

FAIRMONT SCOTTSDALE PRINCESS PARKING GARAGE

7575 E. PRINCESS DRIVE
SCOTTSDALE, AZ 85251

PROJECT TEAM

OWNER / DEVELOPER

STRATEGIC HOTELS & RESORTS INC.
150 N. RIVERSIDE PLAZA
CHICAGO, ILLINOIS 60606
PHONE: 312.658.5000

ARCHITECT

KOLLIN ALTOMARE ARCHITECTS
4265 E. CONANT STREET, SUITE 101
LONG BEACH, CA 90808
CONTACT: STEVEN HARRELL
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EMAIL: SHARRELL@KO-AL.COM

LANDSCAPE ARCHITECT

WERK URBAN DESIGN
7520 E. 2ND STREET, SUITE 1004
SCOTTSDALE, AZ 85251
CONTACT: BRIAN SAGER
PHONE: (602) 429-9922
EMAIL: BRIAN@WERKURBANDESIGN.COM

CIVIL ENGINEER

WOOD PATEL & ASSOCIATES
2051 W. NORTHERN AVENUE, SUITE 100
PHOENIX, AZ 85021
CONTACT: ROBERT SAUNDERS
PHONE: (602) 335-8566
EMAIL: RSAUNDERS@WOODPATEL.COM

SHEET INDEX

L0.00	COVER SHEET
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE ENLARGEMENT
L2.00	LANDSCAPE PLAN (B+W)
L2.01	LANDSCAPE ENLARGEMENT (B+W)
L2.51	HARDSCAPE DETAILS
L2.52	HARDSCAPE DETAILS
L3.00	MATERIALS BOARD

PROJECT INFORMATION

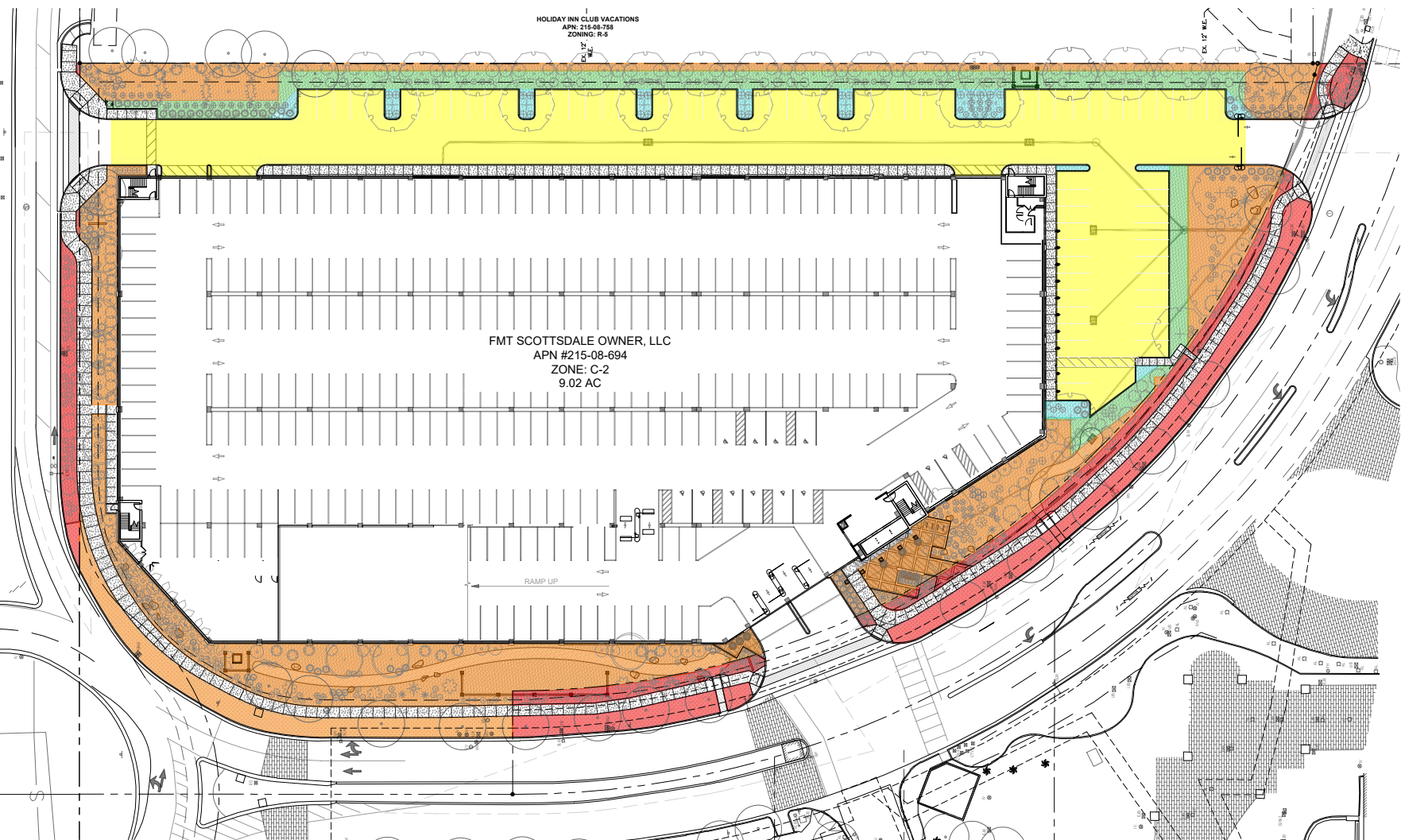
ADDRESS: 7575 E. PRINCESS DRIVE, SCOTTSDALE ARIZONA 85251
A.P.N.: 215-08-694
GROSS AREA: 199,480 SQ. FT.
NET AREA: 188,909 SQ. FT.
IS THE GROSS AREA LESS THE ROADWAY
SLOPE ANALYSIS: THERE ARE NO SLOPES GREATER THAN 10%

PROJECT NARRATIVE

THE FAIRMONT SCOTTSDALE PRINCESS PARKING GARAGE IS A NEW TWO-STORY STRUCTURE AND SURROUNDING LANDSCAPE LOCATED ON 2.47-ACRES OF LAND PREVIOUSLY DEVELOPED BY THE CURRENT OWNER. THE NEW PARKING STRUCTURE WILL REPLACE EXISTING SURFACE PARKING ON THE SITE. THE OVERALL LANDSCAPE APPROACH WILL BE TO EXPAND UPON THE EXISTING CHARACTER OF THE FAIRMONT RESORT WITH PLANT MATERIAL THAT IS CONTEXTUAL TO THE SURROUNDING ENVIRONMENT, AESTHETICALLY PLEASING, SEASONALLY COLORFUL, AND SUSTAINABLE IN SCOTTSDALE'S LOW DESERT ENVIRONMENT. PLANTING DESIGN WILL FUNCTION BY SCREENING AND SOFTENING THE APPEARANCE OF STRUCTURE FROM PRINCESS DRIVE AND PRINCESS BOULEVARD, WHILE APPEALING TO THE PEDESTRIAN SCALE ALONG SIDEWALKS AND NEAR MOMENTS OF ARRIVAL. DENSER PLANTING AREAS AND EXISTING SCREEN PANELS WILL BE UTILIZED TO SCREEN SURFACE PARKING AREAS FROM THE STREET AND NEARBY PROGRAMMED SPACES.

