

N.E.C. HELM DRIVE + 73RD STREET | SCOTTSDALE | AZ

SCOTTSDALE GENERAL NOTES

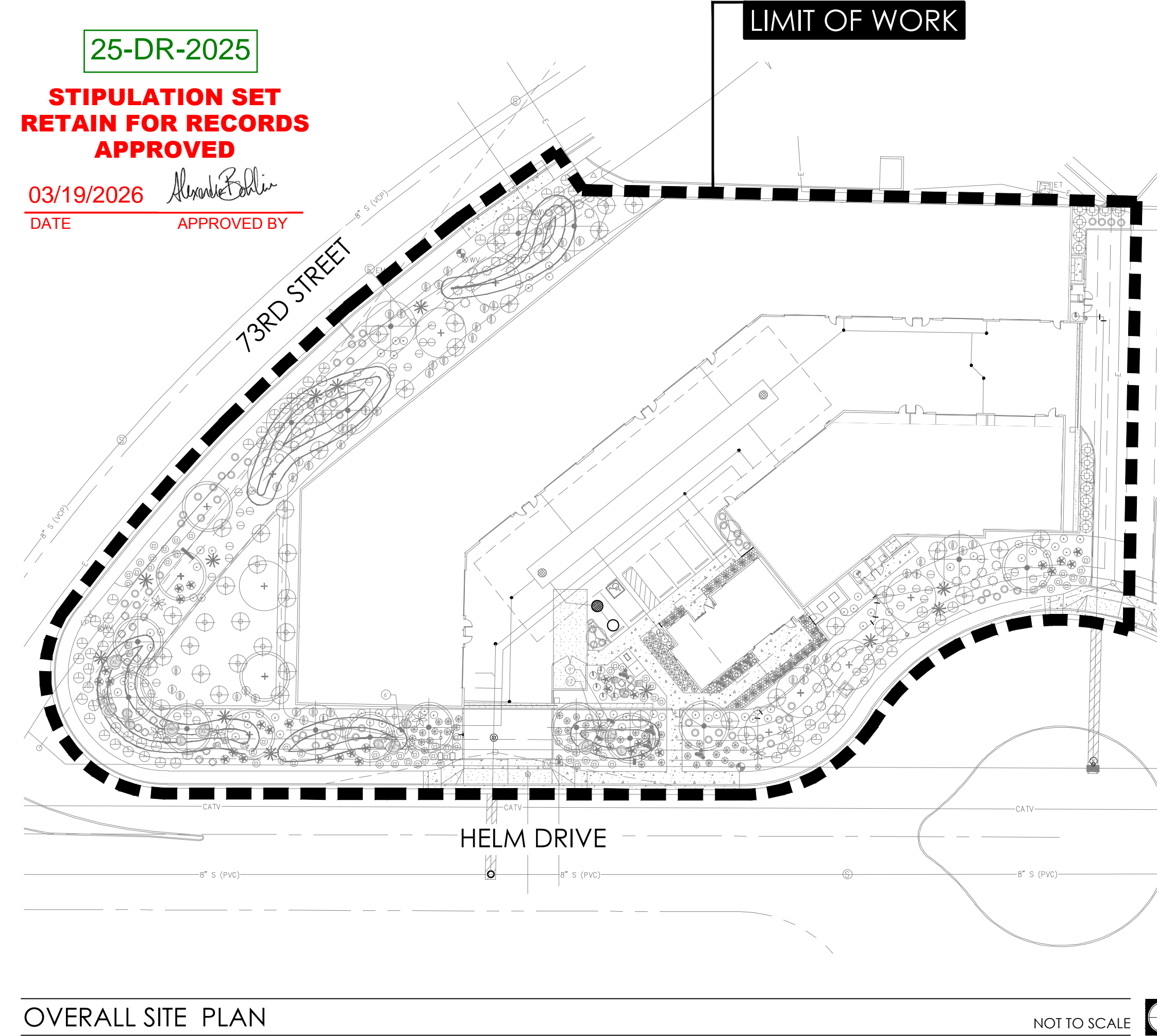
- NO TREES OR SHRUBS SHALL BE PLANTED WITHIN A 5 FT. RADIUS AROUND FIRE HYDRANTS.
- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS / GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN (MATURE) PLANT CANOPIES AND/OR COVERAGE.
- A SINGLE TRUNK TREE'S CALIPER SIZE THAT IS EQUAL TO OR LESS THAN 4 INCHES, SHALL BE DETERMINED BY USING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPERS 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 INCHES ABOVE WHERE THE TRUNK SPLITS ORIGINATE, OR 6 INCHES ABOVE FINISHED GRADE IF TRUNKS ORIGINATE FROM THE GROUND.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBLE 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 THE NEAREST STREET LINE ELEVATION.
- 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 A MAXIMUM AREA SPECIFIED IN SECTIONS 49-425 THROUGH 49-428 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 LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE A 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 REPLACE WITH LIKE KIND AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

