATING AREA WITH UMBRELLAS, TABLES & CHAIRS
10. 6" HIGH MASONRY WALL AT PROPERTY LINE
11. CITY STANDARD CONCRETE SIDEWALK
12. 24" HIGH PLANTER BOXES FOR RESIDENTS TO PLANT VEGETABLES OR CUT FLOWERS
13. 4" DECORATIVE WROUGHT IRON FENCING AT TRAIL EASEMENT
14. OPENING FENCING FOR RESIDENCE ACCESS TO CITY TRAIL SYSTEM
15. CONCRETE PAVING AT ALL COVERED PORCHES.
16. 4" NATURAL GRAY VEHICULAR CONCRETE WALK AT FIRE ACCESS LANE
17. 2'-3" CONTOURED BERMS IN THE LANDSCAPE
18. MONUMENT SIGN
19. 2" LOSE DECOMPOSED GRANITE IN ALL LANDSCAPE AREAS FOR DUST CONTROL
20. LINE OF SITE PER CITY STANDARD DETAIL G-448.

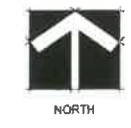
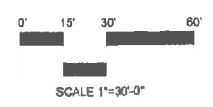
CANDIDATE PLANTING LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	MIN. SIZE	QUANTITY	
FLOWERING & PROJECT ACCENT TREES:				
	JACARANDA MIMOSIFOLIA/ JACARANDA	36" BOX	26	
	BAUHINIA MEXICANA / ANACACITO ORCHID TREE	24" BOX	41	
	CHORISIA SPECIOSA / SILK FLOSS TREE			
	ACACIA SALICINA / WILLOW ACACIA	24" BOX	29	
	FRAXINUS VELUTINIA / ARIZONA ASH	24" BOX	17	
	CAESALPINIA CACALACO/ CASCALOTE	24" BOX	9	
	CERIDIUM FLORIDUM/ BLUE PALO VERDE	36" BOX	8	
	CHILOPSIS LINEARIS/ DESERT WILLOW			
	CITRUS SPECIES/ VARIETIES TO BE SELECTED			
PARKING LOT TREES				
	ULMUS PARVIFOLIA 'DRAKE'/ EVERGREEN ELM	24" BOX	11	
PALMS				
	PHOENIX DACTYLIFERA / DATE PALM	15' -18' BTH	18	
SCREENING TREES				
	PINUS ELDERICA/ AFGHAN PINE	24" BOX	32	
	ACACIA STENOPHYLLA SHOESTRING ACACIA	24" BOX	49	
	DALBERGIA SISSOO/ INDIAN ROSEWOOD			
STREET TREES				
	SPECIES PER CITY'S APPROVED STREET TREE LIST	24" BOX	3	
FLOOD PLANE TREE (TO BE NON-IRRIGATED)				
	PROSOPIS SPECIES/ CHILEAN MEQUITE	15 GAL.	14	
	ACACIA SALICINA/ WILLOW ACACIA			
SHRUBS	BOTANICAL & COMMON NAME	MIN. SIZE	SPACING	QUANTITY
	CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE	5 GAL.	6' O.C.	99
	CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE	5 GAL.	5' O.C.	729
	NERIUM OLEANDER / OLEANDER	5 GAL.	4' O.C.	876
	DODONAEA VISCOSA/ HOPBUSH			
	CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE	5 GAL.	4' O.C.	876
	SOPHORA SECUNDIFLORA/ TEXAS MT. LAUREL			
	CORDIA PARVIFOLIA / TEXAS OLIVE	5 GAL.	4' O.C.	876
	TECOMA STANS 'ANGUSTATA' / ARIZONA YELLOW BELLS			
	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	5 GAL.	4' O.C.	876
	CALLIANDRA ERIOPHYLLA / PINK FAIRY DUSTER			
	GOSSYPOLIUM BARKNESSII / SAN MARCOS HIBISCUS	5 GAL.	3' O.C.	464
	HYPTIS EMORYI / DESERT LAVENDER			
	TECOMA HYBRID / ORANGE BELLS	5 GAL.	2' O.C.	415
	LEUCOPHYLLUM CANDIDUM / VIOLET SILVERLEAF			
	BAUHINIA LUNAROIDES / CHIHUAHUA ORCHID SHRUB	5 GAL.	2' O.C.	415
	HELIOTROPICHRON SEMPERVIRENS / BLUE OAT GRASS			
	PENSTEMON PSEUDOSPECTABILIS / CANYON PENSTEMON	5 GAL.	3' O.C.	464
	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS			
	SALVIA GREGGII / AUTUMN SAGE	5 GAL.	2' O.C.	272
	LANTANA MONTEVIDENSIS / TRAILING LANTANA			
	OENOTHERA STUBBEI / SALTILLO PRIMROSE			
CACTI & SUCCULENTS:				
	FOUQUIERIA SPLENDENS OCOTILLO	15 GAL.	8' O.C.	97
	AGAVE VILMORINIANA / OCTOPUS AGAVE	5 GAL.	5' O.C.	139
	AGAVE DESERTI / DESERT AGAVE	5 GAL.	2' O.C.	272
	HESPERALOE PARVIFOLIA / RED YUCCA			
	ECHINOCACTUS GRUSONII GOLDEN BARREL	5 GAL.	2' O.C.	272
	FEROCACTUS SPP. BARREL CACTUS			
VINES				
	CALLAEUM LILACINA / LAVENDER ORCHID VINE	5 GAL.		
	CAMPIS RADICANS / COMMON TRUMPET CREEPER			

