Full Size
8.5 x 11
11 x 17
(site plan, landscape, elevations)



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

K:\Phx_Civil\191769027\CADD\Exhibits\Context Aerial.dwg Apr 29, 2015 garrett.frame

XREFS: X7769027BM X7769027F X7769027D

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Kimley»Horn

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7878 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

FIGURE 1: CONTEXT AERIAL PLAN

MATCH LINE: SEE SHEET GD6

SILVERSTONE PROPERTY OWNERS ASSICIATION APN:212-03-600

FOUND BRASS CAP IN HANDHOLE NORTHWEST CORNER SEC 14, T4N, R4E.

N0°00'24"E 1409.79'

EXST. FIRE HYDRANT, TYP.

EXST. 12" DIP WATERLINE

EXST. 30' R/W

Δ=38°44'24" R=440.50' L=297.84' TAN=154.87'

N90°00'00"E 158.95'

EXST. 12" DIP ABANDONED WATERLINE

SILVERSTONE DRIVE

Δ=38°44'24" R=470.50' L=318.12' TAN=165.41'

N90°00'00"W 48.96'

EXST. 12" DIP ABANDONED WATERLINE

EXST. 12" DIP WATERLINE

Δ=89°59'36" R=35.00' L=54.97' TAN=35.00'

BUILDING SETBACK 30'

FUTURE CROSSWALK

EXST. 1' V.N.A.E.

EXST. 8' P.U.E.

PROP. SCREEN WALL/FENCE

EXST. EDGE OF PAVEMENT

EXST. 100' SCENIC CORRIDOR & PUBLIC TRAIL ESMT

BLDG O
LF=18.67
GARAGE=18.00
HAG=15.9

S0°00'24"W 615.75'

SCOTTSDALE ROAD

BASIN A
HW= 11.00
BTM= 8.00
Vreq= 22,513 CF
Vprov= 22,954 CF

FUTURE RAISED MEDIAN

EXST. 18" PVC SEWER MAIN

EXST. 75' R/W

PROP. 10' CONCRETE SIDEWALK

FUTURE CURB AND GUTTER

PROP. 10' MULTI-USE TRAIL

PROP. 6" PVC PRIVATE SEWER SERVICE

PROP. FIRE HYDRANT, TYP.

PROP. 8" DIP WATER MAIN

PROP. 20' WATER ESMT

BLDG N
LF=16.60
HAG=13.1

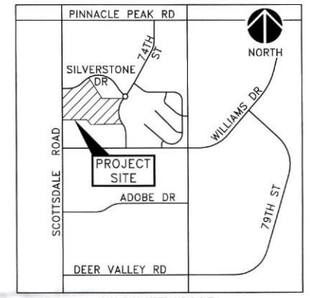
BLDG M
LF=17.37
GARAGE=16.70
HAG=11.6

MATCH LINE: SEE SHEET GD3

MATCH LINE: SEE SHEET GD2

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
5. HDPE STORM DRAIN BEND.
6. HDPE STORM DRAIN TEE.
7. STORM DRAIN HEADWALL PER MAG STD DET 501.
8. RIP-RAP SPILLWAY.
17. 48" STORM DRAIN MANHOLE PER MAG STD DET 520 AND 522.
19. STORM DRAIN HEADWALL PER MAG STD DET 501 WITH FLOW CONTROL ORIFICE. OUTLET SHALL BE 3" ABOVE BOTTOM OF BASIN.
20. DETENTION BASIN CUT-OFF WALL.



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

DEVELOPER/OWNER

MARK TAYLOR APARTMENTS
6623 N. SCOTTSDALE RD.
SCOTTSDALE, ARIZONA 85250
PH: (480) 281-5554
CONTACT: CHRIS BROZINA

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TEL. NO. (602) 944-5500
CONTACT: STEVE HANEY, PE

LAND SURVEYOR

AULERICH & ASSOCIATES, INC.
1030 E. GUADALUPE ROAD
TEMPE, ARIZONA 85283
PH: (480) 839-4000
CONTACT: CHRISTOPHER AULERICH, P.L.S.

ARCHITECT

ARCHITECT DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
PH: (480) 281-5549
CONTACT: ROB ORME, RA

BENCHMARK

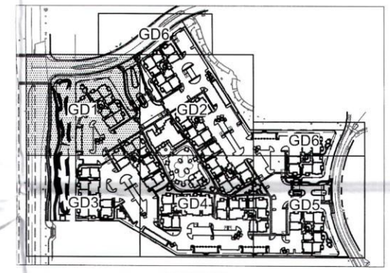
PER AULERICH & ASSOCIATES, THE BENCHMARK IS A BRASS CAP IN HANDHOLE LOCATED AT THE NORTHWEST CORNER OF SECTION 14 AT THE INTERSECTION OF SCOTTSDALE ROAD AND PINNACLE PEAK ROAD, CITY OF SCOTTSDALE BENCHMARK NO. 2152.
ELEVATION=1840.266 PER CITY OF SCOTTSDALE DATUM

BASIS OF BEARINGS

PER AULERICH & ASSOCIATES, THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN AS SHOWN ON MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK, BOOK 883 OF MAPS, PAGE 17 MARICOPA COUNTY RECORDS, SAID BEARING BEING NORTH 00°00'24" EAST.

FLOOD INFORMATION

THE FLOOD ZONE DESIGNATION FOR THIS AREA IS ZONE AO.
DEFINED AS: FLOOD DEPTH OF 1 FOOT (SHEET FLOW ON SLOPING TERRAIN) AVERAGE DEPTH DETERMINED FOR AREA OF ALLUVIAL FAN FLOODING, VELOCITY DETERMINED AT 4 FPS.
MAP NUMBER 04013C1310L, REVISED OCTOBER 16, 2013.



KEY MAP
N.T.S.

NOTES:

1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

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ENGINEER S. HANEY
PE NO. 37059 DATE 4/15

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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(OUTSIDE MARICOPA COUNTY)

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Phoenix, Arizona 85020 (602) 944-5500

Mark Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No.	191769002
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	4/24/15

769002GD.dwg

GD1
1 OF 7 SHEETS

DESCRIPTION | DATE | APPR | BY | REV

K:\PHX_Civil\191769002\CAD\769002GD.dwg, Layout:GD1 May 04, 2015 - 2:18pm garrett.frame
XREFS: X769002VE X769002BM X769002GD X769002UT X769002TB X769002OS
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MATCH LINE: SEE SHEET GD6

MATCH LINE: SEE SHEET GD1

MATCH LINE: SEE SHEET GD4

MATCH LINE: SEE SHEET GD6

BLDG B
LF=24.27
GARAGE=23.60
HAG=21.5

BLDG C
LF=21.17
GARAGE=20.50
HAG=18.1

BLDG A
LF=20.10
HAG=14.3

BLDG M
LF=17.37
GARAGE=16.70
HAG=11.6

BLDG D
LF=20.07
GARAGE=19.40
HAG=14.4

GARAGE 1
LF=22.70
HAG=20.60

SCOTTSDALE
APPALOOSA LIBRARY
APN:212-02-001L

PROP. 12" DIP WATER MAIN

PROP. 20' WATER ESMT

PROP. 8" PVC PRIVATE SEWER MAIN

PROP. SCREEN/ RETAINING WALL

PROP. FIRE HYDRANT, TYP.

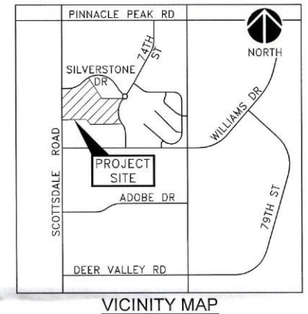
BLDG SETBACK

N32°06'16"W 309.86'

N90°00'00"W 377.72'

LEGEND

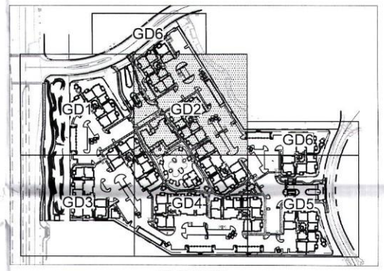
- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- EXISTING SANITARY SEWER MAIN
- EXISTING PUBLIC WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED STORM DRAIN
- EXSTING STORM DRAIN
- HIGH POINT
- PROPOSED CONTOUR
- EXISTING CONTOURS
- PROPOSED PAVEMENT SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
4. CATCH BASIN PER MAG STD DET 535.
5. HDPE STORM DRAIN BEND.
6. HDPE STORM DRAIN TEE.
8. RIP-RAP SPILLWAY.
15. 2' WIDE CURB OPENING.
16. 2' WIDE CONCRETE DRAINAGE CHANNEL.
17. 48" STORM DRAIN MANHOLE PER MAG STD DET 520 AND 522.



KEY MAP
N.T.S.

NOTES:
1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.

PRELIMINARY
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Kimley»Horn
ENGINEER S. HANEY
PE NO. 37059 DATE 4/15

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

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Phoenix, Arizona 85020 (602) 944-5500

Mark Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No.	191769002
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	4/24/15

76900220.dwg

GD2
2 OF 7 SHEETS

APPR | DATE | BY | DESCRIPTION | REV

K:\PHX_Civil\191769002\CADD\76900220.dwg, Layout:GD2 Apr 29, 2015 - 3:02pm garrett.horne
XREFS: X7689021F X7689022D X7689025M X7689023D X7689021T X7689022B X7689020S
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MATCH LINE: SEE SHEET GD1

MATCH LINE: SEE SHEET GD4

BASIN B
HW= 8.5
BTM= 5.5
Vreq= 21,021 CF
Vprov= 21,545 CF

EXST. 75' R/W

EXST. 1' V.N.A.E.

EXST. 8' P.U.E.

EXST. 100' SCENIC CORRIDOR & PUBLIC TRAIL ESMT.

EXST. 12" DIP WATERLINE

EXST. 12" DIP ABANDONED WATERLINE

EXST. 18" PVC SEWER MAIN

EXST. 12" DIP ABANDONED WATERLINE

EXST. EDGE OF PAVEMENT

SCOTTSDALE ROAD

S0°00'24"W 550.55'

S0°00'24"W 615.75'

FUTURE CURB AND GUTTER

PROP. 10' CONCRETE SIDEWALK

PROP. 10' MULTI-USE TRAIL

FUTURE RAISED MEDIAN

PROP. SCREEN WALL/FENCE

PROP. 8" PVC PRIVATE SEWER MAIN

PROP. 8" DIP WATER MAIN

PROP. 20' WATER ESMT.

BLDG M
LF=17.37
GARAGE=16.70
HAG=11.6

BLDG L
LF=16.47
GARAGE=15.80
HAG=9.3

MAINTENANCE
LF=14.50
HAG=5.5

75.00'
N89°59'36"W

274.24'
N90°00'00"W

267.91'
N59°23'30"W

PROP. 20'X20' TEMPORARY CONSTRUCTION EASEMENT FOR POSSIBLE FUTURE MODIFICATION

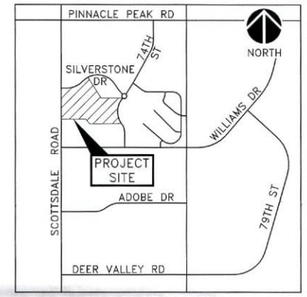
PROP. STEPPED PLANTER/RETAINING WALL

PROP. 8' SCREEN/ RETAINING WALL

10' BLDG SETBACK

SILVERSTONE DEVELOPMENT INC
APN: 212-03-596

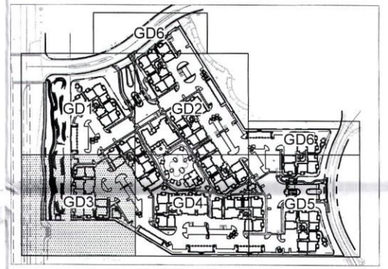
FOUND BRASS CAP FLUSH
WEST 1/4 CORNER SEC 14, T4N, R4E.



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
3. CATCH BASIN PER MAG STD DET 537.
4. CATCH BASIN PER MAG STD DET 535.
6. HDPE STORM DRAIN TEE.
7. STORM DRAIN HEADWALL PER MAG STD DET 501.
8. RIP-RAP SPILLWAY.
15. 2' WIDE CURB OPENING.
17. 48" STORM DRAIN MANHOLE PER MAG STD DET 520 AND 522.
19. STORM DRAIN HEADWALL PER MAG STD DET 501 WITH FLOW CONTROL ORIFICE. OUTLET SHALL BE 3" ABOVE BOTTOM OF BASIN.
20. DETENTION BASIN CUT-OFF WALL.



KEY MAP
N.T.S.

NOTES:
1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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ENGINEER S. HANEY
PE NO. 37059 DATE 4/15

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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

Mark Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No. 191769002
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 4/24/15

769002GD.dwg

GD3
3 OF 7 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

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XREFS: Y769002HF Y769002BM Y769002SD Y769002UT Y769002TI Y769002PS
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MATCH LINE: SEE SHEET GD2

MATCH LINE: SEE SHEET GD3

MATCH LINE: SEE SHEET GD5

BLDG M
LF=17.37
GARAGE=16.70
HAG=11.6

PROP. SWIMMING POOL

CABANA
LF=18.60
HAG=10.5

BLDG D
LF=20.07
GARAGE=19.40
HAG=14.4

PROP. RETAINING WALL

BLDG K
LF=14.77
GARAGE=14.10
HAG=9.5

BLDG H
LF=15.87
GARAGE=15.20
HAG=13.1

PROP. FIRE HYDRANT, TYP.

GARAGE 2
LF=13.70
HAG=4.6

267.91'
S59°23'50"E

PROP. 8' SCREEN/ RETAINING WALL

E
GD7

SILVERSTONE
DEVELOPMENT INC
APN: 212-03-596

PROP. 8" PVC PRIVATE SEWER MAIN

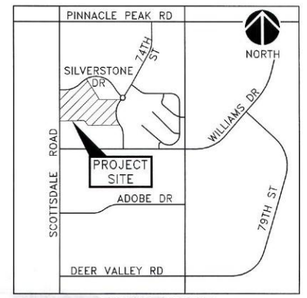
PROP. 20' WATER ESMT

PROP. 8" DIP WATER MAIN

BLDG J
LF=11.00
HAG=7.7

BLDG I
LF=13.10
HAG=10.0

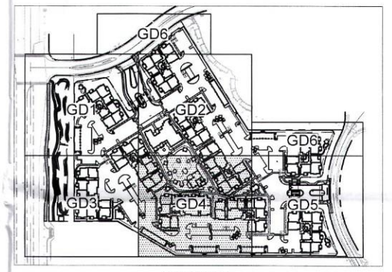
687.71'
S89°58'27"E



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
3. CATCH BASIN PER MAG STD DET 537.
4. CATCH BASIN PER MAG STD DET 535.
6. HDPE STORM DRAIN TEE.
8. RIP-RAP SPILLWAY.
15. 2' WIDE CURB OPENING.
16. 2' WIDE CONCRETE DRAINAGE CHANNEL.
17. 48" STORM DRAIN MANHOLE PER MAG STD DET 520 AND 522.



KEY MAP
N.T.S.

NOTES:

1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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ENGINEER S. HANEY
PE NO. 37059 DATE 4/15

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1-800-STAKE-IT
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Mark Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE
PRELIMINARY GRADING & DRAINAGE PLAN
SCOTTSDALE, ARIZONA

PROJECT No. 191769002
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 4/24/15

769002GD.dwg

GD4
4 OF 7 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

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MATCH LINE: SEE SHEET GD6

MATCH LINE: SEE SHEET GD4

BLDG F
LF=24.57
GARAGE=23.90
HAG=21.8

BLDG G
LF=18.37
GARAGE=17.70
HAG=15.6

BLDG H
LF=15.87
GARAGE=15.20
HAG=13.1

BLDG I
LF=13.10
HAG=10.0

PROP. RETAINING WALL

PROP. SCREEN WALL/FENCE

PROP. FIRE HYDRANT, TYP.

PROP. 20' WATER ESMT

PROP. 8" PVC PRIVATE SEWER MAIN

PROP. 8" DIP WATER MAIN

PROP. 8' SCREEN/ RETAINING WALL

EXST. FIRE HYDRANT, TYP.

EXST. 12" DIP WATERLINE

EXST. 8" DIP WATERLINE

EXST. 30" STORM DRAIN

EXST. 12" PVC SEWER MAIN

EXST. 18" RCP STORM DRAIN STUB

EXST. 6' PUE

EXST. 25' R/W

74TH STREET

30' BLDG SETBACK

10' BLDG SETBACK

CC/PDR
SILVERSTONE LLC
APN:212-02-001H

ABN: 212-03-506

687.71'
S89°58'27"E

S29°07'08"E
96.71'

N29°07'08"W
40.91'

TAN=304.70'
L=535.66'
R=450.00'
Δ=68°12'17"

Δ=55°55'03"
R=475.00'
L=463.52'
TAN=252.27'

RIM=22.00
INV N=14.38
INV S=14.35

RIM=21.77
INV NE=11.12
INV SW=11.09

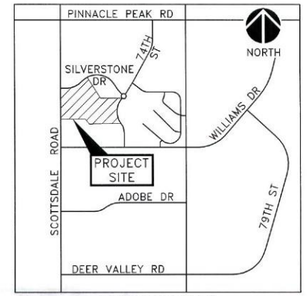
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INV N=13.32
INV S=13.31
INV E=14.72

RIM=22.18

RIM=14.42
INV N=08.09
INV S=07.92

20.0± M/E

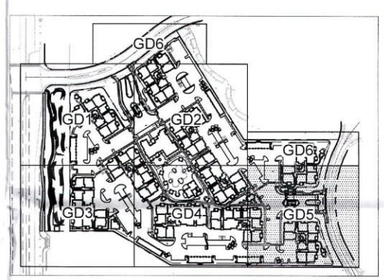
17.0± M/E



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
3. CATCH BASIN PER MAG STD DET 537.
5. HDPE STORM DRAIN BEND.
16. 2' WIDE CONCRETE DRAINAGE CHANNEL.



KEY MAP
N.T.S.

NOTES:
1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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Kimley»Horn
ENGINEER S. HANEY
PE NO. 37059 DATE 4/15

CALL TWO WORKING DAYS BEFORE YOU DIG
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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

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Mark Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE
PRELIMINARY GRADING & DRAINAGE PLAN
SCOTTSDALE, ARIZONA

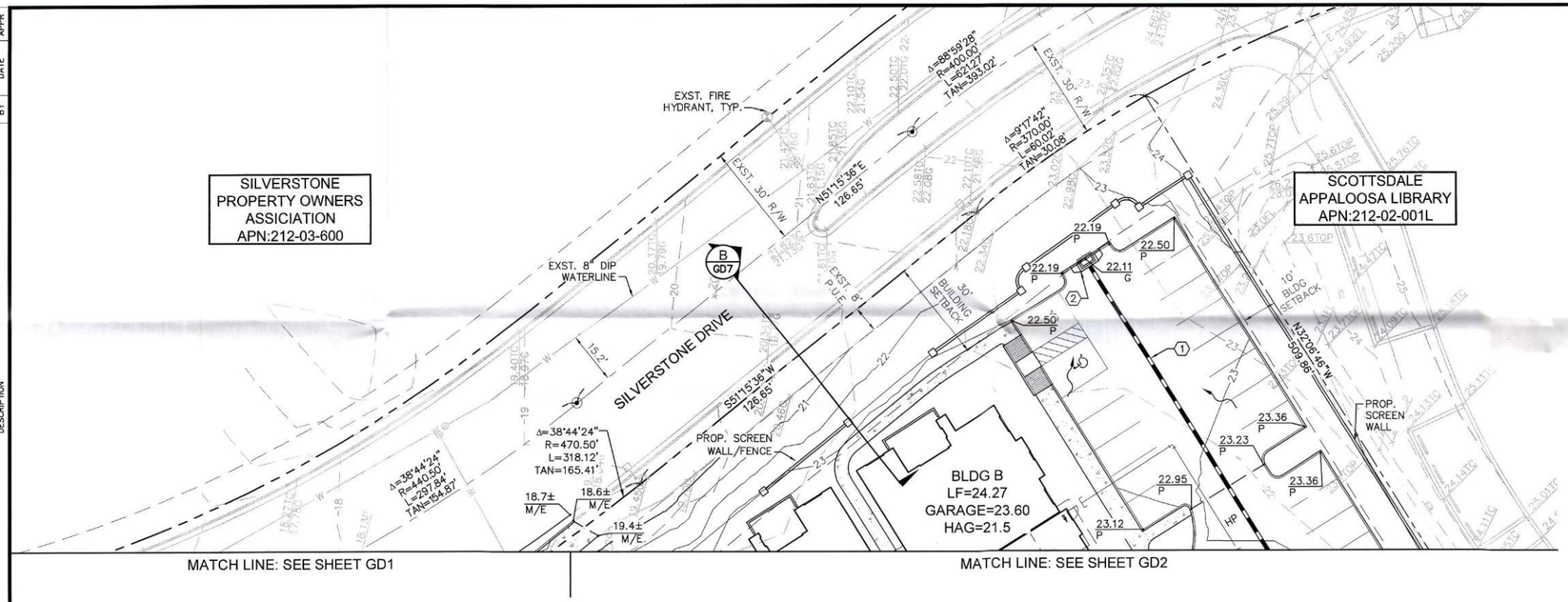
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SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	4/24/15

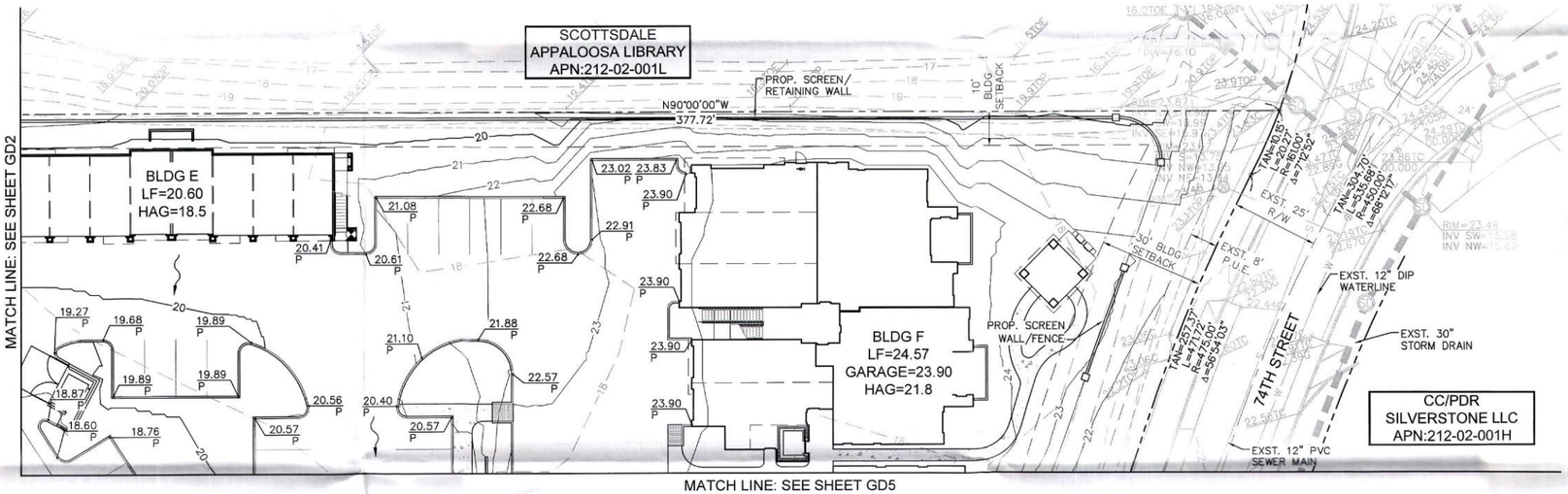
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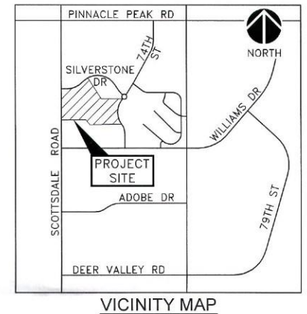
GD5
5 OF 7 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

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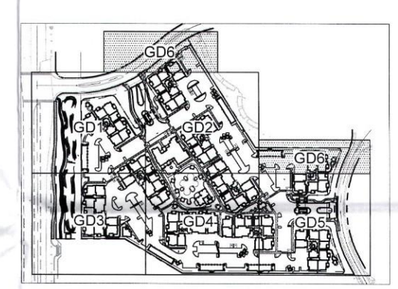


VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

(1) HDPE STORM DRAIN PIPE.

(2) CATCH BASIN PER MAG STD DET 534.



KEY MAP
N.T.S.

NOTES:

1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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Mark Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

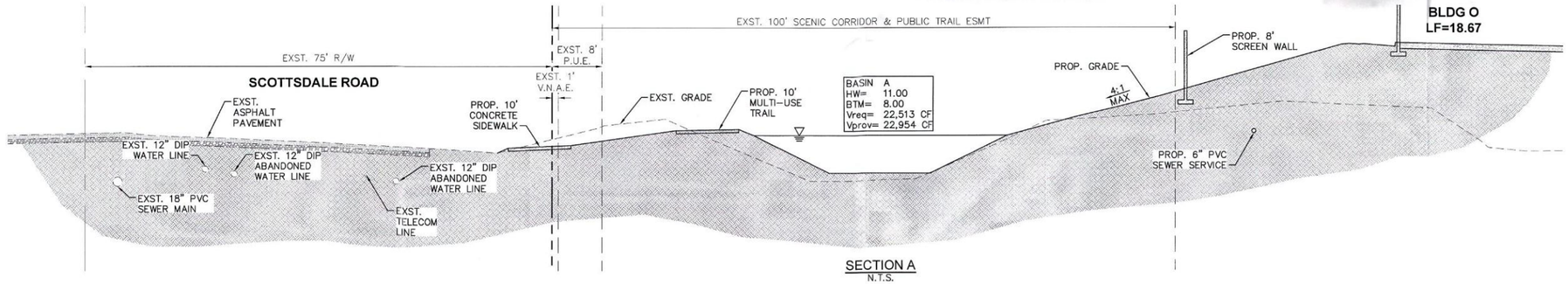
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SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	4/24/15

769002GD.dwg

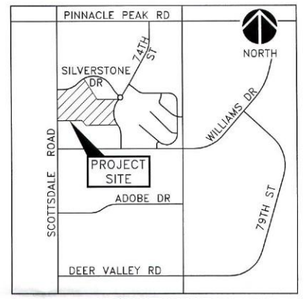
GD6
6 OF 7 SHEETS

REV | DESCRIPTION | BY | DATE | APPR

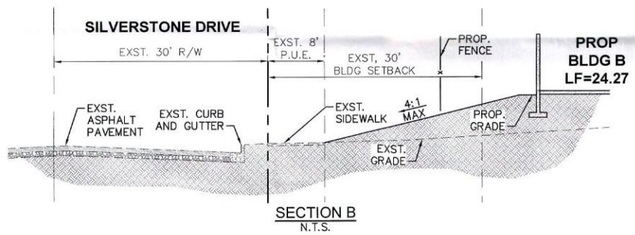
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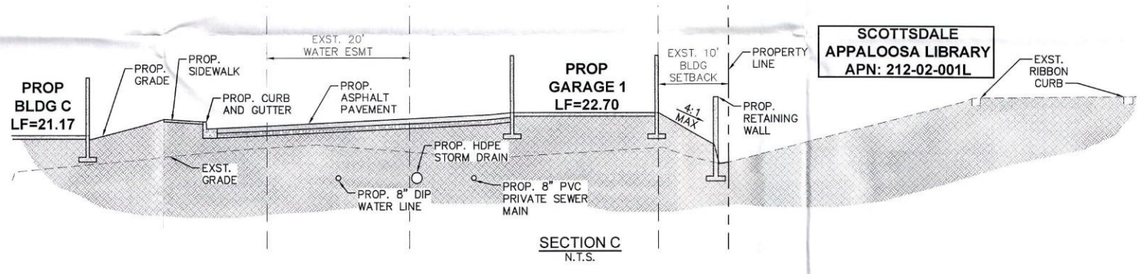
SECTION A
N.T.S.



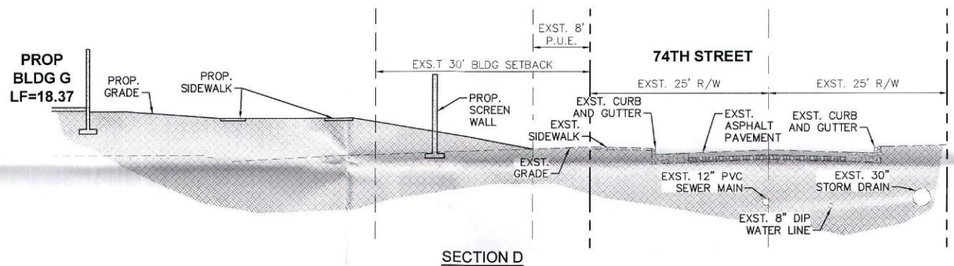
VICINITY MAP
SCOTTSDALE, AZ
N.T.S.



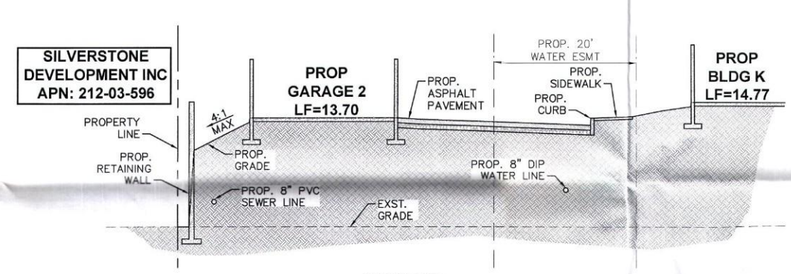
SECTION B
N.T.S.



SECTION C
N.T.S.



SECTION D
N.T.S.



SECTION E
N.T.S.

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Mark Taylor

SECTIONS

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE
SCOTTSDALE, ARIZONA

PROJECT No.	191769002
SCALE (H):	NONE
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	4/24/15

769002XS.dwg

GD7
7 OF 7 SHEETS

REV | DESCRIPTION | BY | DATE | APPR

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NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

NOTE: ADD 1800' TO ALL ELEVATIONS

RAWHIDE WASH

RAWHIDE WASH BRIDGE

SILVERSTONE PROPERTY OWNERS ASSOCIATION APN:212-03-600

EXST. STORM DRAIN

SILVERSTONE DRIVE

APPALOOSA LIBRARY CITY OF SCOTTSDALE APN: 212-02-001L

ABANDONED DRAINAGE CHANNEL

SCOTTSDALE ROAD DRAINAGE CHANNEL

APPROXIMATE DRAINAGE DIVIDE

RAISED RACETRACK AREA

ARIZONA STATE LAND DEPARTMENT APN:215-04-715A

SCOTTSDALE ROAD

Q_{EXST}=7 CFS

Q_{EXST}=30 CFS

Q_{EXST}=37 CFS

Q_{EXST}=43 CFS

MT PINNACLE LLC APN: 212-03-597

VI AT SILVERSTONE CC/PDR SILVERSTONE LLC APN: 212-02-001H

N 74TH STREET

EXST. 30" STORM DRAIN

EXST. 18" RGRCP STROM DRAIN STUB

SILVERSTONE DEVELOPMENT INC APN: 212-03-596

RAISED RACETRACK AREA

EXST. CULVERT UNDER RACETRACK

K:\PHX_Civil\191769002\CADD\Exhibits\Existing Conditions.dwg Feb 19, 2015 trover.jones

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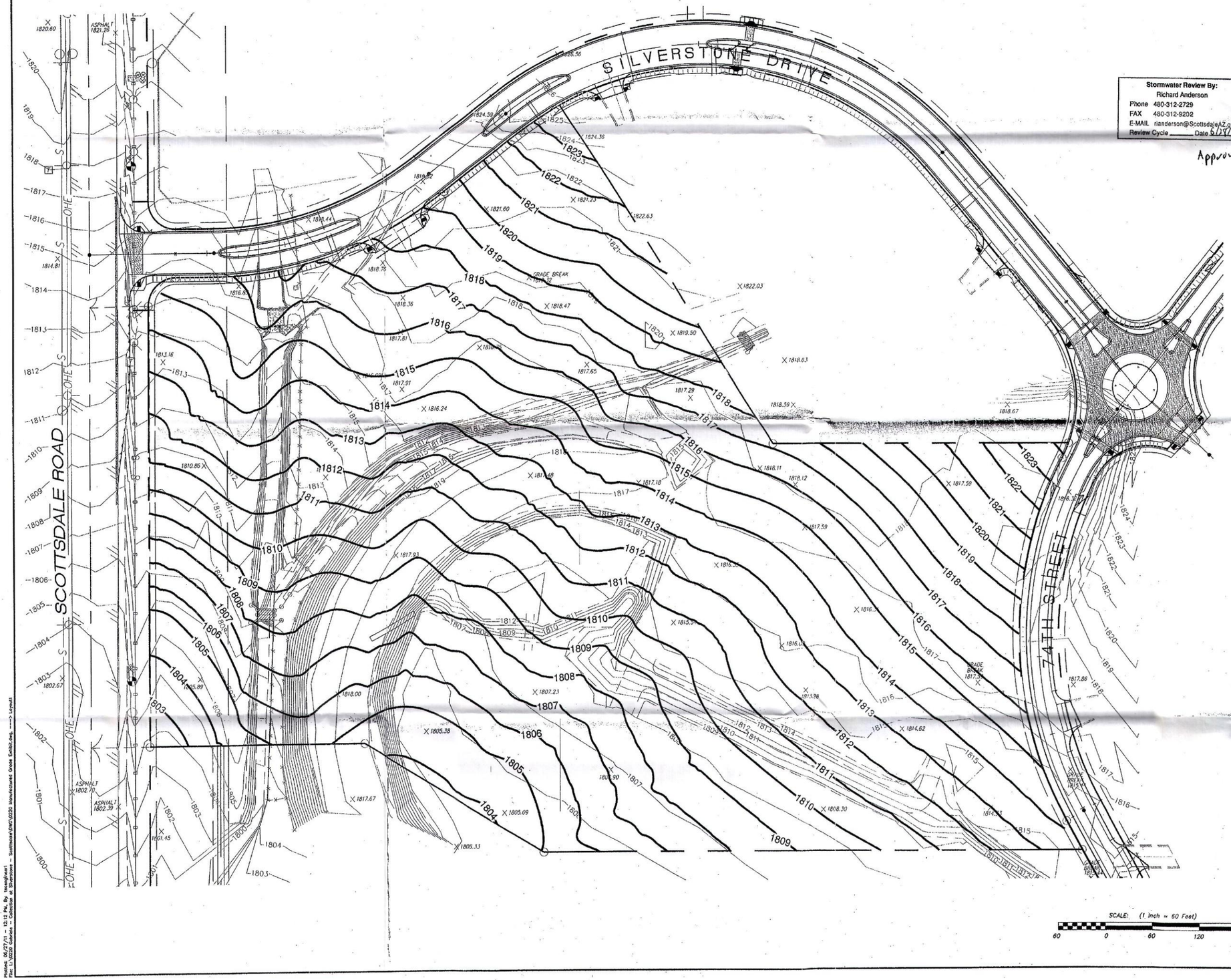
FIGURE 3: EXISTING CONDITIONS TOPOGRAPHIC MAP

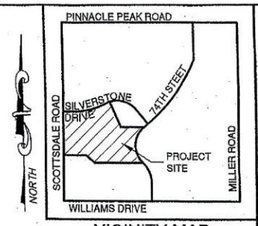
MANUFACTURED GRADE EXHIBIT FOR:

COLLECTION AT SILVERSTONE

– 7215 EAST SILVERSTONE DRIVE–
SCOTTSDALE, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.





VICINITY MAP
NTS

Stormwater Review By:
Richard Anderson
Phone 480-312-2729
FAX 480-312-9202
E-MAIL rianderson@ScottsdaleAZ.gov
Review Cycle ____ Date 6/29/11
Approved

OWNER:
VILLA VOLTERRA INVESTMENTS, LLC.
9841 E BELL ROAD, SUITE 110
SCOTTSDALE, ARIZONA 85260

CONTACT: LAWRENCE GABRIELE SR.
PHONE: (480)390-1146

DEVELOPER:
GABRIELE DEVELOPMENTS
1912 W PARKSIDE LANE
PHOENIX, ARIZONA 85027

CONTACT: LAWRENCE GABRIELE SR.
PHONE: (480)390-1146

CIVIL ENGINEER:
TERRASCAPE CONSULTING
1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014

CONTACT: DAVE SOLTYSIK, P.E.
PHONE: (602) 297-8732
FAX: (602) 230-8458

ARCHITECT:
WHITNEYBELL PERRY INC.
1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014

CONTACT: JON HANNA
PHONE: (602) 265-1891
FAX: (602) 230-8458

PROJECT AREA:
NET AREA: 18.71 ACRES

FLOOD INFORMATION:
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1295G, DATED SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE AO. ZONE AO IS DEFINED AS "AREAS SUBJECT TO INUNDATION BY 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING (USUALLY SHEET FLOW ON SLOPING TERRAIN) WHERE AVERAGE DEPTHS ARE BETWEEN ONE AND THREE FEET. AVERAGE FLOOD DEPTHS DERIVED FROM DETAILED HYDRAULIC ANALYSES ARE SHOWN IN THIS ZONE. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS AND FLOODPLAIN MANAGEMENT STANDARDS APPLY."

BENCHMARK
BRASS CAP IN HANDHOLE AT INTERSECTIONOF SCOTTSDALE ROAD AND PINNACLE PEAK ROAD. ELEVATION = 1840.286
CITY OF SCOTTSDALE DATUM

ENGINEER'S STATEMENT
I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON THE ABOVE DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.

REGISTERED CIVIL ENGINEER — 6-29-11 DATE

LEGEND
X 1817.18 EXISTING SPOT ELEVATION- TOPOGRAPHIC SURVEY 2007
----1817---- EXISTING CONTOUR
—1817— CONTOUR

FIGURE 5:
MANUFACTURED GRADE EXHIBIT

1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014
(602) 297-8732
(602) 230-8458 FAX
TERRASCAPE CONSULTING
CIVIL ENGINEERING & URBAN PLANNING

SEAL:
Terrascape Professional Engineer CERTIFICATE NO. 44156 DAVID M. SOLTYSIK Date signed 6-29-11 ARIZONA U.S.A.
EXPIRES 3/31/2012

COLLECTION AT SILVERSTONE

ESTIMATED PRE-EXISTING NATURAL GRADE EXHIBIT

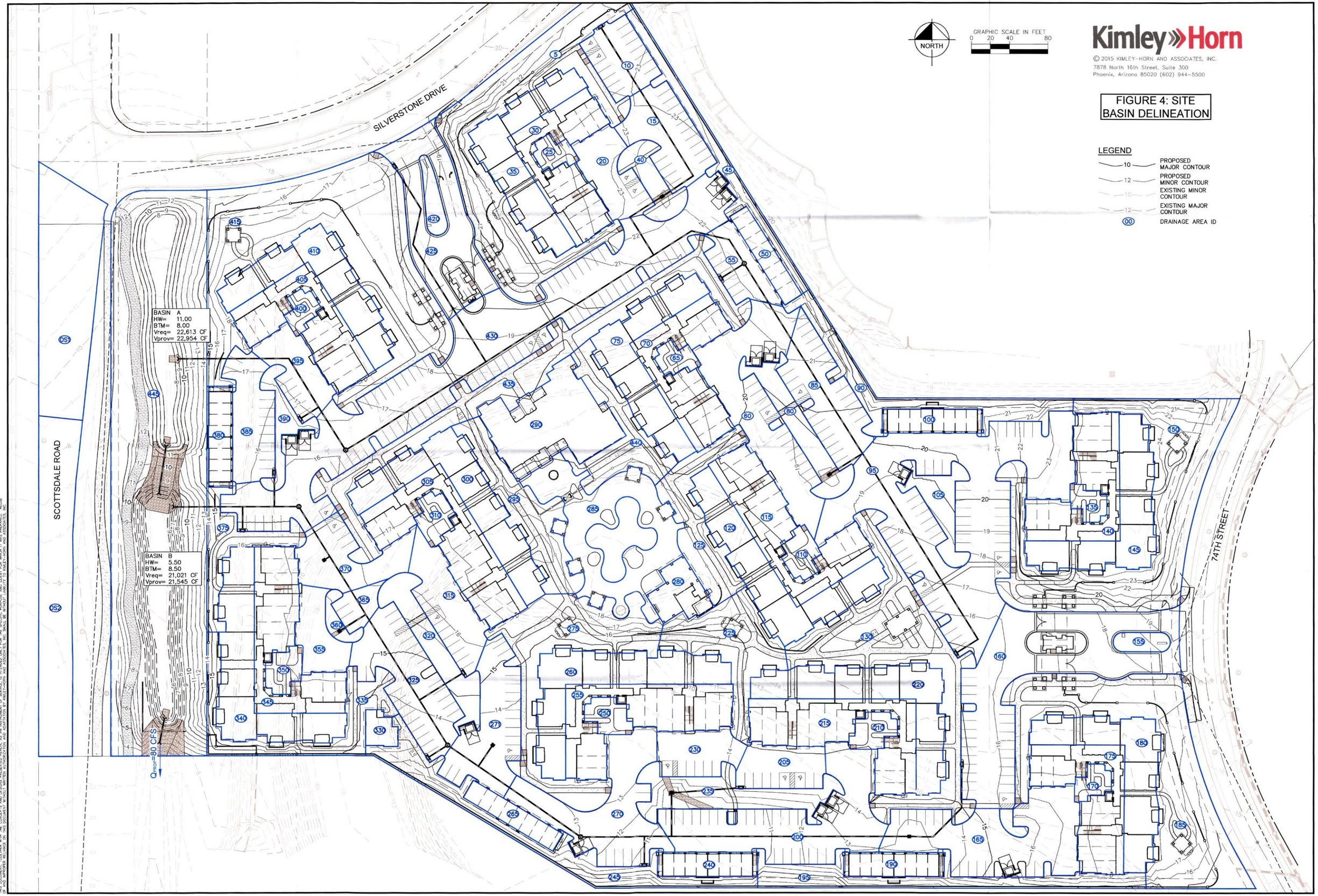
DEVELOPER:

Two working days before you dig CALL FOR THE BLUE STAKES
602-263-1100 Blue Stake Center
1-800-STAKE-IT OUTSIDE MARICOPA COUNTY, CALL COLLECT

DATE:	DESCRIPTION
06-24-11	PRELIMINARY G&D

CHECKED BY: DMS
DRAWN BY: TSB
TITLE: ESTIMATED PRE-EXISTING NATURAL GRADE EXHIBIT
SHEET No. 1 of 1
PROJECT No. 0220

Plotted: 06/27/11 – 12:12 PM, By: tsteinhart
File: J:\0220 Kolter at Silverstone – Scottsdale\DWG\0220 Manufactured Grade Exhibit.dwg, ----> Layout1



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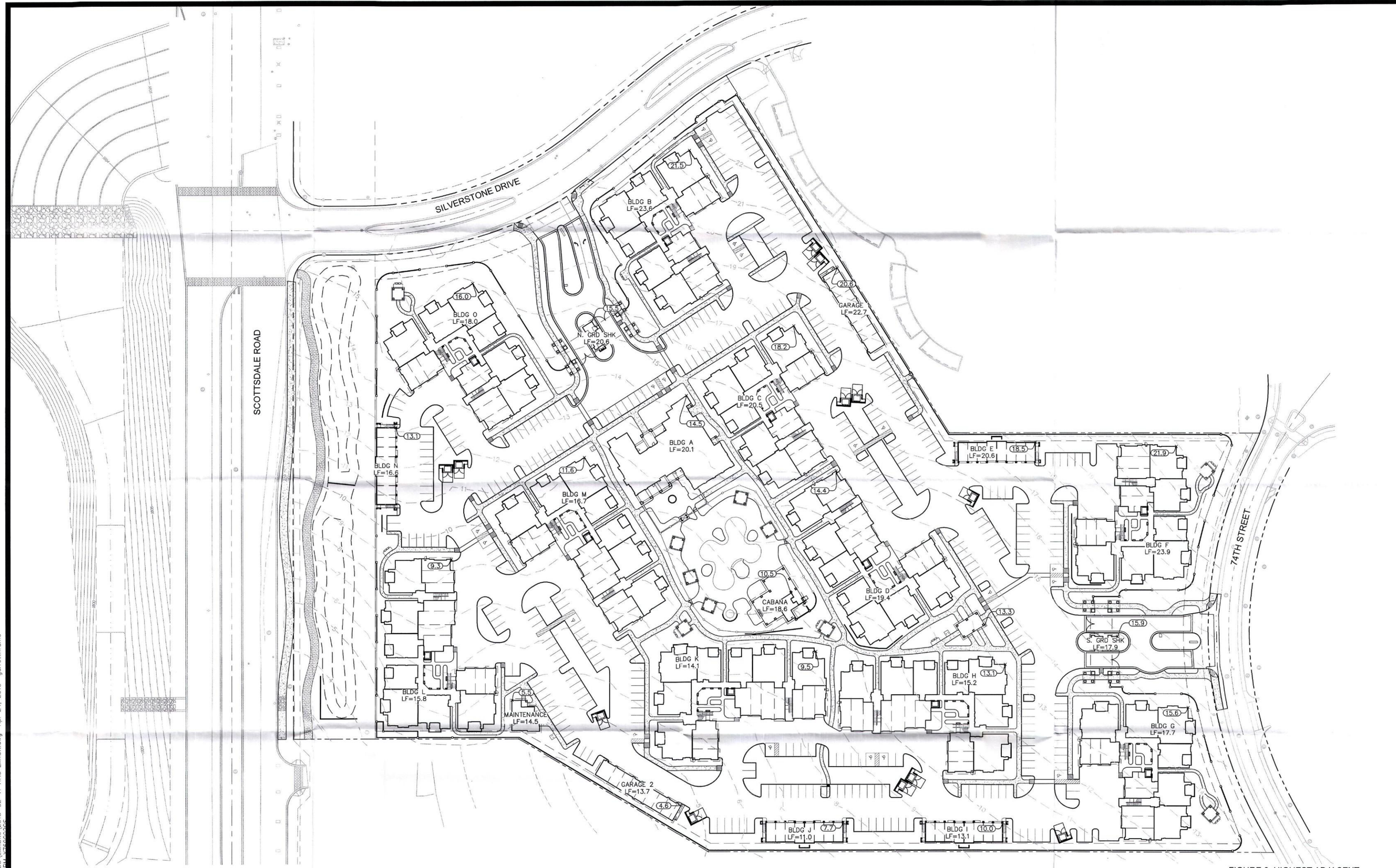
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Phoenix, Arizona 85020 (602) 944-5500

FIGURE 4: SITE BASIN DELINEATION

LEGEND

- 10 — PROPOSED MAJOR CONTOUR
- 12 — PROPOSED MINOR CONTOUR
- 10 — EXISTING MINOR CONTOUR
- 12 — EXISTING MAJOR CONTOUR
- (00) DRAINAGE AREA ID

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LEGEND

21.5 — HIGHEST ADJACENT GRADE (HAG) ELEVATION

LF=23.6 — LOWEST FLOOR ELEVATION, REPRESENTS GARAGE FLOOR ELEVATION WHERE APPLICABLE

NOTE: THE CONTOURS SHOWN HEREON ARE BASED ON THE CONTOURS SHOWN ON THE PREVIOUSLY APPROVED "MANUFACTURED GRADE EXHIBIT" BY TERRASCAPE CONSULTING, DATED JUNE 2011, AND APPROVED BY THE CITY OF SCOTTSDALE IN JUNE 2011.

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

FIGURE 6: HIGHEST ADJACENT GRADE (HAG) EXHIBIT

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K:\PHX_Civil\191769002\CADD\Exhibits\2015-02-11 HAG Exhibit.dwg Apr 24, 2015 garrett.frome

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SILVERSTONE DRIVE

SCOTTSDALE ROAD

74TH STREET

BLDG A
BLDG B
BLDG C
BLDG D
BLDG E
BLDG F
BLDG G
BLDG H
BLDG I
BLDG J
BLDG K
BLDG L
BLDG M
BLDG N
BLDG O
CABANA
MAINTENANCE

J-1 J-2 J-3 J-4 J-5 J-6 J-7 J-8 J-9 J-10 J-11 J-12 J-13 J-14 J-15 J-16 J-17 J-18 J-19 J-20 J-21 J-22 J-23 J-24 J-25 J-26 J-45 J-46 J-47 J-48 J-49

P-1 P-2 P-3 P-4 P-5 P-6 P-7 P-8 P-10 P-11 P-12 P-13 P-15 P-16 P-17 P-18 P-19 P-22 P-24 P-25 P-26 P-27 P-28 P-29 P-30 P-31 P-32 P-33 P-34 P-35 P-36 P-37 P-38 P-39 P-40 P-41 P-42 P-43 P-44 P-45 P-46 P-47 P-48 P-49 P-50 P-51 P-52 P-53 P-54 P-55 P-56 P-57 P-58 P-59 P-60 P-61 P-62 P-63 P-64

H-1 H-2 H-3 H-4 H-5 H-6 H-7 H-8 H-9

R-1 R-2

PMP-1 PMP-2

WATERCAD LAYOUT

Kimley»Horn

K:\PHX_Civil\191769002\CADD\Exhibits\2015-02-12 WaterCAD Exhibit.dwg Feb 19, 2015 garrett.frome

MATCH LINE: SEE SHEET UT6

SILVERSTONE PROPERTY OWNERS ASSICIATION APN:212-03-600

FOUND BRASS CAP IN HANDHOLE NORTHWEST CORNER SEC 14, T4N, R4E.

EXST. FIRE HYDRANT, TYP.

EXST. 12" DIP WATERLINE

EXST. 30' R/W

EXST. 12" DIP WATER STUB

EXST. 12" DIP ABANDONED WATERLINE

EXST. 12" DIP ABANDONED WATERLINE

SILVERSTONE DRIVE

Δ=38°44'24"
R=470.50'
L=318.12'
TAN=165.41'

EXST. 8' P.U.E.

N90°00'00"W
48.96'

Δ=89°59'36"
R=35.00'
L=54.97'
TAN=35.00'

30' BUILDING SETBACK

EXST. 100' SCENIC CORRIDOR & PUBLIC TRAIL ESMT.

EXST. 1' V.N.A.E.

EXST. 8' P.U.E.

EXST. EDGE OF PAVEMENT

SCOTTSDALE ROAD

S0°00'24"W
550.55'

EXST. 18" PVC SEWER MAIN

EXST. 75' R/W

5.3'

19.3'

24'

45.3'

50'

PUBLIC WATER MAIN NOTES

1. 8" CLASS 350 DIP WATER MAIN POLYWRAPPED, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
2. REMOVE CAP AND CONNECT TO EXISTING 12" WATER STUB.
3. 8" BEND WITH RESTRAINED JOINTS PER MAG STD DET 303, ANGLE PER PLAN.
4. 8" WATER MAIN GATE VALVE PER MAG STD DET 391-1 TYPE 'C'.
5. FIRE HYDRANT ASSEMBLY PER MAG STD DET 360.
6. 8"X6" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.
7. 6" CLASS 350 DIP WATER MAIN POLYWRAPPED, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
10. 2" WATER SERVICE LINE CONNECTION PER COS STD DET 2330. METER TO BE INSTALLED BY CITY FORCES.
18. 12" CLASS 350 DIP WATER MAIN POLYWRAPPED, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.

PRIVATE FIRELINE NOTES

(2) BUILDING FIRELINE CONNECTION, REF MEP PLANS FOR CONTINUATION. FIRELINE RISER AND BACKFLOW PREVENTOR PER COS STD DET 2368 TO BE LOCATED IN FIRE RISER ROOM.

(3) FDC PER COS STD DET 2367.

(7) 6" CLASS 350 DIP WATER MAIN POLYWRAPPED WITH TRACER WIRE, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.

(9) 6" GATE VALVE PER MAG STD DET 391-1 TYPE 'C'.

PRIVATE DOMESTIC WATER NOTES

(1) BUILDING DOMESTIC WATER CONNECTION, REF MEP PLANS FOR CONTINUATION.

(2) 2" SCH 40 PVC DOMESTIC WATER SERVICE, LENGTH PER PLAN.

(6) 2" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2352.

PRIVATE SEWER NOTES

(2) SEWER CLEANOUT PER MAG STD DET 441, INVERT PER PLAN.

(3) CONNECT TO BUILDING SEWER AT TWO-WAY CLEANOUT, INVERT PER PLAN.

(6) 6" SDR 35 PVC SEWER SERVICE, LENGTH AND SLOPE PER PLAN.

BLDG O
LF=18.67

BLDG N
LF=16.60

BLDG M
LF=18.97

INV: 14.07

INV: 12.46

INV: 9.05

INV: 13.10

41 LF S=3.94%

85 LF S=3.94%

85 LF S=3.94%

102 LF

12 LF

84 LF

42 LF

30 LF

88 LF

44 LF

45'

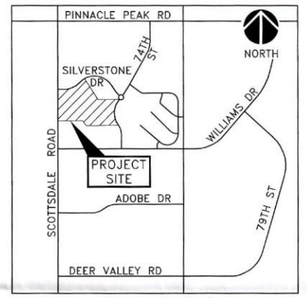
5'

PROP. STORM DRAIN SYSTEM, REF GRADING AND DRAINAGE PLANS

PROP. 20' WATER ESMT.

MATCH LINE: SEE SHEET UT2

MATCH LINE: SEE SHEET UT3



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

DEVELOPER/OWNER

MARK TAYLOR APARTMENTS
6623 N. SCOTTSDALE RD.
SCOTTSDALE, ARIZONA 85250
PH: (480) 281-5554
CONTACT: CHRIS BROZINA

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TEL. NO. (602) 944-5500
CONTACT: STEVE HANEY, PE

LAND SURVEYOR

AULERICH & ASSOCIATES, INC.
1030 E. GUADALUPE ROAD
TEMPE, ARIZONA 85283
PH: (480) 839-4000
CONTACT: CHRISTOPHER AULERICH, P.L.S.

ARCHITECT

ARCHITECT DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
PH: (480) 281-5549
CONTACT: ROB ORME, RA

BENCHMARK

PER AULERICH & ASSOCIATES, THE BENCHMARK IS A BRASS CAP IN HANDHOLE LOCATED AT THE NORTHWEST CORNER OF SECTION 14 AT THE INTERSECTION OF SCOTTSDALE ROAD AND PINNACLE PEAK ROAD, CITY OF SCOTTSDALE BENCHMARK NO. 2152.
ELEVATION=1840.266 PER CITY OF SCOTTSDALE DATUM

BASIS OF BEARINGS

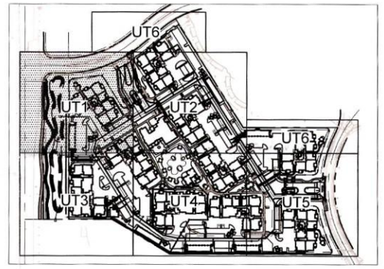
PER AULERICH & ASSOCIATES, THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN AS SHOWN ON MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK, BOOK 883 OF MAPS, PAGE 17 MARICOPA COUNTY RECORDS, SAID BEARING BEING NORTH 00°00'24" EAST.

