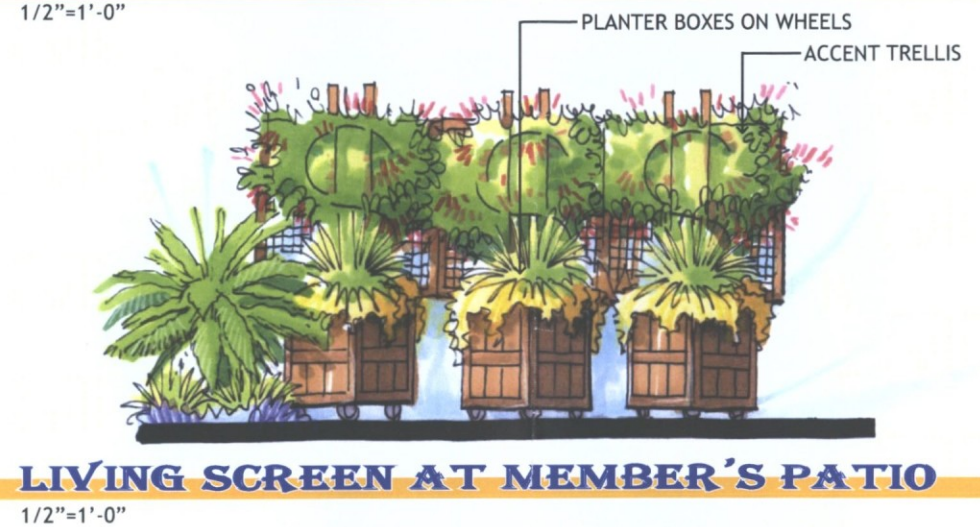
