

PLANT LEGEND - PHASE 1A

ALL TREE SIZES ARE SUBJECT TO NURSERY VERIFICATION AND APPROVAL BY THE CITY OF SCOTTSDALE PRIOR TO PLANTING. ALL TREES ARE SUBJECT TO CITY STAFF APPROVAL. TREES SHALL BE HAND-PICKED BY THE DEVELOPMENT TEAM AND CITY STAFF AT THE NURSERY PRIOR TO DELIVERY.

SYM. (COMMON NAME)	BOTANICAL NAME	SIZE	QTY.
	CERCIDIUM PRAECOX PALO BREA	36" BOX STANDARD 2.5" CALIPER MIN.	15
	OLNEYA TESOTA IRONWOOD	48" BOX MULTI 3.5" CALIPER MIN.	4
	PROSOPIS VELUTINA VELVET MESQUITE	36" BOX MULTI 2.5" CALIPER MIN.	11
	CERCIDIUM HYBRID DESERT MUSEUM PALO VERDE	36" BOX MULTI 2.5" CALIPER MIN.	4
	PHOENIX DACTYLIFERA DATE PALM	25' TALL	8
BI-FRUIES			
	CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	5 GAL	9
	JUSTICIA OVATA CANDICANS 'RED FUSCHIA'	5 GAL	100
	DASYLIRION ACROTRICHUM GREEN DESERT SPOON	5 GAL	28
	ENCELIA FARINOSA BRITTLEBUSH	5 GAL	215
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL	36
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	104
	HESPERALOE PARVIFLORA YELLOW YUCCA	5 GAL	118
	LEUCOPHYLLUM SPECIES 'RIO BRAVO' TEXAS RANGER	5 GAL	26
	RUELLIA PENNINSULARIS BAJA RUELLIA	5 GAL	297
	SPHAERALCEA AMBIGUA GLOBEMALLOW (ORANGE, PURPLE)	5 GAL	148
	VIGUERIA DELTOIDEA GOLDENEYE	1 GAL	50
GROUNDCOVERS			
	BAILEYA MULTIRADIATA DESERT MARGOLD	1 GAL	353
	OENOTHERA ONAGRACEAE WHITE EVENING PRIMROSE	1 GAL	143
	PENSTEMON EATONI FIRECRACKER PENSTEMON	1 GAL	140
	VERBENA RIGIDA SANDPAPER VERBENA	1 GAL	132
	ZEXMENIA HISPIDA DEVIL'S RIVER	1 GAL	110
ACCENTS			
	AGAVE GEMINIFLORA AGAVE	5 GAL	286
	AGAVE STRICTA NARROW LEAF AGAVE	5 GAL	433
	DIETES VEGETA IRIS	5 GAL	81
	MUHLENBERGIA CAPILLARIS REGAL MIST	1 GAL	508
	OPUNTIA ENGLEMANNI ENGLEMANN'S PRICKLY PEAR	5 PAD MIN.	26
	FOQUEIRIA SPLENDENS OCOTILLO - DESERT COACH WHIP	10 CANE MIN	13
VINES			
	BOUGAINVILLEA SPECIES BOUGAINVILLEA	24" BOX @ COLUMNS 5 GAL	2 14

INERT MATERIALS
 1/4" MINUS, "NATURE LOCK" STABILIZED DECOMPOSED GRANITE, MIN 4" DEPTH: 8,133 SQ. FT.
 COLOR: "SAN TAN MIRAGE", AS SUPPLIED BY GRANITE EXPRESS (480) 354-6809.
 SEE PLAN FOR LOCATIONS.
 1/2" MINUS DECOMPOSED GRANITE, MIN. 2" DEPTH IN ALL PLANTING AREAS,
 COLOR: "SAN TAN MIRAGE", AS SUPPLIED BY GRANITE EXPRESS (480) 354-6809
 SEE PLAN FOR LOCATIONS.
 3/4" MEXICAN BEACH PEBBLE TOPDRESS; MIN 3" DEPTH. COLOR: BLACK AS
 SUPPLIED BY APACHE STONE 623-561-7825.
 SEE PLAN FOR LOCATIONS.
 3"-6" GRANITE COBBLE-MIN. 6" DEPTH "SAN TAN MIRAGE" AS SUPPLIED BY
 GRANITE EXPRESS (480) 354-6809 SEE PLAN FOR LOCATIONS

ALL PLANTING AREAS TO RECEIVE MINIMUM 2" TOPDRESS OF DECOMPOSED GRANITE U.N.O. - REFER TO LANDSCAPE PLANS

ALL QUANTITIES LISTED ON THIS LEGEND ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR.

ALL TREES SHALL MEET THE MINIMUM STANDARDS OF THE ANA (ARIZONA NURSERYMAN'S ASSOCIATION)

PHASE 1A

**LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE**

[Signature]

CASE NUMBER	APPROVED BY	DATE
2-II-203	[Signature]	7/17/04

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATION WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERTIFICATION OF OCCUPANCY IS ISSUED

PLANT LEGEND - PHASE 1B

BOTANICAL NAME SYM. (COMMON NAME)	SIZE	QTY.
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PHASE 1A

**LANDSCAPE PLAN
RE-APPROVED
CITY OF SCOTTSDALE**

CASE NUMBER	APPROVED BY	DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATION WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERTIFICATION OF OCCUPANCY IS ISSUED

PLANT LEGEND - PHASE 2

BOTANICAL NAME SYM. (COMMON NAME)	SIZE	QTY.
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PHASE 1B

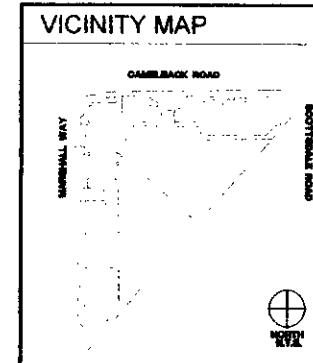
**LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE**

CASE NUMBER	APPROVED BY	DATE

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SHEET INDEX

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L-CO1	LANDSCAPE GENERAL NOTES
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L-1.1A	PARTIAL LANDSCAPE PLAN 1"=20'-0"
L-1.2A	PARTIAL LANDSCAPE PLAN 1"=20'-0"
L-2.0A	LANDSCAPE DETAILS
IR-1.0A	OVERALL IRRIGATION PLAN 1"=50'-0"
IR-1.1A	PARTIAL IRRIGATION PLAN 1"=20'-0"
IR-1.2A	PARTIAL IRRIGATION PLAN 1"=20'-0"
IR-2.0A	IRRIGATION DETAILS



WATER INTENSIVE PLANT CALCULATION			
PHASE 1A ALLOWED	2,628 SQ.FT.	PROVIDED	355 SQ.FT.
PHASE 1B ALLOWED	2,628 SQ.FT.	PROVIDED	SQ.FT.
PHASE 2 ALLOWED	2,628 SQ.FT.	PROVIDED	SQ.FT.
TOTAL ALLOWED	7,884 SQ.FT.	PROVIDED	355 SQ.FT.

PHASE 2

**LANDSCAPE PLAN
APPROVED
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PHASE 1B

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RE APPROVED
CITY OF SCOTTSDALE**

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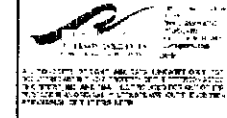
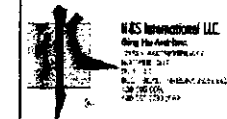
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NO.	DATE	DESCRIPTION
1	06-30-04	PERMIT CORRECTIONS
2	05-20-04	PERMIT CORRECTIONS
1	05-03-04	ISSUE FOR BID - CORE & SHELL
	04-22-04	ISSUE FOR BID - LANDSCAPE & IRRIGATION
	04-05-04	PERMIT SET

RECORD

**SCOTTSDALE WATERFRONT
SCOTTSDALE, ARIZONA**



PHASE 1A

**LANDSCAPE
COVER
SHEET**

Scale: NTS
 Drawn By: RJJAG
 Project Number: 2003014 ARCH 03042 FA
 Sheet Number: L-CO

GENERAL NOTES

1. THE LANDSCAPE AND GENERAL CONTRACTORS SHALL REVIEW THIS PROJECT WITH THE LANDSCAPE ARCHITECT IN A 'PRECONSTRUCTION MEETING' PRIOR TO STARTING WORK. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES REGARDING THESE PLANS PRIOR TO PROCEEDING.
2. CONSTRUCTION SHALL NOT BEGIN PRIOR TO THE 'PRECONSTRUCTION MEETING' AND WRITTEN AUTHORIZATION TO PROCEED IS ISSUED BY THE OWNER.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSS-CHECK DETAILS AND DIMENSIONS SHOWN ON THE DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DRAWINGS. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO STARTING WORK.
4. IN ALL CASES WHERE A CONFLICT MAY OCCUR, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
5. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON THE SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
7. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL CODES.
8. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
9. THE PROJECT 'LIMITS OF CONSTRUCTION' SHALL BE FENCED OFF FROM SURROUNDING NATIVE VEGETATION. FENCE LOCATIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
10. ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC. SHALL BE REMOVED FROM THE PROJECT 'LIMITS OF CONSTRUCTION' AND PROPERLY DISPOSED OF OFFSITE AT THE CONTRACTOR'S EXPENSE.
11. UNLESS OTHERWISE SPECIFIED ON THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 - DAMAGES TO UTILITIES CAUSED AS A RESULT OF CONSTRUCTION
 - DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC.
 - INSPECTION OF THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING THE BID
 - SITE SECURITY UNTIL PROJECT ACCEPTANCE
12. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE DRAWINGS.
13. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
14. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT.
15. CONTRACTOR SHALL REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS AND SHALL BE RESPONSIBLE FOR MAINTAINING THESE FLOWS FREE OF OBSTRUCTIONS.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.
17. SLEEVES, VARIATIONS IN THE SLAB ELEVATIONS, DEPRESSED AREAS AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
18. DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.

