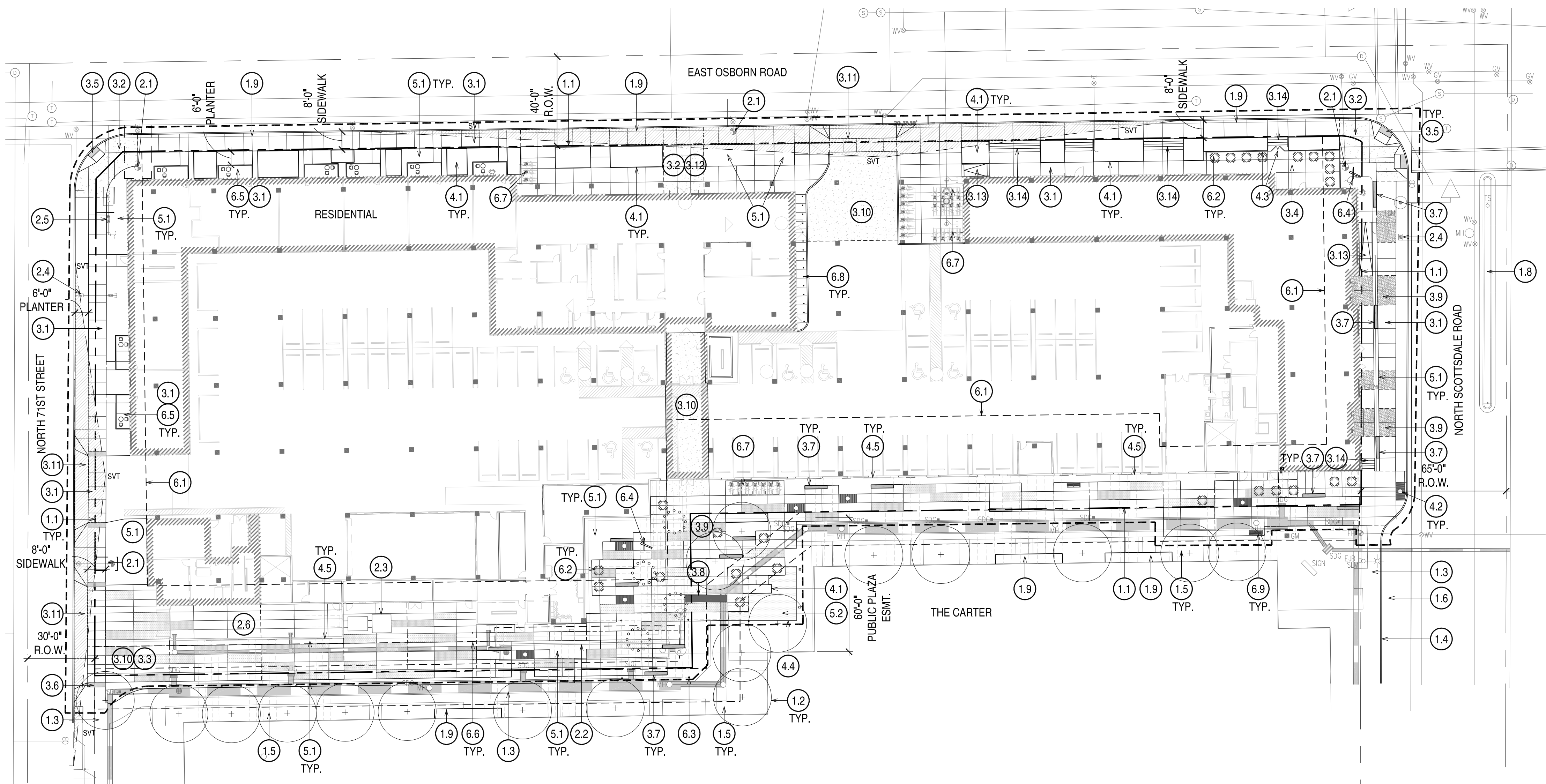




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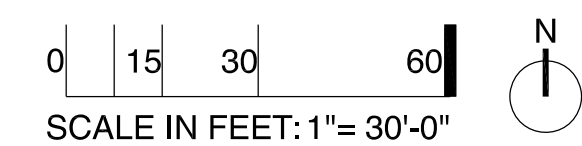
COLWELL SHELOR LANDSCAPE ARCHITECTURE

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Phoenix, AZ 85014
United States

Tel 602.633.2195



SCALE: 1" = 30'-0"



HARDSCAPE PLAN 01

KEYNOTES:

