

Cholla Place

NOTE: EXISTING SITE HAS BEEN MASS GRADED AND VOID OF ANY NATIVE PLANT MATERIAL.

EXISTING WALLS TO REMAIN
 LARGE OPEN SPACE WITH MEANDERING SIDEWALK, TURF ACTIVITY AREA, AND PERIMETER LANDSCAPE ALONG ADJACENT LOTS
 LOW WATER USE TREES AND SHRUBS IN LANDSCAPE TRACTS ON BOTH SIDES OF STREET TO ENHANCE OPEN SPACE CHARACTER
 EXISTING 'SCOTTSDALE SIXTEEN' WALLS AND LANDSCAPE TO REMAIN UNDISTURBED
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TENNIS COURT RECESSED 3' BELOW ADJACENT STREET FRONTAGES (BROWNGREEN) LIGHTING OPTIONAL
 STEPS TO TRANSITION GRADE BETWEEN RAMADA AND TENNIS COURT
 SHADE RAMADA (SEE ELEVATIONS)
 LANDSCAPE ON BOTH SIDES OF CHOLLA TO CREATE GATEWAY INTO EXISTING RESIDENTIAL EAST OF PROJECT
 TURF ACCENT ALONG ENTRY (OUTSIDE ROW)
 20' MATCHED HEIGHT DATE PALM 'GROVE' ALONG ENTRY DRIVE
 COLORED EXPOSED AGGREGATE ACCENT PAVING ALONG ENTRY DRIVE
 LOW WATER USE SHRUBS AND GROUNDCOVER ALONG ALL STREET FRONTAGES
 UNDERGROUND DRIP IRRIGATION SYSTEM TO ALL LANDSCAPING WITH AUTOMATIC CONTROLLER INSTALLED PER CITY CODES AND GUIDELINES

preliminary plant legend

common name	botanical name	size
Trees		
DATE PALM	PHOENIX CACTUS	20' HT
CHILEAN SPURGE	PROSTRATE COLICLAS	24" DIA. BOX
VALLEY ACACIA	ACACIA SALICINA	24" DIA. BOX
LIVE OAK	QUERCUS LYMPHOLEA	24" DIA. BOX
Shrubs & groundcover		
BOUGAINVILLEA	BOUGAINVILLEA D. KURST	8 GAL.
BOUGAINVILLEA	BOUGAINVILLEA D. KURST	1 GAL.
NEW GOLD LANTANA	LANTANA CANARIA	1 GAL.
RED TIGER	HEPERALDIA PAVONINA	1 GAL.
PETER PAN CLEMENS	MONETA GLENDEN 'PETER PAN'	1.5 GAL.
SLIVERY CANA	CANNA PHYLLOCLADIA	1 GAL.
WATER AGONY GLENDEN	MONETA GLENDEN 'WATER AGONY'	1 GAL.
TRAILING YELLOW GAZANIA	GAZANIA 'WINDS'	1 GAL.
DESERT BENTON	BAECCARIA GERMERIANA	1 GAL.
ROCKED THORNT		1 GAL.

7" DECORATIVE THEMEWALL WITH VARIABLE SETBACKS ALONG PROPERTY LINES
 FUTURE STREET IMPROVEMENTS BY CITY OF SCOTTSDALE TO CONSIST OF SIDEWALK AND EQUESTRIAN TRAIL
 INITIAL LANDSCAPE INSTALLATION BEYOND LIMIT OF FUTURE CITY IMPROVEMENTS

2" DEEP, MADISON GOLD DECOMPOSED GRANITE TO ALL LANDSCAPE AREAS
 INTERIOR OPEN SPACE PARK WITH TURF AREA AND FOUNDATION PLANTING ALONG ALL WALLS
 DECORATIVE PROJECT SIGNWALL FRAMED BY LARGE MESQUITE, BOUGAINVILLEA AND FLOWERING LOW WATER USE SHRUBS AND GROUNDCOVER
 TURF ACCENT ALONG SIGNAGE AND RETENTION
 DEVELOPER SHALL ESTABLISH A PRIVATE HOMEOWNER'S ASSOCIATION TO MAINTAIN ALL PERIMETER WALL AND LANDSCAPE IMPROVEMENTS SHOWN ON THESE DRAWINGS.

Scale: 1"=40'-0"

Conceptual Landscape Plan
Scottsdale Road & Cholla
 A Gated Single Family Community
 prepared for: Los Altos Hills Realty Inc.

vollmer & associates
 case no.305-PA-96

7" HIGH THEMEWALL ALONG MAJOR STREETS WITH VARIOUS SETBACKS
 32" SQUARE SPLIT FACE COLUMN WITH FINISHED CONCRETE CAP
 SPLIT FACE BLOCK PLANTERWALL WITH FLOWERING GROUNDCOVER
 SIGNAGE