CITY OF SCOTTSDALE GENERAL LANDSCAPE NOTES

- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
 - A MINIMUM OF 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE REQUIREMENTS) 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.
 - A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE 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.
 - AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
 - NO TURF AREAS ARE TO BE PROVIDED.
 - 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 PLANS STAFF REVIEW AND APPROVAL.
 - ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
 - 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 SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
 - TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
 - NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
 - THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.
 - THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
 - ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
 - NEW LANDSCAPING, INCLUDING 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 / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
 - ALL REVEGETATED NAOS SHALL BE WATERED FOR 3 YEARS. AT THE END OF 3 YEARS, THE IRRIGATION SYSTEMS TO THE REVEGETATED NAOS SHALL BE PERMANENTLY DISCONNECTED.
 - NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
 - PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS.
- NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:**
- NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCRATCH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION ENVELOPE.
 - ALL NAOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:
 - A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
 - + THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
 - ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
 - THE CONTRACTOR SHALL MAINTAIN THE STAKING, ROPING, AND FENCING INTACT DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
 - THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE/CERTIFICATE OF OCCUPANCY FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.



OVERALL SITE CONCEPT PLAN

LANDSCAPE CALCULATIONS

PARKING LOT LANDSCAPE REQUIREMENTS	REQUIRED LANDSCAPE AREA (SF)	PROVIDED LANDSCAPE AREA (SF)
PARKING LOT AREA: 15% of 28,894 sf	4,334 (15%)	9,350 (32%)
PARKING LOT ISLAND LANDSCAPE AREA: 1/3 of required parking lot landscape area	1,443	1,656

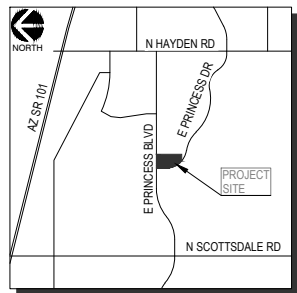
PLANT SIZE REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM TREE SIZE	15 gal	Confirmed
MINIMUM SHRUB SIZE	5 gal	Confirmed
MINIMUM GROUNDCOVER SIZE	1 gal	Confirmed
MATURE TREES	50% of total trees/palms (58 total)	47 total trees (80%)
3" cal tree, 12' x ht. palm, 1.5" average cal. multi-trunk tree		

BICYCLE PARKING

When >40 spaces are required, one (1) bicycle spaces shall be provided for every ten (10) required vehicular parking spaces

LANDSCAPE AREAS

ON-SITE - 26,656sf
STREET RIGHT OF WAY - 9,936sf
PARKING LOT - 28,894sf
PARKING LOT LANDSCAPING - 7,694sf
INTERIOR PARKING LOT LANDSCAPING - 1,656sf



VICINITY MAP

CITY OF SCOTTSDALE

N.T.S.

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

08/22/2023
DATE

APPROVED BY

5-DR-2023
06/13/2023



Cover Sheet

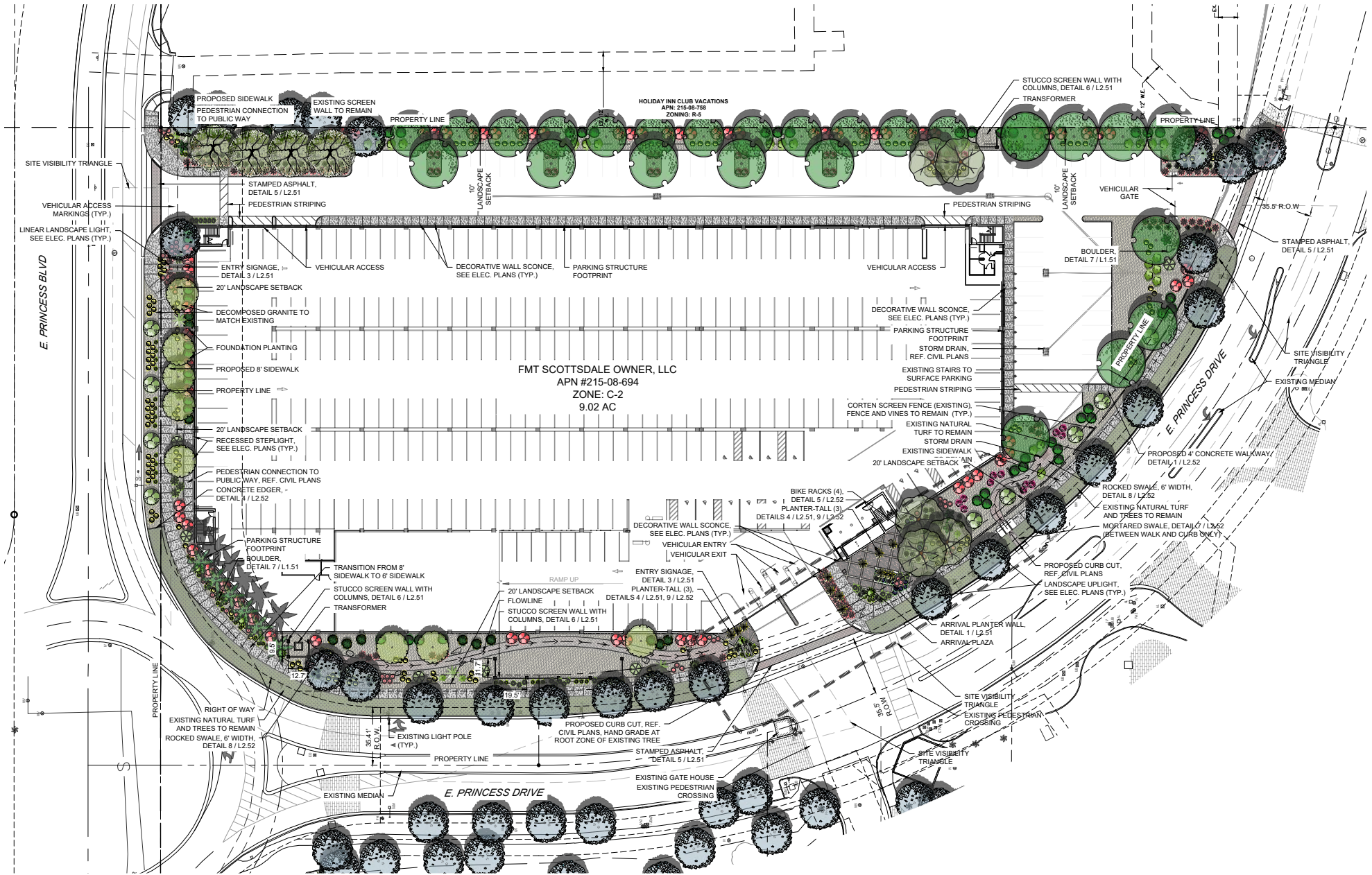


Scale
0 30 60 120 ft





Date
2023/06/02

PLANT SCHEDULE






TREES	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER
	8	Olea europaea 'Wilsonii' Wilson Olive	36" Box	Multi (1.5" cal.)
	12	Pistacia x 'Red Push' Red Push Pistache	24" Box	1.0"-1.5"
	14	Pistacia x 'Red Push' Red Push Pistache	48" Box	3.0"-4.0"
	4	Prosopis x 'Phoenix' Hybrid Mesquite	24" Box	1.25"-1.5"
	5	Quercus virginiana Southern Live Oak	24" Box	1.0"-1.5"
EXISTING	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER
	20	Existing Tree Preserve In Place	Preserve in Place	varies
	6	Phoenix dactylifera Date Palm (18' Trunk Height)	Salvage	varies
ACCENTS & GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	
	9	Agave weberi Weber's Agave	5 gal	
	84	Aloe vera Medicinal Aloe	5 gal	
	7	Asclepias subulata Desert Milkweed	5 gal	
	6	Dasyliroon wheeleri Desert Spoon	5 gal	
	50	Echinocactus grusonii Golden Barrel Cactus	5 gal	
	6	Fouquieria splendens Ocotillo	15 gal	
	11	Hesperaloe funifera Giant Hesperaloe	5 gal	
	78	Hesperaloe parviflora 'Perpa' Brakelights® Red Yucca	5 gal	
	6	Lophocereus schottii fa. monstrosus Totem Pole Cactus	5 gal	
	57	Muhlenbergia capillaris 'Regal Mist'™ Regal Mist Muhly	5 gal	
	7	Opuntia ficus-indica Indian Fig Prickly Pear	5 gal	
	26	Pedilanthus macrocarpus Slipper Plant	5 gal	
	13	Yucca baccata Banana Yucca	5 gal	
GROUND COVER & SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	9	Acacia redolens Bank Catclaw	5 gal	
	75	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal	
	37	Calliandra eriophylla Fairy Duster	5 gal	
	48	Dodonaea viscosa Hopseed Bush	5 gal	
	28	Eremophila hygrophana 'Blue Bells' Blue Bells Emu Bush	5 gal	
	155	Lantana x 'New Gold' New Gold Lantana	5 gal	
	18	Tecoma stans 'Gold Star' Yellow Bells	5 gal	
	20	Verbena rigida Sandpaper Verbena	5 gal	



AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	BIKE RACK Anova Circle Stainless Steel Model: CIRCLEBR52IG 32in.H x 5in.W x 36in.L, "Or Approved Equal"	4
	BENCH Anova Exposition 6ft. Model: LEXF6 "Or Approved Equal"	2
	PLANTER - TALL Product: QCP QR-AR4244P Size: 42" W x 44" H Color: Sage Green Texture: Acid Etch	6
	PLANTER - SHORT Product: QCP QR-SO3618P Size: 36" W x 18" H Color: Goldenrod Yellow Texture: Acid Etch	3

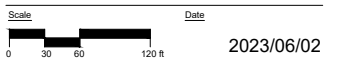
HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	CONCRETE Finish: Acid Etched Color: Natural, Top-Cast 03 All joints to be hand tooled.	10,524 sf
	CONCRETE HEADER Finish: Smooth Color: Natural Grey	5 sf
	FIELD PAVER 1 Ackerstone Holland I Paver Pattern: Herringbone Color: Terra Cotta Brown Blend Size: 4"x8", 6cm Thickness	1,019 sf
	FIELD PAVER 2 Ackerstone 6x12 Concrete Paver Pattern: Running Bond Color: Santa Barbara Sandstone Blend Size: 6"x12", 6cm Thickness	400 sf
	STAMPED ASPHALT Pattern: StreetPrint "Offset Brick" Color: Brick Available through Ethos Enterprises	708 sf

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
	EXISTING TURF	8,036 sf
	ROCK MULCH Size: 4"-8" Rip Rap Color: Santa Fe Gold By: Pioneer Landscaping Materials	2,117 sf
	DECOMPOSED GRANITE Size: 1" Screened Color: Santa Fe Gold By: Pioneer Landscaping Materials	33,980 sf





Landscape Plan










ARRIVAL PLAZA ENLARGEMENT

AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	BIKE RACK Anova Circle Stainless Steel Model: CIRCLEBR2IG 32in.H x 5in.W x 36in.L, "Or Approved Equal"	4
	BENCH Anova Exposition 6ft. Model: LEXF6 "Or Approved Equal"	2
	PLANTER - TALL Product: QCP QR-AR4244P Size: 42" W x 44" H Color: Sage Green Texture: Acid Etch	6
	PLANTER - SHORT Product: QCP QR-SO3618P Size: 36" W x 18" H Color: Goldenrod Yellow Texture: Acid Etch	3


























HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY
	CONCRETE Finish: Acid Etched Color: Natural, Top-Cast 03 All joints to be hand tooled.	10,524 sf
	CONCRETE HEADER Finish: Smooth Color: Natural Grey	5 sf
	FIELD PAVER 1 Ackerstone Holland 1 Paver Pattern: Herringbone Color: Terra Cotta Brown Blend Size: 4"x8", 6cm Thickness	1,019 sf
	FIELD PAVER 2 Ackerstone 6x12 Concrete Paver Pattern: Running Bond Color: Santa Barbara Sandstone Blend Size: 6"x12", 6cm Thickness	400 sf
	STAMPED ASPHALT Pattern: StreetPrint "Offset Brick" Color: Brick Available through Ethos Enterprises	708 sf

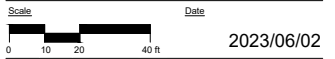
MATERIALS SCHEDULE

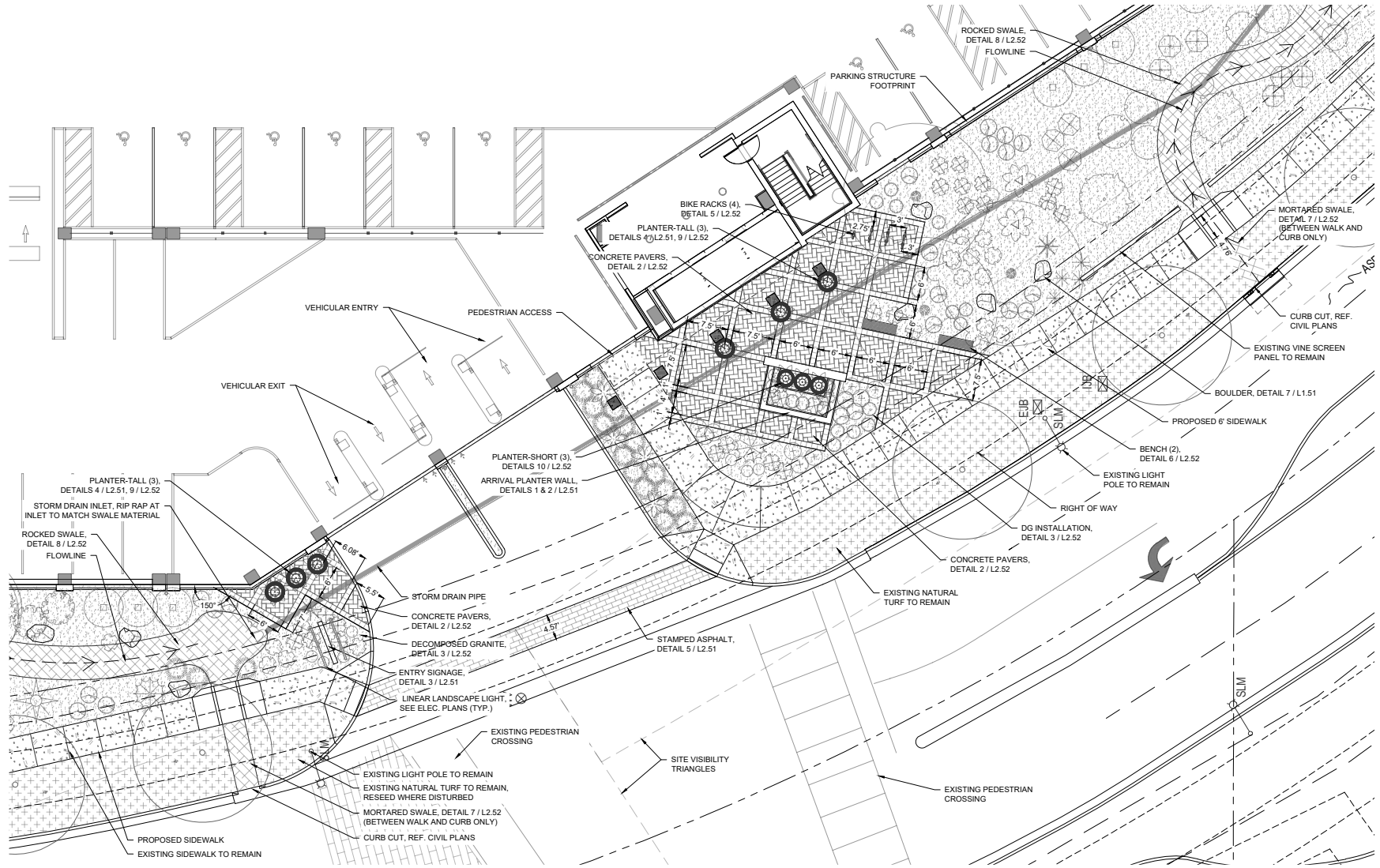
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	EXISTING TURF	8,036 sf
	ROCK MULCH Size: 4"-8" Rip Rap Color: Santa Fe Gold By: Pioneer Landscaping Materials	2,117 sf
	DECOMPOSED GRANITE Size: 1" Screened Color: Santa Fe Gold By: Pioneer Landscaping Materials	33,980 sf