FLOOD INFORMATION

THE FLOOD ZONE DESIGNATION FOR THIS AREA IS ZONE AO.
DEFINED AS: FLOOD DEPTH OF 1 FOOT (SHEET FLOW ON SLOPING TERRAIN) AVERAGE DEPTH DETERMINED FOR AREA OF ALLUVIAL FAN FLOODING, VELOCITY DETERMINED AT 4 FPS.
MAP NUMBER 04013C1310L, REVISED OCTOBER 16, 2013.

NOTES

1. ADD 1800 TO ALL ELEVATIONS.
2. ALL ELEVATIONS ARE INVERT ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET UT2 FOR LEGEND.



KEY MAP
N.T.S.

PRELIMINARY
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NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
ENGINEER S. HANEY
PE NO. 37059 DATE 2/15

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CALL TWO WORKING DAYS BEFORE YOU DIG
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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

REV | DESCRIPTION | BY | DATE | APPR

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K:\PHX_Civil\191769002\CADD\769002UT1.dwg, Layout:UT1, Feb 19, 2015 - 3:43pm gorrell.frame
XREFS: X769002BM X769002CD X769002UT X769002VF X769002TB

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

Mark Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY UTILITY PLAN

SCOTTSDALE, ARIZONA

PROJECT No. 191769002
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 2/19/15

769002UT.dwg

UT1
1 OF 6 SHEETS

MATCH LINE: SEE SHEET UT6

BLDG B
LF=24.27

BLDG A
LF=20.10

BLDG C
LF=21.17

BLDG D
LF=20.07

GARAGE 1
LF=22.70

SCOTTSDALE
APPALOOSA LIBRARY
APN:212-02-001L

MH C4
RIM: 22.50
INV: 12.68(SW)
INV: 12.58(SE)

MH C5
RIM: 19.48
INV: 14.42(SW)
INV: 14.42(SE)
INV: 13.75(NE)

MH C3
RIM: 19.62
INV: 11.18(NW)
INV: 13.91(NE)
INV: 11.08(SE)

WYE CONNECTION #10
INV 8": 13.33
INV 6": 14.00

WYE CONNECTION #9
INV 8": 12.13
INV 6": 12.80

PROP. STORM DRAIN SYSTEM, REF GRADING AND DRAINAGE PLANS

PROP. 20' WATER ESMT

10' BLDG SETBACK

N32°06'45"W 509.86'

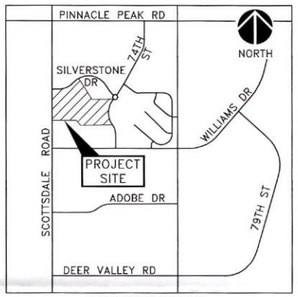
N90°00'00"W 377.72'

MATCH LINE: SEE SHEET UT6

MATCH LINE: SEE SHEET UT4

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- EXISTING SANITARY SEWER MAIN
- EXISTING PUBLIC WATER MAIN
- EXISTING CABLE TV LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED CATCH BASIN
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

PUBLIC WATER MAIN NOTES

1. 8" CLASS 350 DIP WATER MAIN POLYWRAPPED, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
4. 8" WATER MAIN GATE VALVE PER MAG STD DET 391–1 TYPE 'C'.
5. FIRE HYDRANT ASSEMBLY PER MAG STD DET 360.
7. 6" CLASS 350 DIP WATER MAIN POLYWRAPPED, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
9. 1" WATER SERVICE LINE CONNECTION PER COS STD DET 2330. METER TO BE INSTALLED BY CITY FORCES.
10. 2" WATER SERVICE LINE CONNECTION PER COS STD DET 2330. METER TO BE INSTALLED BY CITY FORCES.
11. 1–1/2" WATER SERVICE LINE CONNECTION PER COS STD DET 2330. METER TO BE INSTALLED BY CITY FORCES.
17. 12"X8" REDUCER
18. 12" CLASS 350 DIP WATER MAIN POLYWRAPPED, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
19. 12" WATER MAIN GATE VALVE PER MAG STD DET 391–1 TYPE 'C'.
20. 12"X12" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.
21. 12" BEND WITH RESTRAINED JOINTS PER MAG STD DET 303, ANGLE PER PLAN.
22. 12"X4" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.
23. 12"X6" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.

PRIVATE SEWER NOTES

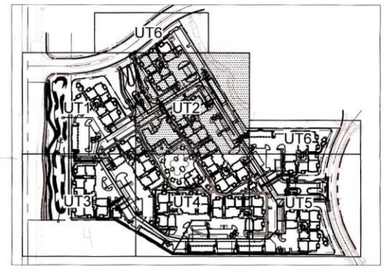
1. 8" SDR 35 PVC PRIVATE SEWER MAIN, LENGTH AND SLOPE PER PLAN.
2. SEWER CLEANOUT PER MAG STD DET 441, INVERT PER PLAN.
3. CONNECT TO BUILDING SEWER AT TWO–WAY CLEANOUT, INVERT PER PLAN.
5. 48" SEWER MANHOLE PER MAG STD DET 420–2, INVERTS PER PLAN.
6. 6" SDR 35 PVC SEWER SERVICE, LENGTH AND SLOPE PER PLAN.
7. 4" SDR 35 PVC SEWER SERVICE, LENGTH AND SLOPE PER PLAN.
8. "WYE" CONNECTION, INVERT PER PLAN.

PRIVATE DOMESTIC WATER NOTES

1. BUILDING DOMESTIC WATER CONNECTION, REF MEP PLANS FOR CONTINUATION.
2. 2" SCH 40 PVC DOMESTIC WATER SERVICE, LENGTH PER PLAN.
3. 1" SCH 40 PVC DOMESTIC WATER SERVICE, LENGTH PER PLAN.
5. 1–1/4" SCH 40 PVC DOMESTIC WATER SERVICE, LENGTH PER PLAN.
6. 2" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2352.
7. 1" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2352.
9. 1–1/4" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2352.

PRIVATE FIRELINE NOTES

1. 4" CLASS 350 DIP WATER MAIN POLYWRAPPED WITH TRACER WIRE, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
2. BUILDING FIRELINE CONNECTION, REF MEP PLANS FOR CONTINUATION. FIRELINE RISER AND BACKFLOW PREVENTOR PER COS STD DET 2368 TO BE LOCATED IN FIRE RISER ROOM.
3. FDC PER COS STD DET 2367.
4. 4" BEND WITH RESTRAINED JOINTS PER MAG STD DET 303, ANGLE PER PLAN.
5. 4" GATE VALVE PER MAG STD DET 391–1 TYPE 'C'.
6. 12"X6" REDUCER.
7. 6" CLASS 350 DIP WATER MAIN POLYWRAPPED WITH TRACER WIRE, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
8. 6" BEND WITH RESTRAINED JOINTS PER MAG STD DET 303, ANGLE PER PLAN.
9. 6" GATE VALVE PER MAG STD DET 391–1 TYPE 'C'.



KEY MAP
N.T.S.

NOTES

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2. ALL ELEVATIONS ARE INVERT ELEVATIONS, UNLESS OTHERWISE NOTED.

PRELIMINARY
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Kimley»Horn
ENGINEER S. HANEY
PE NO. 37059 DATE 2/15

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

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Phoenix, Arizona 85020 (602) 944-5500

Mark Taylor

PRELIMINARY UTILITY PLAN

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE
SCOTTSDALE, ARIZONA

PROJECT No.	191769002
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	2/19/15

769002UT.dwg

UT2
2 OF 6 SHEETS

REV	BY	DATE	APPR	DESCRIPTION

K:\PHX_Civil\191769002\CADD\769002UT.dwg, Layout:UT2 Feb 19, 2015 – 3:43pm garrett.frome
XREFS: X769002BM X769002CD X769002UT X769002VP X769002TB
THESE PLANS ARE AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION, AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

MATCH LINE: SEE SHEET UT1

EXST. 75' R/W

EXST. 1' V.N.A.E.

EXST. EDGE OF PAVEMENT

EXST. 12" DIP WATERLINE

EXST. 8' P.U.E.

EXST. 100' SCENIC CORRIDOR & PUBLIC TRAIL ESMT

EXST. 12" DIP ABANDONED WATERLINE

S00°02'24"W 550.55'

EXST. 18" PVC SEWER MAIN

EXST. 12" DIP ABANDONED WATERLINE

SCOTTSDALE ROAD

4.7'

19.3'

24'

45.3'

50'

30 LF S=0.82%

MH A1
RIM: 11.73
INV: 5.69(N)
INV: 10.39(E)
INV: 5.03(S)

42 LF

90°

28 LF S=6.50%

64 LF S=0.82%

61 LF S=1.10%

112 LF

WYE CONNECTION #1
INV 8": 10.63
INV 6": 11.30

103 LF

22°

MH A2
RIM: 15.16
INV: 11.82(E)
INV: 11.15(W)

229 LF S=4.00%

INV: 12.49

BLDG M
LF=18.97

39 LF

23 LF S=1.10%

3 LF S=1.10%

INV: 12.77

8 LF

INV: 12.7

29 LF

27 LF

39 LF

145 LF

PROP. STORM DRAIN SYSTEM, REF GRADING AND DRAINAGE PLANS

PROP. 20' WATER ESMT

39 LF

38 LF

62 LF

2 LF

22'

INV: 7.55

5 LF S=6.50%

INV: 7.22

44 LF S=6.50%

29 LF S=6.50%

10 LF

32 LF

45°

16 LF

4 LF

22'

INV: 6.86

5 LF S=6.50%

INV: 6.53

MAINTENANCE
LF=14.50

MH B1
RIM: 14.39
INV: 4.64(SE)
INV: 4.54(W)

BLDG L
LF=16.47

EXST. 8" PVC STUB, APPROX. 13 LF. SLOPE UNKNOWN.
INV: 95.34

163 LF S=5.12%

INV: 95.9±

EXST. MANHOLE
RIM: 5.38
INV: 95.34(N)
INV: 95.34(E)
INV: 95.14(S)

274.24'
N90°00'00"W

10' BLDG SETBACK

WYE CONNECTION #2
INV 8": 3.69
INV 6": 4.36

11 LF S=5.12%

5 LF S=5.12%

WYE CONNECTION #3
INV 8": 3.97
INV 4": 4.64

267.91'
N59°23'50"W

SILVERSTONE DEVELOPMENT INC
APN: 212-03-596

EXST. 8" PVC SEWER MAIN

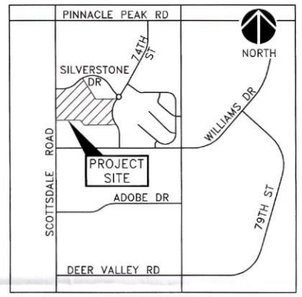
Locate water Location w/ Final plans

PRIVATE FIRELINE NOTES

1. 4" CLASS 350 DIP WATER MAIN POLYWRAPPED WITH TRACER WIRE, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
2. BUILDING FIRELINE CONNECTION, REF MEP PLANS FOR CONTINUATION. FIRELINE RISER AND BACKFLOW PREVENTOR PER COS STD DET 2368 TO BE LOCATED IN FIRE RISER ROOM.
3. FDC PER COS STD DET 2367.
4. 4" BEND WITH RESTRAINED JOINTS PER MAG STD DET 303, ANGLE PER PLAN.
5. 4" GATE VALVE PER MAG STD DET 391-1 TYPE 'C'.
7. 6" CLASS 350 DIP WATER MAIN POLYWRAPPED WITH TRACER WIRE, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
8. 6" BEND WITH RESTRAINED JOINTS PER MAG STD DET 303, ANGLE PER PLAN.
9. 6" GATE VALVE PER MAG STD DET 391-1 TYPE 'C'.

PRIVATE DOMESTIC WATER NOTES

1. BUILDING DOMESTIC WATER CONNECTION, REF MEP PLANS FOR CONTINUATION.
2. 2" SCH 40 PVC DOMESTIC WATER SERVICE, LENGTH PER PLAN.
3. 1" SCH 40 PVC DOMESTIC WATER SERVICE, LENGTH PER PLAN.
5. 1-1/4" SCH 40 PVC DOMESTIC WATER SERVICE, LENGTH PER PLAN.
6. 2" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2352.
7. 1" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2352.
9. 1-1/4" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2352.



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

PUBLIC WATER MAIN NOTES

1. 8" CLASS 350 DIP WATER MAIN POLYWRAPPED, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
3. 8" BEND WITH RESTRAINED JOINTS PER MAG STD DET 303, ANGLE PER PLAN.
4. 8" WATER MAIN GATE VALVE PER MAG STD DET 391-1 TYPE 'C'.
6. 8"X6" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.
7. 6" CLASS 350 DIP WATER MAIN POLYWRAPPED, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
9. 1" WATER SERVICE LINE CONNECTION PER COS STD DET 2330. METER TO BE INSTALLED BY CITY FORCES.
10. 2" WATER SERVICE LINE CONNECTION PER COS STD DET 2330. METER TO BE INSTALLED BY CITY FORCES.
11. 1-1/2" WATER SERVICE LINE CONNECTION PER COS STD DET 2330. METER TO BE INSTALLED BY CITY FORCES.
13. 8"X4" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.

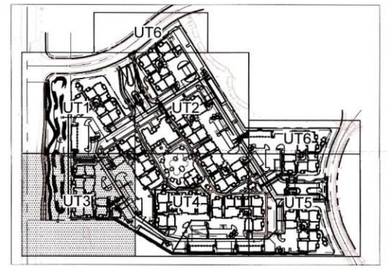
PRIVATE SEWER NOTES

1. 8" SDR 35 PVC PRIVATE SEWER MAIN, LENGTH AND SLOPE PER PLAN.
2. SEWER CLEANOUT PER MAG STD DET 441, INVERT PER PLAN.
3. CONNECT TO BUILDING SEWER AT TWO-WAY CLEANOUT, INVERT PER PLAN.
4. CONNECT TO 8" PVC SEWER STUB, INVERT PER PLAN.
5. 48" SEWER MANHOLE PER MAG STD DET 420-2, INVERTS PER PLAN.
6. 6" SDR 35 PVC SEWER SERVICE, LENGTH AND SLOPE PER PLAN.
7. 4" SDR 35 PVC SEWER SERVICE, LENGTH AND SLOPE PER PLAN.
8. "WYE" CONNECTION, INVERT PER PLAN.
9. CONNECT TO EXISTING MANHOLE, INVERT PER PLAN.

MATCH LINE: SEE SHEET UT4

NOTES

1. ADD 1800 TO ALL ELEVATIONS.
2. ALL ELEVATIONS ARE INVERT ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET UT2 FOR LEGEND.



KEY MAP
N.T.S.

PRELIMINARY
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ENGINEER S. HANEY
PE NO. 37059 DATE 2/15

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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Mark Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY UTILITY PLAN

SCOTTSDALE, ARIZONA

PROJECT No.	191769002
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	2/19/15

769002UT.dwg

UT3
3 OF 6 SHEETS

APPR | DATE | BY | DESCRIPTION | REV

K:\PHX_Civil\191769002\CAD\769002UT.dwg, Layout:UT3 Feb 19, 2015 - 3:44pm garrett.frome
XREFS: X769002BM X769002CD X769002UT X769002VF X769002TB
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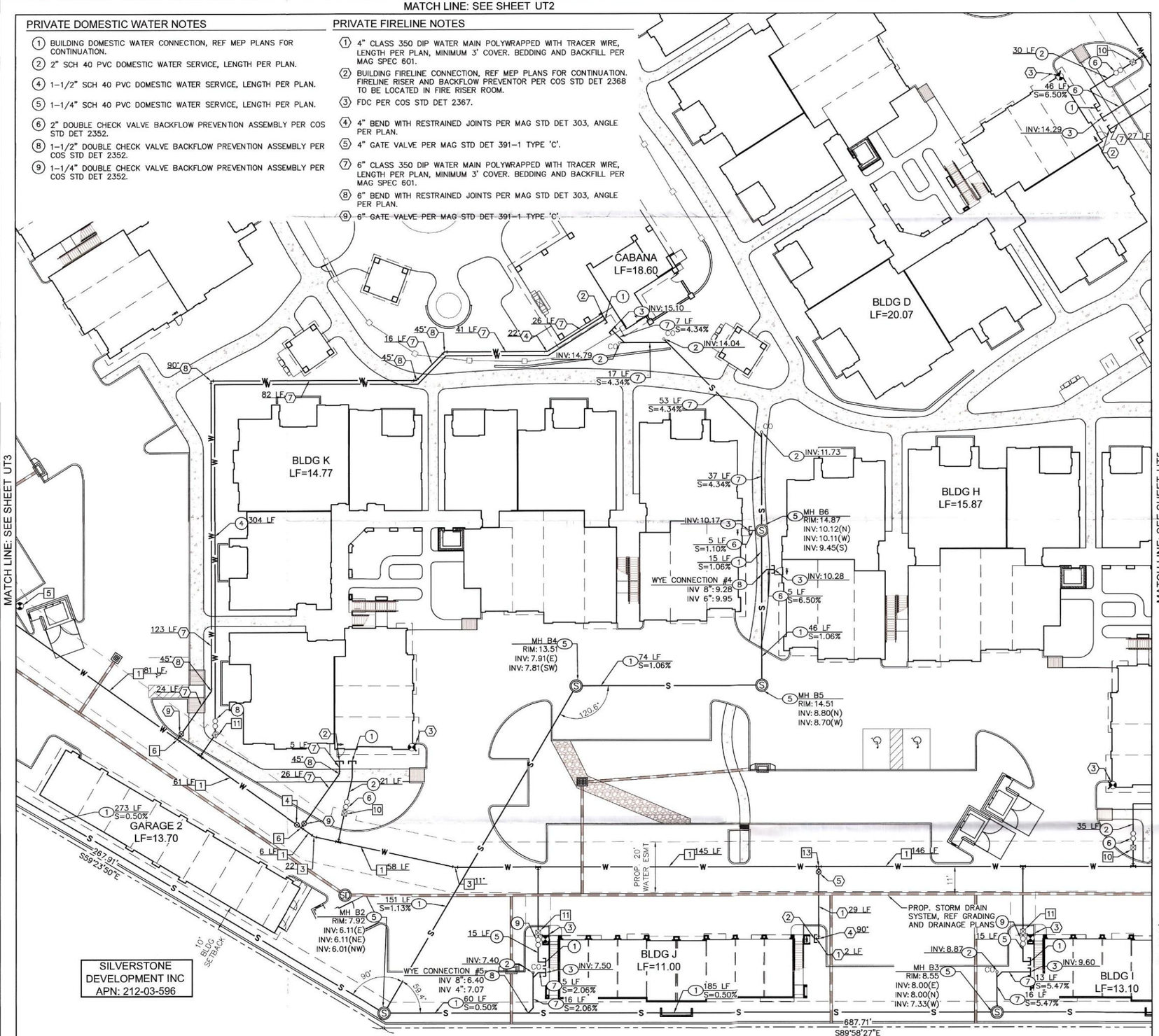
MATCH LINE: SEE SHEET UT2

PRIVATE DOMESTIC WATER NOTES

1. BUILDING DOMESTIC WATER CONNECTION, REF MEP PLANS FOR CONTINUATION.
2. 2" SCH 40 PVC DOMESTIC WATER SERVICE, LENGTH PER PLAN.
4. 1-1/2" SCH 40 PVC DOMESTIC WATER SERVICE, LENGTH PER PLAN.
5. 1-1/4" SCH 40 PVC DOMESTIC WATER SERVICE, LENGTH PER PLAN.
6. 2" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2352.
8. 1-1/2" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2352.
9. 1-1/4" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2352.

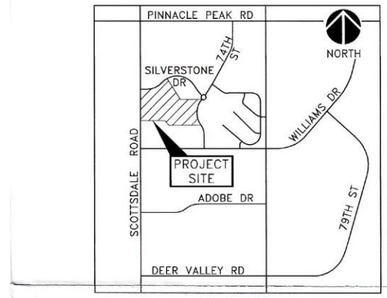
PRIVATE FIRELINE NOTES

1. 4" CLASS 350 DIP WATER MAIN POLYWRAPPED WITH TRACER WIRE, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
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3. FDC PER COS STD DET 2367.
4. 4" BEND WITH RESTRAINED JOINTS PER MAG STD DET 303, ANGLE PER PLAN.
5. 4" GATE VALVE PER MAG STD DET 391-1 TYPE 'C'.
7. 6" CLASS 350 DIP WATER MAIN POLYWRAPPED WITH TRACER WIRE, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
8. 6" BEND WITH RESTRAINED JOINTS PER MAG STD DET 303, ANGLE PER PLAN.
9. 6" GATE VALVE PER MAG STD DET 391-1 TYPE 'C'.



MATCH LINE: SEE SHEET UT3

MATCH LINE: SEE SHEET UT5



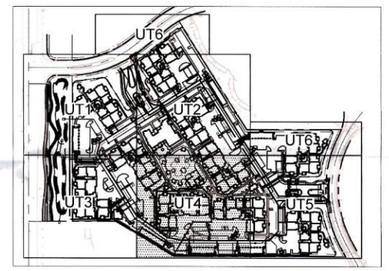
VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

PUBLIC WATER MAIN NOTES

1. 8" CLASS 350 DIP WATER MAIN POLYWRAPPED, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
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5. FIRE HYDRANT ASSEMBLY PER MAG STD DET 360.
6. 8"X6" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.
10. 2" WATER SERVICE LINE CONNECTION PER COS STD DET 2330. METER TO BE INSTALLED BY CITY FORCES.
11. 1-1/2" WATER SERVICE LINE CONNECTION PER COS STD DET 2330. METER TO BE INSTALLED BY CITY FORCES.
13. 8"X4" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.

PRIVATE SEWER NOTES

1. 8" SDR 35 PVC PRIVATE SEWER MAIN, LENGTH AND SLOPE PER PLAN.
2. SEWER CLEANOUT PER MAG STD DET 441, INVERT PER PLAN.
3. CONNECT TO BUILDING SEWER AT TWO-WAY CLEANOUT, INVERT PER PLAN.
5. 48" SEWER MANHOLE PER MAG STD DET 420-2, INVERTS PER PLAN.
6. 6" SDR 35 PVC SEWER SERVICE, LENGTH AND SLOPE PER PLAN.
7. 4" SDR 35 PVC SEWER SERVICE, LENGTH AND SLOPE PER PLAN.
8. "WYE" CONNECTION, INVERT PER PLAN.



KEY MAP
N.T.S.

NOTES
1. ADD 1800 TO ALL ELEVATIONS.
2. ALL ELEVATIONS ARE INVERT ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET UT2 FOR LEGEND.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
ENGINEER S. HANEY
PE NO. 37059 DATE 2/15

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

Mark Taylor

PRELIMINARY UTILITY PLAN

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

SCOTTSDALE, ARIZONA

PROJECT No.	191769002
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	2/19/15

769002UT.dwg

UT4

4 OF 6 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

K:\PHX_Civil\191769002\CADD\769002UT.dwg, Layout:UT4 Feb 19, 2015 - 3:44pm garrett.frame
XREFS: X769002BM X769002CO X769002UT X769002VF X769002TB
THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

MATCH LINE: SEE SHEET UT6

MATCH LINE: SEE SHEET UT4

BLDG F
LF=24.57

BLDG G
LF=18.37

BLDG H
LF=15.87

BLDG I
LF=13.10

PROP. STORM DRAIN SYSTEM, REF GRADING AND DRAINAGE PLANS

PROP. 20' WATER ESMT

WYE CONNECTION #8
INV 8":10.60
INV 6":11.27

WYE CONNECTION #7
INV 8":10.15
INV 6":10.82

WYE CONNECTION #6
INV 8":9.43
INV 4":10.09

MH C2
RIM:15.83
INV:9.72(NW)
INV:9.62(E)

MH C1
RIM:18.53
INV:8.74(W)
INV:8.64(SE)

EXST. MANHOLE
RIM: 20.18
INV: 10.40(N)
INV: 10.20(S)
INV: 10.35(E)

EXST. 12" DIP WATERLINE

EXST. 12" DIP STUB
INV: 8.43

EXST. 30" STORM DRAIN

EXST. 8" PVC SEWER STUB TO BE REMOVED

EXST. MH
RIM: 18.06
INV: 8.30(N)
INV: 8.43(E)
INV: 8.43(NW)
INV: 8.10(S)

EXST. 8" DIP WATERLINE

EXST. 12" PVC SEWER MAIN

EXST. MANHOLE
RIM: 16.42
INV: 6.70(N)
INV: 6.50(S)

EXST. 25' R/W

EXST. 8' P.U.E.

74TH STREET

30' BLDG SETBACK

10' BLDG SETBACK

687.71'
S89°58'27"E

N29°07'08"W
40.91'

A=56°54'03"
R=47.00'
L=47.72'
TAN=25.75'

ADN: 212-02-506

CC/PDR
SILVERSTONE LLC
APN:212-02-001H

PRIVATE FIRELINE NOTES

1. 4" CLASS 350 DIP WATER MAIN POLYWRAPPED WITH TRACER WIRE, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
2. BUILDING FIRELINE CONNECTION, REF MEP PLANS FOR CONTINUATION. FIRELINE RISER AND BACKFLOW PREVENTOR PER COS STD DET 2368 TO BE LOCATED IN FIRE RISER ROOM.
3. FDC PER COS STD DET 2367.
4. 4" BEND WITH RESTRAINED JOINTS PER MAG STD DET 303, ANGLE PER PLAN.
5. 4" GATE VALVE PER MAG STD DET 391-1 TYPE 'C'.
7. 6" CLASS 350 DIP WATER MAIN POLYWRAPPED WITH TRACER WIRE, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
8. 6" BEND WITH RESTRAINED JOINTS PER MAG STD DET 303, ANGLE PER PLAN.
9. 6" GATE VALVE PER MAG STD DET 391-1 TYPE 'C'.

PRIVATE DOMESTIC WATER NOTES

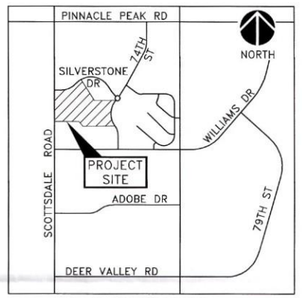
1. BUILDING DOMESTIC WATER CONNECTION, REF MEP PLANS FOR CONTINUATION.
2. 2" SCH 40 PVC DOMESTIC WATER SERVICE, LENGTH PER PLAN.
3. 1" SCH 40 PVC DOMESTIC WATER SERVICE, LENGTH PER PLAN.
6. 2" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2352.
7. 1" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2352.

PUBLIC WATER MAIN NOTES

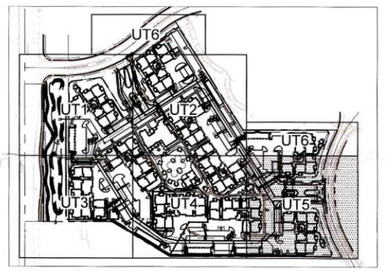
1. 8" CLASS 350 DIP WATER MAIN POLYWRAPPED, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
2. REMOVE CAP AND CONNECT TO EXISTING 12" WATER STUB.
3. 8" BEND WITH RESTRAINED JOINTS PER MAG STD DET 303, ANGLE PER PLAN.
4. 8" WATER MAIN GATE VALVE PER MAG STD DET 391-1 TYPE 'C'.
5. FIRE HYDRANT ASSEMBLY PER MAG STD DET 360.
6. 8"X6" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.
7. 6" CLASS 350 DIP WATER MAIN POLYWRAPPED, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
9. 1" WATER SERVICE LINE CONNECTION PER COS STD DET 2330. METER TO BE INSTALLED BY CITY FORCES.
10. 2" WATER SERVICE LINE CONNECTION PER COS STD DET 2330. METER TO BE INSTALLED BY CITY FORCES.
13. 8"X4" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.
17. 12"X8" REDUCER
18. 12" CLASS 350 DIP WATER MAIN POLYWRAPPED, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
19. 12" WATER MAIN GATE VALVE PER MAG STD DET 391-1 TYPE 'C'.
20. 12"X12" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.
21. 12" BEND WITH RESTRAINED JOINTS PER MAG STD DET 303, ANGLE PER PLAN.
23. 12"X6" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.

PRIVATE SEWER NOTES

1. 8" SDR 35 PVC PRIVATE SEWER MAIN, LENGTH AND SLOPE PER PLAN.
2. SEWER CLEANOUT PER MAG STD DET 441, INVERT PER PLAN.
3. CONNECT TO BUILDING SEWER AT TWO-WAY CLEANOUT, INVERT PER PLAN.
5. 48" SEWER MANHOLE PER MAG STD DET 420-2, INVERTS PER PLAN.
6. 6" SDR 35 PVC SEWER SERVICE, LENGTH AND SLOPE PER PLAN.
7. 4" SDR 35 PVC SEWER SERVICE, LENGTH AND SLOPE PER PLAN.
8. "WYE" CONNECTION, INVERT PER PLAN.
9. CONNECT TO EXISTING MANHOLE, INVERT PER PLAN.



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.



KEY MAP
N.T.S.

NOTES

1. ADD 1800 TO ALL ELEVATIONS.
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NORTH

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Mark Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY UTILITY PLAN

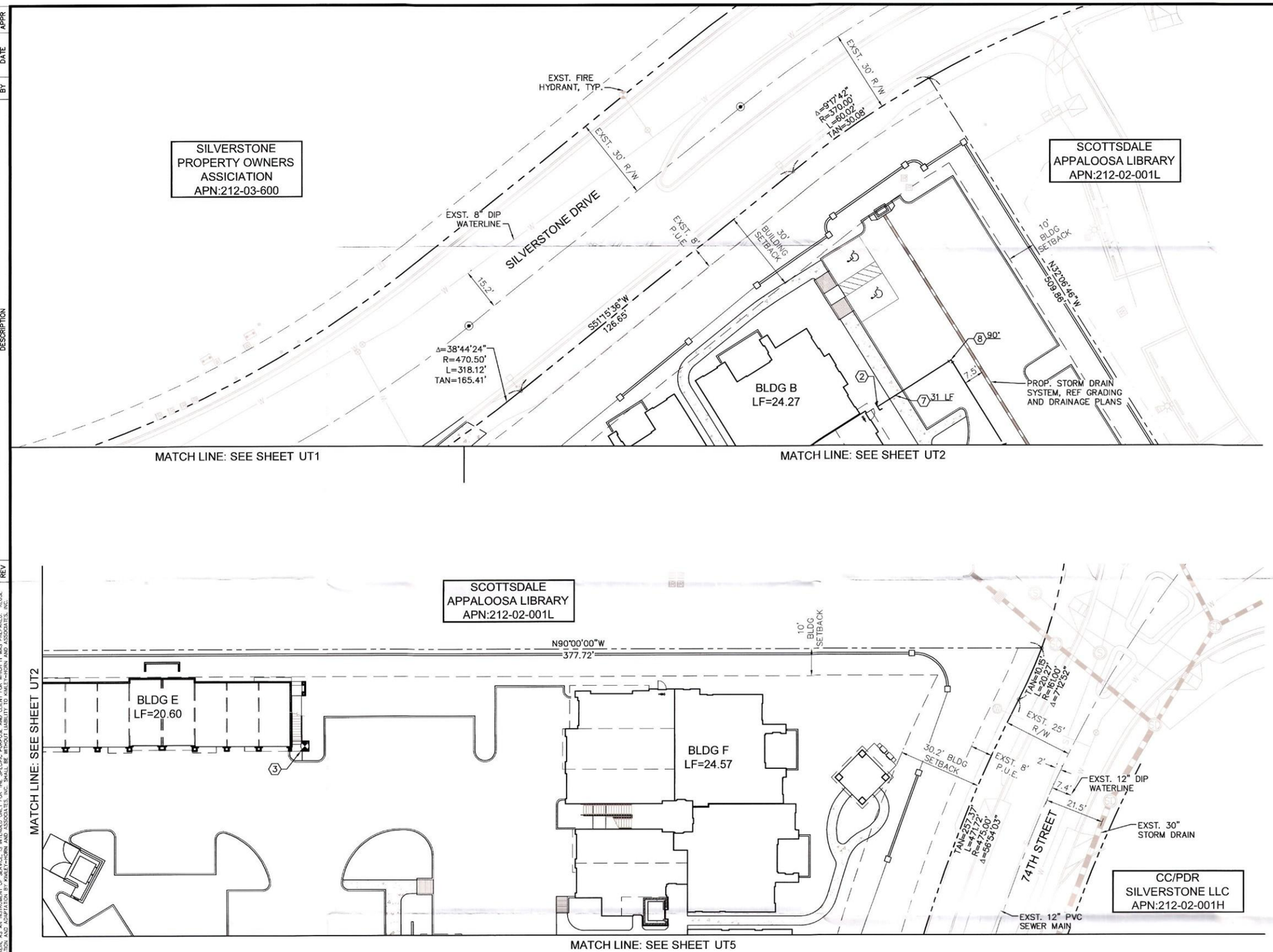
SCOTTSDALE, ARIZONA

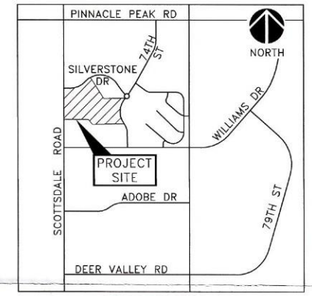
PROJECT No. 191769002
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 2/19/15
769002UT.dwg

UT5
5 OF 6 SHEETS

APPR | DATE | BY | DESCRIPTION | REV

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VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

PRIVATE FIRELINE NOTES

(2) BUILDING FIRELINE CONNECTION, REF MEP PLANS FOR CONTINUATION. FIRELINE RISER AND BACKFLOW PREVENTOR PER COS STD DET 2368 TO BE LOCATED IN FIRE RISER ROOM.

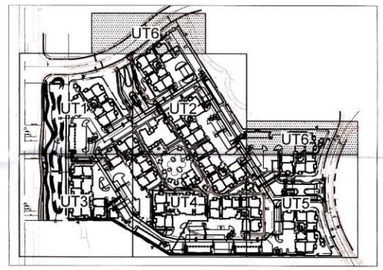
(3) FDC PER COS STD DET 2367.

(7) 6" CLASS 350 DIP WATER MAIN POLYWRAPPED WITH TRACER WIRE, LENGTH PER PLAN, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.

(8) 6" BEND WITH RESTRAINED JOINTS PER MAG STD DET 303, ANGLE PER PLAN.

NOTES

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KEY MAP
N.T.S.

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Kimley»Horn
ENGINEER S. HANEY
PE NO. 37059 DATE 2/15

NORTH

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Mark Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY UTILITY PLAN

SCOTTSDALE, ARIZONA

PROJECT No.	191769002
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
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CHECK BY:	SEH
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769002UT.dwg

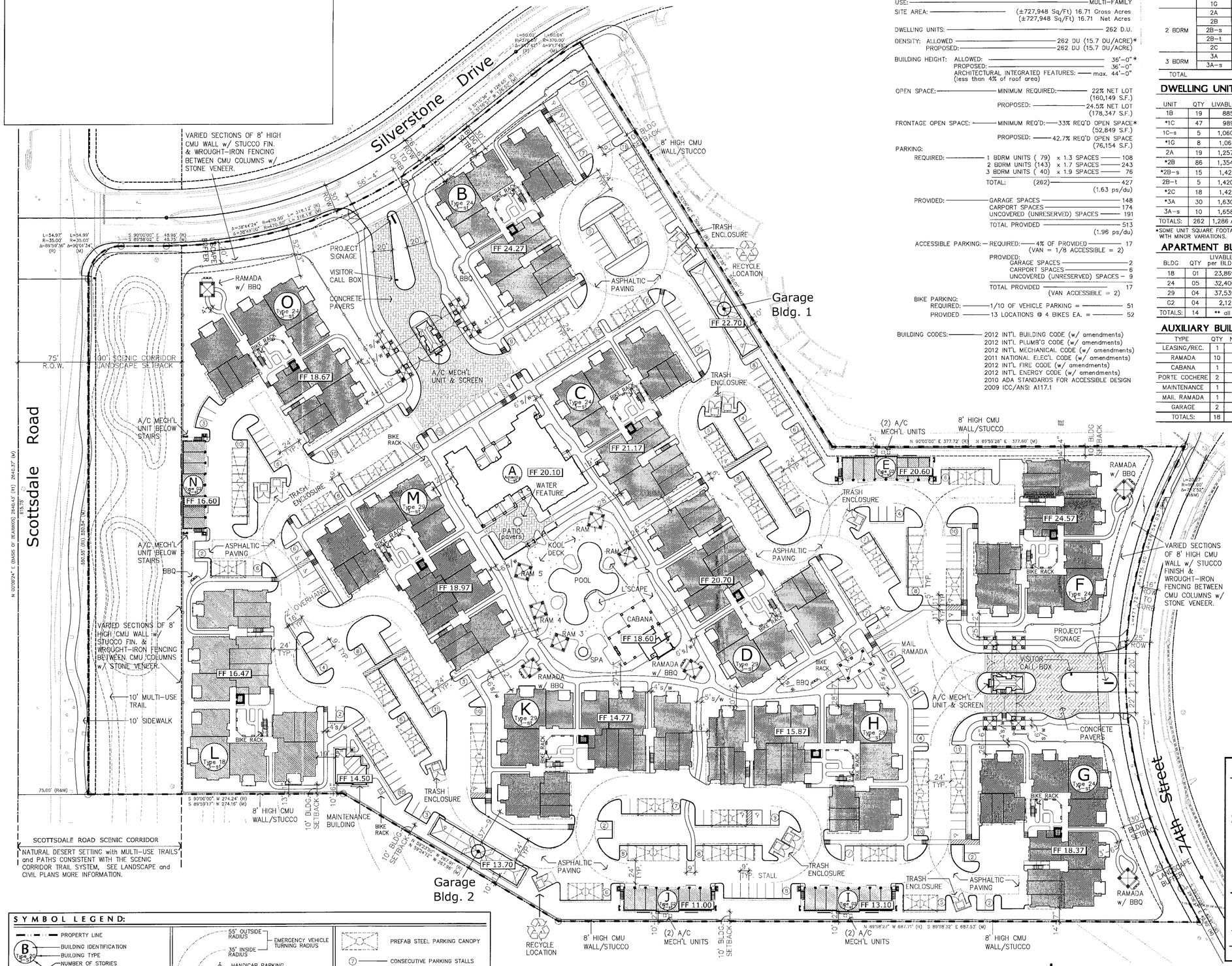
UT6
6 OF 6 SHEETS

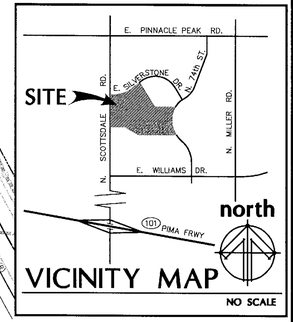
REV | DESCRIPTION | BY | DATE | APPR

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XREFS: X769002BM X769002SD X769002UT X769002VF X769002TB
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GENERAL NOTES

1. HVAC MECHANICAL (CONDENSOR) UNITS ARE LOCATED IN ROOFTOP MECHANICAL WELLS UNLESS NOTED OTHERWISE.





SYMBOL LEGEND:

- PROPERTY LINE
- B (Type 29 — 5 St) — BUILDING IDENTIFICATION / BUILDING TYPE / NUMBER OF STORIES
- FF 18.65 — PRELIM. FINISH FLOOR ELEVATION
- 8-FT. HIGH CMU WALL U.N.O. (STUCCO FIN.)
- 8-FT. HIGH WROUGHT IRON U.N.O.
- 24" SQ. CMU COLUMN w/ STONE VENEER
- 55' OUTSIDE RADIUS / 35' INSIDE RADIUS — EMERGENCY VEHICLE TURNING RADIUS
- HANDICAP PARKING
- FIRE HYDRANT (PROPOSED UNLESS NOTED AS EXISTING)
- BIKE RACK — SEE DETAIL 10/DS3 — REQUIRED (52@1.0) = 52 P.S. — PROVIDED = 52 P.S.
- REFUSE ENCLOSURE PER C.o.S. DETAIL NO. 2146-1
- PREFAB STEEL PARKING CANOPY
- 7 — CONSECUTIVE PARKING STALLS
- RECYCLE CONTAINER LOCATION
- SIDEWALK — ACCESSIBLE CURB RAMP

SILVERSTONE PROJECT DESCRIPTION:

PROJECT ADDRESS: 7215 E. SILVERSTONE DR
Tax Parcel No.s APN: 212-02-001J SCOTTSDALE, ARIZONA

ZONING: EXISTING: PC with COMPARABLE ZONING OF R-5
AMENDED DEVELOPMENT STDS PER 15-ZN-2005 and 13-UP-2005

USE: MULTI-FAMILY

SITE AREA: (±727,948 Sq/Ft) 16.71 Gross Acres
(±727,948 Sq/Ft) 16.71 Net Acres

DWELLING UNITS: 262 D.U.

DENSITY: ALLOWED 262 DU (15.7 DU/ACRE)*
PROPOSED: 262 DU (15.7 DU/ACRE)

BUILDING HEIGHT: ALLOWED: 36'-0"*
PROPOSED: 36'-0"
ARCHITECTURAL INTEGRATED FEATURES: max. 44'-0" (less than 4% of roof area)

OPEN SPACE: MINIMUM REQUIRED: 22% NET LOT (160,149 S.F.)
PROPOSED: 24.5% NET LOT (178,347 S.F.)

FRONTAGE OPEN SPACE: MINIMUM REQ'D: 33% REQ'D OPEN SPACE* (52,849 S.F.)
PROPOSED: 42.7% REQ'D OPEN SPACE (76,154 S.F.)

PARKING:
REQUIRED: 1 BDRM UNITS (79) x 1.3 SPACES = 108
2 BDRM UNITS (143) x 1.7 SPACES = 243
3 BDRM UNITS (40) x 1.9 SPACES = 76
TOTAL: (262) = 427 (1.63 ps/du)

PROVIDED: GARAGE SPACES = 148
CARPORT SPACES = 174
UNCOVERED (UNRESERVED) SPACES = 191
TOTAL PROVIDED = 513 (1.96 ps/du)

ACCESSIBLE PARKING: REQUIRED: 4% OF PROVIDED = 17 (VAN = 1/8 ACCESSIBLE = 2)
PROVIDED: GARAGE SPACES = 2
CARPORT SPACES = 6
UNCOVERED (UNRESERVED) SPACES = 9
TOTAL PROVIDED = 17 (VAN ACCESSIBLE = 2)

BIKE PARKING: REQUIRED: 1/10 OF VEHICLE PARKING = 51
PROVIDED 13 LOCATIONS @ 4 BIKES EA. = 52

BUILDING CODES:
2012 INT'L BUILDING CODE (w/ amendments)
2012 INT'L PLUMB'G CODE (w/ amendments)
2012 INT'L MECHANICAL CODE (w/ amendments)
2011 NATIONAL ELEC'L CODE (w/ amendments)
2012 INT'L FIRE CODE (w/ amendments)
2012 INT'L ENERGY CODE (w/ amendments)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2009 ICC/ANSI A117.1

UNIT MIX:

BDRMS	TYPE	QUANTITY	RATIO	TOTAL	RATIO
1 BDRM	1B	19	07%	79 D.U.	30%
	1C	47	18%		
	1C-s	5	02%		
	1G	8	03%		
2 BDRM	2A	19	07%	143 D.U.	55%
	2B	86	33%		
	2B-s	15	06%		
	2B-t	5	02%		
	2C	18	07%		
3 BDRM	3A	30	11%	40 D.U.	15%
	3A-s	10	04%		
TOTAL		262 D.U.	100%	262 D.U.	100%

DWELLING UNITS - AREA CALCS :

UNIT	QTY	LIVABLE	PATIO/ BALCONY	STORAGE	GROSS	TOTAL LIVABLE	TOTAL GROSS
1B	19	885	78	26	989	16,815	18,791
*1C	47	989	103	26	1,118	46,483	52,546
1C-s	5	1,060	135	26	1,221	5,300	6,105
*1G	8	1,061	114	0	1,175	8,488	9,400
2A	19	1,257	71	25	1,353	23,883	25,707
*2B	86	1,354	104	25	1,483	116,444	127,538
*2B-s	15	1,421	161	26	1,608	21,315	24,120
2B-t	5	1,420	161	26	1,607	7,100	8,035
*2C	18	1,421	127	27	1,575	25,578	28,350
*3A	30	1,630	146	27	1,803	48,900	54,090
3A-s	10	1,658	190	27	1,875	16,580	18,750
TOTALS:	262	1,286 Avg Livable	1,425 Avg Gross			336,886	373,432

*SOME UNIT SQUARE FOOTAGES SHOWN ARE A WEIGHTED AVERAGE OF SIMILAR UNITS WITH MINOR VARIATIONS.

APARTMENT BUILDING AREA CALCS :

BLDG	QTY	LIVABLE per BLDG	GARAGE per BLDG	GROSS** per BLDG	TOTAL LIVABLE	TOTAL GARAGE	TOTAL GROSS**
18	01	23,869	5,122	34,460	23,869	5,122	34,460
24	05	32,406	3,736	43,153	162,030	18,680	215,765
29	04	37,539	5,122	51,436	150,156	20,488	205,744
G2	04	2,129	2,271	4,780	8,516	9,084	19,120
TOTALS:	14	** all "covered" spaces			344,571	53,374	475,089

AUXILIARY BUILDING AREA CALCS :

TYPE	QTY	NET AREA	GROSS AREA	TOT. NET	TOT. GROSS
LEASING/REC.	1	8,310	9,933	8,310	9,933
RAMADA	10	196	196	1,960	1,960
CABANA	1	454	2,386	454	2,386
PORTE COCHERE	2	412	2,164	824	4,328
MAINTENANCE	1	731	1,083	731	1,083
MAIL RAMADA	1	540	540	540	540
GARAGE	2	2,253	2,253	4,506	4,506
TOTALS:	18			17,325	24,736

OWNER

MT PINNACLE LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

ARCHITECT

ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

CIVIL ENGINEER

KIMLEY-HORN and ASSOCIATES, INC.
7740 N. 16th STREET, SUITE 300
PHOENIX, AZ 85020
CONTACT: STEVE HANEY
P: (602) 944-5500

L'SCAPE ARCHITECT

COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590

north

PRELIMINARY SITE PLAN

SCALE: 1" = 50'

0 25 50 100 200

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE: REVISIONS: 10/23/14 1 2 3 4 5 6 7

DATE: REVISIONS:

Mark - Taylor Development

San Silverstone

SEC Scottsdale Rd. & Silverstone Dr. — Scottsdale, AZ

DRB

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB ORME
Date 10/23/14
Expires 3/31/2016

Job No: 9116
Date: 2014 Aug 04
Scale: As Shown
Drawn: -
Checked: -
Plan Check No. -
Sheet No. SP1

15-ZN-2005

MATCH LINE: SEE SHEET GD6

SILVERSTONE PROPERTY OWNERS ASSICIATION APN:212-03-600

FOUND BRASS CAP IN HANDHOLE NORTHWEST CORNER SEC 14, T4N, R4E.

EXST. FIRE HYDRANT, TYP.

EXST. 12" DIP WATERLINE

EXST. 12" DIP ABANDONED WATERLINE

EXST. 12" DIP ABANDONED WATERLINE

EXST. 12" DIP WATERLINE

FUTURE CROSSWALK

SILVERSTONE DRIVE

EXST. 30' R/W

EXST. 1' V.N.A.E.

EXST. 5' P.U.E.

EXST. EDGE OF PAVEMENT

EXST. 100' SCENIC CORRIDOR & PUBLIC TRAIL ESMT

PROP. SCREEN WALL/FENCE

SCOTTSDALE ROAD

FUTURE RAISED MEDIAN

EXST. 18" PVC SEWER MAIN

EXST. 75' R/W

PROP. 10' CONCRETE SIDEWALK

FUTURE CURB AND GUTTER

PROP. 10' MULTI-USE TRAIL

PROP. 6" PVC PRIVATE SEWER SERVICE

PROP. FIRE HYDRANT, TYP.

PROP. 8" DIP WATER MAIN

PROP. 20' WATER ESMT

BUILDING SETBACK

BLDG O
LF=18.67
GARAGE=18.00
HAG=15.9

BLDG N
LF=16.60
HAG=13.1

BLDG M
LF=17.37
GARAGE=16.70
HAG=11.6

BASIN A
HW= 11.00
BTM= 8.00
Vreq= 22,513 CF
Vprov= 22,954 CF

N0°00'24"E 1409.79'

N90°00'00"E 158.95'

N90°00'00"W 48.96'

S0°00'24"W 615.75'

S0°00'24"W 550.55'

Δ=89°59'36"
R=35.00'
L=54.97'
TAN=35.00'

Δ=38°44'24"
R=440.50'
L=297.84'
TAN=154.87'

Δ=38°44'24"
R=470.50'
L=318.12'
TAN=165.41'

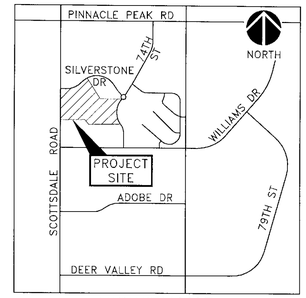
A GD7

MATCH LINE: SEE SHEET GD3

MATCH LINE: SEE SHEET GD2

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
5. HDPE STORM DRAIN BEND.
6. HDPE STORM DRAIN TEE.
7. STORM DRAIN HEADWALL PER MAG STD DET 501.
8. RIP-RAP SPILLWAY.
17. 48" STORM DRAIN MANHOLE PER MAG STD DET 520 AND 522.
19. STORM DRAIN HEADWALL PER MAG STD DET 501 WITH FLOW CONTROL ORIFICE. OUTLET SHALL BE 3" ABOVE BOTTOM OF BASIN.
20. DETENTION BASIN CUT-OFF WALL.



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

DEVELOPER/OWNER

MARK TAYLOR APARTMENTS
6623 N. SCOTTSDALE RD.
SCOTTSDALE, ARIZONA 85250
PH: (480) 281-5554
CONTACT: CHRIS BROZINA

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TEL. NO. (602) 944-5500
CONTACT: STEVE HANEY, PE

LAND SURVEYOR

AULERICH & ASSOCIATES, INC.
1030 E. GUADALUPE ROAD
TEMPE, ARIZONA 85283
PH: (480) 839-4000
CONTACT: CHRISTOPHER AULERICH, P.L.S.

ARCHITECT

ARCHITECT DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
PH: (480) 281-5549
CONTACT: ROB ORME, RA

BENCHMARK

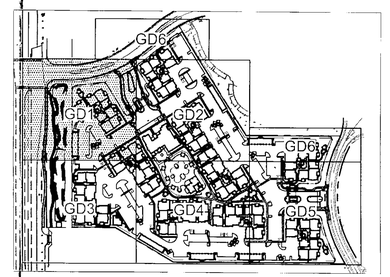
PER AULERICH & ASSOCIATES, THE BENCHMARK IS A BRASS CAP IN HANDHOLE LOCATED AT THE NORTHWEST CORNER OF SECTION 14 AT THE INTERSECTION OF SCOTTSDALE ROAD AND PINNACLE PEAK ROAD, CITY OF SCOTTSDALE BENCHMARK NO. 2152.
ELEVATION=1840.266 PER CITY OF SCOTTSDALE DATUM

BASIS OF BEARINGS

PER AULERICH & ASSOCIATES, THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN AS SHOWN ON MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK, BOOK 883 OF MAPS, PAGE 17 MARICOPA COUNTY RECORDS, SAID BEARING BEING NORTH 00°00'24" EAST.

FLOOD INFORMATION

THE FLOOD ZONE DESIGNATION FOR THIS AREA IS ZONE AO.
DEFINED AS: FLOOD DEPTH OF 1 FOOT (SHEET FLOW ON SLOPING TERRAIN) AVERAGE DEPTH DETERMINED FOR AREA OF ALLUVIAL FAN FLOODING, VELOCITY DETERMINED AT 4 FPS.
MAP NUMBER 04013C1310L, REVISED OCTOBER 16, 2013.



KEY MAP
N.T.S.

NOTES:
1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

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ENGINEER S. HANEY
PE NO. 37059 DATE 4/15

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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Phoenix, Arizona 85020 (602) 944-5500

Mark Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No.	191769002
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	4/24/15

769002GD.dwg

GD1
1 OF 7 SHEETS

53-DR-2014
5/8/15

REV	DESCRIPTION	BY	DATE	APPR

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XREFs: 769002TB.dwg, 769002GD.dwg, 769002DT.dwg, 769002DS.dwg, 769002DE.dwg, 769002DC.dwg
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MATCH LINE: SEE SHEET GD6

MATCH LINE: SEE SHEET GD1

MATCH LINE: SEE SHEET GD4

MATCH LINE: SEE SHEET GD6

BLDG B
LF=24.27
GARAGE=23.60
HAG=21.5

BLDG C
LF=21.17
GARAGE=20.50
HAG=18.1

BLDG A
LF=20.10
HAG=14.3

BLDG M
LF=17.37
GARAGE=16.70
HAG=11.6

BLDG D
LF=20.07
GARAGE=19.40
HAG=14.4

GARAGE 1
LF=22.70
HAG=20.60

SCOTTSDALE
APPALOOSA LIBRARY
APN:212-02-001L

PROP. 12" DIP WATER MAIN

PROP. 20' WATER ESMT

PROP. 8" PVC PRIVATE SEWER MAIN

PROP. SCREEN/ RETAINING WALL

PROP. FIRE HYDRANT, TYP.

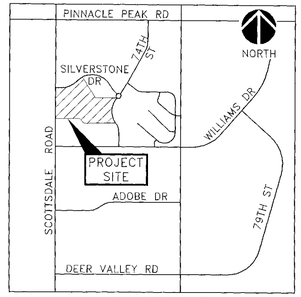
N37°08'45"W 509.85'

N90°00'00"W 377.72'

BLDG SETBACK

LEGEND

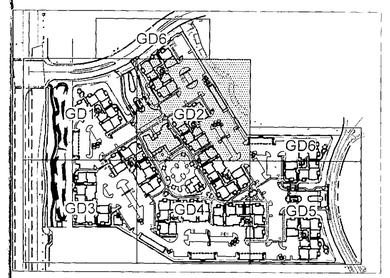
- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- S — EXISTING SANITARY SEWER MAIN
- W — EXISTING PUBLIC WATER MAIN
- W — PROPOSED WATER MAIN
- S — PROPOSED SEWER MAIN
- PROPOSED STORM DRAIN
- EXSTING STORM DRAIN
- HP — HIGH POINT
- 12 — PROPOSED CONTOUR
- 24 — EXISTING CONTOURS
- 10.00 P — PROPOSED PAVEMENT SPOT ELEVATION
- 19.00P — EXISTING SPOT ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
4. CATCH BASIN PER MAG STD DET 535.
5. HDPE STORM DRAIN BEND.
6. HDPE STORM DRAIN TEE.
8. RIP-RAP SPILLWAY.
15. 2' WIDE CURB OPENING.
16. 2' WIDE CONCRETE DRAINAGE CHANNEL.
17. 48" STORM DRAIN MANHOLE PER MAG STD DET 520 AND 522.



