

PROJECT PORTFOLIO

A SCRAPBOOK OF DESIGN/BUILD OVERHAULS

Tranquil terraces

THE MISSION

Create a property-wide oasis, from top to bottom, for an upscale residential development in the Arizona desert.

ISS Grounds Control acquired the multi-million dollar contract for the then-newly constructed Optima at Camelview in November 2005, and started working with developer David Hovey and landscape architecture designer, Floor Associates, to create a distinctive, soothing outdoor atmosphere for the 14-acre sanctuary — including more than 700 individually designed private terraces and a green roof that spans a majority of the 11-building community.

The project is considered to be the “first multi-level, mixed-use oasis of green roof terraces in Arizona,” notes Dan Scholl, who with Thom Landauer led the design for ISS Grounds Control’s Phoenix branch.

The ISS Grounds Control team truly had to think outside the box when designing and installing landscape for the green roof — all while considering and including the intertwining positions of each building.

“This is the most challenging landscape project we’ve ever done,” admits Todd Huston, general manager of the Phoenix branch.

By adapting to the challenges and design changes, however, ISS Grounds Control was able to tackle each individual assignment openly, while maintaining ingenuity, sustainability and overall residential privacy.



THE WORK

1 | THE THEORY IN PRACTICE.

The overall project is based on line of sight, leaping from unit to unit, utilizing tens of thousands of native and semi-native plant and tree materials.

2 | STEADY FLOW. “On the ground level, the flow of vibrant green, colorful shrubs and groundcover steer the eye up through native trees, which then lead to a multitude of color of each terrace to the roof,” says Dan Scholl of ISS Grounds Control.



continued on page 36 >>

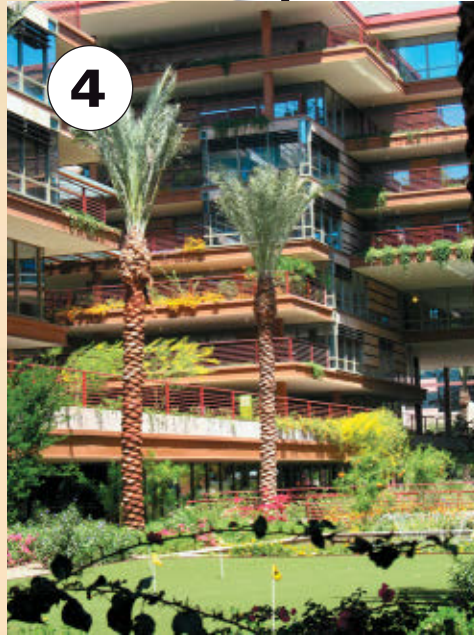


« continued from page 34

THE WORK

3 | IT ALL STACKS UP ... Or down, as this view from the top of Building 10 can attest.

4 | DESERT? WHAT DESERT? The main courtyard features both a miniature golf course and cascading residential terraces.



5 | ONE SYSTEM DOES IT ALL. The entire grounds are watered by a computer-generated, two-wire irrigation controller, including a fertigation system carefully supplying calculated amounts of water and nutrients to the abundant amounts of plant material.

6 | RIGHT, FROM THE START. This view showcases where the development's main sales office is located. Palm trees and colorful plantings give potential clients a preview of the lush landscape throughout the property.



ISS Grounds Control was established in 1974 as a commercial landscape maintenance firm in San Antonio, TX. It has grown throughout the Southwest to include operations in California and Arizona. The company is a subsidiary of ISS Facility Services, which provides janitorial, landscaping, support, security and integrated facility services. ISS Facility Services recently was named the fifth-largest private employer in the world by Dun & Bradstreet. This particular installation garnered a recent Environmental Improvement Grand Award from the Professional Landcare Network (PLANET). For more information, visit GroundsControl.com.