

Full Size or Largest Size
(site plan, landscape, elevations)



Owner:
Funke Town LLC
7414 East Camelback Road, Suite 103
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Ben Funke
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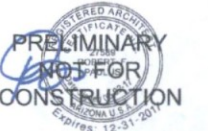
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Landscape:
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DEVELOPMENT REVIEW	06.14.2017
BOARD SUBMISSION	
Issue	date



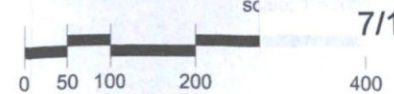
FUNKE MIXED USE

7071 E. INDIAN SCHOOL ROAD, SCOTTSDALE, AZ 85251
ROB PAULUS ARCHITECTS LTD.
990 EAST 17TH STREET SUITE 100
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project no. 2015-002B

context aerial

27-DR-2017
7/10/2017



A1

context aerial plan

North Building Data

MIXED USE DEVELOPMENT: 3 STORIES			
USE	AREA	NO. OF UNITS	NO. OF BEDROOMS
MULTI-FAMILY (APARTMENTS)	18,249 SF	17 (1 BEDROOMS)	17
WORK / LIVE UNITS	1,960 SF	2 (STUDIOS)	
RETAIL / RESTAURANT	4,218 SF		

REFUSE ENCLOSURE
ONE REFUSE CONTAINER FOR RESIDENTIAL USE
ONE REFUSE CONTAINER AND ONE GREASE CONTAINMENT AREA FOR COMMERCIAL USE

South Building Data

MIXED USE DEVELOPMENT: 3 STORIES (3 BUILDING COMPLEX)			
USE	AREA	NO. OF UNITS	NO. OF BEDROOMS
MULTI-FAMILY (CONDOMINIUMS)	9,471 SF	4 (3 BEDROOMS)	12
RESTAURANT	4,612 SF		

REFUSE ENCLOSURE
ONE REFUSE CONTAINER FOR RESIDENTIAL USE
ONE REFUSE CONTAINER AND ONE GREASE CONTAINMENT AREA FOR COMMERCIAL USE

LOADING PROVIDED
SINGLE LOADING AREA PROVIDED FOR BOTH NORTH AND SOUTH SITES

Keynotes

- COVERED H.C. PARKING SPACE FOR PUBLIC USE PER CITY OF SCOTTSDALE STANDARDS WITH SHADED CAR SPACE AND ACCESSIBLE AISLE
- OVERHEAD SECURITY GATE
- TRASH ENCLOSURE
- RESIDENTIAL UNITS ABOVE
- NEW DRIVEWAY ENTRANCE PER STANDARD DETAIL MODIFIED WITHOUT TAPER
- CITY OWNED PROPERTY TO BE ACQUIRED FOR NEW DEVELOPMENT.
- SIGHT VISIBILITY AREA FOR TRAFFIC PER SECTION 5-3.D, FIGURE 5.3-27 OF DESIGN STANDARDS AND POLICY MANUAL
- STAIR TO UPPER LEVELS
- LOADING AREA PER SECTION 9.200 OF ZONING ORDINANCE
- PROPOSED ELECTRICAL TRANSFORMER LOCATION
- PROPOSED POCKET PARK
- UNDERGROUND RAINWATER COLLECTION TANK
- MODIFY POWER POLE FOR NEW POWER DROPS AND NO GUY WIRES
- FIRE RISER LOCATION
- ELECTRICAL SERVICE ENTRANCE AND METER(S)
- EXTERIOR STORAGE FOR RESIDENCE
- SITE FENCING
- TRASH CHUTE
- PROPOSED PUBLIC SIDEWALK AND LANDSCAPE DESIGN
- PROPOSED BIKE PARKING LOCATION (6 SPACES)
- FIRE DEPT KNOX BOX AT SECURITY DOOR
- GREASE CONTAINMENT AREA

Site Data

PROJECT LOCATION
NORTH SITE: SOUTHWEST CORNER OF INDIAN SCHOOL ROAD AND MARSHALL WAY
SOUTH SITE: NORTH WEST CORNER OF 1ST AVENUE AND MARSHALL WAY

BUILDING/ZONING DEPARTMENT
CITY OF SCOTTSDALE, ARIZONA

TAX PARCEL I.D. NUMBERS
NORTH SITE: PARCEL NO. 1: 130-12-031A, 130-12-032A
PARCEL NO. 2: 130-12-033B
SOUTH SITE: PARCEL NO. 3: 130-12-045, 130-12-036B, 130-12-047A

LEGAL DESCRIPTION (SEE SURVEY)
NORTH SITE: PARCEL NO. 1: LOTS 5, 6, & 7 OF BLOCK 2...
PARCEL NO. 2: LOTS 8 & 9 OF BLOCK 2...
SOUTH SITE: PARCEL NO. 3: LOTS 20, 21, 22 OF BLOCK 2...

EXISTING ZONING: C-2 DO

EXISTING SITE AREAS
PARCEL NO. 1: 0.2520 ACRES (10,977 SF)
PARCEL NO. 2: 0.1822 ACRES (7,937 SF)
PARCEL NO. 3: 0.3856 ACRES (16,797 SF)
TOTAL: 0.8198 ACRES (35,711 SF)

Zoning Data

PARCEL ADDRESS
NORTH SITE: SEE SITE DATA
SOUTH SITE: SEE SITE DATA

GROSS LOT AREA
NORTH SITE: 1.12 ACRES (48,787 SF)
SOUTH SITE: 0.84 ACRES (36,590 SF)

NET LOT AREA
NORTH SITE: 0.47 ACRES (20,543 SF)
SOUTH SITE: 0.45 ACRES (19,720 SF)

PARCEL ZONING
NORTH SITE: C2-DO DOWNTOWN MULTIPLE USE TYPE 2
SOUTH SITE: C2-DO DOWNTOWN MULTIPLE USE TYPE 2
C2-DO DOWNTOWN CORE TYPE 1

DENSITY
NORTH SITE: ALLOWED: 23 X 1.12 ACRES = 27 UNITS
PROPOSED: 19 UNITS (18 DU/AC)
SOUTH SITE: ALLOWED: 23 X 0.84 ACRES = 19 UNITS
PROPOSED: 4 UNITS (5 DU/AC)

GROSS FLOOR AREA
NORTH SITE: 4,218 SF (COMMERCIAL ONLY)
SOUTH SITE: 4,612 SF (COMMERCIAL ONLY)

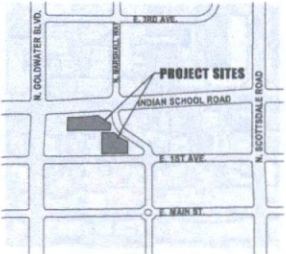
TOTAL OPEN SPACE
NORTH SITE: REQUIRED: 0
PROPOSED: 4,345 SF
SOUTH SITE: REQUIRED: 0
PROPOSED: 3,258 SF

PRIVATE OPEN SPACE
NORTH SITE: REQUIRED: 60 SF PER DWELLING UNIT
PROPOSED: 165 SF PER DWELLING UNIT
SOUTH SITE: REQUIRED: 60 SF PER DWELLING UNIT
PROPOSED: 250 SF PER DWELLING UNIT

GROSS FLOOR AREA RATIO
NORTH SITE: ALLOWED: MAXIMUM: 1.3
PROPOSED: 4,218/48,685 = 0.09
SOUTH SITE: ALLOWED: MAXIMUM: 1.3
PROPOSED: 4,612/36,735 = 0.13

PARKING
NORTH SITE: REQUIRED: 19 SPACES
RESIDENTIAL: 1 PER DWELLING UNIT X 19 UNITS = 19
COMMERCIAL: 5,098 SF - (2,000 SF X 5 LOTS PER DO WAIVER) = 0
PROPOSED: 20 SPACES
ACCESSIBLE: 4% OF TOTAL (20 x 0.04) = 1 SPACE
SOUTH SITE: REQUIRED: 0
RESIDENTIAL: NO PARKING REQUIRED FOR THE FIRST 4 UNITS OF A NEW DEVELOPMENT
COMMERCIAL: 4,612 SF - (2,000 SF X 3 LOTS PER DO WAIVER) = 0
PROPOSED: 17 SPACES
RESIDENTIAL: 9 DEDICATED SPACES IN GARAGES
COMMERCIAL: 8 SPACES
ACCESSIBLE: 4% OF TOTAL (17 x 0.04) = 1 SPACE

BIKE PARKING
REQUIRED: 4 SPACES
PROVIDED: 6 SPACES



location map

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DEVELOPMENT REVIEW	07.07.2017
BOARD SUBMISSION	
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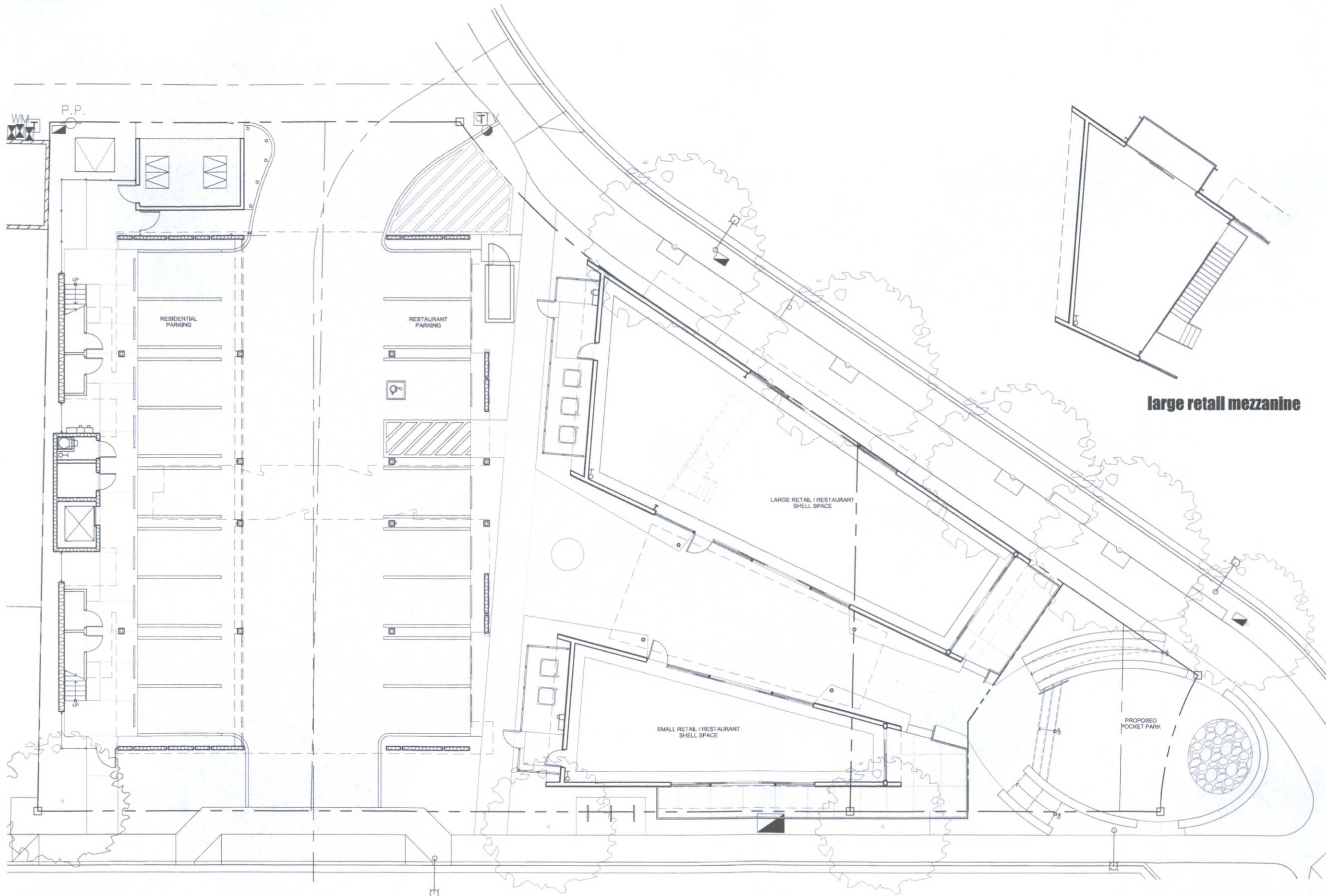
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site plan
scale: 1"=20'

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A2
site plan



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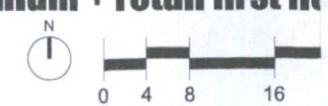


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south site condominium + retail first floor plan

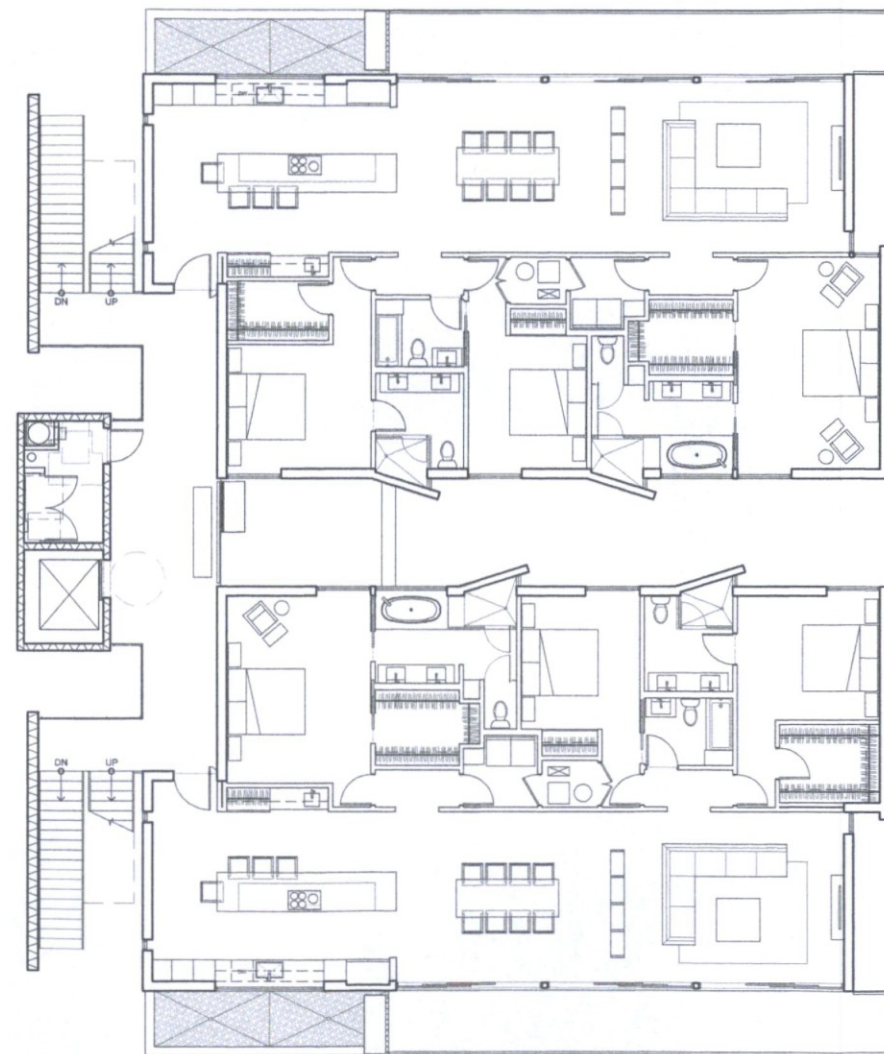


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A3
 south site first floor plan

