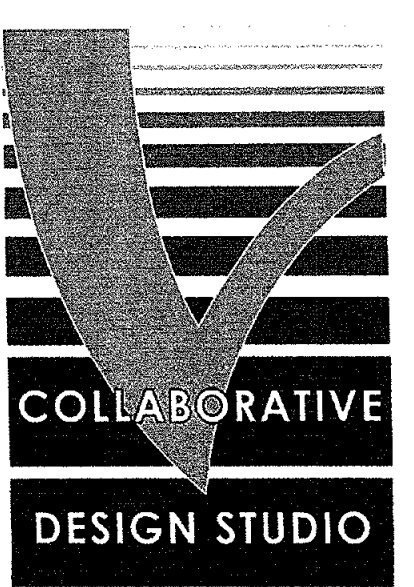
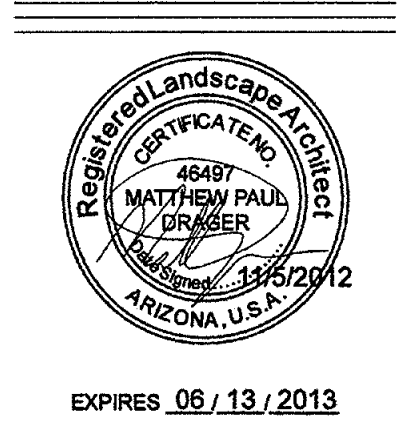


KEY NOTES / SITE AMENITIES

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- 2 BARBECUE ISLAND - REFER TO DETAILS 12 & 13, SHEET HS-5. FINISH: SMOOTH CMU WITH STUCCO - COLOR 4 FINISH: TO MATCH ARCHITECTURE
- 3 RAISED PLANTER - REFER TO DETAIL 5a & 5b, SHEET HS-3. STUCCO FINISH TO MATCH ARCHITECTURE WITH PRECAST CONCRETE CAP COLOR: DUNE PATTERN: LEDGECUT 33
- 4 STEEL TRELLIS TO MATCH ARCH. - INSTALL PER MANUFACTURER SPECIFICATIONS - REF. DETAILS SHEET HS-6
- 5 PEDESTRIAN GATE - REFER TO DETAILS 1a & 1b, SHEET HS-3
- 6 POOL GATE - REFER TO DETAILS 2a & 2b, SHEET HS-3
- 7 POOL PICKET FENCE - REFER TO DETAILS 3a & 3b, SHEET HS-3
- 8 FIREPLACE - REFER TO DETAIL HS-6
- 9 WATER JETS - LAMINAR JETS WITH FIBER OPTICS
- 10 POOL DECK PAVING FIELD - INSTALL PER MANUF. SPEC. (OUTDOOR RATED NON SLIP SURFACE) RUNNING BOND WITH 12"X12" AND 12"X24" SIZES. COLOR: VENETIAN-CHAMPAGNE/GREY MIST (ESPRESSO 12"X12") MANUF: ACKER STONE PALAZZO OR EQUAL
- 11 POOL DECK COPING PAVERS - INSTALL PER MANUF. SPEC. (OUTDOOR RATED NON SLIP SURFACE) STACKED BOND WITH 12"X12" SIZE. COLOR: VENETIAN FINISH WITH ESPRESSO COLOR MANUF: ACKER STONE PALAZZO OR EQUAL
- 12 INTEGRAL COLOR CONCRETE - REFER TO CIVIL PLANS. COLOR: DAVIS COLOR-MESA BUFF. FINISH: SANDBLAST COLOR AND FINISH TO MATCH SCOTTSDALE WATERFRONT MASTER DESIGN CONCEPT PLAN
- 13 INTEGRAL COLOR CONCRETE - REFER TO CIVIL PLANS. COLOR: DAVIS COLOR-FLAGSTONE BROWN. FINISH: SANDBLAST COLOR AND FINISH TO MATCH SCOTTSDALE WATERFRONT MASTER DESIGN CONCEPT PLAN
- 14 ARTIFICIAL LAWN - REFER TO LANDSCAPE PLANS. MANUF: ARIZONA LUXURY LAWNS & GREENS OR EQUAL - TYPE: ARIZONA TOP DOG. INSTALLED PER MANUFACTURER'S SPECIFICATIONS, REF. DETAIL 10, SHEET HS-5
- 15 DECORATIVE PLANTER POTS
- 16 WATER FEATURE - SEE DETAIL 14/SHEET HS-5
- 17 HANDRAIL AT STAIRS - REF. DETAIL 1/SHEET HS-4
- 18 HANDRAIL AT RAMP - REF. DETAIL 8/SHEET HS-4
- 19 GUARDRAIL AT RETAINING WALL - REF. DETAIL 9/SHEET HS-4
- 20 PATIO SCREEN - REF. DETAIL 4/HS-3
- 21 CONCRETE SLAB WITH OUTDOOR RATED TILE TO MATCH INTERIOR
- 22 CMU RETAINING WALL - REF. DETAIL 10/SHEET HS-4
- 23 DECORATIVE ROCK WITH ART SCULPTURE - TO BE SELECTED
- 24 POOL FENCE ON WALL - REF. DETAIL HS-4
- 25 PATIO GATE - REF. DETAIL 11/SHEET HS-4
- 26 STEEL TREE GRATE - TO BE SELECTED
- 27 WATER FEATURE AT SPA - SCUFFERS SPILL WATER INTO SPA - PER POOL CONTRACTORS SHOP DRAWINGS.
- 28 STABILIZED DECOMPOSED GRANITE PATH (MIN. 4' WIDTH) FOR TEMPORARY PEDESTRIAN CONNECTION



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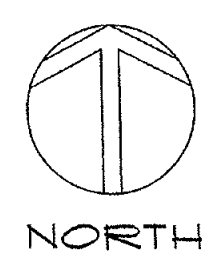
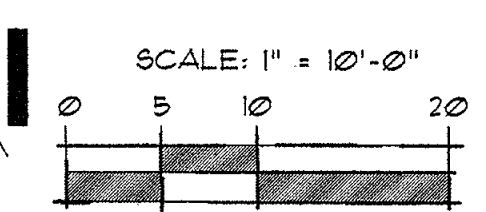
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DRAWN BY: SH/MD
CHECKED BY: PV/MD
DATE: NOVEMBER 5, 2012
REVISION: DR Admin Review December 13, 2012

