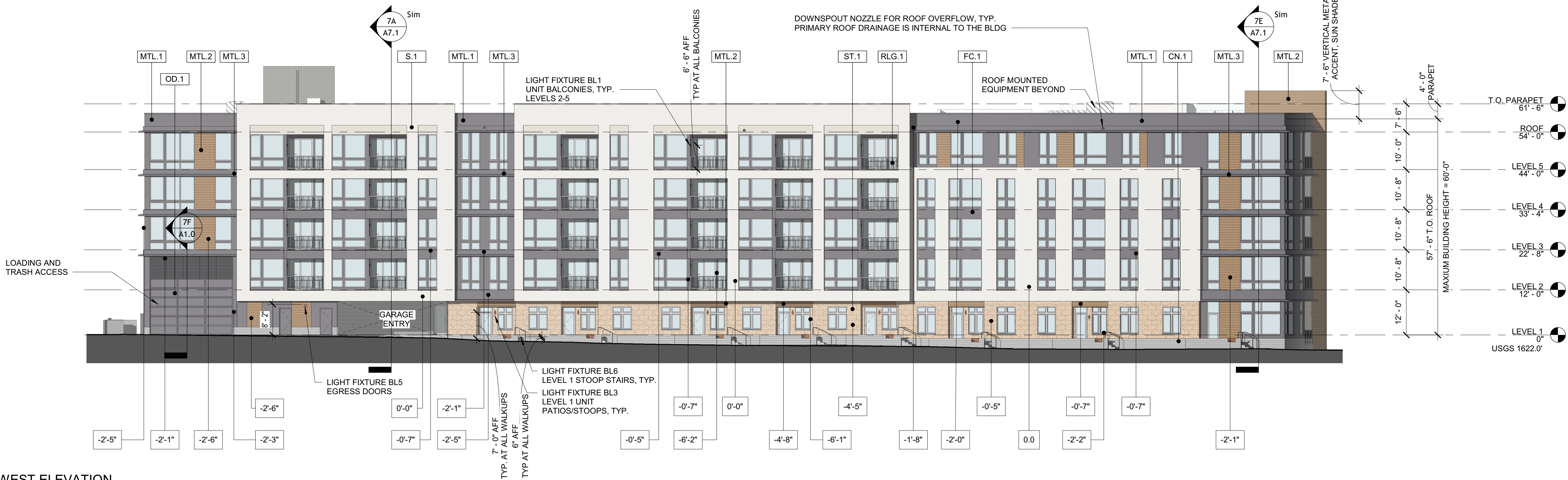
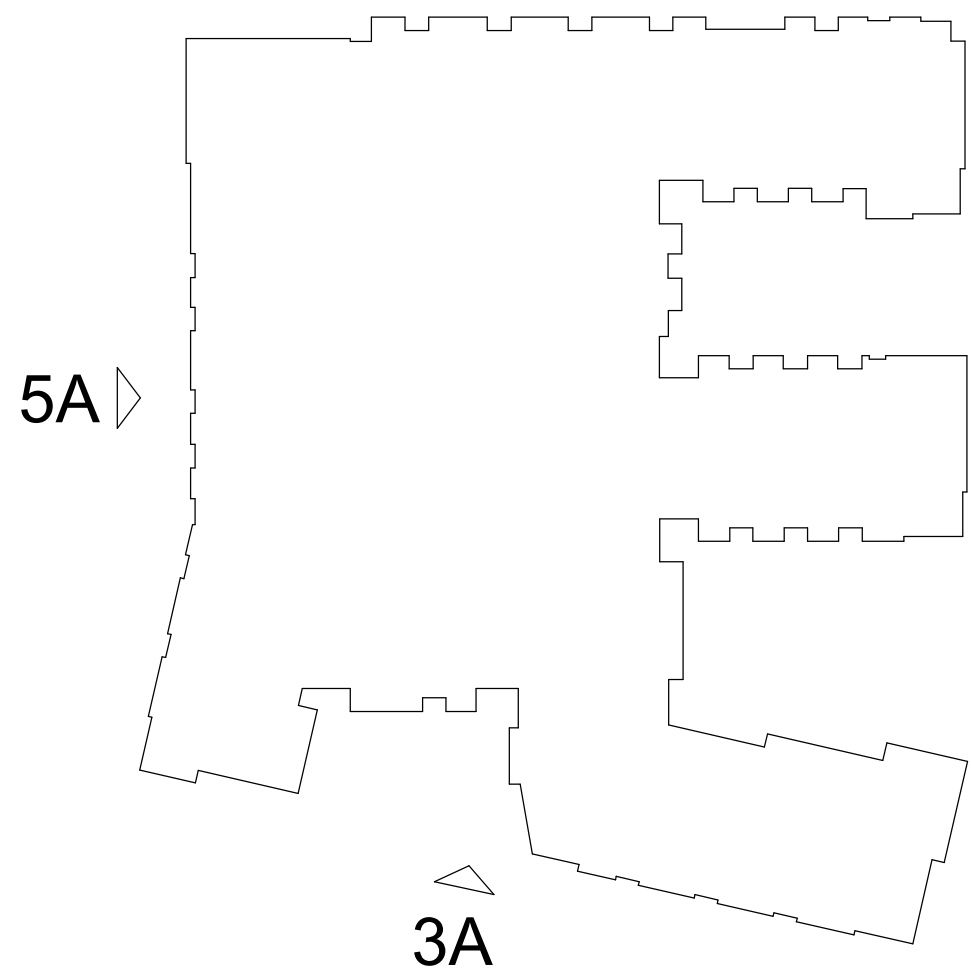


3A SOUTH ELEVATION
A2.0 1/16" = 1'-0"



5A WEST ELEVATION
A2.0 1/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE											
KEYNOTE	MATERIAL	DESCRIPTION	KEYNOTE	MATERIAL	DESCRIPTION	KEYNOTE	MATERIAL	DESCRIPTION	KEYNOTE	MATERIAL	DESCRIPTION
CN.1		CONCRETE, BOARD FORM LIGHT GRAY	MTL.1		METAL COMPOSITE MATERIAL DARK GRAY	FC.1		FIBER CEMENT PANEL DARK GRAY	RLG.1		METAL RAILING, PAINTED GRAY
ST.2		STONE VENEER BEIGE / CREAM	MTL.2		WOOD ACCENT MATERIAL WOOD GRAIN, LIGHT WALNUT	D.1		FIBERGLASS DOOR, PAINTED GRAY			
S.1		STUCCO, SMOOTH FINISH OFF-WHITE	MTL.3		METAL HORIZONTAL SUNSHADE DARK GRAY	OD.1		METAL OVERHEAD DOOR GRAY			
S.2		STUCCO, SMOOTH FINISH BEIGE	MTL.4		METAL CORRUGATED PANEL DARK GRAY	W.2		VINYL WINDOW SILVER			



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CONSTRUCTION

no.	date	revision
Project Number	362-PA-2022	
Project		

ONE SCOTTSDALE
LOT 3
SCOTTSDALE, AZ

Phase
DRB APPLICATION

Date
01/20/2023
Scale
As indicated
Drawing

BUILDING
ELEVATIONS

No

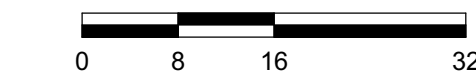
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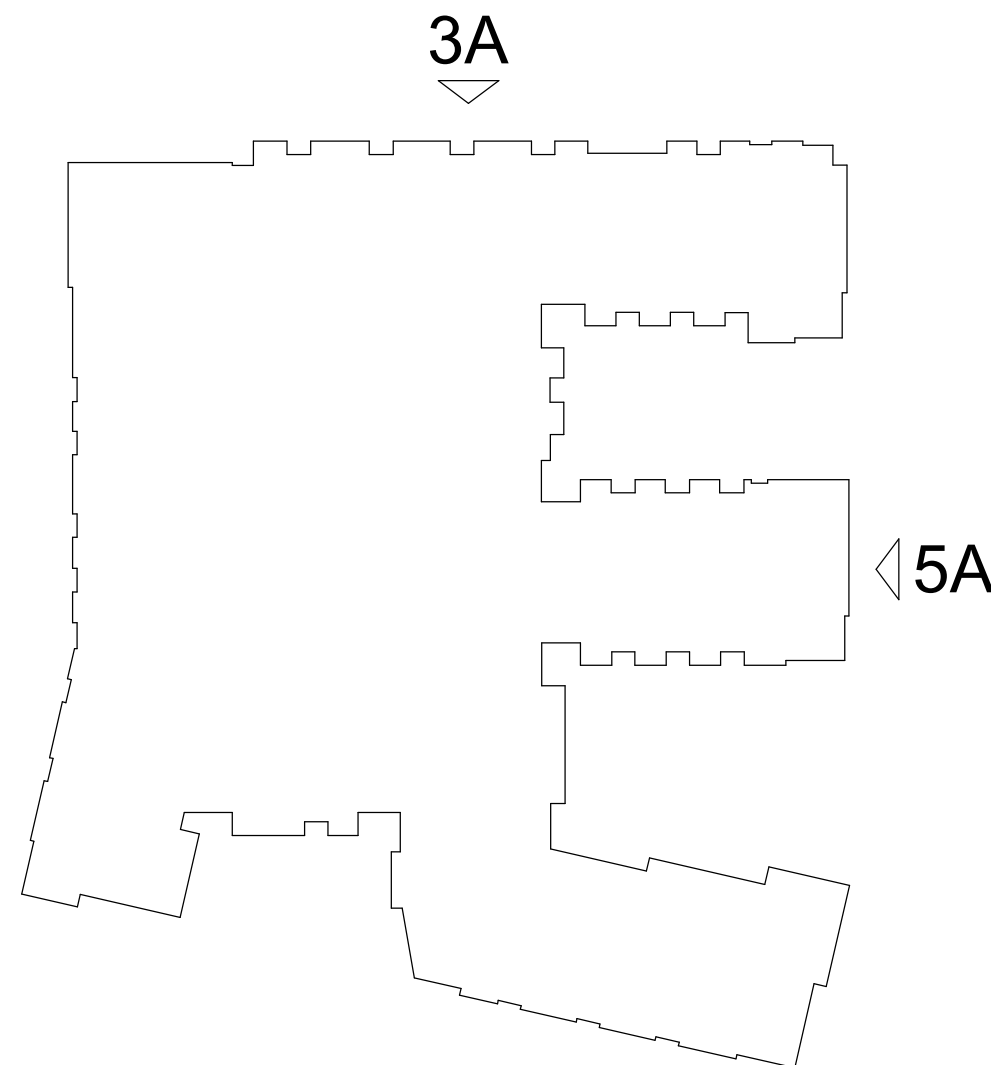
3A NORTH ELEVATION
A2.1 1/16" = 1'-0"



