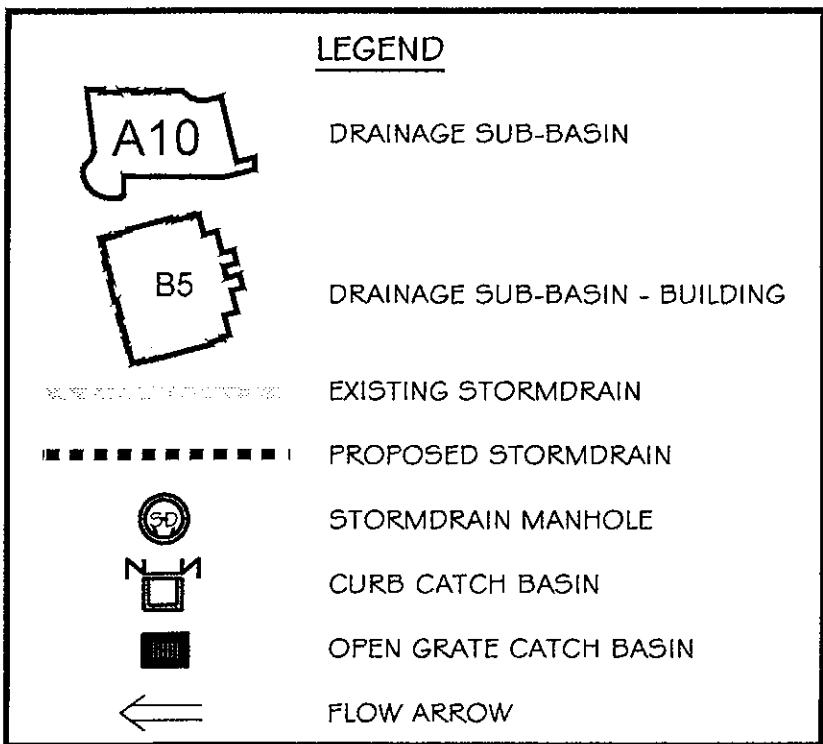
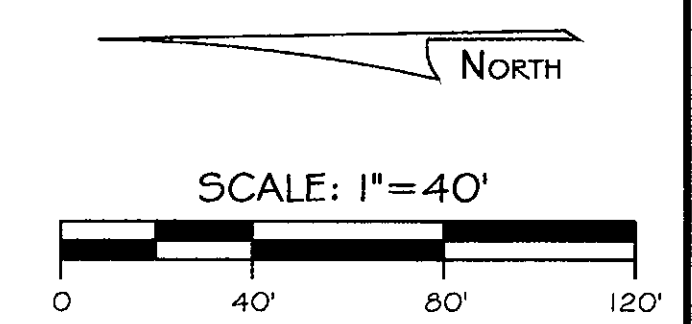
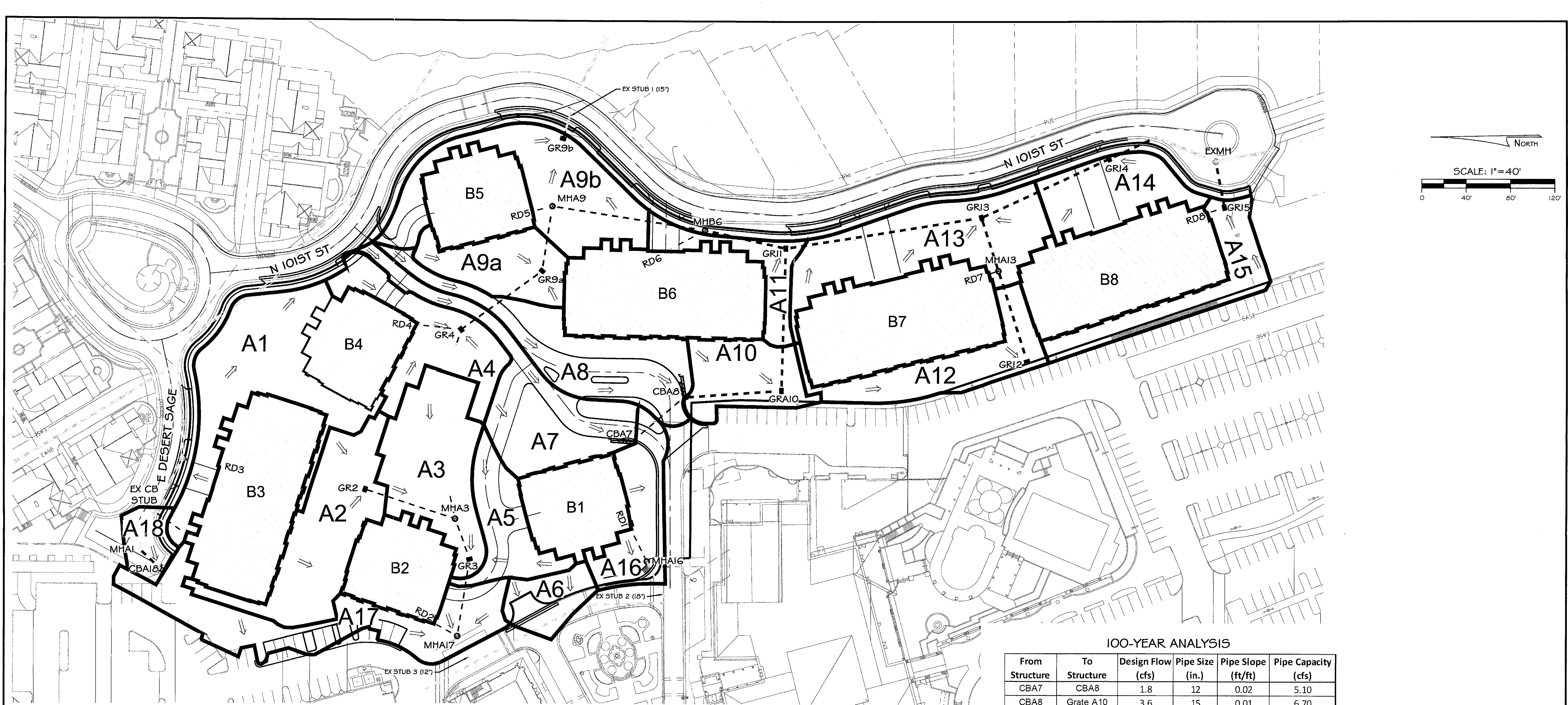


Full Size or Largest Size
(site plan, landscape, elevations)



NOTE: ALL ROOF DRAINS ARE 10" AND LABELED AS "RDI", ETC.

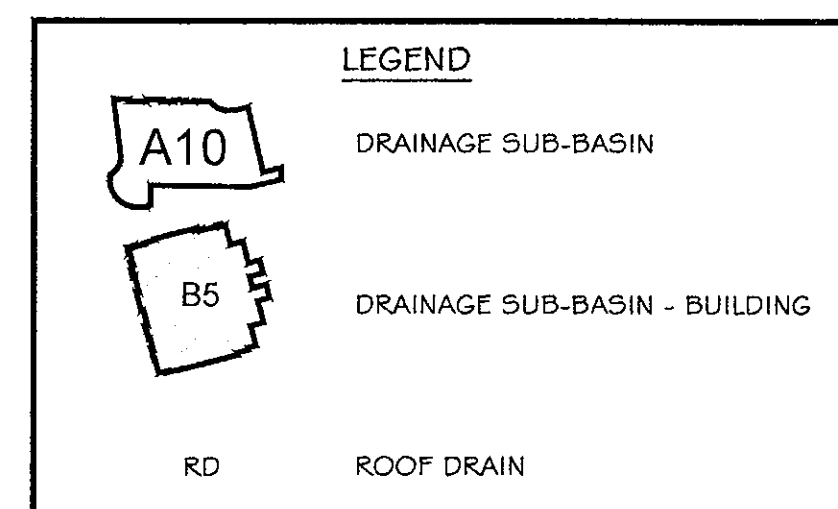
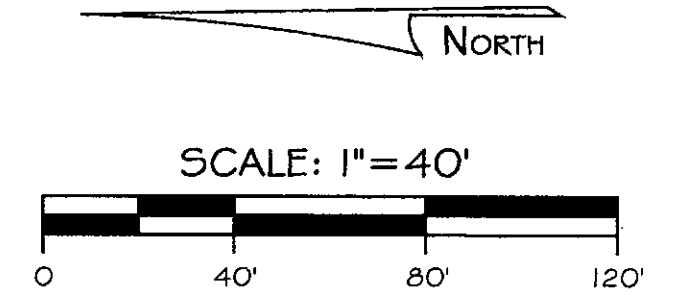
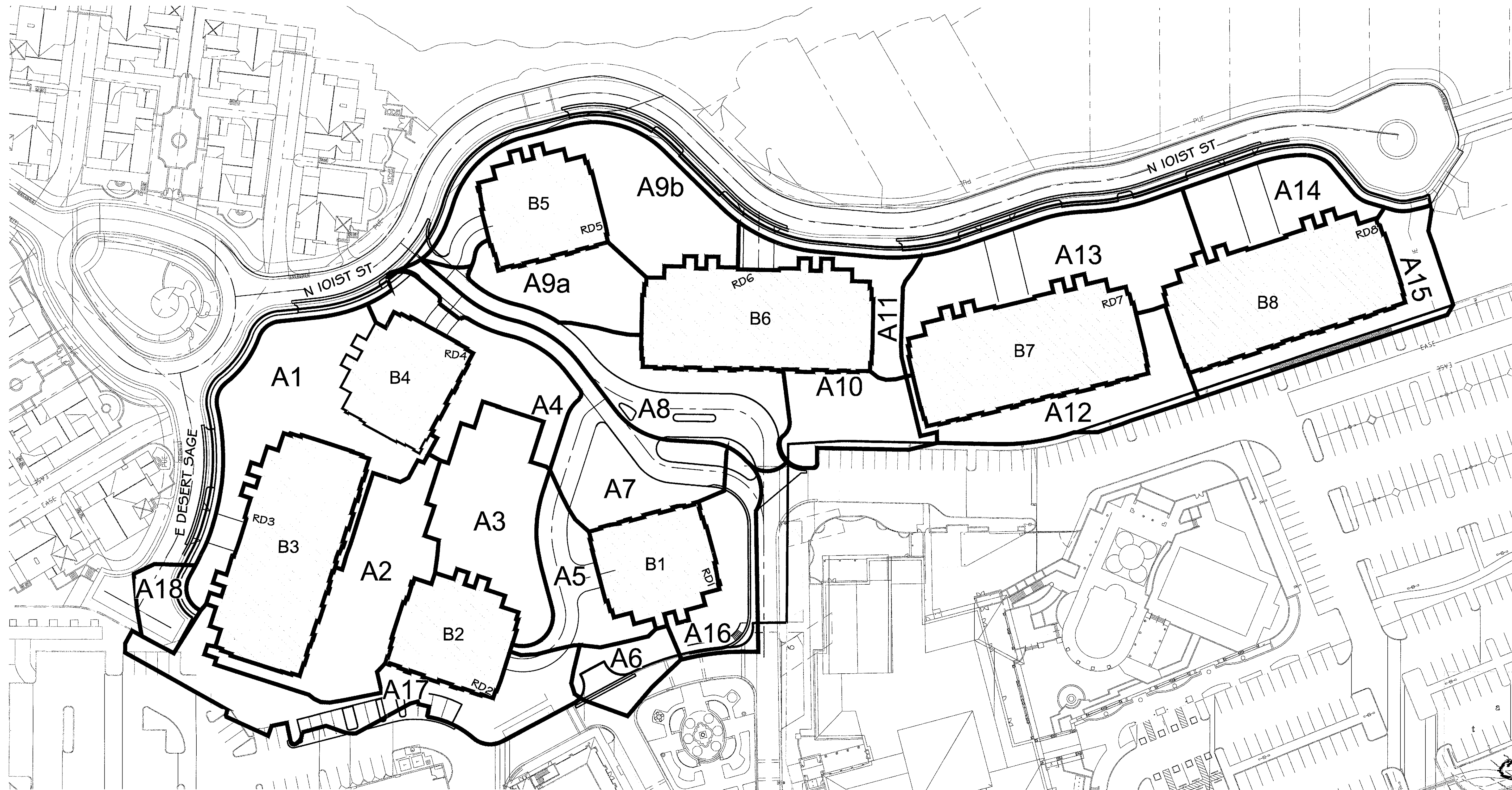
100-YEAR ANALYSIS

From Structure	To Structure	Design Flow (cfs)	Pipe Size (in.)	Pipe Slope (ft/ft)	Pipe Capacity (cfs)
CBA7	CBA8	1.8	12	0.02	5.10
CBA8	Grate A10	3.6	15	0.01	6.70
Grate A10	Grate A11	4.3	15	0.01	6.70
MHB6	Grate A11	2.6	15	0.03	9.90
Grate A4	Grate A9a	2.3	12	0.02	5.10
Grate A9a	MHA9	3.1	15	0.01	6.70
MHA9	MHB6	4.3	15	0.02	9.10
Grate A11	Grate A13	7.4	18	0.03	18.00
Grate A12	MHA13	0.8	12	0.01	3.50
MHA13	Grate A13	3.4	15	0.01	6.70
Grate A13	Grate A14	12.4	18	0.04	18.20
Grate A14	EXMH1	13.4	18	0.03	17.00
Grate A15	EXMH1	3.3	12	0.02	5.10
Grate A2	MHA3	1.3	12	0.02	5.10
MHA3	Grate A3	1.3	12	0.02	5.10
Grate A3	MH A17	4.0	12	0.04	7.00
MH A17	Ex. Stub 2	5.1	12	0.02	5.10
Grate A 9b	Ex. Stub 1	0.7	10	0.01	2.40
MH A1	Ex. CB Stub	2.6	10	0.02	3.10
MH A17	Ex. Stub 3	5.1	12	0.02	5.10

STERLING AT SILVERLEAF
SCOTTSDALE, ARIZONA
PLATE 4 - DRAINAGE INFRASTRUCTURE EXHIBIT



PROJECT No: 16TNH102
DATE: 11/04/2016



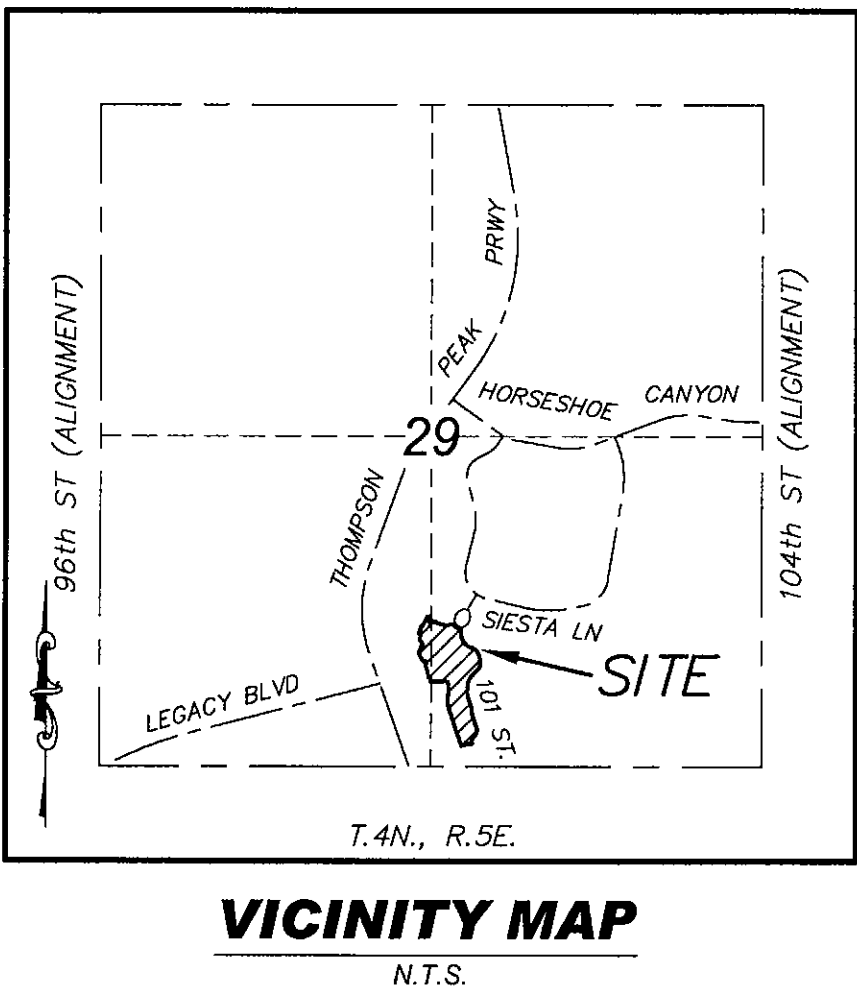
**STERLING AT
SILVERLEAF**
SCOTTSDALE, ARIZONA
PLATE 3
DRAINAGE SUB-BASINS

LDTeam
3420 E Shea Boulevard, Suite 150 - Phoenix, Arizona 85028
Ph: 602.396.5700 Fax: 602.396.5701 www.LDTeam.com

PROJECT No: 16TNH102
DATE: 11/04/2016

ALTA / NSPS LAND TITLE SURVEY
DC RANCH - LOTS 30A & 30B

A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 5 EAST OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

ALTAINSPS LAND TITLE SURVEY
DC RANCH - LOTS 30A & 30B
SCOTTSDALE, ARIZONA



REVISIONS:

△

△

△

DRAWING NAME:
16165ALTA.dwg
JOB NO. 2016-165
DRAWN: ELS
CHECKED: JAS
DATE: 8/25/2016
SCALE: N.T.S.
SHEET: 1 OF 2

78-DR-2005#3
09/14/16

ALTA

LEGAL DESCRIPTION

PARCEL NO. 1:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOTS 30A AND 30B, MINOR LAND DIVISION PLAT DC RANCH PARCEL T4B, LOTS 30 AND 31, ACCORDING TO BOOK 1220 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AND ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS, OR MAY BE DETERMINED TO BE, PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND RECORDED NOVEMBER 26, 1948 IN DOCKET 304, PAGE 447, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS CREATED BY THAT CERTAIN ACCESS EASEMENT AND COST SHARING AGREEMENT RECORDED DECEMBER 29, 2005 IN RECORDING NO. 20051963225, RATIFICATION OF ACCESS EASEMENT AND COST SHARING AGREEMENT, WITH ADDITIONAL GRANT OF EASEMENT RECORDED MAY 22, 2006 IN RECORDING NO. 20060689698, AMENDMENT TO ACCESS EASEMENT AND COST SHARING AGREEMENT RECORDED JUNE 17, 2009 IN RECORDING NO. 20090549578 AND SECOND AMENDMENT TO ACCESS EASEMENT AND COST SHARING AGREEMENT RECORDED MARCH 3, 2015 IN RECORDING NO. 20150140872, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTES

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY NO. 01849460-003-J70, DATED AUGUST 4, 2016 AT 7:30 A.M., AMENDMENT DATE: AUGUST 16, 2016, AMENDMENT No. 3.

PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS NOTED ON THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 7, THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.

PURSUANT TO TABLE A, ITEM 11, UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PLANS AND/OR FIELD MARKINGS OF UTILITIES. IN ADDITION, MAPS AND MARKINGS FROM JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATING COMPANIES MAY BE INCORRECT OR INCOMPLETE. HOWEVER, WITHOUT EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATING COMPANY MAY BE NECESSARY.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR HAS OBSERVED EVIDENCE OF RECENT CONSTRUCTION AS SHOWN HEREON.

PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS NOT OBSERVED MARKERS DELINEATING WETLAND AREAS ON THE SUBJECT PROPERTY.

SCHEDULE 'B' ITEMS

5. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA RECORDING NO: DOCKET 304, PAGE 447 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: THE RIGHT TO PROSPECT FOR, MINE AND REMOVE ALL OIL, GAS AND OTHER MINERAL DEPOSITS. A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA. ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS.
* AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.

6. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 834 OF MAPS, PAGE 10 AND AFFIDAVIT OF AMENDMENT RECORDED IN RECORDING NO. 06-1626135 AND THE EFFECT OF CITY OF SCOTTSDALE RELEASE OF EASEMENT SUBDIVISION OR MAP DEDICATION RECORDED IN RECORDING NO. 14-705494 AND BOOK 1220 OF MAPS, PAGE 11.
* AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

7. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 989 OF MAPS, PAGE 30.
* AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.

8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DEVELOPMENT AGREEMENT RECORDING NO: 90-133973 RECORDING NO: 95-425859 RECORDING NO: 98-970077 RECORDING NO: 03-90008 RECORDING NO: 06-1036433 RECORDING NO: 06-1633564 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
* AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.

9. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS. EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: 96-868789; AND RE-RECORDING NO: 97-298843 RECORDING NO: 99-673266 RECORDING NO: 08-49941 RECORDING NO: 08-837703 RECORDING NO: 09-549576 RECORDING NO: 09-1121962.
* AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.

10. INTENTIONALLY DELETED.

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DISTRICT DEVELOPMENT, FINANCING PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT RECORDING NO: 97-284577 RECORDING NO: 99-1073258 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
* AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.

12. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS. EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: 99-673267 RECORDING NO: 08-49941 RECORDING NO: 08-837703 RECORDING NO: 08-1000566 RECORDING NO: 09-549576 LIENS AND CHARGES AS SET FORTH IN THE ABOVE MENTIONED DECLARATION, PAYABLE TO: DC RANCH ASSOCIATION.
* AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.

13. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS. EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: 99-673268 RECORDING NO: 08-49941 RECORDING NO: 08-837703 RECORDING NO: 08-1000566 RECORDING NO: 09-1152130 LIENS AND CHARGES AS SET FORTH IN THE ABOVE MENTIONED DECLARATION, PAYABLE TO: DC RANCH COMMUNITY COUNCIL, INC. PAYABLE TO: DC RANCH ASSOCIATION.
* AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.

SCHEDULE 'B' ITEMS

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: WATER LINE RECORDING NO: 05-971957 RECORDING NO: 08-303762.
* AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

15. INTENTIONALLY DELETED.

16. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ACCESS EASEMENT AND COST SHARING AGREEMENT RECORDING NO: 05-1963225 RECORDING NO: 06-689698 RECORDING NO: 09-549578 RECORDING NO: 15-140872 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
* AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

17. INTENTIONALLY DELETED.

18. INTENTIONALLY DELETED.

19. INTENTIONALLY DELETED.

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: UNDERGROUND WATER LINE RECORDING NO: 08-303977.
* AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.

21. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: SHARED USE AND COST SHARING AGREEMENT RECORDING NO: 14-778154 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
* AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: UNDERGROUND WATER PIPES RECORDING NO: 15-390277 RECORDING NO: 15-390914.
* AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

AREA

256,205 SQUARE FEET, OR 5.882 ACRES, MORE OR LESS.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 5 EAST.
BEARS: NORTH 89 DEGREES 47 MINUTES 45 SECONDS EAST.

ZONING

ZONING "C-0"

*PER 2016 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1340L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

SITE ADDRESS

NOT AVAILABLE

CERTIFICATION

TO:
DMB / TNHC LLC, A DELAWARE LIMITED LIABILITY COMPANY;
STERLING COLLECTION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY;
LAWYERS TITLE OF ARIZONA, INC.:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a)(b)(c), 8, 9, 11, 13, 16 AND 18 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED AUGUST, 2016

2016.08.25
10:49:06 -07'00'
DATE

ERIC SOSTROM
7301 EAST EVANS ROAD
SCOTTSDALE, ARIZONA, 85260
PHONE: 480-922-0780
ERIC@SIGSURVEYAZ.COM

CURVE	CURVE			TABLE	CHORD
	DELTA	RADIUS	ARC		
C1	28'06"36"	27.19	13.34	N36°07'32"E	13.21
C2	34°13'22"	18.00	10.75	S33°06'50"W	10.59
C3	28°58'26"	23.01	11.63	S01°30'56"W	11.51
C4	20°38'23"	18.00	6.48	S23°17'28"E	6.45
C5	19°44'29"	178.00	61.33	S08°47'02"E	61.03
C6	88°39'21"	15.00	23.21	N46°34'18"E	20.96
C7	23°48'31"	203.00	84.36	N14°08'53"W	83.75
C8	87°40'48"	15.00	22.96	S17°47'16"W	20.78
C9	90°29'43"	15.00	23.69	S73°07'28"E	21.30
C10	88°46'22"	20.00	24.01	S06°30'34"W	22.59
C11	33°20'56"	69.50	40.45	N24°13'17"E	39.88
C12	25°12'55"	24.51	10.79	S06°56'02"W	10.70
C13	67°33'57"	9.50	11.20	S61°11'13"E	10.56
C14	105°54'26"	2.50	4.62	S25°32'58"W	3.99
C15	10°20'33"	24.29	4.38	S75°01'16"E	4.38
C16	87°52'39"	27.00	41.41	S74°55'25"W	37.47
C17	42°05'9"	165.00	121.24	S82°11'16"E	118.53
C18	65°29'05"	27.00	30.86	N70°29'43"W	29.21
C19	32°35'28"	70.13	39.89	S34°02'55"E	39.36
C20	64°22'47"	27.00	30.34	N58°09'15"W	28.77
C21	67°42'10"	115.00	135.89	S39°48'57"E	128.12
C22	59°53'41"	85.00	88.85	N43°43'11"W	84.86
C23	65°56'02"	85.25	89.17	N14°30'30"E	85.16
C24	39°29'07"	115.00	79.25	S24°39'09"W	77.69
C25	24°09'09"	164.02	69.14	S07°05'25"E	68.63
C26	17°15'09"	135.01	40.65	N10°27'50"W	40.50
C27	17°15'09"	165.00	49.68	S10°27'50"E	49.50
C28	16°55'42"	134.99	39.88	N10°37'34"W	39.74
C29	25°11'33"	45.00	19.78	N10°25'53"E	19.62
C30	90°16'54"	30.00	47.27	N73°13'53"W	42.53
C31	84°03'26"	25.00	36.68	S32°36'31"W	33.48
C32	78°13'42"	10.00	13.66	N66°11'09"W	12.62
C33	77°33'34"	10.00	13.54	S36°35'04"W	12.53
C34	35°13'26"	69.00	42.42	N57°45'08"E	41.75
C35	45°47'41"	20.50	16.39	S63°02'16"W	15.95

	BRASS CAP IN HANDHOLE		CENTERLINE
	BRASS CAP FLUSH		PROPERTY LINE
	FOUND 1/2" REBAR		ADJACENT PROPERTY LINE
	FOUND 'PK' NAIL		EASEMENT LINE
	CHISELED 'X'		CHAINLINK FENCE
	STORM DRAIN MANHOLE		PERIMETER TEMPORARY FENCE
	CATCH BASIN		UNDERGROUND STORM DRAIN
	SEWER MANHOLE		UNDERGROUND SEWER
	SEWER CLEANOUT		UNDERGROUND WATER
	FIRE HYDRANT		
	WATER VALVE	BK. PG.	BOOK, PAGE
	WATER METER	DOC.	DOCUMENT NUMBER
	LIGHT POLE	A.E.	ACCESS EASEMENT
	ELECTRIC JUNCTION BOX	D.E.	DRAINAGE EASEMENT
	ELECTRIC METER	E.S.V.A.E.	EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
	ELECTRIC MANHOLE	P.U.E.	PUBLIC UTILITY EASEMENT
	PEDESTAL LIGHT	PVT. DE.	PRIVATE DRAINAGE EASEMENT
	ELECTRIC TRANSFORMER	S.D.E.	STORM DRAIN EASEMENT
	GAS MARKER	S.L.E.	SEWER LINE EASEMENT
	TELEPHONE RISER	W.L.E.	WATER LINE EASEMENT
	CABLE TV RISER		
	CABLE TV JUNCTION BOX		
	SIGN		
	SCHEDULE 'B' ITEM		

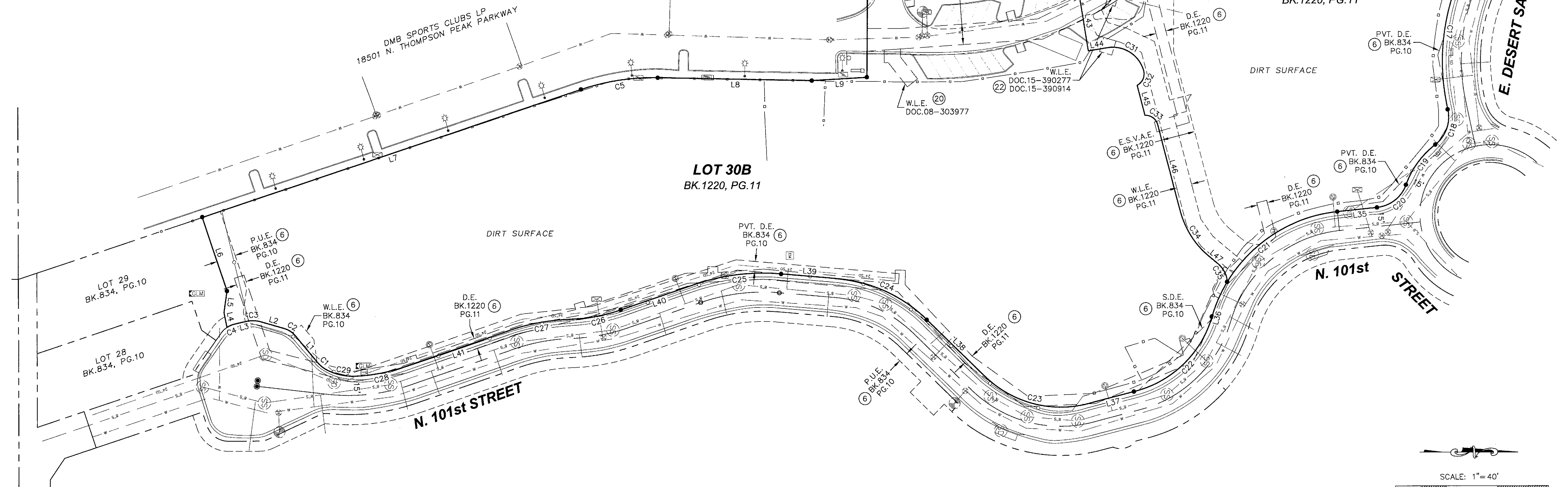


Diagram illustrating the layout of the rectangular area, divided into four segments of 20' each, labeled 0', 20', 40', 80', and 120'.

DRAWING NAME:	16165ALTA.dwg
JOB NO.	2016-16
DRAWN:	ELS
CHECKED:	JAS
DATE:	8/25/2016
SCALE:	1" = 40'
SHEET:	2 OF 2

PROJECT TEAM
OWNER/ APPLICANT
THE NEW HOME COMPANY
6730 N. SCOTTSDALE RD. SUITE 235
SCOTTSDALE, AZ 85253
PH: 480-634-6385
CONTACT: PAT MORONEY
OWNER/ APPLICANT
DMB ASSOCIATES
7600 E. DOUBLETREE RANCH RD. SUITE 300
SCOTTSDALE, AZ 85258
PH: 480-367-7000
CONTACT: JIM HOSELTON
ARCHITECT
ROBERT HIDEY ARCHITECTS
3337 MICHELSON DRIVE, SUITE 170
IRVINE, CA 92612
PH: 949-655-1550
CONTACT: CHRIS BARLOW
LAND PLANNING
ESPIRITU LOCI
6625 N. SCOTTSDALE RD. ANTIBES BUILDING, SUITE E
SCOTTSDALE, AZ 85250
PH: 480-491-9100
CONTACT: TREVOR BARGER
LANDSCAPE ARCHITECT
COLLECTIV LANDSCAPE ARCHITECTS
1426 N. 2ND STREET, SUITE 200
PHOENIX, AZ 85004
PH: 602-358-7711
CONTACT: JIM SMITH
CIVIL / LAND DEVELOPMENT SERVICES
LAND DEVELOPMENT TEAM, LLC
1426 N. 2ND STREET, SUITE 100
PHOENIX, AZ 85004
PH: 602-396-5700
CONTACT: GORDON WARK

PROJECT AND SITE INFORMATION
PROJECT LOCATION:
D.C. RANCH PARCEL T4B - LOTS 30 AND 31
DRB CASE NUMBER:
575-PA-2016, 78-DR-2005#3
ZONING
PCC PCD
TYPE OF CONSTRUCTION (IBC)
TYPE II-B
PROPOSED USE:
MULTI-FAMILY RESIDENTIAL CONDOMINIUMS
FIRE SUPPRESSION:
BUILDINGS TYPE A AND B: NFPA 13 FIRE SPRINKLEY SYSTEM THROUGHOUT
NFPA 14 CLASS I STANDPIPE SYSTEM
GUARD HOUSE: NONE
POOL BUILDING: NONE
SITE AREA:
ENTIRE PCC-PCD 53.44 ACRES (2,327,846 SQ.FT.)
RESIDENTIAL ONLY 5.88 ACRES (256,133 SQ.FT.)
PROPOSED DWELLING UNITS:
72
TOTAL GROSS FLOOR AREA:
387,456 SQ.FT.
FLOOR AREA RATIO (FAR):
(387,456 / 256,133) = 1.51
BUILDING HEIGHT:
PERMITTED: 56' A.N.G. FOR ROOF OVER LIVING SPACE
75' A.N.G. FOR NON-LIVABLE PROJECTIONS
PROPOSED: 56' A.N.G. FOR ROOF OVER LIVING SPACE
75' A.N.G. FOR NON-LIVABLE PROJECTIONS

GROSS BUILDING AREA TABULATIONS
NOTE: REFER TO FLOOR PLAN WORKSHEETS
BUILDING TYPE A (OCCURS 4 TIMES)
FIRST FLOOR 8,082 SQ.FT.
SECOND FLOOR 8,111 SQ.FT.
THIRD FLOOR 7,990 SQ.FT.
FOURTH FLOOR 7,990 SQ.FT.
TOTAL 32,173 SQ.FT.
BUILDING TYPE B (OCCURS 4 TIMES)
FIRST FLOOR 16,141 SQ.FT.
SECOND FLOOR 16,184 SQ.FT.
THIRD FLOOR 16,011 SQ.FT.
FOURTH FLOOR 16,015 SQ.FT.
TOTAL 64,351 SQ.FT.
GUARD HOUSE
FIRST FLOOR 304 SQ.FT.
POOL BUILDING
FIRST FLOOR 1,056 SQ.FT.

SITE TOTAL:
BUILDING TYPE A X 4 128,692 SQ.FT.
BUILDING TYPE B X 4 257,404 SQ.FT.
GUARD HOUSE 304 SQ.FT.
POOL BUILDING 1,056 SQ.FT.
TOTAL ON SITE 387,456 SQ.FT.

UNIT TABULATIONS
NOTE: AREAS HERE REFER TO NET SELLABLE AREAS
UNIT TYPES
UNIT 1 2 BEDS + DEN, 2.5 BATH 36 TOTAL ON SITE
UNIT 2 3 BEDS + DEN, 3.5 BATH 36 TOTAL ON SITE
BUILDING TYPE A - NET AREAS
UNIT 1 UNIT 2
LIVABLE PRIVATE DECK LIVABLE PRIVATE DECK
SECOND FLOOR 2,647 SQ.FT. 321 SQ.FT. 3,088 SQ.FT. 321 SQ.FT.
THIRD FLOOR 2,647 SQ.FT. 319 SQ.FT. 3,088 SQ.FT. 317 SQ.FT.
FOURTH FLOOR 2,647 SQ.FT. 319 SQ.FT. 3,088 SQ.FT. 317 SQ.FT.
BUILDING TYPE B - NET AREAS
UNIT 1 UNIT 2
LIVABLE PRIVATE DECK LIVABLE PRIVATE DECK
SECOND FLOOR 2,647 SQ.FT. 370 SQ.FT. 3,088 SQ.FT. 306 SQ.FT.
THIRD FLOOR 2,647 SQ.FT. 371 SQ.FT. 3,088 SQ.FT. 304 SQ.FT.
FOURTH FLOOR 2,647 SQ.FT. 371 SQ.FT. 3,088 SQ.FT. 304 SQ.FT.

