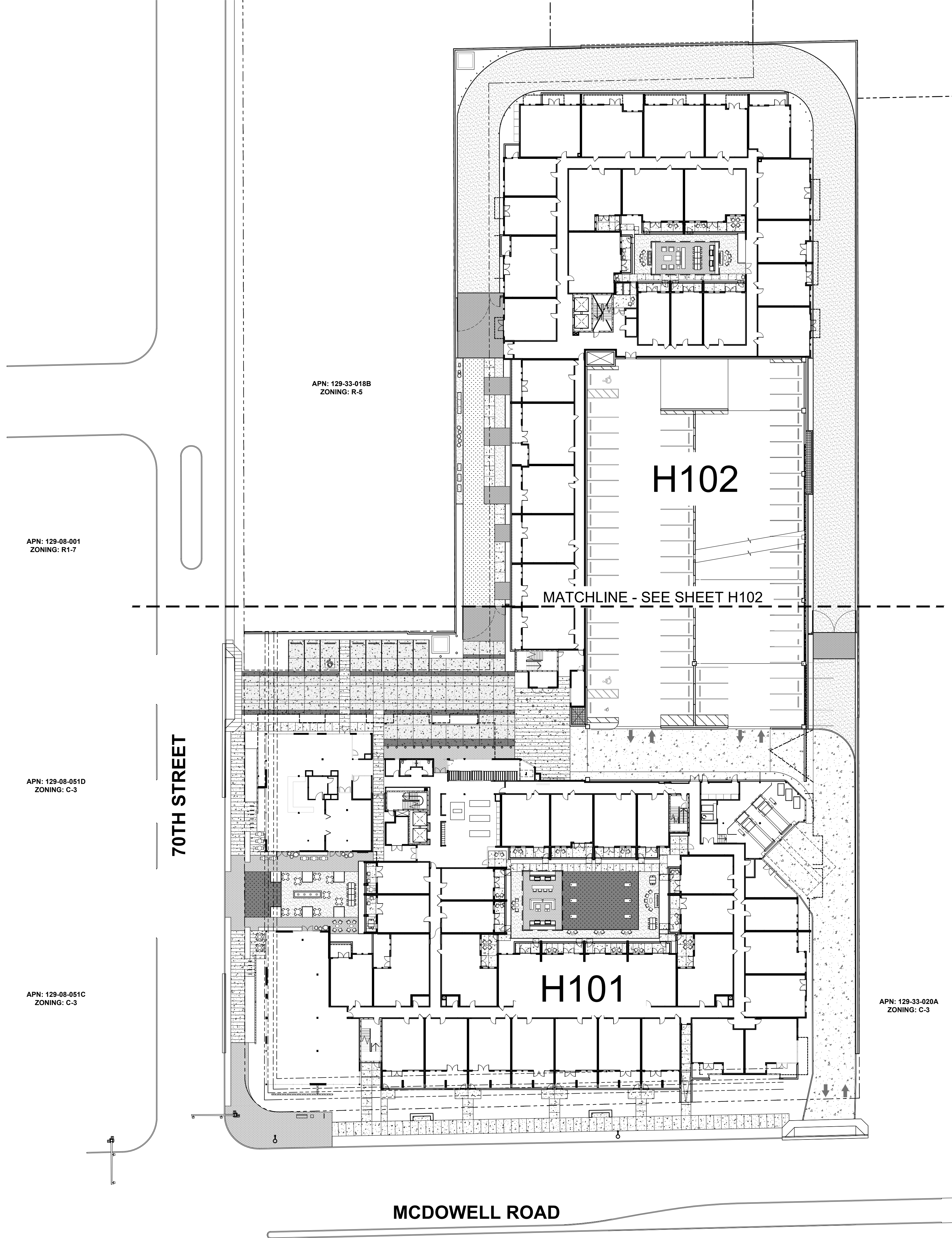




HARDSCAPE SHEET INDEX

SHEET #	DESCRIPTION	(04/29/21) ISSUED FOR:			
		DRB SUBMITTAL			
H-100	OVERALL HARDSCAPE PLAN	X			
H-101	PARTIAL HARDSCAPE PLAN	X			
H-102	PARTIAL HARDSCAPE PLAN	X			
L-100	OVERALL LANDSCAPE PLAN	X			
L-101	PARTIAL LANDSCAPE PLAN	X			
L-102	PARTIAL LANDSCAPE PLAN	X			

NELSEN
PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale
15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com

HAWKINS
COMPANIES
COMMERCIAL DEVELOPERS

FLOOR
associates

SOUTHDALE
7000 E. McDOWELL ROAD
SCOTTSDALE, AZ 85257

PRE-APP # 225-PA-2020 ZONING # 5-ZN-2020 DRB #

OWNER
Hawkins Companies
Commercial Developers
4700 S. McClintock Drive
Ste 160
Tempe, AZ 85282