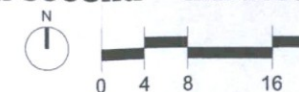


condominium third floor plan



condominium second floor plan

south site condominium second + third floor plans



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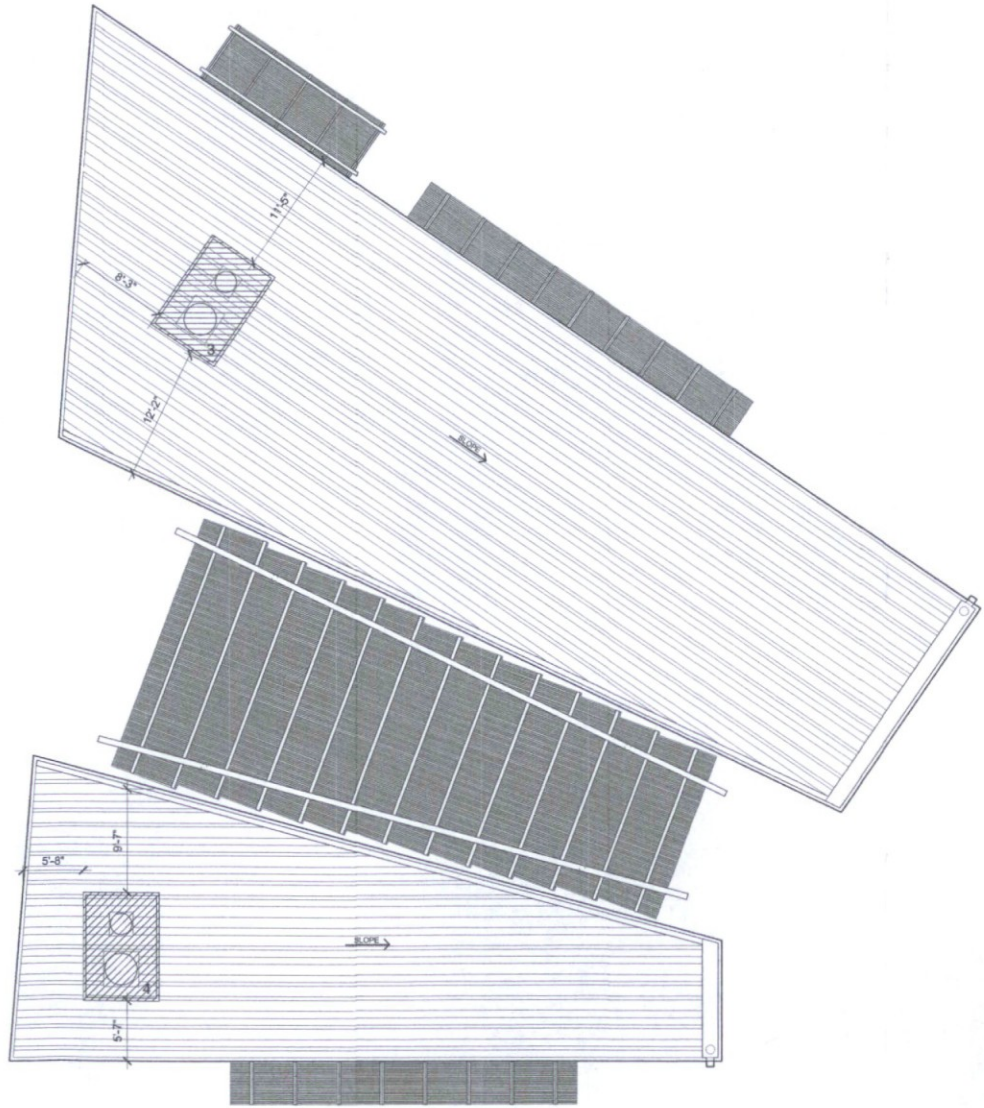
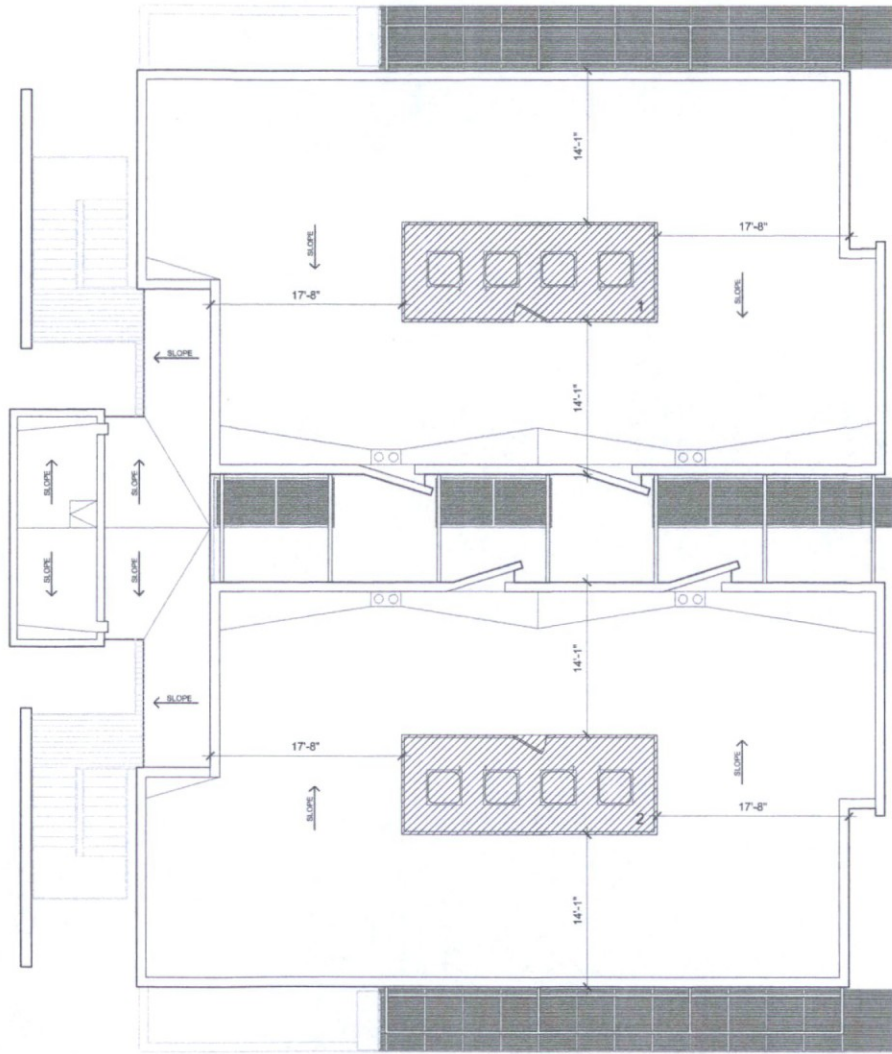
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7/10/2017

A4

south site floor plans

roof plan

	area	total SF
condominium		5392.68
mechanical screen 1	217.38	
mechanical screen 2	217.38	
large retail		2641.58
mechanical screen 3	70.00	
small retail		1284.30
mechanical screen 4	70.00	



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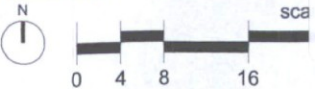


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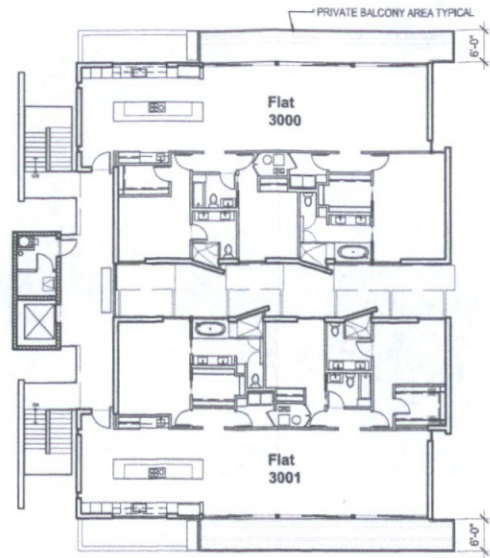
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south site condominium + retail roof



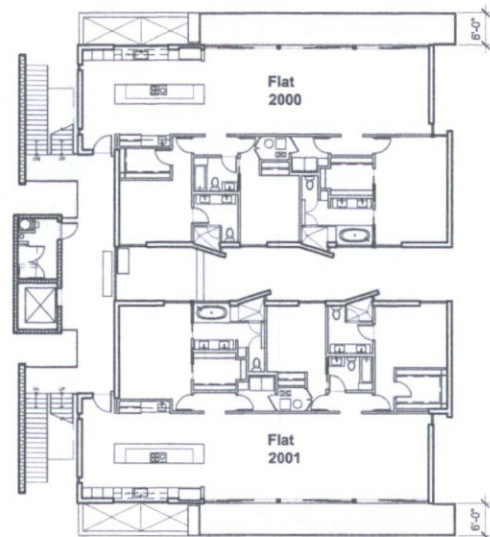
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A5
south site roof plan



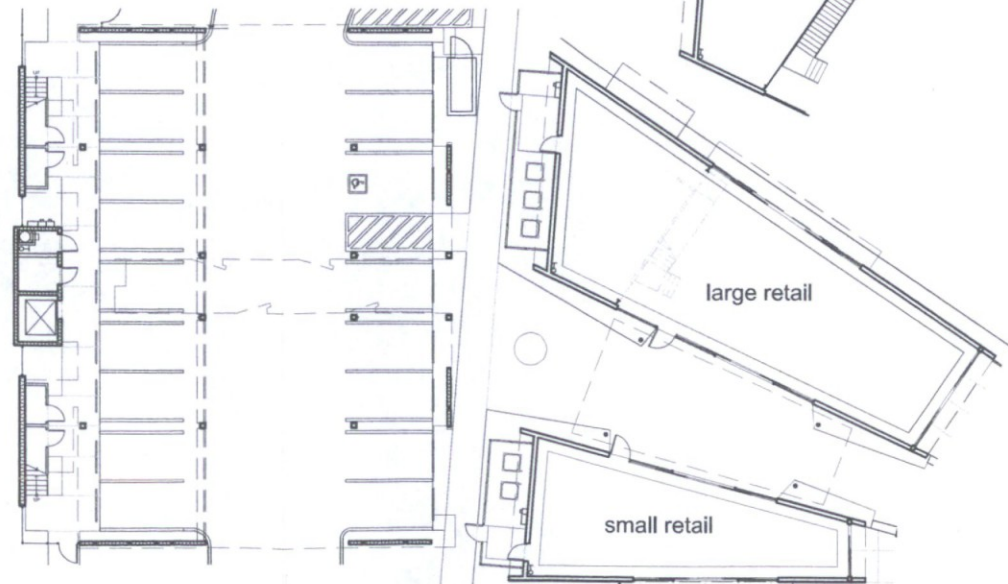
third floor plan

residential unit	gross floor area	private open space	total SF
FLAT 3000	2,423	280	2,703
FLAT 3001	2,423	280	2,703



second floor plan

residential unit	gross floor area	private open space	total SF
FLAT 2000	2,423	280	2,703
FLAT 2001	2,423	280	2,703



first floor plan

commercial	gross floor area	total SF
large retail		3,185
small retail		1,170

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south site floor plan worksheet

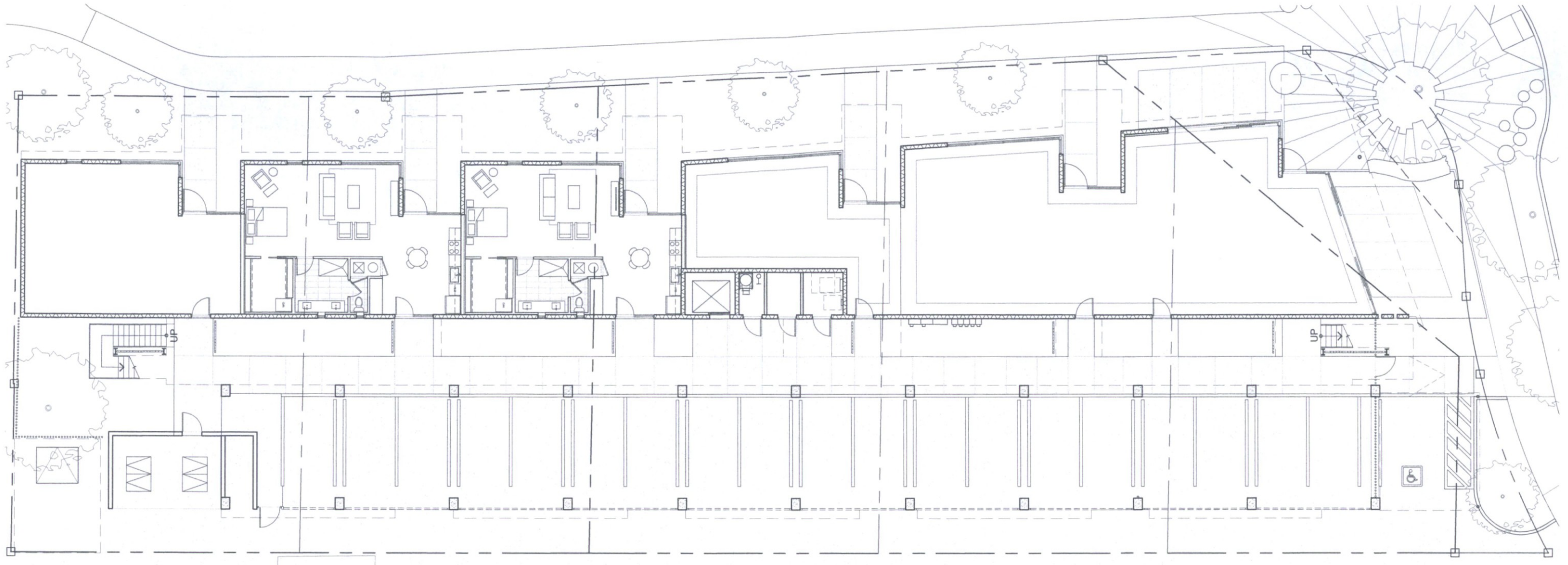


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64 south site floor plan worksheet



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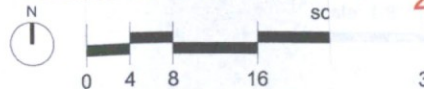
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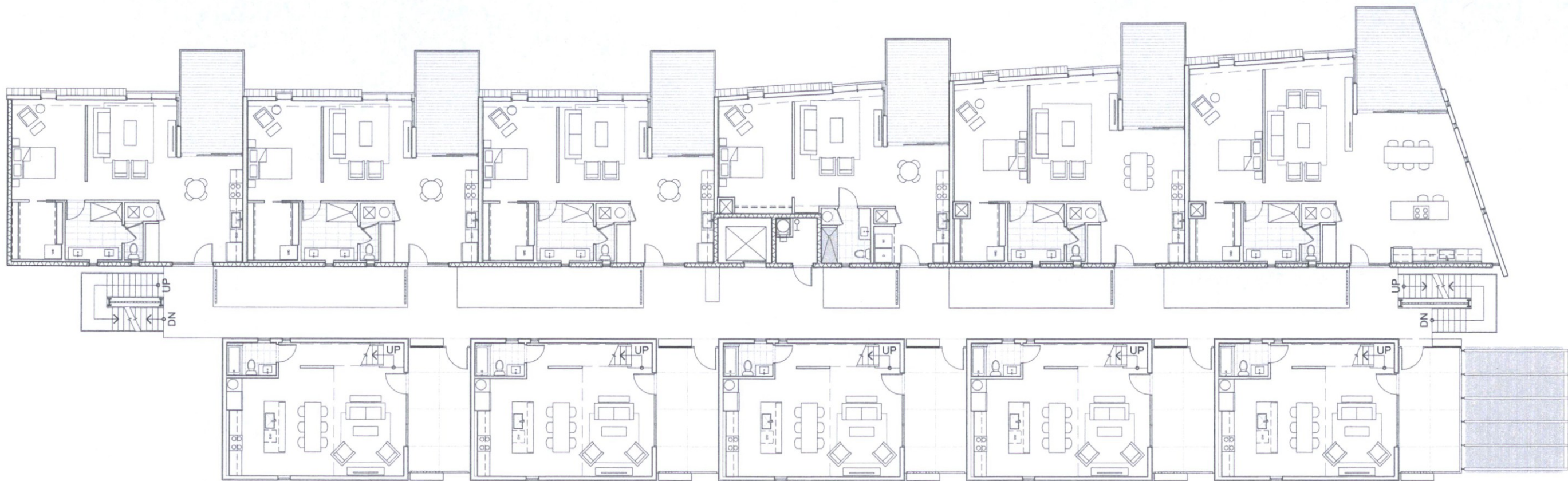
north site first floor plan