BUILDING TABULATIONS
BUILDING TYPE NO. OF BUILDINGS ON SITE UNITS PER BUILDING UNIT 1 UNIT 2 TOTAL
TYPE A 4 3 3 24
TYPE B 4 6 6 48
TOTAL 8 9 9 72

PROJECT DATA TABLE
SITE DATA
REQUIRED / PERMITTED PROPOSED
FLOOR AREA RATIO (FAR) NOT LIMITED (A) (387,456 SQ.FT. BUILDING / 256,133 SQ.FT. SITE) = 1.51
OPEN SPACE 0 100,792 SQ.FT. (2.31 ACRES)
MAX. BUILDING HEIGHT 56' A.N.G. W/ 75' TOWERS AND MECH. 56' A.N.G. W/ 75' TOWERS AND MECH. SEE BUILDING HEIGHT WORKSHEETS
DWELLING UNITS 213 (53.44 ACRE X 4 DU/AC = 213) 72
DENSITY 4 DU/GROSS PCC ACRE (72 DU / 53.44 ACRES) = 1.35 DU/ACRE (72 DU / 5.98 AC) = 12.04 DU/AC
SETBACKS NONE REQUIRED PER SITE PLAN.
PARKING
REQUIRED / PERMITTED PROPOSED
VEHICULAR, RESIDENTIAL 2 BEDS: 36 UNITS X 1.7 STALL/UNIT = 62 STALLS 148 STALLS IN PRIVATE GARARGES
3 BEDS: 36 UNITS X 1.9 STALL/UNIT = 69 STALLS 16 STALLS PARALLEL ON-STREET PARKING
(62 + 69) = 131 STALLS REQUIRED 5 STALLS AT AMENITY PARKING LOT
(148+16+5) = 169 STALLS PROVIDED
ACCESSIBLE PARKING 4% OF TOTAL REQUIRED (131X 4%) = 6 STALLS 12 ACCESSIBLE STALLS IN PRIVATE GARAGES
1 ACCESSIBLE STALLS AT AMENITY PARKING LOT
(12 + 1) = 13 TOTAL ACCESSIBLE STALLS PROVIDED
BICYCLE PARKING 1 SPACE PER 10 REQUIRED VEHICLE STALLS BIKE RACKS FOR 16 BIKES
131 X 10% = 14 STALLS (4 X RACK DESIGN DETAIL 2285)



THE NEW HOME COMPANY

DMB®

1-17-17 KN

ROBERT HIDEY ARCHITECTS
3337 MICHELSON DRIVE, SUITE 170, IRVINE, CA 92612 TELEPHONE 949-655-1550
5901 MACCINNOA DRIVE, SUITE 590, PULASANTON, CA 96508 TELEPHONE 925-824-0440
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78-DR-2005 #3
11/17/2016

STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA

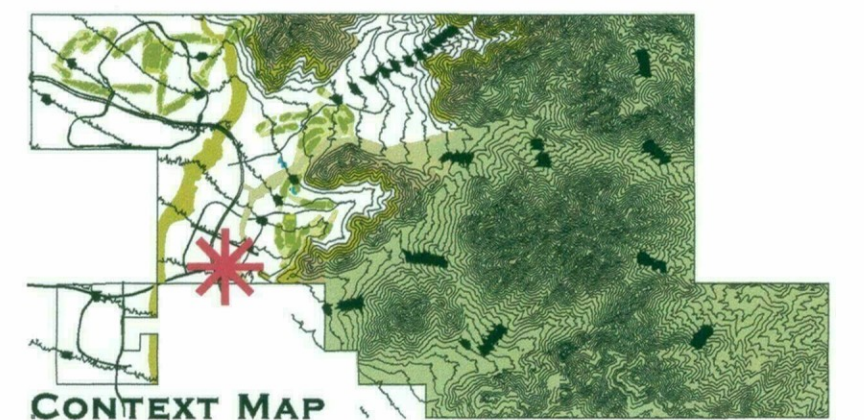
R H A
ROBERT HIDEY ARCHITECTS

PROJECT NUMBER: 15060
11/14/2016

CONCEPTUAL SITE PLAN



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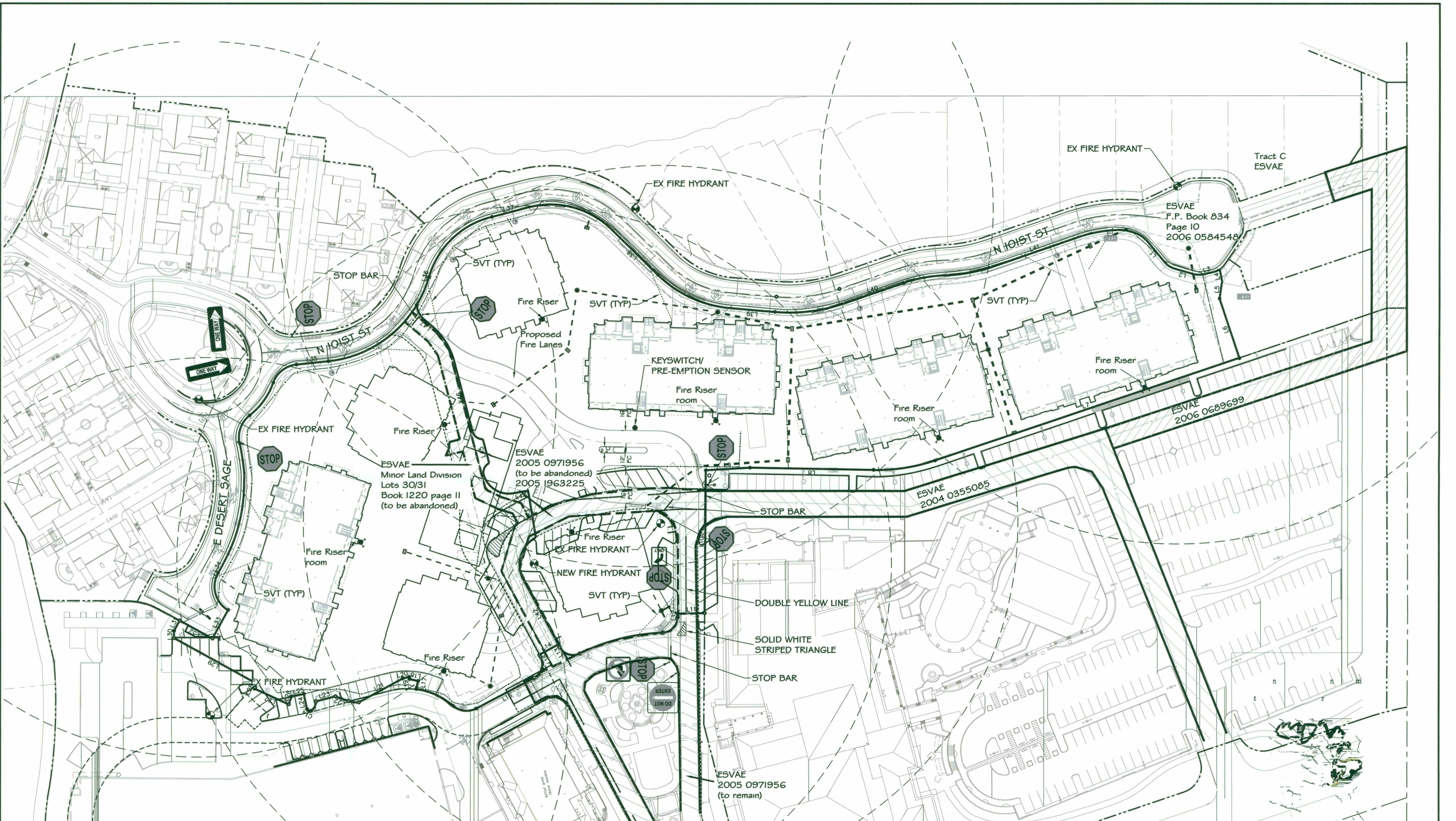
DATE 05 JAN 17



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LEGEND

- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- 350' RADIUS AROUND FIRE HYDRANT
- SVT - 35x35' SIGHT VISIBILITY TRIANGLE

SCALE: 1"=40'

0 40' 80' 120'

NORTH

STERLING AT SILVERLEAF
SCOTTSDALE, ARIZONA
FIRE AND CIRCULATION EXHIBIT

LDTeam
3420 E. Shea Boulevard, Suite 156 - Phoenix, Arizona 85028
Ph 602-396-5700 Fax 602-396-5701 www.LDTeam.com

PROJECT No: 1GTH102
DATE: 12/15/2016

STIPULATION SET
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1-19-17
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Circulation/Street Signage Exhibit



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Site Plan Worksheet



Project Data Zoning: PCD PCC
 Net Lot Area: 5.78 ac
 Building Height: 56' / 75' with Mechanical Enclosures

Open Space Calculations

Required Open Space:
 maximum building height = 56' / 75' proposed (56' / 75' allowed)
 No effect on open space required

Per the DC Ranch Amended Town Center Generalized Design Concept (TC - GDC)
 No open space is required on these two lots

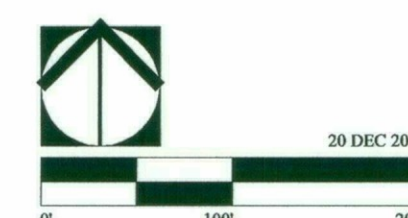
Open Space Required (not including parking lot landscaping):
 Per the DC Ranch Amended TC - GDC
 No open space is required on these two lots

Open Space Provided* = approximately 95,560 s.f. in addition to open space provided in Amended TC - GDC

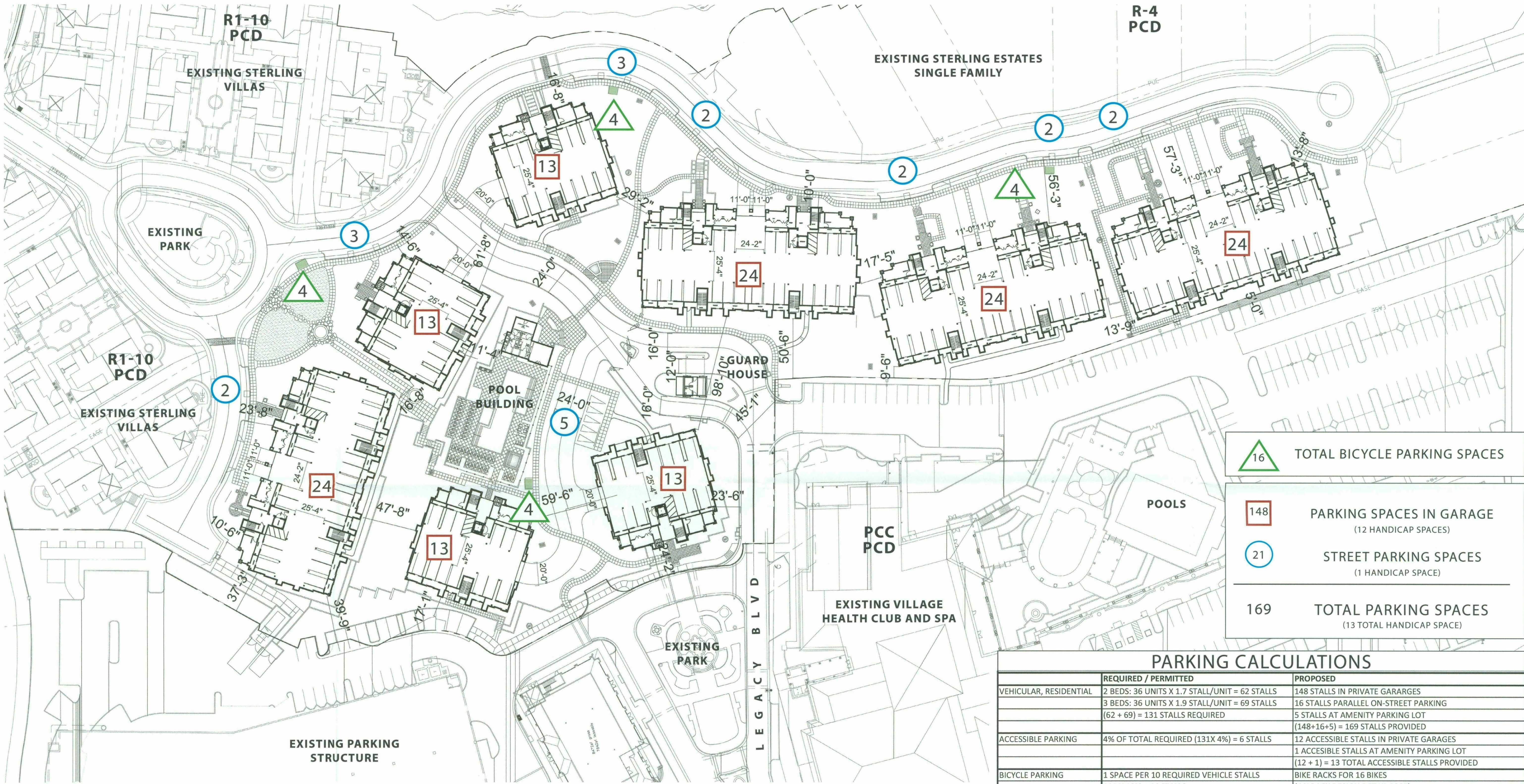
Parking Lot Landscaping Required:
 15% of Parking Lot Area
 Parking Lot Area* = 4,003 s.f.
 4,003 s.f. x 15% = 600 s.f.

-  Open Space*
95,560 s.f. total (approximately)
-  Open Space
Provided per TC - GDC
-  Parking Lot Landscape*
416 s.f.
-  Parking Lot Area

* subject to change based on final plans



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 16 TOTAL BICYCLE PARKING SPACES

 148 PARKING SPACES IN GARAGE
(12 HANDICAP SPACES)

 21 STREET PARKING SPACES
(1 HANDICAP SPACE)

169 TOTAL PARKING SPACES
(13 TOTAL HANDICAP SPACE)

PARKING CALCULATIONS		
	REQUIRED / PERMITTED	PROPOSED
VEHICULAR, RESIDENTIAL	2 BEDS: 36 UNITS X 1.7 STALL/UNIT = 62 STALLS	148 STALLS IN PRIVATE GARAGES
	3 BEDS: 36 UNITS X 1.9 STALL/UNIT = 69 STALLS	16 STALLS PARALLEL ON-STREET PARKING
	(62 + 69) = 131 STALLS REQUIRED	5 STALLS AT AMENITY PARKING LOT
		(148+16+5) = 169 STALLS PROVIDED
ACCESSIBLE PARKING	4% OF TOTAL REQUIRED (131X 4%) = 6 STALLS	12 ACCESSIBLE STALLS IN PRIVATE GARAGES
		1 ACCESSIBLE STALLS AT AMENITY PARKING LOT
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BICYCLE PARKING	1 SPACE PER 10 REQUIRED VEHICLE STALLS	BIKE RACKS FOR 16 BIKES
	131 X 10% = 14 STALLS	(4 X RACK DESIGN DETAIL 2285)



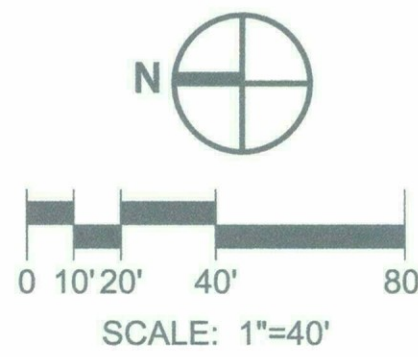
PARKING PLAN

STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA

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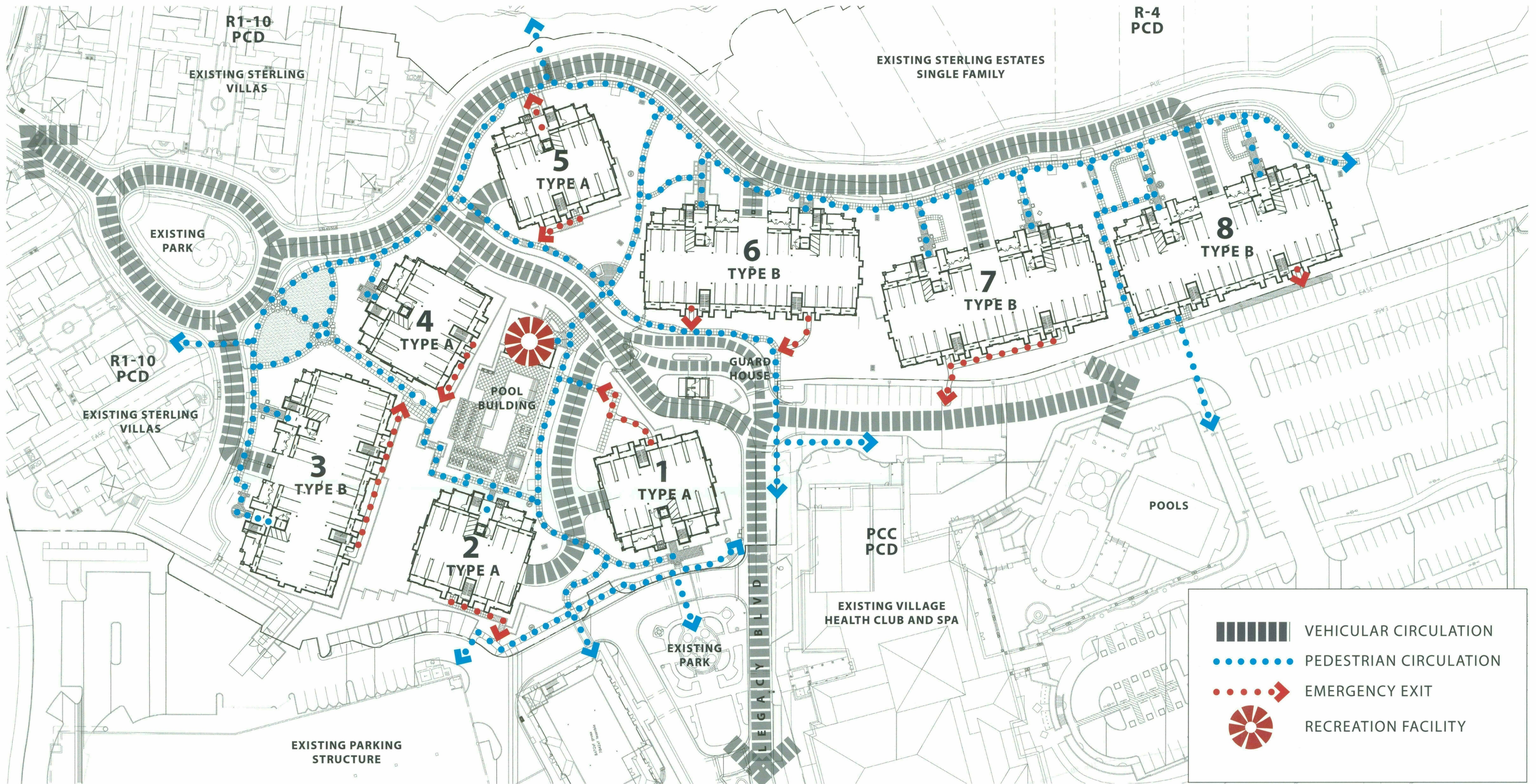
ROBERT HIDEY ARCHITECTS

PROJECT NUMBER: 15060
12/20/16

ROBERT HIDEY ARCHITECTS
3337 MICHELSON DRIVE, SUITE 170, IRVINE, CA 92612 TELEPHONE 949.655.1550
4301 HACIENDA DRIVE, SUITE 560, PLEASANTON, CA 94588 TELEPHONE 925.824.0440
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parking plan

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12/20/2016



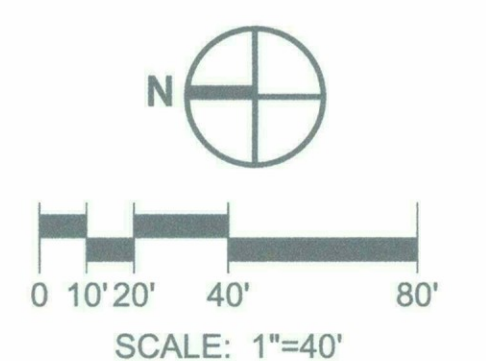
PEDESTRIAN AND VEHICULAR CIRCULATION PLAN STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA



ROBERT HIDEY ARCHITECTS
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ROBERT HIDEY ARCHITECTS

PROJECT NUMBER: 15060
12/20/16

Circulation plan

78-DR-2005 #3
12/20/2016



Phasing will start adjacent to Canyon Village move east, north and then finish to the south. Phase A will start construction in 2017.

Phase A - Buildings 1 and 2,
Including Gate House, Pool and Pool House, Roadway Improvements Along Legacy
Boulevard Loop and Connecting Legacy Boulevard to 101st Street, Trash and Recycling
Enclosures, Adjacent Landscaping, Associated Utilities and Storm Water Improvements.

Phase B - Buildings 4 and 5,
Parking Along 101st Street, Adjacent Landscaping, Associated Utilities and Storm Water
Improvements.

Phase C - Building 3,
Including Adjacent Landscape, Associated Utilities and Storm Water Improvements.

Phase D - Building 6
Including Adjacent Landscape, Associated Utilities and Storm Water Improvements.

Phase E - Building 7
Adjacent Landscape, Associated Utilities and Storm Water Improvements.

Phase F - Building 8
Including Adjacent Landscape, Associated Utilities and Storm Water Improvements.

TRASH & RECYCLING PLAN



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CONTEXT MAP

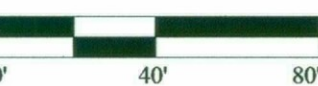
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DATE 20 DEC 2016



NOTES AND PLANT SCHEDULE

SHEET INDEX

SHEET #	SHEET DESCRIPTION
1	NOTES AND PLANT SCHEDULE
2	CONCEPTUAL WALL, FOUNTAIN & HARDSCAPE PLAN
3	CONCEPTUAL WALL ELEVATIONS
4	HARDSCAPE AND FOUNTAIN IMAGES
5	CONCEPTUAL LANDSCAPE PLAN
6	LANDSCAPE CHARACTER IMAGES

LANDSCAPE NARRATIVE

THIS HIGH-END CONDOMINIUM DEVELOPMENT IS LOCATED WITHIN THE DC RANCH CANYON VILLAGE. THE COMMUNITY FITS AMONGST THE EXISTING HEALTH CLUB AND SPA, COMMERCIAL BUILDINGS AND SURROUNDING RESIDENTIAL DEVELOPMENTS PROVIDING THE FINAL COMPONENT OF THIS DISTRICT.

THE LANDSCAPE VERNACULAR COMPLEMENTS THE ADJACENT CHARACTER AND THEME ESTABLISHED WITHIN THIS SECTION OF THE TOWN CENTER AND AS CHARACTERIZED IN THE 3,5,6, EDM. THE PERIMETER LANDSCAPE WILL FEEL CONNECTED TO THE ADJACENT INFLUENCES WHILE THE INTERIOR FABRIC WILL CREATE A UNIQUE IMPRESSION WITH DEFINED TREE MASSINGS AND SHRUB PATTERNS. THE INDIVIDUAL BUILDINGS WILL HAVE A UNIQUE LANDSCAPE QUALITY EMPHASIZED AT EACH ENTRY WHILE BLENDING INTO THE OVERALL FABRIC OF THE LANDSCAPE MASTER CONCEPT.

IRRIGATION MASTER PLAN:

ALL LANDSCAPE IMPROVEMENTS SHALL BE WATERED BY AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM MAINTAINED BY A PRIVATE H.O.A. UNLESS NOTED OTHERWISE. LAYOUT AND EQUIPMENT SHALL BE CONSISTENT WITH DC RANCH IRRIGATION STANDARDS. TREES AND SHRUBS WILL BE SEPARATELY VALVED.

WATER INTENSIVE LANDSCAPE/TURF CALCULATION

TOTAL AREA OF LOTS: (5.88 ACRES or 256,132 S.F.)	INITIAL 9,000 SQ. FT. x 10% =	900 SQ. FT.
	MAX 217,800 SQ. FT. x 5% =	10,890 SQ. FT.
TOTAL WATER INTENSIVE LANDSCAPE AREA ALLOWED:		11,790 SQ. FT.
TOTAL TURF PROVIDED	2,850 SQ. FT.	
TOTAL WATER INTENSIVE AREA PLANTING PROPOSED:	5,000 SQ. FT.	
TOTAL WATER INTENSIVE LANDSCAPE PROPOSED:	7,850 SQ. FT.	

SUMMARY DATA TABLE

LANDSCAPE CALCULATIONS	
ON SITE LANDSCAPE	= 101,000 S.F.
RIGHT OF WAY LANDSCAPE	= 1,900 S.F.
PARKING LOT LANDSCAPE	= 690 S.F. (ISLANDS ADJACENT TO CANYON VILLAGE AND AREA WITHIN THE TREE GRATES)

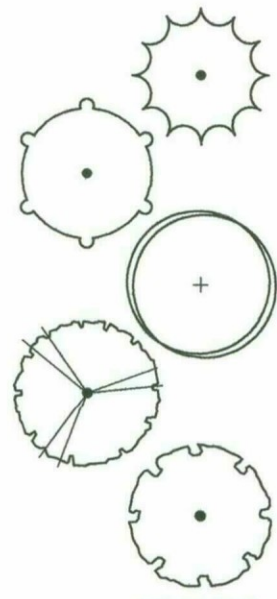
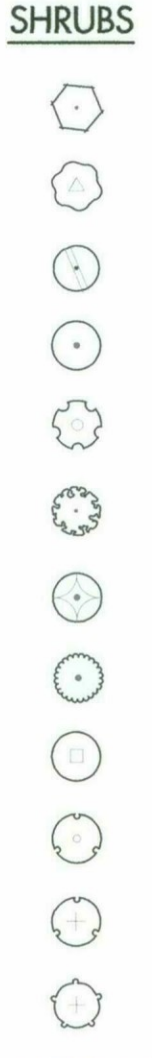
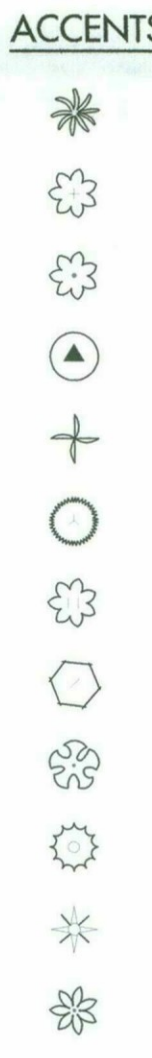
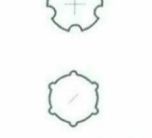
SHAPING AND FINE GRADING:

ALL AREAS DISTURBED BY CONSTRUCTION WILL BE FINE GRADED AND SHAPED TO A CHARACTER TO BLEND WITH ADJACENT LANDFORMS AND PROPOSED SITE IMPROVEMENTS. ENGINEERED PLANS SHALL INCORPORATE OVERALL PROPOSED SHAPING CONSIDERATIONS. LANDSCAPE ARCHITECT TO WALK THE SITE WITH CONTRACTOR AND VERIFY SHAPING CONSIDERATIONS TO MANIPULATE PRIOR TO BEGINNING LANDSCAPE INSTALLATION. NATIVE DESERT PAVEMENT OR DECOMPOSED GRANITE SHALL BE UTILIZED TO TOPDRESS ALL LANDSCAPE AREAS.

NOTES:

- LANDSCAPE IMPROVEMENTS TO BE IN CONFORMANCE WITH THE SILVER LEAF DESIGN GUIDELINES.
- NO SALVAGE MATERIAL EXISTS ON THE SITE.
- ALL PLANTS UTILIZED IN THE R.O.W. SHALL BE LISTED ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA PLANT LIST.
- ALL TREES AND SHRUBS PLANTED OR INSTALLED WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT DISTANCE LINE SHALL BE MAINTAINED AND MEET THE CITY OF SCOTTSDALE REQUIREMENTS FOR THOSE AREAS.
- MULTI-TRUNK TREES SHALL NOT BE PROVIDED IN S.V.T.
- 50% OF TREES WILL BE EITHER SINGLE TRUNK WITH 3" CALIPER OR MULTI TRUNK WITH 1½" CALIPER.
- ALL SHRUBS WILL BE 5 GALLON.

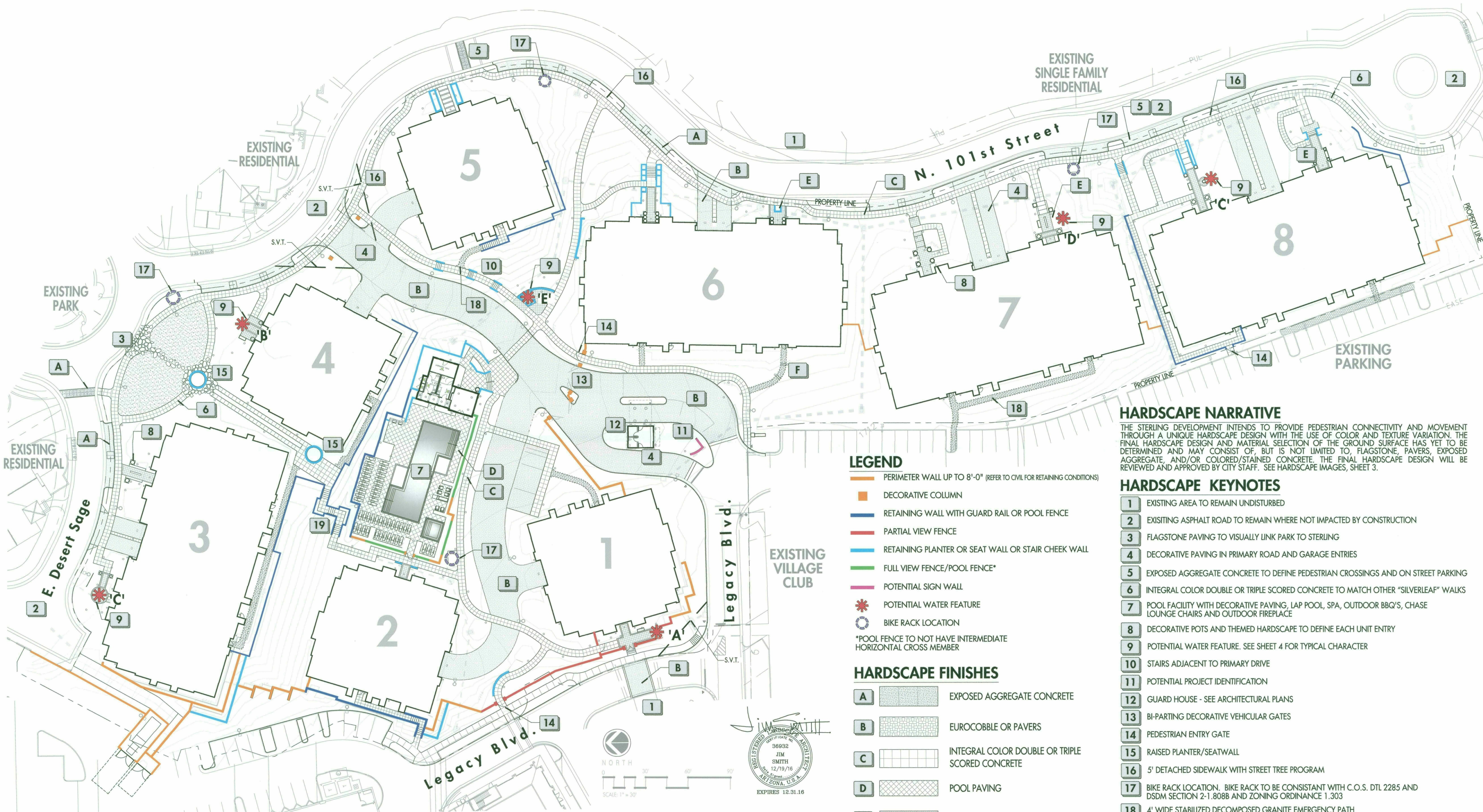
MASTER PLANT SCHEDULE

TREES	COMMON NAME / BOTANICAL NAME	SIZE	Q U A N T I T I E S						TOTAL
			PHASE A	PHASE B	PHASE C	PHASE D	PHASE E	PHASE F	
	CASCALOTE / CAESALPINIA CACALACO 'SMOOTHIE' TM	36"BOX	7	2	-	3	-	-	12
	DESERT IRONWOOD / OLNEYA TESOTA	36"BOX	6	2	-	-	-	-	8
	DESERT MUSEUM PALO VERDE / PARKINSONIA X 'DESERT MUSEUM'	36"BOX	19	35	8	6	3	15	86
	ARGENTINE MESQUITE / PROSOPIS ALBA THORNLESS	36"BOX	12	5	6	3	22	6	54
	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	36"BOX	33	10	3	18	-	-	64
	GREEN HOPSEED BUSH / DODONAEA VISCOSA 'GREEN'	5 GAL	218	67	124	152	121	126	808
	WINTER BLAZE / EREMOPHILA GLABRA CARNOSA	5 GAL	158	-	2	125	240	-	525
	VALENTINE BUSH / EREMOPHILA MACULATA 'VALENTINE'	5 GAL	173	-	-	-	131	11	315
	TURPENTINE BUSH / ERICAMERIA LARICIFOLIA	5 GAL	778	677	77	451	-	-	1,983
	GREEN CLOUD SAGE / LEUCOPHYLLUM FRUTESCENS	5 GAL	74	163	5	36	56	-	334
	TEXAS SAGE / LEUCOPHYLLUM REVOLUTUM 'HOUDINI' TM	5 GAL	-	-	-	-	44	-	44
	JAPANESE PRIVET / LIGUSTRUM JAPONICUM	5 GAL	-	104	105	-	-	61	270
	COMPACT MYRTLE / MYRTUS COMMUNIS	5 GAL	592	215	69	267	66	-	1,209
	DWARF OLLIE / OLEA EUROPAEA	5 GAL	60	-	34	-	-	272	366
	VARIEGATED PITTOSPORUM / PITTOSPORUM TOBIRA 'VARIEGATA'	5 GAL	-	-	-	-	6	-	6
	BRITISH RUELLIA / RUELLIA BRITTONIANA	5 GAL	223	235	152	-	164	71	845
	DESERT RUELLIA / RUELLIA PENNINSULARIS	5 GAL	-	33	81	-	-	224	338
	VARIEGATED CENTURY PLANT / AGAVE AMERICANA 'VARIEGATA'	5 GAL	-	-	-	6	38	-	44
	TROPICAL AGAVE / AGAVE DESMETTIANA	5 GAL	-	-	65	27	-	-	92
	TWIN FLOWERED AGAVE / AGAVE GEMINIFLORA	5 GAL	-	21	-	-	70	-	91
	WEBER'S AGAVE / AGAVE WEBERI	5 GAL	48	29	14	48	-	-	139
	MEDICINAL ALOE / ALOE BARBADENSIS	5 GAL	-	-	-	70	-	-	70
	ALOE / ALOE DAWEI	5 GAL	-	-	-	-	56	43	99
	CORAL ALOE / ALOE STRIATA	5 GAL	-	-	-	27	-	-	27
	PINK LADY'S SLIPPER / CYPRIPEDIUM ACAULE	5 GAL	-	57	-	-	-	110	167
	FORTNIGHT LILY / DIETES BICOLOR	5 GAL	-	-	-	-	-	6	6
	YELLOW YUCCA / HESPERALOE PARVIFLORA 'YELLOW'	5 GAL	75	26	-	-	-	-	101
	PINK PARADE / HESPERALOE X	5 GAL	167	78	103	-	56	106	510
	SPINELESS YUCCA / YUCCA RECURVIFOLIA	5 GAL	94	23	6	-	-	-	123
	TOTEM POLE CACTUS / PACHYCEREUS MARGINATUS	5 GAL	84	-	5	4	-	-	93
	HUNTINGTON CARPET ROSEMARY / ROSMARINUS OFFICINALIS	1 GAL	296	114	63	-	-	-	473
	GERMANDER / TEUCRIUM CHAMAEDRYIS	5 GAL	191	-	-	-	-	-	191
	CREEPING FIG / FICUS PUMILA	1 GAL	5	-	-	-	-	-	5
	LADY BANKSIA ROSE / ROSA BANKSIAE 'ALBA'	5 GAL	46	-	-	-	3	16	65
	YELLOW BANKS ROSE ESPALIER / ROSA BANKSIAE 'LUTEA'	5 GAL	49	-	-	-	-	1	50

STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA
19 DECEMBER 2016
575-PA-2016, 78-DR-2005#3

CONCEPTUAL WALLS, FOUNTAINS & HARDSCAPE PLAN



HARDSCAPE NARRATIVE

THE STERLING DEVELOPMENT INTENDS TO PROVIDE PEDESTRIAN CONNECTIVITY AND MOVEMENT THROUGH A UNIQUE HARDSCAPE DESIGN WITH THE USE OF COLOR AND TEXTURE VARIATION. THE FINAL HARDSCAPE DESIGN AND MATERIAL SELECTION OF THE GROUND SURFACE HAS YET TO BE DETERMINED AND MAY CONSIST OF, BUT IS NOT LIMITED TO, FLAGSTONE, PAVERS, EXPOSED AGGREGATE, AND/OR COLORED/STAINED CONCRETE. THE FINAL HARDSCAPE DESIGN WILL BE REVIEWED AND APPROVED BY CITY STAFF. SEE HARDSCAPE IMAGES, SHEET 3.

HARDSCAPE KEYNOTES

- EXISTING AREA TO REMAIN UNDISTURBED
- EXISTING ASPHALT ROAD TO REMAIN WHERE NOT IMPACTED BY CONSTRUCTION
- FLAGSTONE PAVING TO VISUALLY LINK PARK TO STERLING
- DECORATIVE PAVING IN PRIMARY ROAD AND GARAGE ENTRIES
- EXPOSED AGGREGATE CONCRETE TO DEFINE PEDESTRIAN CROSSINGS AND ON STREET PARKING
- INTEGRAL COLOR DOUBLE OR TRIPLE SCORED CONCRETE TO MATCH OTHER "SILVERLEAF" WALKS
- POOL FACILITY WITH DECORATIVE PAVING, LAP POOL, SPA, OUTDOOR BBQ'S, CHASE LOUNGE CHAIRS AND OUTDOOR FIREPLACE
- DECORATIVE POTS AND THEMED HARDSCAPE TO DEFINE EACH UNIT ENTRY
- POTENTIAL WATER FEATURE. SEE SHEET 4 FOR TYPICAL CHARACTER
- STAIRS ADJACENT TO PRIMARY DRIVE
- POTENTIAL PROJECT IDENTIFICATION
- GUARD HOUSE - SEE ARCHITECTURAL PLANS
- BI-PARTING DECORATIVE VEHICULAR GATES
- PEDESTRIAN ENTRY GATE
- RAISED PLANTER/SEATWALL
- 5' DETACHED SIDEWALK WITH STREET TREE PROGRAM
- BIKE RACK LOCATION. BIKE RACK TO BE CONSISTANT WITH C.O.S. DTL 2285 AND DSDM SECTION 2-1.808B AND ZONING ORDINANCE 1.303
- 4' WIDE STABILIZED DECOMPOSED GRANITE EMERGENCY PATH
- STAIR ACCESS FROM BETWEEN 3 AND 4 TO POOL AMENITY

** FINAL FOUNTAIN TYPES MAY VARY, HOWEVER THE CHARACTER WILL BE CONSISTENT. ALL FOUNTAINS WILL BE SUBMITTED TO WATER RESOURCES FOR APPROVAL PRIOR TO CONSTRUCTION DOCUMENT SUBMITTAL.

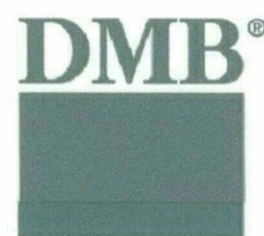
LEGEND

- PERIMETER WALL UP TO 8'-0" (REFER TO CIVIL FOR RETAINING CONDITIONS)
- DECORATIVE COLUMN
- RETAINING WALL WITH GUARD RAIL OR POOL FENCE
- PARTIAL VIEW FENCE
- RETAINING PLANTER OR SEAT WALL OR STAIR CHEEK WALL
- FULL VIEW FENCE/POOL FENCE*
- POTENTIAL SIGN WALL
- POTENTIAL WATER FEATURE
- BIKE RACK LOCATION

*POOL FENCE TO NOT HAVE INTERMEDIATE HORIZONTAL CROSS MEMBER

HARDSCAPE FINISHES

- A EXPOSED AGGREGATE CONCRETE
- B EUROCOBBLE OR PAVERS
- C INTEGRAL COLOR DOUBLE OR TRIPLE SCORED CONCRETE
- D POOL PAVING
- E STONE PAVING
- F EMERGENCY STABILIZED D.G. PATH



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2 of 6

STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA

19 DECEMBER 2016

575-PA-2016. 78-DR-2005#3



ROBERT HIDEY ARCHITECTS

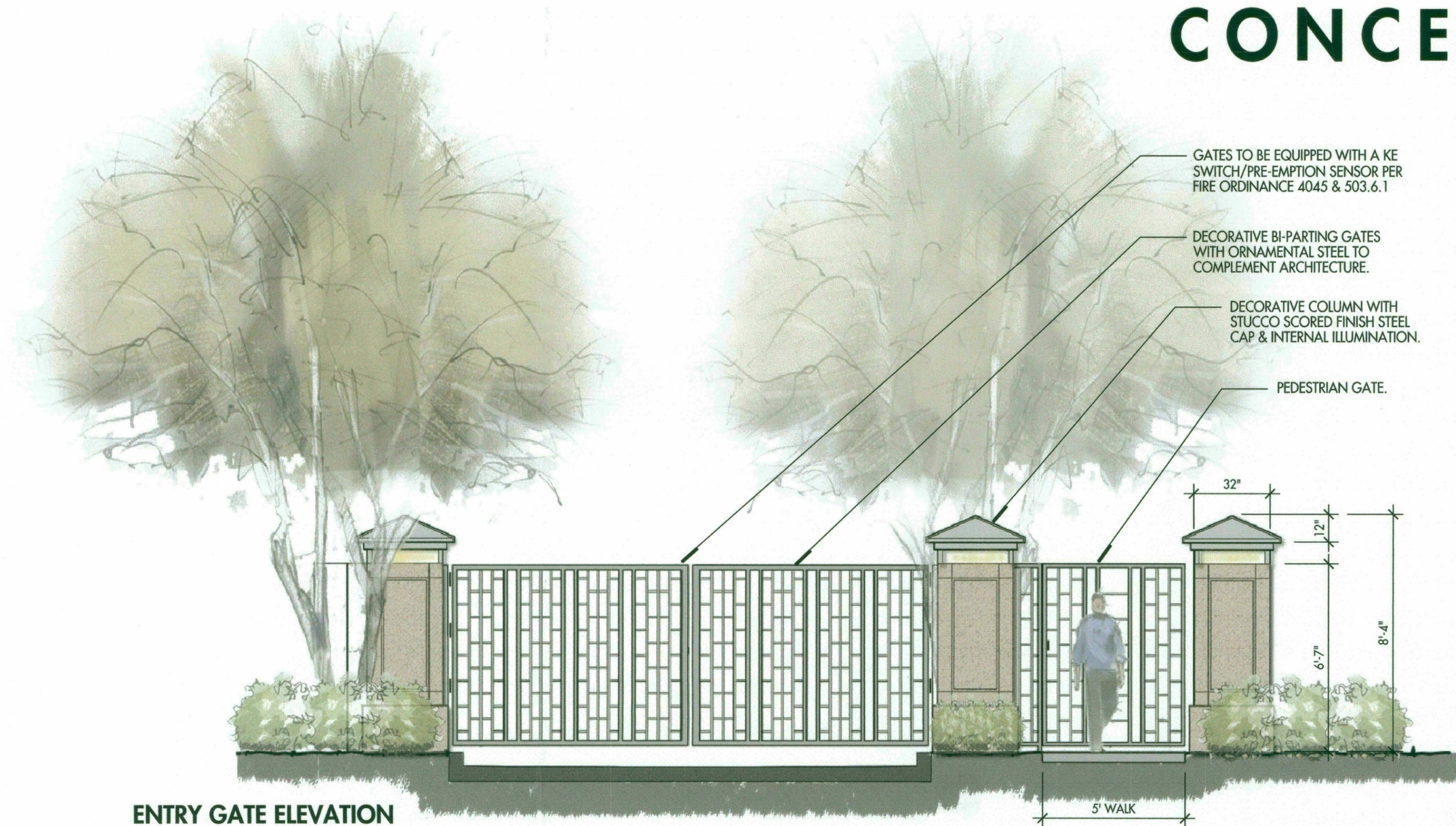
PROJECT NUMBER: 15060
12/19/2016

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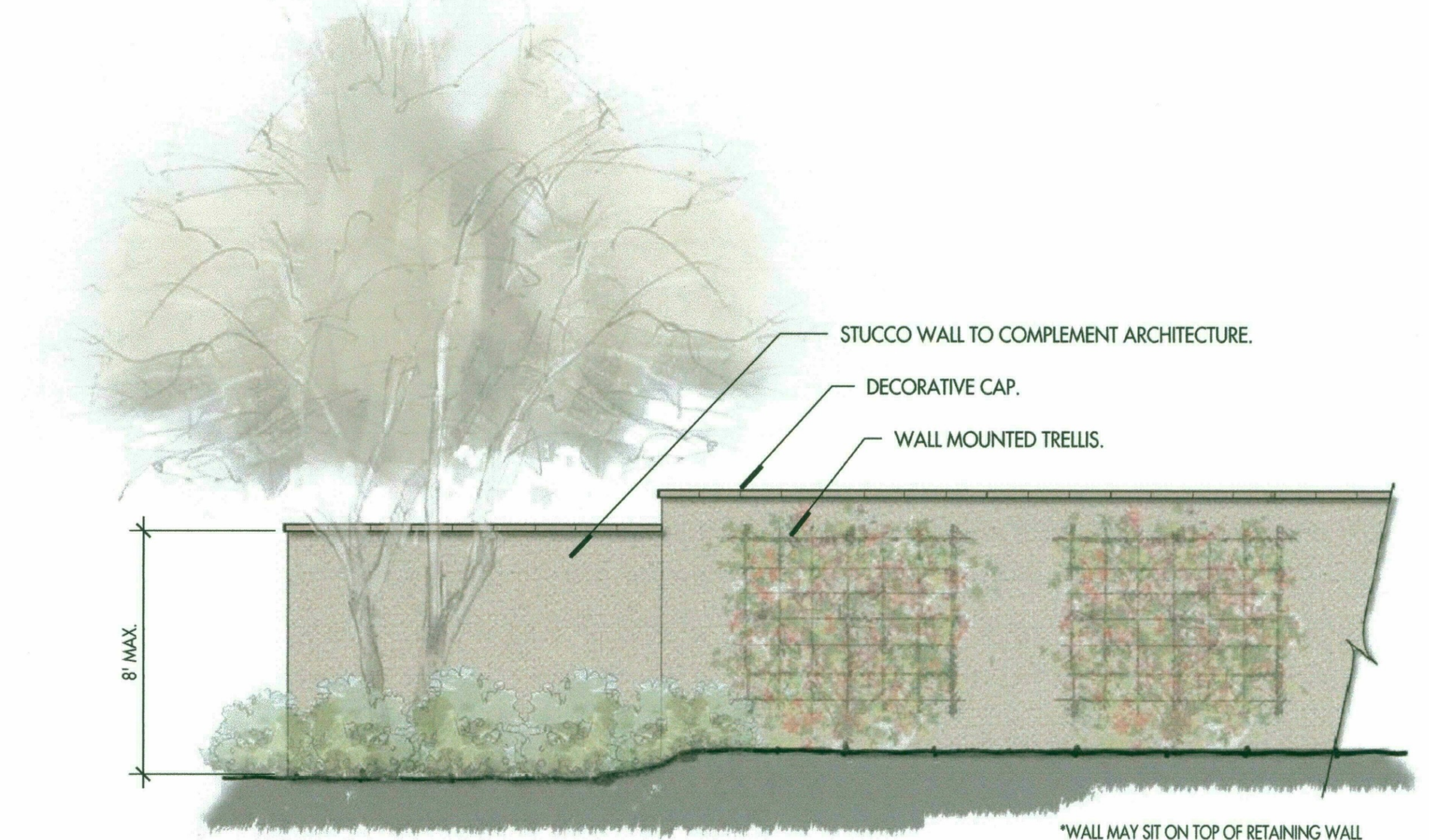
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Walls - Fountains & Hardscape plan