Broadstone Waterfront
Construction Documents

HS-1

Not Permitted for ST.PS and Approved S.Stephens

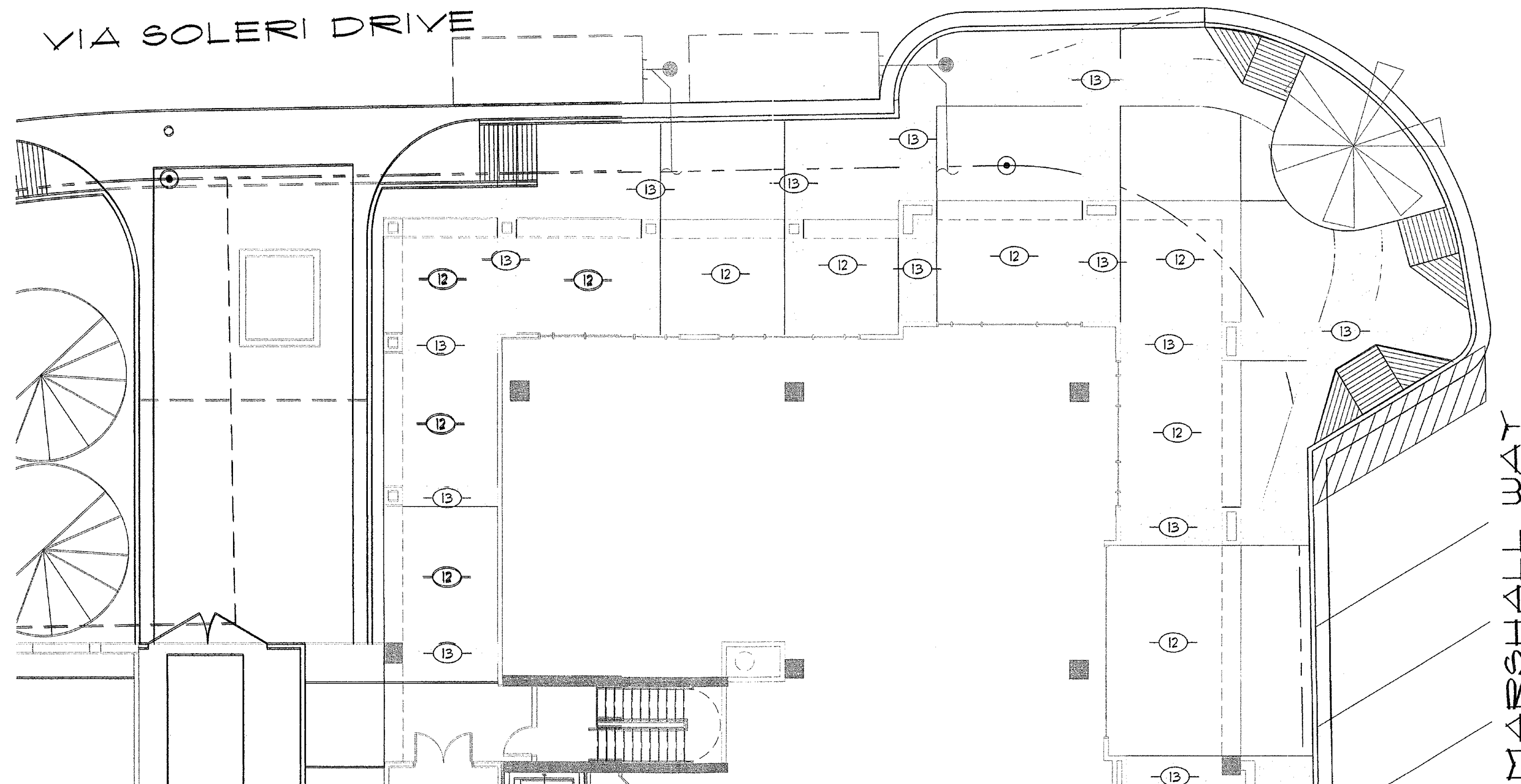
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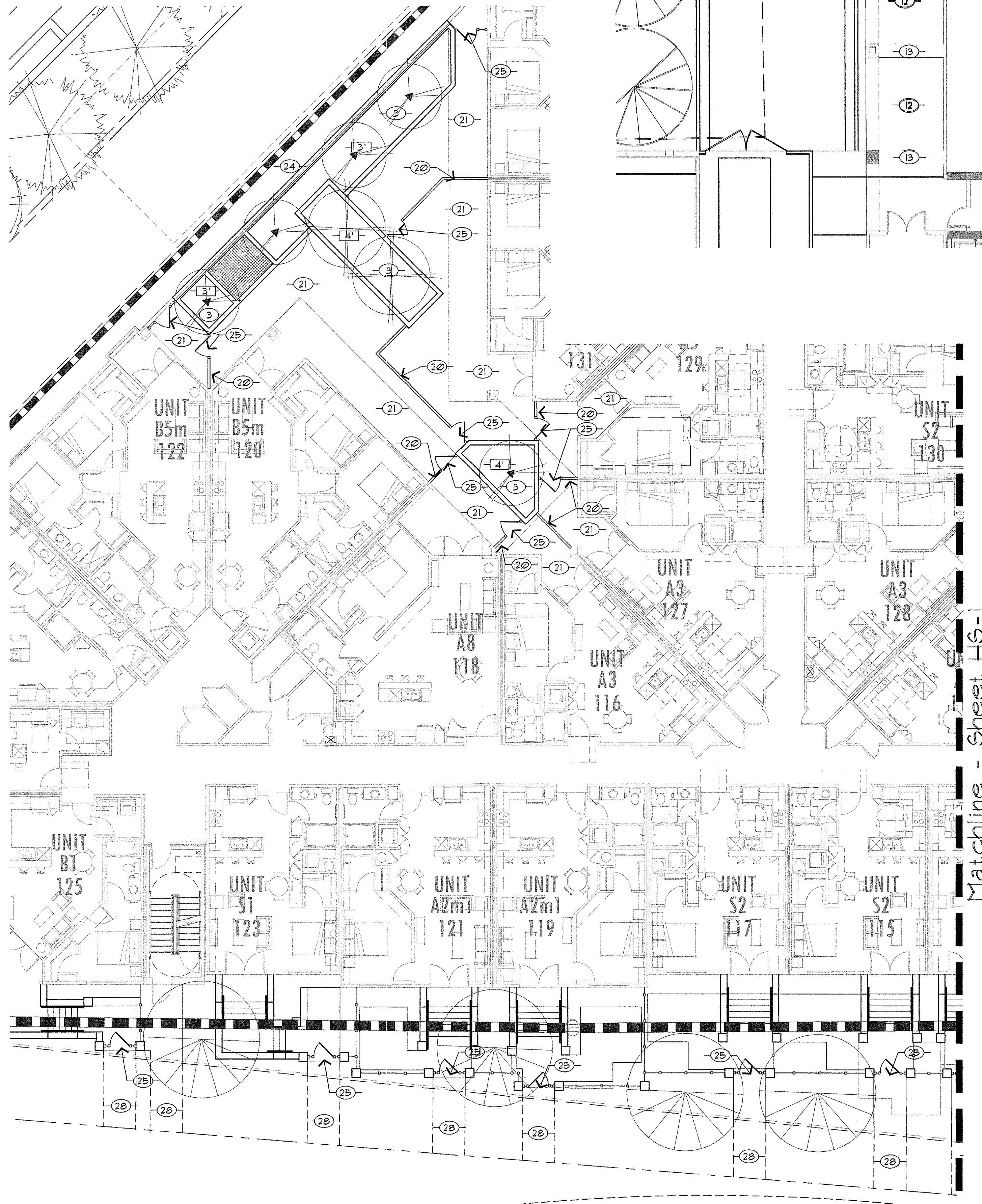
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Hardscape Plan

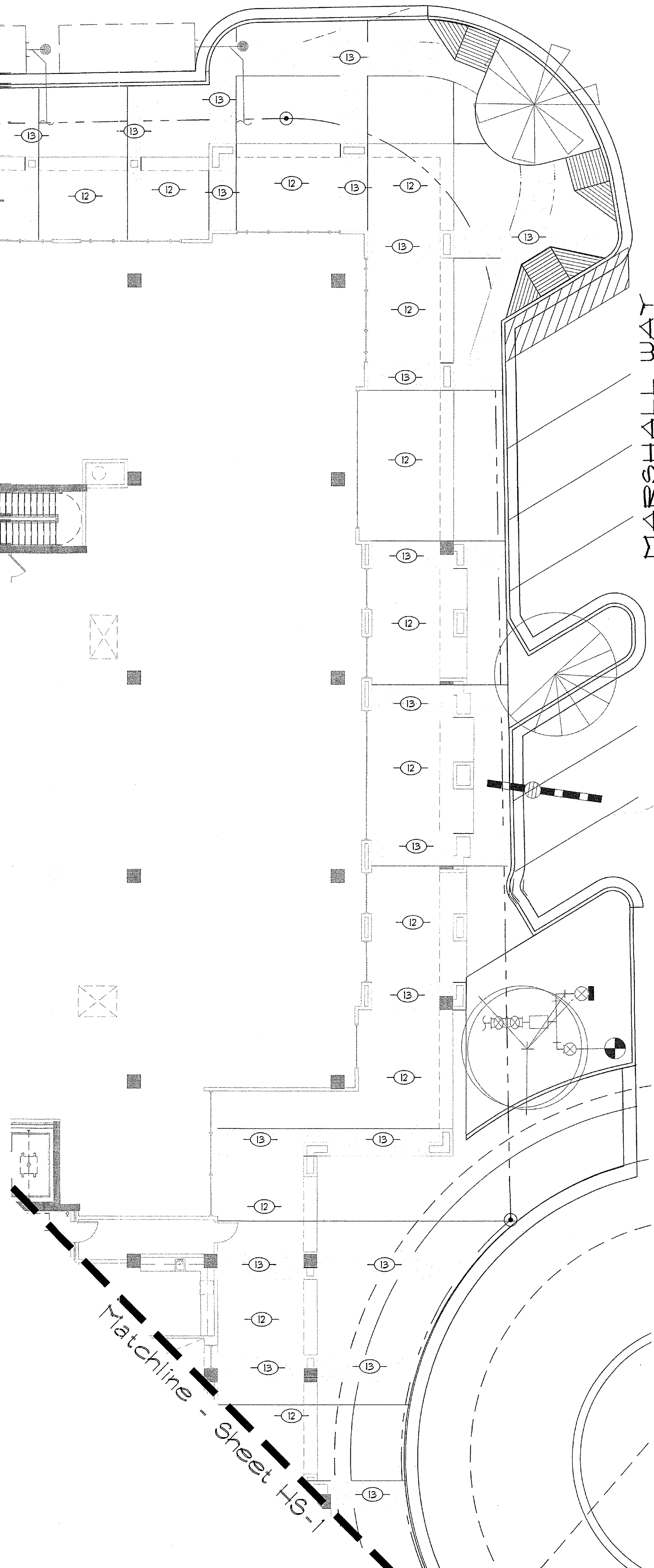
VIA SOLERI DRIVE



MARSHALL WAY



Matchline - Sheet HS-1



Matchline - Sheet HS-1

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3. RAISED PLANTER - REFER TO DETAIL 5a & 5b, SHEET HS-3 STUCCO FINISH TO MATCH ARCHITECTURE WITH PRECAST CONCRETE CAP COLOR: DUNE PATTERN: LEDGECUT 33
4. STEEL TRELLIS TO MATCH ARCH. - INSTALL PER MANUFACTURER SPECIFICATIONS - REF. DETAILS SHEET HS-6
5. PEDESTRIAN GATE - REFER TO DETAILS 1a & 1b, SHEET HS-3
6. POOL GATE - REFER TO DETAILS 2a & 2b, SHEET HS-3
7. POOL PICKET FENCE - REFER TO DETAILS 3a & 3b, SHEET HS-3
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17. WATER FEATURE SEE DETAIL 14/SHEET HS-5
18. HANDRAIL AT STAIRS - REF. DETAIL 7/SHEET HS-4
19. HANDRAIL AT RAMP - REF. DETAIL 8/SHEET HS-4
20. GUARDRAIL AT RETAINING WALL - REF. DETAIL 9/SHEET HS-4
21. PATIO SCREEN - REF. DETAIL 4/H5-3
22. CONCRETE SLAB WITH OUTDOOR RATED TILE TO MATCH INTERIOR
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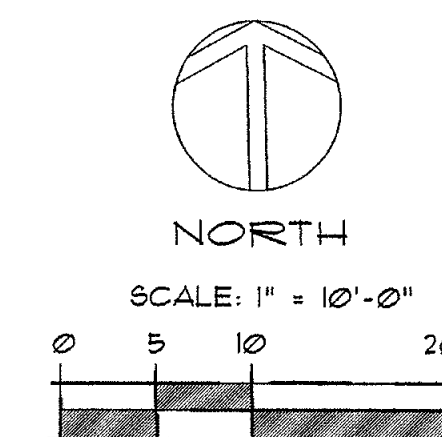
LANDSCAPE IMPROVEMENTS Broadstone Waterfront Scottsdale, Arizona



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CHECKED BY: PV/MD
DATE: NOVEMBER 5, 2012
REVISION: DR Admin Review December 13, 2012

