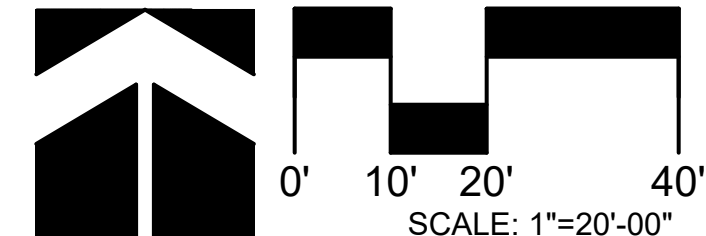


LANDSCAPE LEGEND

- TREES**
- PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
36" BOX, 2" CALIP., 6.5T, 4'W (11)
 - CAESALPINIA CACALACO
'SMOOTHIE' CASCALOTE
24" BOX, 1.5" CALIP. (MULTI) 4T, 3.5'W (20)
 - ACACIA STENOPHYLLA
SHOESTRING ACACIA
36" BOX 2" CALIP. 9T, 5'W (14)
- LARGE SHRUBS**
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (36)
 - DODONEA VISCOSA
'GREEN HOP BUSH'
5 GALLON (23)
- MEDIUM SHRUBS**
- EREMOPHILA MACULATA
'VALENTINE EMU BUSH'
5 GALLON (31)
- ACCENTS**
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (55)
 - MUHLENBERGIA 'REGAL MIST'
REGAL MIST DEER GRASS
5 GALLON (42)
 - DASYLIRON LONGISSIMA
'TOOTHLESS DESERT SPOON'
5 GALLON (43)
- GROUND COVER**
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (92)
 - LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (14)
- INERT MATERIALS**
- 1/2" SCREENED ROCK PROS CARMEL
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS
 - TURF
 - TURF
MID-IRON SOD
 - TURF
OVERSEED AS SEASON DICTATES
- 6" EXTRUDED CURB
CONCRETE HEADER
SEE DETAIL

LANDSCAPE/HARDSCAPE PLAN



CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED, TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 80 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 CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH 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 MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

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 QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

CITY OF SCOTTSDALE GREEN BUILDING NOTES:

CITY OF SCOTTSDALE
IGCC AMENDED SECTION 601.3.1.2
IRRIGATION SYSTEMS

- SHALL BE BASED ON HYDROZONES. TURFGRASS AREAS SHALL BE ON THEIR OWN IRRIGATION STATIONS. TREES IN TURFGRASS SHALL HAVE A SEPARATE DRIP IRRIGATION ZONE.
- SHALL HAVE BACKFLOW PREVENTION IN ACCORDANCE WITH CITY PLUMBING CODE (IPC)
- SHALL HAVE A MASTER VALVE ON MUNICIPALLY SUPPLIED WATER SOURCES THAT ALLOWS PRESSURIZATION OF THE IRRIGATION MAINLINE ONLY WHEN IRRIGATION IS SCHEDULED. THE MASTER VALVE SHALL BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE BACK FLOW PREVENTION DEVICE.
- SHALL HAVE AN ISOLATION VALVE INSTALLED IMMEDIATELY UPSTREAM OF EACH IRRIGATION CONTROL VALVE

IRRIGATION TURFGRASS SPRINKLERS

- SHALL NOT SPRAY WATER DIRECTLY ON BUILDINGS OR HARDSCAPE AREA.
- SHALL BE PROHIBITED ON LANDSCAPE AREAS HAVING ANY DIMENSION LESS THAN 8FT.
- SHALL BE LIMITED TO USE WITH TURFGRASS.
- SPRINKLER HEADS INCLUDING ROTORS, HEADS WITH ROTATING AND FIXED SPRAY NOZZLES SHALL CONTAIN PRESSURE REGULATING SPRINKLER BODIES.

LANDSCAPE EMITTERS

- THE DRIP IRRIGATION CONTROL VALVE SHALL BE EQUIPPED WITH A PRESSURE REGULATOR AND A CLEANABLE WYE STRAINER FILTER.
- AT THE END OF EACH LATERAL, A FLUSH CAP SHALL BE INSTALLED IN A SIX (6) INCH ROUND PIT BOX.
- DRIP EMITTERS SHALL BE OF PRESSURE COMPENSATING TYPE.

IRRIGATION CONTROLLERS

ALL IRRIGATION SYSTEMS SHALL USE A WEATHER BASED SMART IRRIGATION CONTROLLER THAT IS WATERSENSE LABELED OR EQUIVALENT AND CAPABLE OF FREQUENCY ADJUSTMENT AND DAY EXCLUSION. THE FOLLOWING SETTINGS AND SCHEDULE FOR THE IRRIGATION CONTROL SYSTEM SHALL BE POSTED ON OR ADJACENT TO THE CONTROLLER:

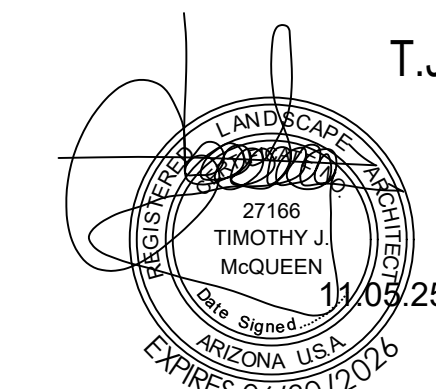
- PRECIPITATION RATE OF EACH IRRIGATION STATION.
- PLANT FACTORS FOR EACH HYDROZONE.
- SOIL TYPE.
- RAIN SENSOR SETTINGS.
- PEAK DEMAND SCHEDULE, INCLUDING RUN TIMES, CYCLE STARTS, AND SOAK TIMES.
- MAXIMUM RUNTIMES TO PREVENT WATER RUNOFF AND STANDING WATER.
- GALLONS PER MINUTE FOR EACH IRRIGATION STATION.

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

Case No: 32 - DR - 2024



T.J. McQUEEN & ASSOCIATES, INC.

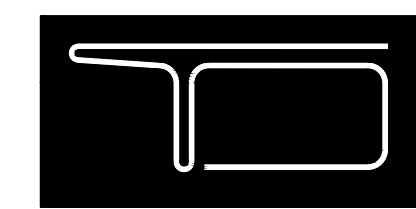
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10446 N. 74th Street, Suite 150
Scottsdale, Arizona 85258
P. (602)265-0320

EMAIL: timmqueen@tjma.net



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TOMECAK DESIGN

4368 North Civic Center Plaza Suite 201
Scottsdale, Arizona 85251

T 602.619.7751
F 480.718.8387
E info@tomecakdesign.com

project:
RADLEY SCOTTSDALE

500 NORTH MILLER ROAD
SCOTTSDALE, ARIZONA 85257

revised:

job #: 2407

date: 11.05.25

contents:
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