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
Attn: Jeff Brand

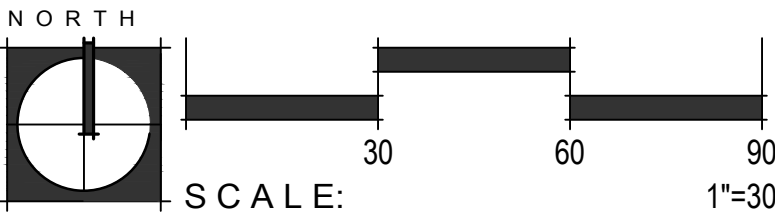
Date
April 29, 2021

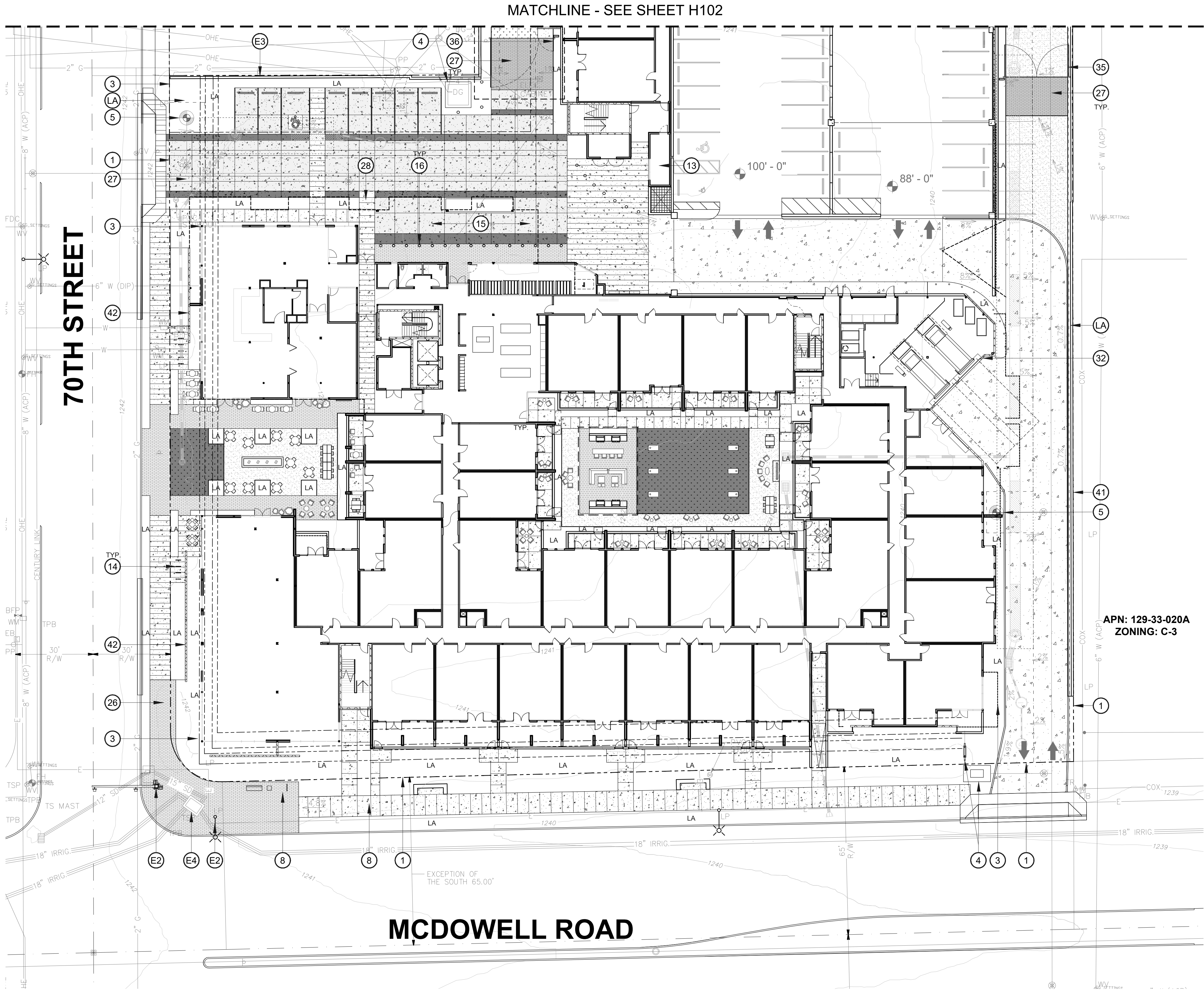
Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without
written consent of the architect.

© 2021 NELSEN PARTNERS, INC.