Broadstone Waterfront
Construction Documents

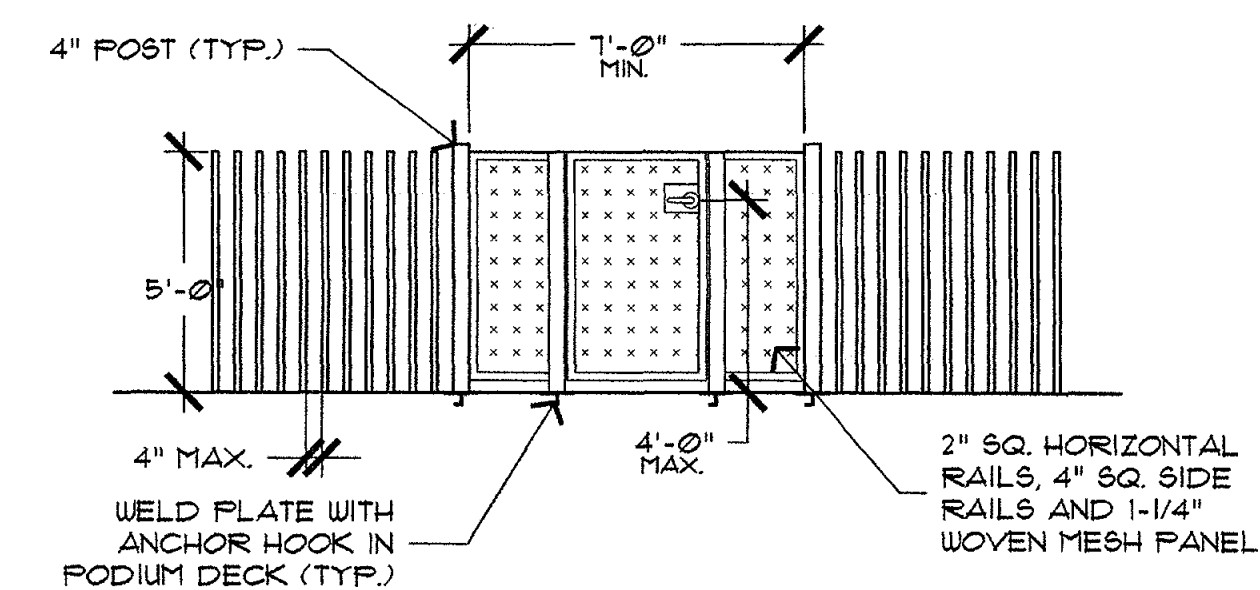
HS-2



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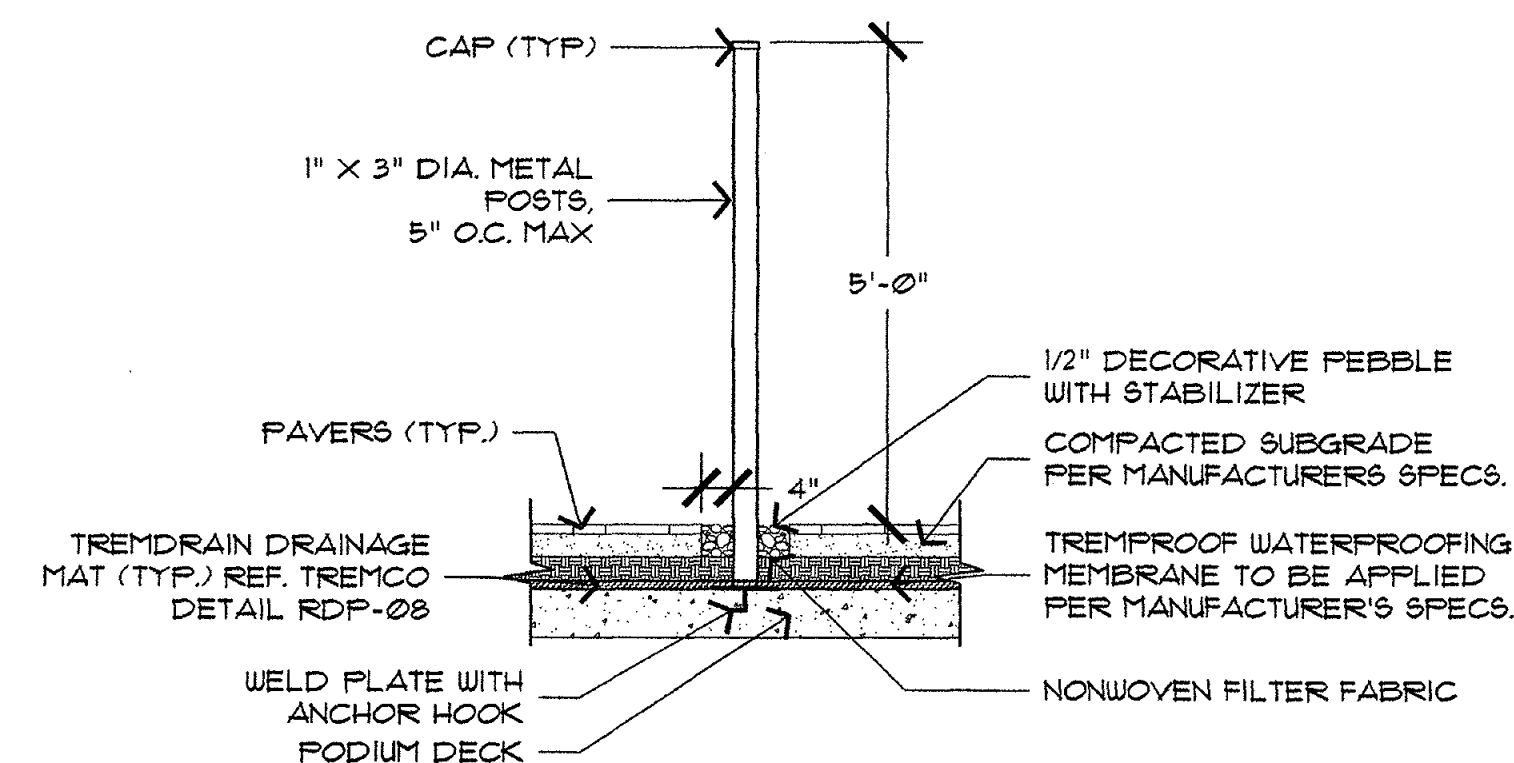
Hardscape Plan



1a PEDESTRIAN GATE/THEME COLUMN
SCALE: 1/4" = 1'-0"

16 PEDESTRIAN GATE PLAN
SCALE: 1/4" = 1'-0"

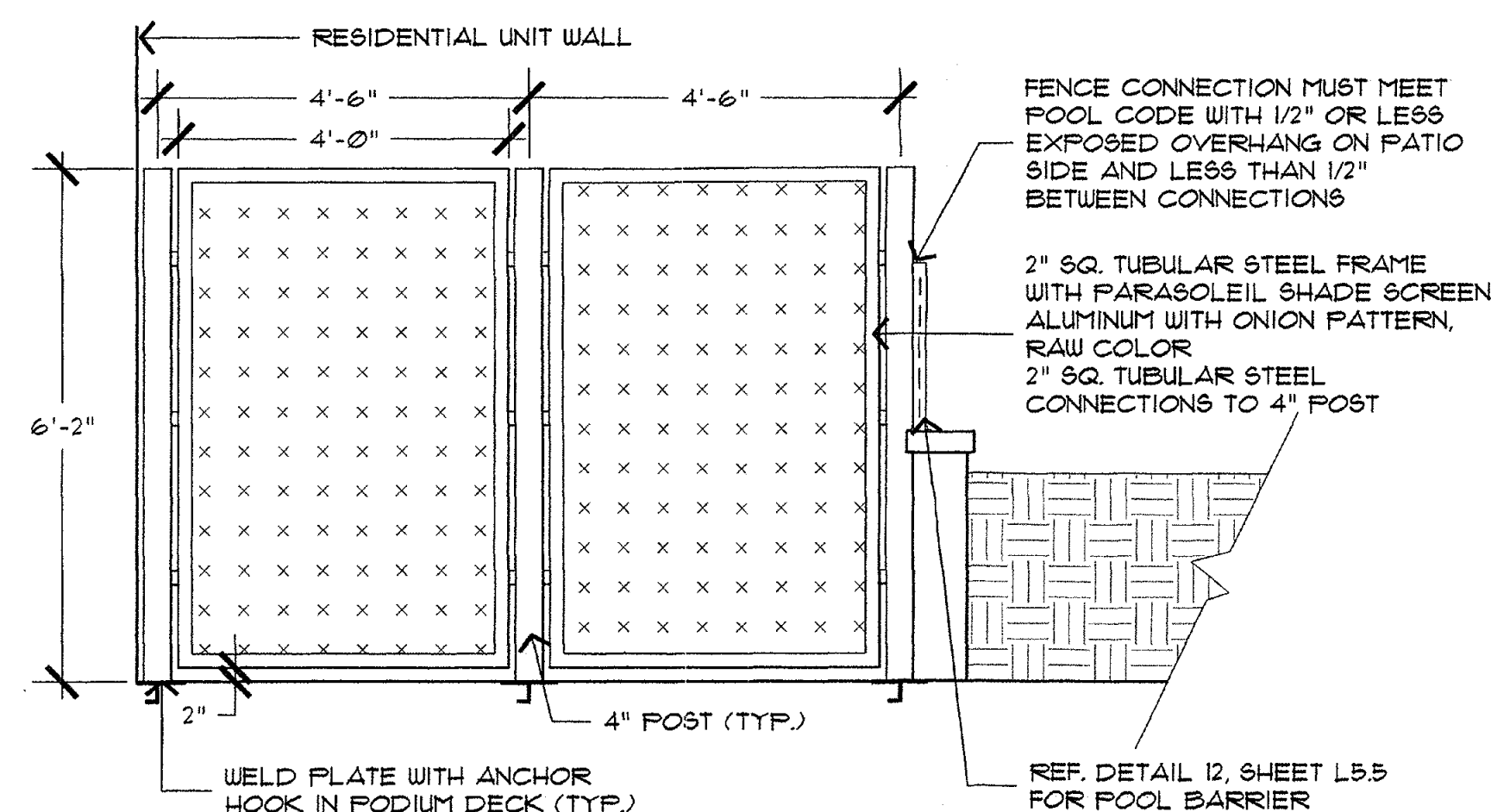
2a POOL GATE ELEVATION VIEW
SCALE: 1/4" = 1'-0"