CONCEPTUAL WALL ELEVATIONS



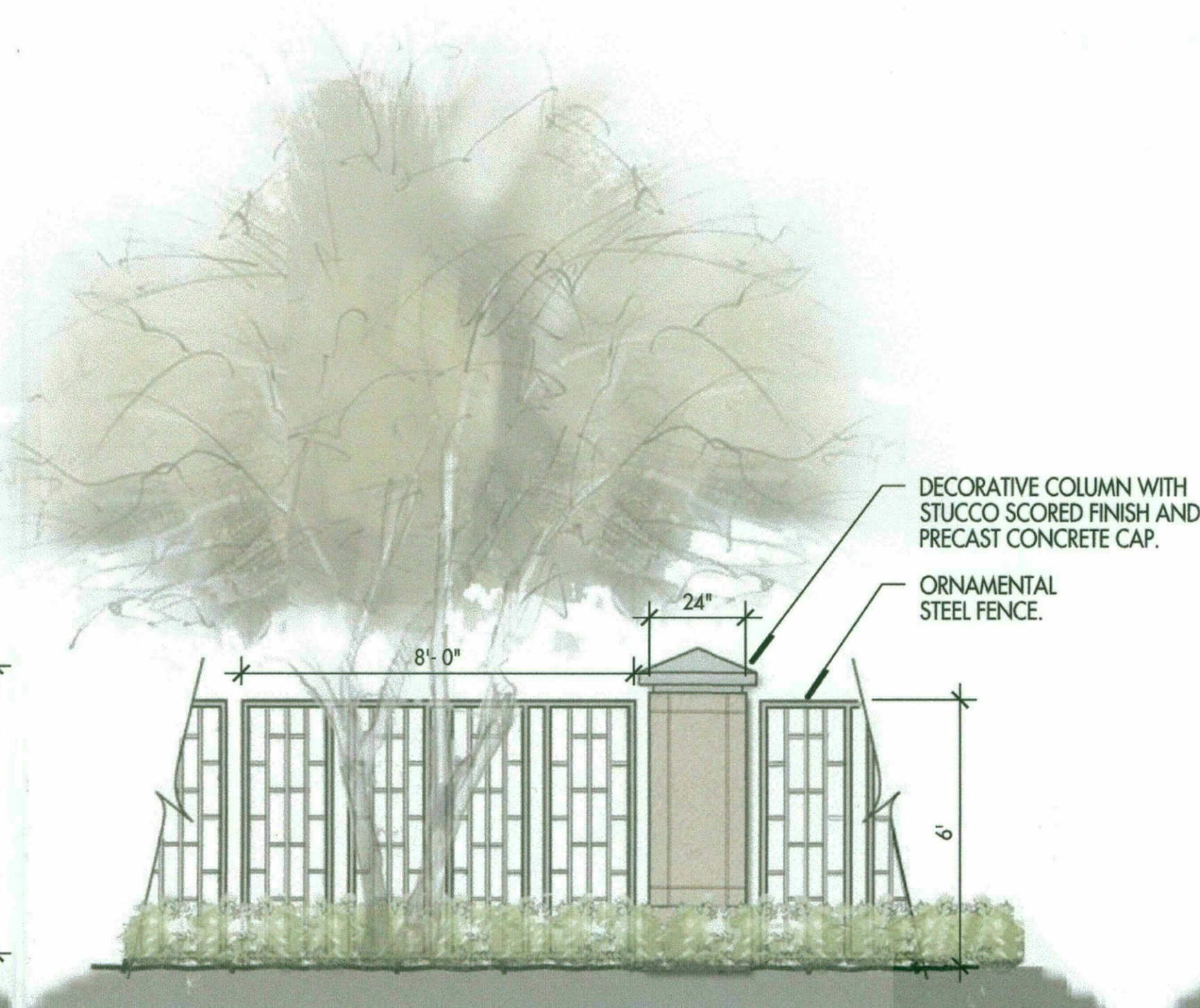
ENTRY GATE ELEVATION



PERIMETER WALL CHARACTER*



FULL VIEW/POOL FENCE ELEVATION



FULL VIEW /POOL FENCE WITH COLUMN



PARTIAL VIEW FENCE*

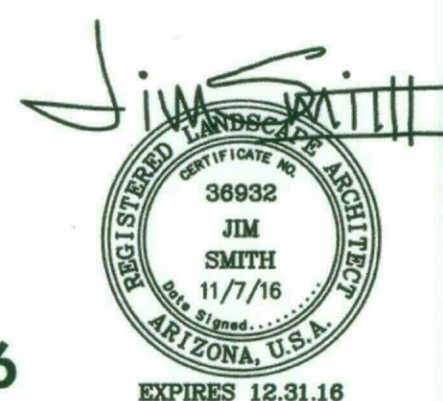
- NOTE:
- POOL FENCE TO NOT HAVE INTERMEDIATE HORIZONTAL STEEL.
 - ALL ORNAMENTAL FENCE TO BE PAINTED TO MATCH ARCHITECTURAL STEEL.
 - PARTIAL PERIMETER AND FULL VIEW VIEW FENCE MAY INCORPORATE THE DECORATIVE COLUMN.
 - ALL WALKS WILL BE CONSTRUCTED OUT OF 6" OR 8" CMU AND FINISHED TO MATCH/COMPLEMENT THE BUILDING.
 - GRADE BREAKS SHALL BE LOCATED AT THE TOP OF WALL AT PIERS OR CORNERS WHEREVER POSSIBLE.
 - SEE PLAN FOR VARIED SETBACKS AND JOGS.



GUARD RAIL FENCE*



3 of 6



STERLING AT SILVERLEAF

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575-PA-2016, 78-DR-2005#3

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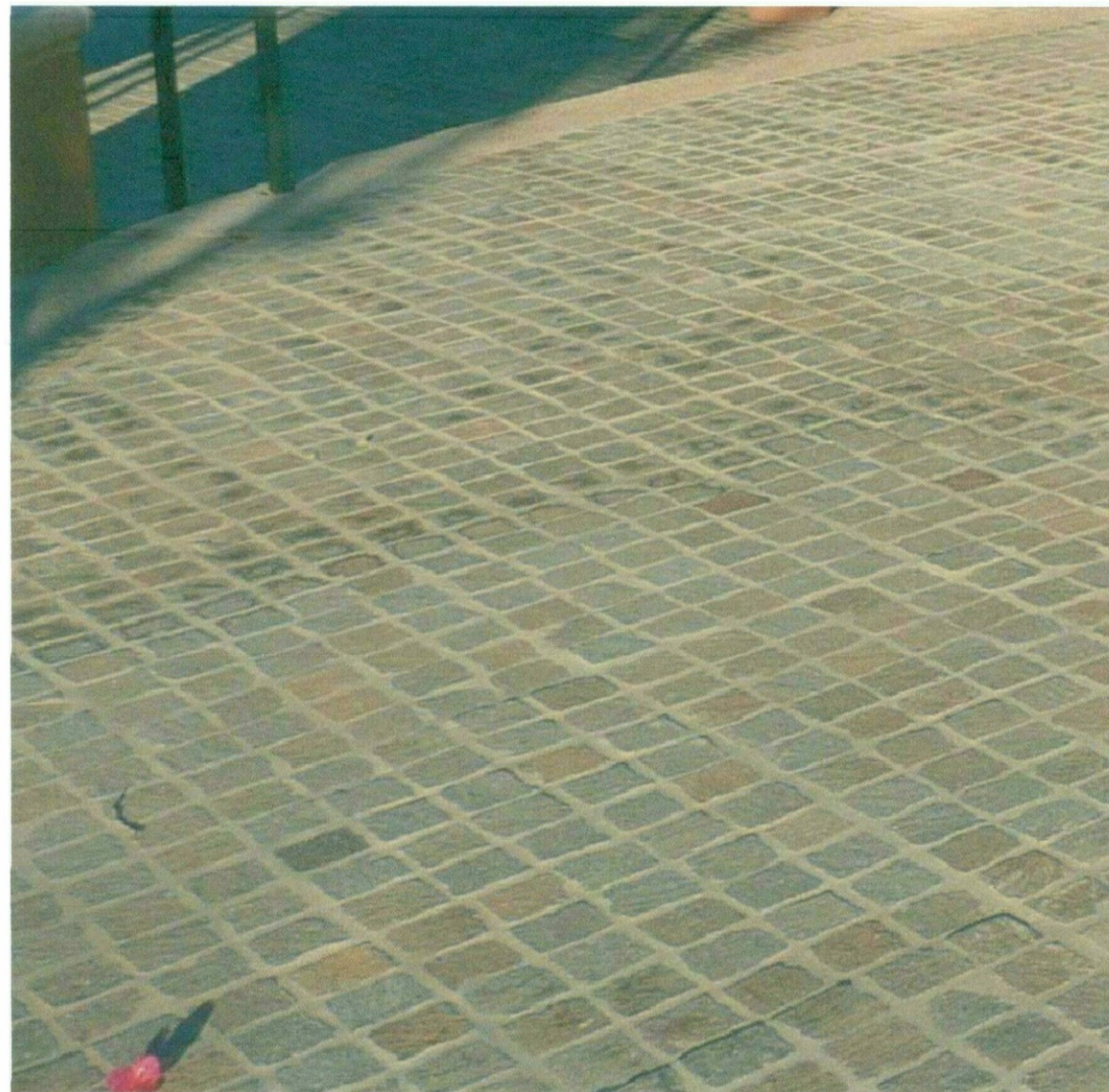
PROJECT NUMBER: 15060
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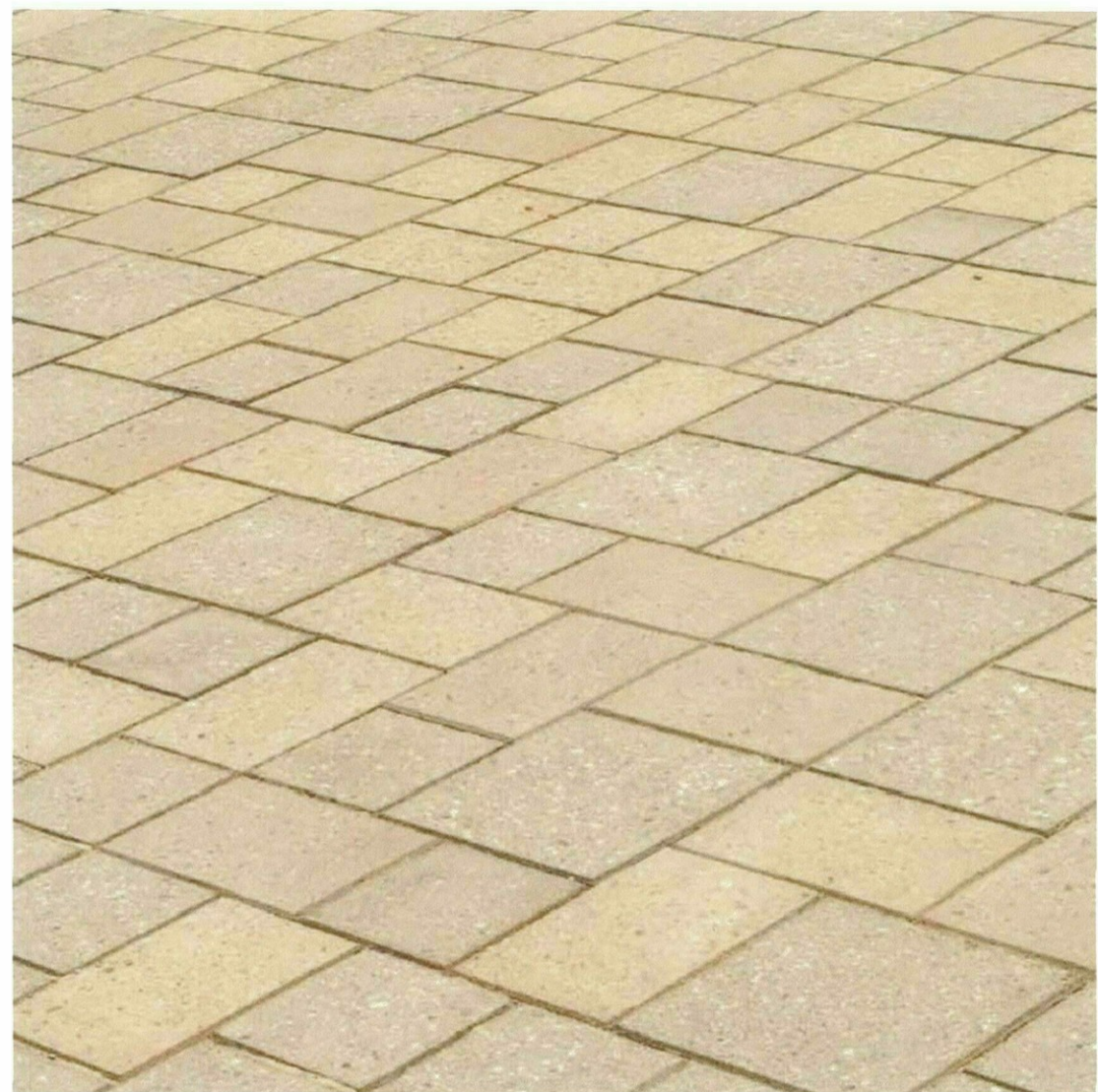
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Wall Elevations

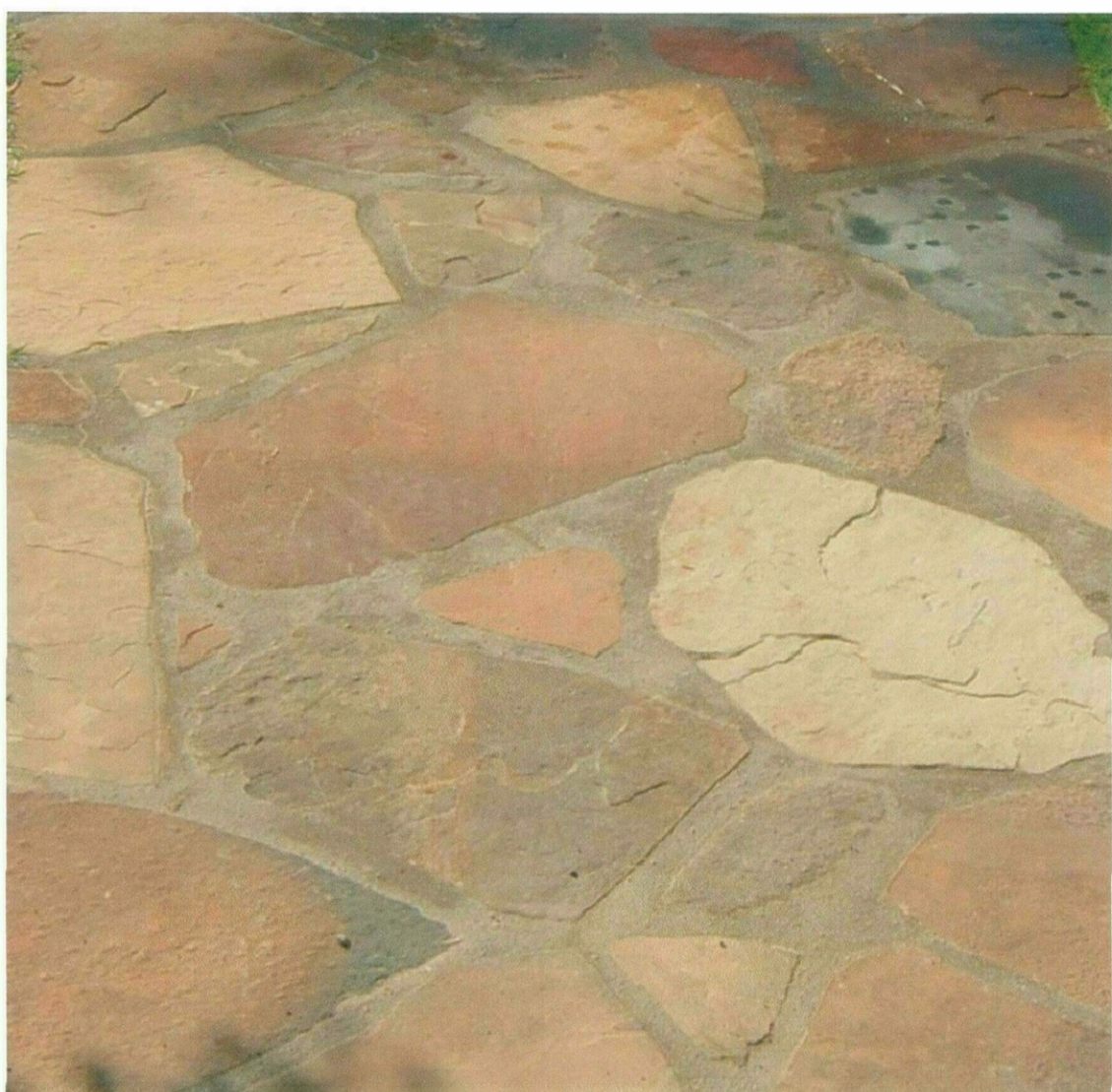
HARDSCAPE & FOUNTAIN IMAGES



DECORATIVE PAVING/EUROCOBBLE



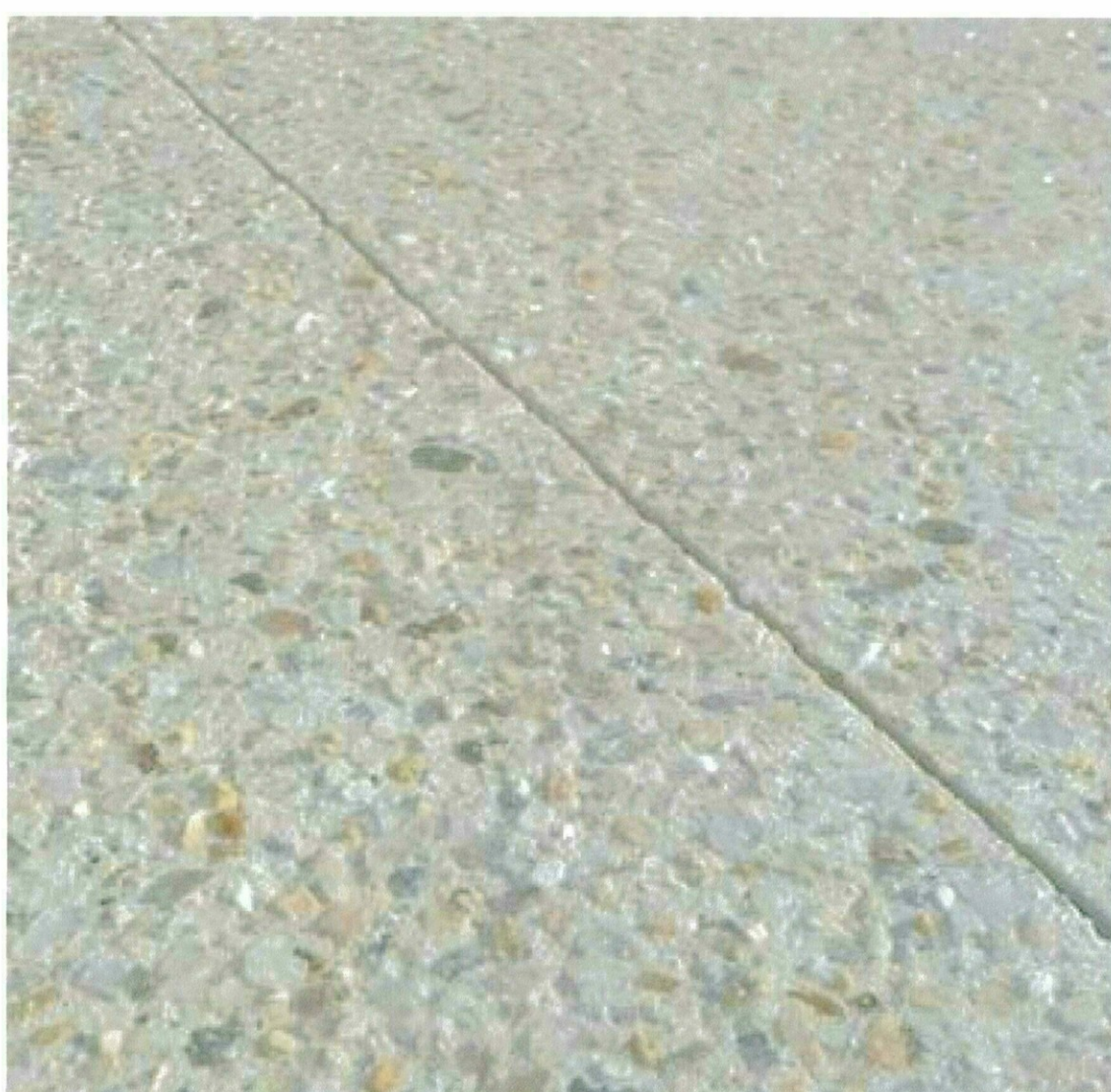
DECORATIVE PAVERS



FLAGSTONE



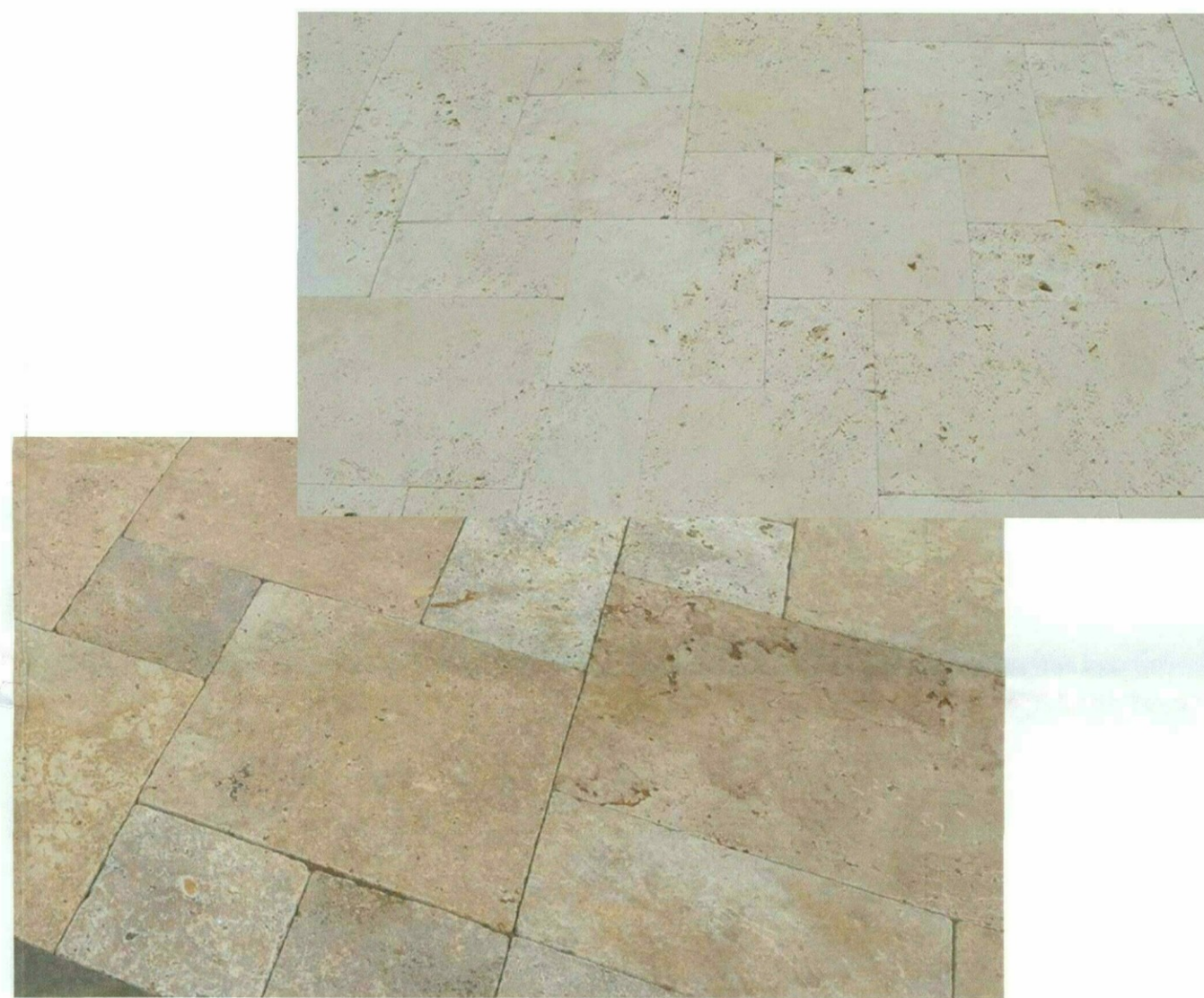
MULTIPLE SCORED INTEGRAL COLOR CONCRETE "SILVERLEAF"



EXPOSED AGGREGATE CONCRETE



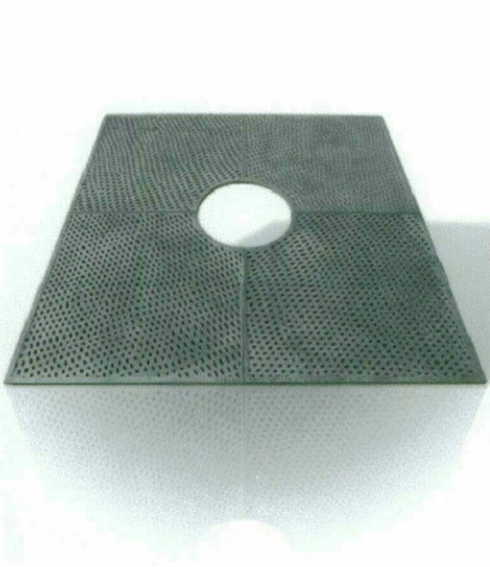
POOL PAVING



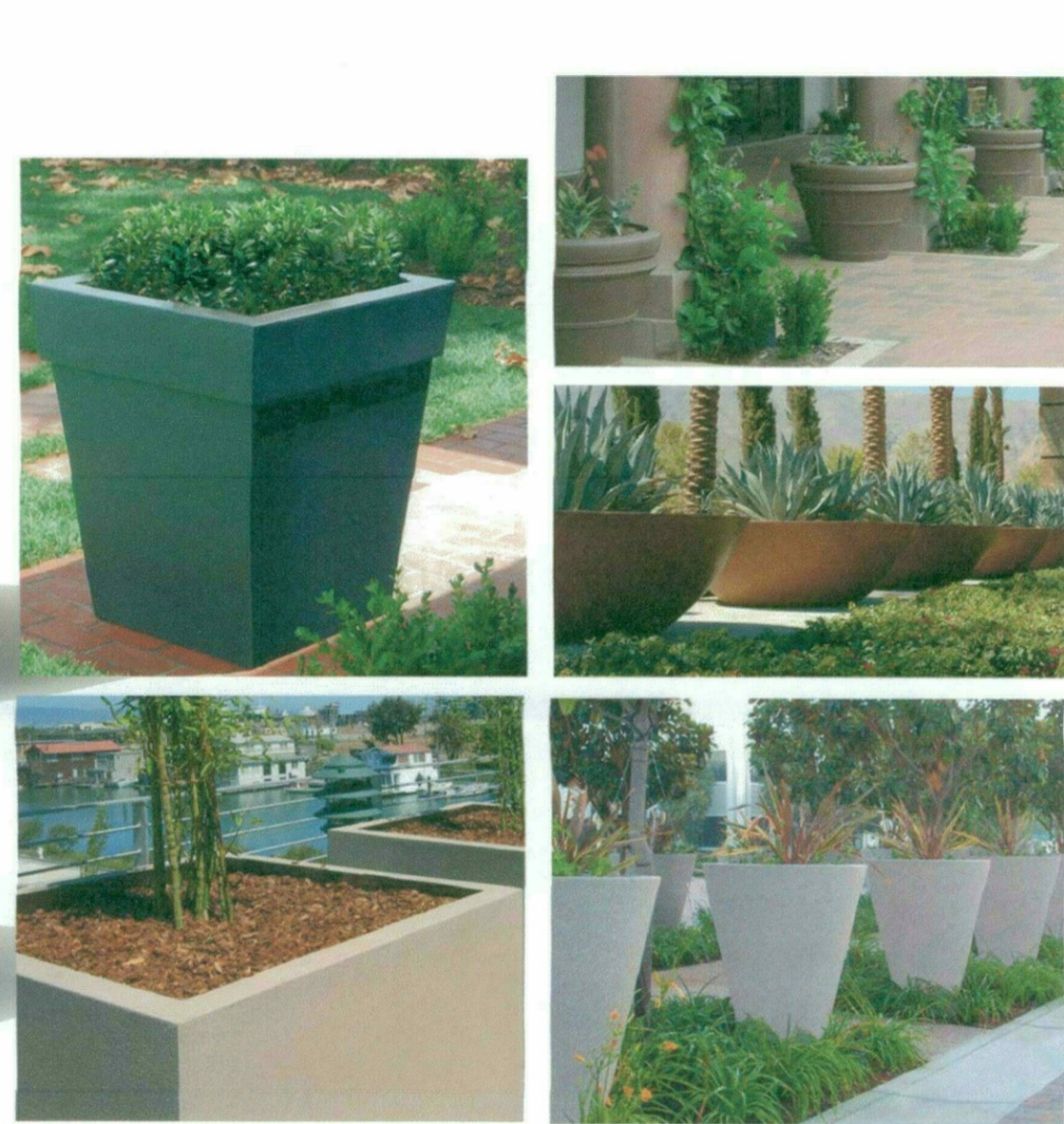
TRAVERTINE/STONE PAVING



SITE FURNITURE



POTS/PLANTERS



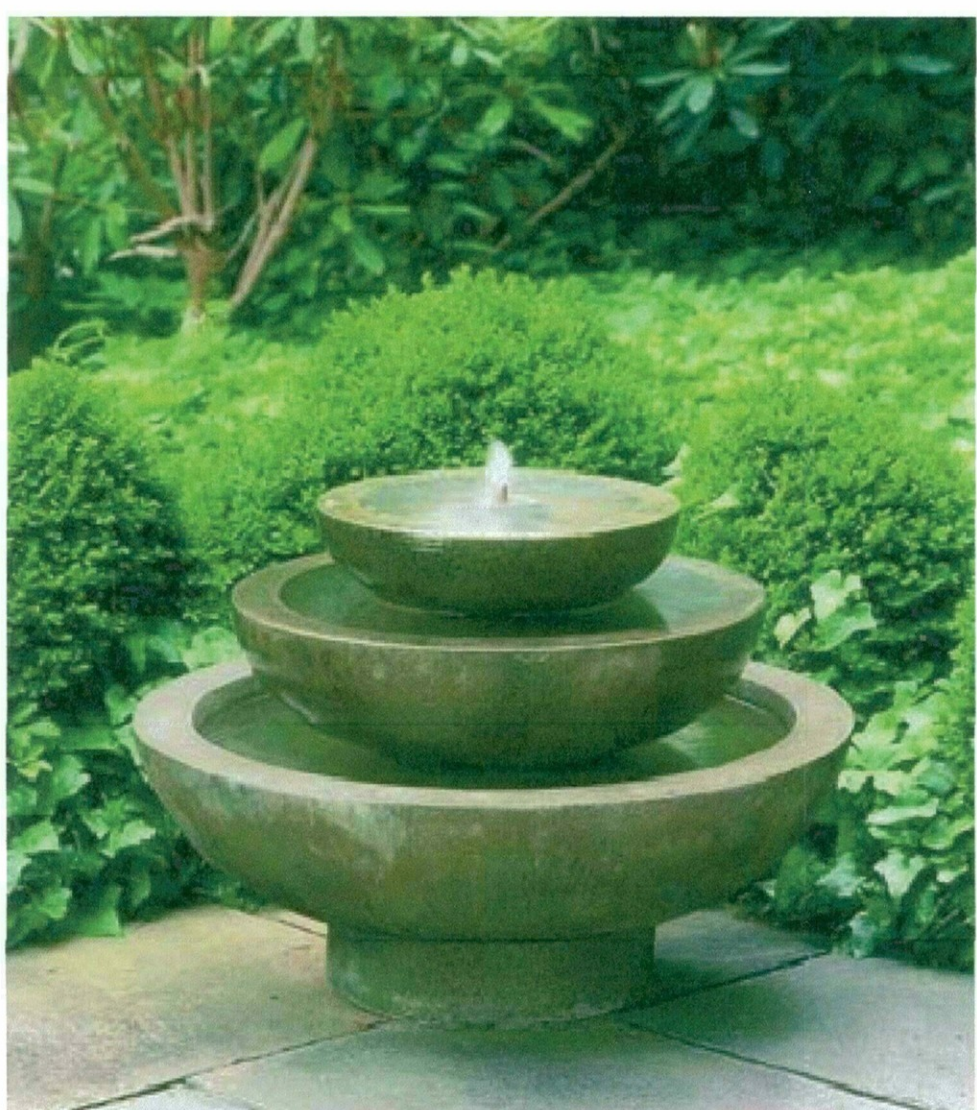
*FOUNTAIN 'A'



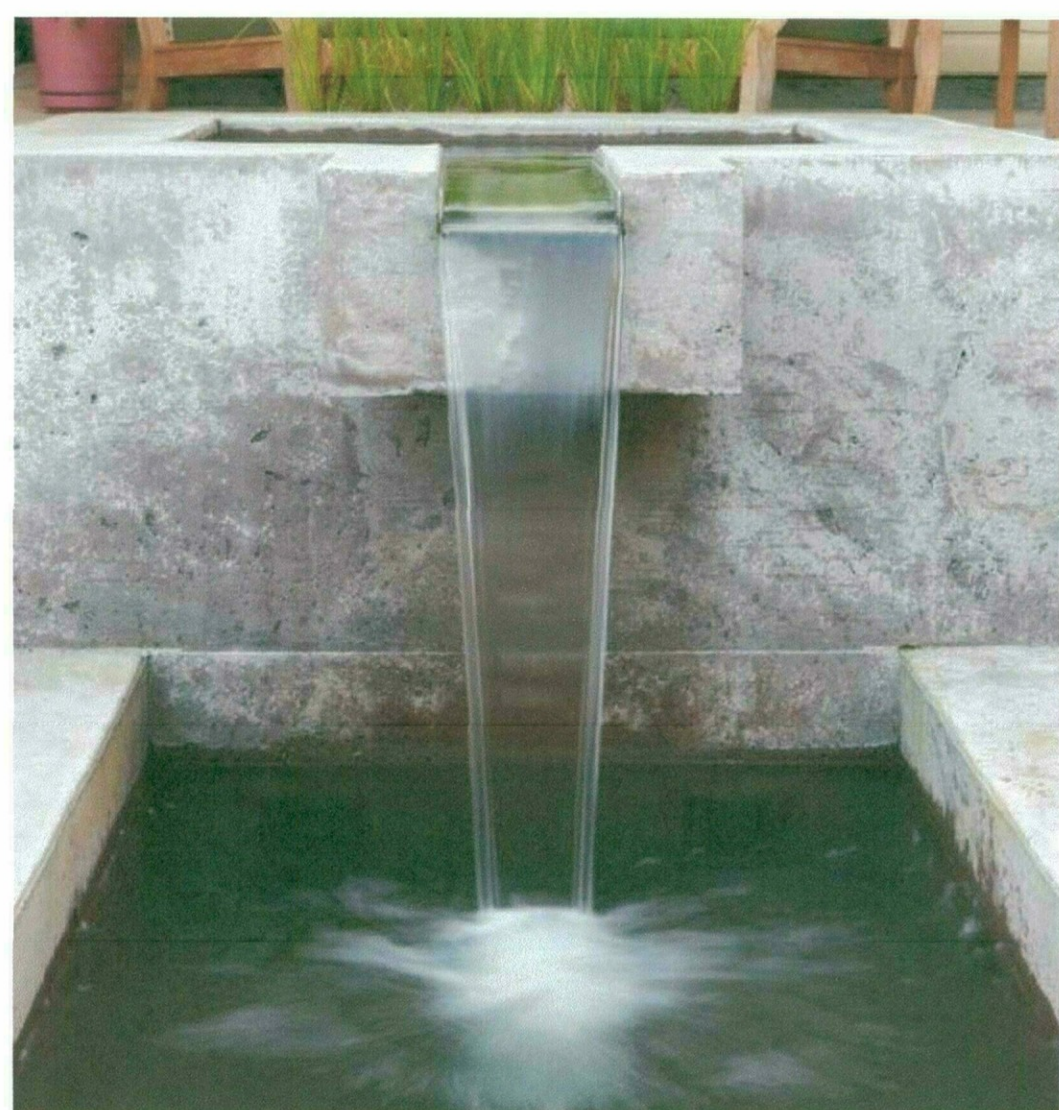
*FOUNTAIN 'B'



*FOUNTAIN 'C'



*FOUNTAIN 'D'



*FOUNTAIN 'E'



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STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA

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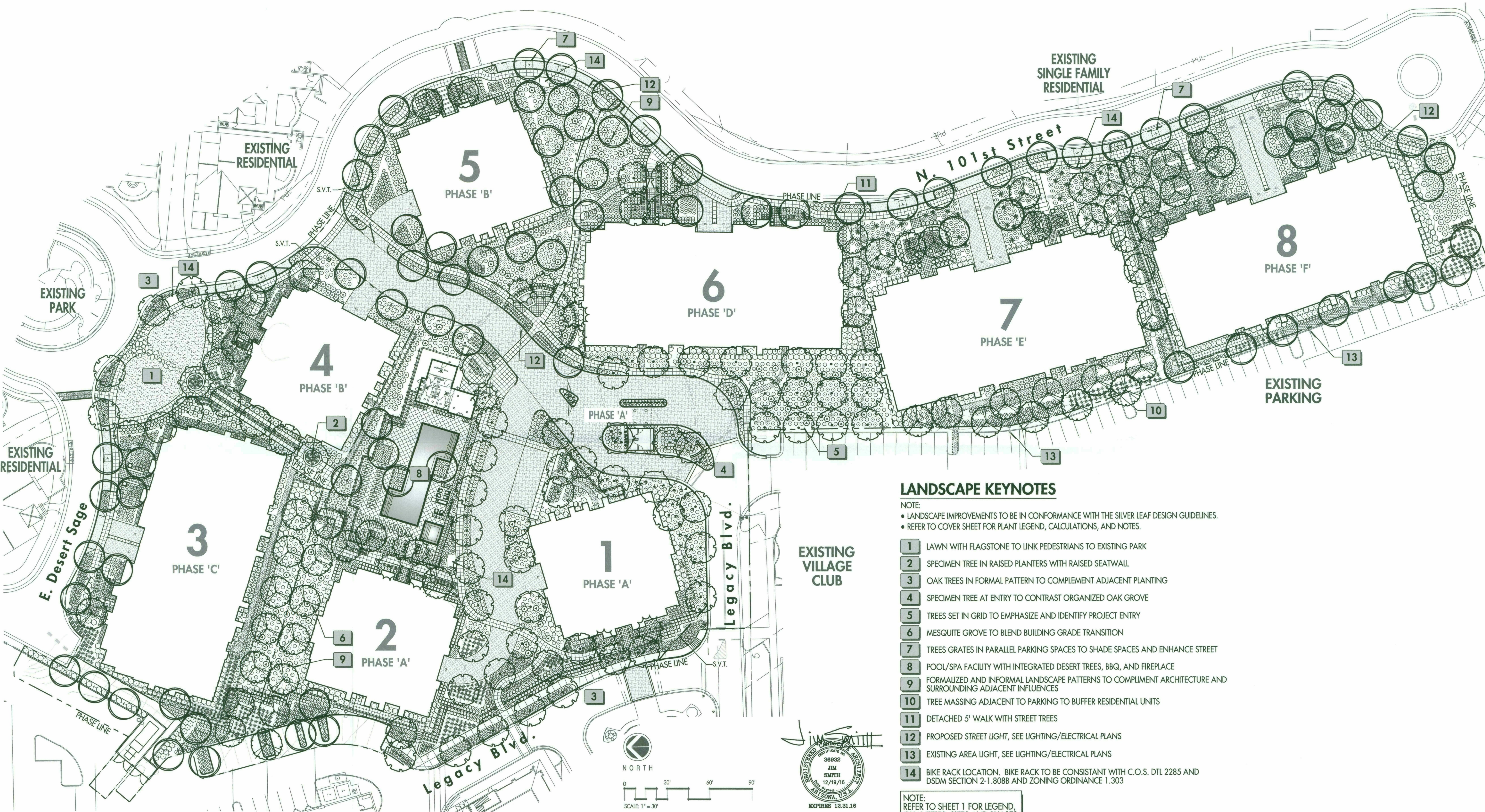
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PROJECT NUMBER: 15060
09/13/2016

CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE KEYNOTES

NOTE:
• LANDSCAPE IMPROVEMENTS TO BE IN CONFORMANCE WITH THE SILVER LEAF DESIGN GUIDELINES.
• REFER TO COVER SHEET FOR PLANT LEGEND, CALCULATIONS, AND NOTES.