Project No.
319084

H100
OVERALL HARDSCAPE PLAN





KEYNOTES

- (LA) LANDSCAPE AREA
- (1) PROPERTY / R.O.W. / PARCEL LINE
- (2) LIMIT OF CONSTRUCTION / DISTURBANCE / PROJECT PHASE LINE
- (3) SIGHT VISIBILITY TRIANGLE
- (4) SITE UTILITY - SEE CIVIL
- (5) FIRE HYDRANT - SEE CIVIL
- (6) FIRELANE - SEE CIVIL
- (7) ASPHALT DRIVE - SEE CIVIL
- (8) BUS STOP ZONE
- (9) ENTRY SIGNAGE
- (10) OUTDOOR LIVING ROOM
- (11) OUTDOOR DINING
- (12) COMMUNITY TABLE
- (13) DOG WASH
- (14) BIKE RACKS
- (15) DROP OFF AREA
- (16) BOLLARDS
- (17) CONCRETE POTS- KORNEGAY DESIGN/ QUARTZ SERIES / WHITE. QS-27, QS-30, QS45
- (18) SITE FURNISHINGS, FOR REFERENCE
- (19) WATER FEATURE - SEE H-201 / DTL 1
- (20) FIRE FEATURE
- (21) SHADE PAVILION - SEE ARCH
- (22) COWORKING SPACE
- (23) OUTDOOR GRILLS
- (24) TV / MEDIA - FOR REFERENCE
- (25) FIXED WOOD GATE
- (26) LINEAR PAVERS, SEE HARDSCAPE LEGEND
- (27) SPECIALTY PAVERS, SEE HARDSCAPE LEGEND
- (28) CONCRETE PAVING, SEE HARDSCAPE LEGEND
- (29) STABILIZED DECOMPOSED GRANITE
- (30) ARTIFICIAL TURF
- (31) PEDESTRIAN PLAZA LINK
- (32) TRASH / RECYCLING COMPACTORS. SEE ARCH
- (33) DOG WASTE STATION
- (34) DOG RUN AREA
- (35) FIRE ACCESS AUTOMATIC DOUBLE SWING GATE
- (36) FIRE ACCESS AUTOMATIC SWING GATE / MAN GATE
- (37) STEEL HEADER
- (38) DOG WATER FOUNTAIN
- (39) DOG PLAY EQUIPMENT
- (40) CONCRETE SEATWALL- SEE H-201-DTL 2
- (41) 6'-0" SITE WALL TO MATCH EXISTING. SEE ARCH
- (42) ARCHITECTURAL FEATURE WALL. SEE ARCH
- (E1) EXISTING BUS STOP
- (E2) EXISTING LIGHT POST / SIGNALS
- (E3) EXISTING SITE WALL TO REMAIN
- (E4) EXISTING IRRIGATION STRUCTURE

HARDSCAPE LEGEND

- [COURTYARD SPECIALTY CONCRETE PAVERS]- PED ONLY
ACKER-STONE 4"X16" PRECAST CONCRETE PAVERS
FINISH: COLOR: PEWTER. FM STANDARD
THICKNESS: 8 CM. NO CHAMFER. RUNNING BOND
- [PAVES BANDS AT DOG RUN]- VEHICULAR
ACKER-STONE 4"X12" PRECAST CONCRETE PAVERS
COLOR: CHARCOAL FM. FINISH: FM STANDARD
THICKNESS: 10 CM. NO CHAMFER. RUNNING BOND
- [CONCRETE DRIVE]
FINISH: SAND FINISH
COLOR: PADRE BROWN
- [CONCRETE DRIVE]
FINISH: 03 TOPCAST
COLOR: GRAPHITE
- [CONCRETE SIDEWALK]
FINISH: SAND FINISH
COLOR: NATURAL GREY
- [STABILIZED DECOMPOSED GRANITE]
1/4" MINUS. ROCK PROS. COLOR: PAINTED DESERT.
- [ARTIFICIAL TURF AT COURTYARDS]
PLAY LAWN. DUPONT™ FOREVERLAWN®
SELECT HD. 115 OUNCE. 1-3/4" BLADE HEIGHT.
BY FOREVER LAWN. PHONE: 623.764.1208
- [ARTIFICIAL TURF AT DOG RUN]
K9GRASS CLASSIC. 87 OUNCE. 3/4" BLADE HEIGHT.
BY FOREVER LAWN. PHONE: 623.764.1208

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com

SOUTHDAL
7000 E. McDOWELL ROAD
SCOTTSDALE, AZ 85257

PRE-APP # 225-PA-2020 ZONING # 5-ZN-2020 DRB #

OWNER
Hawkins Companies
Commercial Developers
4700 S. McClintock Drive
Ste 160
Tempe, AZ 85282