KEY MAP
N.T.S.

NOTES:
1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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ENGINEER S. NANKY
PE NO. 37059 DATE 4/15

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PRELIMINARY GRADING & DRAINAGE PLAN

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE
SCOTTSDALE, ARIZONA

PROJECT No.	191769002
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	4/24/15

191769002db.dwg

GD2
2 OF 7 SHEETS

APPR | DATE | BY | DESCRIPTION | REV

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MATCH LINE: SEE SHEET GD1

BASIN B
HW= 8.5
BTM= 5.5
Vreq= 21,021 CF
Vprov= 21,545 CF

BLDG M
LF=17.37
GARAGE=16.70
HAG=11.6

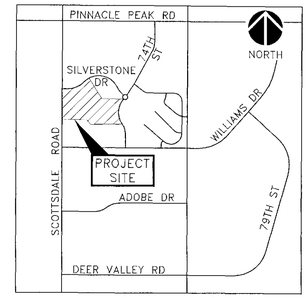
BLDG L
LF=16.47
GARAGE=15.80
HAG=9.3

MAINTENANCE
LF=14.50
HAG=5.5

SILVERSTONE DEVELOPMENT INC
APN: 212-03-596

EXST. 75' R/W
EXST. 1' V.N.A.E.
EXST. 2' P.U.E.
EXST. 100' SCENIC CORRIDOR & PUBLIC TRAIL ESMT
EXST. 12" DIP WATERLINE
EXST. 12" DIP ABANDONED WATERLINE
EXST. 18" PVC SEWER MAIN
EXST. EDGE OF PAVEMENT
SCOTTSDALE ROAD
FUTURE CURB AND GUTTER
PROP. 10' CONCRETE SIDEWALK
FUTURE RAISED MEDIAN
PROP. 10' MULTI-USE TRAIL
PROP. SCREEN WALL/FENCE
PROP. 8" PVC PRIVATE SEWER MAIN
PROP. 8" DIP WATER MAIN
PROP. 20' WATER ESMT.
PROP. STEPPED PLANTER/RETAINING WALL
PROP. 8' SCREEN/ RETAINING WALL
PROP. 20'X20' TEMPORARY CONSTRUCTION EASEMENT FOR POSSIBLE FUTURE MODIFICATION
10' BLDG SETBACK
S0°00'24"W 550.55'
S0°00'24"W 615.75'
S0°00'24"W 615.09'
N89°59'36"W 75.00'
N90°00'00"W 274.24'
N59°23'50"W 267.91'
RIM=104.67
RIM=103.38
FOUND BRASS CAP FLUSH WEST 1/4 CORNER SEC 14, T4N, R4E.

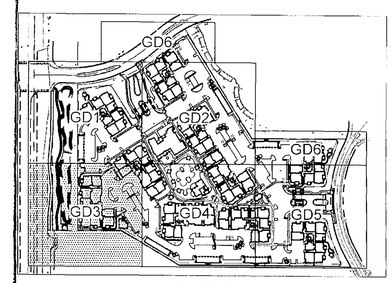
MATCH LINE: SEE SHEET GD4



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
3. CATCH BASIN PER MAG STD DET 537.
4. CATCH BASIN PER MAG STD DET 535.
6. HDPE STORM DRAIN TEE.
7. STORM DRAIN HEADWALL PER MAG STD DET 501.
8. RIP-RAP SPILLWAY.
15. 2' WIDE CURB OPENING.
17. 48" STORM DRAIN MANHOLE PER MAG STD DET 520 AND 522.
19. STORM DRAIN HEADWALL PER MAG STD DET 501 WITH FLOW CONTROL ORIFICE. OUTLET SHALL BE 3" ABOVE BOTTOM OF BASIN.
20. DETENTION BASIN CUT-OFF WALL.



KEY MAP
N.T.S.

NOTES:
1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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ENGINEER S. HANEY
PE NO. 37059 DATE 4/15

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(OUTSIDE MARICOPA COUNTY)

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Phoenix, Arizona 85020 (602) 944-5500

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No. 191769002
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 4/24/15

769002GD.dwg

GD3
3 OF 7 SHEETS

REV	DESCRIPTION	DATE	BY	APPR

PREPARED, REVISED OR PROCESSED BY KIMLEY-HORN AND ASSOCIATES, INC.

K:\PRX_Chd\s1769002\CAD\769002GD.dwg, Layout:GD3 Apr 29, 2015 - 4:11pm garrett.frome
XREFS: X:769001VR X:769002BM X:769002DU1 X:769002DU2 X:769002DU3 X:769002DU4 X:769002DU5

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MATCH LINE: SEE SHEET GD2

MATCH LINE: SEE SHEET GD3

MATCH LINE: SEE SHEET GD5

BLDG M
LF=17.37
GARAGE=16.70
HAG=11.6

PROP. SWIMMING POOL

CABANA
LF=18.60
HAG=10.5

BLDG D
LF=20.07
GARAGE=19.40
HAG=14.4

PROP. RETAINING WALL

BLDG K
LF=14.77
GARAGE=14.10
HAG=9.5

BLDG H
LF=15.87
GARAGE=15.20
HAG=13.1

PROP. FIRE HYDRANT, TYP.

GARAGE 2
LF=13.70
HAG=4.6

S67°23'50"E
267.91'

PROP. 8' SCREEN/ RETAINING WALL

SILVERSTONE DEVELOPMENT INC
APN: 212-03-596

PROP. 8" PVC PRIVATE SEWER MAIN

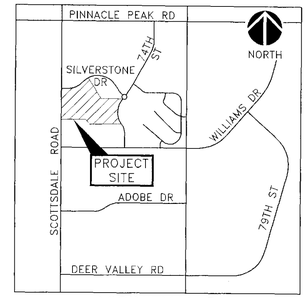
PROP. 8" DIP WATER MAIN

PROP. 20' WATER ESMT

BLDG J
LF=11.00
HAG=7.7

BLDG I
LF=13.10
HAG=10.0

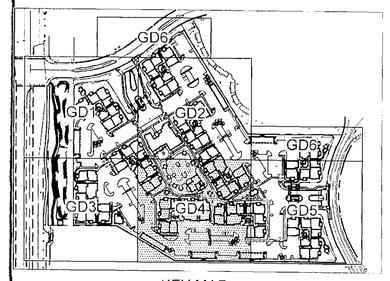
687.71'
S89°58'27"E



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
3. CATCH BASIN PER MAG STD DET 537.
4. CATCH BASIN PER MAG STD DET 535.
6. HDPE STORM DRAIN TEE.
8. RIP-RAP SPILLWAY.
15. 2' WIDE CURB OPENING.
16. 2' WIDE CONCRETE DRAINAGE CHANNEL.
17. 48" STORM DRAIN MANHOLE PER MAG STD DET 520 AND 522.



KEY MAP
N.T.S.

NOTES:
1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

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Kimley»Horn
ENGINEER S. HANEY
PE NO. 37059 DATE 4/15

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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Phoenix, Arizona 85020 (602) 944-5500

Mark M. Taylor

PRELIMINARY GRADING & DRAINAGE PLAN

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE
SCOTTSDALE, ARIZONA

PROJECT No.	191769002
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	4/24/15

191769002.dwg

GD4
4 OF 7 SHEETS

DESCRIPTION | DATE | BY | APPR | REV

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MATCH LINE: SEE SHEET GD6

MATCH LINE: SEE SHEET GD4

PROP. SCREEN WALL/FENCE

PROP. RETAINING WALL

BLDG F
LF=24.57
GARAGE=23.90
HAG=21.8

PROP. FIRE HYDRANT, TYP.

PROP. 20' WATER ESMT

PROP. 8" PVC PRIVATE SEWER MAIN

EXST. 12" DIP WATERLINE

CC/PDR
SILVERSTONE LLC
APN:212-02-001H

EXST. 30" STORM DRAIN
INV S=12.14

RIM=22.90
INV N=14.35
INV S=14.35

RIM=21.42
INV N=11.54
INV S=11.57

RIM=21.77
INV NE=11.12
INV SW=11.09

RIM=20.20
INV N=10.27
INV S=10.17
INV NE=10.35

RIM=20.14
INV N=13.32
INV S=13.31
INV E=14.72

RIM=22.18

EXST. 8" DIP WATERLINE

EXST. 12" PVC SEWER MAIN

EXST. FIRE HYDRANT, TYP.

BLDG G
LF=18.37
GARAGE=17.70
HAG=15.6

BLDG H
LF=15.87
GARAGE=15.20
HAG=13.1

BLDG I
LF=13.10
HAG=10.0

PROP. 8" DIP WATER MAIN

PROP. 8' SCREEN/ RETAINING WALL

PROP. SCREEN WALL/FENCE

EXST. 18" RCP STORM DRAIN STUB

74TH STREET

EXST. R/W

EXST. PUE

30' BLDG SETBACK

687.71'
S89°58'27"E

ADN: 212-02-596

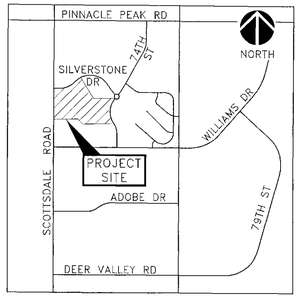
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INV N=08.09
INV S=07.92

S29°07'09"E
96.71'

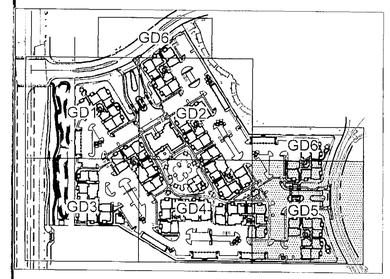
N29°07'09"W
410.91'

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
3. CATCH BASIN PER MAG STD DET 537.
5. HDPE STORM DRAIN BEND.
16. 2' WIDE CONCRETE DRAINAGE CHANNEL.



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.



KEY MAP
N.T.S.

NOTES:

1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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ENGINEER S. HANEY
PE NO. 37059 DATE 4/15

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PRELIMINARY GRADING & DRAINAGE PLAN

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE
SCOTTSDALE, ARIZONA

PROJECT No.	191769002
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	4/24/15

769002GD.dwg

GD5
5 OF 7 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

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SILVERSTONE PROPERTY OWNERS ASSICIATION APN:212-03-600

SCOTTSDALE APPALOOSA LIBRARY APN:212-02-001L

EXST. FIRE HYDRANT, TYP.

EXST. 30' R/W

EXST. 8" DIP WATERLINE

SILVERSTONE DRIVE

EXST. P.U.E.

30' BUILDING SETBACK

10' BLDG SETBACK

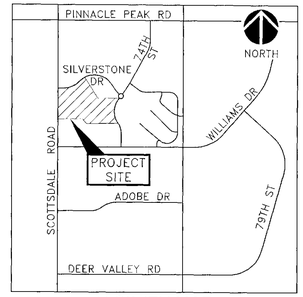
PROP. SCREEN WALL/FENCE

BLDG B
LF=24.27
GARAGE=23.60
HAG=21.5

PROP. SCREEN WALL

MATCH LINE: SEE SHEET GD1

MATCH LINE: SEE SHEET GD2



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

(1) HDPE STORM DRAIN PIPE.

(2) CATCH BASIN PER MAG STD DET 534.

SCOTTSDALE APPALOOSA LIBRARY APN:212-02-001L

PROP. SCREEN/ RETAINING WALL

BLDG E
LF=20.60
HAG=18.5

BLDG F
LF=24.57
GARAGE=23.90
HAG=21.8

PROP. SCREEN WALL/FENCE

74TH STREET

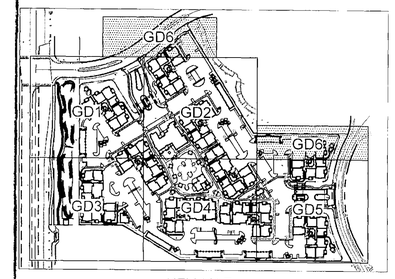
EXST. 12" DIP WATERLINE

EXST. 30" STORM DRAIN

EXST. 12" PVC SEWER MAIN

CC/PDR
SILVERSTONE LLC
APN:212-02-001H

MATCH LINE: SEE SHEET GD5



KEY MAP
N.T.S.

NOTES:
1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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ENGINEER S. HANEY
PE NO. 37059 DATE 4/15

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Phoenix, Arizona 85020 (602) 944-5500

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

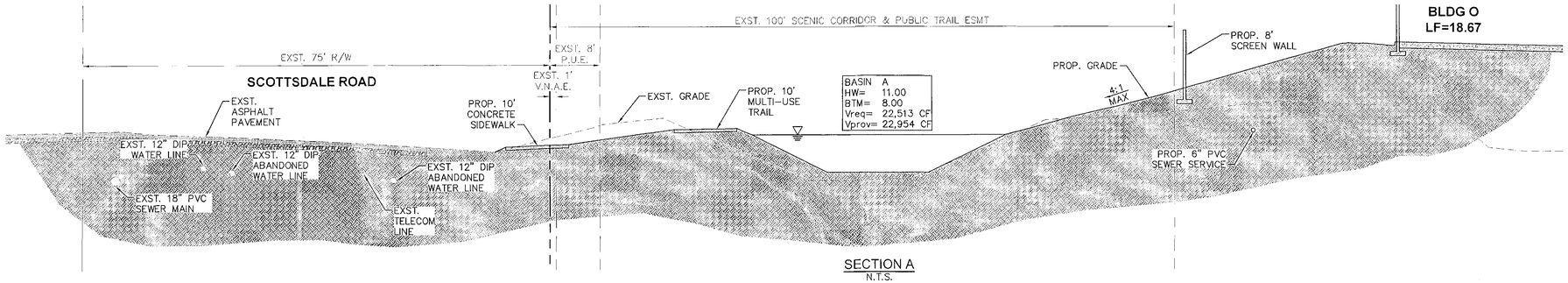
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SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	4/24/15

76900200.dwg

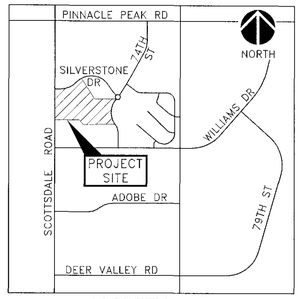
GD6
6 OF 7 SHEETS

APPR | DATE | BY | DESCRIPTION | REV

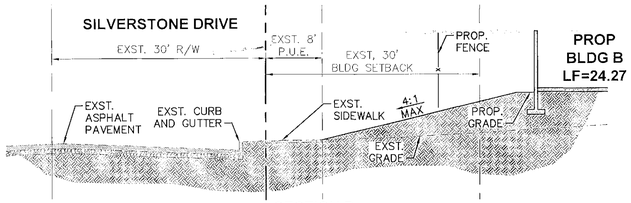
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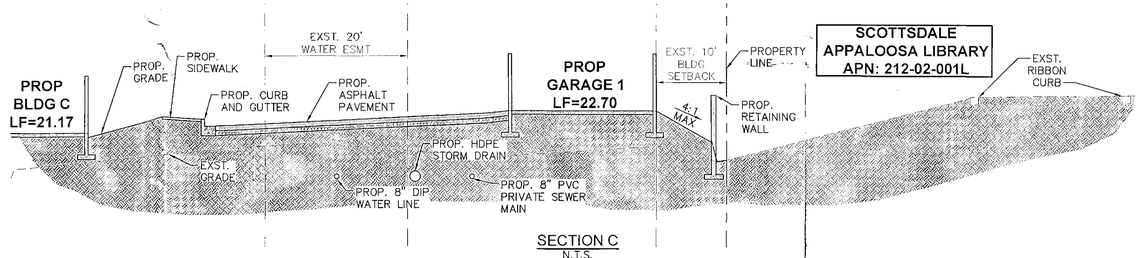
SECTION A
N.T.S.



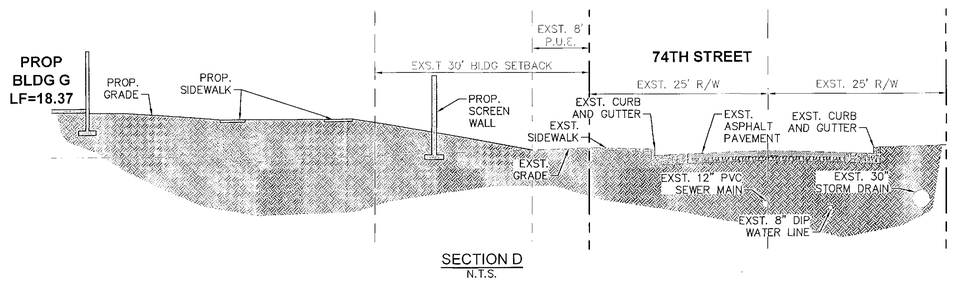
VICINITY MAP
SCOTTSDALE, AZ
N.T.S.



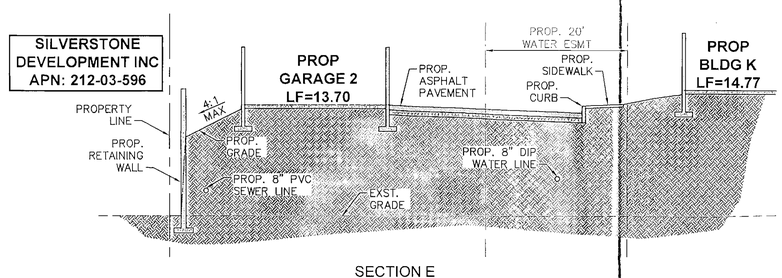
SECTION B
N.T.S.



SECTION C
N.T.S.



SECTION D
N.T.S.



SECTION E
N.T.S.

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ENGINEER S. HANEY
PE NO. 37059 DATE 4/15

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Phoenix, Arizona 85020 (602) 944-5500

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

SECTIONS

SCOTTSDALE, ARIZONA

PROJECT No. 191769002
SCALE (H): NONE
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 4/24/15
769002XS.dwg
GD7
7 OF 7 SHEETS

REV | DESCRIPTION | BY | DATE | APPR

K:\PHX_Civil\191769002\CADD\769002XS.dwg, Layout:GD7 Apr 28, 2015 - 3:02pm garrett.frome
THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

SILVERSTONE DRIVE

SCOTTSDALE ROAD

74TH STREET

BLDG B
LF=23.6

BLDG O
LF=18.0

N. GRD SHK
LF=20.6

GARAGE
LF=22.7

BLDG C
LF=20.5

BLDG A
LF=20.1

BLDG E
LF=20.6

BLDG N
LF=16.6

BLDG M
LF=16.7

BLDG F
LF=23.9

CABANA
LF=18.6

BLDG D
LF=19.4

S. GRD SHK
LF=17.9

BLDG K
LF=14.1

BLDG H
LF=15.2

BLDG L
LF=15.8

MAINTENANCE
LF=14.5

BLDG G
LF=17.7

GARAGE 2
LF=13.7

BLDG J
LF=11.0

BLDG I
LF=13.1

LEGEND

21.5 — HIGHEST ADJACENT GRADE (HAG) ELEVATION

LF=23.6 — LOWEST FLOOR ELEVATION, REPRESENTS GARAGE FLOOR ELEVATION WHERE APPLICABLE

NOTE: THE CONTOURS SHOWN HEREON ARE BASED ON THE CONTOURS SHOWN ON THE PREVIOUSLY APPROVED "MANUFACTURED GRADE EXHIBIT" BY TERRASCAPE CONSULTING, DATED JUNE 2011, AND APPROVED BY THE CITY OF SCOTTSDALE IN JUNE 2011.

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

FIGURE 6: HIGHEST ADJACENT GRADE (HAG) EXHIBIT

Kimley»Horn

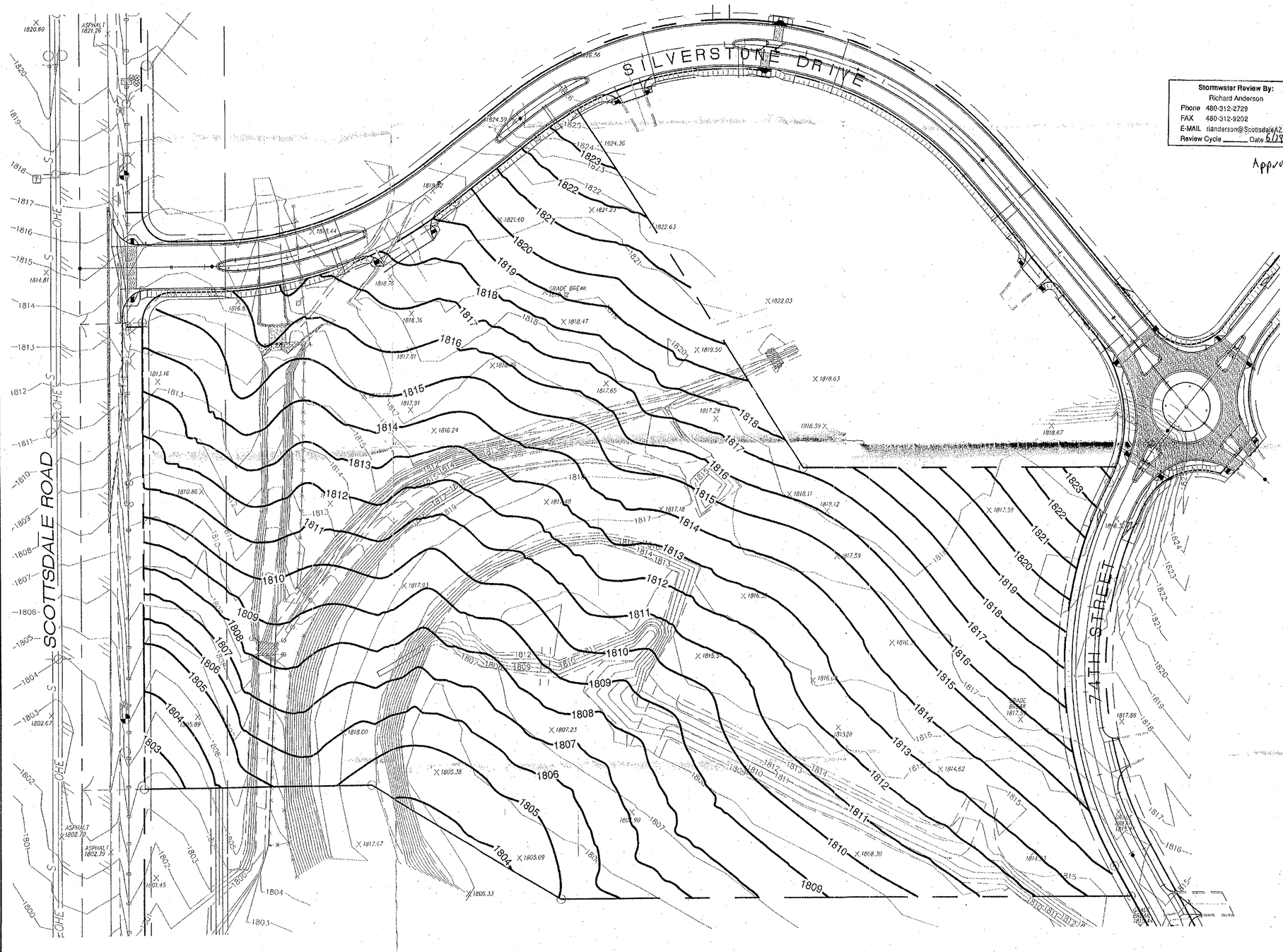
K:\PHX_Civil\191769002\CADD\Exhibits\2015-02-11 HAG Exhibit.dwg Feb 11, 2015 ccorrett.frame

MANUFACTURED GRADE EXHIBIT FOR:

COLLECTION AT SILVERSTONE

– 7215 EAST SILVERSTONE DRIVE–
SCOTTSDALE, ARIZONA

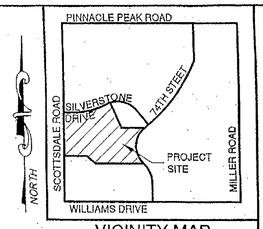
A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



SCALE: (1 Inch = 60 Feet)

60 0 60 120 180

NORTH



VICINITY MAP
NTS

Stormwater Review By:
Richard Anderson
Phone 480-312-2729
FAX 480-312-9202
E-MAIL rianderson@ScottsdaleAZ.gov
Review Cycle _____ Date 6/29/11
Approved

OWNER:
VILLA VOLTERRA INVESTMENTS, LLC.
9841 E BELL ROAD, SUITE 110
SCOTTSDALE, ARIZONA 85260

CONTACT: LAWRENCE GABRIELE SR.
PHONE: (480)390-1146

DEVELOPER:
GABRIELE DEVELOPMENTS
1912 W PARKSIDE LANE
PHOENIX, ARIZONA 85027

CONTACT: LAWRENCE GABRIELE SR.
PHONE: (480)390-1146

CIVIL ENGINEER:
TERRASCAPE CONSULTING
1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014

CONTACT: DAVE SOLTYSIK, P.E.
PHONE: (602) 297-8732
FAX: (602) 230-8458

ARCHITECT:
WHITNEYBELL PERRY INC.
1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014

CONTACT: JON HANNA
PHONE: (602) 265-1891
FAX: (602) 230-8458

PROJECT AREA:
NET AREA: 16.71 ACRES

FLOOD INFORMATION:
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1236G, DATED SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE AO. ZONE AO IS DEFINED AS "AREAS SUBJECT TO INUNDATION BY 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING (USUALLY SHEET FLOW ON SLOPING TERRAIN) WHERE AVERAGE DEPTHS ARE BETWEEN ONE AND THREE FEET. AVERAGE FLOOD DEPTHS DERIVED FROM DETAILED HYDRAULIC ANALYSES ARE SHOWN IN THIS ZONE. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS AND FLOODPLAIN MANAGEMENT STANDARDS APPLY."

BENCHMARK
BRASS CAP IN HANDHOLE AT INTERSECTIONOF SCOTTSDALE ROAD AND PINNACLE PEAK ROAD. ELEVATION = 1840.266
CITY OF SCOTTSDALE DATUM

ENGINEER'S STATEMENT
I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON THE ABOVE DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.

6-24-11
REGISTERED CIVIL ENGINEER DATE

LEGEND
X 1817.18 EXISTING SPOT ELEVATION- TOPOGRAPHIC SURVEY 2007
1817 EXISTING CONTOUR
1817 CONTOUR

FIGURE 5:
MANUFACTURED GRADE EXHIBIT

1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014
(602) 297-8732
(602) 230-8458 FAX

TERRASCAPE CONSULTING
CIVIL ENGINEERING & URBAN PLANNING

SEAL:
Registered Professional Engineer
CERTIFICATE NO.
44156
DAVID M. SOLTYSIK
Date Signed 6-24-11
ARIZONA U.S.A.

EXPIRES 3/31/2012

COLLECTION AT SILVERSTONE

ESTIMATED PRE-EXISTING NATURAL GRADE EXHIBIT

DEVELOPER:

Two working days before you dig
CALL FOR THE BLUE STAKE
602-263-1100
Blue Stake Center
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY, CALL COLLECT

DATE:	DESCRIPTION
06-24-11	PRELIMINARY G&D

CHECKED BY: DMS

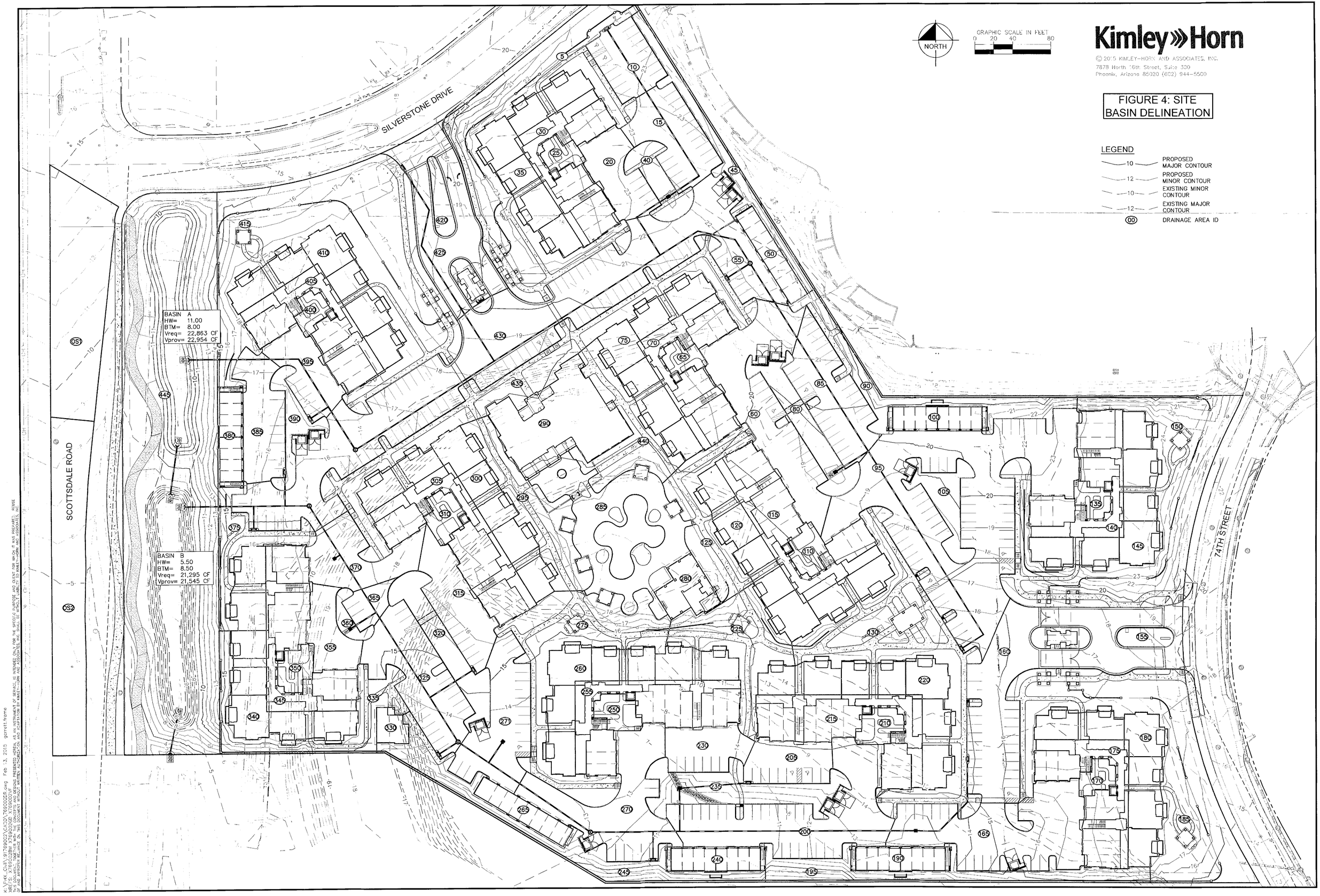
DRAWN BY: TSB

TITLE: ESTIMATED PRE-EXISTING NATURAL GRADE EXHIBIT

SHEET No. 1 of 1

PROJECT No. 0220

Plotted: 06/27/11 – 10:12 PM, By: tsenglish1
File: N:\0220 Collection at Silverstone – Scottsdale\CAD\0220 Manufactured Grade Exhibit.dwg, ----> Layout1



Kimley»Horn

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Phoenix, Arizona 85020 (602) 944-5500

FIGURE 4: SITE BASIN DELINEATION

LEGEND

- 10 — PROPOSED MAJOR CONTOUR
- 12 — PROPOSED MINOR CONTOUR
- 10 — EXISTING MINOR CONTOUR
- 12 — EXISTING MAJOR CONTOUR
- (00) DRAINAGE AREA ID

K:\PHX_Civil\191769022\CADD\769022DR.dwg Feb 13, 2015 garrett.frome
XREFs: X769022BM X769022D X769022VF
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MATCH LINE: SEE SHEET GD6

SILVERSTONE PROPERTY OWNERS ASSICIATION APN:212-03-600

FOUND BRASS CAP IN HANDHOLE NORTHWEST CORNER SEC 14, T4N, R4E.

N0°00'24"E 1409.79'

EXST. FIRE HYDRANT, TYP.

EXST. 12" DIP WATERLINE

EXST. 12" DIP ABANDONED WATERLINE

N90°00'00"E 158.95'

EXST. 12" DIP ABANDONED WATERLINE

EXST. 12" DIP WATERLINE

SILVERSTONE DRIVE

Δ=38°44'24" R=440.50' L=297.84' TAN=154.87'

Δ=38°44'24" R=470.50' L=318.12' TAN=165.41'

N90°00'00"W 48.96'

Δ=89°59'26" R=55.00' TAN=54.97' L=86.39'

FUTURE CROSSWALK

EXST. V.N.A.E.

EXST. 8' P.U.E.

EXST. EDGE OF PAVEMENT

EXST. 100' SCENIC CORRIDOR & PUBLIC TRAIL ESMT

PROP. SCREEN WALL/FENCE

S0°00'24"W 615.75'

SCOTTSDALE ROAD

S0°00'24"W 550.55'

BASIN A
HW= 11.00
BTM= 8.00
Vreq= 22,863 CF
Vprov= 22,954 CF

BLDG O
LF=18.67
GARAGE=18.00
HAG=15.9

BUILDING SETBACK

FUTURE RAISED MEDIAN

A GD7

EXST. 18" PVC SEWER MAIN

EXST. 75' R/W

PROP. 6" PVC PRIVATE SEWER SERVICE

PROP. 10' CONCRETE SIDEWALK

FUTURE CURB AND GUTTER

PROP. 10' MULTI-USE TRAIL

BLDG N
LF=16.60
HAG=13.1

PROP. 8" DIP WATER MAIN

PROP. 20' WATER ESMT

PROP. FIRE HYDRANT, TYP.

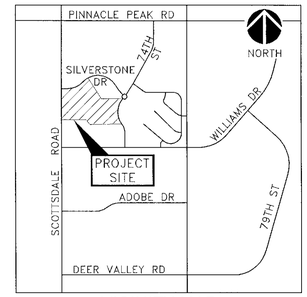
BLDG M
LF=18.97
GARAGE=16.70
HAG=11.6

MATCH LINE: SEE SHEET GD2

MATCH LINE: SEE SHEET GD3

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
5. HDPE STORM DRAIN BEND.
6. HDPE STORM DRAIN TEE.
7. STORM DRAIN HEADWALL PER MAG STD DET 501.
8. RIP-RAP SPILLWAY.
17. 48" STORM DRAIN MANHOLE PER MAG STD DET 520 AND 522.
19. STORM DRAIN HEADWALL PER MAG STD DET 501 WITH FLOW CONTROL ORIFICE.



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

DEVELOPER/OWNER

MARK TAYLOR APARTMENTS
6623 N. SCOTTSDALE RD.
SCOTTSDALE, ARIZONA 85250
PH: (480) 281-5554
CONTACT: CHRIS BROZINA

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TEL. NO. (602) 944-5500
CONTACT: STEVE HANEY, PE

LAND SURVEYOR

AULERICH & ASSOCIATES, INC.
1030 E. GUADALUPE ROAD
TEMPE, ARIZONA 85283
PH: (480) 839-4000
CONTACT: CHRISTOPHER AULERICH, P.L.S.

ARCHITECT

ARCHITECT DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
PH: (480) 281-5549
CONTACT: ROB ORME, RA

BENCHMARK

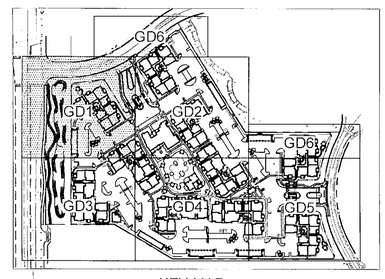
PER AULERICH & ASSOCIATES, THE BENCHMARK IS A BRASS CAP IN HANDHOLE LOCATED AT THE NORTHWEST CORNER OF SECTION 14 AT THE INTERSECTION OF SCOTTSDALE ROAD AND PINNACLE PEAK ROAD, CITY OF SCOTTSDALE BENCHMARK NO. 2152.
ELEVATION=1840.266 PER CITY OF SCOTTSDALE DATUM

BASIS OF BEARINGS

PER AULERICH & ASSOCIATES, THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN AS SHOWN ON MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK, BOOK 883 OF MAPS, PAGE 17 MARICOPA COUNTY RECORDS, SAID BEARING BEING NORTH 00°00'24" EAST.

FLOOD INFORMATION

THE FLOOD ZONE DESIGNATION FOR THIS AREA IS ZONE AO. DEFINED AS: FLOOD DEPTH OF 1 FOOT (SHEET FLOW ON SLOPING TERRAIN) AVERAGE DEPTH DETERMINED FOR AREA OF ALLUVIAL FAN FLOODING, VELOCITY DETERMINED AT 4 FPS.
MAP NUMBER 04013C1310L, REVISED OCTOBER 16, 2013.



KEY MAP
N.T.S.

NOTES:
1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

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NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
ENGINEER S. HANEY
PE NO. 37059 DATE 2/15

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

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Phoenix, Arizona 85020 (602) 944-5500

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No. 191769002
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 2/19/15

769002GD.dwg

GD1
1 OF 7 SHEETS

DESCRIPTION | BY | DATE | APPR | REV

K:\PHX_CIVIL\191769002\CADD\769002GD.dwg, Layout:GD1 Mar 10, 2015 - 5:44pm traver.jones
XREFs: X769002W1 X769002BM X769002J3 X769002J1 X769002T3 X769002G5
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MATCH LINE: SEE SHEET GD1

MATCH LINE: SEE SHEET GD6

MATCH LINE: SEE SHEET GD4

MATCH LINE: SEE SHEET GD6

BLDG B
LF=24.27
GARAGE=23.60
HAG=21.5

BLDG C
LF=21.17
GARAGE=20.50
HAG=18.1

BLDG A
LF=20.10
HAG=14.3

BLDG M
LF=18.97
GARAGE=16.70
HAG=11.6

BLDG D
LF=20.07
GARAGE=19.40
HAG=14.4

GARAGE 1
LF=22.70
HAG=20.60

SCOTTSDALE
APPALOOSA LIBRARY
APN:212-02-001L

PROP. SCREEN/
RETAINING WALL

PROP. 8" DIP
WATER MAIN

PROP. 20'
WATER ESMT

PROP. 8"
PVC PRIVATE
SEWER MAIN

PROP. FIRE
HYDRANT, TYP.

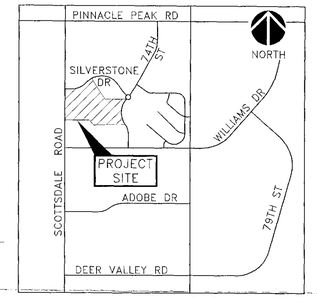
BUILDING SETBACK

N32°06'46"W
509.86'

N90°00'00"W
377.72'

LEGEND

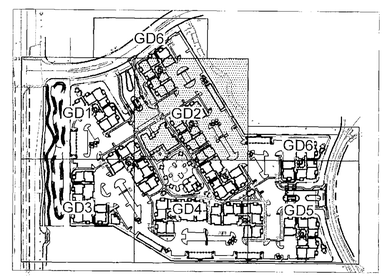
	PROPERTY LINE
	RIGHT OF WAY LINE
	STREET CENTERLINE
	EASEMENT LINE
S	EXISTING SANITARY SEWER MAIN
W	EXISTING PUBLIC WATER MAIN
W	PROPOSED WATER MAIN
S	PROPOSED SEWER MAIN
	PROPOSED STORM DRAIN
	EXSTING STORM DRAIN
HP	HIGH POINT
12	PROPOSED CONTOUR
12	EXISTING CONTOURS
10.00 P	PROPOSED PAVEMENT SPOT ELEVATION
10.00G	EXISTING SPOT ELEVATION
S	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED CATCH BASIN



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
4. CATCH BASIN PER MAG STD DET 535.
5. HDPE STORM DRAIN BEND.
6. HDPE STORM DRAIN TEE.
8. RIP-RAP SPILLWAY.
15. 2' WIDE CURB OPENING.
16. 2' WIDE CONCRETE DRAINAGE CHANNEL.
17. 48" STORM DRAIN MANHOLE PER MAG STD DET 520 AND 522.



KEY MAP
N.T.S.

NOTES:
1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.

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Kimley»Horn
ENGINEER S. HANEY
PE NO. 37059 DATE 2/15

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No. 191769002
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 2/19/15
75960299.dwg

GD2
2 OF 7 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

K:\Phx_Civil\191769002\VACD\76960200.dwg, Layout: GD2 Mar 10, 2015 - 5:44pm trevor.jones
XREFS: X76960299 X76960298M X76960290 X76960291 X76960218 X76960205
THE SCOTTSDALE APPALOOSA LIBRARY PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PORTION OF THE DRAWINGS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

MATCH LINE: SEE SHEET GD1

BASIN B
HW= 8.5
BTM= 5.5
Vreq= 21,295 CF
Vprov= 21,545 CF

EXST. 75' R/W
EXST. 1' V.N.A.E.
EXST. 8' P.U.E.
EXST. 100' SCENIC CORRIDOR & PUBLIC TRAIL ESMT
EXST. 12" DIP WATERLINE
EXST. 12" DIP ABANDONED WATERLINE
EXST. 18" PVC SEWER MAIN
EXST. EDGE OF PAVEMENT
SCOTTSDALE ROAD
S0°00'24"W 550.55'
S0°00'24"W 615.75'
S0°00'24"W 615.09'
EXST. 12" DIP ABANDONED WATERLINE
PROP. SCREEN WALL/FENCE
PROP. 8" PVC PRIVATE SEWER MAIN
FUTURE CURB AND GUTTER
PROP. 10' CONCRETE SIDEWALK
PROP. 10' MULTI-USE TRAIL
FUTURE RAISED MEDIAN
75.00' N89°59'36"W
274.24' N90°00'00"W
FOUND BRASS CAP FLUSH WEST 1/4 CORNER SEC 14, T4N, R4E.

BLDG M
LF=18.97
GARAGE=16.70
HAG=11.6

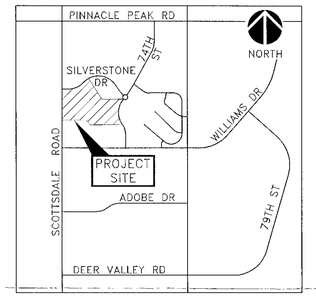
BLDG L
LF=16.47
GARAGE=15.80
HAG=9.3

MAINTENANCE
LF=14.50
HAG=5.5

SILVERSTONE DEVELOPMENT INC
APN: 212-03-596

PROP. 8" DIP WATER MAIN
PROP. 20' WATER ESMT
PROP. 8' SCREEN/ RETAINING WALL
10' BLDG SETBACK
267.91' N59°23'50"W

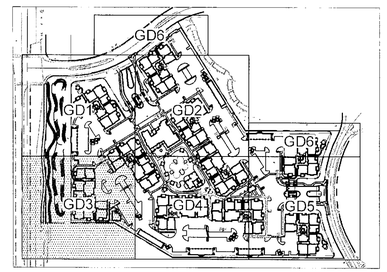
MATCH LINE: SEE SHEET GD4



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

(1) HDPE STORM DRAIN PIPE.
(2) CATCH BASIN PER MAG STD DET 534.
(3) CATCH BASIN PER MAG STD DET 537.
(4) CATCH BASIN PER MAG STD DET 535.
(6) HDPE STORM DRAIN TEE.
(7) STORM DRAIN HEADWALL PER MAG STD DET 501.
(8) RIP-RAP SPILLWAY.
(15) 2' WIDE CURB OPENING.
(17) 48" STORM DRAIN MANHOLE PER MAG STD DET 520 AND 522.
(19) STORM DRAIN HEADWALL PER MAG STD DET 501 WITH FLOW CONTROL ORIFICE.



KEY MAP
N.T.S.

NOTES:
1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

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ENGINEER S. HANEY
PE NO. 37059 DATE 2/19

NORTH
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SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No. 191769002
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 2/19/15

769020GD.dwg

GD3
3 OF 7 SHEETS

APPR | DATE | BY | DESCRIPTION | REV

K:\PHX_Civil\191769002\CADD\769020GD.dwg, Layout: GD3 Mar 10, 2015 5:44pm trever.jones
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MATCH LINE: SEE SHEET GD2

MATCH LINE: SEE SHEET GD3

MATCH LINE: SEE SHEET GD5

BLDG M
LF=18.97
GARAGE=16.70
HAG=11.6

PROP. SWIMMING POOL

CABANA
LF=18.60
HAG=10.5

BLDG D
LF=20.07
GARAGE=19.40
HAG=14.4

PROP. RETAINING WALL

BLDG K
LF=14.77
GARAGE=14.10
HAG=9.5

BLDG H
LF=15.87
GARAGE=15.20
HAG=13.1

PROP. FIRE HYDRANT, TYP.

GARAGE 2
LF=13.70
HAG=4.6

S 267.91'
S59°23'50"E

PROP. 8' SCREEN/ RETAINING WALL

E GD7

SILVERSTONE DEVELOPMENT INC
APN: 212-03-596

PROP. 8" PVC PRIVATE SEWER MAIN

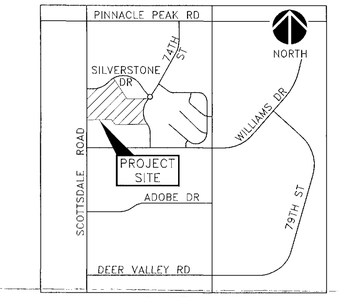
BLDG J
LF=11.00
HAG=7.7

PROP. 8" DIP WATER MAIN

PROP. 20' WATER ESMT

BLDG I
LF=13.10
HAG=10.0

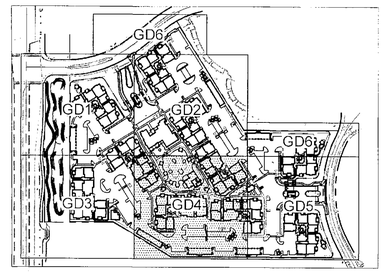
687.71'
S89°58'27"E



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
3. CATCH BASIN PER MAG STD DET 537.
4. CATCH BASIN PER MAG STD DET 535.
6. HDPE STORM DRAIN TEE.
8. RIP-RAP SPILLWAY.
15. 2' WIDE CURB OPENING.
16. 2' WIDE CONCRETE DRAINAGE CHANNEL.
17. 48" STORM DRAIN MANHOLE PER MAG STD DET 520 AND 522.
20. STORM DRAIN HDPE BLEED-OFF PIPE.
21. STORM DRAIN OUTFALL THROUGH WALL.



KEY MAP
N.T.S.

NOTES:
1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

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ENGINEER S. HANEY
REG NO. 37059 DATE 2/19/15

NORTH

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Mark All Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No.	191769002
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	2/19/15

GD4
4 OF 7 SHEETS

APPR | DATE | BY | DESCRIPTION | REV

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XREFS: X:769002ALT X:769002BM X:769002GD2 X:769002LT1 X:769002TB X:769002DS
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MATCH LINE: SEE SHEET GD6

MATCH LINE: SEE SHEET GD4

BLDG F
LF=24.57
GARAGE=23.90
HAG=21.8

BLDG G
LF=18.37
GARAGE=17.70
HAG=15.6

BLDG H
LF=15.87
GARAGE=15.20
HAG=13.1

BLDG I
LF=13.10
HAG=10.0

PROP. RETAINING WALL

PROP. SCREEN WALL/FENCE

PROP. FIRE HYDRANT, TYP.

PROP. 20' WATER ESMT

PROP. 8" PVC PRIVATE SEWER MAIN

PROP. 8" DIP WATER MAIN

PROP. 8' SCREEN/ RETAINING WALL

EXST. 12" DIP WATERLINE

EXST. 8" DIP WATERLINE

EXST. 30" STORM DRAIN
INV S=12.14

EXST. 12" PVC SEWER MAIN

EXST. FIRE HYDRANT, TYP.

EXST. 18" RCP STORM DRAIN STUB

CC/PDR
SILVERSTONE LLC
APN:212-02-001H

ADJACENT PARCEL
APN:212-03-506

74TH STREET

687.71'
S89°58'27"E

S29°07'08"E
96.71'

N29°07'08"W
40.31'

TAN=304.70'
L=535.68'
R=450.00'
Δ=68°12'17"

TAN=257.57'
L=474.10'
R=470.00'
Δ=57°48'03"

30' BLDG SETBACK

RIM=22.00
INV N=14.36
INV S=14.35

RIM=21.77
INV NE=11.12
INV SW=11.09

RIM=20.14
INV N=13.32
INV S=13.31
INV E=14.72

RIM=14.42
INV N=08.09
INV S=07.92

RIM=22.18

INV N=08.23
INV S=08.16
INV E=08.42
INV W=08.34

RIM=16.48
INV N=08.67
INV S=06.51

20.0± M/E

17.0± M/E

PINNACLE PEAK RD
SILVERSTONE DR
74TH ST
NORTH
WILLIAMS DR
SCOTTSDALE ROAD
PROJECT SITE
ADOBE DR
79TH ST
DEER VALLEY RD

VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

(1) HDPE STORM DRAIN PIPE.

(2) CATCH BASIN PER MAG STD DET 534.

(3) CATCH BASIN PER MAG STD DET 537.

(5) HDPE STORM DRAIN BEND.

(16) 2' WIDE CONCRETE DRAINAGE CHANNEL.

(20) STORM DRAIN HDPE BLEED-OFF PIPE.

(21) STORM DRAIN OUTFALL THROUGH WALL.

GD1 GD2 GD3 GD4 GD5 GD6 GD7

KEY MAP
N.T.S.

NOTES:
1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

NORTH

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0 10 20 40

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PRELIMINARY GRADING & DRAINAGE PLAN

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE
SCOTTSDALE, ARIZONA

PROJECT No.	191769002
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	2/19/15

769002D.dwg

GD5
5 OF 7 SHEETS

BY DATE APPR
DESCRIPTION
REV

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XREFS: X:769502#F X:769502#M X:769502#D X:769502#I X:769502#T X:769502#B X:769502DS
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SILVERSTONE PROPERTY OWNERS ASSICIATION APN:212-03-600

SCOTTSDALE APPALOOSA LIBRARY APN:212-02-001L

EXST. FIRE HYDRANT, TYP.

EXST. 30' R/W

EXST. 8" DIP WATERLINE

EXST. 8" PUE

SILVERSTONE DRIVE

Δ=88°59'28"
R=400.00'
L=621.21'
TAN=393.02'

Δ=9°17'42"
R=370.00'
L=60.00'
TAN=30.08'

N51°15'36"E
126.65'

S51°15'36"W
126.65'

Δ=38°44'24"
R=470.50'
L=318.12'
TAN=165.41'

Δ=38°44'24"
R=440.50'
L=297.84'
TAN=154.87'

B
GD7

BUILDING SETBACK

30' BUILDING SETBACK

10' BLDG SETBACK

N32°05'46"W
509.86'

PROP. SCREEN WALL/FENCE

PROP. SCREEN WALL

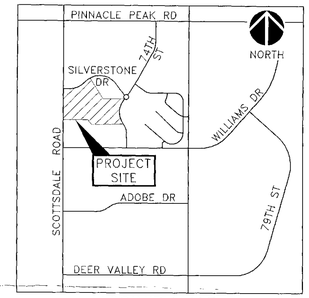
BLDG B
LF=24.27
GARAGE=23.60
HAG=21.5

22.19 P
22.50 P
22.11 G
22.50 P
23.36 P
23.23 P
22.95 P
23.36 P
23.12 P
HP

18.7± M/E
18.6± M/E
19.4± M/E

MATCH LINE: SEE SHEET GD1

MATCH LINE: SEE SHEET GD2



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

(1) HDPE STORM DRAIN PIPE.

(2) CATCH BASIN PER MAG STD DET 534.

SCOTTSDALE APPALOOSA LIBRARY APN:212-02-001L

PROP. SCREEN/ RETAINING WALL

N90°00'00"W
377.72'

10' BLDG SETBACK

15' BLDG SETBACK

BLDG E
LF=20.60
HAG=18.5

BLDG F
LF=24.57
GARAGE=23.90
HAG=21.8

PROP. SCREEN WALL/FENCE

74TH STREET

Δ=15°56'27"
R=60.00'
L=16.69'
TAN=8.39'

Δ=3°51'58"
R=4500.00'
L=303.70'
TAN=151.88'

Δ=88°12'41"
R=450.00'
L=692.86'
TAN=440.70'

EXST. 25' R/W

EXST. 12" DIP WATERLINE

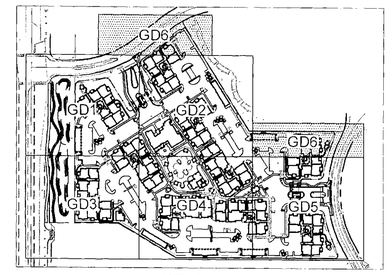
EXST. 30" STORM DRAIN

EXST. 12" PVC SEWER MAIN

RIM=23.48
INV SW=15.58
INV NW=15.62

CC/PDR
SILVERSTONE LLC
APN:212-02-001H

MATCH LINE: SEE SHEET GD5



KEY MAP
N.T.S.

NOTES:

1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

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SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No.	191769002
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	2/19/15

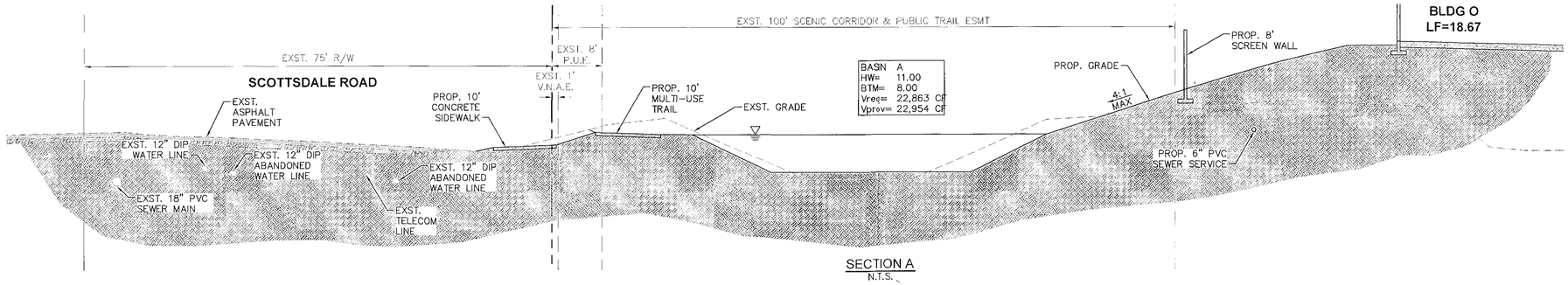
769GD2GD.dwg

GD6
6 OF 7 SHEETS

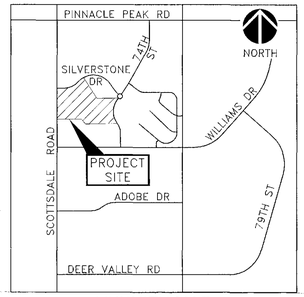
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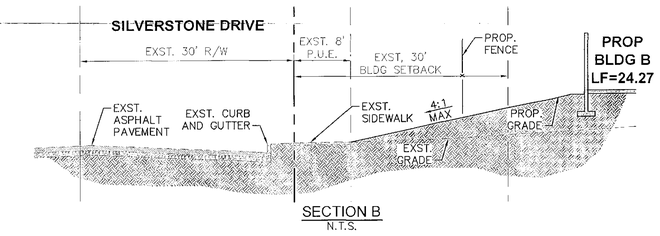
REV	DESCRIPTION	BY	DATE	APPR



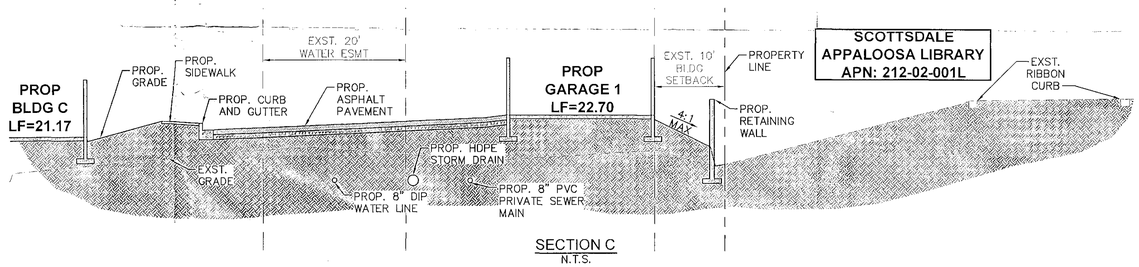
SECTION A
N.T.S.