PLANTING NOTES

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE, COLOR AND SIZE AS SPECIFIED, 2" MIN DEPTH TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND THE CITY OF SCOTTSDALE.
- ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
- ALL PLANT MATERIAL THAT IS NOT LABELED "TO REMAIN" ARE TO BE RELOCATED PER PLANTING PLANS.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT, OWNERS REPRESENTATIVE, AND THE CITY OF SCOTTSDALE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3"x3", 3" - 6" NATIVE STONE MATERIAL INSTALLED TO PREVENT EROSION WHERE REQUIRED.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
- PLANT TREES, SHRUBS, AND CACTI PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
- LANDSCAPE CONTRACTOR TO PERFORM A SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.

IRRIGATION NOTES

- ALL LANDSCAPE AREAS ARE TO BE WATERED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.
- IRRIGATION SYSTEM SHALL UTILIZE THE EXISTING IRRIGATION METER LOCATED AT SCOTTSDALE ROAD. REPAIR / REPLACE BACKFLOW DEVICE AS REQUIRED TO BRING UP TO CURRENT CITY OF SCOTTSDALE CODE REQUIREMENTS.
- ALL EXISTING IRRIGATION EQUIPMENT SHALL BE REPLACED WITH NEW HIGH EFFICIENCY COMPONENTS PER CITY STANDARDS.



OVERALL SITE PLAN NOT TO SCALE

DESIGN STANDARDS

- FINAL TREE LOCATIONS, AS APPLICABLE, SHALL BE LOCATED SO AS TO NOT BE IN CONFLICT WITH BUILDING OR POLE MOUNTED SITE LIGHTING.
- FINAL PLANT LOCATIONS SHALL BE LOCATED SO AS TO NOT BE IN CONFLICT WITH PEDESTRIAN WALKWAYS, PATHWAYS AND PARKING AREAS UPON MATURE SIZE.
- ANY PLANTS THAT MAY HAVE THORNS OR MILKY SAP ARE TO BE APPROPRIATELY LOCATED AWAY FROM PEDESTRIAN WALKWAYS. THORNY PLANTS = 4' / MILKY SAP = 3'.
- FINAL PLANS SHALL INCLUDE THE LOCATIONS FOR EXTERIOR LIGHT FIXTURES, FIRE HYDRANTS AND TRANSFORMERS. ADJUST PLANTING AND HARDSCAPE AS REQUIRED TO AVOID CONFLICTS.