CONCEPTUAL LANDSCAPE PLAN

SUNRISE ASSISTED LIVING OF GLENDALE

GLENDALE, ARIZONA

NOVEMBER 7, 2007

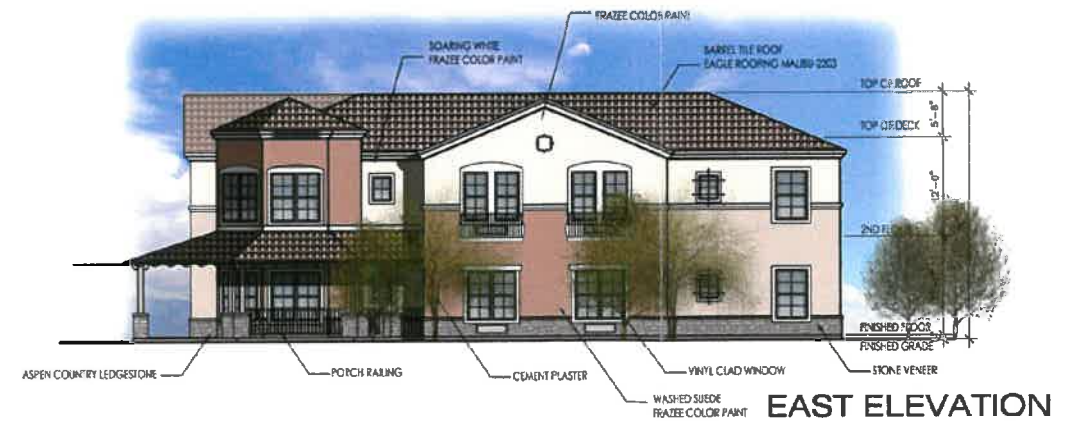


Plan Prepared By:

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Landscape Architecture
Planning

EXHIBIT F



ELEVATIONS MAIN BUILDING

SUNRISE ASSISTED LIVING OF GLENDALE

GLENDALE, AZ

AUGUST 15, 2007

0' 4' 8' 16'

 SCALE 3/32"=1'-0"