5A EAST ELEVATION
A2.1 1/16" = 1'-0"



EXTERIOR MATERIAL SCHEDULE											
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ST.2		STONE VENEER BEIGE / CREAM	MTL.2		WOOD ACCENT MATERIAL WOOD GRAIN, LIGHT WALNUT	D.1		FIBERGLASS DOOR, PAINTED GRAY			
S.1		STUCCO, SMOOTH FINISH OFF-WHITE	MTL.3		METAL HORIZONTAL SUNSHADE DARK GRAY	OD.1		METAL OVERHEAD DOOR GRAY			
S.2		STUCCO, SMOOTH FINISH BEIGE	MTL.4		METAL CORRUGATED PANEL DARK GRAY	W.2		VINYL WINDOW SILVER			



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BUILDING
ELEVATIONS

No
A2.1

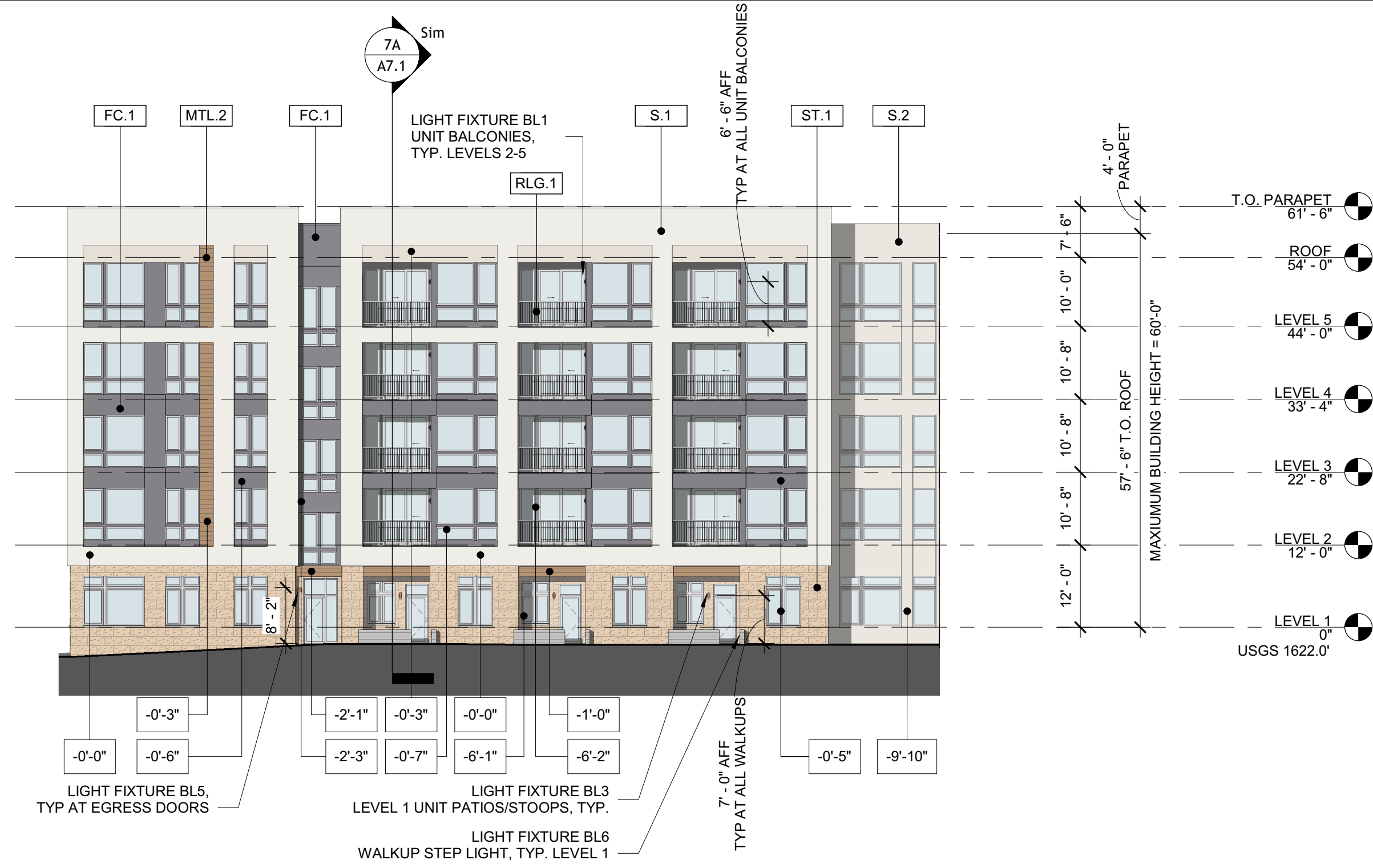
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3A NORTH COURTYARD - NORTH ELEVATION
A2.2 1/16" = 1'-0"



5A SOUTH COURTYARD - NORTH ELEVATION
A2.2 1/16" = 1'-0"

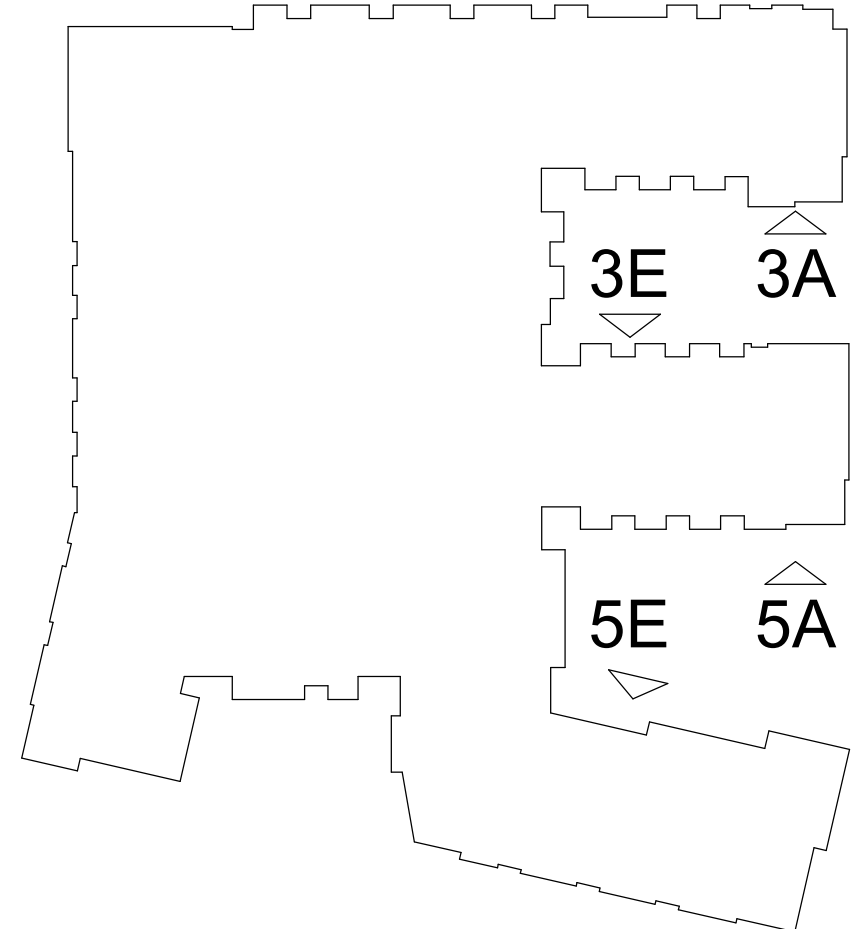


3E NORTH COURTYARD - SOUTH ELEVATION
A2.2 1/16" = 1'-0"



