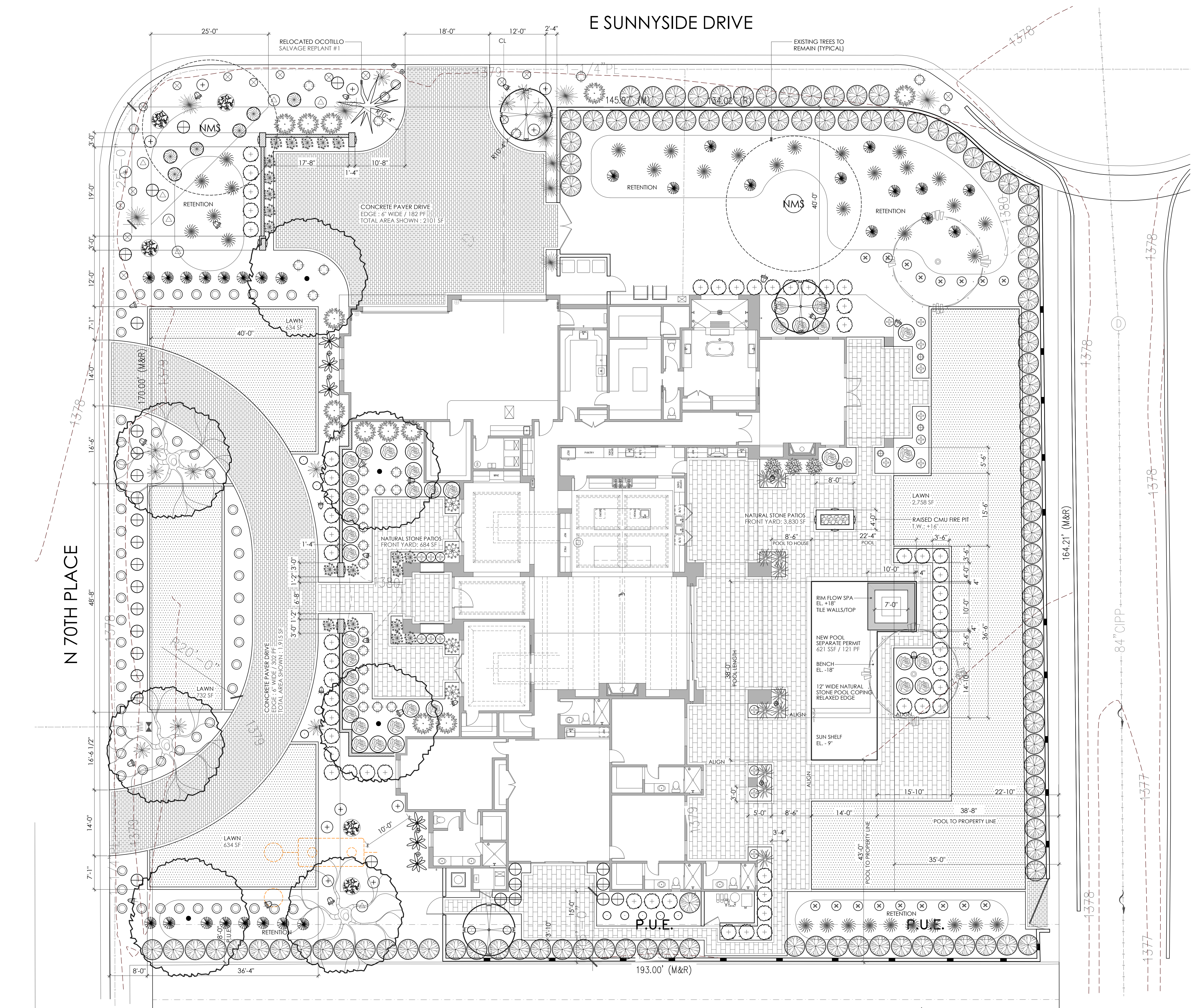




NOTES:
(1) THESE PLANS ARE SCHEMATIC. FINAL LOCATIONS OF PROPOSED HARDSCAPE, PLANT MATERIAL AND UTILITIES SHALL BE ADJUSTED IN THE FIELD BASED ON CONTRACTOR'S VERIFIED SITE CONDITIONS. (2) ALL EXISTING UNDERGROUND UTILITIES THAT MAY NOT BE SHOWN ON THESE PLANS SHALL BE FIELD LOCATED BY THE CONTRACTOR. ANY CONFLICTS WITH PROPOSED PLANS SHALL BE COMMUNICATED TO LEVINSON STUDIO BEFORE CONSTRUCTION COMMENCES. CONTRACTOR(S) SHALL CONSIDER FUTURE LOCATIONS OF PROPOSED HARDSCAPE AMMENITIES AND PLANTING BEFORE INSTALLING ANY NEW UNDERGROUND INFRASTRUCTURE, SUCH AS POOL PLUMBING LINES. CONTRACTOR(S) SHALL REFER TO THE LANDSCAPE PLAN TO AVOID POTENTIAL CONFLICTS. (3) ALL PROPOSED STRUCTURAL ELEMENTS IN THESE PLANS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER. CONTRACTOR(S) SHALL PROVIDE SHOP DRAWINGS AS NECESSARY TO OBTAIN CONSTRUCTION PERMITS. (4) THESE PLANS SHALL BE USED FOR CLARIFICATION OF DESIGN INTENT ONLY. IN NO EVENT SHALL LEVINSON STUDIO, LLC., ITS OFFICERS, EMPLOYEES OR PRINCIPAL BE LIABLE FOR ANY DAMAGES WHATSOEVER (INCLUDING WITHOUT LIMITATION, INCIDENTAL OR CONSEQUENTIAL DAMAGES, LOST PROFITS, OR DAMAGES) RESULTING FROM THE INFORMATION OBTAINED OR OMITTED IN THESE DRAWINGS. (5) CONTRACTOR SHALL ENSURE THAT DRAINAGE SYSTEMS (WHETHER ABOVE GROUND SWALES OR UNDERGROUND PIPING) ARE INSTALLED AS NECESSARY TO PREVENT FLOODING. OWNER IS RESPONSIBLE TO ENSURE SWALES AND/OR DRAIN INLETS ARE FREE FROM DEBRIS. (6) SUGGESTED PLANT MATERIAL VARIETIES THAT ARE NOT AVAILABLE AND/OR ARE SLATED TO BE INSTALLED OUTSIDE ITS RECOMMENDED PLANTING SEASON SHALL BE SUBSTITUTED WITH SELECTIONS APPROVED BY LEVINSON STUDIO, LLC.