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	±
	8	Olea europaea 'Wilsoni' Wilson Olive	36" Box	Multi (1.5" cal.)	8
	12	Pistacia x 'Red Push' Red Push Pistache	24" Box	1.0"-1.5"	7
	14	Pistacia x 'Red Push' Red Push Pistache	48" Box	3.0"-4.0"	1
	4	Prosopis x 'Phoenix' Hybrid Mesquite	24" Box	1.25"-1.5"	5
	5	Quercus virginiana Southern Live Oak	24" Box	1.0"-1.5"	7
EXISTING	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	±
	20	Existing Tree Preserve In Place	Preserve in Place	varies	v
	6	Phoenix dactylifera Date Palm (18' Trunk Height)	Salvage	varies	v
ACCENTS & GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE		
	9	Agave weberi Weber's Agave	5 gal		
	84	Aloe vera Medicinal Aloe	5 gal		
	7	Asclepias subulata Desert Milkweed	5 gal		
	6	Dasylirion wheeleri Desert Spoon	5 gal		
	50	Echinocactus grusonii Golden Barrel Cactus	5 gal		
	6	Fouquieria splendens Ocotillo	15 gal		
	11	Hesperaloe funifera Giant Hesperaloe	5 gal		
	78	Hesperaloe parviflora 'Perpa' Brakeights® Red Yucca	5 gal		
	6	Lophocereus schottii fa. monstrosus Totem Pole Cactus	5 gal		
	57	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Muhly	5 gal		
	7	Opuntia ficus-indica Indian Fig Prickly Pear	5 gal		
	26	Pedilanthus macrocarpus Slipper Plant	5 gal		
	13	Yucca baccata Banana Yucca	5 gal		
GROUNDCOVER & SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE		
	9	Acacia redolens Bank Catclaw	5 gal		
	75	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal		
	37	Calliandra eriophylla Fairy Duster	5 gal		
	48	Dodonaea viscosa Hopseed Bush	5 gal		
	28	Eremophila hydrophana 'Blue Bells' Blue Bells Emu Bush	5 gal		
	155	Lantana x 'New Gold' New Gold Lantana	5 gal		
	18	Tecoma stans 'Gold Star' Yellow Bells	5 gal		
	20	Verbena rigida Sandpaper Verbena	5 gal		





Landscape Enlargement










ARRIVAL PLAZA ENLARGEMENT

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	STAMPED ASPHALT Pattern: StreetPrint "Offset Brick" Color: Brick Available through Ethos Enterprises	708 sf

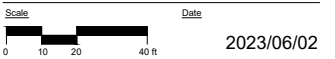
MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
	EXISTING TURF	8,036 sf
	ROCK MULCH Size: 4"-8" Rip Rap Color: Santa Fe Gold By: Pioneer Landscaping Materials	2,117 sf
	DECOMPOSED GRANITE Size: 1" Screened Color: Santa Fe Gold By: Pioneer Landscaping Materials	32,637 sf

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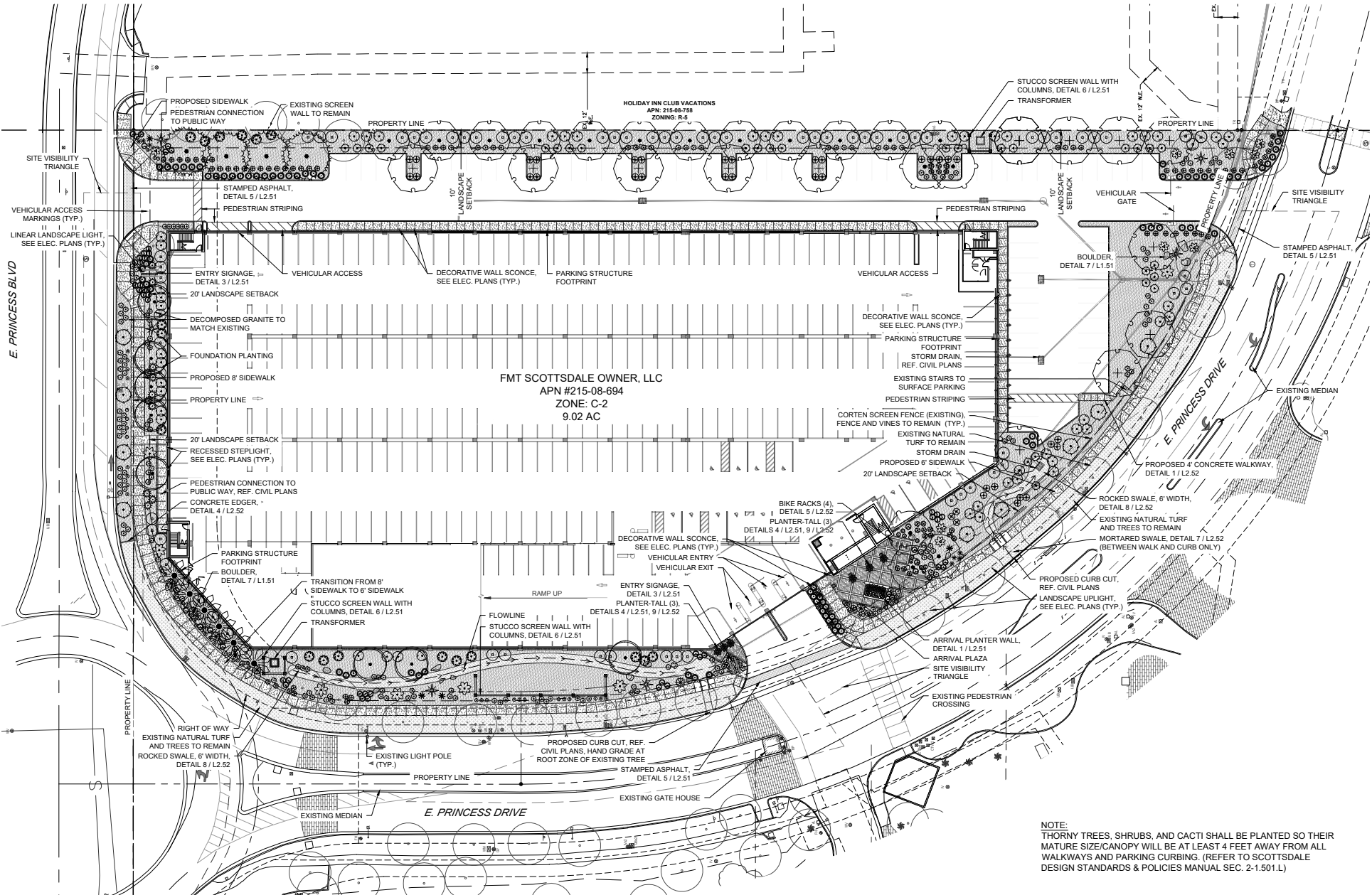
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Landscape Enlargement (B+W)







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	48	Dodonaea viscosa Hopseed Bush	5 gal	
	28	Eremophila hydrophana 'Blue Bells' Blue Bells Emu Bush	5 gal	
	155	Lantana x 'New Gold' New Gold Lantana	5 gal	
	18	Tecoma stans 'Gold Star' Yellow Bells	5 gal	
	20	Verbena rigida Sandpaper Verbena	5 gal	