EXISTING CONDITIONS:

- 1.1 PROPERTY LINE
- 1.2 EXISTING TREE TO REMAIN PRESERVE & PROTECT
- 1.3 EXISTING SIDEWALK TO REMAIN PRESERVE & PROTECT
- 1.4 EXISTING CURB TO REMAIN
- 1.5 EXISTING LANDSCAPE TO REMAIN
- 1.6 EXISTING BUS STOP TO REMAIN
- 1.7 EXISTING BUILDING OUTLINE OVERHANG / UNIT PATIO @ THE CARTER
- 1.8 EXISTING STREET MEDIAN
- 1.9 EXISTING 12" SEWER LINE, PROTECT IN PLACE

SITEWORK/UTILITIES:

- 2.1 FIRE HYDRANT w/ MIN. 5'-0" CLR. ALL AROUND
- 2.2 STORMWATER DRAIN BASIN
- 2.3 ELECTRICAL EQUIPMENT YARD
- 2.4 WATER METER
- 2.5 BACKFLOW PREVENTOR
- 2.6 REFUSE COMPACTOR ENCLOSURE

CONCRETE/PAVING/CONSTRUCTION/FINISHES:

- 3.1 5" TH. 8'-0" W. ACID ETCH CONCRETE SIDEWALK
- 3.2 5" TH. EXPOSED AGGREGATE ENHANCED PAVING
- 3.3 7" TH. SERVICE ACCESS DRIVEWAY
- 3.4 RESTAURANT PATIO
- 3.5 DIRECTIONAL CROSSWALK RAMPS
- 3.6 STEEL TRUNCATED DOMES
- 3.7 18" HT. CIP CONCRETE SEATWALL WITH NOTCHES FOR SKATEBOARD DETERRENTS
- 3.8 CIP CONCRETE WATER FEATURE
- 3.9 5" TH. LITHOCRETE ENHANCED PAVING W/ CA RED 1 RECYCLED GLASS PER SEGMENT 2 SCOTTSDALE ROAD DESIGN GUIDELINES
- 3.10 7" TH. INTEGRAL COLOR CONC. w/ EXPOSED AGGREGATE FINISH - VEHICULAR RATED
- 3.11 7" TH. VEHICULAR ACCESS DRIVE APRON
- 3.12 5" TH. ENTRY PLAZA
- 3.13 ADA RAMP W/ HANDRAILS - 1:12 MAX.
- 3.14 6" CONCRETE STEP RISER W/ ACIS ETCH FINISH.

METAL:

- 4.1 RAISED STEEL LANDSCAPE PLANTER
- 4.2 4X8 TREE GRATE
- 4.3 RESTAURANT PATIO FENCE & GATE
- 4.4 1/2" TH. STEEL HEADER @ DOG PLAY AREA
- 4.5 NATURAL STEEL TRELLIS W/ 2" x 4" WELDED WIRE MESH SCREEN - REFER TO ARCH.

PLANTING AND LANDSCAPE:

- 5.1 AT-GRADE LANDSCAPE PLANTER
- 5.2 TURF @ DOG PLAY AREA

MISCELLANEOUS / SITE FURNISHINGS:

- 6.1 LIMIT OF OVER-STRUCTURE BOUNDARY
- 6.2 MOVABLE TABLE & CHAIRS
- 6.3 FESTOON STRING LIGHTING COLUMN SUPPORT
- 6.4 ART INSTALLATION
- 6.5 UNIT PATIOS
- 6.6 RETRACTABLE SAFETY BOLLARD
- 6.7 BIKE RACKS
- 6.8 FIXED SAFETY BOLLARD
- 6.9 BENCH

Date	Description
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11/12/2021	Development Application
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06/09/2023	DRB Submittal
07/21/2023	100% DD Submittal
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12/19/2023	DRB Resubmittal
12/22/2023	Issue For Permit