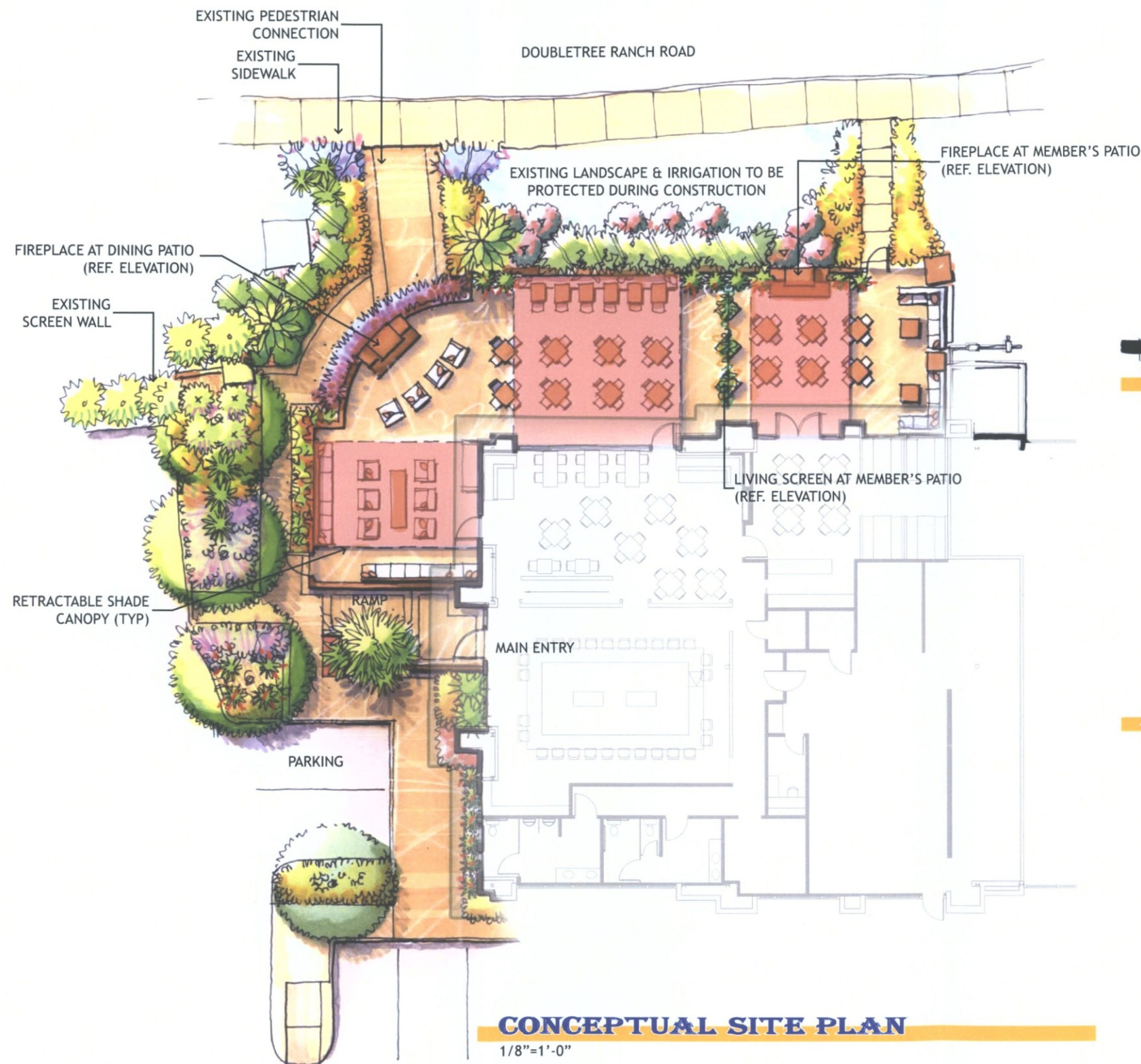