5E SOUTH COURTYARD - SOUTH ELEVATION
A2.2 1/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE											
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S.1		STUCCO, SMOOTH FINISH OFF-WHITE	MTL.3		METAL HORIZONTAL SUNSHADE DARK GRAY	OD.1		METAL OVERHEAD DOOR GRAY			
S.2		STUCCO, SMOOTH FINISH BEIGE	MTL.4		METAL CORRUGATED PANEL DARK GRAY	W.2		VINYL WINDOW SILVER			



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Date

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Drawing

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ELEVATIONS

No

A2.2

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3

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5

no.	date	revision
Project Number		
362-PA-2022		
Project		

ONE SCOTTSDALE
LOT 3
SCOTTSDALE, AZ

Phase
DRB APPLICATION

6

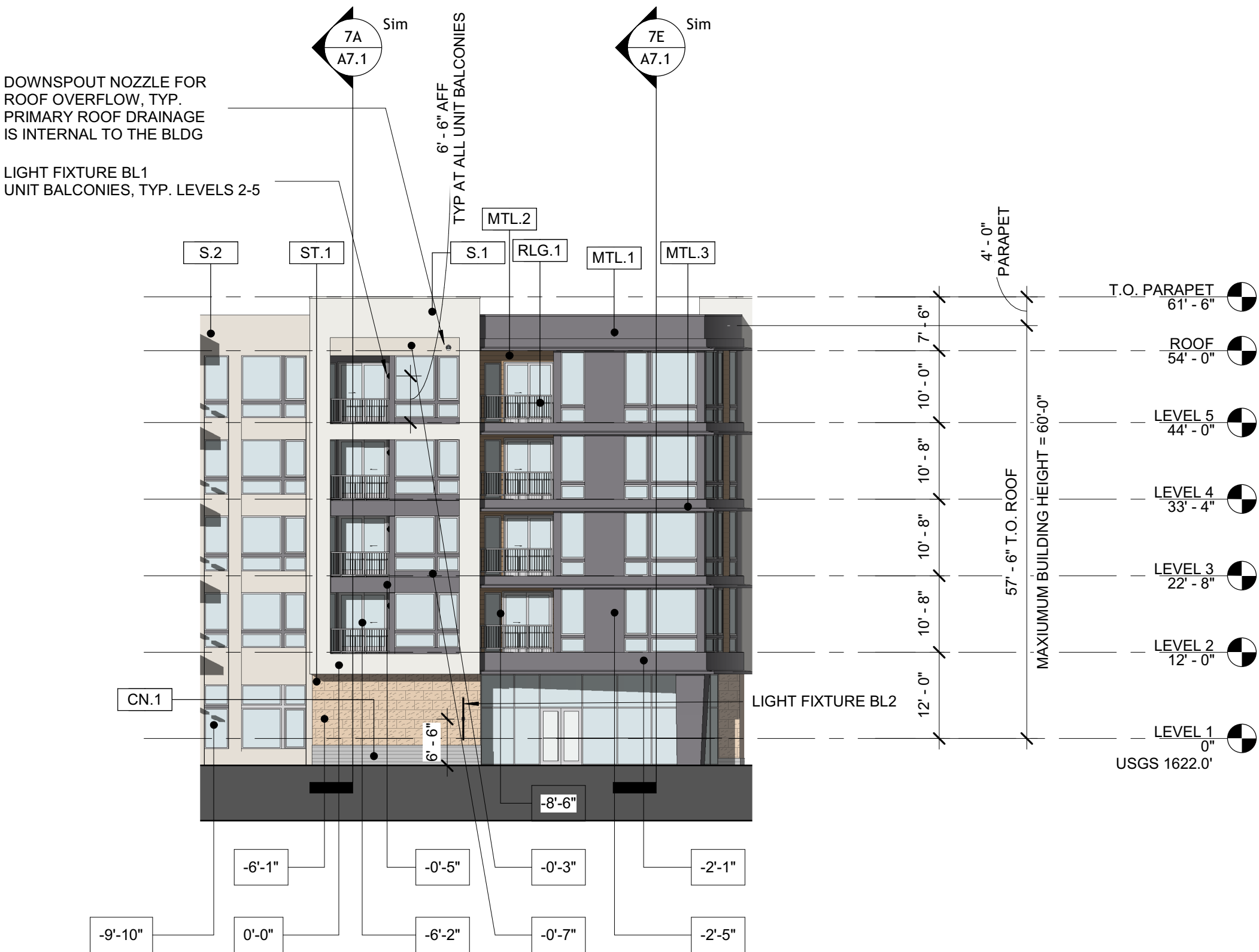
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Scale
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ELEVATIONS

No

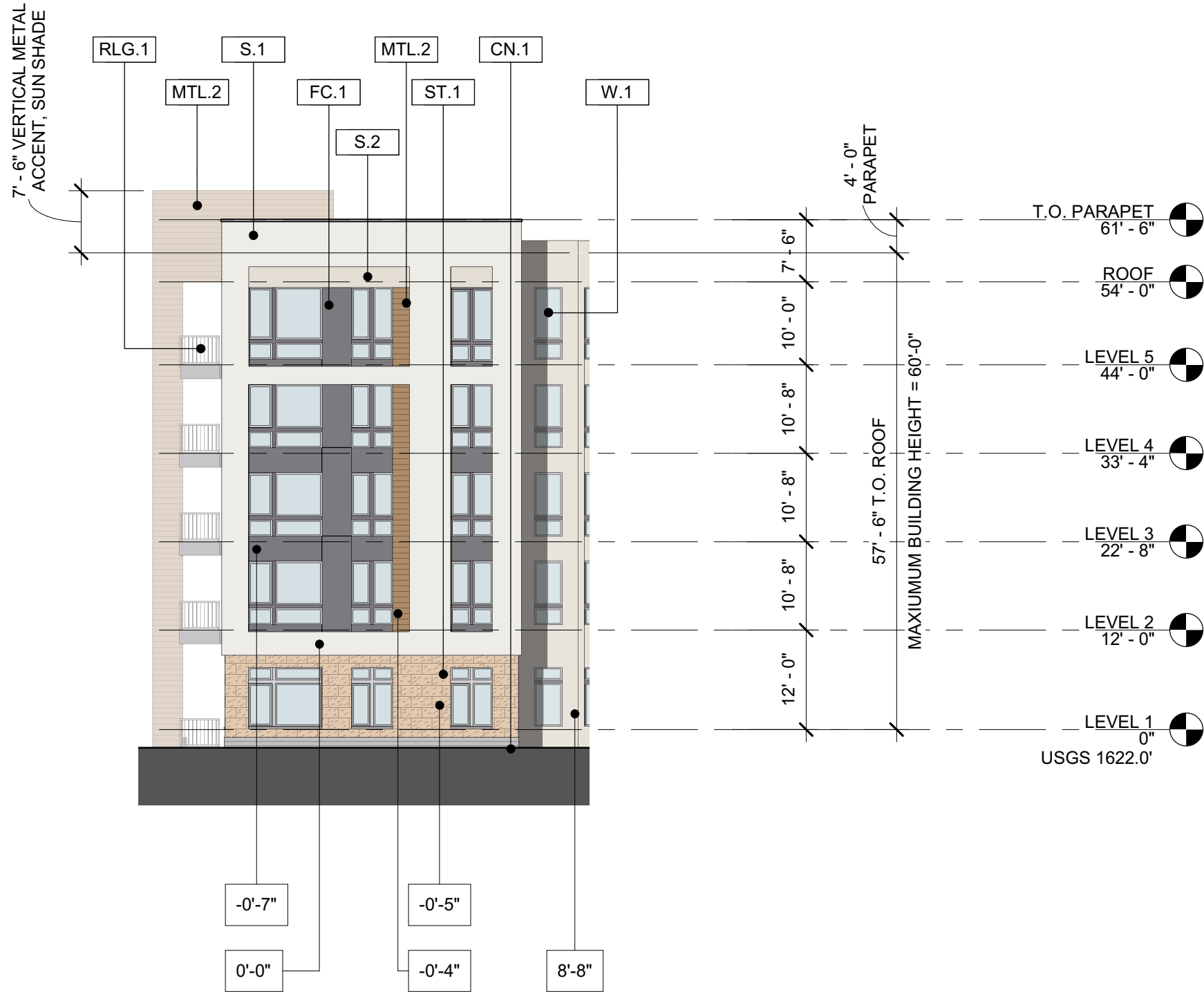
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5A ENTRY PLAZA - EAST ELEVATION