Seal / Signature



Project Name

The Osborn

Project Number

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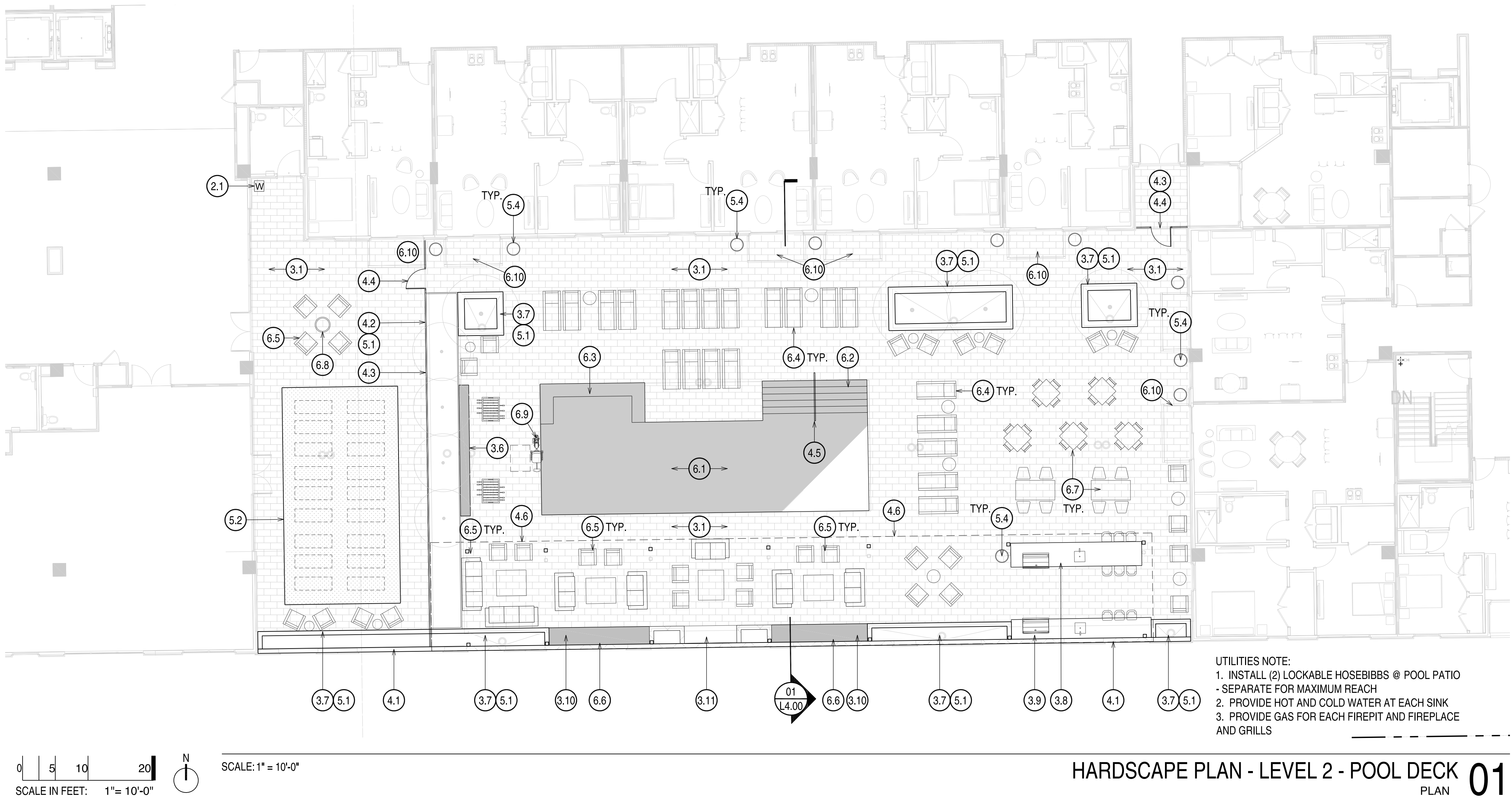
Description

HARDSCAPE PLAN

Scale

1" = 30'-0"

L34.2



KEYNOTES (LEVEL 2):

EXISTING CONDITIONS:

- 1.1 PROPERTY LINE

SITEWORK / UTILITIES:

- 2.1 IRRIGATION TIE-IN / VALVE
2.2 LINE OF DECK LEVEL CHANGE BELOW

CONCRETE / PAVING / FINISHES:

- 3.1 CONCRETE PEDESTAL PAVER SYSTEM OVER STRUCTURAL DECK. COLOR: TBD
3.2 TILE PAVING ON STRUCTURAL DECK
3.3 2'-0" HT. CIP CONCRETE RAISED PLANTER WALL w/ THIN EDGE
3.4 3'-0" HT. CIP CONCRETE RAISED TREE PLANTER WALL w/ THIN EDGE @ DROPPED DECK LOCATION. PROVIDE 5' DEPTH OF SOIL MIN.
3.5 18" HT. X 18" W. CIP BENCH w/ BACK AND CUSHIONS
3.6 18" HT. X 18" W. PRECAST CONCRETE BENCH w/ STEEL LEG SUPPORTS AND INTEGRATED STRIP LIGHTING
3.7 18" HT. CMU RAISED PLANTER WALL
3.8 3'-2" HT. CMU BBQ STRUCTURE w/ PRECAST COUNTERTOP & COMMUNITY TABLE
3.9 2'-6" HT. ADA ACCESS CMU BBQ STRUCTURE w/ PRECAST COUNTERTOP
3.10 18" HT. CMU BANCO SEAT w/ CUSHIONS
3.11 8'-0" HT. CMU FIREPLACE w/ 18" W. X 18" HT. HEARTH & STONE VENEER
3.12 SPECIALTY TILE PAVING
3.13 CIP CONCRETE WATER FEATURE w/ 2" MAX. WATER DEPTH

