



BLDG A,D,I,K,M - SIDE ELEVATION

SCALE: 1/16"=1'-0"

1

BLDG A & M - SOUTH  
BLDG D & K - WEST  
BLDG I - NORTH

BLDG A,D,I,K,M - SIDE ELEVATION

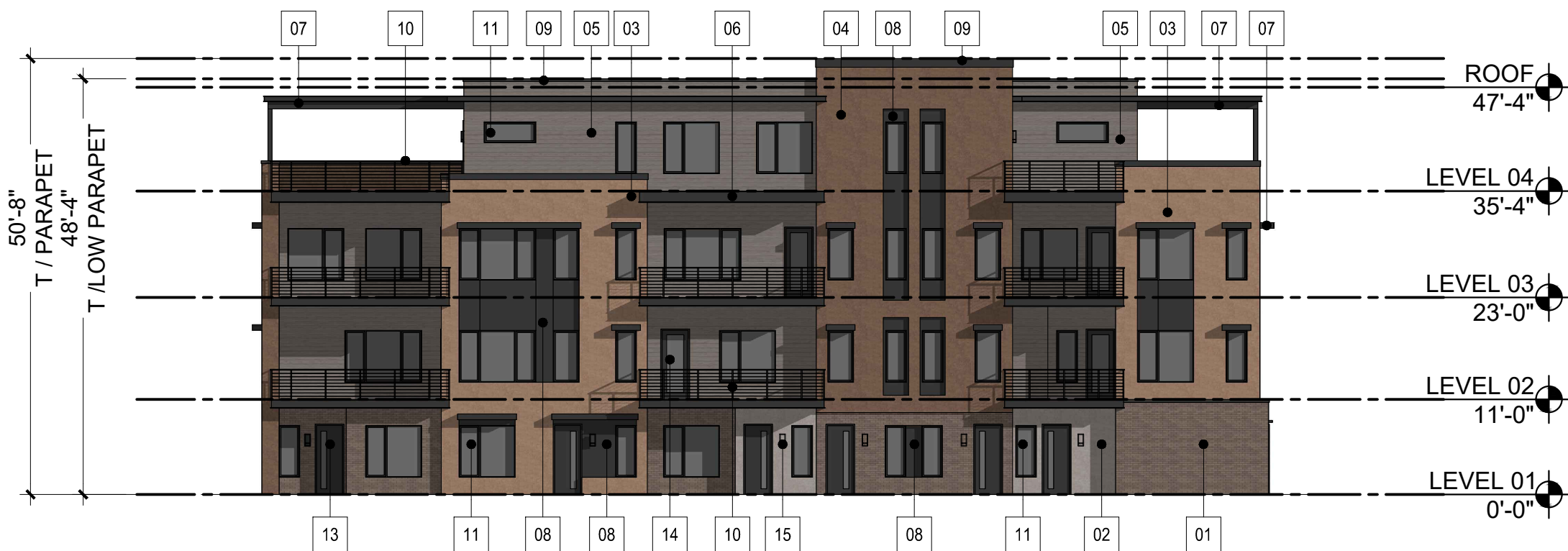
SCALE: 1/16"=1'-0"

2

BLDG A & M - NORTH  
BLDG D & K - EAST  
BLDG I - SOUTH



BLDG A & M - WEST  
BLDG D & K - SOUTH  
BLDG I - EAST



BLDG A & M - EAST  
BLDG D & K - NORTH  
BLDG I - WEST

BLDG A,D,I,K,M - GARAGE ELEVATION

SCALE: 1/16"=1'-0"

3

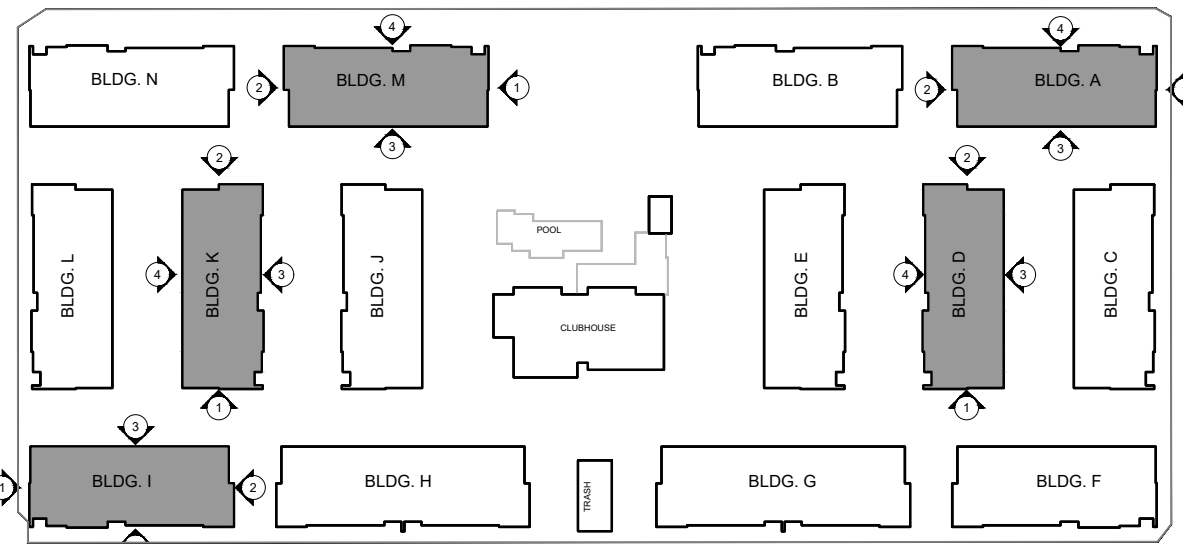
BLDG A,D,I,K,M - FRONT ELEVATION

SCALE: 1/16"=1'-0"

4

KEY PLAN

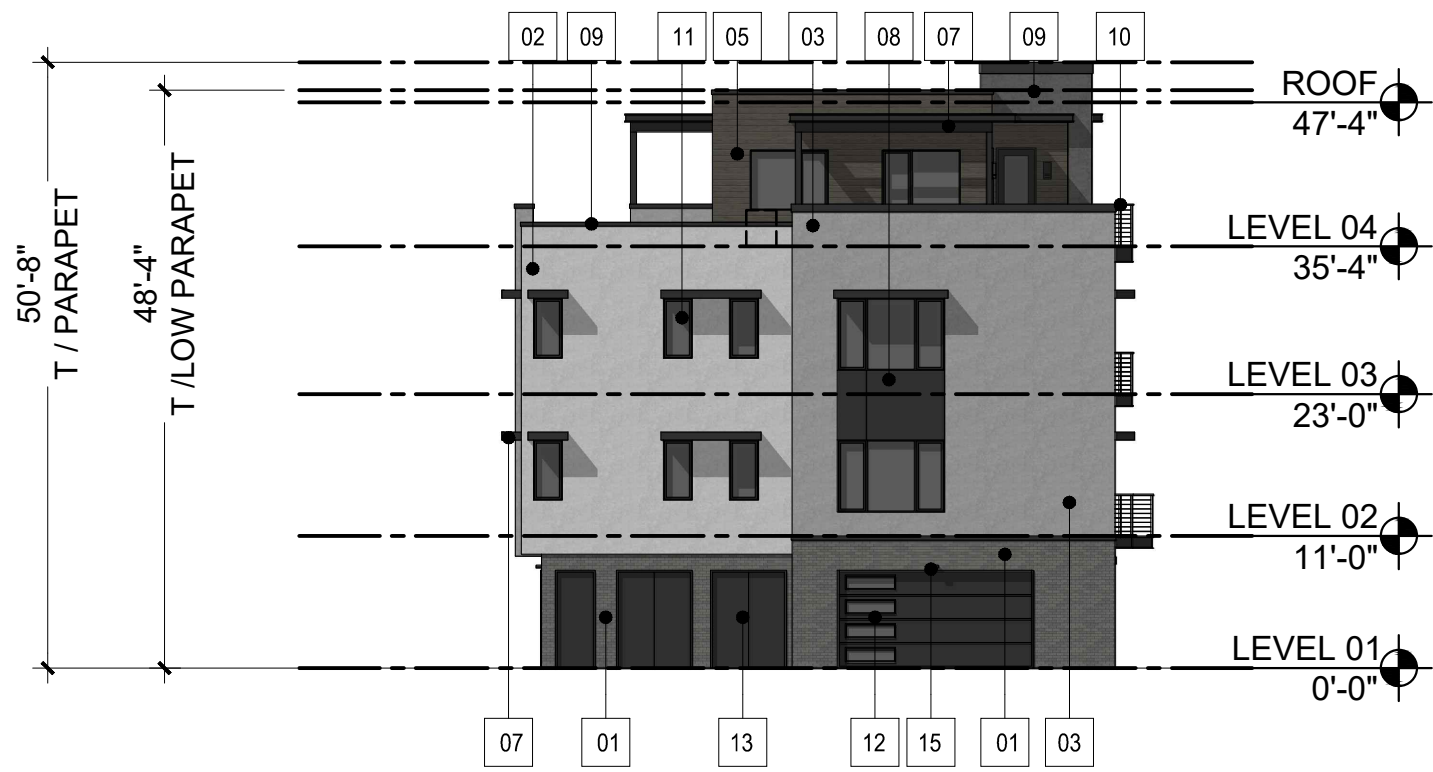
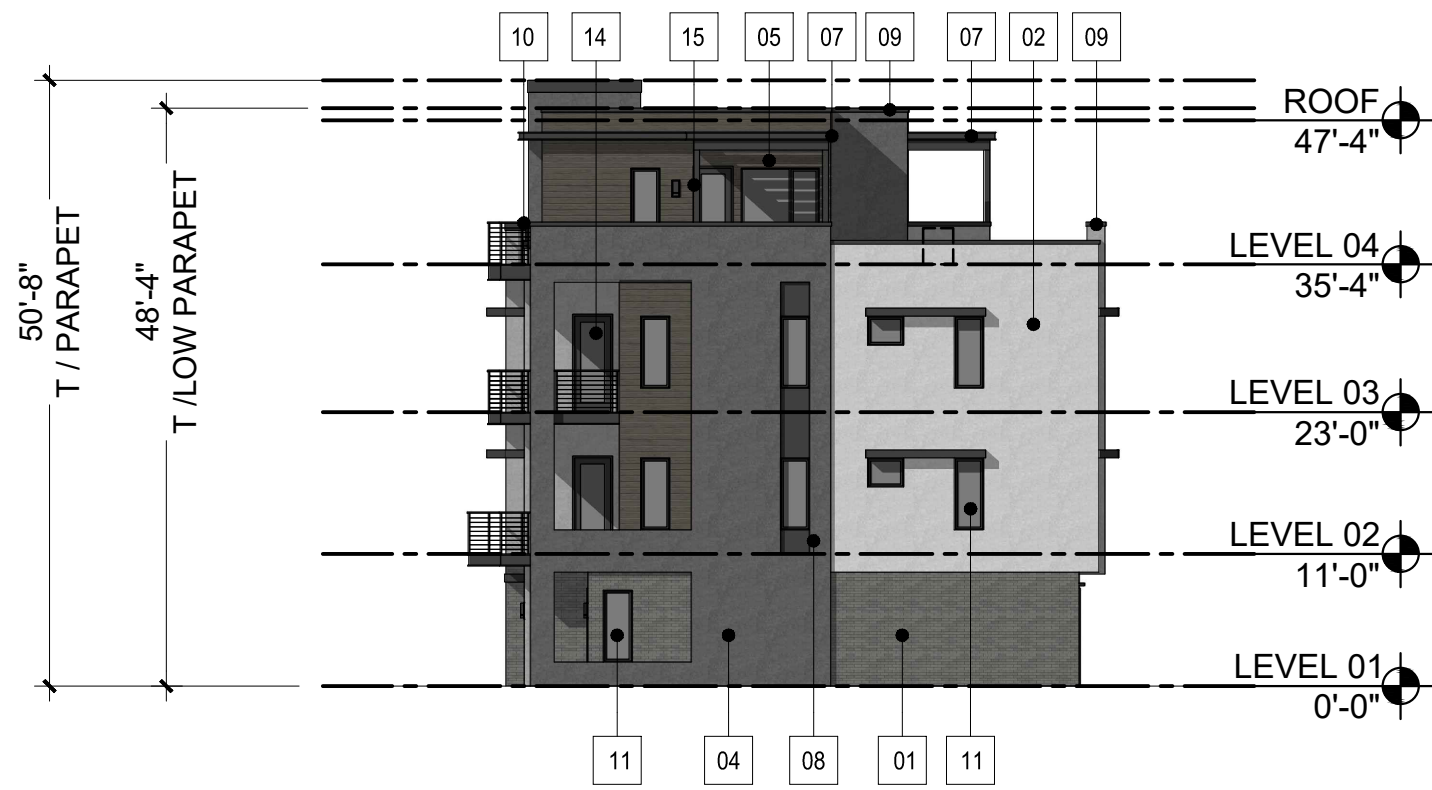
SCALE: N.T.S.



\*DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR BUILDING PERMIT.

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-1	
02	STUCCO- COLOR 1A, LRV: 47	
03	STUCCO- COLOR 1B, LRV 28	
04	STUCCO- COLOR 1C, LRV 14	
05	FIBER CEMENT FAUX WOOD SIDING- WD-1	
06	PRE-FINISHED METAL PANEL CANOPY, LRV: 6	
07	PRE-FINISHED METAL LOUVERED SUNSHADE, LRV: 6	
08	COMPOSITE METAL PANEL, LRV: 6	
09	PRE-FINISHED METAL CLADDING / COPING, LRV: 6	
10	HORIZONTAL CABLE RAILING, LRV: 6	
11	ALUMINUM CLAD WOOD WINDOWS, LRV: 6	
12	OVERHEAD GARAGE DOOR , LRV: 6	
13	PAINTED INSULATED METAL DOORS / FRAMES, LRV: 6	
14	PATIO DOOR, LRV: 6	
15	LIGHT FIXTURE	





BLDG B,F,N - SIDE ELEVATION

SCALE: 1/16"=1'-0"

1

BLDG B & N - NORTH  
BLDG F - SOUTH

BLDG B,F,N - SIDE ELEVATION

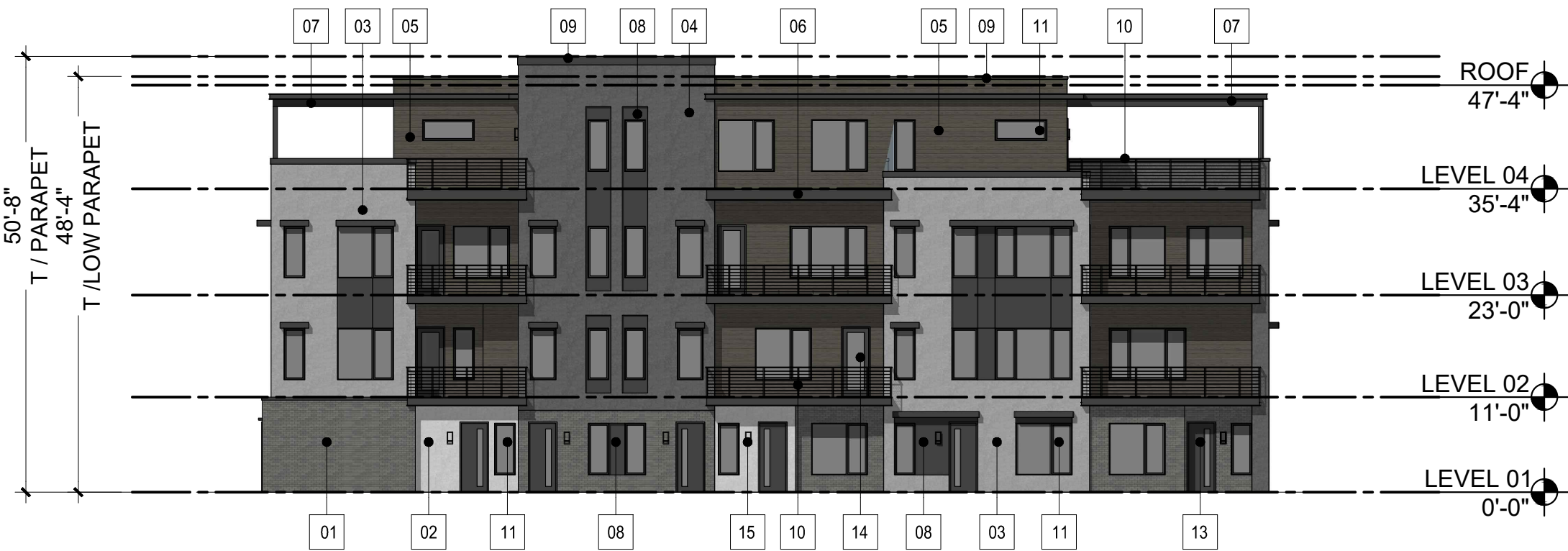
SCALE: 1/16"=1'-0"

2

BLDG B & N - SOUTH  
BLDG F - NORTH



BLDG B & N - WEST  
BLDG F - EAST



BLDG B & N - EAST  
BLDG F - WEST

BLDG B,F,N - GARAGE ELEVATION

SCALE: 1/16"=1'-0"

3

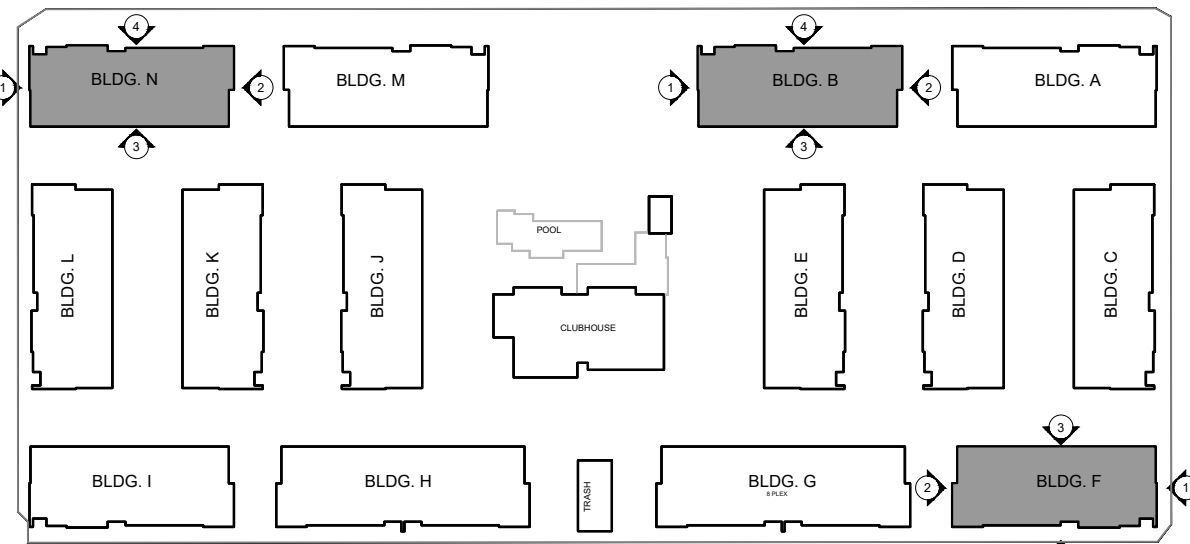
BLDG B,F,N - FRONT ELEVATION

SCALE: 1/16"=1'-0"

4

KEY PLAN

SCALE: N.T.S.



\*DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR BUILDING PERMIT.

EXTERIOR MATERIAL SCHEDULE

MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-2	
02	STUCCO- COLOR 2A, LRV: 58	
03	STUCCO- COLOR 2B, LRV: 32	
04	STUCCO- COLOR 2C, LRV: 17	
05	FIBER CEMENT FAUX WOOD SIDING- WD-2, LRV: 18	
06	PRE-FINISHED METAL PANEL CANOPY, LRV: 6	
07	PRE-FINISHED METAL LOUVERED SUNSHADE, LRV: 6	
08	COMPOSITE METAL PANEL, LRV: 6	
09	PRE-FINISHED METAL CLADDING / COPING, LRV: 6	
10	HORIZONTAL CABLE RAILING, LRV: 6	
11	ALUMINUM CLAD WOOD WINDOWS, LRV: 6	
12	OVERHEAD GARAGE DOOR , LRV: 6	
13	PAINTED INSULATED METAL DOORS / FRAMES, LRV: 6	
14	PATIO DOOR, LRV: 6	
15	LIGHT FIXTURE	

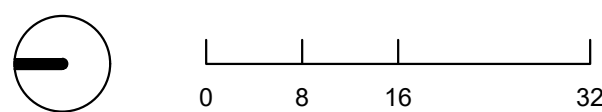


Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com



ATAVIA - ONE SCOTTSDALE  
NORTH SCOTTSDALE, AZ # 2022-0690

DRB SUBMITTAL 3  
JULY 26, 2024



ELEVATIONS - BUILDINGS B,F,N  
COLOR SCHEME 2

A3.1





BLDG C,E,J,L - WEST ELEVATION

SCALE: 1/16"=1'-0"

1



BLDG C,E,J,L - EAST ELEVATION

SCALE: 1/16"=1'-0"

2



BLDG C & E - NORTH  
BLDG J & L - SOUTH

BLDG C,E,J,L - GARAGE ELEVATION

SCALE: 1/16"=1'-0"

3



BLDG C & E - SOUTH  
BLDG J & L - NORTH

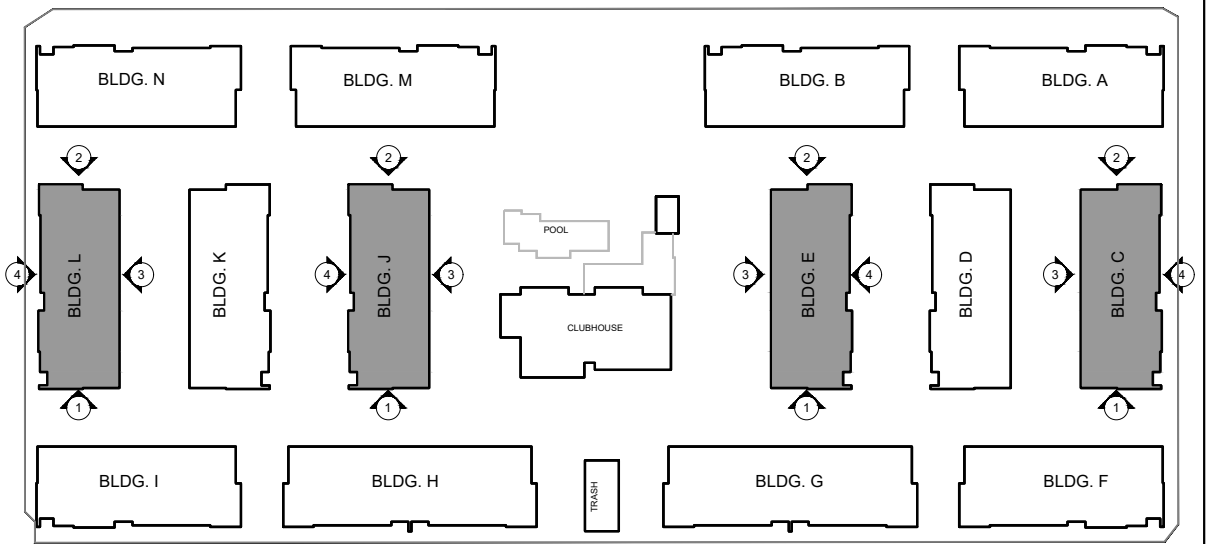
BLDG C,E,J,L - FRONT ELEVATION

SCALE: 1/16"=1'-0"

4

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-3	
02	STUCCO- COLOR 3A	
03	STUCCO- COLOR 3B	
04	STUCCO- COLOR 3C	
05	FIBER CEMENT FAUX WOOD SIDING- WD-3, LRV 26	
06	PRE-FINISHED METAL PANEL CANOPY, LRV: 6	
07	PRE-FINISHED METAL LOUVERED SUNSHADE, LRV: 6	
08	COMPOSITE METAL PANEL, LRV: 6	
09	PRE-FINISHED METAL CLADDING / COPING, LRV: 6	
10	HORIZONTAL CABLE RAILING, LRV: 6	
11	ALUMINUM CLAD WOOD WINDOWS, LRV: 6	
12	OVERHEAD GARAGE DOOR , LRV: 6	
13	PAINTED INSULATED METAL DOORS / FRAMES, LRV: 6	
14	PATIO DOOR, LRV: 6	
15	LIGHT FIXTURE	

\*DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR BUILDING PERMIT.



KEY PLAN

SCALE: N.T.S.

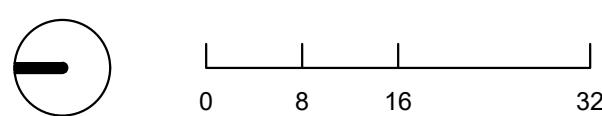


Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com



ATAVIA - ONE SCOTTSDALE  
NORTH SCOTTSDALE, AZ # 2022-0690

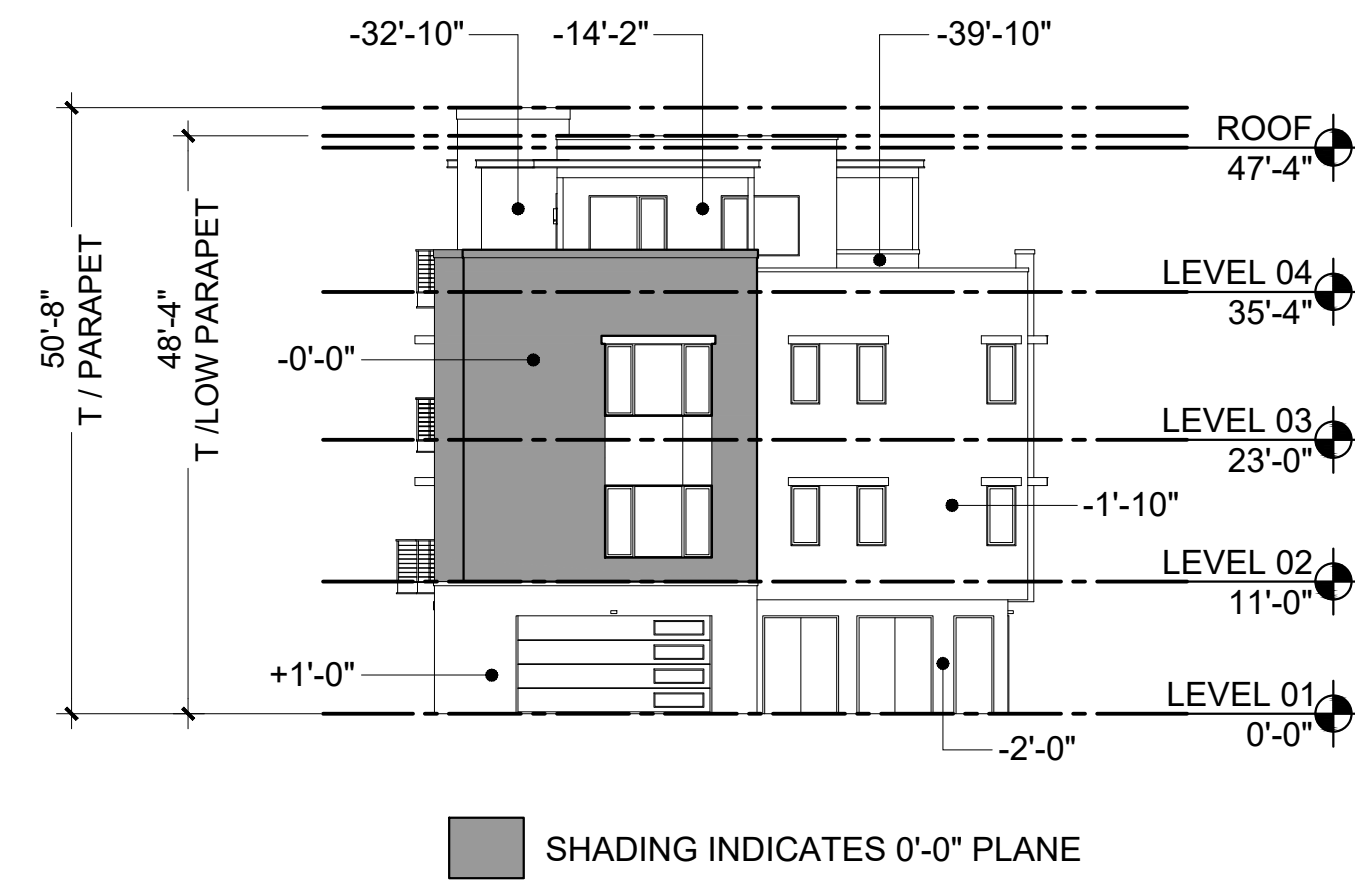
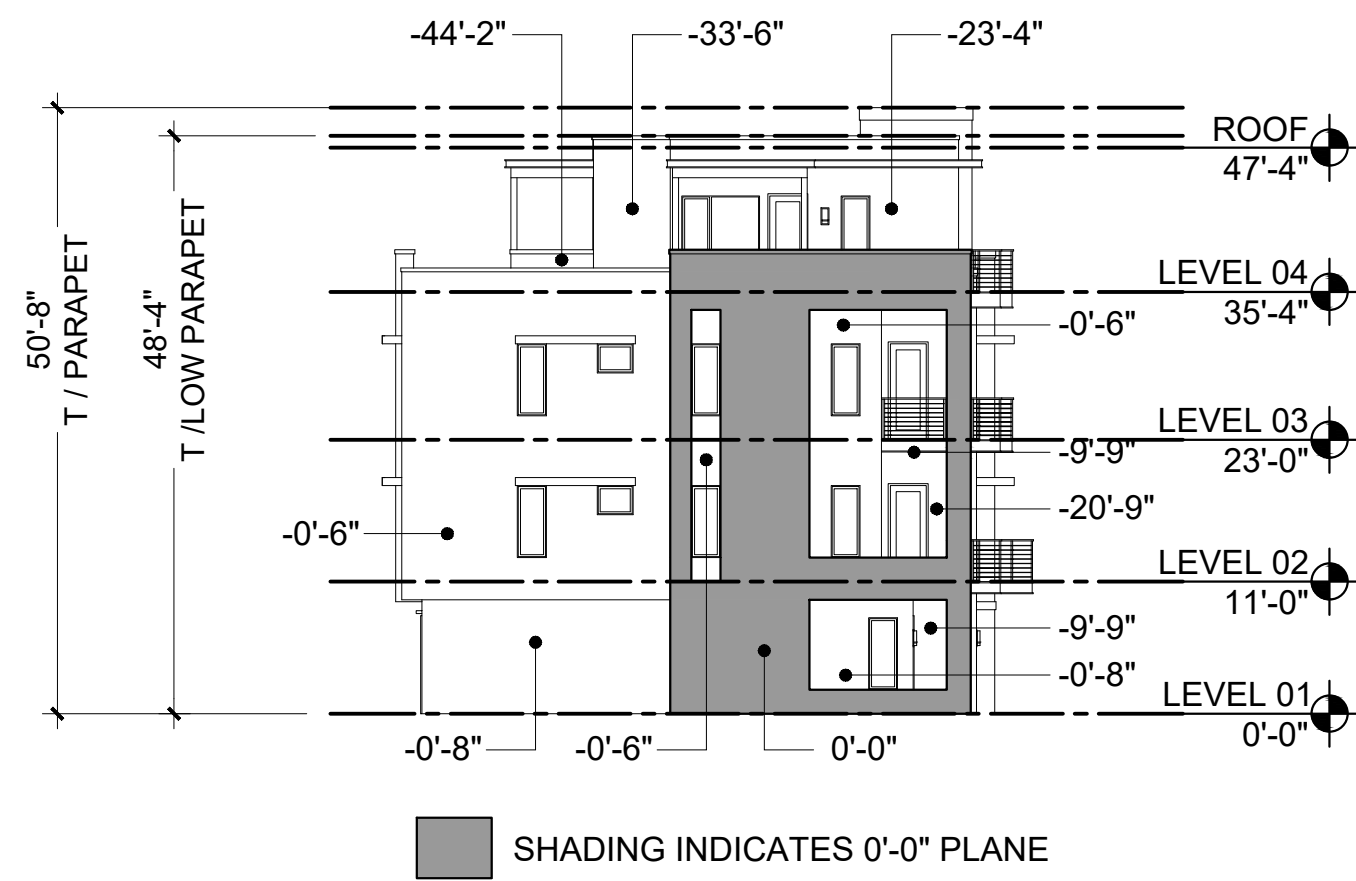
DRB SUBMITTAL 3  
JULY 26, 2024



ELEVATIONS - BUILDINGS C,E,J,L  
COLOR SCHEME 3

A3.2





BLDG A-F & I-N - SIDE ELEVATION

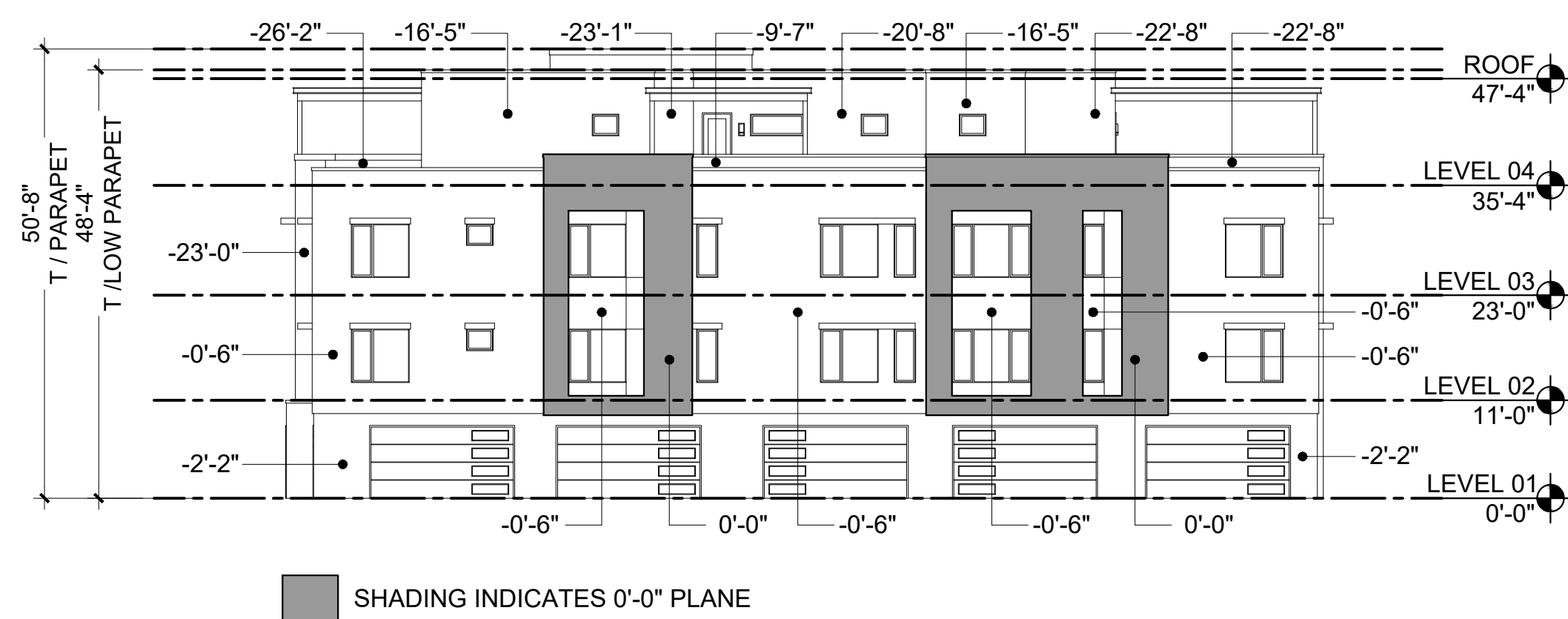
SCALE: 1/16"=1'-0"

1

BLDG A-F & I-N - SIDE ELEVATION

SCALE: 1/16"=1'-0"

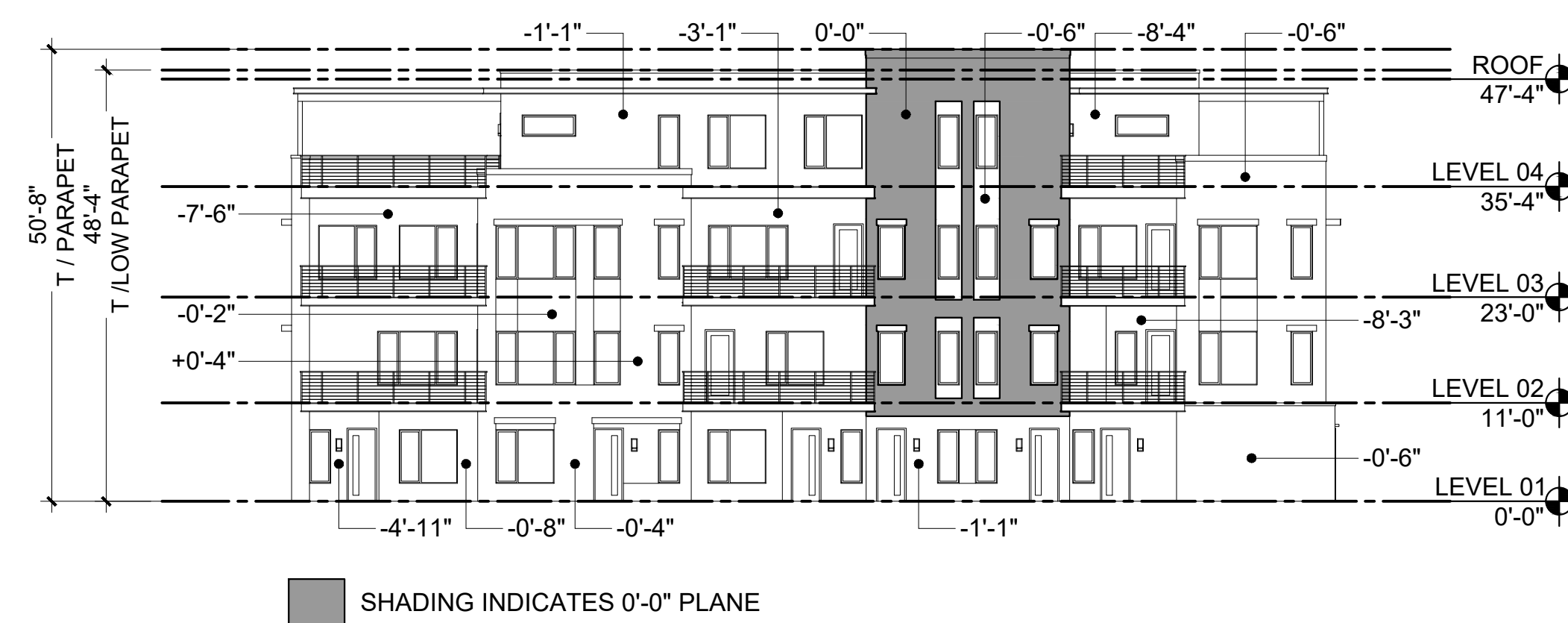
2



BLDG A-F & I-N - GARAGE ELEVATION

SCALE: 1/16"=1'-0"

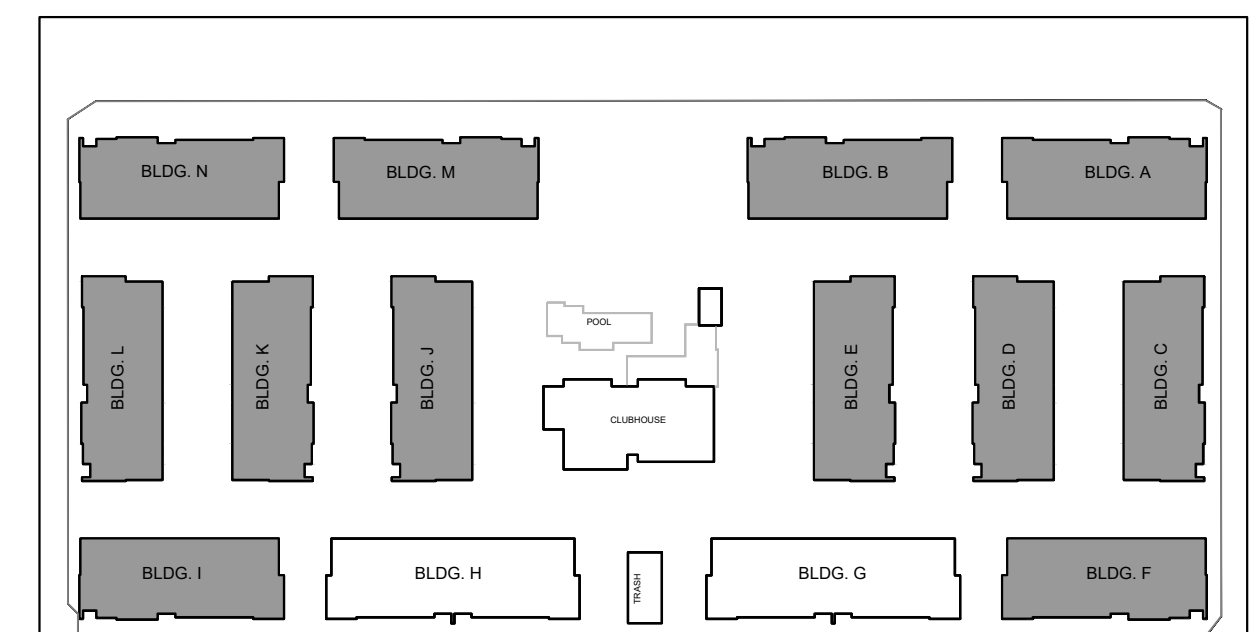
3



BLDG C,E,J,L - FRONT ELEVATION

SCALE: 1/16"=1'-0"

4



KEY PLAN

SCALE: N.T.S.





BLDG G - NORTH ELEVATION

SCALE: 1/16"=1'-0"

1

BLDG G - SOUTH ELEVATION

SCALE: 1/16"=1'-0"

2



BLDG G - EAST ELEVATION

SCALE: 1/16"=1'-0"

3



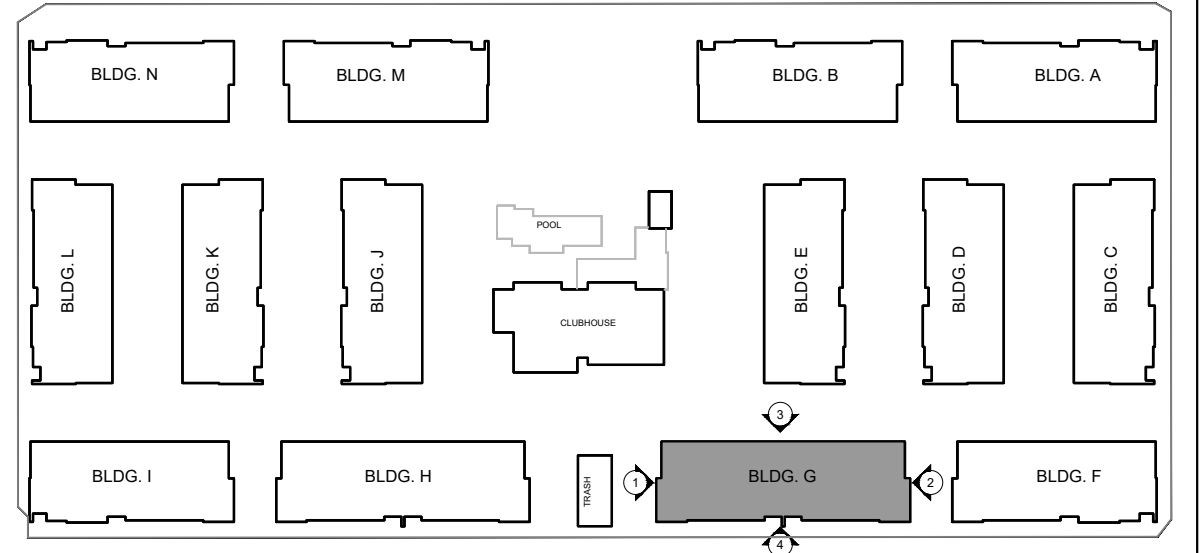
BLDG G - WEST ELEVATION

SCALE: 1/16"=1'-0"

4

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-1	
02	STUCCO- COLOR 1A, LRV: 47	
03	STUCCO- COLOR 1B, LRV 28	
04	STUCCO- COLOR 1C, LRV 14	
05	FIBER CEMENT FAUX WOOD SIDING- WD-1	
06	PRE-FINISHED METAL PANEL CANOPY, LRV: 6	
07	PRE-FINISHED METAL LOUVERED SUNSHADE, LRV: 6	
08	COMPOSITE METAL PANEL, LRV: 6	
09	PRE-FINISHED METAL CLADDING / COPING, LRV: 6	
10	HORIZONTAL CABLE RAILING, LRV: 6	
11	ALUMINUM CLAD WOOD WINDOWS, LRV: 6	
12	OVERHEAD GARAGE DOOR , LRV: 6	
13	PAINTED INSULATED METAL DOORS / FRAMES, LRV: 6	
14	PATIO DOOR, LRV: 6	
15	LIGHT FIXTURE	

\*DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR BUILDING PERMIT.