PLANT LEGEND			
Botanical Name	Common Name	Size	Quantity
Prosopis velutina Hybrid	Seedless Velvet Mesquite	36" Box	3
Quercus virginiana (standard)	Southern Live Oak	36" Box	4
Pithecellobium flexicaule	Texas Ebony	36" Box	2
Bauhinia species	White Anacacho Orchid Tree	24" Box	3
Dadonea viscosa	Green Hopseed Bush	5 gallon	108
Calliandra eriophylla	Pink Fairy Duster	5 gallon	6
Ruellia peninsularis	Baja Ruellia	5 gallon	13
Opuntia basilaris	Beavertail Prickly Pear	5 gallon	5
Fouquieria splendens	Ocotillo	15 gallon	1
Trichocereus pachanoi	San Pedro Cactus	5 gallon	6
Duranta erecta	Blue Duranta	5 gallon	3
Yucca recurvifolia	Peundulous Yucca	15 gallon	11
Olea europaea 'Little Ollie'	Dwarf Olive Shrub	5 gallon	55
Asclepias subulata	Desert Milkweed	5 gallon	28
Rosa floribunda	Iceberg Rose	5 gallon	37
Yucca rigida	Blue Yucca	5 gallon	10
Justicia californica	Chuparosa	5 gallon	29
Lavendula multifida	Fern Leaf Lavender	5 gallon	4
Muhlenbergia capillaris	Regal Mist	5 gallon	33
Ambrosia deltoidea	Triange Bursage	5 gallon	7
Russelia equisetiformis	Coral Fountain Plant	5 gallon	20
Sphaeralcea ambigua	Globe Mallow	5 gallon	10
Bouteloua gracilis	Blonde Ambition Grass	5 gallon	28
Carissa x Hybrid	Boxwood Beauty Natal Plum	5 gallon	19
Psilostrophe tagetina	Woolly Paperflower	5 gallon	27
Lantana montevidensis	White Trailing Lantana	5 gallon	60
Baileya multiradiata	Desert Marigold	5 gallon	15
Lantana montevidensis	Purple Trailing Lantana	1 gallon	11
Convolvulus cneorum	Bush Morning Glory	5 gallon	17