PLANTING & IRRIG. NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, SHRUBS, GROUNDCOVERS, DECOMPOSED GRANITE, MULCH AND OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF A DISCREPANCY BETWEEN THE NUMBER OF PLANTS INDICATED ON THE PLANT LIST, THE DRAWINGS SHALL BE ACCEPTED AS CORRECT.
2. ALL LANDSCAPE AND IRRIGATION MATERIALS & INSTALLATION SHALL COMPLY WITH SECTIONS 424, 425, 430 757 AND 795 OF THE M.A.G. SPECIFICATIONS.
3. IRRIGATION VALVE BOXES: INSTALL GREEN IRRIGATION BOXES IN TURF AREAS AND TAN IRRIGATION BOXES IN ALL OTHER AREAS. BOXES SHALL BE LOCATED A MINIMUM OF 6' BEHIND ALL CIRCULATION AREAS AND SHALL BE ORGANIZED IN AN ORDERLY MANNER INCLUDING GROUPING BOXES TOGETHER AND SETTING THE BOXES IN LINE WITH ADJACENT WALKS AND CURBS. BOXES SHALL BE SET FLUSH WITH FINISH GRADE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS AND MANHOLES IN AN EXPOSED CONDITION.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE *AMERICAN STANDARDS OF NURSERY STOCK* BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE *ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS*.
7. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
8. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.
9. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
10. THE CONTRACTOR SHALL REQUEST INSPECTION OF PLANT LAYOUT IN THE FIELD BY THE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS IN ADVANCE FOR APPROVAL, UNLESS OTHERWISE AGREED UPON.
11. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINER TREES FOR CONDITIONS OF ROOTBALLS. THE CONTRACTOR SHALL REQUEST INSPECTION 24 HOURS IN ADVANCE OF PLANTING. UPON SUCH INSPECTIONS IF THE ROOTBALL CONDITION IS UNACCEPTABLE THE CONTRACTOR SHALL SUPPLY REPLACEMENT PLANT AT NO COST.
12. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN WITHIN A 24 HOUR PERIOD, REFER TO HARDPAN DETAIL.
13. SEE SPECIFICATIONS FOR PLANTING BACKFILL MIX.
14. ALL TOP SOIL MIXTURES FOR PLANTS SHALL BE FREE OF GRASS AND NOXIOUS WEEDS. SEE SECTION 795 OF THE M.A.G. SPECIFICATIONS.
15. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS OR BECAUSE OF GRADE LIMITATIONS ON SITE.
16. SHRUBS AND GROUNDCOVER SHALL BE PLANTED A MINIMUM OF 3' AWAY FROM THE EDGE OF WALKS, WALLS, BUILDINGS AND CURBS UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
17. MAINTAIN 5' CLEARANCE OF CACTI FROM ALL PEDESTRIAN ROUTES UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
18. MAINTAIN 5' CLEARANCE OF PLANT MATERIAL FROM ALL FIRE HYDRANTS AND/OR FIRE DEPARTMENT CONNECTIONS ON SITE.
19. SIGHT DISTANCE TRIANGLES SHALL BE CLEAR OF LANDSCAPING AND OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE TRIANGLES SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION.
20. ALL LANDSCAPED AREAS SHALL BE SPRAYED WITH WEED KILLER SUCH AS 'ROUND-UP' PER MANUFACTURER'S RECOMMENDATIONS AND ALL WEEDS REMOVED 7-10 DAYS PRIOR TO PLACEMENT OF DECOMPOSED GRANITE.

PLANTING & IRRIG. NOTES CONT.

21. ALL LANDSCAPE AREAS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS - WITH THE EXCEPTION OF AREAS RECEIVING SEED MIX. DEAD DEBRIS SHALL BE PROPERLY DISPOSED OF PRIOR TO PLACEMENT OF DECOMPOSED GRANITE.
22. THE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH A LETTER CERTIFYING THE CHEMICAL, DATE AND RATE OF APPLICATION FOR BOTH WEED KILLER AND PRE-EMERGENT.
23. LANDSCAPE AREAS NOT OTHERWISE COVERED BY TURF, PAVING OR BUILDINGS SHALL BE DECOMPOSED GRANITE - 2" DEPTH UNLESS OTHERWISE NOTED. LANDSCAPE CONTRACTOR TO SUBMIT 5 LB. SAMPLE BAGS OF DECOMPOSED GRANITE TO LANDSCAPE ARCHITECT FOR APPROVAL.
24. AREAS OF DECOMPOSED GRANITE SHALL NOT EXCEED MORE THAN 7 FEET IN ANY DIRECTION WITHOUT PLANT MATERIAL UNLESS OTHERWISE NOTED BY THE LANDSCAPE ARCHITECT.
25. ALL ROCKS AND DEBRIS OF 1" DIA. SIZE OR LARGER SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF PRIOR TO THE PLACEMENT OF DECOMPOSED GRANITE - WITH THE EXCEPTION OF ANY AREAS RECEIVING LARGER SIZE COBBLE. SEE PLANS FOR LOCATIONS.
26. ALL REVEGETATED PLANTING AREAS AND ANY DISTURBED AREAS SHALL RECEIVE A FINE GRADE OF NATIVE SOIL AND COBBLE TO REPRESENT THE 'NATIVE DESERT PAVEMENT' ADJACENT OF THE PROJECT -- REFER TO PLANTING DETAILS. FINAL PRODUCT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
27. GROUNDCOVER, DECOMPOSED GRANITE AND/OR DESERT PAVEMENT SHALL EXTEND UNDER SHRUBS UNLESS OTHERWISE NOTED ON THE PLANS.
28. FINISH GRADE IN ALL AREAS SHALL BE SMOOTH, EVEN AND 1/2" BELOW TOP OF CURBS, PAVING AND ADJACENT WALKS.
29. WHEN BOXED TREES ARE INSTALLED, THE BOTTOM OF THE TREE BOXES SHALL NOT BE REMOVED UPON PLANTING. THE SOIL LINE OF THE PLANTED TREE SHALL MATCH THE SURROUNDING FINISH GRADE.
30. NEW LANDSCAPING, SALVAGED PLANT MATERIAL AND LANDSCAPING INDICATED TO REMAIN WHICH IS DESTROYED, DAMAGED OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY AND LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
31. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 (ONE) YEAR WARRANTY ON THE IRRIGATION SYSTEM, A 1 (ONE) YEAR WARRANTY ON ALL TREES, CACTI AND 15 GALLON PLANT MATERIAL AND A 90 (NINETY) DAY WARRANTY ON ALL REMAINING PLANT MATERIAL.
32. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ENTIRE PROJECT FOR A MAINTENANCE PERIOD OF 90 DAYS AFTER ACCEPTANCE OF WORK BY THE OWNER AS PER SECTION 430.8 OF THE M.A.G. SPECIFICATIONS. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME MAINTENANCE RESPONSIBILITIES.
33. ALL LANDSCAPE AREAS & MATERIALS, INCLUDING THOSE LOCATED IN THE RIGHT-OF-WAY SHALL BE MAINTAINED IN A HEALTHY, NEAT, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER.

CITY OF SCOTTSDALE NOTES

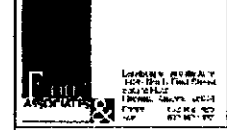
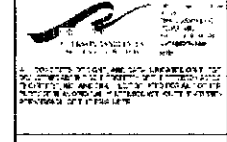
1. SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
2. AREAS OF DECOMPOSED GRANITE/TOP DRESSING SHALL NOT EXCEED 7 FEET IN ANY DIRECTION WITHOUT PLANT MATERIALS OR GROUNDCOVER.
3. SIGHT DISTANCE TRIANGLE SHALL BE CLEAR OF LANDSCAPING AND OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET.
4. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION.
5. ALL SPRAY AND STREAM IRRIGATION HEADS SHALL BE SETBACK 1 FOOT FROM THE BACK OF CURB OR SIDEWALK TO REDUCE OVERSPRAY.
6. RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLAN STAFF REVIEW AND APPROVAL.
7. ALL RIGHTS-OF-WAY ADJACENT TO PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
8. NEW LANDSCAPING, INCLUDING SALVAGE PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY/LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
9. A MINIMUM OF 50 PERCENT OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100 AND MASTER DESIGN CONCEPT PLAN.
10. A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
11. PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTION 49-246 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
12. NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
13. NO NATIVE PLANTS WILL BE DISTURBED.



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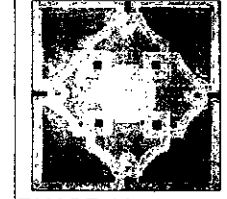


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NO	DATE	DESCRIPTION
	08-30-04	PERMIT CORRECTIONS
2	05-20-04	PERMIT CORRECTIONS
1	05-03-04	ISSUE FOR BID - CORE & SHELL
	04-22-04	ISSUE FOR BID - LANDSCAPE & IRRIGATION
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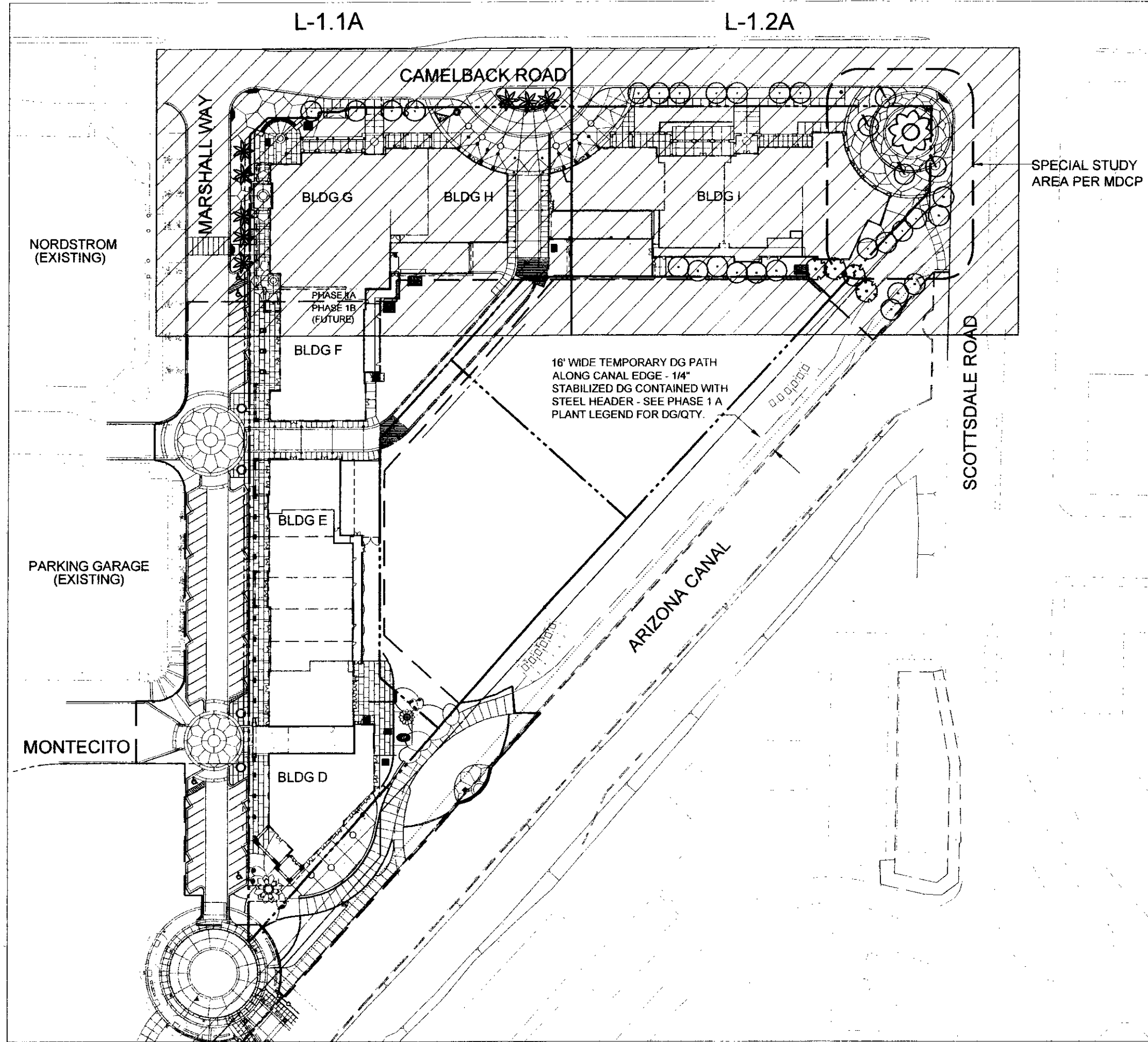
RECORD