DECORATIVE BROUGHT IRON SECURITY GATES WITH AUTOMATED GARD ACCESS
 MATCHED HEIGHT DATE PALM GROVE

SHADE RAMADA TO MATCH THEMEWALL
 PEDESTRIAN ACCESS GATE THRU RAMADA
 DECORATIVE THEMEWALL WITH PROJECT SIGNAGE (BY OTHERS)
 RECESSED TENNIS COURT BEYOND WITH METAL MESH FENCING TO MATCH HEIGHT OF THEMEWALL

Elevation Across Entry Drive

7" DECORATIVE THEMEWALL
 32" SQUARE DECORATIVE SPLIT FACE COLUMN WITH FINISHED CONCRETE CAP
 16" HIGH SPLIT FACE BLOCK PLANTERWALL WITH FLOWERING GROUNDCOVER
 SIGNAGE (BY OTHERS UNDER SEPARATE CONTRACT)

Monument Signwall

4"x8"x16" SOLID SPLIT FACE CAP
 6" SPLIT FACE BOND BEAM WITH 1" - 5" CONTINUOUS, COLOR: TIERRA BROWN
 6" CHU BLOCK WITH STUCCO FINISH ON STREET SIDE ONLY, WALL COLOR: HICKORY, LRV: 33, DUNN EDWARDS
 FINISH GRADE VARIES
 CONCRETE FOOTING WITH 1" - 5" CONTINUOUS

Themewall Section

Materials List

Split Face Block
 Stucco Wall
 Wrought Iron
 Roof Tile
 Colored Concrete
 Tennis Court

COLOR: TIERRA BROWN
 MANUF: SUPERLITE BLOCK
 COLOR: HICKORY, LRV: 33
 MANUF: DUNN EDWARDS
 COLOR: PICKERS
 MANUF: DUNN EDWARDS
 LIFE TILE - NO.8201
 FLAT CONCRETE
 1/4" FINISH EXPOSED AGGREGATE
 COLOR: LAKESIDE BROWN
 MANUF: DAVIS COLORS
 COURT: DARK GREEN
 FELD: DESERT SAND

ENTRY DRIVE SECURITY GATES
 SHADE RAMADA WITH 42" HIGH UNBOUGHT IRON RAILING ALONG GRADE TRANSITION
 LANDSCAPE SIDESLOPES
 TENNIS COURT (3' BELOW ADJACENT STREET)

SHADE RAMADA WITH 42" HIGH UNBOUGHT IRON RAILING ALONG GRADE TRANSITION
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North Ramada Elevation

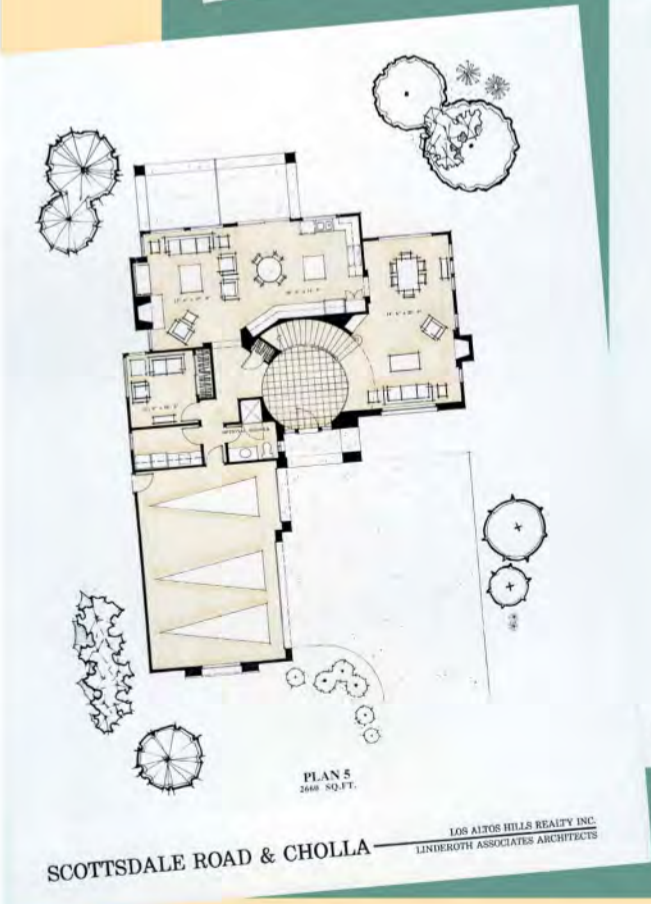
MATCHED HEIGHT DATE PALMS
 SHADE RAMADA WITH SPLIT FACE BLOCK, HEAVY WOOD BEAM FAC AND FLAT TILE ROOF
 STEPS TO RECESSED TENNIS COURT
 RETAINING WALL WITH PARTIAL WIRE MESH FENCING

East Ramada Elevation

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Cholla Place represented a rare opportunity to transform an in-fill location in Scottsdale into a luxurious semi-custom home community. The Empire Group purchased, rezoned and designed the parcel enabling them to create this 40-lot subdivision.



Cholla Place offered residents five dramatic home designs to select from in a gated single-family neighborhood that's close to shopping, schools, entertainment and restaurants.