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A7

north site first floor plan

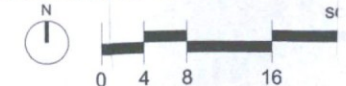


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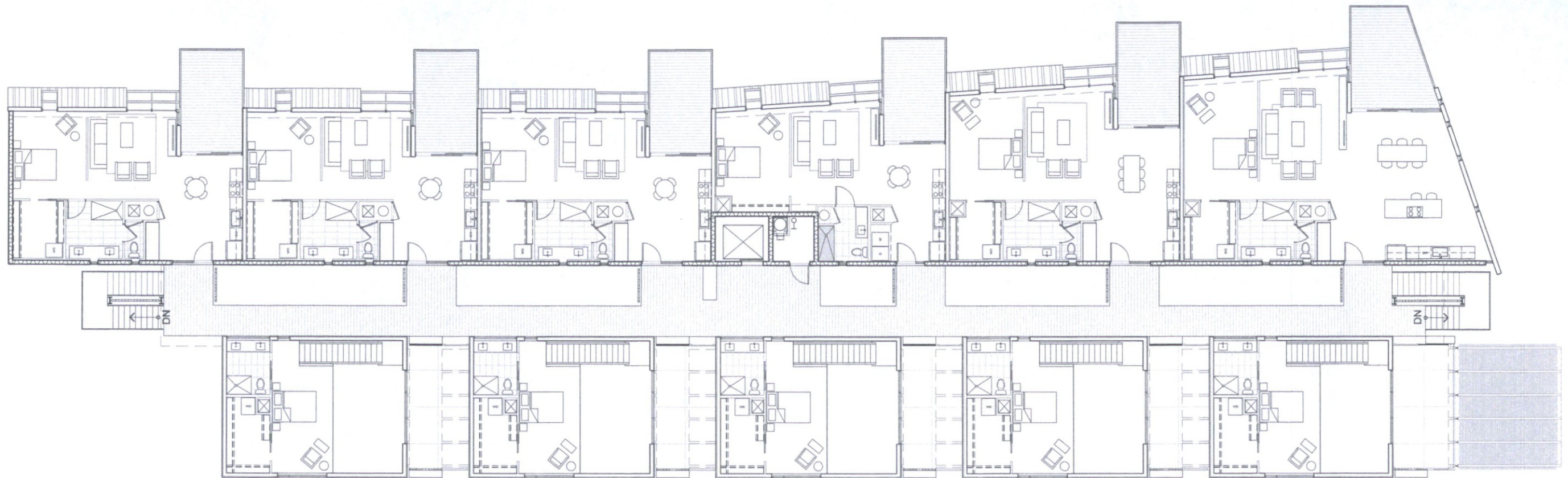
north site second floor plan



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A8

north site second floor plan



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north site third floor plan

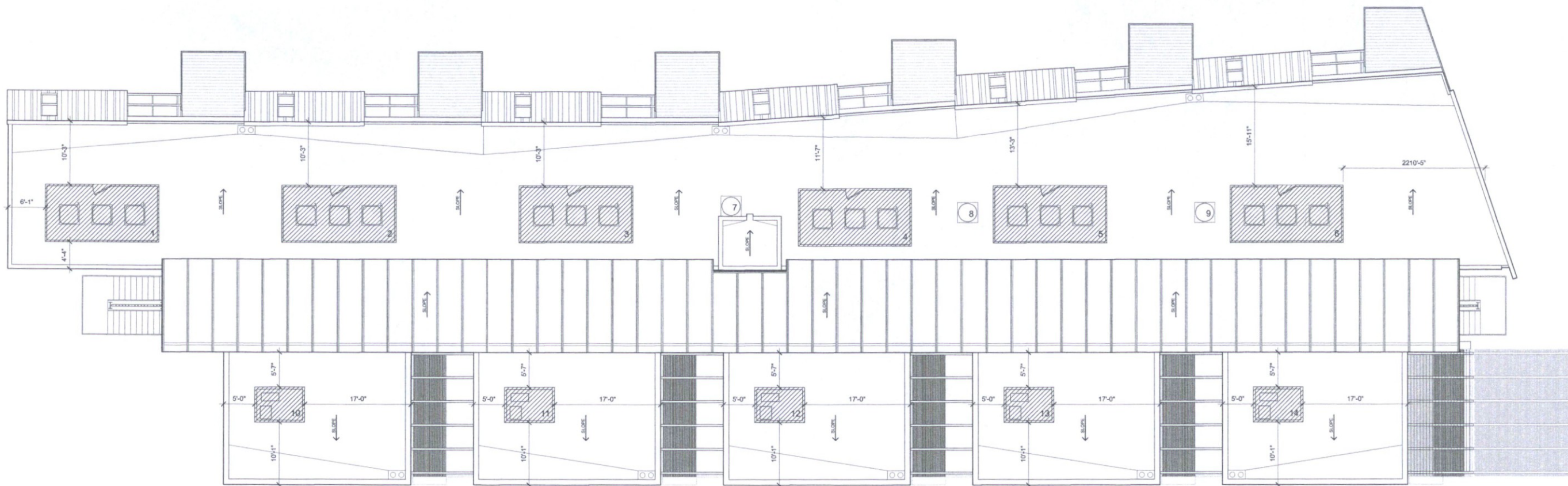


27-DR-2017
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A9

north site third floor plan



roof plan

	area	total SF
north building		12126.93
mechanical screen 1	168.81	
mechanical screen 2	168.81	
mechanical screen 3	168.81	
mechanical screen 4	168.81	
mechanical screen 5	168.81	
mechanical screen 6	168.81	
mechanical screen 7	10.56	
mechanical screen 8	10.56	
mechanical screen 9	10.56	
mechanical screen 10	45.33	
mechanical screen 11	45.33	
mechanical screen 12	45.33	
mechanical screen 13	45.33	
mechanical screen 14	45.33	
mechanical screen 15	45.33	



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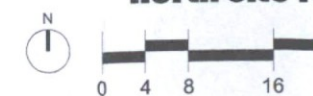
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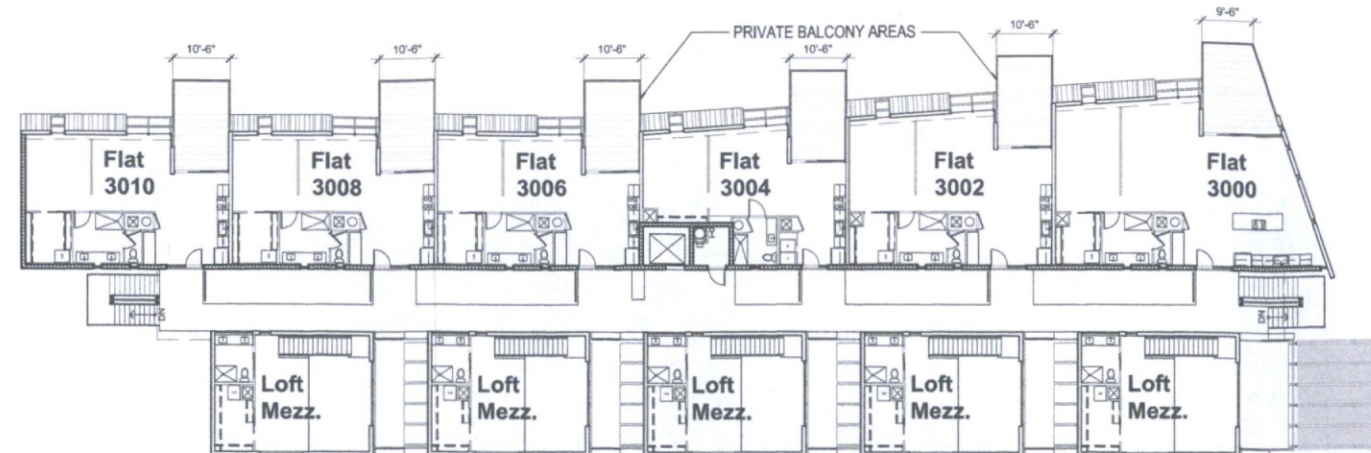
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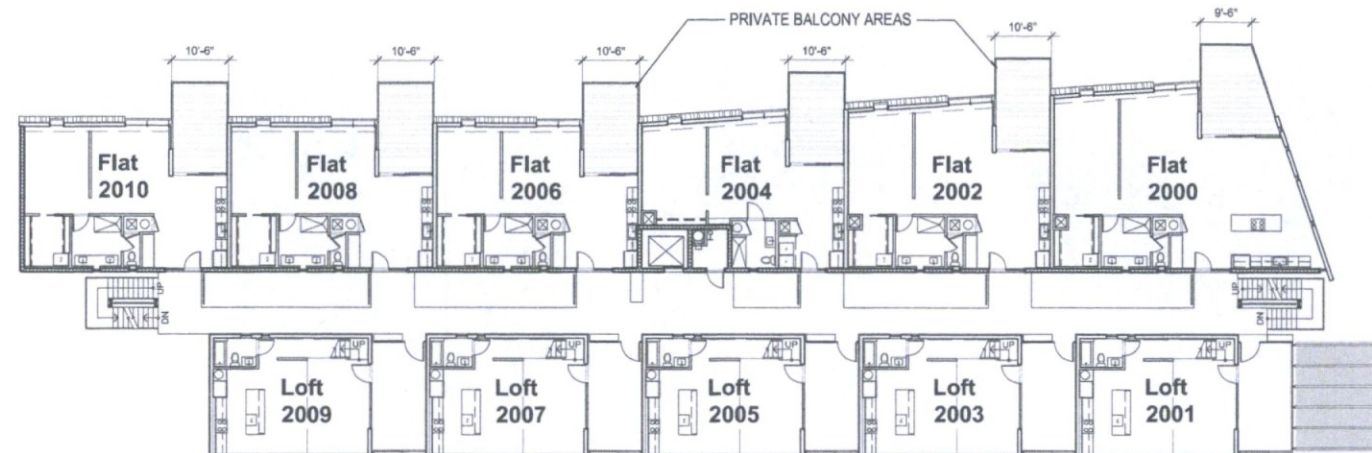
north site roof plan 27-DR-2017
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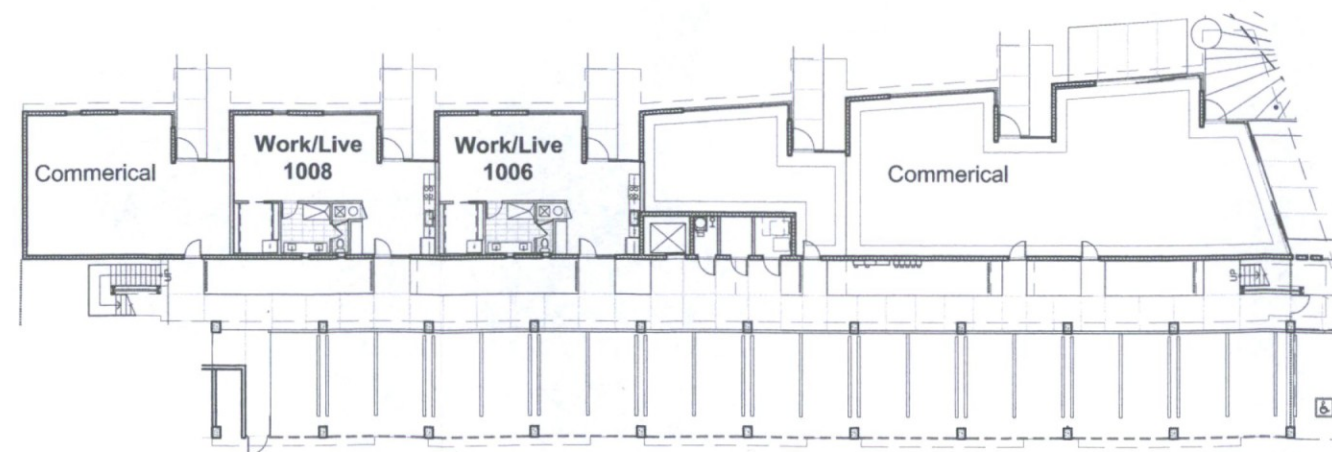
3rd floor plan

residential unit	gross floor area	private open space	total SF
FLAT 3000	1,380	205	1,585
LOFT MEZZ	390	-	390
FLAT 3002	1,045	170	1,215
LOFT MEZZ	390	-	390
FLAT 3004	800	170	970
LOFT MEZZ	390	-	390
FLAT 3006	900	170	1,070
LOFT MEZZ	390	-	390
FLAT 3008	900	170	1,070
LOFT MEZZ	390	-	390
FLAT 3010	900	170	1,070



2nd floor plan

residential unit	gross floor area	private open space	total SF
FLAT 2000	1,440	205	1,645
LOFT 2001	690	200	890
FLAT 2002	1,100	170	1,270
LOFT 2003	690	200	890
FLAT 2004	860	170	1,030
LOFT 2005	690	200	890
FLAT 2006	950	170	1,120
LOFT 2007	690	200	890
FLAT 2008	950	170	1,120
LOFT 2009	690	200	890
FLAT 2010	950	170	1,120



first floor plan

residential unit	gross floor area	private open space	total SF
WORK/LIVE 2006	950		950
WORK/LIVE 2008	950		950
commercial	gross floor area		total SF
retail	4,040		4,040



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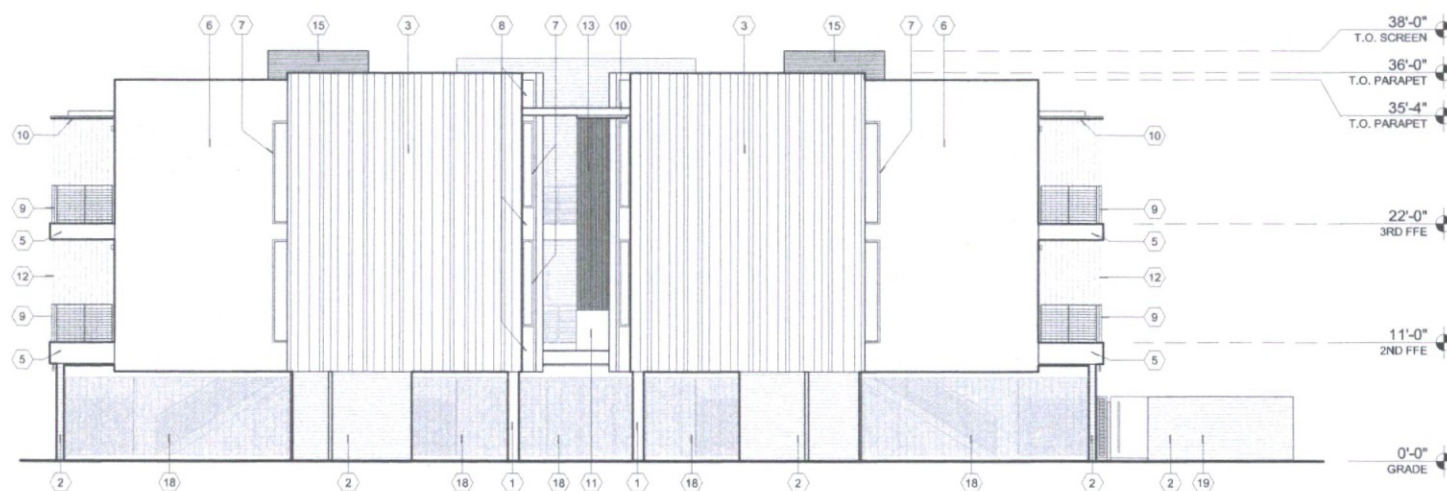
north site third floor plan