2b POOL GATE PLAN VIEW
SCALE: 1/4" = 1'-0"

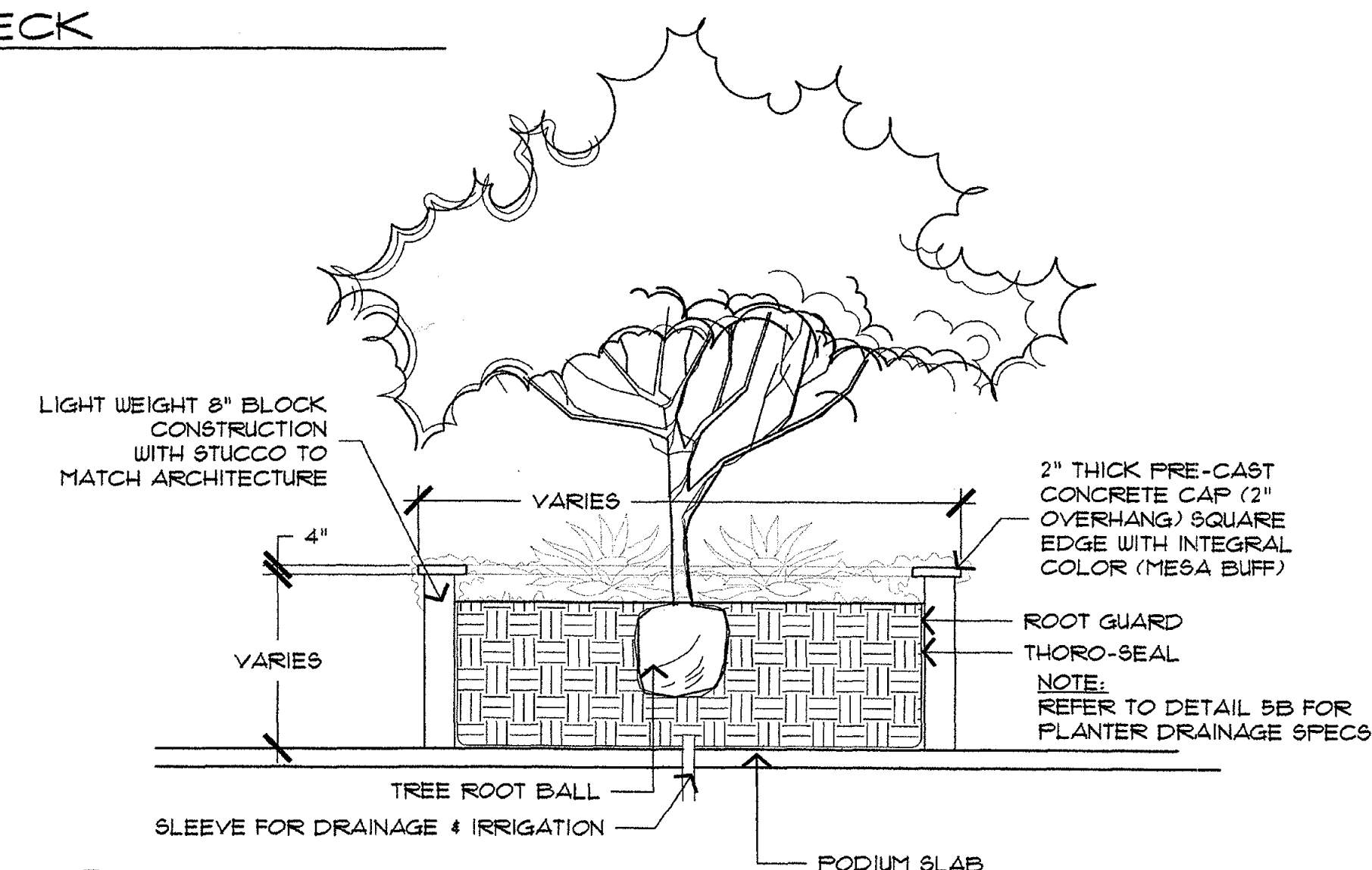
3a VERTICAL PICKET SECTION
IN LANDSCAPE
SCALE: 1/2" = 1'-0"

3b VERTICAL PICKET SECTION
ON PODIUM DECK
SCALE: 1/2"=1'-0"

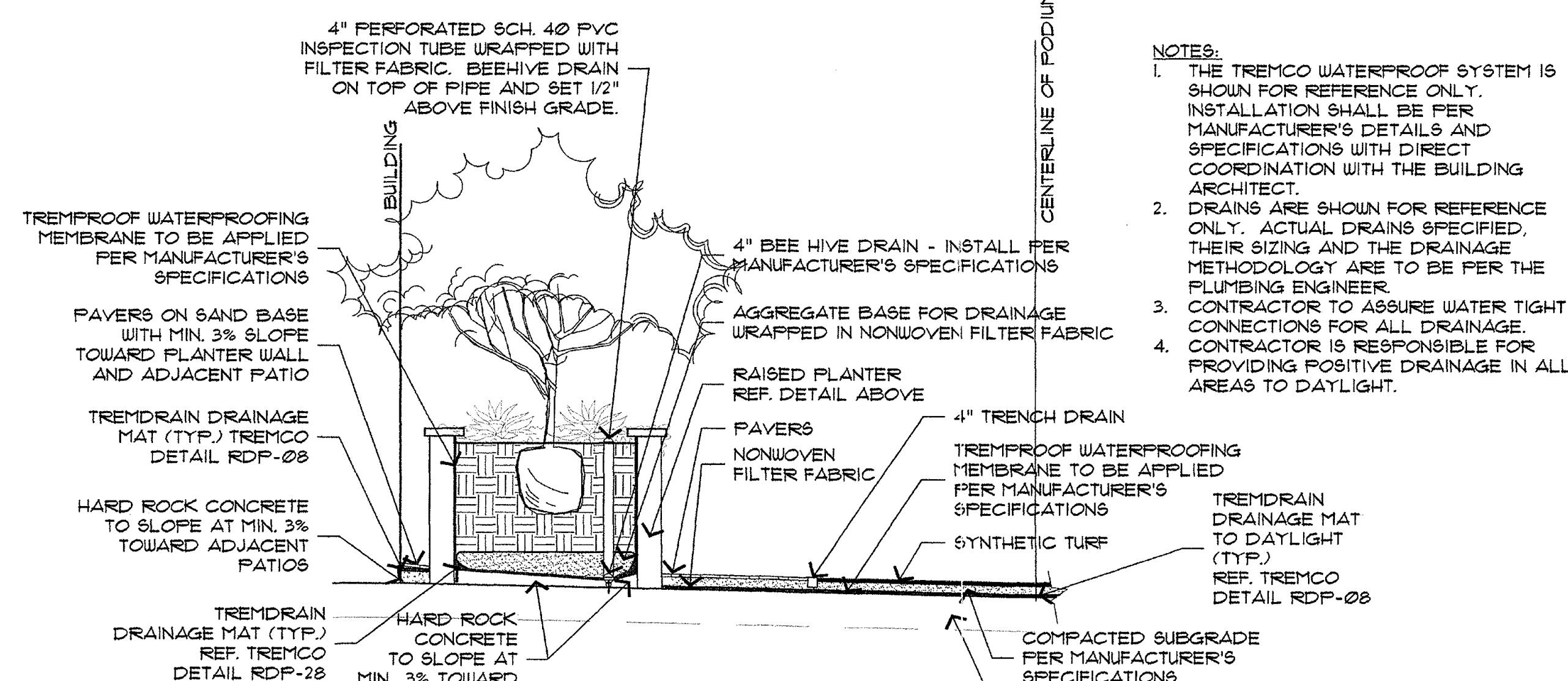


4 RESIDENTIAL UNIT PATIO SCREEN
SCALE: 1/2" = 1' - 0"

- ### ADDITIONAL NOTES:
1. FINAL POOL, SPA, AND WATER FEATURE DESIGNS AND CONSTRUCTION DRAWINGS TO BE PROVIDED BY POOL CONTRACTOR FOR PERMITTING AND CONSTRUCTION.
 2. MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL ELEMENTS ARE SHOWN TO DEPICT DESIGN INTENT AND PRICING ONLY. FINAL DETAILS FOR THIS SCOPE WILL BE SUBMITTED BY THE CONTRACTOR AS PART OF THE PERMITTING PROCESS AND REVISED DURING SHOP DRAWING REVIEW.
 3. STRUCTURAL TO PROVIDE 12" PLANTING DEPTH OVER ALL COLUMN FOOTINGS IN DRIVE COURT AND POOL AREA (TYP).
 4. ALL PRECAST CONCRETE CAPS TO BE SQUARE EDGE, 2" THICK WITH A 2" OVERHANG AND MESA BUFF IN COLOR.



5a TYPICAL PLANTER SECTION
SCALE: 1/4" = 1'-0"

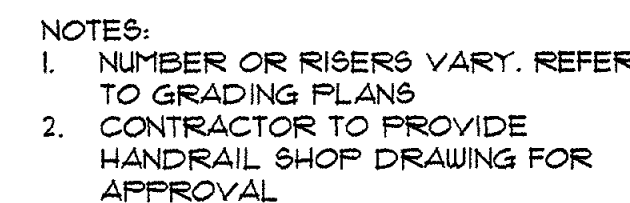


5b RAISED PLANTER AND DECK DRAINAGE
SCALE: 1/4"=1'-0"

- NOTES:**
1. THE TREMCO WATERPROOF SYSTEM IS SHOWN FOR REFERENCE ONLY. INSTALLATION SHALL BE PER MANUFACTURER'S DETAILS AND SPECIFICATIONS WITH DIRECT COORDINATION WITH THE BUILDING ARCHITECT.
 2. DRAINS ARE SHOWN FOR REFERENCE ONLY. ACTUAL DRAINS SPECIFIED THEIR SIZING AND THE DRAINAGE METHODOLOGY ARE TO BE PER THE PLUMBING ENGINEER.
 3. CONTRACTOR TO ASSURE WATER TIGHT CONNECTIONS FOR ALL DRAINAGE.
 4. CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL AREAS TO DAYLIGHT.

