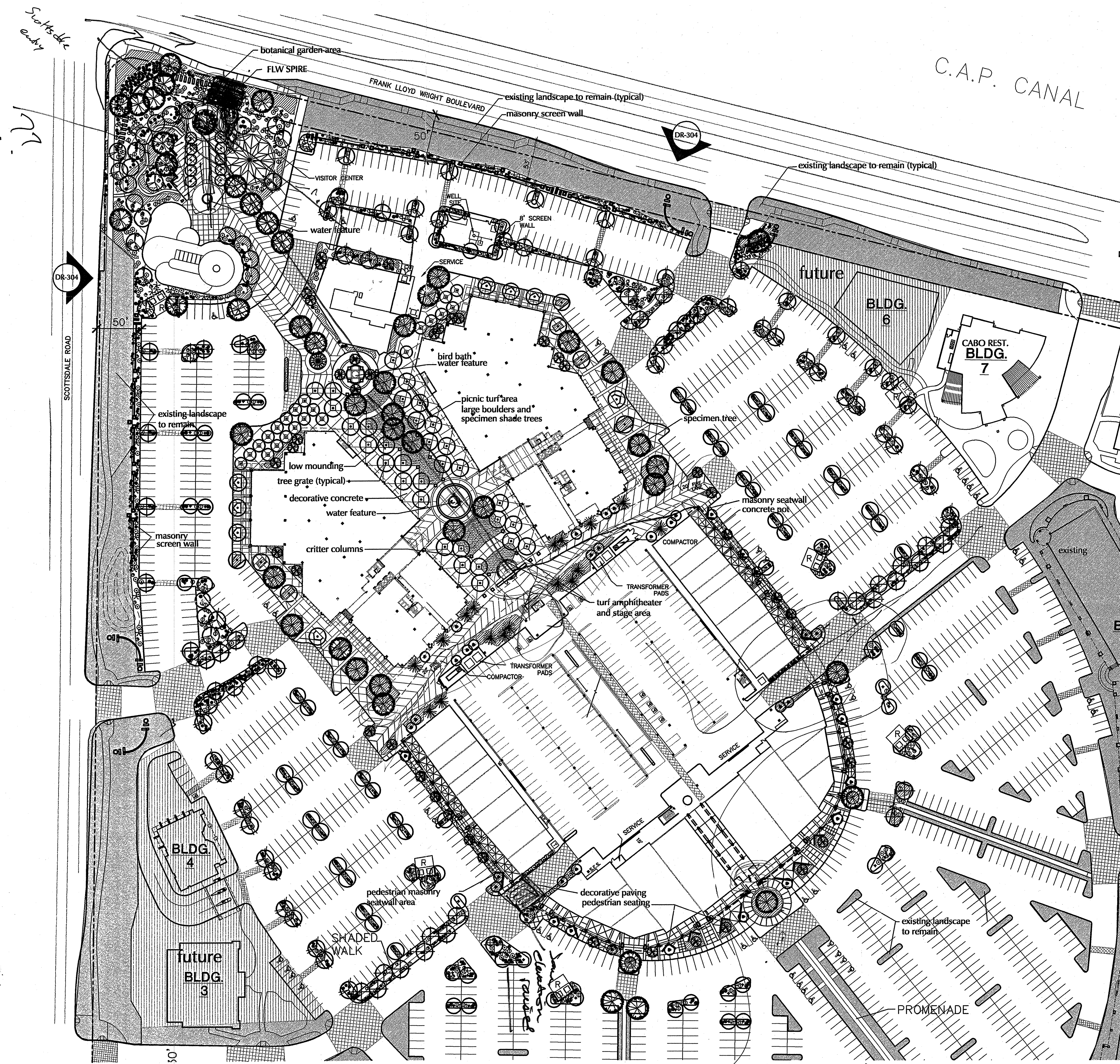




CONCEPTUAL LANDSCAPE PLAN

0 30' 60' 120'
Schematic drawing only. All dimensions are approximate.
11/19/01 001730
406-PA-2001
1-14-2002



CONCEPTUAL LANDSCAPE LEGEND

All plant material 1 meet or exceed A.N.A. Recommended Standards

TREES 24" box minimum

Specimen Desert Tree to be determined by availability	60" BOX
Cercidium floridum Blue Palo Verde	36" BOX
Acacia salicina Willow acacia	24" BOX
Cercidium hybrid "Desert Museum" Desert Museum Hybrid Palo Verde	42" BOX
Sophora secundiflora Mescal Bean	24" BOX
Carnegie gigantea Saguaro	8" Spear
Fouquieria splendens Ocotillo	10' tall / 15 cane min.
Acacia smallii Sweet Acacia	24" BOX
Caesalpinia mexicana Evergreen Bird Of Paradise	24" BOX
Cercidium praecox Palo Brea	36" BOX
Acacia stenophylla Shoestring Acacia	24" BOX