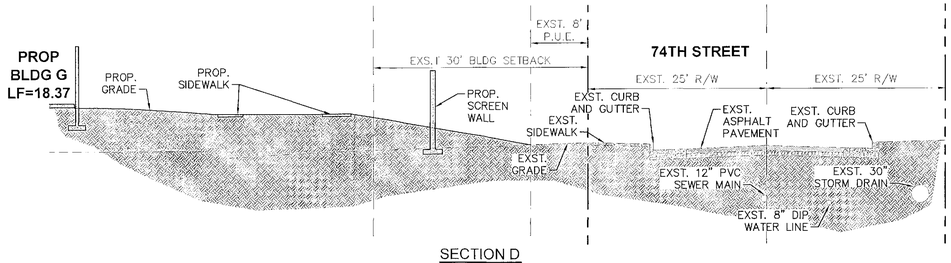
VICINITY MAP
SCOTTSDALE, AZ
N.T.S.



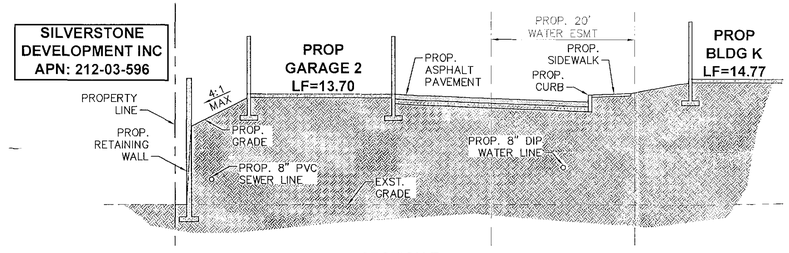
SECTION B
N.T.S.



SECTION C
N.T.S.



SECTION D
N.T.S.



SECTION E
N.T.S.

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ENGINEER S. HANEY
PE NO. 37059 DATE 2/15

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(OUTSIDE MARICOPA COUNTY)

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

NOT FOR CONSTRUCTION

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

SECTIONS

SCOTTSDALE, ARIZONA

PROJECT No.	191769002
SCALE (H):	NONE
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	2/19/15

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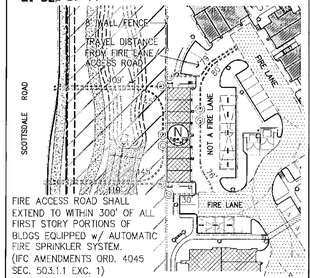
GD7
7 OF 7 SHEETS

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GENERAL NOTES

01. HVAC MECHANICAL (CONDENSOR) UNITS ARE TO BE LOCATED IN ROOFTOP MECHANICAL WELLS U.N.O.
02. A FIRE APPARATUS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE 1st STORY OF EA. BUILDING (300' AT BUILDINGS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM (NFPA 13 or NFPA 13R) ORD. 4045, SEC. 503.1.1
03. UNOBSTRUCTED VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13'-6" INCLUDING AT ALL COVERED ENTRANCES (AT THE PORTE COCHERES.) ORD. 4045, SEC. 503.2.1
04. A KEY SWITCH AND PRE-EMPTION SENSOR SHALL BE PROVIDED ON ALL ELECTRICAL ENTRY CONTROL GATES. KEY SWITCH IS TO BE LOCATED AT THE GATE CONTROL PANEL. PREEMPTION DEVICE SAHLL BE AT OR BEHIND GATE. PER SCOTTSDALE AMENDMENTS TO THE IFC (ORD. 4045, SEC. 503.6.1)
05. A NON-MOTORIZED PUBLIC ACCESS EASEMENT SHALL BE DEDICATED OVER THE EXISTING SCENIC CORRIDOR LOCATED ALONG THE N. SCOTTSDALE ROAD FRONTAGE, TO REPLACE THE EXISTING PUBLIC TRAIL EASEMENT. BOTH EASEMENTS MAY CO-EXIST, OR THE OWNER/APPLICANT MAY RELEASE THE EXISTING PUBLIC TRAILS EASEMENT.
06. AN EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT (ESVAE) A MINIMUM OF TWENTY-FOUR FEET IN WIDTH SHALL BE DEDICATED OVER ALL PROPOSED DRIVE AISLES

FIRE ACCESS ROAD TRAVEL DISTANCE at BLDG. 'N'



FIRE ACCESS ROAD SHALL EXTEND TO WITHIN 300' OF ALL FIRST STORY PORTIONS OF BLDGS EQUIPPED w/ AUTOMATIC FIRE SPRINKLER SYSTEM. (IFC AMENDMENTS ORD. 4045 SEC. 503.1.1 EXC. 1)

BLDG "N" WILL BE EQUIPPED w/ NFPA-13R SPRINKLER SYSTEM.

SILVERSTONE PROJECT DESCRIPTION:

PROJECT ADDRESS: 7215 E. SILVERSTONE DR
Tax Parcel No.s APN: 212-02-001J SCOTTSDALE, ARIZONA

ZONING: EXISTING: P-C with COMPARABLE ZONING OF R-5 *AMENDED DEVELOPMENT STDS PER 15-ZN-2005 and 13-UP-2005*

USE: MULTI-FAMILY

SITE AREA: (±804,823 Sq/Ft) 18.476 Gross Acres (±727,948 Sq/Ft) 16.71 Net Acres

DWELLING UNITS: 262 D.U.

DENSITY: ALLOWED 262 DU (14.2 DU/GROSS ACRE)*
PROPOSED: 262 DU (14.2 DU/GROSS ACRE)

BUILDING HEIGHT: ALLOWED: 36'-0"*
PROPOSED: 36'-0"
ARCHITECTURAL INTEGRATED FEATURES: max. 44'-0"
(less than 4% of roof area)

OPEN SPACE: MINIMUM REQUIRED: 22% NET LOT (160,149 S.F.)
PROPOSED: 24.5% NET LOT (178,347 S.F.)

FRONTAGE OPEN SPACE: MINIMUM REQ'D: 33% REQ'D OPEN SPACE* (52,849 S.F.)
PROPOSED: 42.7% REQ'D OPEN SPACE (76,154 S.F.)

PARKING:
REQUIRED: 1 BDRM UNITS (79) x 1.3 SPACES = 108
2 BDRM UNITS (143) x 1.7 SPACES = 243
3 BDRM UNITS (40) x 1.9 SPACES = 76
TOTAL: (262) 427 (1.63 ps/du)
PROVIDED: GARAGE SPACES 148
CARPORT SPACES 174
UNCOVERED (UNRESERVED) SPACES 189
TOTAL PROVIDED 511 (1.95 ps/du)

ACCESSIBLE PARKING: REQUIRED: 4% OF TOT. PARKING PROV'D 21 (VAN = 1/8 ACCESSIBLE = 3)
PROVIDED: GARAGE SPACES 2
CARPORT SPACES 6
UNCOVERED (UNRESERVED) SPACES 13
TOTAL PROVIDED 21 (VAN ACCESSIBLE = 3)

BIKE PARKING:
REQUIRED: 1/10 OF REQ'D VEHICLE SPACES = 43
PROVIDED 11 LOCATIONS @ 4 BIKES EA. = 44

BUILDING CODES: 2012 INT'L BUILDING CODE (w/ amendments)
2012 INT'L PLUMB'G CODE (w/ amendments)
2012 INT'L MECHANICAL CODE (w/ amendments)
2011 NATIONAL ELEC'L CODE (w/ amendments)
2012 INT'L FIRE CODE (w/ amendments)
2012 INT'L ENERGY CODE (w/ amendments)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2009 ICC/ANSI A117.1

UNIT MIX:

BDRMS	TYPE	QUANTITY	RATIO	TOTAL	RATIO
1 BDRM	1E	46	18%	79 D.U.	30%
	1E-Gs	5	02%		
	1F	20	08%		
	1G	8	03%		
2 BDRM	2A	62	24%	143 D.U.	55%
	2A-Gs	5	02%		
	2A-Gt	5	02%		
	2B	19	07%		
	2C	18	07%		
	2D	29	11%		
3 BDRM	3C	30	11%	40 D.U.	15%
	3C-Gd	10	04%		
TOTAL:		262 D.U.	100%	262 D.U.	100%

DWELLING UNITS - AREA CALCS :

UNIT	QTY	LIVABLE	PATIO/ BALCONY	STORAGE	GROSS	TOTAL LIVABLE	TOTAL GROSS
1E■	46	988	110	26	1,124	45,467	51,689
1E-Gs	5	1,062	134	27	1,223	5,310	6,115
1F■	20	845	67	24	936	16,900	18,722
1G	8	1,033	114	0	1,147	8,264	9,176
2A■	62	1,343	97	25	1,469	57,734	91,078
2A-Gs	5	1,439	159	25	1,623	7,195	8,115
2A-Gt■	5	1,393	158	25	1,576	13,930	15,780
2B	19	1,246	72	27	1,345	23,674	25,555
2C■	18	1,421	126	28	1,575	25,578	28,350
2D■	29	1,400	115	23	1,538	40,600	44,601
3C■	30	1,637	147	28	1,812	49,110	54,360
3C-Gd	10	1,659	189	28	1,876	16,520	18,760
TOTALS:	262	1,289 Avg Livable	1,437 Avg Gross			310,352	372,281

■ THESE UNIT SQUARE FOOTAGES SHOWN ARE A WEIGHTED AVERAGE OF SIMILAR UNITS WITH MINOR VARIATIONS.

APARTMENT BUILDING AREA CALCS :

BLDG	QTY	LIVABLE per BLDG	GARAGE per BLDG	GROSS** per BLDG	TOTAL LIVABLE	TOTAL GARAGE	TOTAL GROSS**
18	01	23,207	5,079	34,795	23,207	5,079	34,795
24	05	31,540	3,764	43,613	157,700	18,820	218,065
29	04	36,673	5,094	51,623	146,692	20,376	206,492
G2	04	2,066	2,239	4,591	8,264	8,956	18,364
TOTALS:	14	** all "covered" floor area			335,863	53,231	477,715

AUXILIARY BUILDING AREA CALCS :

TYPE:	QTY	NET AREA	GROSS AREA	TOT. NET	TOT. GROSS
LEASING/REC.	1	8,310	9,933	8,310	9,933
RAMADA	10	196	196	1,960	1,960
CABANA	1	454	2,386	454	2,386
PORTE COCHERE	2	412	2,164	824	4,328
MAINTENANCE	1	731	1,083	731	1,083
MAIL RAMADA	1	540	540	540	540
GARAGE	2	2,253	2,253	4,506	4,506
TOTALS:	18			17,325	24,736

PRIVATE OUTDOOR LIVING SPACE (P.O.L.S.)

PER ZONING ORDINANCE SEC. 5.1004.B.1.b

UNIT	FLOOR	GROSS AREA	P.O.L.S. MIN. REQUIRED	P.O.L.S. PROVIDED
1E	UPPER	1,126 s.f.	56 s.f. (5.0%)	102 s.f. (9.1%)
	FIRST	1,189 s.f.	119 s.f. (10.0%)	136 s.f. (11.4%)
1F*	UPPER	936 s.f.	42 s.f. (5.0%)	67 s.f. (7.2%)
	FIRST	N/A	N/A	N/A
1G	UPPER	1,147 s.f.	57 s.f. (5.0%)	114 s.f. (9.9%)
	FIRST	N/A	N/A	N/A
2A	UPPER	1,465 s.f.	73 s.f. (5.0%)	97 s.f. (6.6%)
	FIRST	1,575 s.f.	158 s.f. (10.0%)	158 s.f. (10.0%)
2B	UPPER	1,345 s.f.	67 s.f. (5.0%)	72 s.f. (5.4%)
	FIRST	N/A	N/A	N/A
2C	UPPER	1,575 s.f.	79 s.f. (5.0%)	126 s.f. (8.0%)
	FIRST	N/A	N/A	N/A
2D	UPPER	1,516 s.f.	76 s.f. (5.0%)	93 s.f. (6.1%)
	FIRST	1,581 s.f.	158 s.f. (10.0%)	158 s.f. (10.0%)
3C	UPPER	1,789 s.f.	89 s.f. (5.0%)	126 s.f. (7.0%)
	FIRST	1,867 s.f.	187 s.f. (10.0%)	189 s.f. (10.1%)

BLDG. HEIGHT LEGEND:

- THREE STORY BUILDING
- TWO STORY BUILDING
- SINGLE STORY BUILDING

SYMBOL LEGEND:

- PROPERTY LINE
- B (Type 24) — BUILDING IDENTIFICATION / BUILDING TYPE / NUMBER OF STORIES
- FF 18.65 — PRELIM. FINISH FLOOR ELEVATION
- 8-FT. HIGH CMU WALL U.N.O. (STUCCO FIN.)
- 8-FT. HIGH ORNAMENTAL IRON U.N.O.
- 24" SQ. CMU COLUMN w/ STONE VENEER
- 55' OUTSIDE RADIUS / 35' INSIDE RADIUS — EMERGENCY VEHICLE TURNING RADIUS
- HANDICAP PARKING
- FIRE HYDRANT (PROPOSED UNLESS NOTED AS EXISTING)
- BIKE RACK — SEE DETAIL 11/DS1 REQUIRED (513x10%) = 52 P.S. PROVIDED = 52 P.S.
- REFUSE ENCLOSURE PER C.o.S. DETAIL NO. 2146-1
- PREFAB STEEL PARKING CANOPY
- CONSECUTIVE PARKING STALLS
- RECYCLE CONTAINER LOCATION
- SIDEWALK — ACCESSIBLE CURB RAMP
- LIGHT FIXTURES — SEE ELECTRICAL SITE PLAN FOR MORE INFORMATION

OWNER
MT PINNACLE LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

CIVIL ENGINEER
KIMLEY-HORN and ASSOCIATES, INC.
7740 N. 16th STREET, SUITE 300
PHOENIX, AZ 85020
CONTACT: STEVE HANEY
P: (602) 944-5500

ARCHITECT
ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

L'SCAPE ARCHITECT
COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590

PRELIMINARY SITE PLAN

SCALE: 1" = 50'

0 25 50 100 200

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE: REVISIONS:

Mark - Taylor Development

San Silverstone

SEC Scottsdale Rd. & Silverstone Dr. — Scottsdale, AZ

DRB

VICINITY MAP — NO SCALE

REGISTERED ARCHITECT — CERTIFICATE NO. 32220 — ROB ORME — 04/20/15 — Expires 3/31/2016

Job No: 9116
Date: 2015 Mar 10
Scale: As Shown
Drawn:
Checked:
Plan Check No.
Sheet No: SP1

53-DR-2014 5/8/15

15-ZN-2005 53-DR-2014



REAR ELEVATION

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

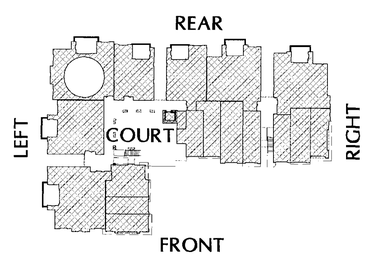


LEFT ELEVATION

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

MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Finish: Acrylic Latex – Flat
  (C1) Dunn Edwards: DEC761 "Cochise" (Bldg Type 18, Amenity, Ramadas)
  (C2) Dunn Edwards: DEC764 "Inside Pass" (Bldg Type 24, Maint. & Garages)
  (C3) Frazee Paints: "Monastery Brown" (Bldg Type 29, G2, Porte Cocheres)
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
  Finish: Acrylic Latex – Flat
- (F) **Metals (ornamental-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"



EXTERIOR ELEVATIONS - BLDG TYPE 18

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111 (480) 991-9138

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB
ORME
04/20/15
Signature
Date
ARIZONA U.S.A.
Expires 3/31/2016

Job No:

Sheet No:

Date:

Scale:

Drawn:

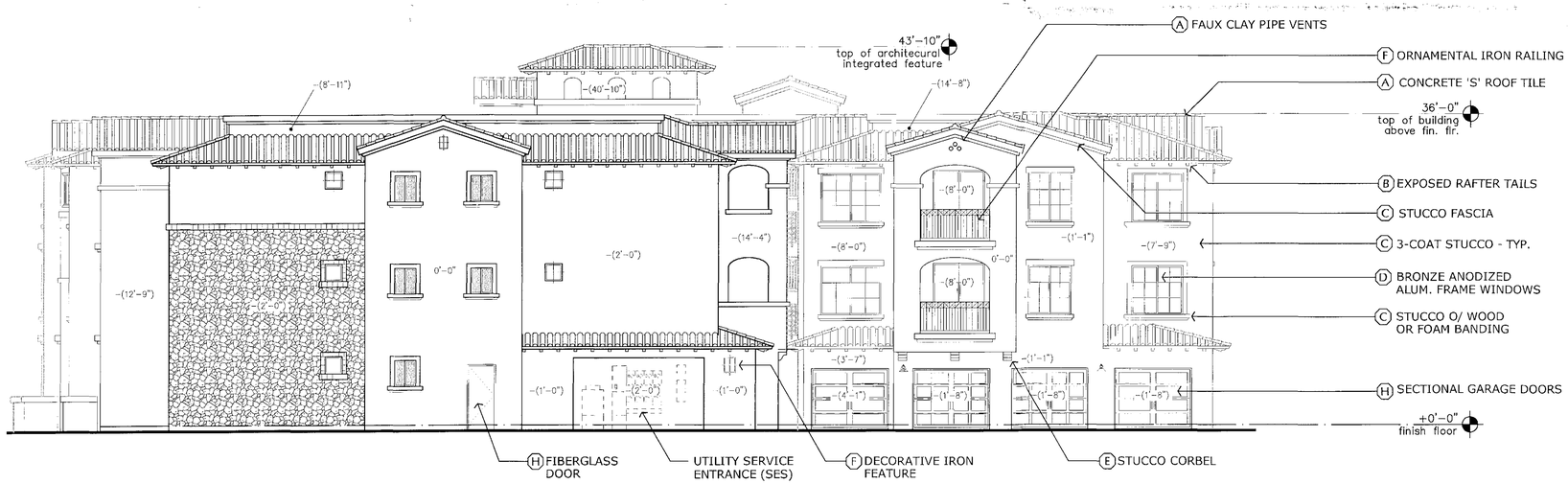
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Plan Check No:
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5/8/15



REAR ELEVATION

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

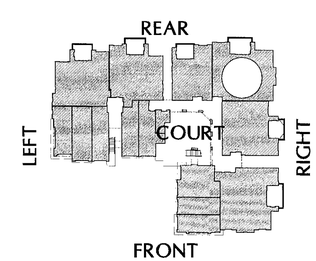


LEFT ELEVATION

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

MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Finish: Acrylic Letext – Flat
  (1) Dunn Edwards: DEC761 "Cochise" (Bldg Type 18, Amenity, Ramadas)
  (2) Dunn Edwards: DEC764 "Inside Pass" (Bldg Type 24, Maint. & Garages)
  (3) Frazee Paints: "Monastery Brown" (Bldg Type 29, G2, Porte Cocheres)
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
  Finish: Acrylic Latex – Flat
- (F) **Metals (ornamental-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (J) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"



EXTERIOR ELEVATIONS - BLDG TYPE 24

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9138

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB ORME
04/20/15
Expires 3/31/2016

Job No:

Date: Sheet No:

Scale:

Drawn:

Checked:

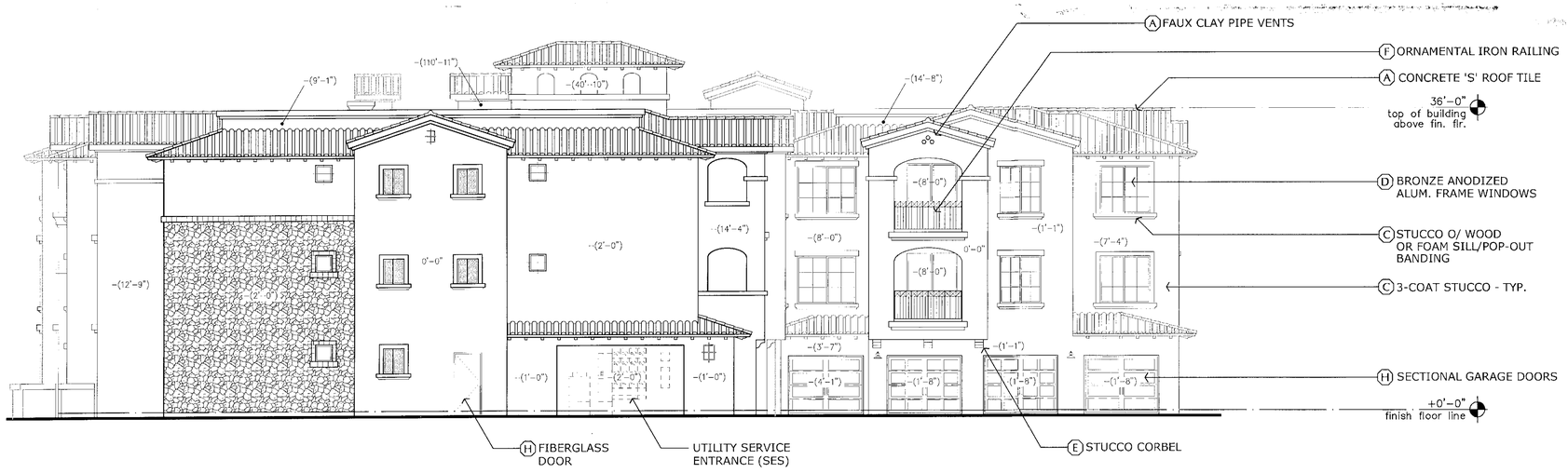
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53-DR-2014
5/8/15



REAR ELEVATION

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

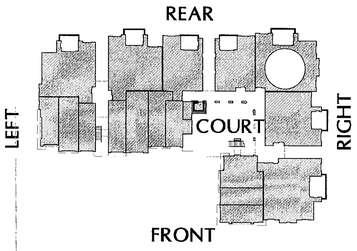


LEFT ELEVATION

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

MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Finish: Acrylic Latex – Flat
  (C1) Dunn Edwards: DEC761 "Cachise" (Bldg Type 18, Amenity, Ramadas)
  (C2) Dunn Edwards: DEC764 "Inside Pass" (Bldg Type 24, Maint. & Garages)
  (C3) Frazee Paints: "Monastery Brown" (Bldg Type 29, G2, Porte Cocheres)
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
  Finish: Acrylic Latex – Flat
- (F) **Metals (ornamental-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"



EXTERIOR ELEVATIONS - BLDG TYPE 29

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

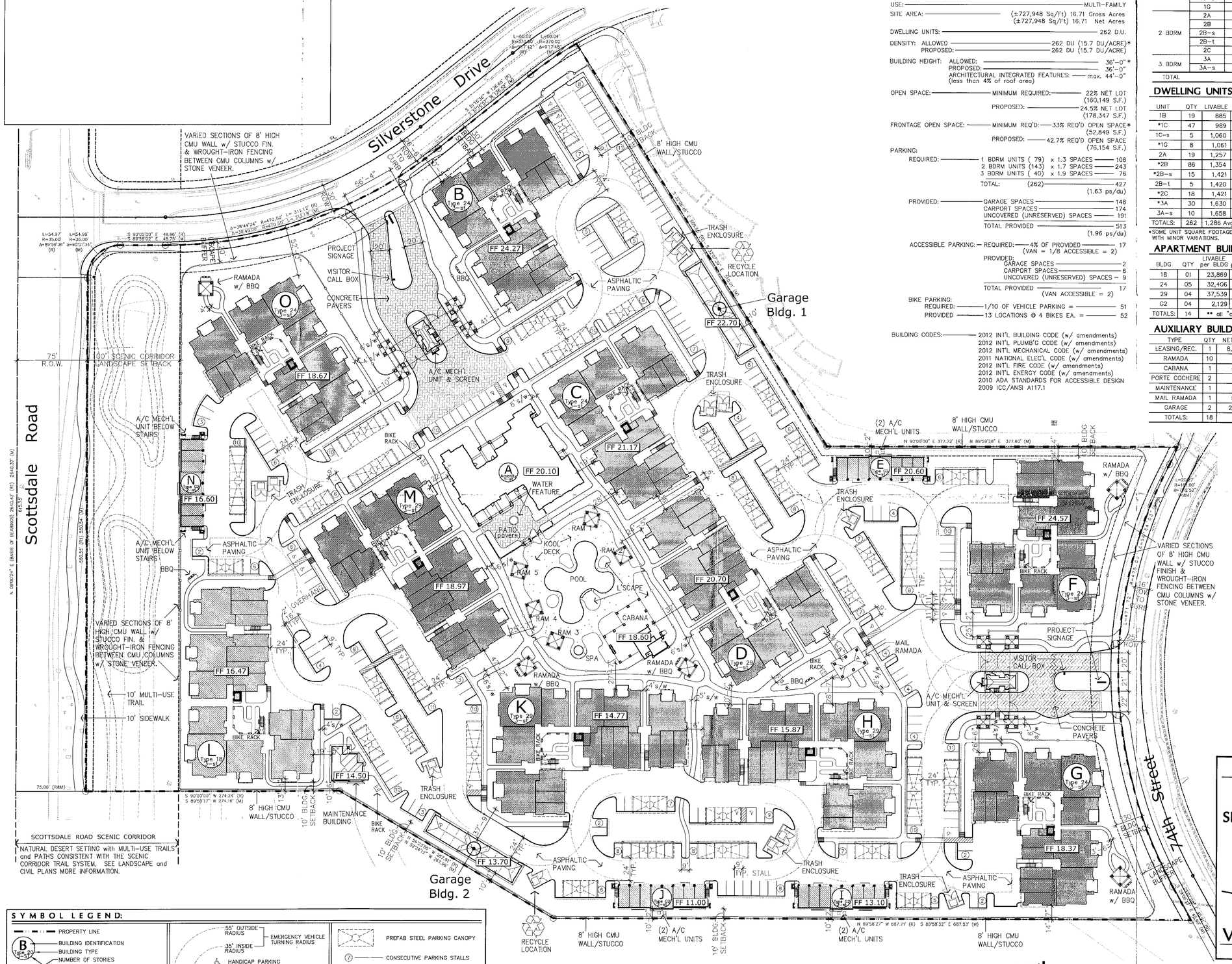
Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB ORME
04/20/15
ARIZONA U.S.A.
Expires 3/31/2016

Job No:
Date: Sheet No:
Scale:
Drawn:
Checked:
Plan Check No:
53-DR-2014
5/8/15

GENERAL NOTES

1. HVAC MECHANICAL (CONDENSOR) UNITS ARE LOCATED IN ROOFTOP MECHANICAL WELLS UNLESS NOTED OTHERWISE.



SILVERSTONE PROJECT DESCRIPTION:

PROJECT ADDRESS : 7215 E. SILVERSTONE DR
Tax Parcel No.s APN: 212-02-001J SCOTTSDALE, ARIZONA

ZONING: EXISTING: PC with COMPARABLE ZONING OF R-5
AMENDED DEVELOPMENT STDS PER 15-ZN-2005 and 13-UP-2005

USE: MULTI-FAMILY

SITE AREA: (±727,948 Sq/Ft) 16.71 Gross Acres
(±727,948 Sq/Ft) 16.71 Net Acres

DWELLING UNITS: 262 D.U.

DENSITY: ALLOWED 262 DU (15.7 DU/ACRE)*
PROPOSED: 262 DU (15.7 DU/ACRE)

BUILDING HEIGHT: ALLOWED: 36'-0" *
PROPOSED: 36'-0"
ARCHITECTURAL INTEGRATED FEATURES: max. 44'-0"
(less than 4% of roof area)

OPEN SPACE: MINIMUM REQUIRED: 22% NET LOT (160,149 S.F.)
PROPOSED: 24.5% NET LOT (178,347 S.F.)

FRONTAGE OPEN SPACE: MINIMUM REQ'D: 33% REQ'D OPEN SPACE* (52,849 S.F.)
PROPOSED: 42.7% REQ'D OPEN SPACE (76,154 S.F.)

PARKING:
REQUIRED: 1 BDRM UNITS (79) x 1.3 SPACES = 108
2 BDRM UNITS (143) x 1.7 SPACES = 243
3 BDRM UNITS (40) x 1.9 SPACES = 76
TOTAL: (262) 427 (1.63 ps/du)
PROVIDED: GARAGE SPACES = 148
CARPORT SPACES = 174
UNCOVERED (UNRESERVED) SPACES = 191
TOTAL PROVIDED 513 (1.96 ps/du)

ACCESSIBLE PARKING: REQUIRED: 4% OF PROVIDED = 17 (VAN = 1/8 ACCESSIBLE = 2)
PROVIDED: GARAGE SPACES = 2
CARPORT SPACES = 6
UNCOVERED (UNRESERVED) SPACES = 9
TOTAL PROVIDED 17 (VAN ACCESSIBLE = 2)

BIKE PARKING:
REQUIRED: 1/10 OF VEHICLE PARKING = 51
PROVIDED 13 LOCATIONS @ 4 BIKES EA. = 52

BUILDING CODES:
2012 INT'L BUILDING CODE (w/ amendments)
2012 INT'L PLUMB'G CODE (w/ amendments)
2012 INT'L MECHANICAL CODE (w/ amendments)
2011 NATIONAL ELEC'L CODE (w/ amendments)
2012 INT'L FIRE CODE (w/ amendments)
2012 INT'L ENERGY CODE (w/ amendments)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2009 ICC/ANSI A117.1

UNIT MIX:

BDRMS	TYPE	QUANTITY	RATIO	TOTAL	RATIO
1 BDRM	1B	19	07%	79 D.U.	30%
	1C	47	18%		
	1C-s	5	02%		
	1G	8	03%		
2 BDRM	2A	19	07%	143 D.U.	55%
	2B	86	33%		
	2B-s	15	06%		
	2B-t	5	02%		
	2C	18	07%		
3 BDRM	3A	30	11%	40 D.U.	15%
	3A-s	10	04%		
TOTAL		262 D.U.	100%	262 D.U.	100%

DWELLING UNITS - AREA CALCS :

UNIT	QTY	LIVABLE	PATIO/ BALCONY	STORAGE	GROSS	TOTAL LIVABLE	TOTAL GROSS
1B	19	885	78	26	989	16,815	18,791
*1C	47	989	103	26	1,118	46,483	52,546
1C-s	5	1,060	135	26	1,221	5,300	6,105
*1G	8	1,061	114	0	1,175	8,488	9,400
2A	19	1,257	71	25	1,353	23,883	25,707
*2B	86	1,354	104	25	1,483	116,444	127,538
*2B-s	15	1,421	161	26	1,608	21,315	24,120
2B-t	5	1,420	161	26	1,607	7,100	8,035
*2C	18	1,421	127	27	1,575	25,578	28,350
*3A	30	1,630	146	27	1,803	48,900	54,090
3A-s	10	1,658	190	27	1,875	16,580	18,750
TOTALS:	262	1,286 Avg Livable		1,425 Avg Gross		336,886	373,432

*SOME UNIT SQUARE FOOTAGES SHOWN ARE A WEIGHTED AVERAGE OF SIMILAR UNITS WITH MINOR VARIATIONS.

APARTMENT BUILDING AREA CALCS :

BLDG	QTY	LIVABLE per BLDG	GARAGE per BLDG	GROSS** per BLDG	TOTAL LIVABLE	TOTAL GARAGE	TOTAL GROSS**
18	01	23,869	5,122	34,460	23,869	5,122	34,460
24	05	32,406	3,736	43,153	162,030	18,680	215,765
29	04	37,539	5,122	51,436	150,156	20,488	205,744
G2	04	2,129	2,271	4,780	8,516	9,084	19,120
TOTALS:	14	** all "covered" spaces			344,571	53,374	475,089

AUXILIARY BUILDING AREA CALCS :

TYPE	QTY	NET AREA	GROSS AREA	TOT. NET	TOT. GROSS
LEASING/REC.	1	8,310	9,933	8,310	9,933
RAMADA	10	196	196	1,960	1,960
CABANA	1	454	2,386	454	2,386
PORTE COCHERE	2	412	2,164	824	4,328
MAINTENANCE	1	731	1,083	731	1,083
MAIL RAMADA	1	540	540	540	540
GARAGE	2	2,253	2,253	4,506	4,506
TOTALS:	18			17,325	24,736

OWNER

MT PINNACLE LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

ARCHITECT

ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

CIVIL ENGINEER

KIMLEY-HORN and ASSOCIATES, INC.
7740 N. 16th STREET, SUITE 300
PHOENIX, AZ 85020
CONTACT: STEVE HANEY
P: (602) 944-5500

L'SCAPE ARCHITECT

COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590

SYMBOL LEGEND:

- PROPERTY LINE
- B (Type 29 1-st) — BUILDING IDENTIFICATION / BUILDING TYPE / NUMBER OF STORIES
- FF 18.65 — PRELIM. FINISH FLOOR ELEVATION
- 8-FT. HIGH CMU WALL U.N.O. (STUCCO FIN.)
- 8-FT. HIGH WROUGHT IRON U.N.O.
- 24" SQ. CMU COLUMN w/ STONE VENEER
- 55' OUTSIDE RADIUS / 35' INSIDE RADIUS — EMERGENCY VEHICLE TURNING RADIUS
- HANDICAP PARKING
- FIRE HYDRANT (PROPOSED) UNLESS NOTED 'AS EXISTING)
- BIKE RACK — SEE DETAIL 10/DS3 REQUIRED (520x1/25) = 52 P.S. PROVIDED = 52 P.S.
- REFUSE ENCLOSURE PER C.o.S. DETAIL NO. 2146-1
- PREFAB STEEL PARKING CANOPY
- (7) — CONSECUTIVE PARKING STALLS
- RECYCLE CONTAINER LOCATION
- SIDEWALK — ACCESSIBLE CURB RAMP

north

PRELIMINARY SITE PLAN

SCALE: 1" = 50'

0 25 50 100 200

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE: REVISIONS:
1 10/23/14 per city comments
2 11/21/14 per city comments

Mark - Taylor Development

San Silverstone

SEC Scottsdale Rd. & Silverstone Dr. — Scottsdale, AZ.

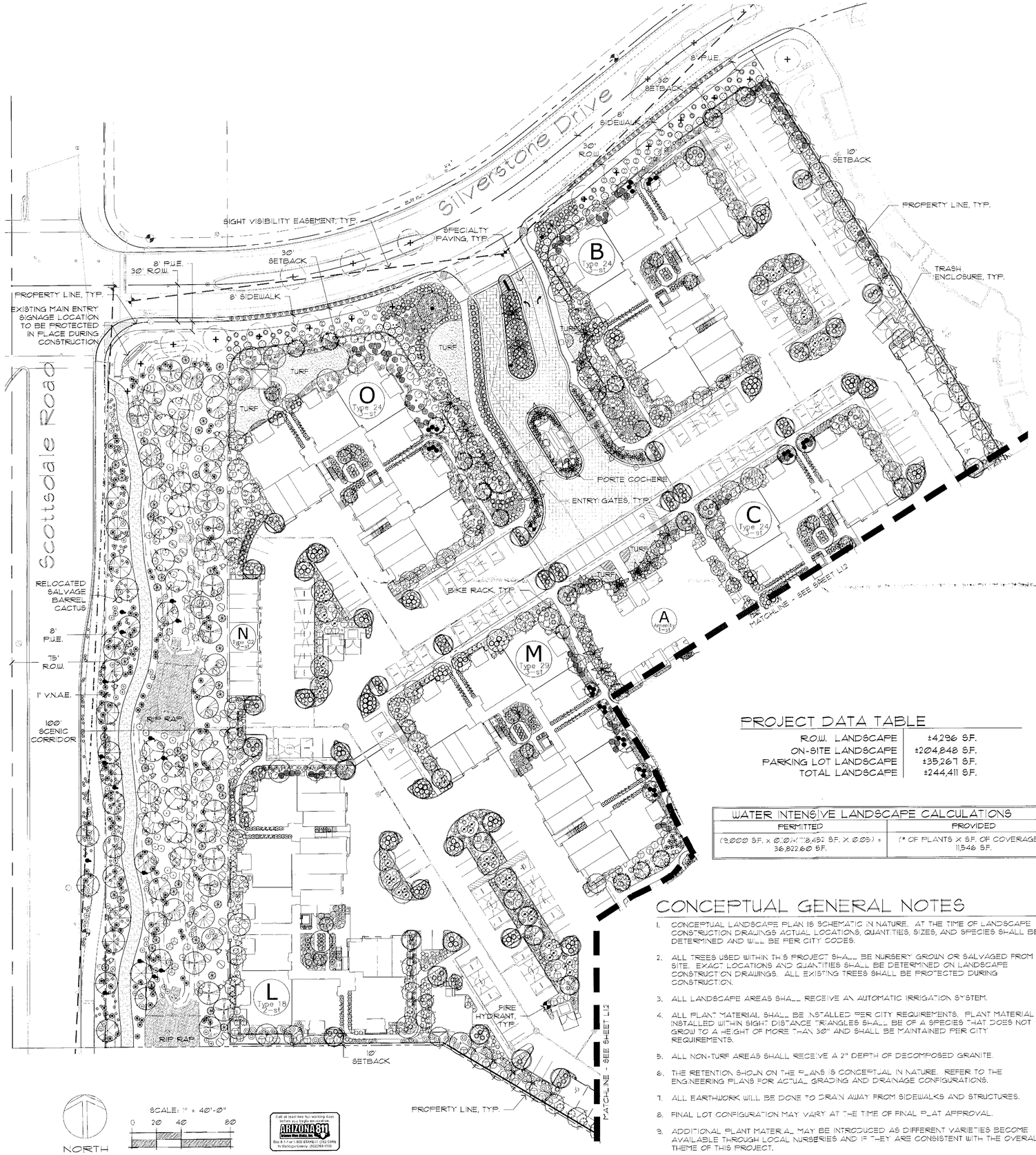
DRB

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB ORME
Date 10/23/14
ARIZONA U.S.A.
Expires 3/31/2016

Job No: 9116
Date: 2014 Aug 04
Sheet No: SP1
Scale: As Shown
Drawn:
Checked:
Plan Check No.

53-DR-2014
11/21/2014

15-ZN-2005



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	TREES/PALMS				
	Acacia salicina	Willow Acacia	24" Box	132	Standard Trunk Dense Canopy
	Cassalpinia cacalaco	Cascalote	24" Box	10	Multi-Trunk Dense Canopy
	Cassalpinia mexicana	Mexican Bird of Paradise	24" Box	46	Multi-Trunk Dense Canopy
	Cercidium floridum	Blue Palo Verde	Salvage 24" Box	22 5	Multi-Trunk Dense Canopy
	Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde	Salvage 24" Box	2 44	Multi-Trunk Dense Canopy
	Cercidium microphyllum	Foothill Palo Verde	Salvage 24" Box	6	Multi-Trunk Dense Canopy
	Chitalpa tashkentensis	Chitalpa	24" Box	131	Standard Trunk Dense Canopy
	Chilopsis linearis	Desert Willow	24" Box	17	Standard Trunk Dense Canopy
	Olneya tesota	Ironwood	Salvage 24" Box	3 1	Standard Trunk Dense Canopy
	Phoenix dactylifera	Date Palm	22' C.T.H.	53	Diamond Cut Matching Form
	Pithecellobium flexicaule	Texas Ebony	24" Box	25	Multi-Trunk Dense Canopy
	Prosopis velutina	Velvet Mesquite	Salvage 24" Box	6 31	Multi-Trunk Dense Canopy
	Quercus virginiana 'Catredral'	Catredral Live Oak	24" Box	128	Standard Trunk Dense Canopy
	Sophora secundiflora	Texas Mountain Laurel	24" Box	12	Standard Trunk Dense Canopy
Remove Retain	Varies	Varies	Varies	2 / 74	
	ACCENTS & VINES				
	Agave desmettiana	Smooth Agave	5-Gal	209	As Per Plan
	Aloe x 'Topaz'	Topaz Aloe	5-Gal	85	As Per Plan
	Bougainvillea 'Barbara Karst'	Vine Bougainvillea	15-Gal	104	Espalier, Train to Adjacent Structure
	Camsis radicans	Common Trumpetcreeper	15-Gal	12	Espalier, Train to Adjacent Structure
	Carnegia gigantea	Saguaro	Salvage Size per plan	11	As Per Plan
	Dasylirion longissimum	Toothless Spoon	5-Gal	626	As Per Plan
	Fouqueria splendens	Ocotillo	Salvage Size per plan	41	As Per Plan
	Hesperaloe parviflora	Red Hesperaloe	5-Gal	188	As Per Plan
	Hesperaloe parviflora 'Yellow'	Yellow Hesperaloe	5-Gal	42	As Per Plan
	Hesperaloe parviflora	Brakelights Hesperaloe	5-Gal	0	As Per Plan
	Opuntia engelmanii	Englemann's Prickly Pear	5-Gal	16	As Per Plan
	Pedilanthus macrocarpus	Lady Slipper Plant	5-Gal	90	As Per Plan
	Podranea ricasoliana	Pink Trumpet Vine	15-Gal	71	Espalier, Train to Adjacent Structure
	Tecoma x 'Orange Jubilee'	Orange Jubilee Vine	15-Gal	28	Espalier, Train to Adjacent Structure
	SHRUBS				
	Podranea ricasoliana	Pink Trumpet Bush	5-Gal	155	Shrub Form Per Plan
	Ambrosia dalsoidea	Bursage	5-Gal	88	As Per Plan
	Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	5-Gal	118	As Per Plan
	Bougainvillea 'Alexandra'	Alexandra Bougainvillea	5-Gal	433	As Per Plan
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5-Gal	46	As Per Plan
	Encelia farinosa	Brittlebush	5-Gal	44	As Per Plan
	Ericameria laricifolia	Turpentine Bush	5-Gal	233	As Per Plan
	Justicia californica	Chuparosa	5-Gal	71	As Per Plan
	Justicia spicigera	Mexican Honeysuckle	5-Gal	345	As Per Plan
	Larrea tridentata 'Compacta'	Creosote Bush	5-Gal	31	As Per Plan
	Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage	5-Gal	62	As Per Plan
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5-Gal	253	As Per Plan
	Nandina domestica	Heavenly Bamboo	5-Gal	85	As Per Plan
	Eremophilla hygrophana	Blue Bells	5-Gal	1039	As Per Plan
	Ruellia peninsularis	Baja Ruellia	5-Gal	290	As Per Plan
	Salvia clevelandii	Chaparral Sage	5-Gal	141	As Per Plan
	Simmondsia chinensis	Jojoba	5-Gal	62	As Per Plan
	Tecoma stans	Yellow Bells	5-Gal	379	As Per Plan
	Tecoma x 'Bells of Fire'	Bells of Fire	5-Gal	126	As Per Plan
	Tecoma x 'Orange Jubilee'	Orange Jubilee	5-Gal	155	As Per Plan
	Tecoma x 'Sparky'	Sparky	5-Gal	61	As Per Plan
	Teucrium fruticans 'Compactum'	Compact Bush Germander	5-Gal	150	As Per Plan
	Viguiera deltoidea	Goldeneye	5-Gal	146	As Per Plan
	Xylosma congestum 'Compacta'	Compact Xylosma	5-Gal	50	As Per Plan
	GROUND COVERS				
	Baileya multiradiata	Desert Marigold	5-Gal	0	As Per Plan
	Lantana 'Dallas Red'	Dallas Red Lantana	5-Gal	464	As Per Plan
	Lantana 'New Gold'	New Gold Lantana	5-Gal	2,367	As Per Plan
	Lantana montevidensis	Purple Lantana	5-Gal	953	As Per Plan
	Penstemon eatonii	Firecracker Penstemon	5-Gal	41	As Per Plan
	Penstemon parryi	Parry's Penstemon	5-Gal	226	As Per Plan
	Teucrium chamaedrys 'Prostratum'	Prostrate Germander	5-Gal	13	As Per Plan
	Trachelospermum asiaticum	Asiatic Jasmine	5-Gal	389	As Per Plan
	Verbena peruviana	Peruvian Verbena	5-Gal	158	As Per Plan
	Wedelia trilobata	Wedelia	5-Gal	711	As Per Plan
	Seasonal Annuals	Seasonal Annuals	4" Pots	611	8" O.C As Per Plan
	MISCELLANEOUS				
	Decomposed Granite - Interior Site - (Size: 1/2" Screened - Color: 'Mountain Vista Brown') 2" depth in all planting areas (Typ) - ±19496 SQ. FT.				
TURF	Mid-Iron Hybrid Sod - Interior Site - ±1818 SQ. FT. with Concrete Header - ±874 L.F.				
	Decomposed Granite - Scenic Corridor - (Size: 3/8" Minus - Color: 'Express Gold') 2" depth in all planting areas (Typ) - ±51346 SQ. FT.				

Notes: *Indicates plant species that are not on the Arizona Department of Water Resources "Low Water Use Plant List"

PROJECT DATA TABLE

R.O.W. LANDSCAPE	±4,296 S.F.
ON-SITE LANDSCAPE	±204,848 S.F.
PARKING LOT LANDSCAPE	±35,267 S.F.
TOTAL LANDSCAPE	±244,411 S.F.

WATER INTENSIVE LANDSCAPE CALCULATIONS

PERMITTED	PROVIDED
(9,000 S.F. x 0.10) + (18,452 S.F. x 0.05) = 36,822.60 S.F.	(* OF PLANTS X S.F. OF COVERAGE) = 11,546 S.F.

CONCEPTUAL GENERAL NOTES

1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
5. ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
6. THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
7. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
8. FINAL LOT CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAT APPROVAL.
9. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

Call all (602) 263-1100 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County

53-DR-2014
5/8/15

COLLABORATIVE V DESIGN STUDIO INC.
7116 EAST 1ST AVE.,
SUITE 103
SCOTTSDALE, ARIZONA
85251
OFFICE: 480-347-0590
FAX: 480-656-6012

PRELIMINARY
NOT FOR
CONSTRUCTION

LANDSCAPE IMPROVEMENTS
Scottsdale Rd. & Silverstone Dr.
Scottsdale, Arizona

Concept Landscape Plan

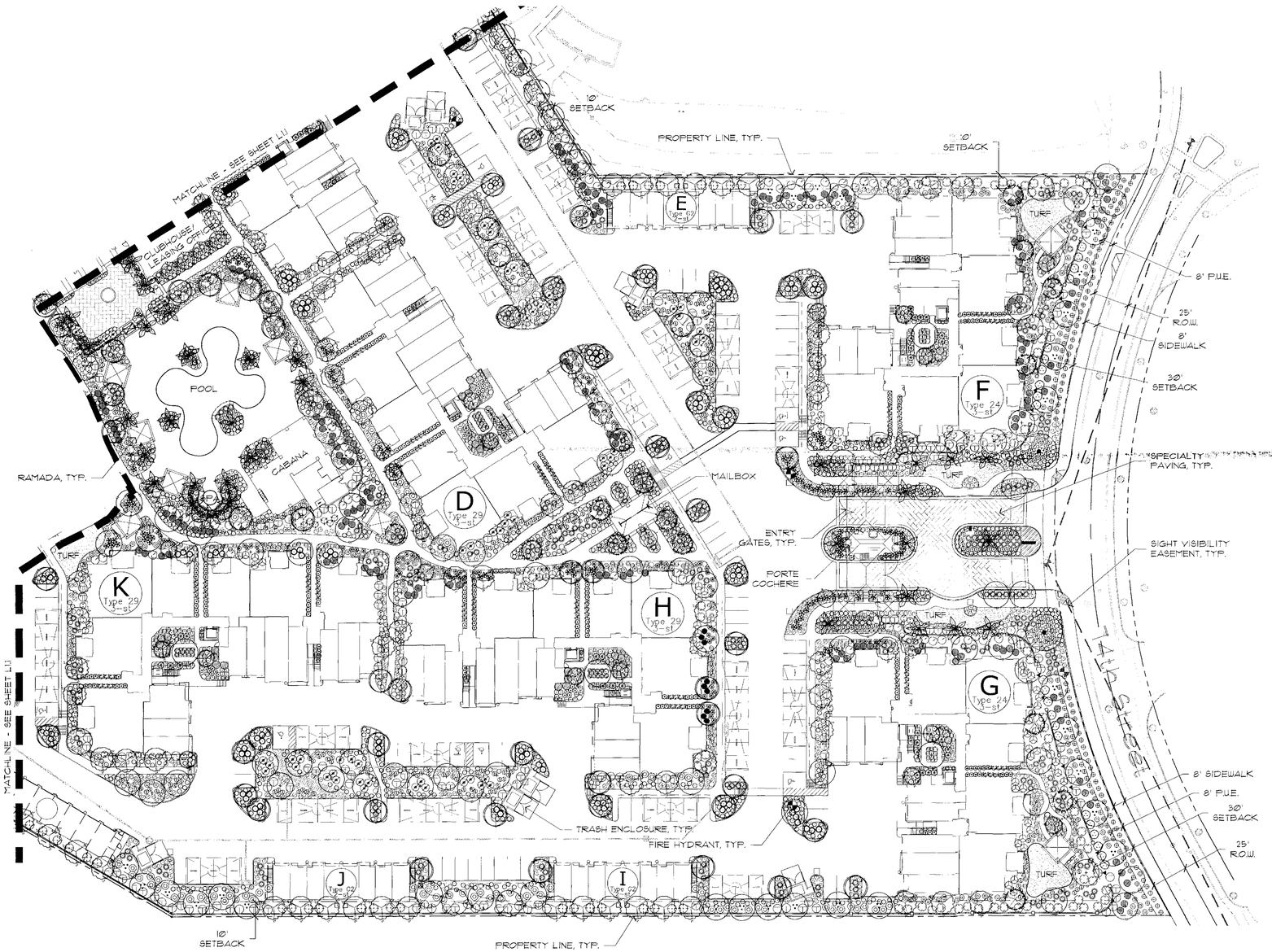
Mark Taylor

DESIGNED BY: PV/SS/MD
DRAWN BY: SS
CHECKED BY: PV/MD
DATE: MAY. 6, 2015
REVISIONS:

Scottsdale & Silverstone Design Review

L1.1

1 of 2



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	TREES/PALMS				
	Acacia salicina	Willow Acacia	24" Box	132	Standard Trunk
				Ø	Dense Canopy
	Cassalpinia cacalaco	Cascalote	24" Box	10	Multi-Trunk
				Ø	Dense Canopy
	Cassalpinia mexicana	Mexican Bird of Paradise	24" Box	46	Multi-Trunk
				Ø	Dense Canopy
	Cercidium floridum	Blue Palo Verde	Salvage	22	Multi-Trunk
			24" Box	5	Dense Canopy
	Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde	Salvage	2	Multi-Trunk
			24" Box	44	Dense Canopy
	Cercidium microphyllum	Foothill Palo Verde	Salvage	6	Multi-Trunk
			24" Box	1	Dense Canopy
	Chitalpa tashkentensis	Chitalpa	24" Box	131	Standard Trunk
				Ø	Dense Canopy
	Chilopsis linearis	Desert Willow	24" Box	17	Standard Trunk
				Ø	Dense Canopy
	Olneya tesota	Ironwood	Salvage	3	Standard Trunk
			24" Box	1	Dense Canopy
	Phoenix dactylifera	Date Palm	22' C.T.H.	53	Diamond Cut Matching Form
	Pithecellobium flexicaule	Texas Ebony	24" Box	25	Multi-Trunk
				Ø	Dense Canopy
	Prosopis velutina	Velvet Mesquite	Salvage	6	Multi-Trunk
			24" Box	31	Dense Canopy
	Quercus virginiana 'Cathedral'	Cathedral Live Oak	24" Box	128	Standard Trunk
				Ø	Dense Canopy
	Sophora secundiflora	Texas Mountain Laurel	24" Box	12	Standard Trunk
				Ø	Dense Canopy
Remove Remain	Varies	Varies	Varies	2 / 14	
	ACCENTS & VINES				
	Agave desmettiana	Smooth Agave	5-Gal	209	As Per Plan
	Aloe x 'Topaz'	Topaz Aloe	5-Gal	85	As Per Plan
	Bougainvillea 'Barbara Karst'	Vine Bougainvillea	15-Gal	104	Espalier, Train to Adjacent Structure
	Campsis radicans	Common Trumpetcreeper	15-Gal	12	Espalier, Train to Adjacent Structure
	Carnegia gigantea	Saguaro	Salvage	11	As Per Plan
			Size per plan	12	
	Dasylirion longissimum	Toothless Spoon	5-Gal	626	As Per Plan
	Fouquieria splendens	Ocotillo	Salvage	1	As Per Plan
			Size per plan	41	
	Hesperaloe parviflora	Red Hesperaloe	5-Gal	188	As Per Plan
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	SHRUBS				
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	Ambrosia deltoidea	Bursage	5-Gal	88	As Per Plan
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	Bougainvillea 'Alexandra'	Alexandra Bougainvillea	5-Gal	433	As Per Plan
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5-Gal	46	As Per Plan
	Encelia farinosa	Brittlebush	5-Gal	44	As Per Plan
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	Nandina domestica	Heavenly Bamboo	5-Gal	85	As Per Plan
	Eremophila hygrophana	Blue Bells	5-Gal	1033	As Per Plan
	Ruellia peninsularis	Baja Ruellia	5-Gal	290	As Per Plan
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	Verbena peruviana	Peruvian Verbena	5-Gal	158	As Per Plan
	Wedelia trilobata	Wedelia	5-Gal	711	As Per Plan
	Seasonal Annuals	Seasonal Annuals	4" Pots	611	8" O.C. As Per Plan

MISCELLANEOUS

Decomposed Granite - Interior Site - (Size: 1/2" Screened - Color: 'Mountain Vista Brown') 2" depth in all planting areas (Typ) - ±194,691 SQ. FT.