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2"x2" STEEL POST MOUNTED TO RETAINING WALL PER CONTRACTOR SHOP DRAWINGS

2"x2" SQ. TUBULAR STEEL GUARDRAIL WITH DECORATIVE STEEL MESH TO MATCH ARCHITECTURE

3'-6"

1" MAX.

RETAINING WALL

3'-6" MIN.

3'-6" MIN.

FINISHED GRADE

FINISHED GRADE

RAISED PLANTER WALL

PODIUM SLAB

RETAINING WALL

30" OR MORE

NOTE:
GUARDRAIL TO BE PLACED WHERE NOTED AND WHERE ANY GRADE DIFFERENCE IS 30" OR MORE

4" POST (TYP.)

2'-6"

1'-10" MAX.

2" SQ. HORIZONTAL RAILS, 4" SQ. SIDE RAILS AND 1-1/4" WOVEN MESH PANEL

ELEVATION

Technical drawing of a ramp cross-section showing concrete structure, reinforcement, and handrail details. The drawing includes the following labels and dimensions:

- *4 REBAR AT 12" O.C. BOTH WAYS
- 2500 PSI CONCRETE STAIRS
- VERTICAL HANDRAIL SUPPORT SPACING PER SHOP DRAWINGS
- HANDRAIL
- 1'-10"
- 12"
- 1'-7"
- 7"
- 12"
- 3'-1"
- 6" TYP
- EXPANSION JOINT
- CONCRETE OR PAVERS PER HARDSCAPE PLANS
- 4" TYPE II 95% COMPACTED OVER 95% COMPACTED SUBGRADE
- EXPANSION JOINT
- THICKENED CONCRETE FOR HANDRAIL
- R6"

Notes:

- SLOPE VARIES - REFER TO GRADING PLANS
- CONTRACTOR TO PROVIDE HANDRAIL SHOP DRAWING FOR APPROVAL

NOTES:

1. RAMP SLOPE VARIES - REFER TO GRADING PLANS
2. CONTRACTOR TO PROVIDE HANDRAIL SHOP DRAWING FOR APPROVAL

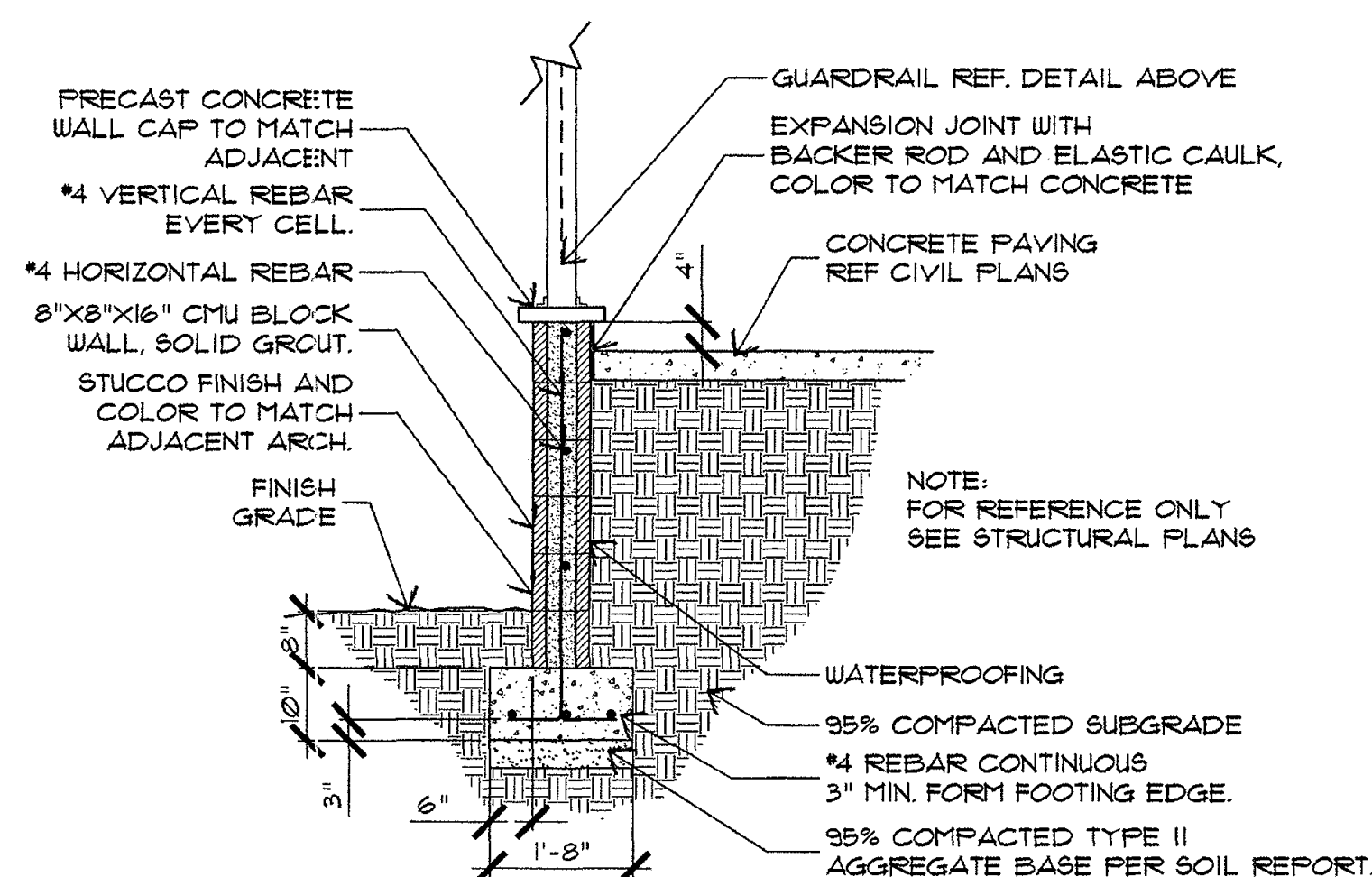


Diagram illustrating the plan view of a building enclosure. The enclosure is defined by a series of connected line segments. Key dimensions and annotations include:

- A horizontal dimension of $3'-0''$ MIN. is indicated for a section of the bottom boundary.
- A vertical dimension labeled "VARIES" is shown for a section of the right boundary.
- An annotation states: "ADDITIONAL PANELS MAY BE NECESSARY AT SOME LOCATIONS FOR TOTAL ENCLOSURE", with an arrow pointing to a specific location on the top boundary.
- The diagram is labeled "PLAN" at the bottom center.

ADDITIONAL NOTES:

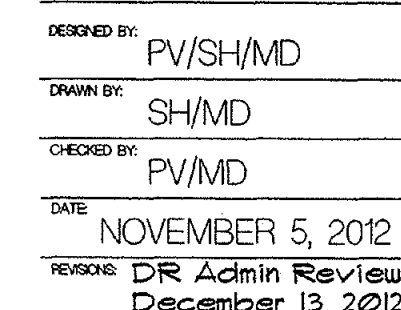
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LANDSCAPE IMPROVEMENTS