KEY PLAN

SCALE: N.T.S.

4



Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com



ATAVIA - ONE SCOTTSDALE  
NORTH SCOTTSDALE, AZ # 2022-0690

DRB SUBMITTAL 3  
JULY 26, 2024



ELEVATIONS - BUILDING G  
COLOR SCHEME 1

A3.3





BLDG H - NORTH ELEVATION

SCALE: 1/16"=1'-0"

1



BLDG H - SOUTH ELEVATION

SCALE: 1/16"=1'-0"

2



BLDG H - EAST ELEVATION

SCALE: 1/16"=1'-0"

3



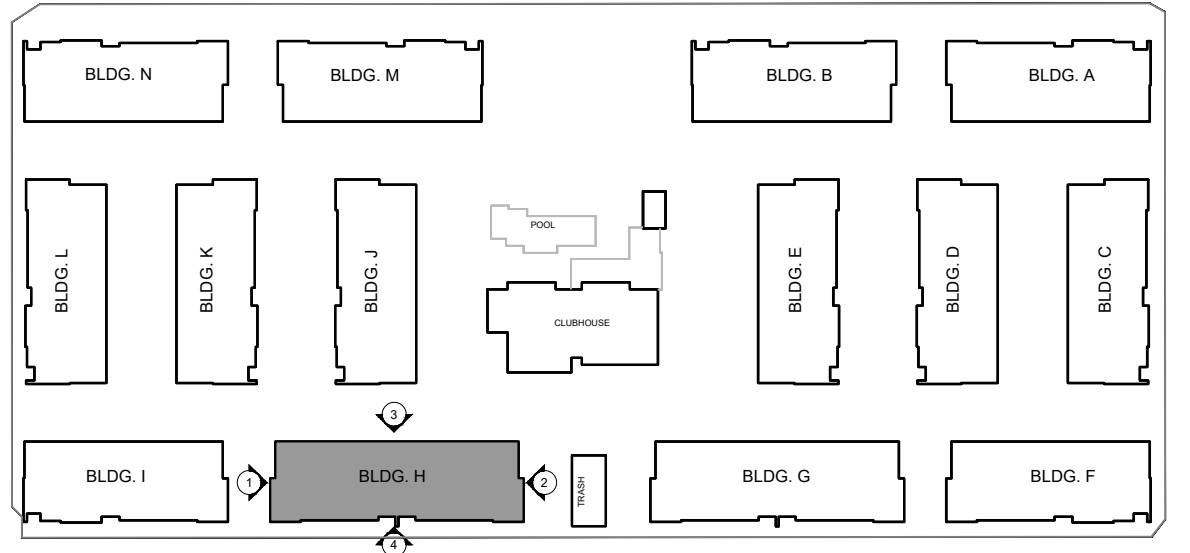
BLDG H - WEST ELEVATION

SCALE: 1/16"=1'-0"

4

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-2	
02	STUCCO- COLOR 2A, LRV: 58	
03	STUCCO- COLOR 2B, LRV: 32	
04	STUCCO- COLOR 2C, LRV: 17	
05	FIBER CEMENT FAUX WOOD SIDING- WD-2, LRV: 18	
06	PRE-FINISHED METAL PANEL CANOPY, LRV: 6	
07	PRE-FINISHED METAL LOUVERED SUNSHADE, LRV: 6	
08	COMPOSITE METAL PANEL, LRV: 6	
09	PRE-FINISHED METAL CLADDING / COPING, LRV: 6	
10	HORIZONTAL CABLE RAILING, LRV: 6	
11	ALUMINUM CLAD WOOD WINDOWS, LRV: 6	
12	OVERHEAD GARAGE DOOR , LRV: 6	
13	PAINTED INSULATED METAL DOORS / FRAMES, LRV: 6	
14	PATIO DOOR, LRV: 6	
15	LIGHT FIXTURE	

\*DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR BUILDING PERMIT.



KEY PLAN

SCALE: N.T.S.

4



Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com



ATAVIA - ONE SCOTTSDALE  
NORTH SCOTTSDALE, AZ # 2022-0690

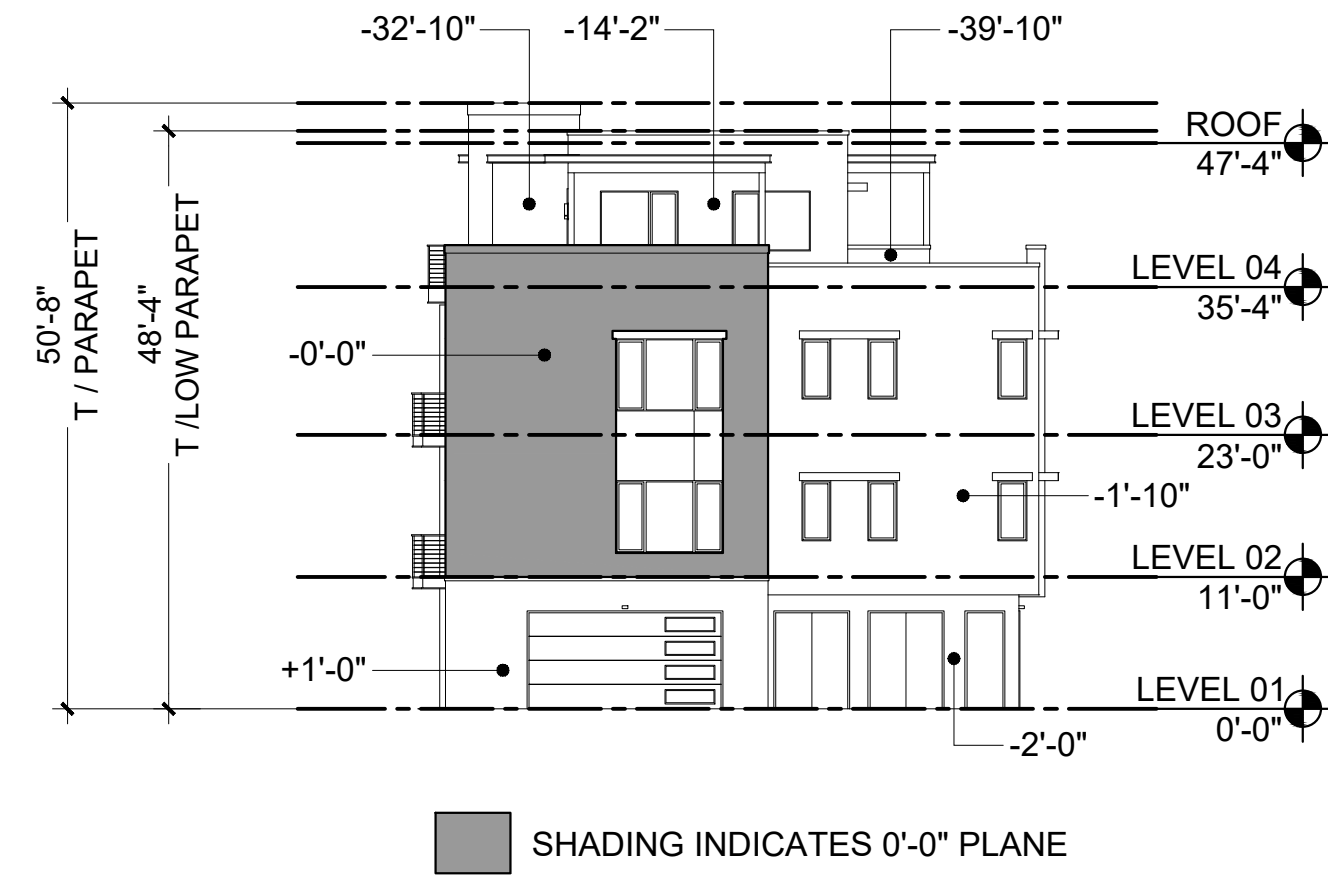
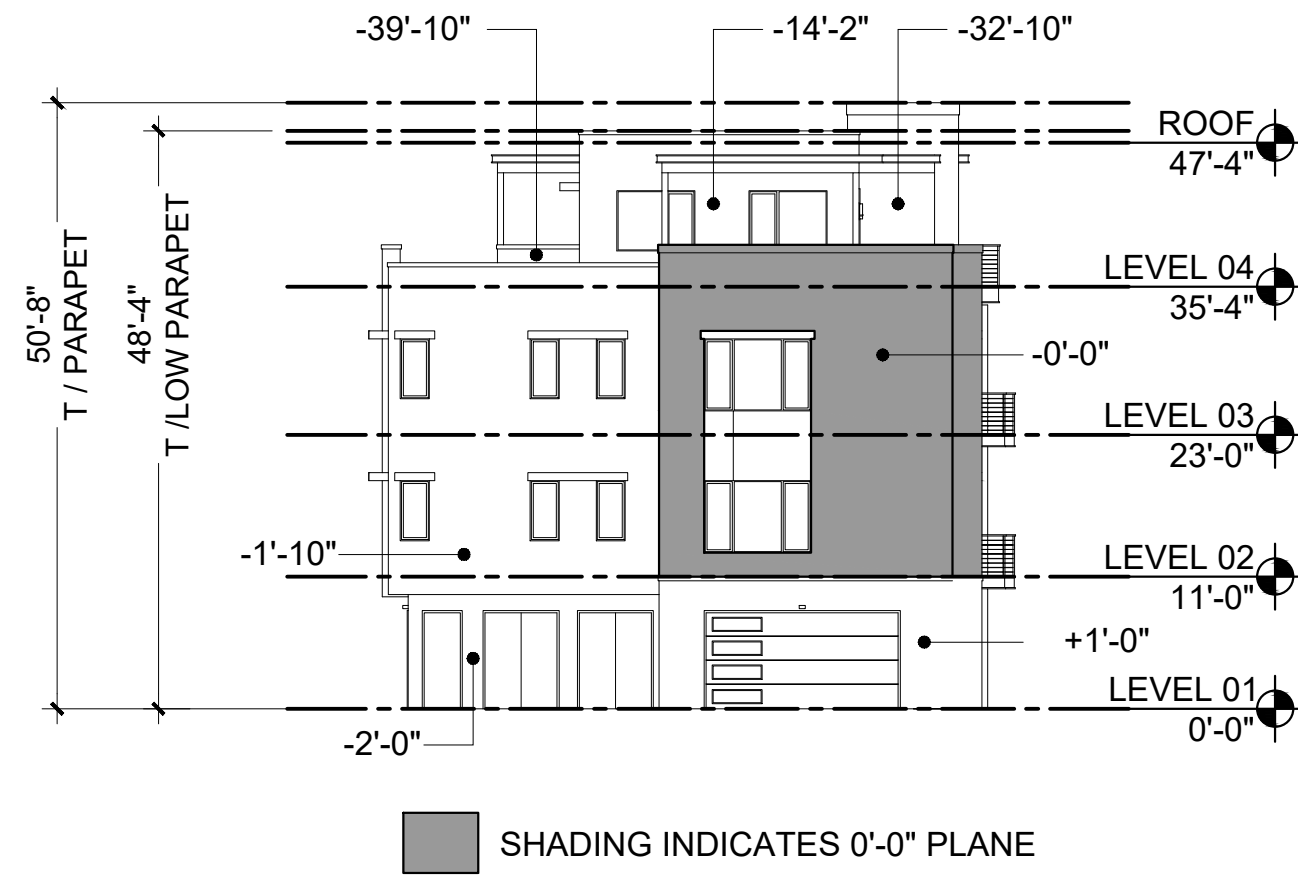
DRB SUBMITTAL 3  
JULY 26, 2024



ELEVATIONS - BUILDING H  
COLOR SCHEME 2

A3.4





BLDG G-H - SIDE ELEVATION

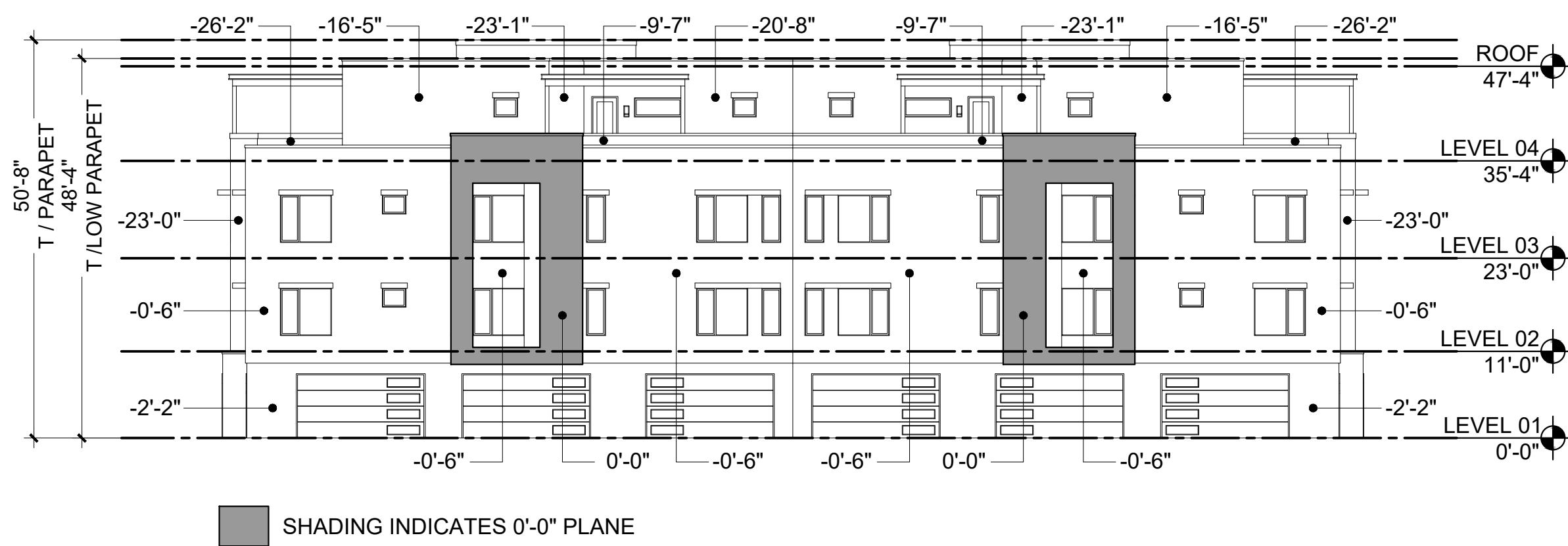
SCALE: 1/16"=1'-0"

1

BLDG G-H - SIDE ELEVATION

SCALE: 1/16"=1'-0"

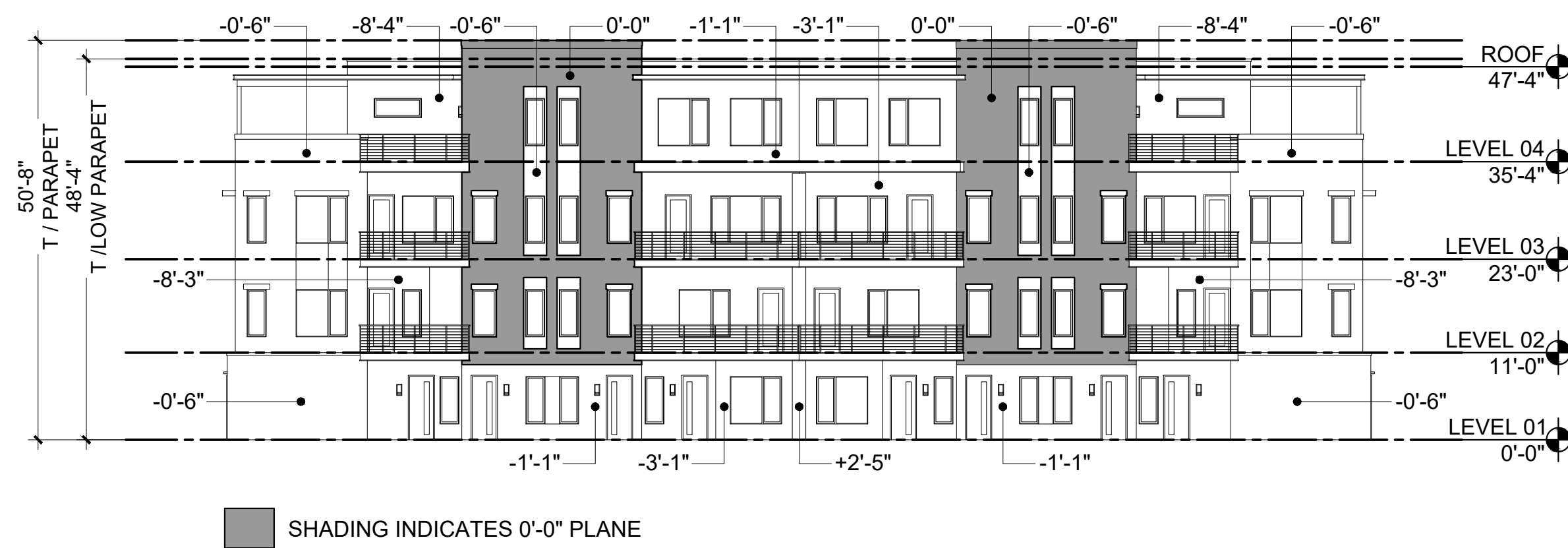
2



BLDG G-H - GARAGE ELEVATION

SCALE: 1/16"=1'-0"

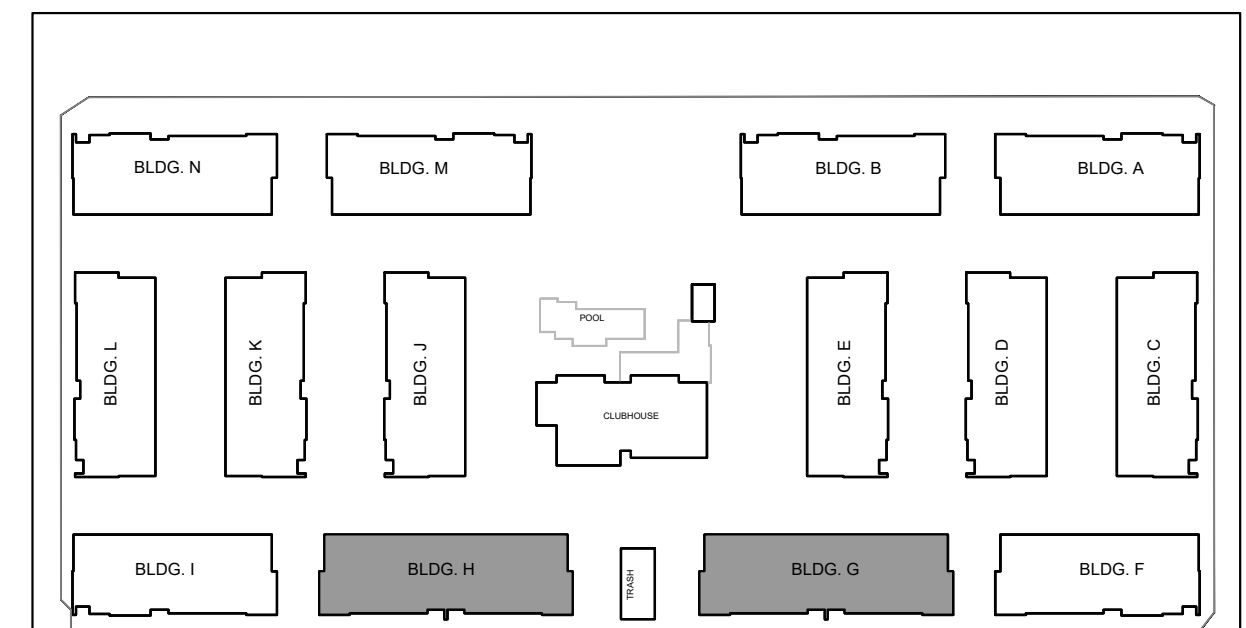
3



BLDG G-H - FRONT ELEVATION

SCALE: 1/16"=1'-0"

4



KEY PLAN

SCALE: N.T.S.



Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com



**ATAVIA - ONE SCOTTSDALE**  
NORTH SCOTTSDALE, AZ # 2022-0690

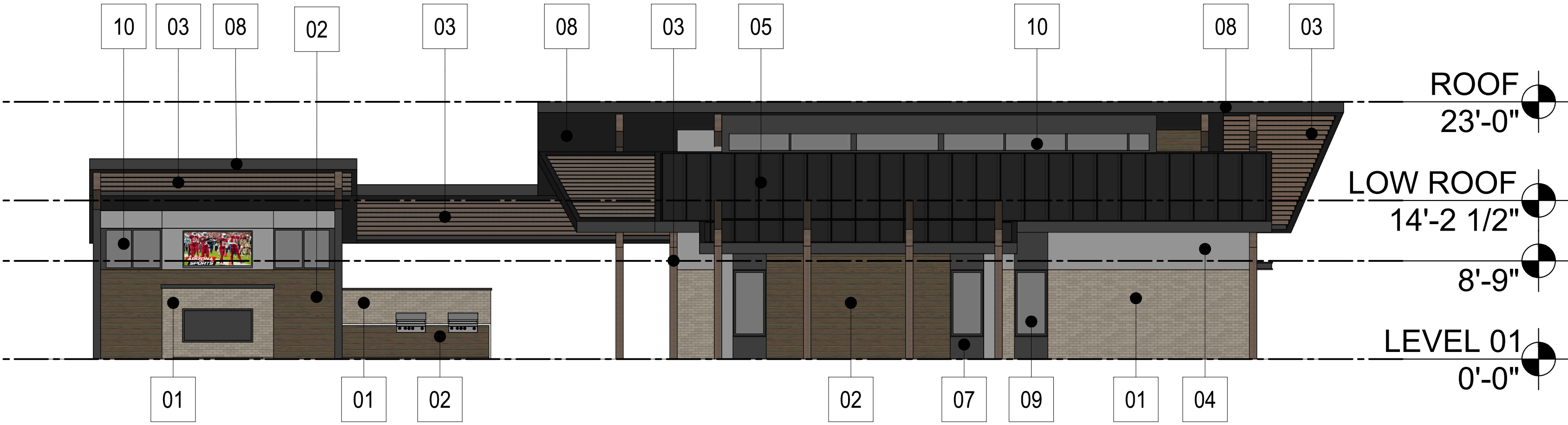
DRB SUBMITTAL 3  
JULY 26, 2024



ELEVATIONS - BUILDINGS G-H  
FACADE DEPTHS

**A3.4A**

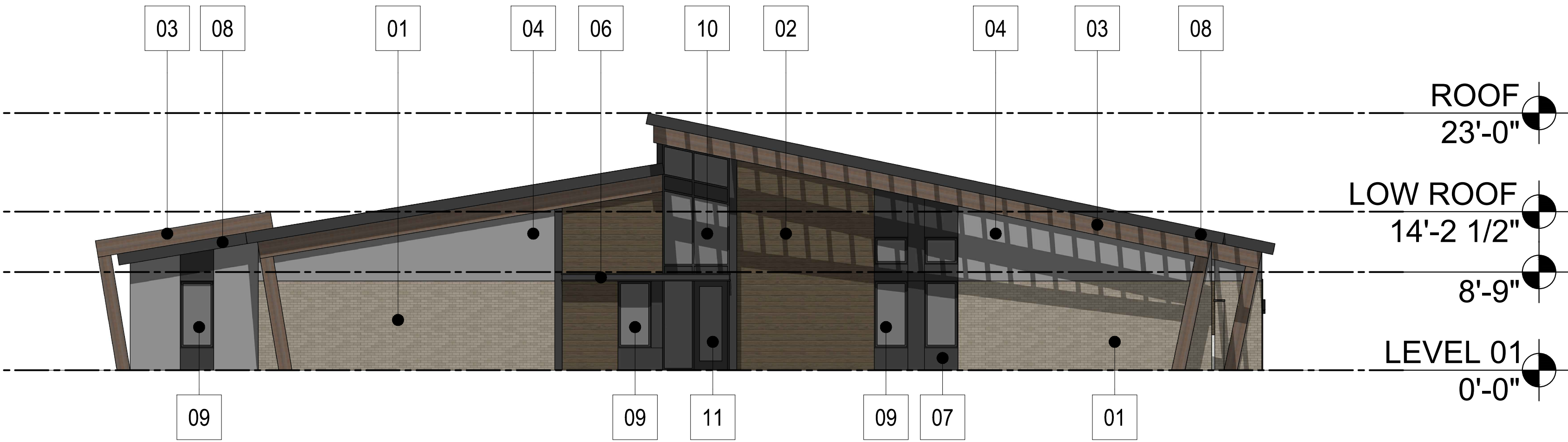




CLUBHOUSE NORTH ELEVATION

SCALE: 1/16"=1'-0"

1



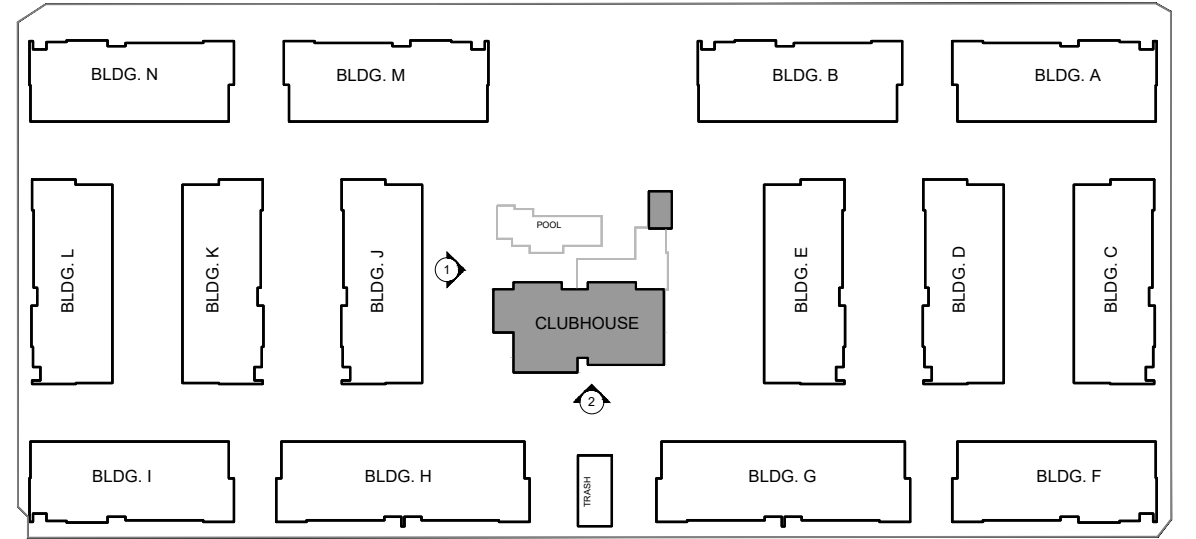
CLUBHOUSE WEST ELEVATION

SCALE: 1/16"=1'-0"

2

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-3	
02	FIBER CEMENT FAUX WOOD SIDING- WD-2, LRV: 18	
03	STAINED WOOD STRUCTURE, LRV: 18	
04	FIBER CEMENT PANEL, LRV: 58	
05	STANDING SEAM ROOF	
06	PRE-FINISHED METAL PANEL CANOPY, LRV: 6	
07	COMPOSITE METAL PANEL, LRV: 6	
08	PRE-FINISHED METAL CLADDING / COPING, LRV: 6	
09	ALUMINUM CLAD WOOD WINDOWS, LRV: 6	
10	CLERESTORY WINDOWS , LRV: 6	
11	THERMALLY BROKEN ALUMINUM STOREFRONT, LRV: 6	
12	METAL SLIDING PATIO DOOR, LRV: 6	
13	PAINTED INSULATED METAL DOORS / FRAMES, LRV: 6	
14	OVERHEAD DOOR, LRV: 6	
15	LIGHT FIXTURE	

\*DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR BUILDING PERMIT.



KEY PLAN

SCALE: N.T.S.

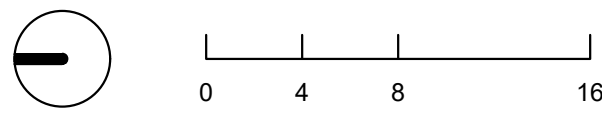


Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com



ATAVIA - ONE SCOTTSDALE  
NORTH SCOTTSDALE, AZ # 2022-0690

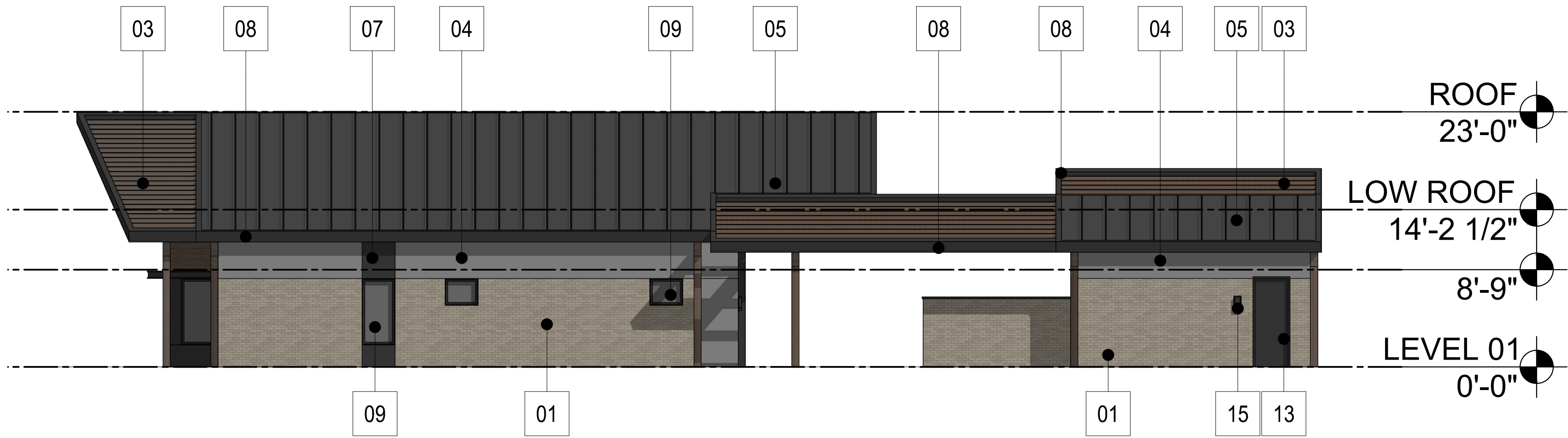
DRB SUBMITTAL 3  
JULY 26, 2024



ELEVATIONS - CLUBHOUSE

A3.5

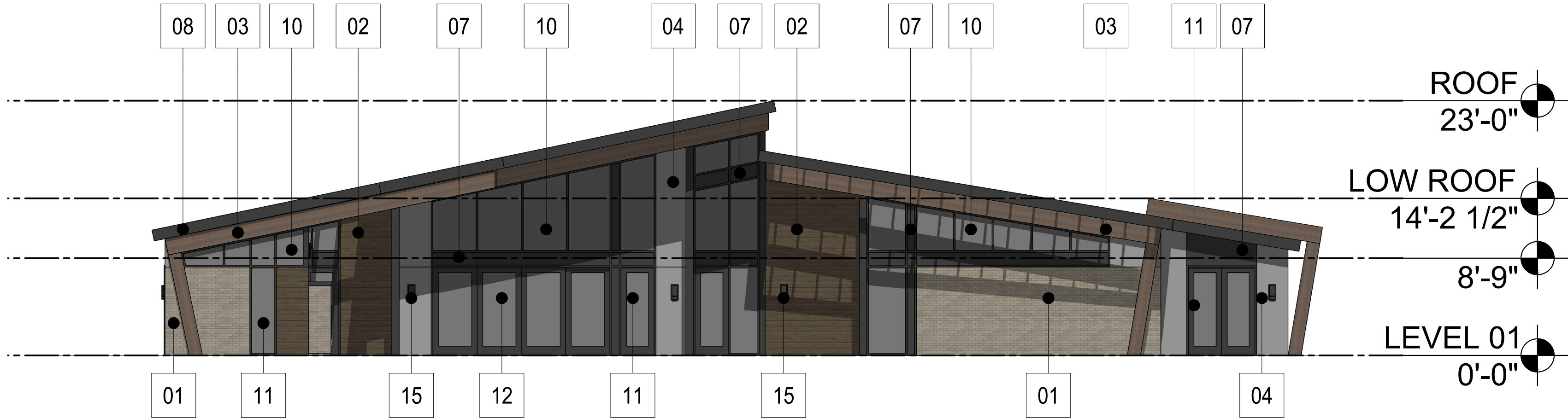




CLUBHOUSE SOUTH ELEVATION

SCALE: 1/16"=1'-0"

1



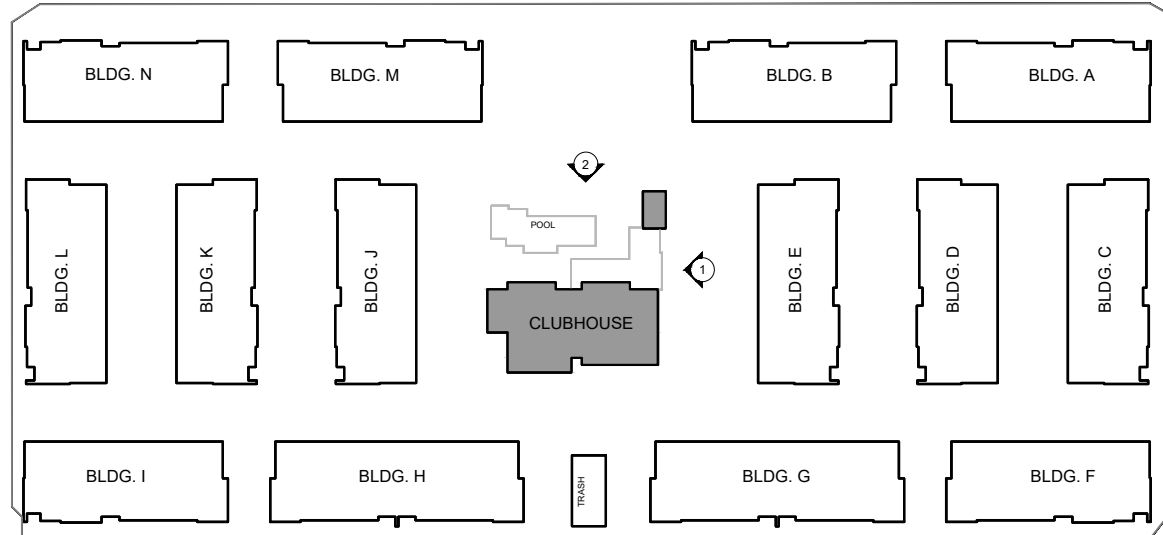
CLUBHOUSE EAST ELEVATION

SCALE: 1/16"=1'-0"

2

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-3	
02	FIBER CEMENT FAUX WOOD SIDING- WD-2, LRV: 18	
03	STAINED WOOD STRUCTURE, LRV: 18	
04	FIBER CEMENT PANEL, LRV: 58	
05	STANDING SEAM ROOF	
06	PRE-FINISHED METAL PANEL CANOPY, LRV: 6	
07	COMPOSITE METAL PANEL, LRV: 6	
08	PRE-FINISHED METAL CLADDING / COPING, LRV: 6	
09	ALUMINUM CLAD WOOD WINDOWS, LRV: 6	
10	CLERESTORY WINDOWS , LRV: 6	
11	THERMALLY BROKEN ALUMINUM STOREFRONT, LRV: 6	
12	METAL SLIDING PATIO DOOR, LRV: 6	
13	PAINTED INSULATED METAL DOORS / FRAMES, LRV: 6	
14	OVERHEAD DOOR, LRV: 6	
15	LIGHT FIXTURE	

\*DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR BUILDING PERMIT.



KEY PLAN

SCALE: N.T.S.

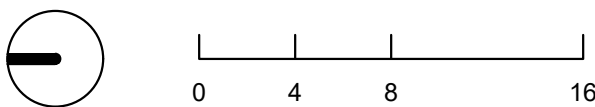


Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com



ATAVIA - ONE SCOTTSDALE  
NORTH SCOTTSDALE, AZ # 2022-0690

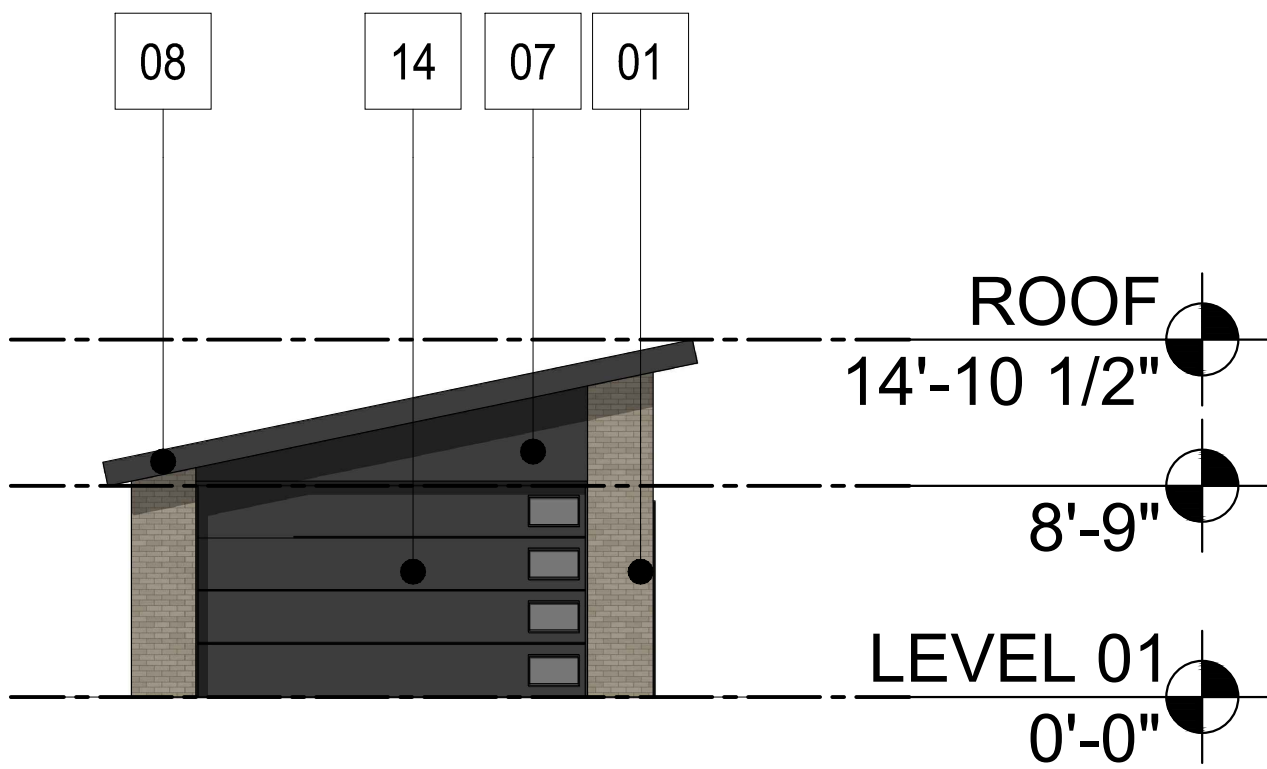
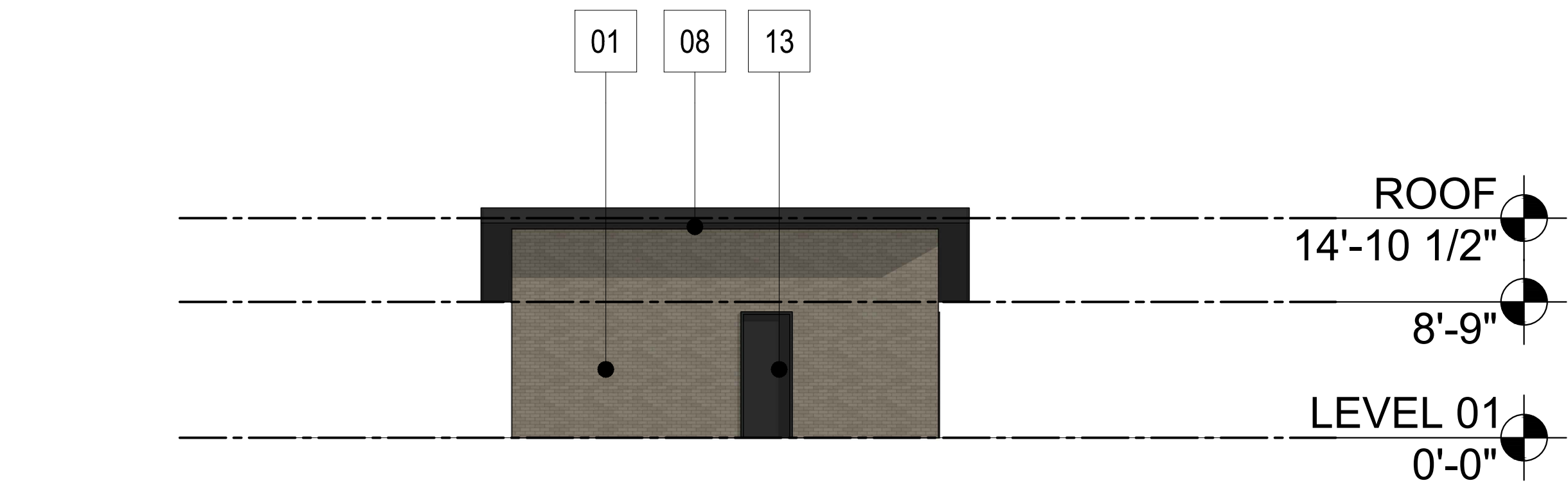
DRB SUBMITTAL 3  
JULY 26, 2024