METALS / GLASS / WOOD:

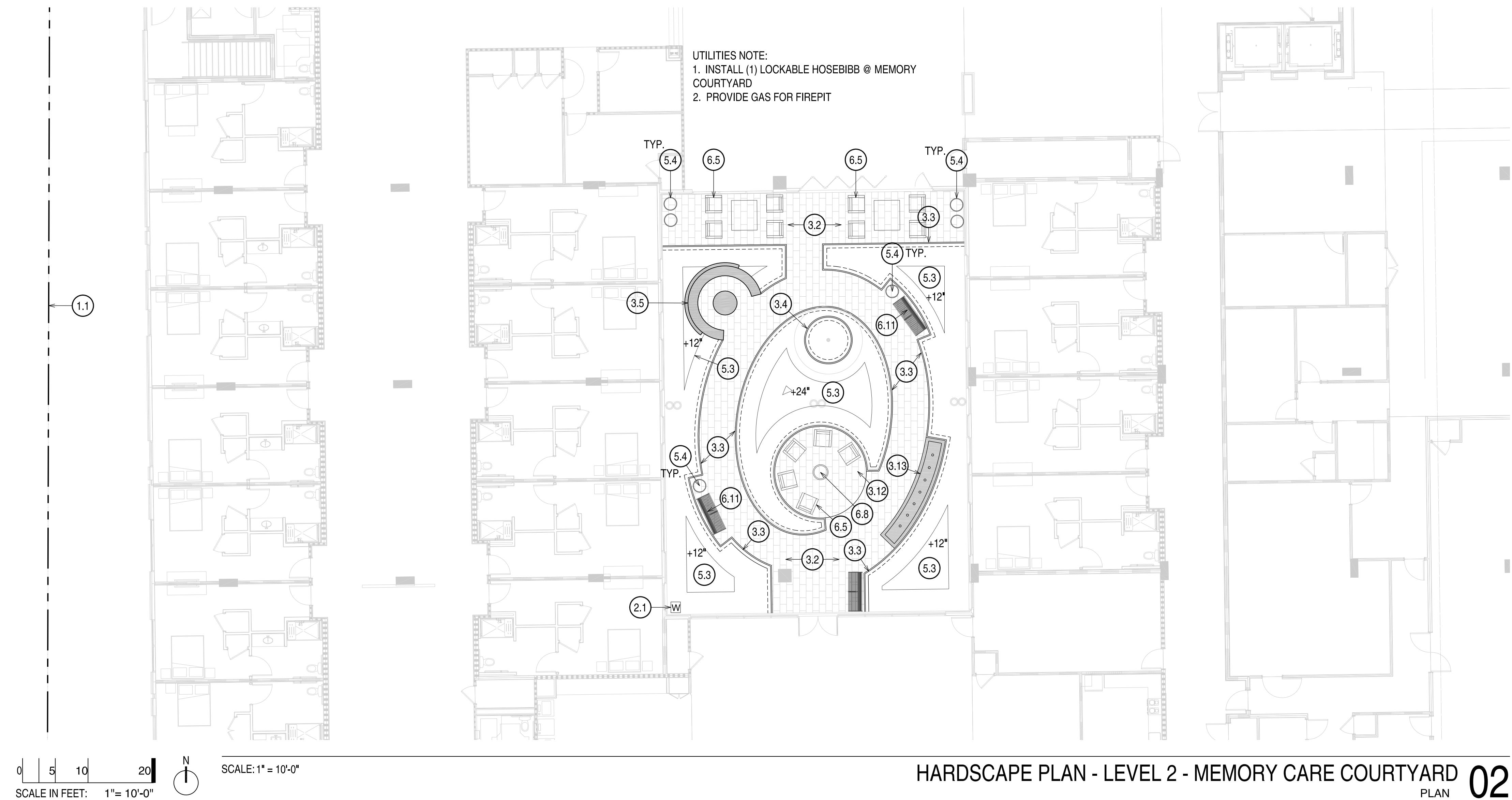
- 4.1 42" HT. PERIMETER RAILING
4.2 2'-0" HT. X 1/2" TH. RAISED STEEL PLANTER
4.3 5'-0" HT. POOL BARRIER FENCE w/ POWDERCOAT FINISH
4.4 5'-0" HT. POOL GATE w/ POWDERCOAT FINISH & SELF-CLOSING, SELF-LATCHING MECHANISM
4.5 STAINLESS STEEL HANDRAIL @ POOL STEPS
4.6 10'-0" HT. STEEL SHADE STRUCTURE