SD5



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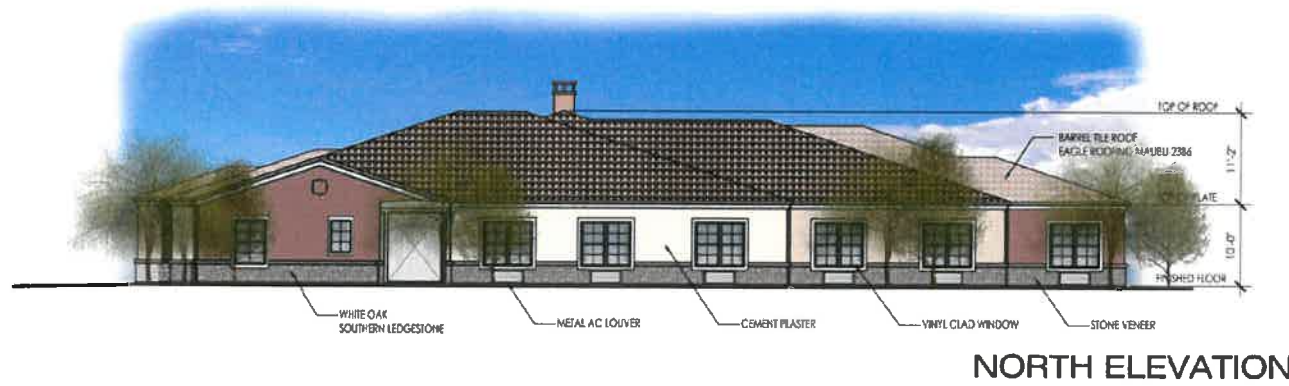
APPLICANT: RICHIE GREEN (PWP) 367/PTD
 SUNRISE SENIOR LIVING, INC.
 ARCHITECT: RUSH HILL, AIA, LEED
 PROJECT ADDRESS:



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

COTTAGE ELEVATIONS

SUNRISE ASSISTED LIVING OF GLENDALE
GLENDALE, AZ

AUGUST 15, 2007



0' 4' 8' 16'

SCALE 3/32"=1'-0"

SD6



115 TWENTY-SECOND STREET
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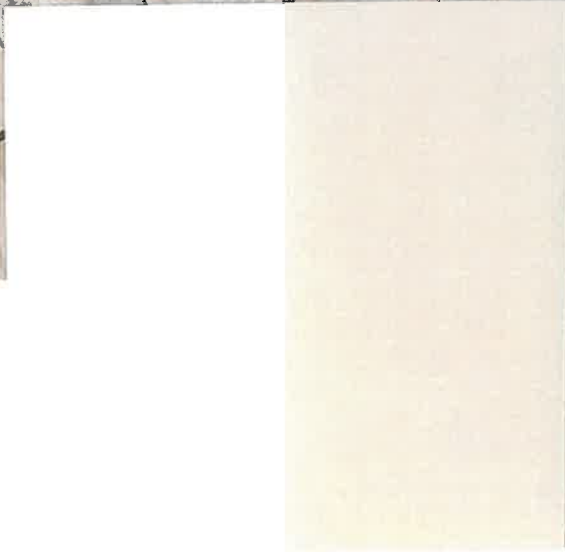
APPLICANT: ROGER GREEN (949) 567-9910
SUNRISE SENIORSERVING, INC.
ARCHITECT: RUSH HILL, AIA, LEED
PROJECT ADDRESS:

EXHIBIT G



MAIN BUILDING

Roof: Malibu - 2203, San Francisco
 Paint: Washed Suede 8304M
 Desert Fawn 8222W
 Soaring White CW024W
 Aspen Country Ledgestone



COTTAGE BUILDING

Roof: Malibu - 2386, Navajo
 Paint: Copper Nail 8295D
 Lulled Beige 8232W
 Moonlit CW056W
 White Oak Southern Ledgestone

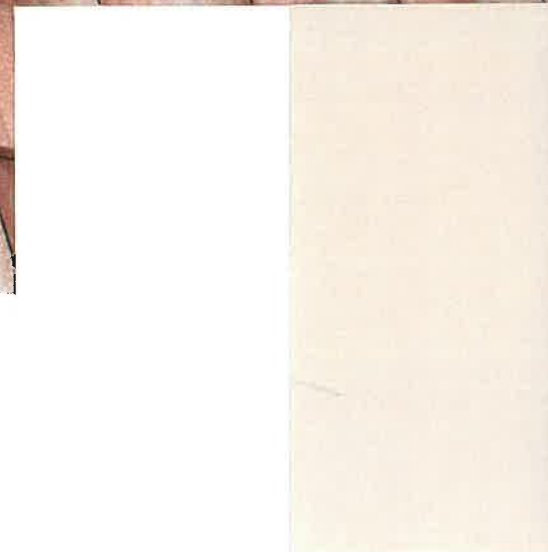


EXHIBIT H