HARDSCAPE GENERAL NOTES

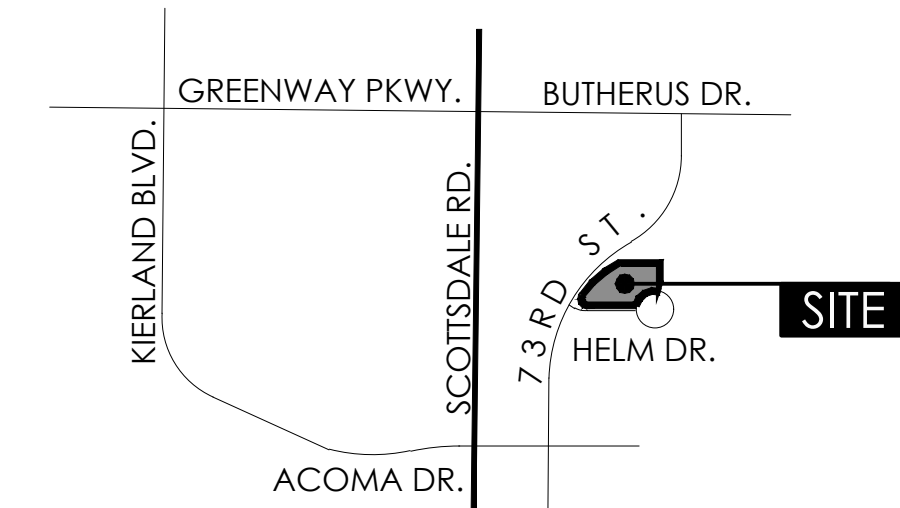
- CURVILINEAR FLATWORK TO BE SMOOTH, EVEN RADIUS, AND DEVOID OF POINTS AND FLAT SPOTS. CONCRETE SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE IF NOT INSTALLED PER PLAN.
- FORM WORK SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO POURING CONCRETE.
- WALKS SHALL HAVE A LIGHT BROOM FINISH UNLESS SHOWN OR NOTED OTHERWISE.
- WALKS SHALL BE MIN. 5'-0" WIDE (MIN.) WITH SCORE JOINTS AT 5'-0" O.C. AND EXPANSION JOINTS AT 18'-0" O.C. UNLESS SHOWN OR NOTED OTHERWISE.
- WALKS LOCATED AT BACK OF CURB SHALL BE AS SHOWN ON PLANS.

A.D.A./FAIR HOUSING REQUIREMENTS

- THE SIDEWALK / HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SIDEWALKS TO MEET ALL STATE AND FEDERAL REQ. INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING GUIDELINES.
- THE SIDEWALK HARDSCAPE CONTRACTOR SHALL COORDINATE ALL SIDEWALK CONSTRUCTION WITH THE CIVIL ENGINEER'S SITE ACCESSIBILITY PLAN. SHOULD A DISCREPANCY EXIST BETWEEN THE PLANS, THE CONTRACTOR SHALL NOTIFY THIS OFFICE IMMEDIATELY.
- FINISH FLOOR ELEVATIONS, SIDEWALK ELEVATIONS, DRAINAGE BASINS, TOP OF FOOTING ELEVATIONS AND ACCESSIBILITY INFORMATION HAS BEEN PROVIDED BY OTHERS. LANDSCAPE ARCHITECTS RESPONSIBILITY IS LIMITED TO THE HORIZONTAL CONTROL OF HARDSCAPE RELATED ELEMENTS ONLY (WHERE SHOWN ON PLANS). ALL VERTICAL CONTROL ASSOCIATED WITH THIS PROJECT IS RESPONSIBILITY OF THE CIVIL ENGINEER AS IT DIRECTLY RELATES TO THE DRAINAGE OF THE PROJECT.

VICINITY MAP

NOT TO SCALE



PROJECT TEAM

OWNER / DEVELOPER:

AB II SDL, LLC
15029 N. THOMPSON PEAK PKWY.
SCOTTSDALE, AZ 85260
PH: (602) 418-3967
CONTACT: DAVID PETERSON
david@brickstreetcompanies.com

ARCHITECT:

ROBERT BROWN ARCHITECTS
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CHANDLER, AZ 85225
PH: (480) 377-2222
CONTACT: KELLY FERGUSON
kelly@rbrownarch.com

LANDSCAPE ARCHITECT:

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CONTACT: JOE YOUNG
jyoung@youngdg.com