- 1 LAWN WITH FLAGSTONE TO LINK PEDESTRIANS TO EXISTING PARK
- 2 SPECIMEN TREE IN RAISED PLANTERS WITH RAISED SEATWALL
- 3 OAK TREES IN FORMAL PATTERN TO COMPLEMENT ADJACENT PLANTING
- 4 SPECIMEN TREE AT ENTRY TO CONTRAST ORGANIZED OAK GROVE
- 5 TREES SET IN GRID TO EMPHASIZE AND IDENTIFY PROJECT ENTRY
- 6 MESQUITE GROVE TO BLEND BUILDING GRADE TRANSITION
- 7 TREES GRATES IN PARALLEL PARKING SPACES TO SHADE SPACES AND ENHANCE STREET
- 8 POOL/SPA FACILITY WITH INTEGRATED DESERT TREES, BBQ, AND FIREPLACE
- 9 FORMALIZED AND INFORMAL LANDSCAPE PATTERNS TO COMPLIMENT ARCHITECTURE AND SURROUNDING ADJACENT INFLUENCES
- 10 TREE MASSING ADJACENT TO PARKING TO BUFFER RESIDENTIAL UNITS
- 11 DETACHED 5' WALK WITH STREET TREES
- 12 PROPOSED STREET LIGHT, SEE LIGHTING/ELECTRICAL PLANS
- 13 EXISTING AREA LIGHT, SEE LIGHTING/ELECTRICAL PLANS
- 14 BIKE RACK LOCATION. BIKE RACK TO BE CONSISTANT WITH C.O.S. DTL 2285 AND DSDM SECTION 2-1.808B AND ZONING ORDINANCE 1.303

NOTE:
REFER TO SHEET 1 FOR LEGEND,
QUANTITIES, SIZES AND PHASES

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STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA

19 DECEMBER 2016

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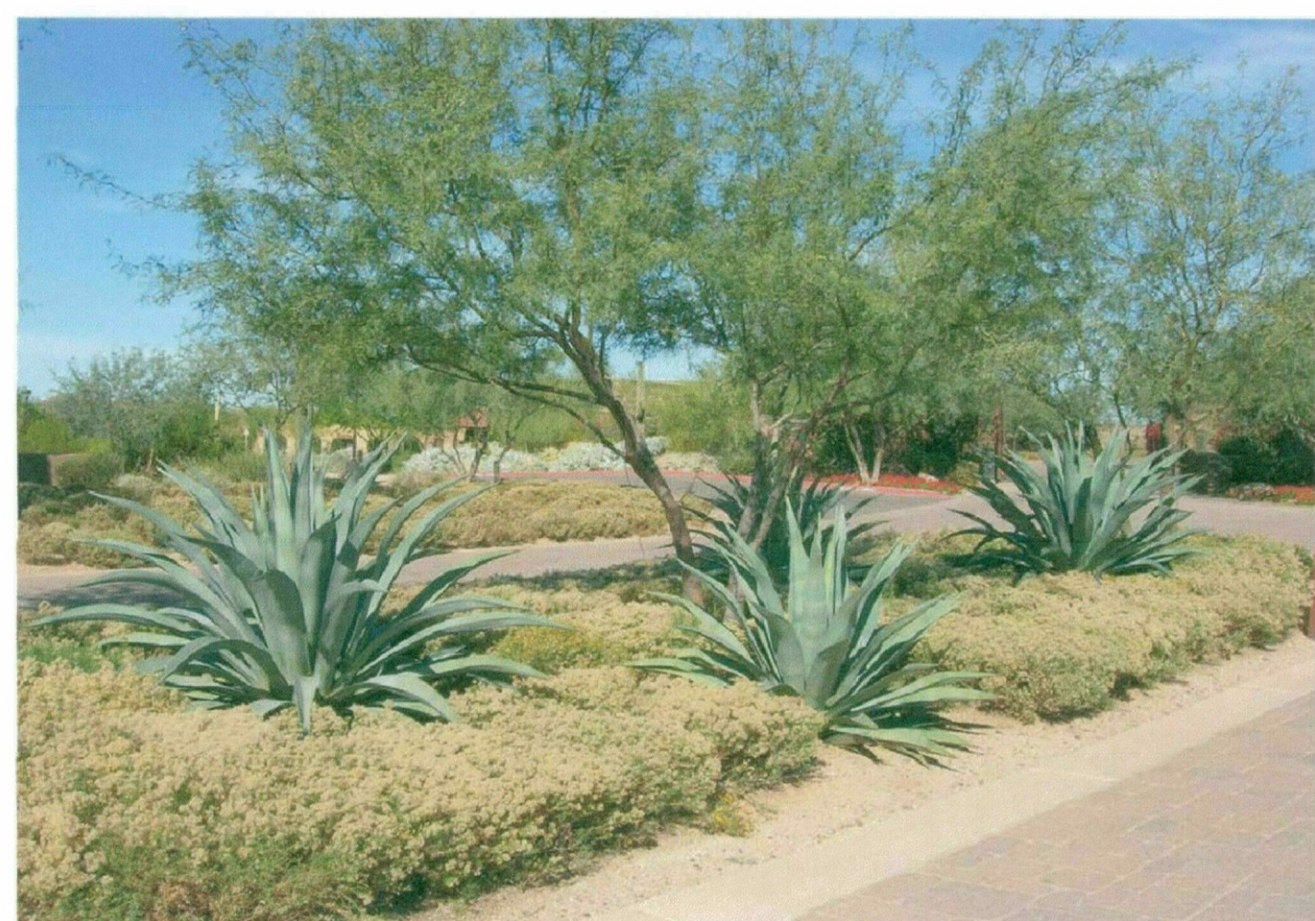
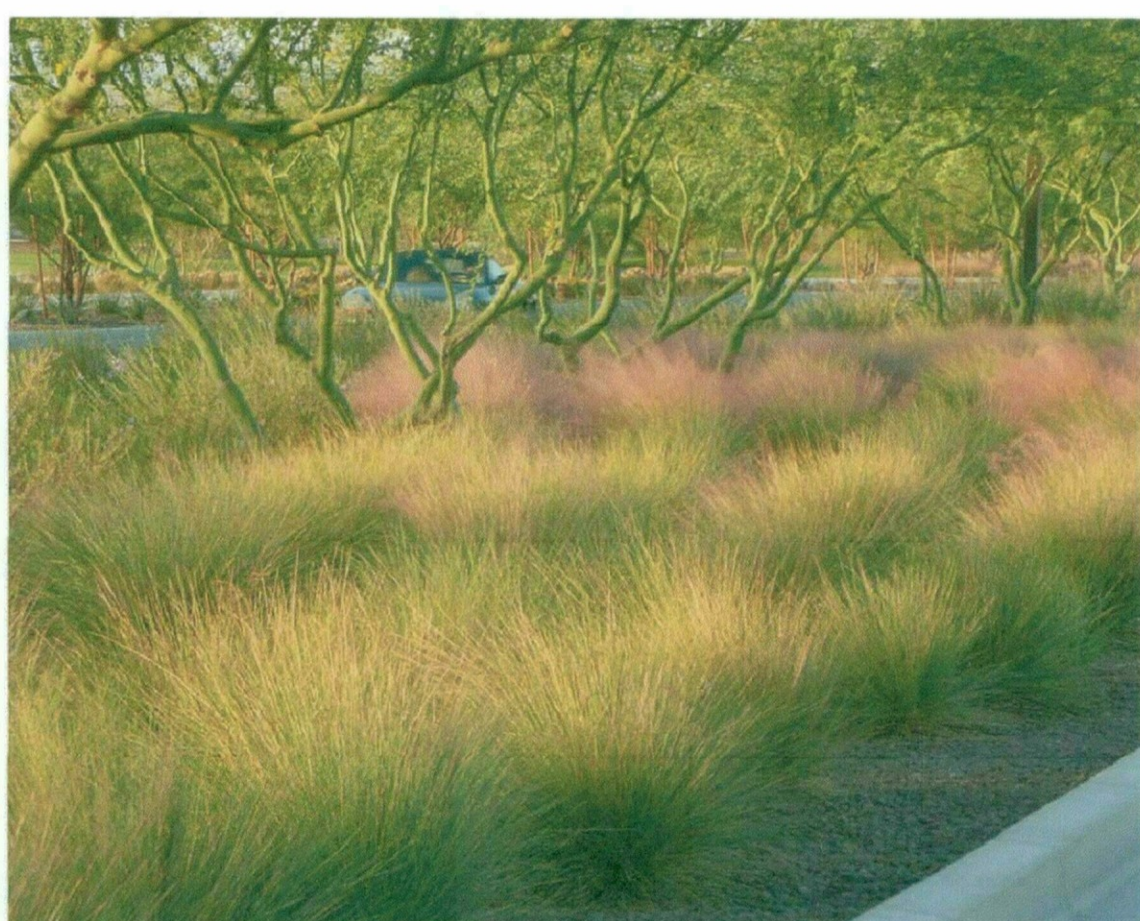
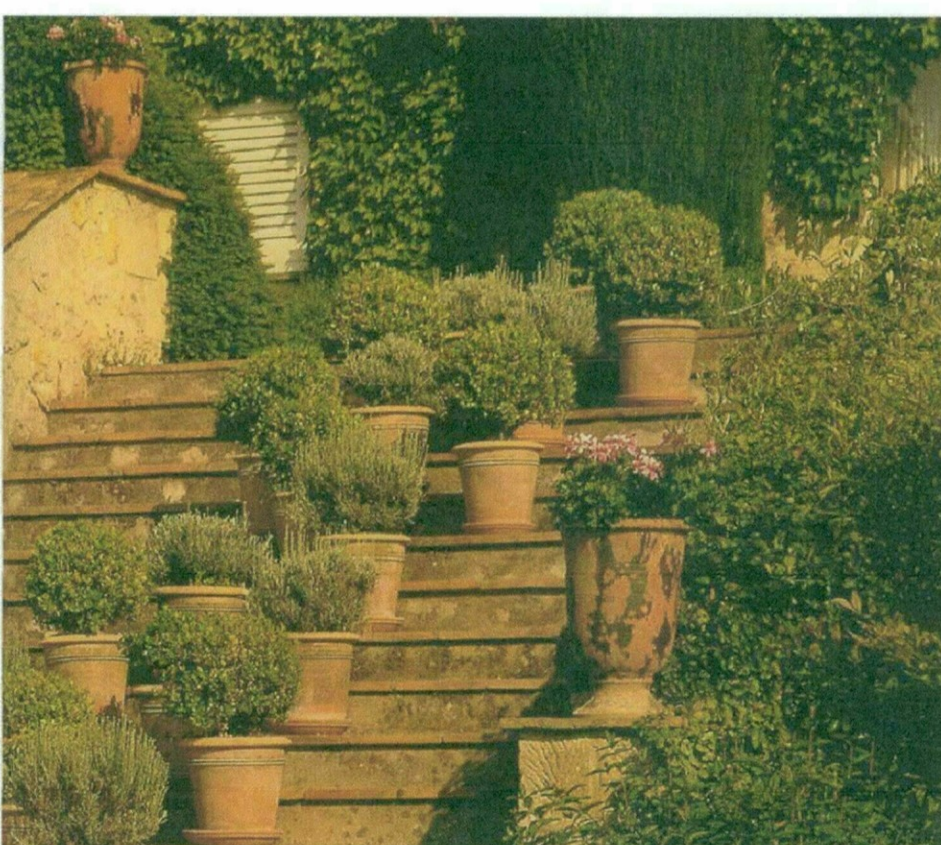
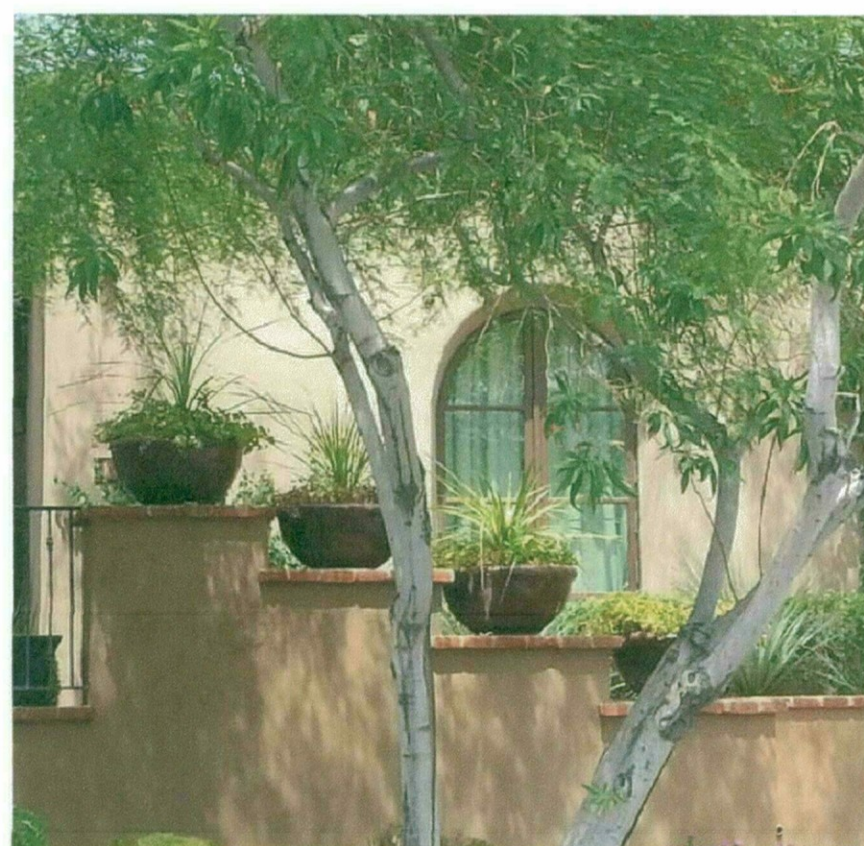
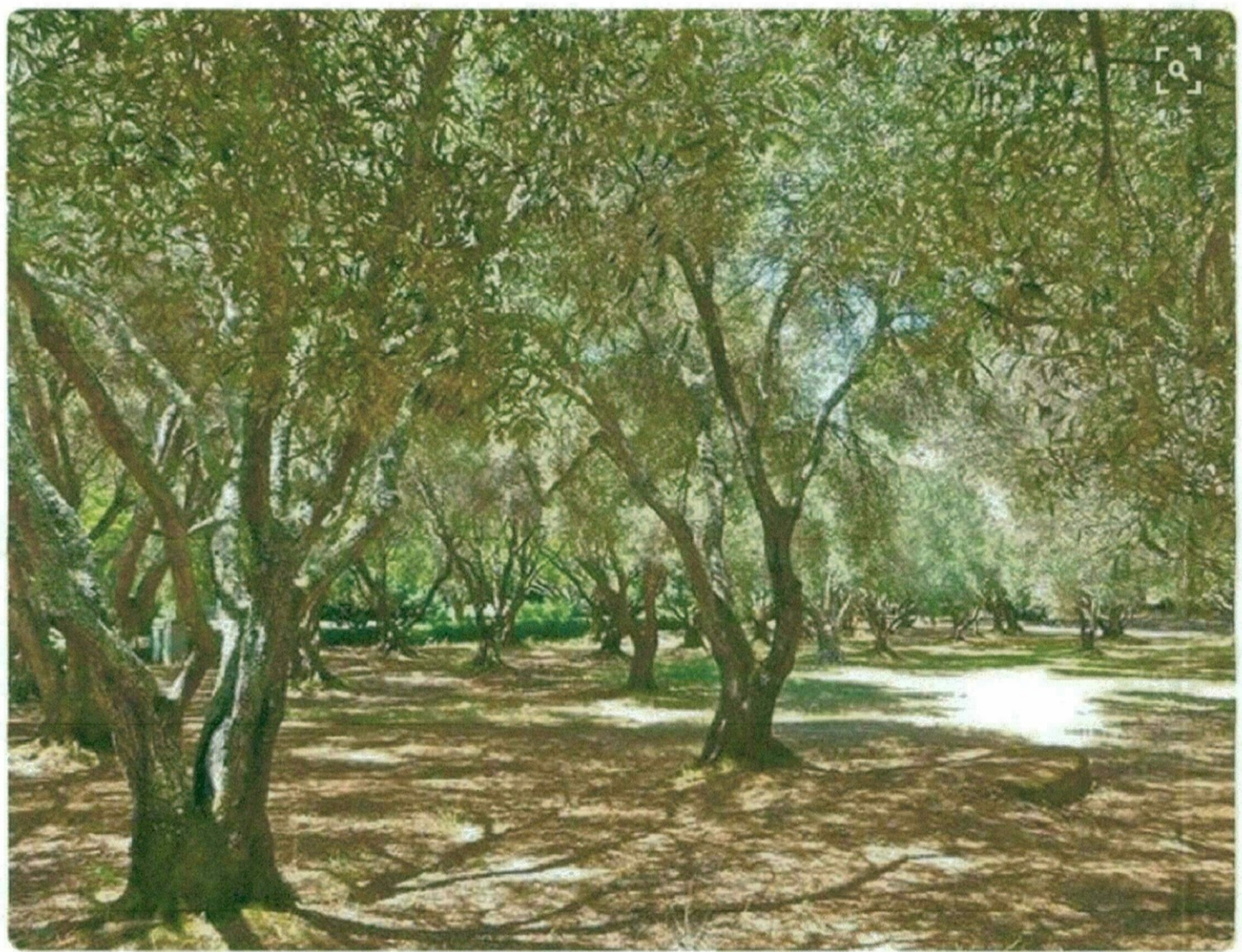
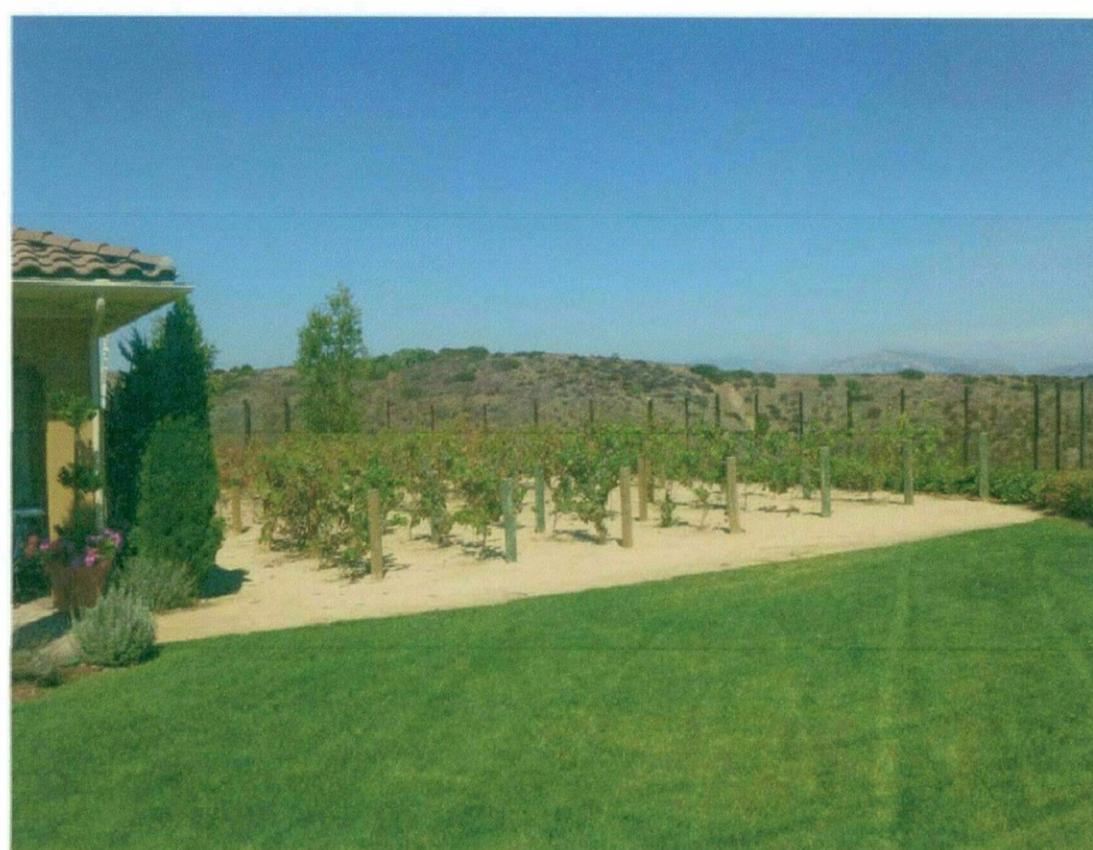
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Landscaping

LANDSCAPE CHARACTER IMAGES



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STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA

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575-PA-2016, 78-DR-2005#3

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LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

WINDOW/DOOR FRAMES
SIERRA PACIFIC
ALUMINUM-CLAD
HERITAGE COLLECTION
CAFÉ ROYAL 104
TEXTURED FINISH

BODY STUCCO
OMEGA
30/30 SAND FINISH
1 1/2 A 710
DEC 771 SHAGGY BARKED
LRV 28



RIGHT ELEVATION

COLORS

ROOF
BORAL
SAXONY 900 SLATE
APPALACHIAN BLEND

WROUGHT IRON/METAL CANOPY
SHERWIN-WILLIAMS
MATTE FINISH
SW 7675
SEALSKIN

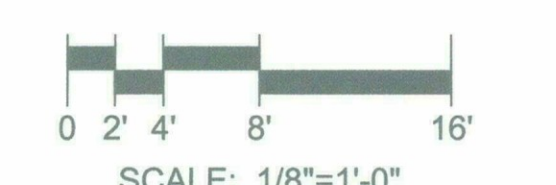
METAL PANELS
ALUCOBOND
GRAPHITE MICA

BASE STUCCO
OMEGA
SMOOTH FINISH
5/8 A 771
DE 6229 CALICO ROCK
LRV 28

BUILDING A ELEVATIONS STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA

COLORS MAY VARY, PLEASE REFER TO MATERIAL BOARDS FOR ACTUAL COLOR



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Bldg. A Color Elev.

78-DR-2005 #3
11/17/2016

MATERIALS



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

COLORS

BUILDING A
ELEVATIONS
STERLING AT SILVERLEAF
SCOTTSDALE, ARIZONA

0 2' 4' 8' 16'
SCALE: 1/8"=1'-0"

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Bldg. A, B/w Elevations (15060)



FRONT ELEVATION

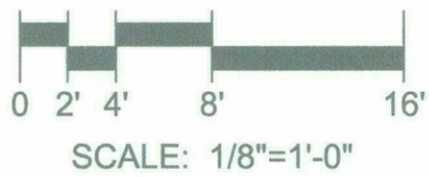


REAR ELEVATION



**BUILDING B
ELEVATIONS**
COLORS MAY VARY, PLEASE REFER TO MATERIAL BOARDS FOR ACTUAL COLOR
STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA



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

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Bldg. B Color Elev. (Front & Rear)

Bldg. B Color Elev.

MATERIALS



FRONT ELEVATION



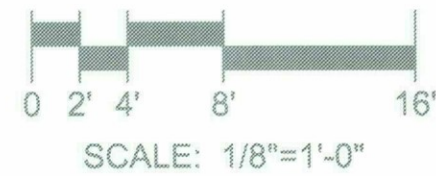
REAR ELEVATION

BUILDING B
ELEVATIONS
STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA



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LEFT ELEVATION



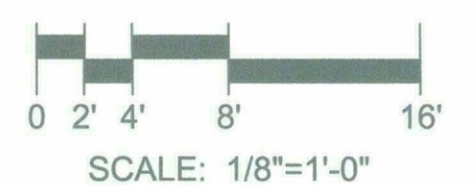
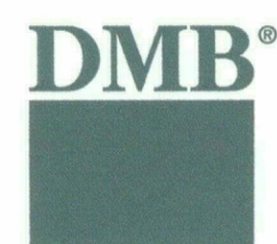
RIGHT ELEVATION

**BUILDING B
ELEVATIONS**

COLORS MAY VARY, PLEASE REFER TO MATERIAL BOARDS FOR ACTUAL COLOR

STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA



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Bldg. B Color Elev. (Sides)

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Bldg. B Color Elev.



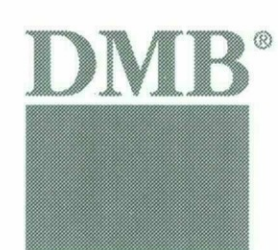
LEFT ELEVATION



RIGHT ELEVATION

**BUILDING B
ELEVATIONS
STERLING AT SILVERLEAF**

SCOTTSDALE, ARIZONA



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

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LEFT ELEVATION



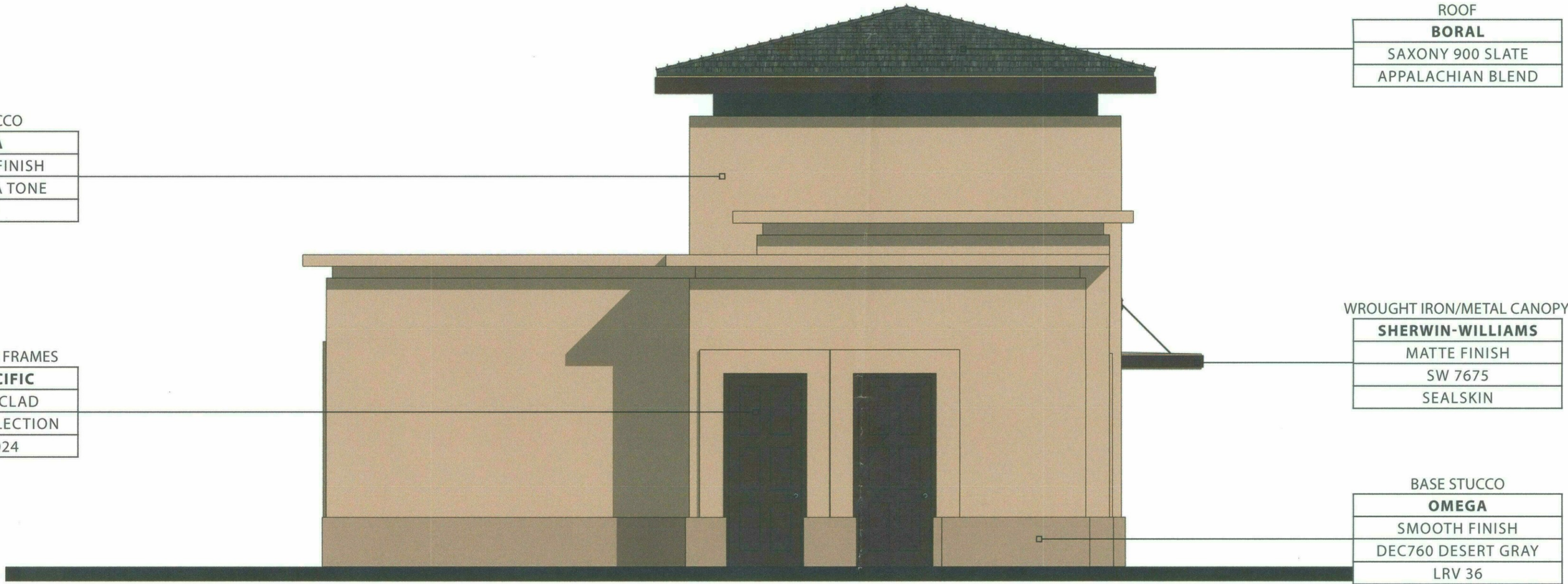
MATERIALS

- FLAT CONCRETE TILE ROOFING
- ALUMINUM CLAD ROOF FASCIA
- STUCCO WALLS
- STUCCO REVEALS
- STUCCO ROOF CORNICE
- METAL AWNING
- ALUMINUM CLAD WINDOWS AND DOOR FRAMES

FRONT ELEVATION



REAR ELEVATION



- ROOF
BORAL
SAXONY 900 SLATE
APPALACHIAN BLEND
- WROUGHT IRON/METAL CANOPY
SHERWIN-WILLIAMS
MATTE FINISH
SW 7675
SEALSKIN
- BASE STUCCO
OMEGA
SMOOTH FINISH
DEC760 DESERT GRAY
LRV 36

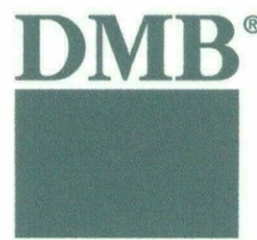
RIGHT ELEVATION

**POOL BUILDING
ELEVATIONS**

COLORS MAY VARY, PLEASE REFER TO MATERIAL BOARDS FOR ACTUAL COLOR

STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA



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0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

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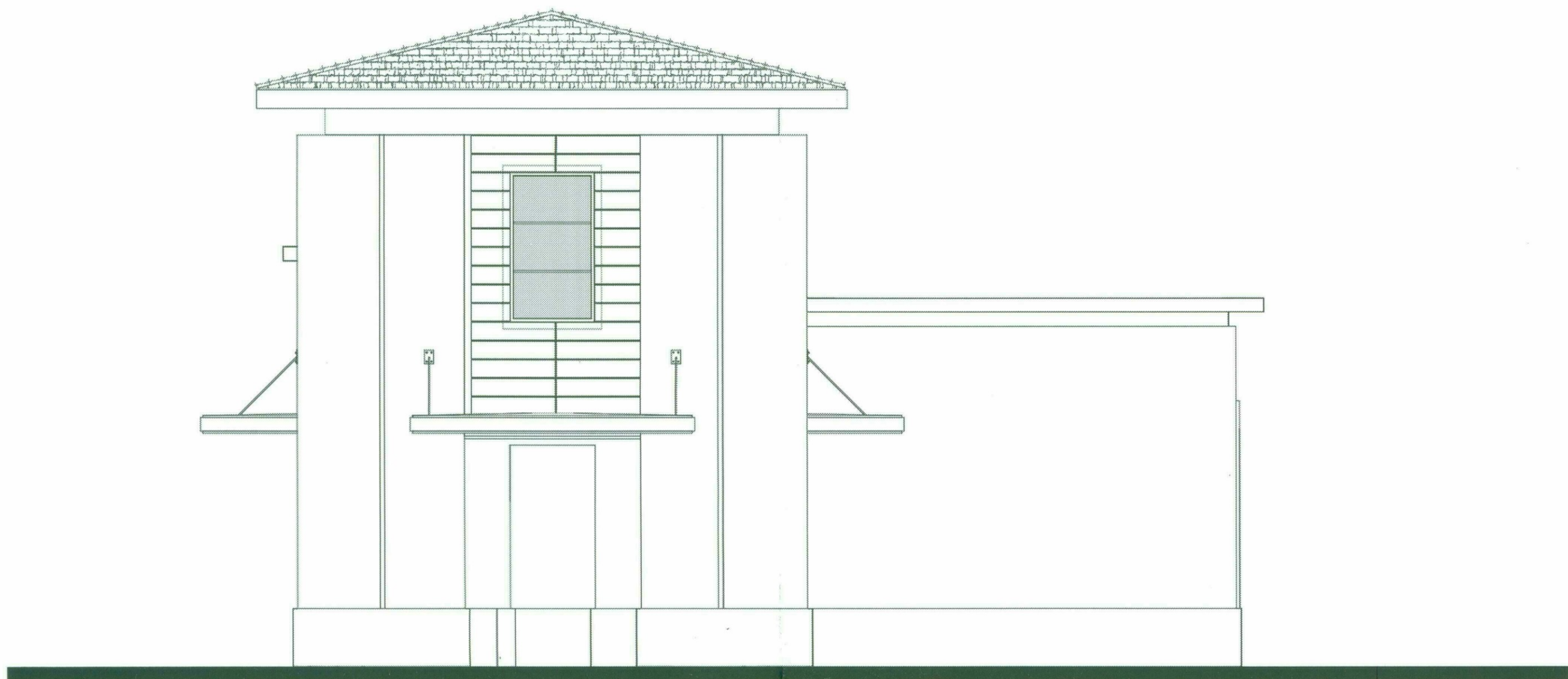
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pool bldg. color elev.

pool bldg. color elev.

MATERIALS



LEFT ELEVATION



FRONT ELEVATION

COLORS



REAR ELEVATION

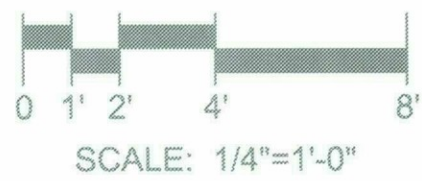


RIGHT ELEVATION



POOL BUILDING
ELEVATIONS
STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA

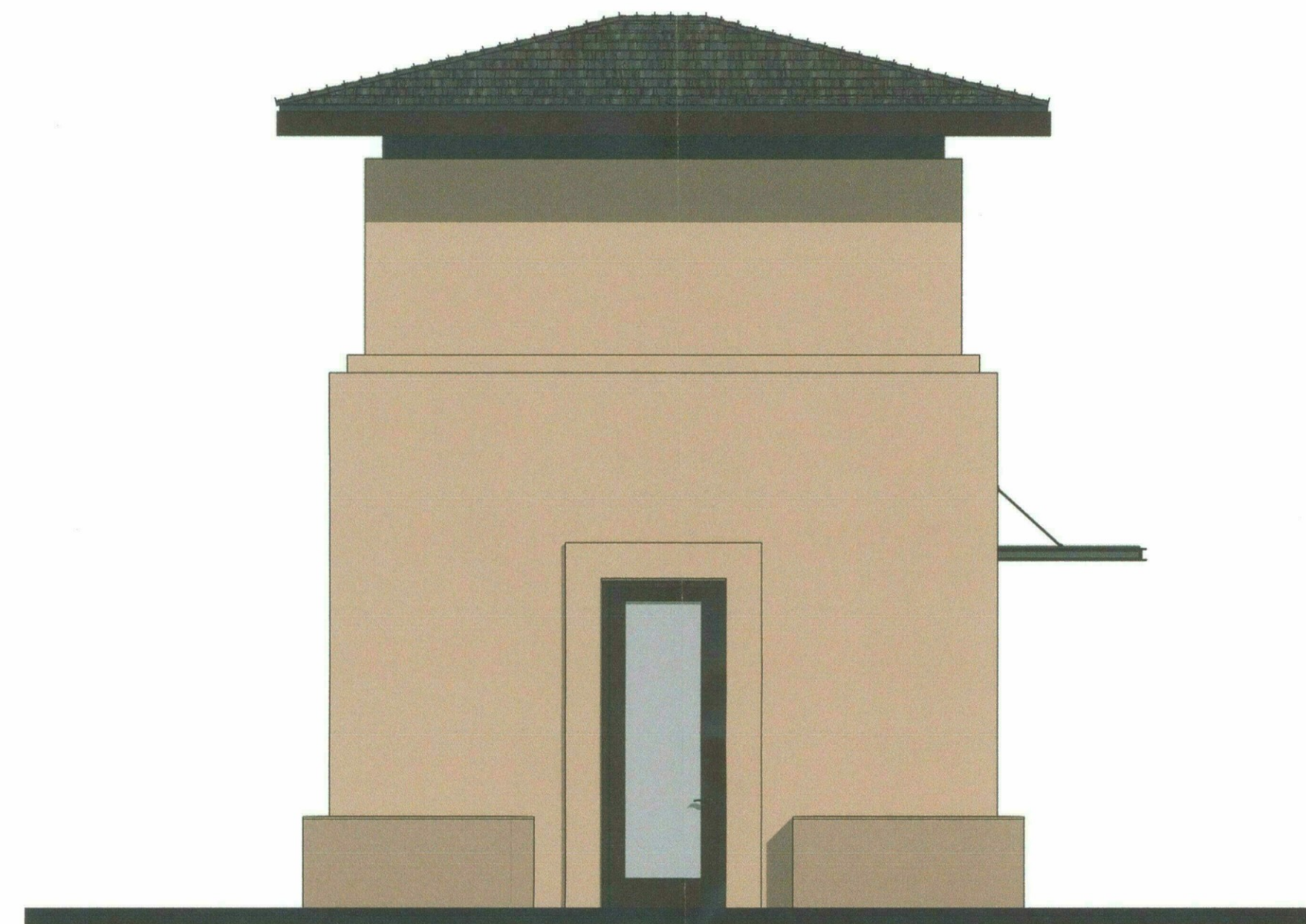


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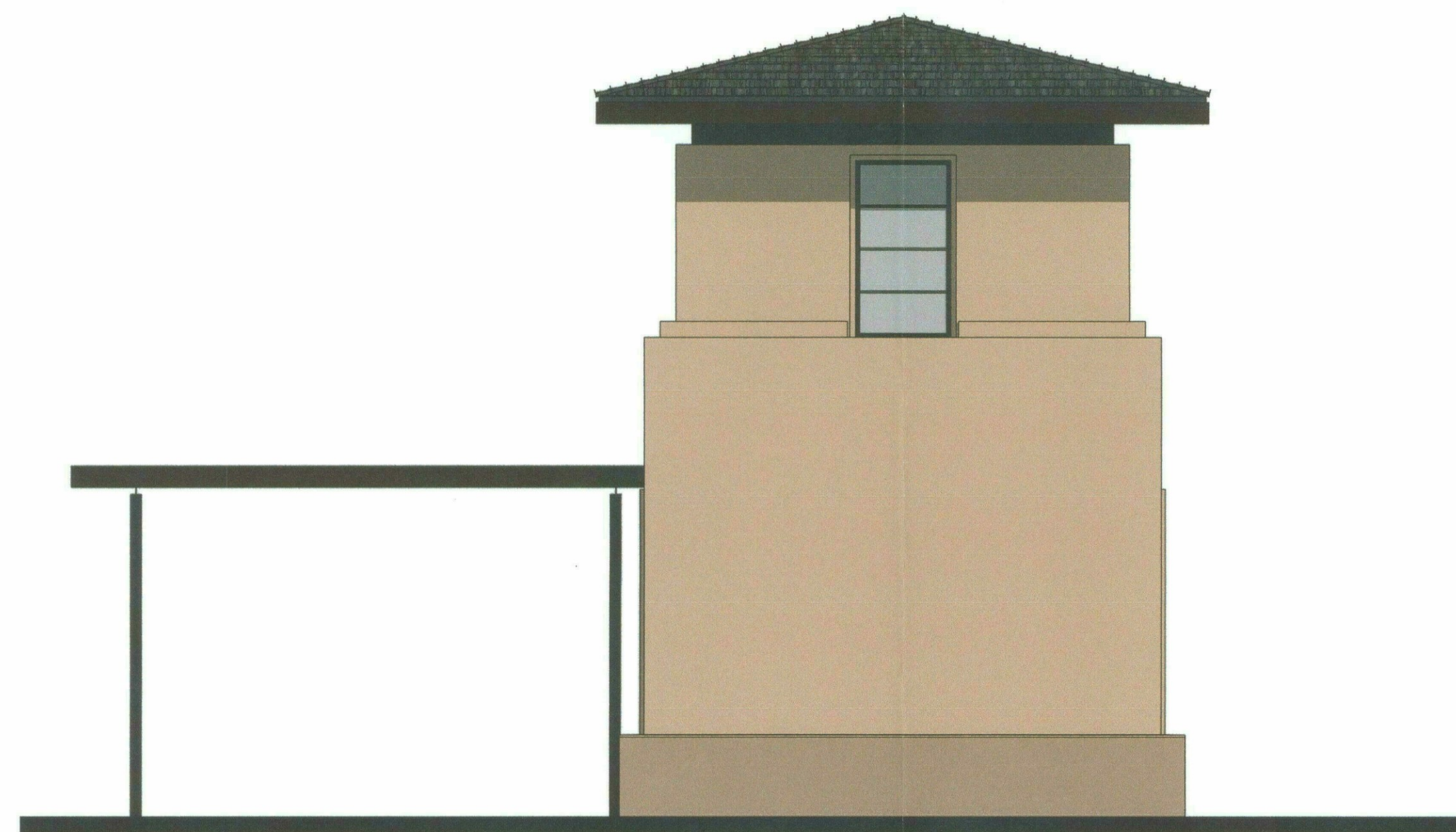
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LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