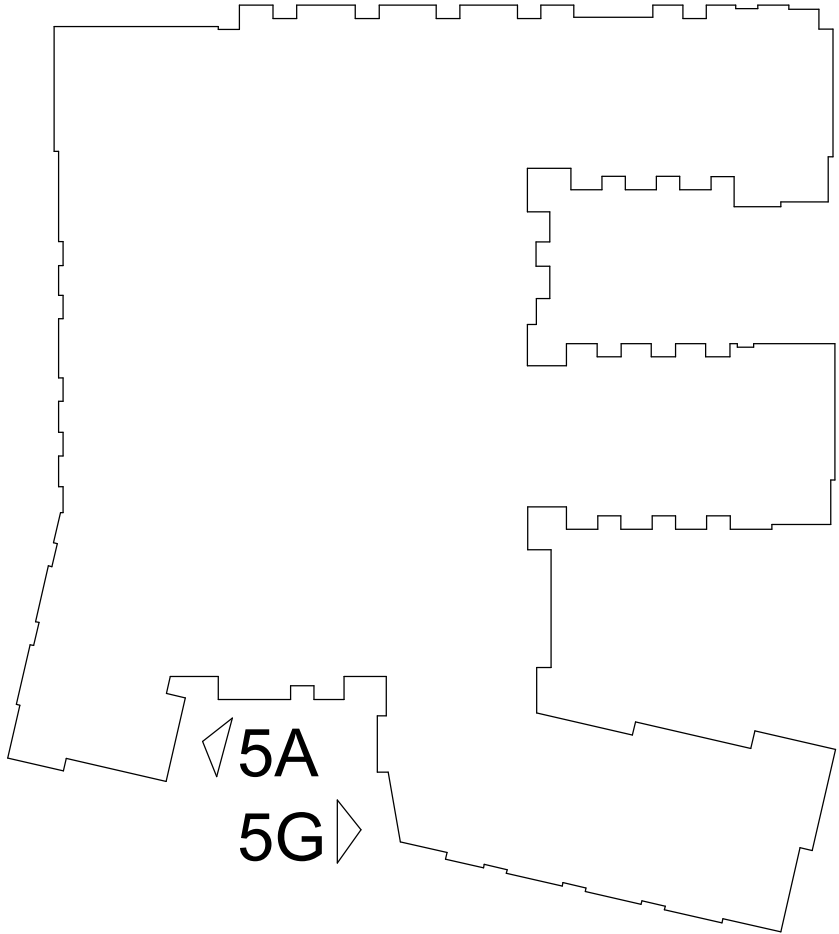
A2.3 1/16" = 1'-0"



5G ENTRY PLAZA - WEST ELEVATION

A2.3 1/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE											
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S.1		STUCCO, SMOOTH FINISH OFF-WHITE	MTL.3		METAL HORIZONTAL SUNSHADE DARK GRAY	OD.1		METAL OVERHEAD DOOR GRAY			
S.2		STUCCO, SMOOTH FINISH BEIGE	MTL.4		METAL CORRUGATED PANEL DARK GRAY	W.2		VINYL WINDOW SILVER			



ONE SCOTTSDALE LOT 3

LOT 3 MULTI-FAMILY DEVELOPMENT

SCOTTSDALE, ARIZONA

PROJECT TEAM:

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LANDSCAPE GENERAL NOTES

- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK PER THE PLANS.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE- CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS. DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- PLANTING SEASON: WITHIN THE OVERALL PROJECT PHASING AND COMPLETION REQUIREMENTS, THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS OR OTHER ACTS OF GOD SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PLANT SIZE, LOCATION, AND SPACING:
 - TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ONSITE OR OFF-SITE UTILITY SERVICE LINES OR UTILITY EASEMENTS TO AN ADJACENT PROPERTY.
 - ALL SHRUBS AND GROUNDCOVERS TO BE A MINIMUM OF 2' FROM BACK OF SIDEWALK.
- ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
- ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. ROUGH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE.
- ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
- PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES, APPLY WEED PRE-EMERGENT SURFLAN PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE AS INDICATED ON PLANS. PROVIDE A

SECOND APPLICATION OF THE PRE- EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD

- ALL LANDSCAPED AREAS SHALL RECEIVE A 2" MINIMUM TOP DRESSING OF DECOMPOSED GRANITE AS SPECIFIED IN THE TOPDRESS SCHEDULE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO DELIVERY.
- STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND SHALL BE FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES.
- ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
- ADD AGR-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
1 GALLON PLANT - 1 TABLET
5 GALLON PLANT - 2 TABLETS
10 GALLON PLANT - 4 TABLET
15 GALLON & 24" BOX TREE - 6 TABLETS (MIN.)
TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
- PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
- THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, IRRIGATION SYSTEM, AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR.
- ALL TREES ARE TO BE STAKED AND GUYED PER LANDSCAPE DETAILS FOR A PERIOD OF ONE YEAR. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING PRIOR TO THE FINAL ONE YEAR WALK THROUGH. LOCATION OF ALL ELEMENTS ON THIS PLAN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE. PRIOR TO INSTALLATION.
- A MINIMUM OF THREE FOOT (3') ACCESS TO AND CLEARANCE AROUND ALL FIRE HYDRANTS PER MAG STANDARD DETAIL 362 IS TO BE MAINTAINED.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY IRRIGATION IF SEQUENCE OF INSTALLED PLANTS SUPERSEDES IRRIGATION INSTALLATION DUE TO PRODUCT AVAILABILITY VERSUS SCHEDULE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT PLANTS FOR THE TIME BETWEEN DELIVERY TO THE SITE AND PLANTING. PLANTS SHALL BE STORED UPRIGHT, UNDAMAGED, UNCRUSHED, AND IN UNTORN PLASTIC CONTAINERS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A WATERING PROGRAM UNTIL TIME OF INSTALLATION OF PLANTS.
- GENERAL CONTRACTOR SHALL GROUP AND STORE PLANTS BY TYPE TO ENSURE NO OVER OR UNDER WATERING OF PLANT TYPES. GENERAL CONTRACTOR SHALL STORE DELIVERED EXTERIOR PLANTS OUTDOORS AND NOT INDOORS.

CITY OF SCOTTSDALE LANDSCAPE NOTES

- AREAS OF SALVAGED DESERT SURFACE SOIL 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 PERCENT (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'S SPLIT 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 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- NO LIVE TURF AREAS ARE TO BE PROVIDED. ONLY ARTIFICIAL TURF IS TO BE USED ON THIS PROJECT.
- 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 THE FINAL PLANS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE APPROVAL OF THESE PLANS RECOGNIZES 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 SECTIONS OF THESE PLANS HAVE NOT BEEN 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.

SHEET INDEX

SHEET #	DESCRIPTION	06/09/22 ISSUED FOR DRB APPLICATION	01/20/23 ISSUED FOR DRB APPLICATION
LA-100	LANDSCAPE COVER	X	X
LA-100A	LANDSCAPE SCHEDULES	X	X
LA-101	LANDSCAPE SUMMARY PLAN	X	X
LA-102	LANDSCAPE ENLARGEMENT PLAN	X	X
LA-103	LANDSCAPE ENLARGEMENT PLAN	X	X
LA-104	OPEN SPACE PLAN	X	X
LA-105	ILLUSTRATIVE LANDSCAPE PLAN	X	X
LA-201	HARDSCAPE DETAILS	X	X
LA-202	HARDSCAPE DETAILS	X	X
LA-203	HARDSCAPE DETAILS		X

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, AND WEED-FREE CONDITION. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

LANDSCAPE PLAN APPROVAL		
Case #	Approved by	Date
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. THE CITY WILL NOT ISSUE A C OF O UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.		

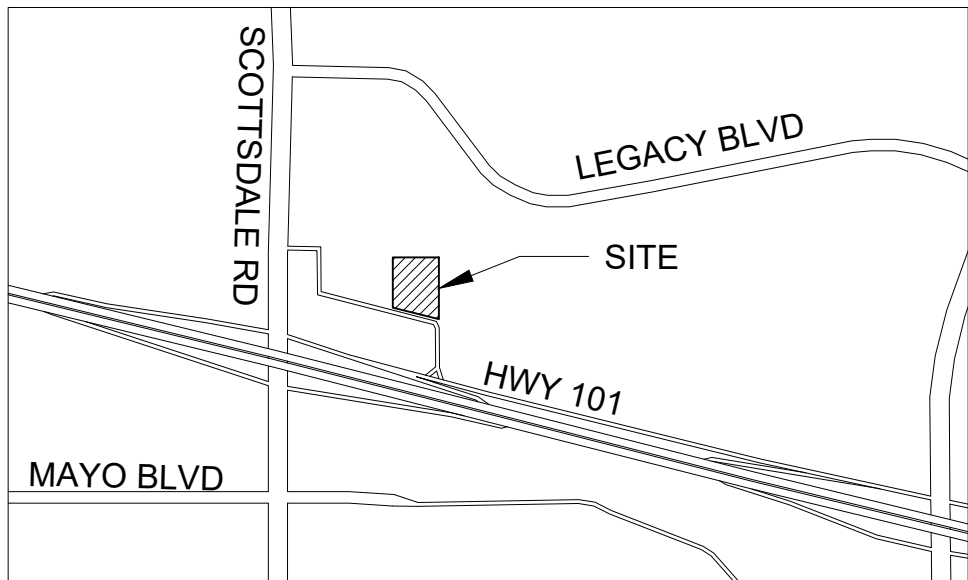
LANDSCAPE SUMARY DATA TABLE

ITEM	TOTAL SQFT PROVIDED	NOTES
OFF-SITE PERIMETER AREA	6,011 SF	
LANDSCAPE AREAS		
PERIMETER AREA	16,973 SF	EXCLUDES PRIVATE PATIO SF
DRAINAGE EASEMENT	12,531 SF	
COURTYARD AREAS	16,602 SF	EXCLUDES PRIVATE PATIO SF
TOTAL ON-SITE AREA	46106 SF	