CIVIL ENGINEER:

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7315 NORTH 16TH ST.
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PH: (602) 374-4148
CONTACT: HELENE FLORENTO
hflorento@jmc-eng.com

SHEET INDEX

1	L0.1	COVER SHEET + NOTES
2	L1.1	PRELIMINARY LANDSCAPE PLAN
3-4	LC.1 - LC1.2	LANDSCAPE CHARACTER EXHIBITS

SITE DATA

NET SITE AREA	(+/-) 69,255 S.F.
	(+/-) 1.59 AC
BUILDING FOOTPRINT AREA (GROUND FLOOR)	(+/-) 29,764 S.F.
BUILDING COVERAGE (NOT F.A.R.)	(+/-) 43% S.F.
PARKING LOT, DRIVE AISLES, SIDEWALKS, + AMENITY HARDSCAPE AREA	(+/-) 19,539 S.F.
PARKING LOT, DRIVE AISLES, SIDEWALKS, + AMENITY HARDSCAPE AREA COVERAGE	(+/-) 28% S.F.

LANDSCAPE CALCULATIONS

FRONTAGE LS AREA (R.O.W.)	(+/-) 4,665 S.F.
ON-SITE LS AREA	(+/-) 19,745 S.F.
PARKING LOT LS AREA	(+/-) 207 S.F.
TOTAL LANDSCAPE AREA	(+/-) 24,617 S.F.
	(+/-) .57 AC

PRELIMINARY APPROVAL:

Young | design | group
Landscape Architecture
+ Land Planning
7234 east shoeman lane
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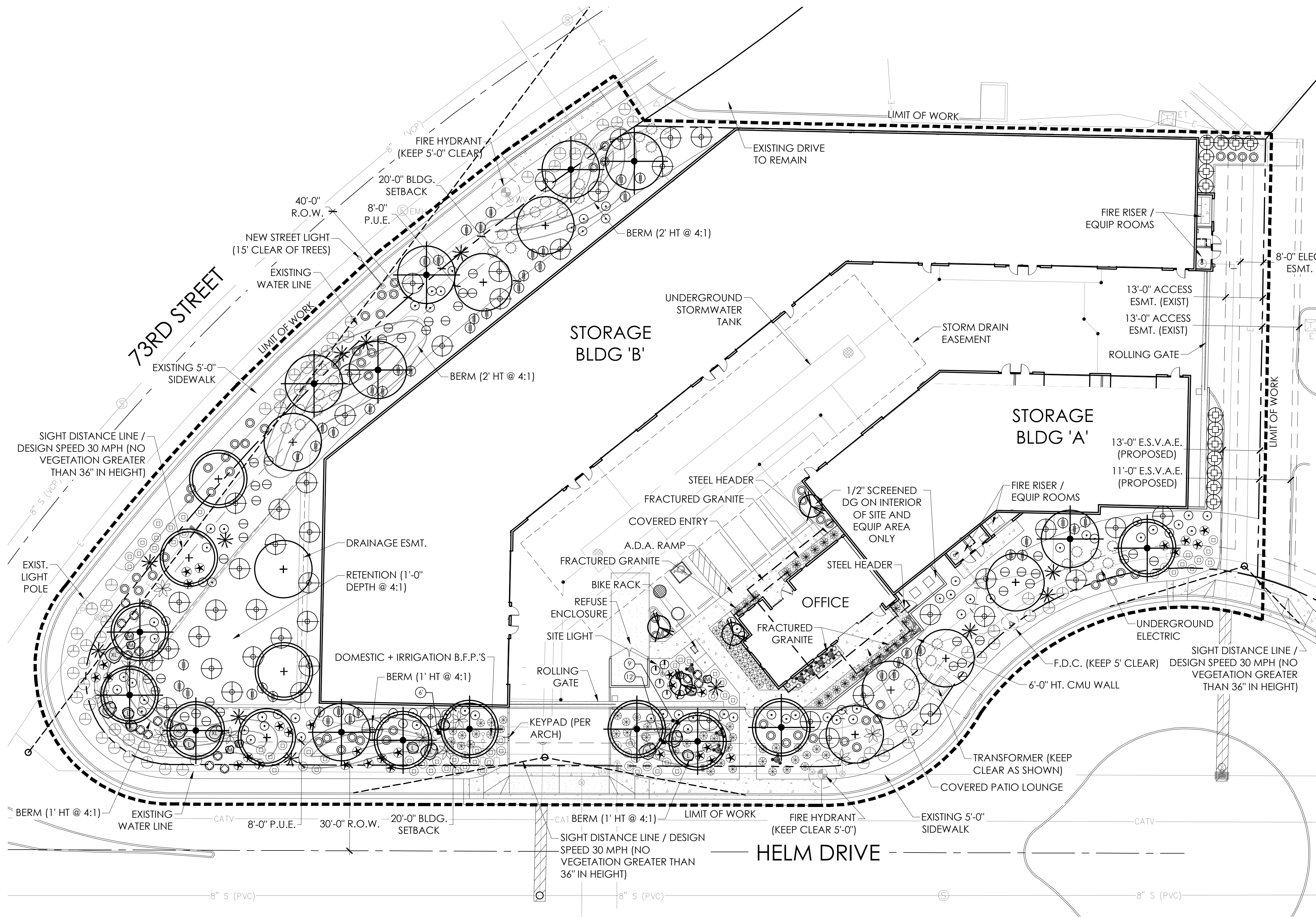
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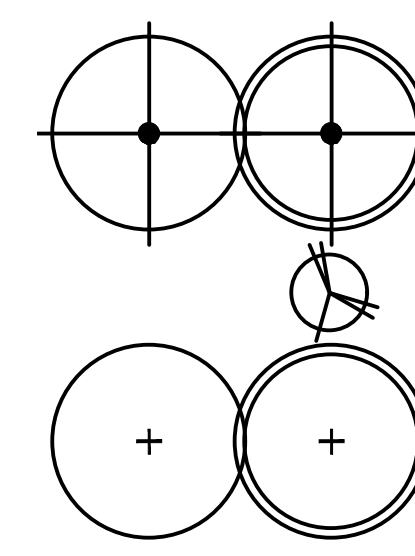
TRACKING NUMBERS: | 25-DR-2025 | 21PP2 (KEY CODE)