Broadstone Waterfront

Scottsdale, Arizona



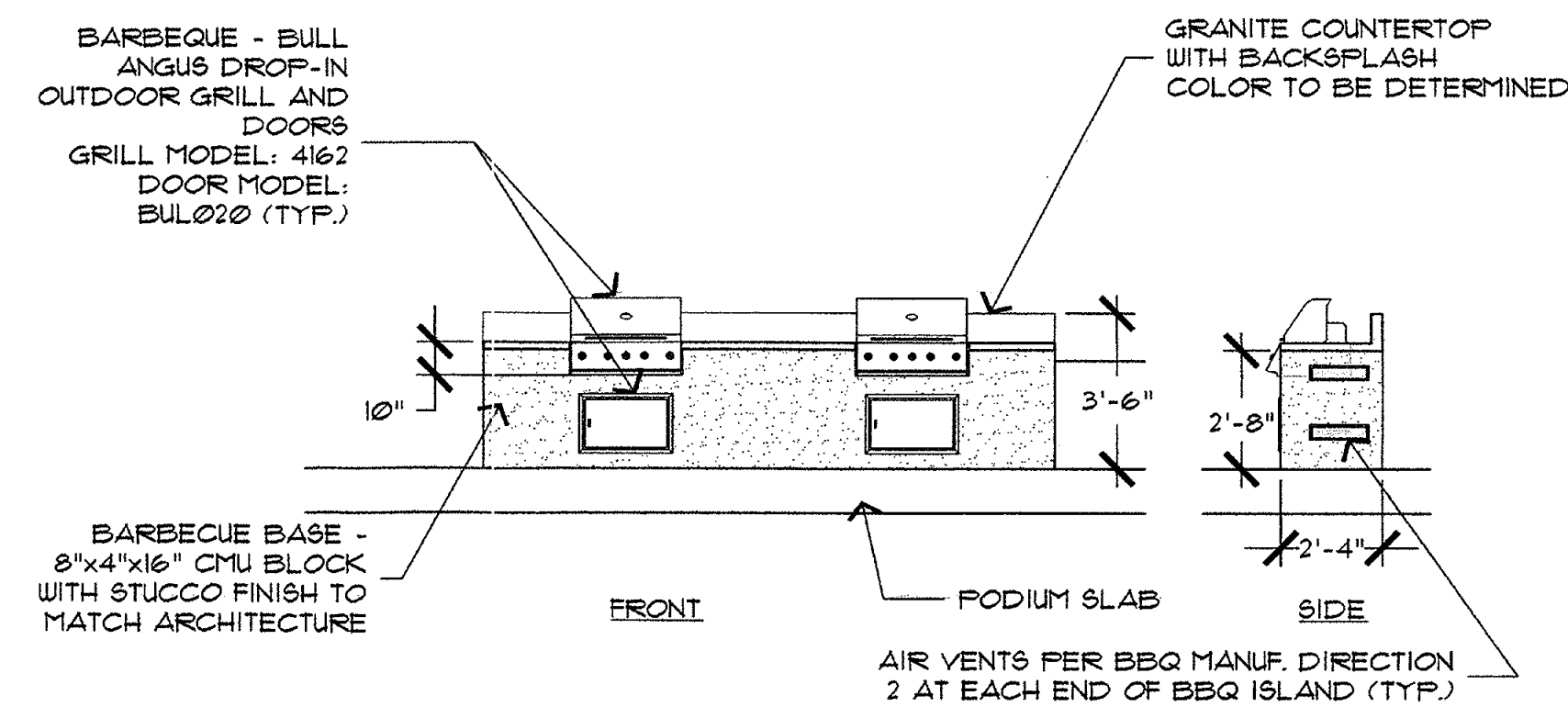
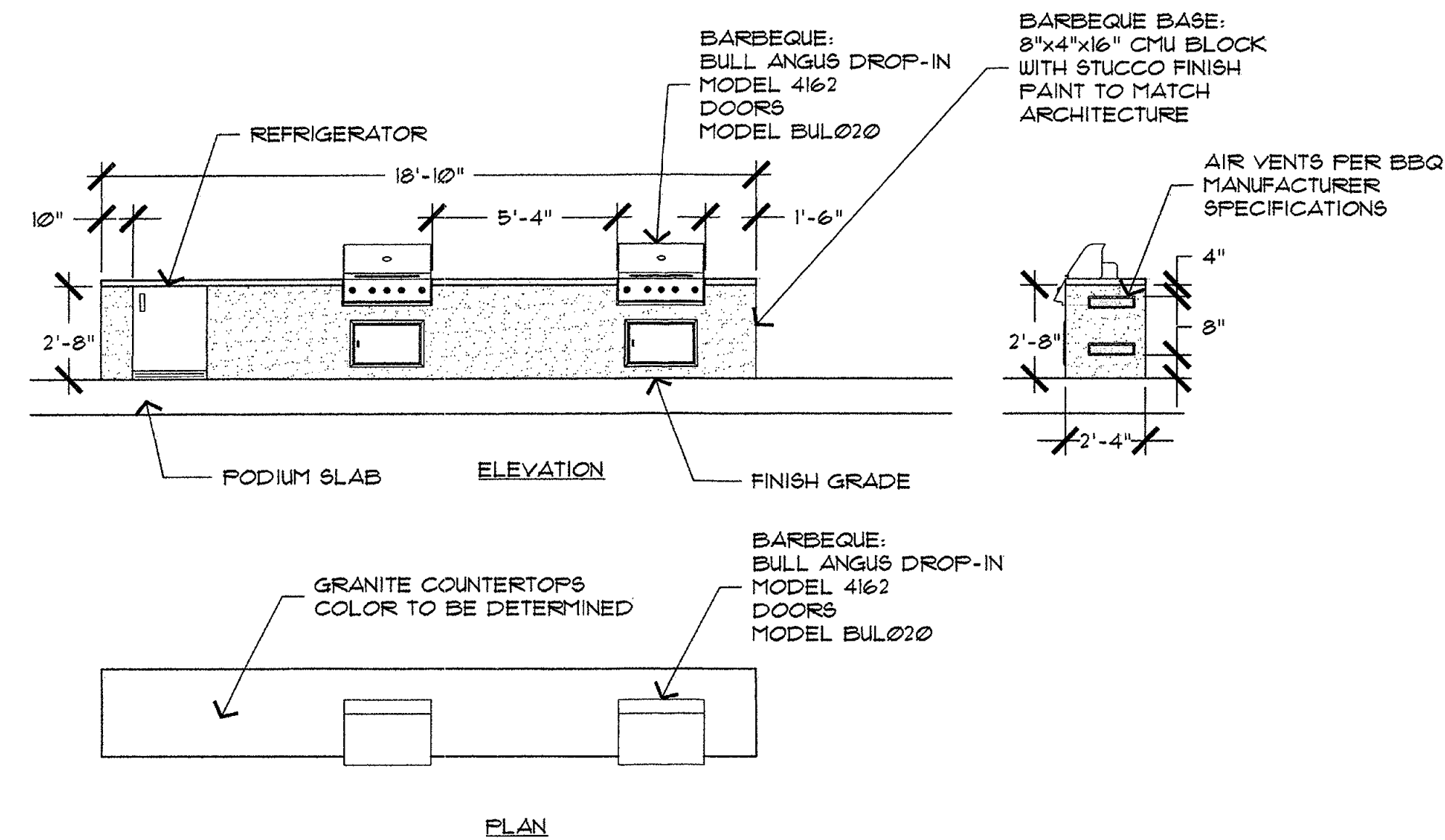
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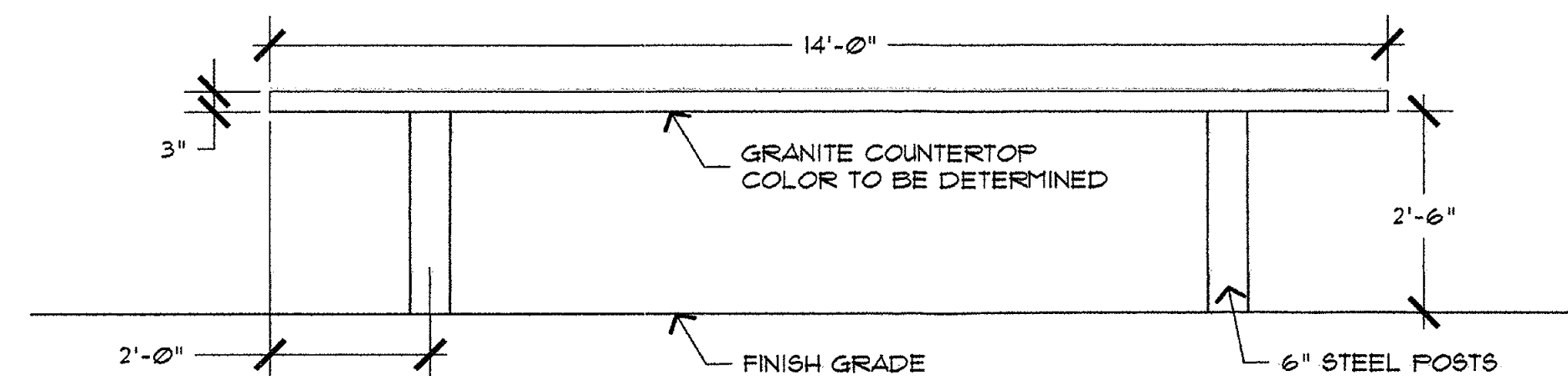
Landscape Details