SCOTTSDALE WATERFRONT
 SCOTTSDALE, ARIZONA



PHASE 1A
LANDSCAPE GENERAL NOTES

Scale: NTS	Sheet Number: L-CO.1
Drawn By: R/J/CJ	
Project Number: 2003014 ARCH 03042 FA	



PLANT LEGEND - PHASE 1A
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○	OLNEYA TESOTA IRONWOOD	48" BOX-MULTI 3.5" CALIPER MIN.
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○	HESPERALOE PARVIFLORA YELLOW YUCCA	5 GAL
○	LEUCOPHYLLUM SPECIES 'RIO BRAVO' TEXAS RANGER	5 GAL
○	RUELLIA PENNINSULARIS BAJA RUELLIA	5 GAL
○	SPHAERALCEA AMBIGUA GLOBEMALLON (ORANGE, PURPLE)	5 GAL
○	VIQUERIA DELTOIDEA GOLDENWYVE	1 GAL
GROUNDCOVERS		
○	BAILIYA MULTIRADIATA DESERT MARIGOLD	1 GAL
○	OENOTHERA ONAGRACEAE WHITE EVENING PRIMROSE	1 GAL
+	PENSTEMON EATONI FIRECRACKER PENSTEMON	1 GAL
○	VERBENA RIGIDA SANDPAPER VERBENA	1 GAL
○	ZEXMENIA HISPIDA DEVIL'S RIVER	1 GAL
ACCENTS		
○	AGAVE GEMINIFLORA AGAVE	5 GAL
○	AGAVE STRICTA NARROW LEAF AGAVE	5 GAL
○	DIETES VEGETA IRIS	5 GAL
○	MUHLENBERGIA CAPILLARIS REGAL MIST	1 GAL
○	OPUNTIA ENGLEMANNII ENGLEMANN'S PRICKLY PEAR	5 PAD MIN
○	FOQUEIRIA SPLENDENS OCOTILLO - 'DESERT COACH WHIP'	10 CANE MIN
VINES		
○	BOUGAINVILLEA SPECIES BOUGAINVILLEA	24" BOX @ COLUMNS 5 GAL

INERT MATERIALS
 1/4" MINUS, 'NATURE LOCK' STABILIZED DECOMPOSED GRANITE, MIN. 4" DEPTH, COLOR-'SAN TAN MIRAGE', AS SUPPLIED BY GRANITE EXPRESS (480) 354-6809. SEE PLAN FOR LOCATIONS.
 1/2" MINUS DECOMPOSED GRANITE, MIN. 2" DEPTH IN ALL PLANTING AREAS, COLOR-'SAN TAN MIRAGE', AS SUPPLIED BY GRANITE EXPRESS (480) 354-6809. SEE PLAN FOR LOCATIONS.
 3"-5" MEXICAN BEACH PEBBLE TOPDRESS, MIN 3" DEPTH, COLOR-BLACK AS SUPPLIED BY APACHE STONE 623-581-7625. SEE PLAN FOR LOCATIONS.
 3"-8" GRANITE COBBLE-MIN. 6" DEPTH, 'SAN TAN MIRAGE' AS SUPPLIED BY GRANITE EXPRESS (480) 354-6809. SEE PLAN FOR LOCATIONS.
 ALL PLANTING AREAS TO RECEIVE MINIMUM 2" TOPDRESS OF DECOMPOSED GRANITE U.N.C. - REFER TO LANDSCAPE PLANS
 ALL QUANTITIES LISTED ON THIS LEGEND ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR.
 ALL TREES SHALL MEET THE MINIMUM STANDARDS OF THE ANA (ARIZONA NURSERYMAN'S ASSOCIATION)

SCB
 Soloman Cordwell Buenz & Associates Inc.
 Architects Planning Interior Design
 625 North Michigan Avenue
 Suite 800
 Chicago, Illinois 60611
 tel 312 896 1100 fax 312 896 1200

RES International LLC
 4822 E. BIRWOOD STREET #16
 PHOENIX, ARIZONA 85044
 PHONE: (602) 425-3755
 FAX: (480) 969-0204

BROOKS ENGINEERS & SURVEYORS INC.
 4802 E. BIRWOOD STREET #16
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CARLSON STRUCTURAL INC.
 Consulting Structural Engineers
 1000 N. CENTRAL AVENUE, SUITE 1000
 PHOENIX, ARIZONA 85004
 PHONE: (602) 254-1111
 FAX: (602) 254-1111

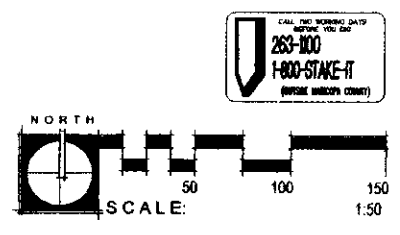
ASPECT PAVING
 1000 N. CENTRAL AVENUE, SUITE 1000
 PHOENIX, ARIZONA 85004
 PHONE: (602) 254-1111
 FAX: (602) 254-1111

PROFESSIONAL LANDSCAPE ARCHITECT
 22612
 KRISTINA J. FLOOR
 LANDSCAPE ARCHITECT
 STATE OF ARIZONA
 LICENSE NO. 12000
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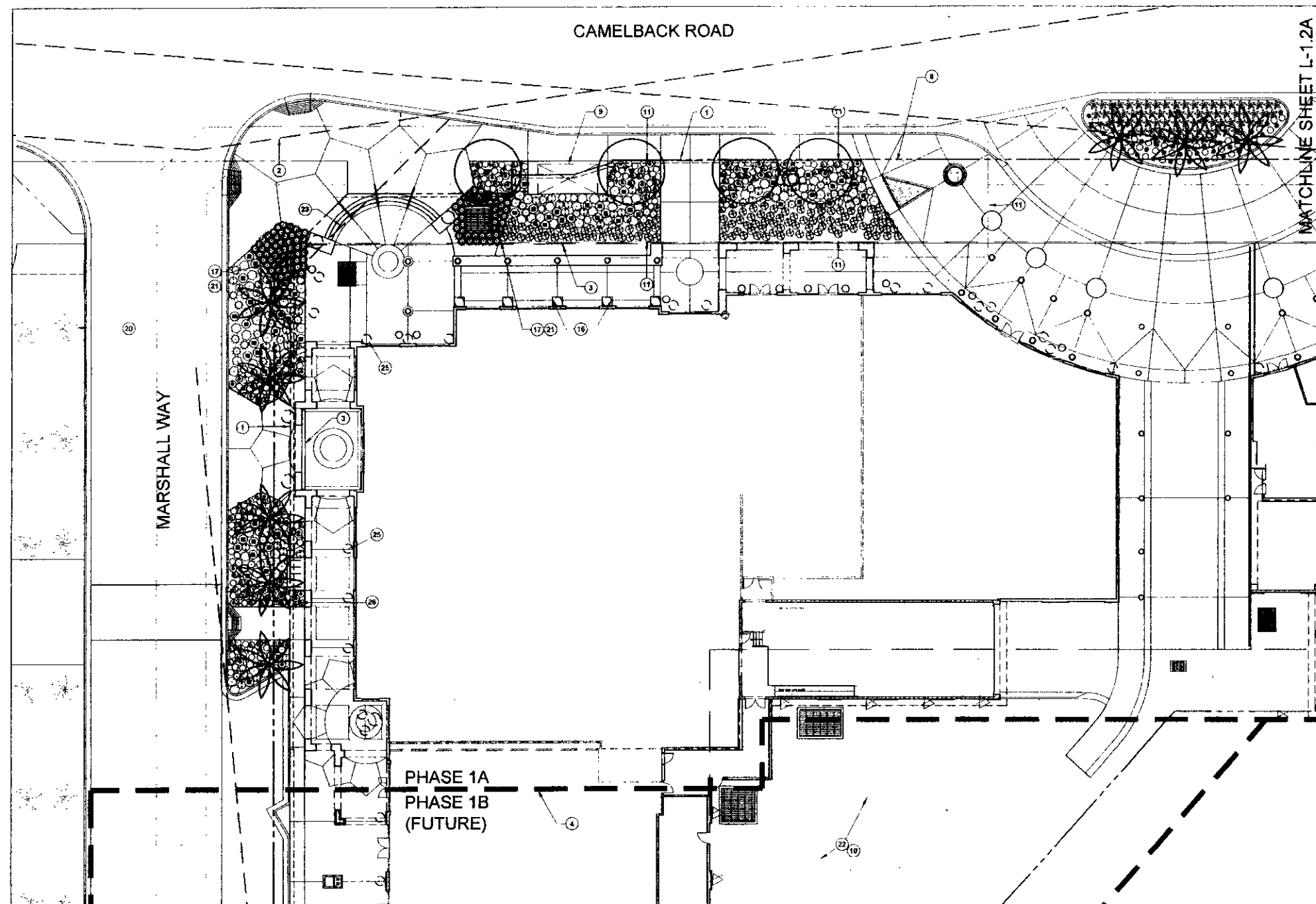
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2	05-29-04	PERMIT CORRECTIONS
1	05-03-04	ISSUE FOR BID - CORE & SHELL
	04-22-04	ISSUE FOR BID - LANDSCAPE & IRRIGATION
	04-05-04	PERMIT SET

SCOTTSDALE WATERFRONT
 SCOTTSDALE, ARIZONA

PHASE 1A
OVERALL LANDSCAPE PLAN
 Scale: 1" = 50'-0"
 Drawn By: RJJ/JAG
 Project Number: 2003014 ARCH 03042 FA
 Sheet Number: L-1.0A