TURF — Mid-Iron Hybrid Sod - Interior Site - ±7,818 SQ. FT. with Concrete Header - ±874 L.F.

Decomposed Granite - Scenic Corridor - (Size: 3/8" Minus - Color: 'Express Gold') 2" depth in all planting areas (Typ) - ±51,346 SQ. FT.

Note: *Indicates plant species that are not on the Arizona Department of Water Resources "Low Water Use Plant List"

NORTH

SCALE: 1" = 40'-0"
0 20 40 80

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

COLLABORATIVE DESIGN STUDIO

COLLABORATIVE V
DESIGN STUDIO INC.
7116 EAST 1ST AVE.,
SUITE 103
SCOTTSDALE, ARIZONA
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OFFICE: 480-347-0590
FAX: 480-656-6012

PRELIMINARY
NOT FOR
CONSTRUCTION

LANDSCAPE IMPROVEMENTS

Scottsdale Rd. & Silverstone Dr.

Scottsdale, Arizona

Concept Landscape Plan

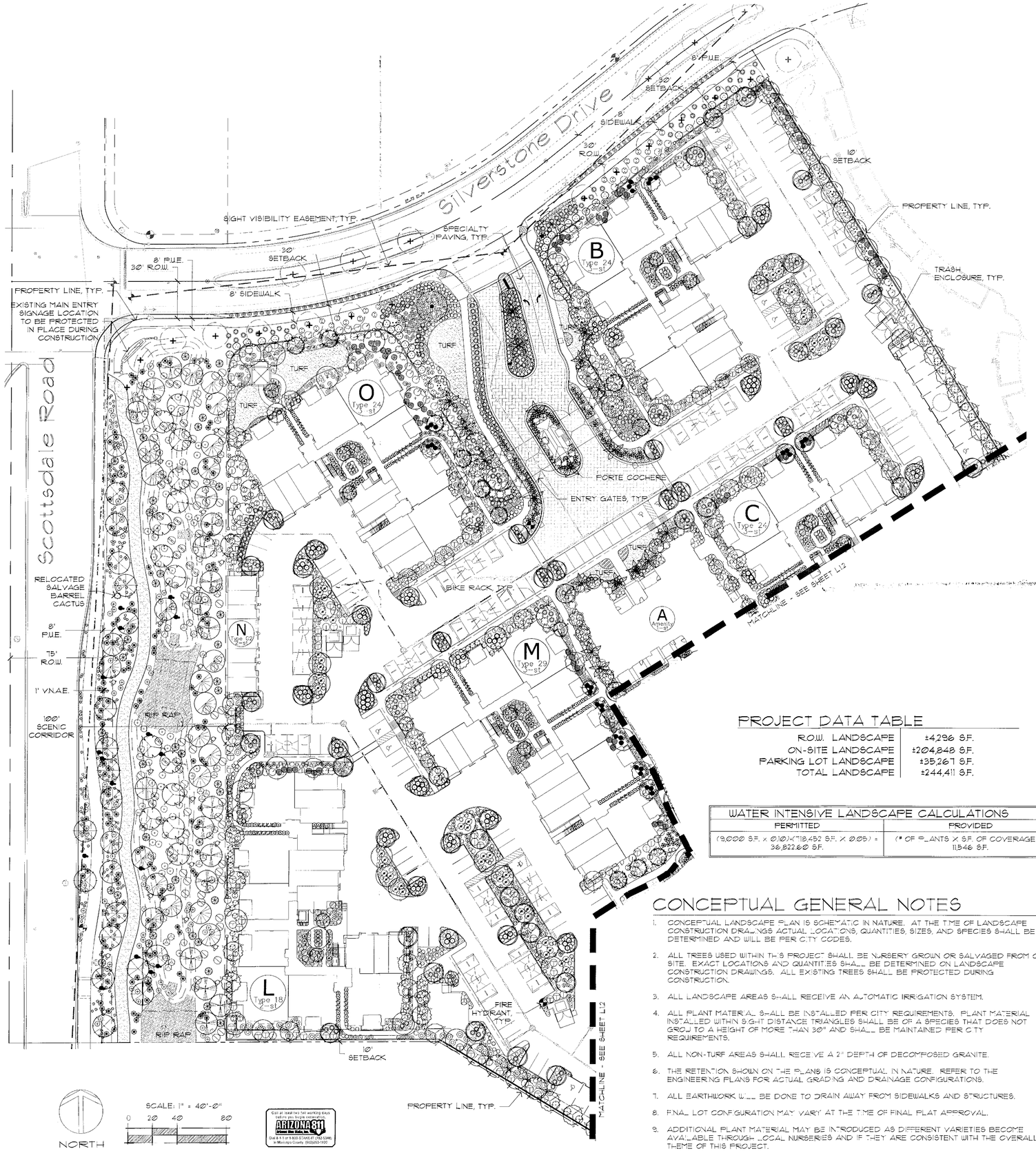
Mark Taylor

DESIGNED BY: PV/SS/MD
DRAWN BY: SS
CHECKED BY: PV/MD
DATE: MAY 6, 2015
REVISIONS

Scottsdale & Silverstone Design Review

L1.2

2 of 2



NORTH

SCALE: 1" = 40'-0"

0 20 40 80

Call at least two full working days before you begin excavation. ARIZONA 811 Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County (602)263-1100

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	TREES/PALMS				
	Acacia salicina	Willow Acacia	24" Box	132	Standard Trunk, Dense Canopy
				Ø	
	Caesalpinia cacalaco	Cascalote	24" Box	10	Multi-Trunk, Dense Canopy
				Ø	
	Caesalpinia mexicana	Mexican Bird of Paradise	24" Box	46	Multi-Trunk, Dense Canopy
				Ø	
	Cercidium floridum	Blue Palo Verde	Salvage 24" Box	22	Multi-Trunk, Dense Canopy
				5	
	Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde	Salvage 24" Box	2	Multi-Trunk, Dense Canopy
				44	
	Cercidium microphyllum	Foothill Palo Verde	Salvage 24" Box	6	Multi-Trunk, Dense Canopy
				11	
	Chitalpa tashkentensis	Chitalpa	24" Box	131	Standard Trunk, Dense Canopy
				Ø	
	Chilopsis linearis	Desert Willow	24" Box	17	Standard Trunk, Dense Canopy
				Ø	
	Olneya tesota	Ironwood	Salvage 24" Box	3	Standard Trunk, Dense Canopy
				1	
	Phoenix dactylifera	Date Palm	22' C.T.H.	53	Diamond Cut Matching Form
	Pithecellobium flexicaule	Texas Ebony	24" Box	25	Multi-Trunk, Dense Canopy
				Ø	
	Prosopis velutina	Velvet Mesquite	Salvage 24" Box	6	Multi-Trunk, Dense Canopy
				31	
	Quercus virginiana 'Cathedral'	Cathedral Live Oak	24" Box	128	Standard Trunk, Dense Canopy
				Ø	
	Sophora secundiflora	Texas Mountain Laurel	24" Box	12	Standard Trunk, Dense Canopy
				Ø	
Remove Remain	Varies	Varies	Varies	2 / 14	
	ACCENTS & VINES				
	Agave desmettiana	Smooth Agave	5-Gal	209	As Per Plan
	Aloe x 'Topaz'	Topaz Aloe	5-Gal	85	As Per Plan
	Bougainvillea 'Barbara Karst'	Vine Bougainvillea	15-Gal	104	Espalier, Train to Adjacent Structure
	Campsis radicans	Common Trumpetcreeper	15-Gal	12	Espalier, Train to Adjacent Structure
	Carnegia gigantea	Saguaro	Salvage Size per plan	11	As Per Plan
				12	
	Dasylirion longissimum	Toothless Spoon	5-Gal	626	As Per Plan
	Fouquieria splendens	Ocotillo	Salvage Size per plan	1	As Per Plan
				41	
	Hesperaloe parviflora	Red Hesperaloe	5-Gal	188	As Per Plan
	Hesperaloe parviflora 'Yellow'	Yellow Hesperaloe	5-Gal	42	As Per Plan
	Hesperaloe parviflora	Brakelights Hesperaloe	5-Gal	Ø	As Per Plan
	Opuntia engelmannii	Engelmann's Prickly Pear	5-Gal	16	As Per Plan
	Pedilanthus macrocarpus	Lady Slipper Plant	5-Gal	180	As Per Plan
	Podranea ricasoliana	Pink Trumpet Vine	15-Gal	71	Espalier, Train to Adjacent Structure
	Tecoma x 'Orange Jubilee'	Orange Jubilee Vine	15-Gal	28	Espalier, Train to Adjacent Structure
	SHRUBS				
	Podranea ricasoliana	Pink Trumpet Bush	5-Gal	155	Shrub Form Per Plan
	Ambrosia deltoidea	Bursage	5-Gal	88	As Per Plan
	Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	5-Gal	118	As Per Plan
	Bougainvillea 'Alexandra'	Alexandra Bougainvillea	5-Gal	433	As Per Plan
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5-Gal	46	As Per Plan
	Encelia farinosa	Brittlebush	5-Gal	44	As Per Plan
	Ericameria laricifolia	Turpentine Bush	5-Gal	233	As Per Plan
	Justicia californica	Chuparosa	5-Gal	71	As Per Plan
	Justicia spicigera	Mexican Honeysuckle	5-Gal	345	As Per Plan
	Larrea tridentata 'Compacta'	Creosote Bush	5-Gal	31	As Per Plan
	Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage	5-Gal	62	As Per Plan
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5-Gal	253	As Per Plan
	Nandina domestica	Heavenly Bamboo	5-Gal	85	As Per Plan
	Eremophila hygrophana	Blue Bells	5-Gal	1,039	As Per Plan
	Ruellia peninsularis	Baja Ruellia	5-Gal	280	As Per Plan
	Salvia clevelandii	Chaparral Sage	5-Gal	141	As Per Plan
	Simmondsia chinensis	Jojoba	5-Gal	62	As Per Plan
	Tecoma stans	Yellow Bells	5-Gal	379	As Per Plan
	Tecoma x 'Bells of Fire'	Bells of Fire	5-Gal	126	As Per Plan
	Tecoma x 'Orange Jubilee'	Orange Jubilee	5-Gal	155	As Per Plan
	Tecoma x 'Sparky'	Sparky	5-Gal	61	As Per Plan
	Teucrium fruticans 'Compactum'	Compact Bush Germander	5-Gal	150	As Per Plan
	Viguiera deltoidea	Goldeneye	5-Gal	146	As Per Plan
	Xylosma congestum 'Compacta'	Compact Xylosma	5-Gal	50	As Per Plan
	GROUND COVERS				
	Baileya multiradiata	Desert Marigold	5-Gal	Ø	As Per Plan
	Lantana 'Dallas Red'	Dallas Red Lantana	5-Gal	464	As Per Plan
	Lantana 'New Gold'	New Gold Lantana	5-Gal	2,367	As Per Plan
	Lantana montevidensis	Purple Lantana	5-Gal	953	As Per Plan
	Penstemon eatonii	Firecracker Penstemon	5-Gal	41	As Per Plan
	Penstemon parryi	Parry's Penstemon	5-Gal	226	As Per Plan
	Teucrium chamaedrys 'Prostratum'	Prostrate Germander	5-Gal	19	As Per Plan
	*Trachelospermum asiaticum	Asiatic Jasmine	5-Gal	369	As Per Plan
	Verbena peruviana	Peruvian Verbena	5-Gal	158	As Per Plan
	Wedelia trilobata	Wedelia	5-Gal	711	As Per Plan
	Seasonal Annuals	Seasonal Annuals	4" Pots	611	8" O.C As Per Plan

MISCELLANEOUS

Decomposed Granite - Interior Site - (Size: 1/2" Screened - Color: Mountain Vista Brown') 2" depth in all planting areas (Typ) - ±134,697 SQ. FT.

TURF — Mid-Iron Hybrid Sod - Interior Site - ±7,818 SQ. FT. with Concrete Header - ±874 L.F.

Decomposed Granite - Scenic Corridor - (Size: 3/8" Minus - Color: 'Express Gold') 2" depth in all planting areas (Typ) - ±51,346 SQ. FT.

Note: *Indicates plant species that are not on the Arizona Department of Water Resources "Low Water Use Plant List"

PROJECT DATA TABLE

R.O.W. LANDSCAPE	±4,296 S.F.
ON-SITE LANDSCAPE	±204,848 S.F.
PARKING LOT LANDSCAPE	±35,267 S.F.
TOTAL LANDSCAPE	±244,411 S.F.

WATER INTENSIVE LANDSCAPE CALCULATIONS

PERMITTED	PROVIDED
(9,000 S.F. x Ø.10)+(18,452 S.F. x Ø.05) = 36,822.60 S.F.	(# OF PLANTS x S.F. OF COVERAGE) = 11,546 S.F.

CONCEPTUAL GENERAL NOTES

1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
5. ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
6. THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
7. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
8. FINAL LOT CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAT APPROVAL.
9. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

53-DR-2014
5/8/15

COLLABORATIVE DESIGN STUDIO

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DESIGN STUDIO INC.
7116 EAST 1ST AVE.,
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85251
OFFICE: 480-347-0590
FAX: 480-656-6012

PRELIMINARY
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LANDSCAPE IMPROVEMENTS
Scottsdale Rd. & Silverstone Dr.
Scottsdale, Arizona

Concept Landscape Plan

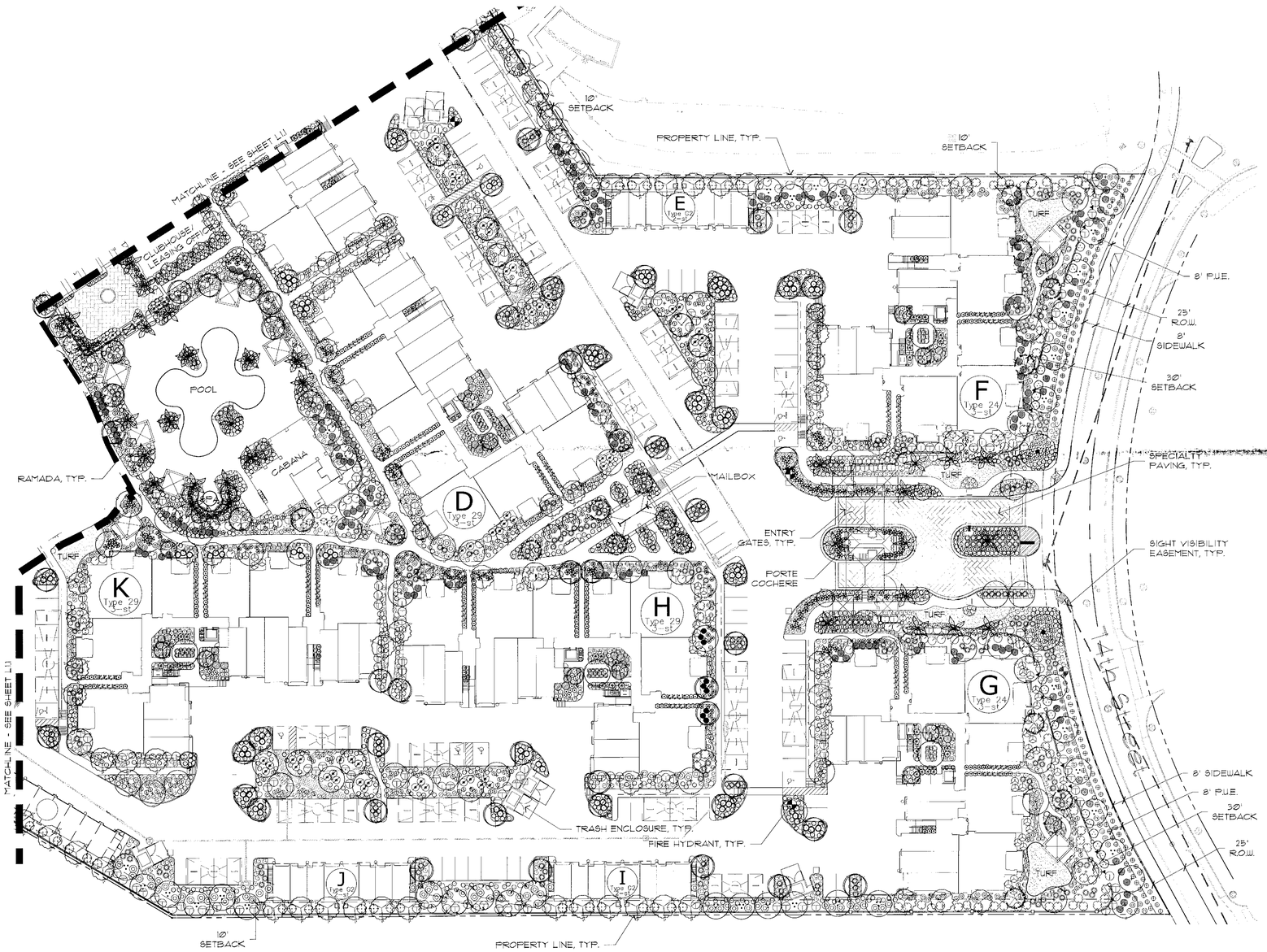
Mark Taylor

DESIGNED BY: PV/SS/MD
DRAWN BY: SS
CHECKED BY: PV/MD
DATE: MAY 6, 2015
REVISIONS:

Scottsdale & Silverstone Design Review

L1.1

1 of 2



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	TREES/PALMS				
	Acacia salicina	Willow Acacia	24" Box	132	Standard Trunk
				Ø	Dense Canopy
	Caesalpinia cacalaco	Cascalote	24" Box	16	Multi-Trunk
				Ø	Dense Canopy
	Caesalpinia mexicana	Mexican Bird of Paradise	24" Box	46	Multi-Trunk
				Ø	Dense Canopy
	Cercidium floridum	Blue Palo Verde	Salvage	22	Multi-Trunk
			24" Box	5	Dense Canopy
	Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde	Salvage	2	Multi-Trunk
			24" Box	44	Dense Canopy
	Cercidium microphyllum	Foothill Palo Verde	Salvage	6	Multi-Trunk
			24" Box	11	Dense Canopy
	Chitalpa tashkentensis	Chitalpa	24" Box	131	Standard Trunk
				Ø	Dense Canopy
	Chilopsis linearis	Desert Willow	24" Box	17	Standard Trunk
				Ø	Dense Canopy
	Olneya tesota	Ironwood	Salvage	3	Standard Trunk
			24" Box	1	Dense Canopy
	Phoenix dactylifera	Date Palm	22' C.T.H.	53	Diamond Cut Matching Form
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	Sophora secundiflora	Texas Mountain Laurel	24" Box	12	Standard Trunk
				Ø	Dense Canopy
Remove / Relocate	Varies	Varies	Varies	2 / 14	
	ACCENTS & VINES				
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	Aloe x 'Topaz'	Topaz Aloe	5-Gal	85	As Per Plan
	Bougainvillea 'Barbara Karst'	Vine Bougainvillea	15-Gal	104	Espalier, Train to Adjacent Structure
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	Hesperaloe parviflora 'Yellow'	Yellow Hesperaloe	5-Gal	42	As Per Plan
	Hesperaloe parviflora	Brakelights Hesperaloe	5-Gal	0	As Per Plan
	Opuntia engelmanii	Englemann's Prickly Pear	5-Gal	16	As Per Plan
	Pedilanthus macrocarpus	Lady Slipper Plant	5-Gal	190	As Per Plan
	Podranea ricasoliana	Pink Trumpet Vine	15-Gal	71	Espalier, Train to Adjacent Structure
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	Nandina domestica	Heavenly Bamboo	5-Gal	85	As Per Plan
	Eremophila hygrophana	Blue Bells	5-Gal	1038	As Per Plan
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	Lantana 'Dallas Red'	Dallas Red Lantana	5-Gal	464	As Per Plan
	Lantana 'New Gold'	New Gold Lantana	5-Gal	2,361	As Per Plan
	Lantana montevidensis	Purple Lantana	5-Gal	853	As Per Plan
	Penstemon eatonii	Firecracker Penstemon	5-Gal	41	As Per Plan
	Penstemon parryi	Parry's Penstemon	5-Gal	226	As Per Plan
	Teucrium chamaedrys 'Prostratum'	Prostrate Germander	5-Gal	19	As Per Plan
	*Trachelospermum asiaticum	Asiatic Jasmine	5-Gal	369	As Per Plan
	Verbena peruviana	Peruvian Verbena	5-Gal	158	As Per Plan
	Wedelia trilobata	Wedelia	5-Gal	711	As Per Plan
	Seasonal Annuals	Seasonal Annuals	4" Pots	611	8" O.C As Per Plan

MISCELLANEOUS

Decomposed Granite - Interior Site - (Size: 1/2" Screened - Color: 'Mountain Vista Brown') 2" depth in all planting areas (Typ) - ±194697 SQ. FT.

TURF — Mid-Iron Hybrid Sod - Interior Site - ±1818 SQ. FT. with Concrete Header - ±874 L.F.

Decomposed Granite - Scenic Corridor - (Size: 3/8" Minus - Color: 'Express Gold') 2" depth in all planting areas (Typ) - ±51346 SQ. FT.

Note: *Indicates plant species that are not on the Arizona Department of Water Resources "Low Water Use Plant List"

NORTH

SCALE: 1" = 40'-0"

0 20 40 80

Call at least two full working days before you begin excavation. ARIZONA 811 (Arizona Blue Stake, Inc.) Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602)263-1100

COLLABORATIVE DESIGN STUDIO

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PRELIMINARY
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LANDSCAPE IMPROVEMENTS

Scottsdale Rd. & Silverstone Dr.

Scottsdale, Arizona

Concept Landscape Plan

Mark Taylor

DESIGNED BY: PV/SS/MD
DRAWN BY: SS
CHECKED BY: PV/MD
DATE: MAY 6, 2015
REVISIONS:

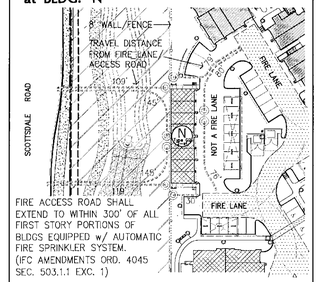
Scottsdale & Silverstone Design Review

L1.2

GENERAL NOTES

01. HVAC MECHANICAL (CONDENSOR) UNITS ARE TO BE LOCATED IN ROOFTOP MECHANICAL WELLS U.N.O.
02. A FIRE APPARATUS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE 1st STORY OF EA. BUILDING (300' AT BUILDINGS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM (NFPA 13 or NFPA 13R) ORD. 4045, SEC. 503.1.1
03. UNOBSTRUCTED VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL NOT BE LESS THAN 13'-6" INCLUDING AT ALL COVERED ENTRANCES (AT THE PORTE COCHERES.) ORD. 4045, SEC. 503.2.1
04. A KEY SWITCH AND PRE-EMPTION SENSOR SHALL BE PROVIDED ON ALL ELECTRICAL ENTRY CONTROL GATES. KEY SWITCH IS TO BE LOCATED AT THE GATE CONTROL PANEL. PREEMPTION DEVICE SAHLL BE AT OR BEHIND GATE. PER SCOTTSDALE AMENDMENTS TO THE IFC (ORD. 4045, SEC. 503.6.1)
05. A NON-MOTORIZED PUBLIC ACCESS EASEMENT SHALL BE DEDICATED OVER THE EXISTING SCENIC CORRIDOR LOCATED ALONG THE N. SCOTTSDALE ROAD FRONTAGE, TO REPLACE THE EXISTING PUBLIC TRAIL EASEMENT. BOTH EASEMENTS MAY CO-EXIST, OR THE OWNER/APPLICANT MAY RELEASE THE EXISTING PUBLIC TRAILS EASEMENT.
06. AN EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT (ESVAE) A MINIMUM OF TWENTY-FOUR FEET IN WIDTH SHALL BE DEDICATED OVER ALL PROPOSED DRIVE AISLES

FIRE ACCESS ROAD TRAVEL DISTANCE at BLDG. 'N'



SILVERSTONE PROJECT DESCRIPTION:

PROJECT ADDRESS: 7215 E. SILVERSTONE DR
Tax Parcel No.s APN: 212-02-001J SCOTTSDALE, ARIZONA

ZONING: EXISTING: P-C with COMPARABLE ZONING OF R-5
AMENDED DEVELOPMENT STDS PER 15-ZN-2005 and 13-UP-2005

USE: MULTI-FAMILY

SITE AREA: (±804,823 Sq/Ft) 18.476 Gross Acres
(±727,948 Sq/Ft) 16.71 Net Acres

DWELLING UNITS: 262 D.U.

DENSITY: ALLOWED 262 DU (14.2 DU/GROSS ACRE)*
PROPOSED: 262 DU (14.2 DU/GROSS ACRE)

BUILDING HEIGHT: ALLOWED: 36'-0"*
PROPOSED: 36'-0"
ARCHITECTURAL INTEGRATED FEATURES: max. 44'-0"
(less than 4% of roof area)

OPEN SPACE: MINIMUM REQUIRED: 22% NET LOT
(160,149 S.F.)
PROPOSED: 24.5% NET LOT
(178,347 S.F.)

FRONTAGE OPEN SPACE: MINIMUM REQ'D: 33% REQ'D OPEN SPACE*
(52,849 S.F.)
PROPOSED: 42.7% REQ'D OPEN SPACE
(76,154 S.F.)

PARKING:
REQUIRED: 1 BDRM UNITS (79) x 1.3 SPACES 108
2 BDRM UNITS (143) x 1.7 SPACES 243
3 BDRM UNITS (40) x 1.9 SPACES 76
TOTAL: (262) 427
(1.63 ps/du)
PROVIDED: GARAGE SPACES 148
CARPORT SPACES 174
UNCOVERED (UNRESERVED) SPACES 189
TOTAL PROVIDED 511
(1.95 ps/du)

ACCESSIBLE PARKING: REQUIRED: 4% OF TOT. PARKING PROV'D 21
(VAN = 1/8 ACCESSIBLE = 3)
PROVIDED: GARAGE SPACES 2
CARPORT SPACES 6
UNCOVERED (UNRESERVED) SPACES 13
TOTAL PROVIDED 21
(VAN ACCESSIBLE = 3)

BIKE PARKING:
REQUIRED: 1/10 OF REQ'D VEHICLE SPACES = 43
PROVIDED 11 LOCATIONS @ 4 BIKES EA. = 44

BUILDING CODES: 2012 INT'L BUILDING CODE (w/ amendments)
2012 INT'L PLUMB'G CODE (w/ amendments)
2012 INT'L MECHANICAL CODE (w/ amendments)
2011 NATIONAL ELEC'L CODE (w/ amendments)
2012 INT'L FIRE CODE (w/ amendments)
2012 INT'L ENERGY CODE (w/ amendments)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2009 ICC/ANSI A117.1

UNIT MIX:

BDRMS	TYPE	QUANTITY	RATIO	TOTAL	RATIO
1 BDRM	1E	46	18%	79 D.U.	30%
	1E-Gs	5	02%		
	1F	20	08%		
	1G	8	03%		
2 BDRM	2A	62	24%	143 D.U.	55%
	2A-Gs	5	02%		
	2A-Gt	5	02%		
	2B	19	07%		
	2C	18	07%		
	2D	29	11%		
3 BDRM	3C	30	11%	40 D.U.	15%
	3C-Gd	10	04%		
TOTAL		262 D.U.	100%	262 D.U.	100%

DWELLING UNITS - AREA CALCS :

UNIT	QTY	LIVABLE	PATIO/ BALCONY STORAGE	GROSS	TOTAL LIVABLE	TOTAL GROSS
1E■	46	988	110	26	1,124	45,467	51,689
1E-Gs	5	1,062	134	27	1,223	5,310	6,115
1F■	20	845	67	24	936	16,900	18,722
1G	8	1,033	114	0	1,147	8,264	9,176
2A■	62	1,343	97	25	1,469	57,734	91,078
2A-Gs	5	1,439	159	25	1,623	7,195	8,115
2A-Gt■	5	1,393	158	25	1,576	13,930	15,760
2B	19	1,246	72	27	1,345	23,674	25,555
2C■	18	1,421	126	28	1,575	25,578	28,350
2D■	29	1,400	115	23	1,538	40,600	44,601
3C■	30	1,637	147	28	1,812	49,110	54,360
3C-Gd	10	1,659	189	28	1,876	16,520	18,760
TOTALS:	262	1,289 Avg Livable	1,437 Avg Gross			310,352	372,281

■ THESE UNIT SQUARE FOOTAGES SHOWN ARE A WEIGHTED AVERAGE OF SIMILAR UNITS WITH MINOR VARIATIONS.

APARTMENT BUILDING AREA CALCS :

BLDG	QTY	LIVABLE per BLDG	GARAGE per BLDG	GROSS** per BLDG	TOTAL LIVABLE	TOTAL GARAGE	TOTAL GROSS**
18	01	23,207	5,079	34,795	23,207	5,079	34,795
24	05	31,540	3,764	43,613	157,700	18,820	218,065
29	04	36,673	5,094	51,623	146,692	20,376	206,492
G2	04	2,066	2,239	4,591	8,264	8,956	18,364
TOTALS:	14	** all "covered" floor area			335,863	53,231	477,716

AUXILIARY BUILDING AREA CALCS :

TYPE	QTY	NET AREA	GROSS AREA	TOT. NET	TOT. GROSS
LEASING/REC.	1	8,310	9,933	8,310	9,933
RAMADA	10	196	196	1,960	1,960
CABANA	1	454	2,386	454	2,386
PORTE COCHERE	2	412	2,164	824	4,328
MAINTENANCE	1	731	1,083	731	1,083
MAIL RAMADA	1	540	540	540	540
GARAGE	2	2,253	2,253	4,506	4,506
TOTALS:	18			17,325	24,736

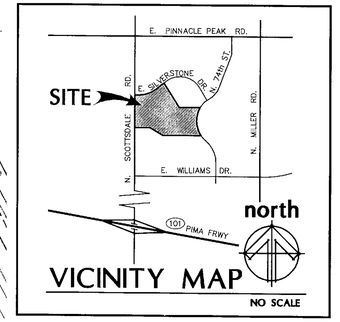
PRIVATE OUTDOOR LIVING SPACE (P.O.L.S.)

PER ZONING ORDINANCE SEC. 5.1004.B.1.b

UNIT	FLOOR	GROSS AREA	P.O.L.S. MIN. REQUIRED	P.O.L.S. PROVIDED
1E	UPPER	1,126 s.f.	56 s.f. (5.0%)	102 s.f. (9.1%)
	FIRST	1,189 s.f.	119 s.f. (10.0%)	136 s.f. (11.4%)
1F	UPPER	..936 s.f.	42 s.f. (5.0%)	67 s.f. (7.2%)
	FIRST	N/A	N/A	N/A
1G	UPPER	1,147 s.f.	57 s.f. (5.0%)	114 s.f. (9.9%)
	FIRST	N/A	N/A	N/A
2A	UPPER	1,465 s.f.	73 s.f. (5.0%)	97 s.f. (6.6%)
	FIRST	1,576 s.f.	158 s.f. (10.0%)	158 s.f. (10.0%)
2B	UPPER	1,345 s.f.	67 s.f. (5.0%)	72 s.f. (5.4%)
	FIRST	N/A	N/A	N/A
2C	UPPER	1,575 s.f.	79 s.f. (5.0%)	126 s.f. (8.0%)
	FIRST	N/A	N/A	N/A
2D	UPPER	1,516 s.f.	76 s.f. (5.0%)	93 s.f. (6.1%)
	FIRST	1,581 s.f.	158 s.f. (10.0%)	158 s.f. (10.0%)
3C	UPPER	1,789 s.f.	89 s.f. (5.0%)	126 s.f. (7.0%)
	FIRST	1,867 s.f.	187 s.f. (10.0%)	189 s.f. (10.1%)

BLDG. HEIGHT LEGEND:

- THREE STORY BUILDING
- TWO STORY BUILDING
- SINGLE STORY BUILDING



SYMBOL LEGEND:

- PROPERTY LINE
- B (Type 24 -51) BUILDING IDENTIFICATION / BUILDING TYPE / NUMBER OF STORIES
- FF 18.65 PRELIM. FINISH FLOOR ELEVATION
- 8-FT. HIGH CMU WALL U.N.O. (STUCCO FIN.)
- 8-FT. HIGH ORNAMENTAL IRON U.N.O.
- 24" SQ. CMU COLUMN w/ STONE VENEER
- 55' OUTSIDE RADIUS / 35' INSIDE RADIUS — EMERGENCY VEHICLE TURNING RADIUS
- HANDICAP PARKING
- FIRE HYDRANT (PROPOSED UNLESS NOTED AS EXISTING)
- BIKE RACK - SEE DETAIL 11/DS1 REQUIRED (513x10%) = 52 P.S. PROVIDED = 52 P.S.
- REFUSE ENCLOSURE PER C.o.S. DETAIL NO. 2146-1
- PREFAB STEEL PARKING CANOPY
- (7) CONSECUTIVE PARKING STALLS
- RECYCLE CONTAINER LOCATION
- SIDEWALK — ACCESSIBLE CURB RAMP
- LIGHT FIXTURES - SEE ELECTRICAL SITE PLAN FOR MORE INFORMATION

OWNER

MT PINNACLE LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

CIVIL ENGINEER

KIMLEY-HORN and ASSOCIATES, INC.
7740 N. 16th STREET, SUITE 300
PHOENIX, AZ 85020
CONTACT: STEVE HANEY
P: (602) 944-5500

ARCHITECT

ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

L'SCAPE ARCHITECT

COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590

north

PRELIMINARY SITE PLAN

SCALE: 1" = 50'

0 25 50 100 200

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE: REVISIONS:

Mark - Taylor Development

San Silverstone

SEC Scottsdale Rd. & Silverstone Dr. — Scottsdale, AZ

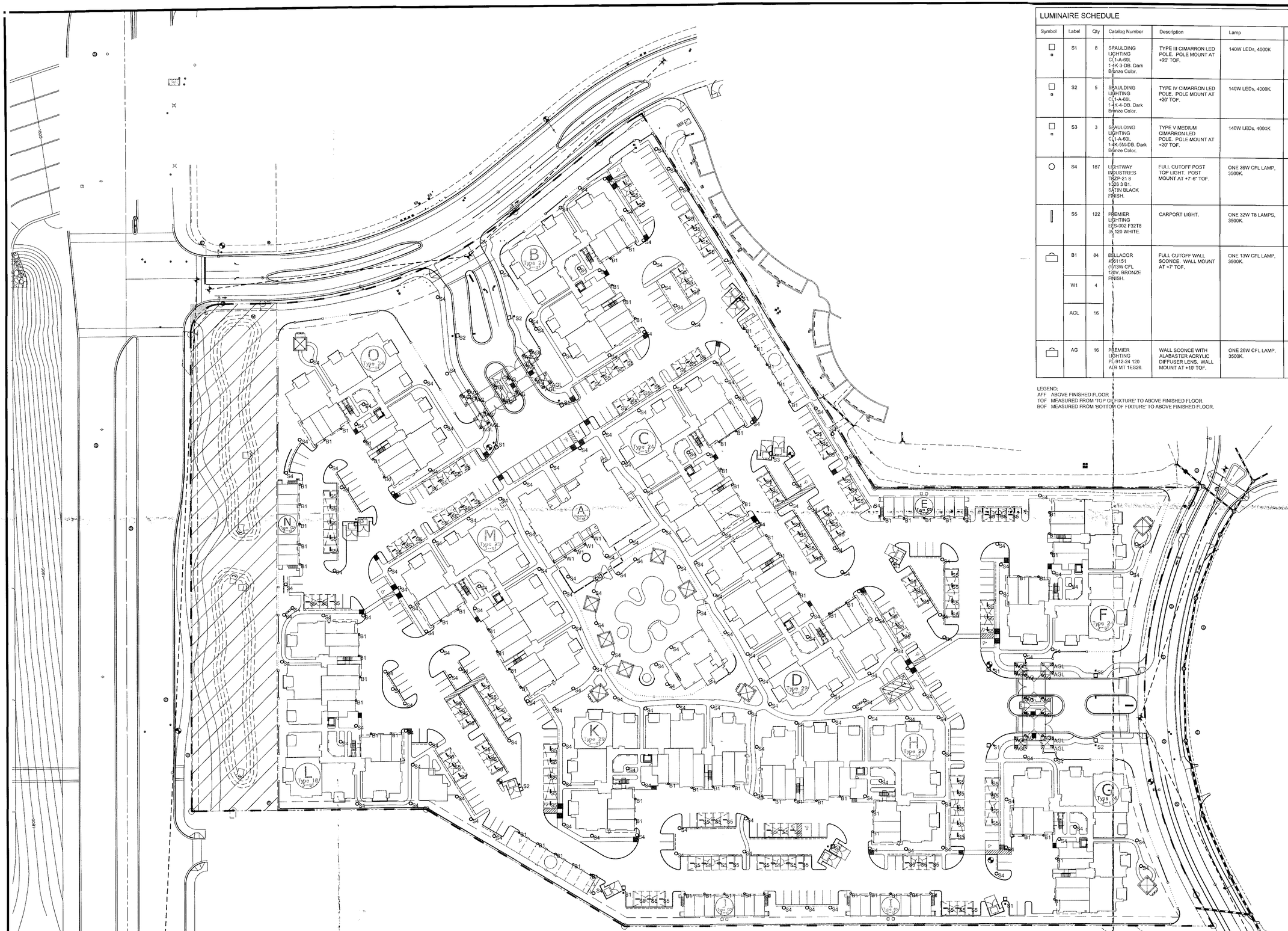
DRB

REGISTERED ARCHITECT — IDENTITY CERTIFICATE — 32220 — ROB ORME — 04/20/15 — Expires 3/31/2016

15-ZN-2005 53-DR-2014

Job No: 9116
Date: 2015 Mar 10
Scale: As Shown
Drawn: -
Checked: -
Plan Check No.
Sheet No: SP1

53-DR-2014
5/8/15



LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF
□ ▫	S1	8	SPAULDING LIGHTING CL1-A-60L 14K-3-DB. Dark Bronze Color.	TYPE III CIMARRON LED POLE. POLE MOUNT AT +20' TOF.	140W LEDs, 4000K	Absolute	0.95
□ ▫	S2	5	SPAULDING LIGHTING CL1-A-60L 14K-4-DB. Dark Bronze Color.	TYPE IV CIMARRON LED POLE. POLE MOUNT AT +20' TOF.	140W LEDs, 4000K	Absolute	0.95
□ ▫	S3	3	SPAULDING LIGHTING CL1-A-60L 14K-5M-DB. Dark Bronze Color.	TYPE V MEDIUM CIMARRON LED POLE. POLE MOUNT AT +20' TOF.	140W LEDs, 4000K	Absolute	0.95
○	S4	187	LIGHTWAY INDUSTRIES TEZP-21 8 1028 3 B1. SATIN BLACK FINISH.	FULL CUTOFF POST TOP LIGHT. POST MOUNT AT +7'-6" TOF.	ONE 26W CFL LAMP, 3500K.	1800	0.85
▯	S5	122	PREMIER LIGHTING EFS-002 F32T8 35 120 WHITE.	CARPORT LIGHT.	ONE 32W T8 LAMPS, 3500K.	2950	0.85
⌓	B1	84	BELLACOR #561151 (1)13W CFL 120V. BRONZE FINISH.	FULL CUTOFF WALL SCONCE. WALL MOUNT AT +7' TOF.	ONE 13W CFL LAMP, 3500K.	900	0.85
	W1	4					
	AGL	16					
⌓	AG	16	PREMIER LIGHTING PL-912-24 120 ALB MT 1ES26.	WALL SCONCE WITH ALABASTER ACRYLIC DIFFUSER LENS. WALL MOUNT AT +10' TOF.	ONE 26W CFL LAMP, 3500K.	1800	0.85

LEGEND:
AFF ABOVE FINISHED FLOOR
TOF MEASURED FROM 'TOP OF FIXTURE' TO ABOVE FINISHED FLOOR.
BOF MEASURED FROM 'BOTTOM OF FIXTURE' TO ABOVE FINISHED FLOOR.

ELECTRICAL SITE LIGHTING PLAN

SCALE: 1" = 50' - 0"

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PROJECT NO. 14-168

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480-991-9111

DATE: REVISIONS:

DATE: REVISIONS:

Mark - Taylor Development

San Silverstone

SEC Scottsdale Rd. & Silverstone Dr. — Scottsdale, AZ

DRB

Registered Engineer (Electrical) CERTIFICATE NO. 10807 ANDREW C. PANOPIO Date Signed 02-12-15 ARIZONA, U.S.A.

EXPIRES 12/31/15

Job No: 9116

Date: 2014 Aug 04

Sheet No: E1.1

Scale: As Shown

Drawn: -

Checked: -

Plan Check No. -

53-DR-2014
3/16/2015

15-ZN-2005

CIMARRON LED

Cat.#

Job

Type: **S1, S2,S3**

SPAULDING LIGHTING

Approvals

SPECIFICATIONS

Construction:
- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris from gathering on top of the housing
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance
- Separate optical and electrical compartment for optimum component operation
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- Complements the Hubbell Southwest series of outdoor fixtures
- Weight - 45.0 pounds, EPA - 1.3 ft²
- Features exclusive wiiHUBB technology -Wireless system for On/Off and 0-10VDC full range dimming control -Programmable autonomous operation
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31

Optics:
- Choice of 72 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- CCT: 3000K (80 CRI), 4000K (70 CRI), 5100K (67 CRI), and turtle friendly Amber LED options
- CRI: 70

Electrical:
- Universal input voltage 120-277 VAC, 50/60 Hz
- Integral step-down transformer for 347V & 480V
- Ambient operating temperature -40° C to 40° C
- Automatic thermal self-protection
- Drivers have greater than 90% power factor and less than 10% THD
- Optional continuous dimming to 10% or dual circuitry available
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- 1050 mA driver available with 90L configuration for increased lumen output
- LED electrical assembly, including PR devices, consumes no power in the 'off' state
- Surge protection of 20KA 8/20 µSec wave; clamping voltage of 320V & surge rating of 273J

Lumen maintenance:
- L90 at 60,000 hours (Projected per IESNA TM-21-11)

Installation:
- Two die-cast aluminum arm designs: The decorative arm offers a sleek upswept look while the straight arm follows the housing's contoured lines for continuity of style
- Fixture ships with arm installed for ease of installation and mounts to 4" drill pattern
- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application

Finish:
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

Warranty:
Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

Listings:
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- Models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: http://www.designlights.org/QPL
- IDA approved • IP65

PRODUCT IMAGE(S)

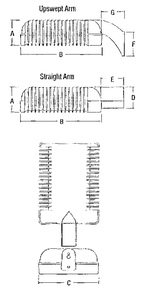

90 LED 3/4 VIEW


30 LED


60 LED


90 LED

DIMENSIONS



A	B	C	D	E	F	G
6 3/4" 171mm	21 3/4" 552mm	16" 406mm	6 5/8" 168mm	6 5/16" 160mm	5 5/8" 143mm	6 1/8" 155mm

CERTIFICATIONS/LISTINGS

ORDERING INFORMATION SEE NEXT PAGE

SPAULDING LIGHTING • Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000 • HUBBELL Lighting

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TRZP

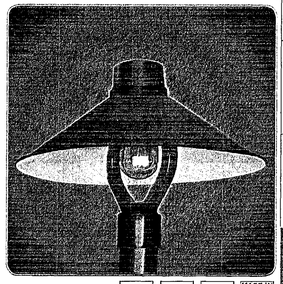
Construction:
- Heavy gauge aluminum reflector and die cast aluminum yolk
- Lens jar is clear tempered glass

Lamps:
- Lamps **INCLUDED**

Notes:
- Mounts to 3" round pole – fitter part of yolk assembly
- Fixture dimensions include fitter
- Underside of reflector "hat" is gloss white
- Wall mount bracket option
- See supplemental spec sheet on website for pole options
- Dark Sky compliant
- UL and CUL listed WET location

Type:

Job Name:



WALL | CEILING | PENDANT | OUTDOOR

TYPE: S4

TRZP-21
Height - 16 ½"
Width - 21"
Depth - 21"

MADE IN AMERICA

ORDERING INFORMATION

Example: TRZP-21-U-1T42-3-B1

Model	Cage	Voltage	Lamping	Kelvin	Finish	Diffuser	Options
TRZP-21		A 120v NPF (Elec) U 277v NPF (Elec) 8 Dual Volt (Mag)	1Q26 (1) 26w Elec 1T32 (1) 32w Elec 1T42 (1) 42w Elec 1M50 (1) 50w MH Mag	2 2700K 3 3500K 4 4100K T(MH)	B1 Satin Black		27 Wall Mount Bracket **Pole Options** *(see supplemental spec sheet on website and price list)*

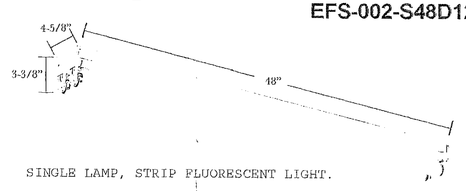
28435 Industry Drive., Valencia, California 91355
West Coast Sales: 800-323-4448 /661-257-0286 • fax 800-323-2346 /661-257-0201
East Coast Sales: 866-350-0991 • fax 866-400-5754
www.lightwayind.com • sales@lightwayind.com

Lightway

TYPE: S5

GLOBAL CONCEPTS

EFS-002-S48D120



SINGLE LAMP, STRIP FLUORESCENT LIGHT.

Specifications

Materials
Steel
Finish:
White
Ballast:
Electronic

Listing:
UL listed Damp Location
Length: 48"
Width: 4-5/8"
Height: 3-3/8"

Item#	Lamp	Kelvin	Voltage	Finish	Options
EFS-002 EFS-001	F32T8	27 2700K 35 3500K 41 4100K	120 277 MV- Multi Volt	White	EMG 1400 Lum. P-Parabolic PD- Pendant Mount WG- Wire Guard

Item #					
	Lamp	Kelvin	Voltage	Finish	Options
Specified by					
Job Name					
Fixture Type					

Premier Lighting 2050 S. 16th Street, Suite #111, Phoenix AZ 85034
PH:(866)907-2609 EMAIL: info@shoppremier.com WEB: www.shoppremier.com

TYPE: S1,S2,S3

ORDERING INFORMATION

ORDERING EXAMPLE: CL1-A-90LU-5K-3-DB-RPA3

CL1 - [ ] - [ ] [ ] - [ ] - [ ] - [ ] - [ ] - [ ]

SERIES
- CL1 Cimarron LED

NO. OF LEDS
- 90L 90 High brightness LEDs
- 60L 60 High brightness LEDs
- 30L 30 High brightness LEDs

MOUNTING
- A Arm mount construction (9" straight rigid arm included & acceptable for 90° configurations)
- AD Decorative arm mount const. (9" decorative upsweept arm incl. & acceptable for 90° configurations)
- MAF Mast arm fitter for mounting to standard 2 3/8" mast arm bracket, includes 6" straight rigid arm

VOLTAGE
- U[1] Universal 120V-277V, 50/60 Hz
- 1[2] 120V
- 2[3] 208V
- 3[4] 240V
- 4[5] 277V
- 5 480V, 60 Hz
- F 347V, 60 Hz
- E[6] 220V, 50 Hz

CCT
- 3K 3000K
- 4K 4000K
- 5K 5100K
- AM[8] Amber (590 nm available for "turtle friendly" applications (consult factory)

DRIVE CURRENT
Leave blank for 700mA (standard)
- 035 350mA Amber CCT only
- 105 1050 mA (low with 90L only for higher lumen output)

DISTRIBUTION
- 2 Type II
- 3 Type III
- 4 Type IV
- 5M Type V Medium
- 5S Type V Short
- 5W Type V Wide
- 2L Type II Rotated 90° left
- 3L Type III Rotated 90° left
- 4L Type IV Rotated 90° left
- 2R Type II Rotated 90° right
- 3R Type III Rotated 90° right
- 4R Type IV Rotated 90° right

COLOR
- DB Dark Bronze
- BL Black
- WH White
- GR Gray
- PS Platinum Silver
- RD Red (premium color)
- FG Forest Green (premium color)
- CC Custom Color

OPTIONS
- iBC[9] Backlight control
- BL[1,2,3] Bi-level control
- CD[7] Continuous dimming
- WB Wall bracket
- RPA3 3" Round pole adapter
- RPA4 4" Round pole adapter
- RPA5 5" Round pole adapter
- RPA6 6" Round pole adapter
- F(X)[3,4] Fusing (replace X with voltage: 1-120V, 2-208V, 3-240V, 4-277V, 5-480V, 6-347V)
- SSB Stainless steel LED bezel
- VG Vandal guard

CONTROL OPTIONS
- SCO Motion sensor On/Off control, No light output when no motion detected
- SCP Programmable motion control, factory default is 50%
- PR(X)[3] NEMA Photo cell receptacle (replace X with voltage: 4=120-277, 5=480, 6 =347)
- WIH[7] In fixture wireless control module (120, 277, 347 & 480V)

Notes: 1- For BL option 90L and 60L, 347 & 480V
2 - BL & CD cannot be combined
3 - Four options not available with universal voltage
4 - Select F3 fusing option for 208V
5 - Universal receptacle not available with PI option
6 - Recommended for Type II and IV distributions only
7 - Select only when using voltage specific option 2 or 4000
8 - Available in 350mA drive current only Type M, 5M

ENERGY SAVING DATA

ENERGY DATA	
Power Factor	>.9
Total Harmonic Distortion	<10%

LIGHT ENGINE	INPUT WATTS 120V-277V	INPUT WATTS 347V-480V	LUMENS DELIVERED TYPE 2	TYPE 3	TYPE 4	TYPE 5M	TYPE 5S	TYPE 5W	DRIVERS CURRENT
30L-5K	70	87	8384	8164	8041	7108	6999	6619	240/700mA
60L-5K	140	157	13300	12842	13125	12185	13675	12954	440/700mA
90L-5K	210	227	19854	19000	19202	20592	19610	18973	660/700mA
90L-5K-105	336	363	26974	25931	26945	25793	27445	25199	681/1050mA
30L-4K	70	87	6939	6109	6184	6417	6439	6046	212/700mA
60L-4K	140	157	11583	11468	12039	12038	12581	11807	402/700mA
90L-4K	210	227	17143	16972	17644	18521	20224	17394	592/700mA
90L-4K-105	336	363	23895	23915	24195	24583	25357	23128	601/1050mA
30L-3K	70	87	4806	4698	4688	4858	4902	4601	202/700mA
60L-3K	140	157	9013	9175	9216	9478	9461	8644	419/700mA
90L-3K	210	227	13360	13601	13575	13923	14004	13062	642/700mA
90L-3K-105	336	363	17645	17612	17469	17950	18211	17338	691/1050mA

ACCESSORIES SEE NEXT PAGE

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ELECTRICAL OUTDOOR LIGHTING CUT SHEETS

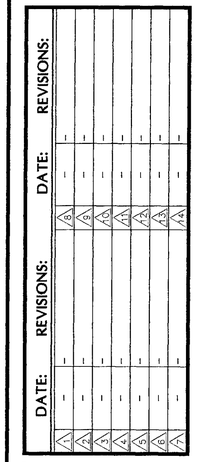
N.T.S.

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(602) 265-1559
PROJECT NO. 14-168

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE: REVISIONS:



Mark - Taylor Development

San Silverstone

SEC Scottsdale Rd. & Silverstone Dr. — Scottsdale, AZ

DRB

Registered Professional Engineer (Electrical) CERTIFICATE NO. 10807 ANDREW C. PANOPIO Date Signed 07-03-14 ARIZONA, U.S.A.

EXPIRES 12/31/15

Job No: 9116

Date: 2014 Aug 04

Sheet No: E1.3

Scale: As Shown

Drawn: -

Checked: -

Plan Check No. -

53-DR-2014
3/16/2015

5-ZN-2005

TYPE: AG

PREMIER LIGHTING

PL-912-24

Specifications

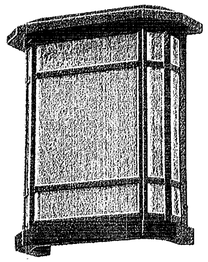
Materials
Steel

Finish:
Powder Coat Paint. Mark Taylor Bronze

Lens:
Alabaster

Listing:
UL listed Wet Location

Example: PL-912-24-ES26



H: 24"
W: 18"
E: 6"

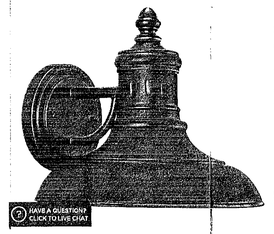
Item#	Voltage	Lens	Engraving	Finish	Lamp
PL-912-24	120 (blank)	ALB Alabaster	N/A	M.T. Mark Taylor Bronze (blank)	Incandescent (blank) 1ES13: (1)13GU24 2ES26: (2) 26GU24 2ES13: (2)13GU24 1ES26: (1)26GU24

TYPE: B1, W1 & AGL

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Hide Product Summary

Design House Monterey Oil Rubbed Bronze Outdoor Dark Sky Downlight Wall Mount

Bellacor Number: 561141

PRODUCT DETAILS

Bellacor Number:	561141
Finish:	Oil Rubbed Bronze
Dimensions:	12"W x 10 1/4"H x 12.25"Ext
Shade Dimensions:	12"W x 4.21"H
Backplate:	0 1/4"W x 6 1/4"H
Style:	Retro
Bulb/Watt:	(1) 13W CFL SPIRAL LAMP ~~1 - 50 Watt Medium Base Incan~~
Weight:	2.6 Lbs
Certification:	UL
Usage:	Exterior Dry
UPC:	044321516734
Brand SKU:	516732
Brand:	Design House
Collection:	Monterey

*More Info

PRODUCT DESCRIPTION

- Full cut-off illumination
- Back plate: 6.25 in. Diameter
- Beautiful outdoor lighting addition to any home.
- The inside of the shade is white

STYLE TIPS

by Doug K.

The Monterey Outdoor Dark Sky Downlight features an oil-rubbed bronze finish, metal shade and endless elegance. Even better when installed in a pair, this wall-mount fixture is ideal for your porch, backyard or even the garage. While the rubbed bronze is dark and stylish on the exterior, the interior is white so it puts off more light. It gives like a strong lamp and goes well with traditional décor. We recommend a 60-watt bulb for this fixture, which is 12 inches wide and just over 10 inches high. The sconce extends from the wall just over a foot and the backplate is six-and-a-quarter inches around.

The six inches of wire are also helpful when installing the durable-steel constructed sconce. Easy-to-install, this Design House fixture is a bright decision for your home.

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10	9	8	7	6	5	4

Mark - Taylor Development

San Silverstone

SEC Scottsdale Rd. & Silverstone Dr. —— Scottsdale, AZ

DRB

Registered Professional Engineer (Electrical)
CERTIFICATE NO.
10807
ANDREW C.
PANOPIO
Date Signed 02-25-15
ARIZONA, U.S.A.