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
Attn: Jeff Brand

Date
April 29, 2021

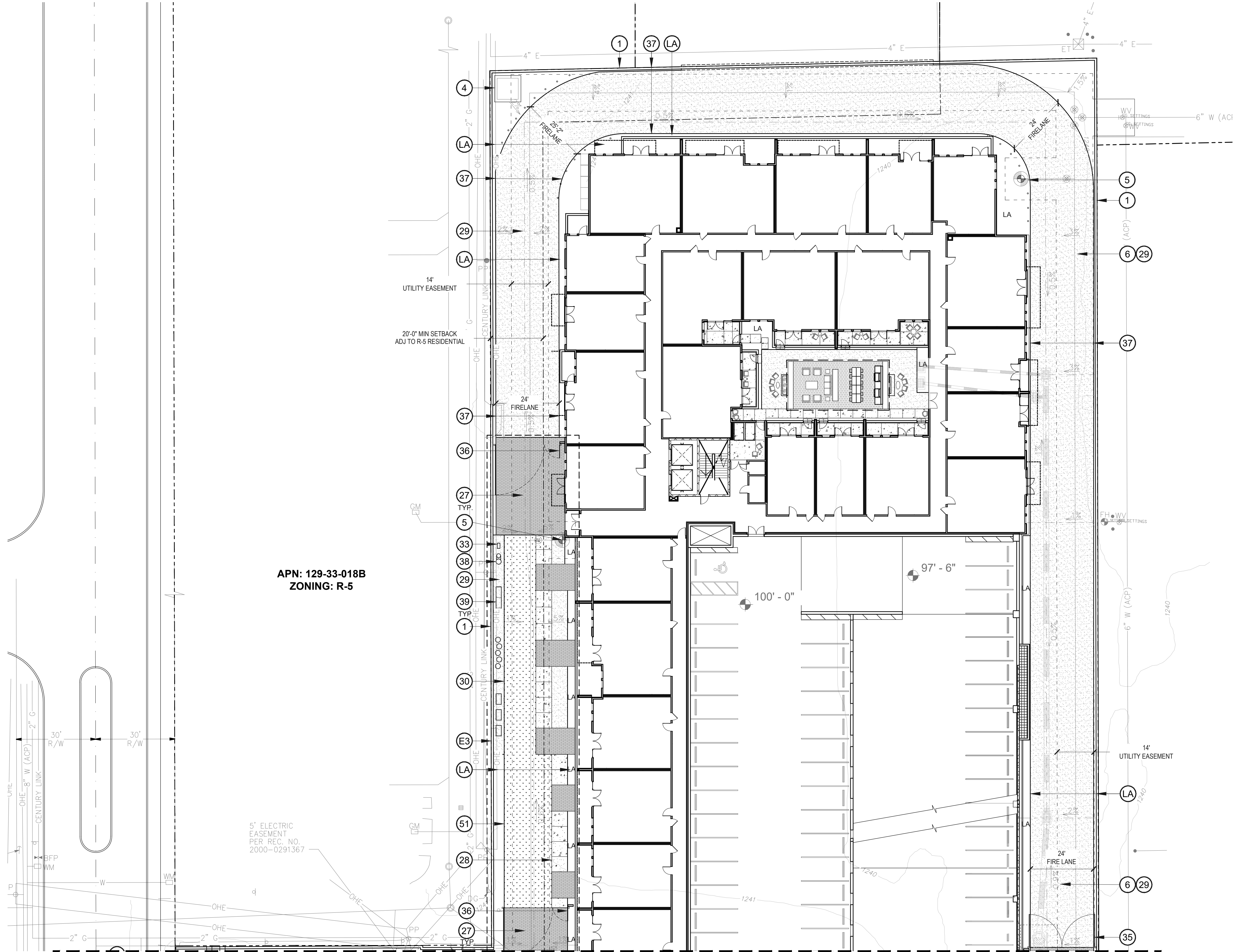
Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without
written consent of the architect.

© 2021 NELSEN PARTNERS, INC.

Project No.
319084

H101

PARTIAL HARDSCAPE PLAN



APN: 129-33-018B
ZONING: R-5

MATCHLINE - SEE SHEET H101

KEYNOTES

- (LA) LANDSCAPE AREA
- (1) PROPERTY / R.O.W. / PARCEL LINE
- (2) LIMIT OF CONSTRUCTION / DISTURBANCE / PROJECT PHASE LINE
- (3) SIGHT VISIBILITY TRIANGLE
- (4) SITE UTILITY - SEE CIVIL
- (5) FIRE HYDRANT - SEE CIVIL
- (6) FIRELANE - SEE CIVIL
- (7) ASPHALT DRIVE - SEE CIVIL
- (8) BUS STOP ZONE
- (9) ENTRY SIGNAGE
- (10) OUTDOOR LIVING ROOM
- (11) OUTDOOR DINING
- (12) COMMUNITY TABLE
- (13) DOG WASH
- (14) BIKE RACKS
- (15) DROP OFF AREA
- (16) BOLLARDS
- (17) CONCRETE POTS- KORNEGAY DESIGN/ QUARTZ SERIES / WHITE. QS-27, QS-30, QS45
- (18) SITE FURNISHINGS, FOR REFERENCE
- (19) WATER FEATURE - SEE H-201 / DTL 1
- (20) FIRE FEATURE
- (21) SHADE PAVILION - SEE ARCH
- (22) COWORKING SPACE
- (23) OUTDOOR GRILLS
- (24) TV / MEDIA - FOR REFERENCE
- (25) FIXED WOOD GATE
- (26) LINEAR PAVERS, SEE HARDSCAPE LEGEND
- (27) SPECIALTY PAVERS, SEE HARDSCAPE LEGEND
- (28) CONCRETE PAVING, SEE HARDSCAPE LEGEND
- (29) STABILIZED DECOMPOSED GRANITE
- (30) ARTIFICIAL TURF
- (31) PEDESTRIAN PLAZA LINK
- (32) TRASH / RECYCLING COMPACTORS. SEE ARCH
- (33) DOG WASTE STATION
- (34) DOG RUN AREA
- (35) FIRE ACCESS AUTOMATIC DOUBLE SWING GATE
- (36) FIRE ACCESS AUTOMATIC SWING GATE / MAN GATE
- (37) STEEL HEADER
- (38) DOG WATER FOUNTAIN
- (39) DOG PLAY EQUIPMENT
- (40) CONCRETE SEATWALL- SEE H-201-DTL 2
- (41) 6'-0" SITE WALL TO MATCH EXISTING. SEE ARCH
- (42) ARCHITECTURAL FEATURE WALL. SEE ARCH
- (E1) EXISTING BUS STOP
- (E2) EXISTING LIGHT POST / SIGNALS
- (E3) EXISTING SITE WALL TO REMAIN
- (E4) EXISTING IRRIGATION STRUCTURE