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PLANT SCHEDULE

* NOT ON A.D.W.R. PLANT LIST / LOCATED IN SCREENED PATIO AREA ONLY



TREES	H x W CAL	SIZE / REMARKS	QTY
CERCIDIUM FLORIDUM BLUE PALO VERDE	5' x 4' x 1.5" / 8' x 6' x 2"	24" / 36" BOX MULTI-TRUNK, MATCHED	7 / 9
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	8' x 5'	24" BOX / MULTI-TRUNK	4
PROSOPIS HYB. 'CIVANO' CIVANO HYB. MESQUITE	7' x 6' x 1" / 10' x 7' x 2"	24" / 36" BOX MULTI-TRUNK, MATCHED	8 / 4
SHRUBS (THORNLESS / SEEDLESS)			
CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER		5 GAL	40
DODONEA VISCOSA HOPSEED BUSH		5 GAL	14
EREMOPHILA HYGROPHANA BLUE BELLS		5 GAL	63
JUSTICIA CALIFORNICA CHUPAROSA		5 GAL	16
LARREA TRIDENTATA CREOSOTE		5 GAL	48
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE		5 GAL	73
RUELLIA PENINSULARIS DESERT RUELLIA		5 GAL	5
SIMMONDSIA CHINENSIS JOJOBA		5 GAL	47
ACCENTS / VINES			
AGAVE WEBERI WEBER AGAVE		5 GAL	11
CARNEGIEA GIGANTEA SAGUARO	6' / 9' / 12' HT.		3
DASYLIRION WHEELERI DESERT SPOON		5 GAL	31
ECHINOCACTUS GRUSONII GOLDEN BARREL	12" DIA		11
FICUS PUMILA CREEPING FIG	5 GAL TRAIN TO WALL		6
FOQUIERA SPLENDENS OCOTILLO	6' HT (8-10 CANES)		12
HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL		34
PACHYCEPERUS MARGINATUS MEXICAN FENCE POST	15 GAL MIN. 5 STALKS / 2'-5" HT.		8
MUHLENBERGIA CAPILLARIS PURPLE MUHLY	5 GAL		61
PEDILANTHUS MACROCARPUS LADY'S SLIPPER	15 GAL		23
GROUNDCOVER			
EREMOPHILA GLABRA 'M. GOLD' OUTBACK SUNRISE EMU	1 GAL		62
LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL		64
INERT MATERIALS			
D.G. DECOMPOSED GRANITE 'APACHE BROWN' (ROCK PROS USA)	1/2" SCREENED, 2" DEPTH MIN.	ALL INTERIOR AREAS	QTY
FRACTURED GRANITE 'APACHE BROWN' (ROCK PROS USA)	3" SCREENED, 2" DEPTH MIN.	BLDG ENTRY + PATIO	
NATURAL D.G. DECOMPOSED GRANITE 'APACHE BROWN' (ROCK PROS USA)	3" MINUS, 2" DEPTH MIN.	ALL AREAS OUTSIDE WALL	
GRANITE BOULDERS 'SURFACE SELECT'	SIZE PER PLAN	7 / 7 / 6	
STEEL HEADER	1/4" x 6"	BLDG ENTRY + PATIO	

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"

TREE CALCULATIONS

TOTAL TREES PROVIDED	CITY OF SCOTTSDALE TREE REQUIREMENT	TREE TOTAL BY BOX SIZE
32 TREES	50% OF TREES PROVIDED SHALL BE MATURE PER ARTICLE III OF THE ZONING ORDINANCE	* 24" BOX = 19 (59%) * 36" BOX = 13 (41%)

* CALIPER SIZES FOR ALL TREES REPORTED ABOVE VARY PER TRUNK TYPE. SEE LANDSCAPE SCHEDULE FOR ADDITIONAL INFORMATION.

PER ARTICLE III:

MATURE TREES ARE HEALTHY, FULL-BODIED TREES WITH A SHAPE CHARACTERISTIC OF THE SPECIES WITH THE FOLLOWING MINIMUM SIZES:

- A. PALMS: TRUNK EIGHT (8) FEET HIGH.
- B. SINGLE TRUNK TREES: TWO (2) INCH CALIPER.
- C. MULTIPLE TRUNK TREES: ONE (1) INCH CALIPER AVERAGE TRUNK.

WATER INTENSIVE PLANT MATERIAL CALCULATIONS

LOT AREA	ALLOWABLE WATER INTENSIVE PLANT MATERIAL (PER C.O.S. ORDINANCE SECTIONS 49-241 / 49-246)	WATER INTENSIVE PLANT MATERIAL PROVIDED
74,148 S.F.	9,000 x 10% = 900 S.F. 34,560 x 5% = 1,728 S.F. 3,257 S.F. TOTAL (MAX)	6 PLANTS @ 4 S.F. = 24 S.F.