NOTE:
THORNY TREES, SHRUBS, AND CACTI SHALL BE PLANTED SO THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ALL WALKWAYS AND PARKING CURBING. (REFER TO SCOTTSDALE DESIGN STANDARDS & POLICIES MANUAL SEC. 2-1.501.L)

AMENITIES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	BIKE RACK Anova Circle Stainless Steel Model: CIRCLEBRS2IG 32in.H x 5in.W x 36in.L, "Or Approved Equal"	4
	BENCH Anova Exposition 6ft. Model: LEXF6 "Or Approved Equal"	2
	PLANTER - TALL Product: QCP QR-AR4244P Size: 42" W x 44" H Color: Sage Green Texture: Acid Etch	6
	PLANTER - SHORT Product: QCP QR-SO3618P Size: 36" W x 18" H Color: Goldenrod Yellow Texture: Acid Etch	3

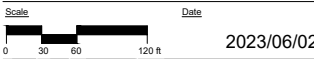
HARDSCAPE SCHEDULE

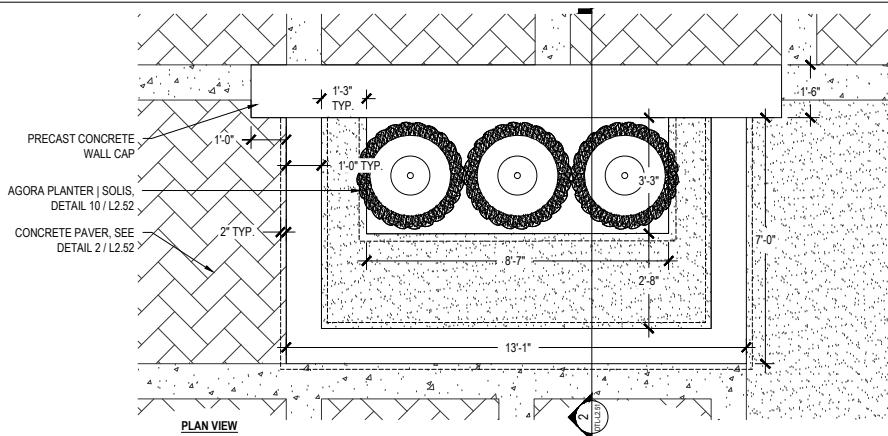
SYMBOL	DESCRIPTION	QTY
	CONCRETE Finish: Acid Etched Color: Natural, Top-Cast 03 All joints to be hand tooled.	10,524 sf
	CONCRETE HEADER Finish: Smooth Color: Natural Grey	5 sf
	FIELD PAVER 1 Ackerstone Holland I Paver Pattern: Herringbone Color: Terra Cotta Brown Blend Size: 4"x8", 6cm Thickness	1,019 sf
	FIELD PAVER 2 Ackerstone 6x12 Concrete Paver Pattern: Running Bond Color: Santa Barbara Sandstone Blend Size: 6"x12", 6cm Thickness	400 sf
	STAMPED ASPHALT Pattern: StreetPrint "Offset Brick" Color: Brick Available through Ethos Enterprises	708 sf

MATERIALS SCHEDULE

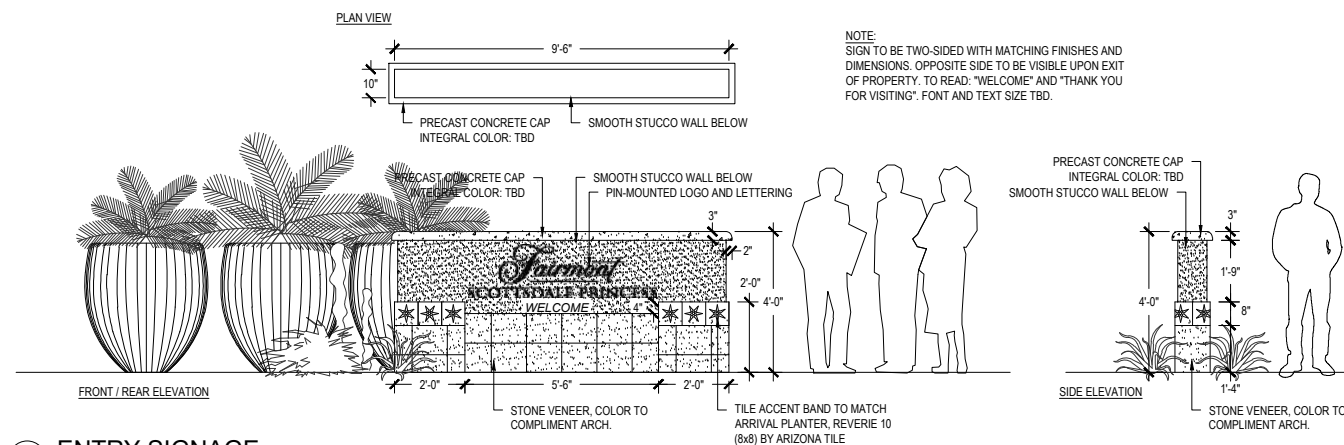
SYMBOL	DESCRIPTION	QTY
	EXISTING TURF	8,036 sf
	ROCK MULCH Size: 4"-8" Rip Rap Color: Santa Fe Gold By: Pioneer Landscaping Materials	2,117 sf
	DECOMPOSED GRANITE Size: 1" Screened Color: Santa Fe Gold By: Pioneer Landscaping Materials	32,637 sf

Landscape Plan (B+W)