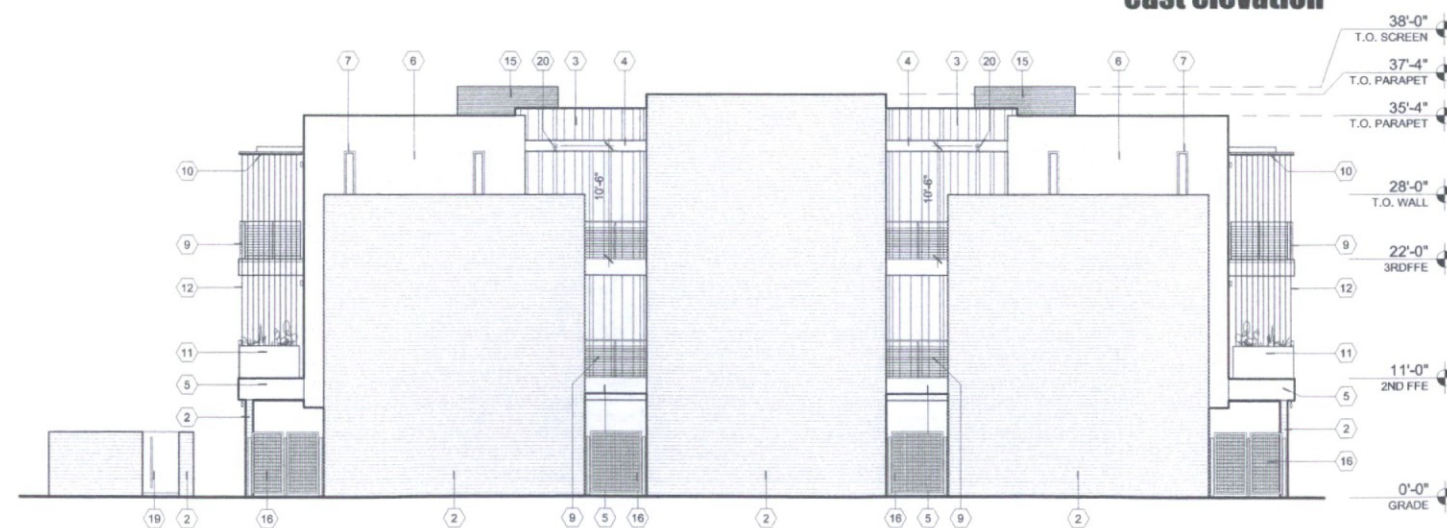
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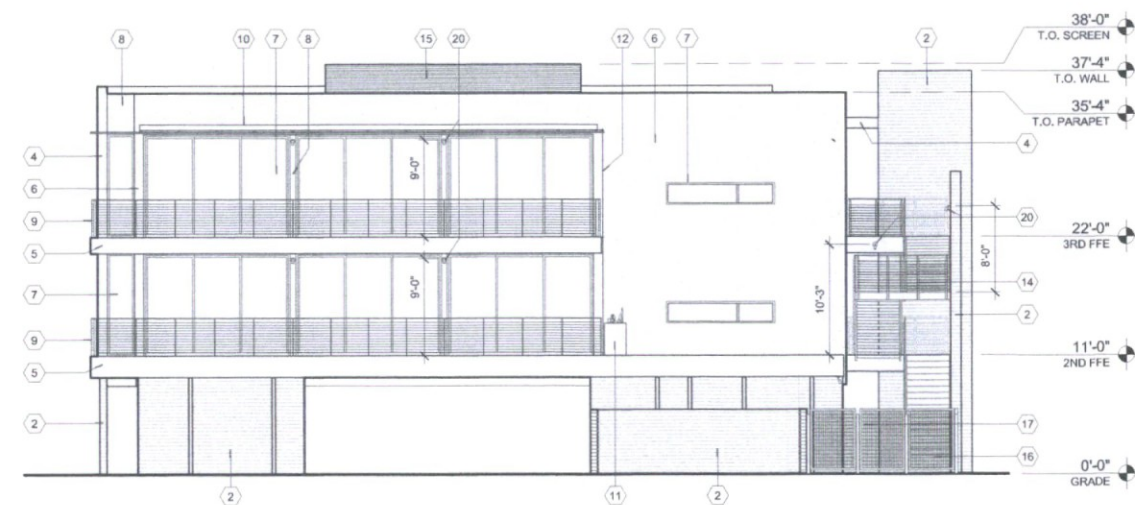
north site floor plan worksheet



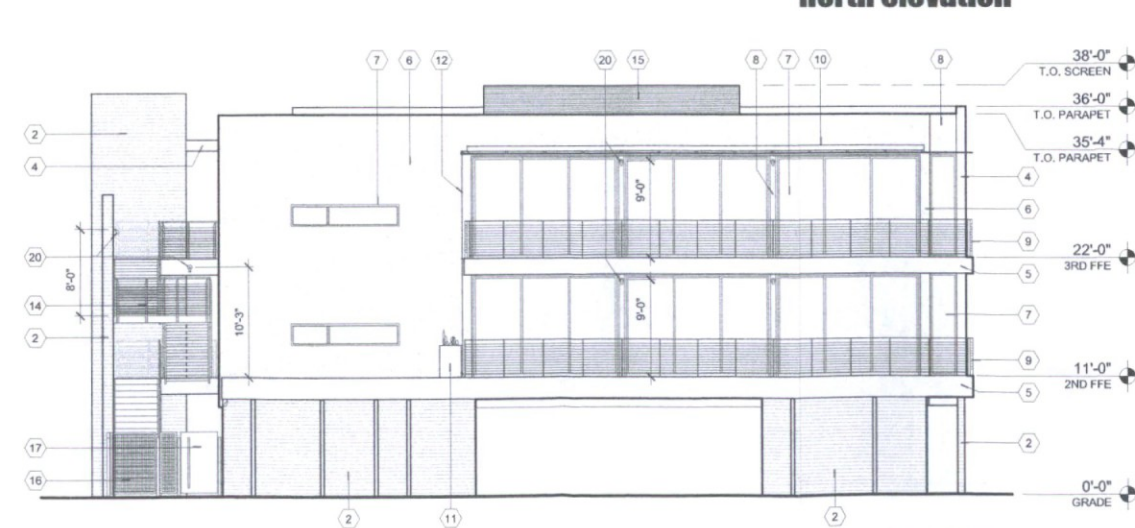
east elevation



west elevation



north elevation



south elevation

elevation keynotes

1. STEEL COLUMN ENCASED IN CONCRETE
2. GRAY EXPOSED AGGREGATE CONCRETE MASONRY BLOCK
3. PRE-FINISHED STANDING SEAM METAL PANEL
4. PRE-FINISHED FLAT METAL PANEL. COLOR TO MATCH STANDING SEAM PANELS
5. PAINTED STEEL. COLOR TO MATCH PRE-FINISHED METAL PANEL
6. SMOOTH LIGHT SAND FINISH STUCCO
7. DARK ANODIZED ALUMINUM WINDOW+DOOR SYSTEM WITH LOW-E INSULATED GLAZING
8. DARK ANODIZED FLAT METAL PANEL TO MATCH WINDOW+DOOR SYSTEM
9. GUARDRAIL: PAINTED STEEL WITH GALVANIZED STEEL CABLES
10. SHADE TRELLIS: GALVANIZED ROUND STEEL PIPE SHADE WITH PAINTED STEEL SUPPORT MEMBERS
11. PRE-WEATHERED GALVANIZED STEEL PLANTER BOX
12. GALVANIZED STEEL CABLE TRELLIS
13. PRIVACY SCREEN + CABLE TRELLIS: VERTICAL GALVANIZED ROUND STEEL PIPE SCREEN WITH GALVANIZED STEEL TRELLIS CABLES
14. STAIR: PAINTED STEEL MEMBERS AND GUARDRAIL WITH GALVANIZED STEEL CABLES
15. MECHANICAL SCREEN: HORIZONTAL GALVANIZED ROUND STEEL PIPE SCREEN WITH PAINTED STEEL SUPPORT FRAME
16. SECURITY FENCE: PAINTED TUBE STEEL FRAME WITH WELDED WIRE INFILL PANELS
17. PAINTED SHEET STEEL SECURITY DOOR
18. OVERHEAD METAL COILING SECURITY GRILLE AT RESIDENTIAL PARKING
19. NEW TRASH ENCLOSURE PER CITY OF SCOTTSDALE STANDARDS
20. LIGHT FIXTURE. SEE SITE LIGHTING PLAN

DEVELOPMENT REVIEW BOARD SUBMISSION 07.07.2017
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project no. 2015-002B

condominium elevations

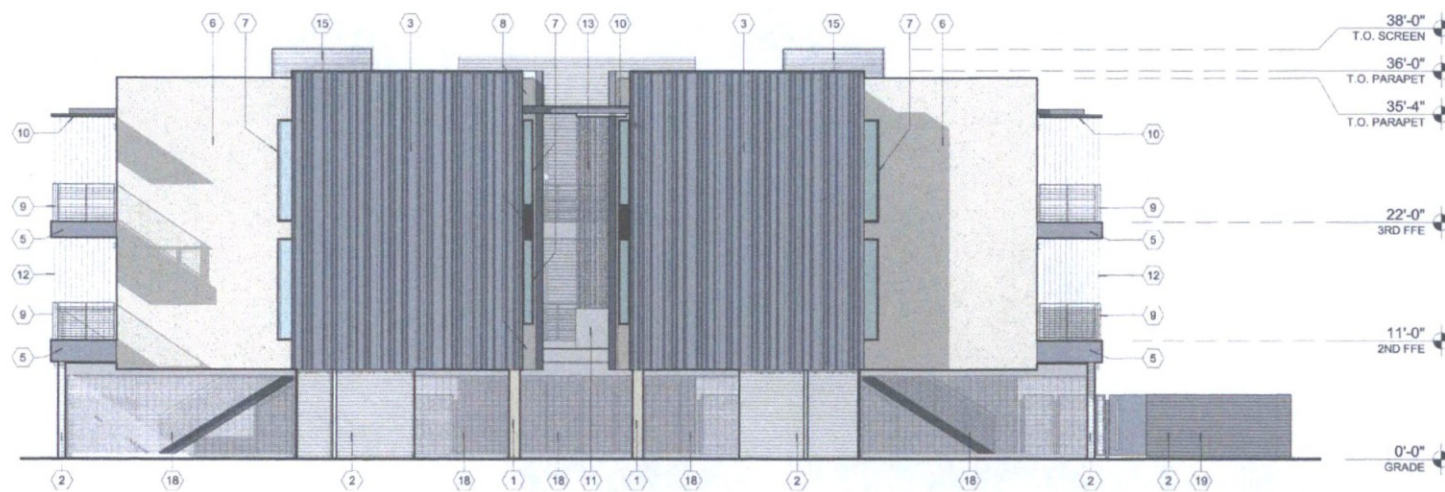


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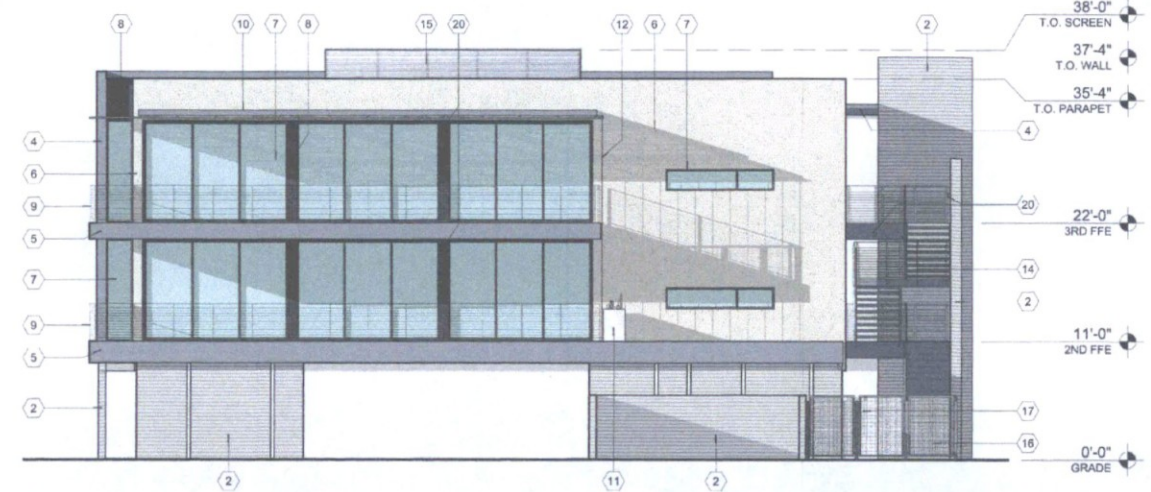
A12
condominium elevations

elevation keynotes

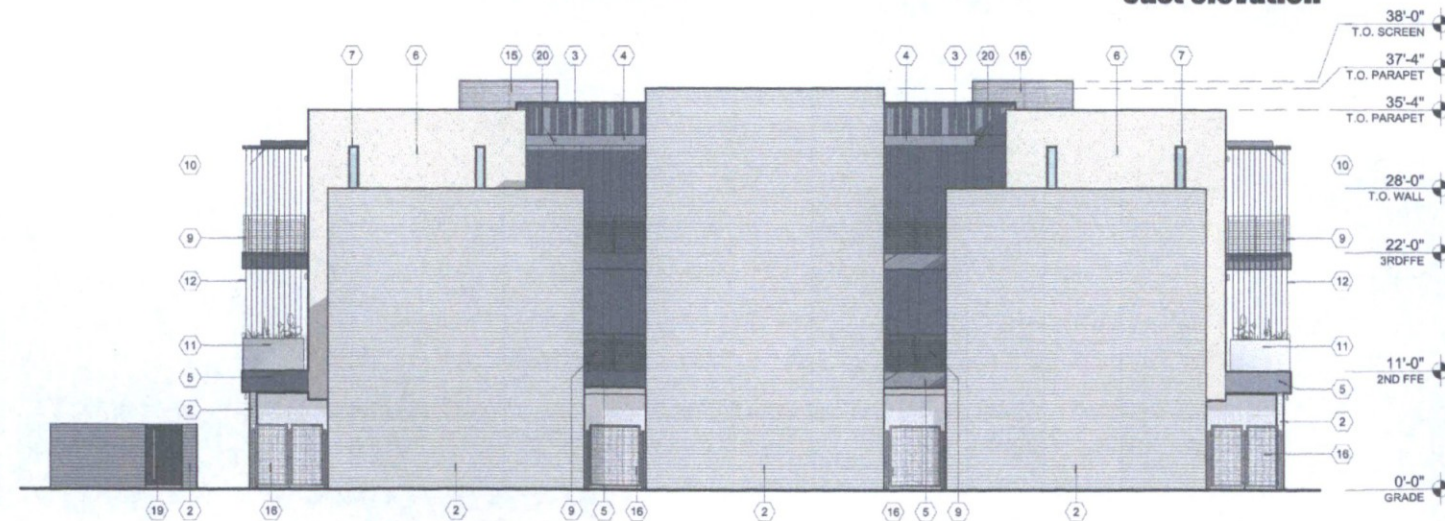
1. STEEL COLUMN ENCASED IN CONCRETE
2. GRAY EXPOSED AGGREGATE CONCRETE MASONRY BLOCK
3. PRE-FINISHED STANDING SEAM METAL PANEL
4. PRE-FINISHED FLAT METAL PANEL, COLOR TO MATCH STANDING SEAM PANELS
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20. LIGHT FIXTURE, SEE SITE LIGHTING PLAN