LOCATED IN SCREENED PATIO AREA ONLY

C.O.S. LANDSCAPE NOTE

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE / CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. (REFER TO D.S.P.M. SECTION 2-1.501.L)

25-DR-2025

**STIPULATION SET
RETAIN FOR RECORDS
APPROVED**

03/19/2026 *Alvin Balle*
DATE APPROVED BY

Young | design | group
 Landscape Architecture
 + Land Planning
 7234 east shoeman lane
 suite 8
 scottsdale, arizona 85251
 tel. 480.257.3312



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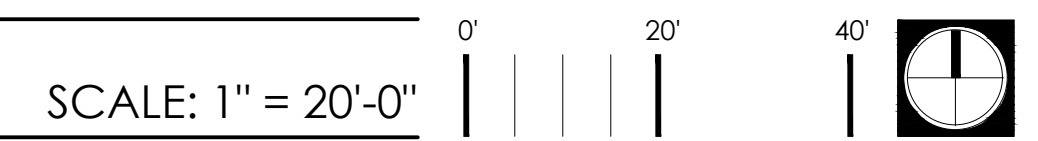
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PRELIMINARY LANDSCAPE PLAN



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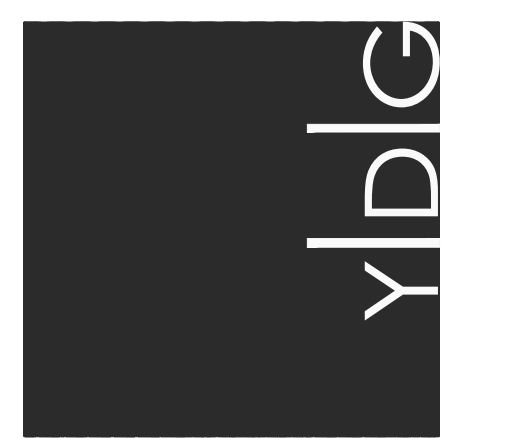
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DEVELOPMENT REVIEW APPLICATION