OVERALL LANDSCAPE PLAN



PARTIAL LANDSCAPE PLAN

KEY NOTES

- | | |
|--|--|
| 1 R.O.W. LINE | 14 UNDERGROUND STORM SEWER DRAIN PIPE |
| 2 SIGHT VISIBILITY LINE | 15 FIRE HYDRANT - KEEP ALL PLANTING 5' CLEAR |
| 3 LIMITS OF UNDERGROUND PARKING STRUCTURE - REFER TO STRUCTURAL | 16 C.I.P. POT PEDESTAL SEE DETAIL L-3.1 |
| 4 PROJECT PHASE LINE | 17 STEEL HEADER - SEE DETAIL L-2.0 |
| 5 UTILITY LINE - KEEP TREES 7' CLEAR - REFER TO CIVIL | 18 TEMPORARY 16" WIDE 14" STABILIZED DG PATH ALONG CANAL - SEE PLANT LEGEND FOR DG, CONTAIN EDGE WITH STEEL HEADER |
| 6 BACKFLOW PREVENTOR REFER TO CIVIL | 19 3"-5" MEXICAN BEACH PEBBLE TOPDRESS IN PLANTER |
| 7 GREASE TRAP - REFER TO MECHANICAL | 20 EXISTING PALM TO REMAIN-TYP |
| 8 UNDERGROUND WELL #8 VAULT - REFER TO ARCHITECTURAL | 21 3"-8" COBBLE TOPDRESS INSIDE STEEL HEADER |
| 9 FUTURE BUS STOP AND SHELTER | 22 LANDSCAPE THIS AREA - PART OF PHASE 2 |
| 10 TEMPORARY 1/4" DG TOPDRESS FOR DUST CONTROL - REFER TO LEGEND | 23 SIGHT VISIBILITY TRIANGLE |
| 11 ARCADIA WATER CO ACCESS EASEMENT | 24 PROPERTY LINE |
| 12 8' S.R.P. EASEMENT | 25 LANDSCAPE POTS - REFER TO H-4.14.2 |
| 13 CATCH BASIN - REFER TO CIVIL | 26 BIKE RACK LOCATION - REFER TO H-4.14.2 |

PLANT LEGEND - PHASE 1A

ALL TREE SIZES ARE SUBJECT TO NURSERY VERIFICATION AND APPROVAL BY THE CITY OF SCOTTSDALE PRIOR TO PLANTING. ALL TREES ARE SUBJECT TO CITY STAFF APPROVAL. TREES SHALL BE HAND-PICKED BY THE DEVELOPMENT TEAM AND CITY STAFF AT THE NURSERY PRIOR TO DELIVERY.

SYM.	BOTANICAL NAME (COMMON NAME)	SIZE
○	CERCIDILUM PRAECOX PALO BRISA	36" BOX STANDARD 2.5" CALIPER MIN
○	OLNEYA TESOTA IRONWOOD	48" BOX-MULTI 3.5" CALIPER MIN.
○	PROSOPIS VELUTINA VELVET MESQUITE	36" BOX-MULTI 2.5" CALIPER MIN
○	CERCIDILUM HYBRID DESERT MUSEUM PALO VERDE	36" BOX-MULTI 2.5" CALIPER MIN.
○	PHOENIX DACTYLIFERA DATE PALM	25' TALL
SHRUBS		
○	CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	5 GAL
○	JUSTICIA OVATA GANDIGANS 'RED FUSCHIA'	5 GAL
○	DASYLIRION ACROTRICHUM GREEN DESERT SPOON	5 GAL
○	ENCELIA FARINOSA BRITTLEBUSH	5 GAL
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○	HESPERALOE PARVIFLORA RED YUCCA	5 GAL
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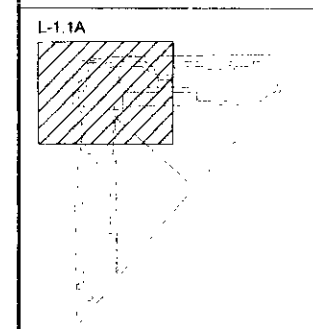
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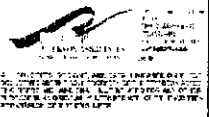
KEY PLAN



Soloman Cordwell Buenz & Associates Inc.

Architects Planning Interior Design

625 North Michigan Avenue
Suite 800
Chicago, Illinois 60611
tel 312 896 1100 fax 312 896 1200



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NO	DATE	DESCRIPTION
2	06-30-04	PERMIT CORRECTIONS
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1	09-03-04	ISSUE FOR BID - CORE & SHELL
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RECORD

SCOTTSDALE WATERFRONT

SCOTTSDALE, ARIZONA



PHASE 1A

PARTIAL LANDSCAPE PLAN

Scale: 1" = 20'-0"
Sheet Number: L-1.1A
Drawn By: RJJAG
Project Number: 2003014 ARCH 03042 FA



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Architects Planning Interior Design

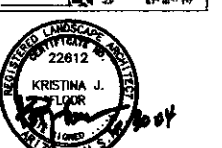
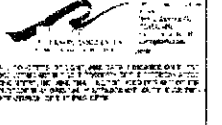
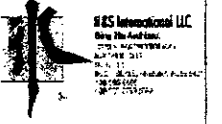
625 North Michigan Avenue

Suite 800

Chicago, Illinois 60611

tel 312 896 1100

fax 312 896 1200



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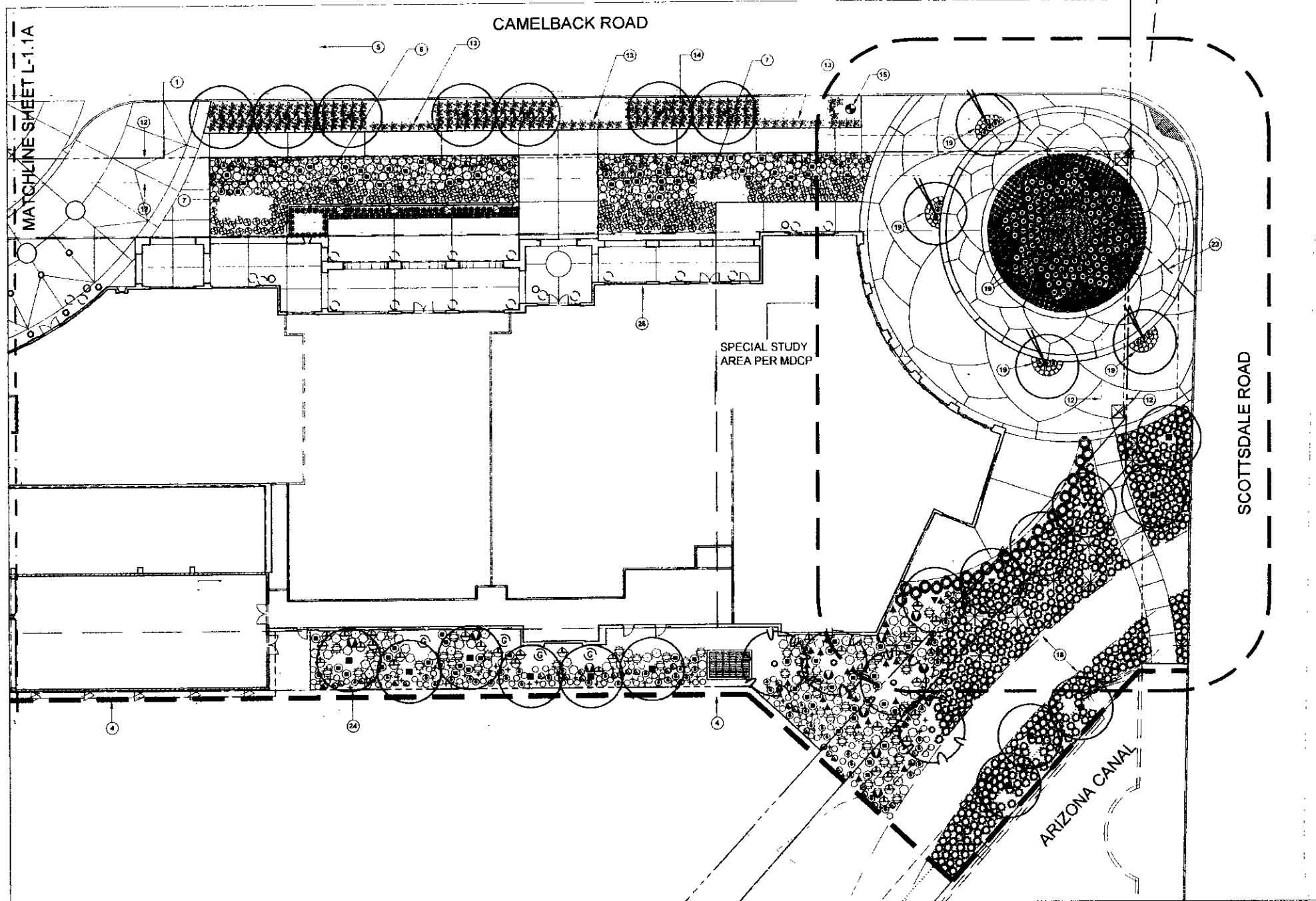
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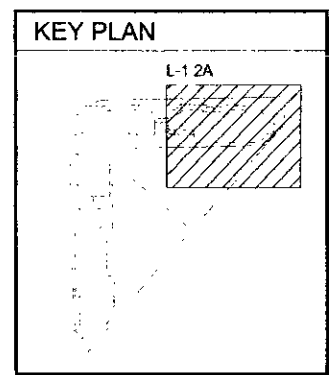
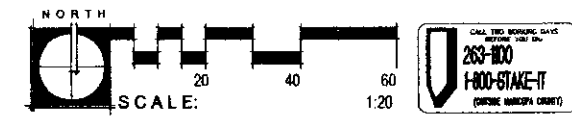
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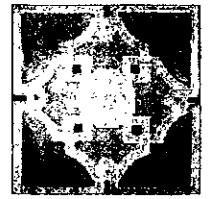
PARTIAL LANDSCAPE PLAN

KEY NOTES

- 1 R.O.W. LINE
- 2 SIGHT VISIBILITY LINE
- 3 LIMITS OF UNDERGROUND PARKING STRUCTURE - REFER TO STRUCTURAL
- 4 PROJECT PHASE LINE
- 5 UTILITY LINE - KEEP TREES 7' CLEAR - REFER TO CIVIL
- 6 BACKFLOW PREVENTOR REFER TO CIVIL
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- 10 TEMPORARY 14" DG TOPDRESS FOR DUST CONTROL - REFER TO LEGEND
- 11 ARCADIA WATER CO ACCESS EASEMENT
- 12 8' S R P EASEMENT
- 13 CATCH BASIN - REFER TO CIVIL
- 14 UNDERGROUND STORM SEWER DRAIN PIPE
- 15 FIRE HYDRANT - KEEP ALL PLANTING 5' CLEAR
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- 17 STEEL HEADER - SEE DETAIL L-2.0
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- 20 EXISTING PALM TO REMAIN-TYP
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SCOTTSDALE WATERFRONT SCOTTSDALE, ARIZONA