BODY STUCCO
OMEGA
30/30 SAND FINISH
DET638 SEPIA TONE
LRV 39

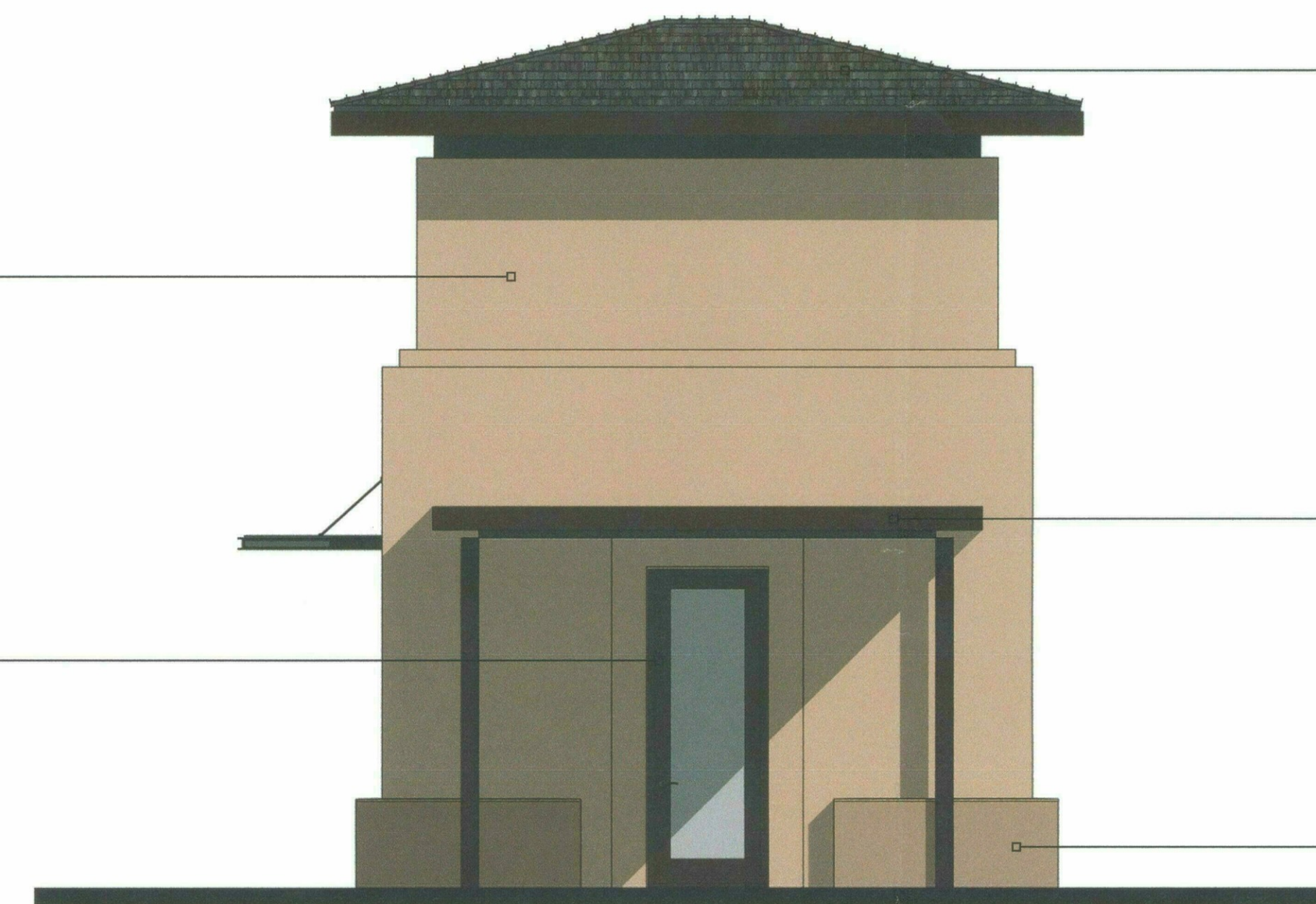
WINDOW/DOOR FRAMES
SIERRA PACIFIC
ALUMINUM-CLAD
HERITAGE COLLECTION
BRONZE 024

COLORS

ROOF
BORAL
SAXONY 900 SLATE
APPALACHIAN BLEND

WROUGHT IRON/METAL CANOPY
SHERWIN-WILLIAMS
MATTE FINISH
SW 7675
SEALSKIN

BASE STUCCO
OMEGA
SMOOTH FINISH
DEC760 DESERT GRAY
LRV 36



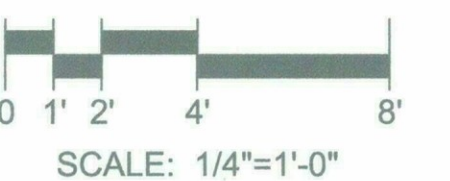
RIGHT ELEVATION

GUARD HOUSE ELEVATIONS

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STERLING AT SILVERLEAF

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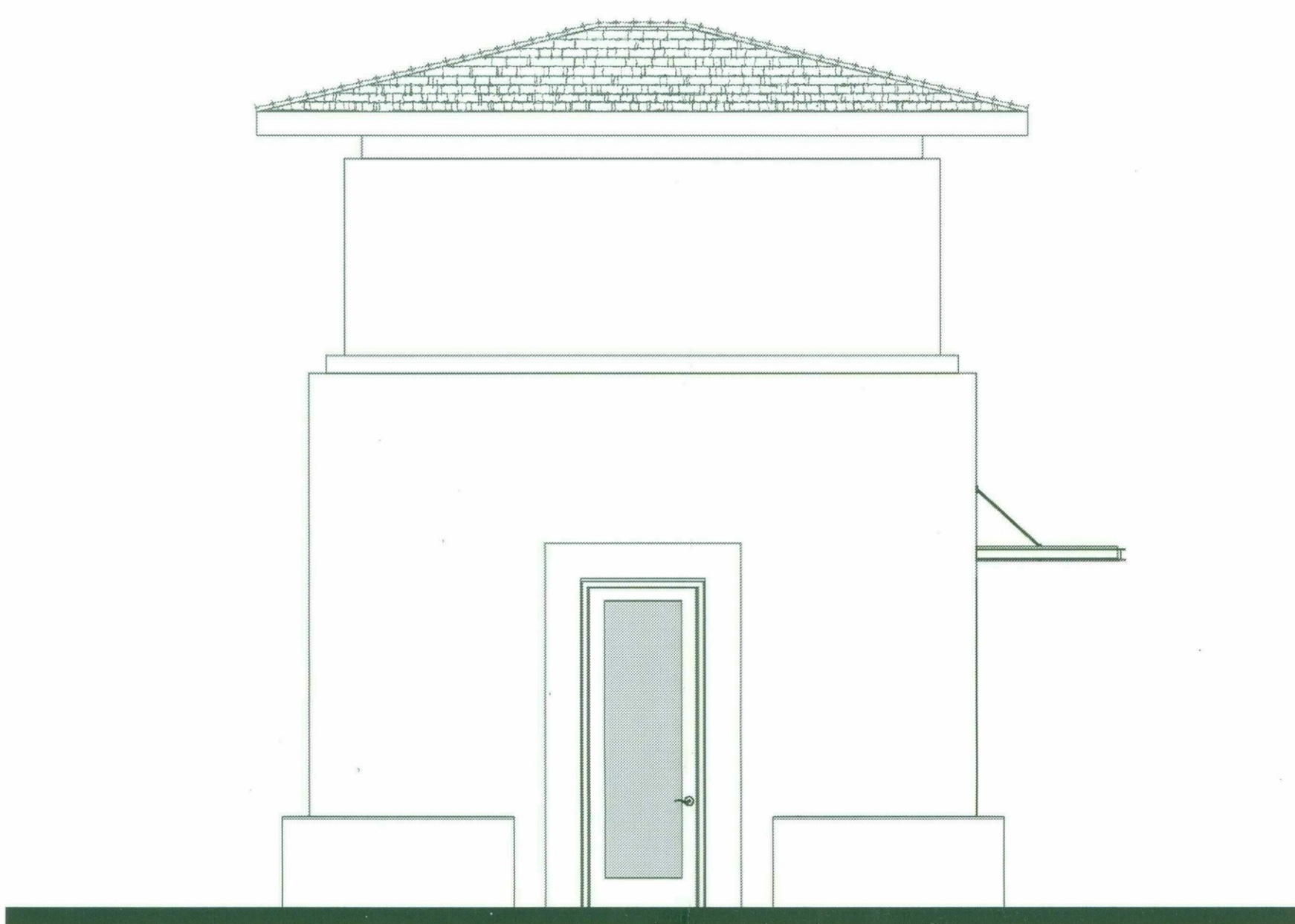
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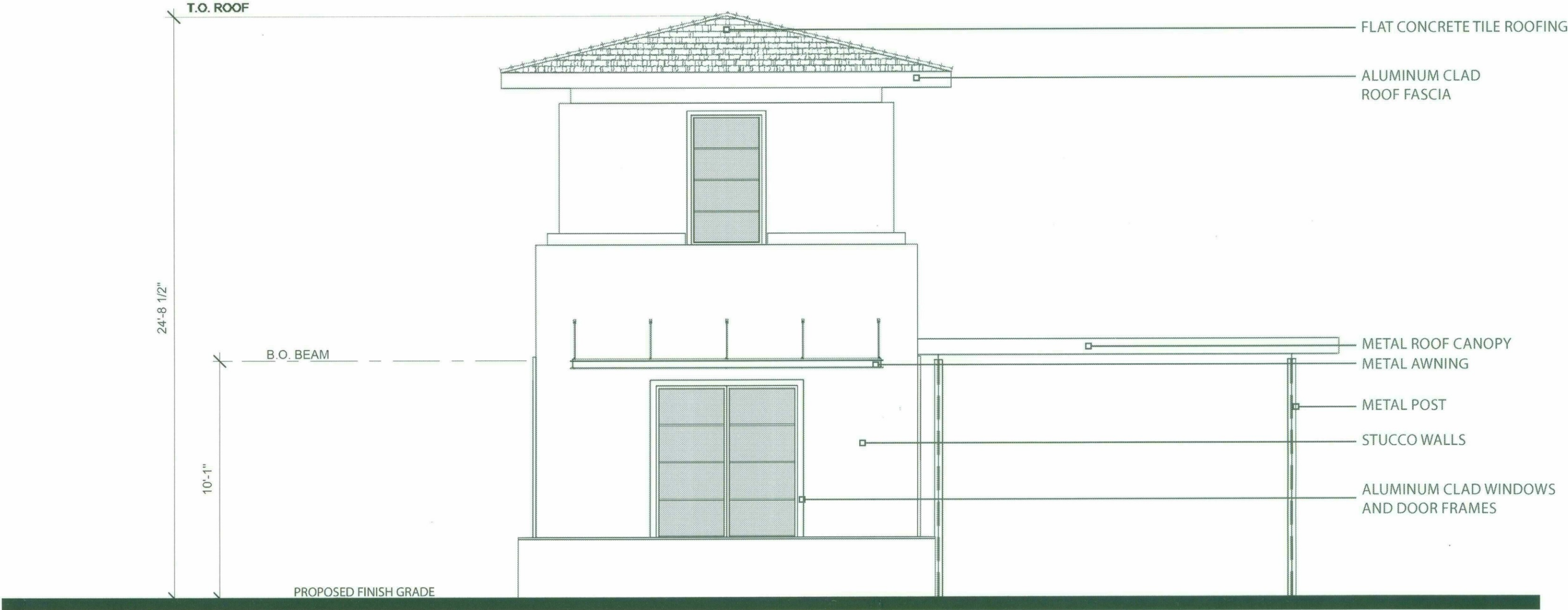
Guard House Color Elev.

Guard House Color Elev.

MATERIALS

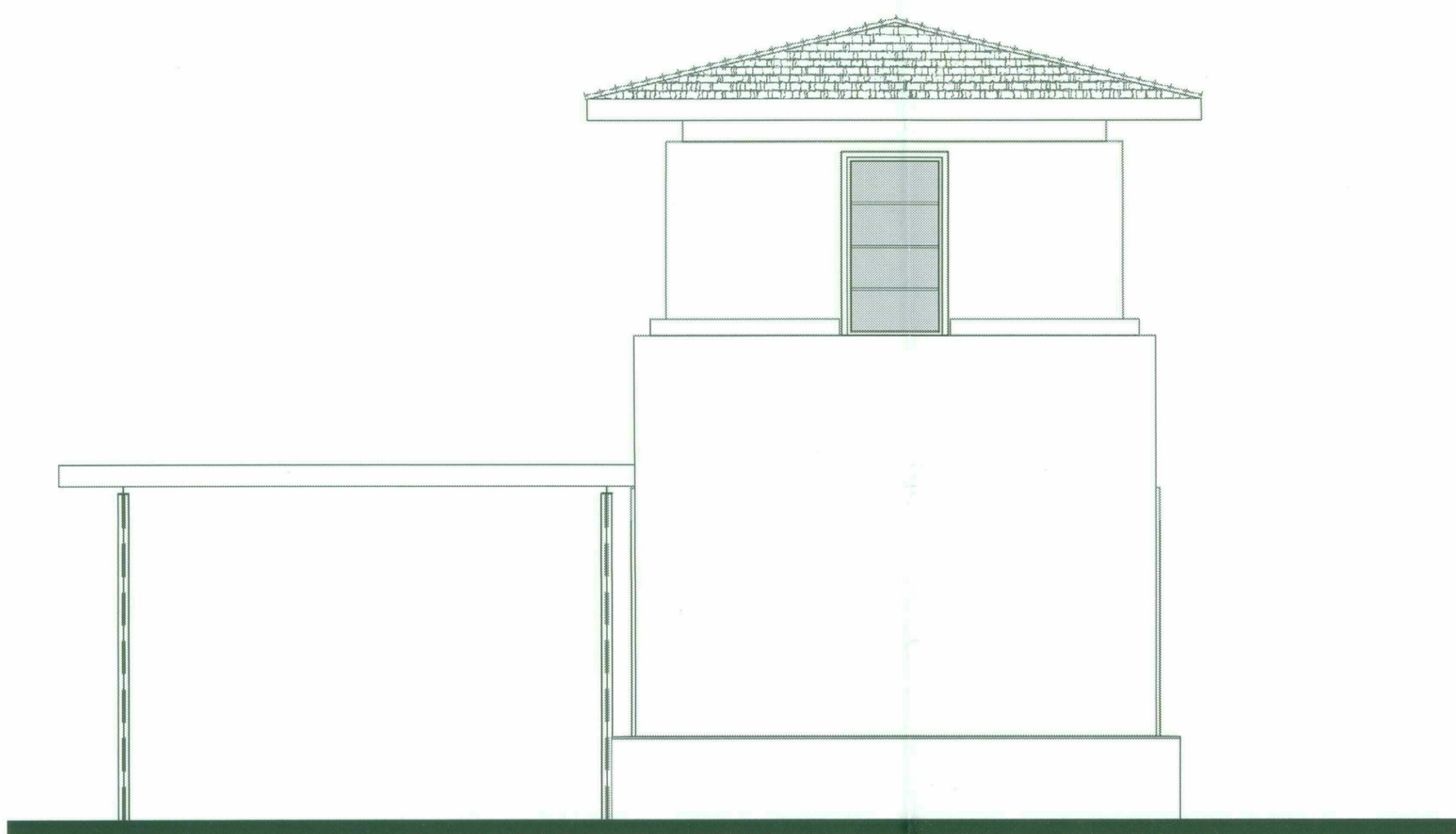


LEFT ELEVATION



FRONT ELEVATION

COLORS



REAR ELEVATION



RIGHT ELEVATION

GUARD HOUSE
ELEVATIONS
STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA

0 1' 2' 4' 8'
SCALE: 1/4"=1'-0"

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BUILDING 8

BUILDING 7

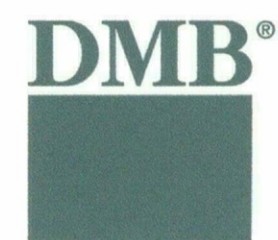
BUILDING 6



BUILDING 5

BUILDING 4

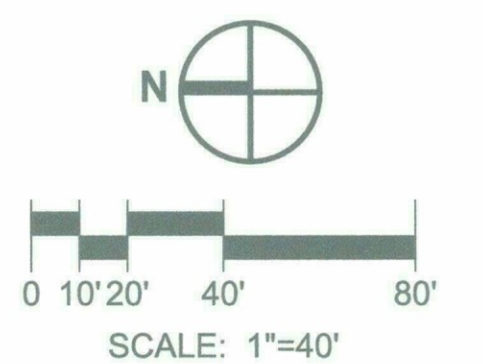
BUILDING 3



101ST STREET RENDERED STREET SCENE

STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA



R H A

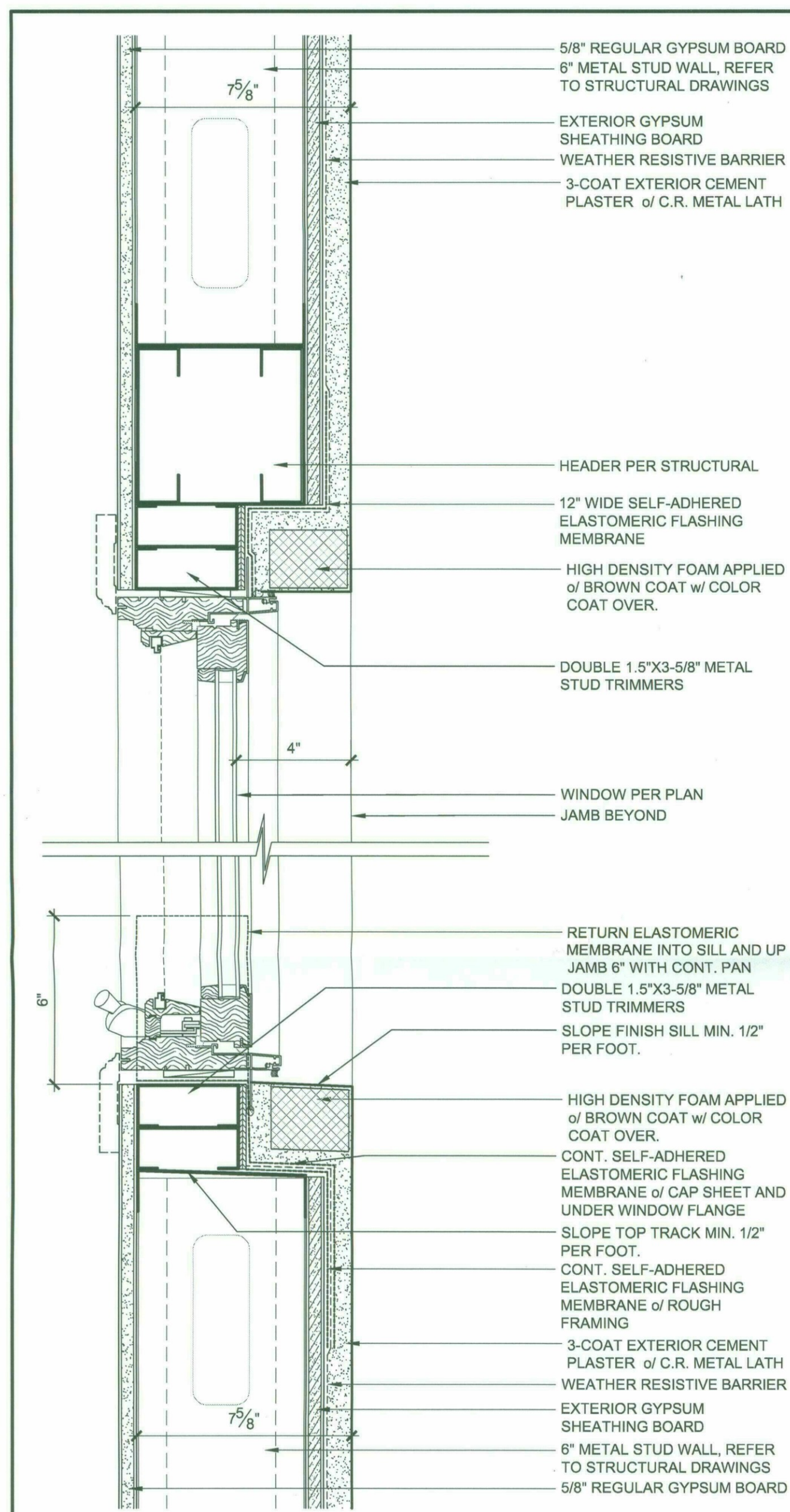
ROBERT HIDEY ARCHITECTS

PROJECT NUMBER: 15060
11/15/16

ROBERT HIDEY ARCHITECTS
3337 MICHELSON DRIVE, SUITE 170, IRVINE, CA 92612 TELEPHONE 949.655.1550
4301 HACIENDA DRIVE, SUITE 500, PLEASANTON, CA 94588 TELEPHONE 925.824.0440
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Streetscape Elevations

78-DR-2005 #3
11/17/2016

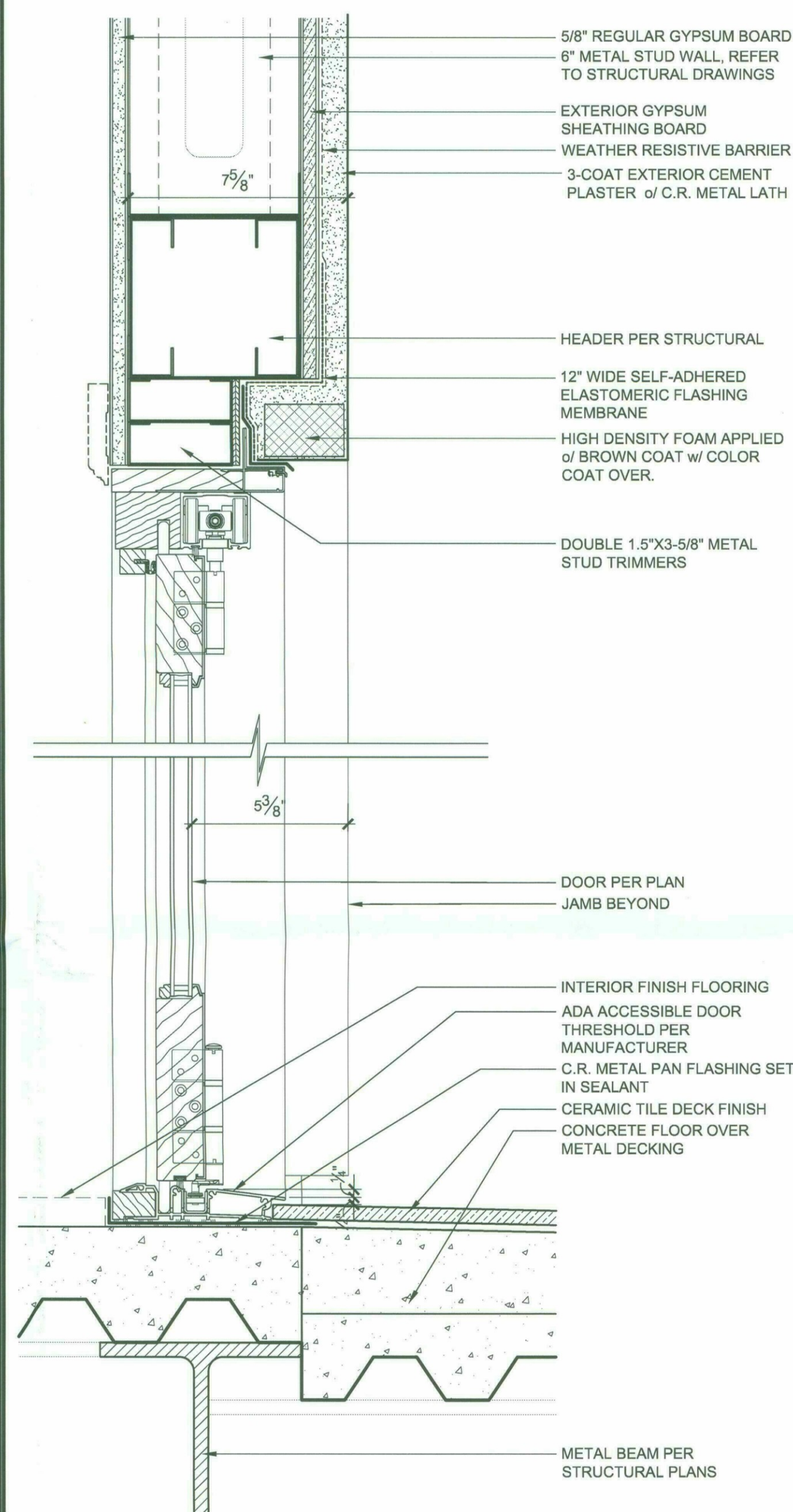


RECESSED WINDOW DETAIL

SCALE: 3" = 1'-0"

FILE:

© Robert Hidey Architects

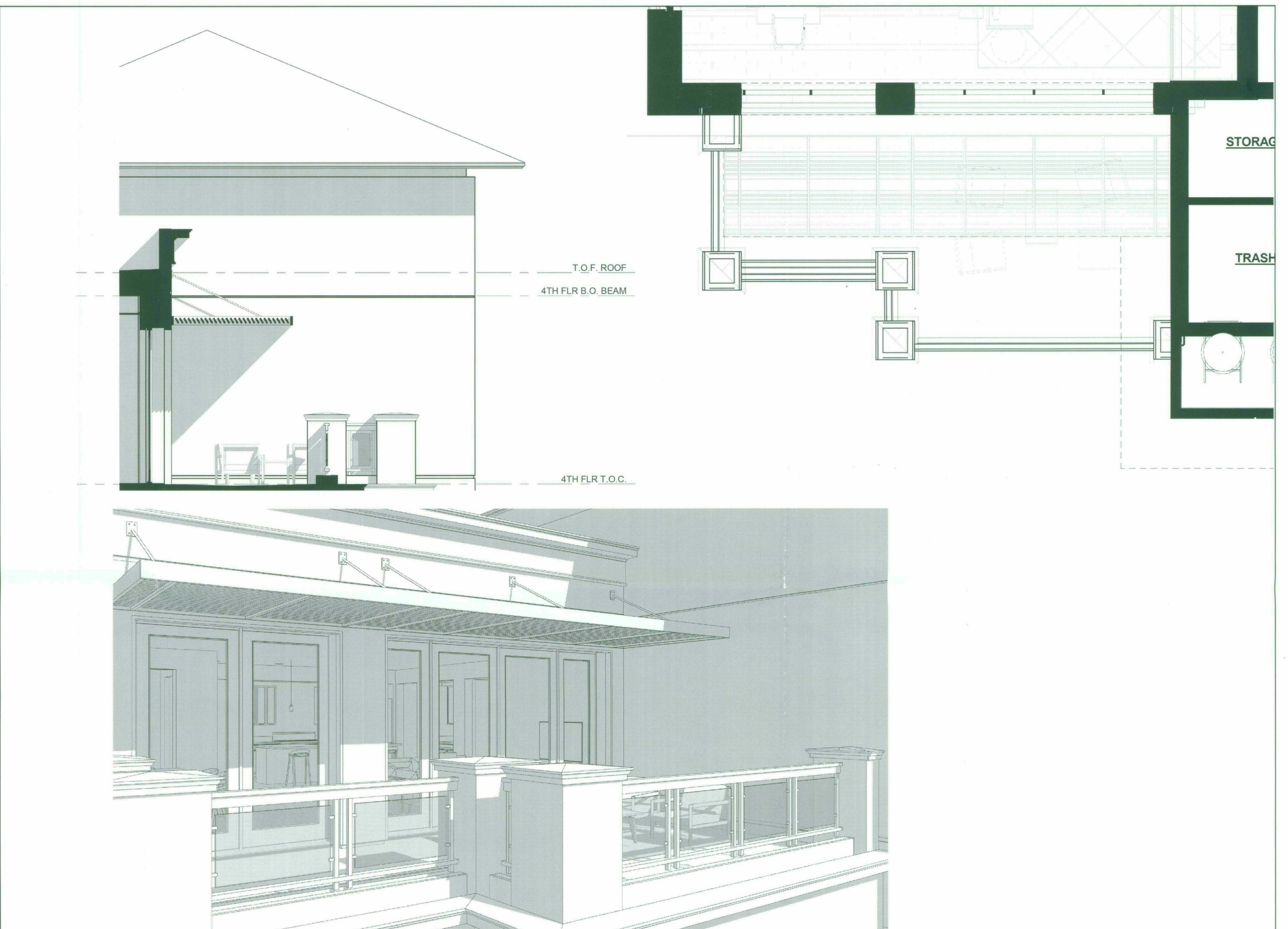


RECESSED DOOR DETAIL

SCALE: 3" = 1'-0"

FILE:

© Robert Hidey Architects



SHADE DEVICE DETAIL



STIPULATION SET
RETAIN FOR RECORDS
APPROVED

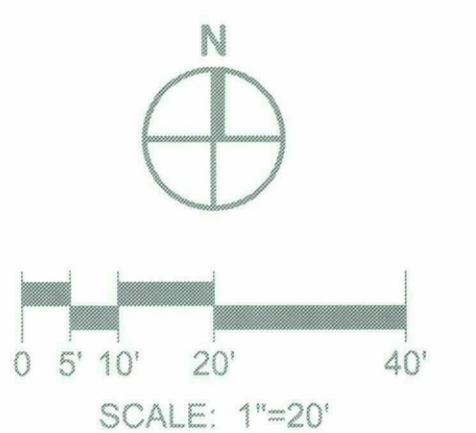
1-19-17
DATE

KN
INITIALS

DETAILS

STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA



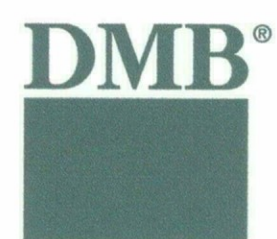
R H A

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PROJECT NUMBER: 15060
11/14/2016



VIEW 4



3D PERSPECTIVE VIEWS STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA

R H A

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11/15/16

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4301 HACIENDA DRIVE, SUITE 560, PLEASANTON, CA 94588 TELEPHONE 925.824.0440
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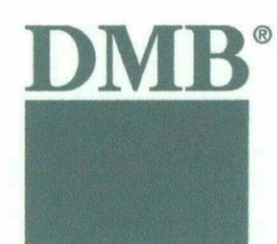
78-DR-2005 #3
11/17/2016



VIEW 3

3D PERSPECTIVE VIEWS
STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA



ROBERT HIDEY ARCHITECTS

PROJECT NUMBER: 15060
 11/15/16

ROBERT HIDEY ARCHITECTS
 3337 MICHELSON DRIVE, SUITE 170, IRVINE, CA 92612 TELEPHONE 949.655.1550
 4301 HACIENDA DRIVE, SUITE 500, PLEASANTON, CA 94588 TELEPHONE 925.824.0440
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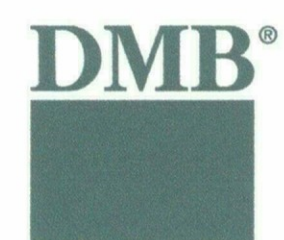
78-DR-2005 #3
 11/17/2016



VIEW 2

3D PERSPECTIVE VIEWS STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA



R H A

ROBERT HIDEY ARCHITECTS

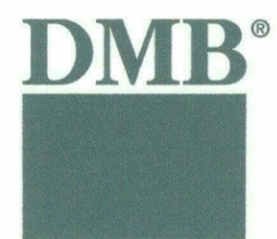
PROJECT NUMBER: 15060
11/15/16

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3337 MICHELSON DRIVE, SUITE 170, IRVINE, CA 92612 TELEPHONE 949.655.1550
4201 HACIENDA DRIVE, SUITE 500, PLEASANTON, CA 94588 TELEPHONE 925.824.0440
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VIEW 1



STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA

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4301 HACIENDA DRIVE, SUITE 500, PLEASANTON, CA 94588 TELEPHONE 925.824.0440
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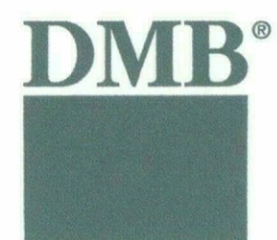
78-DR-2005 #3
11/17/2016



VIEW 5

3D PERSPECTIVE VIEWS STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA



R H A

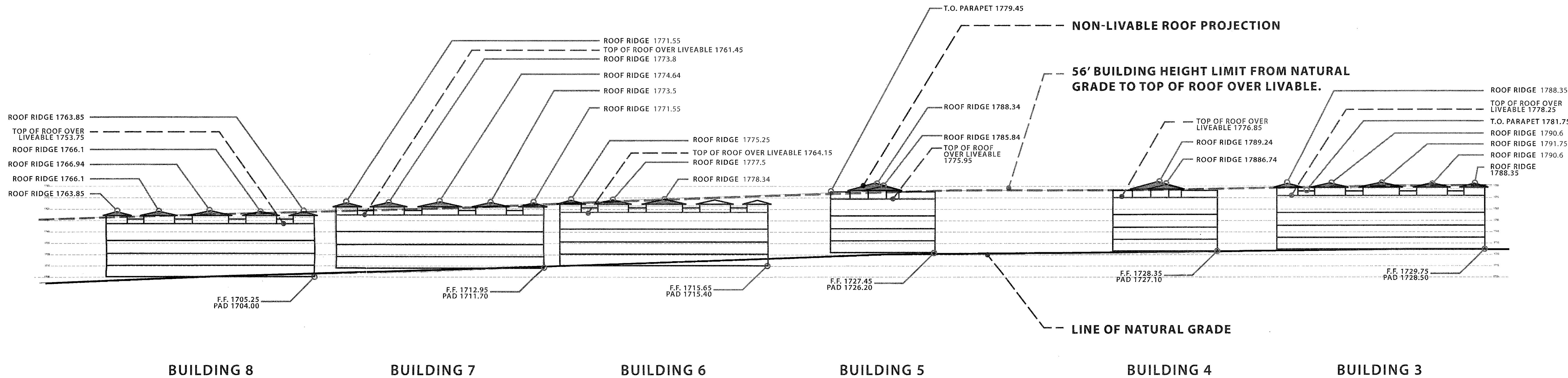
ROBERT HIDEY ARCHITECTS

PROJECT NUMBER: 15060
11/15/16

ROBERT HIDEY ARCHITECTS
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4301 HACIENDA DRIVE, SUITE 500, PLEASANTON, CA 94588 TELEPHONE 925.824.0440
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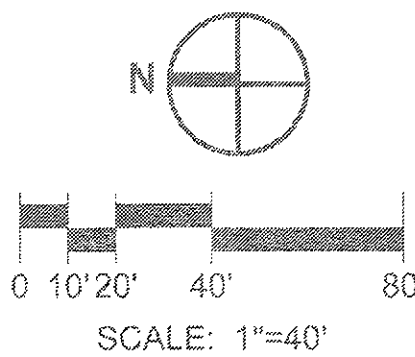
78-DR-2005 #3
11/17/2016

Bldg. height section



SITE SECTION/BUILDING HEIGHT ANALYSIS
STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA



R H A

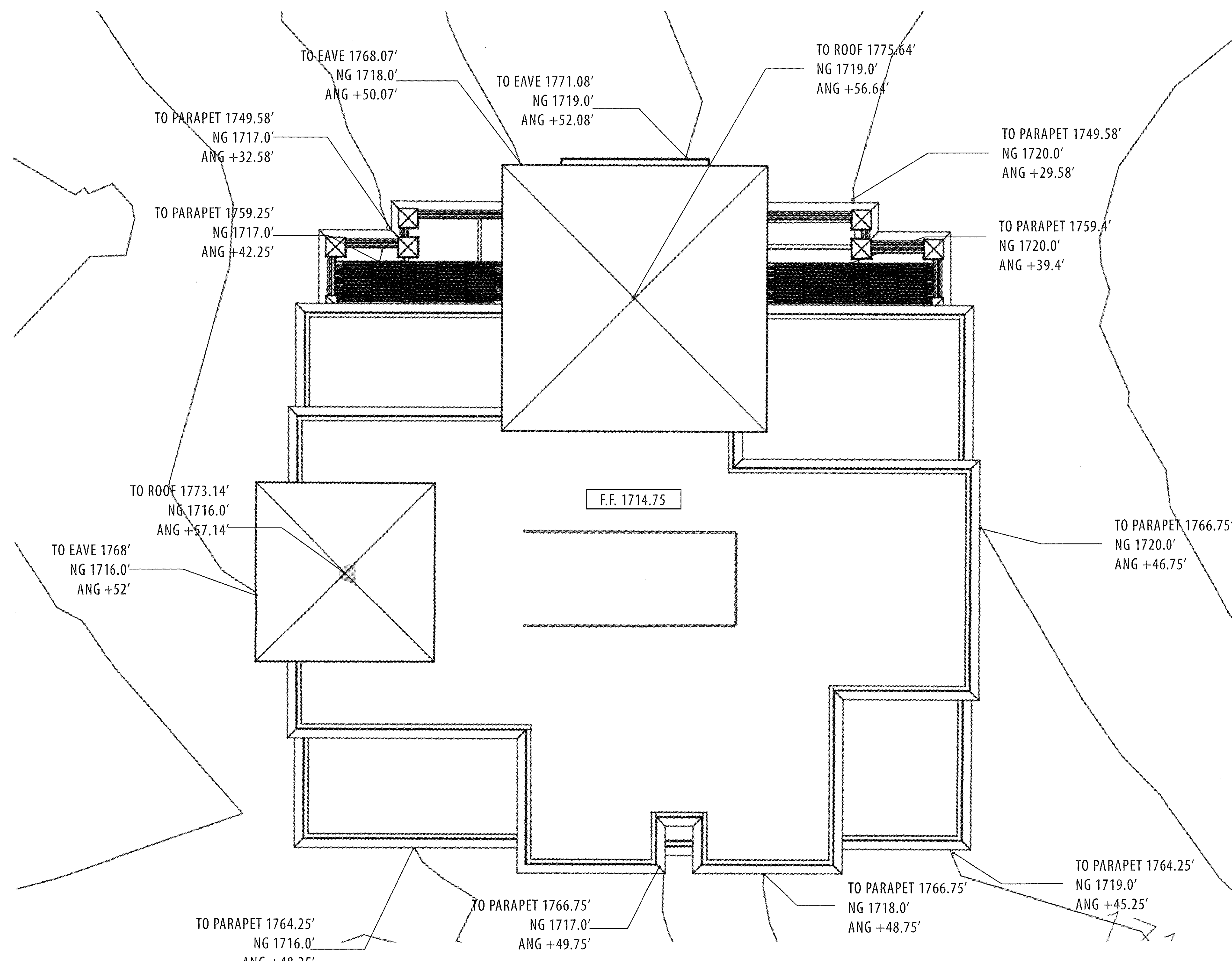
ROBERT HIDEY ARCHITECTS

PROJECT NUMBER: 15060
11/14/2016



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3337 W. CHELSEA DRIVE, SUITE 170, IRVINE, CA 92612 TELEPHONE 949.655.1550
4301 HACIENDA DRIVE, SUITE 350, PLEASANTON, CA 94588 TELEPHONE 925.824.0440
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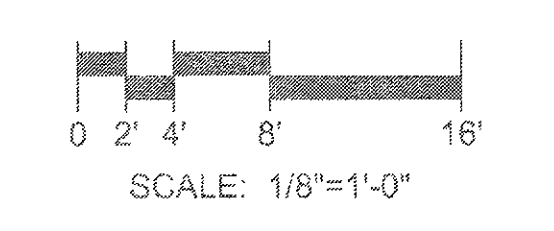
Bldg. height section



INDICATES NON-LIVABLE PROJECTION OVER 56'
A.N.G. (7 S.F. = 0.08% OF TOTAL ROOF AREA)

BUILDING #1 **ROOF HEIGHT ANALYSIS** **STERLING AT SILVERLEAF**

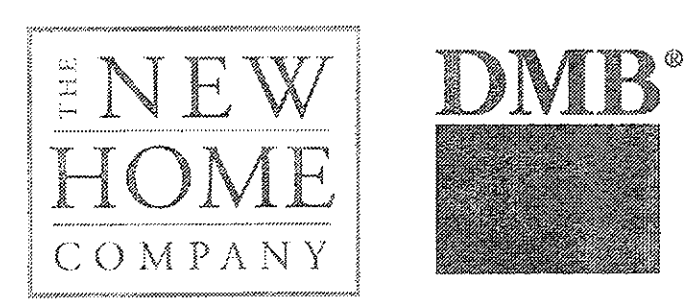
SCOTTSDALE, ARIZONA



R H A

ROBERT HIDEY ARCHITECTS

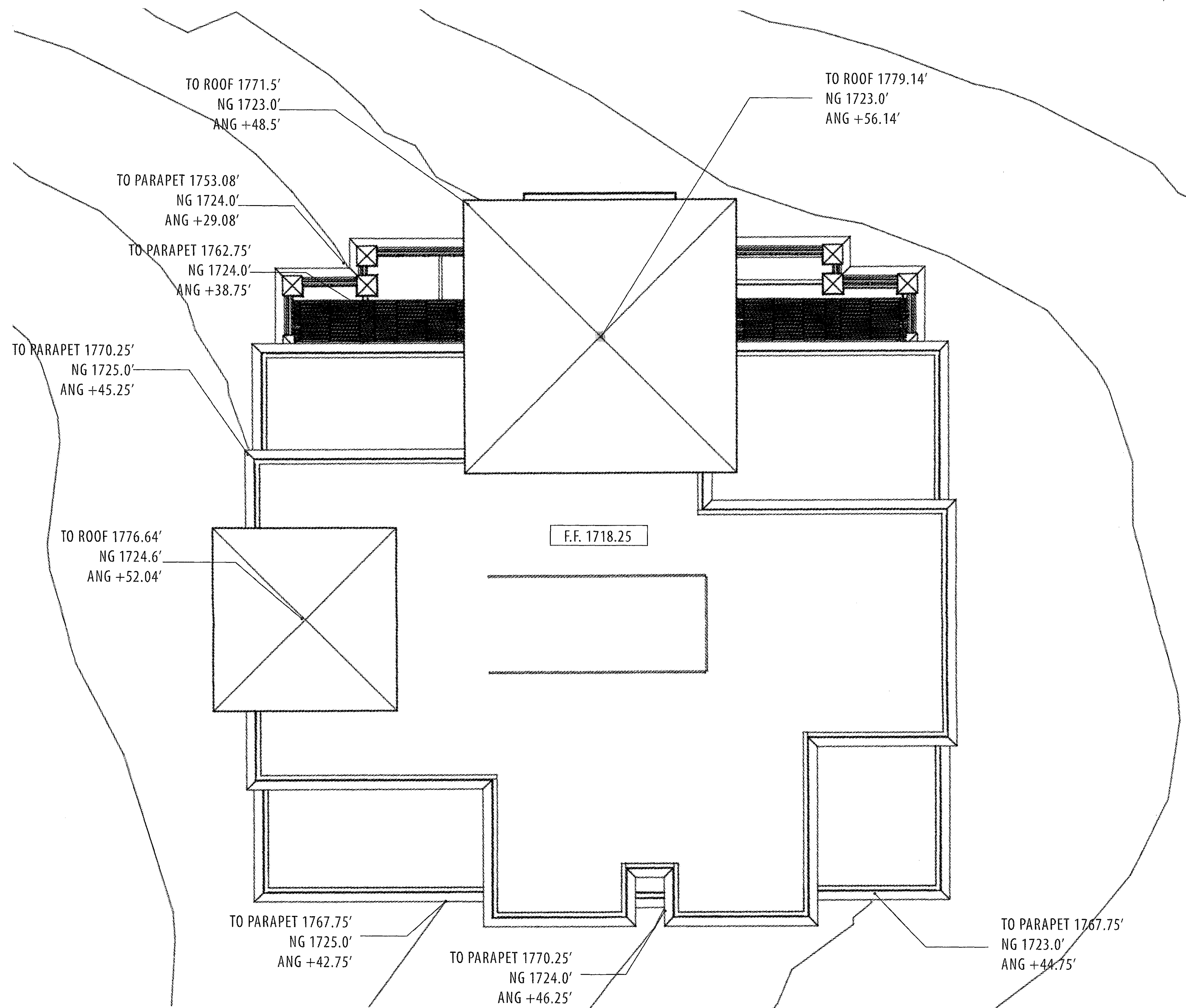
PROJECT NUMBER: 15060
11/14/2016



ROBERT HIDEY ARCHITECTS
3337 MICHELSON DRIVE, SUITE 170, IRVINE, CA 92612 TELEPHONE 949.655.1550
4301 HACHIMDA DRIVE, SUITE 500, PLEASANTON, CA 94588 TELEPHONE 925.824.0440
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Bldg. 1 roof height

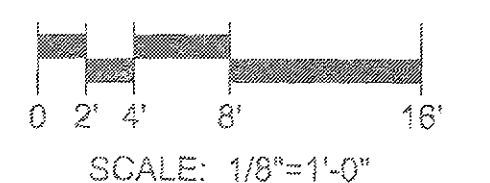
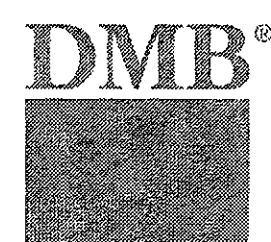
Bldg. 1 roof height



NOTE: NO NON-LIVABLE PROJECTION OVER 56' A.N.G.