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TREES



blue palo verde



mexican bird of paradise



'civano' seedless hybrid mesquite

SHRUBS



fairy duster



hopseed



blue bells



chuparosa



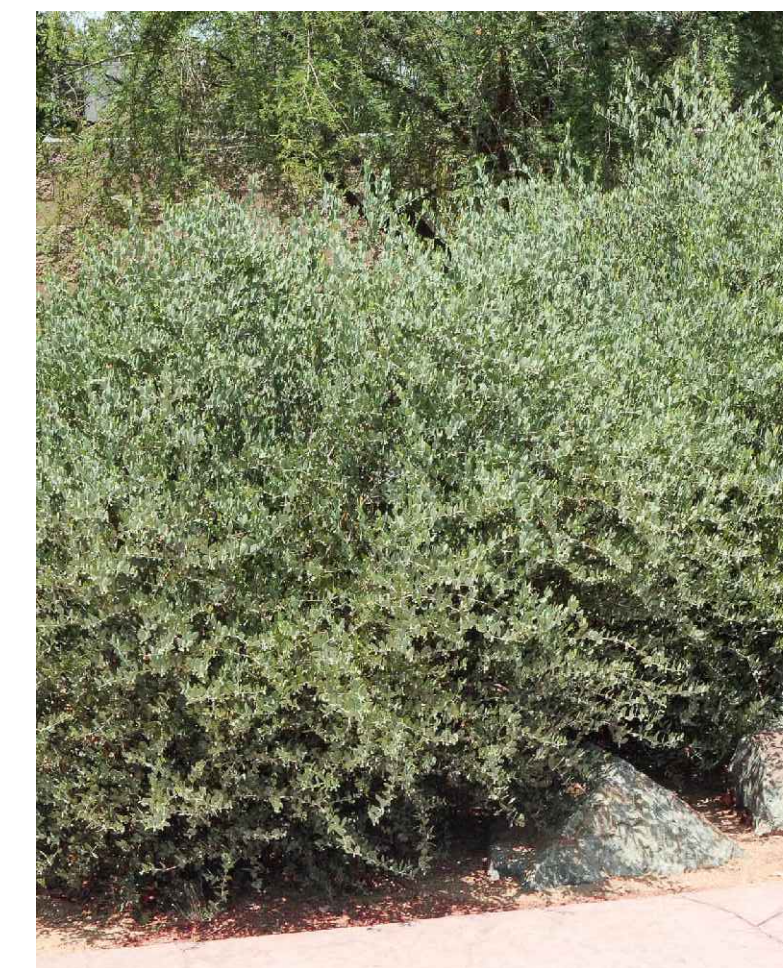
creosote



chihuahuan sage



desert ruellia



jojoba



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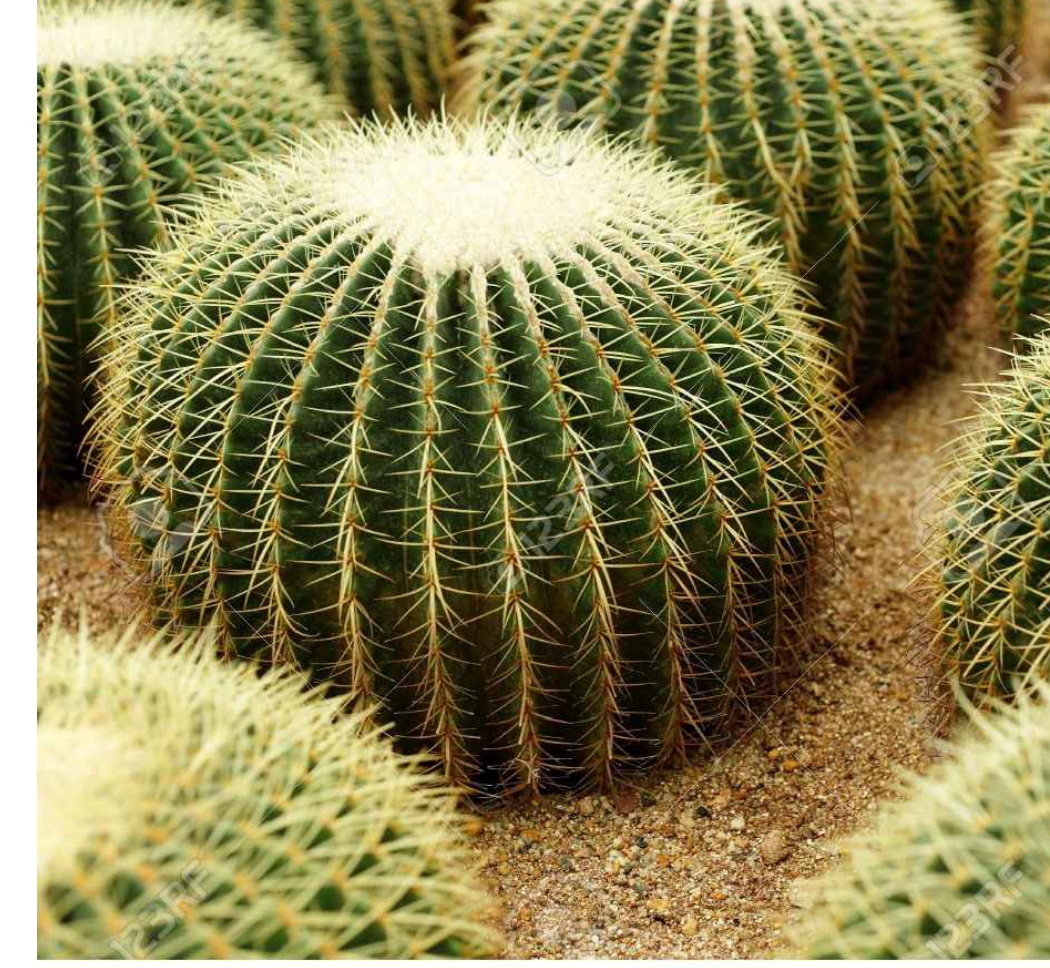
agave weberi



saguaro



desert spoon



golden barrel cactus



creeping fig (screened patio only)



ocotillo



GROUND COVER



INERT MATERIALS



3" minus d.g (exterior only)



1/2" screened d.g. (interior only)



granite boulders

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TRACKING NUMBERS: | 25-DR-2025 | 21PP2 (KEY CODE)