Simulations
Records Packet
Photos
All Graphics (no plans)



PLANT PALETTE

TREES

Existing Tree
Quercus virginiana 'Cathedral'

Existing Tree
Cathedral Live Oak

ACCENTS

Aloe x 'Blue Elf'
Aloe vera
Phoenix roebelenii
Hesperaloe parviflora
Pedilanthus macrocarpus

Blue Elf Aloe
Medicinal Aloe
Pygmy Date Palm
Giant Hesperaloe
Slipper Plant

SHRUBS

Dodonaea viscosa 'Purpurea'
Dodonaea viscosa
Nerium oleander 'Pettie Pink'
Rosa banksiae
Rosmarinus officinalis
Ruellia brittoniana
Tecoma stans
Tecoma stans 'Orange Jubilee'

Purple Hopseed Bush
Hopseed Bush
Pettie Pink Oleander
Lady Banks Rose
Rosemary
Ruellia
Yellow Bells
Orange Jubilee

GROUNDCOVERS

Lantana 'Lavender Ice'
Lantana 'New Gold'
Ruellia spp. 'Katie'
Zephyranthes candida

Pur/White Lantana
New Gold Lantana
Katie Ruellia
Rain Lily





The **DOWN\$IDE**
RISK
SCOTTSDALE

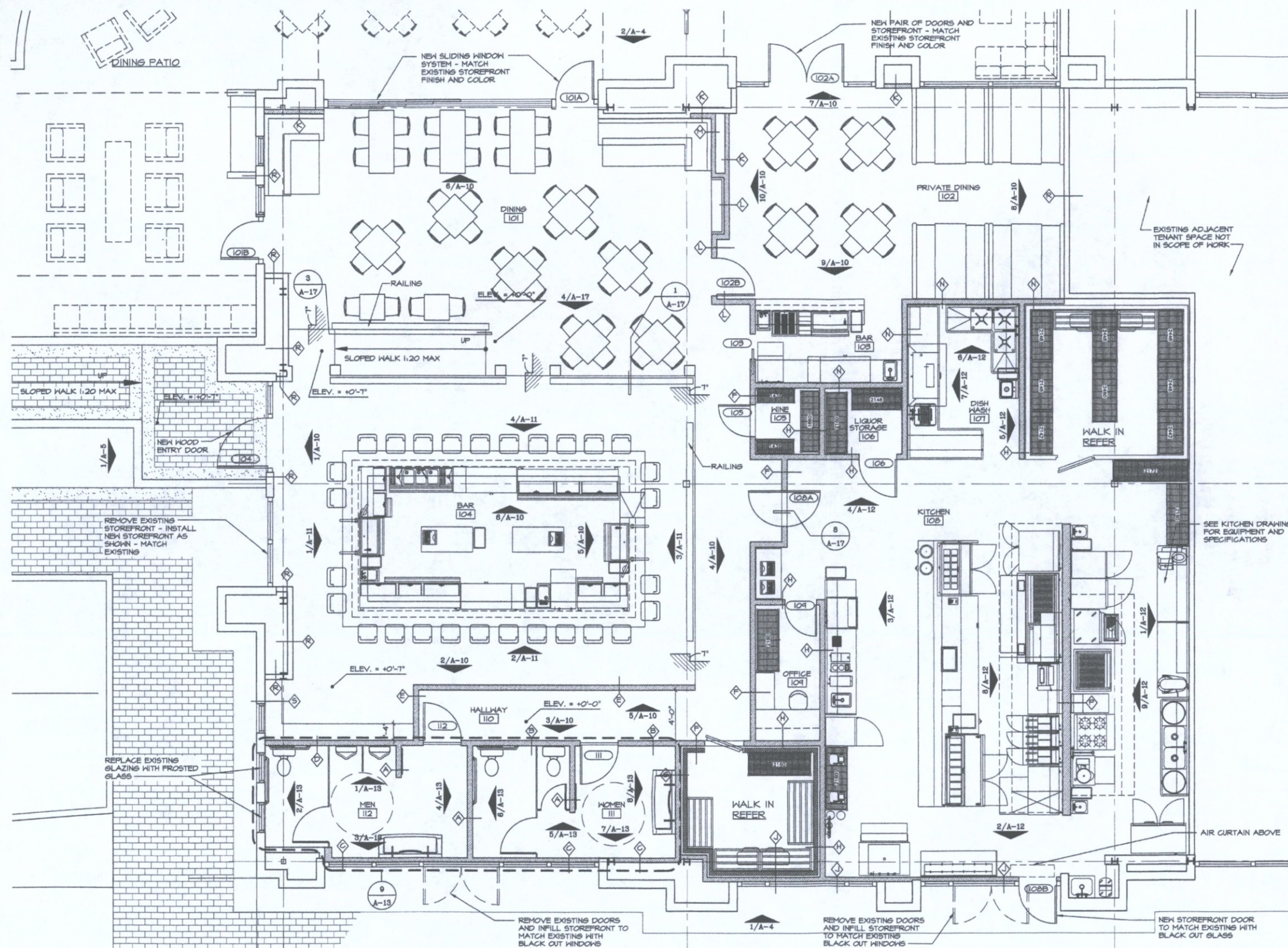
FRONT ENTRY CONCEPT

Neill/Vecchia
& Associates, Inc.
Landscape Architecture
Irrigation Systems
Native Plant Analysis
Land Planning / Urban Design