ELEVATIONS - CLUBHOUSE

A3.6





TRASH BUILDING SOUTH ELEVATION

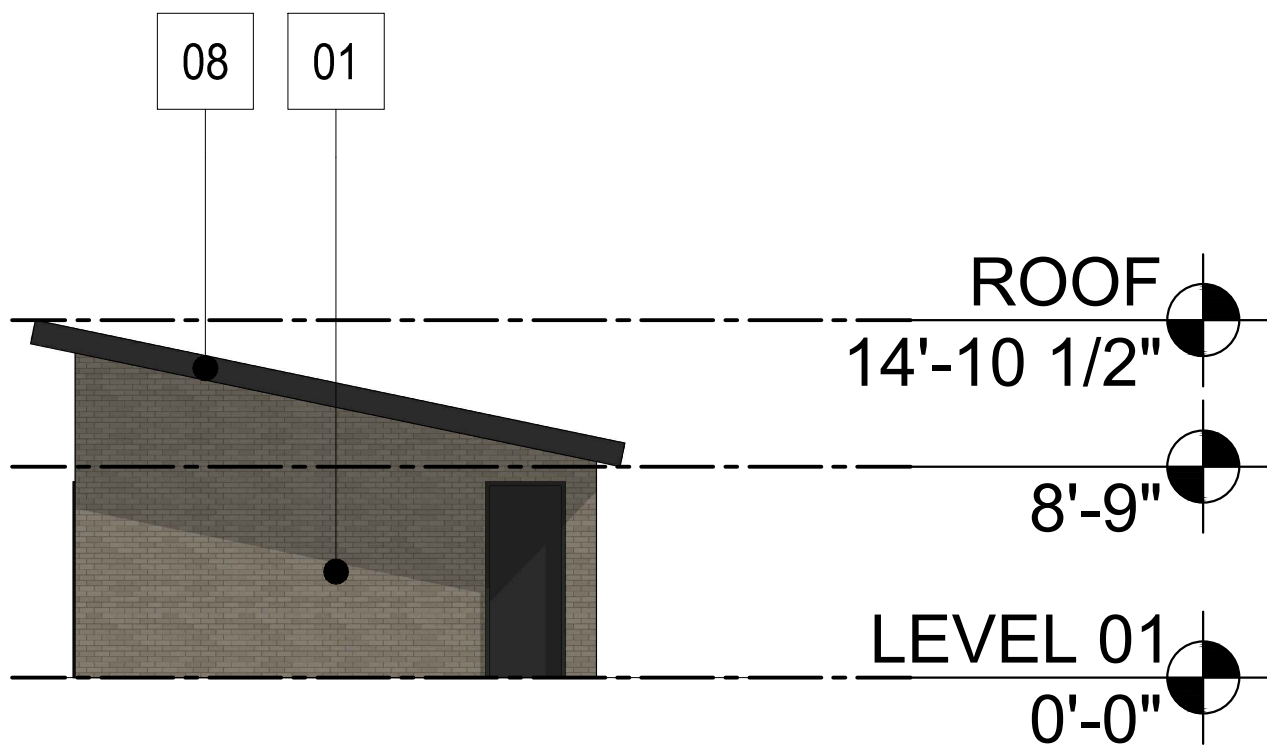
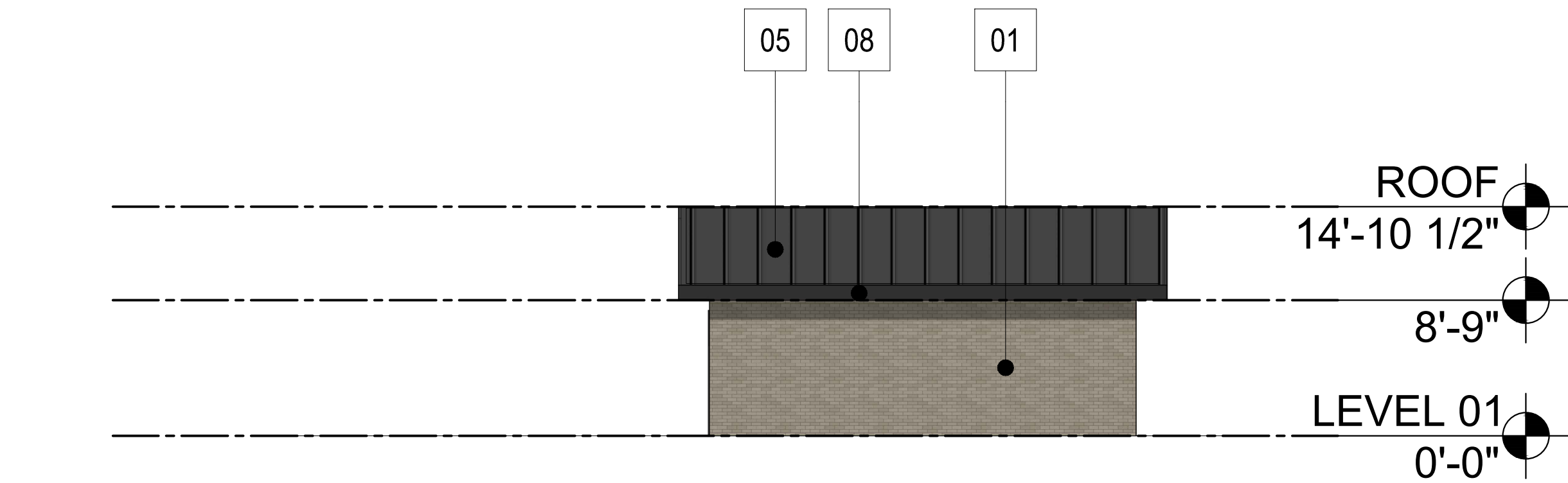
SCALE: 1/8"=1'-0"

1

TRASH BUILDING WEST ELEVATION

SCALE: 1/8"=1'-0"

2



TRASH BUILDING NORTH ELEVATION

SCALE: 1/8"=1'-0"

3

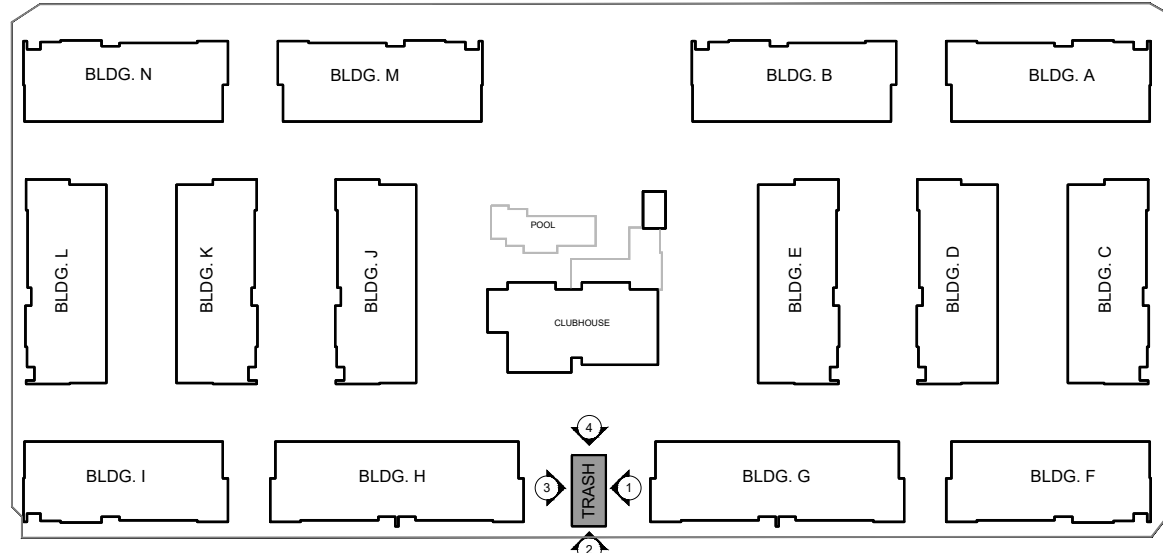
TRASH BUILDING EAST ELEVATION

SCALE: 1/8"=1'-0"

4

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-3	
02	FIBER CEMENT FAUX WOOD SIDING- WD-2, LRV: 18	
03	STAINED WOOD STRUCTURE, LRV: 18	
04	FIBER CEMENT PANEL, LRV: 58	
05	STANDING SEAM ROOF	
06	PRE-FINISHED METAL PANEL CANOPY, LRV: 6	
07	COMPOSITE METAL PANEL, LRV: 6	
08	PRE-FINISHED METAL CLADDING / COPING, LRV: 6	
09	ALUMINUM CLAD WOOD WINDOWS, LRV: 6	
10	CLERESTORY WINDOWS , LRV: 6	
11	THERMALLY BROKEN ALUMINUM STOREFRONT, LRV: 6	
12	METAL SLIDING PATIO DOOR, LRV: 6	
13	PAINTED INSULATED METAL DOORS / FRAMES, LRV: 6	
14	OVERHEAD DOOR, LRV: 6	
15	LIGHT FIXTURE	

\*DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR BUILDING PERMIT.



Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com



ATAVIA - ONE SCOTTSDALE  
NORTH SCOTTSDALE, AZ # 2022-0690

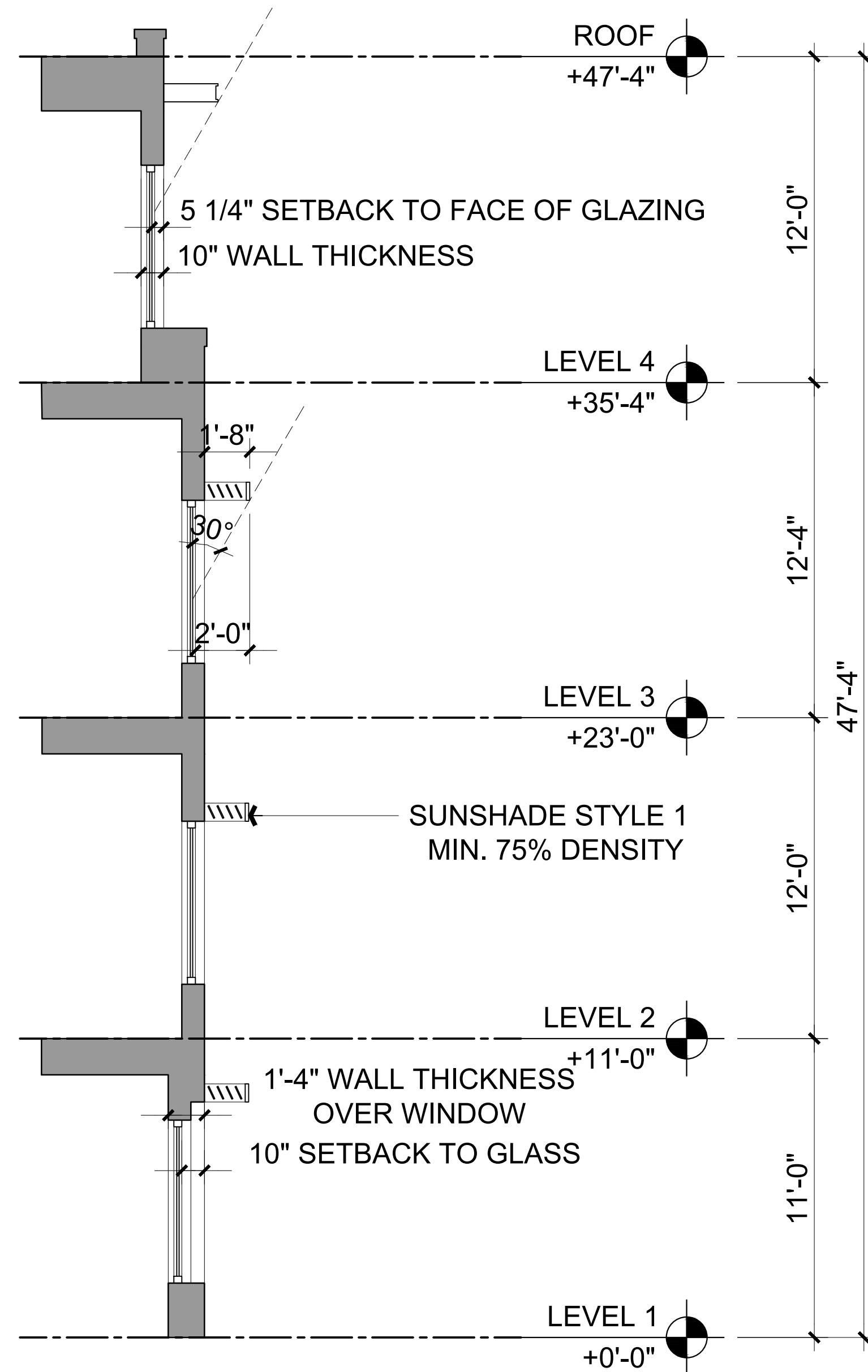
DRB SUBMITTAL 3  
JULY 26, 2024



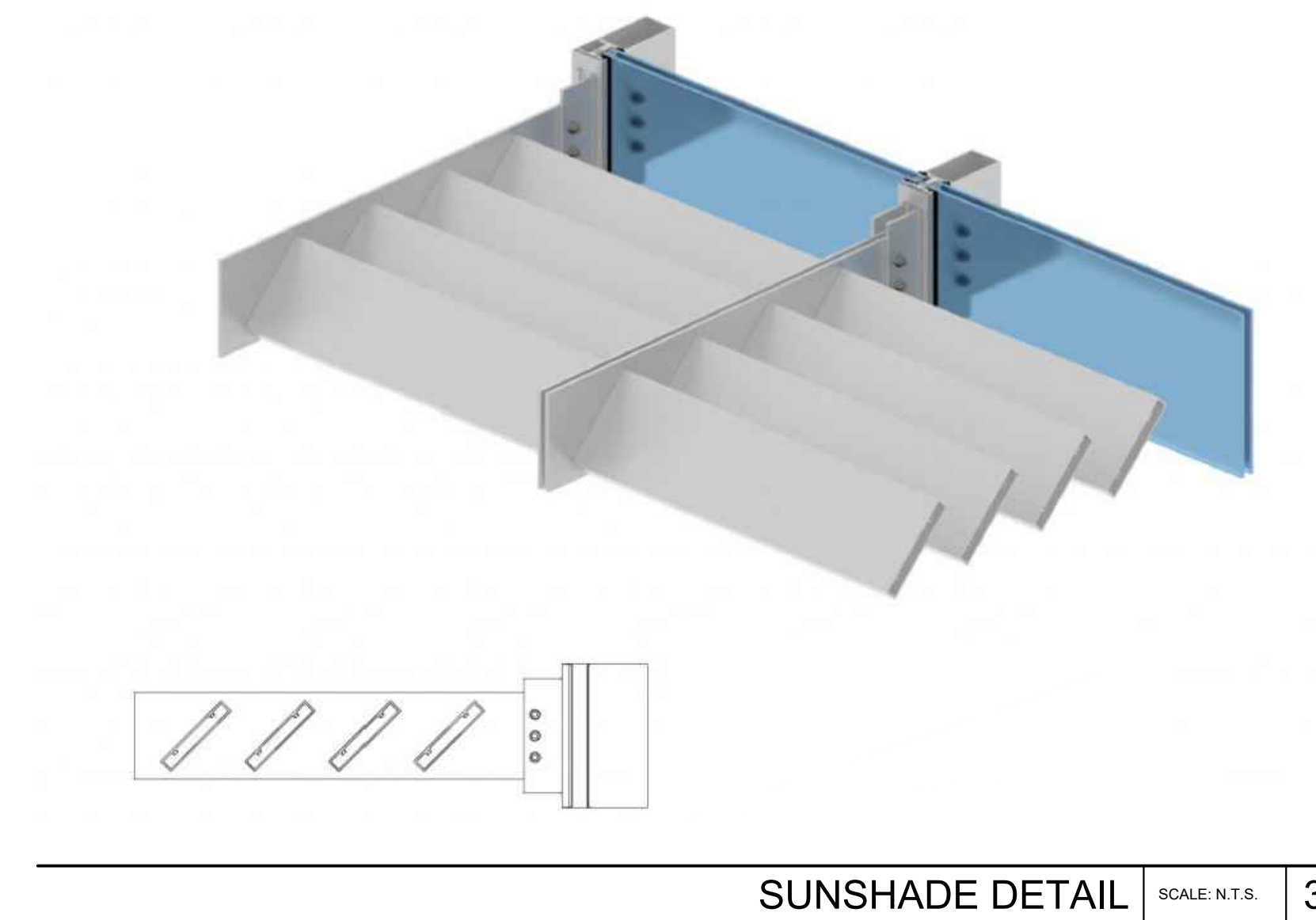
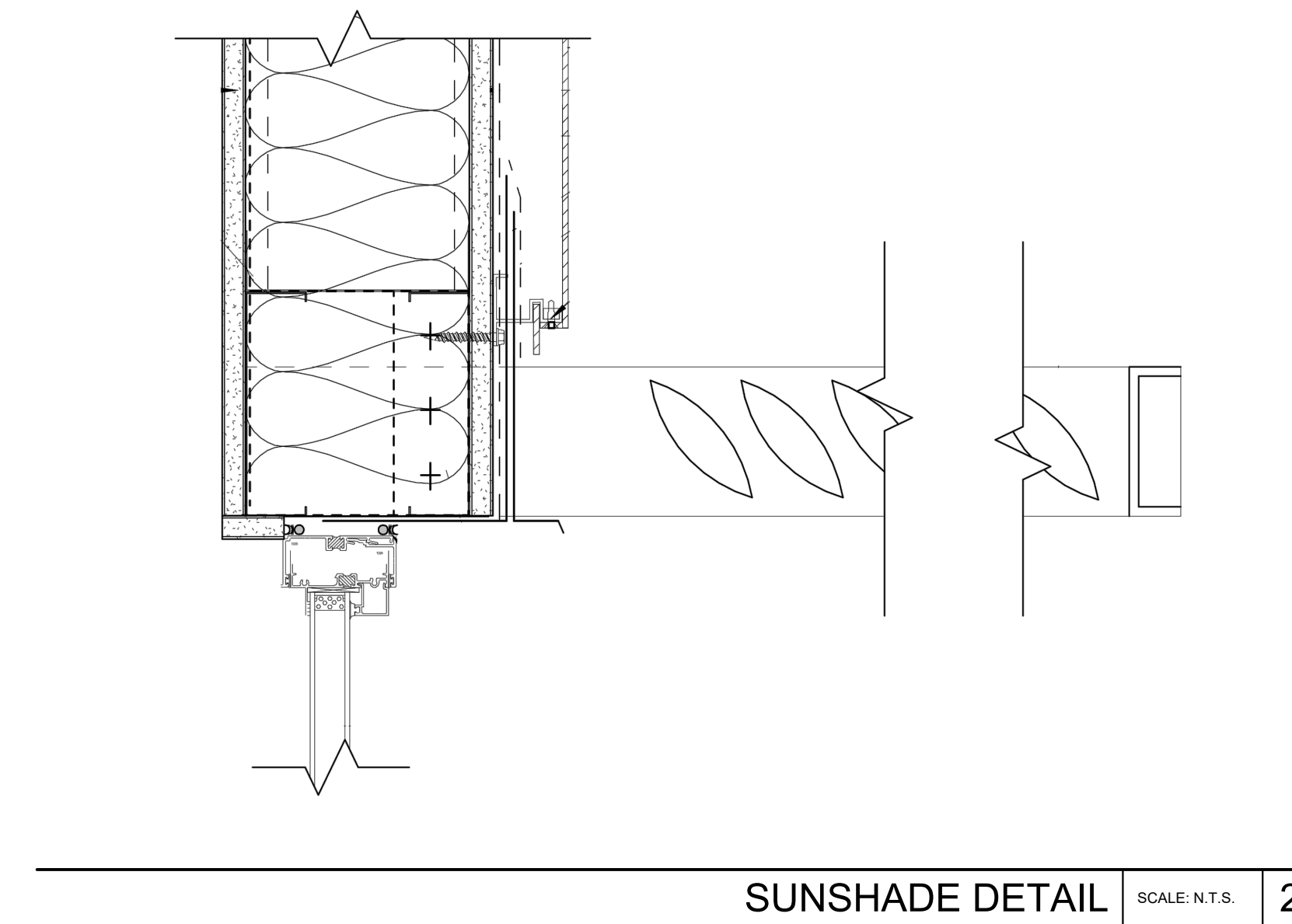
ELEVATIONS - TRASH BUILDING

A3.7

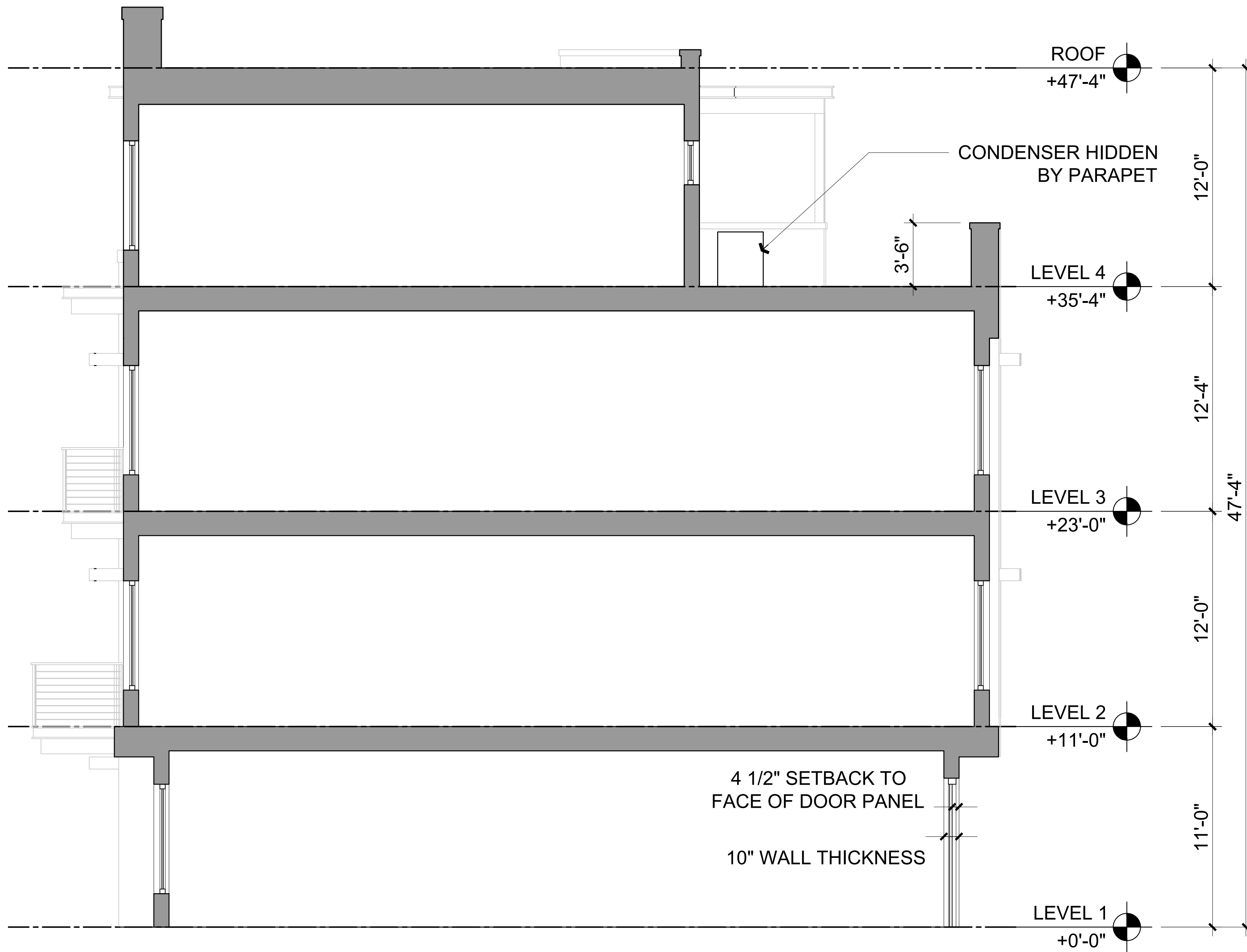




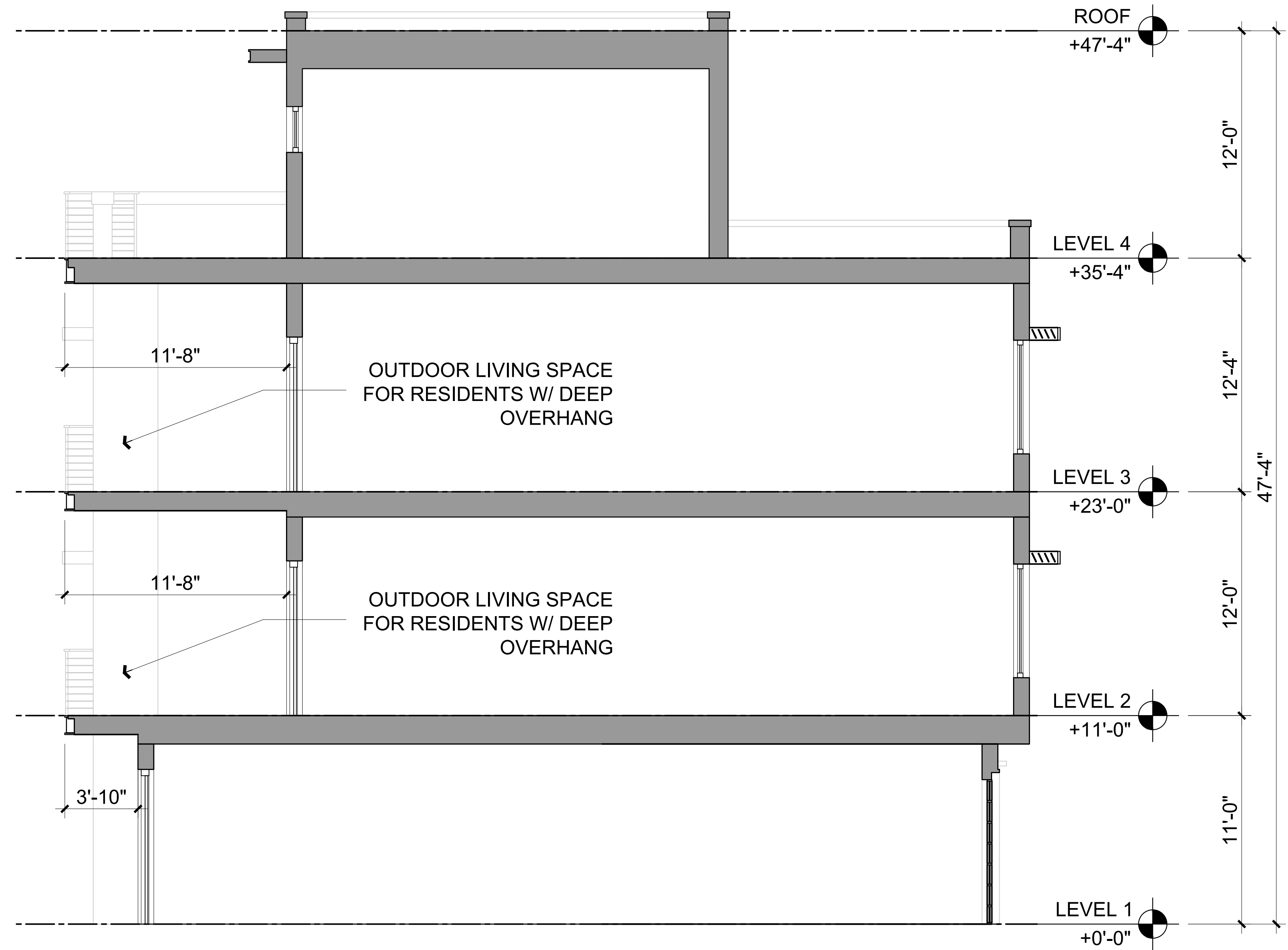
WALL SECTION AT SUNSHADES SCALE: 1/4"=1'-0" 1







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



BUILDING SECTION SCALE: 1/4"=1'-0" 2

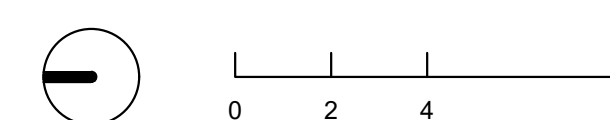


Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com



**ATAVIA - ONE SCOTTSDALE**  
NORTH SCOTTSDALE, AZ # 2022-0690

DRB SUBMITTAL 3  
JULY 26, 2024



BUILDING SECTION

A3.9





NOTE: LANDSCAPING NOT SHOWN FOR ARCHITECTURAL CLARITY. PLEASE SEE LANDSCAPE PLANS FOR DESIGN INTENT.



Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com



**ATAVIA - ONE SCOTTSDALE**  
NORTH SCOTTSDALE, AZ # 2022-0690

DRB SUBMITTAL 3  
JULY 26, 2024

AERIAL VIEW

A4.0





NOTE: LANDSCAPING NOT SHOWN FOR ARCHITECTURAL CLARITY. PLEASE SEE LANDSCAPE PLANS FOR DESIGN INTENT.



Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com

belgravia group

**ATAVIA - ONE SCOTTSDALE**  
NORTH SCOTTSDALE, AZ # 2022-0690

DRB SUBMITTAL 3  
JULY 26, 2024

6-PLEX FRONT ELEVATION VIEW  
COLOR SCHEME 1

A4.1





NOTE: LANDSCAPING NOT SHOWN FOR ARCHITECTURAL CLARITY. PLEASE SEE LANDSCAPE PLANS FOR DESIGN INTENT.



Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com



**ATAVIA - ONE SCOTTSDALE**  
NORTH SCOTTSDALE, AZ # 2022-0690

DRB SUBMITTAL 3  
JULY 26, 2024

6-PLEX FRONT ELEVATION VIEW  
COLOR SCHEME 2

A4.2





NOTE: LANDSCAPING NOT SHOWN FOR ARCHITECTURAL CLARITY. PLEASE SEE LANDSCAPE PLANS FOR DESIGN INTENT.



Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com



**ATAVIA - ONE SCOTTSDALE**  
NORTH SCOTTSDALE, AZ # 2022-0690

DRB SUBMITTAL 3  
JULY 26, 2024

6-PLEX FRONT ELEVATION VIEW  
COLOR SCHEME 3

A4.3





NOTE: LANDSCAPING NOT SHOWN FOR ARCHITECTURAL CLARITY. PLEASE SEE LANDSCAPE PLANS FOR DESIGN INTENT.



Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com

belgravia group

**ATAVIA - ONE SCOTTSDALE**  
NORTH SCOTTSDALE, AZ # 2022-0690

DRB SUBMITTAL 3  
JULY 26, 2024

8-PLEX FRONT ELEVATION VIEW  
COLOR SCHEME 1

A4.4





NOTE: LANDSCAPING NOT SHOWN FOR ARCHITECTURAL CLARITY. PLEASE SEE LANDSCAPE PLANS FOR DESIGN INTENT.



Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com

belgravia group

**ATAVIA - ONE SCOTTSDALE**  
NORTH SCOTTSDALE, AZ # 2022-0690

DRB SUBMITTAL 3  
JULY 26, 2024

8-PLEX FRONT ELEVATION VIEW  
COLOR SCHEME 2

A4.5





Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com

belgravia group

**ATAVIA - ONE SCOTTSDALE**  
NORTH SCOTTSDALE, AZ # 2022-0690

DRB SUBMITTAL 3  
JULY 26, 2024

COURTYARD VIEW

A4.6





Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com



**ATAVIA - ONE SCOTTSDALE**  
NORTH SCOTTSDALE, AZ # 2022-0690

DRB SUBMITTAL 3  
JULY 26, 2024

ENTRY VIEW

A4.7





Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com

belgravia group

**ATAVIA - ONE SCOTTSDALE**  
NORTH SCOTTSDALE, AZ # 2022-0690

DRB SUBMITTAL 3  
JULY 26, 2024

AERIAL ENTRY VIEW

A4.8









Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com

belgravia group

**ATAVIA - ONE SCOTTSDALE**  
NORTH SCOTTSDALE, AZ # 2022-0690

DRB SUBMITTAL 3  
JULY 26, 2024

POOL VIEW

A4.10





Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com



**ATAVIA - ONE SCOTTSDALE**  
NORTH SCOTTSDALE, AZ # 2022-0690

DRB SUBMITTAL 3  
JULY 26, 2024

STREET VIEW NORTH

**A4.11**



GENERAL LANDSCAPE NOTES

- THE LANDSCAPE ARCHITECT, OR HIS REPRESENTATIVE, RESERVE THE RIGHT TO REFUSE ANY PLANT AS UNACCEPTABLE. (SEE SPECIFICATIONS)
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, IT SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO THE BEGINNING OF WORK. THE LANDSCAPE ARCHITECT OR OWNER ARE TO APPROVE ANY AND ALL SUBSTITUTIONS.
- PLANT COUNTS PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- DOUBLE STAKE ALL 15 GALLON, 24", 36" AND 48" BOX TREES AS REQUIRED.
- SPRINKLERS CONTRACTOR MUST GUARANTEE 100% COVERAGE IN ALL LANDSCAPE AREAS.
- EXPPOSED SOIL IN PLANTERS SHALL BE RAKED AND FREE FROM ROCKS, ROOTS, WEEDS, ETC.
- FINISHED GRADE IN GROUNDCOVER, GRANITE AND LAWN AREAS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- PLANTS SHALL BE QUALITY MATERIAL HAVING A GROWTH HABIT WHICH IS NORMAL FOR THE SPECIES AND BE SOUND, VIGOROUS, HEALTHY, AND FREE FROM INSECTS AND INJURY.
- GROUNDCOVERS AND/OR DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- AFTER ALL WORK IS COMPLETED, THE CONTRACTOR SHALL REMOVE ALL MATERIALS NOT INCORPORATED IN THE SCOPE OF WORK FROM THE JOB SITE.
- GRADING SHALL INCLUDE ALL EXCAVATION, SETTLEMENT, HANDLING, IMPORT, DISTRIBUTION, TRANSPORTATION AND DISPOSAL NECESSARY TO BRING GROUND TO FINISHED GRADE AS SHOWN ON THE PLAN. (ONCE GENERAL CONTRACTOR HAS PROVIDED FINISHED GRADE WITHIN 1/10 OF 1'.
- ALL EARTHWORK IS TO BE DONE SO THAT WATER DRAINS AWAY FROM ALL STRUCTURES.
- A PRE-EMERGENT HERBICIDE IS TO BE APPLIED TO ALL GRANITE AREAS AFTER THE GRANITE HAS BEEN LAID, INCLUDING RIP-RAP AREAS IN APPLICABLE.
- ALL UNDERGROUND CONDUITS ARE TO BE LOCATED BEFORE DIGGING. IF DOUBT EXISTS CALL BLUE STAKE AT (602) 263-1100.
- ALL MATERIALS TO BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER FINAL APPROVAL BY THE CITY AND WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ARBOR GUARDS TO ALL TREES LOCATED IN TURF AREAS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER SHOWN ON THE PLANS OR NOT.
- LANDSCAPE ARCHITECTURE AND OWNER TO APPROVE PLACEMENT OF ALL TREES PRIOR TO INSTALLATION.
- LANDSCAPE ARCHITECT TO APPROVE ALL MOUNDING AND GRADES PRIOR TO PLANTING.
- SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY.
- GENERAL CONTRACTOR IS TO PROVIDE A ROUGH GRADE FOR BERMS AND MOUNDS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISHED GRADING AND BERMS, PER LANDSCAPE ARCHITECTS DIRECTION.
- GENERAL CONTRACTOR SHALL COORDINATE ALL MOUNDING AND BERMS WITH LANDSCAPE CONTRACTOR, GRADING CONTRACTOR AND CIVIL PLANS.
- CONTRACTOR TO PROVIDE MAINTENANCE FOR NINETY (90) DAYS FROM FINAL ACCEPTANCE PROVIDED IN WRITING FROM THE LANDSCAPE ARCHITECT.
- ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.
- TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS AND PUBLIC ACCESS WAYS. SHRUBS MUST BE AT MATURITY 3' FROM ALL SIDES OF A FIRE HYDRANT.
- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- LANDSCAPE WILL BE REQUIRED ON THE BACK SIDE OF SCREEN WALLS WHEN ADJACENT PAVING AND/OR PAD IS INSTALLED.
- ALL LANDSCAPING SHALL BE MAINTAINED BY THE LAND OWNER OR LESSOR AFTER ACCEPTANCE.
- ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN. (SEE SECTION 1902(6)(H).
- TREES, SHRUBS, VINES, GROUNDCOVER, AND TURF THAT HAVE TO BE REPLACED UNDER WARRANTY TERMS SHALL BE GIVEN AN EXTENDED WARRANTY BASED ON DATE OR REPLACEMENT.
- PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'-0".
- SIGNS REQUIRE A SEPARATE SUBMITTAL
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE MATERIAL, AND THAT SUCH MUST BE RELOCATED CORRECTLY BEFORE THE FIELD INSPECTION WILL BE ACCEPTED OR ISSUED A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
- EDGE OR GRANITE CONSTRUCTION LIMIT LINE TO BE

- STRAIGHT, UNIFORM AND CLEAN AT ALL FUTURE LANDSCAPE AREAS (TYPICAL).
- NO OBSTRUCTION TO THE VIEW WITHIN THE SITE VISIBILITY AREA SHALL BE ERECTED, CONSTRUCTED OR PARKED. ALL TREES WITHIN THE SITE VISIBILITY AREA WILL MAINTAIN A CANOPY HEIGHT 6' ABOVE THE CURB ELEVATION. ALL SHRUBS IN THE SITE VISIBILITY AREA MAY NOT REACH A MATURE HEIGHT OVER 24".
- ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNTIL ACCEPTANCE BY THE OWNER.

SCOTTSDALE CITY NOTES

- REPLANTING IN AREAS IDENTIFIED FOR REVEGETATION, SUBJECT TO THE REQUIREMENTS OF EACH CASE.
- ANY ALTERATION OF THE APPROVED CIVIL PLANS (ADDITIONAL FILL, BOULDERS, ETC) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- LANDSCAPE SPECIFICATIONS SECTION OF THE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE APPROVAL.
- A MINIMUM OF 50 PERCENT 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 ZONING ORDINANCE (ARTICLE III, SECTION 3.100).
- A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL OR LESS THAN 4" SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK, 6" ABOVE THE FINISHED GRADE ADJACENT TO THE TRUNK.
- TREE CALIPER SIZE FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4" SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12" ABOVE THE FINISHED GRADE ADJACENT TO THE TRUNK.
- A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLIT OR ORIGINATES, OR 6" ABOVE THE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- ALL LANDSCAPE AREAS TO RECEIVE IRRIGATION.
- PRIOR TO 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 WATER CONSERVATION OFFICE.
- AREAS WITHIN SIGHT DISTANCE TRIANGLES ARE TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5'. TREES WITHIN THE SIGHT DISTANCE TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8' IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
- THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THE MATURE SIZE / CANOPY WILL BE AT LEAST 4 FEET FROM ANY WALKWAYS OR PARKING AREA CURBS.

GRADING AND MOUNDING NOTES:

- LANDSCAPE ARCHITECT TO APPROVE ALL MOUNDING AND GRADES PRIOR TO PLANTING.
- ELEVATIONS AND LOCATIONS OF MOUNDING ARE APPROXIMATE AND MAY BE ADJUSTED IN THE FIELD AT THE LANDSCAPE ARCHITECT'S REQUEST PRIOR TO INSTALLATION.
- GRADING SHALL INCLUDE ALL EXCAVATION, SETTLEMENT, HANDLING, IMPORT, DISTRIBUTION, TRANSPORTATION, AND DISPOSAL NECESSARY TO BRING GROUND TO FINISH GRADE AS SHOWN ON THE PLANS.
- GENERAL CONTRACTOR TO PROVIDE FINISHED GRADES WITHIN 1/10 OF 1".
- FINISHED GRADE IN LANDSCAPE, GRANITE AND LAWN AREAS SHALL BE 1.5" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GENERAL CONTRACTOR IS TO PROVIDE ALL ROUGH GRADES FOR BERMS AND MOUNDS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISHED GRADING OF BERMS, TO ESTABLISH VARIATIONS IN ELEVATIONS AND CONVEY A NATURAL AESTHETIC APPEARANCE.

GENERAL BUILDING FOUNDATION

AND IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

EXISTING LANDSCAPING AND IRRIGATION NOTES:

- SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, MAINTENANCE/CARE, NEGLECT OR VANDALISM SHALL BE REPLACE BY A LIKE TYPE TREE 48" BOX MINIMUM. ALL SHRUBS AND GROUNDCOVER SHALL BE REPLACED WITH 5 GALLON PLANTS. AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH NEW DECOMPOSED GRANITE MATCHING EXISTING. BLEND ALL DISTURBED AREAS WITH UNDISTURBED SO THERE IS A SMOOTH TRANSITION BETWEEN ALL EDGES. REPLACE ALL DISTURBED, BROKEN OR DAMAGED HEADERS WITH MATCHING TYPE.
- ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: HAND WATERING, TEMPORARY ABOVE GROUND IRRIGATION, EXISTING SYSTEM ETC....
- EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. IF THE EXISTING SYSTEM IS TIED INTO ADJACENT PROPERTIES. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERALS, HEADS, VALVES ETC... SHALL BE REPAIRED AND REPLACED TO MAINTAIN CONTINUOUS WATERING.
- PROVIDE NEW SCHEDULE 40 SLEEVES AT ALL NEW DRIVES (SEE SLEEVE SCHEDULE)
- ALL EXISTING TO REMAIN TREES AND SHRUBS, SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECTS DIRECTIONS, AND GUARANTEED 100% IRRIGATION COVERAGE DURING ALL CONSTRUCTION PHASES.
- ALL EXISTING SHRUBS WITHIN THE SIGHT DISTANCE LINES AND VISIBILITY TRIANGLES SHALL BE SELECTIVELY PRUNED TO A MAXIMUM HEIGHT OF 30".
- ALL EXISTING TREES WITHIN THE SIGHT DISTANCE LINES AND VISIBILITY TRIANGLES SHALL HAVE ITS CANOPY BE LIFTED TO A CLEAR HEIGHT OF 7'.
- LANDSCAPE CONTRACTOR SHALL BORE UNDER EXISTING SIDEWALK RATHER THAN SAW CUT TO PLACE NEW SLEEVES.
- L.C. AND G.C. ARE RESPONSIBLE FOR LOCATING ALL EXISTING IRRIGATION SLEEVES PRIOR TO SETTING ANY PAVERS AND/OR CONCRETE.

TREE SELECTION PROCESS

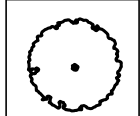
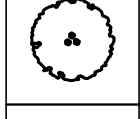
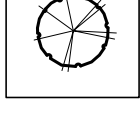
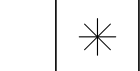
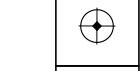
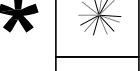

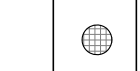

- ALL TREES ARE TO BE TAGGED AND APPROVED AT THE NURSERY BY THE LANDSCAPE ARCHITECT A MINIMUM OF (3) THREE MONTHS PRIOR TO PLANTING.
- ALL TREES TO BE REVIEWED AND APPROVED BY CALIPER SIZE PER **ANA CONTAINER GROWN TREE GUIDE**. NO TREES WILL BE APPROVED BY BOX SIZE UNLESS NOTED ON THE PLANS. CALIPER SIZE TAKES PRECEDENCE OVER ALL BOX SIZES LISTED.
- ALL TREES WILL MEET CURRENT **ANA** SPECIFIED CALIPER REQUIREMENTS AT TIME OF PLANTING
- PRIOR TO TREE SELECTION AT THE NURSERY BY THE LANDSCAPE ARCHITECT, THE LANDSCAPE CONTRACTOR WILL PROVIDE THE FOLLOWING INFORMATION TO THE LANDSCAPE ARCHITECT.
  - THE CONTRACTOR WILL PROVIDE CURRENT PHOTOS OF THE TREES.
  - ALL TREE PHOTOS WILL BE ACCOMPANIED WITH THE FOLLOWING DETAILS:
    - NURSERY LOCATION, CALIPER, HEIGHT, WIDTH, QUANTITY AND GROWTH SPEC IE. (STANDARD, MULTI, LOW BRAKING).
    - PHOTOS AND DETAILS ARE TO BE PROVIDED TO THE LANDSCAPE ARCHITECT AT LEAST (1) ONE WEEK PRIOR TO TREE SELECTION AT THE NURSERY.
    - ANY MATERIAL NOT TAGGED BY THE LANDSCAPE ARCHITECT MAY BE REJECTED AT ANY TIME AFTER PLANTING BASED ON AESTHETIC QUALITY, FORM, APPEARANCE AND SIZE.
  - LANDSCAPE CONTRACTOR TO PROVIDE ANY DEPOSIT OR RETAINER REQUIRED BY THE NURSERY TO RETAIN THE NEEDED TREES FOR A PERIOD OF (3) THREE MONTHS OR MORE.