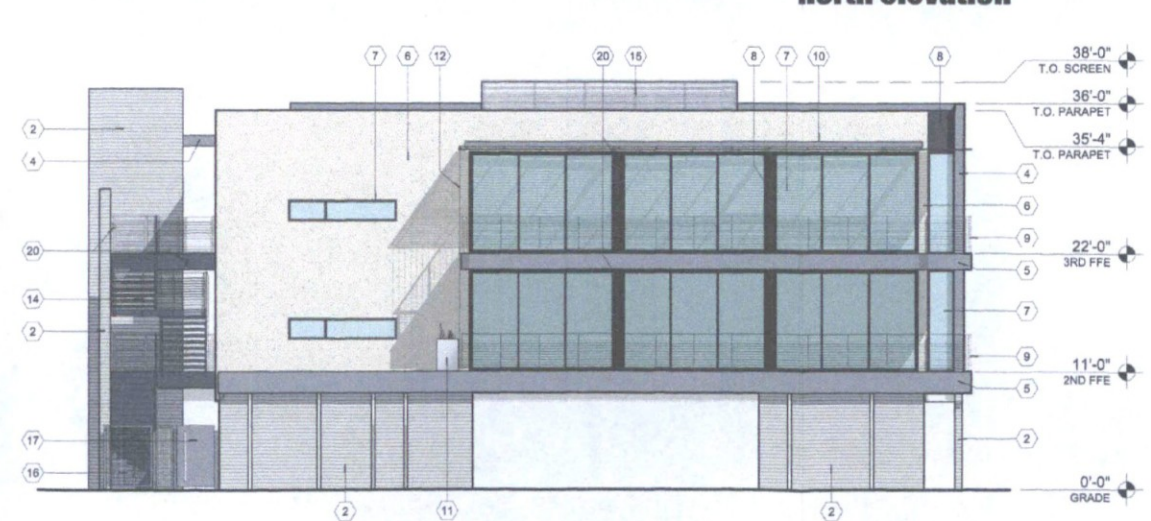
east elevation



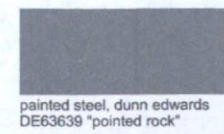
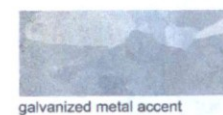
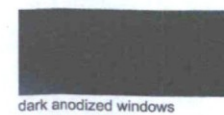
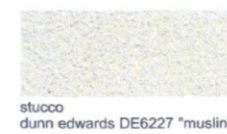
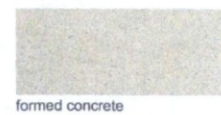
north elevation



west elevation

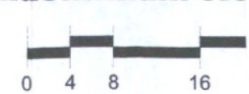


south elevation



building material legend

condominium elevations



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A13
condominium elevations

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project no. 2015-002B

elevation keynotes

1. PRE-FINISHED STANDING SEAM METAL PANEL
2. PRE-FINISHED FLAT METAL PANEL, COLOR TO MATCH STANDING SEAM PANELS
3. PAINTED STEEL, COLOR TO MATCH PRE-FINISHED METAL PANEL
4. SMOOTH LIGHT SAND FINISH STUCCO
5. DARK ANODIZED ALUMINUM WINDOW + DOOR SYSTEM WITH LOW-E INSULATED GLAZING
6. DARK ANODIZED FLAT METAL PANEL TO MATCH WINDOW + DOOR SYSTEM
7. GUARDRAIL: PAINTED STEEL WITH GALVANIZED STEEL CABLES
8. SHADE TRELLIS: GALVANIZED ROUND STEEL PIPE SHADE WITH PAINTED STEEL SUPPORT MEMBERS
9. COURTYARD SHADE TRELLIS: GALVANIZED ROUND STEEL PIPE SHADE WITH PAINTED, FREE-STANDING STEEL SUPPORT FRAME
10. MECHANICAL SCREEN: HORIZONTAL GALVANIZED ROUND STEEL PIPE SCREEN WITH PAINTED STEEL SUPPORT FRAME
11. SECURITY FENCE: PAINTED TUBE STEEL FRAME WITH WELDED WIRE INFILL PANELS
12. PAINTED SHEET STEEL SECURITY DOOR
13. PAINTED HOLLOW METAL DOOR
14. BALCONY SHADE: GALVANIZED ROUND STEEL PIPE SHADE WITH PAINTED STEEL SUPPORT FRAME
15. LIGHT FIXTURE, SEE SITE LIGHTING PLAN

Owner:
Funke Town LLC
7414 East Camelback Road, Suite 103
Scottsdale, Arizona 85251
Ben Funke
(415) 200-9991

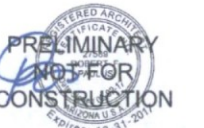
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(520) 624-9805

Civil:
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Landscape:
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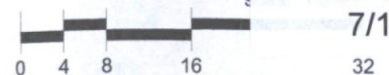


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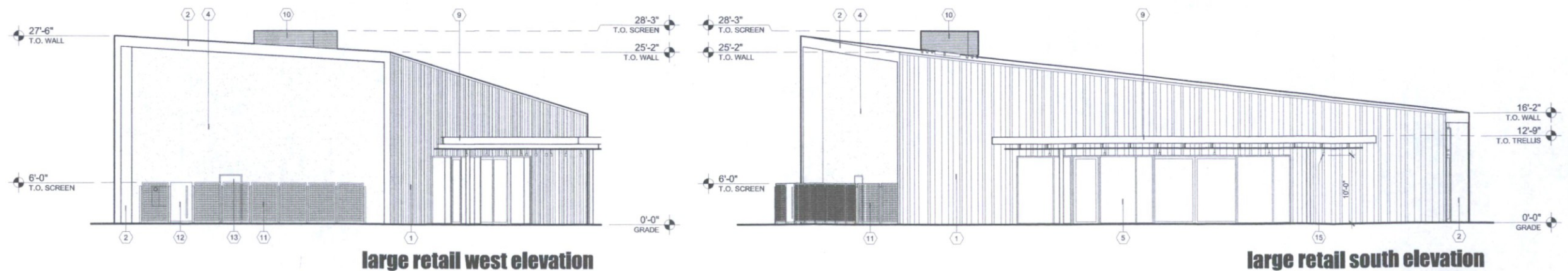
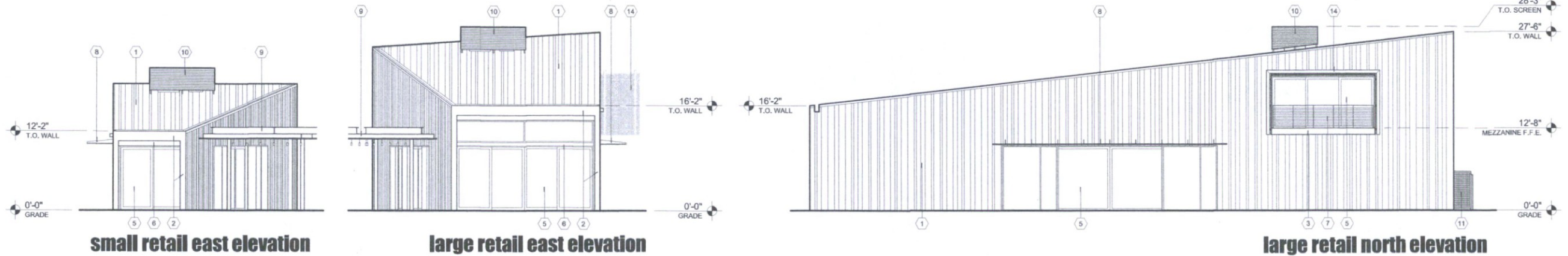
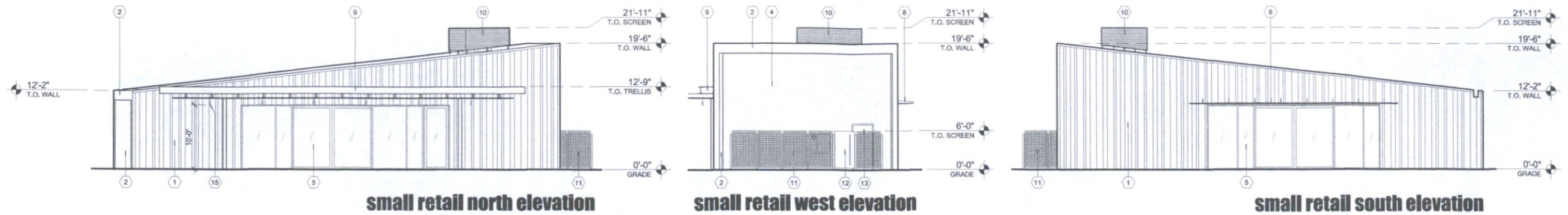
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retail elevations
27-DR-2017
7/10/2017



A14 retail elevations



elevation keynotes

1. PRE-FINISHED STANDING SEAM METAL PANEL
2. PRE-FINISHED FLAT METAL PANEL, COLOR TO MATCH STANDING SEAM PANELS
3. PAINTED STEEL, COLOR TO MATCH PRE-FINISHED METAL PANEL
4. SMOOTH LIGHT SAND FINISH STUCCO
5. DARK ANODIZED ALUMINUM WINDOW + DOOR SYSTEM WITH LOW-E INSULATED GLAZING
6. DARK ANODIZED FLAT METAL PANEL TO MATCH WINDOW + DOOR SYSTEM
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8. SHADE TRELLIS: GALVANIZED ROUND STEEL PIPE SHADE WITH PAINTED STEEL SUPPORT MEMBERS
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13. PAINTED HOLLOW METAL DOOR
14. BALCONY SHADE: GALVANIZED ROUND STEEL PIPE SHADE WITH PAINTED STEEL SUPPORT FRAME
15. LIGHT FIXTURE, SEE SITE LIGHTING PLAN

Owner:
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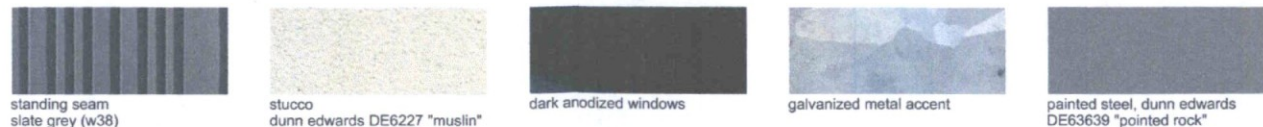
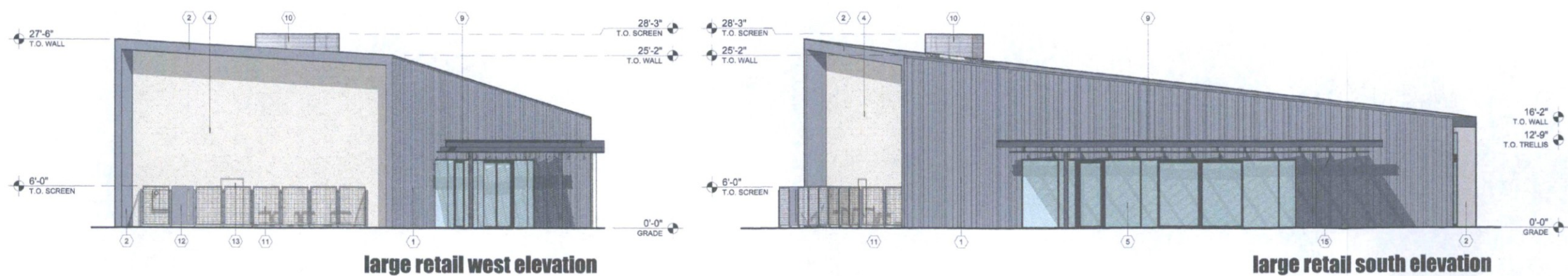
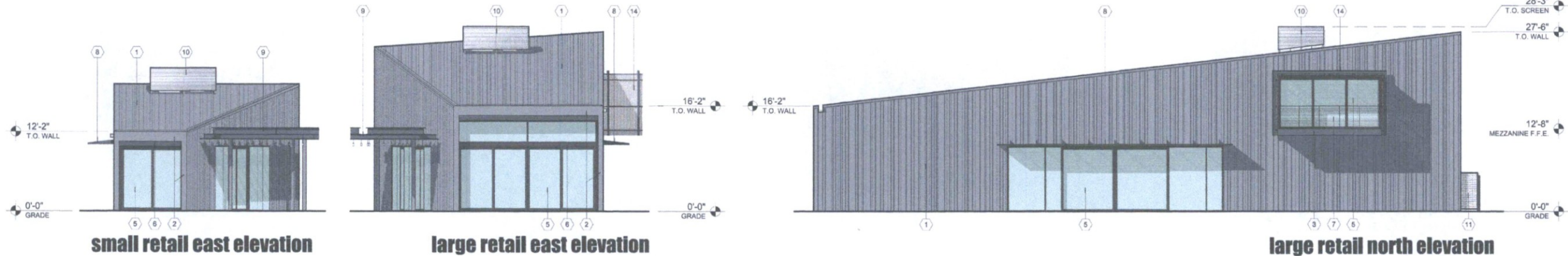
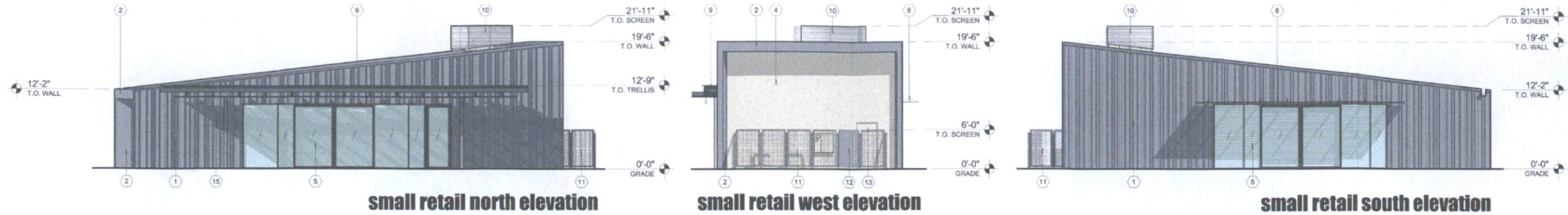
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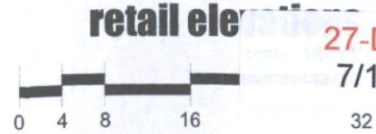
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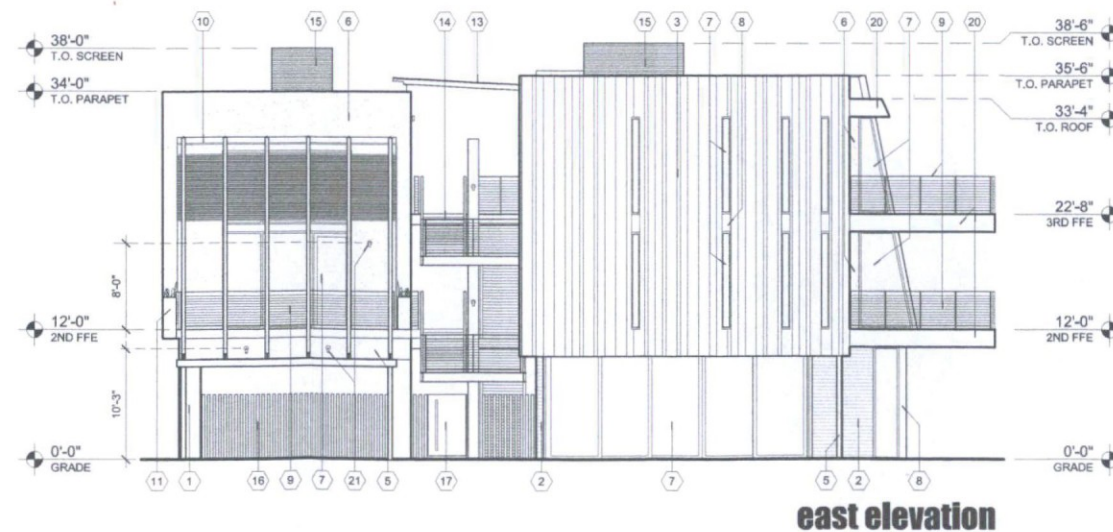
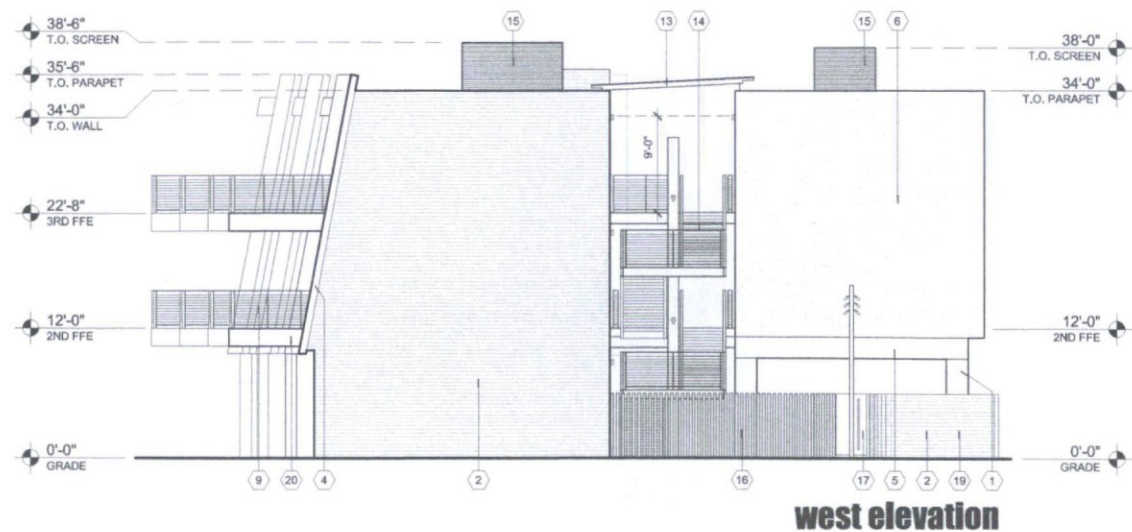
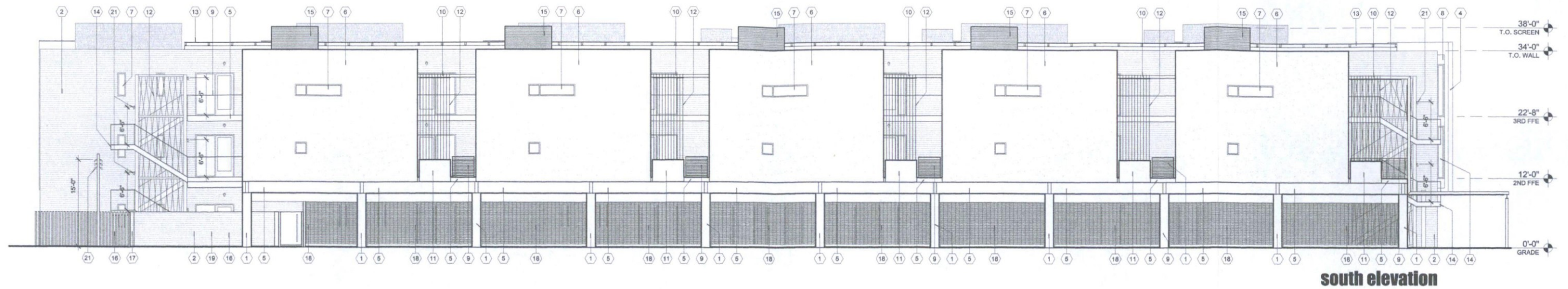
A15