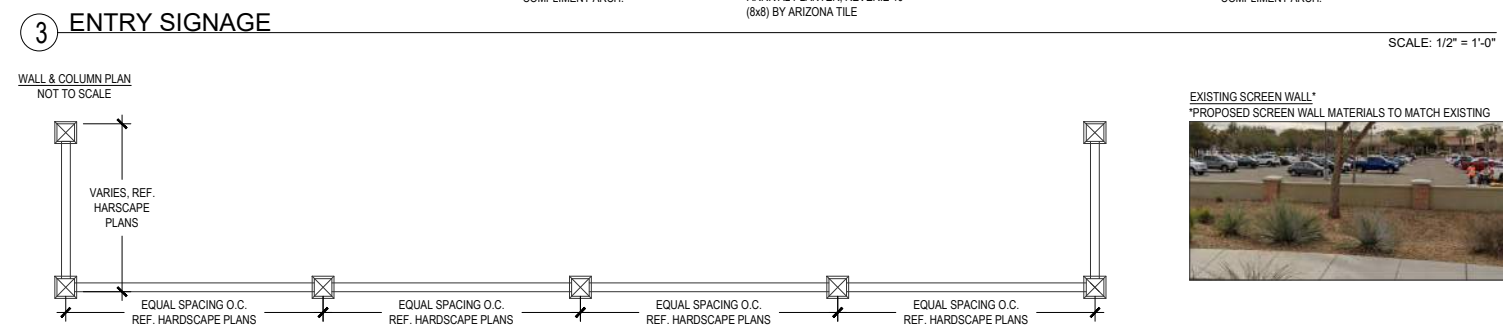


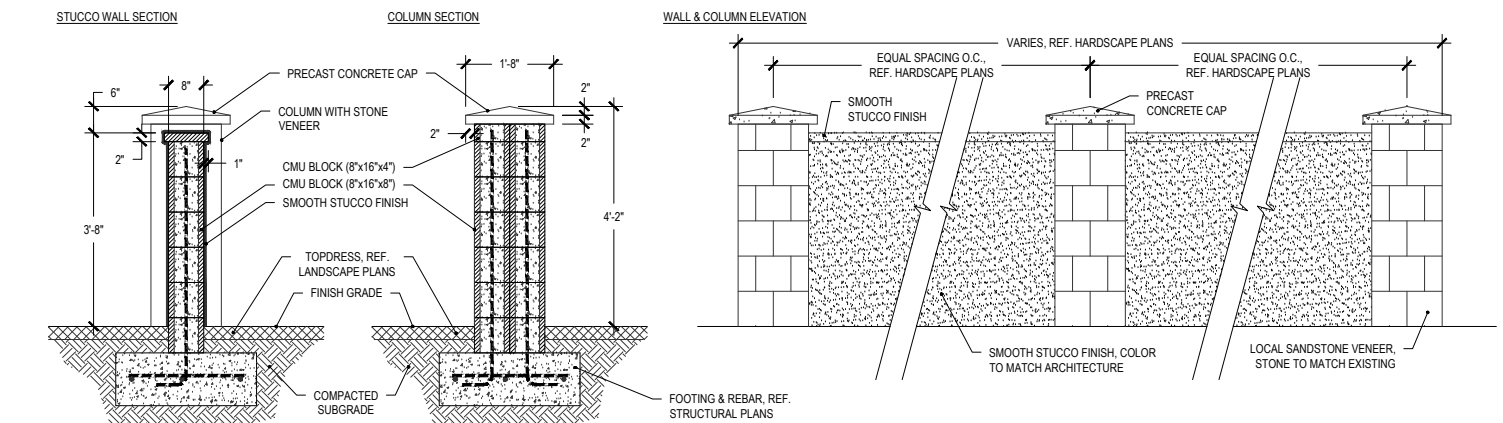


SCALE: 1/2" = 1'-0"



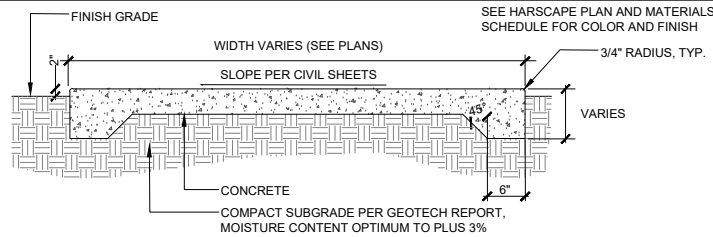
SCALE: 1/2" = 1'-0"





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

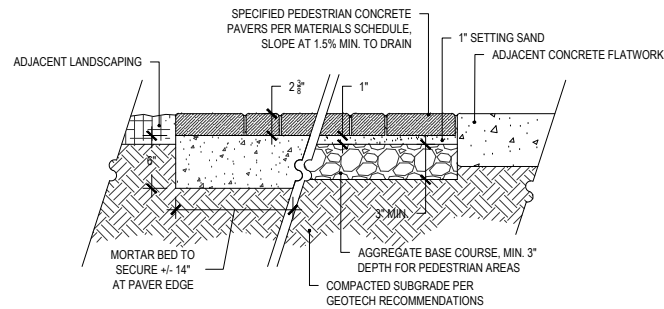




- NOTES:
1. CONCRETE WALKWAY THICKNESS AND LAYOUT SHALL CONFORM TO THE CIVIL SHEETS AND GEOTECHNICAL REPORT.
 2. REFERENCE MATERIALS SCHEDULE FOR THE COLOR AND FINISH OF ALL CONCRETE.
 3. CONTRACTION AND EXPANSION JOINT PER PLAN - MAX SPACING OF EXPANSION JOINT IS 20' - MAX SPACING OF CONTRACTION JOINT IS 10'
 4. CROSS-SLOPE OF WALKWAY TO NOT EXCEED 2.0%, UNLESS SHOWN AS AN ACCESSIBLE RAMP ON THE CIVIL SHEETS
 5. TYPICAL GREY CONCRETE UTILITY PADS OR SERVICE AREAS SHALL HAVE A MEDIUM BROOM FINISH UNLESS OTHERWISE NOTED ON PLANS.
 6. CONTRACTOR SHALL PROVIDE A MINIMUM 8'X8' MOCK-UP OF EACH FINISH TYPE AND COLOR SPECIFIED FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.

1 CONCRETE WALKWAY

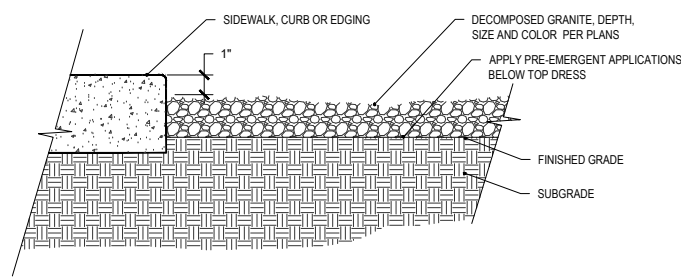
SCALE: NTS



- NOTES:
1. THIS WORK SHALL MEET ALL REQUIREMENTS OF M.A.G. SECTION 342 "DECORATIVE PAVEMENT CONCRETE PAVING STONE OR BRICK"
 2. PREPARE SUB-GRADE AND INSTALL PAVERS PER MANUFACTURER'S AND GEOTECH RECOMMENDATIONS.

2 CONCRETE PAVERS

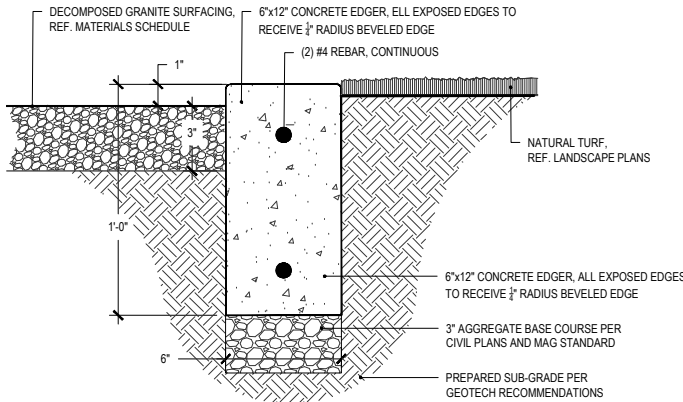
SCALE: 1 1/2" = 1'-0"



- NOTES:
1. COMPACT SUBGRADE TO 80% AND APPLY A PREEMERGENT HERBICIDE TO THE SOIL BEFORE PLACING GRANITE AT REQUIRED DEPTH. RAKE SMOOTH, WET TO ENTIRE DEPTH, ROLL WITH A 150LB ROLLER, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS, CURBS OR OTHER HARD SURFACES.
 2. APPLY SECOND APPLICATION OF PREEMERGENT HERBICIDE AFTER INSTALLATION OF GRANITE.

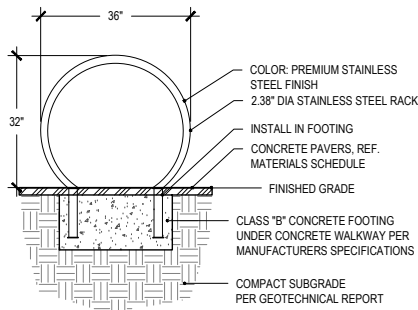
3 DECOMPOSED GRANITE INSTALLATION

SCALE: 1" = 1'-0"



4 CONCRETE EDGER

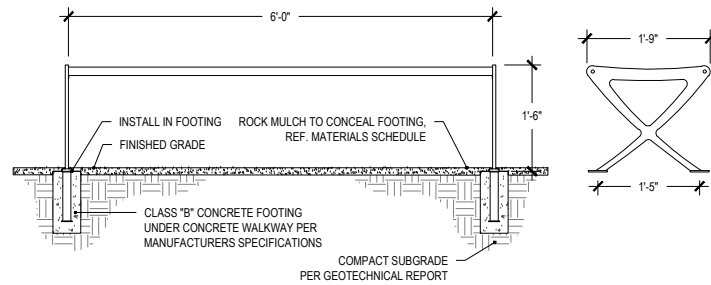
SCALE: 1" = 1'-0"