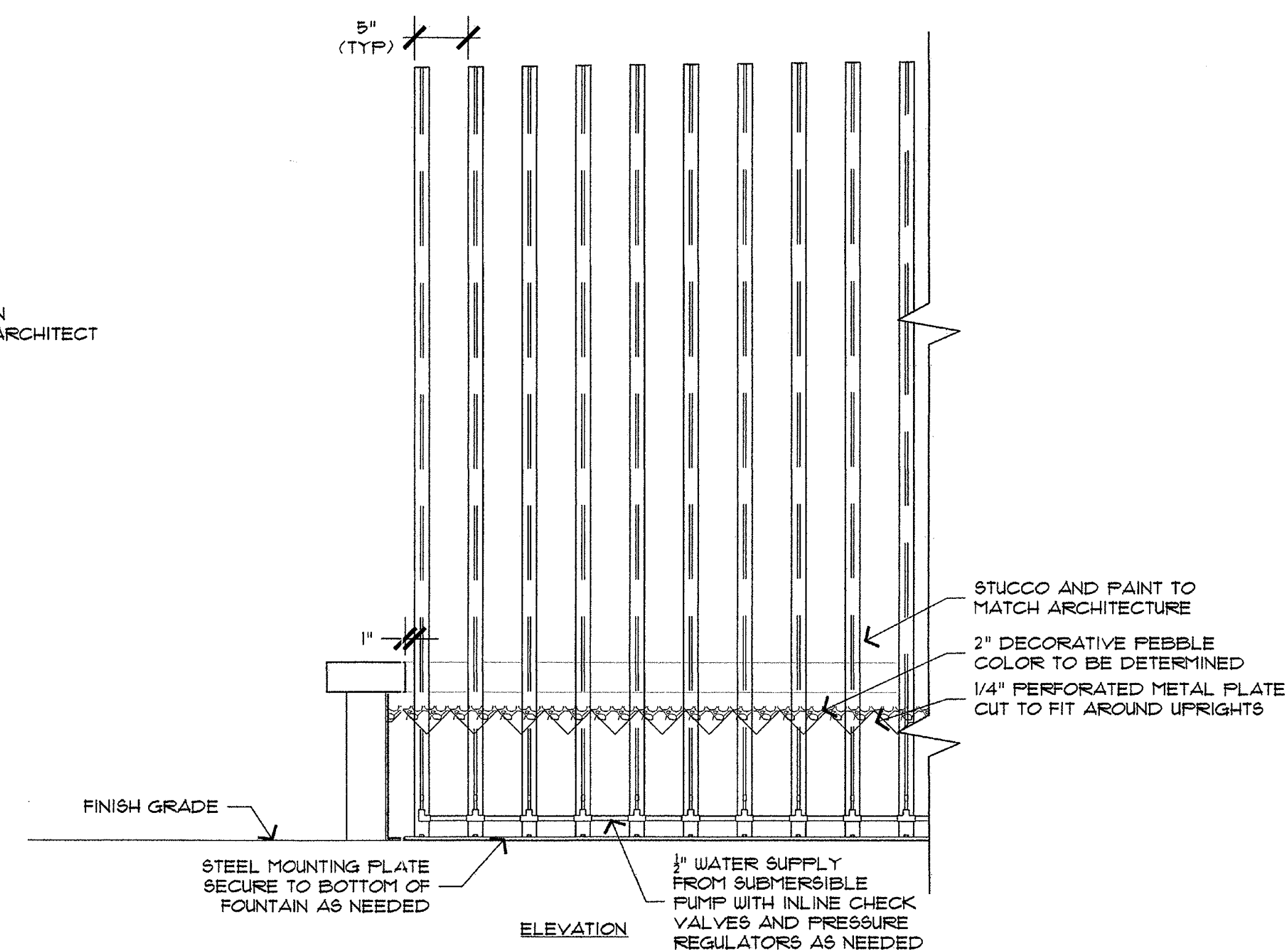
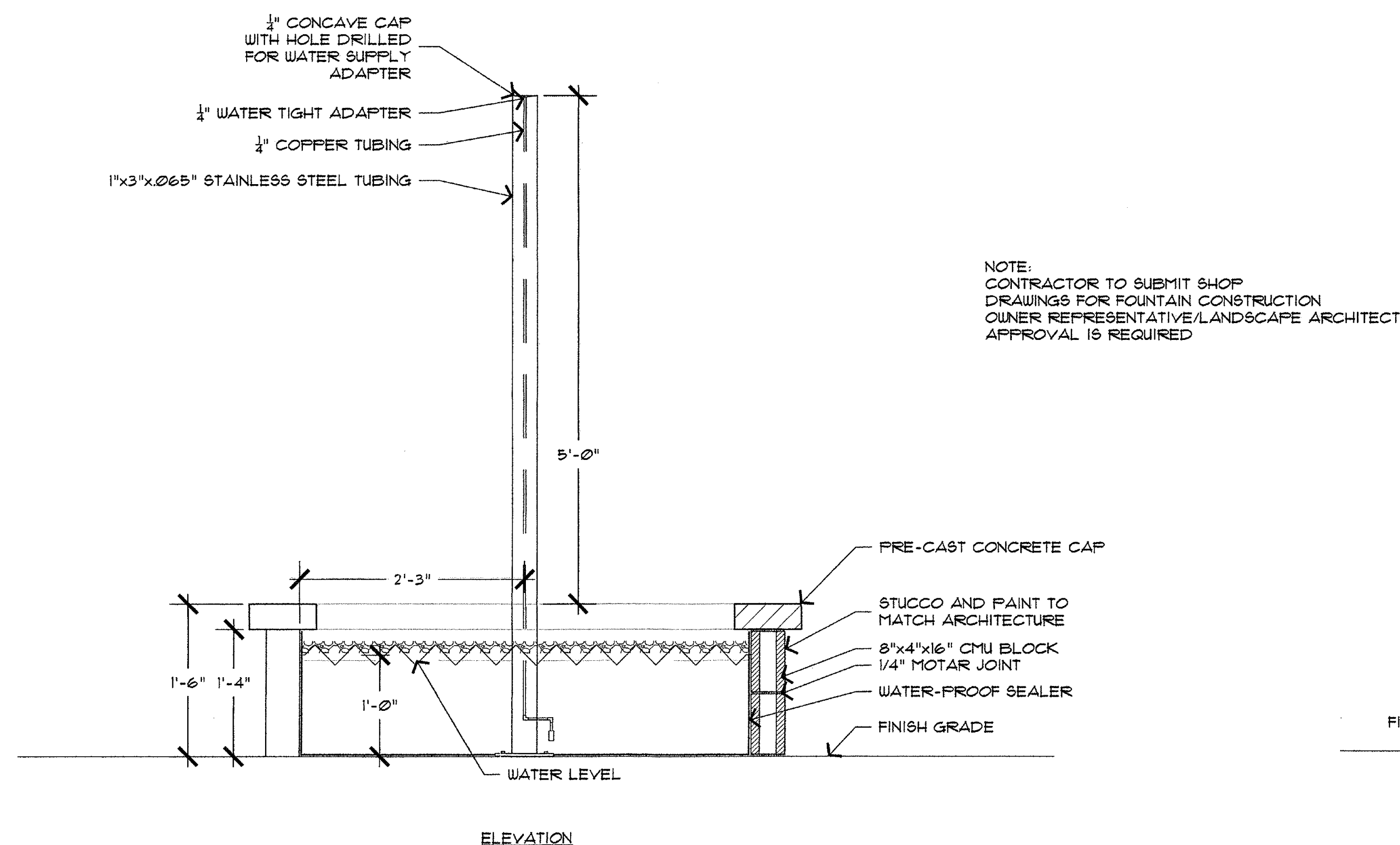
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12 BBQ ISLAND
SCALE: 1/4" = 1'-0"

13 BBQ ISLAND
SCALE: 1/4" = 1'-0"



14 ISLAND TABLE
SCALE: 1/2" = 1'-0"

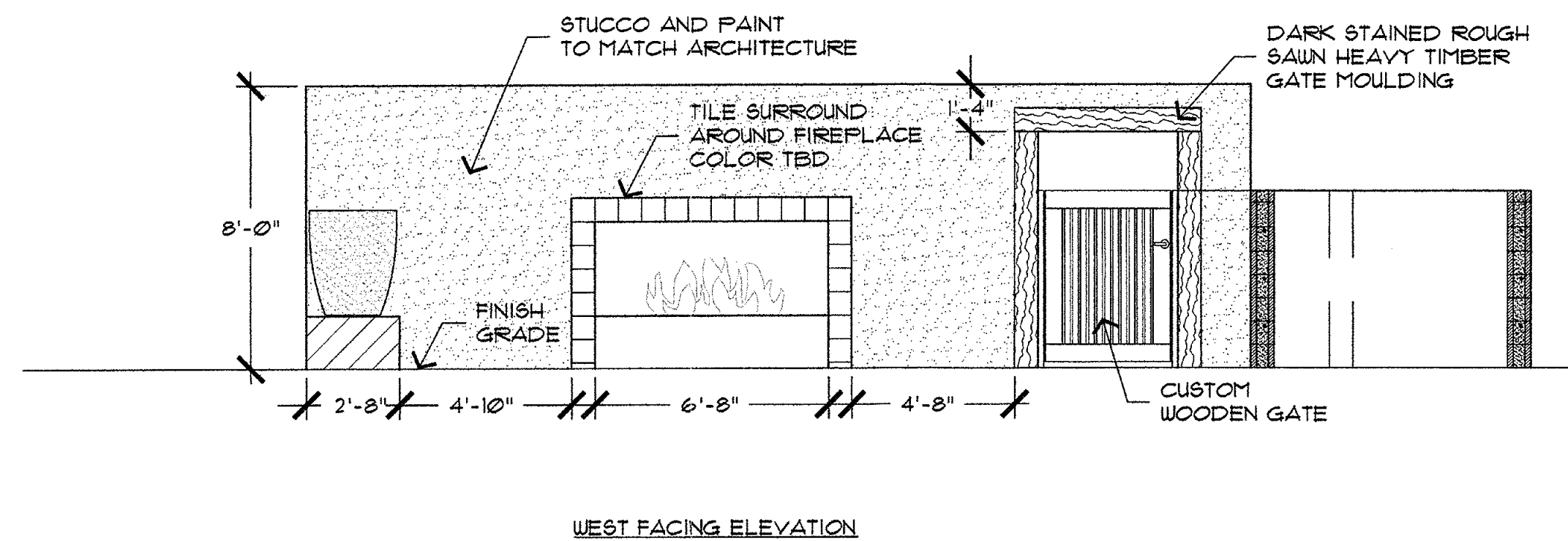


15 WATER FEATURE
SCALE: 1" = 1'-0"

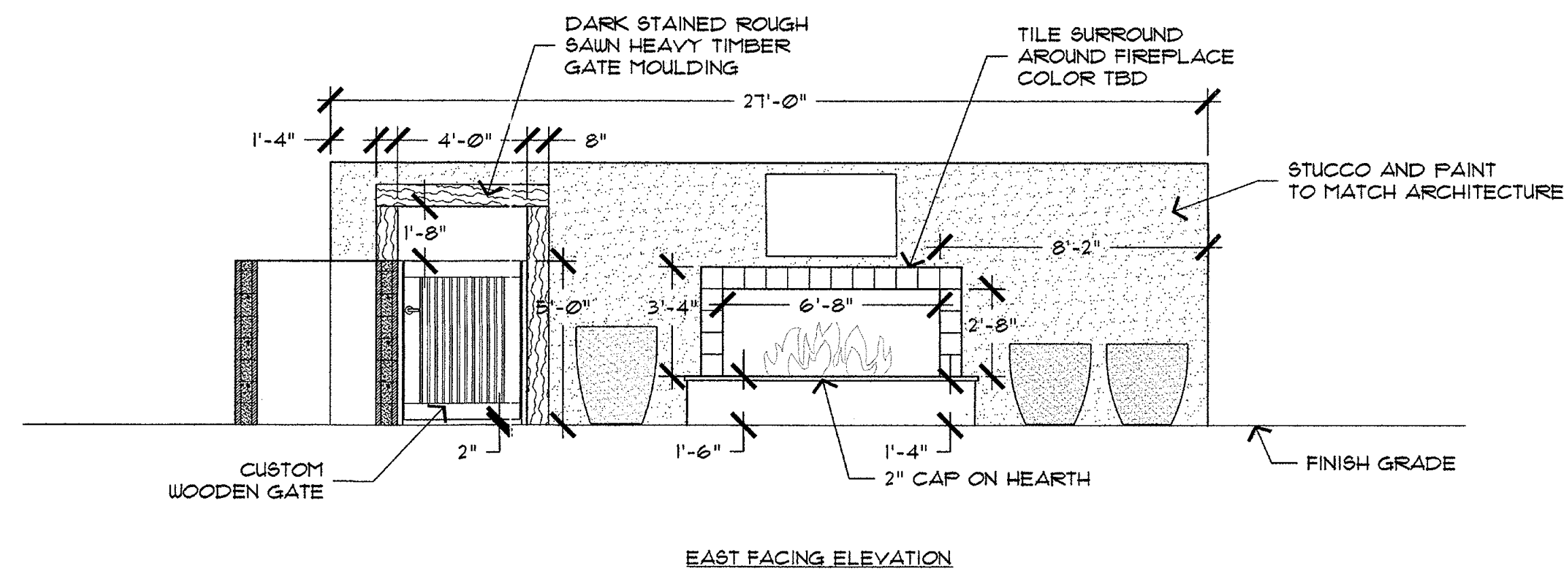
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16 FIREPLACE
SCALE: 1/4" = 1'-0"