PLANTING & LANDSCAPE:

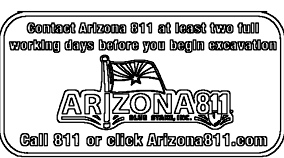
- 5.1 OVER-STRUCTURE LANDSCAPE PLANTER w/ 40-40-10-10 LIGHTWEIGHT SOIL AND 2" DEPTH MIN. DECOMPOSED GRANITE TOPDRESSING
5.2 ARTIFICIAL TURF @ YOGA / EVENT LAWN
5.3 BERMED PLANTER
5.4 CONTAINER POT

MISC. / SITE FURNISHING:

- 6.1 POOL
6.2 POOL STEPS
6.3 POOL BENCH
6.4 CHAISE LOUNGE
6.5 LOUNGE SEATING
6.6 T.V. @ SEATING AREA / FIREPLACE
6.7 TABLES & CHAIRS
6.8 FIRE PIT - GAS
6.9 POOL ADA LIFT
6.10 UNIT PATIO / BALCONY BARRIER FENCE
6.11 BENCH SEATING NICHE. BENCH PRODUCT: LANDSCAPE FORMS PARC VUE



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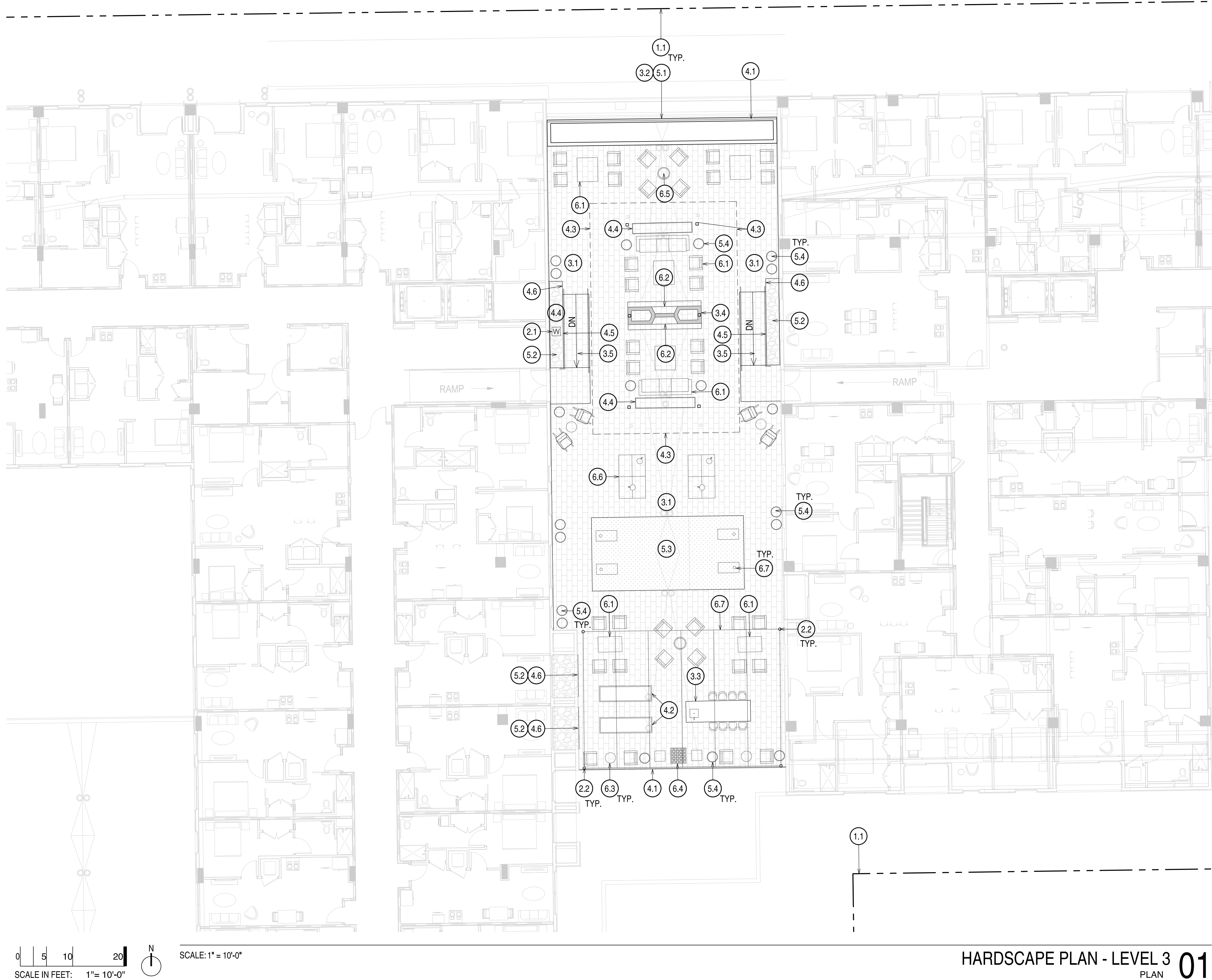
Description