HARDSCAPE LEGEND

- [COURTYARD SPECIALTY CONCRETE PAVERS]- PED ONLY
ACKER-STONE 4"X16" PRECAST CONCRETE PAVERS
FINISH-COLOR: PEWTER, FM STANDARD
THICKNESS: 8 CM. NO CHAMFER. RUNNING BOND
- [PAVER BANDS AT DOG RUN]- VEHICULAR
ACKER-STONE 4"X12" PRECAST CONCRETE PAVERS
COLOR: CHARCOAL FM. FINISH: FM STANDARD
THICKNESS: 10 CM. NO CHAMFER. RUNNING BOND
- [CONCRETE DRIVE]
FINISH: SAND FINISH
COLOR: PADRE BROWN
- [CONCRETE DRIVE]
FINISH: 03 TOPCAST
COLOR: GRAPHITE
- [CONCRETE SIDEWALK]
FINISH: SAND FINISH
COLOR: NATURAL GREY
- [STABILIZED DECOMPOSED GRANITE]
1/4" MINUS. ROCK PROS. COLOR: PAINTED DESERT.
- [ARTIFICIAL TURF AT COURTYARDS]
PLAY LAWN. DUPONT™ FOREVERLAWN®
SELECT HD. 115 OUNCE. 1-3/4" BLADE HEIGHT.
BY FOREVER LAWN. PHONE: 623.764.1208
- [ARTIFICIAL TURF AT DOG RUN]
K9GRASS CLASSIC. 87 OUNCE. 3/4" BLADE HEIGHT.
BY FOREVER LAWN. PHONE: 623.764.1208

NELSEN PARTNERS

ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com

HAWKINS COMPANIES
COMMERCIAL DEVELOPERS

FLOOR associates

SOUTHDALE
7000 E. McDOWELL ROAD
SCOTTSDALE, AZ 85257

OWNER
Hawkins Companies
Commercial Developers
4700 S. McClintock Drive
Ste 160
Tempe, AZ 85282