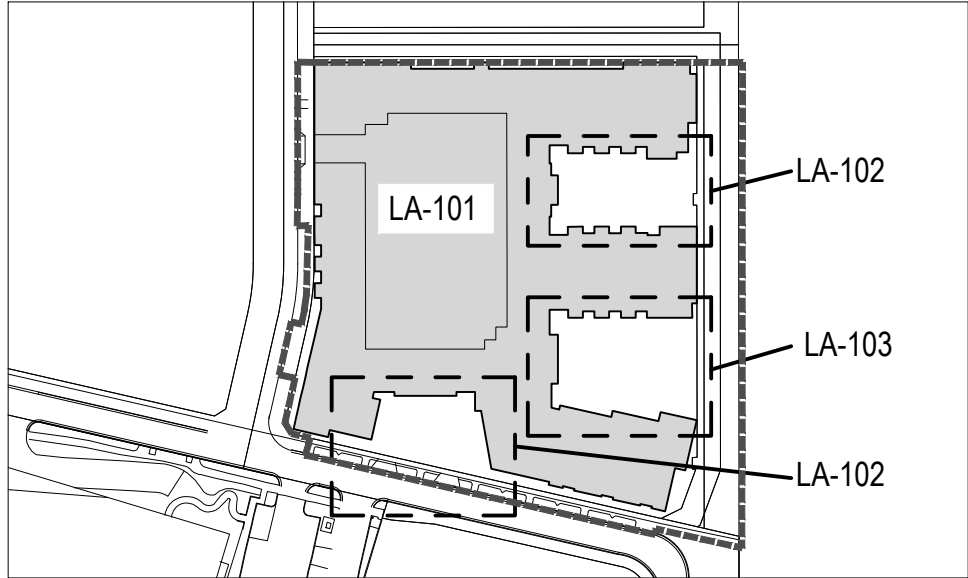
LANDSCAPE WATER INTENSIVE PLANT MATERIAL CALCULATIONS

ITEM	AREA (SF)	NOTES
TOTAL GROSS SITE	139,707 SF (3.207 ACRES)	
TOTAL ALLOWABLE SQUARE FEET OF WATER INTENSIVE PLANT MATERIAL	900 SF	PER SEC. 49-2469A)(2)
PROVIDED WATER INTENSIVE (TURF)	0 SF	ALL TURF SHOWN IS TO BE ARTIFICIAL TURF. NO ARTIFICIAL TURF LOCATED IN RIGHT OF WAY
PROVIDED WATER INTENSIVE (PLANTS)	0 SF	ALL PLANT MATERIAL USED ARE FOUND ON PHOENIX ACTIVE MANAGEMENT AREA LOW-WATER-USE / DROUGHT-TOLERANT PLAN LIST

VICINITY MAP



KEY MAP



ARCHITECT

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LANDSCAPE ARCHITECT

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CIVIL ENGINEER

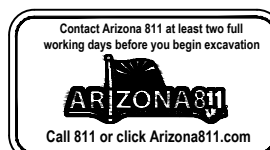
WOODPATEL
2051 West Northern Ave, Suite 100
Phoenix, AZ 85021
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DEVELOPER / OWNER

Grand Peaks Properties, Inc.
4582 S. Ulster Street, Suite 1200
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MASTER DEVELOPER

One Scottsdale Investors LLC
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Attn: Michael Burke
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no.	date	revision
-----	------	----------

Project Number

362-PA-2022

Project

ONE SCOTTSDALE
LOT 3
SCOTTSDALE, AZ

Phase

DRB APPLICATION

Date

01/20/2023

Scale

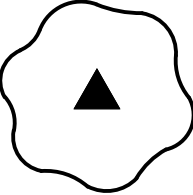
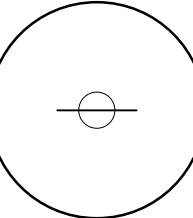
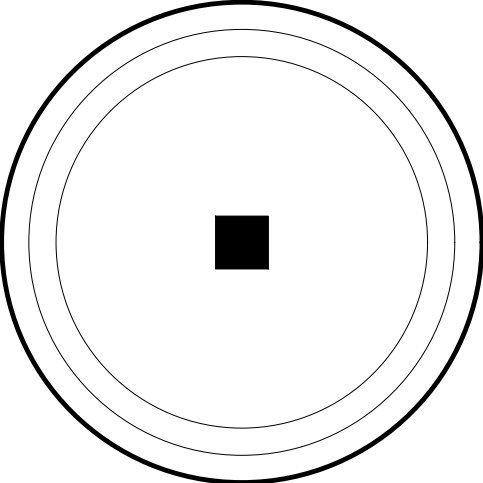
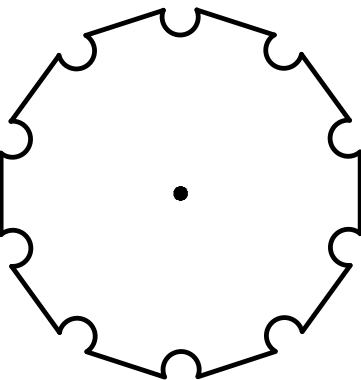
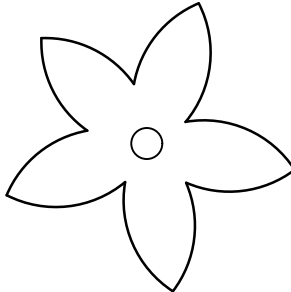







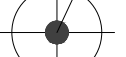
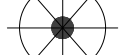


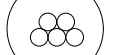

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













LANDSCAPE COVER

No

LA-100

FIRM COPYRIGHT

PLANT SCHEDULE SITE				
TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	QTY
	Acacia aneura Mulga	36" BOX STANDARD TRUNK	2" CAL MIN	3
	Caesalpinia cacalaco Cascalote	24" BOX STANDARD TRUNK	1" CAL MIN	5
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	48" BOX MULTI-TRUNK	3" CAL MIN	6
	Pistacia x 'Red Push' Red Push Pistache	24" BOX STANDARD TRUNK	1.5" CAL MIN	7
PALM TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	QTY
	Phoenix dactylifera Date Palm	20' BTH		6
SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY
	Callistemon citrinus 'Little John' Dwarf Bottle Brush	5 gal	3' x 3'	66
	Encelia farinosa Brittle Bush	1 gal	3' x 3'	41
	Justicia californica Chuparosa	5 gal	3' x 4'	32
	Olea europaea 'Little Ollie' TM Little Ollie	5 gal	3' x 3'	30
	Ruellia brittoniana Mexican Petunia	5 gal	4' x 4'	85
	Ruellia penninsularis Desert Ruellia	5 gal	4' x 4'	49
	Setcreasea pallida 'Purple Heart' Purple Heart Spiderwort	1 gal	1' x 3'	83
	Tecoma x 'Orange Jubilee' Orange Jubilee Yellow Bells	5 gal	6' x 8'	21
	Tecoma x 'Yellow Bells' Yellow Bells	5 gal	6' x 8'	30
CACTUS	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY
	Echinocactus grusonii Golden Barrel Cactus	5 gal	8" Dia,	60
	Opuntia santa-rita Santa Rita Pricklypear	5 gal	3' x 3'	30
	Pachycereus marginatus Mexican Fence Post	4' Ht.	4' x 6'	4
	Pachycereus schottii f. Monstrosus Totem Pole Cactus	5 gal	6' x 10'	19

GRASSES	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY
	Muhlenbergia rigens Deer Grass	5 gal	4' x 4'	20
	Nolina microcarpa Beargrass	5 gal	5' x 7'	12
GROUND COVER	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY
	Lantana x 'New Gold' New Gold Lantana	1 gal	2' x 3'	224
	Rosmarinus officialis 'Prostratus' Dwarf Rosemary	5 gal	2' x 4'	20
SUCCULENTS	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY
	Agave desmettiana Smooth Agave	5 gal	3' x 3'	41
	Agave geminiflora Twin Flowered Agave	5 gal	3' x 3'	6
	Agave parryi v. 'Truncata' Artichoke Agave	5 gal	3' x 3'	55
	Aloe barbadensis Medicinal Aloe	5 gal	3' x 3'	125
	Dasyliroion wheeleri Desert Spoon	5 gal	4' x 4'	13
	Euphorbia antispyhilitica Candelilla	5 gal	2' x 4'	32
	Fouquieria splendens Ocotillo	24" Box	10' x 10'	6
	Hesperaloe funifera Giant Hesperaloe	5 gal	5' x 5'	62
	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal	3' x 3'	26
	Pedilanthus macrocarpus Lady Slipper	5 gal	4' x 2'	57

LANDSCAPE NOTES

- EXISTING PLANTS LOCATED ON SITE DO NOT MEET THE SIZE AND/ OR SPECIES REQUIREMENTS NEEDED TO WARRANT A NATIVE PLANT PERMIT SUBMITTAL.
- TREE CANOPIES ARE NOT ALLOWED TO ENCROACH INTO THE FIRE LANE BOUNDARIES AS PER THE DIRECTION OF THE CITY OF SCOTTSDALE FIRE DEPARTMENT.