HARDSCAPE PLAN - LEVEL 2

Scale

1" = 10'-0"

L34.3



KEYNOTES (LEVEL 3):

EXISTING CONDITIONS:

1.1 PROPERTY LINE

SITEWORK / UTILITIES:

2.1 IRRIGATION TIE-IN / VALVE
2.2 6" DIAM. STEEL SUPPORT POLE FOR STRING LIGHTS.

CONCRETE / PAVING / FINISHES:

3.1 TILE PAVING ON STRUCTURAL DECK
3.2 2'-0" HT. CMU RAISED PLANTER WALL
3.3 3'-6" HT. CMU POTTING TABLE / WORK TABLE w/ SINK & FAUCET
3.4 8'-0" HT. DOUBLE-SIDED CMU FIREPLACE w/ 18" W. X 18" HT. HEARTH & STONE VENEER
3.5 CIP CONCRETE RAMP (1:12 MAX SLOPE) W/ TILE PAVING TO MATCH DECK

METALS / GLASS / WOOD:

4.1 6'-0" HT. PERIMETER RAILING
4.2 2'-0" HT. x 1/2" TH. RAISED VEGETABLE GARDEN BEDS
4.3 10'-0" HT. STEEL SHADE STRUCTURE
4.4 2' HT. RAISED STEEL PLANTER
4.5 STEEL HANDRAILS @ ADA RAMP & STEPS
4.6 4' HT. RAISED STEEL HEADER

PLANTING & LANDSCAPE:

5.1 OVER-STRUCTURE LANDSCAPE PLANTER w/ 40-40-10-10 LIGHTWEIGHT SOIL AND 2" DEPTH MIN. DECOMPOSED GRANITE TOPDRESSING
5.2 DECORATIVE STONE TOPDRESSING
5.3 ARTIFICIAL TURF @ YOGA / GAME LAWN
5.4 LANDSCAPE POTS - PROVIDE SLEEVING FOR IRRIGATION

MISC. / SITE FURNISHING:

6.1 LOUNGE SEATING
6.2 T.V. @ SEATING AREA / FIREPLACE
6.3 TABLES & CHAIRS
6.4 GAME TABLES
6.5 FIRE PIT
6.6 PING PONG TABLES
6.7 CORNHOLE GAMES
6.8 ACCENT STRING LIGHTS

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Description

HARDSCAPE PLAN - LEVEL 3

Scale

1" = 10'-0"