1275 N. Drinkwater Blvd., #11, Scottsdale, AZ 85251
Phone: (480) 340-7127 Fax: (480) 340-2655
neillvecchia.com



DECEMBER 22, 2011



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



WALL TYPES SEE A-6 & A-7 FOR DETAILS

- ◆ 1 1/2" x 3 5/8" 25 GA. METAL STUDS WITH CERAMIC TILE ON THINSET MORTAR ON 5/8" BACKER BOARD ON BOTH SIDES
- ◆ 1 1/2" x 3 5/8" 25 GA. METAL STUDS WITH CERAMIC TILE ON THINSET MORTAR ON 5/8" BACKER BOARD ON RESTROOM SIDE. THIN BRICK VENEER SET WITH MORTAR ON 5/8" BACKER BOARD ON HALL SIDE.
- ◆ 1 1/2" x 3 5/8" 25 GA. METAL STUDS WITH CERAMIC TILE ON THINSET MORTAR ON 5/8" BACKER BOARD ON ONE SIDE
- ◆ 1 1/2" x 3 5/8" 25 GA. METAL STUDS WITH CERAMIC TILE ON THINSET MORTAR ON 5/8" BACKER BOARD ON RESTROOM SIDE. STAINED WOOD VENEER PLYWOOD ON BAR SIDE
- ◆ 1 1/2" x 3 5/8" 25 GA. METAL STUDS STAINED WOOD VENEER PLYWOOD ON BOTH SIDES
- ◆ 1 1/2" x 3 5/8" 25 GA. METAL STUDS THIN BRICK VENEER SET WITH MORTAR ON 5/8" BACKER BOARD ON BAR SIDE. 5/8" TYPE 'X' GYP.BD. PAINTED ON OFFICE SIDE
- ◆ 1 1/2" x 3 5/8" 25 GA. METAL STUDS WITH CERAMIC TILE ON THINSET MORTAR ON 5/8" BACKER BOARD ON RESTROOM SIDE. 5/8" TYPE 'X' GYP.BD. ON REFRIGERATOR SIDE
- ◆ 1 1/2" x 3 5/8" 25 GA. METAL STUDS 5/8" TYPE 'X' GYP.BD. ON BOTH SIDES.
- ◆ 1 1/2" x 3 5/8" 25 GA. METAL STUDS 5/8" TYPE 'X' GYP.BD. ON KITCHEN SIDE.
- ◆ 1 1/2" x 3 5/8" 25 GA. METAL STUDS STAINED WOOD VENEER PLYWOOD ON ONE SIDE.
- ◆ 1 1/2" x 3 5/8" 25 GA. METAL STUDS THIN BRICK VENEER SET WITH MORTAR ON 5/8" BACKER BOARD ON BAR SIDE. STAINED WOOD VENEER PLYWOOD ON PRIVATE DINING SIDE.
- ◆ 1 1/2" x 3 5/8" 25 GA. METAL STUDS THIN BRICK VENEER SET WITH MORTAR ON 5/8" BACKER BOARD.
- ◆ 1 1/2" x 3 5/8" 25 GA. METAL STUDS STAINED WOOD VENEER PLYWOOD ON ONE SIDE. 5/8" TYPE 'X' GYP.BD. ON ONE SIDE
- ◆ 1 1/2" x 3 1/2" METAL STUDS (PER STRUCTURAL) 5/8" TYPE 'X' GYP.BD. ON BOTH SIDES.
- ◆ EXISTING WALL WITH NEW THIN BRICK VENEER ON ONE SIDE.
- ◆ EXISTING WALL WITH NEW WOOD VENEER PLYWOOD ON ONE SIDE.

NOTE ALL STUDS TO BE SPACED 16" O.C.

SIXTY FIRST PLACE ARCHITECTS, LTD.
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DOWNSIDE RISK
GAINIE VILLAGE
SCOTTSDALE, ARIZONA
FLOOR PLAN