retail elevations



building material legend





elevation keynotes

1. CAST-IN-PLACE CONCRETE COLUMN
2. GRAY EXPOSED AGGREGATE CONCRETE MASONRY BLOCK
3. PRE-FINISHED STANDING SEAM METAL PANEL
4. PRE-FINISHED FLAT METAL PANEL, COLOR TO MATCH STANDING SEAM PANELS
5. PAINTED STEEL, COLOR TO MATCH PRE-FINISHED METAL PANEL
6. SMOOTH LIGHT SAND SMOOTH STUCCO
7. DARK ANODIZED ALUMINUM WINDOW + DOOR SYSTEM WITH LOW-E INSULATED GLAZING
8. DARK ANODIZED FLAT METAL PANEL TO MATCH WINDOW + DOOR SYSTEM
9. GUARDRAIL: PAINTED STEEL WITH GALVANIZED STEEL CABLES
10. SHADE TRELLIS: GALVANIZED ROUND STEEL PIPE SHADE WITH PAINTED STEEL SUPPORT MEMBERS
11. PRE-WEATHERED GALVANIZED STEEL PLANTER BOX
12. GALVANIZED STEEL CABLE TRELLIS
13. SKYLIGHT CANOPY: TRANSLUCENT POLYCARBONATE PANELS WITH PAINTED STEEL SUPPORT MEMBERS
14. STAIR: PAINTED STEEL MEMBERS AND GUARDRAIL WITH GALVANIZED STEEL CABLES
15. MECHANICAL SCREEN: HORIZONTAL GALVANIZED ROUND STEEL PIPE SCREEN WITH PAINTED STEEL SUPPORT FRAME
16. HOT-ROLLED TUBE STEEL SECURITY FENCE
17. PAINTED SHEET STEEL SECURITY DOOR
18. OVERHEAD METAL COILING SECURITY GRILLE
19. NEW TRASH ENCLOSURE PER CITY OF SCOTTSDALE STANDARDS
20. ANODIZED ALUMINUM FASCIA PANEL
21. LIGHT FIXTURE, SEE SITE LIGHTING PLAN

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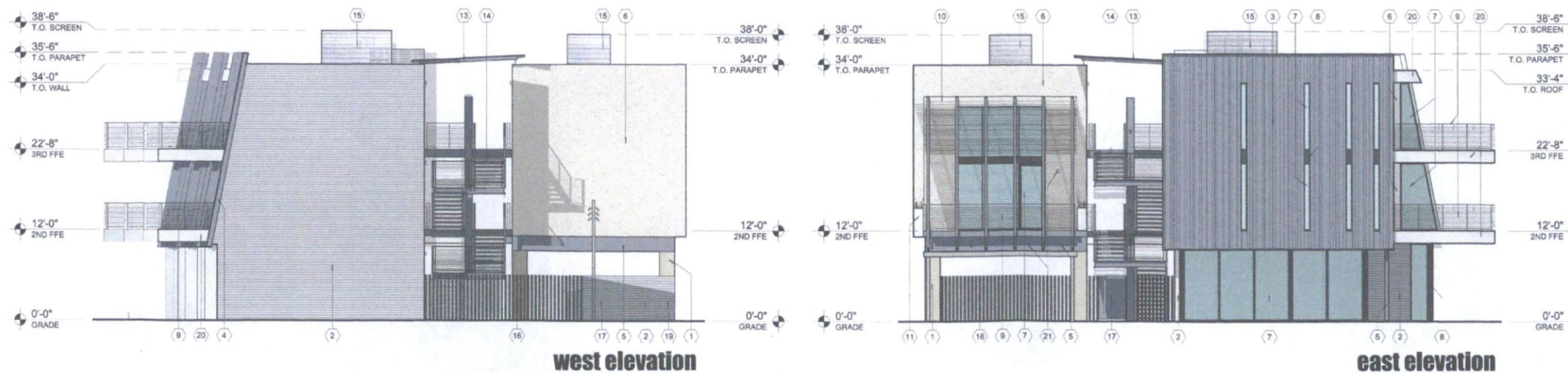
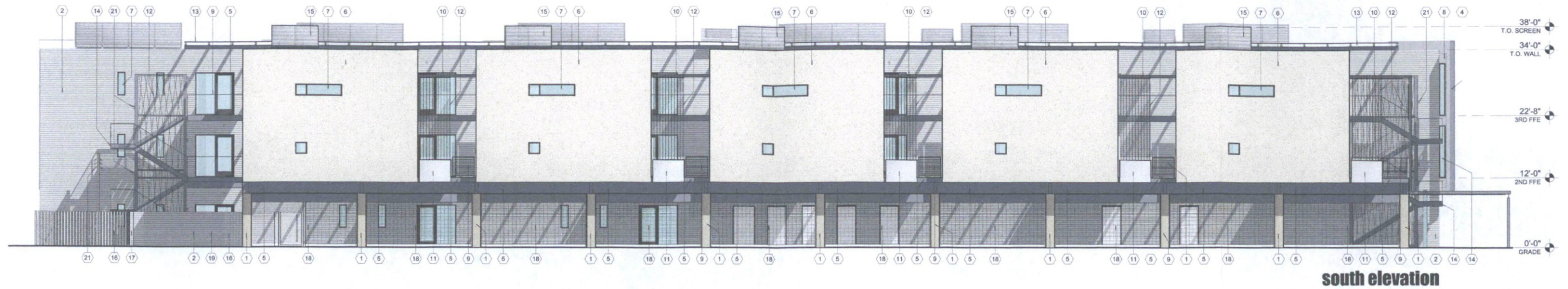
north building elevations 27

27-DR-2017

7/10/2017

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north building elevations

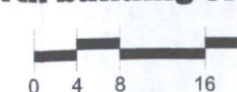


building material legend

elevation keynotes

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2. GRAY EXPOSED AGGREGATE CONCRETE MASONRY BLOCK
3. PRE-FINISHED STANDING SEAM METAL PANEL
4. PRE-FINISHED FLAT METAL PANEL, COLOR TO MATCH STANDING SEAM PANELS
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6. SMOOTH LIGHT SAND SMOOTH STUCCO
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north building elevations



27-DR-2017
7/10/2017

north building elevations

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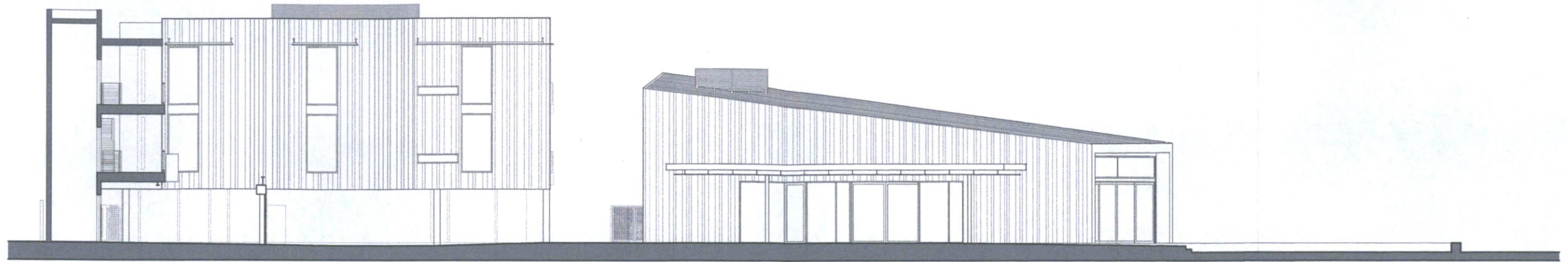


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A17



site section at south site through condominium and retail buildings

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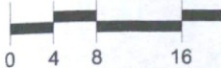
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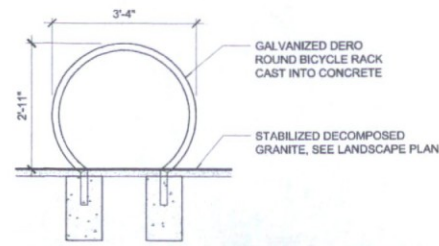
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site section

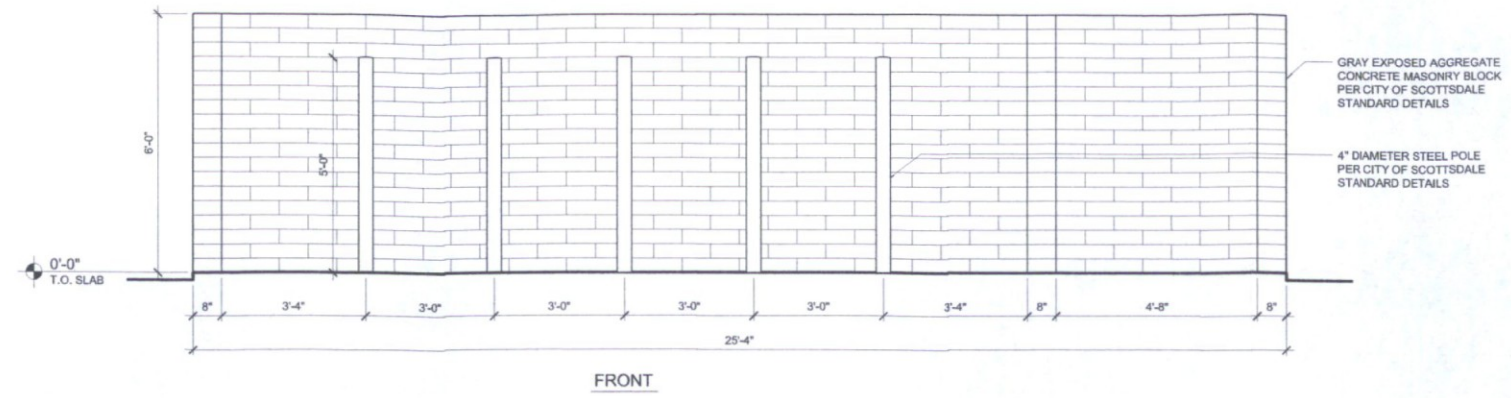
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A19
site section

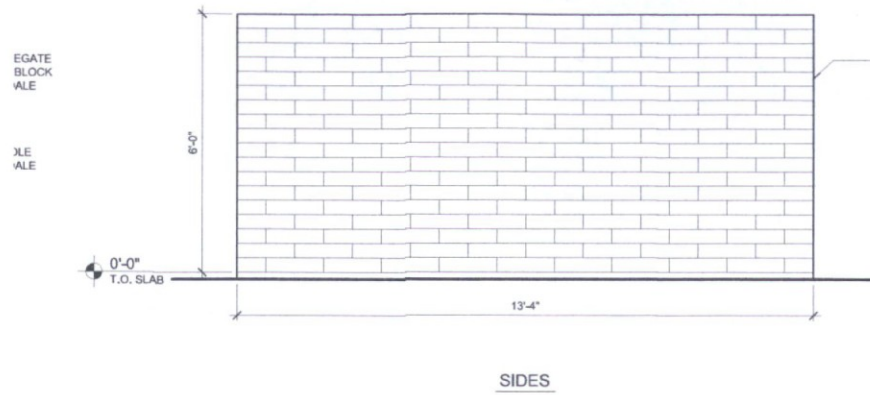


bicycle rack
1/2"=1'

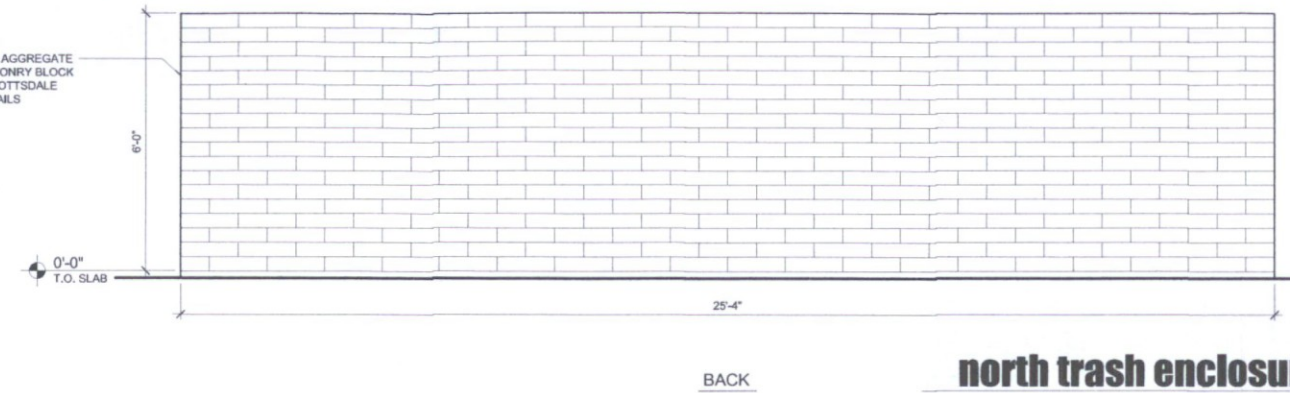


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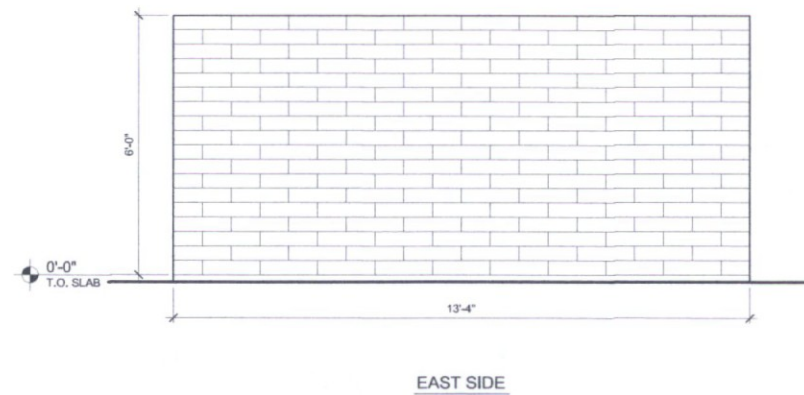
north trash enclosure elevations
1/2"=1'