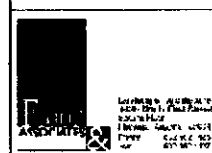
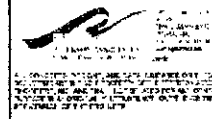
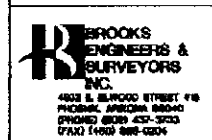


PHASE 1A

PARTIAL LANDSCAPE PLAN

Scale: 1" = 20'-0"	Sheet Number: L-1.2A
Drawn By: RJJ/JAG	
Project Number: 2003014 ARCH 03042 FA	

CASE NO. 1 - II - 2003 / PLAN CHECK NO. 1368 - 03 - 8

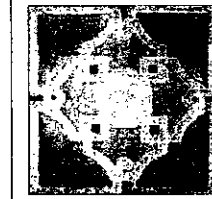


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NO.	DATE	DESCRIPTION
09-30-04		PERMIT CORRECTIONS
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RECORD

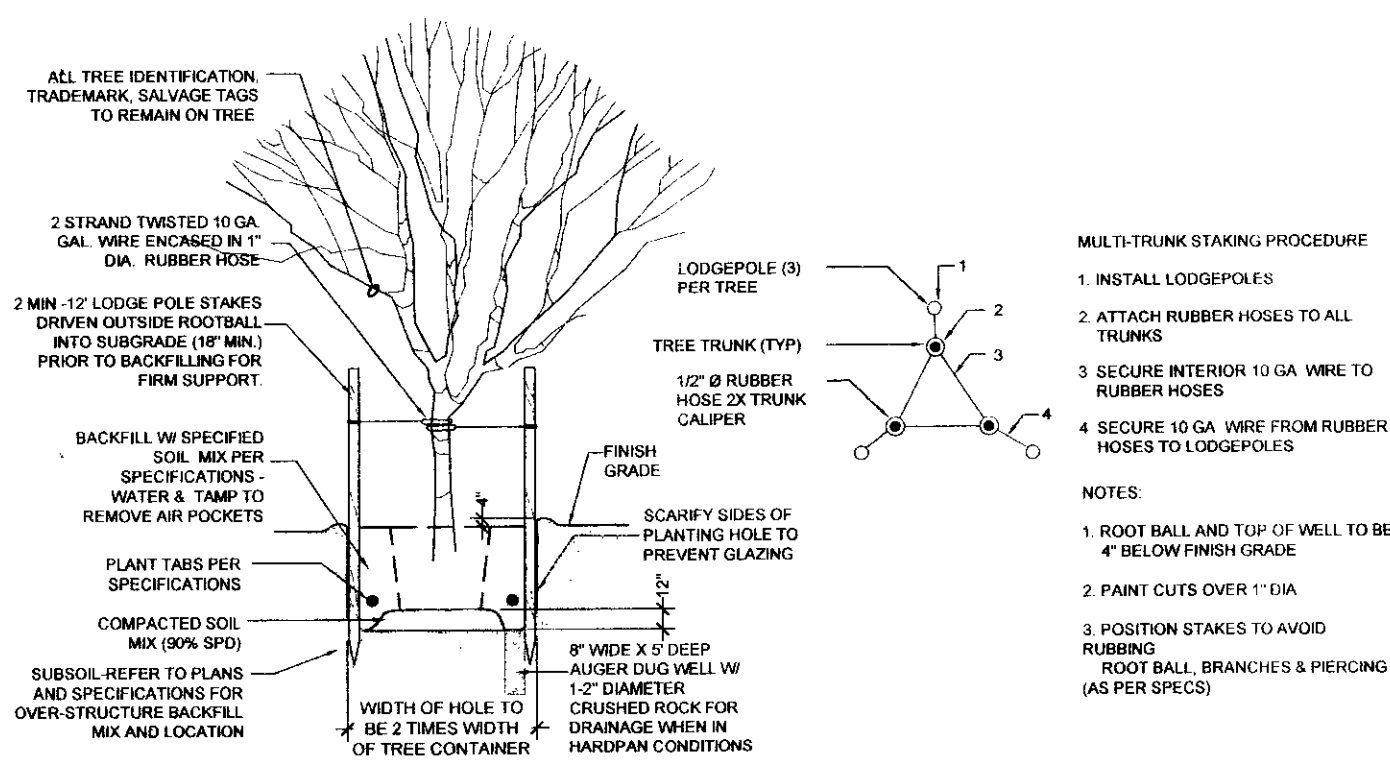
**SCOTTSDALE WATERFRONT
SCOTTSDALE, ARIZONA**



PHASE 1A

**LANDSCAPE
DETAILS**

Scale: NO SCALE	Sheet Number: L-2.0A
Drawn By: JEW	
Project Number: 2003014 ARCH 03042 FA	



MULTI-TRUNK STAKING PROCEDURE

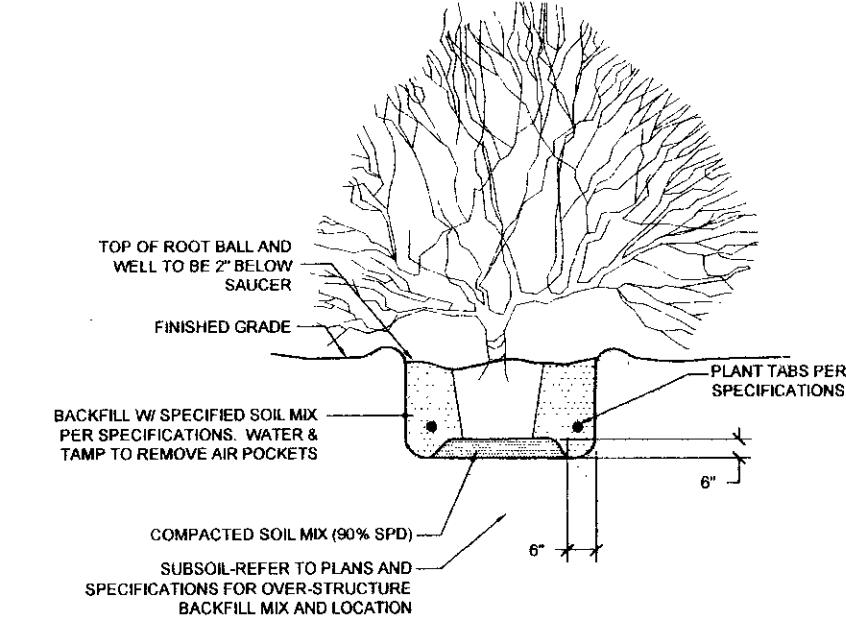
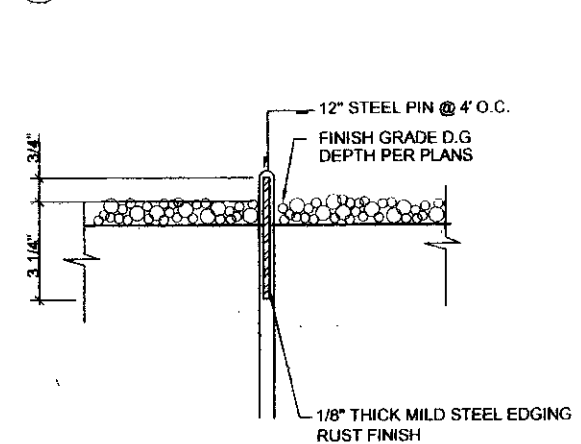
1. INSTALL LODGEPOLES
2. ATTACH RUBBER HOSES TO ALL TRUNKS
3. SECURE INTERIOR 10 GA WIRE TO RUBBER HOSES
4. SECURE 10 GA WIRE FROM RUBBER HOSES TO LODGEPOLES

NOTES:

1. ROOT BALL AND TOP OF WELL TO BE 4\"/>

TREE PLANTING AND STAKING

SCALE: NOT TO SCALE

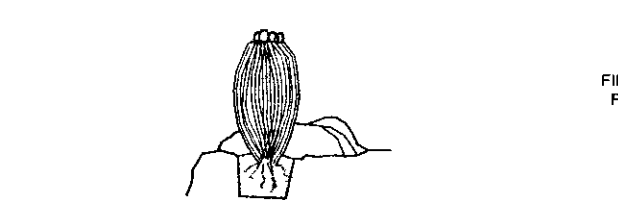


SHRUB PLANTING

SCALE: NOT TO SCALE

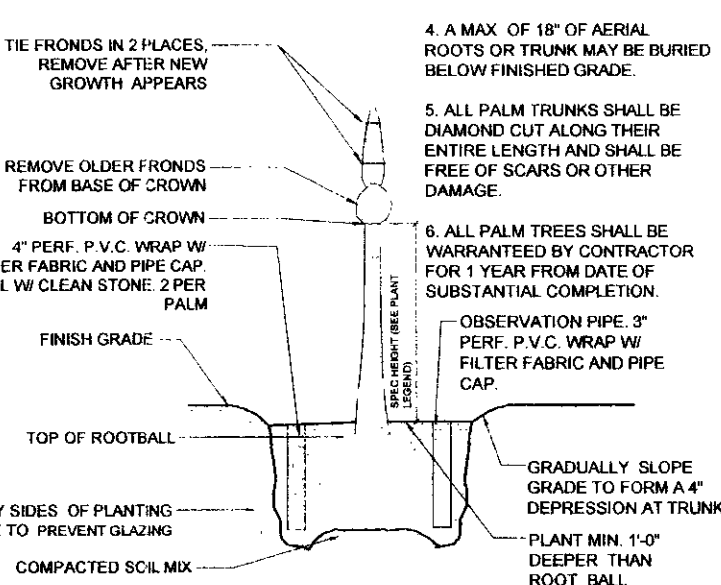


DETAIL FOR BARREL, PRICKLY PEAR AND HEDGEHOG INSTALLATION



NOTES:

1. PLANT PIT TO BE 6\"/>



NOTE: STAKE PALM TREES ACCORDING TO ENVIRONMENTAL CONDITIONS OR LOCAL CODES / REGULATIONS. CONTRACTOR SHALL ASSESS PROJECT CONDITIONS AND NOTIFY LANDSCAPE ARCHITECT IF STAKING IS REQUIRED.