REVISIONS

DATE	REVISIONS

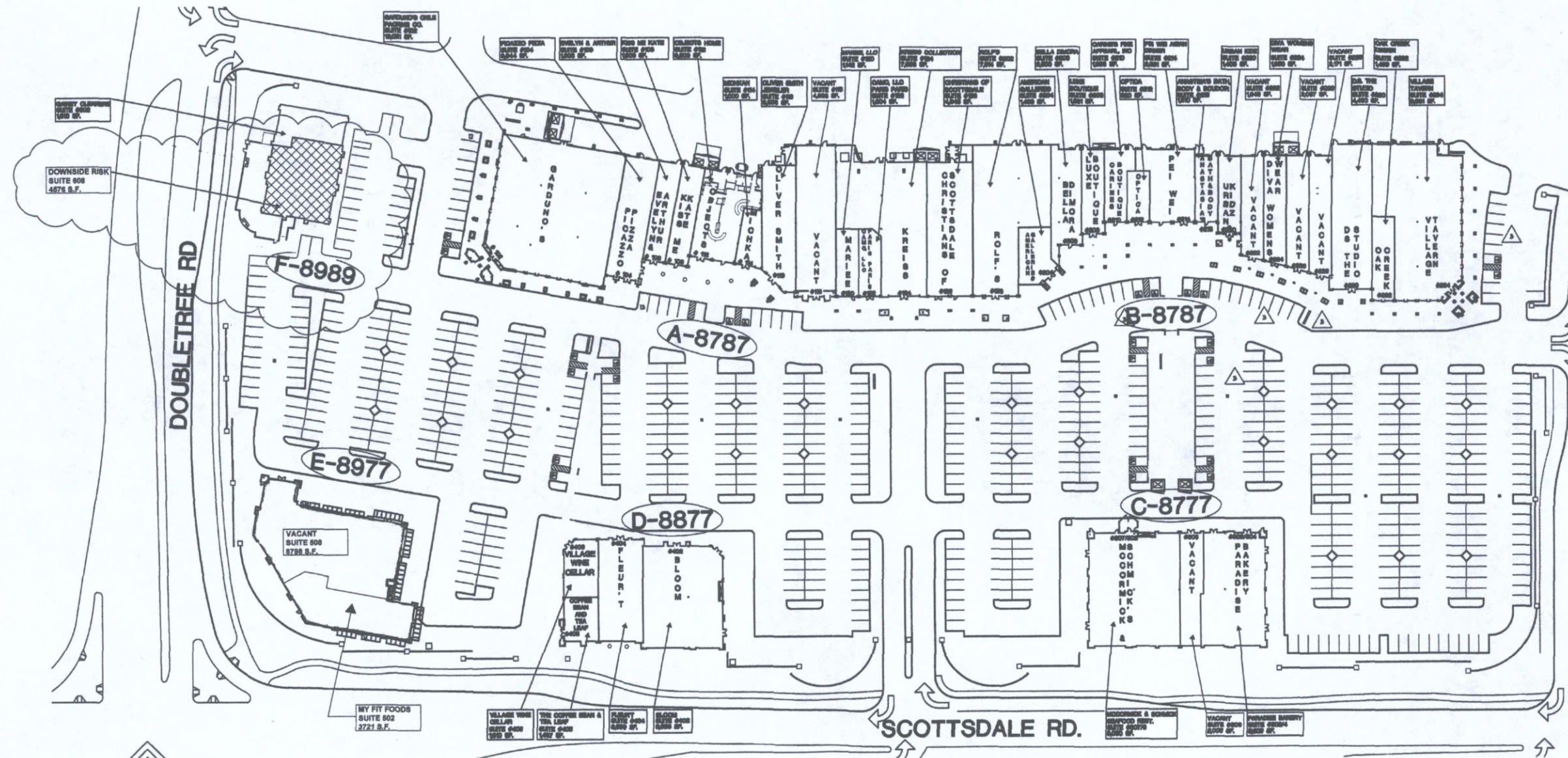
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JOB NUMBER
11008

DATE
11/29/11

SHEET NO.
A-1

3-UP-2012
1st: 2/07/12



1 PARKING CALCULATION SITE PLAN

N.T.S.



3-UP-2012
1st: 2/07/12

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DOWNSIDE RISK
GAINNEY VILLAGE
SCOTTSDALE, ARIZONA
PARTIAL SITE PLAN



REVISIONS

DATE

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DATE
11/29/11

SHEET NO.
SP-2