BUILDING #2 **ROOF HEIGHT ANALYSIS** **STERLING AT SILVERLEAF**

SCOTTSDALE, ARIZONA



R H A

ROBERT HIDEY ARCHITECTS

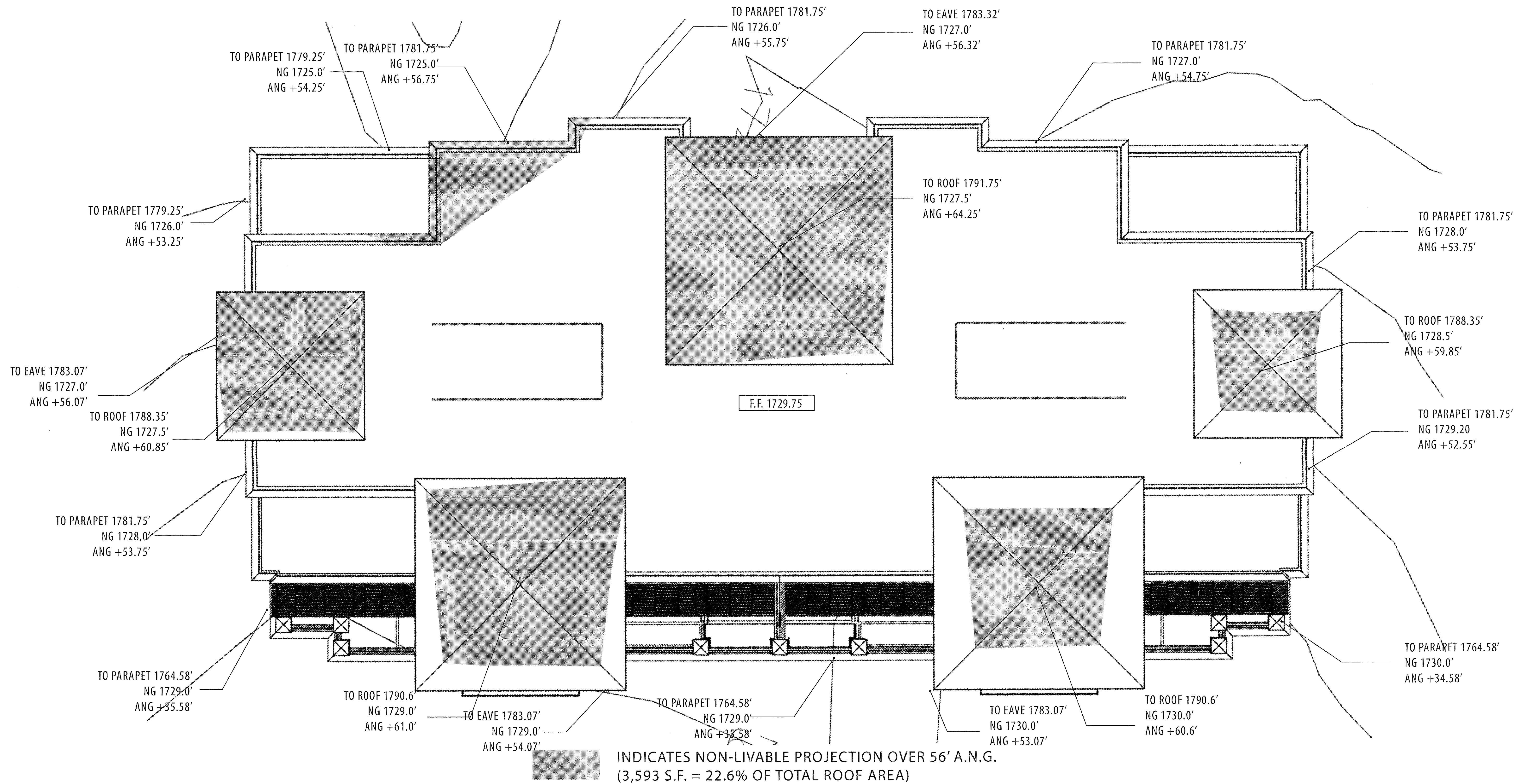
PROJECT NUMBER: 15060
 11/14/2016

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 3337 MICHELSON DRIVE, SUITE 170, IRVINE, CA 92612 TELEPHONE 949.655.1580
 4301 MACIENDA DRIVE, SUITE 500, PLEASANTON, CA 94588 TELEPHONE 925.824.0440
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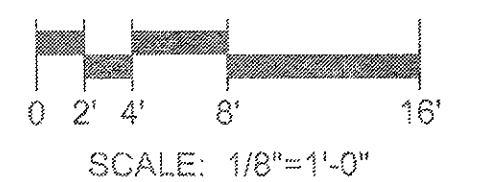
Bldg. 2 roof height

Bldg. 2 roof height



BUILDING #3 **ROOF HEIGHT ANALYSIS** **STERLING AT SILVERLEAF**

SCOTTSDALE, ARIZONA

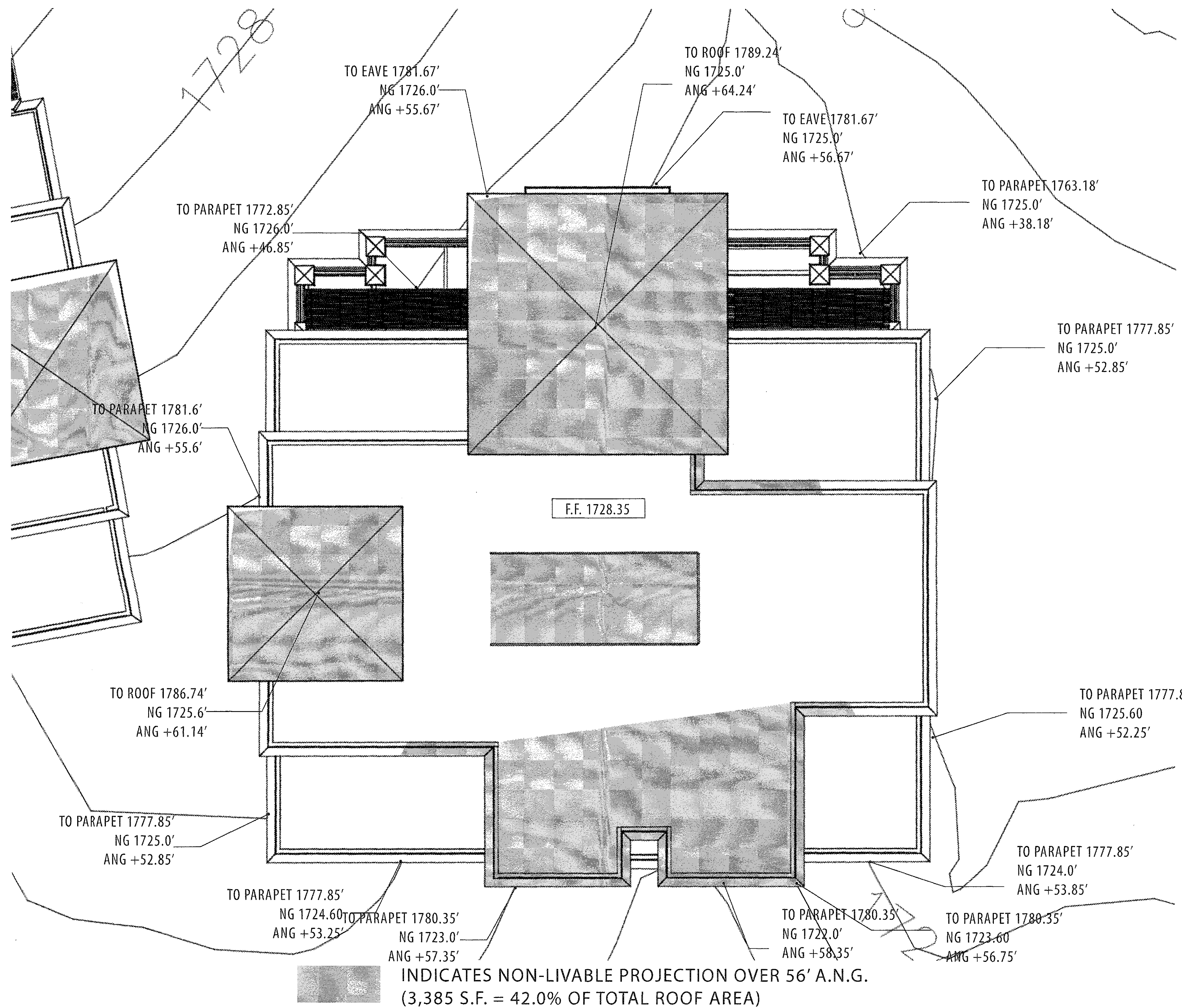


R H A

ROBERT HIDEY ARCHITECTS

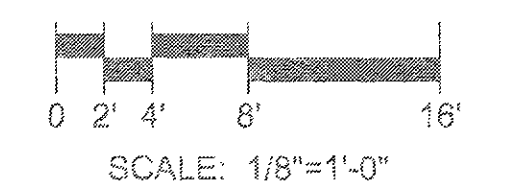
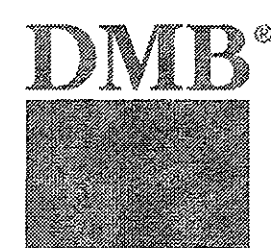
ROBERT HIDEY ARCHITECTS
3337 MICHELSON DRIVE, SUITE 170, IRVING, CA 92612, TELEPHONE 949.655.1556
4301 HATCHWOOD DRIVE, SUITE 160, PLEASANTON, CA 94588, TELEPHONE 925.824.0440
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PROJECT NUMBER: 15060
11/14/2016



BUILDING #4 **ROOF HEIGHT ANALYSIS** **STERLING AT SILVERLEAF**

SCOTTSDALE, ARIZONA



R H A

ROBERT HIDEY ARCHITECTS

PROJECT NUMBER: 15060
11/14/2016

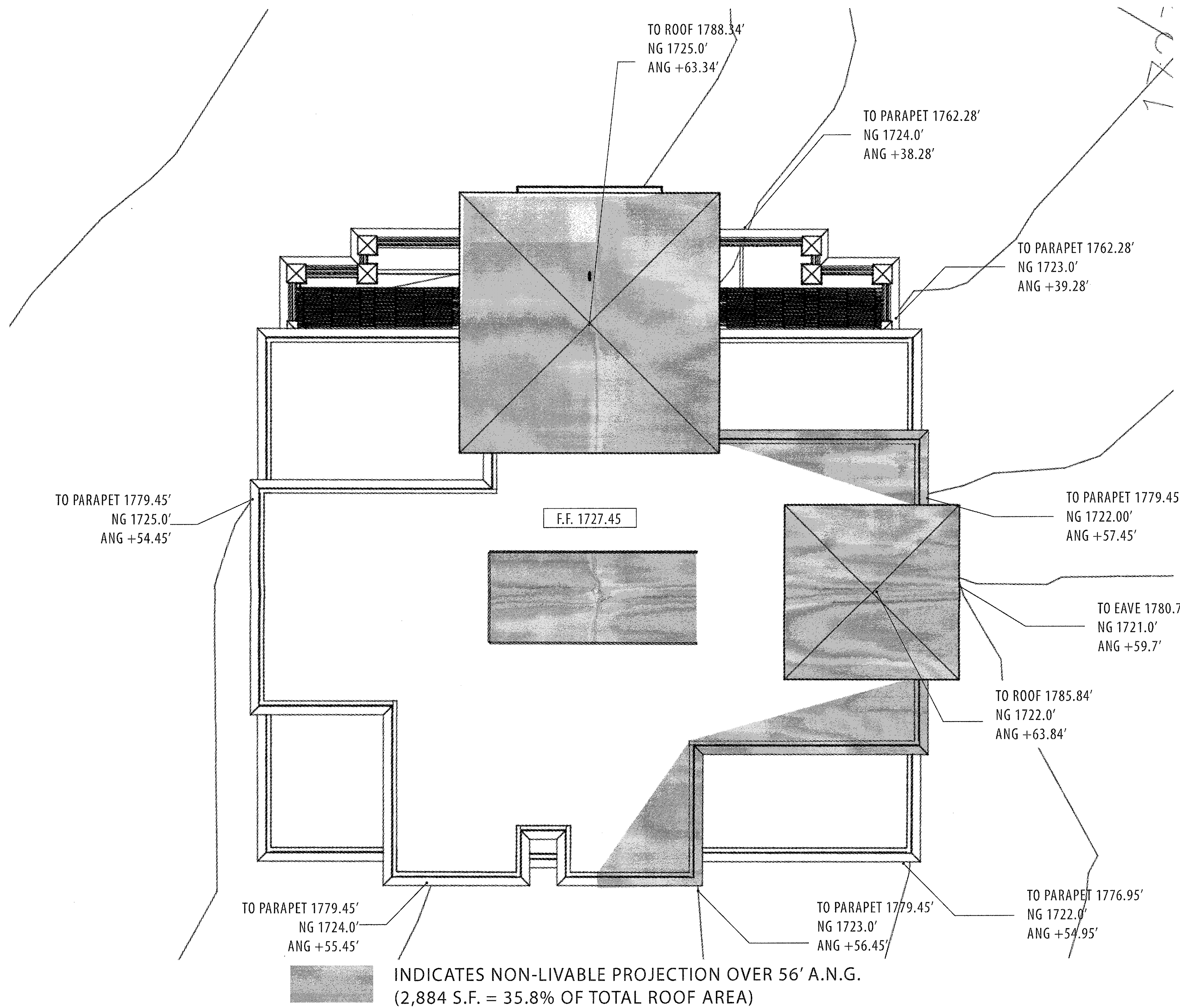
ROBERT HIDEY ARCHITECTS
3337 MICHELSON DRIVE, SUITE 170, IRVINE, CA 92612 TELEPHONE 949.606.1550
4391 MACCORMACK DRIVE, SUITE 550, PLEASANTON, CA 94588 TELEPHONE 925.824.0416
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78-DR-2005 #3
11/17/2016

Bldg. 4 roof height

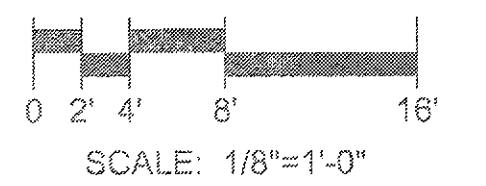
Bldg. 4 roof height

Bldg. 5 roof height



BUILDING #5
ROOF HEIGHT ANALYSIS
STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA



R H A

ROBERT HIDEY ARCHITECTS

PROJECT NUMBER: 15060
11/14/2016

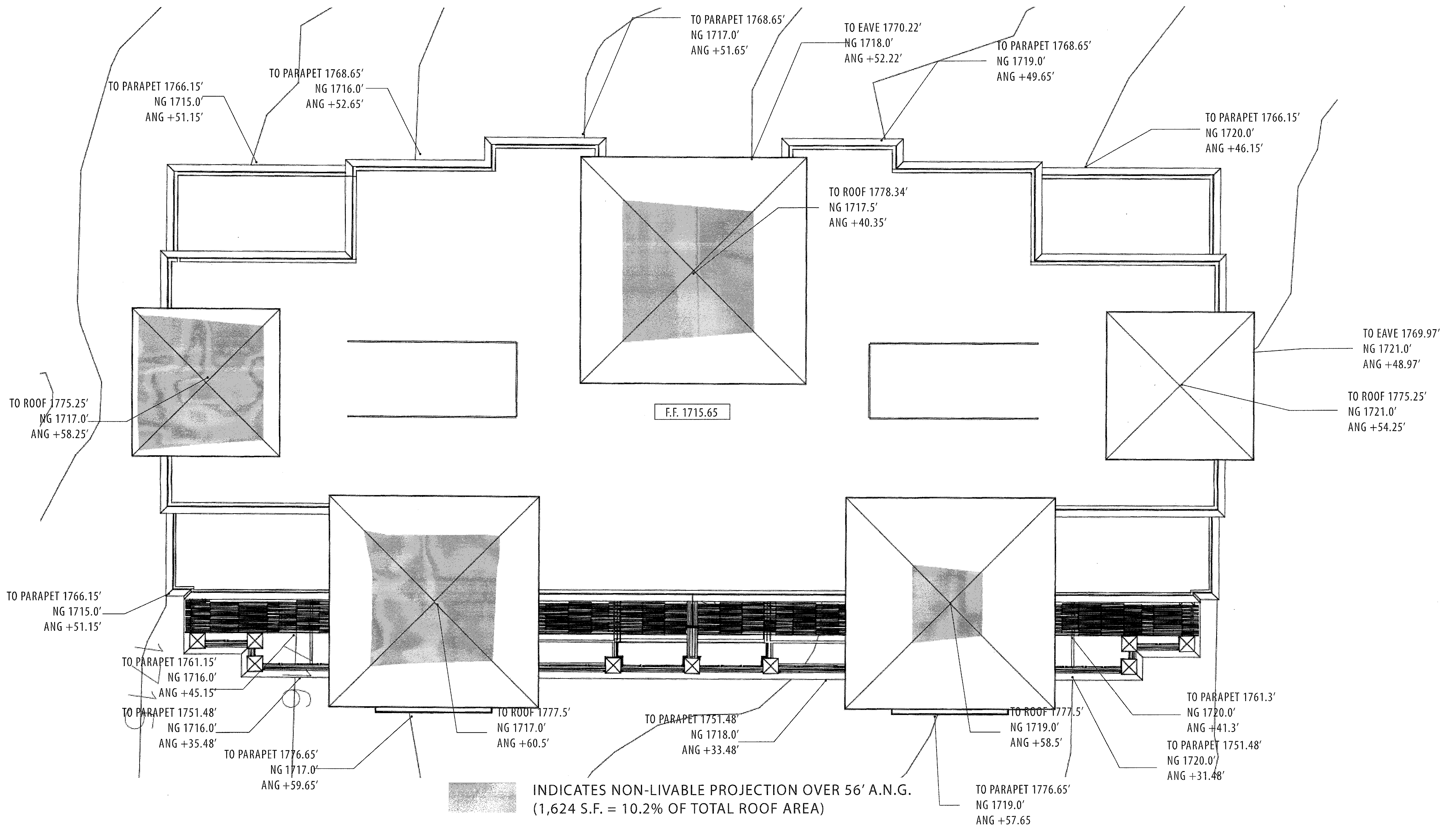


ROBERT HIDEY ARCHITECTS
3337 MICHELSON DRIVE, SUITE 170, IRVINE, CA 92612 TELEPHONE 949.655.1550
4301 HACIENDA DRIVE, SUITE 200, PLASANTON, CA 94588 TELEPHONE 925.424.0440
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11/17/2016

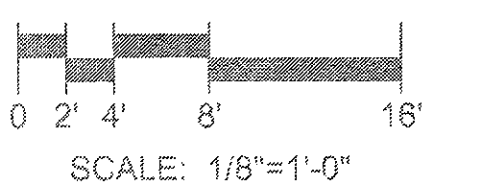
Bldg. 5 roof height

Bldg. 6 roof height



BUILDING #6
ROOF HEIGHT ANALYSIS
STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA



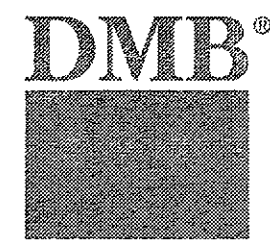
R H A

ROBERT HIDEY ARCHITECTS

ROBERT HIDEY ARCHITECTS
3337 MICHELSON DRIVE, SUITE 170, IRVINE, CA 92612 TELEPHONE 949.655.1550
4301 HACIENDA DRIVE, SUITE 500, PLEASANTON, CA 94588 TELEPHONE 925.824.0440
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PROJECT NUMBER: 15060
11/14/2016

Bldg. 7 roof height



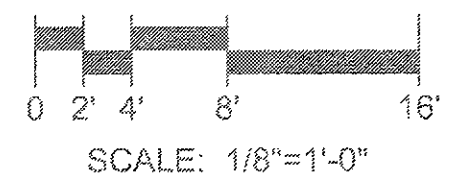
ROBERT HIDEY ARCHITECTS
3337 MICHELSON DRIVE, SUITE 170, IRVINE, CA 92612 TELEPHONE 949.655.1550
1301 HACIENDA DRIVE, SUITE 500, PLASANTON, CA 94588 TELEPHONE 925.824.0440
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78-DR-2005 #3
11/17/2016

Bldg. 7 roof height

BUILDING #7 ROOF HEIGHT ANALYSIS STERLING AT SILVERLEAF

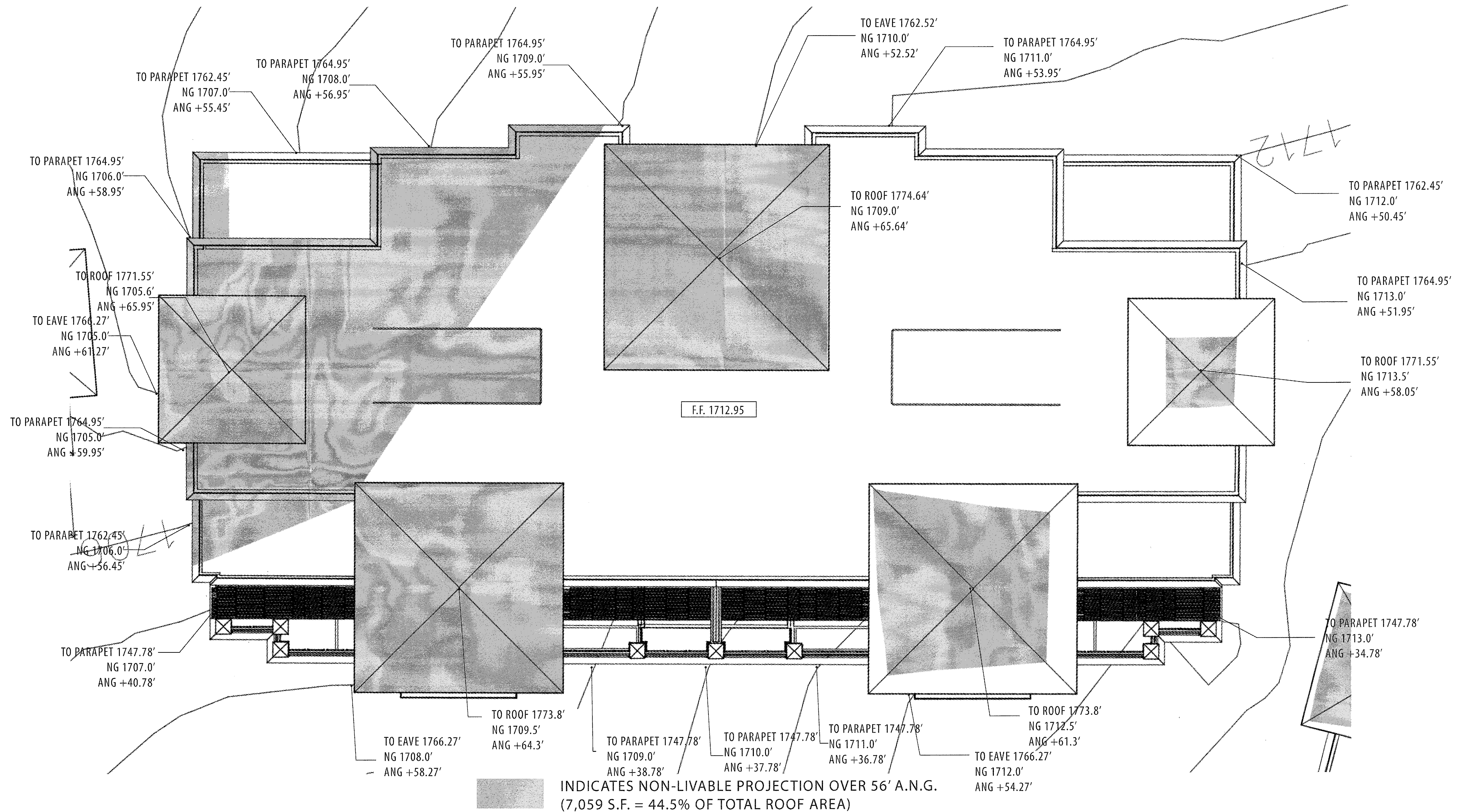
SCOTTSDALE, ARIZONA

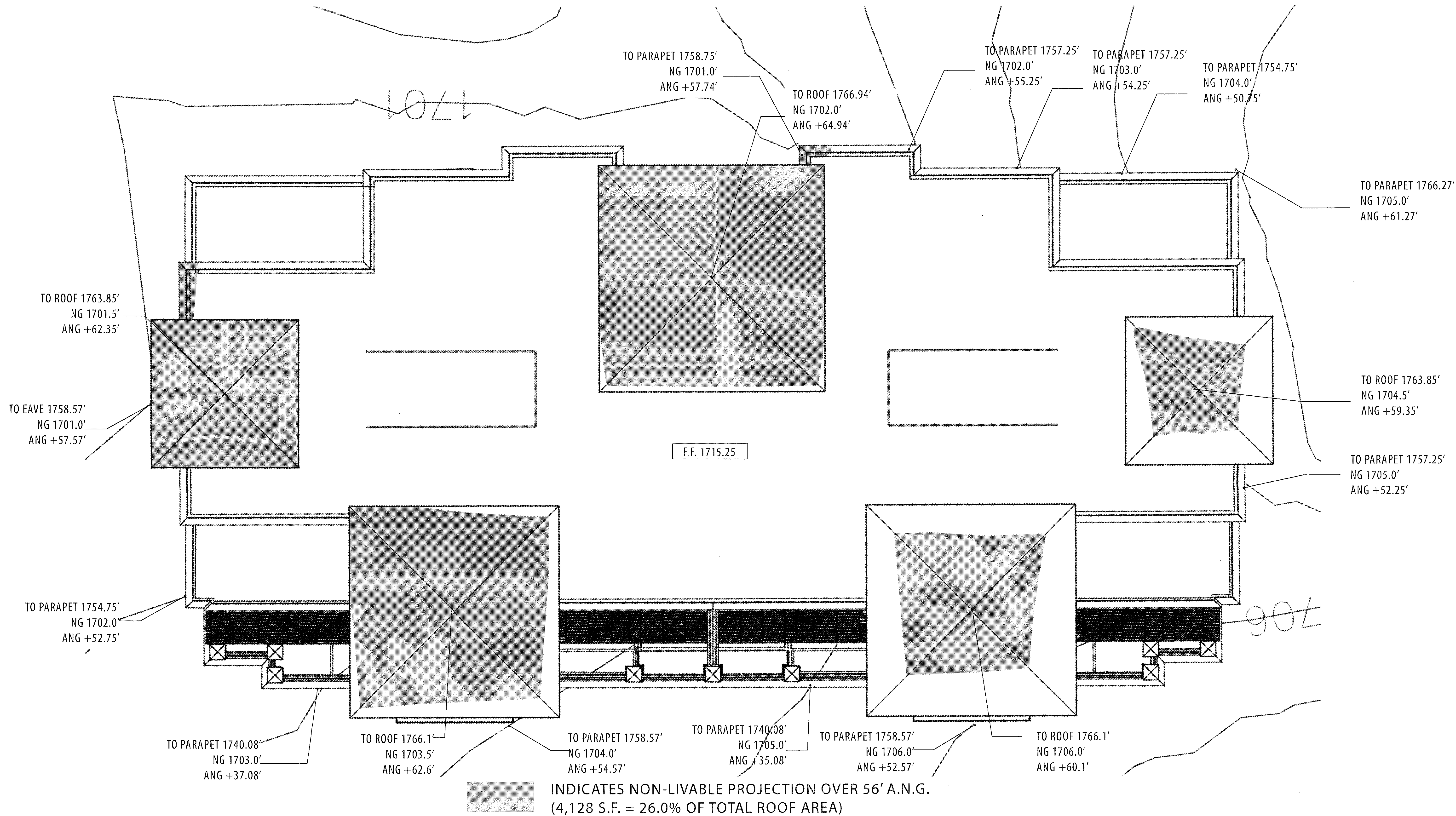


R H A

ROBERT HIDEY ARCHITECTS

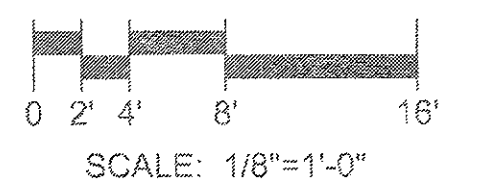
PROJECT NUMBER: 15060
11/14/2016





BUILDING #8 **ROOF HEIGHT ANALYSIS** **STERLING AT SILVERLEAF**

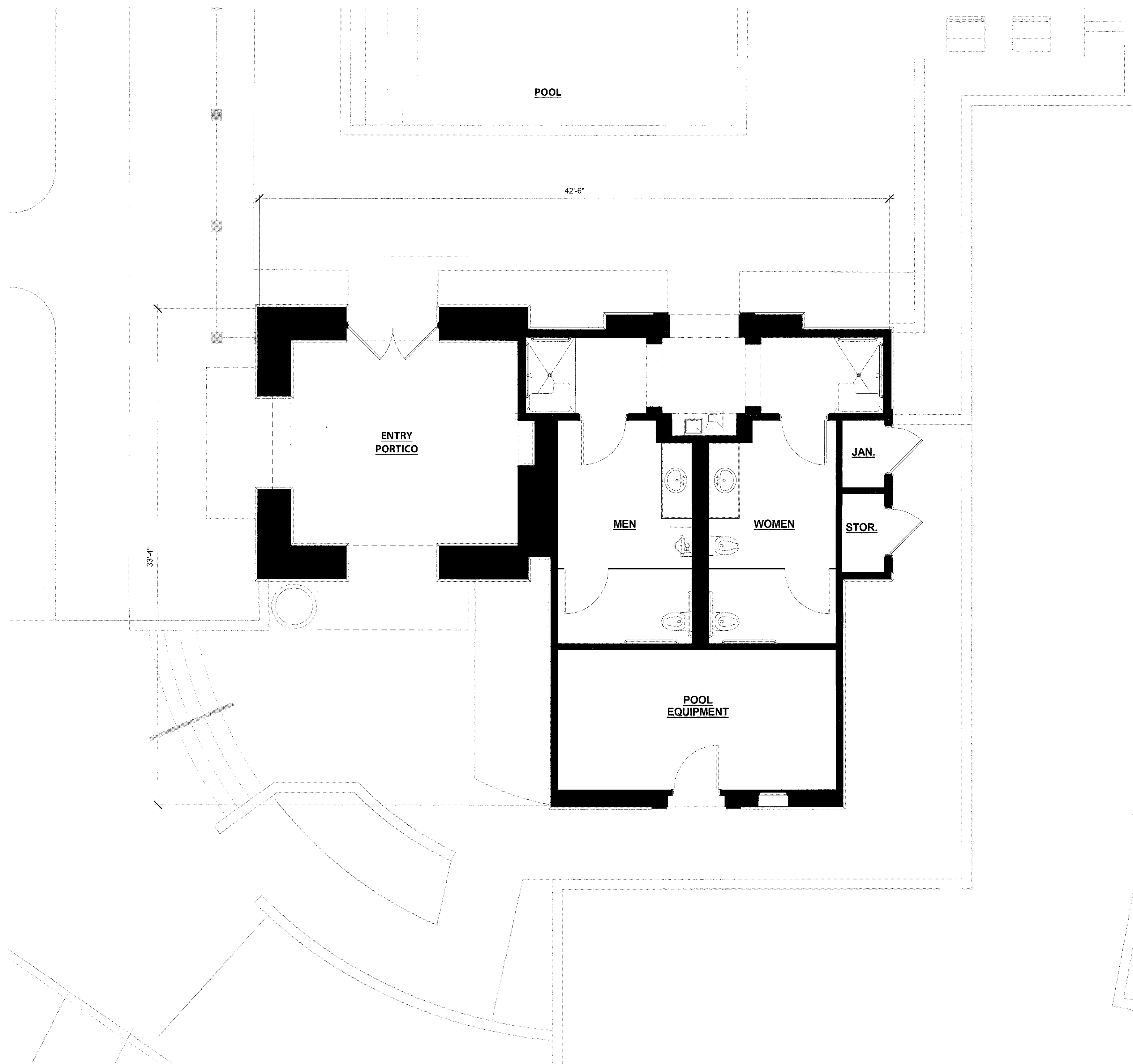
SCOTTSDALE, ARIZONA



R H A

ROBERT HIDEY ARCHITECTS

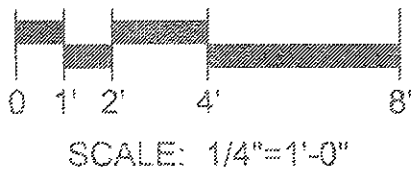
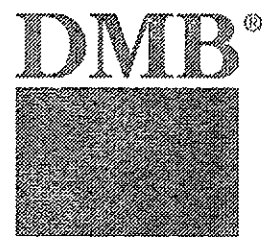
PROJECT NUMBER: 15060
11/14/2016



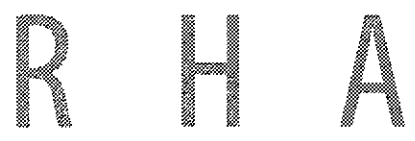
**POOL BUILDING
FLOOR PLAN**

STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA



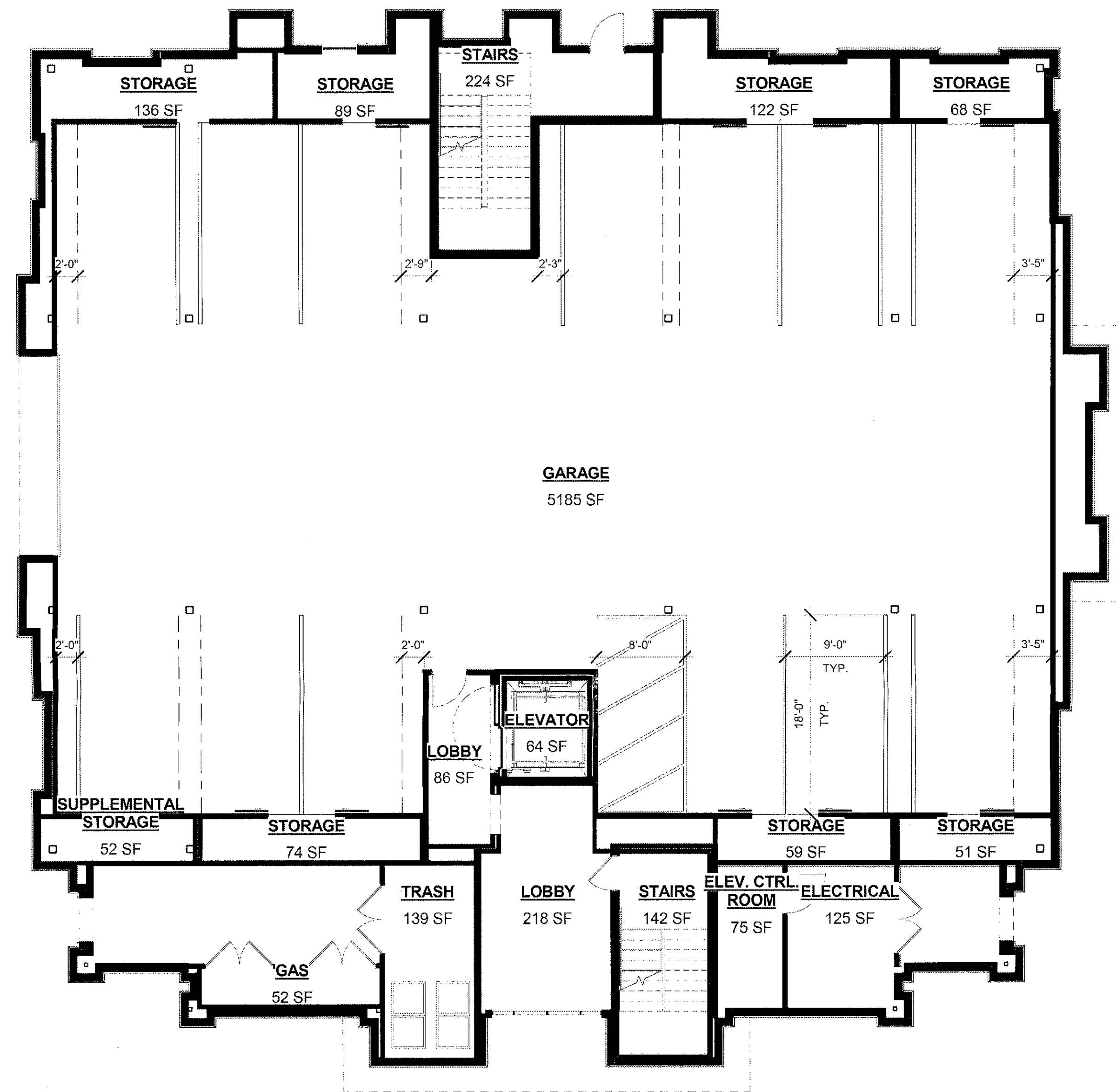
SCALE: 1/4"=1'-0"



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PROJECT NUMBER: 15060
11/14/2016

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4301 HACIENDA DRIVE, SUITE 300, PLEASANTON, CA 94588 TELEPHONE 925.824.0480
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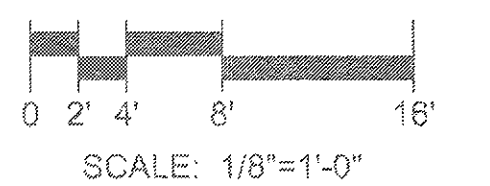


30,154 SQ.FT.