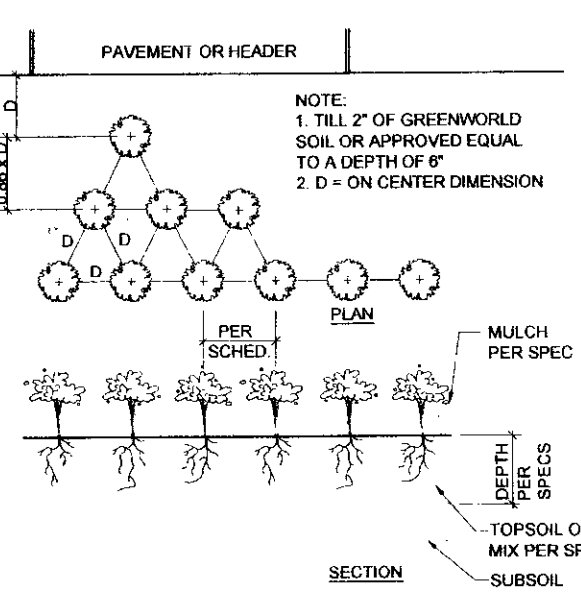
PALM TREE PLANTING

SCALE: NOT TO SCALE

1. SIZE & COLOR OF DECOMPOSED GRANITE NOTED ON PLANT LEGEND.
2. PRE-EMERGENT SHALL BE APPLIED TO FINISH GRADE BEFORE INSTALLATION OF DECOMPOSED GRANITE & TO MULCH AFTER INSTALLATION.

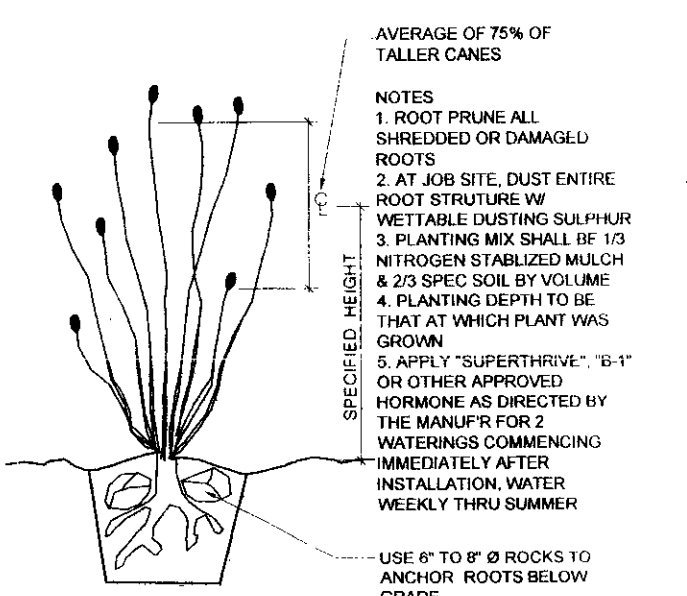
STEEL EDGE IN LANDSCAPE AREAS

SCALE: NTS



LANDSCAPE HEADER

SCALE: NOT TO SCALE

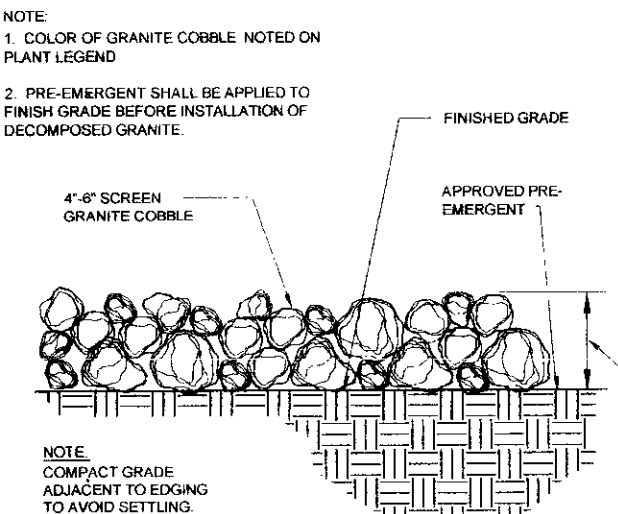


OCOTILLO PLANTING

SCALE: NOT TO SCALE

BARREL CACTI DETAIL

SCALE: N.T.S



NOTE: COMPACT GRADE ADJACENT TO EDGING TO AVOID SETTLING.

GRANITE COBBLE

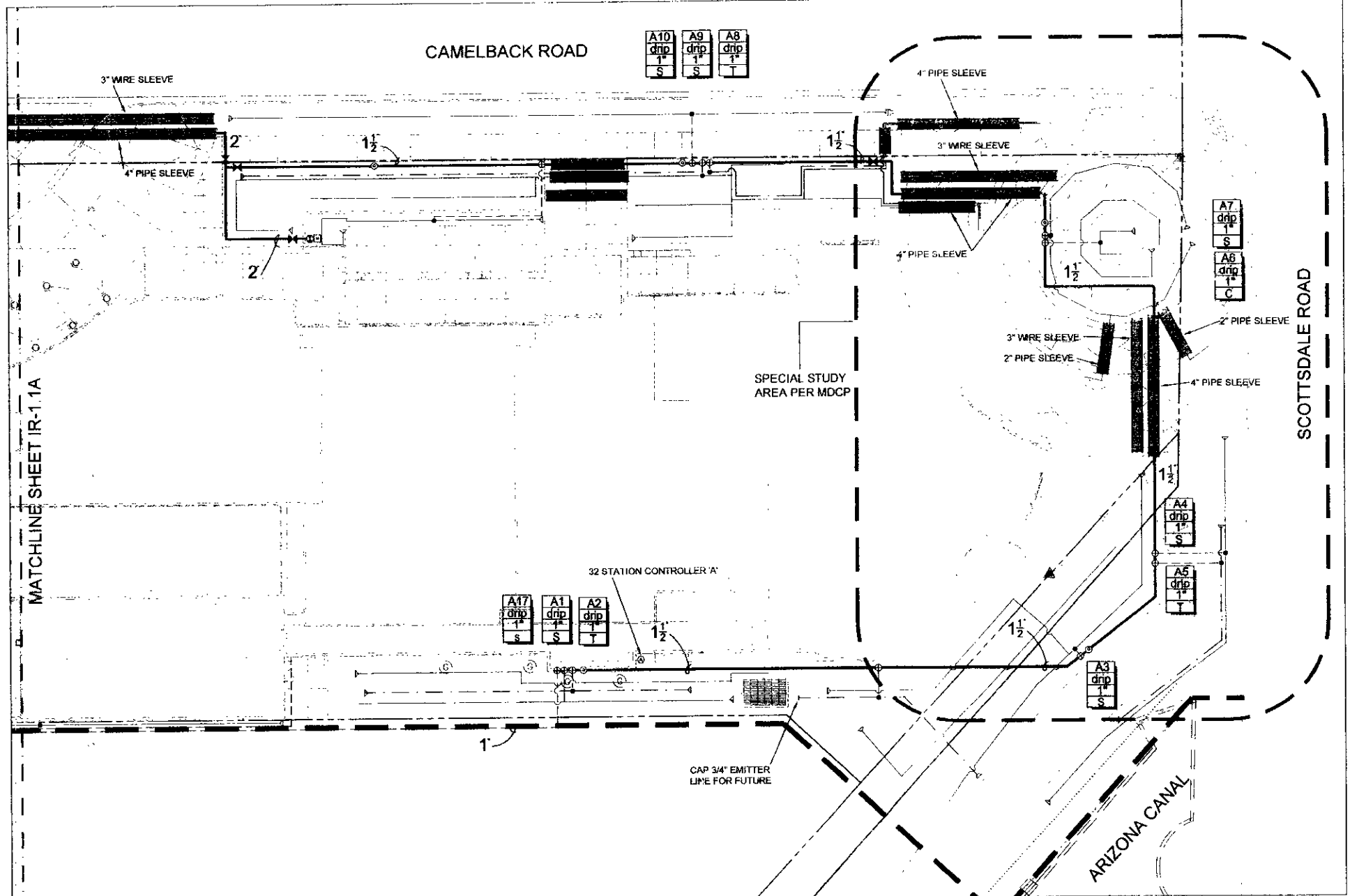
SCALE: NOT TO SCALE

DECOMPOSED GRANITE

SCALE: NOT TO SCALE

GROUND COVER PLANTING

SCALE: NOT TO SCALE



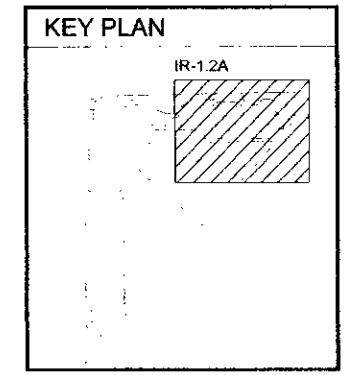
PARTIAL IRRIGATION PLAN

IRRIGATION LEGEND

- RAIN BIRD 1492 PRESS. COMPENSATING BUBBLER FOR PALM TREES (2 PER SYMBOL)
 - BOWSMITH S.210 SINGLE-OUTLET EMITTER, 1 GPH
 - BOWSMITH ML210 MULTI-OUTLET EMITTER, 1 GPH PER OUTLET
 - BOWSMITH ML220 MULTI-OUTLET EMITTER, 2 GPH PER OUTLET
 - NOTE: SEE EMITTER SCHEDULE FOR EMITTER, NUMBER OF UNITS AND OUTLETS PER PLANT.
 - SENNINGER .24" PRESET PRESSURE REGULATOR (30 PSI) WITH 1" WYE-FILTER (100 MESH)
 - ⊕ RAIN BIRD PES-S, ELECTRIC REMOTE CONTROL VALVE (SIZE AS NOTED)
 - ⊕ RAIN BIRD 100PES-B, 1" ELECTRIC REMOTE CONTROL VALVE FOR EMITTERS
 - RAIN BIRD 33DNP 3/4" QUICK COUPLER VALVE, TWO PIECE BODY
 - RAIN BIRD ESP-MC SERIES CONTROLLER (SIZE AS NOTED)
 - ⊠ WATER METER, FOR IRRIGATION, SEE CIVIL ENGINEERING PLANS (SIZE AS NOTED)
 - ⊕ MAIN LINE BALL VALVE, BRONZE
 - MAIN LINE PIPE, PVC SCH. 40, S.W.
 - - - LATERAL LINE PIPE, PVC CLASS 200, S.W.
 - EMITTER LATERAL PIPE, 3/4" CLASS 200 (FOR SHRUBS)
 - EMITTER LATERAL PIPE, 3/4" CLASS 200 (FOR TREES)
 - ▶ FLUSH END CAP
 - ▬ SCH. 40 PVC PIPE SLEEVE (SIZE AS NOTED)
 - ▬ SCH. 40 PVC PIPE SLEEVE (SIZE AS NOTED)
- CONTROLLER NO., STATION NO. — [Symbol] — GPM (TURF) OR DRIP
- VALVE SIZE — [Symbol] — TREE (TREE EMITTERS) SHRUB (SHRUB EMITTERS)