EXPIRES 12/31/15

Job No: 9116

Date: 2014 Aug 04

Sheet No: E1.4

Scale: As Shown

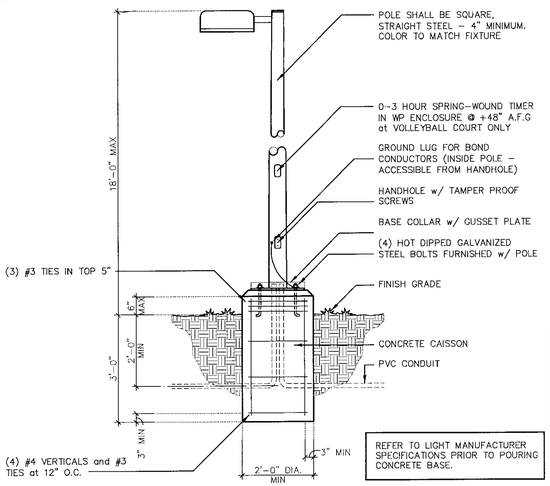
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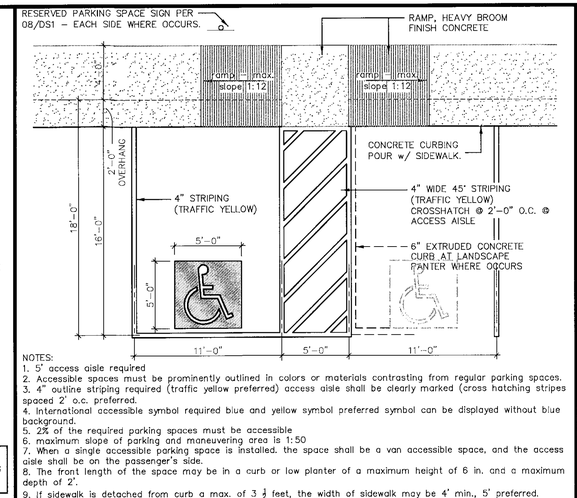
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3/16/2015



12 POLE MOUNTED FIXTURE - LIGHT

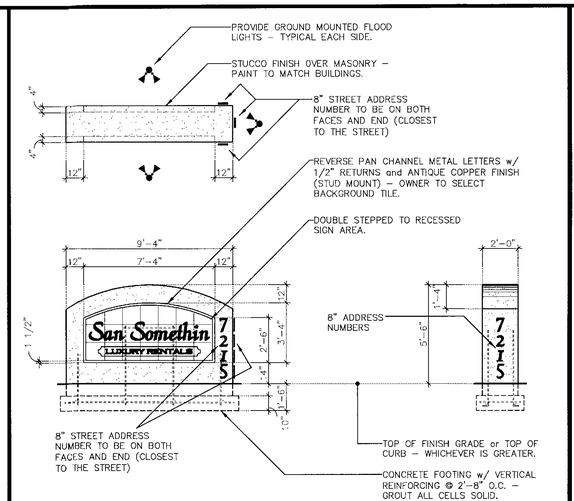
SCALE : 1/2" = 1'-0" DS2-D11



NOTES:
1. 5' access aisle required
2. Accessible spaces must be prominently outlined in colors or materials contrasting from regular parking spaces.
3. 4" outline striping required (traffic yellow preferred) access aisle shall be clearly marked (cross hatching stripes spaced 2' o.c. preferred.
4. International accessible symbol required blue and yellow symbol preferred symbol can be displayed without blue background.
5. 2% of the required parking spaces must be accessible
6. maximum slope of parking and maneuvering area is 1:50
7. When a single accessible parking space is installed. the space shall be a van accessible space, and the access aisle shall be on the passenger's side.
8. The front length of the space may be in a curb or low planter of a maximum height of 6 in. and a maximum depth of 2'.
9. If sidewalk is detached from curb a max. of 3 ½ feet, the width of sidewalk may be 4' min., 5' preferred.

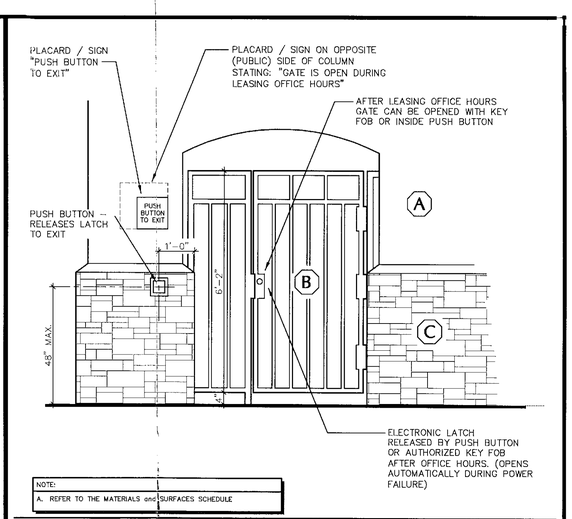
09 TYPICAL HANDICAP PARKING STALL

CITY OF SCOTTSDALE STANDARD DETAIL — SCALE : 3/16" = 1'-0" DS1-D07



06 DRIVEWAY ENTRY SIGNAGE

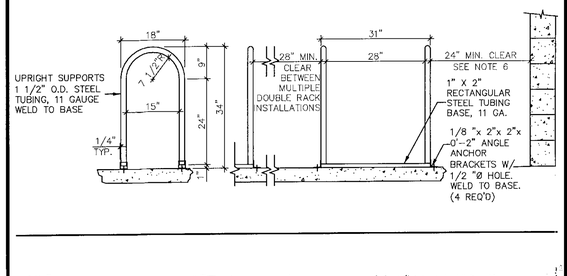
SEPARATE PERMIT REQUIRED — SCALE : 1/4" = 1'-0" DS2-D04



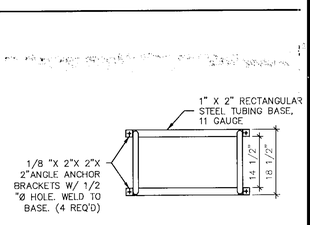
NOTE:
A. REFER TO THE MATERIALS and SURFACES SCHEDULE

03 PEDESTRIAN GATE PORTE COCHERE

SCALE : 1/2" = 1'-0" DS2-D10



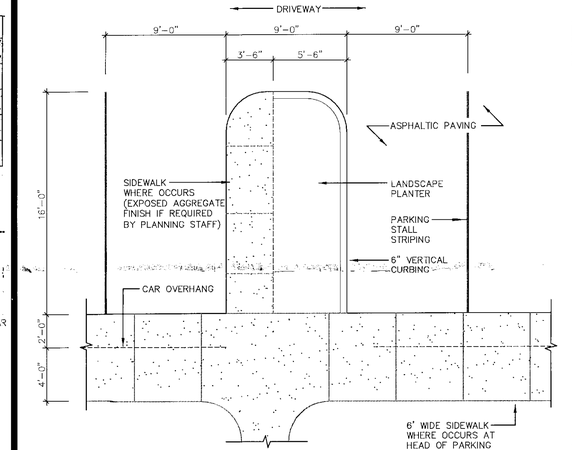
NOTE:
1. DOUBLE RACK HOLDS 4 BICYCLES.
2. FINISH TO BE WEATHER RESISTANT, BAKED-ON POWDER POLYMER COATING.
3. ANCHOR RACK TO CONCRETE W/ 3/8"Ø X 2 1/2" WEDGE ANCHORS AND TAMPER RESISTANT OR WELDED NUTS, (4 REQ'D) OR SET TUBING 12" BELOW GRADE IN 24" DEEP X 6" WIDE CONCRETE FOOTING.
4. CONCRETE BASE MAY BE COVERED WITH TURF OR DECOMPOSED GRANITE.
5. PLACEMENT OF BICYCLE RACK SHALL BE CONVENIENT TO MAIN ENTRANCE AND IN A HIGHLY VISIBLE AREA.
6. 24" MIN. CLEARANCE FROM WALLS OR OBSTRUCTIONS INCLUDING CURBS OR EDGE OF ROADWAY ON BOTH SIDES AND BACK OF RACK. FRONT OF RACK SHALL HAVE A 6' MIN CLEAR AREA.



PLAN
N.T.S.

11 DOUBLE BICYCLE RACK

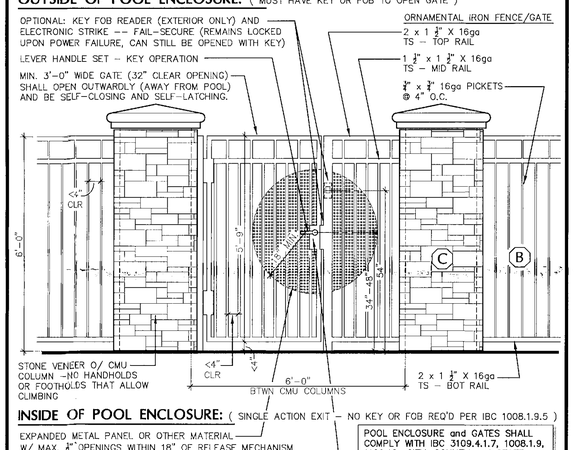
SCOTTSDALE DETAIL NO. 2285 — SCALE : 1/2" = 1'-0" DS3-D10



08 TYPICAL PARKING LANDSCAPE ISLAND

SCALE : 3/16" = 1'-0" DS1-D04

OUTSIDE OF POOL ENCLOSURE: (MUST HAVE KEY OR FOB TO OPEN GATE)



INSIDE OF POOL ENCLOSURE: (SINGLE ACTION EXIT – NO KEY OR FOB REQ'D PER IBC 1008.1.9.5)

EXPANDED METAL PANEL OR OTHER MATERIAL W/ MAX. ½" OPENINGS WITHIN 18" OF RELEASE MECHANISM

LEVER HANDLE SET – OPERABLE WITHOUT KEY OR FOB

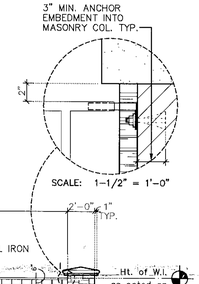
POOL ENCLOSURE and GATES SHALL COMPLY WITH IBC 3109.4.1.7, 1008.1.9, 1109.12; CITY, COUNTY and STATE POOL BARRIER PROVISIONS and FEDERAL ACCESSIBILITY REQUIREMENTS.

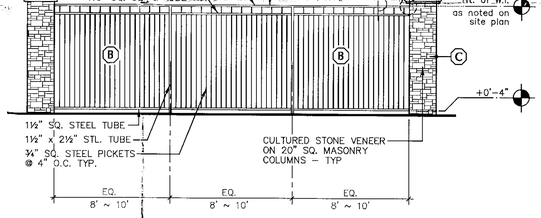
05 POOL BARRIER / GATE

SCALE : 1/2" = 1'-0" DS2-D09

MATERIALS & SURFACES :

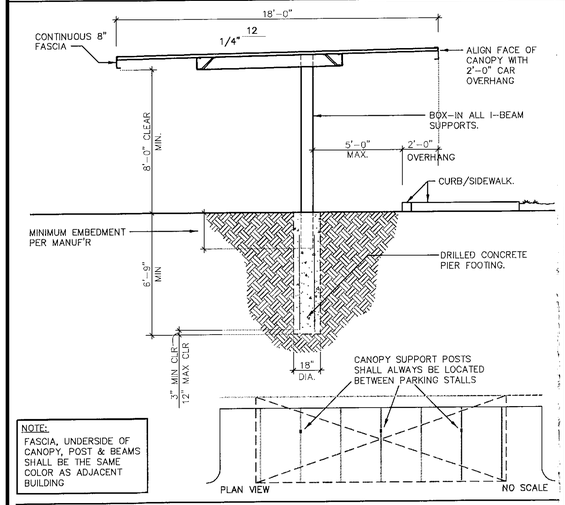
- (A) Stucco / Main Body
  Dunn Edwards: Chaparral
  Finish: Acrylic Latex – Flat
- (B) Metals (ornamental-iron railing)
  Sherwin Williams:UPS Brown
  Finish: Industrial Enamel
- (C) Stone Veneer
  Cultured Stone:
  French Country Villa – "Verona"





02 ORNAMENTAL IRON FENCING

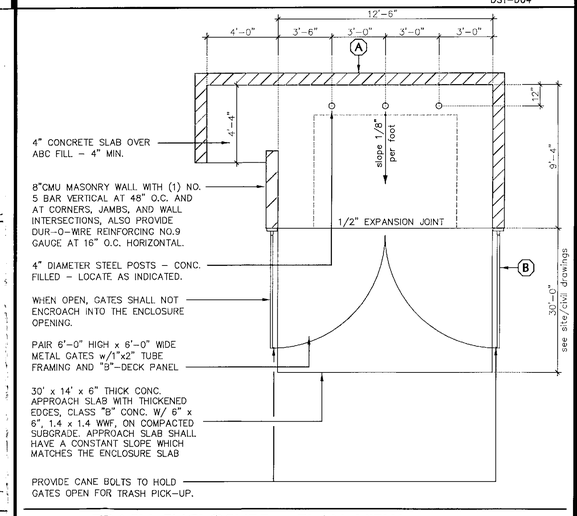
PERIMETER FENCE & POOL FENCE — SCALE : 3/16" = 1'-0" DS1-D02



NOTE:
FASCIA, UNDERSIDE OF CANOPY, POST & BEAMS SHALL BE THE SAME COLOR AS ADJACENT BUILDING

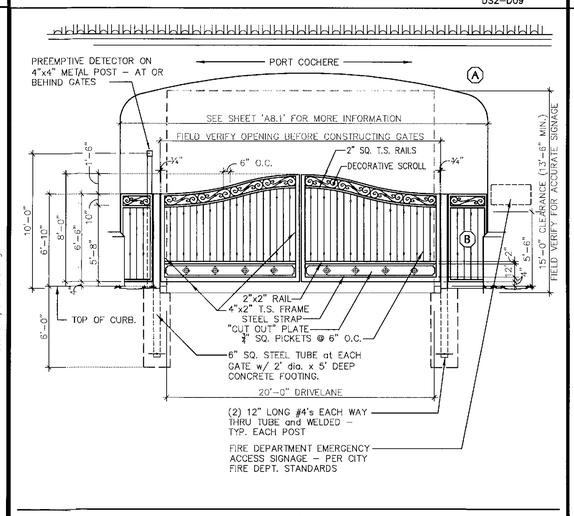
10 CARPORT CANOPY SECTION

SEPARATE PERMIT REQUIRED — SCALE : 1/4" = 1'-0" DS2-D05



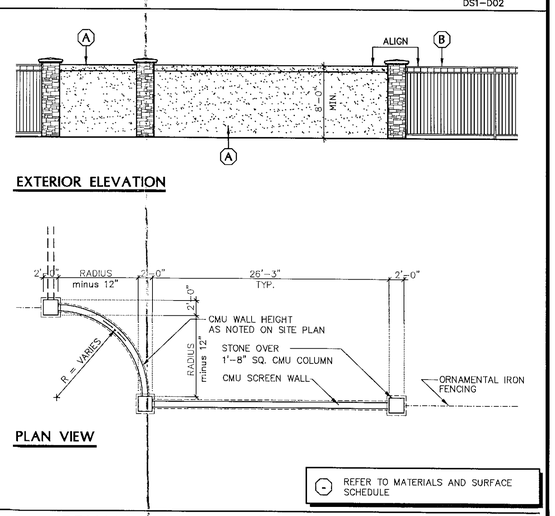
07 TRASH ENCLOSURE - PLAN VIEW

PER CITY OF SCOTTSDALE 2146-1 — SCALE : N.T.S. DS2-D01



04 ENTRY GATE ELEVATION

Double Gate at Portico – 20' Drive — SCALE : 3/16" = 1'-0" DS2-D07



EXTERIOR ELEVATION

PLAN VIEW

REFER TO MATERIALS AND SURFACE SCHEDULE

01 ORNAMENTAL IRON / MASONRY SCREEN WALL

SCALE : 1/8" = 1'-0" DS1-D01

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

REVISIONS: DATE:
REVISIONS: DATE:

Mark - Taylor Development
San Silverstone
SEC Scottsdale Rd. & Silverstone Dr. Scottsdale, AZ

DRB

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB
ORME
03/10/15
Expires 3/31/2016

Job No: 9116
Date: 2015 Mar 10
Scale: As Shown
Drawn: -
Checked: -
Sheet No: DS1
Plan Check No.
53-DR-2014
3/16/2015

15-ZN-2005

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

OF

A PORTION OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA AS DESCRIBED IN DOCUMENT 2006-1609323 ALSO KNOWN AS "PARCEL E" OF THE MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK AS RECORDED IN BOOK 883 OF MAPS, PAGE 17 RECORDS OF MARICOPA COUNTY, ARIZONA

FOR

MT PINNACLE LLC

6623 N SCOTTSDALE ROAD

SCOTTSDALE, AZ. 85250

LEGAL DESCRIPTION:

PARCEL E, OF MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 883 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

TITLE REPORT NOTE:

INFORMATION ON THIS SURVEY IS FROM DATA PROVIDED BY A COMMITMENT FOR TITLE INSURANCE, FILE NO. 11-142938 BY FIRST ARIZONA TITLE AGENCY AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY AMENDMENT NO. 1 DATED MAY 21, 2014.

TITLE REPORT SCHEDULE B ITEMS:

1. TAXES FOR THE FULL YEAR OF 2014.

   (THE FIRST HALF IS DUE OCTOBER 1, 2014 AND IS DELINQUENT NOVEMBER 1, 2014. THE SECOND HALF IS DUE MARCH 1, 2015 AND IS DELINQUENT MAY 1, 2015.)

2. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.

3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

4. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN SILVERSTONE PROPERTY OWNERS ASSOCIATION.

5. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 883 OF MAPS, PAGE 17, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

6. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS 2006-1608074 AND THEREAFTER SUPPLEMENTAL DECLARATION RECORDED IN 2006-1609324 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES.

7. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.

   NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.

8. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.

BASIS OF BEARINGS:

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN AS SHOWN ON MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK, BOOK 883 OF MAPS, PAGE 17 MARICOPA COUNTY RECORDS, SAID BEARING BEING NORTH 00° 00' 24" EAST.

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE AO AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP (FIRM) NUMBER 04013C PANEL 1310 L, DATED OCTOBER 16TH, 2013. FLOOD AREAS SUBJECT TO INUNDATION BY 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING (USUALLY SHEET FLOW ON SLOPING TERRAIN) WHERE AVERAGE DEPTH ARE 1-3 FEET. AVERAGE FLOOD DEPTHS DERIVED FROM DETAILED HYDRAULIC ANALYSES ARE SHOWN WITHIN THIS ZONE.

BENCHMARK:

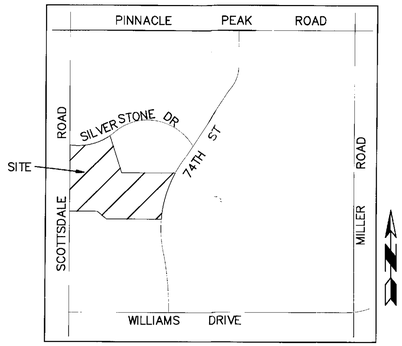
BRASS CAP IN HANDHOLE LOCATED AT THE NORTHWEST CORNER OF SECTION 14 AT THE INTERSECTION OF SCOTTSDALE ROAD AND PINNACLE PEAK ROAD, CITY OF SCOTTSDALE BENCHMARK NO. 2152:

ELEVATION: 1840.266 PER CITY OF SCOTTSDALE DATUM

SITE BENCHMARK:

TOP OF CITY OF SCOTTSDALE BRASS CAP FLUSH WITH PAVEMENT LOCATED ON THE CENTERLINE OF 74TH STREET (PC) APPROXIMATELY 48 FEET NORTH OF THE SOUTHEAST PROPERTY CORNER.

ELEVATION: 1814.25



VICINITY MAP
N.T.S.

SURVEYOR'S NOTES:

1. © COPYRIGHT 2014. THIS IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF AULERICH & ASSOCIATES, INC. USE OF OR REPRODUCTION OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED, IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY AULERICH & ASSOCIATES, INC., AND AULERICH & ASSOCIATES, INC. SHALL HAVE NO LIABILITY TO ANY PERSON OR ENTITY FOR ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT. THE ORIGINAL INSTRUMENT SIGNED AND SEALED BY A REGISTERED PROFESSIONAL SHALL TAKE PRECEDENCE OVER ANY SIMILAR INSTRUMENT NOT SIGNED AND SEALED, INCLUDING COMPUTER STORAGE MEDIUM. ANY REPRODUCTIONS IN WHOLE OR IN PART SHALL BEAR OR REFER TO THIS SIGNATURE AND SEAL. FILES IN ELECTRONIC FORMATS SUCH AS, BUT NOT LIMITED TO, TEXT, GRAPHICS AND OTHER DATA ARE FOR THE CLIENT'S CONVENIENCE ONLY. ANY CONCLUSIONS OR INFORMATION DERIVED THEREFROM IS AT THE USER'S SOLE RISK. THE SURVEYOR MAKES NO REPRESENTATION REGARDING COMPATIBILITY, USABILITY OR LEGIBILITY WITH OTHER DATA PROCESSING SYSTEMS OR SOFTWARE PACKAGES DIFFERING FROM THOSE USED BY THE SURVEYOR AT THE BEGINNING OF THIS PROJECT.
2. THIS IS AN ABOVE-GROUND SURVEY AND PHYSICAL LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY. UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS MAY VARY AND THEREFORE BE CONSIDERED APPROXIMATE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION(S) INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE FROM THE UTILITY COMPANIES. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES.
3. THIS SURVEY AND PLAT EXCEEDS THE REQUIRED ACCURACY OF 1 FOOT IN 15,000 FEET.
4. AT THE TIME THIS SURVEY WAS CONDUCTED ENCROACHMENTS THAT AFFECT THE SUBJECT PROPERTIES ARE SHOWN.
5. SITE ADDRESS: CURRENTLY NOT ASSIGNED
6. ASSESSOR'S PARCELS - 212-03-597
7. PER ALTA/ACSM TABLE A, ITEM #7 - THERE ARE NO EXISTING STRUCTURES ON SITE.
8. PER ALTA/ACSM TABLE A, ITEM #9 - THERE ARE NO EXISTING PARKING LOTS ON SITE.
9. PER ALTA/ACSM TABLE A, ITEM #10 - THERE ARE NO DIVISION OR PARTY WALLS ON SITE.
10. PER ALTA/ACSM TABLE A, ITEM #15 - AERIAL MAPPING SHOWING EXISTING GROUND IMPROVEMENTS WAS DONE IN DECEMBER, 2013 AND FIELD VERIFIED IN JUNE, 2014.
11. PER ALTA/ACSM TABLE A, ITEM #16 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN THE SUBJECT PROPERTY.
12. PER ALTA/ACSM TABLE A, ITEM #17 - THE CITY OF SCOTTSDALE OFFICE OF DEVELOPMENT STATES THERE ARE NO PROPOSED CHANGES IN STREET RIGHTS-OF-WAY ALONG THE EAST SIDE OF NORTH SCOTTSDALE ROAD AND THE SOUTH SIDE OF EAST SILVERSTONE DRIVE.
13. PER ALTA/ACSM TABLE A, ITEM #18 - THERE IS NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
14. PER ALTA/ACSM TABLE A, ITEM #19 - CITY OF SCOTTSDALE HAS DESIGNATED THAT THIS SITE IS NOT A WETLAND AREA.
15. PER ALTA/ACSM TABLE A, ITEM #21 - PROFESSIONAL LIABILITY INSURANCE POLICY BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $3,000,000 IS IN EFFECT THROUGHOUT THE CONTRACT TERM.
9. AREA OF PARCEL E: 727,948 SQUARE FEET OR 16.711 ACRES, MORE OR LESS.

   GROSS AREA (INCLUDES ROADWAYS FROM PROPERTY LINES TO CENTERS OF ROADWAYS): 804,823 SQUARE FEET OR 18.476 ACRES, MORE OR LESS.

REFERENCED DOCUMENTS:

MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK, BOOK 883 OF MAPS, PAGE 17 MARICOPA COUNTY RECORDS.

ZONING:

R-5 MULTIPLE FAMILY RESIDENTIAL

BUILDING SETBACKS AND HEIGHTS ARE CURRENTLY BEING REVIEWED BY THE CITY OF SCOTTSDALE PLANNING AND ZONING.

A.L.T.A./A.C.S.M. CERTIFICATION:

TO: MT PINNACLE LLC, AN ARIZONA LIMITED LIABILITY COMPANY; NATIONAL BANK OF ARIZONA, A NATIONAL BANKING ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS; FIRST ARIZONA TITLE AGENCY AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 11(A), 11(B), 12, 13, 14, 15, 16, 17, 18, 19, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 9, 2014.

01/21/2015
DATE OF MAP:

CHRISTOPHER E. AULERICH, P.L.S.
REGISTRATION/LICENSE NO. 19809

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19809
CHRISTOPHER E. AULERICH
ARIZONA U.S.A.

Aulerich & Associates, Inc.
Surveying & Engineering
1030 E. Guadalupe Road · Tempe, Arizona 85283
Phone (480) 839-4000 · Fax (480) 345-9259
CHRISTOPHER E. AULERICH P.L.S.
ROBERT N. HERMON P.E., R.L.S.

MARK-TAYLOR

DATE:	SCALE:	DRAWN:	CHECKED:	JOB NO.:
01/21/2015	N/A	JR/KJD	CEA	13-11-07

SHEET 1 OF 5

EXPIRES: 03/31/17

53-DR-2014
3/16/2015

NW CORNER SEC 14
FOUND M.C.E.D.
BCHH

SILVERSTONE DRIVE (PUBLIC)

60' R/W PER BK 883 OF MAPS, PG 17 (5)

FOUND BRASS CAP FLUSH C.O.S.

FOUND MAG NAIL W/TAG RLS #18436 IN SIDEWALK

FOUND 1/2" REBAR W/TAG RLS #18436

FOUND BRASS CAP FLUSH C.O.S.

FOUND MAG NAIL W/TAG RLS #18436 IN SIDEWALK

8' P.U.E. PER BK 883 OF MAPS, PG 17 (5)

NOT FOUND DUE TO CONSTRUCTION

NOT FOUND DUE TO CONSTRUCTION

SET MAG NAIL W/TAG PLS 19809 IN S/W

SET 1/2" IRON BAR W/TAG PLS 19809

75' (R&M) BK 883 OF MAPS, PG 17 (5)

1' N.V.A.E. PER BK 883 OF MAPS, PG 17 (5)

100' SCENIC CORRIDOR EASEMENT (S.C.E.) & PUBLIC TRAIL EASEMENT (P.T.E.) PER BOOK 883 OF MAPS, PAGE 17

8' P.U.E. PER BK 883 OF MAPS, PG 17 (5)

SCOTTSDALE ROAD

PARCEL A&B
BK 883 OF MAPS, PAGE 17
(5)
A.P.N. 212-02-001-L
SCOTTSDALE, CITY OF
7447 E INDIAN SCHOOL RD STE 100,
SCOTTSDALE, AZ 85251

PARCEL E AREA
(BOOK 883 OF MAPS, PAGE 17)
727,948 SQ.FT. OR 16.711 ACRES, MORE OR LESS

GROSS AREA
804,823 SQ.FT. OR 18.476 ACRES, MORE OR LESS

"NO BUILDINGS"

212-03-597

FOUND 1/2" REBAR W/CAP RLS #18436

FOUND MAG NAIL W/TAG RLS #18436 IN SIDEWALK

FOUND MAG NAIL W/TAG RLS #18436 IN SIDEWALK

SILVERSTONE DRIVE (PUBLIC)

74TH STREET (PUBLIC)

FOUND BRASS CAP FLUSH C.O.S. #31587

8' PUE PER BK 883 OF MAPS, PG 17 (5)

50' R/W PER BK 883 OF MAPS, PG 17 (5)

FOUND 1/2" REBAR W/TAG RLS #18436

FOUND 1/2" REBAR W/TAG RLS #18436

FOUND BRASS CAP FLUSH C.O.S. #31587

FD 1/2" REBAR W/ BROKEN CAP AFFIXED LS TAG #18436

FD 1/2" REBAR W\ CAP #27239

20' SEWER LINE EASEMENT PER DOC NO. 09-0694319

W 1/4 CORNER SEC 14
FOUND COS BC FLUSH

PARCEL D
BK 883 OF MAPS, PAGE 17
(5)

FD 1/2" REBAR W\ CAP #27239

FIXED LOCATION OF DRAINAGE OUTFLOW OF PARCEL E BOOK 883 OF MAPS, PG 17 (5)

© 20' WIDE TEMPORARY DRAINAGE EASEMENT FOR BENEFIT OF PARCEL E BOOK 883 OF MAPS, PG 17 (5)

PARCEL D
BK 883 OF MAPS, PAGE 17
(5)
A.P.N. 212-03-596
SILVERSTONE DEVELOPMENT INC.
P.O. BOX 16460, PHOENIX, AZ 85011

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS
C1 (M)	54.99'	90°01'32"	35.00'
C1 (R)	54.97'	89°59'36"	35.00'
C2 (M)	60.04'	9°17'48"	370.00'
C2 (M)	60.02'	9°17'42"	370.00'

LEGEND

	SECTION LINE
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	RIGHT OF WAY LINE
(R)	RECORD PER DEED AND MAP OF DEDICATION AND PARCEL MAP BOOK 883 OF MAPS, PAGE 17 M.C.R.
(M)	MEASURED
⊙	FOUND BRASS CAP (AS NOTED)
•	SET 1/2" REBAR W/ TAG LS #19809 UNLESS OTHERWISE NOTED
⊡	SET NAIL IN CONCRETE W/ TAG LS #19809
○	FOUND PROPERTY CORNER (AS NOTED)
105-53-033H	ASSESSORS PARCEL NO.
(15)	SCHEDULE B ITEM
S.V.C.	SCENIC VISTA CORRIDOR
P.U.E.	PUBLIC UTILITY EASEMENT
P.T.E.	PUBLIC TRAIL EASEMENT
N.V.A.E.	NON VEHICULAR ACCESS EASEMENT

REVISED 2-25-2014

Aulerich & Associates, Inc.
Surveying & Engineering
1030 E. Guadalupe Road · Tempe, Arizona 85283
Phone (480) 839-4000 · Fax (480) 345-9259
CHRISTOPHER E. AULERICH P.L.S.
ROBERT N. HERMON P.E., R.L.S.

MARK-TAYLOR

DATE:	SCALE:	DRAWN:	CHECKED:	JOB NO.:
01/21/2015	1"=60'	JR/KJD	CEA	13-11-07

MATCH SHEET 4

MATCH SHEET 5

SCOTTSDALE ROAD

8' P.U.E. PER BK 883 OF MAPS, PG 17 (5)

100' SCENIC CORRIDOR EASEMENT (S.C.E.) & PUBLIC TRAIL EASEMENT (P.T.E.) PER BOOK 883 OF MAPS, PAGE 17 (5)

1' N.V.A.E. PER BK 883 OF MAPS, PG 17 (5)

DRAINAGE CHANNEL

NO DRAINAGE EASEMENT DISCLOSED

DRAINAGE SWALE

DIRT ROAD

FALLEN BRIDGE

HEADWALL

HEADWALL

E/P

75' (R&M) BK 883 OF MAPS, PG 17 (5)

100' SCENIC CORRIDOR EASEMENT (S.C.E.) & PUBLIC TRAIL EASEMENT (P.T.E.) PER BOOK 883 OF MAPS, PAGE 17 (5)

SEWER ABANDONED IN PLACE PER CITY OF SCOTTSDALE CHANGE ORDER #4 DATED 4-4-45 NW1/4 SECTION 14 T-4N, R4E

EX. SSMH RIM=1805.90 INV.(8"N)=1795.35 INV.(8"SE)=1795.27

FD 1/2" REBAR W/ BROKEN CAP AFFIXED LS TAG #18436

20' SEWER LINE EASEMENT PER DOC NO. 09-0694319 (TERMINATES AT SOUTH LINE OF PARCEL E)

S90°00'00"W 274.24' (R1)
S89°59'17"W 274.16' (M)

FD 1/2" REBAR W\ CAP #27239

GATE

80303
1801.47

W 1/4 CORNER SEC 14 FOUND COS BC FLUSH

PARCEL E
BOOK 883 OF MAPS, PAGE 17

"NO BUILDINGS"
212-03-597
DOCUMENT NO. 2006-1609323 (5)

80304
1817.26

FD 1/2" REBAR AFFIXED TAG #18436

PARCEL D
BOOK 883 OF MAPS, PAGE 17 (5)

FD 1/2" REBAR W\ CAP #27239

FIXED LOCATION OF DRAINAGE OUTFLOW OF PARCEL E BOOK 883 OF MAPS, PG 17 (5)

S89°58'27"W 687.71' (R) S89°58'32"E 687.53' (M)

20' WIDE TEMPORARY DRAINAGE EASEMENT FOR BENEFIT OF PARCEL E BOOK 883 OF MAPS, PG 17 (5)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Aulerich & Associates, Inc.
Surveying & Engineering
1030 E. Guadalupe Road · Tempe, Arizona 85283
Phone (480) 839-4000 · Fax (480) 345-9259
CHRISTOPHER E. AULERICH P.L.S.
ROBERT N. HERMON P.E., R.L.S.

MARK-TAYLOR

DATE:	SCALE:	DRAWN:	CHECKED:	JOB NO.:
01/21/2015	1"=30'	JR/KJD	CEA	13-11-07

SHEET 3 OF 5

NW CORNER SEC 14
FOUND M.C.E.D.
BCHH

PARCEL I
BOOK 883 OF MAPS, PAGE 17
⑤

DRAINAGE EASEMENT, PUBLIC TRAIL EASEMENT & MULTI USE PUBLIC PATH EASEMENT PER BOOK 883 OF MAPS, PG 17
⑤

SILVERSTONE DRIVE (PUBLIC)

L=621.09' R=400.00' Δ=89°57'51" (R)
L=621.27' R=400.00' Δ=89°59'18" (M)

L=574.51' (R) L=514.67' (M) R=370.00'

MAG NAIL W/TAG
RLS #18436

FOUND PK NAIL W/ STRADDLERS 0.18' WEST OF LINE

DRAINAGE CHANNEL

NOTE:
LANDSCAPE GRAVEL AND TOE OF GRADED SLOPE LIES SOUTH OF PARCEL LINE

EDGE OF LANDSCAPE

PARCEL A&B
BOOK 883 OF MAPS, PAGE 17
⑥

8' P.U.E. PER BK 883 OF MAPS, PG 17 ⑤

BARRICADE

CROSSWALK

NOTE:
LANDSCAPE GRAVEL AND TOE OF GRADED SLOPE LIES SOUTH OF PARCEL LINE

CONC PAD

DRAINAGE CHANNEL

PARCEL E
BOOK 883 OF MAPS, PAGE 17

"NO BUILDINGS"
212-03-597
DOCUMENT NO. 2006-1609323
⑤

1' N.V.A.E. PER BK 883 OF MAPS, PG 17 ⑤

75' (R&M)
BK 883 OF MAPS, PG 17
⑤

SET 1/2" REBAR W/TAG
PLS 19809

E/P

100' SCENIC CORRIDOR EASEMENT (S.C.E.) & PUBLIC TRAIL EASEMENT (P.T.E.) PER BOOK 883 OF MAPS, PAGE 17
⑤

8' P.U.E. PER BK 883 OF MAPS, PG 17 ⑤

S 32°09'39" E 510.01' (M)

EDGE OF LANDSCAPE

DRAINAGE SWALE

EDGE OF LANDSCAPE

MATCH SHEET 3

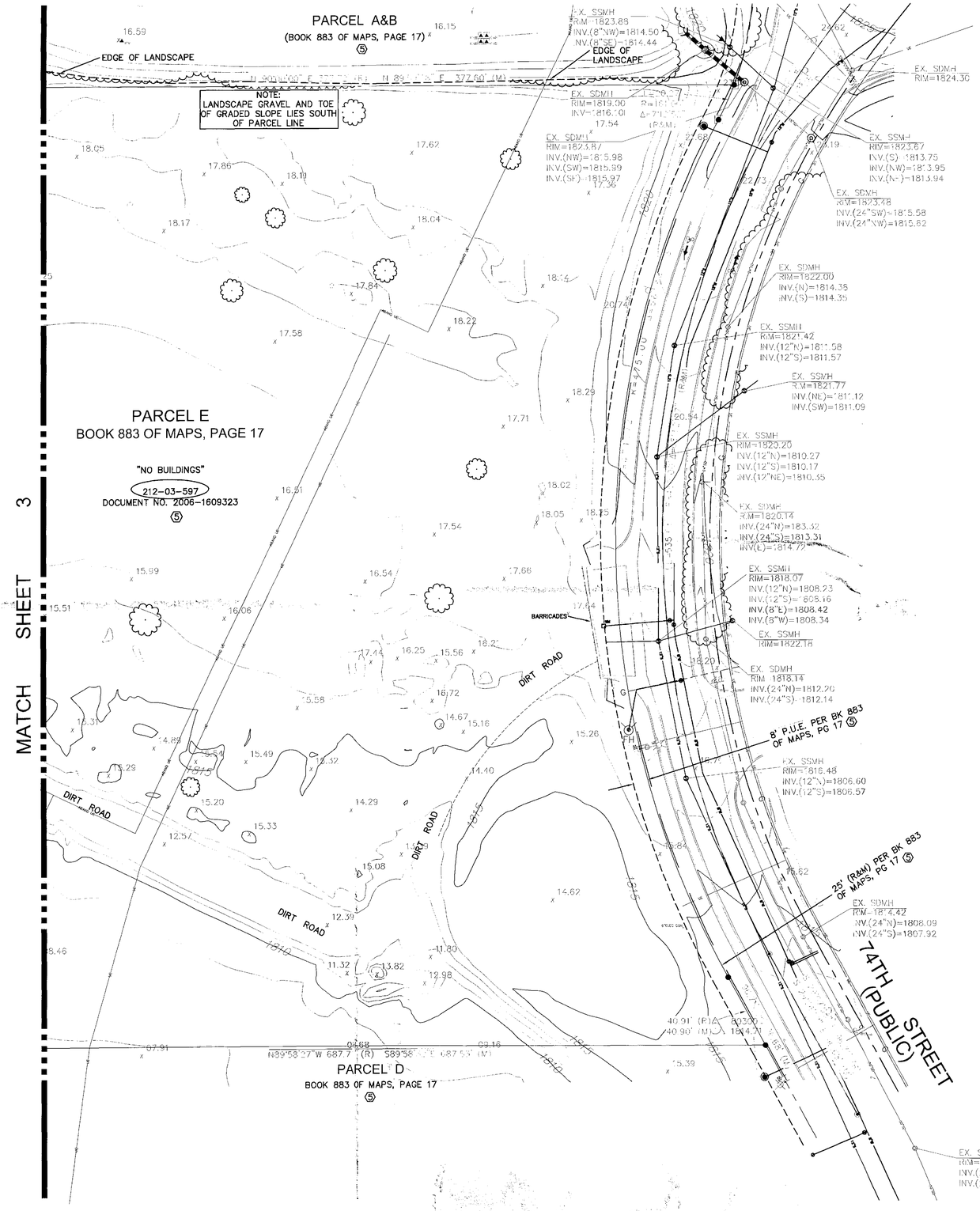
GRAPHIC SCALE
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(IN FEET)
1 inch = 30 ft.

SHEET 4 OF 5

Aulerich & Associates, Inc.
Surveying & Engineering
1030 E. Guadalupe Road · Tempe, Arizona 85283
Phone (480) 839-4000 · Fax (480) 345-9259
CHRISTOPHER E. AULERICH P.L.S.
ROBERT N. HERMON P.E., R.L.S.

MARK-TAYLOR

DATE:	SCALE:	DRAWN:	CHECKED:	JOB NO.:
01/21/2015	1"=30'	JR/KJD	CEA	13-11-07



LEGEND

———	SECTION LINE
———	BOUNDARY LINE
— – —	CENTERLINE
- - - - - -	EASEMENT LINE
— - - —	RIGHT OF WAY LINE
———	MATCH LINE
(R)	RECORD PER LEGAL DESCRIPTION DOCUMENT 2006 1609323 AND MAP OF DEDICATION FOR SILVERSTONE AT PINNACLE PEAK, BOOK 883 OF MAPS, PAGE 17 M.C.R.
(R1)	
(M)	MEASURED
⊙	FOUND BRASS CAP (AS NOTED)
⊡	SET PK NAIL IN CONCRETE W/ TAG LS #19809
•	SET PROPERTY CORNER (SET 1/2" REBAR W/ TAG LS #19809) UNLESS OTHERWISE NOTED
○	FOUND PROPERTY CORNER (AS NOTED)
212-03-597	ASSESSORS PARCEL NO.
MCR	MARICOPA COUNTY RECORDS
⑮	SCHEDULE B ITEM SHOWN ON SURVEY
S.V.C.	SCENIC VISTA CORRIDOR
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.T.E.	PUBLIC TRAIL EASEMENT
N.V.A.E.	NON VEHICULAR ACCESS EASEMENT
—8" S—	SEWER MANHOLE AND LINE
—12" W—	WATER LINE
—24" SD—	STORM DRAIN MANHOLE AND LINE
========	CURB AND GUTTER
	CONCRETE
—X—X—X—	FENCE
	IRRIGATION CONTROL VALVE
•	WATER VALVE

CURVE TABLE			
CURVE	LENGTH	DELTA	RADIUS
C1 (M)	54.99'	20°01'54"	55.00'
C1 (R)	54.97'	20°59'53"	55.00'
C2 (M)	60.04'	61°17'15"	55.00'
C2 (M)	60.9	61°17'15"	55.00'

GRAPHIC SCALE

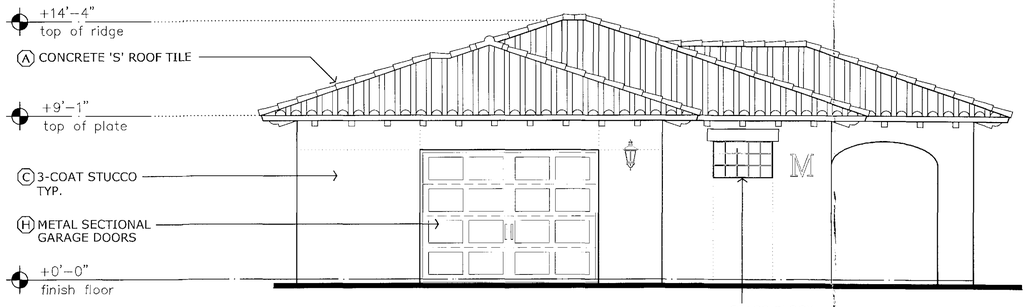
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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CHRISTOPHER E. AULERICH P.L.S.
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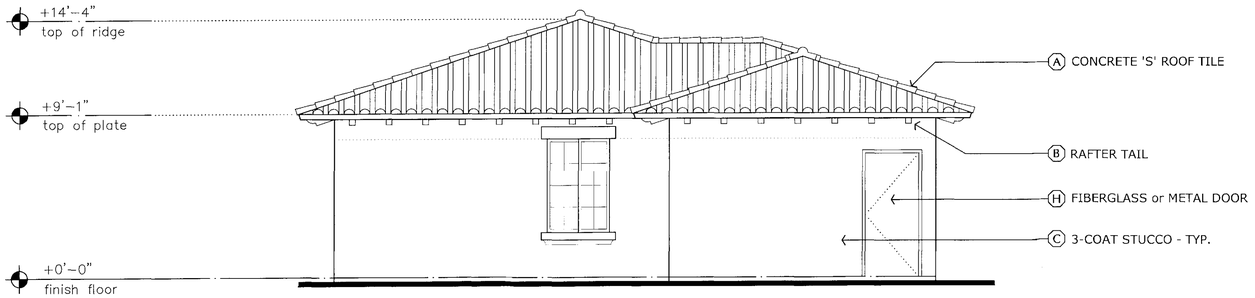
MARK-TAYLOR

DATE:	SCALE:	DRAWN:	CHECKED:	JOB NO.:
01/21/2015	1"=30'	JR/KJD	CEA	13-11-07



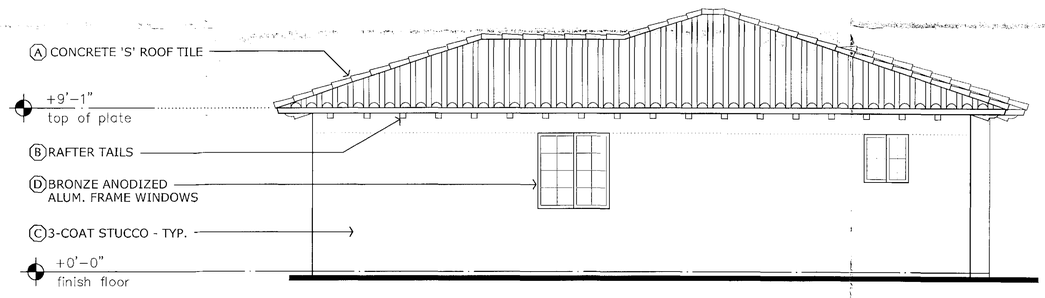
FRONT ELEVATION

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



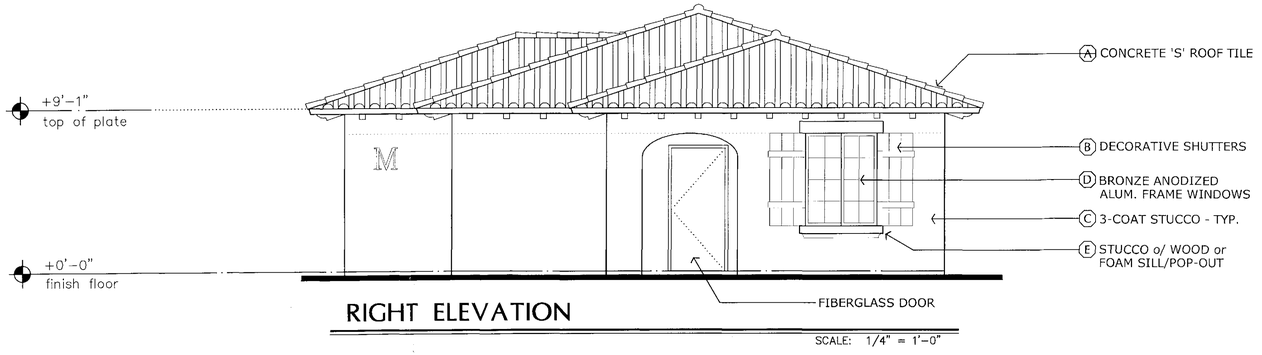
LEFT ELEVATION

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



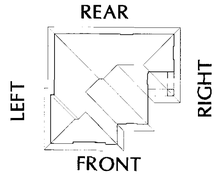
REAR ELEVATION

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



RIGHT ELEVATION

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



MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Finish: Acrylic Latext – Flat
  (C1) Dunn Edwards: DEC761 "Cachise" (Bldg Type 18, Amenity, Ramadas)
  (C2) Dunn Edwards: DEC764 "Inside Pass" (Bldg Type 24, Maint. & Garages)
  (C3) Frazee Paints: "Monastery Brown" (Bldg Type 29, G2, Porte Cocheres)
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
  Finish: Acrylic Latex – Flat
- (F) **Metals (ornamental-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"

EXTERIOR ELEVATIONS - MAINTENANCE BLDG

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
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REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB ORME
04/20/15
Expires 3/31/2016

Job No:

Sheet No:

Date:

Scale:

Drawn:

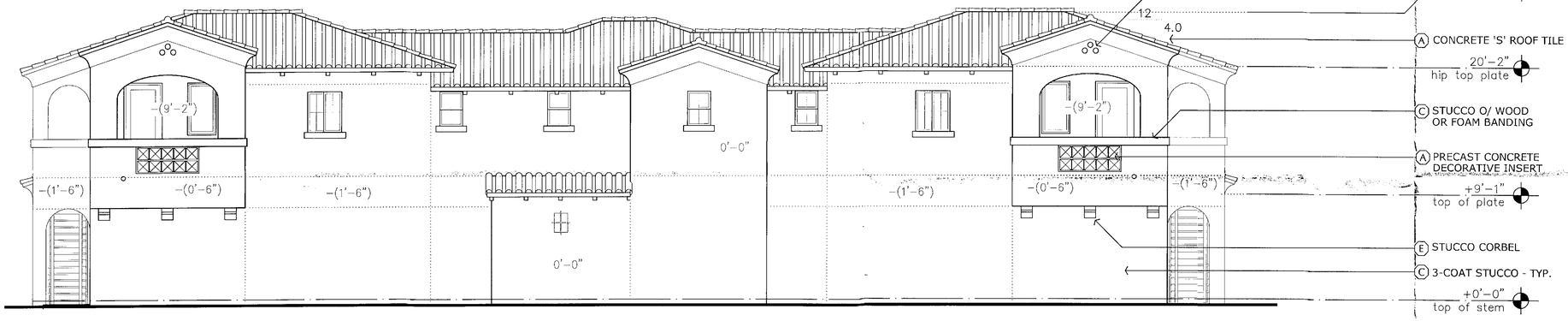
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Plan Check No: 53-DR-2014
5/8/15



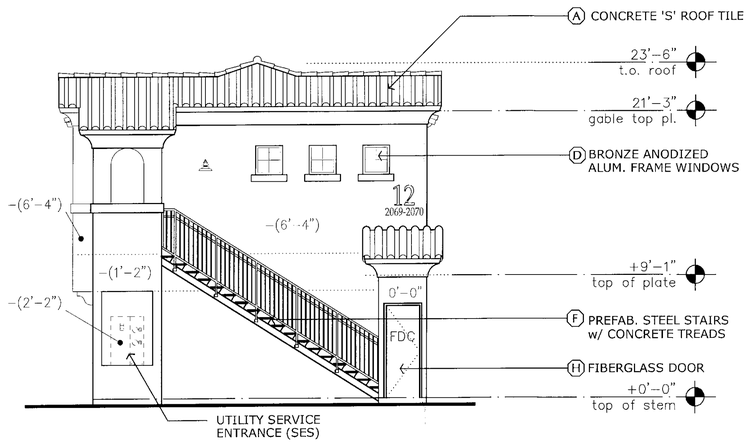
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



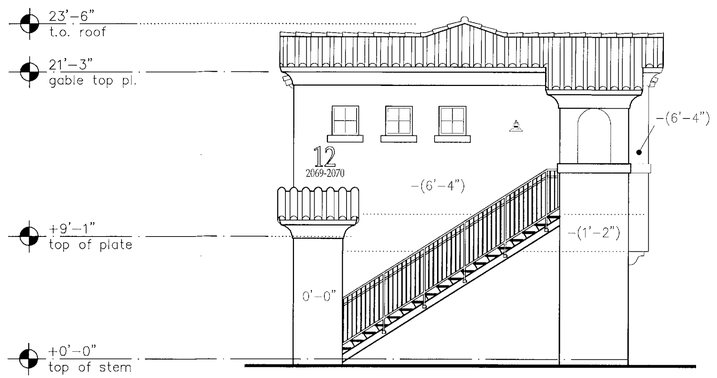
REAR ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



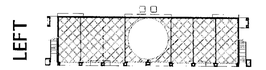
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Finish: Acrylic Latex – Flat
  - (C1) Dunn Edwards: DEC761 "Cochise" (Bldg Type 1B, Amenity, Ramadas)
  - (C2) Dunn Edwards: DEC764 "Inside Pass" (Bldg Type 2A, Maint. & Garages)
  - (C3) Frazee Paints: "Monastery Brown" (Bldg Type 2B, G2, Porte Cocheres)
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
  Finish: Acrylic Latex – Flat
- (F) **Metals (ornamental-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"

REAR

LEFT  RIGHT

FRONT

EXTERIOR ELEVATIONS - BUILDING 'G2' (CARRIAGE)

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
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Mark Taylor
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Scottsdale, Arizona 85250
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REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB
ORME
04/20/15
Date Signed
Expires 3/31/2016

Job No:

Sheet No:

Date:

Scale:

Drawn:

Checked:

Plan Check No:

53-DR-2014
5/8/15



FRONT ELEVATION

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

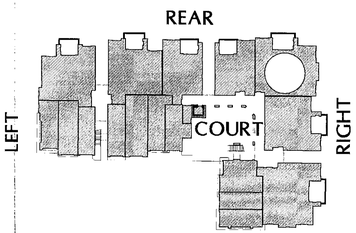


RIGHT ELEVATION

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

MATERIALS & SURFACES :

- Ⓐ **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHCB709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- Ⓑ **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- Ⓒ **Stucco / Main Body** (Including stucco fascia)
  Finish: Acrylic Latext – Flat
  Ⓒ1 Dunn Edwards: DEC761 "Cachise" (Bldg Type 18, Amenity, Ramadas)
  Ⓒ2 Dunn Edwards: DEC764 "Inside Pass" (Bldg Type 24, Maint. & Garages)
  Ⓒ3 Frazee Paints: "Monastery Brown" (Bldg Type 29, G2, Porte Cocheres)
- Ⓓ **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- Ⓔ **Window Sill Pop-outs, Corbels, Columns**
  Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
  Finish: Acrylic Latex – Flat
- Ⓕ **Metals (ornamental-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- Ⓖ **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- Ⓗ **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2863D "Mexican Tea"
  Finish: Industrial Enamel
- Ⓘ **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- Ⓙ **Stone Veneer**
  Coronado – French Country Villa – "Verona"



EXTERIOR ELEVATIONS - BLDG TYPE 29

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
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6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9138

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB
ORME
04/20/15
ARIZONA U.S.A.
Expires 3/31/2016

Job No:
Date: Sheet No:
Scale:
Drawn:
Checked:
Plan Check No: 53-DR-2014
5/8/15



FRONT ELEVATION

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

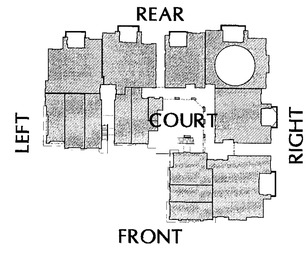


RIGHT ELEVATION

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

MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Finish: Acrylic Latext – Flat
  (C) Dunn Edwards: DEC761 "Cochise" (Bldg Type 18, Amenity, Ramadas)
  (C) Dunn Edwards: DEC764 "Inside Pass" (Bldg Type 24, Maint. & Garages)
  (C) Frazee Paints: "Monastery Brown" (Bldg Type 29, G2, Porte Cocheres)
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
  Finish: Acrylic Latex – Flat
- (F) **Metals (ornamental-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"