BUILDING A FIRST FLOOR PLAN

STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA



R H A

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PROJECT NUMBER: 15060
11/14/2016

THE NEW
HOME
COMPANY

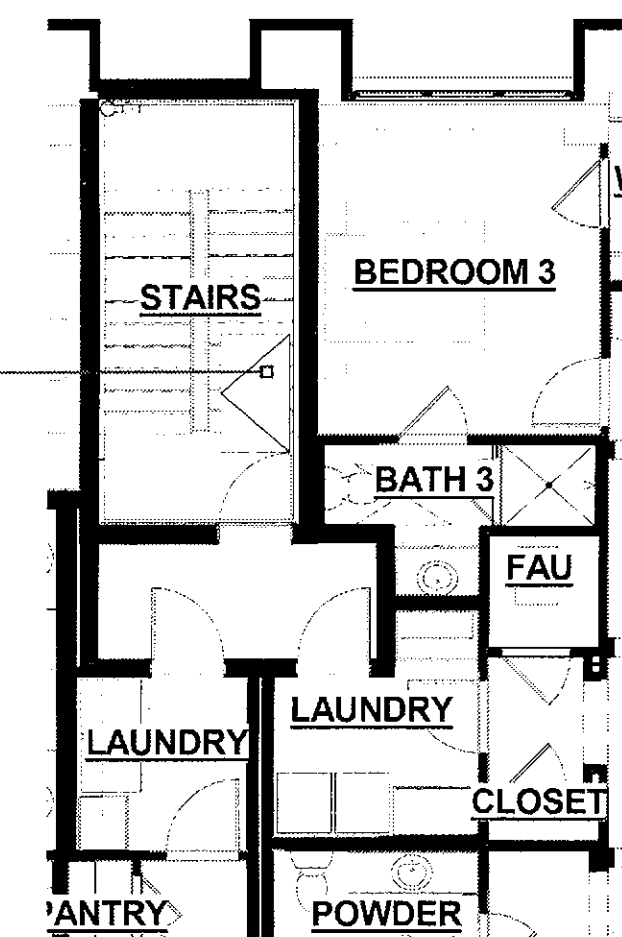
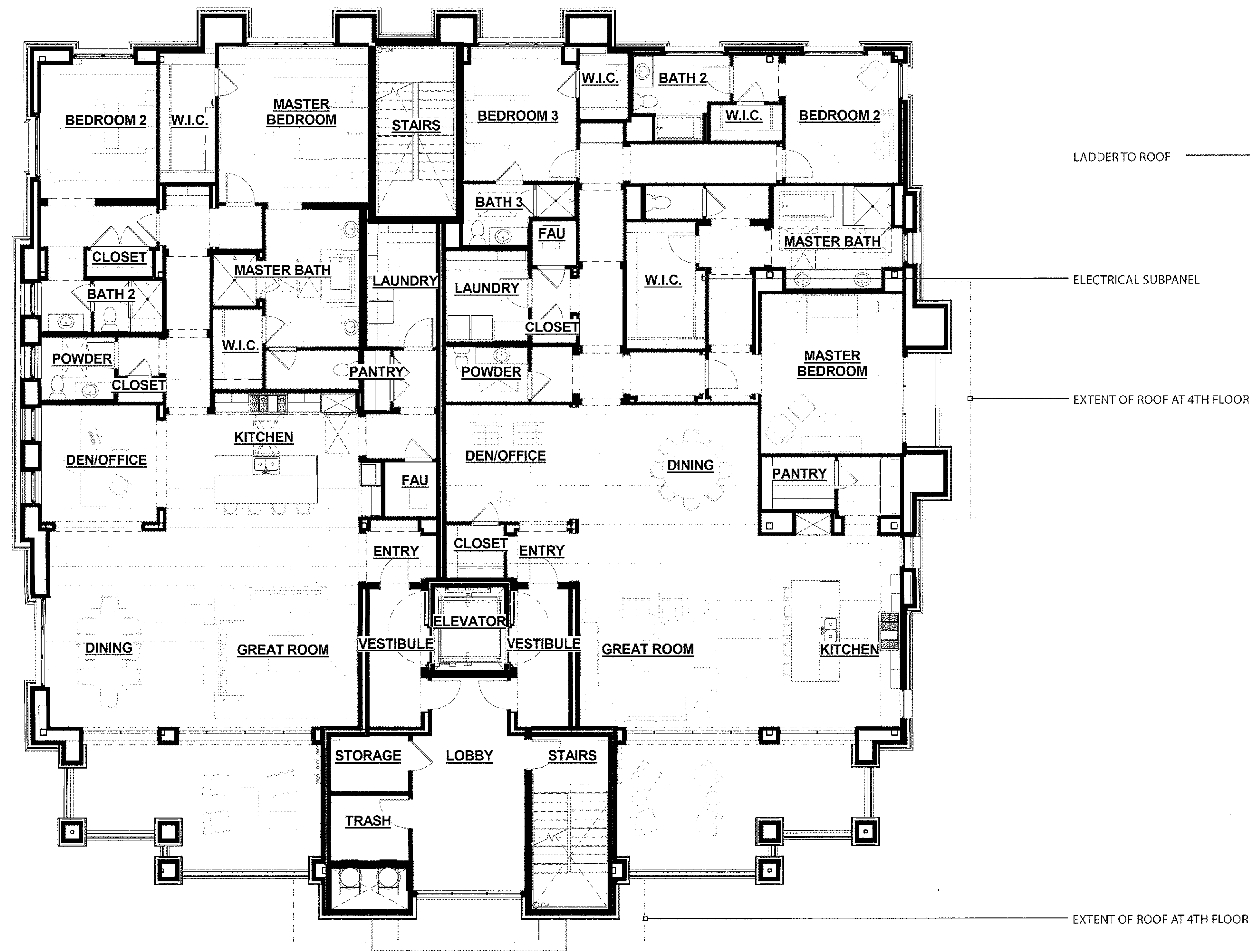
DMB®

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4901 HACIENDA DRIVE, SUITE 300, PLEASANTON, CA 94588 TELEPHONE 925.824.0440
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78-DR-2005 #3
11/17/2016

Bldg. A Floor plan - Parking level

Bldg. A Floor plan



FOURTH FLOOR EGRESS

UNIT 1

2 BED + DEN, 2.5 BATH

Living Area	2,647 sq.ft.
Covered Deck Area	268 sq.ft.
Total Unit Area	2,915 sq.ft.

UNIT 2

3 BED + DEN, 3.5 BATH

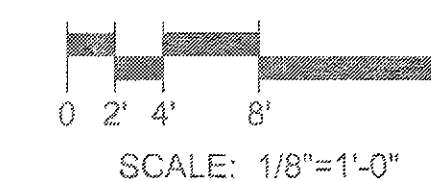
Living Area	3,088 sq.ft.
Covered Deck Area	354 sq.ft.
Total Unit Area	3,442 sq.ft.

UNIT 1

UNIT 2

BUILDING A
SECOND, THIRD, & FOURTH FLOOR PLAN
STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA

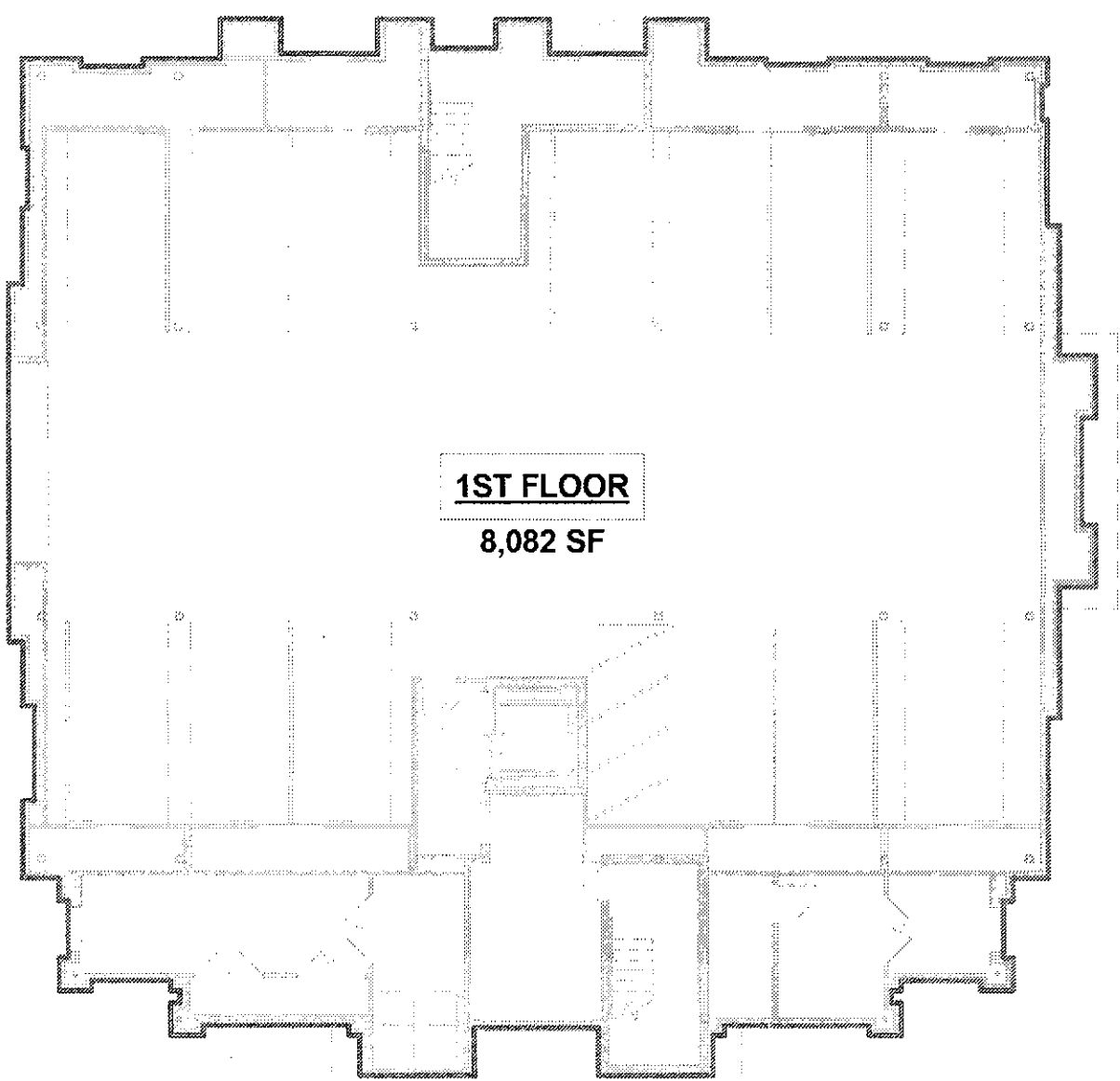


R H A

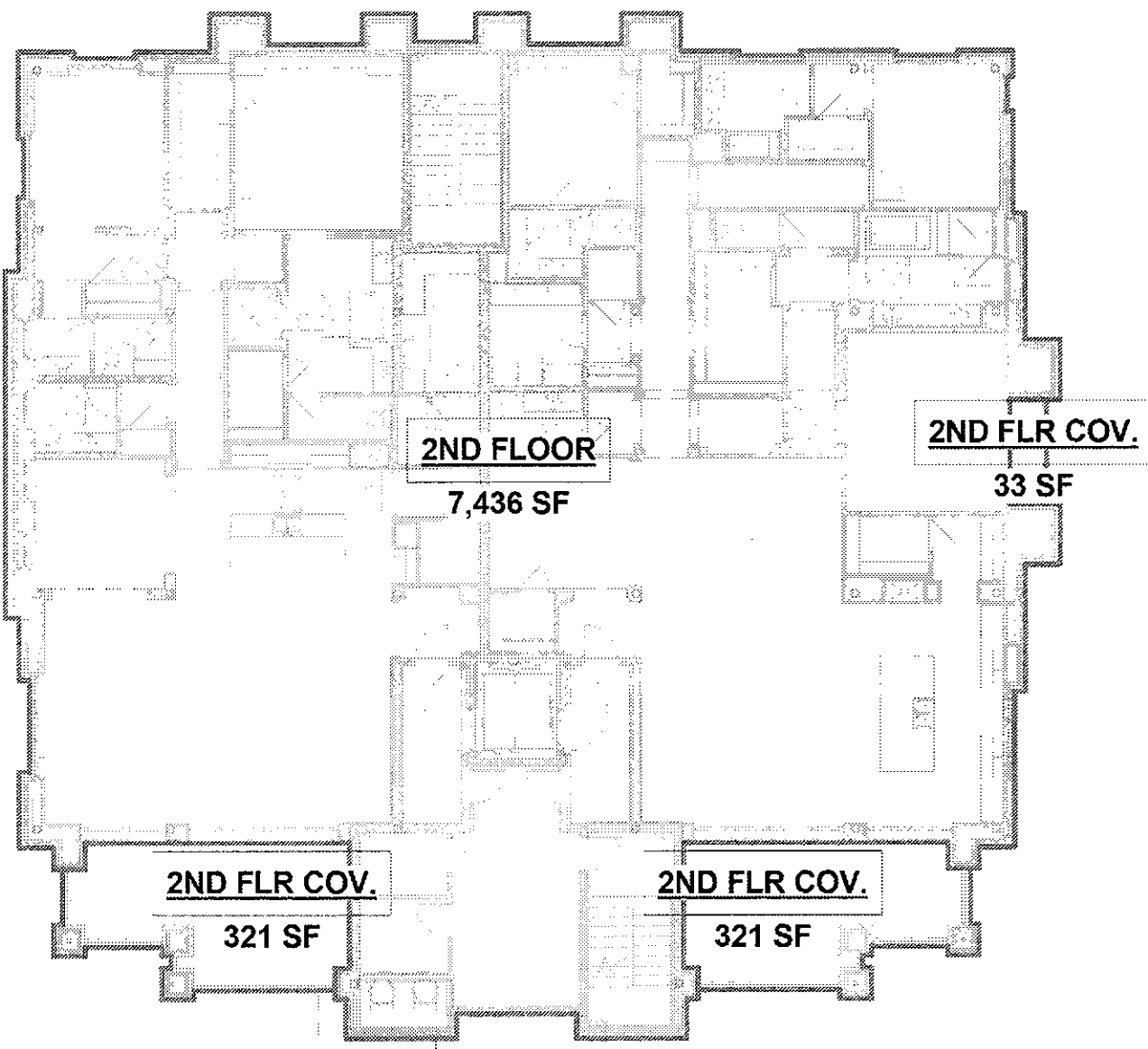
ROBERT HIDEY ARCHITECTS

PROJECT NUMBER: 15060
11/14/2016

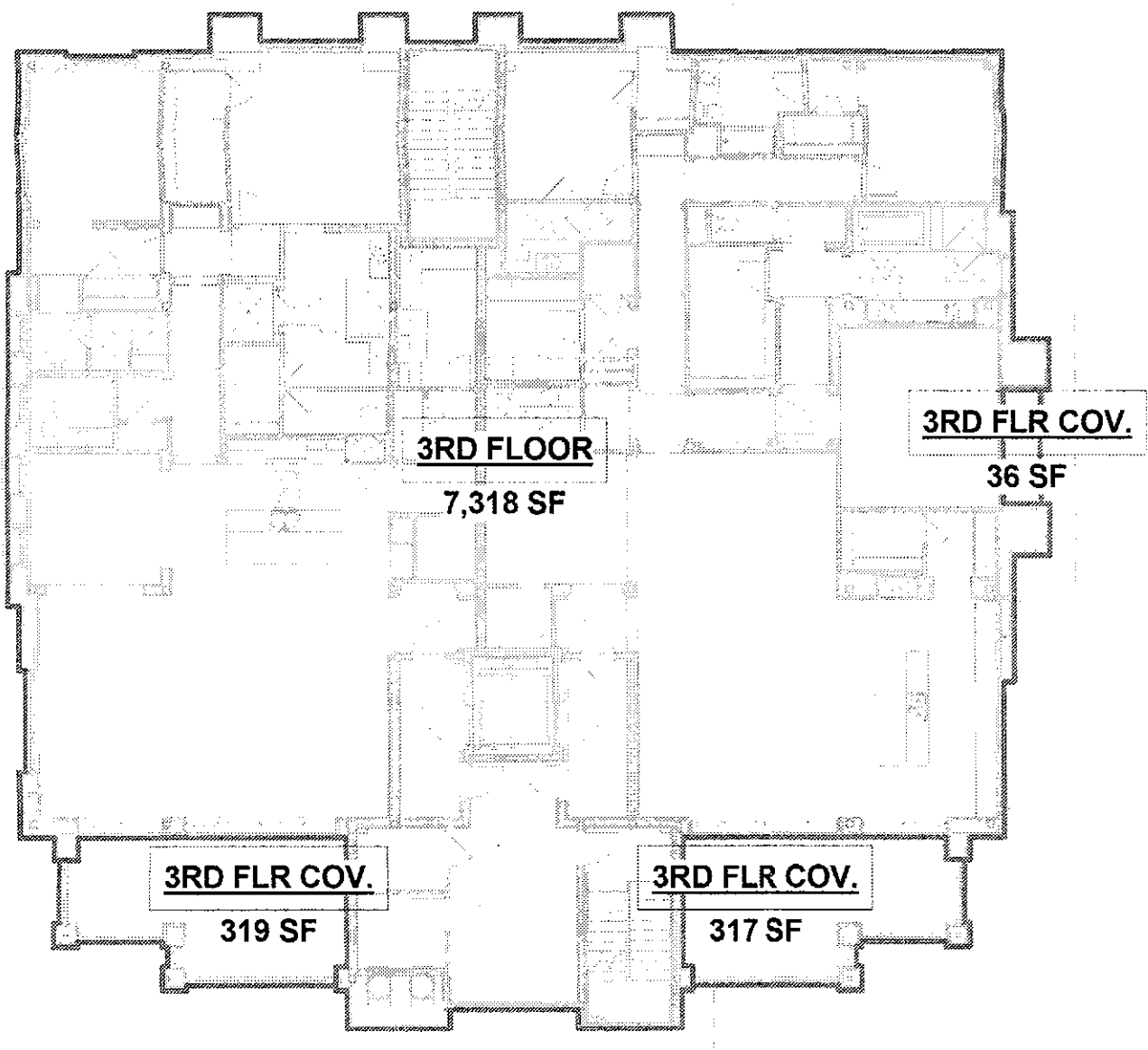
ROBERT HIDEY ARCHITECTS
3337 MICHELSON DRIVE, SUITE 170, IRVINE, CA 92612 TELEPHONE 949.655.1556
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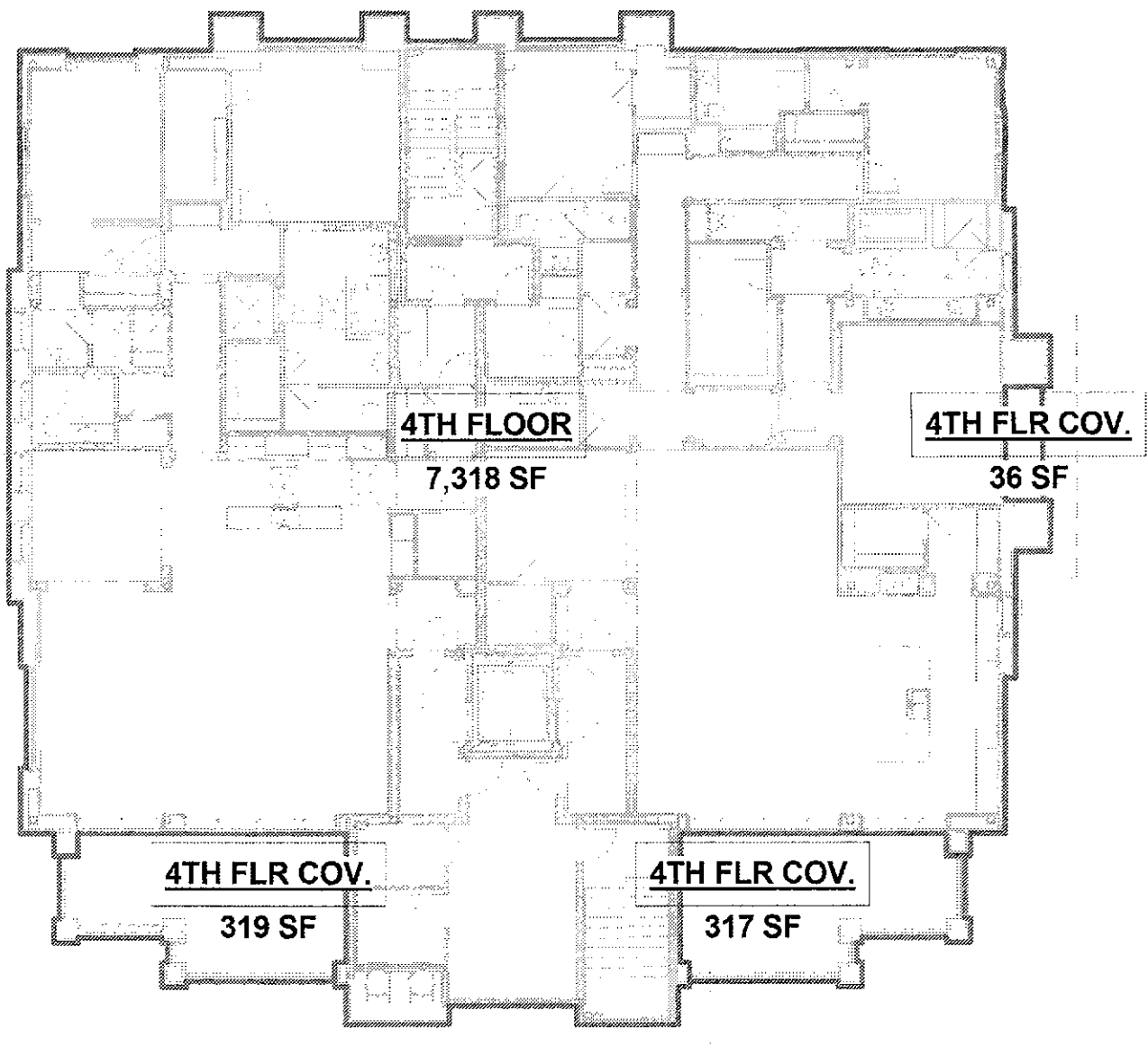
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

BLDG 1 AREA (Gross)		
Level	Area Type	Area
4TH FLR T.O.C.		
4TH FLR T.O.C.	Exterior Area	671 SF
4TH FLR T.O.C.	Gross Building Area	7318 SF
7989 SF		
3RD FLR T.O.C.		
3RD FLR T.O.C.	Exterior Area	671 SF
3RD FLR T.O.C.	Gross Building Area	7318 SF
7989 SF		
2ND FLR T.O.C.		
2ND FLR T.O.C.	Exterior Area	675 SF
2ND FLR T.O.C.	Gross Building Area	7436 SF
8111 SF		
1ST FLR T.O.C.		
1ST FLR T.O.C.	Gross Building Area	8082 SF
8082 SF		
32172 SF		

BUILDING TYPE A - AREA CALCULATIONS

FLOOR PLAN WORKSHEETS

STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA

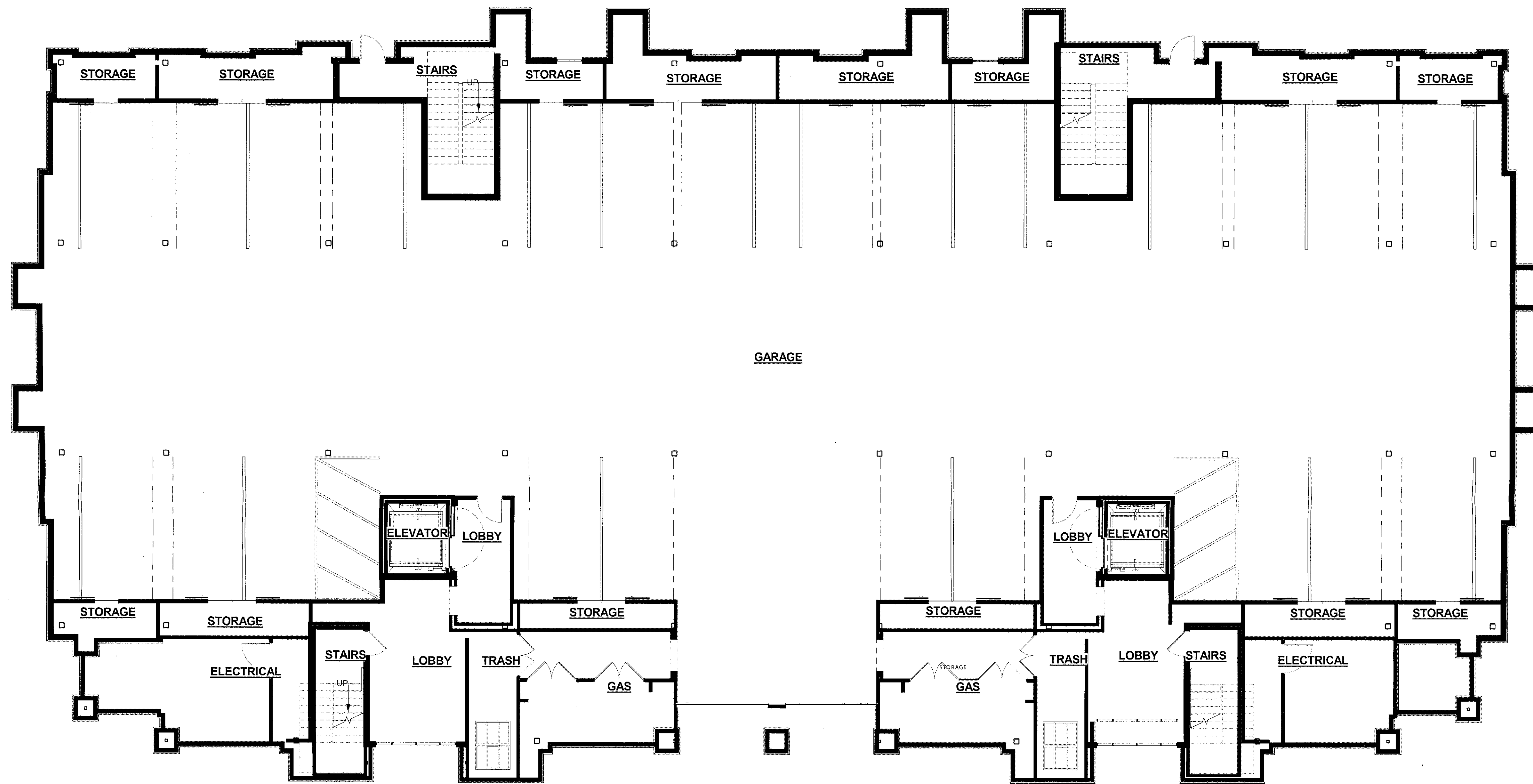
R H A

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PROJECT NUMBER: 15060
11/14/2016



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4301 HACIENDA DRIVE, SUITE 500, PLEASANTON, CA 94588 TELEPHONE 925.624.0440
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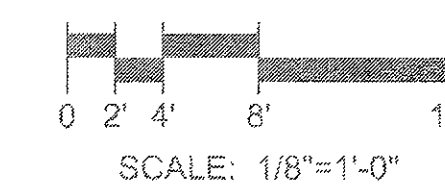


59,498 SQ.FT.

BUILDING B FIRST FLOOR PLAN

STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA



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

R H A

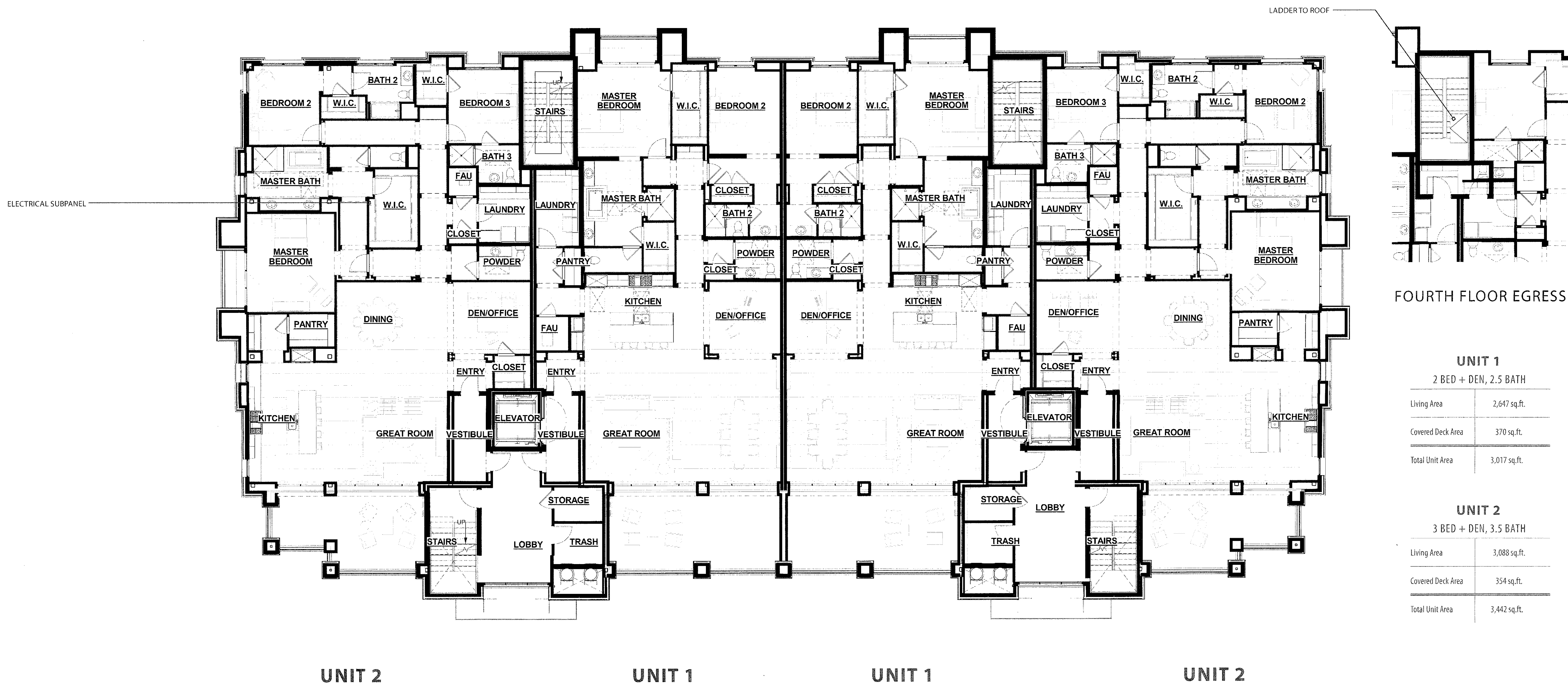
ROBERT HIDEY ARCHITECTS

PROJECT NUMBER: 15060
11/14/2016



ROBERT HIDEY ARCHITECTS
3337 MICHELSON DRIVE, SUITE 170, IRVINE, CA 92612 TELEPHONE 949.655.1350
4301 HACIENDA DRIVE, SUITE 500, PLEASANTON, CA 94588 TELEPHONE 925.624.0440
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Bldg. B Floor plan



UNIT 1	
2 BED + DEN, 2.5 BATH	
Living Area	2,647 sq.ft.
Covered Deck Area	370 sq.ft.
Total Unit Area	3,017 sq.ft.

UNIT 2	
3 BED + DEN, 3.5 BATH	
Living Area	3,088 sq.ft.
Covered Deck Area	354 sq.ft.
Total Unit Area	3,442 sq.ft.



BUILDING B
SECOND, THIRD, & FOURTH FLOOR PLAN
STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA

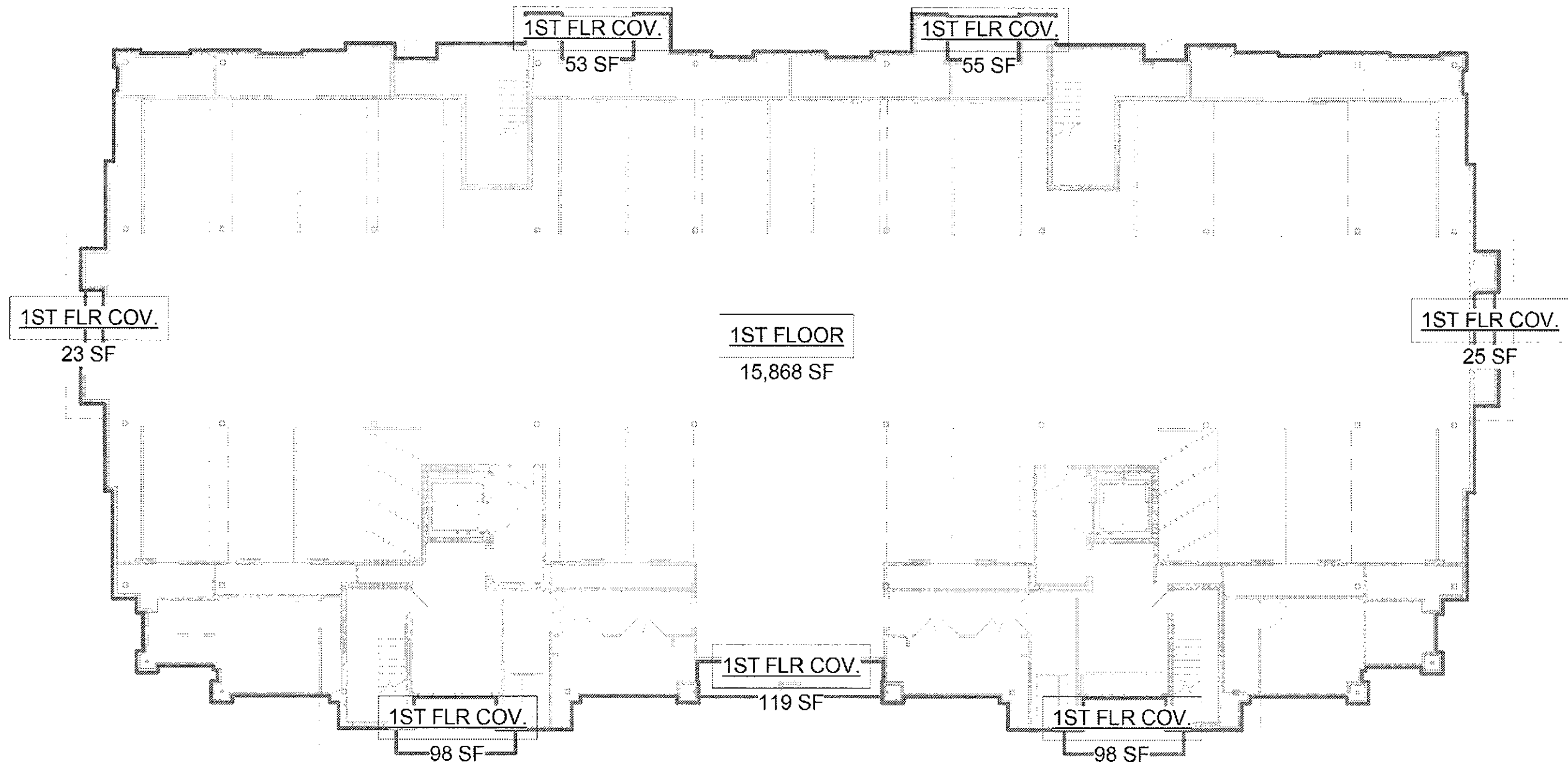


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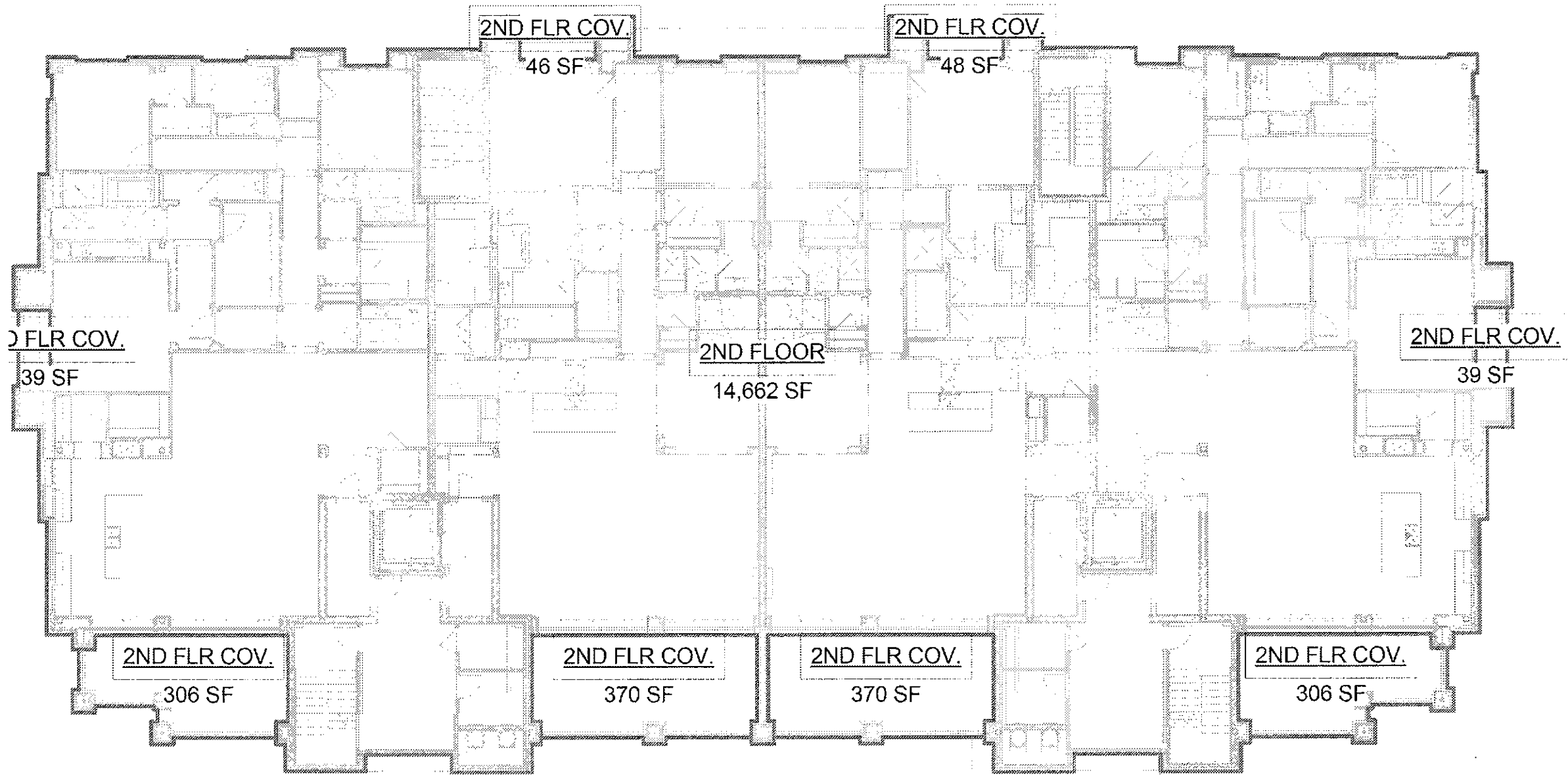
ROBERT HIDEY ARCHITECTS