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. MANUFACTURER CONTACT: 211 NORTH LINDBERGH BLVD. ST. LOUIS, MO 63141 1.800.231.1327 SPECIFY@ANOVAFURNISHINGS.COM ANOVAFURNISHINGS.COM
 3. MODEL: CIRBLEBS211G TANDEM BIKE RACK
 4. COLOR: TEXTURED SANDSTONE (OR APPROVED EQUAL)
 5. INGROUND MOUNT

5 BIKE RACK

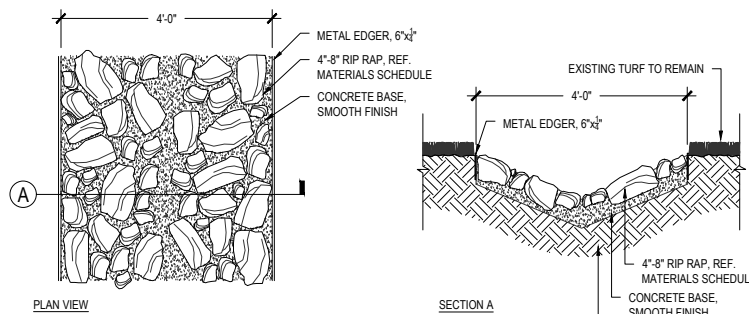
SCALE: 1" = 1'-0"



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. MANUFACTURER CONTACT: 211 NORTH LINDBERGH BLVD. ST. LOUIS, MO 63141 1.800.231.1327 SPECIFY@ANOVAFURNISHINGS.COM ANOVAFURNISHINGS.COM
 3. MODEL: LEXF66
 4. COLOR: TEXTURED SANDSTONE (OR APPROVED EQUAL)
 5. INGROUND MOUNT

6 BENCH

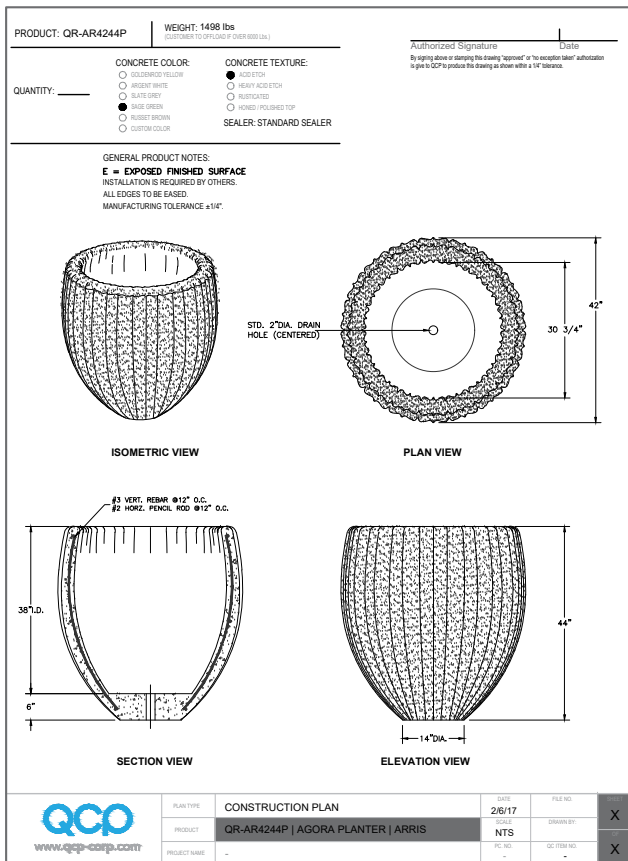
SCALE: 1" = 1'-0"



- NOTES:
1. ROCK LINING TO BE INSTALLED TO FORM A STABLE STRUCTURE WITH MINIMUM VOIDS.
 2. REFERENCE CIVIL PLANS FOR SWALE DEPTH AND SLOPE.
 3. METAL EDGER TO EXTEND NO MORE THAN 1/2" ABOVE FINISHED GRADE.
 4. COBBLE TO BE PARTIALLY BURIED WHEN PLACED IN CONCRETE. CONTRACTOR TO ENSURE EXPOSED COBBLE SURFACE IS CLEAR OF RESIDUAL CONCRETE BEFORE CURING.
 5. TO EMBEND STONE BEYOND HALF WAY ONTO MORTAR

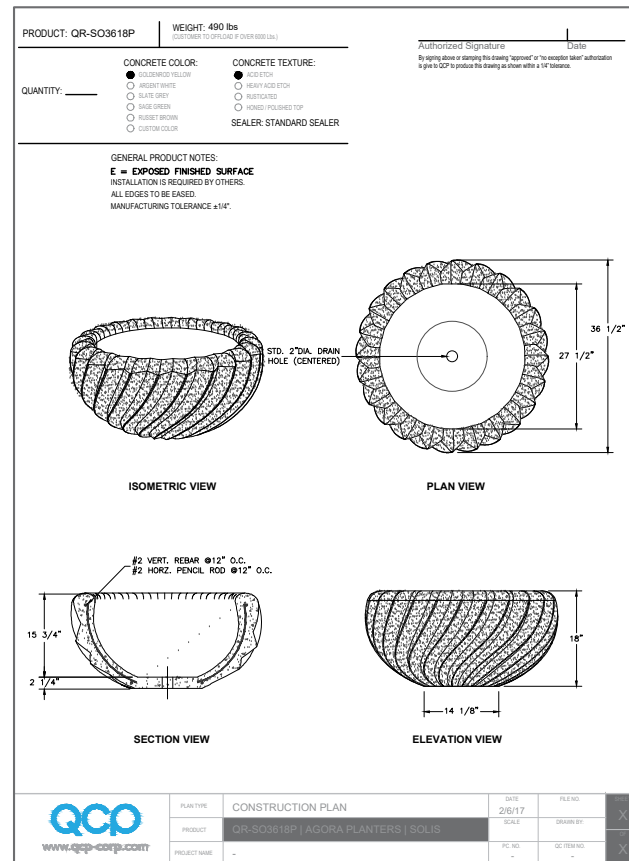
7 MORTARED SWALE

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



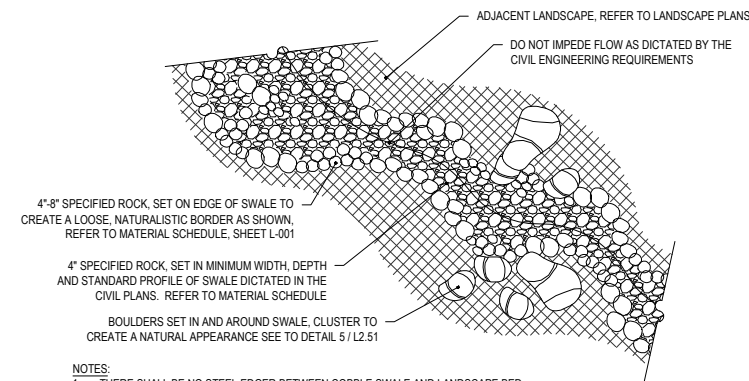
9 PLANTER - TALL

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



10 PLANTER - SHORT

SCALE: NTS



- NOTES:
1. THERE SHALL BE NO STEEL EDGER BETWEEN COBBLE SWALE AND LANDSCAPE BED.
 2. SPECIFIED WEED BARRIER FABRIC SHALL BE INSTALLED UNDER ALL COBBLE. NO WEED BARRIER FABRIC SHALL BE VISIBLE.