SITE FURNITURE SCHEDULE

- VEHICULAR LIGHT BOLLARD
SEE DETAIL 1/LA-201
QTY: 11
- POLE LIGHTS
SEE ELECTRICAL PLANS
- BENCH
SEE DETAIL 3/LA-201
QTY: 3
- BIKE RACK
SEE DETAIL 4/LA-201
QTY: 3
- PET WASTE STATION
SEE DETAIL 2/LA-201
QTY: 2
- LITTER RECEPTACLE
SEE DETAIL 6/LA-201
QTY: 1

- NOTES:
- ALL SITE FURNITURE SHALL BE ASSEMBLED AND SURFACE MOUNTED PER MANUFACTURER SPECIFICATIONS.
 - CONTRACTOR TO FURNISH ALL SPECIFIED SITE FURNISHINGS.
 - CONTRACTOR TO VERIFY LOCATION AND QUANTITIES OF ALL SITE FURNISHINGS.

LANDSCAPE CONTAINER SCHEDULE

- MODEL: CIRQUE CS-30
MANUFACTURED BY: KORNEGAY DESIGN
SIZE: 25.5" OUTSIDE DIAMETER, 30" HEIGHT
COLOR: ASH WHITE
QUANTITY: 3
- MODEL: CIRQUE CS-34.5
MANUFACTURED BY: KORNEGAY DESIGN
SIZE: 36" OUTSIDE DIAMETER, 34.5" HEIGHT
COLOR: ASH WHITE
QUANTITY: 1
- MODEL: CIRQUE CS-44
MANUFACTURED BY: KORNEGAY DESIGN
SIZE: 22" OUTSIDE DIAMETER, 44" HEIGHT
COLOR: ASH WHITE
QUANTITY: 3

- NOTES:
- ALL CONTAINERS ARE TO BE IRRIGATED.
 - ALL PRE-FAB CONTAINERS SHALL BE TOPPED WITH UNPOLISHED BEACH PEBBLE AT 2" DEPTH.
 - SEE DETAIL 2/LA-203 FOR INSTALLATION AND IRRIGATION SPECIFICATIONS.

SURFACING SCHEDULE

- TYPE 1 - CONCRETE
FINISH: SMOOTH TROWEL WITH SALT FINISH
COLOR: DAVIS SOUTHERN BLUSH #10134
- TYPE 2 - CONCRETE
FINISH: EXPOSED AGGREGATE FINISH
COLOR: DAVIS SOUTHERN BLUSH #10134
- TYPE 3 - CONCRETE
FINISH: BROOM FINISH
COLOR: STANDARD GRAY
- TYPE 4 - CONCRETE
SAWCUT JOINTS - SEE PLAN
FINISH: LIGHT SANDBLAST FINISH
COLOR: DAVIS SANDSTONE #5237
- TYPE 5 - CONCRETE PAVER
MODEL: 12X12 STEPLOCK PAVER (300mm)
PATTERN: BRICK
COLOR: CAPPUCCINO
- TYPE 7 - CONCRETE BAND
12" WIDTH
FINISH: SMOOTH TROWEL WITH SALT FINISH
COLOR: DAVIS SPANISH GOLD #5084
- TYPE 7 - DETECTABLE WARNING BAND
2" WIDTH
FINISH: SMOOTH WITH TOOLED GROOVES
COLOR: STANDARD GRAY
- TYPE 8 - ARTIFICIAL TURF
SUPPLIER: FOREVER LAWN
TYPE: FUSION PRO OR APPROVED EQUAL

- TYPE 9 - DECOMPOSED GRANITE
SOURCE: PIONEER SAND
SIZE: 1/2" SCREENED
COLOR: PALOMINO GOLD
- TYPE 10 - DECOMPOSED GRANITE
SOURCE: PIONEER SAND
SIZE: 1/4" MINUS
COLOR: MADISON GOLD
- TYPE 11 - STABILIZED DECOMPOSED GRANITE
SOURCE: PIONEER SAND
SIZE: 1/4" MINUS
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- NOTES:
- CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR TO PROVIDE 5'x5' MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 - ALL PAVERS TO BE PROVIDED BY ARTISTIC PAVER

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MASTER DEVELOPER

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no. date revision

Project Number
362-PA-2022

Project

ONE SCOTTSDALE
LOT 3
SCOTTSDALE, AZ

Phase

DRB APPLICATION

Date
01/20/2023

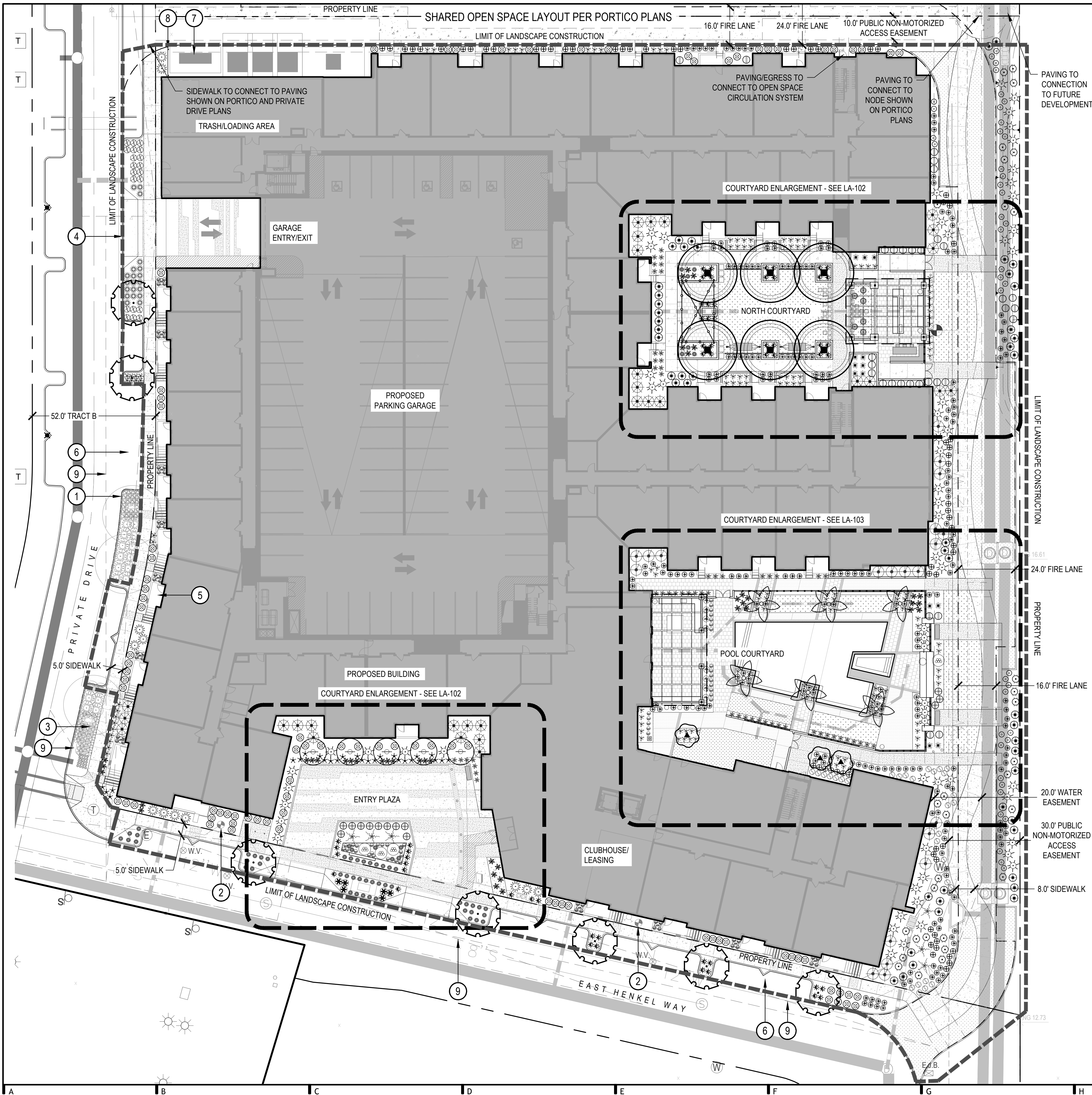
Scale

Drawing

LANDSCAPE
SCHEDULES

No

LA-100A



KEY NOTES - HARDSCAPE
OVERALL PLAN

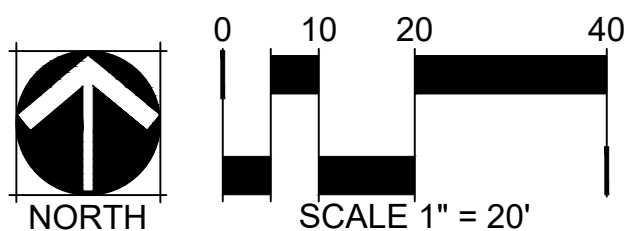
1. PROPOSED CURB - SEE SITE PLAN
2. FIRE HYDRANT, TYP. - SEE SITE PLAN
3. STREETScape PLANTING, TYP. - GRAYED OUT PLANTING NOT A PART - SEE APPROVED STREETScape PLANS
4. DRIVEWAY, TYP. - SEE SITE PLAN
5. PRIVATE STOOP WITH GROUND LEVEL ACCESS, TYP.
6. PARALLEL PARKING STALL, TYP. - SEE SITE PLAN
7. ELECTRICAL EQUIPMENT, TYP. SEE SITE PLAN
8. TRANSFORMER SCREEN - SEE DETAIL 2/LA-203
9. SIGHT VISIBILITY TRIANGLE, TYP.