L34.4

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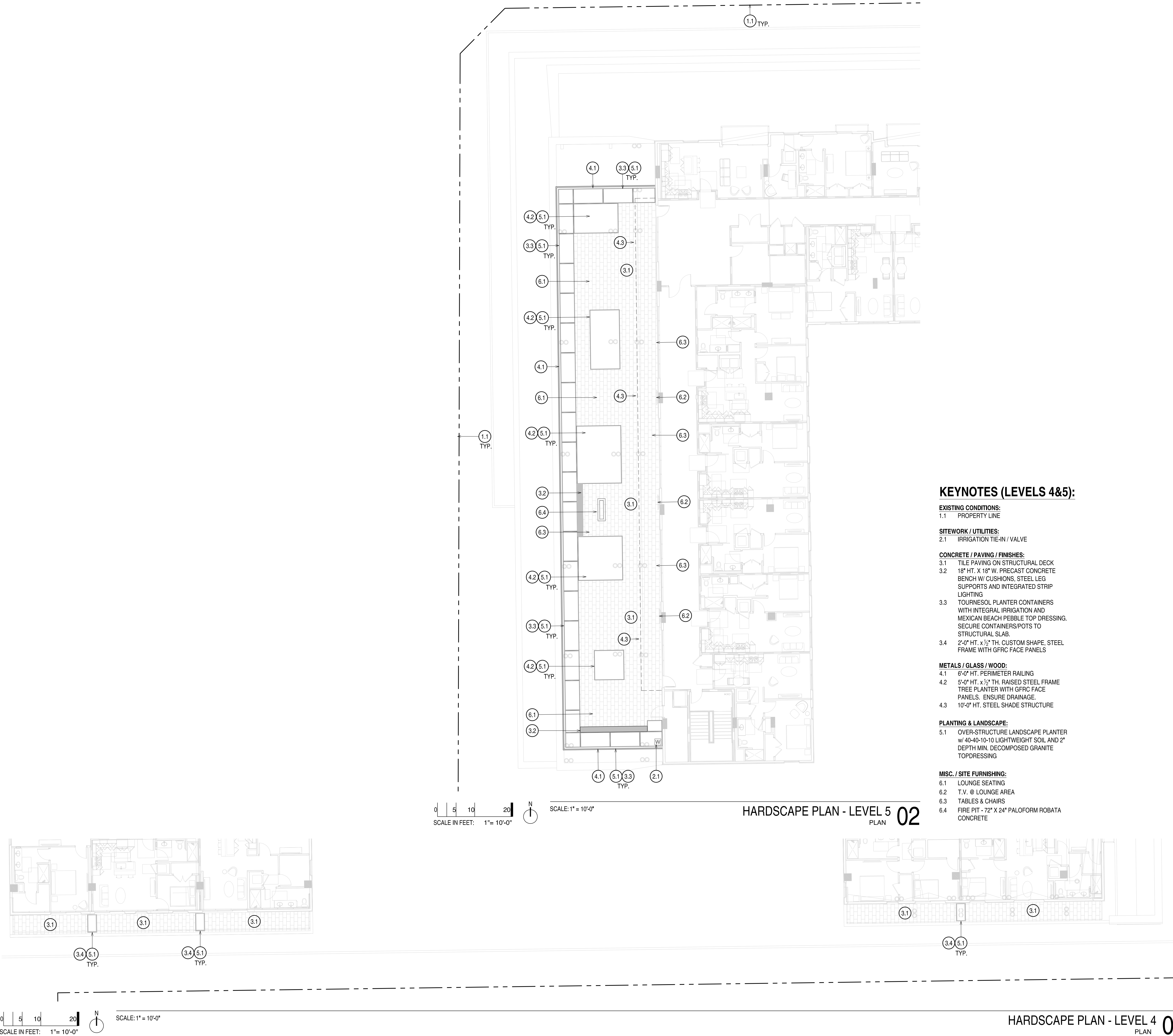
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Description

HARDSCAPE PLAN - LEVELS 4 & 5

Scale

1" = 10'-0"

L34.5

KEYNOTES (LEVEL 6):

EXISTING CONDITIONS:

1.1 PROPERTY LINE

SITEWORK / UTILITIES:

2.1 IRRIGATION TIE-IN / VALVE

CONCRETE / PAVING / FINISHES:

3.1 TILE PAVING ON STRUCTURAL DECK
3.2 SPECIALTY PAVING
3.3 2'-0" HT. x 1/2" TH. CUSTOM SHAPE, STEEL
FRAME WITH GFRC FACE PANELS

METALS / GLASS / WOOD:

4.1 6'-0" HT. PERIMETER RAILING

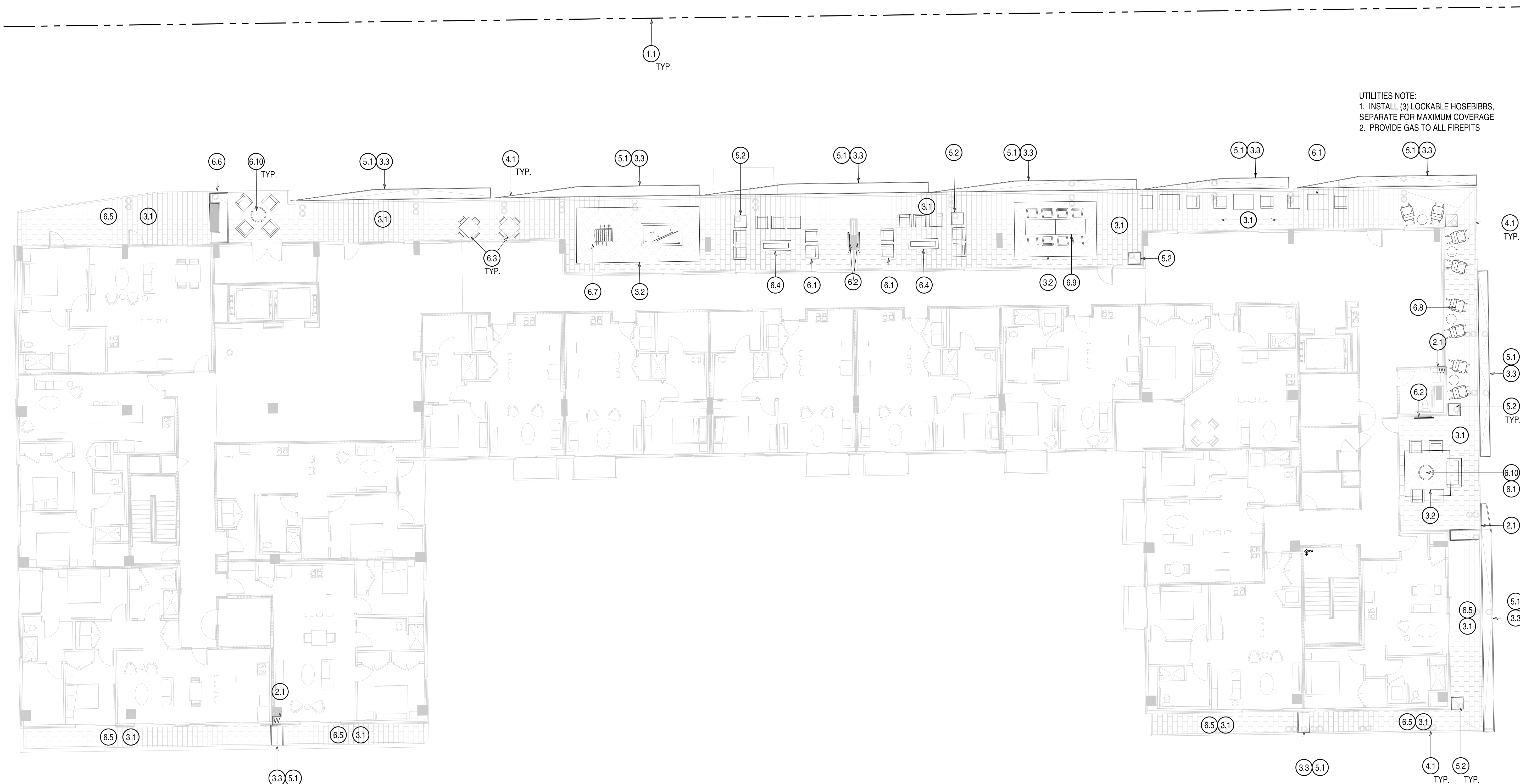
PLANTING & LANDSCAPE:

5.1 OVER-STRUCTURE LANDSCAPE PLANTER
w/ 40-40-10-10 LIGHTWEIGHT SOIL AND 2"
DEPTH MIN. DECOMPOSED GRANITE
TOPDRESSING
5.2 LANDSCAPE POTS - PROVIDE SLEEVING
FOR IRRIGATION

MISC. / SITE FURNISHING:

6.1 LOUNGE SEATING
6.2 T.V. @ SEATING AREA
6.3 TABLES & CHAIRS
6.4 FIRE PIT - 72" X 24" PALOFORM ROBATA
CONCRETE
PRIVATE UNIT PATIO
6.5 BENCH SEATING NICHE @ RAISED
PARTITION PLANTER
6.7 GAME TABLES
6.8 ROCKING CHAIRS w/ CUSHIONS
6.9 COMMUNITY TABLES
6.10 ROUND PALOFORM FIRE PIT - 36" D. MISO
FIRE PIT

UTILITIES NOTE:
1. INSTALL (3) LOCKABLE HOSEBIBBS,
SEPARATE FOR MAXIMUM COVERAGE
2. PROVIDE GAS TO ALL FIREPITS



0 5 10 20
SCALE IN FEET: 1" = 10'-0"

SCALE: 1" = 10'-0"

HARDSCAPE PLAN - LEVEL 6
PLAN

01

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HARDSCAPE PLAN - LEVEL 6

Scale

1" = 10'-0"