SPECTRUM
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123 N. Centennial Way, #121
Mesa, Arizona, 85201
602.649.9036 (phone)
602.649.9041 (fax)
602.649.2909 (modem)



NORTH

SCALE: 1" = 20'-0"

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ASSOCIATES
LAWYERS
11111 N. CENTENNIAL AVE. SUITE 100
MESA, ARIZONA 85201
PHONEL 480-941-1234
FAX 480-941-1234

REGISTERED LANDSCAPE ARCHITECT
22612
KRISTINA J.
FLOOR
1998

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NO	DATE	DESCRIPTION
2	05-20-04	PERMIT CORRECTIONS
1	05-03-04	ISSUE FOR BID - CORE & SHELL
	04-22-04	ISSUE FOR BID - LANDSCAPE & IRRIGATION
	04-06-04	PERMIT SET

RECORD

SCOTTSDALE WATERFRONT
SCOTTSDALE, ARIZONA

PHASE 1A

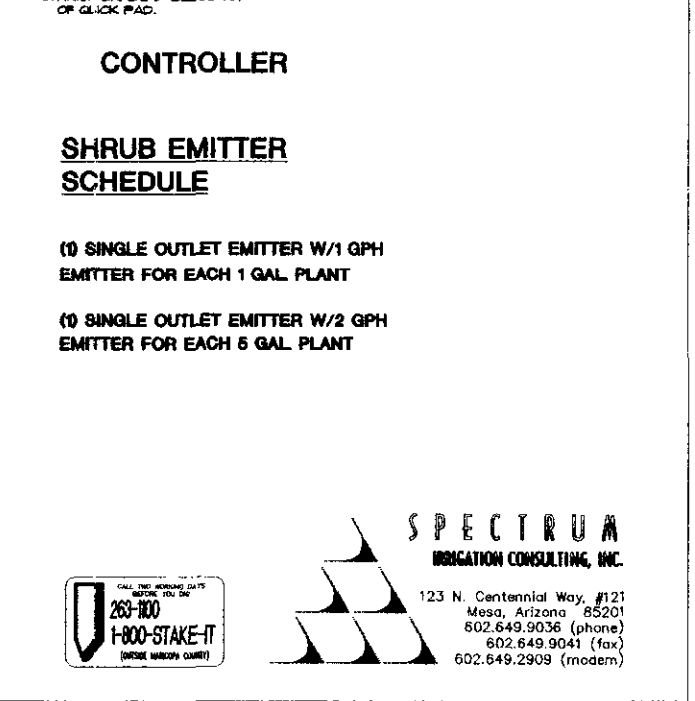
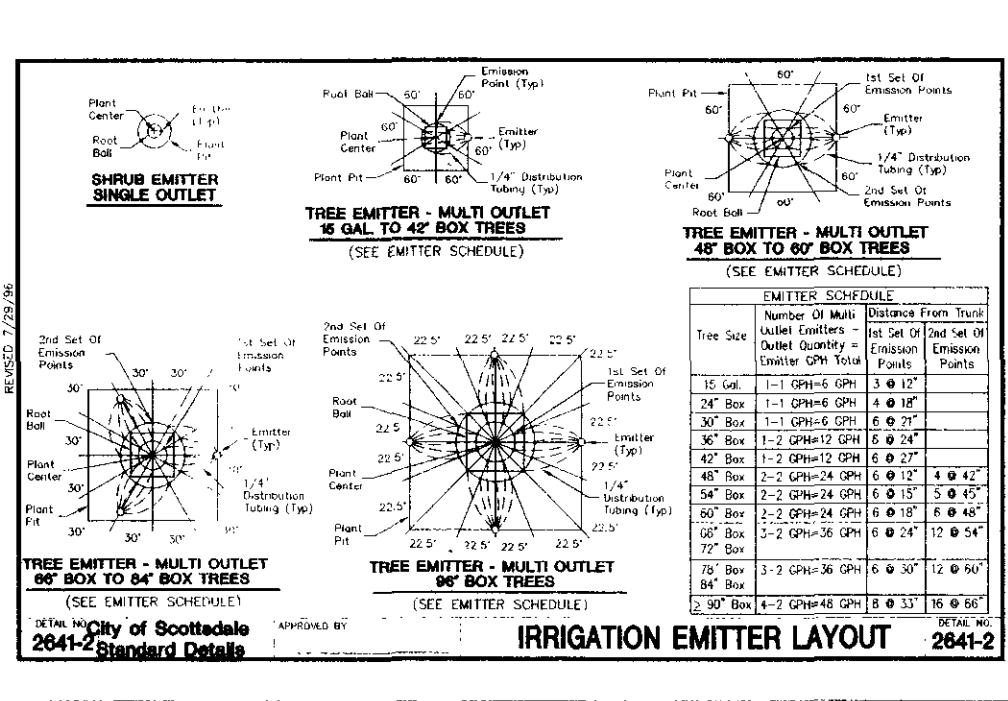
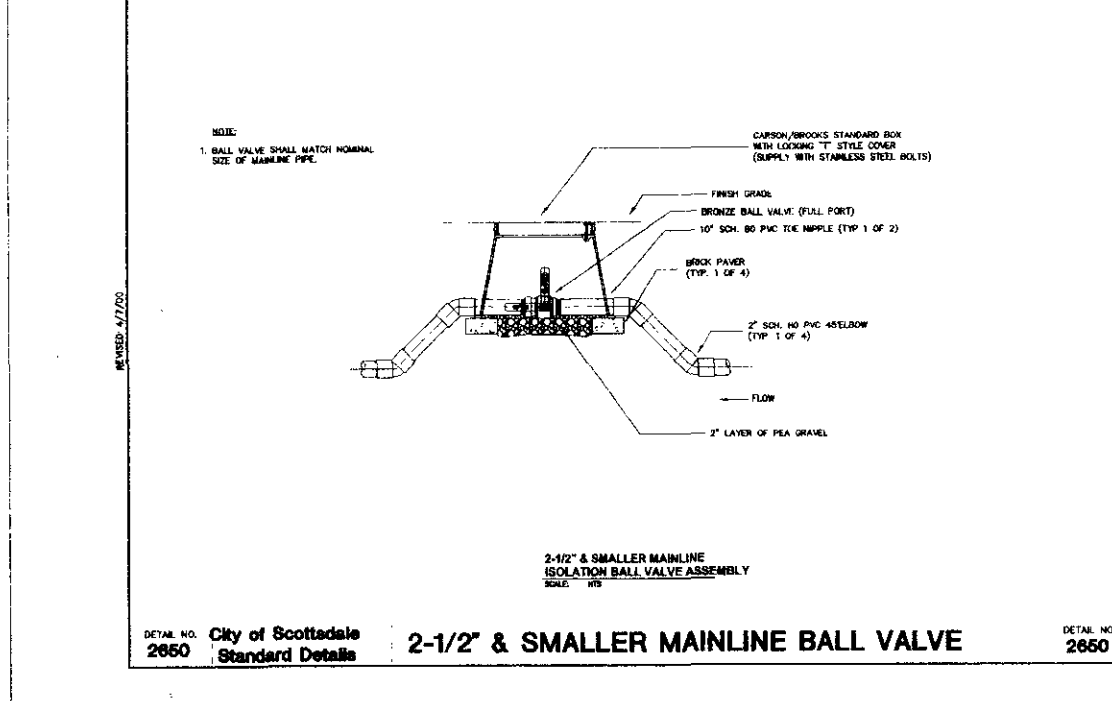
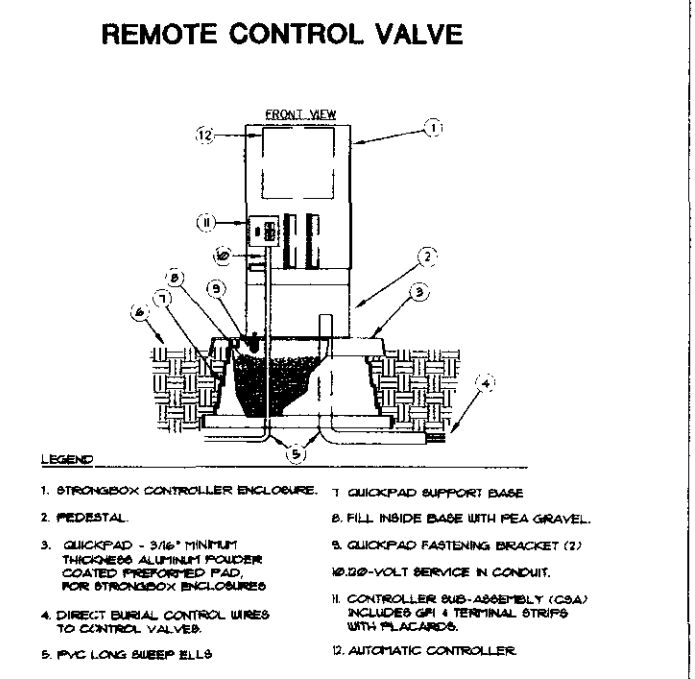
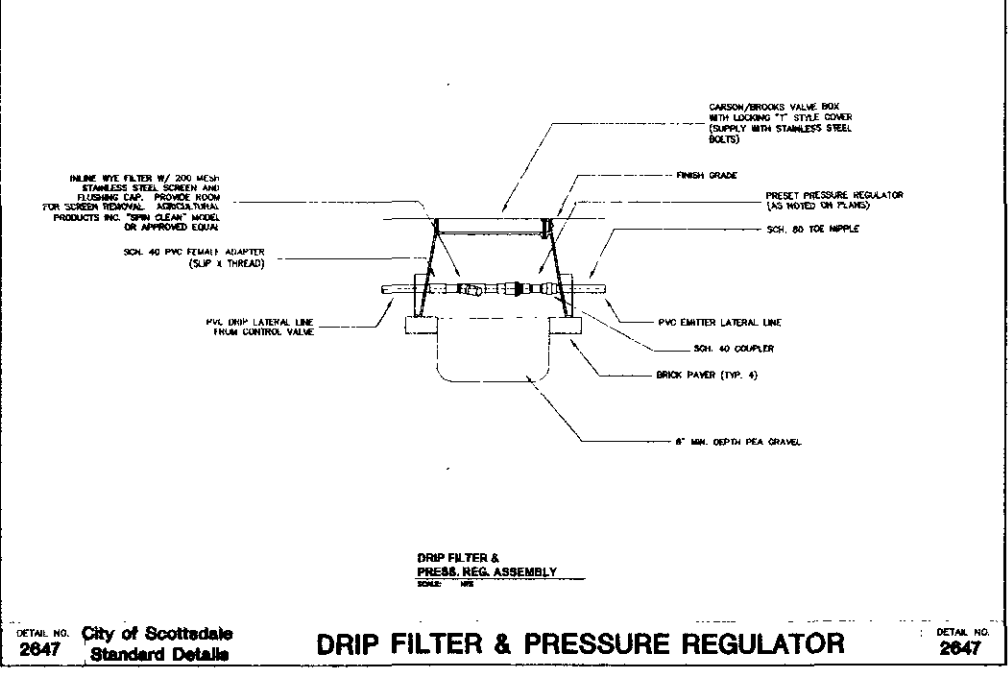
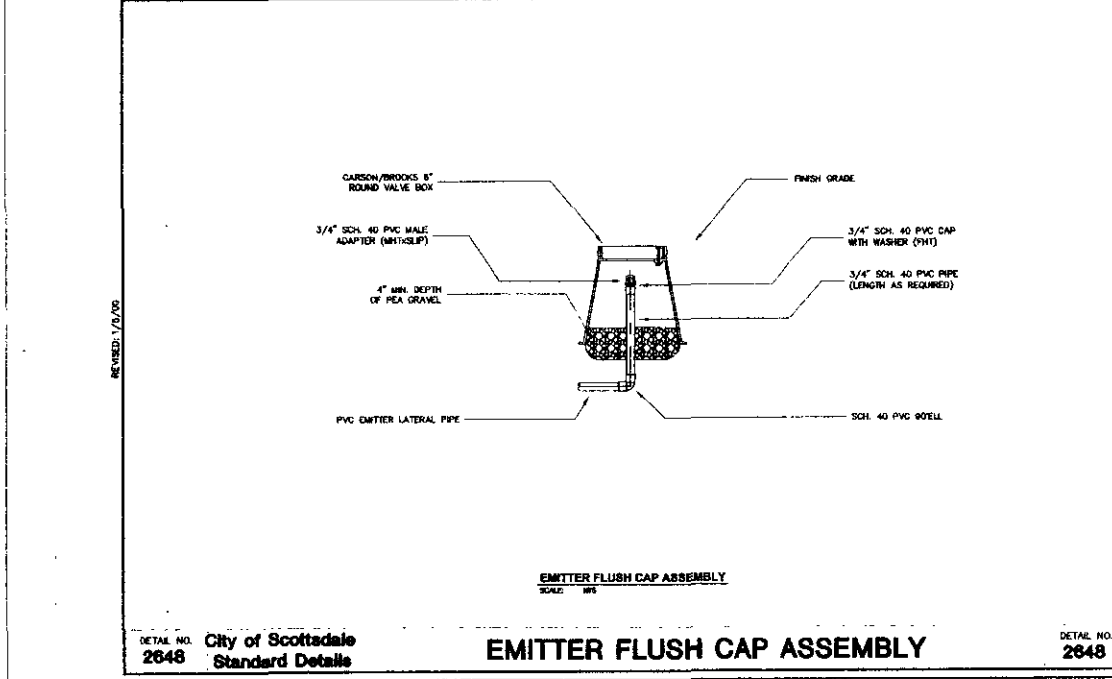
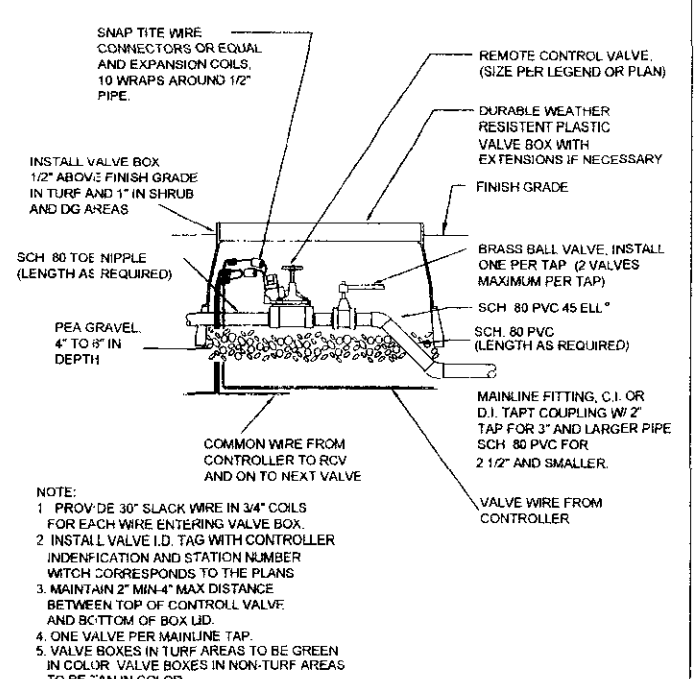