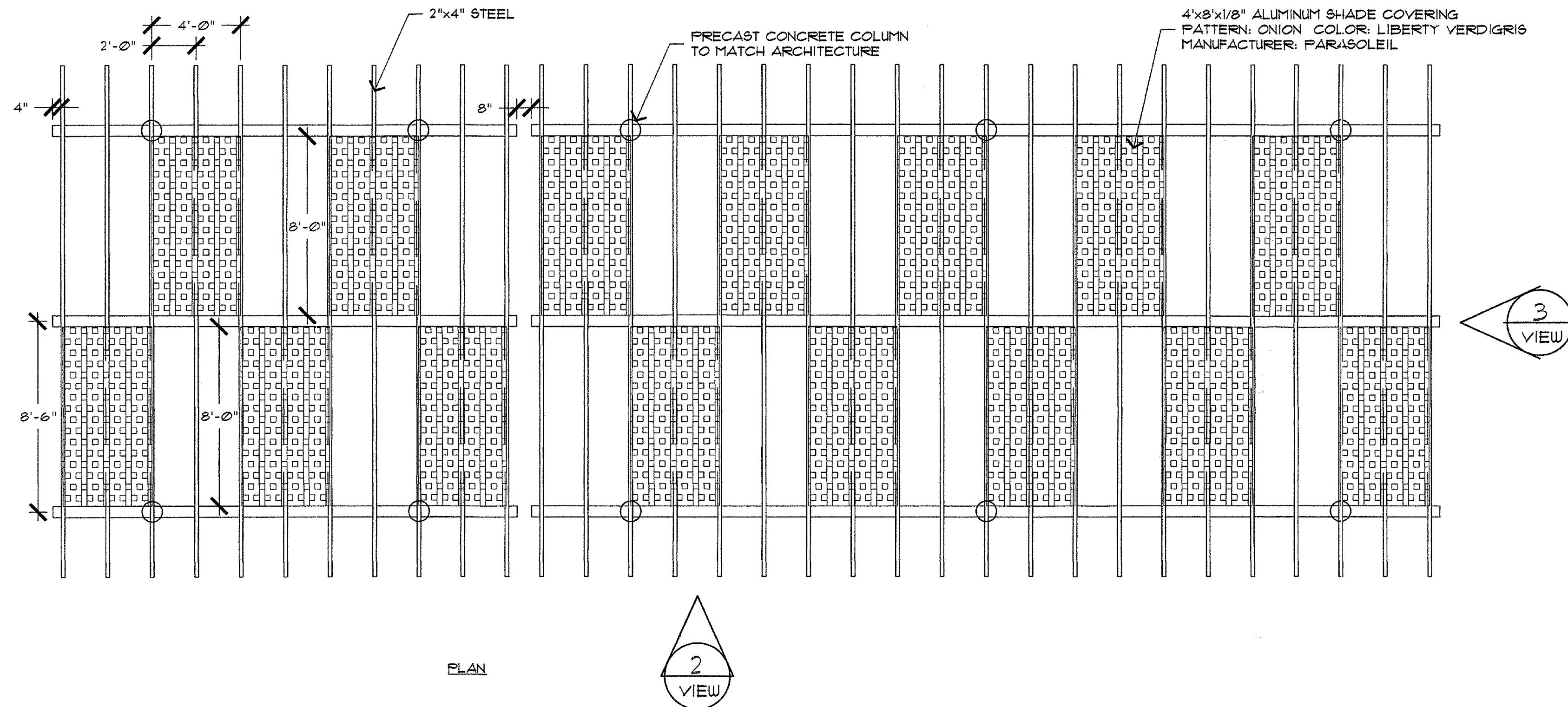


17 FIREPLACE
SCALE: 1/4" = 1'-0"

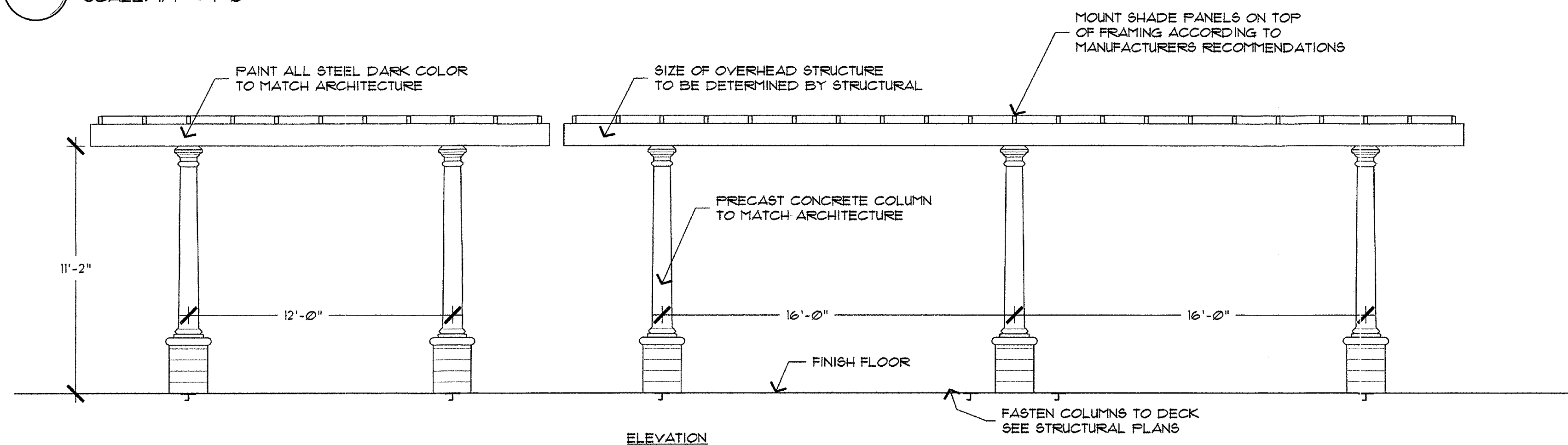
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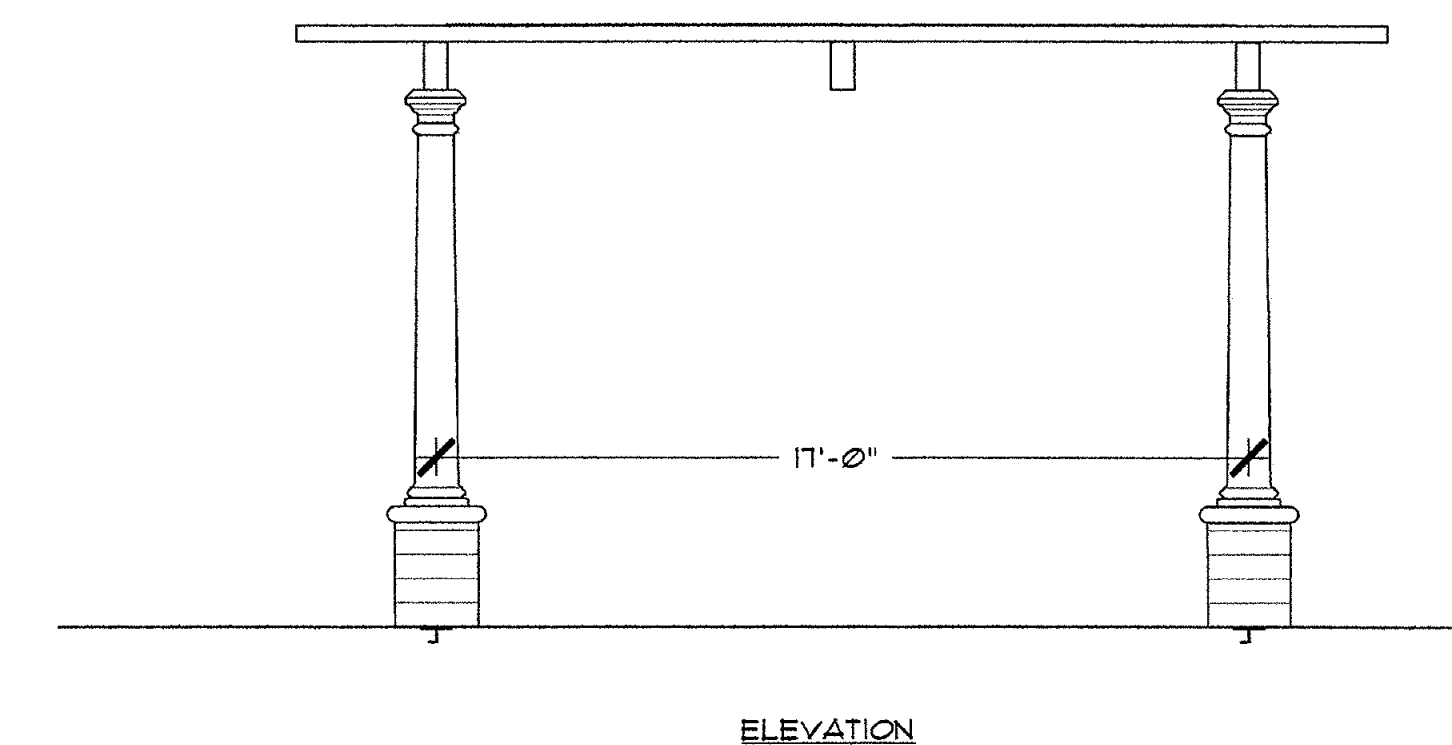
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1 SHADE STRUCTURE
SCALE: 1/4" = 1'-0"



2 SHADE STRUCTURE
SCALE: 1/4" = 1'-0"



3 SHADE STRUCTURE
SCALE: 1/4" = 1'-0"

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ALLIANCE

DESIGNED BY: PV/SH/MD
DRAWN BY: SH/MD
CHECKED BY: PV/MD
DATE: NOVEMBER 5, 2012
REVISED BY: DR Admin Review
December 13, 2012

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Landscape Details