SHRUBS 1 & 5 gallon

Larrea tridentata Creosote bush	Caesalpinia mexicana Mexican Bird of Paradise Bush
Simmondsia chinensis Jojoba	Caesalpinia pulcherrima Red Bird of Paradise Bush
Calliandra eriophylla Pink Fairy Duster	Cassia phyllodenia Silverleaf Cassia
Encelia farinosa Brittlebush	Cassia nemophylla Desert Cassia
Leucophyllum laevigatum Chihuahuan Sage	Ruellia peninsularis Desert Ruellia
Justicia californica Chaparral	Leucophyllum frutescens Green Cloud
Justicia spicigera Mexican Honeysuckle	Leucophyllum candidum Silver Cloud
Dalea frutescens Sierra Negra	Silver Cloud Sage
Sierra Negra Dalea	
Dodonea viscosa Purple Hopbush	
Salvia greggii Red Sage	

Existing Landscape & Irrigation Notes:

1. Site verify all existing conditions prior to bidding. Any discrepancies are to be brought to the Landscape Architect immediately.
2. All plant material designated as "existing to remain" shall be protected during all phases of construction. Any tree that dies due to lack of water, lack of maintenance or care, neglect or vandalism shall be replaced by a like type tree, (minimum 48" box). At no additional cost to owner. Palms that die shall be replaced with like type, height and size. All shrubs and groundcover shall be replaced with 5 gallon plants.
3. Landscape areas disturbed by new construction shall be repaired with sod in turf areas and new decomposed granite matching existing. Blend all disturbed areas with undisturbed so there is smooth transition between all edges. Replace all disturbed, broken or damaged headers with matching type.
4. All existing plant material and adjacent plant material shall have uninterrupted watering during all phases of construction. This shall include but not be limited to; hand watering, temporary above ground irrigation, existing system ... etc.
5. The existing irrigation system shall be protected, maintained and repaired during all phases of construction. The existing system is tied in adjacent properties. All equipment such as mainline, wires, lateral heads and etc. shall be repaired and replaced to maintain continuous water.
6. Provide new schedule 40 sleeves at all new drives. (See sleeve schedule for size.) Any existing irrigation system is to be maintained at all times during construction and guarantee 100% coverage.
7. All existing trees to remain, shall be selectively pruned per Landscape Architects direction.
8. All existing shrubs within the sight distance lines and sight visibility triangles shall be selectively pruned to a maximum height of 30".
9. All trees shall be lifted to clear height of 7'.

ACCENTS 1, 5 & 15 gallon

Agave weberii	Agave parryii
Century Plant	Parry's Agave
Ferocactus acanthodes	Aloe vera
Compass Barrel	Medicinal Aloe
Dasyliroia wheeleri	Echinocactus grusonii
Desert Spoon	Golden Barrel Cactus
Opuntia engelmannii	Mammillaria sp.
Native Prickly Pear	Fishhook Cactus
Nolina sp.	Sphaeralcea ambigua
Beargrass	Desert Globemallow
Hesperaloe parviflora	Bougainvillea
Red Yucca	Bougainvillea sp.
Yucca baccata	
Banana Yucca	

GROUNDCOVERS 1 gallon

Baileya multiradiata	Acacia redolens
Desert Marigold	Desert Carpet Acacia
Cuphea llavea	Ruellia sp. 'Little Katie'
Bat Faced Cuphea	Dwarf Ruellia
Ambrosia deltoidea	Verbena sp.
Burr Sage	Verbena
Lantana sp. 'New Gold'	
New Gold Lantana	
Penstemon eatonii	
Firecracker Penstemon	
Lantana montevidensis	
Trailing Purple and Yellow Lantana	
Turf	

- Annuals
- 4" x 6" Concrete Header
 - Boulders - Surface Select Granite
 - Decomposed Granite - color to match existing

Conceptual Landscape Plan

The entire site will be maintained in accordance with City of Scottsdale Standards.

50% of all trees will be 24" Box or larger.

An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.

Decomposed granite, 2" minimum thickness (submit sample to Landscape Architect for approval). Place in all non-river rock and non-lawn landscape areas. (color to match existing)

All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage easements.

Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.

All final landscape plans to meet City of Scottsdale minimum standards for quantity and type.



THE PROMENADE
A CELEBRATION OF FRANK LLOYD WRIGHT IN THE DESERT

TALIESIN ARCHITECTS ■ DRAKE & ASSOCIATES ■ ELLERMAN & SCHICK ■ DFD ■ LASKIN ASSOCIATES

406-PA-01
10/19/01
LANDSCAPE

DR-701

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