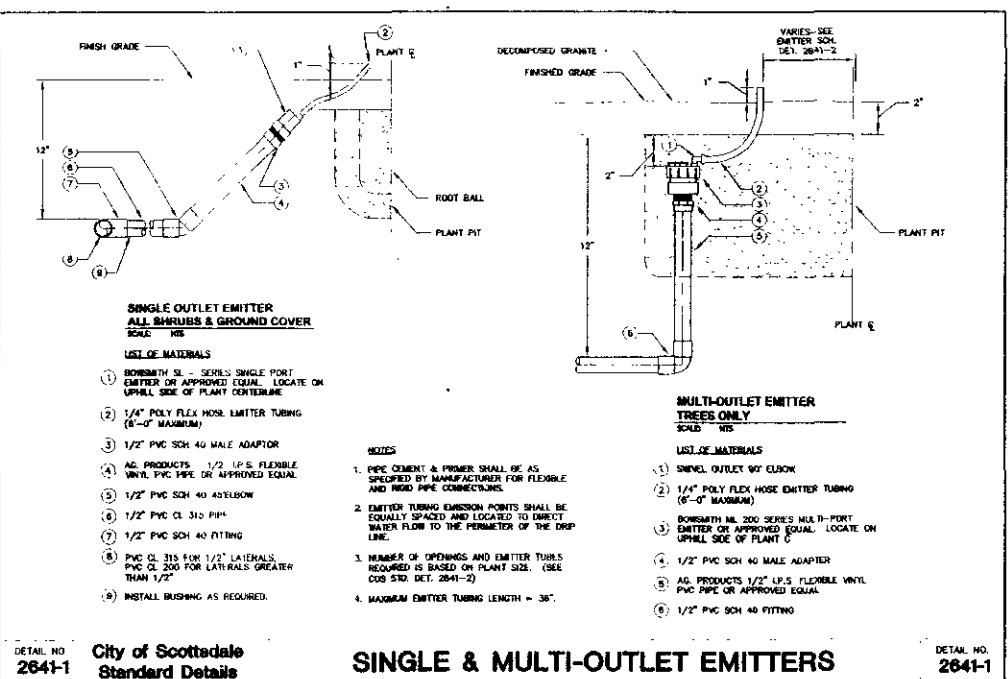
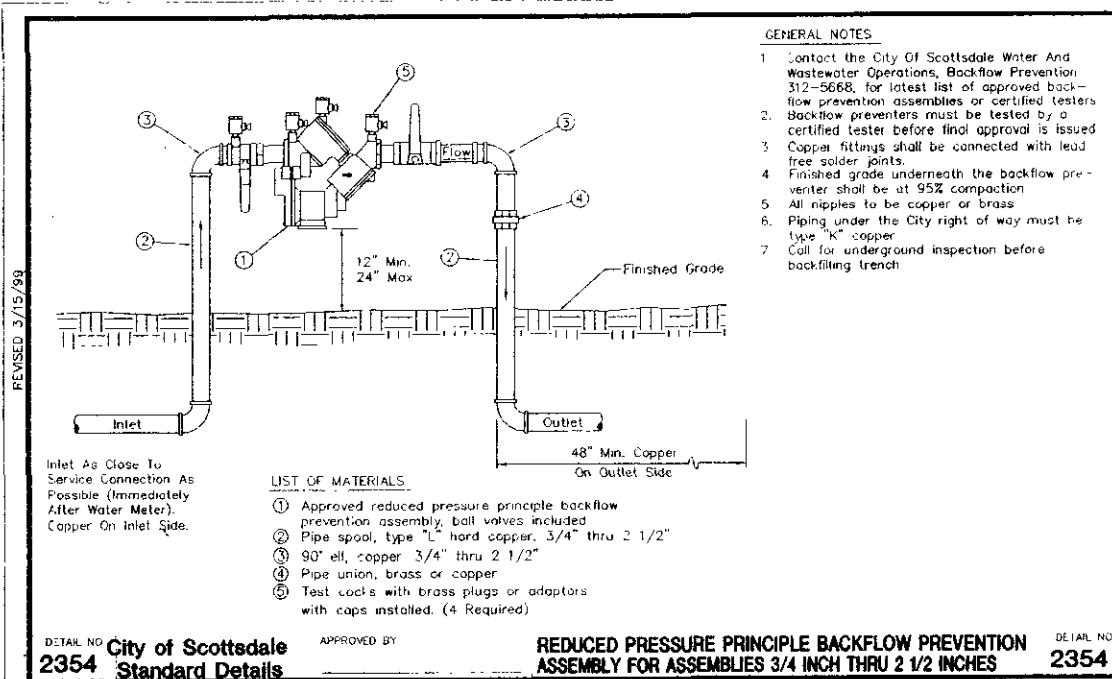
PARTIAL IRRIGATION PLAN

Scale: 1" = 20'-0"

Drawn By: DP

Project Number: 2003014 ARCH 03042 FA

Sheet Number: **IR-1.2A**



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LANDSCAPE ARCHITECTS

22612
KRISTINA J. LOGER
LANDSCAPE ARCHITECT

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NO	DATE	DESCRIPTION
	06-30-04	PERMIT CORRECTIONS
	05-20-04	PERMIT CORRECTIONS
1	05-03-04	ISSUE FOR BID - CORE & SHELL
	04-22-04	ISSUE FOR BID - LANDSCAPE & IRRIGATION
	04-05-04	PERMIT SET

RECORD

SCOTTSDALE WATERFRONT SCOTTSDALE, ARIZONA

PHASE 1A

IRRIGATION DETAILS

Scale: NONE
Drawn By: DP
Project Number: 2003014 ARCH 03042 FA

Sheet Number: **IR-2.0A**

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REVISED 3/15/99

REVISED 8/28/01

REVISED 12/06/00

REVISED 7/29/01

REVISED 4/7/02

REVISED 7/29/96

CASE NO. 1 - II - 2003 / PLAN CHECK NO. 1368 - 03 - 8