BIDDING AND CONSTRUCTION NOTES:

- WHEN ANY EXISTING LANDSCAPE OR IRRIGATION IS PRESENT ON-SITE, A PRE-CON MEETING WITH THE LANDSCAPE ARCHITECT IS REQUIRED. PRIOR TO ANY NEW GRADING OR CONSTRUCTION.
- LANDSCAPE ARCHITECT SHALL BE ON-SITE FOR MAINLINE BACKFLOW TESTING. PRIOR TO BACKFILLING THE TRENCH, THRUST BLOCKS MUST BE INSTALLED PRIOR TO APPROVAL BY LANDSCAPE ARCHITECT.
- ALL POTS WILL BE ON A SEPARATE VALVE FROM ALL OTHER IRRIGATION. THE LANDSCAPE ARCHITECT SHALL BE PRESENT PRIOR TO MATERIAL BEING INSTALLED IN THE POT. TO ENSURE THAT THIS HAS BEEN DONE. IN ACCORDANCE WITH APPROVED PLANS.
- ALL DATE PALMS WILL BE INSTALLED PER THE PROVIDED DETAILS. THREE (3) PVC TUBES ARE REQUIRED ON ALL DATE PALMS. UNLESS NOTED OTHERWISE.
- ALL DALBERGIA SISSO, ACACIA STENOPHYLLA, PISTACHE 'RED PUSH' AND EUCALYPTUS PAPUANA SHALL BE INSTALL WITH 10' STAKES AND THREE (3) EVENLY SPACED TREE GUYING WIRES.
- A COPY OF THE LANDSCAPE AND IRRIGATION AS BUILTS WILL BE TURNED OVER TO THE LANDSCAPE ARCHITECT AT TIME OF SUBSTANTIAL WALK THROUGH.
- THE LANDSCAPE CONTRACTOR WILL START THE IRRIGATION CONTROLLER TO RUN ALL STATION SIXTY (60) MINUTES PRIOR TO THE LANDSCAPE AND IRRIGATION SUBSTANTIAL WALK THROUGH.
- NOTE IF MORE THAN FIFTEEN (15) SIGNIFICANT ITEMS REQUIRE CORRECTION AFTER THE LANDSCAPE AND IRRIGATION SUBSTANTIAL WALK THROUGH. A SITE VISIT MEMO WILL BE ISSUED INSTEAD OF A FORMAL PUNCHLIST. A FOLLOW VISIT WILL BE REQUIRED , PRIOR TO THE PUNCHLIST BEING ISSUED, AND START OF THE MAINTENANCE AND WARRANTY PERIOD.
- IF TREES FOR THE PROJECT ARE DELIVERED TO THE SITE AND DO NOT MATCH THE INFORMATION FROM THE ISSUED TREE TAGGING MEMO ISSUED FROM LASKIN AND ASSOCIATES. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED PRIOR TO PLANTING. IF NON APPROVED TREES ARE PLANTED, THEY ARE SUBJECT TO REJECTION AT TIME OF SUBSTANTIAL WALK THROUGH. ANY COST FOR REPLACEMENT SHALL FALL TO THE LANDSCAPE CONTRACTOR.
- LANDSCAPE ARCHITECT SHALL BE PRESENT FOR OFF LOADING OF DATE PALMS. IF DATE PALMS ARE PLANTED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. THEY ARE SUBJECT TO REJECTION AT TIME OF SUBSTANTIAL WALK THROUGH. ANY COST FOR REPLACEMENT SHALL FALL TO THE LANDSCAPE CONTRACTOR.
- ALL DATE PALMS WITH A 8' TRUNK FOOT OR HIGHER SHALL BE UNLOADED AND PLANTED BY CRANE, TO AVOID ANY DAMAGE TO THE FIBERS IN THE TRUNK.

LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED )  
ALL TREE CALIPER REQUIRED AT TIME OF PLANTING

TREES		Size	Qty.
	Pistacia x 'Red Push' Red Push Pistache	36" Box / 2.0" Cal Standard, Matching	19
	Parkinsonia x 'Desert Museum' Desert Museum	36" Box / 2.0" Cal Multi-Trunk, High Breaker	17
	Chilopsis linearis Desert Willow	36" Box / 2.0" Cal Multi-Trunk, High Breaker	12
SHRUBS / ACCENTS		Size	Qty.
	Muhlenbergia rigens Deer Grass	5 Gallon	106
	Calliandra californica Red Baja Fairy Duster	5 Gallon	51
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 Gallon	169
	Leucophyllum laevigatum Chihuahuan Sage	5 Gallon	15
GROUNDCOVERS		Size	Qty.
	Eremophila glabra "Mingenew Gold" Outback Sunrise Emu	1 Gallon	87
	Decomposed Granite 3/4" Screened Madison Gold - 2" Depth In All Areas Unless Otherwise Noted		

SUBMIT SAMPLES TO LA FOR APPROVAL

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( per DSPM Sec. 2-1.501.L)

COUNTY DUST PROOF PERMIT IS REQUIRED.

APPLIED DUST CONTROL PRODUCTS (I.E. DECOMPOSED GRANITE, RIVER ROCK, GROUND COVER, ETC.) ARE TO BE INSTALLED A MINIMUM OF TWO INCHES (2") THICK IN ALL LANDSCAPE AREAS. DECOMPOSED GRANITE SIZE SHOULD BE ¼" TO ¾" PER ZONING ORDINANCE SECTION 202 AND CITY OF PHOENIX SUPPLEMENT TO MAG STANDARDS SECTION 430.

TO BE PLANTED A MINIMUM OF FOUR FEET FROM EDGE OF WALKWAYS AND / OR PEDESTRIAN AREAS, MEASURED TO THE EDGE OF MATURE PLANTS

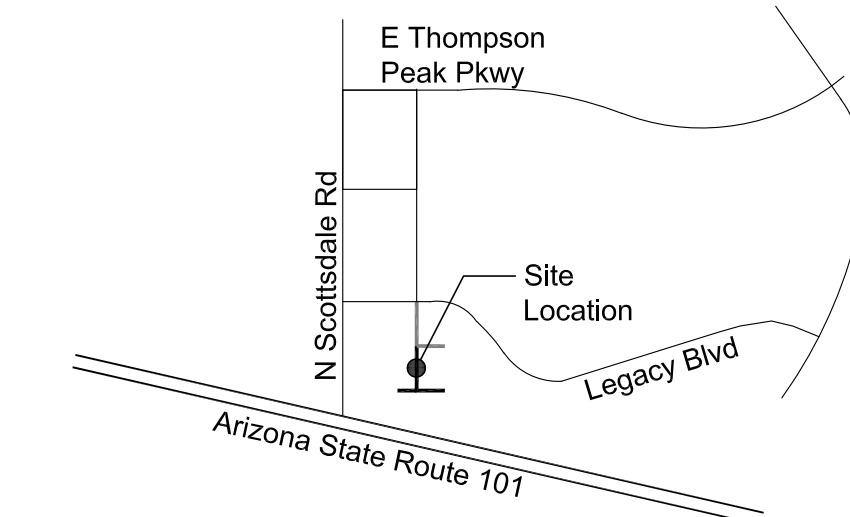
WATER EASEMENT PLANTING NOTE:

WATER LINE EASEMENT NO TREES PLANTED IN EASEMENT.

ALL PLANTS SELECTED ARE PER THE APPROVED CITY OF SCOTTSDALE; ONE SCOTTSDALE; MEDCP DESIGN GUIDELINES (MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN)

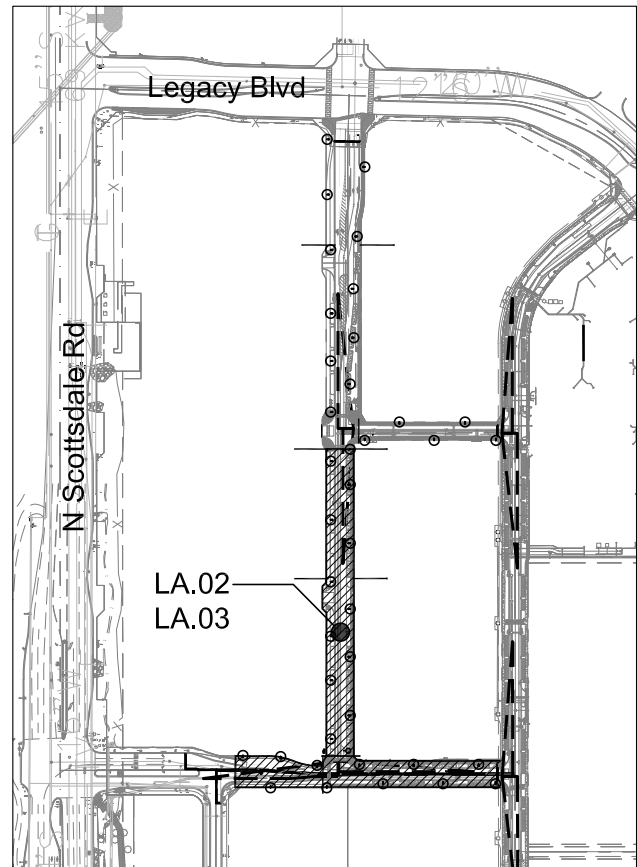
LANDSCAPE DATA:

Landscape Total Area	15,485 sf
Landscape: R.O.W Area	15,485 sf
Landscape: Parking Area	2,945 sf
Landscape: Open Space	12,540 sf



VICINITY MAP

Not to Scale



KEY PLAN

Not to Scale

SHEET INDEX

LA.01 COVER SHEET  
LA.02 LANDSCAPE PLAN  
LA.03 IRRIGATION PLAN  
LA.04 LANDSCAPE DETAILS  
LA.05 IRRIGATION DETAILS  
LA.06 SPECIFICATIONS SHEET

PROJECT TEAM:

DEVELOPER	CIVIL ENGINEER:
One Scottsdale Investors LLC 62663 N. Scottsdale Rd Ste 330 Scottsdale, Arizona 85250 Contact: Michael Burke Email: MBurke@dmblnc.com Ph: (480) 367-7300	Wood Patel 1630 S. Stapley Dr Ste 219 Mesa, AZ 85204 Contact: John Ritchie Email: JRitchie@WoodPatel.com Ph: (602) 336-7908


LANDSCAPE ARCHITECT:  
Laskin and Associates, Inc.  
5013 E. Washington St Ste 110  
Phoenix, Arizona 85034  
Contact: Hardy Laskin  
Email: hardy@laskindesign.com  
Ph: (602) 840-7771

LANDSCAPE PLAN  
APPROVED  
CITY OF SCOTTSDALE

CASE NUMBER      APPROVED BY      DATE


CONSTRUCTION AND INSTALLATION  
SHALL BE IN ACCORDANCE WITH THIS PLAN  
AND ANY AND ALL DEVIATIONS WILL  
REQUIRE REAPPROVAL. THE CITY WILL NOT  
ISSUE A CERTIFICATE OF OCCUPANCY  
UNTIL INSPECTION SERVICES STAFF  
APPROVES THE LANDSCAPE INSTALLATION.

  
LASKIN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
5013 E Washington Street  
Suite 110  
Phoenix, Arizona 85034  
p (602) 840-7771  
email: info@laskindesign.com  
www.laskindesign.com

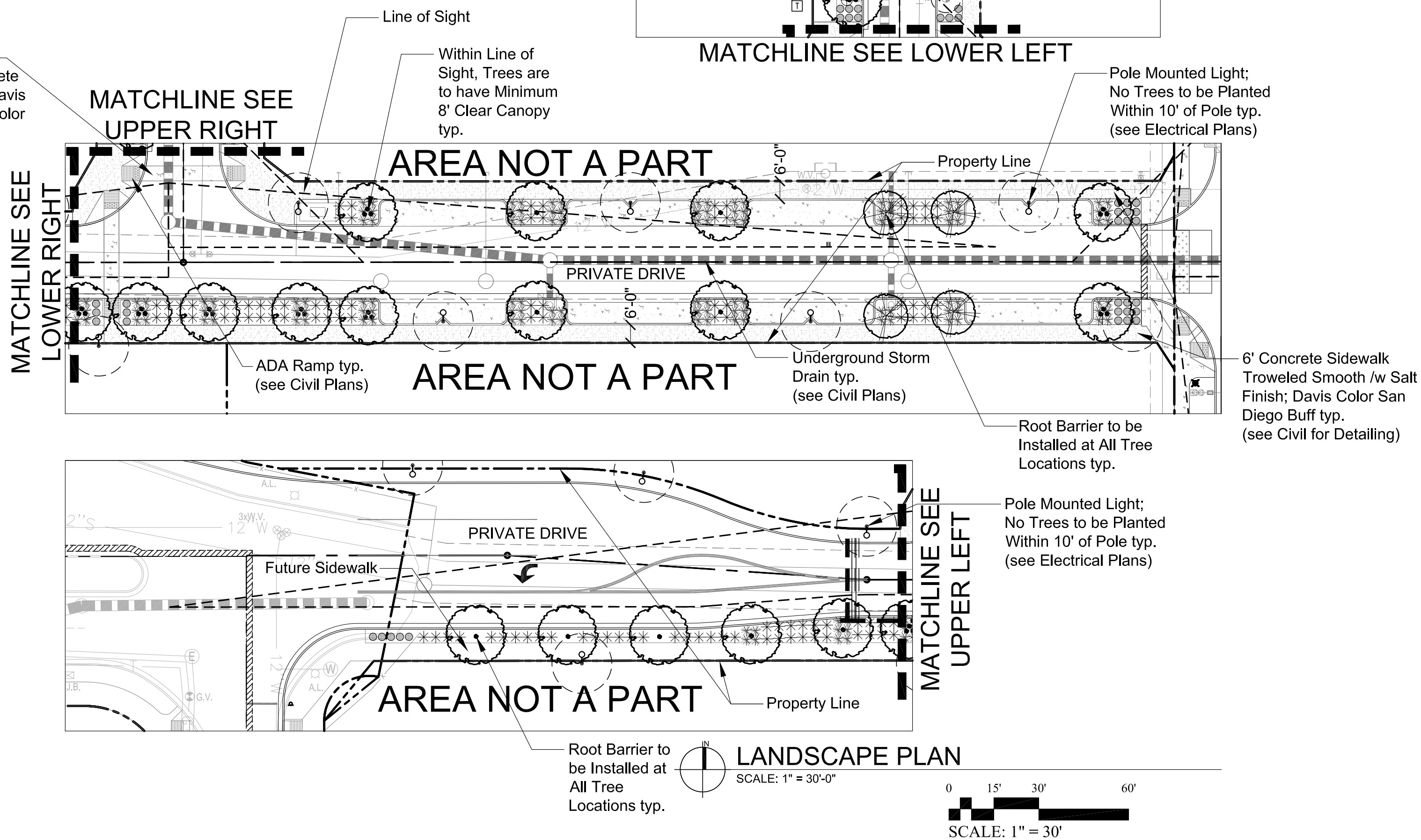
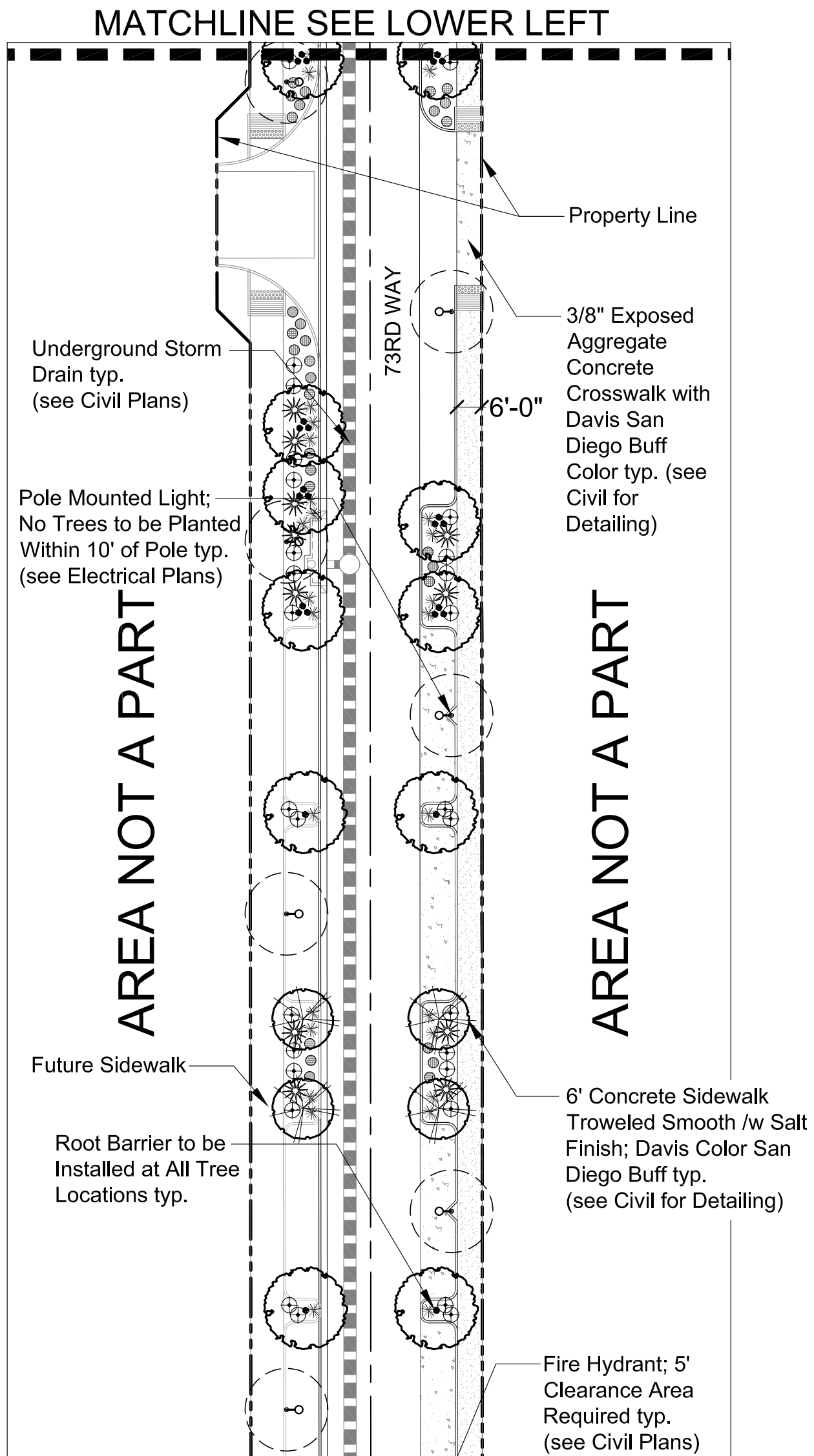
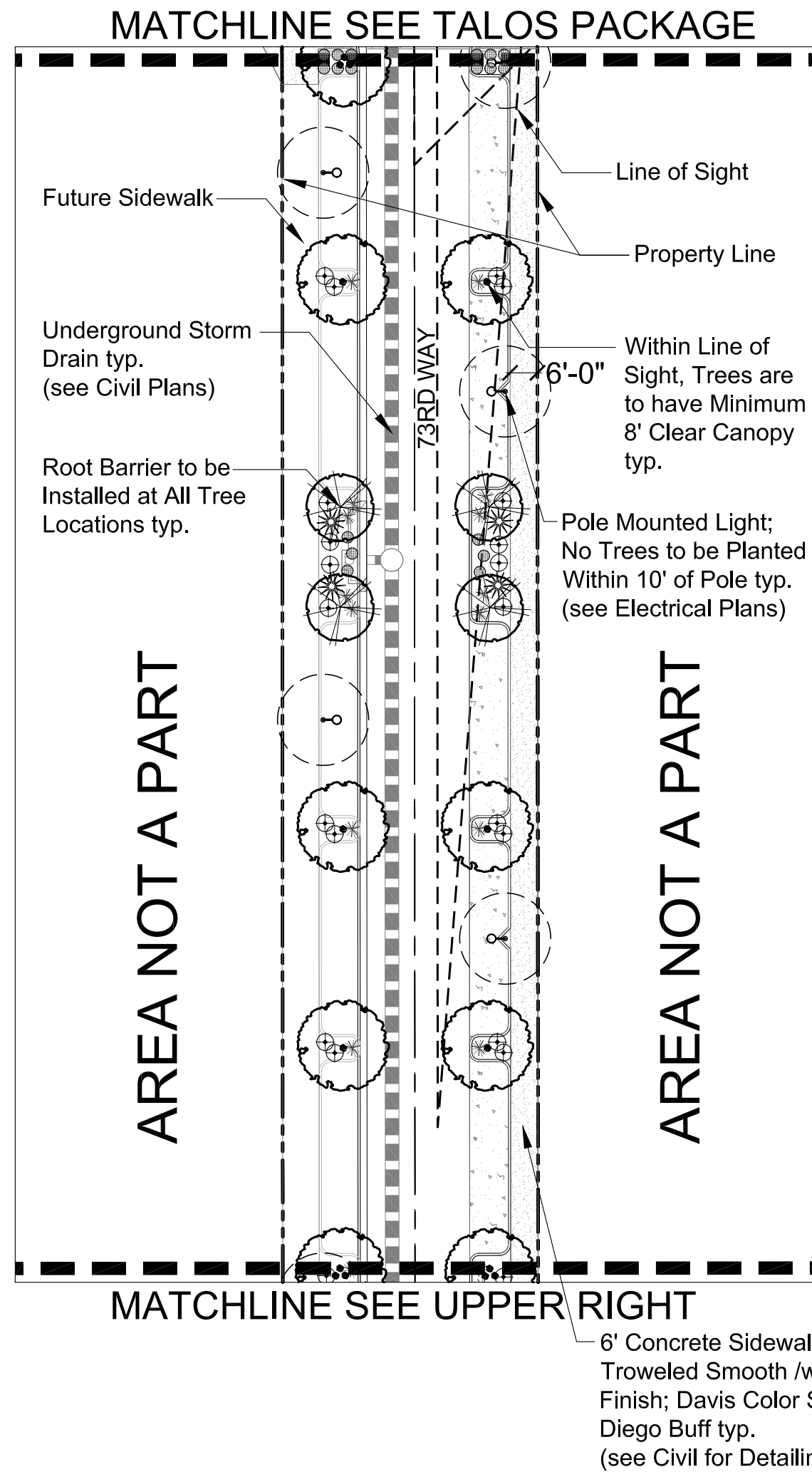
Contact Arizona 811 at least two full  
working days before you begin excavation  
  
Call 811 or click Arizona811.com

ONE SCOTTSDALE  
ATAVIA INFRASTRUCTURE IMPROVEMENTS  
SCOTTSDALE, ARIZONA

DATE					
DESCRIPTION					
REV					

  
SCALE (HORIZ.) \_\_\_\_\_  
SCALE (VERT.) \_\_\_\_\_  
DATE 07/18/2024  
JOB NUMBER 215234.02  
SHEET  
LA.01 OF 06





#### LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)  
ALL TREE CALIPER REQUIRED AT TIME OF PLANTING

TREES		Size	Qty.
	Pistacia x 'Red Push' Red Push Pistache	36" Box / 2.0" Cal Standard, Matching	19
	Parkinsonia x 'Desert Museum' Desert Museum	36" Box / 2.0" Cal Multi-Trunk, High Breaker	17
	Chilopsis linearis Desert Willow	36" Box / 2.0" Cal Multi-Trunk, High Breaker	12

SHRUBS / ACCENTS		Size	Qty.
	Muhlenbergia rigens Deer Grass	5 Gallon	106
	Calliandra californica Red Baja Fairy Duster	5 Gallon	51
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 Gallon	169
	Leucophyllum laevigatum Chihuahuan Sage	5 Gallon	15

GROUNDCOVERS		Size	Qty.
	Eremophila glabra "Mingenew Gold"	1 Gallon	87
	Outback Sunrise Emu		
	Decomposed Granite 3/4" Screened		
	Madison Gold - 2" Depth In All Areas Unless Otherwise Noted		

SUBMIT SAMPLES TO LA FOR APPROVAL

#### 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( per DSPM Sec. 2-1.501.L)

#### EXISTING LANDSCAPING AND IRRIGATION NOTES:

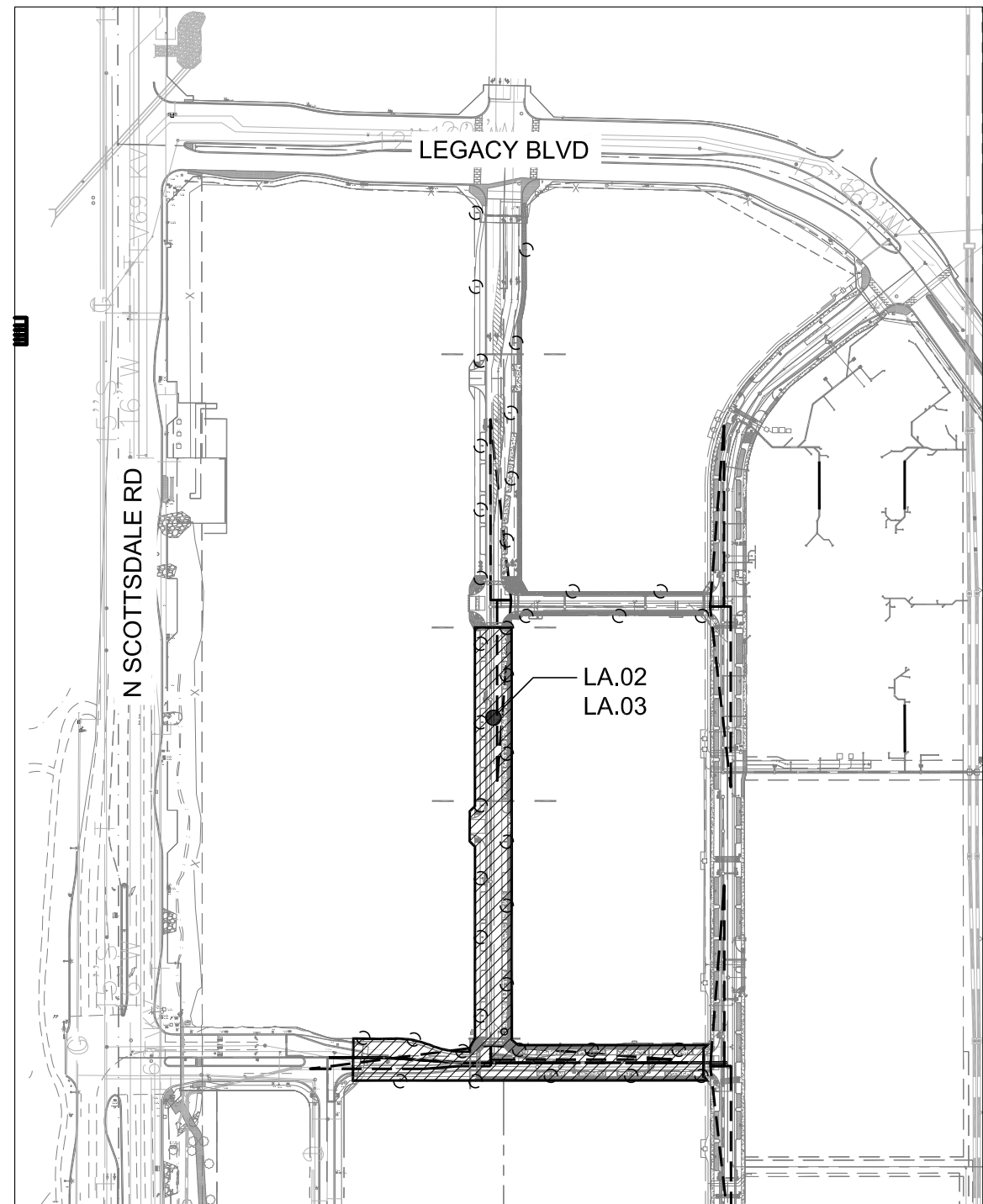
- SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, MAINTENANCE/CARE, NEGLECT OR VANDALISM SHALL BE REPLACE BY A LIKE TYPE TREE 48" BOX MINIMUM. ALL SHRUBS AND GROUNDCOVER SHALL BE REPLACED WITH 5 GALLON PLANTS. AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH NEW DECOMPOSED GRANITE MATCHING EXISTING. BLEND ALL DISTURBED AREAS WITH UNDISTURBED SO THERE IS A SMOOTH TRANSITION BETWEEN ALL EDGES. REPLACE ALL DISTURBED, BROKEN OR DAMAGED HEADERS WITH MATCHING TYPE.
- ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO; HAND WATERING, TEMPORARY ABOVE GROUND IRRIGATION, EXISTING SYSTEM ETC....
- EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. IF THE EXISTING SYSTEM IS TIED INTO ADJACENT PROPERTIES. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERALS, HEADS, VALVES ETC... SHALL BE REPAIRED AND REPLACED TO MAINTAIN CONTINUOUS WATERING.
- PROVIDE NEW SCHEDULE 40 SLEEVES AT ALL NEW DRIVES (SEE SLEEVE SCHEDULE)
- ALL EXISTING TO REMAIN TREES AND SHRUBS, SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECTS DIRECTIONS, AND GUARANTEED 100% IRRIGATION COVERAGE DURING ALL CONSTRUCTION PHASES.
- ALL EXISTING SHRUBS WITHIN THE SIGHT DISTANCE LINES AND VISIBILITY TRIANGLES SHALL BE SELECTIVELY PRUNED TO A MAXIMUM HEIGHT OF 30".
- ALL EXISTING TREES WITHIN THE SIGHT DISTANCE LINES AND VISIBILITY TRIANGLES SHALL HAVE ITS CANOPY BE LIFTED TO A CLEAR HEIGHT OF 7'.
- LANDSCAPE CONTRACTOR SHALL BORE UNDER EXISTING SIDEWALK RATHER THAN SAW CUT TO PLACE NEW SLEEVES.
- L.C. AND G.C. ARE RESPONSIBLE FOR LOCATING ALL EXISTING IRRIGATION SLEEVES PRIOR TO SETTING ANY PAVERS AND/OR CONCRETE.

#### GRADING AND MOUNDING NOTES:

- LANDSCAPE ARCHITECT TO APPROVE ALL MOUNDING AND GRADES PRIOR TO PLANTING.
- ELEVATIONS AND LOCATIONS OF MOUNDING ARE APPROXIMATE AND MAY BE ADJUSTED IN THE FIELD AT THE LANDSCAPE ARCHITECT'S REQUEST PRIOR TO INSTALLATION.
- GRADING SHALL INCLUDE ALL EXCAVATION, SETTLEMENT, HANDLING, IMPORT, DISTRIBUTION, TRANSPORTATION, AND DISPOSAL NECESSARY TO BRING GROUND TO FINISH GRADE AS SHOWN ON THE PLANS.
- GENERAL CONTRACTOR TO PROVIDE FINISHED GRADES WITHIN 1/10 OF 1".
- FINISHED GRADE IN LANDSCAPE, GRANITE AND LAWN AREAS SHALL BE 1.5" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GENERAL CONTRACTOR IS TO PROVIDE ALL ROUGH GRADES FOR BERMS AND MOUNDS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISHED GRADING OF BERMS, TO ESTABLISH VARIATIONS IN ELEVATIONS AND CONVEY A NATURAL AESTHETIC APPEARANCE.

#### GENERAL BUILDING FOUNDATION AND IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.



#### KEY PLAN

Not to Scale

DATE

DESCRIPTION

REV



SCALE (HORIZ.)

SCALE (VERT.)

DATE

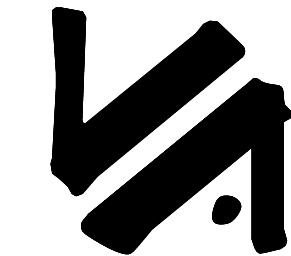
JOB NUMBER

SHEET

LA.02 OF 06

CHECKED BY: HAL DESIGNED BY: SMB DRAFTED BY: SMB

ONE SCOTTSDALE  
ATAVIA INFRASTRUCTURE IMPROVEMENTS  
SCOTTSDALE, ARIZONA

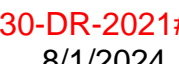


LASKIN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS

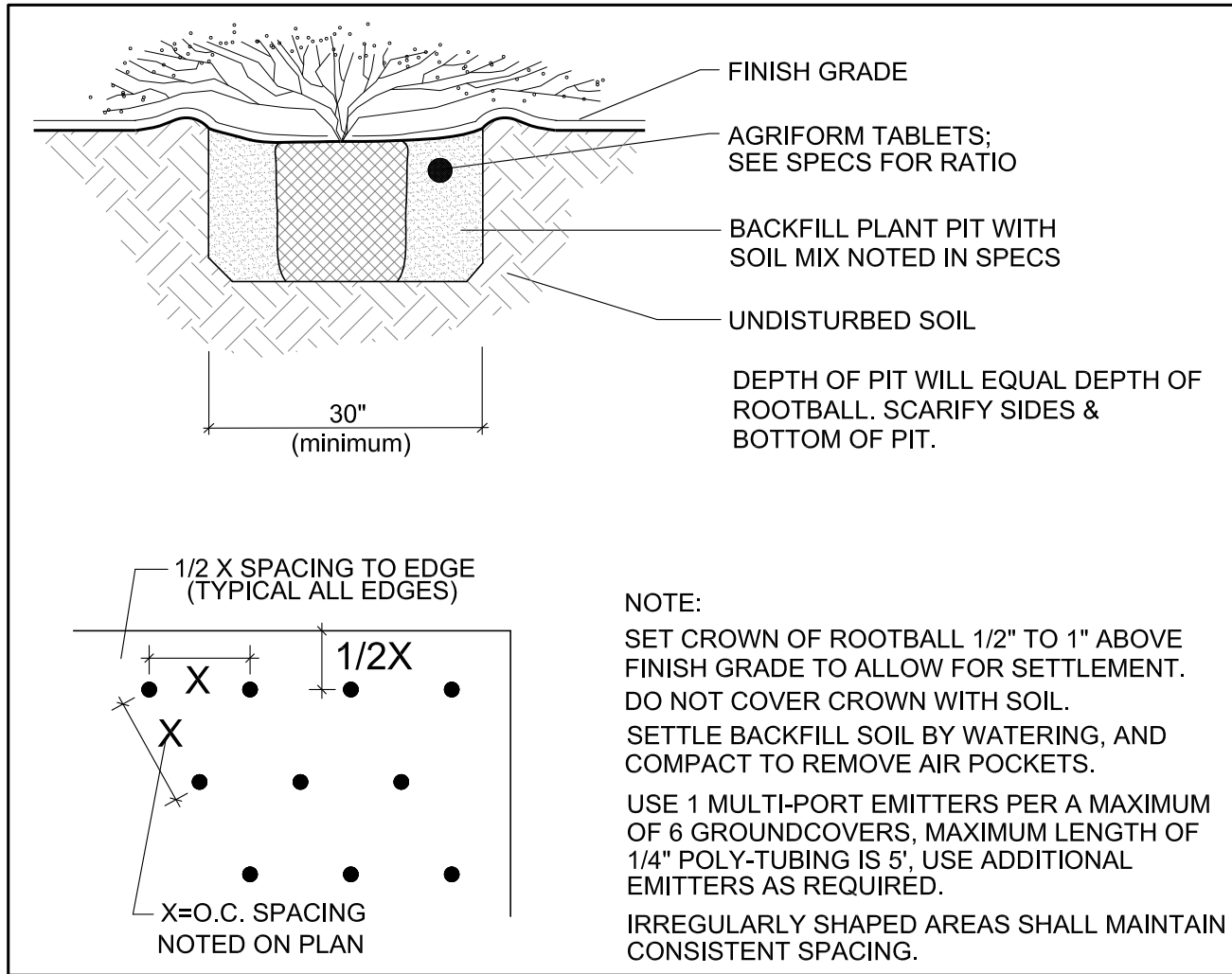
5013 E Washington Street  
Suite 110  
Phoenix, Arizona 85034  
p (602) 840-7771  
email: info@laskindesign.com  
www.laskindesign.com