Trees shall be low branching, sculptural multi-trunk starter specimen.
Contractor shall send photos to designer for approval prior to delivery.

LOW VOLTAGE LIGHTING LEGEND					
Description	Manufacturer	Product	Color	Bulb	Quantity
Well Light	FX Luminaire	FC-CW-3	bronze	LED	8
Wall Light	FX Luminaire	RH-3	bronze	LED	12
Path Light	FX Luminaire	PM-3	bronze	LED	4
Micro Spot	FX Luminaire	QZ-1	bronze	LED	9
Flood Light	FX Luminaire	LC-6	bronze	LED	11
Spot Light	FX Luminaire	NP-6	bronze	LED	3

- LANDSCAPE NOTES:
- Levinson Studio reserves the right to refuse any plant materials he or client deems unacceptable.
 - For clarification of discrepancies between the drawings and the site shall be brought to the attention of Levinson Studio prior to beginning work.
 - Double stake all 15 gallon and boxed trees as required.
 - Finished grade in planting areas shall be a minimum 1/2" below top of adjacent paving and/or turf header after decomposed granite top dressing is installed.
 - Contractor shall walk the property with owner for approval prior to removal of any existing plant material.
 - All undesignated groundplanes in planting areas to receive 1/4" minus sized decomposed granite at 2" depth (1/2" below paved surfaces) Color Suggestion: Madison Gold (owner to approve color).
 - After all work is completed, the contractor shall remove all trash, debris and unused materials from site daily.
 - All earthwork is to be done so that all water drains away from house swimming pool, walls and other structures.
 - See engineering drawings for drainage flows. Landscape Contractor shall leave the approved grading, and drainage unaltered.
 - All newly installed as well as existing plant material shall receive the appropriate amount water delivered by an underground, timer controlled drip system. All emitters to be Xeri-bug or equal; Installed underground. Flag emitters will not be accepted.
 - All irrigation and lighting equipment shall be installed out of field of view and screened from with plant material.

- LIGHTING NOTES:
- All fixtures to be aimed away from streets and adjacent properties.
 - All spot and path type fixtures to be colored to match the Decomposed Granite topdressing used in the planting area in which it is installed.
 - All spot and path type fixtures to be concealed with plant material.
 - There are no colored lamps proposed for this project.
 - Refer to lighting manufacturer fixture specification 8.5" X 11" sheets attached with this submittal for clarification on proposed fixtures.
 - Filters for all landscape lighting fixtures shall not exceed 3000 K.
 - See Lighting Legend, this sheet for landscape light fixture call-outs and Main Electrical Floor Plans for house exterior lighting by others.
 - Ensure the angle of the light is no less than 60° to meet low voltage lighting requirements to avoid excessive glare.



LEVINSON STUDIO

pool design • site planning • landscape designer

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REVISIONS:

DATE: 10.9.2025

DATE: 11.7.2025

DATE: 11.12.2025

BUILDER SPEC HOME

11831 NORTH 70TH PLACE

SCOTTSDALE, ARIZONA 85254

NORTH

LANDSCAPE PLAN

DATE: 10.8.2025

SCALE: 1" = 10' - 0"

SHEET:

L1 OF 1