SURFACING SCHEDULE

- TYPE 1 - CONCRETE
FINISH: SMOOTH TROWEL WITH SALT FINISH
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SAWCUT JOINTS - SEE PLAN
FINISH: LIGHT SANDBLAST FINISH
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- TYPE 7 - DETECTABLE WARNING BAND
2' WIDTH
FINISH: SMOOTH WITH TOOLED GROOVES
COLOR: STANDARD GRAY
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SUPPLIER: FOREVER LAWN
TYPE: FUSION PRO OR APPROVED EQUAL
- TYPE 9 - DECOMPOSED GRANITE
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SIZE: 1/2" SCREENED
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- TYPE 10 - DECOMPOSED GRANITE
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COLOR: MADISON GOLD
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NOTES:

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2. ALL PAVERS TO BE PROVIDED BY ARTISTIC PAVER



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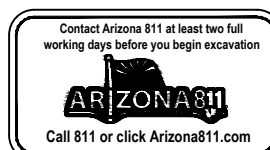
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NORRIS DESIGN
Planning | Landscape Architecture | Branding



NOT FOR CONSTRUCTION

no.	date	revision

Project Number
362-PA-2022

Project

**ONE SCOTTSDALE
LOT 3**
SCOTTSDALE, AZ

Phase

DRB APPLICATION

Date

01/20/2023

Scale

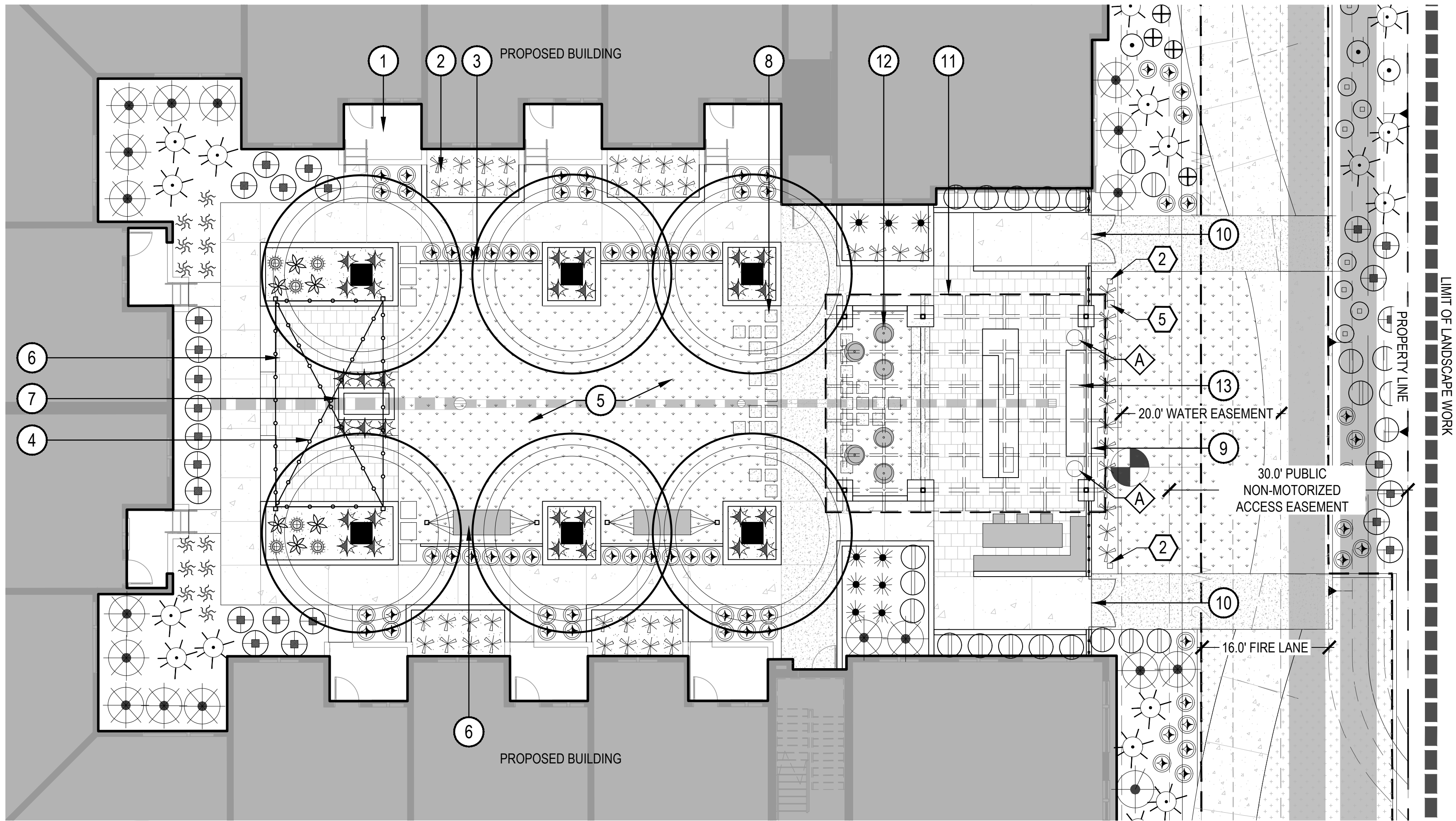
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**LANDSCAPE SUMMARY
PLAN**