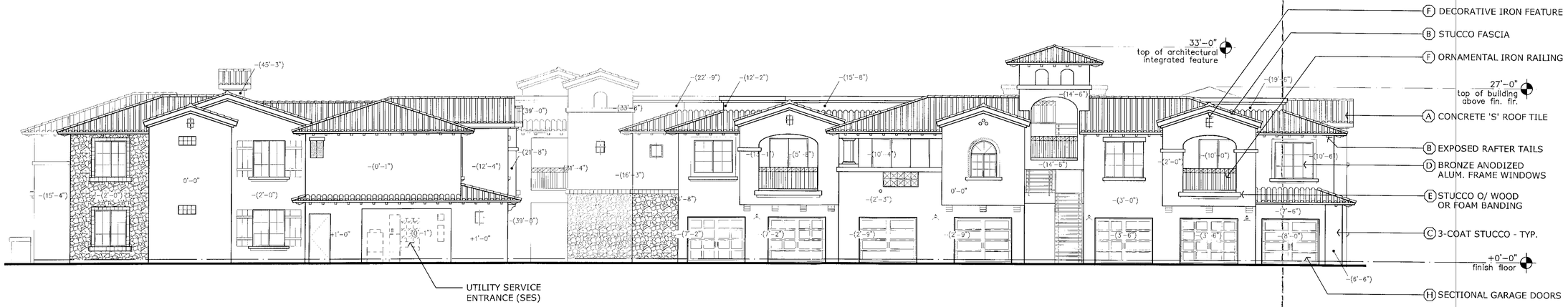
EXTERIOR ELEVATIONS - BLDG TYPE 24

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9138

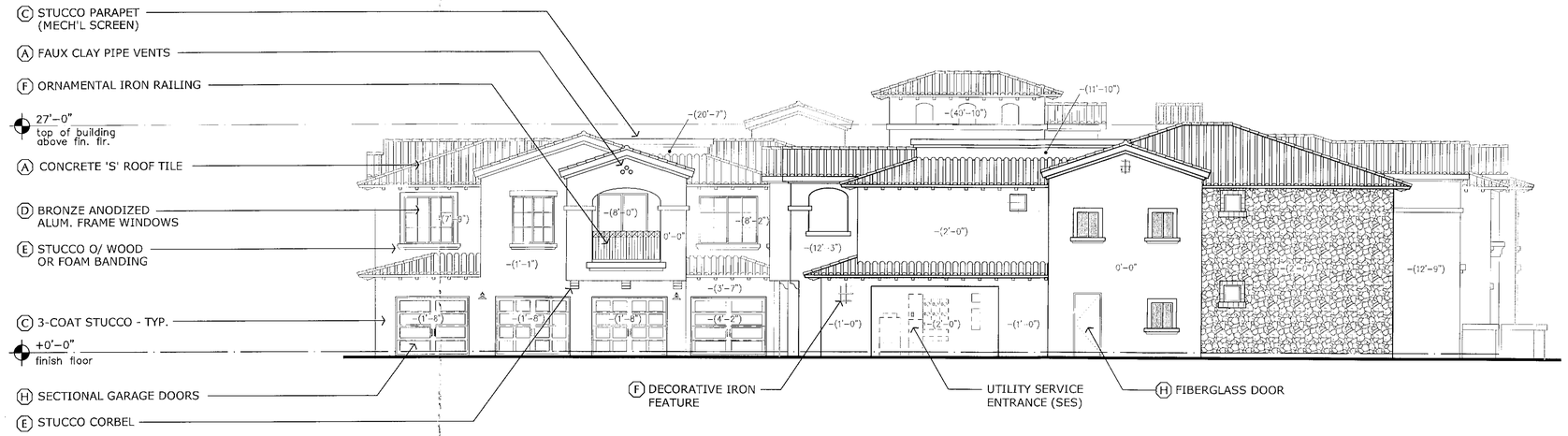
REGISTERED ARCHITECT
32220
ROB ORME
04/20/15
Expires 3/31/2016

Job No:
Date: Sheet No:
Scale:
Drawn:
Checked:
Plan Check No: 53-DR-2014 5/8/15



FRONT ELEVATION

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

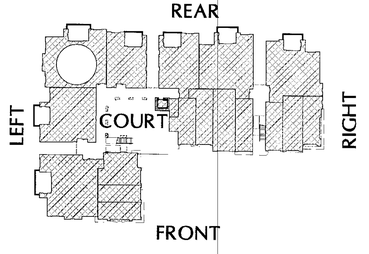


RIGHT ELEVATION

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

MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Finish: Acrylic Latex – Flat
  Dunn Edwards: DEC761 "Coahise" (Bldg Type 18, Amenity, Ramadas)
  Dunn Edwards: DEC764 "Inside Pass" (Bldg Type 24, Maint. & Garages)
  Frazee Paints: "Monastery Brown" (Bldg Type 29, G2, Porte Cocheres)
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
  Finish: Acrylic Latex – Flat
- (F) **Metals (ornamental-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"



EXTERIOR ELEVATIONS - BLDG TYPE 18

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
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Scottsdale, Arizona 85250
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REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB
ORME
04/20/15
ARIZONA U.S.A.
Expires 3/31/2016

Job No:

Date: Sheet No:

Scale:

Drawn: 53-DR-2014

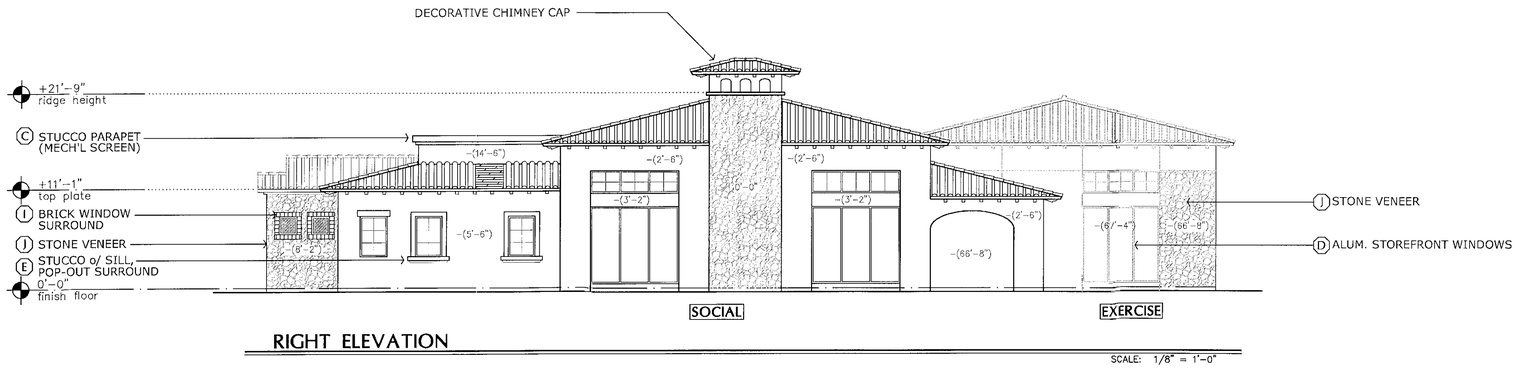
Checked: 5/8/15

Plan Check No:



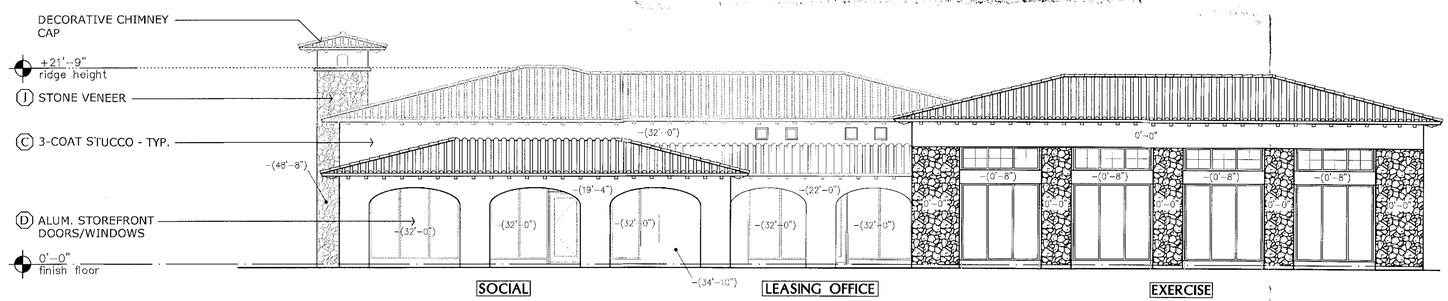
FRONT ELEVATION

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



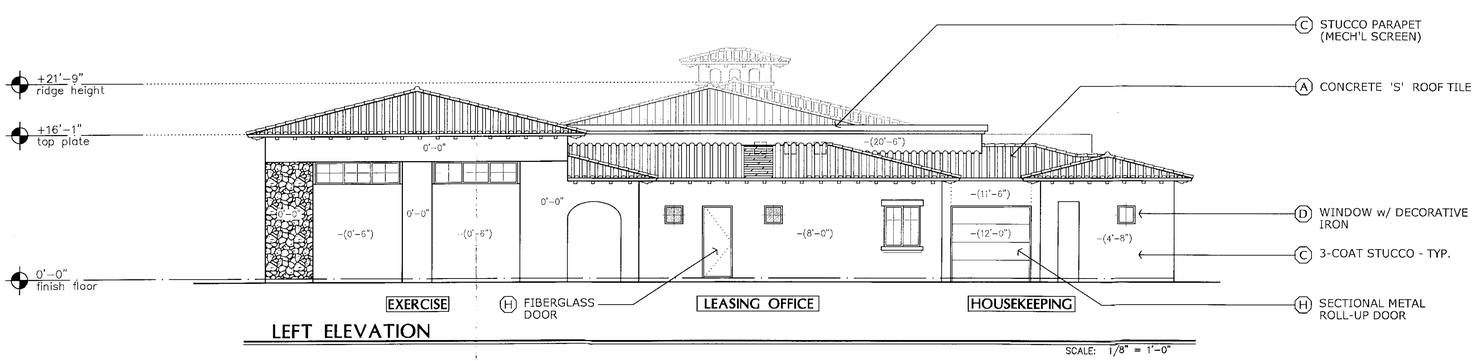
RIGHT ELEVATION

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



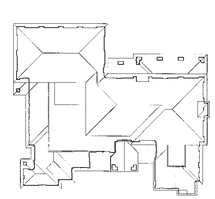
REAR ELEVATION

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



LEFT ELEVATION

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



MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Finish: Acrylic Latex – Flat
  (1) Dunn Edwards: DEC761 "Cochise" (Bldg Type 18, Amenity, Ramadas)
  (2) Dunn Edwards: DEC764 "Inside Pass" (Bldg Type 24, Maint. & Garages)
  (3) Frazee Paints: "Monastery Brown" (Bldg Type 29, G2, Porte Cocheres)
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
  Finish: Acrylic Latex – Flat
- (F) **Metals (ornamental-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL28830 "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"

EXTERIOR ELEVATIONS - AMENITY BUILDING

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111

REGISTERED ARCHITECT
32220
ROB ORME
04/20/15
Expires 3/31/2016

Job No:

Date: Sheet No:

Scale:

Drawn:

Checked: 53-DR-2014
5/8/15

Plan Check No:

MATCH LINE: SEE SHEET GD6

SILVERSTONE PROPERTY OWNERS ASSICIATION APN:212-03-600

FOUND BRASS CAP IN HANDHOLE NORTHWEST CORNER SEC 14, T4N, R4E.

N0°00'24"E 1409.79'

EXST. FIRE HYDRANT, TYP.

EXST. 12" DIP WATERLINE

N90°00'00"E 158.95'

EXST. 12" DIP ABANDONED WATERLINE

EXST. 12" DIP ABANDONED WATERLINE

EXST. 12" DIP WATERLINE

SILVERSTONE DRIVE

Δ=38°44'24" R=440.50' L=297.84' TAN=154.87'

EXST. 30' R/W

Δ=38°44'24" R=470.50' L=318.12' TAN=165.41'

EXST. 8" P.U.E.

N90°00'00"W 48.96'

Δ=89°59'36" L=35.00' L=54.97' TAN=35.00'

30' BUILDING SETBACK

FUTURE CROSSWALK

EXST. 1' V.N.A.E.

EXST. 8' P.U.E.

EXST. EDGE OF PAVEMENT

EXST. 100' SCENIC CORRIDOR & PUBLIC TRAIL ESMT

PROP. SCREEN WALL/FENCE

SCOTTSDALE ROAD

S0°00'24"W 615.75'

S0°00'24"W 550.55'

BASIN A
HW= 11.00'
BTM= 8.00
Vreq= 22,513 CF
Vprov= 22,954 CF

BLDG O
LF=18.67
GARAGE=18.00
HAG=15.9

BLDG N
LF=16.60
HAG=13.1

BLDG M
LF=17.37
GARAGE=16.70
HAG=11.6

FUTURE RAISED MEDIAN

EXST. 18" PVC SEWER MAIN

EXST. 75' R/W

PROP. 10' CONCRETE SIDEWALK

FUTURE CURB AND GUTTER

PROP. 10' MULTI-USE TRAIL

PROP. 6" PVC PRIVATE SEWER SERVICE

PROP. 8" DIP WATER MAIN

PROP. 20' WATER ESMT

PROP. FIRE HYDRANT, TYP.

17.9± M/E

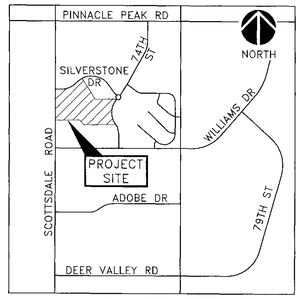
A GD7

MATCH LINE: SEE SHEET GD2

MATCH LINE: SEE SHEET GD3

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
5. HDPE STORM DRAIN BEND.
6. HDPE STORM DRAIN TEE.
7. STORM DRAIN HEADWALL PER MAG STD DET 501.
8. RIP-RAP SPILLWAY.
17. 48" STORM DRAIN MANHOLE PER MAG STD DET 520 AND 522.
19. STORM DRAIN HEADWALL PER MAG STD DET 501 WITH FLOW CONTROL ORIFICE. OUTLET SHALL BE 3" ABOVE BOTTOM OF BASIN.
20. DETENTION BASIN CUT-OFF WALL.



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

DEVELOPER/OWNER

MARK TAYLOR APARTMENTS
6623 N. SCOTTSDALE RD.
SCOTTSDALE, ARIZONA 85250
PH: (480) 281-5554
CONTACT: CHRIS BROZINA

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TEL. NO. (602) 944-5500
CONTACT: STEVE HANEY, PE

LAND SURVEYOR

AULERICH & ASSOCIATES, INC.
1030 E. GUADALUPE ROAD
TEMPE, ARIZONA 85283
PH: (480) 839-4000
CONTACT: CHRISTOPHER AULERICH, P.L.S.

ARCHITECT

ARCHITECT DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
PH: (480) 281-5549
CONTACT: ROB ORME, RA

BENCHMARK

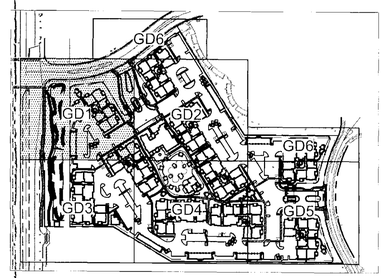
PER AULERICH & ASSOCIATES, THE BENCHMARK IS A BRASS CAP IN HANDHOLE LOCATED AT THE NORTHWEST CORNER OF SECTION 14 AT THE INTERSECTION OF SCOTTSDALE ROAD AND PINNACLE PEAK ROAD, CITY OF SCOTTSDALE BENCHMARK NO. 2152.
ELEVATION=1840.266 PER CITY OF SCOTTSDALE DATUM

BASIS OF BEARINGS

PER AULERICH & ASSOCIATES, THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN AS SHOWN ON MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK, BOOK 883 OF MAPS, PAGE 17 MARICOPA COUNTY RECORDS, SAID BEARING BEING NORTH 00°00'24" EAST.

FLOOD INFORMATION

THE FLOOD ZONE DESIGNATION FOR THIS AREA IS ZONE AO.
DEFINED AS: FLOOD DEPTH OF 1 FOOT (SHEET FLOW ON SLOPING TERRAIN) AVERAGE DEPTH DETERMINED FOR AREA OF ALLUVIAL FAN FLOODING, VELOCITY DETERMINED AT 4 FPS.
MAP NUMBER 04013C1310L, REVISED OCTOBER 16, 2013.



KEY MAP
N.T.S.

NOTES:
1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

PRELIMINARY
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NOT FOR CONSTRUCTION PURPOSES
Kimley»Horn
ENGINEER S. HANEY
PE NO. 37059 DATE 4/15

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

Mark Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No. 191769002
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 4/24/15

7690020D.dwg

GD1
1 OF 7 SHEETS

53-DR-2014
5/8/15

REV | DESCRIPTION | DATE | BY | APPR

K:\PHX_Civil\191769002\CADD\7690020D.dwg, Layout:GD1 May 04, 2015 - 2:15pm garrett.frome
XREFS: X7690002F X7690023M X7690002D X7690021T X7690021B X7690020S
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MATCH LINE: SEE SHEET GD6

MATCH LINE: SEE SHEET GD1

MATCH LINE: SEE SHEET GD4

MATCH LINE: SEE SHEET GD6

BLDG B
LF=24.27
GARAGE=23.60
HAG=21.5

BLDG C
LF=21.17
GARAGE=20.50
HAG=18.1

BLDG A
LF=20.10
HAG=14.3

BLDG M
LF=17.37
GARAGE=16.70
HAG=11.6

BLDG D
LF=20.07
GARAGE=19.40
HAG=14.4

GARAGE 1
LF=22.70
HAG=20.60

SCOTTSDALE
APPALOOSA LIBRARY
APN:212-02-001L

PROP. 12" DIP WATER MAIN

PROP. 20' WATER ESMT

PROP. 8" PVC PRIVATE SEWER MAIN

PROP. SCREEN/ RETAINING WALL

PROP. FIRE HYDRANT, TYP.

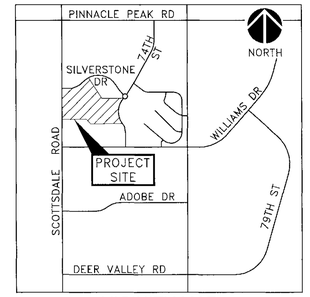
PROP. 20' WATER ESMT

N32°06'45"W 509.86'

N90°00'00"W 377.72'

LEGEND

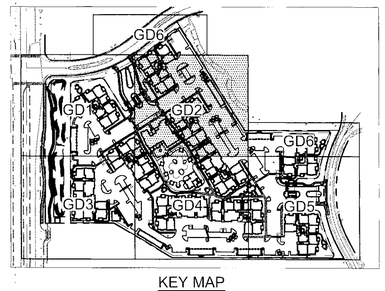
- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- S — EXISTING SANITARY SEWER MAIN
- W — EXISTING PUBLIC WATER MAIN
- W — PROPOSED WATER MAIN
- S — PROPOSED SEWER MAIN
- PROPOSED STORM DRAIN
- EXSTING STORM DRAIN
- HP — HIGH POINT
- 12 — PROPOSED CONTOUR
- 2 — EXISTING CONTOURS
- 10.00 P — PROPOSED PAVEMENT SPOT ELEVATION
- 10.00G — EXISTING SPOT ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
4. CATCH BASIN PER MAG STD DET 535.
5. HDPE STORM DRAIN BEND.
6. HDPE STORM DRAIN TEE.
8. RIP-RAP SPILLWAY.
15. 2' WIDE CURB OPENING.
16. 2' WIDE CONCRETE DRAINAGE CHANNEL.
17. 48" STORM DRAIN MANHOLE PER MAG STD DET 520 AND 522.



KEY MAP
N.T.S.

NOTES:
1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PRELIMINARY
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Kimley»Horn
ENGINEER S. HANEY
PE NO. 37059 DATE 4/15

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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

REV	DESCRIPTION	BY	DATE	APPR

K:\PHX_Civil\191769021\CADD\769002GD.dwg, Layout:GD2 May 04, 2015 - 2:15pm garrett.frame
XREFS: X769002F X769002BM X769002D X769002UT X769002TB X769002OS
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Mark Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No. 191769002
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 4/24/15

769002GD.dwg

GD2
2 OF 7 SHEETS

53-DR-2014
5/8/15

MATCH LINE: SEE SHEET GD1

BASIN B
HW= 8.5
BTM= 5.5
Vreq= 21,021 CF
Vprov= 21,545 CF

EXST. 75' R/W

EXST. 1' V.N.A.E.

EXST. 8' P.U.E.

EXST. 100' SCENIC CORRIDOR & PUBLIC TRAIL ESMT

EXST. 12" DIP WATERLINE

EXST. 12" DIP ABANDONED WATERLINE

EXST. 18" PVC SEWER MAIN

EXST. 12" DIP ABANDONED WATERLINE

EXST. EDGE OF PAVEMENT

SCOTTSDALE ROAD

S0°00'24"W 560.55'

S0°00'24"W 615.75'

S0°00'24"W 615.09'

RIM=04.67

RIM=03.33

FUTURE CURB AND GUTTER

PROP. 10' CONCRETE SIDEWALK

FUTURE RAISED MEDIAN

PROP. 10' MULTI-USE TRAIL

PROP. SCREEN WALL/FENCE

PROP. 8" PVC PRIVATE SEWER MAIN

PROP. 8" DIP WATER MAIN

PROP. 20' WATER ESMT.

BLDG M
LF=17.37
GARAGE=16.70
HAG=11.6

BLDG L
LF=16.47
GARAGE=15.80
HAG=9.3

MAINTENANCE
LF=14.50
HAG=5.5

75.00'
N89°59'36"W

274.24'
N90°00'00"W

261.91'
N59°23'50"W

PROP. 20'X20' TEMPORARY CONSTRUCTION EASEMENT FOR POSSIBLE FUTURE MODIFICATION

PROP. STEPPED PLANTER/RETAINING WALL

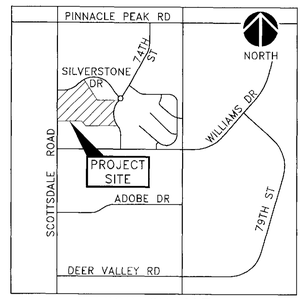
PROP. 8' SCREEN/ RETAINING WALL

10' BLDG SETBACK

SILVERSTONE DEVELOPMENT INC
APN: 212-03-596

FOUND BRASS CAP FLUSH
WEST 1/4 CORNER SEC
14, T4N, R4E.

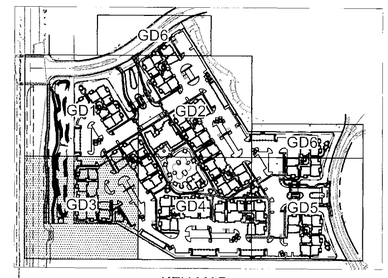
MATCH LINE: SEE SHEET GD4



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
3. CATCH BASIN PER MAG STD DET 537.
4. CATCH BASIN PER MAG STD DET 535.
6. HDPE STORM DRAIN TEE.
7. STORM DRAIN HEADWALL PER MAG STD DET 501.
8. RIP-RAP SPILLWAY.
15. 2' WIDE CURB OPENING.
17. 48" STORM DRAIN MANHOLE PER MAG STD DET 520 AND 522.
19. STORM DRAIN HEADWALL PER MAG STD DET 501 WITH FLOW CONTROL ORIFICE. OUTLET SHALL BE 3" ABOVE BOTTOM OF BASIN.
20. DETENTION BASIN CUT-OFF WALL.



KEY MAP
N.T.S.

NOTES:
1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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ENGINEER S. HANEY
PE NO. 37059 DATE 4/15

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Phoenix, Arizona 85020 (602) 944-5500

Mark Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No. 191769002
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 4/24/15

769002GD.dwg

GD3
3 OF 7 SHEETS

53-DR-2014
5/8/15

APPR | DATE | BY | DESCRIPTION | REV

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MATCH LINE: SEE SHEET GD2

MATCH LINE: SEE SHEET GD3

MATCH LINE: SEE SHEET GD5

BLDG M
LF=17.37
GARAGE=16.70
HAG=11.6

PROP. SWIMMING POOL

CABANA
LF=18.60
HAG=10.5

BLDG D
LF=20.07
GARAGE=19.40
HAG=14.4

PROP. RETAINING WALL

BLDG K
LF=14.77
GARAGE=14.10
HAG=9.5

BLDG H
LF=15.87
GARAGE=15.20
HAG=13.1

PROP. FIRE HYDRANT, TYP.

GARAGE 2
LF=13.70
HAG=4.6

PROP. 8' SCREEN/ RETAINING WALL

S59°23'50"E 267.91'

E / GD7

SILVERSTONE DEVELOPMENT INC
APN: 212-03-596

BLDG J
LF=11.00
HAG=7.7

BLDG I
LF=13.10
HAG=10.0

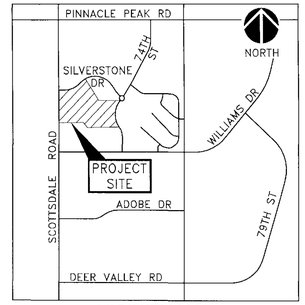
PROP. 8" PVC PRIVATE SEWER MAIN

PROP. 8" DIP WATER MAIN

PROP. 20' WATER ESMT

BLDG SETBACK

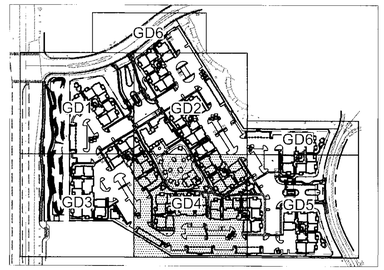
687.71'
S89°58'27"E



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
3. CATCH BASIN PER MAG STD DET 537.
4. CATCH BASIN PER MAG STD DET 535.
6. HDPE STORM DRAIN TEE.
8. RIP-RAP SPILLWAY.
15. 2' WIDE CURB OPENING.
16. 2' WIDE CONCRETE DRAINAGE CHANNEL.
17. 48" STORM DRAIN MANHOLE PER MAG STD DET 520 AND 522.



KEY MAP
N.T.S.

NOTES:
1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

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ENGINEER S. HANEY
PE NO. 37059 DATE 4/15

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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REV	DESCRIPTION	BY	DATE	APPR.

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Phoenix, Arizona 85020 (602) 944-5500

Mark Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No.	191769002
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	4/24/15

769002GD.dwg

GD4
4 OF 7 SHEETS

53-DR-2014
5/8/15

MATCH LINE: SEE SHEET GD6

MATCH LINE: SEE SHEET GD4

BLDG F
LF=24.57
GARAGE=23.90
HAG=21.8

BLDG G
LF=18.37
GARAGE=17.70
HAG=15.6

BLDG H
LF=15.87
GARAGE=15.20
HAG=13.1

BLDG I
LF=13.10
HAG=10.0

PROP. RETAINING WALL

PROP. SCREEN WALL/FENCE

PROP. FIRE HYDRANT, TYP.

PROP. 20' WATER ESMT

PROP. 8" PVC PRIVATE SEWER MAIN

PROP. 8" DIP WATER MAIN

PROP. 8' SCREEN/ RETAINING WALL

EXST. 12" DIP WATERLINE

EXST. 30" STORM DRAIN
INV S=12.14

EXST. 8" DIP WATERLINE

EXST. FIRE HYDRANT, TYP.

EXST. 12" PVC SEWER MAIN

EXST. 18" RCP STORM DRAIN STUB

EXST. 8" PUE

EXST. 25' R/W

741H STREET

30' BLDG SETBACK

10' BLDG SETBACK

CC/PDR
SILVERSTONE LLC
APN:212-02-001H

ADN: 212-03-506

687.71'
S89°58'27"E

S29°07'08"E
96.71'

N29°07'08"W
40.91'

TAN=304.70'
L=535.68'
R=450.00'
Δ=68°12'17"

TAN=237.37'
L=455.40'
R=415.00'
Δ=62°52'03"

RIM=22.00
INV N=14.38
INV S=14.35

RIM=21.77
INV NE=11.12
INV SW=11.09

RIM=20.29
INV N=10.27
INV S=10.17
INV NE=10.39

RIM=20.14
INV N=13.32
INV S=13.31
INV E=14.72

RIM=08.23
INV S=08.16
INV E=08.42
INV W=06.34

RIM=22.16

RIM=16.42
INV N=06.62
INV S=06.52

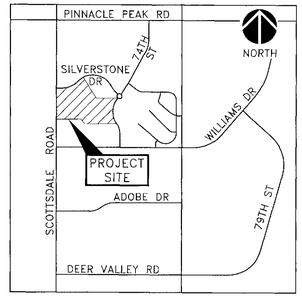
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INV N=08.09
INV S=07.92

20.0± M/E

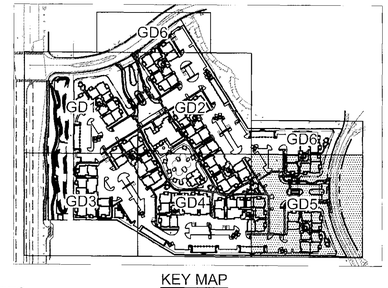
17.0± M/E

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.
3. CATCH BASIN PER MAG STD DET 537.
5. HDPE STORM DRAIN BEND.
16. 2' WIDE CONCRETE DRAINAGE CHANNEL.



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.



KEY MAP
N.T.S.

NOTES:

1. ADD 1800 TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD2 FOR LEGEND.

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Kimley»Horn
ENGINEER S. HANEY
PE NO. 37059 DATE 4/15

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

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Mark Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No. 191769002
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 4/24/15

769002GD.dwg

GD5
5 OF 7 SHEETS

53-DR-2014
5/8/15

APPR | DATE | BY | DESCRIPTION | REV

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SILVERSTONE PROPERTY OWNERS ASSICIATION APN:212-03-600

SCOTTSDALE APPALOOSA LIBRARY APN:212-02-001L

EXST. FIRE HYDRANT, TYP.

EXST. 8" DIP WATERLINE

SILVERSTONE DRIVE

EXST. 30' R/W

EXST. 8' P.U.E.

30' BUILDING SETBACK

10' BLDG SETBACK

Δ=88°59'28"
R=400.00'
L=621.27'
TAN=393.02'

Δ=9°17'42"
R=370.00'
L=60.02'
TAN=30.08'

N51°15'38"E
126.65'

S51°15'36"W
126.65'

Δ=38°44'24"
R=470.50'
L=318.12'
TAN=165.41'

Δ=38°44'24"
R=440.50'
L=297.84'
TAN=154.87'

N3°20'46"W
509.95'

PROP. SCREEN WALL/FENCE

PROP. SCREEN WALL

BLDG B
LF=24.27
GARAGE=23.60
HAG=21.5

18.7± M/E

18.6± M/E

19.4± M/E

22.19 P

22.50 P

22.11 G

23.36 P

23.23 P

22.95 P

23.12 P

HP

MATCH LINE: SEE SHEET GD1

MATCH LINE: SEE SHEET GD2

SCOTTSDALE APPALOOSA LIBRARY APN:212-02-001L

PROP. SCREEN/ RETAINING WALL

N90°00'00"W
377.72'

BLDG E
LF=20.60
HAG=18.5

BLDG F
LF=24.57
GARAGE=23.90
HAG=21.8

PROP. SCREEN WALL/FENCE

GRATE=19.00
INV=16.10

TAN=80.15'
L=20.25'
R=16.00'
Δ=72°52'

TAN=304.70'
L=535.69'
R=430.00'
Δ=68°12'17"

HWM=23.48
INV SW=15.58
INV NW=15.62

EXST. 25' R/W

30' BLDG SETBACK

EXST. 8' P.U.E.

EXST. 12" DIP WATERLINE

EXST. 30" STORM DRAIN

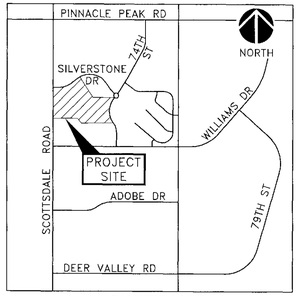
74TH STREET

EXST. 12" PVC SEWER MAIN

CC/PDR
SILVERSTONE LLC
APN:212-02-001H

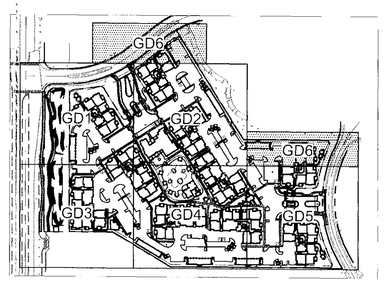
MATCH LINE: SEE SHEET GD5

VICINITY MAP
SCOTTSDALE, AZ
N.T.S.



GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 534.



KEY MAP
N.T.S.

NOTES:

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PE NO. 37059 DATE 4/15

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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Mark Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No.	191769002
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	4/24/15

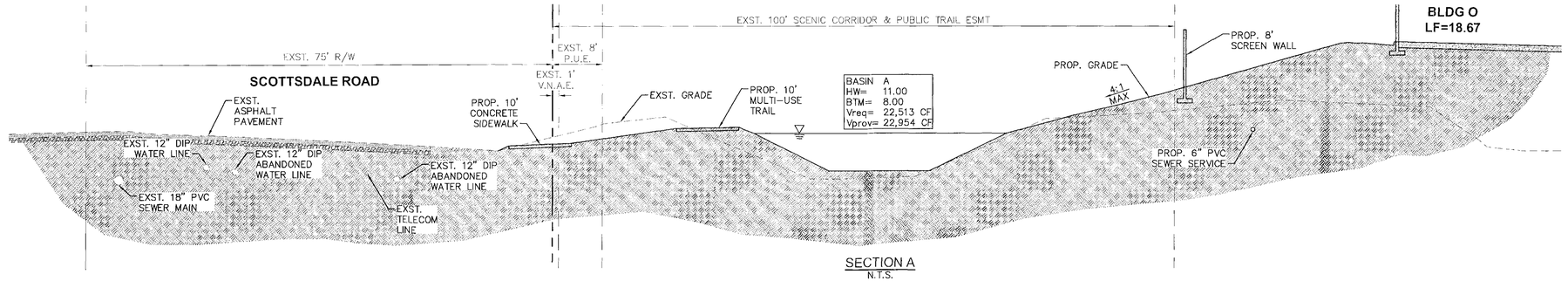
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GD6
6 OF 7 SHEETS

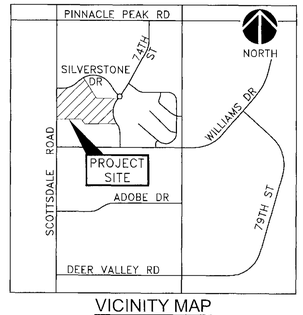
53-DR-2014
5/8/15

REV | DESCRIPTION | BY | DATE | APPR

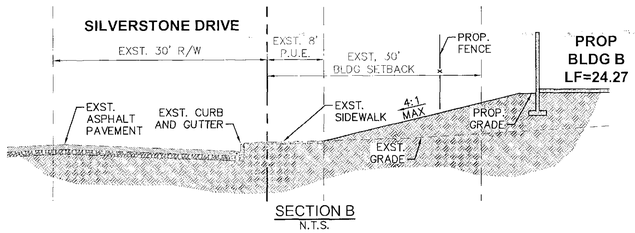
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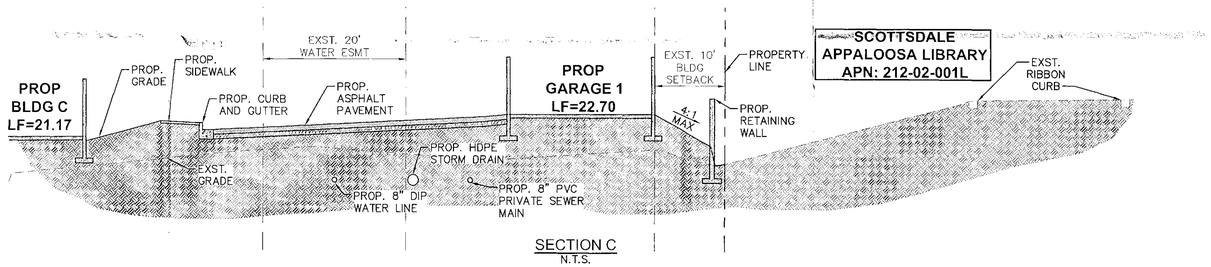
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N.T.S.



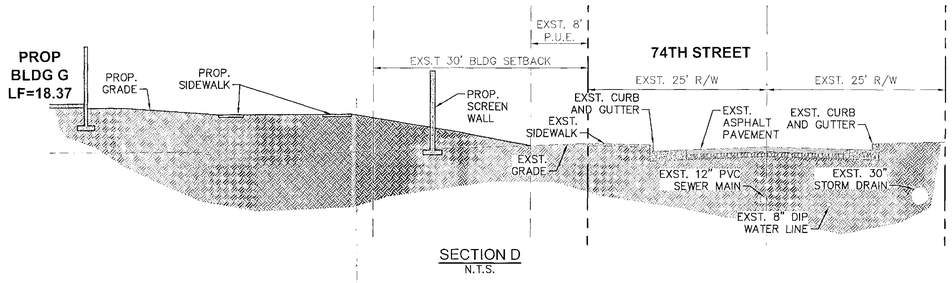
VICINITY MAP
SCOTTSDALE, AZ
N.T.S.



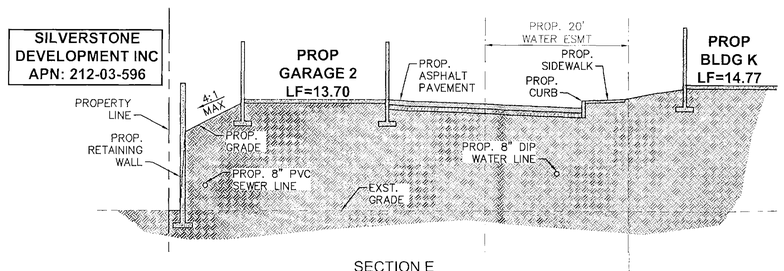
SECTION B
N.T.S.



SECTION C
N.T.S.



SECTION D
N.T.S.



SECTION E
N.T.S.

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ENGINEER S. HANEY
PE NO. 37059 DATE 4/15

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Phoenix, Arizona 85020 (602) 944-5500

Mark Taylor

SEC SCOTTSDALE ROAD AND SILVERSTONE DRIVE

SECTIONS

SCOTTSDALE, ARIZONA

PROJECT No.	191769002
SCALE (H):	NONE
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	4/24/15

769002XS.dwg

GD7
7 OF 7 SHEETS

53-DR-2014
5/8/15

REV | DESCRIPTION | BY | DATE | APPR

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COLLABORATIVE DESIGN STUDIO

COLLABORATIVE V
DESIGN STUDIO INC.
7116 EAST 1ST AVE.,
SUITE 103
SCOTTSDALE, ARIZONA
85251
OFFICE: 480-347-0590
FAX: 480-656-6012

PRELIMINARY
NOT FOR
CONSTRUCTION

LANDSCAPE IMPROVEMENTS
Scottsdale Rd. & Silverstone Dr.
Scottsdale, Arizona

Mark Taylor

DESIGNED BY:	PV/SS/MD
DRAWN BY:	SS
CHECKED BY:	PV/MD
DATE:	MAY 6, 2015
REVISIONS:	

Scottsdale & Silverstone Design Review

53-DR-2014
5/8/15

L1.3

Rendered Plan



SILVERSTONE OPEN SPACE CALC's:

PROJECT ADDRESS : 7215 E. SILVERSTONE DR.
Tax Parcel No.s APN: 131-17-015 SCOTTSDALE, ARIZONA

ZONING: EXISTING: PC with COMPARABLE ZONING OF R-5
(with amended development standards per 15-ZN-2005)

USE: MULTI-FAMILY

SITE AREA: (±804,823 Sq/Ft) 18.48 Gross Acres
(±727,948 Sq/Ft) 16.71 Net Acres

DWELLING UNITS: 262 D.U.

DENSITY: ALLOWED 262 DWELLING UNITS (14.2 D.U./GR. ACRE)
PROPOSED: 262 DWELLING UNITS (14.2 D.U./GR. ACRE)

BUILDING HEIGHT: ALLOWED: 36'-0"
PROPOSED: 36'-0"
ARCHITECTURAL INTEGRATED FEATURES: MAX. 44'-0"
(less than 4% of roof area)

BUILDING COVERAGE: MAXIMUM PERMITTED: N/A
PROPOSED: 486,846 Sq/Ft
66.8% NET LOT

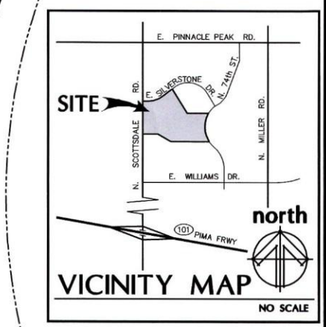
OPEN SPACE: (includes frontage, excludes parking)
MINIMUM REQUIRED: 160,149 Sq/Ft
22% NET LOT
PROPOSED: 243,389 Sq/Ft
33% NET LOT

FRONTAGE OPEN SPACE: MINIMUM REQUIRED: 52,849 Sq/Ft
33.3% of REQ'D OPEN SPACE
PROPOSED: 76,248 Sq/Ft
47.6% of REQ'D OPEN SPACE

PARKING LOT LANDSCAPE: MINIMUM REQUIRED: 15% of PARKING AREA
(208,335 x 15%) 31,250 Sq/Ft
PROPOSED: 50,081 Sq/Ft
24% of PARKING AREA

OPEN SPACE LEGEND:

- FRONTAGE OPEN SPACE
- PARKING LOT LANDSCAPE
- OTHER OPEN SPACE (± 167,141 s.f.)



VICINITY MAP
NO SCALE

OWNER
MT PINNACLE LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

ARCHITECT
ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

CIVIL ENGINEER
KIMLEY-HORN and ASSOCIATES, INC.
7740 N. 16th STREET, SUITE 300
PHOENIX, AZ 85020
CONTACT: STEVE HANEY
P: (602) 944-5500

L'SCAPE ARCHITECT
COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590

north

SITE PLAN WORKSHEET

SCALE: 1" = 50'

0 25 50 100 200

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE: REVISIONS:

1	2	3	4	5	6	7	
8	9	10	11	12	13	14	

Mark - Taylor Development

San Silverstone

SEC Scottsdale Rd. & Silverstone Dr. — Scottsdale, AZ

DRB

REGISTERED ARCHITECT
IDENTITY CATE. NO.
32220
ROB
ORME
Date 06/23/15
ARIZONA U.S.A.
Expires 3/31/2016

53-DR-2014

Job No: 9116

Date: 2015 June 03 Sheet No: SPW

Scale: As Shown

Drawn: -

Checked: -

Plan Check No. -

15-ZN-2005

53-DR-2014
6/24/2015



FRONT ELEVATION

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



RIGHT ELEVATION

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



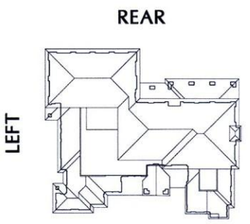
REAR ELEVATION

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



LEFT ELEVATION

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



MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHG8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Dunn Edwards Paints: DEC 745 "Chaparral"
  Finish: Acrylic Latext – Flat
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Dunn Edwards Paints: DE 6191 "Exclusive Ivory"
  Finish: Acrylic Latex – Flat
- (F) **Metals (wrought-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"

EXTERIOR ELEVATIONS - AMENITY BUILDING

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9138

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB CRANE
3-16-15
Registered
ARIZONA, U.S.A.
Exp. 3/31/16

Job No:

Sheet No:

Date:

Scale:

Drawn:

Checked:

Plan Check No:

53-DR-2014
3/16/2015



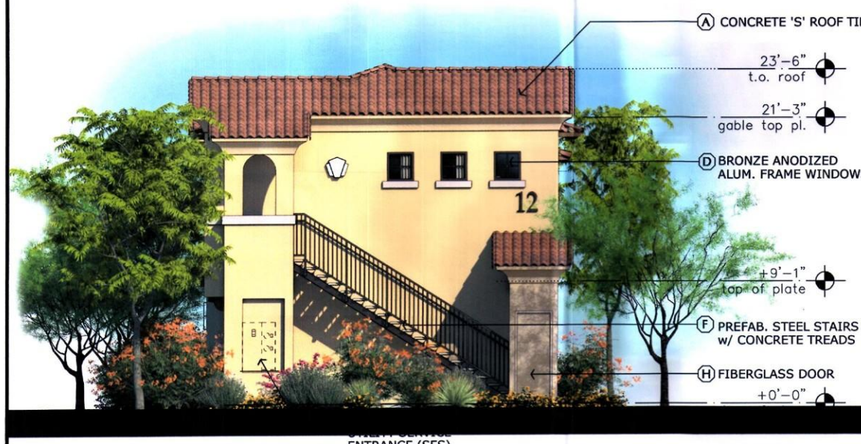
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

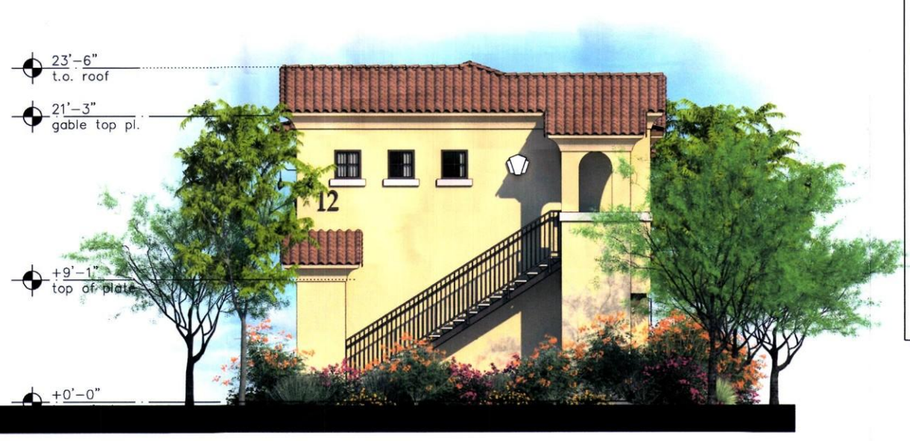
SCALE: 3/16" = 1'-0"



ENTRANCE (SES)

LEFT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
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  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Dunn Edwards Paints: DEC 745 "Chaparral"
  Finish: Acrylic Latex – Flat
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Dunn Edwards Paints: DE 6191 "Exclusive Ivory"
  Finish: Acrylic Latex – Flat
- (F) **Metals (wrought-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"

REAR

LEFT RIGHT

FRONT

EXTERIOR ELEVATIONS - BUILDING 'G2' (CARRIAGE)

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111 (480) 991-9138

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB ORME
03-16-15
ARIZONA U.S.A.
Exp. 3/31/16

Job No:

Sheet No:

Date:

Scale:

Drawn:

Checked:

Plan Check No:

53-DR-2014
3/16/2015



FRONT ELEVATION

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

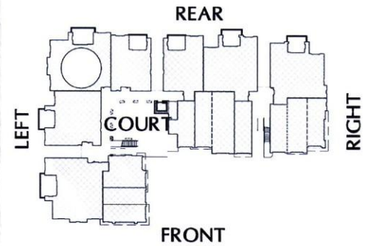


RIGHT ELEVATION

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

MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Dunn Edwards Paints: DEC 745 "Chaparral"
  Finish: Acrylic Latex – Flat
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Dunn Edwards Paints: DE 6191 "Exclusive Ivory"
  Finish: Acrylic Latex – Flat
- (F) **Metals (wrought-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"



EXTERIOR ELEVATIONS - BLDG TYPE 18

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9138

REGISTERED ARCHITECT
CERTIFICATE NO. 32220
ROB ORME
ARIZONA U.S.A.
exp. 3/31/16

Job No:
Sheet No:
Date:
Scale:
Drawn:
Checked:
Plan Check No:

53-DR-2014
3/16/2015



REAR ELEVATION

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

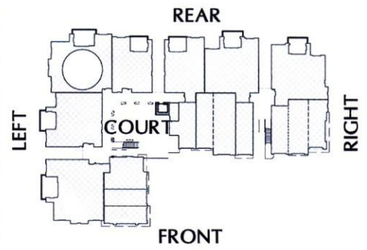


LEFT ELEVATION

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

MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Dunn Edwards Paints: DEC 745 "Chaparral"
  Finish: Acrylic Latext – Flat
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Dunn Edwards Paints: DE 6191 "Exclusive Ivory"
  Finish: Acrylic Latex – Flat
- (F) **Metals (wrought-iron railing)**
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  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"



EXTERIOR ELEVATIONS - BLDG TYPE 18

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111

REGISTERED ARCHITECT
CERTIFICATE NO.
22220
ROB
CRANE
ARIZONA, U.S.A.
exp. 3/31/10

Job No:
Date:
Sheet No:
Scale:
Drawn:
Checked:
Plan Check No:



FRONT ELEVATION

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

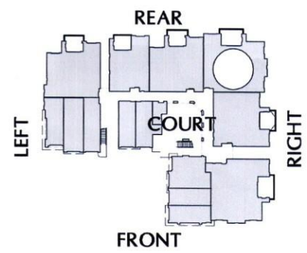


RIGHT ELEVATION

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

MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (Including stucco fascia)
  Dunn Edwards Paints: DEC 745 "Chaparral"
  Finish: Acrylic Latex – Flat
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Dunn Edwards Paints: DE 6191 "Exclusive Ivory"
  Finish: Acrylic Latex – Flat
- (F) **Metals (wrought-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"



EXTERIOR ELEVATIONS - BLDG TYPE 24

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB ORME
Date 3/16/15
ARIZONA U.S.A.
exp. 3/31/16

Job No:
Date: Sheet No:
Scale:
Drawn:
Checked:
Plan Check No:

53-DR-2014
3/16/2015



REAR ELEVATION

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

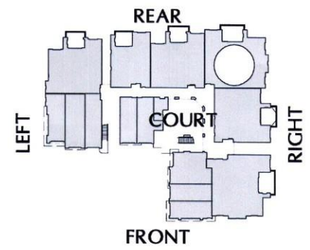


LEFT ELEVATION

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

MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Dunn Edwards Paints: DEC 745 "Chaparral"
  Finish: Acrylic Latext – Flat
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Dunn Edwards Paints: DE 6191 "Exclusive Ivory"
  Finish: Acrylic Latex – Flat
- (F) **Metals (wrought-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"



EXTERIOR ELEVATIONS - BLDG TYPE 24

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
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(480) 991-9111

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB
ORME
Date Signed 3/16/16
ARIZONA U.S.A.
exp. 3/31/16

Job No:
Sheet No:
Date:
Scale:
Drawn:
Checked:
Plan Check No:



REAR ELEVATION

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

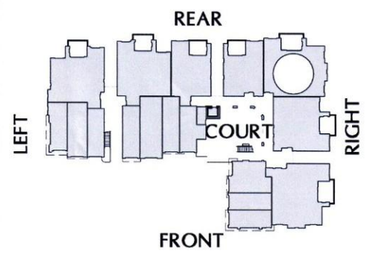


LEFT ELEVATION

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

MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Dunn Edwards Paints: DEC 745 "Chaparral"
  Finish: Acrylic Latex – Flat
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Dunn Edwards Paints: DE 6191 "Exclusive Ivory"
  Finish: Acrylic Latex – Flat
- (F) **Metals (wrought-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
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- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"



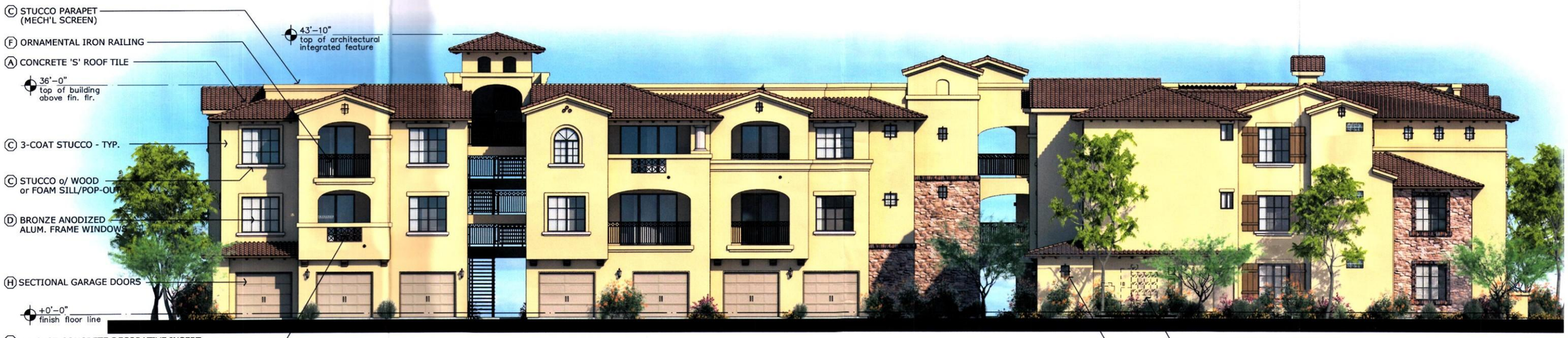
EXTERIOR ELEVATIONS - BLDG TYPE 29

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROC
CRME
3-16-15
ARIZONA U.S.A.
Exp. 3/31/16

Job No:
Date:
Sheet No:
Scale:
Drawn:
Checked:
Plan Check No:



FRONT ELEVATION

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

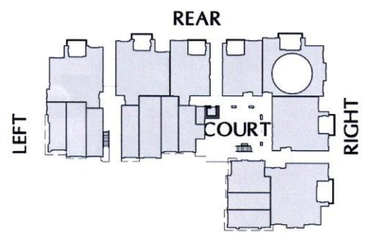


RIGHT ELEVATION

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

MATERIALS & SURFACES :

- Ⓐ **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- Ⓑ **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- Ⓒ **Stucco / Main Body** (including stucco fascia)
  Dunn Edwards Paints: DEC 745 "Chaparral"
  Finish: Acrylic Latext – Flat
- Ⓓ **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- Ⓔ **Window Sill Pop-outs, Corbels, Columns**
  Dunn Edwards Paints: DE 5191 "Exclusive Ivory"
  Finish: Acrylic Latex – Flat
- Ⓕ **Metals (wrought-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- Ⓖ **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- Ⓗ **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- Ⓘ **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- Ⓙ **Stone Veneer**
  Coronado – French Country Villa – "Verona"



EXTERIOR ELEVATIONS - BLDG TYPE 29

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB ORME
3-16-15
ARIZONA U.S.A.
exp. 3/31/16

Job No:

Sheet No:

Date:

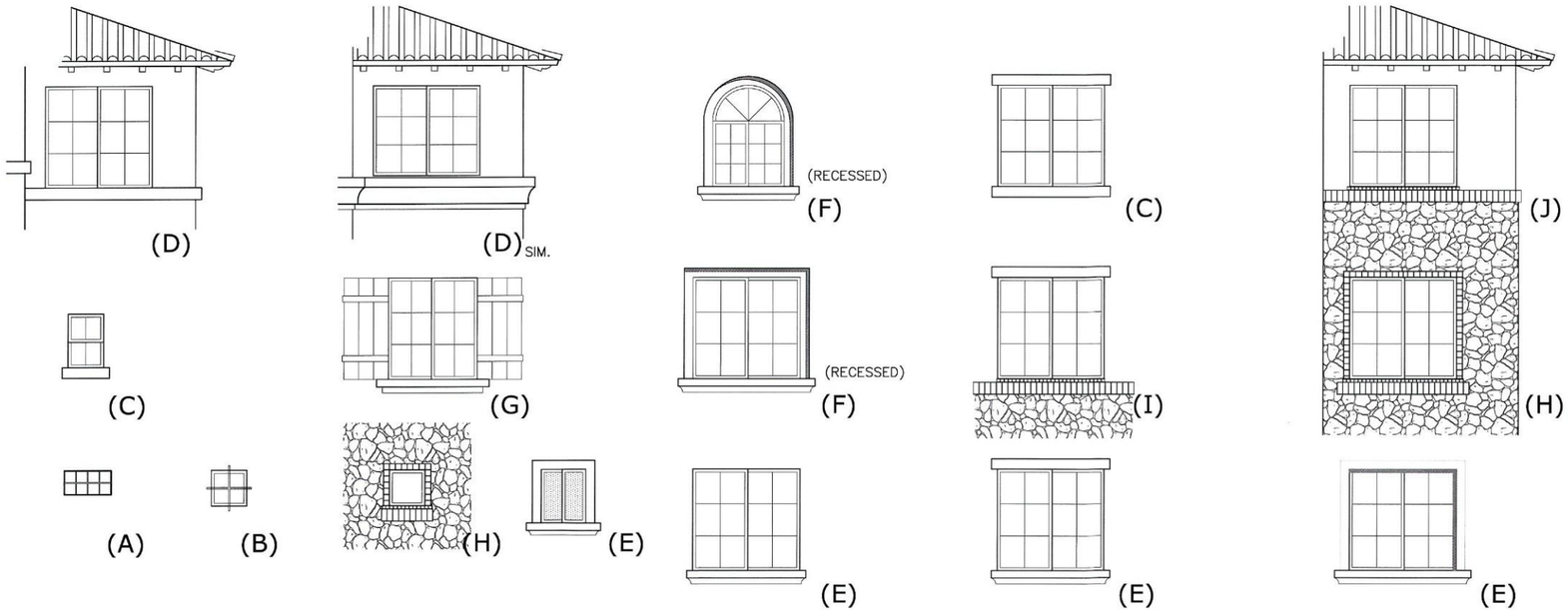
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Drawn:

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Plan Check No:

53-DR-2014
3/16/2015



WINDOW ELEVATIONS

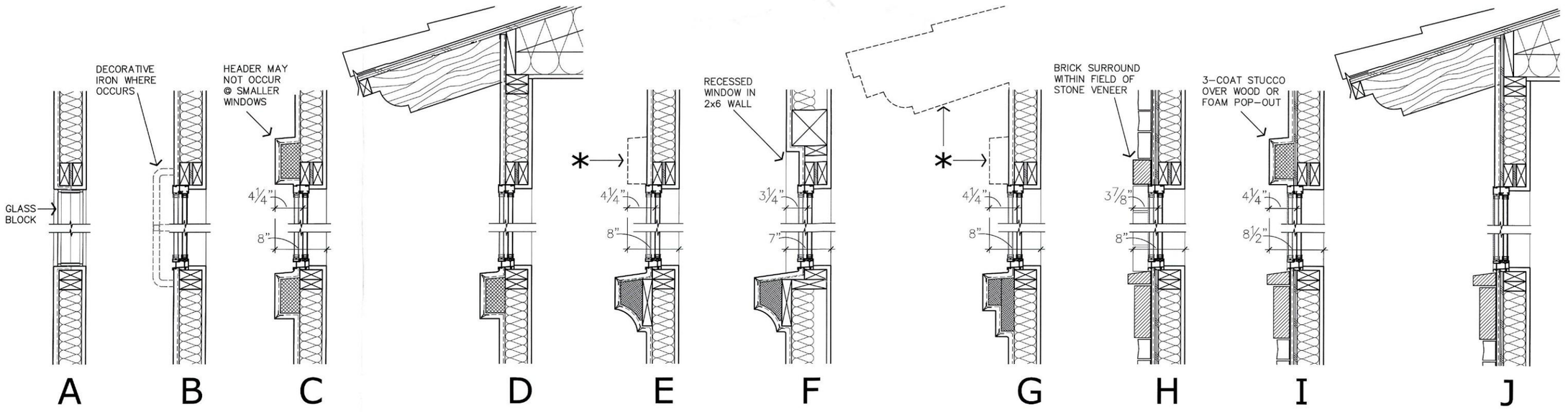
(A) = SECTION TYPE BELOW

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

GENERAL NOTES

1. ALL WINDOWS (other than glass block) SHALL USE DUAL PANE, HIGH PERFORMANCE, LOW-E GLAZING WITH SOLAR HEAT-GAIN COEFFICIENT (SHGC) OF 0.25 OR LESS.
2. WINDOWS FACING SOUTHEAST, SOUTH, SOUTHWEST, OR WEST SHALL BE PROVIDED WITH A SHADE DEVICE SUCH AS EAVES, PROTRUDING HEADERS, LOW-E GLAZING, SHADE TREES – OR COMBINATION THEREOF.
3. TREES THAT ARE ON THE APPROVED SILVERSTONE PLANT LIST, AND ARE ALSO ACCEPTABLE AS A SHADE DEVICE FOR FIRST AND SECOND STORY WINDOWS ARE AS FOLLOWS:
   A. ACACIA SALICINA
   B. CHILOPSIS LINEARIS
   C. DALBERGIA SISSOO

* WINDOWS WITH THIS DESIGNATION THAT ARE NOT PROVIDED WITH A PROTRUDING HEADER OR EAVES IMMEDIATELY ABOVE SHALL BE PROVIDED WITH SHADE TREE PER APPROVED LIST ABOVE, AND AS SHOWN ON LANDSCAPE PLAN.