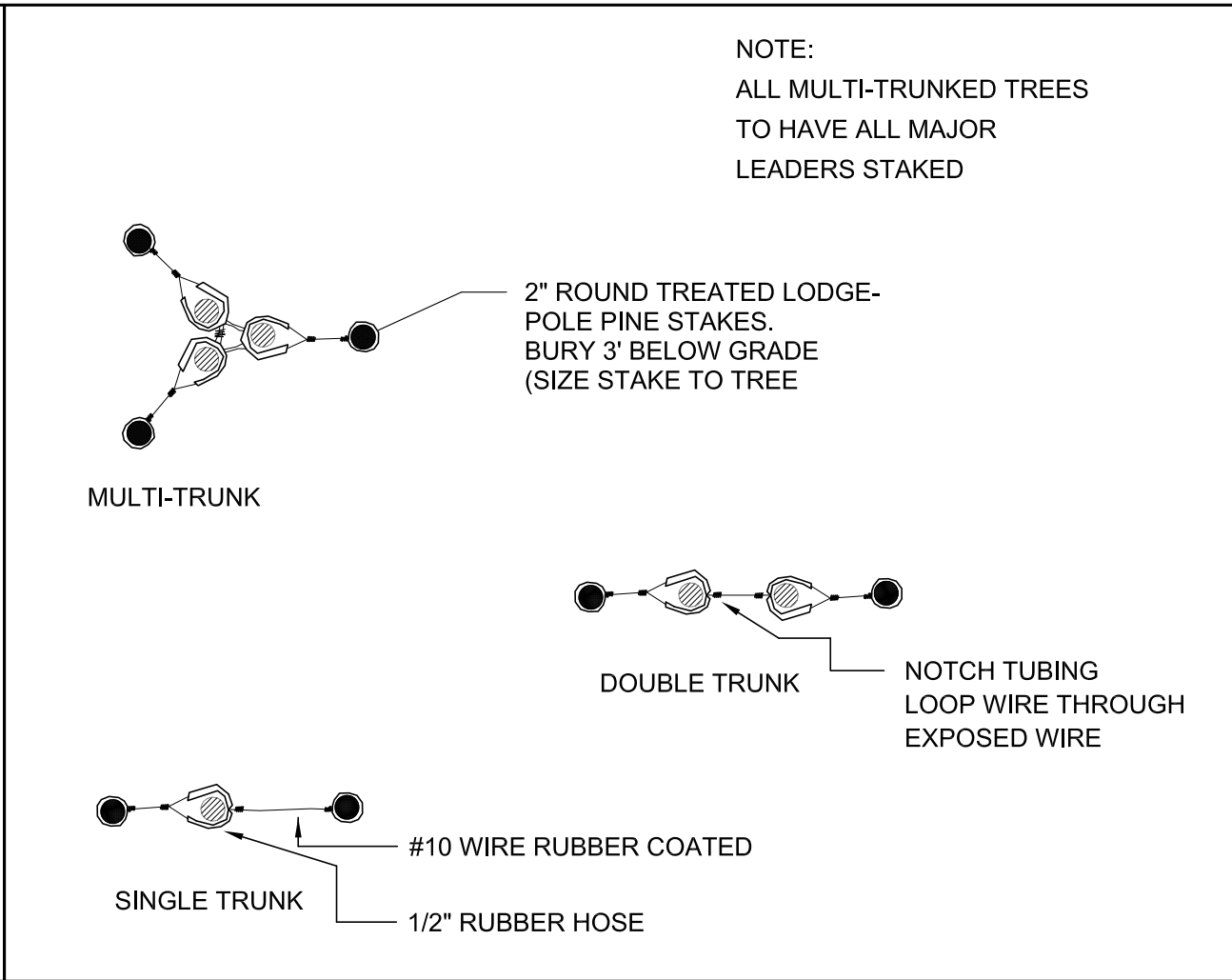




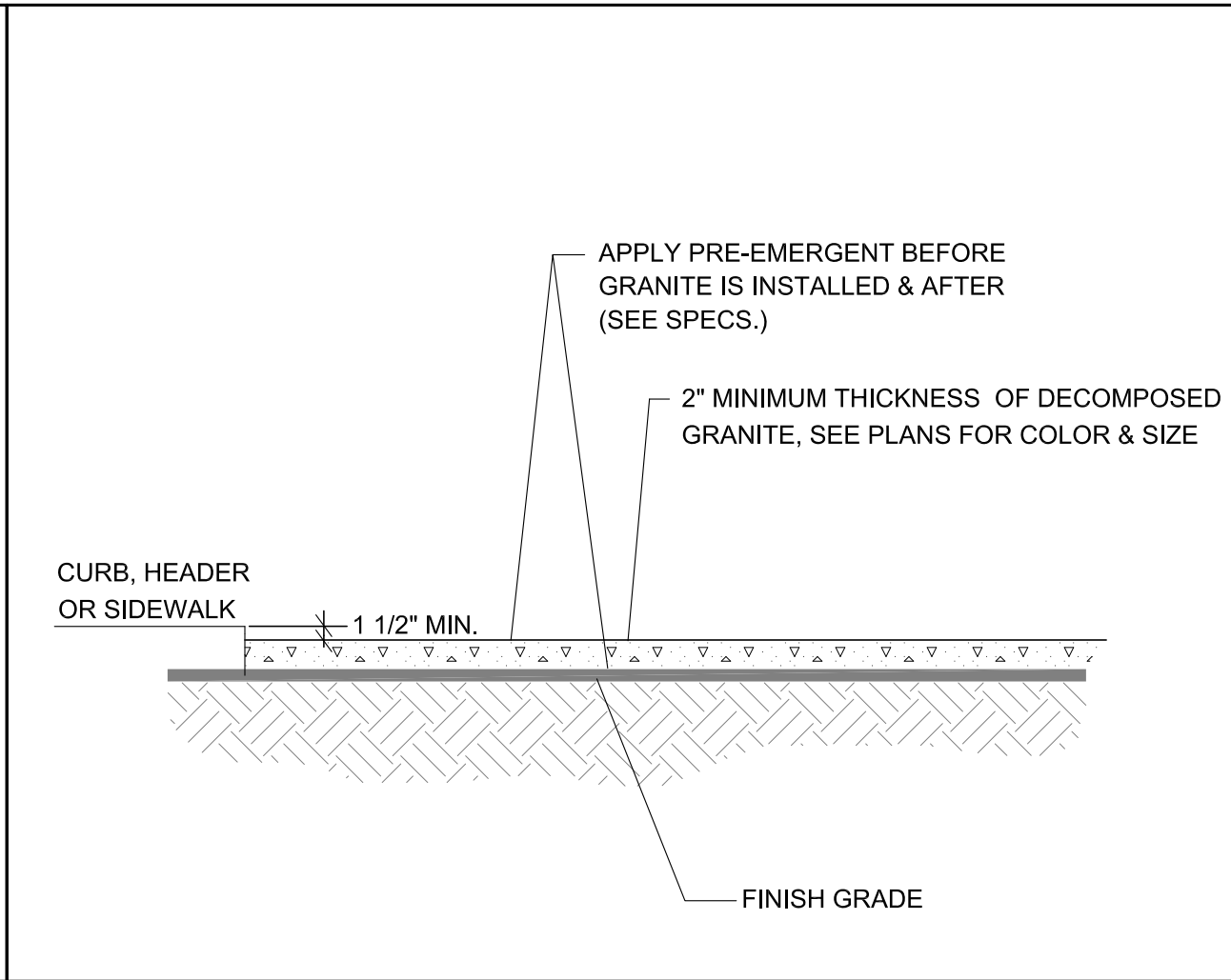




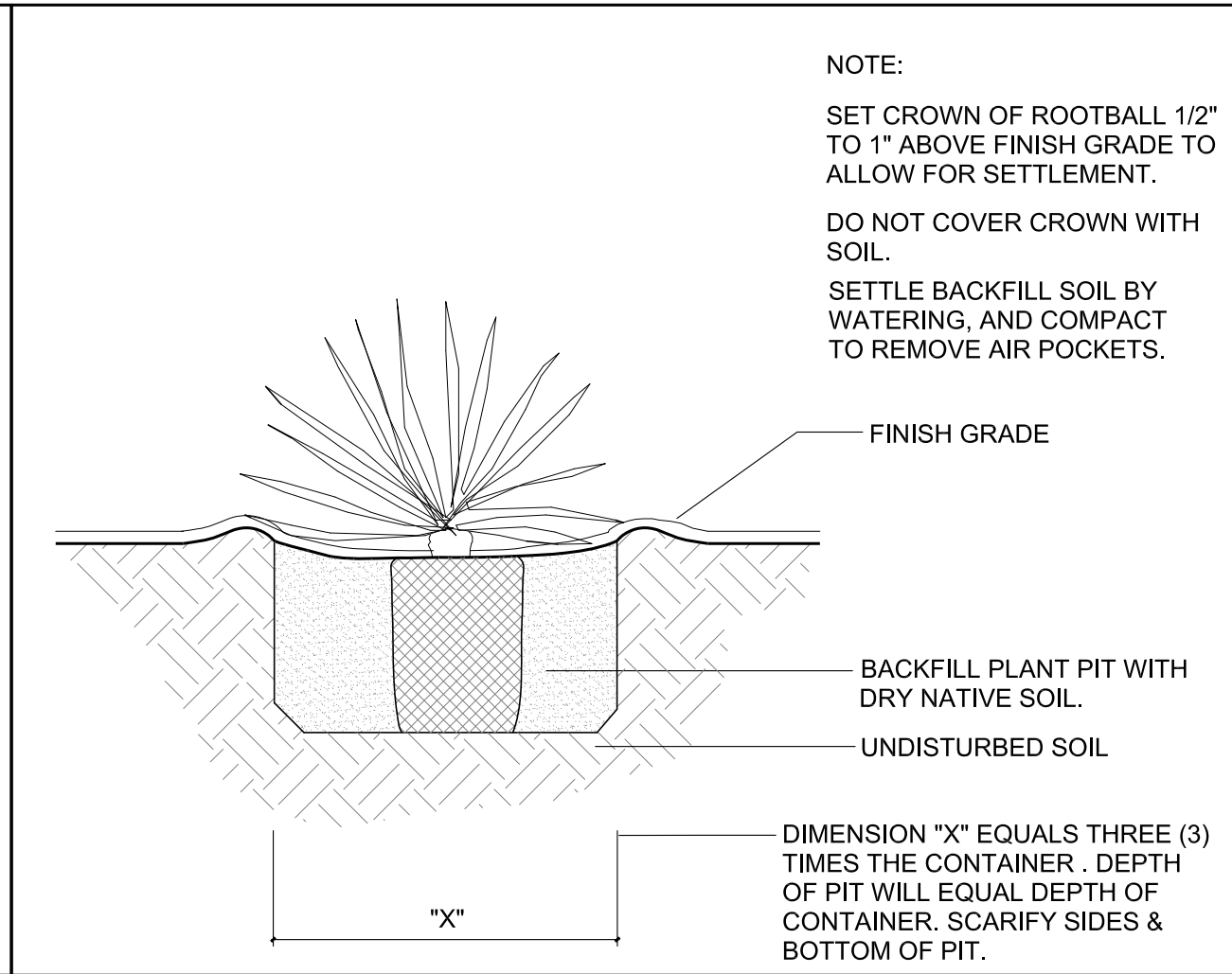
**P1** GROUNDCOVER PLANTING DETAIL NTS



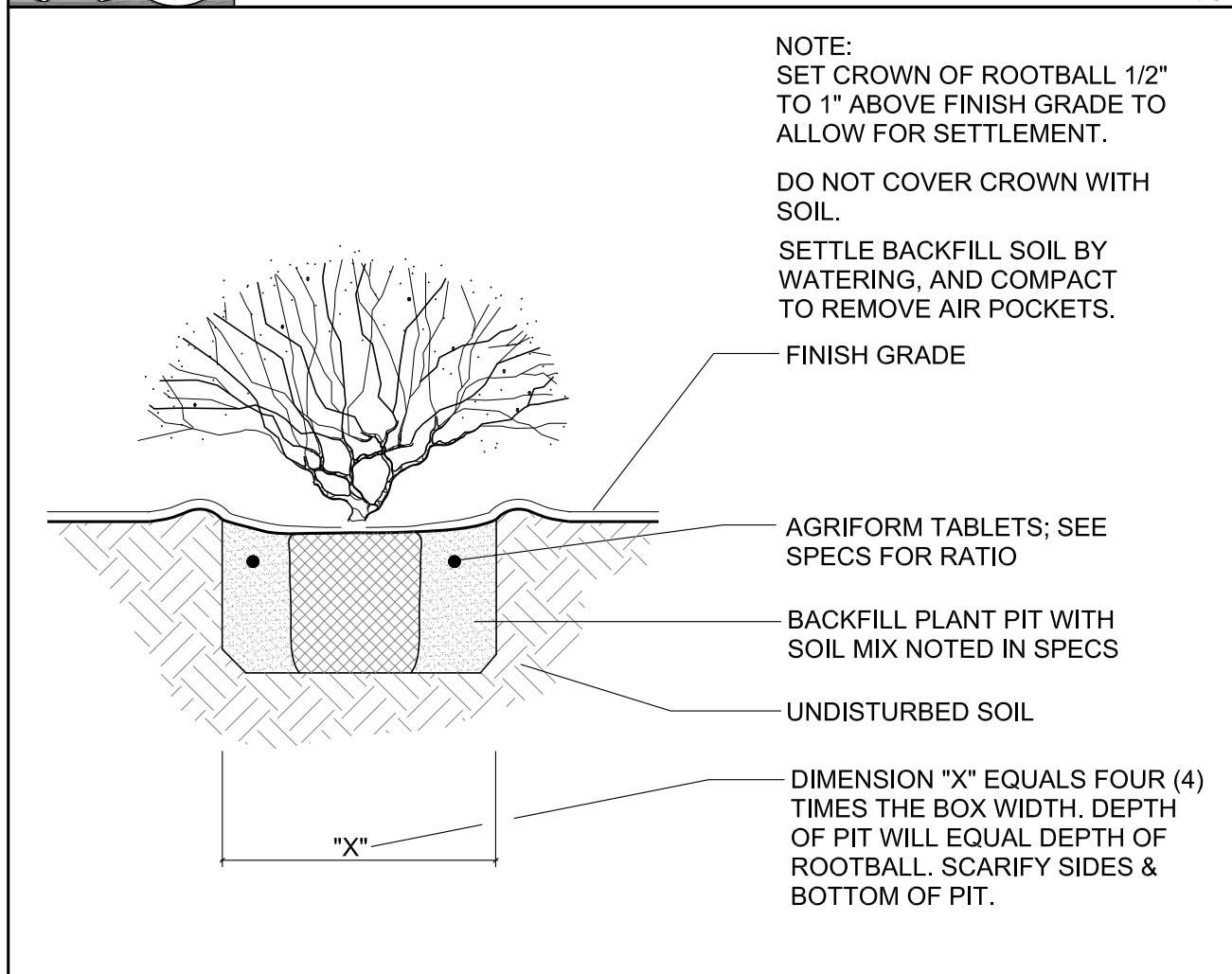
**P2** TREE GUYING DETAIL NTS



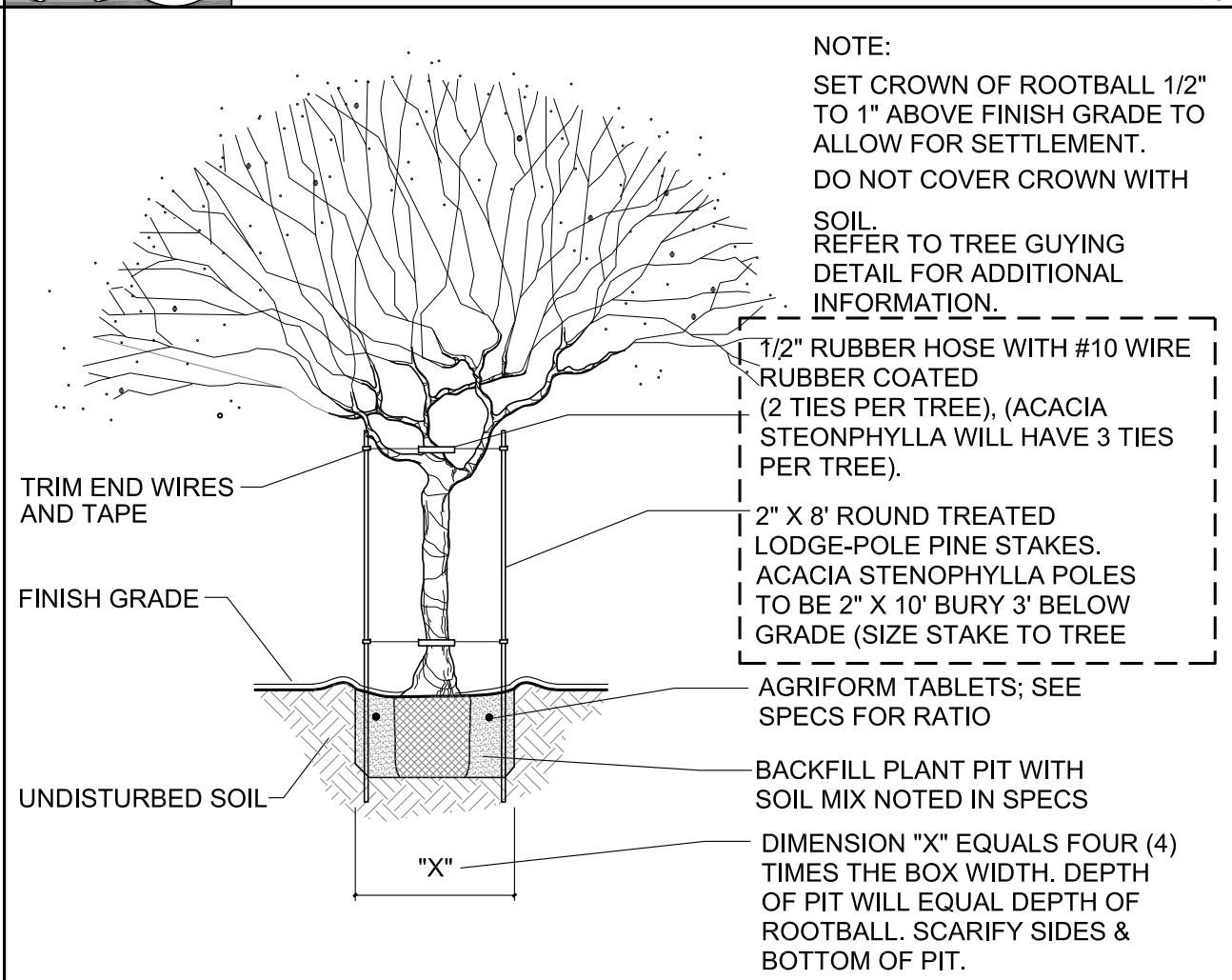
**P3** DECOMPOSED GRANITE DETAIL NTS



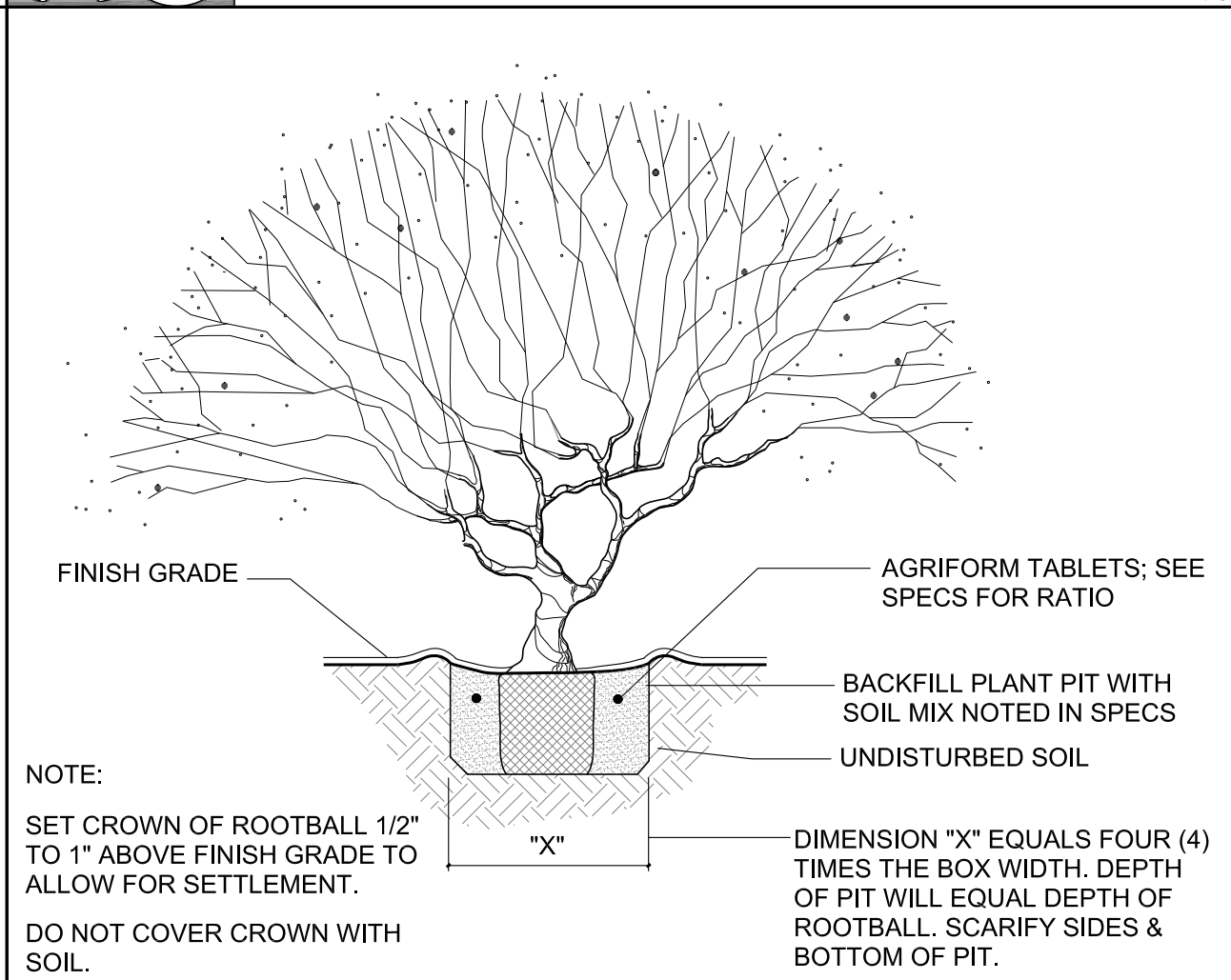
**P4** AGAVE / YUCCA PLANTING DETAIL NTS



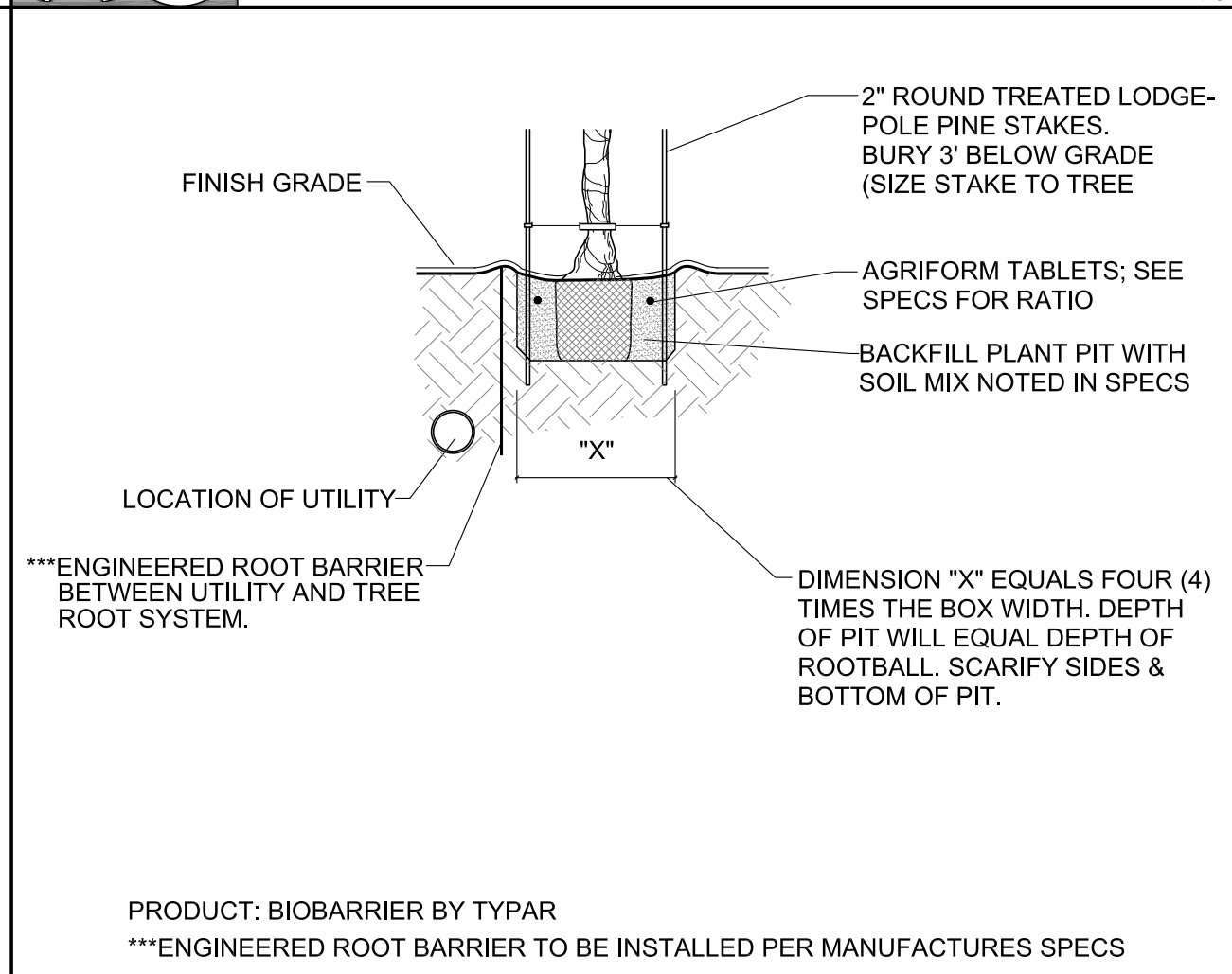
**P5** SHRUB PLANTING DETAIL ( 1 GALLON TO 15 GALLON ) NTS



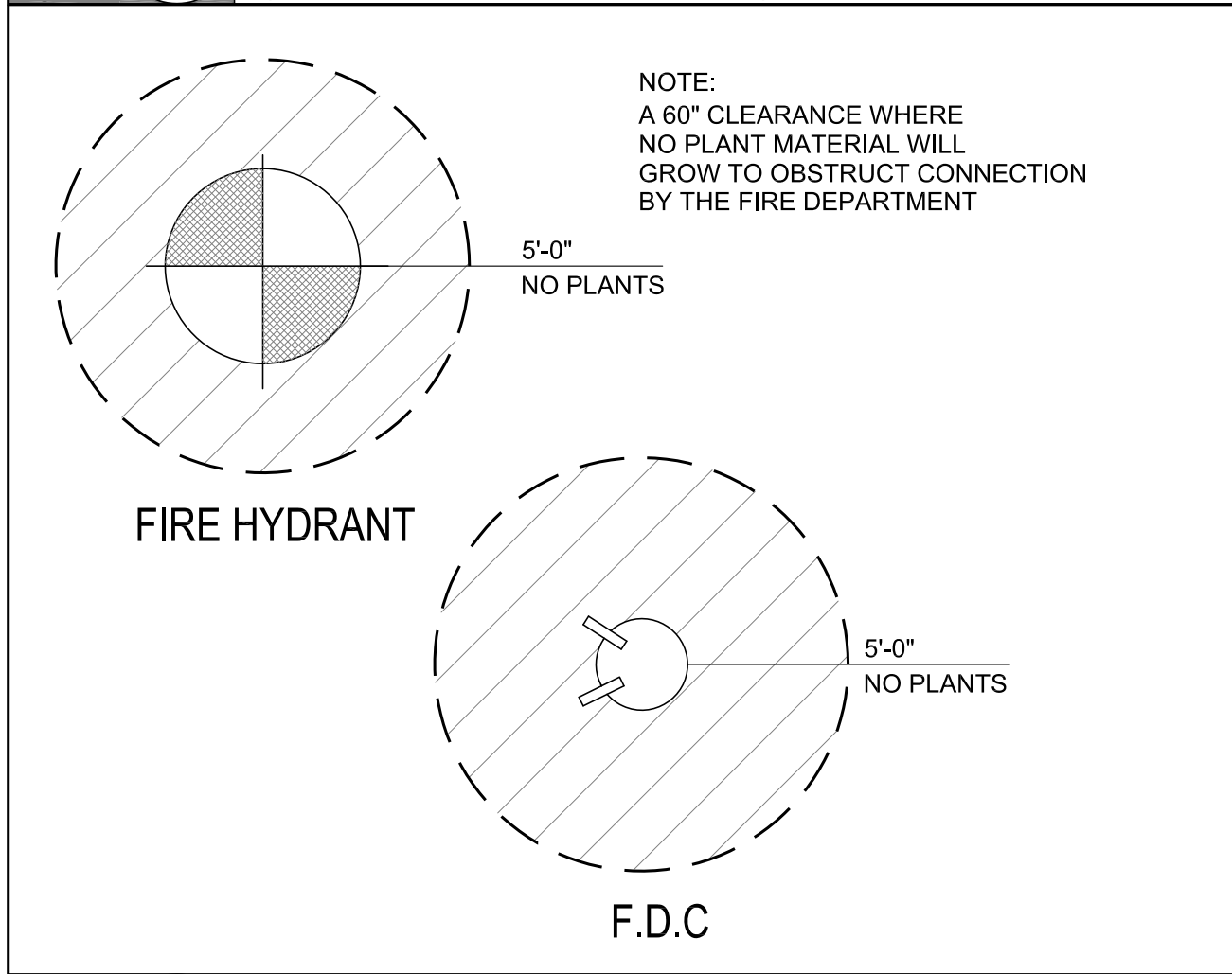
**P6** TREE PLANTING DETAIL ( 15 GALLON TO 36" BOX ) NTS



**P7** TREE PLANTING DETAIL ( 36" BOX AND LARGER ) NTS



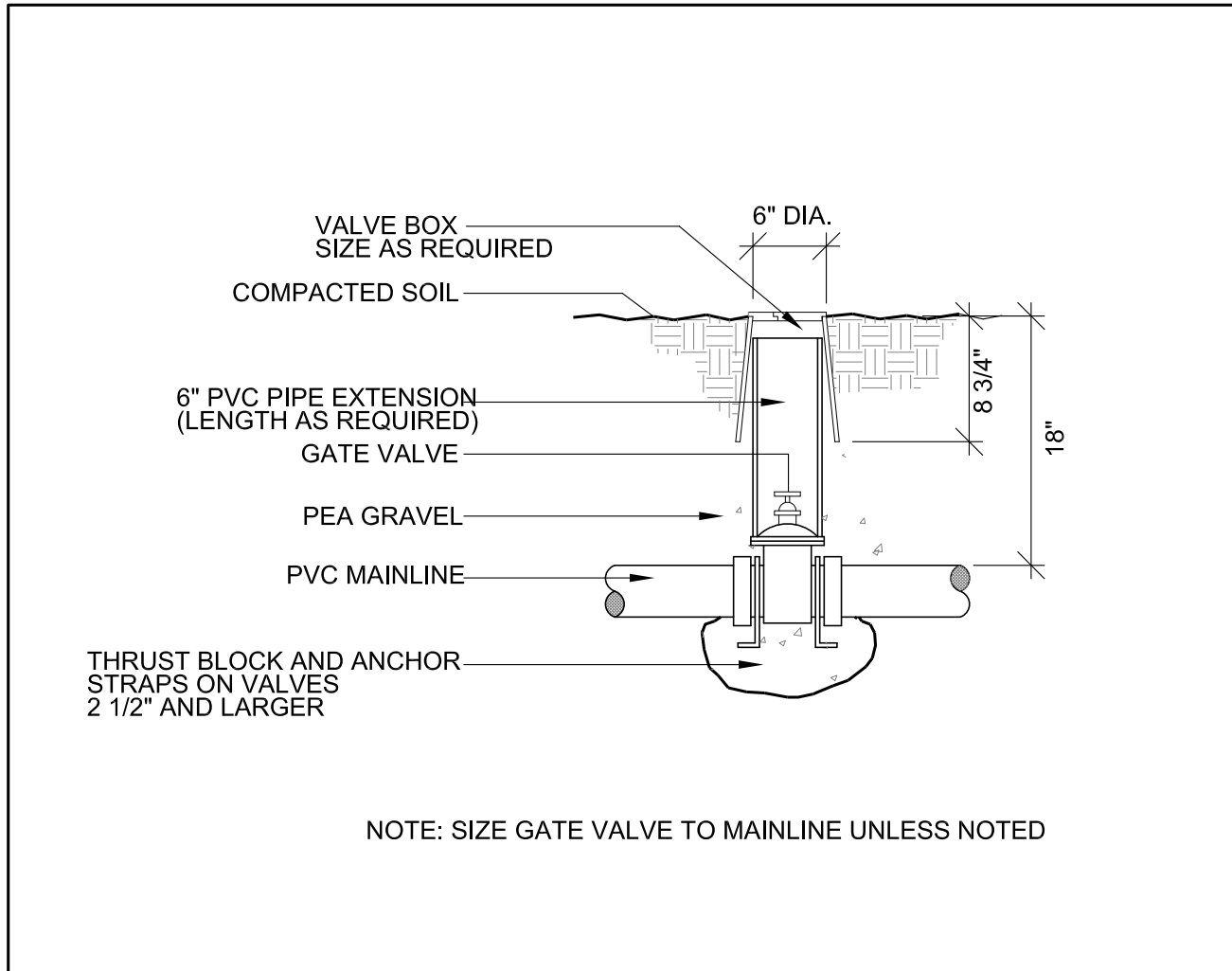
**P8** TREE ROOT BARRIER INSTALLATION (FOR USE AROUND UTILITIES) NTS



**P9** FIRE HYDRANT / FDC CLEARANCE DETAIL NTS

DATE				
DESCRIPTION				
REV				



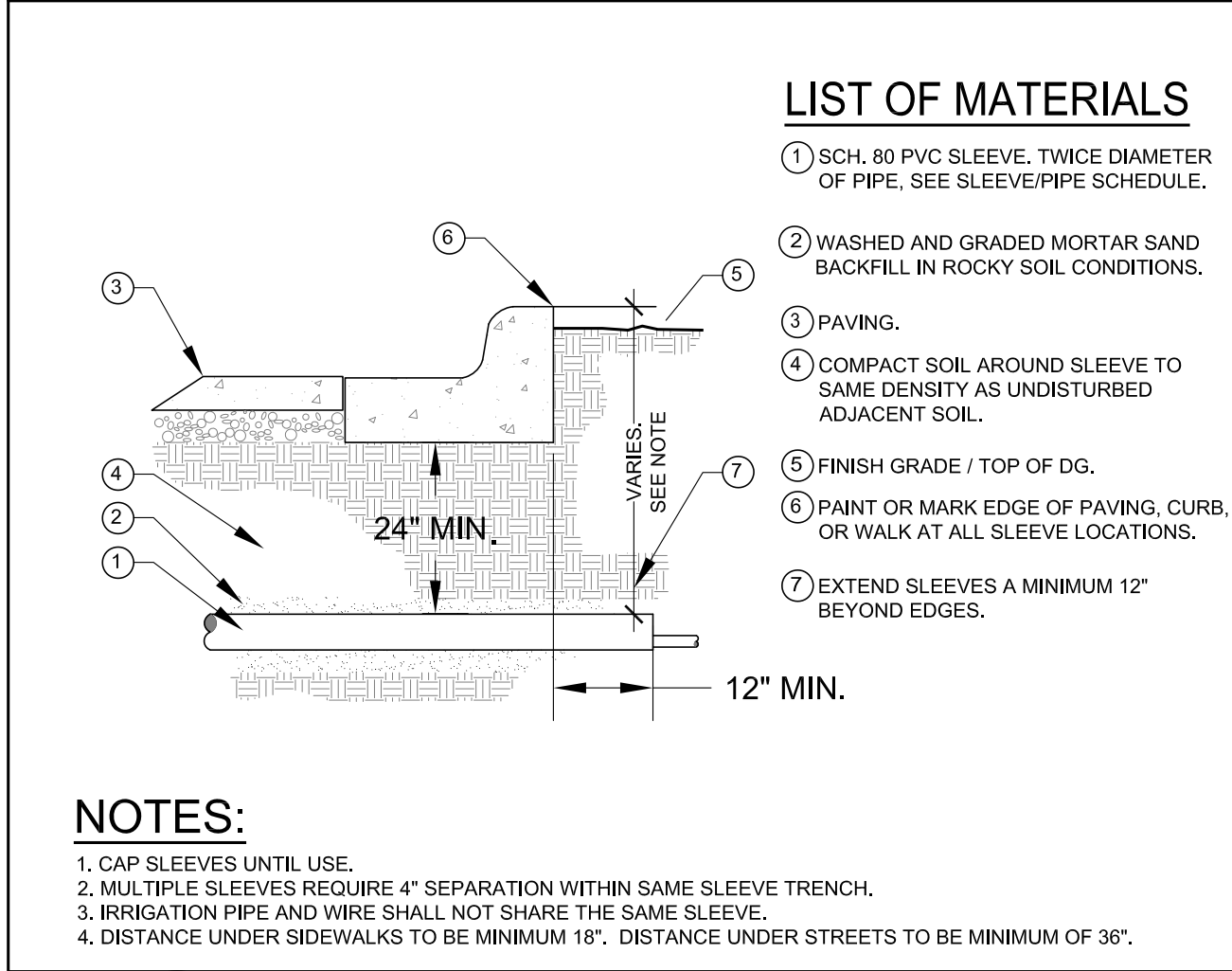


11 BRASS GATE VALVE DETAIL

PIPE SIZE	FLOW (GPM)
1/2"	0-5
3/4"	5-10
1"	10-15
1-1/4"	15-25
1-1/2"	25-35
2"	35-60
2-1/2"	60-80
3"	80-120
4"	120 - 200

• ALL MAINLINE PIPE TO BE MINIMUM SCH 40  
• ALL VALVE BOXES TO BE CARSON  
• ALL 1/2" LATERAL PIPE TO BE SCH 40  
• ALL LATERAL PIPE ABOVE 1/2" TO BE MINIMUM SCH 40

15 PIPE SIZE SCHEDULE

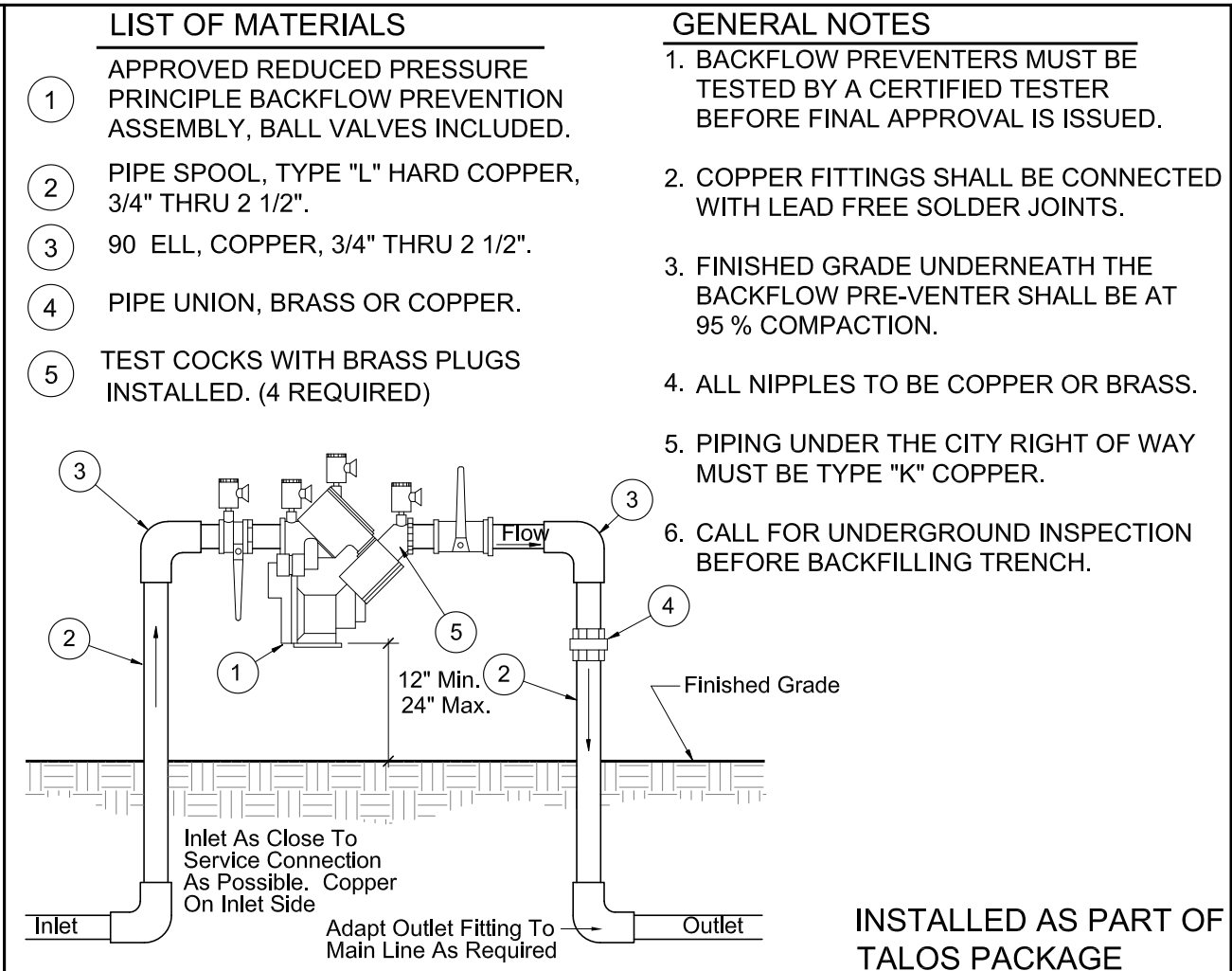


19 SLEEVING DETAIL - ALL SLEEVES TO BE SCH 80

LANDSCAPE CONTRACTOR TO VERIFY UNDERGROUND PRIOR TO PLACEMENT OF GROUNDING RODS.

PLACEMENT OF GROUNDING RODS TO BE ON AS BUILTS

ADD PVC BALL VALVE TO INLET SIDE OF ICV TYP



12 REDUCED PRESSURE BACKFLOW PREVENTER

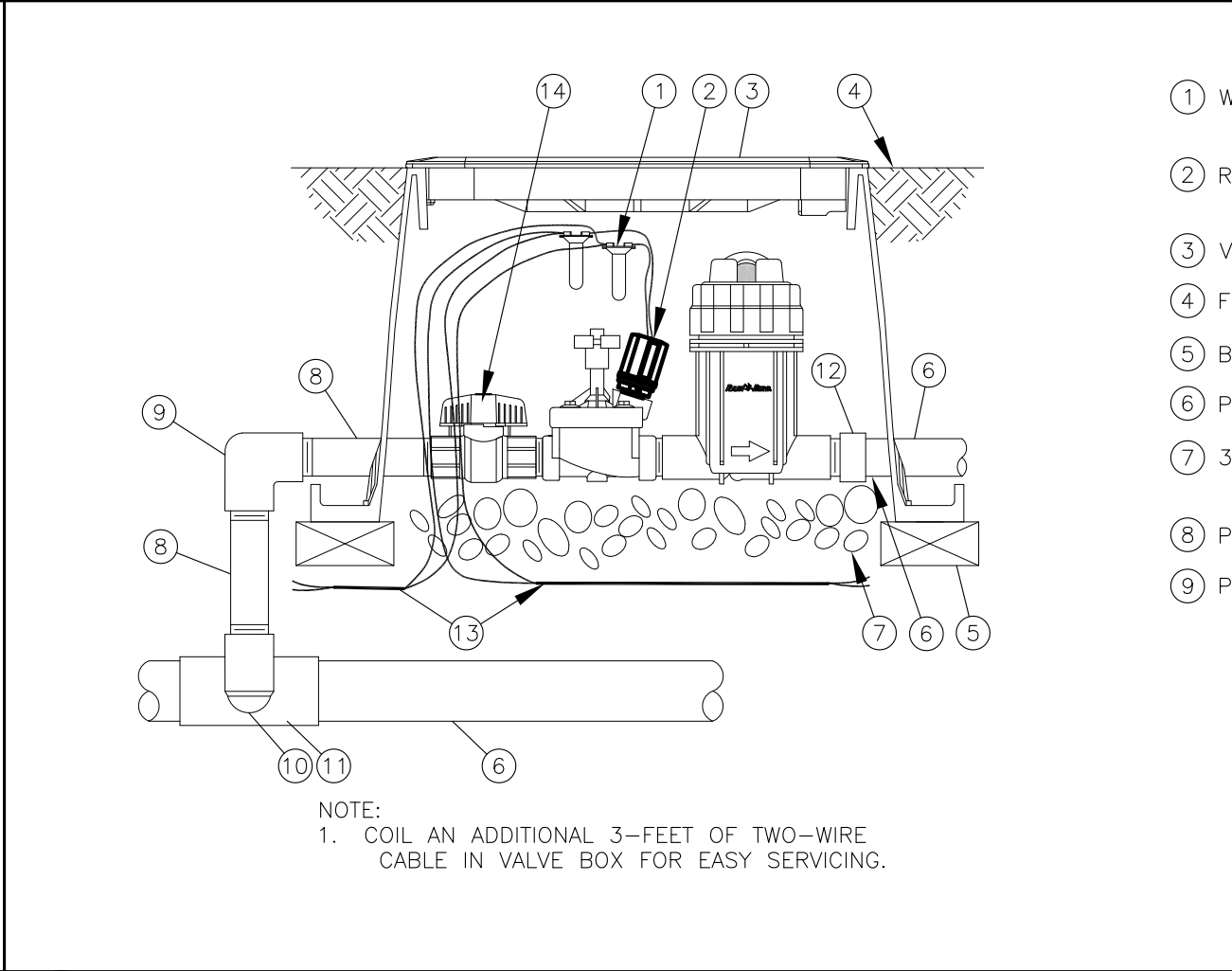

INSTALLATION NOTES

1. ALL MAIN LINE TO BE INSTALLED AND TESTED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS WHICH SHALL BE A PART OF THE INSTALLATION SPECIFICATIONS.

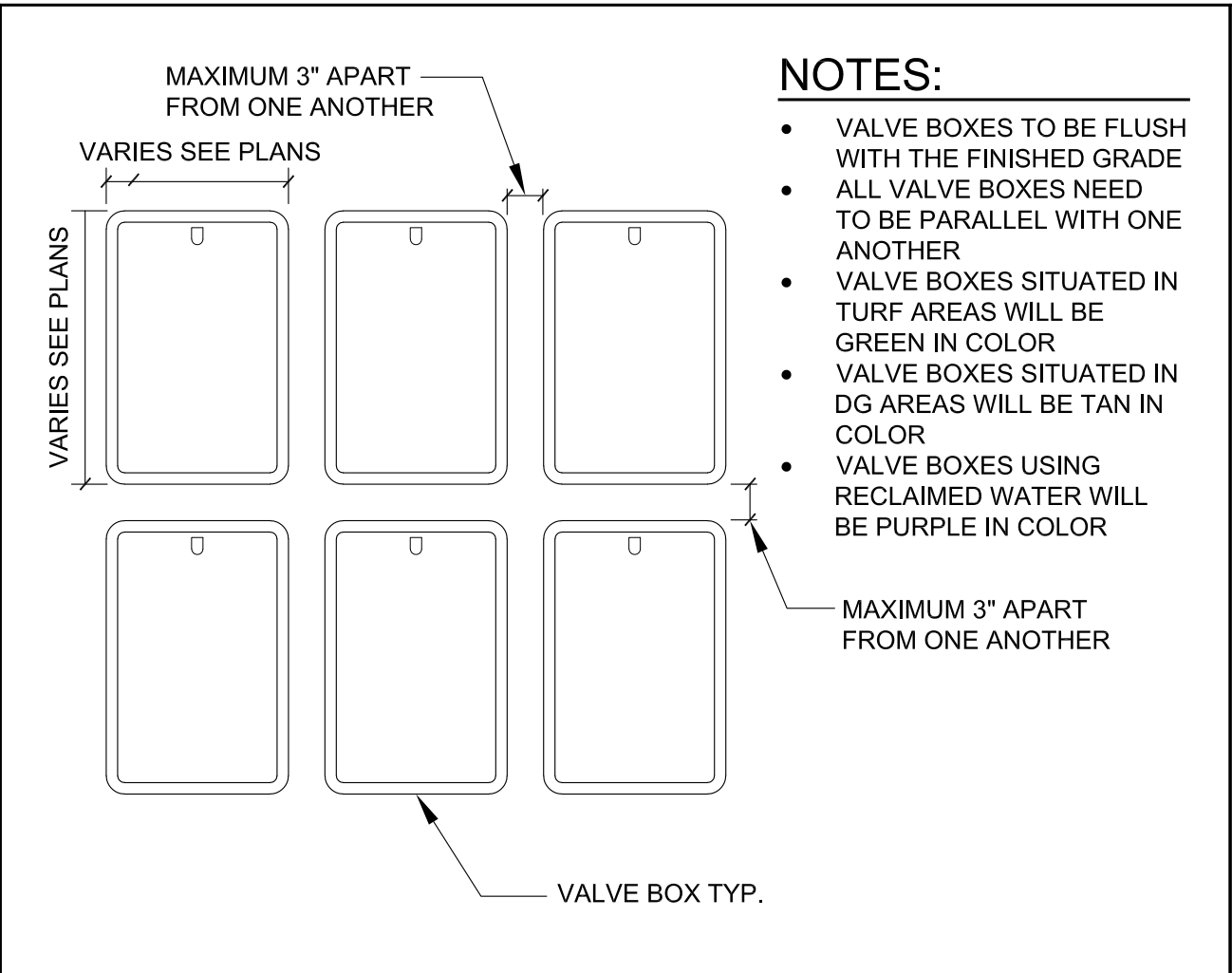
2. ALL TRENCH DEPTH AND WIDTH SHALL BE AS SHOWN ON THE IRRIGATION PLANS.