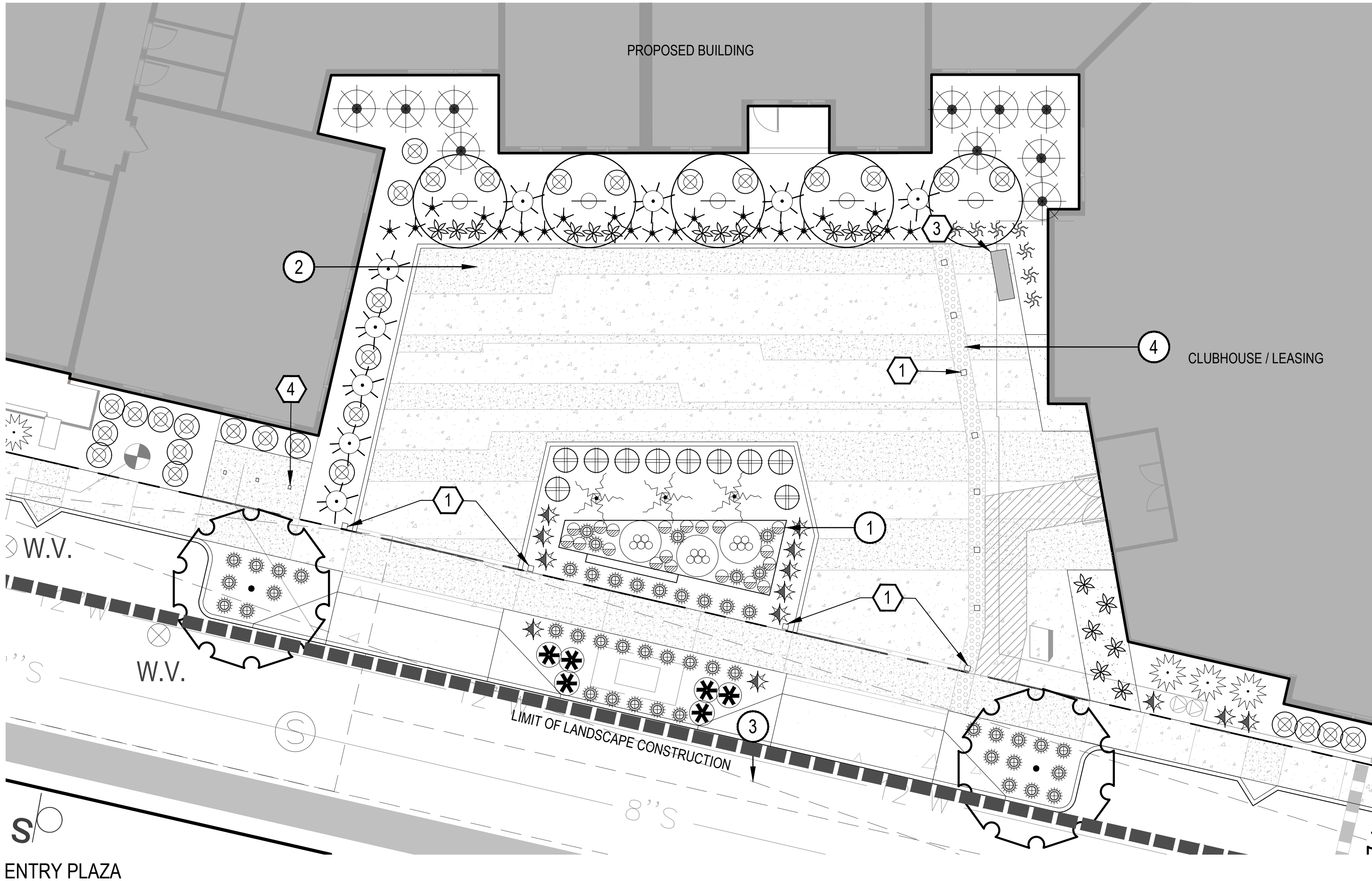
No

LA-101

FIRM COPYRIGHT



NORTH COURTYARD



ENTRY PLAZA

SURFACING SCHEDULE

- TYPE 1 - CONCRETE**
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COLOR: ASH WHITE
QUANTITY: 3
- B** MODEL: CIRQUE CS-34.5
MANUFACTURED BY: KORNEGAY DESIGN
SIZE: 36" OUTSIDE DIAMETER, 34.5" HEIGHT
COLOR: ASH WHITE
QUANTITY: 1
- C** MODEL: CIRQUE CS-44
MANUFACTURED BY: KORNEGAY DESIGN
SIZE: 22" OUTSIDE DIAMETER, 44" HEIGHT
COLOR: ASH WHITE
QUANTITY: 3

NOTES:

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- ALL PRE-FAB CONTAINERS SHALL BE TOPPED WITH UNPOLISHED BEACH PEBBLE AT 2" DEPTH.
- SEE DETAIL 2/LA-203 FOR INSTALLATION AND IRRIGATION SPECIFICATIONS.

KEY NOTES - NORTH COURTYARD

- TENANT PATIO, TYP.
- RAISED PLANTER, TYP.
- SCREEN WALL, TYP.
- STRING LIGHTS
- ARTIFICIAL TURF LAWN
- HAMMOCK, TYP.
- FIRE TABLE
- STEPPING STONE PAVERS, TYP.
- COURTYARD PERIMETER SCREENWALL AND FENCE
- EGRESS GATE
- SHADE STRUCTURE
- HAMMOCK BASKET CHAIRS OVER ARTIFICIAL TURF
- OUTDOOR KITCHEN - SEE DETAIL 3/LA-202

KEY NOTES - ENTRY PLAZA

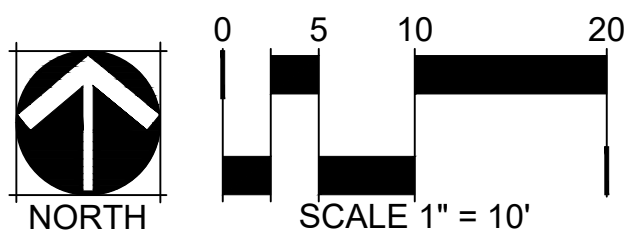
- RAISED PLANTER WITH MONUMENT SIGN
- ENHANCED VEHICULAR RATED PAVING - SEE PAVING SCHEDULE
- SIGHT VISIBILITY TRIANGLES
- FLUSH CURB WITH DETECTABLE WARNING

SITE FURNITURE SCHEDULE

- VEHICULAR LIGHT BOLLARD
SEE DETAIL 1/LA-201
QTY: 11
- POLE LIGHTS
SEE ELECTRICAL PLANS
- BENCH
SEE DETAIL 3/LA-201
QTY: 3
- BIKE RACK
SEE DETAIL 4/LA-201
QTY: 3
- PET WASTE STATION
SEE DETAIL 2/LA-201
QTY: 2
- LITTER RECEPTACLE
SEE DETAIL 6/LA-201
QTY: 1

NOTES:

- ALL SITE FURNITURE SHALL BE ASSEMBLED AND SURFACE MOUNTED PER MANUFACTURER SPECIFICATIONS.
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- CONTRACTOR TO VERIFY LOCATION AND QUANTITIES OF ALL SITE FURNISHINGS.



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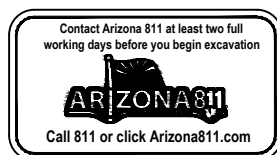
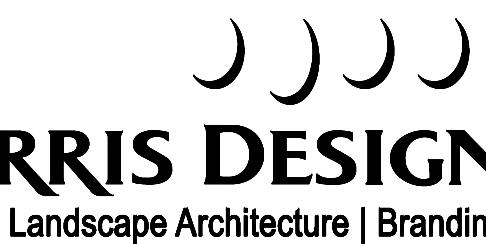
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MASTER DEVELOPER

One Scottsdale Investors LLC
6263 N. Scottsdale Road, Suite 330
Scottsdale, AZ 85250
Attn: Michael Burke
p. 480.367.7000
f. 000.000.0000



no. date revision

Project Number

362-PA-2022

Project

**ONE SCOTTSDALE
LOT 3**
SCOTTSDALE, AZ

Phase

DRB APPLICATION

Date

01/20/2023

Scale

Drawing

**LANDSCAPE
ENLARGEMENT PLAN**

No

LA-102

FIRM COPYRIGHT



- NOTES:**
1. ALL CONTAINERS ARE TO BE IRRIGATED.
 2. ALL PRE-FAB CONTAINERS SHALL BE TOPPED WITH UNPOLISHED BEACH PEBBLE AT 2" DEPTH.
 3. SEE DETAIL 2/LA-203 FOR INSTALLATION AND IRRIGATION SPECIFICATIONS.

- ① OUTDOOR KITCHEN
- ② DINING COUNTER
- ③ ACCENT PIERS AT POOL BARRIER - SEE DETAIL 2/LA-202
- ④ DECORATIVE PAVING BANDS, TYP.
- ⑤ POOL - 1789 SF
- ⑥ SHADE STRUCTURE - SEE DETAIL 1/LA-203
- ⑦ POOL BARRIER FENCE
- ⑧ RAMP - SEE CIVIL PLANS
- ⑨ PEDESTRIAN GATE
- ⑩ FIRE FEATURE WALL - SEE DETAIL 2/LA-202
- ⑪ POOL BARRIER WALL
- ⑫ SPA - 185 SF
- ⑬ RETAINING WALL - SEE CIVIL PLANS
- ⑭ ARTIFICIAL TURF
- ⑮ ARTIFICIAL TURF FITNESS LAWN

- ① VEHICULAR LIGHT BOLLARD
SEE DETAIL 1/LA-201
QTY: 11
- ② POLE LIGHTS
SEE ELECTRICAL PLANS
- ③ BENCH
SEE DETAIL 3/LA-201
QTY: 3
- ④ BIKE RACK
SEE DETAIL 4/LA-201
QTY: 3
- ⑤ PET WASTE STATION
SEE DETAIL 2/LA-201
QTY: 2
- ⑥ LITTER RECEPTACLE
SEE DETAIL 6/LA-201
QTY: 1

- NOTES:**
1. ALL SITE FURNITURE SHALL BE ASSEMBLED AND SURFACE MOUNTED PER MANUFACTURER SPECIFICATIONS.
 2. CONTRACTOR TO FURNISH ALL SPECIFIED SITE FURNISHINGS.
 3. CONTRACTOR TO VERIFY LOCATION AND QUANTITIES OF ALL SITE FURNISHINGS.

Hord Coplan Macht, Inc.
1800 Wazee Street, Suite 450
Denver, CO 80202
p. 303.607.0977
f. 303.607.0767

901 East Madison Street
Phoenix, AZ 85034
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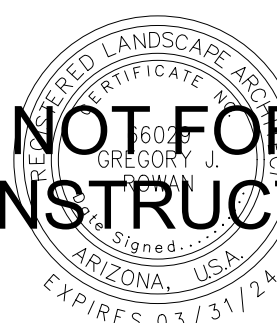
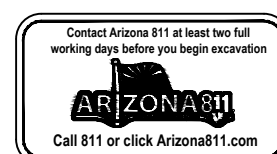
WOODPATEL
2051 West Northern Ave, Suite 100
Phoenix, AZ 85021
p. 602.335.8500
f. 602.335.8580

Grand Peaks Properties, Inc.
4582 S. Ulster Street, Suite 1200
Denver, CO 80237
p. 720.889.9200
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NORRIS DESIGN
Planning | Landscape Architecture | Branding



NOT FOR
CONSTRUCTION

no.	date	revision
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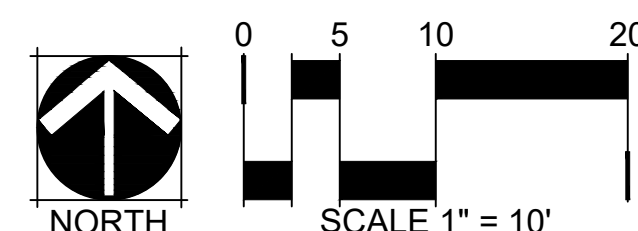
Drawing

LANDSCAPE
ENLARGEMENT PLAN

No

LA-103

FIRM COPYRIGHT



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Scottsdale R20.rvt