WINDOW SECTIONS

SCALE: 1-1/2" = 1'-0"

WINDOW TREATMENT VARIATIONS

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE: REVISIONS:
DATE: REVISIONS:

Mark - Taylor Development
San Silverstone
SEC Scottsdale Rd. & Silverstone Dr. — Scottsdale, AZ

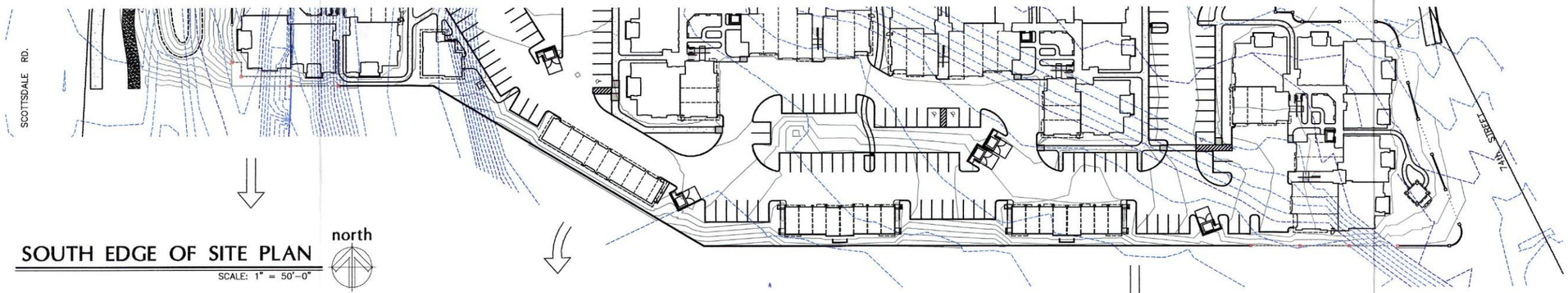
DRB

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB
ORME
DATE SIGNED 03/03/15
Expires 3/31/2016

Job No: 9116
Date: 2014 Aug 04
Sheet No: Wdw
Scale: As Shown
Drawn: -
Checked: -
Plan Check No.

53-DR-2014
3/16/2015

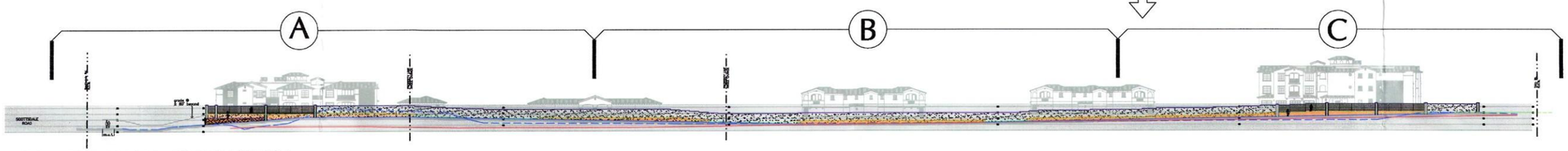
15-ZN-2005



SOUTH EDGE OF SITE PLAN

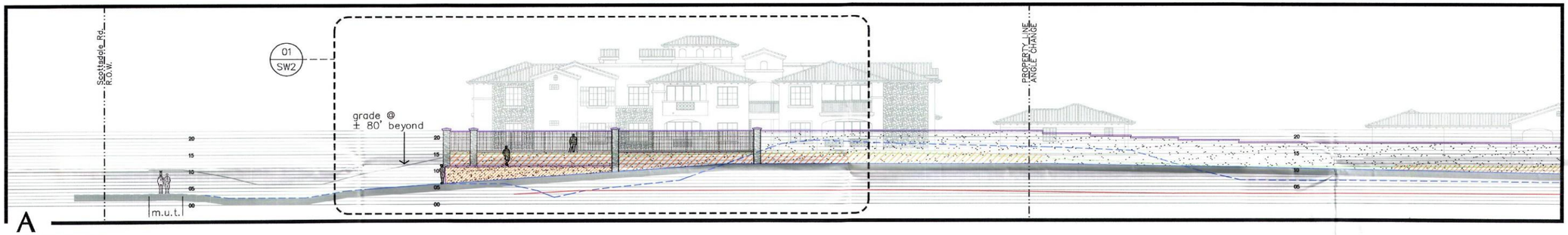
SCALE: 1" = 50'-0"

north



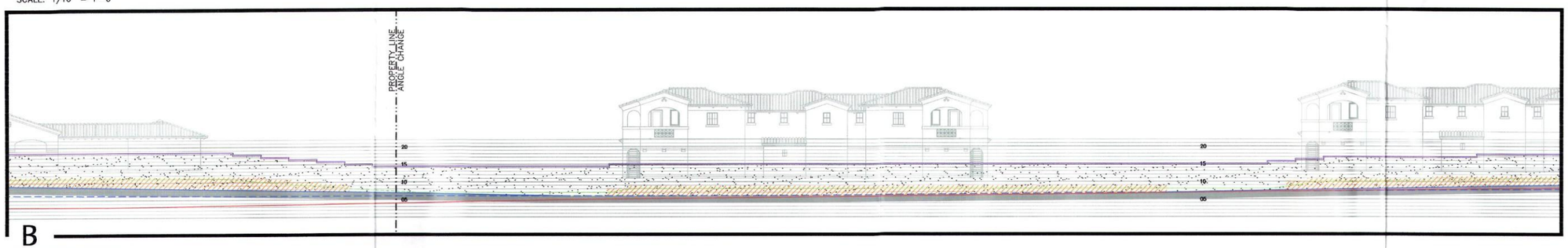
SOUTH WALL ELEVATION

SCALE: 1" = 50'-0"



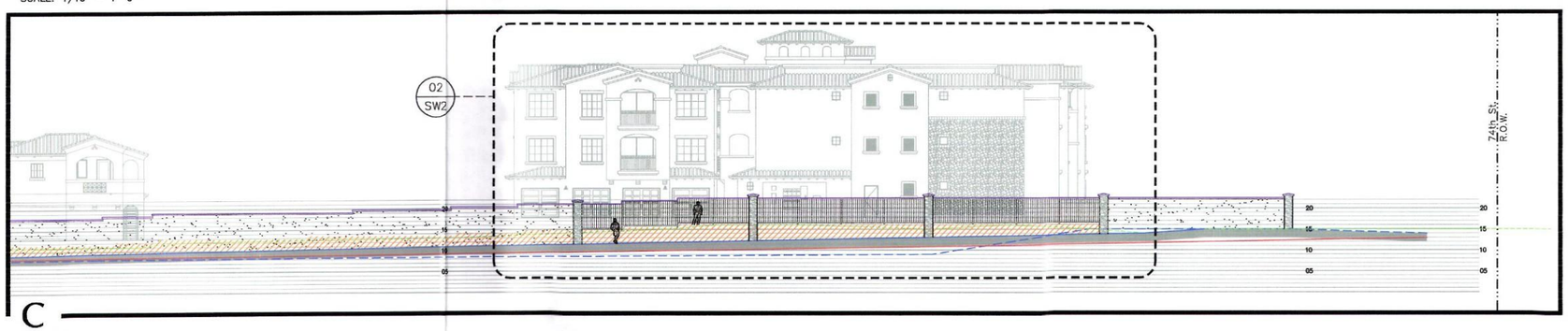
A

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



B

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



C

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

LEGEND

- +/- top of wall or fencing
- retaining wall portion of perimeter wall
- fin. grade
- existing grade
- anticipated final grade (off-site)
- historic grade

SOUTH WALL ELEVATION

SCALE: as shown

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE:	REVISIONS:
1	
2	
3	
4	
5	
6	
7	

Mark - Taylor Development

San Silverstone

SEC Scottsdale Rd. & Silverstone Dr. — Scottsdale, AZ

DRB

REGISTERED ARCHITECT
32220
ROB
ORME
04/20/15
Expires 3/31/2016

53-DR-2014

Job No: 9116

Date: 2015 Mar 10

Sheet No: SW1

Scale: As Shown

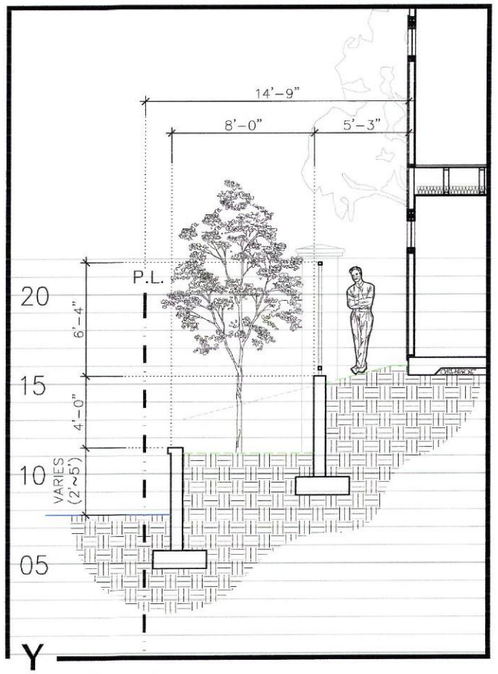
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Plan Check No.

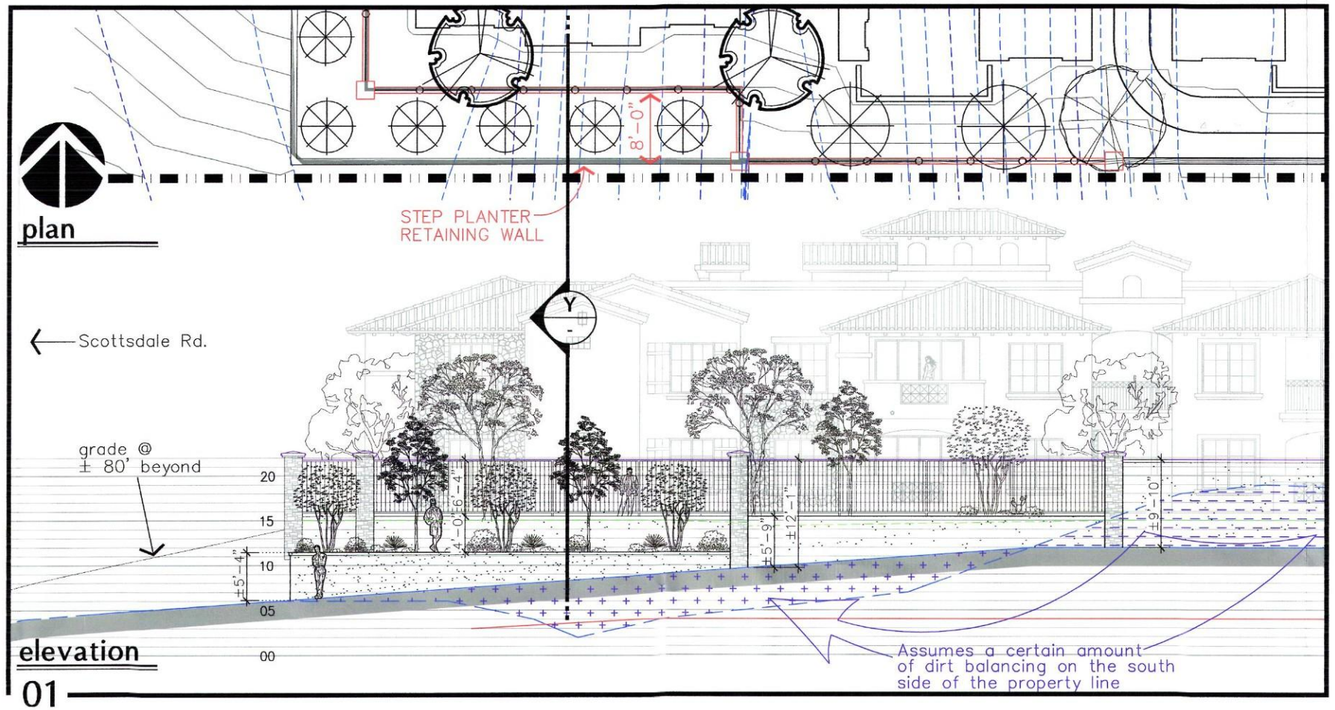
53-DR-2014
5/8/15

15-ZN-2005



Y

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

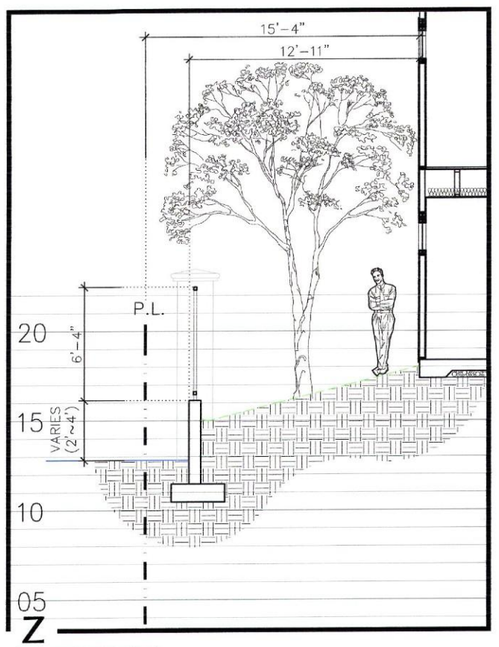


01

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

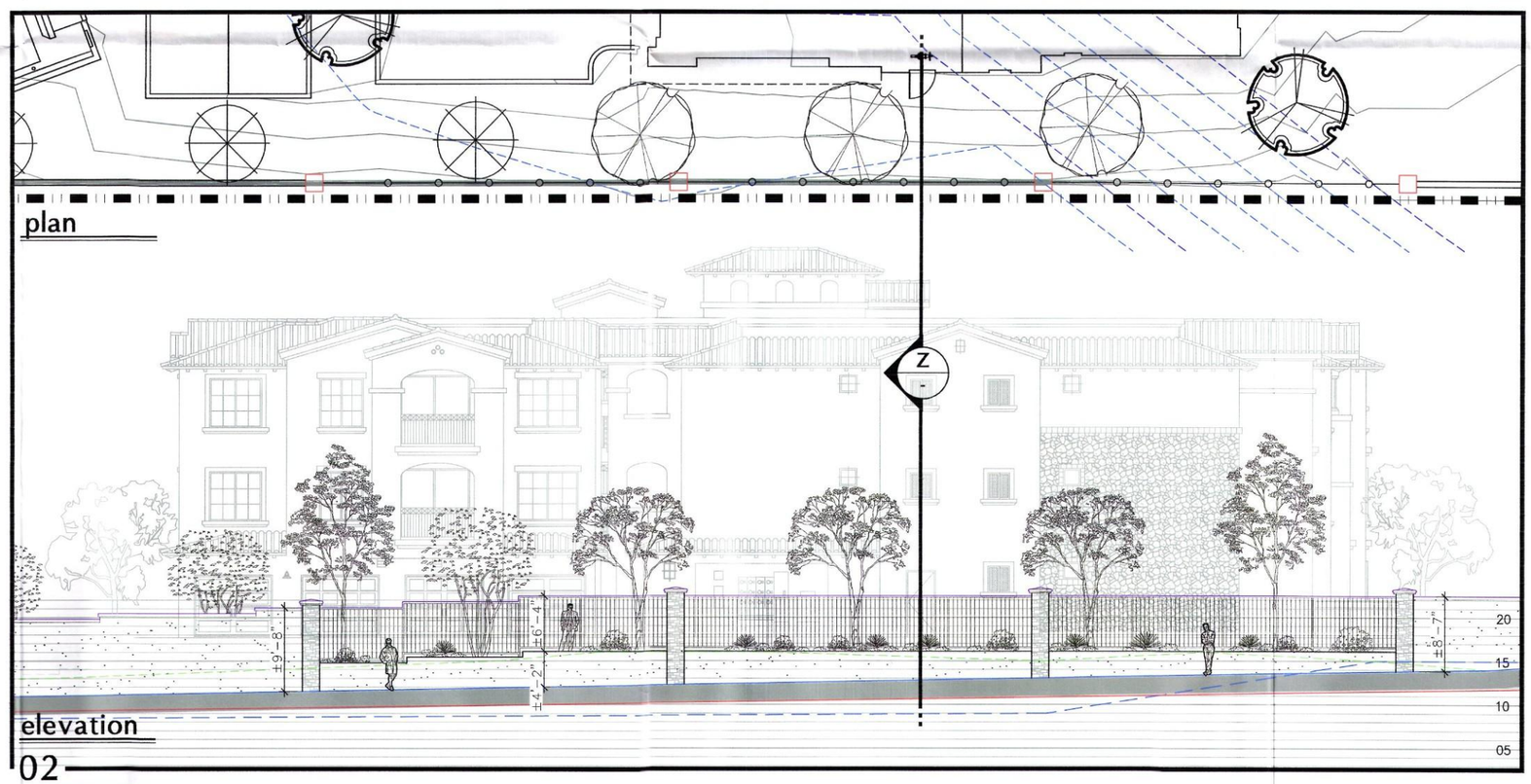
LEGEND

- +/- top of wall or fencing
- retaining wall portion of perimeter wall
- fin. grade
- existing grade
- anticipated final grade (off-site)
- historic grade



Z

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



02

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

SOUTH WALL ELEVATION

SCALE: as shown

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE: REVISIONS:

DATE: REVISIONS:

Mark - Taylor Development

San Silverstone

SEC Scottsdale Rd. & Silverstone Dr. — Scottsdale, AZ

DRB

53-DR-2014

15-ZN-2005

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB
ORME
04/20/15
Signature
Date
Expires 3/31/2016

Job No: 9116

Date: 2015 Mar 10 Sheet No: SW2

Scale: As Shown

Drawn: -

Checked: -

Plan Check No. -

CIRCULATION KEY:

- PEDESTRIAN
- MULTI-USE TRAIL
- VEHICULAR

VICINITY MAP

NO SCALE

OWNER
MT PINNACLE LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

ARCHITECT
ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
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CIVIL ENGINEER
KIMLEY-HORN and ASSOCIATES, INC.
7740 N. 16th STREET, SUITE 300
PHOENIX, AZ 85020
CONTACT: STEVE HANEY
P: (602) 944-5500

L'SCAPE ARCHITECT
COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590

north

Pedestrian / Vehicular Circulation

SCALE: 1" = 50'

0 25 50 100 200

ARCHITECTURAL DESIGN GROUP
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Scottsdale, Az. 85250
480-991-9111

DATE: REVISIONS:

1 2 3 4 5 6 7

DATE: REVISIONS:

8 9 10 11 12 13 14

Mark - Taylor Development

San Silverstone

SEC Scottsdale Rd. & Silverstone Dr. — Scottsdale, AZ

DRB

53-DR-2014

15-ZN-2005

REGISTERED ARCHITECT
32220
ROB ORME
04/20/15
Expires 3/31/2016

Job No: 9116

Date: 2015 Mar 10

Sheet No: PVC

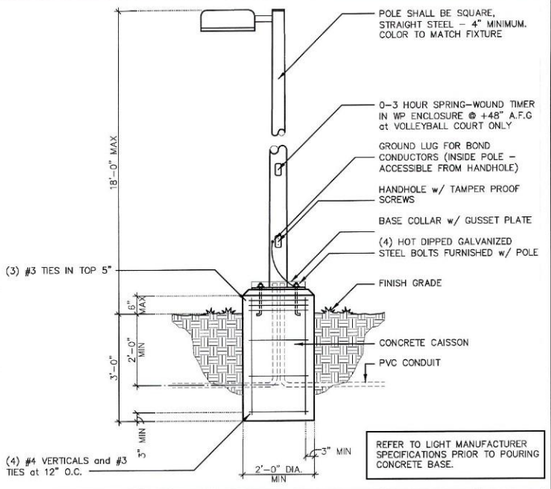
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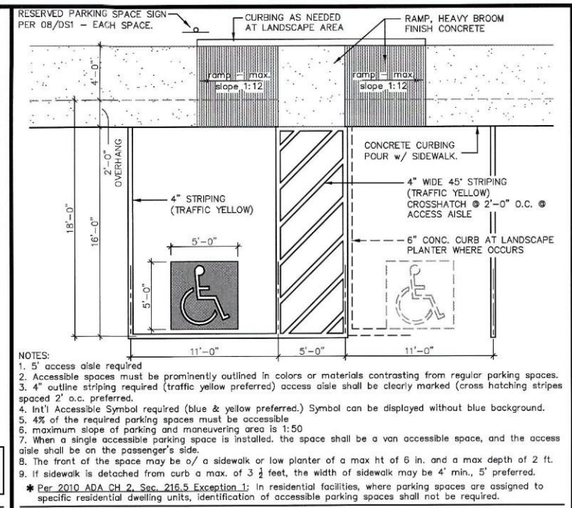
Plan Check No.

53-DR-2014
5/8/15



12 POLE MOUNTED FIXTURE - LIGHT

SCALE : 1/2" = 1'–0"
DS2–D11

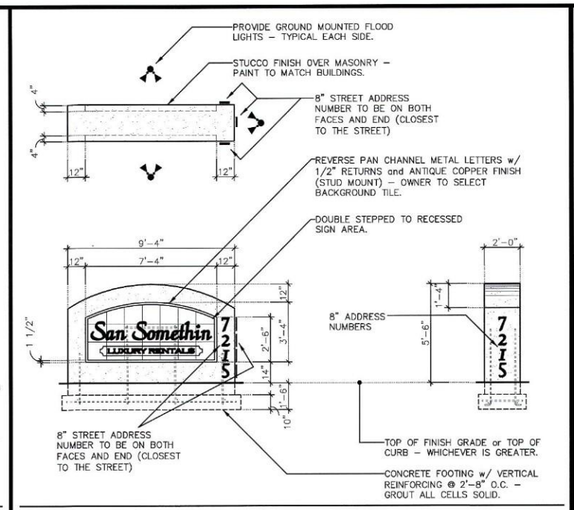


NOTES:
1. 5' access aisle required
2. Accessible spaces must be prominently outlined in colors or materials contrasting from regular parking spaces.
3. 4" outline striping required (traffic yellow preferred) access aisle shall be clearly marked (cross hatching stripes spaced 2' o.c. preferred.
4. Int'l Accessible Symbol required (blue & yellow preferred.) Symbol can be displayed without blue background.
5. 4% of the required parking spaces must be accessible
6. maximum slope of parking and maneuvering area is 1:50
7. When a single accessible parking space is installed, the space shall be a van accessible space, and the access aisle shall be on the passenger's side.
8. The front of the space may be o/ a sidewalk or low planter of a max ht of 6 in. and a max depth of 2 ft.
9. If sidewalk is detached from curb a max. of 3 ½ feet, the width of sidewalk may be 4' min., 5' preferred.

* Per 2010 ADA CH 2, Sec. 216.5 Exception 1: In residential facilities, where parking spaces are assigned to specific residential dwelling units, identification of accessible parking spaces shall not be required.

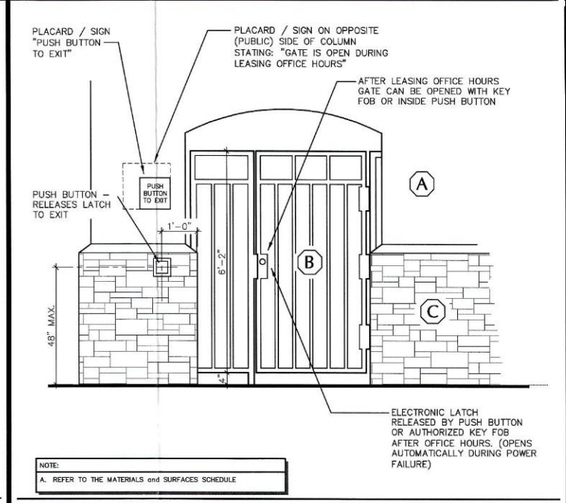
09 TYPICAL HANDICAP PARKING STALL

CITY OF SCOTTSDALE STANDARD DETAIL
SCALE : 3/16" = 1'–0"
DS1–D07



06 DRIVEWAY ENTRY SIGNAGE

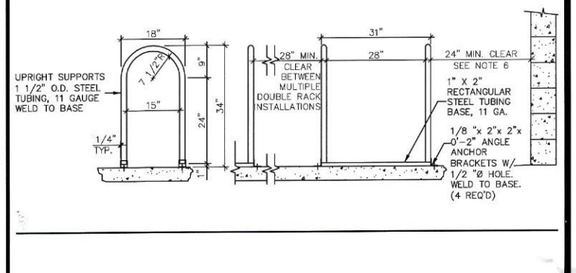
SEPARATE PERMIT REQUIRED
SCALE : 1/4" = 1'–0"
DS2–D04



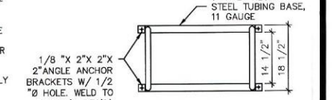
NOTE:
A. REFER TO THE MATERIALS and SURFACES SCHEDULE

03 PEDESTRIAN GATE PORTE COCHERE

SCALE : 1/2" = 1'–0"
DS2–D10



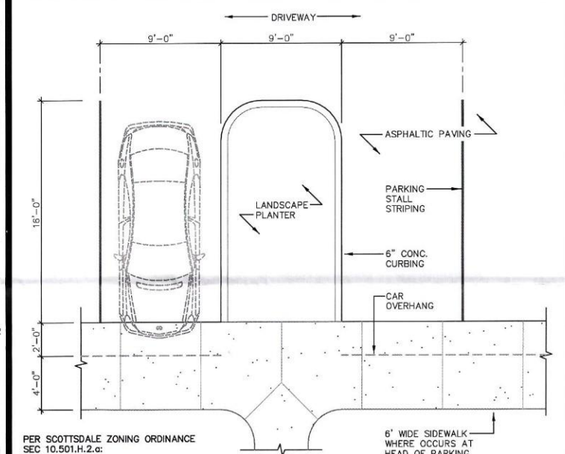
NOTE:
1. DOUBLE RACK HOLDS 4 BICYCLES.
2. FINISH TO BE WEATHER RESISTANT, BAKED–ON POWDER POLYMER COATING.
3. ANCHOR RACK TO CONCRETE W/ 3/8"Ø X 2 1/2" WEDGE ANCHORS AND TAMPER RESISTANT OR WELDED NUTS, (4 REQ'D) OR SET TUBING 12" BELOW GRADE IN 24" DEEP X 6" WIDE CONCRETE FOOTING.
4. CONCRETE BASE MAY BE COVERED WITH TURF OR DECOMPOSED GRANITE.
5. PLACEMENT OF BICYCLE RACK SHALL BE CONVENIENT TO MAIN ENTRANCE AND IN A HIGHLY VISIBLE AREA.
6. 24" MIN. CLEARANCE FROM WALLS OR OBSTRUCTIONS INCLUDING CURBS OR EDGE OF ROADWAY ON BOTH SIDES AND BACK OF RACK. FRONT OF RACK SHALL HAVE A 6' MIN CLEAR AREA.



PLAN
N.T.S.

11 DOUBLE BICYCLE RACK

SCOTTSDALE DETAIL NO. 2285
SCALE : 1/2" = 1'–0"
DS3–D10

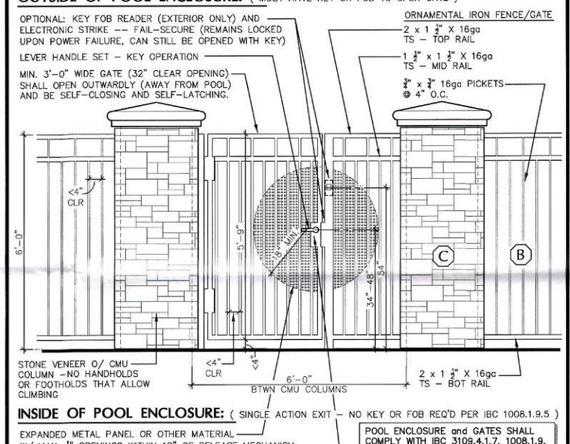


PER SCOTTSDALE ZONING ORDINANCE SEC 10.501.H.2.c:
THESE LANDSCAPE AREAS SHALL HAVE A MIN. WIDTH OF 7' AND A MIN. AREA OF 120 SQ. FT.

08 TYPICAL PARKING LANDSCAPE ISLAND

–
SCALE : 3/16" = 1'–0"
DS1–D04

OUTSIDE OF POOL ENCLOSURE: (MUST HAVE KEY OR FOB TO OPEN GATE)



INSIDE OF POOL ENCLOSURE: (SINGLE ACTION EXIT – NO KEY OR FOB REQ'D PER IBC 1008.1.9.5)

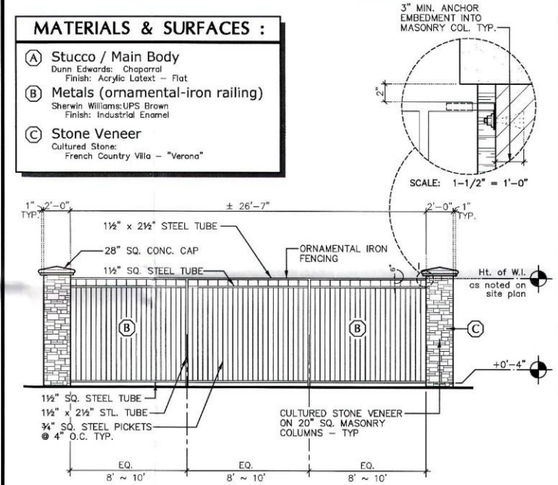
EXPANDED METAL PANEL OR OTHER MATERIAL W/ MAX. ½" OPENINGS WITHIN 18" OF RELEASE MECHANISM
LEVER HANDLE SET – OPERABLE WITHOUT KEY OR FOB
POOL ENCLOSURE and GATES SHALL COMPLY WITH IBC 3109.4.1.7, 1008.1.9, 1109.12; CITY, COUNTY and STATE POOL BARRIER PROVISIONS and FEDERAL ACCESSIBILITY REQUIREMENTS.

05 POOL BARRIER / GATE

SCALE : 1/2" = 1'–0"
DS2–D09

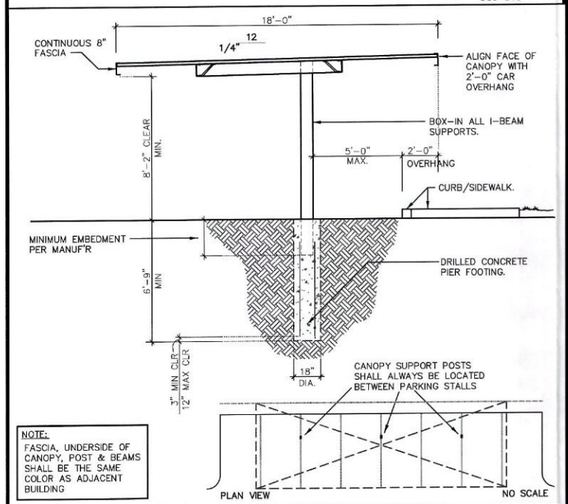
MATERIALS & SURFACES :

- (A) Stucco / Main Body
  Dunn Edwards: Chaparral
  Finish: Acrylic Latext – Flat
- (B) Metals (ornamental-iron railing)
  Sherwin Williams:UPS Brown
  Finish: Industrial Enamel
- (C) Stone Veneer
  Cultured Stone:
  French Country Villa – "Verona"



02 ORNAMENTAL IRON FENCING

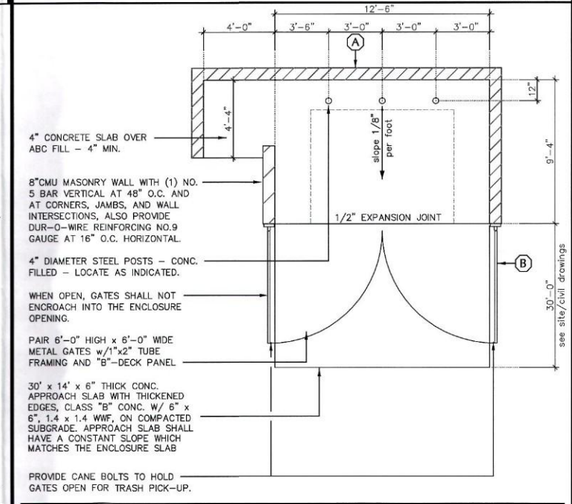
PERIMETER FENCE & POOL FENCE
SCALE : 3/16" = 1'–0"
DS1–D02



NOTE:
FASCIA, UNDERSIDE OF CANOPY, POST & BEAMS SHALL BE THE SAME COLOR AS ADJACENT BUILDING

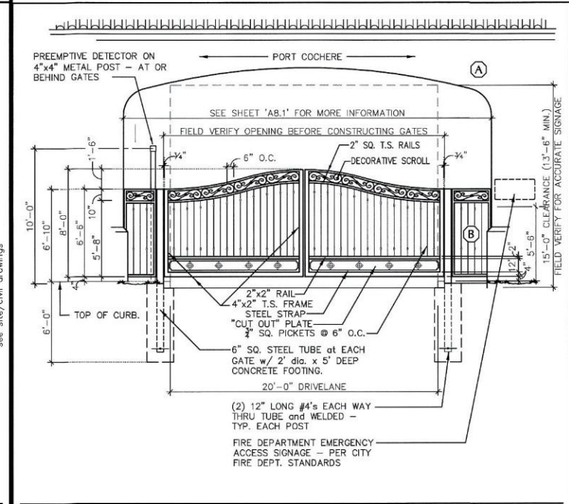
10 CARPORT CANOPY SECTION

SEPARATE PERMIT REQUIRED
SCALE : 1/4" = 1'–0"
DS2–D05



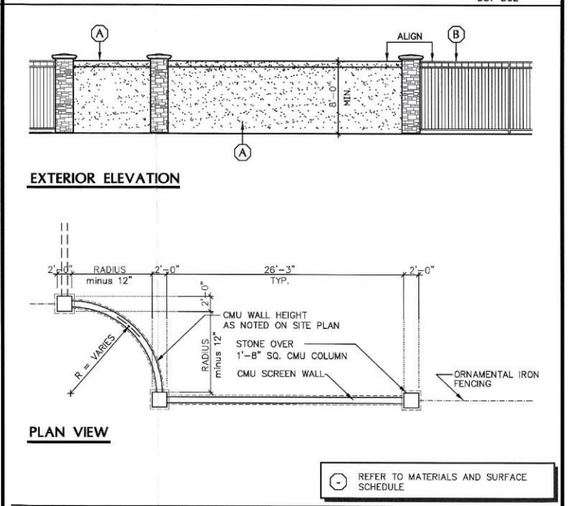
07 TRASH ENCLOSURE - PLAN VIEW

PER CITY OF SCOTTSDALE 2146–1
SCALE : N.T.S.
DS2–D01



04 ENTRY GATE ELEVATION

Double Gate at Portico – 20' Drive
SCALE : 3/16" = 1'–0"
DS2–D07



REFER TO MATERIALS AND SURFACE SCHEDULE

01 ORNAMENTAL IRON / MASONRY SCREEN WALL

SCALE : 1/8" = 1'–0"
DS1–D01

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Scottsdale, Arizona 85250
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REGISTERED ARCHITECT
CERTIFICATE NO. 33230
ROB CRIME
Date Signed 3/31/16
ARIZONA, U.S.A.
Exp. 3/31/16

Job No:
Date:
Sheet No: DS1
Scale:
Drawn:
Checked:
Plan Check No:

53-DR-2014
5/8/15



Roof Plan Worksheet

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE: REVISIONS:

DATE: REVISIONS:

Mark - Taylor Development

San Silverstone

SEC Scottsdale Rd. & Silverstone Dr. — Scottsdale, AZ

DRB

REGISTERED ARCHITECT
CERTIFICATE NO.
32220
ROB ORME
04/10/15
Expires 3/31/2016

Job No: 9116

Date: 2015 Mar 10

Sheet No: RPW

Scale: As Shown

Drawn: -

Checked: -

Plan Check No.

53-DR-2014
5/8/15

53-DR-2014

15-ZN-2005



FRONT ELEVATION

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



LEFT ELEVATION

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



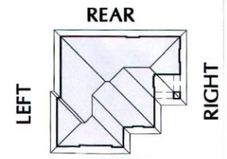
REAR ELEVATION

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



RIGHT ELEVATION

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



MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Finish: Acrylic Latex – Flat
  (C1) Dunn Edwards: DEC761 "Cochise" (Bldg Type 18, Amenity, Ramadas)
  (C2) Dunn Edwards: DEC764 "Inside Pass" (Bldg Type 24, Maint. & Garages)
  (C3) Frazee Paints: "Monastery Brown" (Bldg Type 29, 02, Porte Cocheres)
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
  Finish: Acrylic Latex – Flat
- (F) **Metals (ornamental-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"

EXTERIOR ELEVATIONS - MAINTENANCE BLDG

ARCHITECTURAL DESIGN GROUP
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Job No:

Date: Sheet No:

Scale:

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5/8/15

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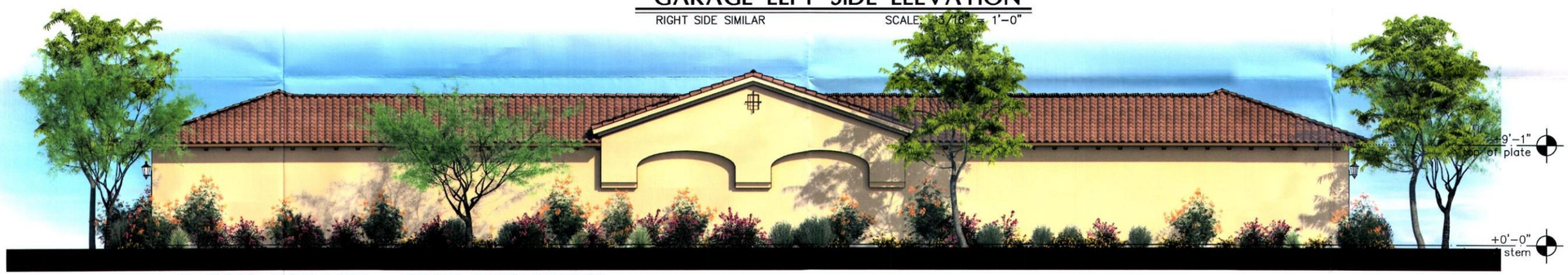
8 BAY GARAGE - FRONT ELEVATION

SCALE: 3/16" = 1'-0"



GARAGE LEFT SIDE ELEVATION

RIGHT SIDE SIMILAR SCALE: 3/16" = 1'-0"



8 BAY GARAGE - REAR ELEVATION

SCALE: 3/16" = 1'-0"



MAIL RAMADA - END ELEVATION

SCALE: 3/16" = 1'-0"



MAIL RAMADA - SIDE ELEVATION

SCALE: 3/16" = 1'-0"

MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Finish: Acrylic Latext – Flat
  (C1) Dunn Edwards: DEC761 "Cochise" (Bldg Type 18, Amenity, Ramadas)
  (C2) Dunn Edwards: DEC764 "Inside Pass" (Bldg Type 24, Maint. & Garages)
  (C3) Frazee Paints: "Monastery Brown" (Bldg Type 29, G2, Porte Cocheres)
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
  Finish: Acrylic Latex – Flat
- (F) **Metals (ornamental-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"

EXTERIOR ELEVATIONS -GARAGE BLDG and MAIL RAMADA

ARCHITECTURAL DESIGN GROUP
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Scottsdale, Az. 85250
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Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
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Job No:

Date: 53-DR-2014 5/8/15

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FRONT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"



ENTRANCE (SES)

LEFT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Finish: Acrylic Latext – Flat
  - (1) Dunn Edwards: DEC761 "Cochise" (Bldg Type 18, Amenity, Ramadas)
  - (2) Dunn Edwards: DEC764 "Inside Pass" (Bldg Type 24, Maint. & Garages)
  - (3) Frazee Paints: "Monastery Brown" (Bldg Type 29, G2, Porte Cocheres)
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
  Finish: Acrylic Latex – Flat
- (F) **Metals (ornamental-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"



EXTERIOR ELEVATIONS - BUILDING 'G2' (CARRIAGE)

ARCHITECTURAL DESIGN GROUP
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Job No:

Date: Sheet No:

Scale:

Drawn:

Checked:

Plan Check I 53-DR-2014 5/8/15



FRONT ELEVATION

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



RIGHT ELEVATION

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



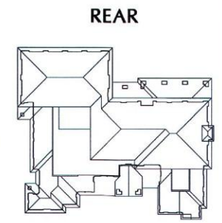
REAR ELEVATION

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



LEFT ELEVATION

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



MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurobie S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Finish: Acrylic Latext – Flat
  Dunn Edwards: DEC761 "Cochise" (Bldg Type 18, Amenity, Ramadas)
  Dunn Edwards: DEC764 "Inside Pass" (Bldg Type 24, Maint. & Garages)
  Frazee Paints: "Monastery Brown" (Bldg Type 29, G2, Porte Cocheres)
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
  Finish: Acrylic Latex – Flat
- (F) **Metals (ornamental-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"

EXTERIOR ELEVATIONS - AMENITY BUILDING

ARCHITECTURAL DESIGN GROUP
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Scottsdale, Az. 85250
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Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
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Job No:

Date: 53-DR-2014
5/8/15

Scale:

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Plan Check No:



REAR ELEVATION

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

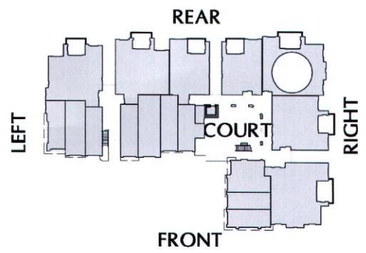


LEFT ELEVATION

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

MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Finish: Acrylic Latext – Flat
  (C1) Dunn Edwards: DEC761 "Cochise" (Bldg Type 1B, Amenity, Ramadas)
  (C2) Dunn Edwards: DEC764 "Inside Pass" (Bldg Type 24, Maint. & Garages)
  (C3) Frazee Paints: "Monastery Brown" (Bldg Type 29, G2, Porte Cocheres)
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
  Finish: Acrylic Latex – Flat
- (F) **Metals (ornamental-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883O "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"



EXTERIOR ELEVATIONS - BLDG TYPE 29

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
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Scottsdale, Arizona 85250
(480) 991-9111

Job No: 53-DR-2014
Date: 5/8/15
Sheet No:
Scale:
Drawn:
Checked:
Plan Check No:



FRONT ELEVATION

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

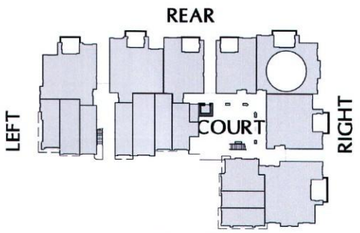


RIGHT ELEVATION

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

MATERIALS & SURFACES :

- Ⓐ **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- Ⓑ **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- Ⓒ **Stucco / Main Body** (including stucco fascia)
  Finish: Acrylic Latext – Flat
  Ⓒ1 Dunn Edwards: DEC761 "Cochise" (Bldg Type 18, Amenity, Ramadas)
  Ⓒ2 Dunn Edwards: DEC764 "Inside Pass" (Bldg Type 24, Maint. & Garages)
  Ⓒ3 Frazee Paints: "Monastery Brown" (Bldg Type 29, G2, Porte Cocheres)
- Ⓓ **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- Ⓔ **Window Sill Pop-outs, Corbels, Columns**
  Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
  Finish: Acrylic Latex – Flat
- Ⓕ **Metals (ornamental-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- Ⓖ **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- Ⓗ **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- Ⓘ **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- Ⓙ **Stone Veneer**
  Coronado – French Country Villa – "Verona"



EXTERIOR ELEVATIONS - BLDG TYPE 29

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Job No:

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Check: 53-DR-2014
5/8/15

Plan C.



REAR ELEVATION

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

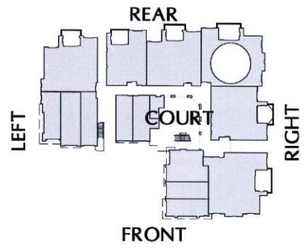


LEFT ELEVATION

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

MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Finish: Acrylic Latext – Flat
  (C1) Dunn Edwards: DEC761 "Cashise" (Bldg Type 18, Amenity, Ramados)
  (C2) Dunn Edwards: DEC764 "Inside Pass" (Bldg Type 24, Maint. & Garages)
  (C3) Frazee Paints: "Monastery Brown" (Bldg Type 29, G2, Porte Cocheres)
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
  Finish: Acrylic Latex – Flat
- (F) **Metals (ornamental-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"



EXTERIOR ELEVATIONS - BLDG TYPE 24

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FRONT ELEVATION

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



RIGHT ELEVATION

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

MATERIALS & SURFACES :

(A) **Roof Tile** (Patio/Balcony Insert Panels to match)
Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)

(B) **Rafters & Overhangs, Shutters**
Frazee Paints: CL2677N "Espresso"
Finish: Endurable S/G

(C) **Stucco / Main Body** (including stucco fascia)
Finish: Acrylic Latext – Flat
(C1) Dunn Edwards: DEC761 "Cochise" (Bldg Type 18, Amenity, Ramadas)
(C2) Dunn Edwards: DEC764 "Inside Pass" (Bldg Type 24, Maint. & Garages)
(C3) Frazee Paints: "Monastery Brown" (Bldg Type 29, G2, Porte Cocheres)

(D) **Window Frames**
Aluminum
Finish: Anodized Bronze

(E) **Window Sill Pop-outs, Corbels, Columns**
Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
Finish: Acrylic Latex – Flat

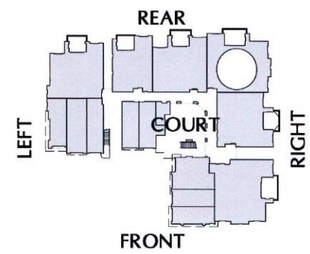
(F) **Metals (ornamental-iron railing)**
Sherwin Williams Paints: "UPS Brown"
Finish: Industrial Enamel

(G) **Exterior Pedestrian Doors**
Sherwin Williams Paints: "Jacaranda"
Finish: Industrial Enamel

(H) **Garage Doors, Fire-riser Doors**
Frazee Paints: CL2883D "Mexican Tea"
Finish: Industrial Enamel

(I) **Brick Veneer**
Coronado – Clinker Brick (2.5" x 8") "Antique Red"

(J) **Stone Veneer**
Coronado – French Country Villa – "Verona"



EXTERIOR ELEVATIONS - BLDG TYPE 24

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REAR ELEVATION

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

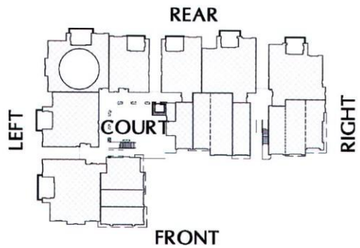


LEFT ELEVATION

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

MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHS8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Finish: Acrylic Latext – Flat
  (C1) Dunn Edwards: DEC761 "Cochise" (Bldg Type 18, Amenity, Ramadas)
  (C2) Dunn Edwards: DEC764 "Inside Pass" (Bldg Type 24, Maint. & Garages)
  (C3) Frazee Paints: "Monastery Brown" (Bldg Type 29, G2, Porte Cocheres)
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
  Finish: Acrylic Latex – Flat
- (F) **Metals (ornamental-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"



EXTERIOR ELEVATIONS - BLDG TYPE 18

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53-DR-2014
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FRONT ELEVATION

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

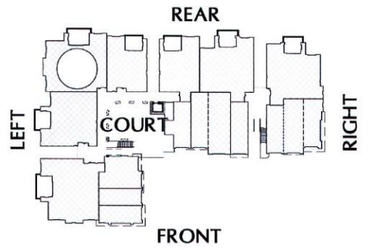


RIGHT ELEVATION

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

MATERIALS & SURFACES :

- (A) **Roof Tile** (Patio/Balcony Insert Panels to match)
  Eagle Roofing: SHC8709 Capistrano, "El Morado Blend" (Terracotta, Burgundy Blend)
- (B) **Rafters & Overhangs, Shutters**
  Frazee Paints: CL2677N "Espresso"
  Finish: Endurable S/G
- (C) **Stucco / Main Body** (including stucco fascia)
  Finish: Acrylic Latext – Flat
  (C1) Dunn Edwards: DE6761 "Cochise" (Bldg Type 18, Amenity, Ramadas)
  (C2) Dunn Edwards: DE6764 "Inside Pass" (Bldg Type 24, Maint. & Garages)
  (C3) Frazee Paints: "Monastery Brown" (Bldg Type 28, G2, Porte Cocheres)
- (D) **Window Frames**
  Aluminum
  Finish: Anodized Bronze
- (E) **Window Sill Pop-outs, Corbels, Columns**
  Frazee / ColorLife Paints: CLW 1010W "Snow Valley"
  Finish: Acrylic Latex – Flat
- (F) **Metals (ornamental-iron railing)**
  Sherwin Williams Paints: "UPS Brown"
  Finish: Industrial Enamel
- (G) **Exterior Pedestrian Doors**
  Sherwin Williams Paints: "Jacaranda"
  Finish: Industrial Enamel
- (H) **Garage Doors, Fire-riser Doors**
  Frazee Paints: CL2883D "Mexican Tea"
  Finish: Industrial Enamel
- (I) **Brick Veneer**
  Coronado – Clinker Brick (2.5" x 8") "Antique Red"
- (J) **Stone Veneer**
  Coronado – French Country Villa – "Verona"



EXTERIOR ELEVATIONS - BLDG TYPE 18

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