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
Attn: Jeff Brand

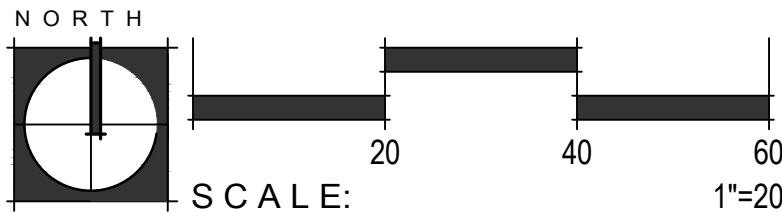
Date
April 29, 2021

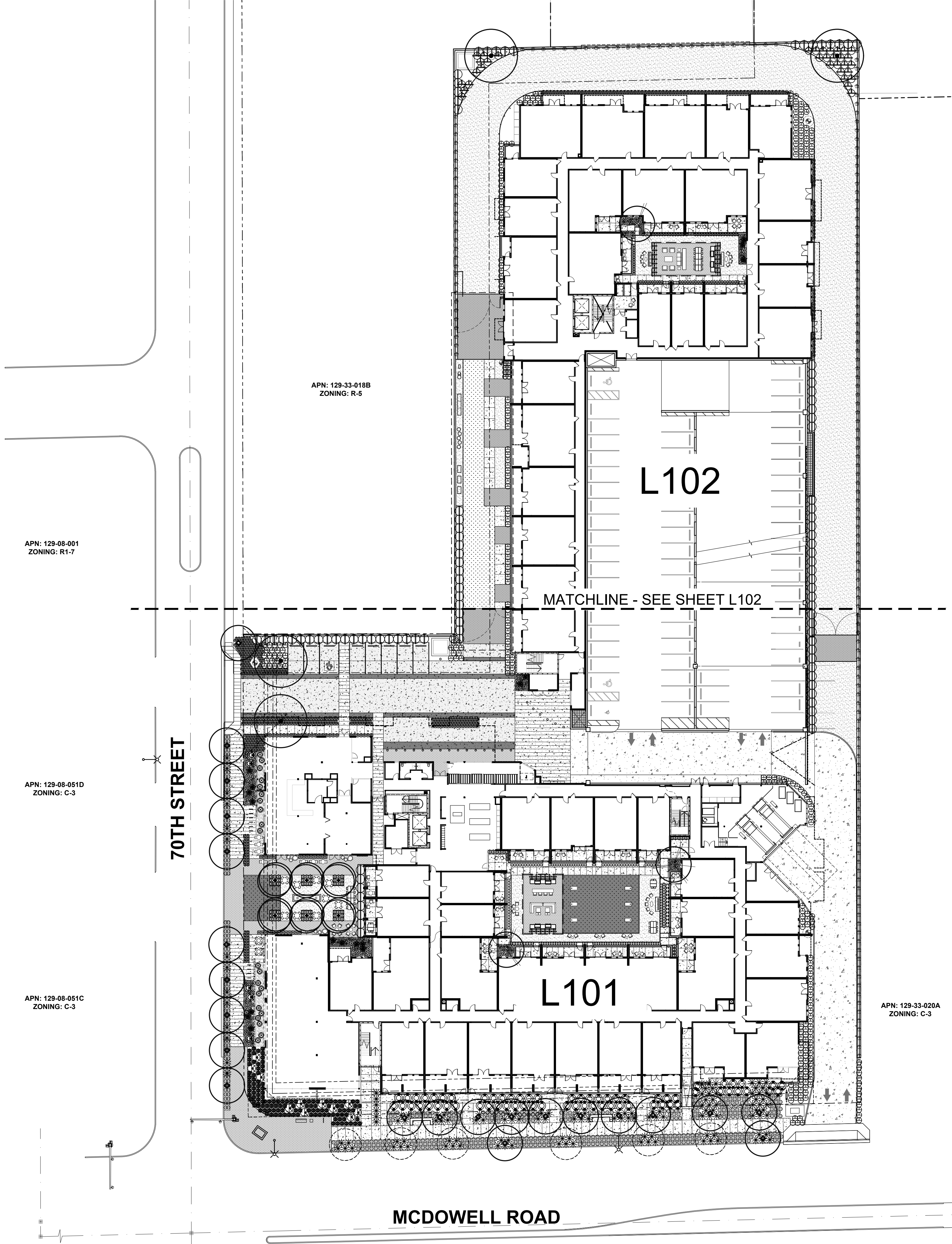
Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without
written consent of the architect.

© 2021 NELSEN PARTNERS, INC.

Project No.
319084

H102
PARTIAL HARDSCAPE PLAN





PLANT LEGEND			
SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W

TREES

EXISTING TREE TO REMAIN

CAESALPINIA CACALACO SMOOTHIE® SMOOTHIE® THORNLESS CASCALOTE	36" BOX STANDARD	3.5" CAL 10' H X 6' W
CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	36" BOX MULTI	
FRAXINUS VELUTINA 'FAN TEX' FAN TEX ASH	48" BOX SINGLE	3.5" CAL 14' H X 9' W
OLNEYA TESOTA DESERT IRONWOOD	72" BOX MULTI	12' H X 11' W
QUERCUS VIRGINIANA LIVE OAK	36" BOX SINGLE	2.5" CAL 12' H X 7' W

SHRUBS

CARISSA MACROCARPA NATAL PLUM	5 GAL
DODONAEA VISCOSA HOPBUSH	5 GAL
EREMOPHILA GLABRA SSP. 'WINTER BLAZE' WINTER BLAZE EMU BUSH	5 GAL
PORTULACARIA AFRA ELEPHANT FOOD	5 GAL
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER	5 GAL
RUPELLIA X BRITTONIANA MEXICAN HARDY PETUNIA	5 GAL

ACCENTS

ALOE BARBADENSIS MEDICINAL ALOE YELLOW	5 GAL
ALOE CRYPTOPODA GEELALWYN	5 GAL
ALOE FEROX CAPE ALOE	5 GAL
ALOE SAFARI SAFARI ALOE	5 GAL
DASYLIRION TEXANUM GREEN DESERT SPOON	5 GAL
DIANELLA CASSA BLUE BLUE FLAX LILY	5 GAL
DIETES BICOLOR EVERGREEN IRIS	5 GAL
HESPERALOE PAVIFLORA 'MSWINPERED' SANDIA GLOW RED YUCCA	5 GAL
MYRTUS COMMUNIS COMPACTA DWARF MYRTLE	5 GAL
PACHYCEREUS MARGINATUS FENCE POST	24" BOX
PEDILANTHUS MACROCARPUS LADY SLIPPER	5 GAL
YUCCA ALOIFOLIA SPANISH BAYONET	24" BOX
YUCCA PALLIDA PALE LEAF YUCCA	5 GAL
YUCCA ROSTRATA BEAKED YUCCA	24" BOX