3. THE SUCCESSFUL CONTRACTOR SHALL ARRANGE FOR THE SERVICE OF THE MANUFACTURER'S QUALIFIED INSTRUCTOR.

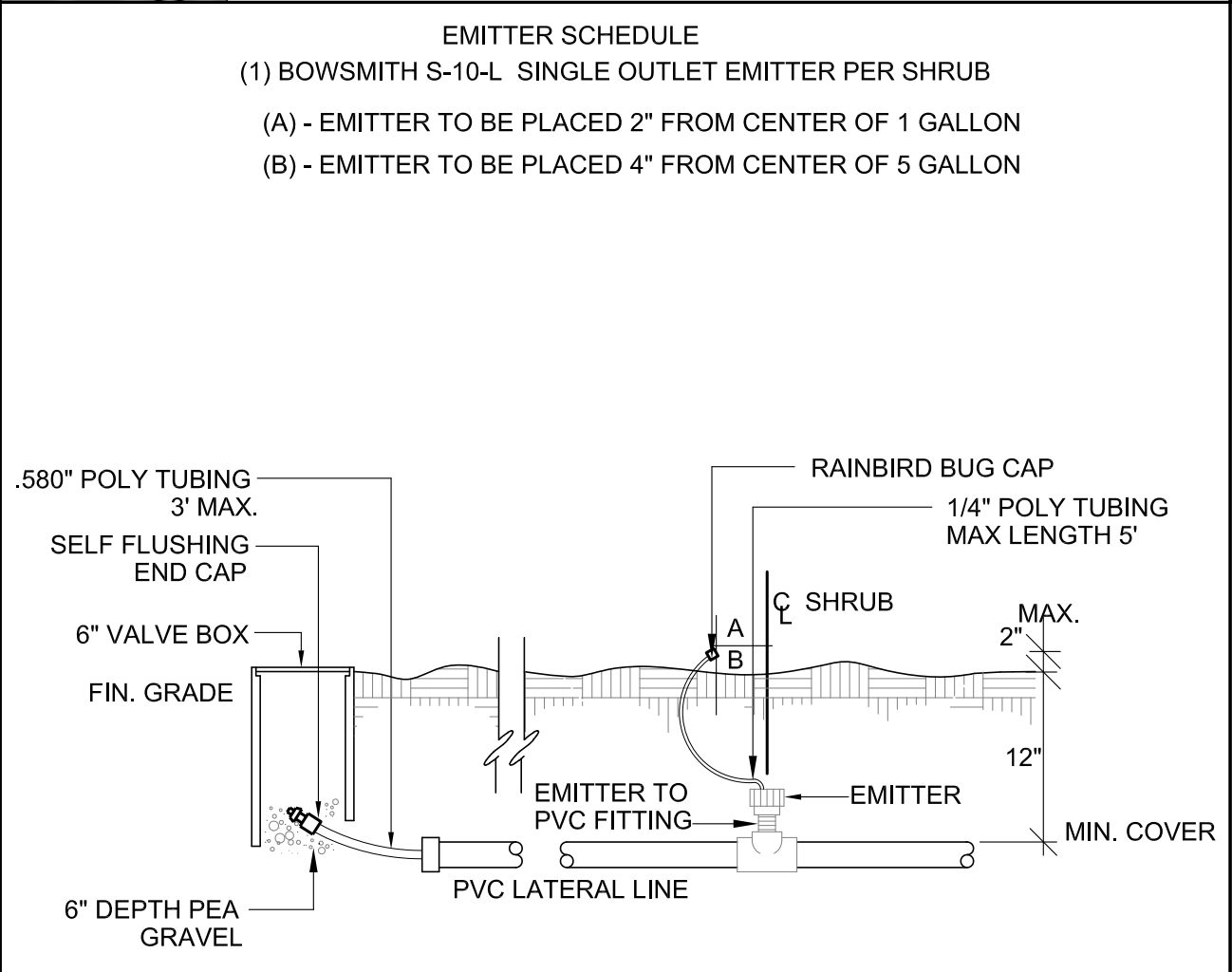
16 TYPICAL THRUST BLOCK DETAILS ( BELL AND RING PIPE (PVC) )



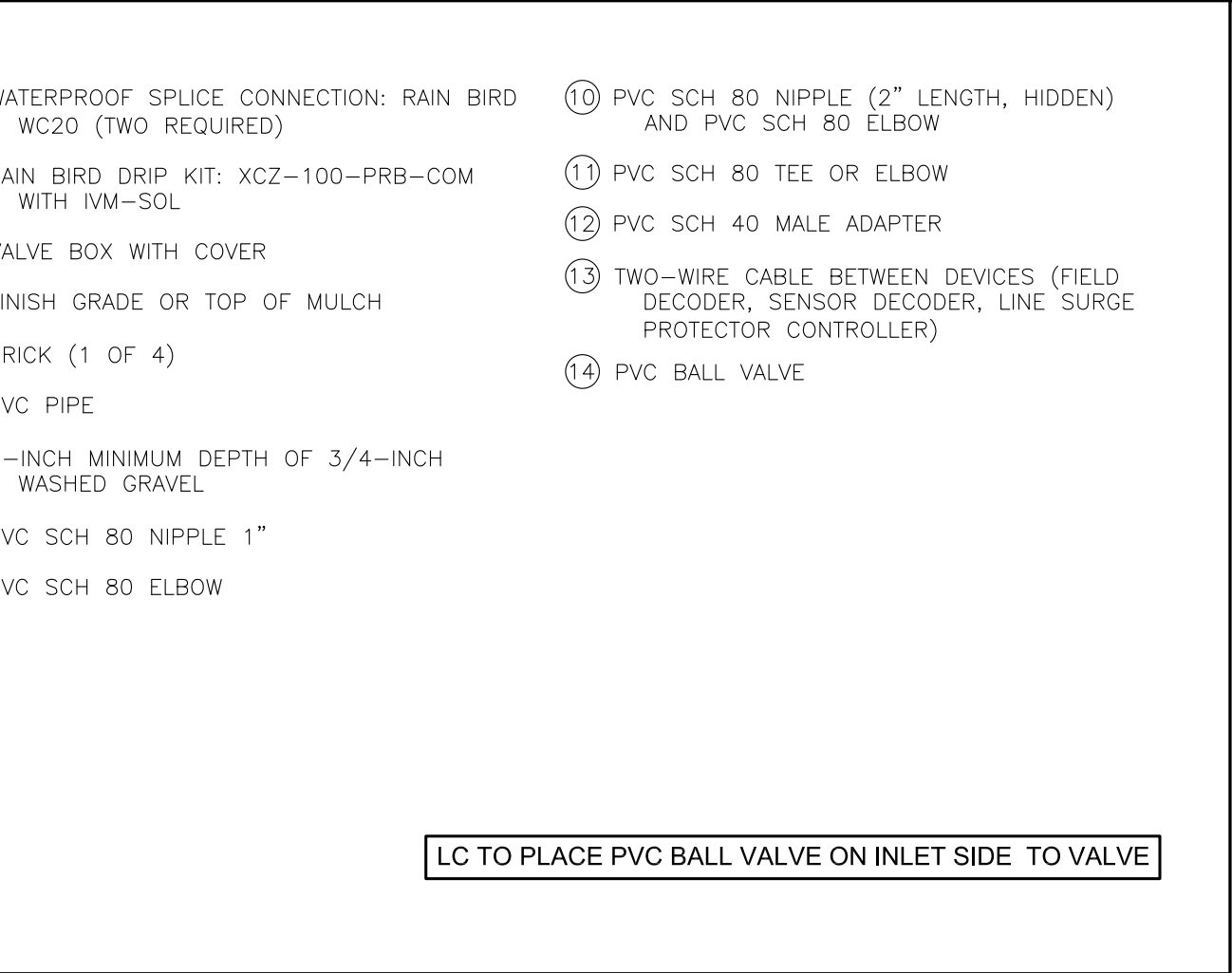
110 XCV-100-PRB-COM WITH IVM-SOL



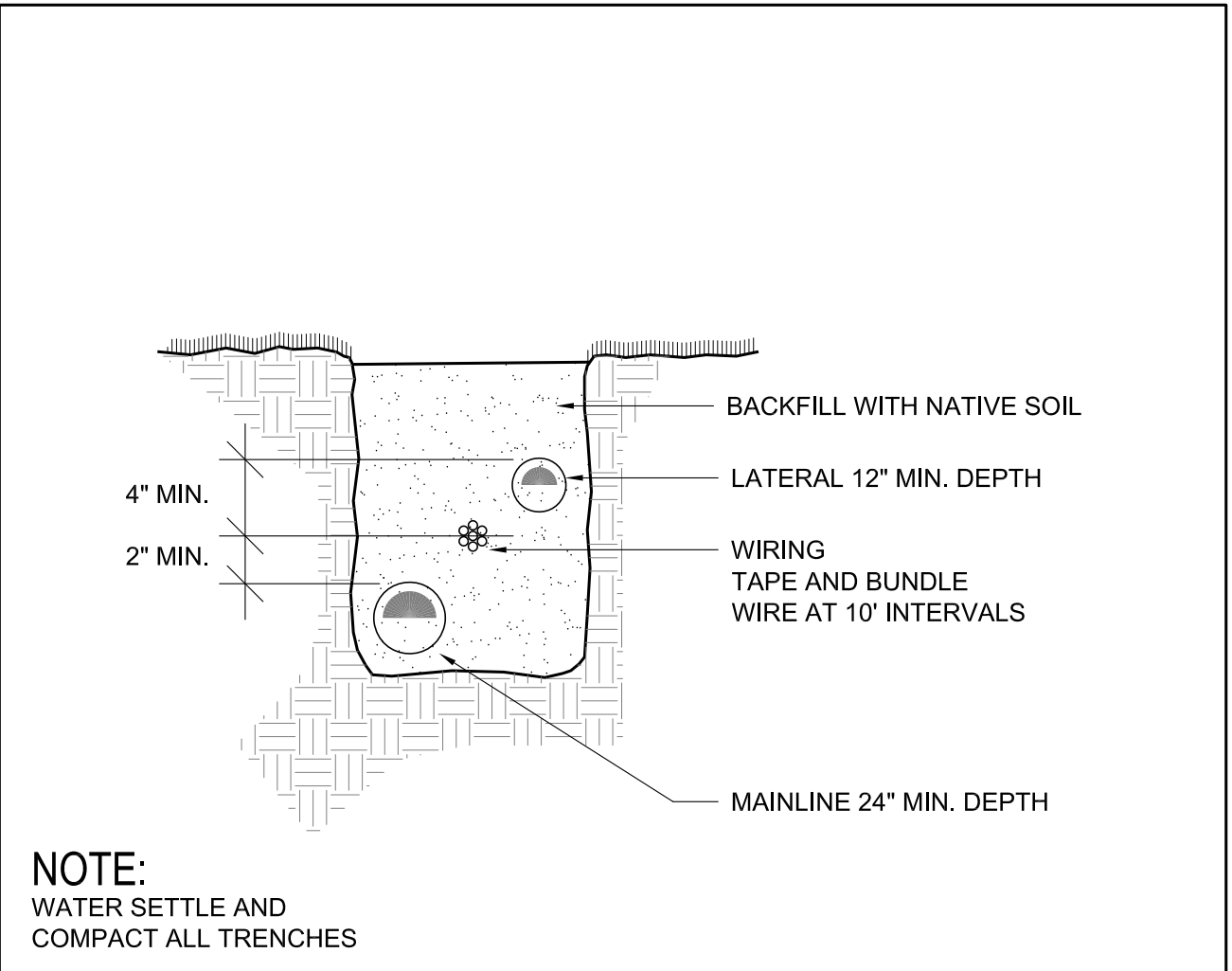
13 TYPICAL VALVE BOX LAYOUT DETAIL



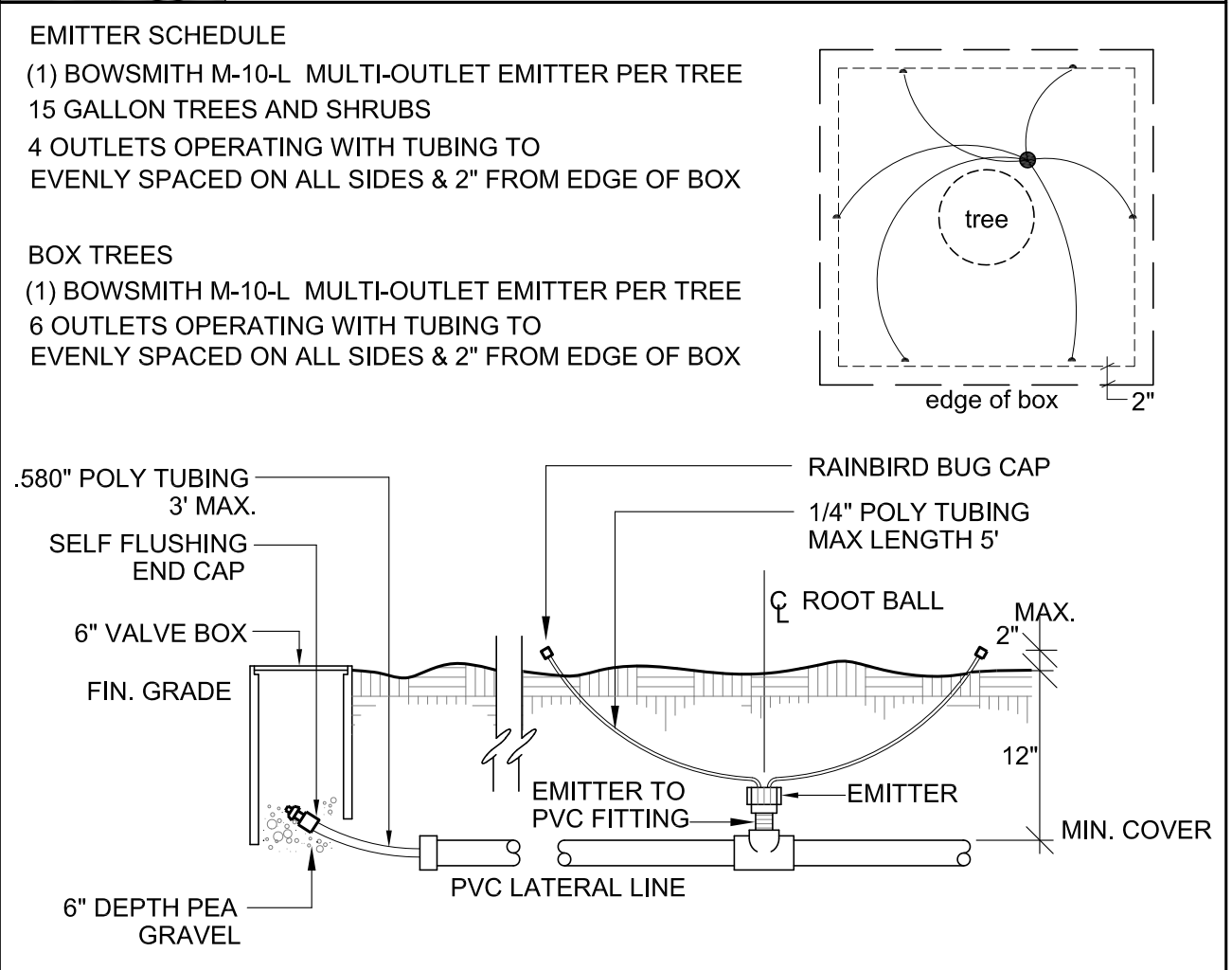
17 SINGLE PORT DRIP EMMITER DETAIL



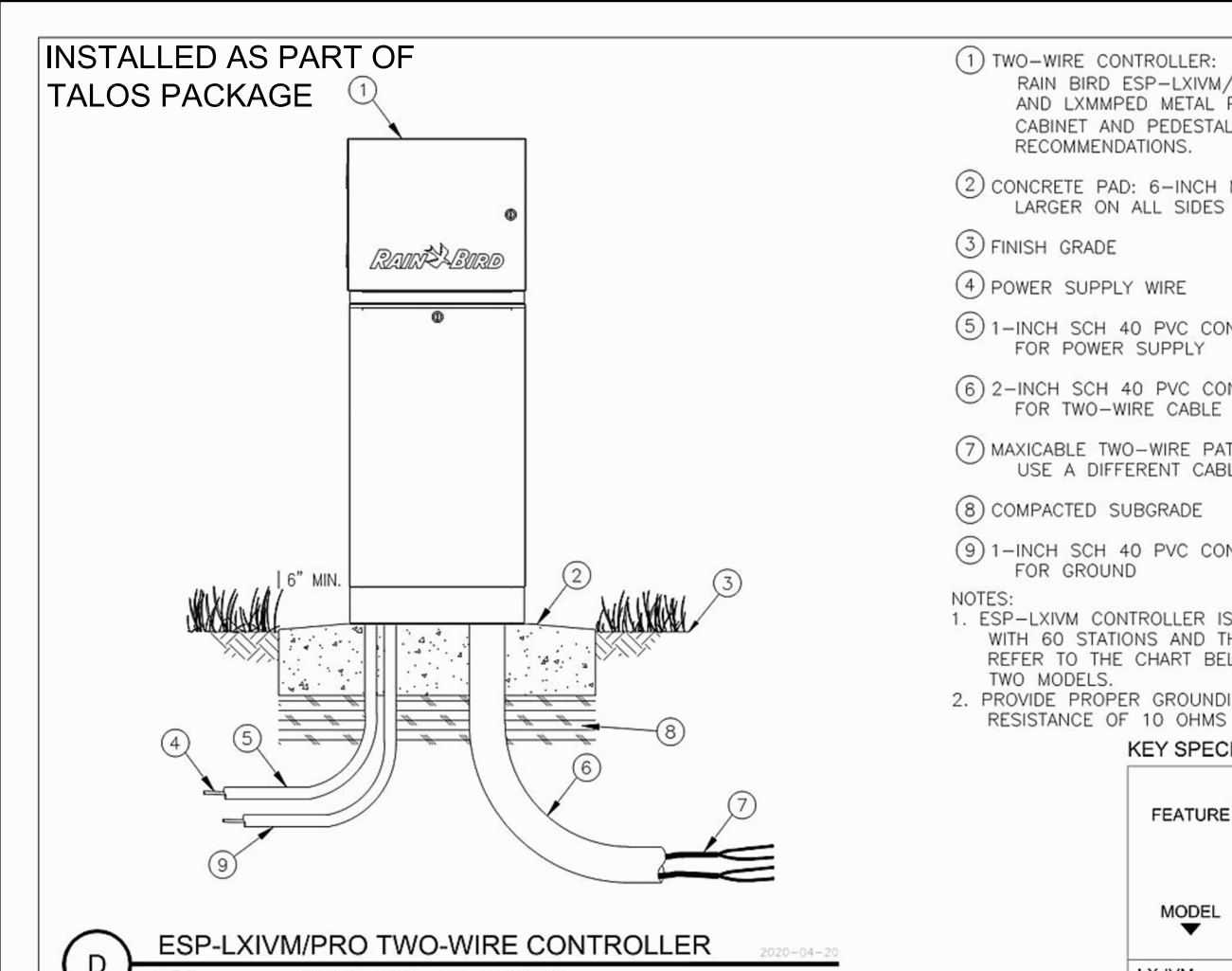
18 MULTI-PORT DRIP EMMITER DETAIL



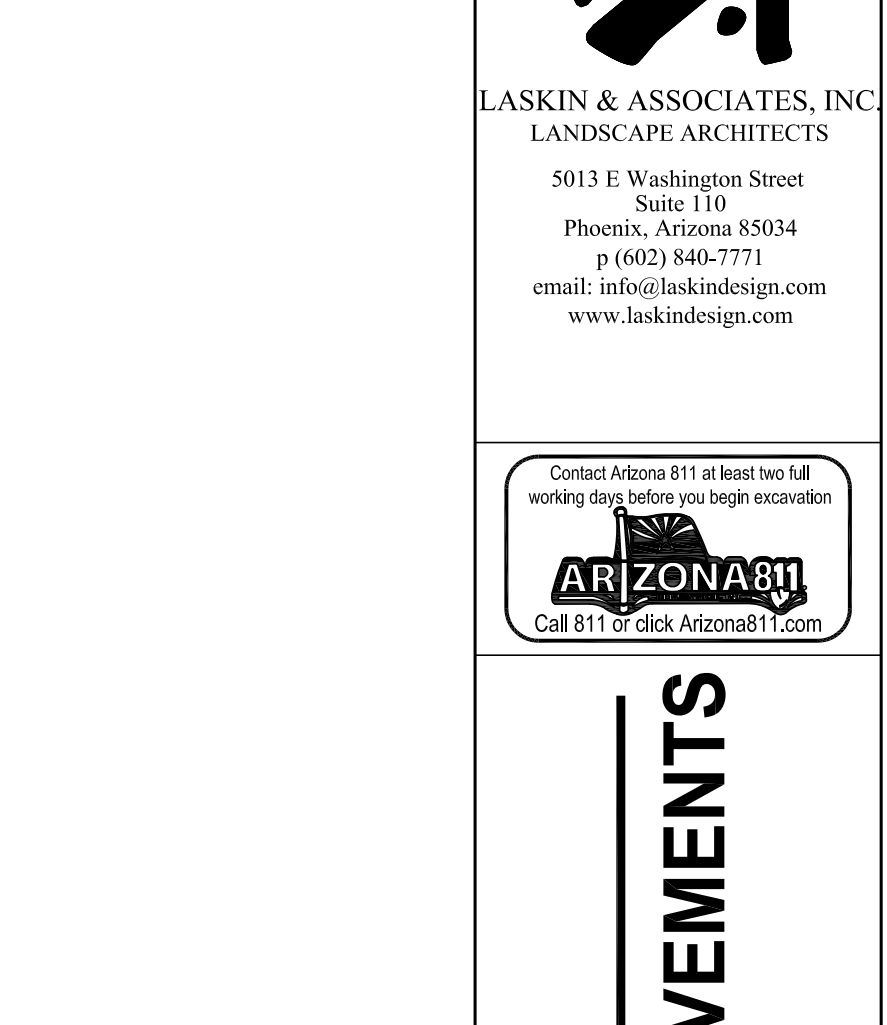
14 IRRIGATION TRENCHING DETAIL



16 TYPICAL THRUST BLOCK DETAILS ( BELL AND RING PIPE (PVC) )



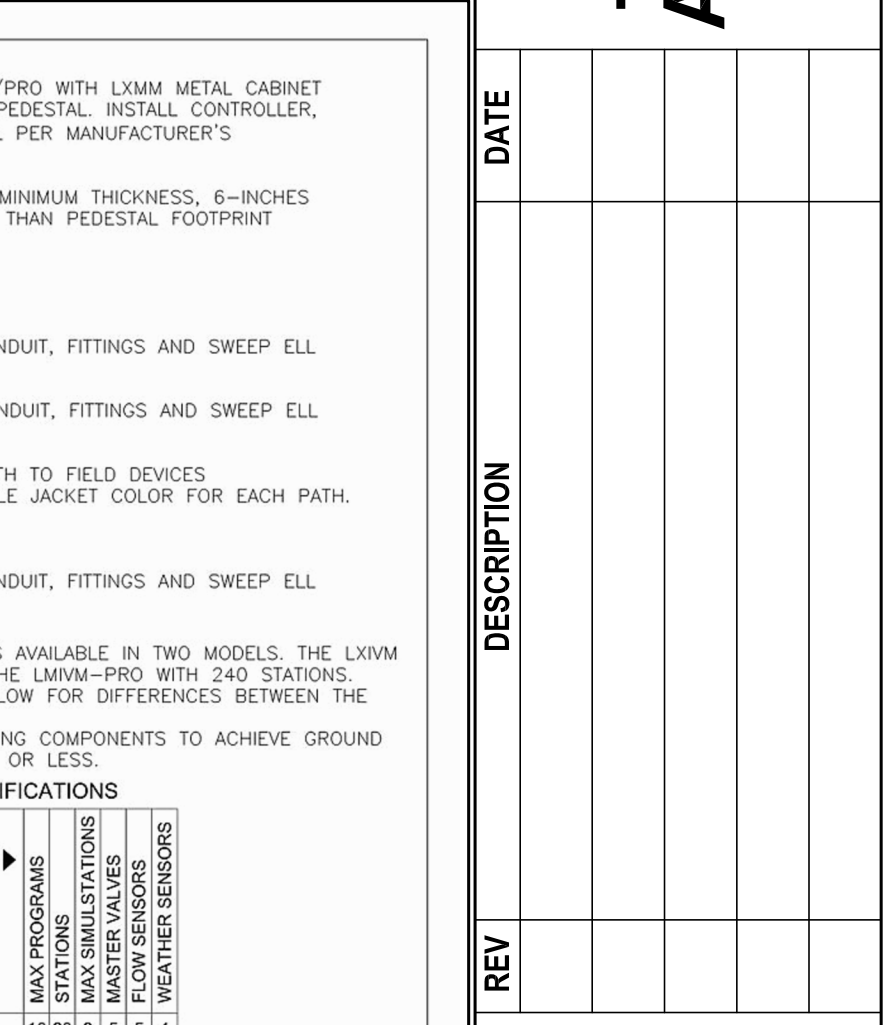
110 XCV-100-PRB-COM WITH IVM-SOL



13 TYPICAL VALVE BOX LAYOUT DETAIL



17 SINGLE PORT DRIP EMMITER DETAIL



18 MULTI-PORT DRIP EMMITER DETAIL

DATE					
DESCRIPTION					
REV					



LANDSCAPE SPECIFICATIONS		Section 02800
PART 1 – GENERAL		
1.01 WORK INCLUDED		A. The work included under these specifications shall consist of the furnishing of all labor, material, permits, tools, and equipment necessary for the complete installation of the landscaping materials as shown on the drawings and as described in the following specifications.
1.02 QUALITY ASSURANCE		A. For standard products, the manufacturer's analysis will be acceptable. For all other materials, analysis shall be by a recognized laboratory. B. Analysis shall be made in accordance with the current methods of the Association of Official Agricultural Chemists. C. Soils shall be analyzed for their composition and fertility in sustaining plant growth and health. D. All plants furnished under this specification shall be from nursery grown stock, and they shall meet the ARIZONA NURSERY ASSOCIATION of the American Association of Nurserymen, Inc. requirements as to sizing, grading, and quality. Plant materials specified shall conform with the nomenclature of STANDARDIZED PLANT NAMES, Second Edition. The Landscape Architect reserves the right to refuse all plant material based on overall appearance and quality regardless of specifications. E. Plants of the species specified shall be furnished in the variety, size, grade, and quality indicated. Specifications and planting plans shall be strictly adhered to and no changes or substitutions will be allowed prior to bidding without written permission of the Landscape Architect, Owner, or Owner's Representative. F. By submitting a proposal and accepting award of the Contract, the Contractor acknowledges that he has investigated the supply of planting stock available and has obtained firm commitments from his suppliers assuring delivery of the specific plant materials as required for completion of the project. G. All plant materials shall be grown in accordance with good horticulture practices and shall bear evidence of proper nursery care during growth under climate conditions similar to those in the locality of the project for at least two (2) years. They shall have been previously transplanted or root pruned according to standard nursery practice and inspected by State Control Agencies. H. All plants shall be freshly dug. No heeled in plant or plants from cold storage will be accepted. Plants shall be typical of their species or variety and have normal habits of growth, be healthy and vigorous, well branched, and have dense foliage when in leaf. All plants, including root systems, shall be free of disease, disfiguring knots, unsound, insect pests, eggs or larvae, dead or broken branches, bark abrasions, and have healthy well developed root systems. The root systems of container grown plants shall be sufficiently developed to hold the earth intact upon removal from the container. I. Planting, sodding, and seeding shall be performed by personnel familiar with planting procedures and under the supervision of a qualified planting foreman.
1.03 SUBMITTALS		A. Submit a soil fertility test of the planting soil for approval by the Landscape Architect prior to delivery of soil to the project site. Test reports shall indicate the location of the source for soil. B. Upon completion of the work, submit a schedule satisfactory to the Landscape Architect for the maintenance of all plant material.
PART 2 – PRODUCTS		
2.01 SOD		A. Approved nursery grade cultivated areas sod, species and cultivar as indicated on the drawing with strong, fibrous root system, free from stones and buried or bare spots.
2.02 PLANTING SOIL FOR PLANT PITS AND BEDS		A. Fertile, friable, natural loam containing a liberal amount of humus, capable of sustaining vigorous plant growth. The pH value of the planting soil shall not be higher than 7.5 or lower than 5.5. It shall be free of any admixture of subsoil, stones, lumps, clods of hard earth, plants, or their roots, sticks, and other extraneous matter. Do not use planting soil for planting operations while in a frozen or muddy condition.
2.03 PEAT		A. Acceptable peat moss consisting of at least 73% organic content of natural occurrence. It shall be brown, clean, low in content of mineral and woody materials, mildly acid, and granulated or shredded.
2.04 FERTILIZER		A. Commercial Fertilizer: A complete fertilizer, conforming to FS 0–F–241, Type I, Grade A, part of the elements of which are derived from organic sources containing the following percentages by weight: 10% nitrogen 5% nitrogen 10% phosphoric acid –or– 10% phosphoric acid 10% potash 5% potash B. Organic Fertilizer: An organic activated fertilizer containing a minimum of five percent (5%) nitrogen, three percent (3%) phosphoric acid, and other basic elements by weight. C. Deliver fertilizer mixed as specified in standard size bags, showing weights, analysis, and name of manufacturer. Store in weatherproof storage place in such manner that it will be kept dry and its effectiveness not impaired. D. The Landscape Architect reserves the right to vary the percentages of the components of the fertilizers subject to the results of the soil fertility tests.
2.05 WATER		A. Shall be furnished by the General Contractor. The Contractor shall furnish all necessary hose, equipment, attachments, and accessories for the adequate irrigation of all planted areas as may be required to complete the work as specified.
2.06 PLANT MATERIAL		A. All old abrasions and cuts shall be completely calloused over. All shrubs shall be measured when their branches are in their normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch or root tip to tip. B. Shrubs shall be matched specimens from single block source. C. Evergreen trees not fully branched from top to bottom will be rejected, and those with terminal leaders exceeding twelve (12") inches in length will also be rejected. During the spring planting seasons, any evergreen plant delivered with new growth in an advanced stage of candling out will be rejected. D. Plants shall not be pruned before delivery. Trees which have damaged or crooked leaders, or multiple leaders, unless specified, will be rejected. Trees with bark abrasions, unsounds, disfiguring knots, or fresh cuts of limbs over one and a quarter inches (1 1/4") which have not completely calloused will be rejected. Plants shall be freshly dug or container grown. Heeled in plants or plants from cold storage will not be accepted. E. Plants shall be true to species and variety, and shall conform to measurements specified on the Drawings. Plants larger than that specified may be used if approved by the Landscape Architect. Use of such plants shall not increase contract price. If larger plants are approved, the ball of earth shall be increased proportionally with the size of plant. F. Substitutions of plant materials will not be permitted unless authorized in writing by the Landscape Architect. Proof must be submitted that use of nearest equivalent size of variety with same corresponding adjustment of Contract Price. Such proof shall be substantiated and submitted in writing. G. It shall be the responsibility of the Contractor to determine required quantities of plants, as no compensation will be made for error in plant quantities. If plant counts occur on plant legend, it is for the convenience of the contractor only. Verify plant counts with plan. In case of discrepancy, plan shall govern. H. Each plant shall be properly identified with legible waterproof tags securely fastened. Tags shall remain on the plants until after final acceptance and then be promptly removed by the Contractor.
PART 3 – INSTALLATION		
3.01 INSPECTION OF PLANT MATERIAL		A. Plants shall be subject to inspection and approval by Landscape Architect at place of growth and upon delivery. Written request for inspection of plant materials at place of growth shall be submitted to Landscape Architect at least ten (10) calendar days prior to delivery. This written request shall state place of growth and quantity of plants to be inspected. Landscape Architect reserves the right to waive inspection. Such approval shall not impair the right of inspection and rejection upon delivery at the project site or during the progress of the work. Size and condition of balls or roots, diseases, insects, and latent defects or injuries. Rejected plants must be immediately removed from the project site. B. Certificates of inspection of plant materials as may be required by Federal, State or other authorities to accompany shipments and be furnished to Owner upon completion of project.
3.02 DIGGING AND HANDLING		A. Digging shall be done the same season of planting and shall be done by hand and as to not injure plants and to meet size requirements. No plant other than the required samples shall be dug or delivered to the site until the required inspections have been made and the plants or samples approved. B. Dig balled and burlapped (BB) plants with firm, unbroken natural balls of earth, of sufficient diameter and depth to include the fibrous and feeding roots. No synthetic or mudded in balls will be accepted. No plants moved with a ball will be accepted if the ball is cracked or broken before or during planting operations. C. Roots or ball of all plants shall be adequately protected at all times from excessive exposure to wind, sun, rain, hail, etc. Balled and burlapped plants that cannot be planted immediately upon arrival on site shall be set on the ground and well protected with soil, wet moss or other acceptable material. Bare rooted plants shall be planted or heeled in immediately upon delivery. D. All plant material shall be handled carefully to prevent injury to rootballs, trunks, or branches. Any plant suffering damage sufficient to impair its health and/or natural form will be rejected. No plant shall be bound with wire or rope at any time so as to damage the bark or break branches. E. Dig balled and burlapped (BB) plants with firm, unbroken natural balls of earth, of sufficient diameter and depth to include the fibrous and feeding roots. No synthetic or mudded in balls will be accepted. No plants moved with a ball will be accepted if the ball is cracked or broken before or during planting operations. F. Roots or ball of all plants shall be adequately protected at all times from excessive exposure to wind, sun, rain, hail, etc. Balled and burlapped plants that cannot be planted immediately upon arrival on site shall be set on the ground and well protected with soil, wet moss or other acceptable material. Bare rooted plants shall be planted or heeled in immediately upon delivery.
3.03 FERTILIZING SOD SUBSOIL		A. Apply fertilizer at a rate recommended by manufacturer. Apply after final grading and prior to compaction. Mix thoroughly into upper two (2") inches of topsoil. B. Lightly water to aid the breakdown of fertilizer. C. Apply fertilizer within forty-eight (48) hours.
3.04 LAYING SOD		A. Lay sod as soon possible after delivery to prevent deterioration. B. Lay sod closely knit together with no open joints visible, and pieces not overlapped. Lay smooth and flush with adjoining grass areas. C. Immediately water sodded areas after installation. Water in sufficient amount for sods to settle into upper four inches (4") of soil. D. After sod and soil has dried sufficiently to prevent damage, roll sods to break up any large lumps or balls of clay and to remove minor depressions and irregularities. Ensure rolling equipment weight not over 250 lbs. or less than 150 lbs.
3.05 TIME OF PLANTING		A. The contractor shall notify the Landscape Architect in writing when other divisions of the work have progressed sufficiently to commence landscape work, including planting of topsoil to finish grade. Thereafter, conduct planting operations under favorable weather conditions. B. Any plant material installed during typical off seasons (hot summer months or freezing winter months) shall be done at the Contractor's own risk and the Contractor shall be held responsible for replacement of any plant material damaged due to these adverse conditions.
3.06 PLANTING OPERATIONS		A. General 1. The Contractor shall coordinate all aspects of the landscape operations with all other construction operations and bear the full cost to repair the damage. Accomplishments of repairs shall be equal to the original installation prior to damage. Any damage shall be immediately reported to the Landscape Architect and repairs shall be approved by him before it is buried. 2. Maintain all trench or grade stake marking work under other Sections until their removal is approved by the Landscape Architect. 3. The Contractor shall be responsible for any damage to utilities construction, sitework construction, and underground sprinkler systems and shall bear the full cost to repair the damage. Accomplishment of repairs shall be equal to the original installation prior to damage. Any damage shall be immediately reported to the Landscape Architect and repairs shall be approved by him before it is buried. 4. The Contractor shall stake plant location, shrub pits, and other planting areas and secure the Landscape Architect's approval before starting excavation of some, making adjustments as necessary. 5. Unless otherwise directed by Landscape Architect, indication of plant on drawings is to be interpreted as including digging of hole, furnishing plant of specified size, work of planting, mulching, guying, staking, wrapping, and watering. B. Plant Pits and Beds 1. Plant pits shall be excavated with vertical sides, large enough to allow twelve (12") inches of space around the ball in all directions. Adjust depth as necessary to permit a minimum of twelve (12") inches planting soil under the ball when the plant is set at the proper depth. 2. Planting pit backfill for all trees and shrubs shall be as follows: 1. 2/3 parts by volume on site soil. 2. 1/3 parts by volume forest mulch. 3. One pound 13–20–0 per cubic yard of mix. 3. Planting pits shall be backfilled with prepared backfill and be water settled to a grade sufficient that in the setting of plant, the finish grade level after settlement will be the same as that at which plants were grown. Agriform tablets to be used with each planting (six (6) for 36" box, three (3) for 15 gallon, two (2) for 5 gallon, and one (1) for 1 gallon).
3.07 OBSTRUCTIONS BELOW GROUND		A. In the event that rock or underground construction work or obstructions are encountered in the field prior to alternate locations may be selected by the Landscape Architect. Where locations cannot be changed, remove the obstructions (but not new construction work) to a depth of not less than six (6") inches below the required pit depth. B. Proper drainage of plant pits is necessary. Bring subsoil conditions permitting the retention of water in planting pits for more than twenty-four (24) hours to the attention of the Landscape Architect, the changes required will not increase the contract price. C. The Contractor is responsible for any damage to underground utilities resulting from landscape operations and bear the full cost to repair the damage. Accomplishments of repairs shall be equal to the original installation prior to damage. Report damage immediately to the Landscape Architect who shall approve repairs before they are buried.
3.08 MAINTENANCE		A. Protect and maintain plant material (trees, shrubs, groundcover, lawn, and vines) immediately after planting. Maintenance to be provided for ninety (90) days from acceptance by the Landscape Architect. At the end of ninety (90) days the Landscape Architect may extend the maintenance period if during that period the maintenance is not acceptable. Maintenance includes watering, weeding, cultivation, mulching, tightening, and repairing of guys, removal of dead material, resetting plants to proper grade or upright positions and restoration of the planting saucer and other construction work until acceptance. B. Protect sodded areas with warning signs during maintenance period.
3.09 INSPECTION FOR ACCEPTANCE		A. Inspection of the landscaping work to determine completion of contract work, exclusive of plants, will be made by the Landscape Architect at the conclusion of the maintenance period. B. Acceptance: After inspection, the Contractor will be notified in writing by the Landscape Architect of all work of this Section, exclusive of the possible replacement of plants subject to reinspection and guarantee, or if there are deficiencies of the requirements for completion of the work. C. Upon acceptance made by the Landscape Architect, the Contractor's maintenance and warranty will run simultaneously. 3.10 PLANT GUARANTEE AND REPLACEMENT/FINAL ACCEPTANCE A. The guarantee is for a period of one (1) year from date of acceptance by the Landscape Architect. The guarantee is for all new plant material, lawns, transplants, and existing plant material. B. At the end of the guarantee period, the Landscape Architect shall reinspect all guaranteed work for Final Acceptance upon written request of Contractor. Request shall be received at least ten (10) calendar days before anticipated date for final inspection. Upon final inspection and reinspection of replacements or repairs necessary in judgment of Landscape Architect at that time, Landscape Architect shall certify in writing to Owner as to Final Acceptance of plantings. Contractor shall replace, without cost to Owner, as soon as weather conditions permit, and within specified planting period, all dead plants and all plants not in vigorous, thriving conditions as determined by Landscape Architect at the end of guarantee period. Plants shall be free of dead or dying branches and branch tips, and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of same species and shall be equal in size to previously planted specimens, including increased growth since planting Replacement shall be subject to all requirements of this Specification. If replacement plant material is not acceptable at end of two month period following replacement, Owner may elect subsequent replacement or credit for each item. Owner will retain sufficient amount from Contractor's payment to cover estimated cost of possible replacements at time of final inspection for acceptance, including materials and labor. Contractor shall receive final payment only after all replacements have been made and approved. C. Portions of lawns and/or plantings may be accepted in part upon Landscape Architect's approval.
PART 4 – MISCELLANEOUS AND GENERAL NOTES		
4.01 FINISH GRADING AND GRADING		A. The General Contractor to provide Landscape Contractor finish grade within + 0.1 of a foot as shown on the civil grading plan and landscape plan. B. All mounding, berms, and finish grading to be approved by the Landscape Architect prior to planting or irrigation work.
4.02 GENERAL NOTES		A. The Landscape Contractor at his own expense shall procure all permits, certificates, and licenses required of him by law for the execution of this work. He shall comply with all state, county, and local laws, ordinances, rules, or regulations relating to the performance of this work. All deductions or additions will be made through a change order issued by the Architect. Changes made without a change order are not considered part of the contract and payment cannot be guaranteed. B. The Contractor shall visit and inspect site to thoroughly inform himself of all existing conditions. Any discrepancies between existing conditions and those shown on drawings should be immediately brought to the attention of the Landscape Architect. IRRIGATION SPECIFICATIONS SECTION 02900 PART 1 – GENERAL 1.01 WORK INCLUDED A. The work included under these specifications shall consist of the furnishing of all labor, materials, permits, tools, and equipment necessary for the complete installation of a sprinkler irrigation system in accordance with the following specifications and accompanying drawings. B. It is the intent of these drawings and specifications to form a guide for a complete installation, and although some items may not be specifically noted, but are reasonably necessary for a complete installation, they shall be furnished under this contract. Sprinklers shall be located and spaced so that adequate overlapping of the spray will provide uniform head to head (100%) coverage. The system shall efficiently and evenly irrigate all areas, and shall be complete in every respect, ready for operation by the Owner. C. It is the responsibility of the Irrigation Contractor to provide 100% coverage to all landscape areas. 1.02 CONTRACTOR'S QUALIFICATIONS A. Installers shall be licensed irrigation contractors with experience in the installation of automatic underground lawn sprinkling systems. All work shall be performed in a professional workmanlike manner by mechanics skilled in the trade. B. The Contractor shall be responsible for any damage to any work covered by these specifications, under his care and custody, until final acceptance of his work. C. The Contractor shall obtain all permits from, pay required fees to, and arrange any necessary inspections by any government agency having jurisdiction over the work. 1.03 VERIFICATION OF DRAWINGS AND SPECIFICATIONS A. It shall be the Contractor's responsibility to carefully examine the drawings and specifications, and to visit the site in order to check existing conditions prior to bidding. Any conflict or errors shall be immediately brought to the attention of the Landscape Architect for interpretation or instructions. Otherwise, any changes necessary to meet existing conditions, shall be made at the Contractor's expense. B. Under existing drives or sidewalks, the Contractor shall either saw out concrete and replace it to the former condition or install the pipe by boring or jacking under the area. 3.04 BACKFILLING A. As soon as the work has been installed, inspected and accepted, all excavations and trenches shall be filled and water settled with fine earth materials, free from clods, rocks, or other unsuitable substances. Trenches must be left flush with adjacent finished grade after compacting to the original density of the soil. Flooding or trenches will be permitted downstream of zone valves. Care shall be taken to place any previously tilled and fertilized soil in the top portion of the trench, and subsoil will not be allowed in the top six (6") inches of the backfill. 3.05 SPRINKLER HEADS A. Sprinklers shall be set in place and level with the turf at locations shown on the drawings. Lawn areas where grass has not been established, the heads shall be installed in temporary risers at least three inches (3") above the grade. After the turf is established, the Contractor shall, within ten (10) days, adjust or replace the heads to their permanent positions flush with the finished grade. This elevation is critical and Contractor shall exercise care to set them exactly at grade – never above. 3.06 AUTOMATIC VALVES A. Each sprinkler zone shall be operated by automatic electric valves in the sizes indicated on the drawings. Each valve shall be provided with a built-in pressure regulator capable of holding a steady downstream pressure, regardless of fluctuations in the main supply pressure. The valves shall be installed where shown and supplied with a tag on which the valve's zone number shall be plainly marked. B. All valves to be in valve boxes. C. Each valve shall be housed in an Ametex valve box, or prior approved equivalent. Place valve boxes in an orderly fashion. In multiple place valve boxes in such a manner that mowing and weeding can easily be performed.
PART 2 – PRODUCTS		
2.01 PIPING		A. All pressure main piping, on the supply side of the zone valves, shall be sch 40 PVC with integrally formed ball-tite joint couplers. All fittings shall be solvent welded, schedule 40 PVC. B. All lateral piping, on the discharge side of the zone valves, two (2") inches and under, shall be sch 40 PVC. Fittings shall be schedule 40 PVC material. C. All plastic to metal shall be made with PVC schedule 40 male adaptors or PVC schedule 80 nipples. Joint compound for such connections shall be Permatex type II Teflon tape or a prior approved equivalent. D. Where pipes are installed under roads, drives, parking areas or walks, schedule 40 PVC sleeves shall be provided for the lines. In planting areas, where cultivation might damage shallow plastic piping, protective sleeves must be provided, unless copper tubing is installed. Risers in flower beds and shrubbery shall be schedule 80 PVC. 2.02 SPRINKLER HEADS A. Emitter heads shall be on PVC laterals, or prior approved equivalent. 2.03 AUTOMATIC CONTROLLER A. Unit features shall include mechanical time control design, adjustable time setting up to 60 minutes per station, 24-hour clock, 14-day calendar, and automatic rapid advance. Unit shall be UL listed and shall operate on 120 volt, 1 phase, 60 Hertz power. General Contractor to bring power to controller. Irrigation Contractor to hardwire to controller, see detail. 2.04 QUICKCOUPLING VALVES A. Furnish and install where shown on the drawings quick-coupler with swivel and hose bib, 3/4" size, or prior approved equivalent. They shall be mounted on one (1") inch copper swing joint risers, and the tops shall be flush with the top of the planters. Furnish and deliver to the Owner double-lug coupler key complete with one (1") inch hose swivel for connecting to the above valves. Also furnish two (2) locktop cover key. 2.05 ELECTRICAL CONTROL CABLE A. All electrical control and ground wire shall be irrigation control cable of size as required. All wiring to be used for connecting the automatic remote control valve to the automatic controllers shall be Type "UF" 600 volt, stranded or solid copper, single conductor core with PVC insulation and bear UL approval for direct underground burial feeder cable. B. All control or "hot" wires shall be on one color (red) and all common or "ground" wires shall be or another color (white). C. Verification of wire types and installation procedures shall be checked to conform to local codes. D. All electric control cable shall be of size as determined by the equipment manufacturer and shall be installed in the piping trenches wherever possible and in the manner recommended by the manufacturer, leaving slack in the wire. Expansion joints in the wire may be provided at 200-foot intervals by making five or six (5 or 6) turns of the wire around a piece of 1/2" inch pipe, where it is necessary to run wire in a separate trench, the wire shall have a minimum cover of twelve (12") inches.
PART 3 – INSTALLATION		
3.01 PROTECTION OF UTILITIES, IRRIGATION SYSTEM, ETC.		A. The Contractor shall verify the location of all utilities and mark location of utilities, irrigation piping and underground obstructions. The contractor shall be responsible for the cost of repairing buried conduit, cables or pipeline damaged during the installation of the irrigation system. B. The Contractor shall clearly mark and maintain markers showing locations of irrigation system wiring and piping installed in order that other contractors may avoid damaging this work. C. The Contractor shall take necessary precautions to protect site conditions and plant materials which are to remain. Should damage be incurred, Contractor shall repair damage to its original condition or furnish and install equal replacement at his expense. D. The Contractor shall coordinate with the Landscape Architect to provide irrigation to existing materials.
3.02 EXCAVATION		A. The Contractor shall do all necessary excavation for the proper installation of his work. Machine trenchers used on the site shall be of an approved type to cut smooth-bottom trenches on uniform slopes. Trenches shall be no wider than necessary to lay the pipe, except where necessary to make joints. Over excavating shall be backfilled and carefully tamped to provide a smooth and firm bearing surface for laying the pipe. When necessary, Contractor must provide barricades and lights for public protection. Minimum depth of cover shall be at least eight (8") inches for the main piping, and at least twelve (12") inches for the lateral branch lines.
3.03 PIPE INSTALLATION		A. All pipe lines shall be installed in the locations and of the sizes indicated, and of the materials specified Parallel piping may be installed in the same trench. Piping shall be laid accurately to the line and grade required, with full uniform bearing on the trench bottom. No piping shall be laid on the soft fill or other unstable material. No direct contact, with other piping or structures, will be permitted at crossing. Interior of piping shall be kept clear of foreign matter before installation, and shall be kept clean by means of plugged or capped ends after lowering into the trench. The supply main lines shall be flushed out and tested for leaks, with control valves in place, before backfilling of the joints. All lateral piping sections shall be flushed out before sprinkler heads are attached. All pipe shall be installed in strict accordance with recommendations of the manufacturer. This shall apply to thrust blocking, handling, storage, depth of cover, expansion allowance, testing, etc. B. Under existing drives or sidewalks, the Contractor shall either saw out concrete and replace it to the former condition or install the pipe by boring or jacking under the area.
3.04 BACKFILLING		A. As soon as the work has been installed, inspected and accepted, all excavations and trenches shall be filled and water settled with fine earth materials, free from clods, rocks, or other unsuitable substances. Trenches must be left flush with adjacent finished grade after compacting to the original density of the soil. Flooding or trenches will be permitted downstream of zone valves. Care shall be taken to place any previously tilled and fertilized soil in the top portion of the trench, and subsoil will not be allowed in the top six (6") inches of the backfill.
3.05 SPRINKLER HEADS		A. Sprinklers shall be set in place and level with the turf at locations shown on the drawings. Lawn areas where grass has not been established, the heads shall be installed in temporary risers at least three inches (3") above the grade. After the turf is established, the Contractor shall, within ten (10) days, adjust or replace the heads to their permanent positions flush with the finished grade. This elevation is critical and Contractor shall exercise care to set them exactly at grade – never above.
3.06 AUTOMATIC VALVES		A. Each sprinkler zone shall be operated by automatic electric valves in the sizes indicated on the drawings. Each valve shall be provided with a built-in pressure regulator capable of holding a steady downstream pressure, regardless of fluctuations in the main supply pressure. The valves shall be installed where shown and supplied with a tag on which the valve's zone number shall be plainly marked. B. All valves to be in valve boxes. C. Each valve shall be housed in an Ametex valve box, or prior approved equivalent. Place valve boxes in an orderly fashion. In multiple place valve boxes in such a manner that mowing and weeding can easily be performed.
3.07 WATER SUPPLY		A. Connection shall be made to the sprinkler outside the building as shown on the drawings. B. Water meter to be supplied by others.
3.08 ELECTRICAL WORK		A. The Electrical Contractor will provide a single source of electrical power for the irrigation system as shown on the drawings. The Underground Sprinkler System Contractor shall furnish and install complete and properly operating all the required electrical work for the lawn irrigation system. This shall include all power and control wiring along with switches, safety switches, relays, transformers, fuses, conduit, wiring devices, etc., required for a properly operating system. B. All electrical work shall be done in accordance with the National Electrical Code and local ordinances. C. All wire connections, at remote control valves (either direct buried in control boxes) and at all wire splices, shall be left with sufficient "slack" so that in case of repair the valve bonnet or splice may be brought to the surface without disconnecting the wires. D. Each remote control valve or group of remote control valves, which are to be connected to one station of a controller, shall have wire sizes as shown in the wiring diagrams on the drawings or as specified. All remote control valves, which are to be connected to the same controller, shall be connected to a common ground wire to size as shown on the drawings or as specified. Each individual controller shall have a separate ground wire system, entirely independent of the common ground wire system of all other controllers. Only those remote control valves which are being controlled by an specific controller shall be connected to that controller's common ground wire system.
3.09 TESTING		A. After all supports, anchors, and thrust blocks are in place, the line shall be tested at a pressure of 150 psi 30 minutes. Should any leaks be found, they shall be repaired and the line retested until satisfactory. Zone lines shall be tested at 80 psi in like manner. After testing, the system shall be thoroughly flushed out before the heads may be installed. Upon completion, an operating test shall be performed to visually check the coverage of the system. Any heads, which do not function according to the manufacturer's data shall be replaced with sprinklers that do or the installation shall be otherwise corrected to provide satisfactory performance. Final adjustment of the sprinkler heads and automatic equipment will be done by the Contractor upon completion of the installation to the satisfaction of the Landscape Architect. Minor adjustment from then on shall be made by the Owner's Maintenance Staff.
3.10 DRAWINGS OF RECORD		A. The Contractor shall provide and keep up to date a complete "as-built" record set of mylar sepia which shall be corrected to show any changes from the original drawings. These record drawings shall show location of all control lines, valves, valve boxes, main lines, flush caps, controllers, and any substitutions as well as any deviation in piping or location of buried valves, etc. with accurate dimensions indicated. B. After completion of the sprinkler installation, the Contractor shall deliver to the Owner three (3) prints of the correct and completed "as-built" set of drawings, along with the (3) bound instruction folders covering the equipment installed. Contractor shall present the above information as a condition precedent to the completion payment. 3.11 GUARANTEE A. Within ten (10) days after the Contractor's notification that the sprinkler installation is complete, the Landscape Architect will inspect the system and, if necessary, submit a "punch list" to the Contractor. Acceptance by the Landscape Architect of these corrections will signify final acceptance by the Owner. B. The entire sprinkler system shall be guaranteed for a period of one (1) year from this final acceptance date. The Contractor shall promptly replace, without cost to the Owner, any defective materials or faulty workmanship which may occur during the guarantee period, including restoration of any property damaged during repairs. He shall also be responsible for damages resulting from leaks which may occur in the piping system installed by him, and he shall repair, at his expense, all damage so caused, in a manner satisfactory to the Owner. However the Contractor shall not be held liable for damages occasioned by strikes, fire, weather, violence or theft, acts of God, acts of other contractors, or any other cause beyond the control of the Contractor. C. It will be the Owner's responsibility to maintain the system in working order during the guarantee period, performing necessary minor maintenance, keeping grass from obstructing the sprinkler heads, protecting against vandalism and preventing damage during the landscape maintenance operation. D. The Contractor shall service the system at the Owner's request during the guarantee period, and shall be paid for work performed which is not covered by the guarantee, in accordance with a predetermined schedule of fees.