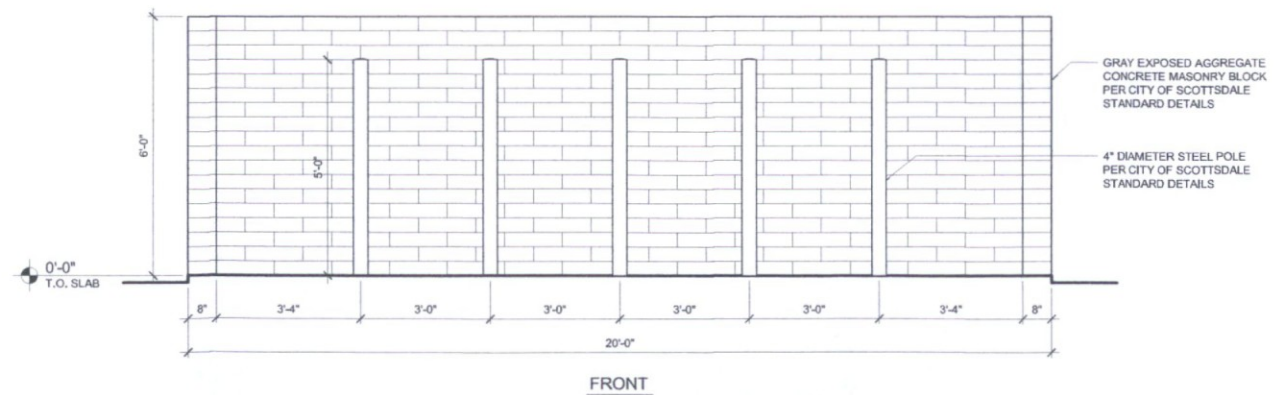
SIDES



BACK

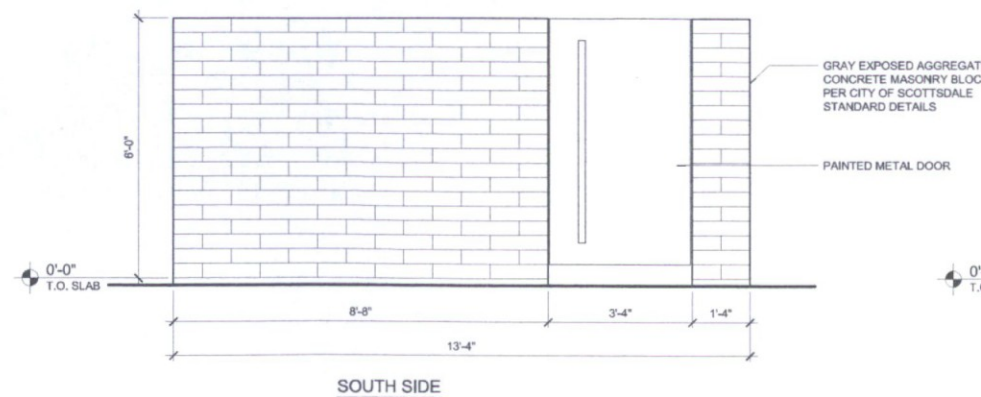


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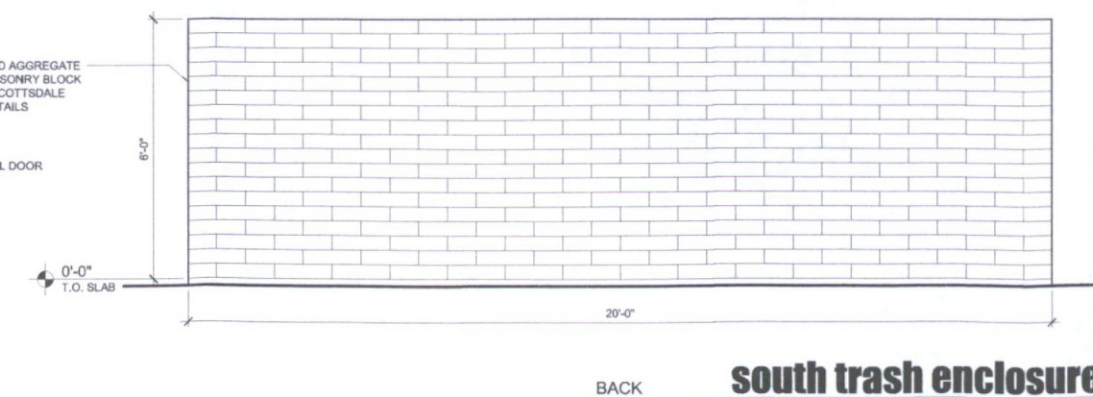


FRONT

south trash enclosure elevations
1/2"=1'



SOUTH SIDE



BACK

Owner:
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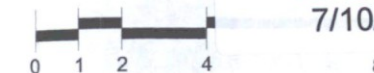
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A20
site details



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view looking west on 1st 27-DR-2017
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A21
south site rendering



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view looking southwest from indian school 27-DR-2017
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A22
 north site rendering



indian school elevation

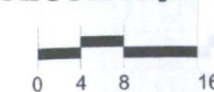


marshall way elevation



first avenue elevation

streetscape elevations



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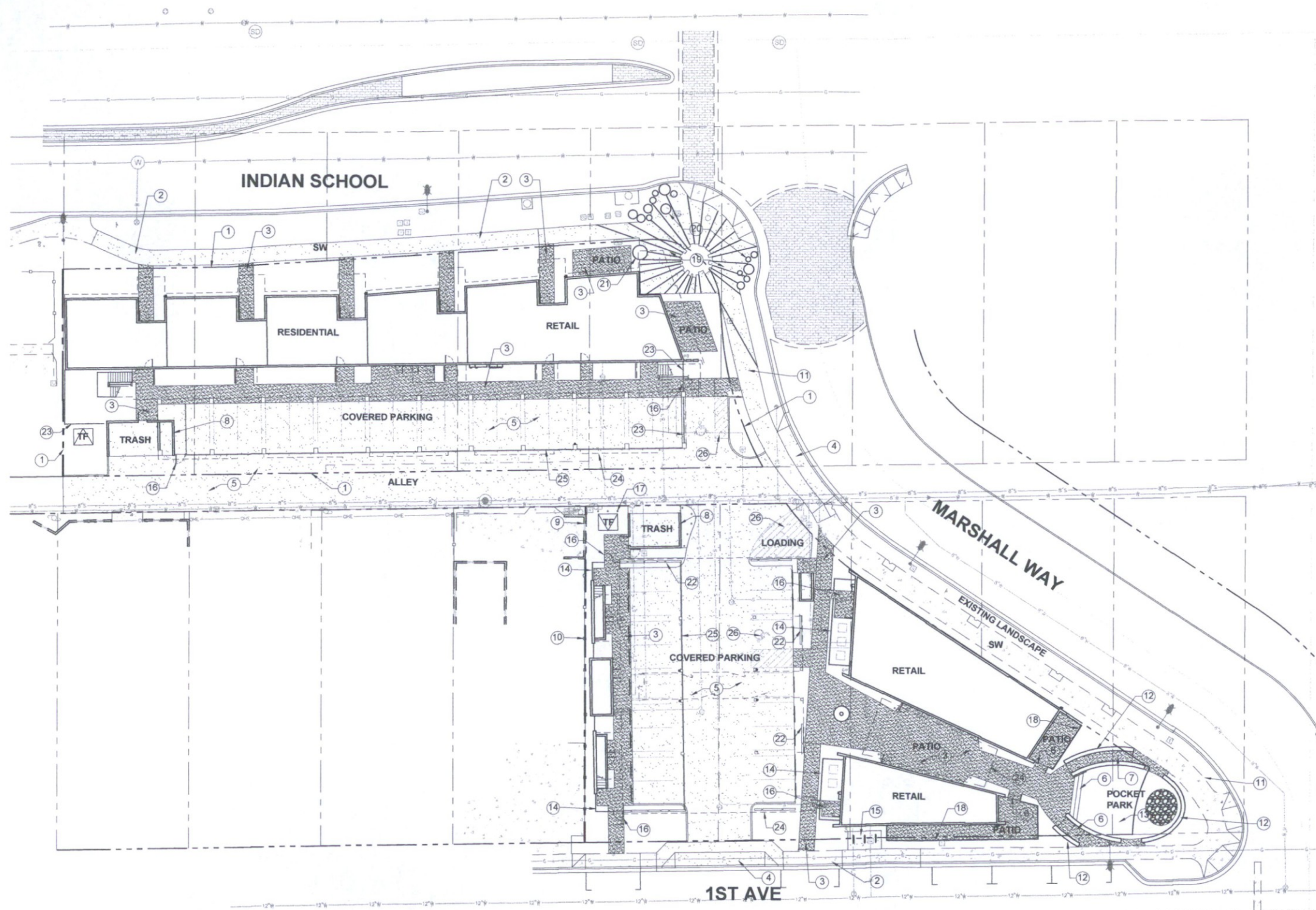


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A23
streetscape elevations



HARDSCAPE KEY NOTES

- Property line
- Concrete sidewalk to match existing- refer to civil paving plans
- Concrete walk/patio- colored concrete
- Concrete apron- refer to civil paving plans
- Concrete drive- refer to civil paving plans
- Concrete steps- colored concrete with light exposed aggregate
- Concrete ramp- colored concrete with medium exposed aggregate
- Screen wall- architectural cmu
- Existing wall
- Existing fence
- Existing concrete sidewalk
- Natural stacked stone walls/benches around pocket park
- 3/8" minus palomino gold stabilized decomposed granite surface in pocket park
- Steel fence with metal mesh infill
- Bicycle parking- refer to architectural plans
- Steel gate with metal sheet infill
- Steel bollards
- Steel guard rail
- Sunburst pattern at corner- colored concrete with varying degrees of exposed aggregate to create pattern in sidewalk around planter- planters to comply with safety triangle height requirements
- Raised steel pipe planters- cor-ten steel- width varies 12" to 36"- height
- Raised steel strap ring filled with rip rap and plants to capture rainwater- incorporate site art
- Garage walls- refer to architectural plans
- Steel pipe fence
- Bldg/roof above typ.
- Parking security enclosure- refer to architectural plans
- Sand blast HC marking and other striping into concrete

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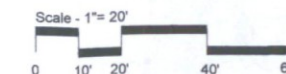
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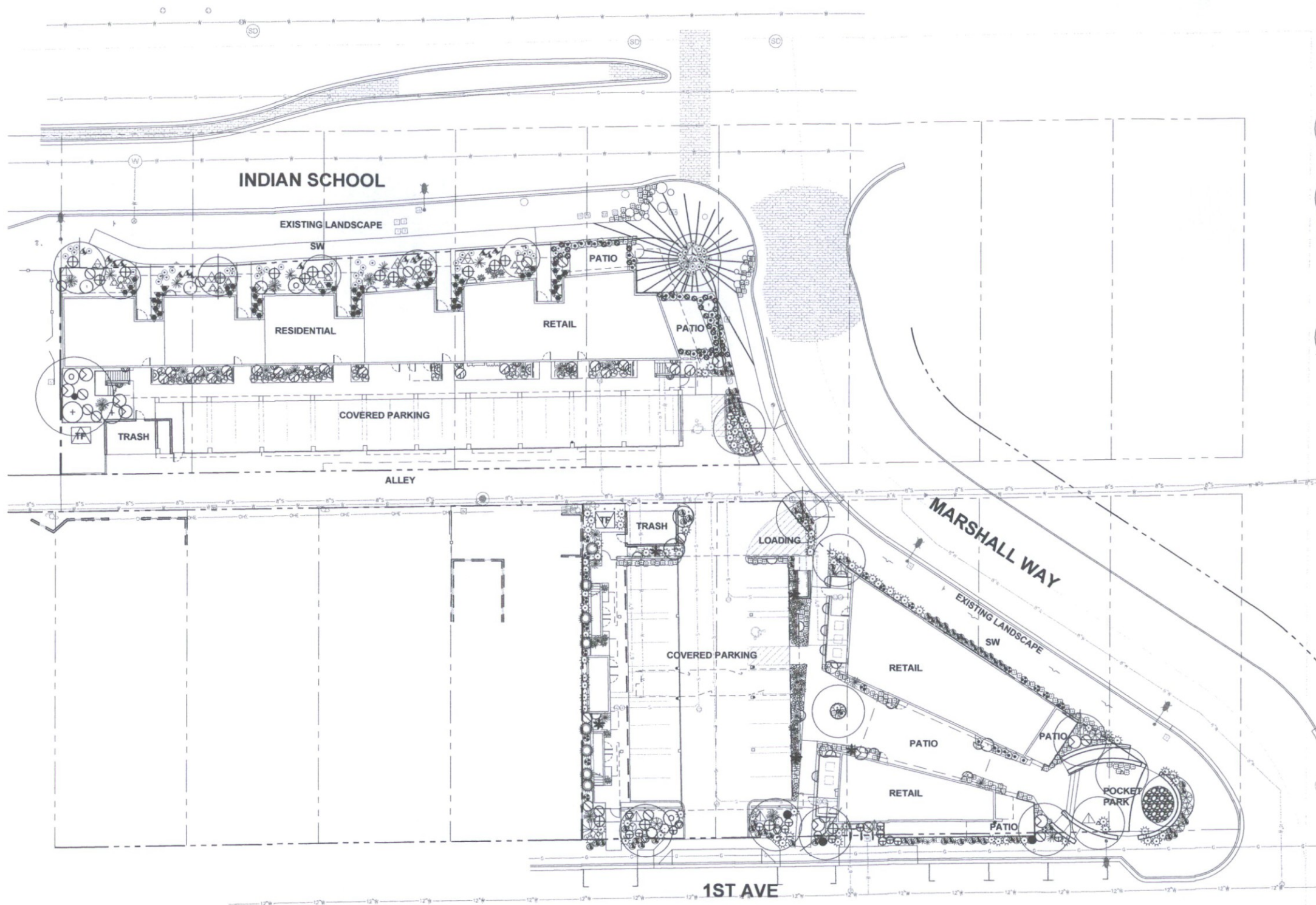
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L1
 conceptual hardscape plan



LANDSCAPE LEGEND

Furnish and install landscape material per plans, details and specifications. All plant material to meet ANA specifications and be of sound health and appearance. Landscape Architect to hand select and tag all trees for project.

Trees	Size	Qty
Prosopis velutina velvet mesquite	24" box 1.5" caliper	—
Parkinsonia microphylla Foothills Palo Verde	24" box 1.5" caliper	—
Olneya tesota Ironwood	36" box 3.0" caliper	—
Parkinsonia floridum Blue Palo Verde	36" box 2.0" caliper	—
Celtis reticulata netleaf hackberry	36" box 1.5" caliper	—
Caesalpinia mexicana Mexican Bird of Paradise	24" box 1.5" caliper	—
Acacia willardiana Palo Blanco	24" box 1.5" caliper	—
Chilopsis linearis 'Bubba' semi-seedless desert willow	24" box 1.5" caliper	—
Caesalpinia calacaco Smoothie® Thornless Cascalote	24" box 1.0" caliper	—

Shrubs / Ground Covers

Shrubs / Ground Covers	Size	Qty
Dodonaea viscosa hop seed	5 gallon	—
Simmondsia chinensis jojoba	5 gallon	—
Salvia clevelandii cleveland sage	5 gallon	—
Justicia californica chuparosa	5 gallon	—
Viguiera parishii (Deltoidea) goldeneye	5 gallon	—
Dalea frutescens black dalea	5 gallon	—
Calliandra eriophylla Native Fairy Duster	5 gallon	—
Penstemon sp. mixed parryi and eatoni	3 gallon	—
Setcreasea pallida Purple Heart	5 gallon	—
Sphagneticola trilobata Yellow Dot	5 gallon	—
Encelia farinosa brittlebush	5 gallon	—
Sphaeralcea ambigua mixed color globe mallow	5 gallon	—

Vines

Vines	Size	Qty
Parthenocissus 'Hacienda Creeper' hacienda creeper	5 gallon	—
Trachelospermum jasminoides star jasmine	5 gallon	—
Ficus pumila creeping fig	5 gallon	—

Cacti/Succulents

Cacti/Succulents	Size	Qty
Fouquieria splendens ocotillo	15 gallon	—
Yucca rostrata beaked yucca	15 gallon	—
Yucca baccata Banana Yucca	15 gallon	—
Dasylium quadrangulum toothless sotol	15 gallon	—
Hesperaloe parviflora Brakelights	5 gallon	—
Agave weberi smooth edge agave	5 gallon	—
Agave attenuata fox tail agave	5 gallon	—
Asclepias subulata desert milkweed	5 gallon	—
Pedilanthus bracteatus Tall Lady Slipper	5 gallon	—
Euphorbia antisyphilitica candelilla	5 gallon	—
Yucca elata Soaptree Yucca	5 gallon	—
Opuntia coccinifera 'Ellisiana'	5 gallon	—
Opuntia gomei old mexico	15 gallon	—
Agave parryi parry's agave	15 gallon	—



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L2
conceptual landscape plan

1 CONCEPTUAL LANDSCAPE PLAN

LANDSCAPE GENERAL NOTES

- Contractor to include elevated planters in bid. (3) located at the condos (10) located at the north building.