VINES

VIGNA CARACALLA SNAIL VINE	15 GAL
-------------------------------	--------

GROUNDCOVER

WEDELIA TRILOBATA YELLOW DOT	5 GAL
---------------------------------	-------

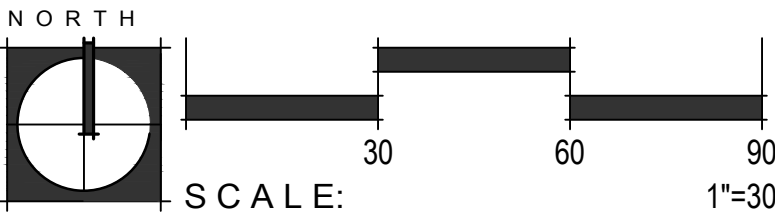
TURF

ARTIFICIAL TURF AT COURTYARDS. SEE HARDSCAPE PLANS
ARTIFICIAL TURF AT DOG RUN. SEE HARDSCAPE PLANS

TOPDRESS / DUST CONTROL

1" SCREENED DECOMPOSED GRANITE AT ALL LANDSCAPE AREAS. U.N.O. 2" MIN DEPTH. COLOR: PAINTED DESERT ROCKPROS.COM. 602.818.0723
1"-3" COBBLE AT SUCCULENT GARDENS 4" MIN DEPTH. COLOR: PAINTED DESERT ROCKPROS.COM. 602.818.0723
3"-8" COBBLE AT FENCE POST PLANTER. 8" MIN DEPTH. COLOR: PAINTED DESERT. ROCKPROS.COM. 602.818.0723
2"-3" UNPOLISHED BEACH PEBBLE AT PLANTER POTS AND WATER FEATURE REVEALS. COLOR: BLACK PIONEERSAND.COM.

NOTE:
ALL TREES WITHIN 10' OF UNDERGROUND UTILITIES SHALL HAVE APPROVED
ROOT BARRIERS - REFER TO DETAIL - / -



NELSEN
PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale
15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com

HAWKINS
COMPANIES
COMMERCIAL DEVELOPERS

FLOOR
associates

SOUTHDALE
7000 E. McDOWELL ROAD
SCOTTSDALE, AZ 85257

OWNER
Hawkins Companies
Commercial Developers
4700 S. McClintock Drive
Ste 160
Tempe, AZ 85282