LASKIN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
5013 E Washington Street  
Suite 110  
Phoenix, Arizona 85034  
p (602) 940-7771  
email: info@laskindesign.com  
www.laskindesign.com

Contract Arizona 811 at least two full working days before you begin excavation  
ARIZONA 811  
Call 811 or click Arizona811.com

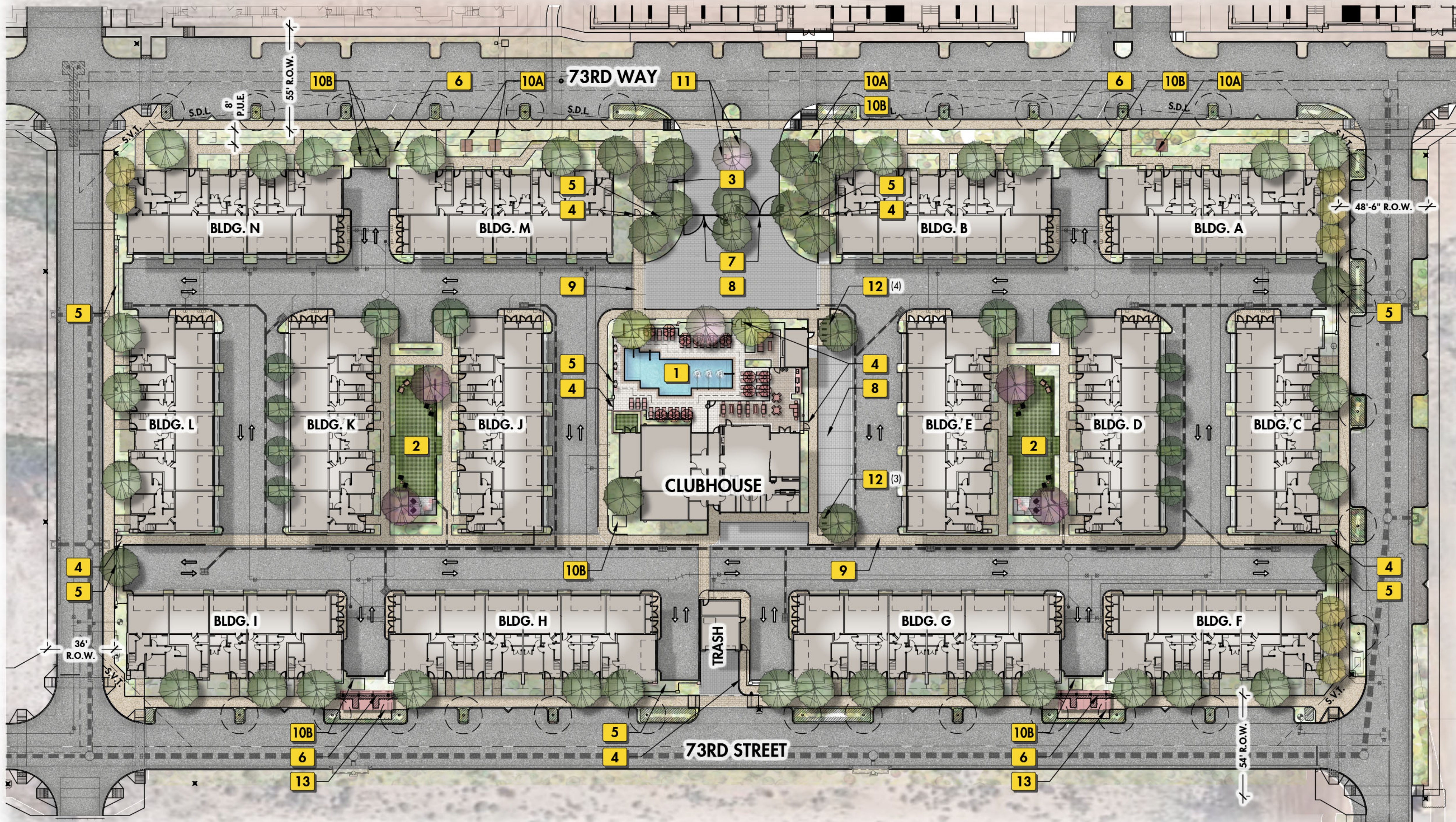
ONE SCOTTSDALE  
ATAVIA INFRASTRUCTURE IMPROVEMENTS  
SCOTTSDALE, ARIZONA

DATE	DESCRIPTION
REV	

REGISTERED LANDSCAPE ARCHITECT  
2008  
HARDY A. LASKIN  
AZ 00000001

SCALE (HORIZ.)  
SCALE (VERT.)  
DATE 07/18/2024  
JOB NUMBER 215234.02  
SHEET  
LA.06 OF 06





## PROJECT DATA

LOT AREA:	199,185 S.F. (4.57 AC.)
OPEN SPACE AREA:	55,214 S.F.
PARKING LOT AREA:	2,308 S.F.
PARKING LOT PLANTING AREA:	480 S.F. (20% PARKING AREA)
SITE LANDSCAPE AREA:	30,300 sqft
R.O.W. LANDSCAPE AREA:	BY OTHER(S) NOT INCLUDED AS PART OF THIS SUBMITTAL

## WATER INTENSIVE LANDSCAPE

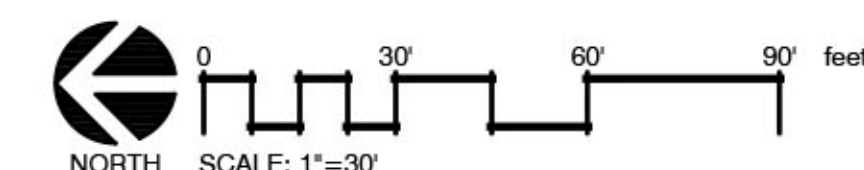
FOR RESIDENTIAL COMMON AREAS: 10% FIRST 9,000 S.F.;  
5% REMAINDER S.F. OF (5) ACRE SIZE (208,800 S.F.)

10% FIRST 9000 SF LOT AREA:	900 S.F.
5% REMAINING LOT AREA (190,185 S.F.)	9,510 S.F.

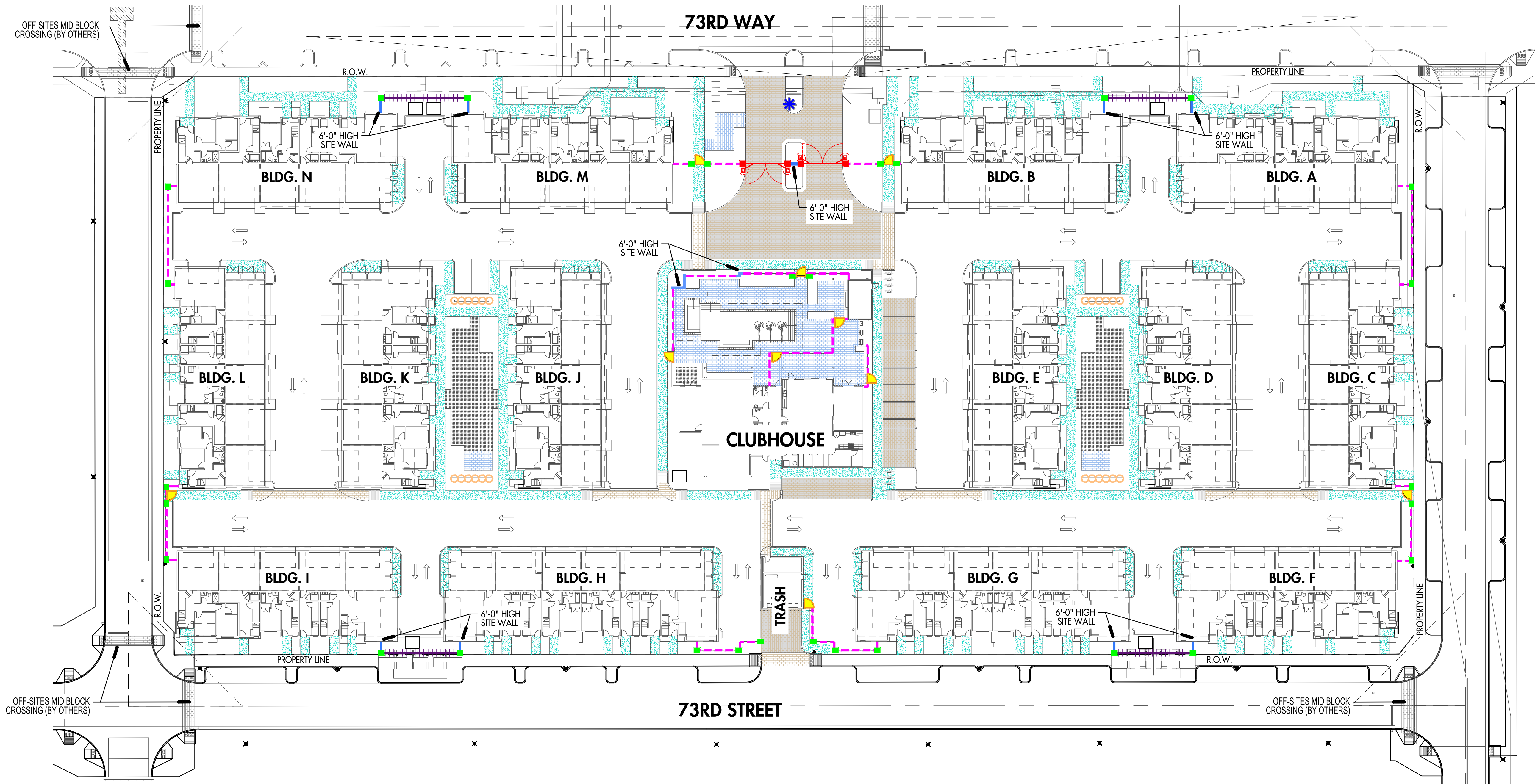
MAXIMUM ALLOWABLE WATER INTENSIVE LANDSCAPE INTENSIVE LANDSCAPE PROPOSED:	10,410 S.F. 644 S.F.
---	-------------------------

## DESIGN KEYNOTES

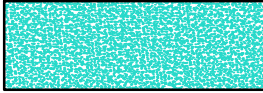
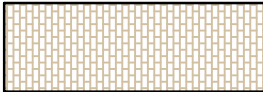
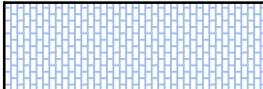
- 1 PRIMARY COMMUNITY AMENITY AREA WITH 49' x 15' POOL, 17' x 8' SPA, OUTDOOR SEATING, OUTDOOR KITCHEN, FIRE PLACE WITH ENTERTAINMENT WALL, FIRE PIT, COMMUNITY TABLES AND OUTDOOR YOGA LAWN AND BIKE RACKS.
- 2 OUTDOOR COMMUNITY COURTYARD WITH SEATING AREA, OPEN SYNTHETIC TURF LAWN AND SCREEN WALL.
- 3 COMMUNITY PICKUP/DROP-OFF AREA WITH ENHANCED CONCRETE PAVING AND BENCH SEATING.
- 4 PEDESTRIAN GATE.
- 5 VIEW FENCING.
- 6 PERIMETER SCREEN WALL.
- 7 VEHICULAR BI-PARTING GATES.
- 8 VEHICULAR GRADE CONCRETE PAVERS AT ENTRY DRIVE AND GUEST PARKING.
- 9 ENHANCED CONCRETE PAVING AT PEDESTRIAN WALKS/ CROSSINGS.
- 10A EXISTING UTILITY CABINET.
- 10B PROPOSED TRANSFORMER(S).
- 11 CALL BOX.
- 12 BIKE RACK(S) - (7) RACKS TOTAL.
- 13 PARKLETT SEATING NODE WITH SHADE STRUCTURE. SEE ARCHITECTURAL PLANS









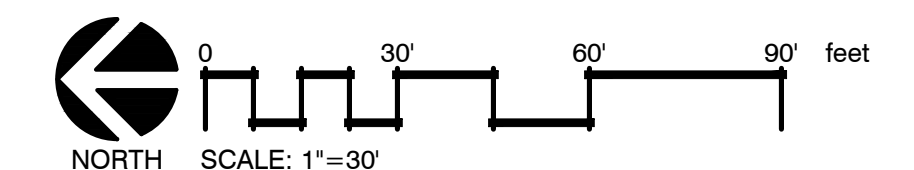


## HARDSCAPE FINISHES

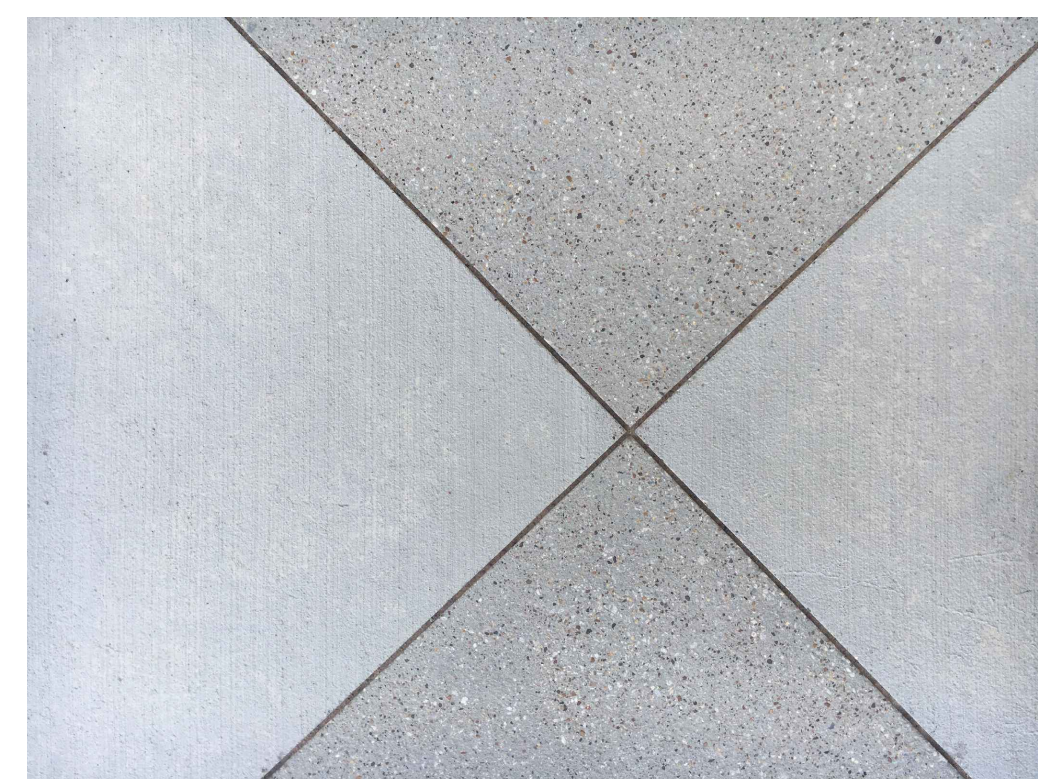
-  CONCRETE SIDEWALKS, INTEGRAL COLOR: SAN DIEGO BUFF MEDIUM ACID ETCHED FINISH WITH SAW CUT JOINTS
-  VEHICULAR GRADE PAVERS - 12" SQUARE - 1/3 RUNNING BOND PATTERN.
-  PEDESTRIAN PAVERS / POOL PAVERS

## WALL LEGEND

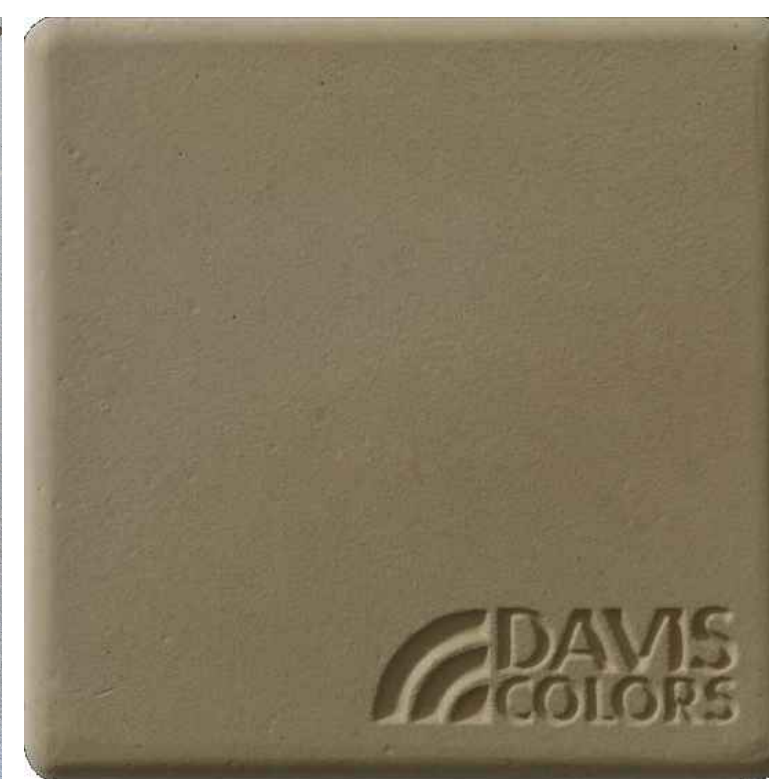
-  PERIMETER SCREEN WALL - SEE ELEVATION 'F', SHEET L1.2.  
MATERIAL: MASONRY WITH STEEL ACCENT PANEL SEGMENTS  
COLOR (MASONRY): STUCCO AND PAINT TO MATCH ARCHITECTURE  
COLOR (STEEL): BLACK TO MATCH ARCHITECTURE
-  COURTYARD SCREEN WALL - SEE ELEVATION 'E', SHEET L1.2.  
MATERIAL: MASONRY  
FINISH: POINT TO MATCH ARCHITECTURE
-  FULL VIEW FENCE - SEE ELEVATION 'B', SHEET L1.2.  
MATERIAL: TUBE STEEL  
COLOR: BLACK TO MATCH ARCHITECTURE
-  16" x 24" FENCE COLUMNS - SEE ELEVATION 'B' AND 'F', SHEET L1.2.  
MATERIAL: MASONRY  
FINISH: STONE CLADDING TO MATCH ARCHITECTURE
-  VEHICULAR GATES - SEE ELEVATION 'A', SHEET L1.2.  
MATERIAL: TUBE STEEL  
COLOR: BLACK TO MATCH ARCHITECTURE
-  24" SQUARE VEHICULAR GATE COLUMNS - SEE ELEVATION 'A', SHEET L1.2.  
MATERIAL: MASONRY  
FINISH: STONE CLADDING TO MATCH ARCHITECTURE
-  6'-0" HIGH SITE WALL ABUTTING TO SCREEN WALL OR GATE CONDITIONS - SEE ELEVATION 'A' AND 'F', SHEET L1.2.  
MATERIAL: MASONRY  
FINISH: STUCCO AND PAINT TO MATCH ARCHITECTURE
-  PEDESTRIAN ACCESS GATES - SEE ELEVATION 'C', SHEET L1.2.  
MATERIAL: TUBE STEEL  
COLOR: BLACK TO MATCH ARCHITECTURE
-  CALL BOX - SEE ELEVATION 'D', SHEET L1.2.  
MATERIAL: MASONRY  
FINISH: STONE CLADDING TO MATCH ARCHITECTURE



## CONCRETE WALKS



**CONCRETE WITH SAW CUT JOINTS**  
COLOR: SAN DIEGO BUFF  
VENDOR: DAVIS COLORS  
FINISH: MEDIUM ACID ETCHED



## VEHICULAR GRADE PAVERS



**12" SQUARE - 1/3 RUNNING BOND PATTERN**  
VENDOR: ACKER-STONE

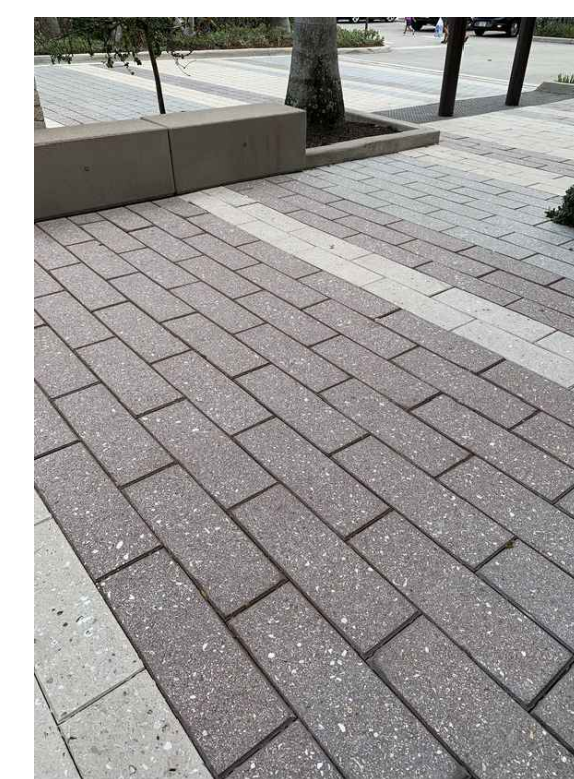


COLOR - PEWTER  
AT ENTRY DRIVE AND PARKING



COLOR - ARIZONA TAN  
AT PEDESTRIAN CROSSINGS

## PEDESTRIAN POOL PAVERS



**12"x24" SQUARE - 50% RUNNING BOND PATTERN**  
VENDOR: ARTISTIC PAVERS  
SERIES / MODEL: DESERTLOCK

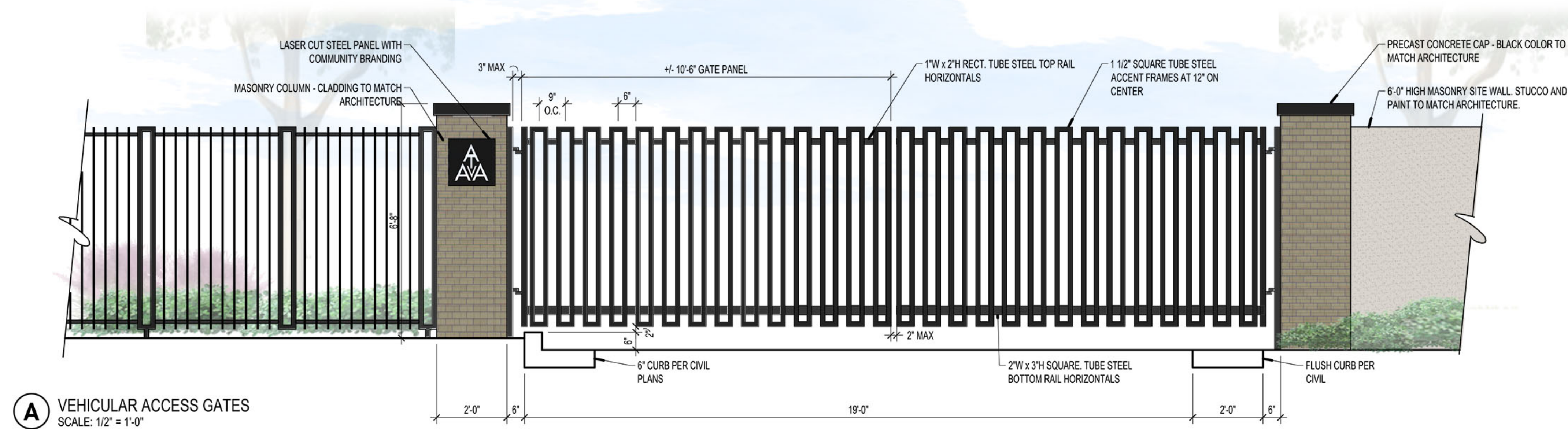


DARK COLOR - SAND

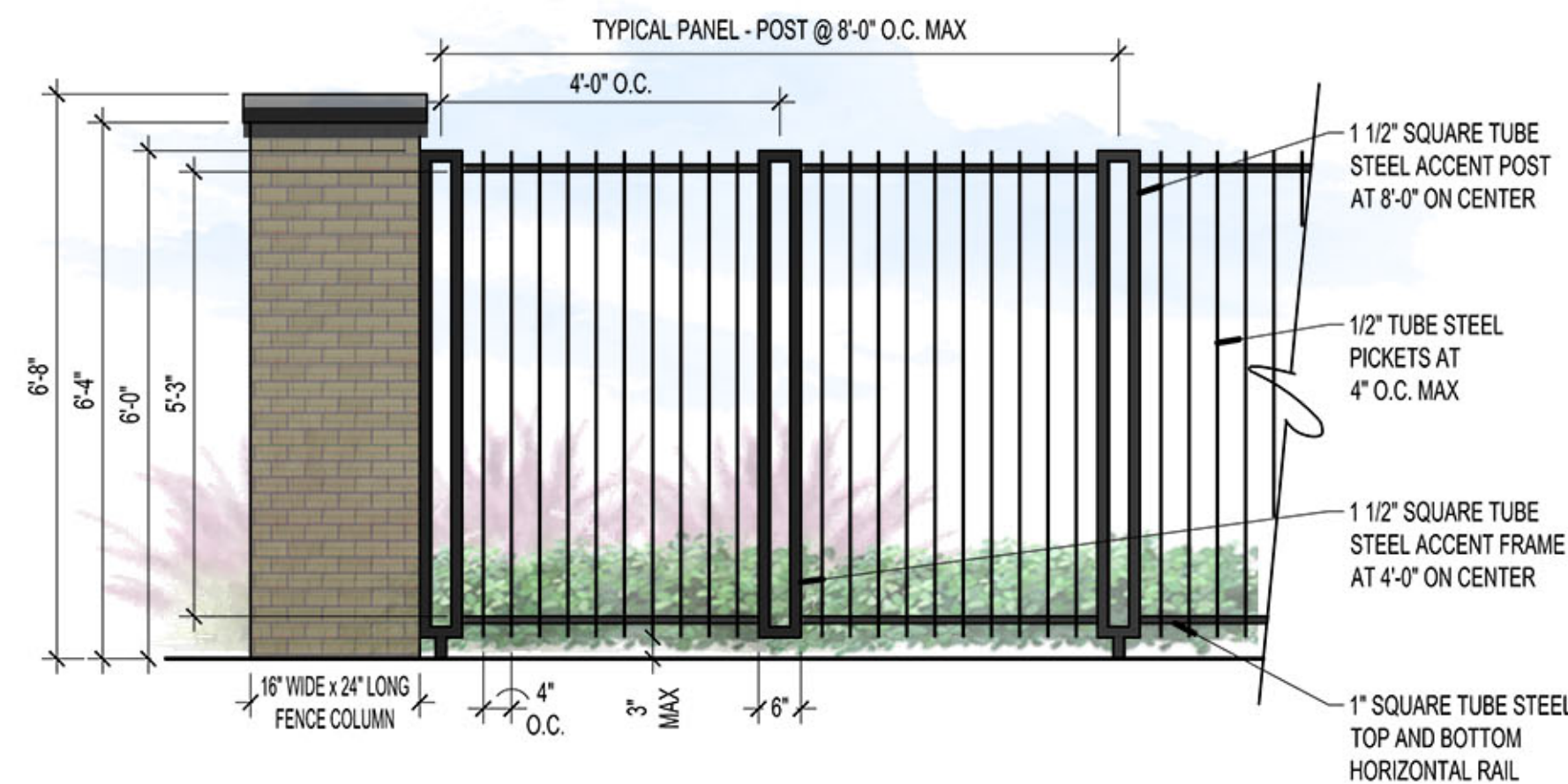


LIGHT COLOR - COOL WHITE

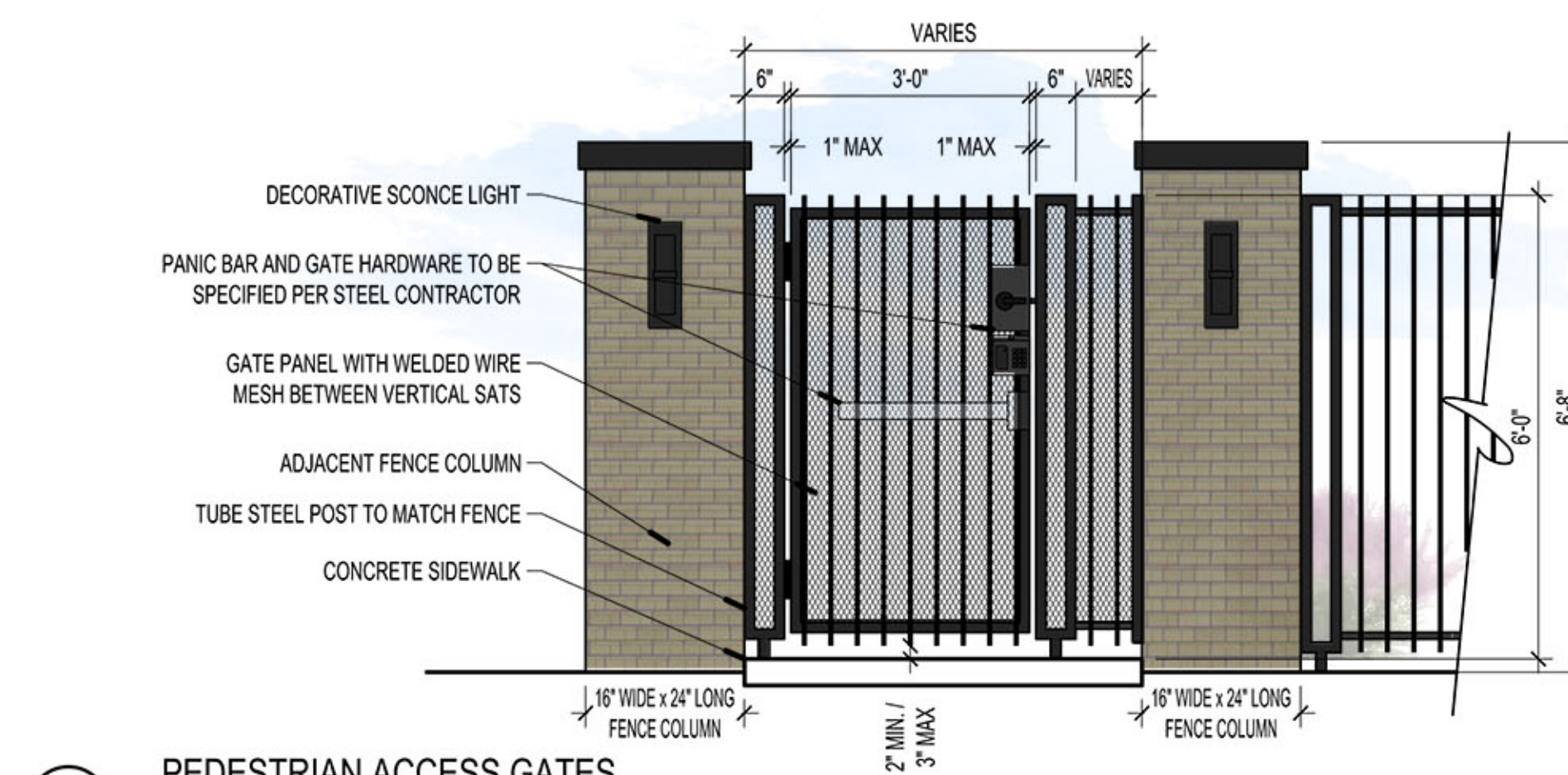




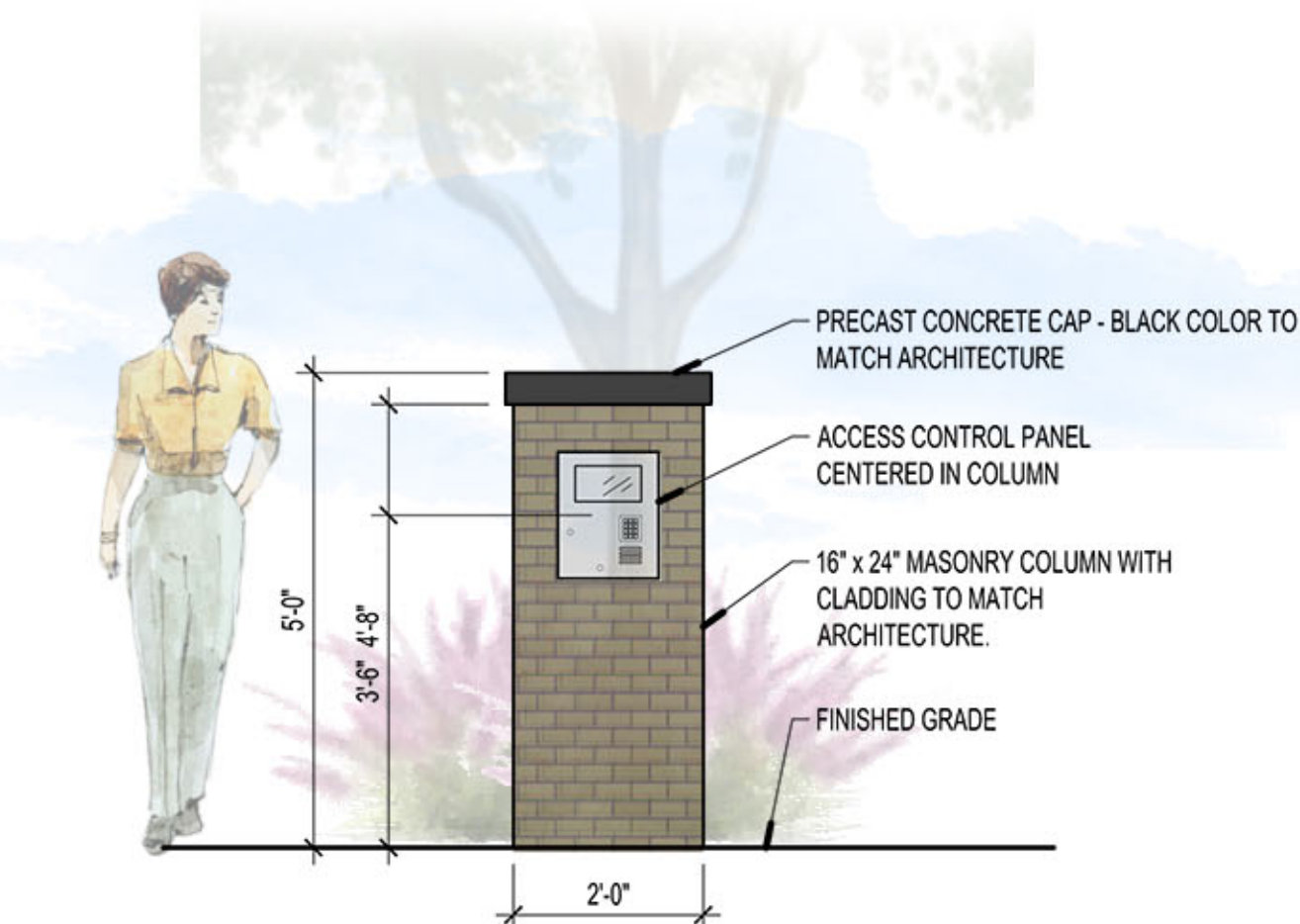
**A** VEHICULAR ACCESS GATES  
SCALE: 1/2" = 1'-0"