GROUND COVER MATERIAL LEGEND

Refer to plans, details, and specifications

01 Crushed Stone Mulch/Groundcover
type: recycled clay pipe
size: 3/4" minus
color: Natural Terra Cotta
depth: 2"
notes: install in all landscape planting areas

02 Stabilized Crushed Stone
type: stabilized decomposed granite
size: 3/8" minus
color: palomino gold
depth: 3"
notes: install in pocket park

03 Decorative rock
type: rounded pea gravel / river rock
size: 1/2" to 1"
color: natural
depth: 2"
notes: install in all raised planters

05 Rip Rap
type: recycled concrete rip rap
size: 3" to 8"
color: natural
depth: refer to civil
notes: Locate per civil grading plans

Specialty Accents

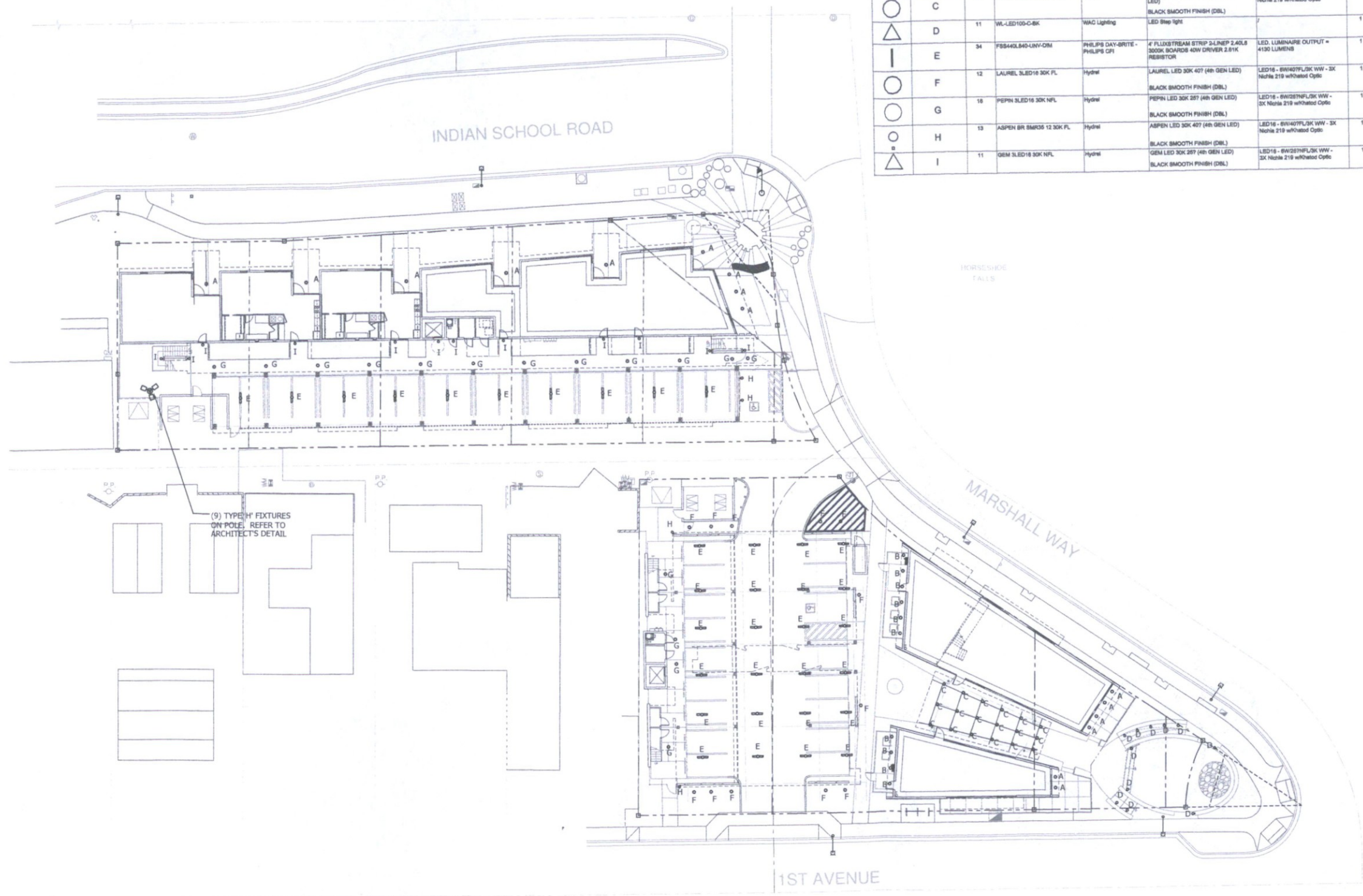
- Specimen plants to be selected in field by LA
1. Aloe sp. 15 gallon
2. Yucca elata 15 gallon
3. Yucca rostrata beaked yucca 15 gallon
4. Stenocereus marginatus mexican fence post 15 gallon
5. Lophocereus schottii native totem pole 15 gallon
6. Yucca rostrata beaked yucca 15 gallon

Accents continued

- Yucca rupicola twisted leaf yucca 5 gallon
- Opuntia turpinii Pine Cone Prickly Pear 5 gallon
- Aloe wickensii aloe wickensii 5 gallon
- Aloe barbadensis african aloe 5 gallon
- Echinopsis spp. Mixed Easter Lily Cactus 5 gallon
- Aloe / Agave sp. mixed succulents per LA 5 gallon
- Sansevieria cylindrica African Spear 5 gallon
- Echinopsis pachanoi San Pedro Cactus 5 gallon
- Aloe sp. mixed aloes per LA 5 gallon



location map



Site Lighting Schedule										
Symbol	Label	Quantity	Catalog Number	Manufacturer	Description	Lamp	Number Lamps	Fixture	Lumens Per Lamp	Light Loss Factor
○	A	15	R4RD2T-F830-BK (15W)	WAC Lighting	downlight	15W LED 3000K	1	R4RD2T-F830-WT (15W).IES	1373.8	0.9
○	B	10	R4RWT-A830-BK (15W)	WAC Lighting	Downlight	15W 3000K	1	R4RWT-A830-WT (15W).IES	908.8071	0.9
○	C	18	MILLERTON SLED18 30K PL	Hydrel	MILLERTON LED 30K 407 (4th GEN LED) BLACK SMOOTH FINISH (DBL)	LED18 - 6W/407FL3K WW - 3X Nichia 219 w/Phatod Optic	1	MILLERTON_SLED18_30K_PL.ies	Absolute	0.9
△	D	11	WL-LED100-C-BK	WAC Lighting	LED Strip light		1	WL-LED100-C-BK.IES	31	0.8
I	E	34	F8540L840-UNV-DM	PHILIPS DAY-BRITE - PHILIPS CFI	4' FLUXSTREAM STRIP 2-LINEP 2.40LS 3000K 804F08 40W DRIVER 2.81Kc RESISTOR	LED LUMINAIRE OUTPUT = 4128 LUMENS	1	Flux Stream 4000 lumens F8540L840-UNV-DM.IES	4128.962	0.78
○	F	12	LAUREL SLED18 30K PL	Hydrel	LAUREL LED 30K 407 (4th GEN LED) BLACK SMOOTH FINISH (DBL)	LED18 - 6W/407FL3K WW - 3X Nichia 219 w/Phatod Optic	1	LAUREL_SLED18_30K_PL.ies	Absolute	0.9
○	G	18	PEPIN SLED18 30K NFL	Hydrel	PEPIN LED 30K 287 (4th GEN LED) BLACK SMOOTH FINISH (DBL)	LED18 - 6W/287FL3K WW - 3X Nichia 219 w/Phatod Optic	1	PEPIN_SLED18_30K_NFL.ies	Absolute	0.9
○	H	13	ASPEN BR BMR35 12 30K PL	Hydrel	ASPEN LED 30K 407 (4th GEN LED) BLACK SMOOTH FINISH (DBL)	LED18 - 6W/407FL3K WW - 3X Nichia 219 w/Phatod Optic	1	ALDER_SLED18_30K_PL.ies	Absolute	0.9
△	I	11	GEM SLED18 30K NFL	Hydrel	GEM LED 30K 287 (4th GEN LED) BLACK SMOOTH FINISH (DBL)	LED18 - 6W/287FL3K WW - 3X Nichia 219 w/Phatod Optic	1	GEM_SLED18_30K_NFL.ies	Absolute	0.9

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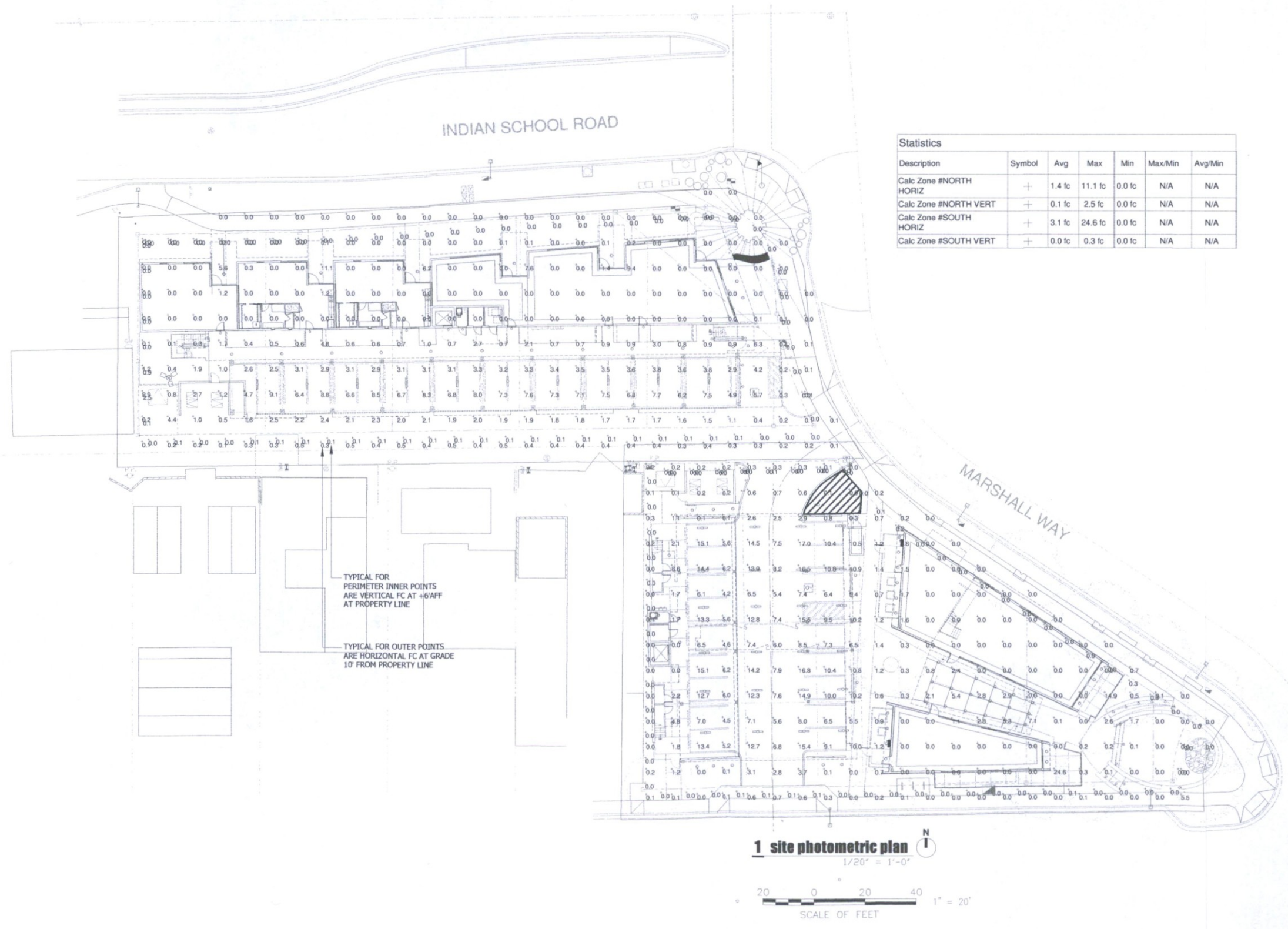
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site lighting plan

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E1
site lighting plan



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #NORTH HORIZ	+	1.4 fc	11.1 fc	0.0 fc	N/A	N/A
Calc Zone #NORTH VERT	+	0.1 fc	2.5 fc	0.0 fc	N/A	N/A
Calc Zone #SOUTH HORIZ	+	3.1 fc	24.6 fc	0.0 fc	N/A	N/A
Calc Zone #SOUTH VERT	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A

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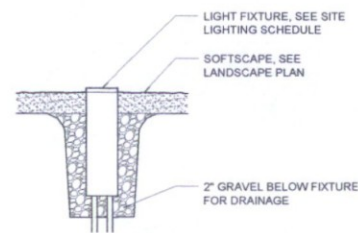


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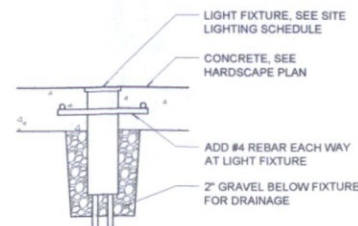
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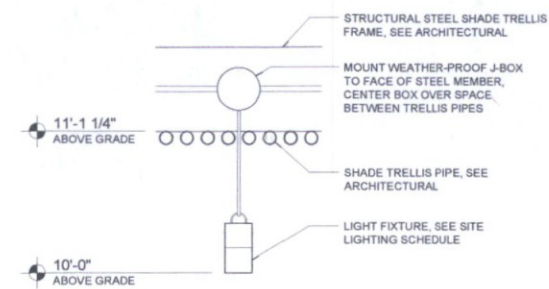
E2
site photometric plan



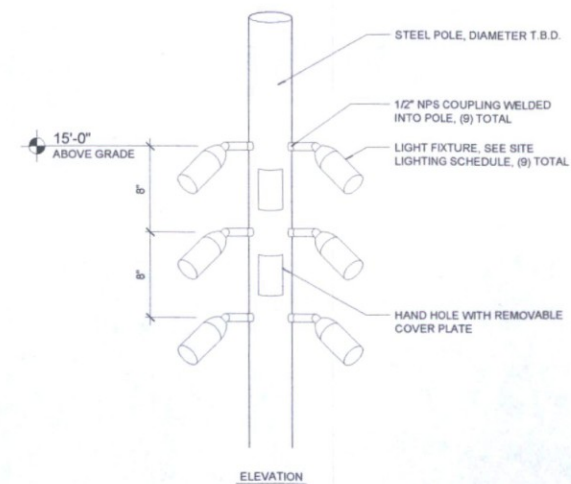
in-grade light in softscape
not to scale



in-grade light in hardscape
not to scale



shade trellis light
not to scale



pole mounted light
not to scale

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E5
site lighting details