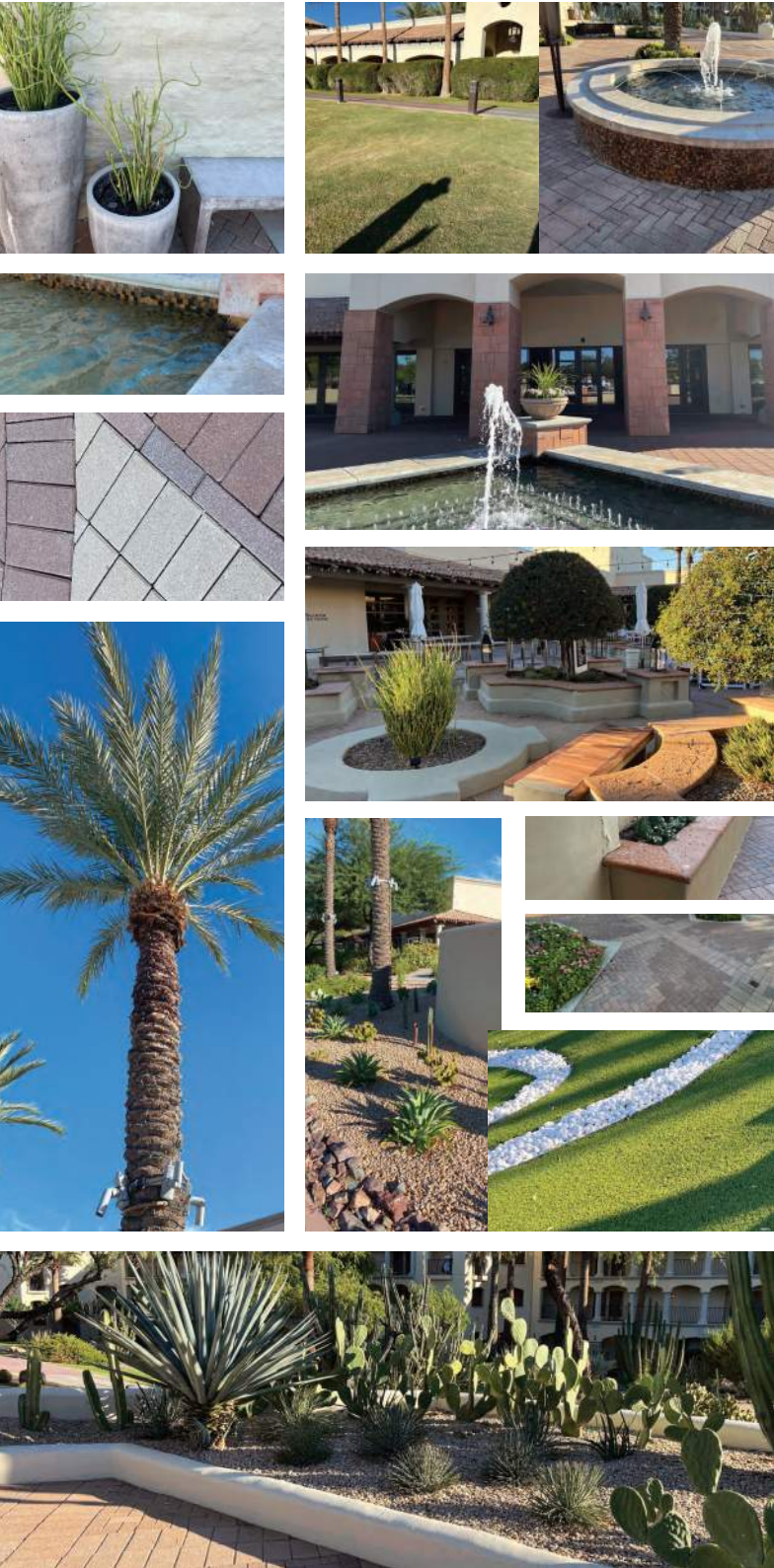
8 ROCKED SWALE

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

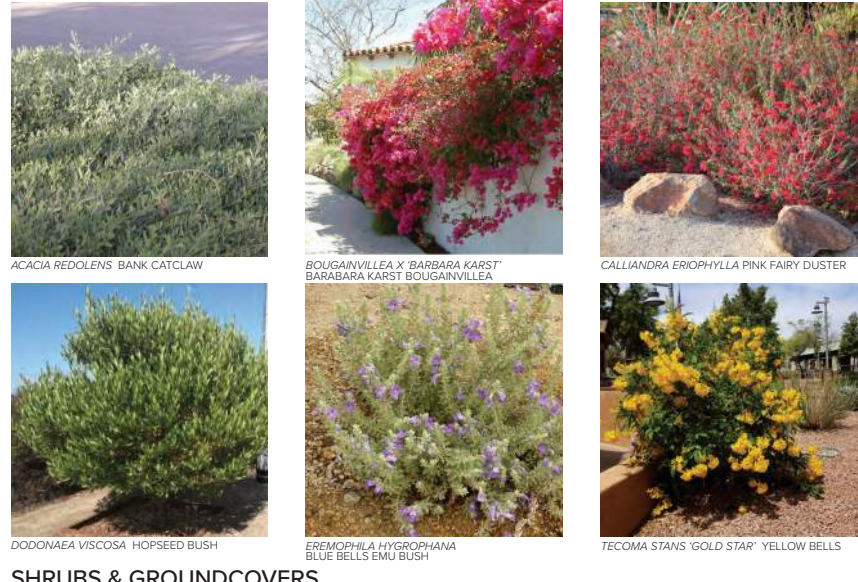
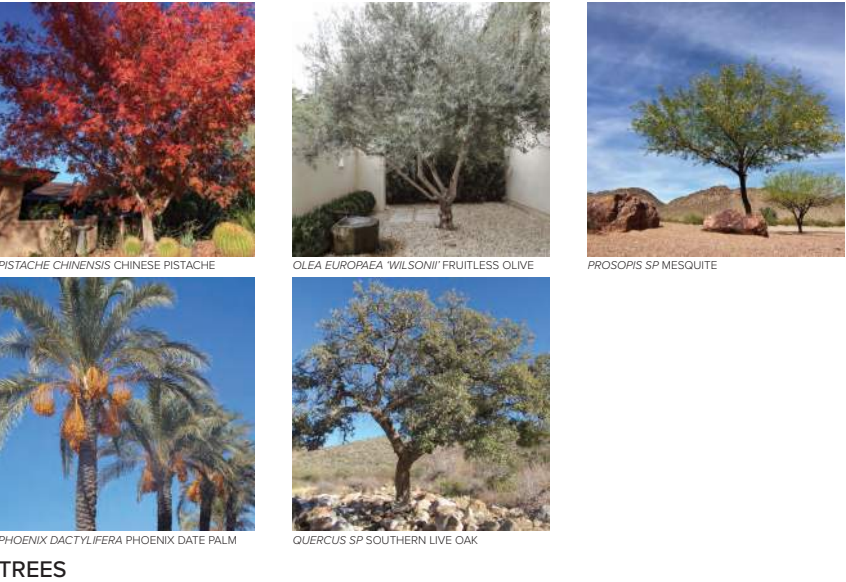
Hardscape Details

Scale: NTS Date: 2023/06/02

EXISTING CONDITIONS



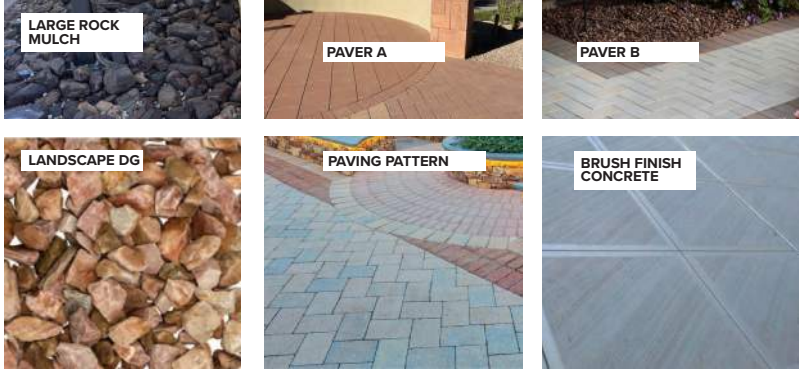
PLANT PALETTE



ARRIVAL VISION BOARD



MATERIALS



Materials Board	
Scale	Date
NTS	2023/06/02

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