**B** PERIMETER VIEW FENCE AND POOL FENCE  
SCALE: 1/2" = 1'-0"



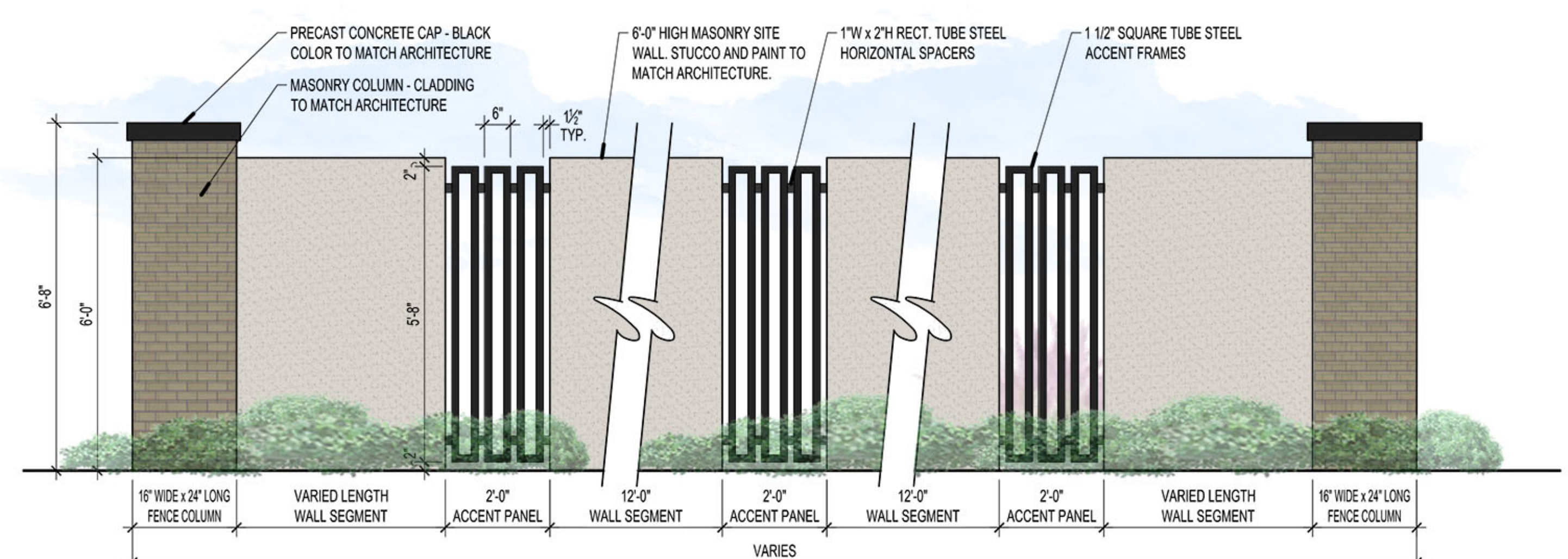
**C** PEDESTRIAN ACCESS GATES  
SCALE: 1/2" = 1'-0"



**D** GATE CALL BOX  
SCALE: 1/2" = 1'-0"

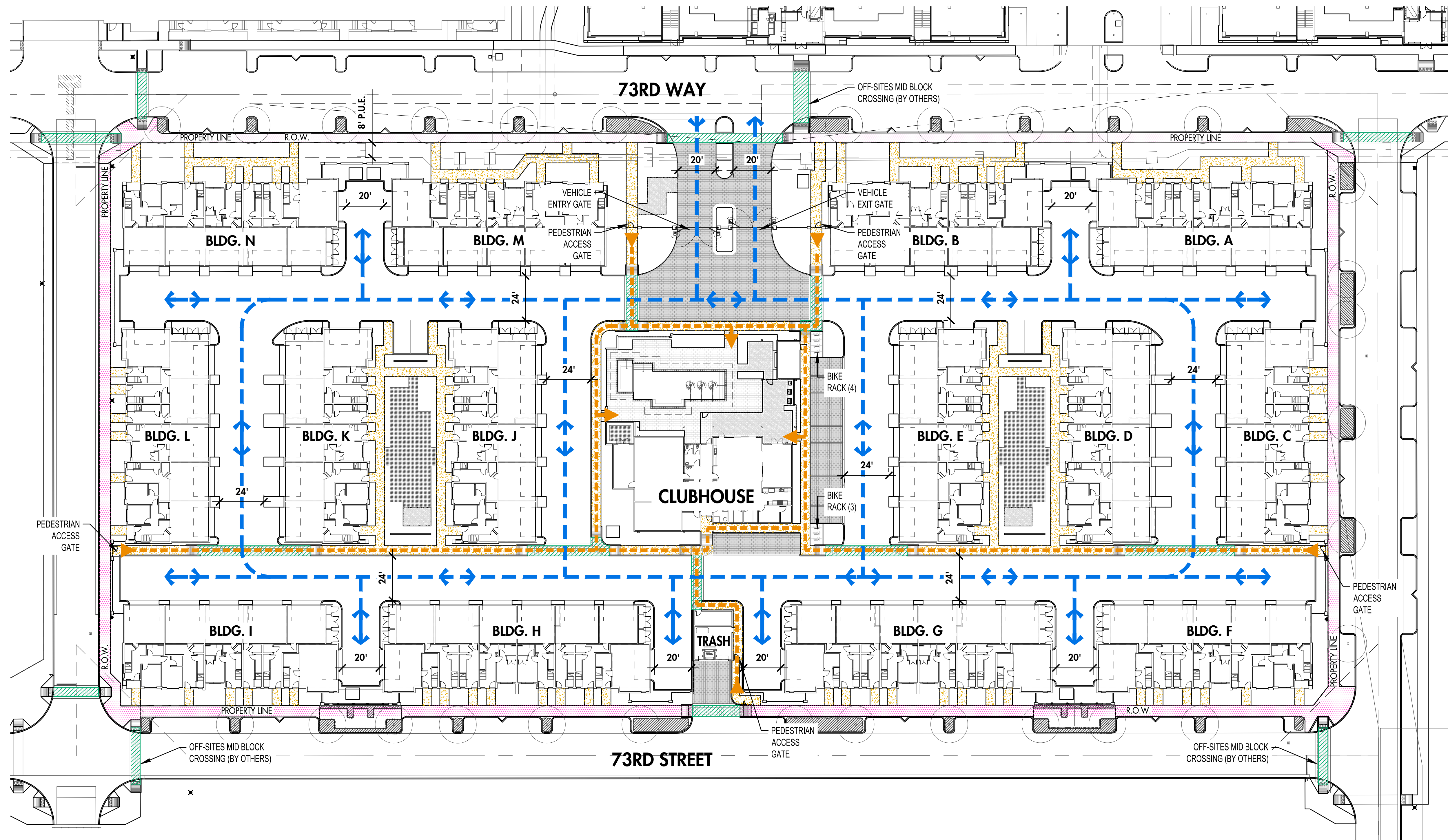


**E** COURTYARD SCREEN WALL  
SCALE: 1/2" = 1'-0"



**F** PERIMETER SCREEN WALL  
SCALE: 1/2" = 1'-0"

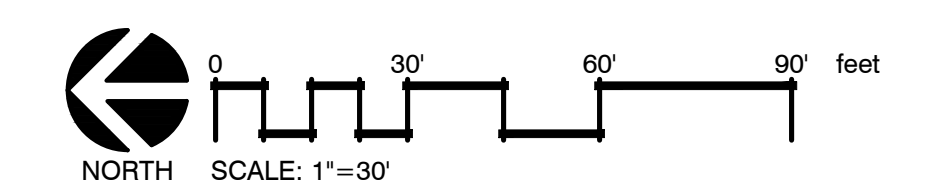




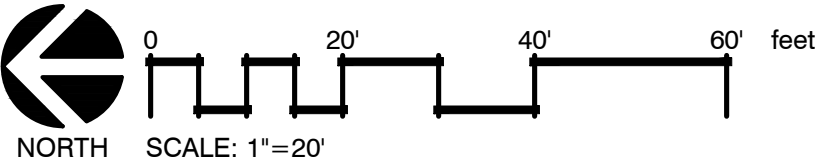
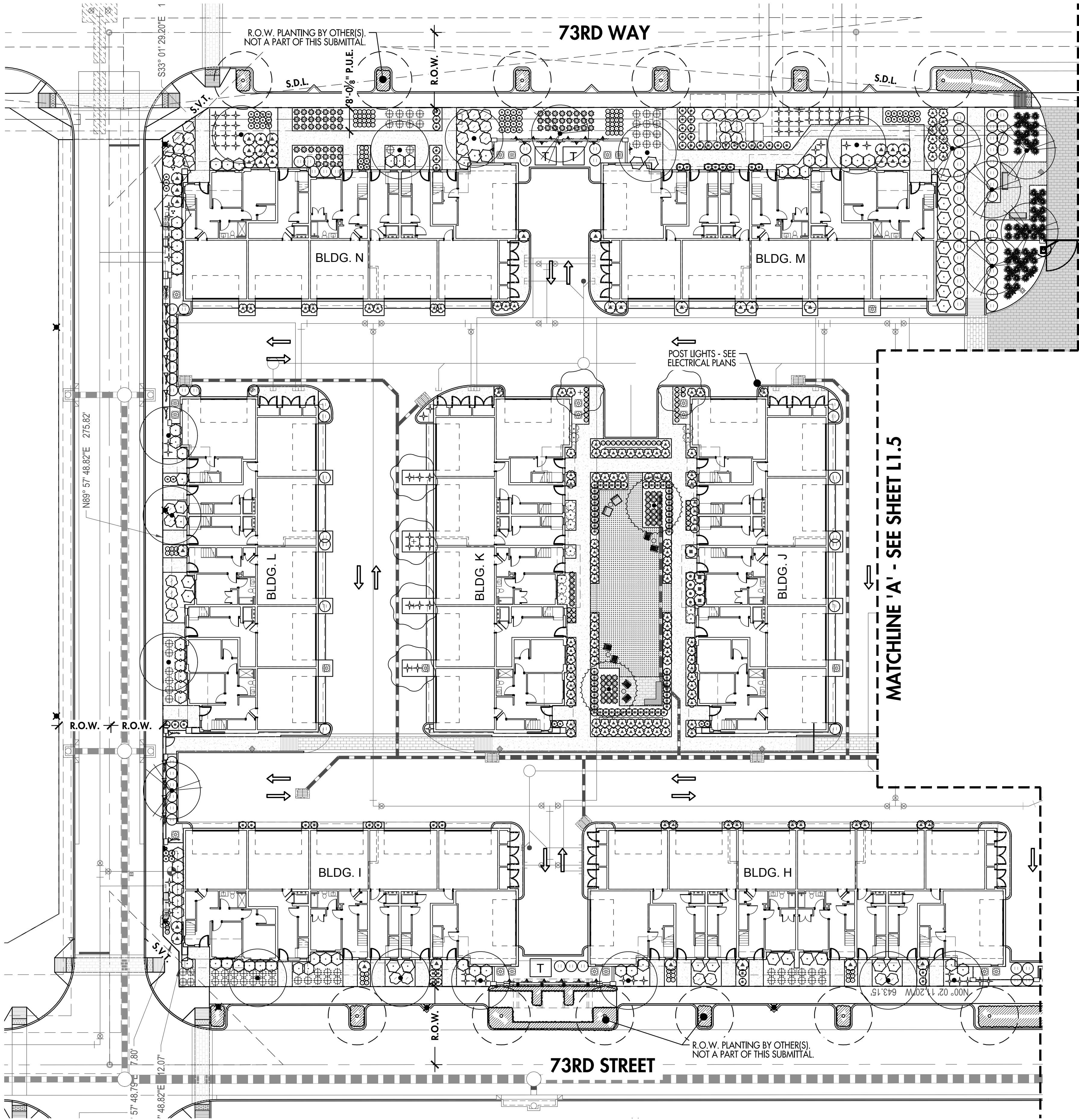
## CIRCULATION LEGEND

- 5'-0" WIDE PRIVATE WALKS (CONCRETE)
- PEDESTRIAN CROSSWALK (PAVERS)
- 5'-0/6'-0" WIDE PUBLIC WALK (CONCRETE)
- VEHICULAR TRAFFIC ON PRIVATE ROAD
- PEDESTRIAN PATH TO POOL AMENITY AREA

NOTE: KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR COMMERCIAL/MULTI-FAMILY/GATED COMMUNITIES







PLANT SCHEDULE

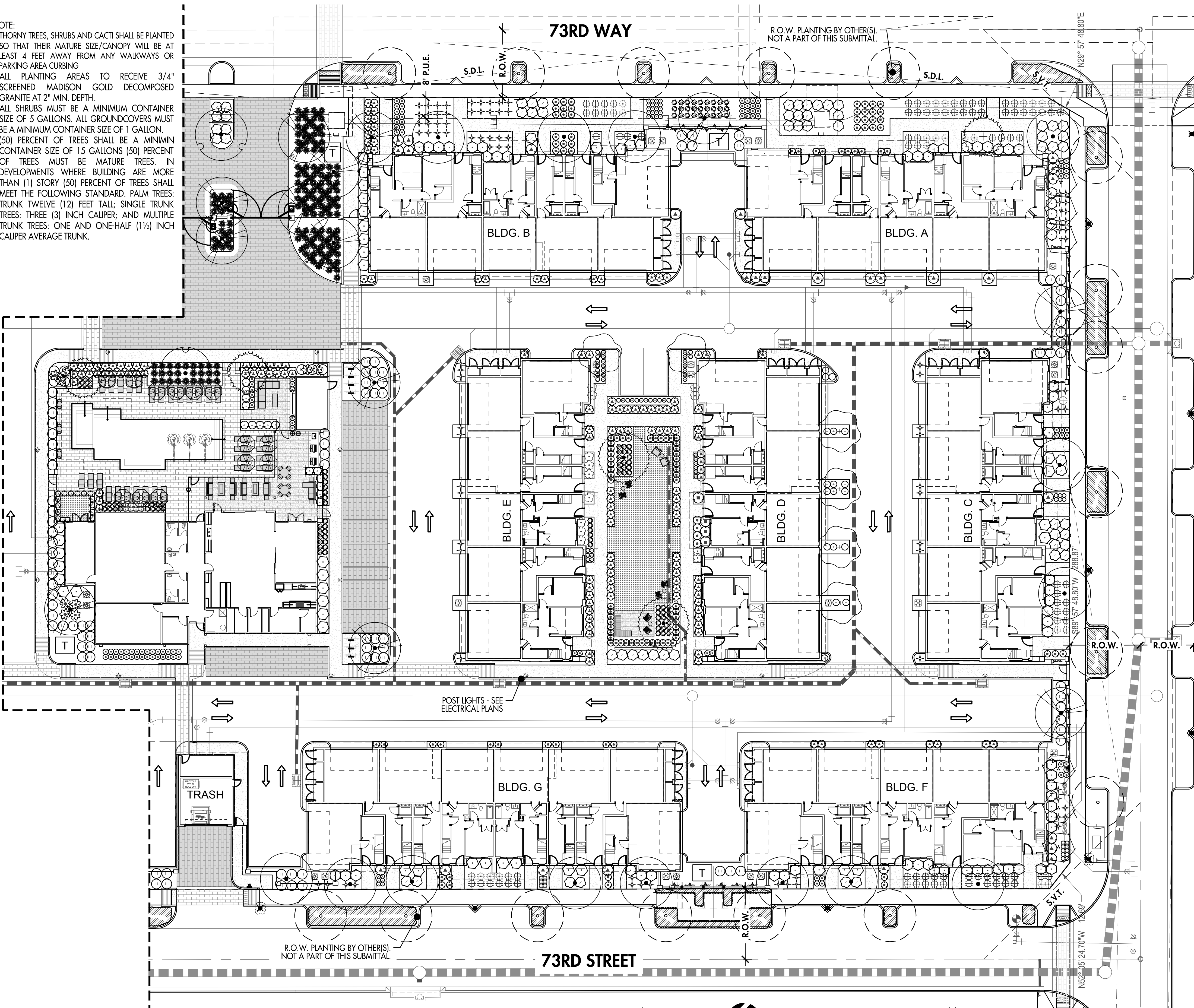
SYMBOL	COMMON / BOTANICAL NAME	SIZE	QTY
TREES			
	DESERT IRONWOOD / OLNEYA TESOTA SELECT FOR SPECIMAN QUALITY AND INTERESTING BRANCHING. FINAL SELECTION TO BE APPROVED BY LANDSCAPE ARCHITECT. UPRIGHT VASE SHAPE. MULTI-TRUNK 12' HEIGHT X 11" WIDE - 1.5" CAL. AVG. MIN.	54" BOX	2
	GHOST GUM / EUCALYPTUS PAPUANA TALL UPRIGHT - MATCHED 10'-0" HIGH X 6'-0" WIDE - 1.75" CAL. MIN.	36" BOX	29
	HONG KONG ORCHID TREE / BAUHINIA X BLAKEANA TALL - UPRIGHT - MATCHED 14'-0" HIGH X 8'-0" WIDE - 3" CAL. MIN.	48" BOX	4
	LESLIE ROY MESQUITE / PROSOPIS X 'LESLIE ROY' UPRIGHT VASE SHAPE. MULTI-TRUNK 13'-0" HIGH X 9'-0" WIDE - 1.5" CAL. AVG. MIN.	36" BOX	20
	SMOOTHIE THORNLLESS CASCALOTE / CAESALPINIA CACALACO 'SMOOTHIE' UPRIGHT VASE SHAPE. MULTI-TRUNK 7' HEIGHT X 6' WIDE - 1.5" CAL. AVG. MIN.	36" BOX	3
	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA TALL UPRIGHT - MATCHED 13'-0" HIGH X 7'-0" WIDE - 3" CAL. MIN.	48" BOX	12
	YELLOW BELLS / TECOMA STANS TALL UPRIGHT - MATCHED 5'-0" HIGH X 4'-0" WIDE - 1.5" CAL. MIN.	24" BOX	12
SHRUBS			
	BIRD OF PARADISE / STRELITZIA REGINAE	5 GAL	8
	BOXWOOD BEAUTY NATAL PLUM / CARISSA MACROCARPA 'BOXWOOD BEAUTY'	5 GAL	16
	DESERT RUELLIA / RUELLIA PENINSULARIS	5 GAL	276
	DWARF COMMON MYRTLE / MYRTUS COMMUNIS 'COMPACTA'	5 GAL	15
	FORTNIGHT LILY / DIETES BICOLOR	5 GAL	8
	HOPSEED BUSH / DODONAEA VISCOSA	5 GAL	75
	LITTLE JOHN WEEPING BOTTLEBRUSH / CALLISTEMON VIMINALIS 'LITTLE JOHN'	5 GAL	130
	LITTLE OLLIE® OLIVE / OLEA EUROPAEA 'MONTRA'	5 GAL	201
	SIERRA APRICOT® YELLOW BELLS / TECOMA X 'MINSTABE'	5 GAL	120
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	5 GAL	69
	WINTER BLAZE EMU BUSH / EREMOPHILA GLABRA CARNOSA 'WINTER BLAZE'	5 GAL	199
ACCENT			
	BEAKED YUCCA / YUCCA ROSTRATA 30", 36", 42" SKINNED TRUNKS	VARIES, SEE PLAN	9
	DAWE'S ALOE / ALOE DAWEI	5 GAL	8
	ELEPHANT BUSH / PORTULACARIA AFRA	5 GAL	89
	GIANT LIRIOPE / LIRIOPE GIGANTEA	5 GAL	12
	MEDICINAL ALOE / ALOE BARBADENSIS	5 GAL	214
	PALE-LEAF YUCCA / YUCCA PALLIDA	5 GAL	192
	PINK MUHLY GRASS / MUHLENBERGIA CAPILLARIS	5 GAL	184
	PINK PARADE RED YUCCA / HESPERALOE X 'PERFU'	5 GAL	187
	RED YUCCA / HESPERALOE PARVIFLORA	5 GAL	57
	SLIPPER / PEDILANTHUS BRACTEATUS	5 GAL	24
	SNAKE PLANT / DRACAENA TRIFASCIATA	5 GAL	24
GROUNDCOVER			
	NEW GOLD LANTANA / LANTANA X 'NEW GOLD'	5 GAL	18
	OUTBACK SUNRISE EMU BUSH / EREMOPHILA GLABRA 'MINGENEW GOLD'	5 GAL	134
	ROCKY POINT ICE PLANT / MALEPHORA LUTEA	5 GAL	136
VINES			
	BARBARA KARST BOUGAINVILLEA / BOUGAINVILLEA X 'BARBARA KARST' WITH TIES	5 GAL	33
	STAR JASMINE / TRACHELOSPERMUM JASMINOIDES 'STAR' WITH TIES	5 GAL	25

NOTE:  
1. 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  
2. ALL PLANTING AREAS TO RECEIVE 3/4" SCREENED MADISON GOLD DECOMPOSED GRANITE AT 2" MIN. DEPTH.  
3. ALL SHRUBS MUST BE A MINIMUM CONTAINER SIZE OF 5 GALLONS. ALL GROUNDCOVERS MUST BE A MINIMUM CONTAINER SIZE OF 1 GALLON.  
4. (50) PERCENT OF TREES SHALL BE A MINIMUM CONTAINER SIZE OF 15 GALLONS (50) PERCENT OF TREES MUST BE MATURE TREES. IN DEVELOPMENTS WHERE BUILDING ARE MORE THAN (1) STORY (50) PERCENT OF TREES SHALL MEET THE FOLLOWING STANDARD. PALM TREES: TRUNK TWELVE (12) FEET TALL; SINGLE TRUNK TREES: THREE (3) INCH CALIPER; AND MULTIPLE TRUNK TREES: ONE AND ONE-HALF (1½) INCH CALIPER AVERAGE TRUNK.



NOTE:  
1. 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  
2. ALL PLANTING AREAS TO RECEIVE 3/4" SCREENED MADISON GOLD DECOMPOSED GRANITE AT 2" MIN. DEPTH.  
3. ALL SHRUBS MUST BE A MINIMUM CONTAINER SIZE OF 5 GALLONS. ALL GROUNDCOVERS MUST BE A MINIMUM CONTAINER SIZE OF 1 GALLON.  
4. (50) PERCENT OF TREES SHALL BE A MINIMUM CONTAINER SIZE OF 15 GALLONS (50) PERCENT OF TREES MUST BE MATURE TREES. IN DEVELOPMENTS WHERE BUILDING ARE MORE THAN (1) STORY (50) PERCENT OF TREES SHALL MEET THE FOLLOWING STANDARD. PALM TREES: TRUNK TWELVE (12) FEET TALL; SINGLE TRUNK TREES: THREE (3) INCH CAUPER; AND MULTIPLE TRUNK TREES: ONE AND ONE-HALF (1½) INCH CAUPER AVERAGE TRUNK.

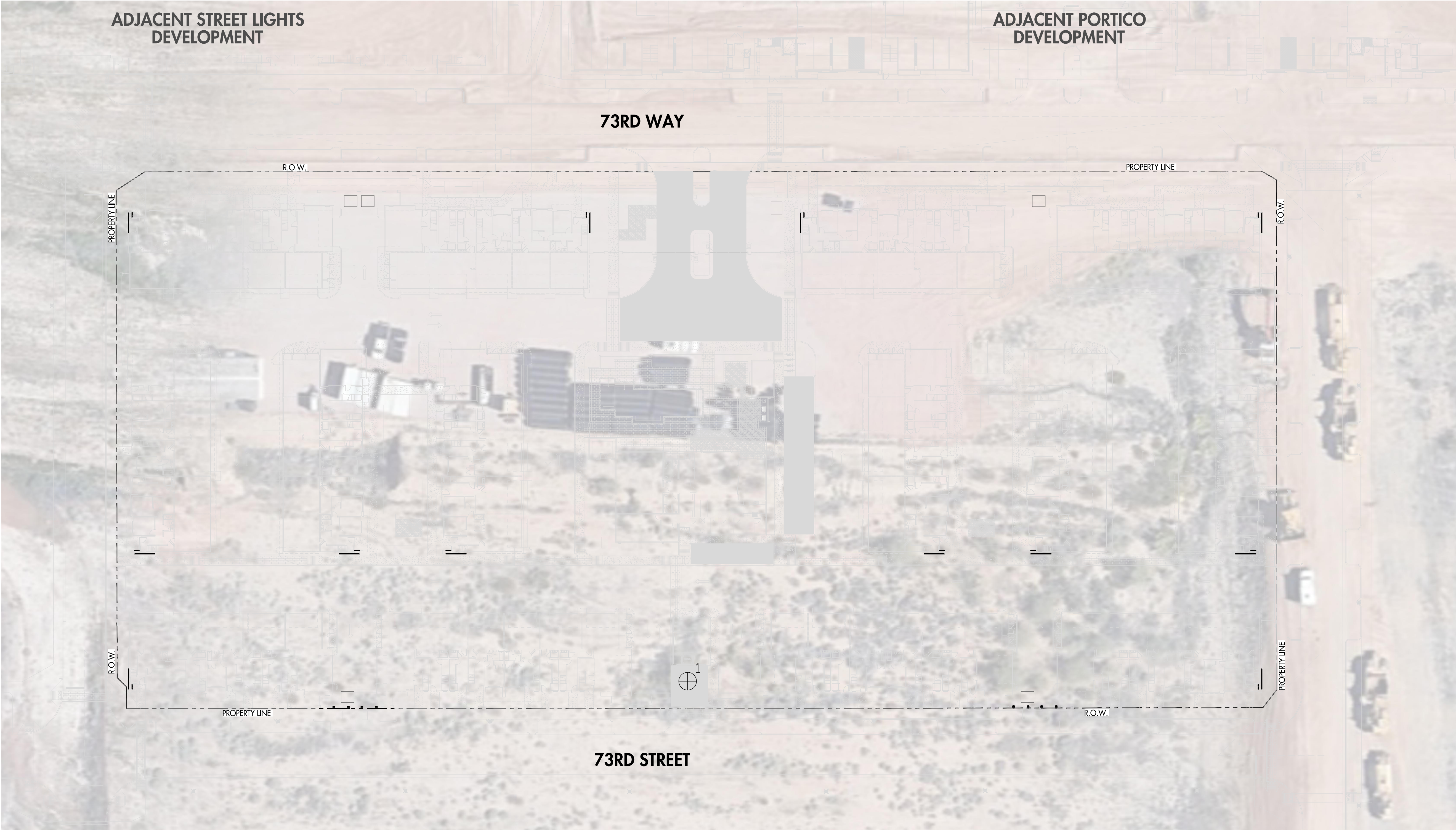
MATCHLINE 'A' - SEE SHEET L1.5




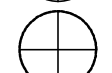




PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	SIZE	QTY
TREES			
	DESERT IRONWOOD / OLNEYA TESOTA SELECT FOR SPECIMAN QUALITY AND INTERESTING BRANCHING. FINAL SELECTION TO BE APPROVED BY LANDSCAPE ARCHITECT. UPRIGHT VASE SHAPE; MULTI-TRUNK 12' HEIGHT X 11" WIDE - 1.5" CAL. AVG. MIN.	54" BOX	2
	GHOST GUM / EUCALYPTUS PAPUANA TALL UPRIGHT - MATCHED 10'-0" HIGH X 6'-0" WIDE - 1.75" CAL. MIN.	36" BOX	29
	HONG KONG ORCHID TREE / BAUHINIA X BLAKEANA TALL - UPRIGHT - MATCHED 14'-0" HIGH X 8'-0" WIDE - 3" CAL. MIN.	48" BOX	4
	LESLIE ROY MESQUITE / PROSOPIS X 'LESLIE ROY' UPRIGHT VASE SHAPE; MULTI-TRUNK 13'-0" HIGH X 9'-0" WIDE - 1.5" CAL. AVG. MIN.	36" BOX	20
	SMOOTHIE THORNLESS CASCALOTE / CAESALPINIA CACALACO 'SMOOTHIE' UPRIGHT VASE SHAPE; MULTI-TRUNK 7' HEIGHT X 6' WIDE - 1.5" CAL. AVG. MIN.	36" BOX	3
	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA TALL UPRIGHT - MATCHED 13'-0" HIGH X 7'-0" WIDE - 3" CAL. MIN.	48" BOX	12
	YELLOW BELLS / TECOMA STANS TALL UPRIGHT - MATCHED 5'-0" HIGH X 4'-0" WIDE - 1.5" CAL. MIN.	24" BOX	12
SHRUBS			
	BIRD OF PARADISE / STRELITZIA REGINAE	5 GAL	8
	BOXWOOD BEAUTY NATAL PLUM / CARISSA MACROCARPA 'BOXWOOD BEAUTY'	5 GAL	16
	DESERT RUELLIA / RUELLIA PENINSULARIS	5 GAL	276
	DWARF COMMON MYRTLE / MYRTUS COMMUNIS 'COMPACTA'	5 GAL	15
	FORTNIGHT LILY / DIETES BICOLOR	5 GAL	8
	HOPSEED BUSH / DODONAEA VISCOSA	5 GAL	75
	LITTLE JOHN WEeping BOTTLEBRUSH / CALLISTEMON VIMINALIS 'LITTLE JOHN'	5 GAL	130
	LITTLE OLLIE® OLIVE / OLEA EUROPAEA 'MONTRA'	5 GAL	201
	SIERRA APRICOT® YELLOW BELLS / TECOMA X 'MNSTABE'	5 GAL	120
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	5 GAL	69
	WINTER BLAZE EMU BUSH / EREMOPHILA GLABRA CARNOSA 'WINTER BLAZE'	5 GAL	199
ACCENT			
	BEAKED YUCCA / YUCCA ROSTRATA 30", 36", 42" SKINNED TRUNKS	VARIABLES, SEE PLAN	9
	DAWE'S ALOE / ALOE DAWEI	5 GAL	8
	ELEPHANT BUSH / PORTULACARIA AFRA	5 GAL	89
	GIANT LIRIOPE / LIRIOPE GIGANTEA	5 GAL	12
	MEDICINAL ALOE / ALOE BARBADENSIS	5 GAL	214
	PALE-LEAF YUCCA / YUCCA PALLIDA	5 GAL	192
	PINK MUHLY GRASS / MUHLENBERGIA CAPILLARIS	5 GAL	184
	PINK PARADE RED YUCCA / HESPERALOE X 'PERFU'	5 GAL	187
	RED YUCCA / HESPERALOE PARVIFLORA	5 GAL	57
	SLIPPER / PEDILANTHUS BRACTEATUS	5 GAL	24
	SNAKE PLANT / DRACAENA TRIFASCIATA	5 GAL	24
GROUNDCOVER			
	NEW GOLD LANTANA / LANTANA X 'NEW GOLD'	5 GAL	18
	OUTBACK SUNRISE EMU BUSH / EREMOPHILA GLABRA 'MINGENOW GOLD'	5 GAL	134
	ROCKY POINT ICE PLANT / MALEPHORA LUTEA	5 GAL	136
VINES			
	BARBARA KARST BOUGAINVILLEA / BOUGAINVILLEA X 'BARBARA KARST' WITH TIES	5 GAL	33
	STAR JASMINE / TRACHELOSPERMUM JASMINOIDES 'STAR' WITH TIES	5 GAL	25

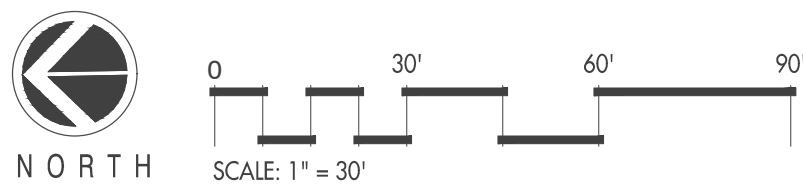




**PLANT LEGEND**

-  Tree - Salvageable
-  Tree - Non-Salvageable
-  Tree - Remain In Place
-  Cacti - Salvageable
-  Cacti - Non-Salvageable
-  Cacti - Remain In Place

NATIVE PLANT INVENTORY				
ATAVIA - ONE SCOTTSDALE				
19701 N. SCOTTSDALE ROAD				
SCOTTSDALE, AZ				
DATE: 01/31/2021				
PLANT #	COMMON NAME	CALIPER (IN) / HEIGHT (FT)	STATUS	COMMENTS
1	BLUE PALO VERDE	4	STATUS	
SUMMARY		TREES	CACTI	LEGEND S = SALVAGEABLE NS = NON SALVAGEABLE RIP = REMAIN IN PLACE
SALVAGEABLE		1	0	
NON-SALVAGEABLE		0	0	
REMAIN IN PLACE		0	0	
TOTAL		1	0	











**SITE BENCH:**  
VENDOR: ANOVA SITE FURNISHINGS (OR EQUAL)  
MODEL: TANDEM - CONTOUR W/ PERSPECTIVE LASER CUT BACK (#TAN3280P)  
SIZE: 6'-0" LONG  
COLOR (BACK AND SEAT): TEXTURED PEWTER  
COLOR (FRAME): TEXTURED BLACK



**TRASH RECEPTACLE:**  
VENDOR: ANOVA SITE FURNISHINGS (OR EQUAL)  
MODEL: MATRIX WITH SIDE DOOR (#L2009)  
SIZE: 40 GALLON  
COLOR: TEXTURED PEWTER



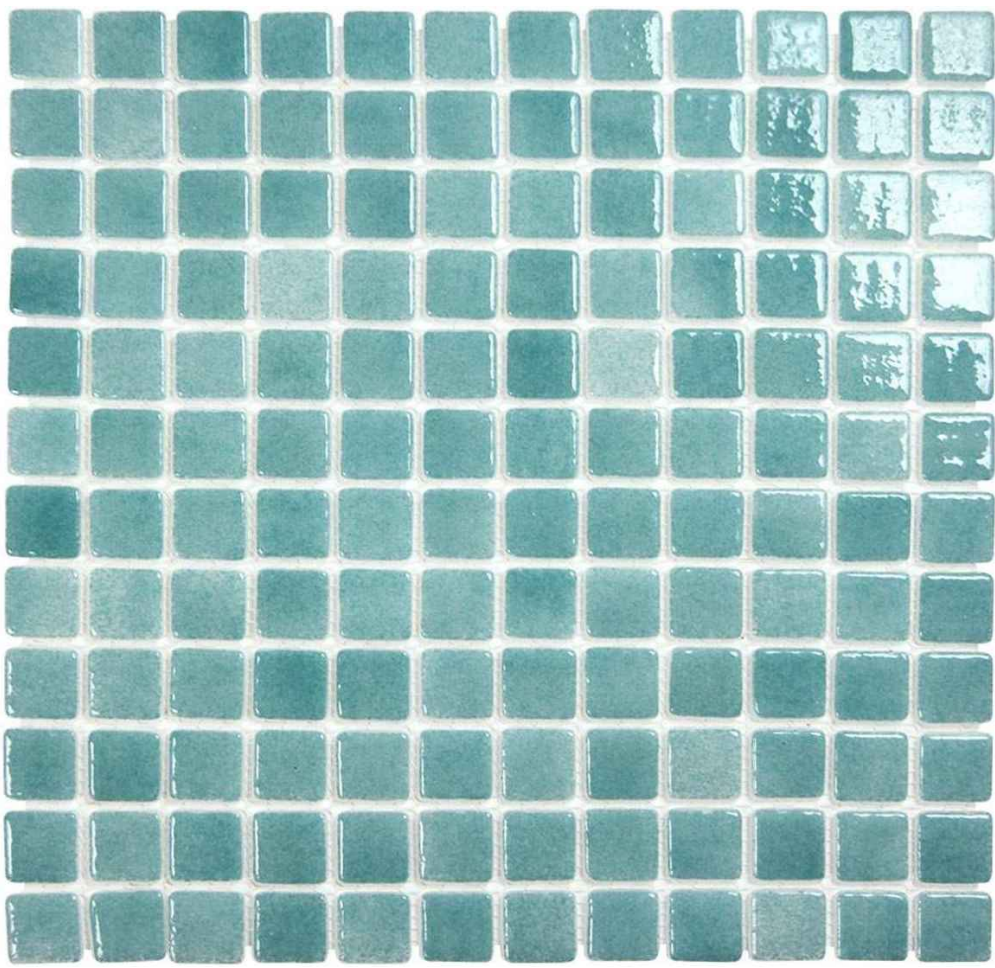
**BIKE RACKS:**  
VENDOR: FORMS + SURFACES (OR EQUAL)  
MODEL: OLYMPIA BIKE RACK (SKOLY)  
SIZE: 40 GALLON  
COLOR: SLATE TEXTURED



**PET STATION:**  
VENDOR: PET PICKUPS (OR EQUAL)  
MODEL: MODERN DOG KIT (#MD-KIT)  
COLOR: ALUMINUM



**BBQ GRILL:**  
VENDOR: BARBEQUES GALORE (OR EQUAL)  
MODEL: MTH321LP TURBO  
SIZE: 32" - (2) BURNER  
COLOR: TEXTURED PEWTER



**POOL WATERLINE / STEP AND BENCH 2" STRIP TILE:**  
VENDOR: OCEANS MOSAIC (OR EQUAL)  
MODEL: ISLAMORADA  
SIZE: 1"x1" SQUARE  
COLOR: SEAFOAM GREEN



**POOL INTERIOR**  
VENDOR: PEBBLETEC INTERNATIONAL (OR EQUAL)  
MODEL: PEBBLE SHEEN  
COLOR: ARCTIC WHITE



**SYNTHETIC TURF**  
VENDOR: ARIZONA ARTIFICIAL LAWNS (OR EQUAL)  
MODEL: CORONADO PLATINUM  
COLOR: 2" PILE LENGTH MINIMUM.



**DECOMPOSED GRANITE**  
COLOR: MADISON GOLD  
SIZE: 3/4" SCREENED.  
INSTALLED AT ALL PLANTING AREAS AT 2" DEPTH MIN.



**PREFAB FIREPIT**  
VENDOR: THE OUTDOOR PLUS (OR EQUAL)  
MODEL: PISMO (#OPT-2460-BLK)  
MATERIAL: GFRC CONCRETE  
COLOR: BLACK  
SIZE: 24"W x 24"H x 60"L





COMMUNITY ENTRY AND SIGNAGE





**POOL AMENITY AREA**

POOL FURNITURE IS SHOWN FOR REFERENCE ONLY. FINAL FURNITURE SELECTIONS TO BE MADE BY INTERIOR DESIGNER / OWNER REPRESENTATIVE.

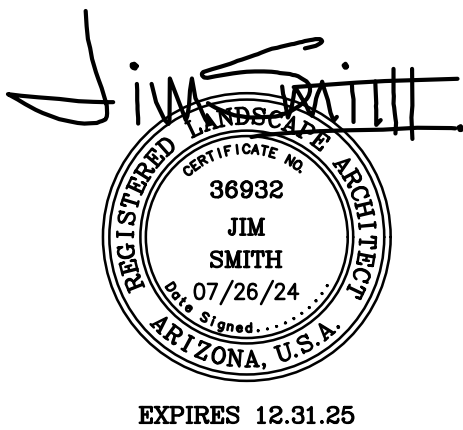


Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com

belgravia group

**ATAVIA - ONE SCOTTSDALE**  
NORTH SCOTTSDALE, AZ

DRB SUBMITTAL 3  
JULY 26, 2024



CONCEPTUAL RENDERINGS

**L1.10**





**POOL AMENITY AREA**

POOL FURNITURE IS SHOWN FOR REFERENCE ONLY. FINAL FURNITURE SELECTIONS TO BE MADE BY INTERIOR DESIGNER / OWNER REPRESENTATIVE.

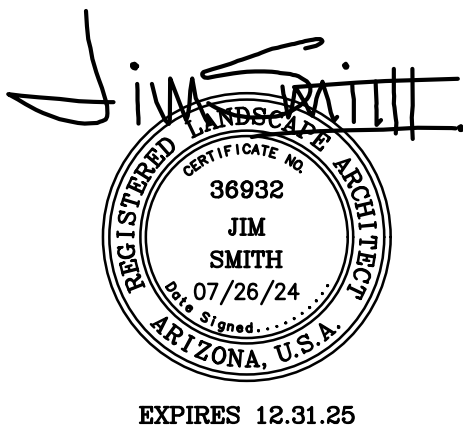


Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com



**ATAVIA - ONE SCOTTSDALE**  
NORTH SCOTTSDALE, AZ

DRB SUBMITTAL 3  
JULY 26, 2024



CONCEPTUAL RENDERINGS

**L1.11**





CENTRAL COURTYARDS





73RD WAY - VIEW NORTH

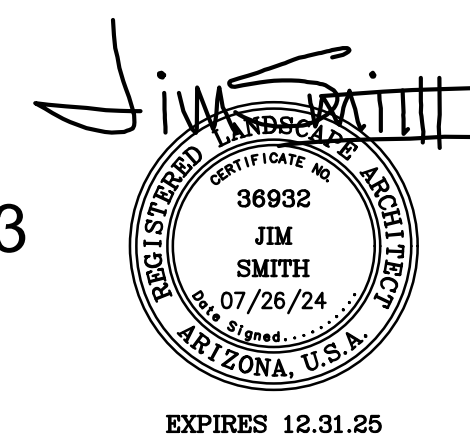


Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com

belgravia group

**ATAVIA - ONE SCOTTSDALE**  
NORTH SCOTTSDALE, AZ

DRB SUBMITTAL 3  
JULY 26, 2024



CONCEPTUAL RENDERINGS

L1.13

collectiV  
landscape architects





ENTRY - VIEW WEST

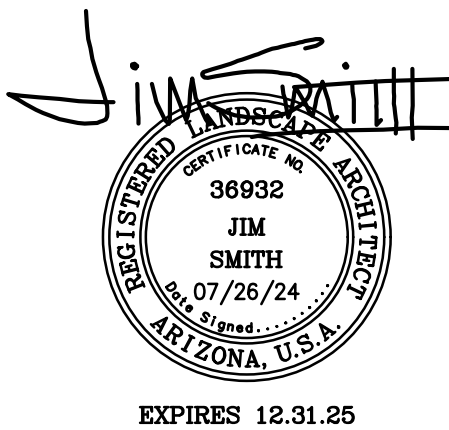


Architecture + Planning  
217 N Jefferson Street,  
Suite #400  
Chicago, IL 60661  
888.456.5849  
ktgy.com

belgravia group

**ATAVIA - ONE SCOTTSDALE**  
NORTH SCOTTSDALE, AZ

DRB SUBMITTAL 3  
JULY 26, 2024



CONCEPTUAL RENDERINGS

L1.14