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
Attn: Jeff Brand

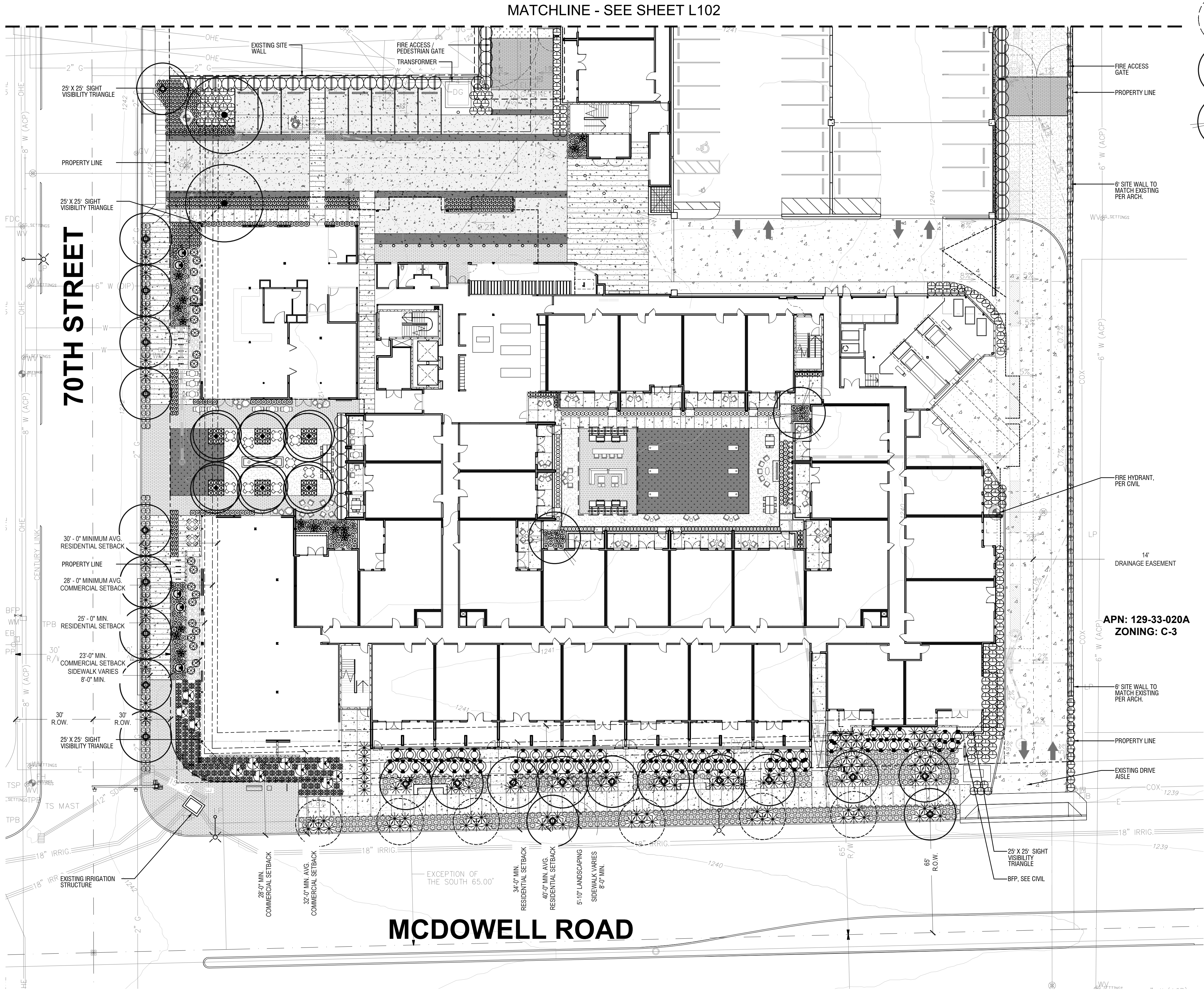
Date
April 29, 2021

Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without
written consent of the architect.

© 2021 NELSEN PARTNERS, INC.

Project No.
319084

L100
OVERALL LANDSCAPE PLAN



PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W
TREES			
EXISTING TREE TO REMAIN			
●	CAESALPINIA CACALACO SMOOTHIE® SMOOTHIE® THORNLESS CASCALOTE	36" BOX STANDARD	3.5" CAL 10' H X 6' W
●	CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	36" BOX MULTI	
●	FRAXINUS VELUTINA 'FAN TEX' FAN TEX ASH	48" BOX SINGLE	3.5" CAL 14' H X 9' W
●	OLNEYA TESOTA DESERT IRONWOOD	72" BOX MULTI	12' H X 11' W
●	QUERCUS VIRGINIANA LIVE OAK	36" BOX SINGLE	2.5" CAL 12' H X 7' W

SHRUBS

✱	CARISSA MACROCARPA NATAL PLUM	5 GAL
○	DODONAEA VISCOSA HOPBUSH	5 GAL
⊕	EREMOPHILA GLABRA SSP. 'WINTER BLAZE' WINTER BLAZE EMU BUSH	5 GAL
⊙	PORTULACARIA AFRA ELEPHANT FOOD	5 GAL
⊙	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER	5 GAL
⊕	RUPELLIA X BRITTONIANA MEXICAN HARDY PETUNIA	5 GAL

ACCENTS

⊙	ALOE BARBADENSIS MEDICINAL ALOE YELLOW	5 GAL
⊙	ALOE CRYPTOPODA GEELALWYN	5 GAL
✱	ALOE FEROX CAPE ALOE	5 GAL
⊙	ALOE SAFARI SAFARI ALOE	5 GAL
✱	DASYLIRION TEXANUM GREEN DESERT SPOON	5 GAL
⊙	DIANELLA CASSA BLUE BLUE FLAX LILY	5 GAL
⊙	DIETES BICOLOR EVERGREEN IRIS	5 GAL
⊙	HESPERALOE PAVIFLORA 'MSWINPERED' SANDIA GLOW RED YUCCA	5 GAL
⊙	MYRTUS COMMUNIS COMPACTA DWARF MYRTLE	5 GAL
⊙	PACHYCEREUS MARGINATUS FENCE POST	24" BOX
✱	PEDILANTHUS MACROCARPUS LADY SLIPPER	5 GAL
⊙	YUCCA ALOIFOLIA SPANISH BAYONET	24" BOX
✱	YUCCA PALLIDA PALE LEAF YUCCA	5 GAL
⊙	YUCCA ROSTRATA BEAKED YUCCA	24" BOX

VINES

⊙	VIGNA CARACALLA SNAIL VINE	15 GAL
---	-------------------------------	--------

GROUND COVER

⊕	WEDELIA TRILOBATA YELLOW DOT	5 GAL
---	---------------------------------	-------

TURF

■	ARTIFICIAL TURF AT COURTYARDS. SEE HARDSCAPE PLANS
■	ARTIFICIAL TURF AT DOG RUN. SEE HARDSCAPE PLANS

TOPDRESS / DUST CONTROL

□	1" SCREENED DECOMPOSED GRANITE AT ALL LANDSCAPE AREAS. U.N.O. 2" MIN DEPTH. COLOR: PAINTED DESERT ROCKPROS.COM. 602.818.0723
■	1"-3" COBBLE AT SUCCULENT GARDENS 4" MIN DEPTH. COLOR: PAINTED DESERT ROCKPROS.COM. 602.818.0723
■	3"-8" COBBLE AT FENCE POST PLANTER. 8" MIN DEPTH. COLOR: PAINTED DESERT. ROCKPROS.COM. 602.818.0723
□	2"-3" UNPOLISHED BEACH PEBBLE AT PLANTER POTS AND WATER FEATURE REVEALS. COLOR: BLACK PIONEERSAND.COM.

NOTE:
ALL TREES WITHIN 10' OF UNDERGROUND UTILITIES SHALL HAVE APPROVED
ROOT BARRIERS - REFER TO DETAIL - / -



NOTE:
ALL TREES WITHIN 10' OF UNDERGROUND UTILITIES SHALL HAVE APPROVED
ROOT BARRIERS - REFER TO DETAIL - / --

SCOTTSDALE, AZ 85257