PROJECT NUMBER: 15060
11/14/2016

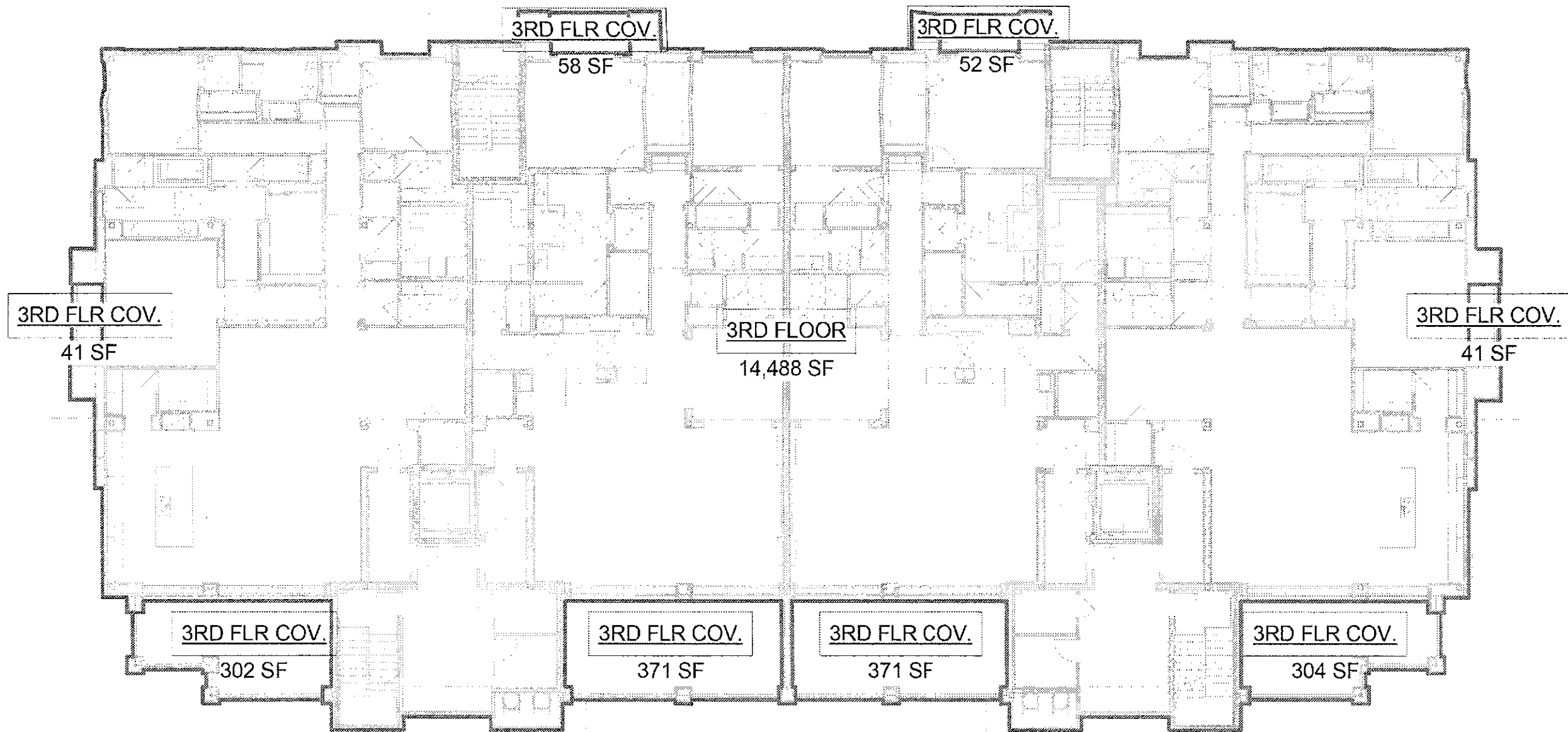
ROBERT HIDEY ARCHITECTS
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4301 HACHEMIA DRIVE, SUITE 500, PLEASANTON, CA 94588 TELEPHONE 925.824.0440
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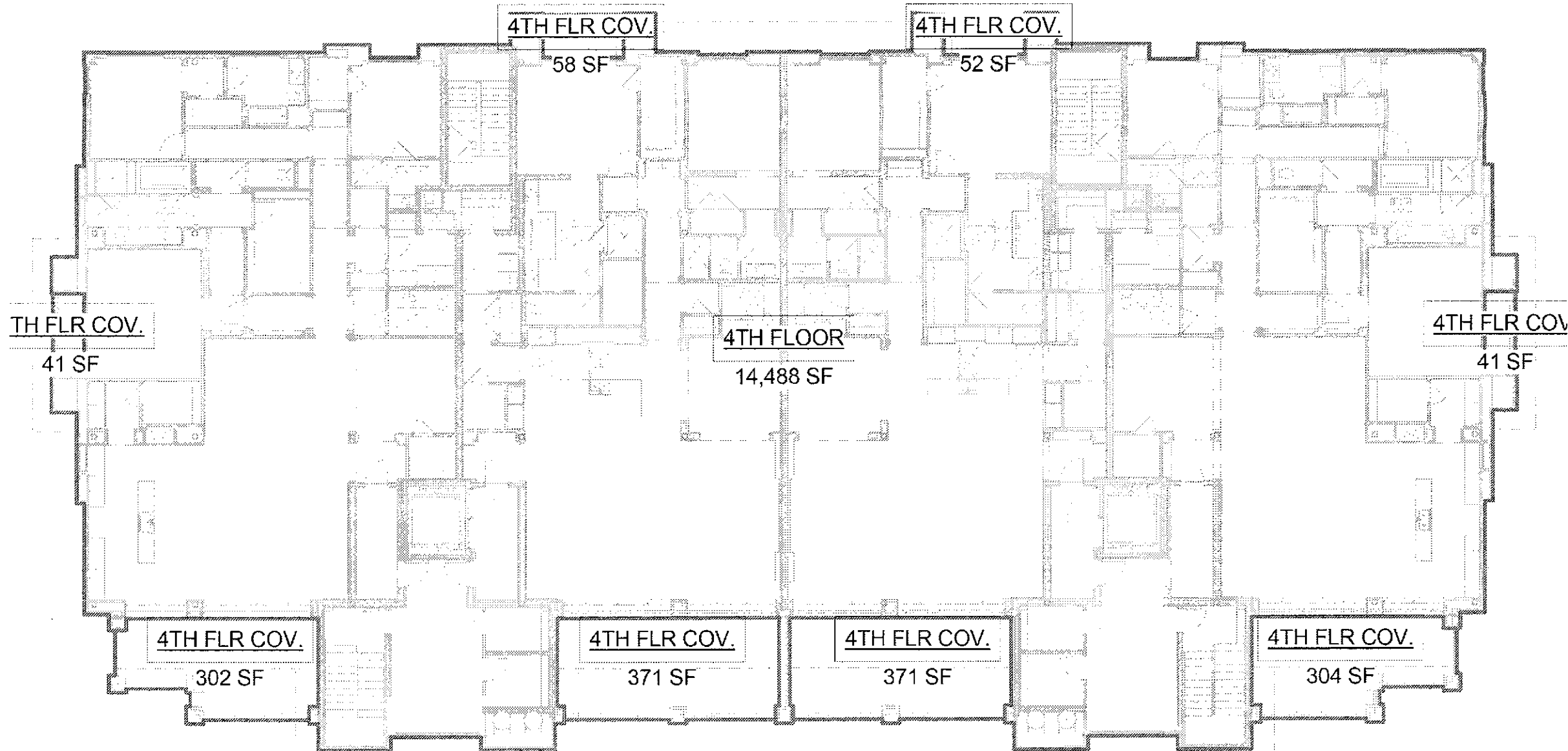
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

BLDG 2 AREAS (Gross)		
Level	Area Type	Area
4TH FLR T.O.C.	Exterior Area	1529 SF
4TH FLR T.O.C.	Gross Building Area	14485 SF
		16015 SF
3RD FLR T.O.C.	Exterior Area	1527 SF
3RD FLR T.O.C.	Gross Building Area	14485 SF
		16013 SF
2ND FLR T.O.C.	Exterior Area	1523 SF
2ND FLR T.O.C.	Gross Building Area	14662 SF
		16185 SF
1ST FLR T.O.C.	Exterior Area	276 SF
1ST FLR T.O.C.	Gross Building Area	15866 SF
		16142 SF
		64355 SF

BUILDING TYPE B - AREA CALCULATIONS

FLOOR PLAN WORKSHEETS

STERLING AT SILVERLEAF

SCOTTSDALE, ARIZONA

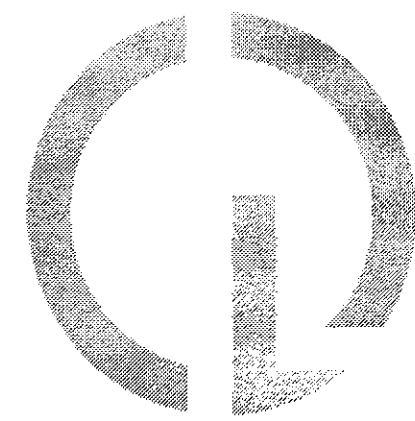


R H A

ROBERT HIDEY ARCHITECTS

ROBERT HIDEY ARCHITECTS
3337 MICHELSON DRIVE, SUITE 170, IRVINE, CA 92612 TELEPHONE 949.655.1550
2301 HACIENDA DRIVE, SUITE 500, PLEASANTON, CA 94588 TELEPHONE 925.824.0440
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PROJECT NUMBER: 15060
11/14/2016



CREATIVE DESIGNS
IN LIGHTING

15982 N. 78th St. Suite A
Scottsdale, Arizona 85260

602.248.7822
design@cdltg.com
www.cdltg.com

1978 **38** 2016
years of architectural
lighting design

STERLING AT SILVERLEAF
SCOTTSDALE, ARIZONA

Lighting Site plan

REVISIONS		
△	11.15.16 CITY COMMENTS	AG
△		
△		
△		
△		
△		

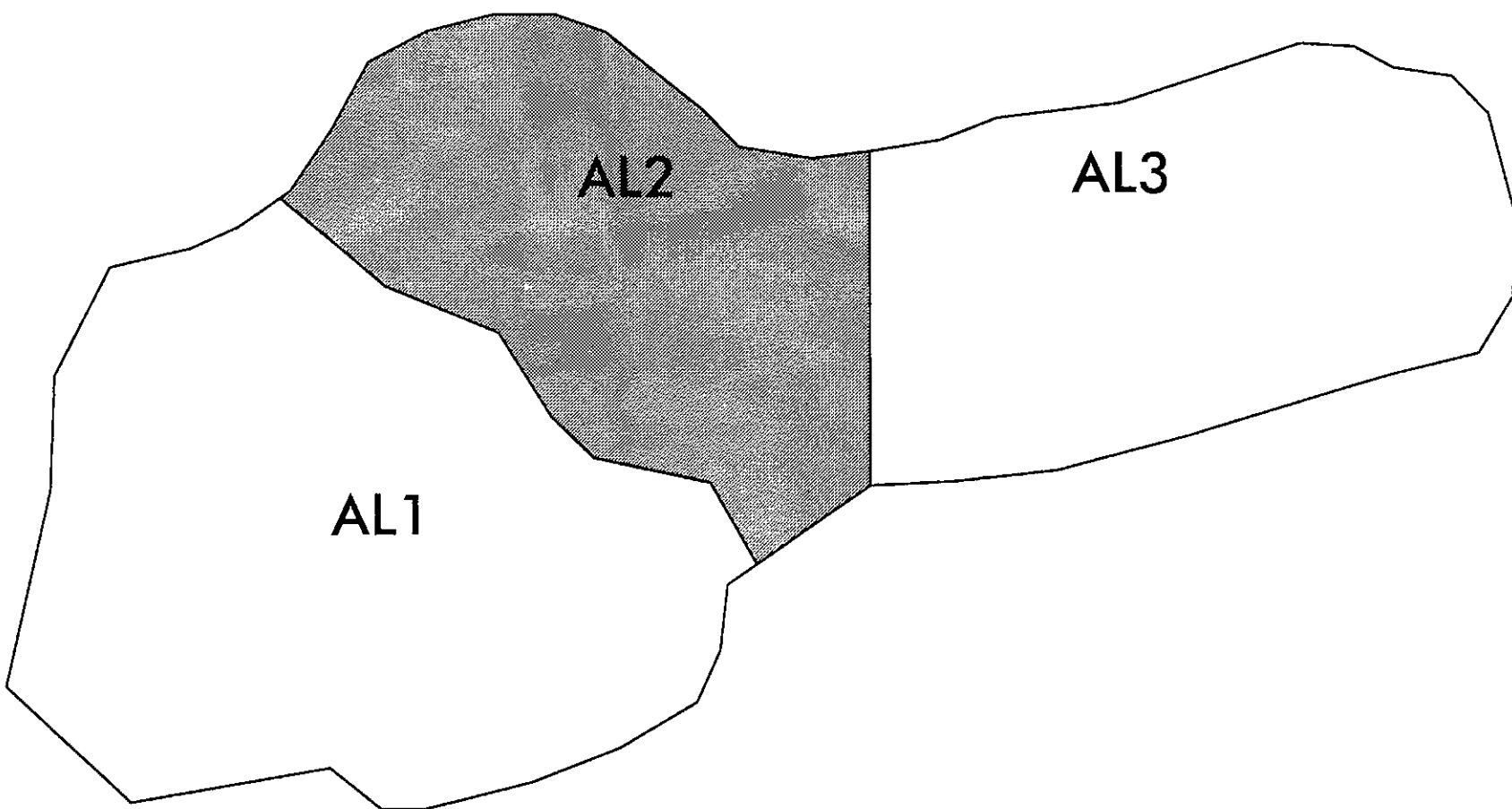
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PROJECT NUMBER	103990-13
DRAWN BY	AG
CHECKED BY	MG
SHEET NAME	

SITE LIGHTING PLAN
& PHOTOMETRY

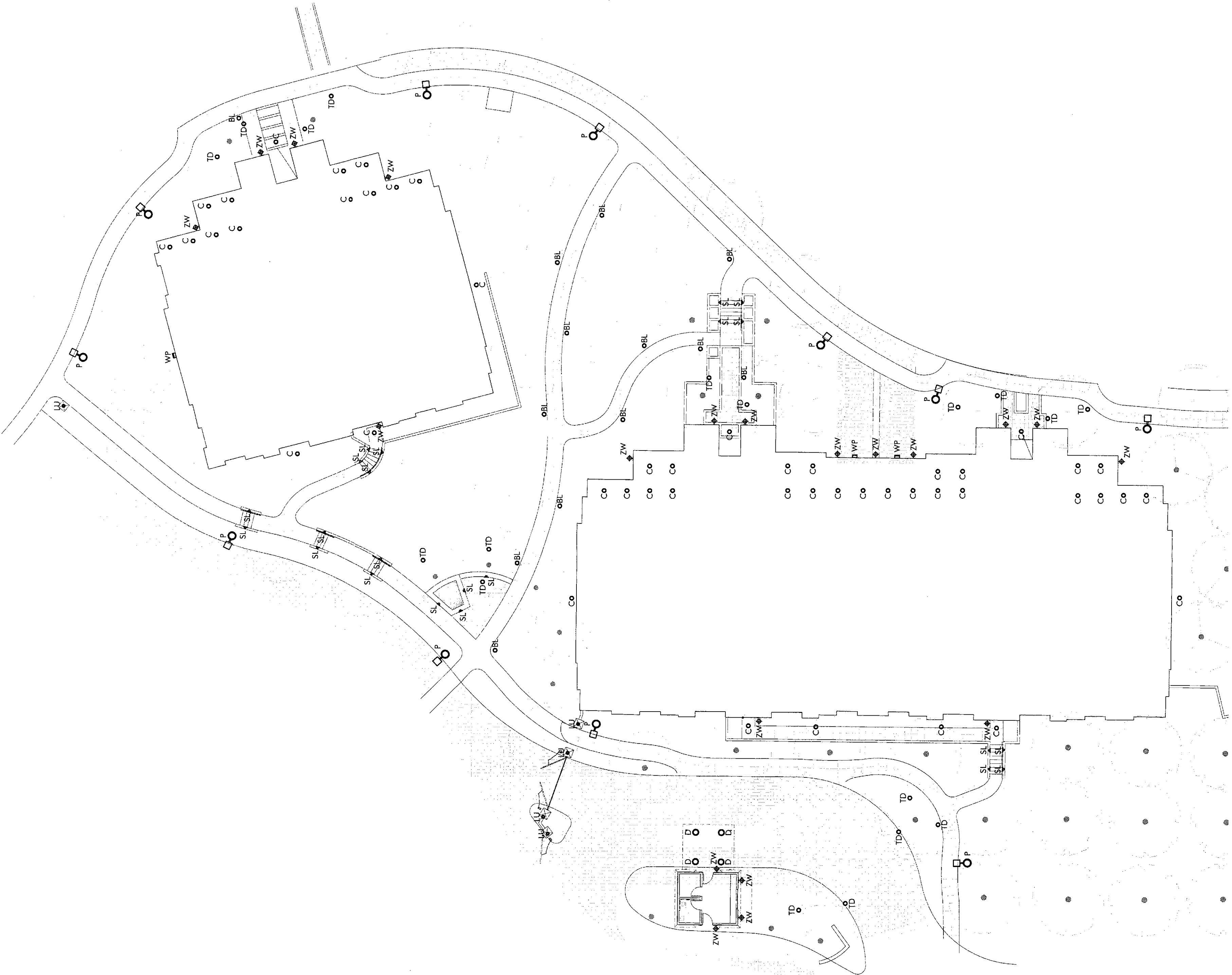
SHEET NUMBER
AL2

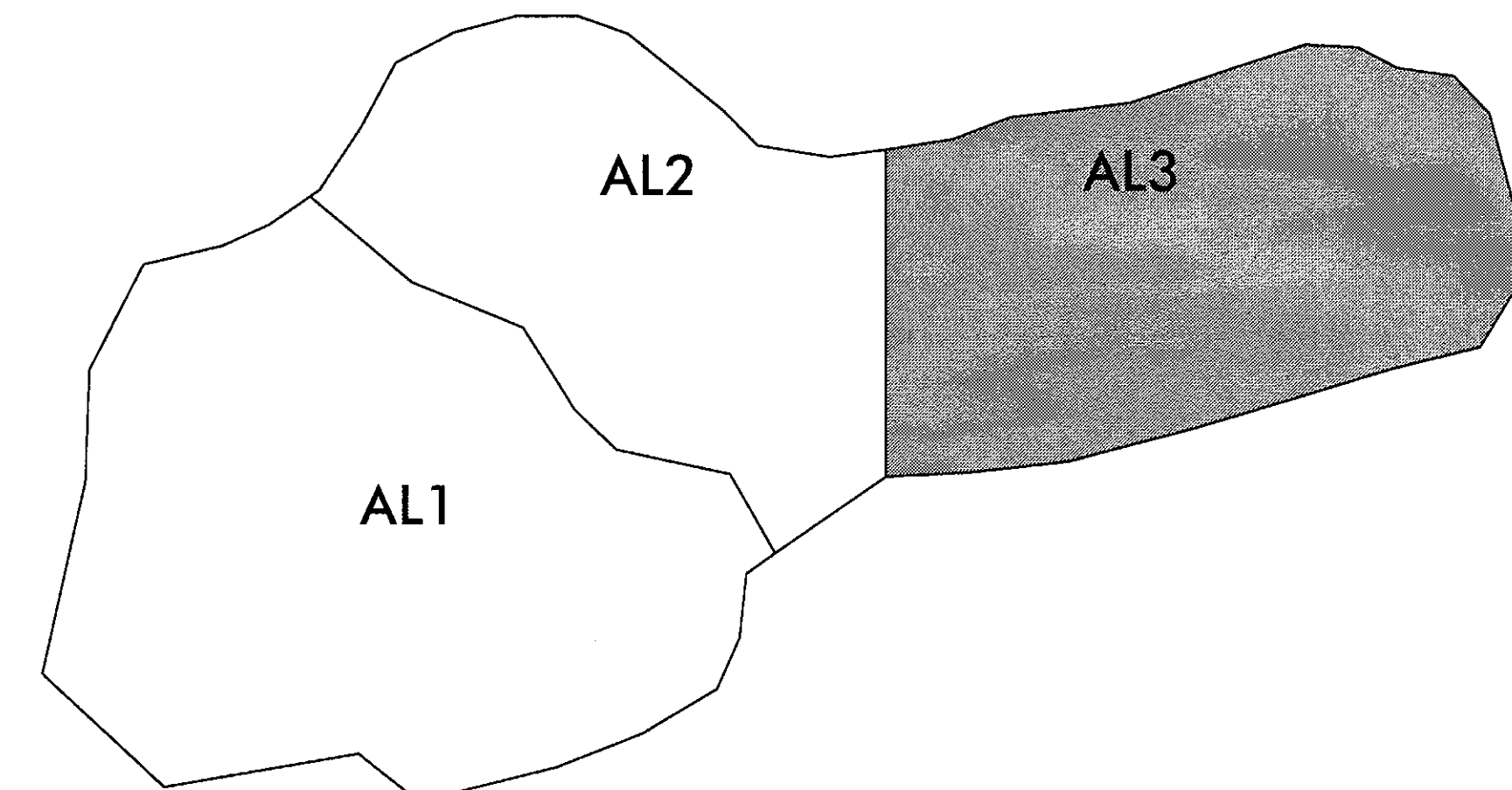
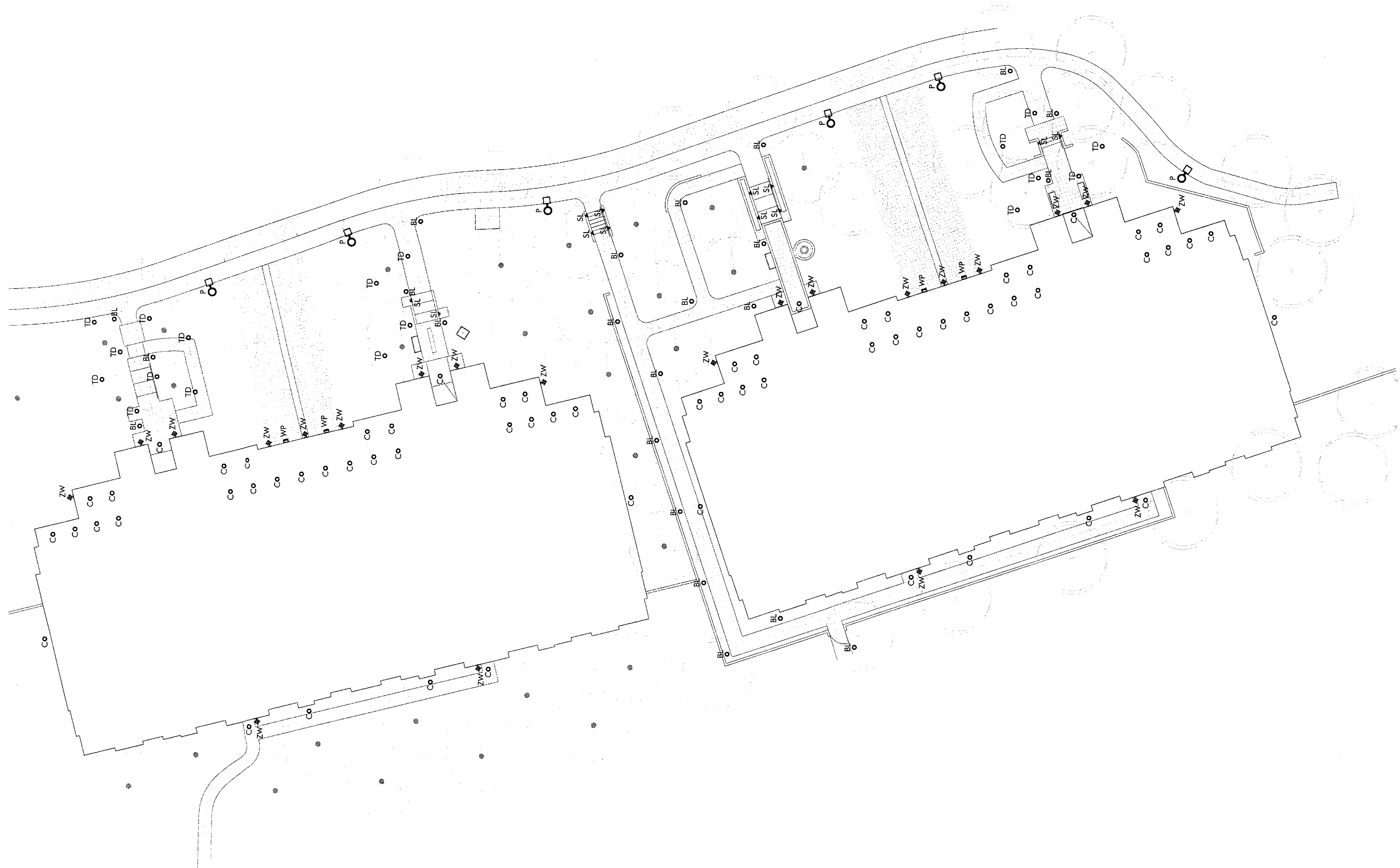
78-DR-2005 #3
11/17/2016

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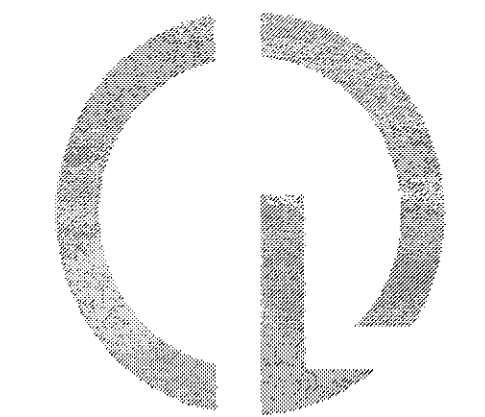
KEYPLAN





KEYPLAN

DESIGN DEVELOPMENT SET - NOT FOR CONSTRUCTION



CREATIVE DESIGNS
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STERLING AT SILVERLEAF
SCOTTSDALE, ARIZONA

Lighting Site plan

REVISIONS		
△	11.15.16 CITY COMMENTS	AG
△		
△		
△		
△		
△		

DATE	09.12.16
SCALE	1"=20'-0"
PROJECT NUMBER	103990-13
DRAWN BY	AG
CHECKED BY	MG
SHEET NAME	

**SITE LIGHTING PLAN
& PHOTOMETRY**

SHEET NUMBER
AL3

Lighting Site plan

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1. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO PROVIDE A LIGHTING SYSTEM WHICH IS COMPLETE AND OPERATIONAL. ALL MATERIALS AND EQUIPMENT NECESSARY TO ACCOMPLISH THIS INTENT SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. SUBSTITUTIONS TO SPECIFIED LIGHTING AND CONTROL EQUIPMENT SHALL NOT BE PERMITTED WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL OF CREATIVE DESIGNS IN LIGHTING.
2. APPLICABLE REQUIREMENTS OF THE CURRENT NATIONAL ELECTRICAL CODE (NEC) AND STATE AND LOCAL CODES SHALL GOVERN AND DETERMINE THE MINIMUM STANDARD OF WORK. IN THE EVENT OF CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE CODE.
3. EXCEPT WHERE SPECIFICALLY NOTED, CONTRACTOR SHALL INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. ALL WIRE SHALL BE COPPER.
5. ELECTRICAL CONTRACTOR SHALL PROVIDE PRIMARY AND SECONDARY OVERCURRENT PROTECTION FOR ALL 12-VOLT AND 24-VOLT REMOTE TRANSFORMERS AND LED DRIVERS. ELECTRICAL CONTRACTOR TO SIZE ALL SECONDARY WIRING FOR REMOTE TRANSFORMERS / DRIVERS TO PREVENT A VOLTAGE DROP OF MORE THAN 1 VOLT. FINAL LOCATION OF ALL REMOTE TRANSFORMERS / DRIVERS TO BE VERIFIED IN THE FIELD BY GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE.
6. ELECTRICAL CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL LIGHTING EQUIPMENT WITH THE GENERAL CONTRACTOR AND ANY APPLICABLE SUB-CONTRACTOR (I.E. FRAMING, MECHANICAL, CABINETRY, ETC.) PRIOR TO ROUGH-IN.
7. ALL FIXTURE LOCATIONS TO BE VERIFIED AFTER ROUGH-IN INSTALLATION, **PRIOR TO DRYWALL**, BY LIGHTING DESIGNER. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE THIS EFFORT. THE ELECTRICAL CONTRACTOR MAY BE HELD RESPONSIBLE FOR MOVING FIXTURES DURING FINAL LIGHTING INSPECTIONS IF THIS PROCESS DOES NOT TAKE PLACE.
8. ALL TYPE 'Z' DECORATIVE FIXTURES TO BE SUPPLIED BY OWNER, ASSEMBLED AND INSTALLED BY ELECTRICAL CONTRACTOR. VERIFY FINAL LOCATIONS AND MOUNTING HEIGHTS WITH OWNER AND/OR INTERIOR DESIGNER.
9. **ALL RECESSED TRIMS AND/OR TRIM RINGS SHALL BE PAINTED TO MATCH COLOR OF CEILING (INTERIOR AND EXTERIOR).**
10. ALL LAMPS SHALL BE **GENERAL ELECTRIC**, UNLESS OTHERWISE SPECIFIED. ALL LED MR16 LAMPS SHALL BE **SORAA VIVID 3 2700K SERIES OR BRILLIANCE LED** IN SEALED OUTDOOR RATED FIXTURES, UNLESS OTHERWISE SPECIFIED. IMPROPER LAMPS SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
11. ALL FLUORESCENT FIXTURES SHALL BE EQUIPPED WITH 100 PERCENT SOLID STATE ELECTRONIC BALLASTS, UNLESS OTHERWISE SPECIFIED. FIXTURES WITH MAGNETIC OR HYBRID ELECTRONIC BALLASTS WILL BE REJECTED AND REPLACED AT CONTRACTOR'S EXPENSE.
12. ELECTRICAL CONTRACTOR SHALL ALLOW TWO (2) EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS TO ASSIST LIGHTING DESIGNER DURING FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.
13. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL COLORED LENSES AND ACCESSORIES DURING LAMP INSTALLATION. MR16 LAMP DESIGN GUIDE TO BE ISSUED TO FIELD BY LIGHTING DESIGNER AFTER ELECTRICAL ROUGH-IN AND PRIOR TO ELECTRICAL TRIM. VERIFY LENS COLOR OR ACCESSORY WITH LIGHTING **PLAN AND/OR LIGHTING FIXTURE SCHEDULE**.
14. FOR SPECIFIC WIRING INFORMATION AND CIRCUITING REFER TO THE ELECTRICAL PLANS.
15. THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR ARE RESPONSIBLE FOR REVIEWING THE INFORMATION ON ALL OF THESE PLANS. IF THERE ARE ERRORS OR OMISSIONS OR QUESTIONS CONCERNING THESE PLANS PLEASE CALL CREATIVE DESIGNS IN LIGHTING FOR CLARIFICATION.
16. ALL SUBMERSIBLE LIGHTING FIXTURES FOR POOLS, SPAS, AND FOUNTAINS SHALL BE AS SPECIFIED BY THE POOL CONSULTANT. THESE FIXTURES ARE TO BE PROVIDED BY THE POOL CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR PER NEC REQUIREMENTS. THE SCOPE FOR EACH TRADE SHALL BE COORDINATED BY THE GENERAL CONTRACTOR FOR A COMPLETE AND OPERATIONAL SYSTEM.

§ SINGLE POLE SWITCH
 § 3-WAY SWITCH/SMART SWITCH
 § 4-WAY SWITCH
 § SINGLE POLE JAMB SWITCH
 § SINGLE POLE MOTION SWITCH
 § SINGLE POLE SWITCH WITH WATERPROOF COVER
 § SINGLE POLE FAN SWITCH
 § SINGLE POLE TIMER SWITCH
 § SINGLE POLE DIMMER
 § 3-WAY DIMMER
 (K) KEYNOTE BUBBLE
 (C) CEILING MOUNTED JUNCTION BOX
 (W) WALL MOUNTED JUNCTION BOX
 (T) REMOTE LOW VOLTAGE TRANSFORMER - SEE FIXTURE SCHEDULE
 (E) CEILING MOUNTED EXHAUST FAN
 (W) WALL MOUNTED EXHAUST FAN
 (F) ELECTRIC FIREPLACE IGNITOR
 (V) REMOTE LED DRIVER - SEE FIXTURE SCHEDULE
 (M) SHADE AND DRAPE MOTOR (BY SHADE CONTRACTOR)
 (L) LIGHTING CONTROL SYSTEM CONTROL STATION
 (H) LIGHTING CONTROL SYSTEM HUMID LOCATION STATION
 (W) LIGHTING CONTROL SYSTEM STATION WITH WATERPROOF COVER BY OTHERS
 (S) LIGHTING CONTROL SYSTEM SWITCH LEG NUMBER
 (D) DUPLEX RECEPTACLE
 (H) 1/2 HOT DUPLEX RECEPTACLE
 (G) WEATHER PROOF GFCI DUPLEX RECEPTACLE
 (S) SWITCHED W.P. GFCI DUPLEX RECEPTACLE
 (F) 1/2 HOT FLOOR PLUG RECEPTACLE
 (M) MOTION DETECTOR
 (C) CEILING MOUNTED DECORATIVE LUMINAIRE
 (W) WALL MOUNTED DECORATIVE LUMINAIRE
 NOTE: SOME SYMBOLS ON THIS LEGEND MAY NOT BE USED ON THIS PROJECT.

HALO®

Description

The H5ICAT recessed housing is designed for residential and light commercial applications. H5ICAT features full-frame robust construction, feed-through listing. Got Nail® bar hangers, and may support the use of higher wattage lamps. The wide variety of trim available allows a number of different lighting effects to be created with one basic housing. The H5ICAT is designed for use in insulated ceilings and may be in direct contact with insulation*. May be retrofit with compatible Halo LED lighting systems.

Specification Features

Housing

- Single wall aluminum housing
- Sealed and gasketed for Air-Tite™ dryfit installation
- Overlapped insulated ceilings in direct contact with insulation* (May also be installed in non-insulated ceilings)
- Housing extends in plaster frame to position for up to 1/8" ceiling thickness

Socket Plate

- Rigid socket plate and bracket and looks identical for all wattage lamp sizes
- Socket plate and bracket may be removed when using socket supporting time

Plaster Frame

- Galvanized steel construction
- The housing can be removed from plaster frame to provide access to the junction box

- Plaster frame features include:
 - Regressed locking screw positioned for securing hanger bars from below the ceiling
 - Culuro for easily crimping hanger bars in position
 - Half name embossed on plaster frame
- Pre-installed Air-Tite ready ceiling contact gasket

Got Nail™ Bar Hanger Bracket

- Bar hanger features include:
 - Pre-treated nail easily installs instantly in regular lumber, engineered lumber and laminated beams
 - Safety and guidance system prevents sagging, ensures smooth straight nail penetration and allows bar hangers to be easily removed at 20 seconds
 - Automatic leveling flange aligns the housing and lets you hold the housing in place with one hand while driving nails

- Five additional mounting points
- Mounting point for bar hanger wire connection
- Integral Bar clips snap onto Bars - no additional clips required
- Channel Bars with Pass-N-Thru™
- Channel bars feature an unique inverted "C" intersecting channel for rigidity and stability
- Pass-N-Thru™ feature allows bars to cross-over for top-to-less shortening in spaces less than 12" without removing from the plaster frame
- Push bars together and flip at score line break points
- Housing can be repositioned at any point within 24" just past
- Bar hangers may be repositioned 90° on the flange

Slide-N-Side™ Junction Box

- Junction box features include:
 - Slide-N-Side™ connectors allow non-metallic sheathed cable for both U.S. and Canada to be installed without tools and without removing knockouts
 - Allows wiring connections to be made outside the junction box
 - Simply insert the cable directly into the top after connections are made

- Accommodates the following standard non-metallic sheathed cable types:
 - (US) #14-2, #14-3, #12-2, #12-3 (Canada) #14-2, #14-3, #12-2
- Positioned to accommodate straight conduit
- Seven 1/2" trade size conduit knockouts with top pry-out slots
- Julius Lared for 20 box volume
- Listed for through branch (8) No. 12 AWG branch circuit 30°C conductors through the box

Quick Connect™

- Three 4-post push-in Quick

Catalog #	H5ICAT (H5T=non-IC) / ML5612930 / 592H	Type
Project		D
Comments		Data
Prepared by		

- Connect* wire nuts included in junction box
- Speed installation and increase reliability
- No additional wire nuts required
- Simply strip and insert supply wires

Socket

- Porcelain socket with nickel plated brass screw shell
- Snap-in springs secure socket to socket plate, and may be detached when using socket supporting time
- Overvoltage protector included

Thermal Protector

- Self resetting thermal protector deactivates fixture if overheating occurs due to improper lamping or misapplied insulation

Trim

- Halo Tri-All concept offers multiple trim options in a variety of design styles, and functional beam distributions to control beam angle and lumen delivery in applications across trim types including halogen, CFL and LED

Compliance

- Julius Lared 1598 luminaire
- Julius Lared damp location
- Julius Lared for wet location, covered ceiling, with select trim
- Julius Lared for fresh air intake
- Julius Lared for direct contact with insulation and combustible material*
- Air-Tite™ compliant. Certified under ASTM E258.
- Not exceeding 2.0 cfm (0.945 L/s air leakage rate)
- tested at a 1.57 ps (75 Pa pressure differential)
- RoHS compliant

- *May be used in direct contact with spray foam insulation (Consult NEMA LS07-2018)

Dimensions

Special Features

- Got Nail™ bar hangers
- Channel bars with Pass-N-Thru™
- Slide-N-Side™ junction box
- Quick Connect™ push wire nuts
- Air-Tite™ code compliant

HALO®
Perry Industrial Works

TD81945CS

KEYED NOTES

DATE: _____

DRAWN BY: _____

CHECKED BY: _____

APPROVED BY: _____

DATE: _____

Ranch
STANDARD
DETAILS

PEDESTRIAN POLE LIGHTING TYPE "P2"

DETAIL NO.

E-201

1 Tapered, square, reinforced concrete pole with natural gray concrete, sandblasted mold finish and concrete sealer, 3" at top, 5-1/8" at bottom. Pole weight is approximately 400 lbs. As manufactured by AMERON, # SEG-4.

2 Arm mounted luminaire with four (4) Honeywell glass lens, gray finish and 42 watt, 4-pin, triple blax compact fluorescent lamp - GENERAL ELECTRIC #F42TBX/SPXBO/A/4P/EOL GE#36318 lamp, NERI Series 800-FMMA GHIT with Honey Indescent lens, solid top, 80002 internal reflector, 120 volt, Frodoise luminaire with custom arm Neri# 4215-100MOD and top mounting as indicated. Paint arm to match luminaire.

3 Finished grade.

4 2.5" x 5" aperture 24" below grade one on each side at pole.

5 5/8" x 8' long ground rod. Run #8 bare copper conductor to luminaire assembly.

6 Attach ground wire to ground rod with brass mechanical clamp per Article 250-115 of N.E.C.

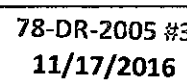
7 Provide 3/4" flexible ENT from junction box to base of handhole.

8 Provide ground mounted concrete junction box with engraved concrete "ELECTRICAL" label. Size as indicated on Lighting Plans. All conductor splices and taps in this box shall be made with UL listed waterproof connections. Install box on the side opposite the luminaire.

9 Install handhole on the side opposite the luminaire.

10 Provide recessed duplex outlet with weatherproof cover painted to match luminaire.

11 After plumbing pole, backfill hole with a dry mixture of 50% sand/gravel and 50% cement to within 4" of top of drilled hole. Fill remaining 4" with water and backfill with adjacent soil after water has been absorbed.



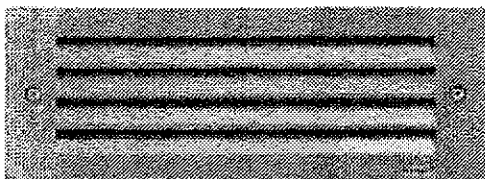
STL259 LED
615-1421

1/3

TYPE: SL

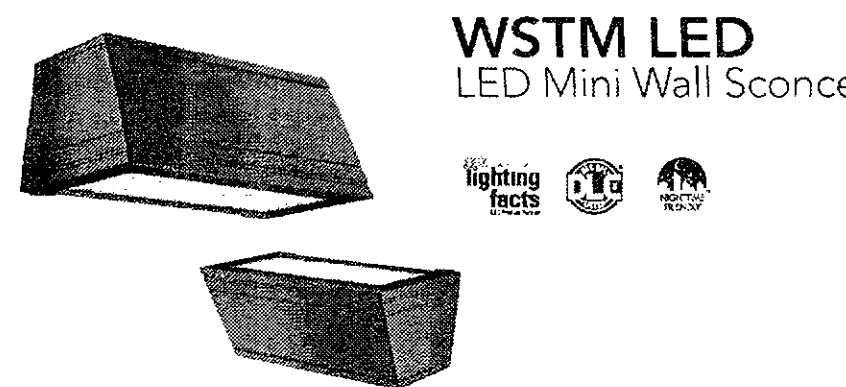
615-1421-277V-RAL8019 / 615-9325

we-ef



Description P52 - Recessed LED spotlight for orientation. Shielded light source. Suitable for installation in cavity wall construction or concrete pour construction using optional installation blackout.	Beam Type diffused distribution
	Lamp Type 6 LED 6W (3600K)
Gear Type electronic gear	Nominal Luminous Flux (lm) LED Lumens 134.5 lm
	LEDs 6
Rated Luminous Flux (lm) LED Lumens 807 lm Total Lumens 4842 lm Ta 25 °C	Rated Input Power 7.7 W

WE-EF LIGHTING USA LLC
4500 Limestone Drive / Scottsdale, AZ 85266-1214 / Tel: +1 480 248 3000 / Fax: +1 480 248 3002 / info@we-ef.com / www.we-ef.com



Specifications Luminaire	Height: 3-3/4" (91.4 mm)
Width: 12-1/2" (318 mm)	Depth: 7-1/2" (191 mm)
Weight: 6 lbs (2.7 kg)	

Ordering Information

Series	Finish	Color Temperature	Beam Angle	Shipped Included	Shipped Installed	Shipped Installed
WSTM LED	2A - Matte Black	40K	27°	Shipped separately WIS - 1" x 1/2" x 1/2"	Shipped separately WIS - 1" x 1/2" x 1/2"	Shipped separately WIS - 1" x 1/2" x 1/2"

Stock configurations are offered for shorter lead times:

Stock Part Number	Notes
WSTM LED 1A 40K 120 DBD1TD	
WSTM LED 2A 40K 120 DBD1TD	

LITHONIA LIGHTING
Creative Lighting Group • Catalogue Group 2012 • Please refer to the notes on the back of the catalogue for more information.
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MR-16 Halogen

RING MOUNT DELTA STAR™

PROJECT: _____

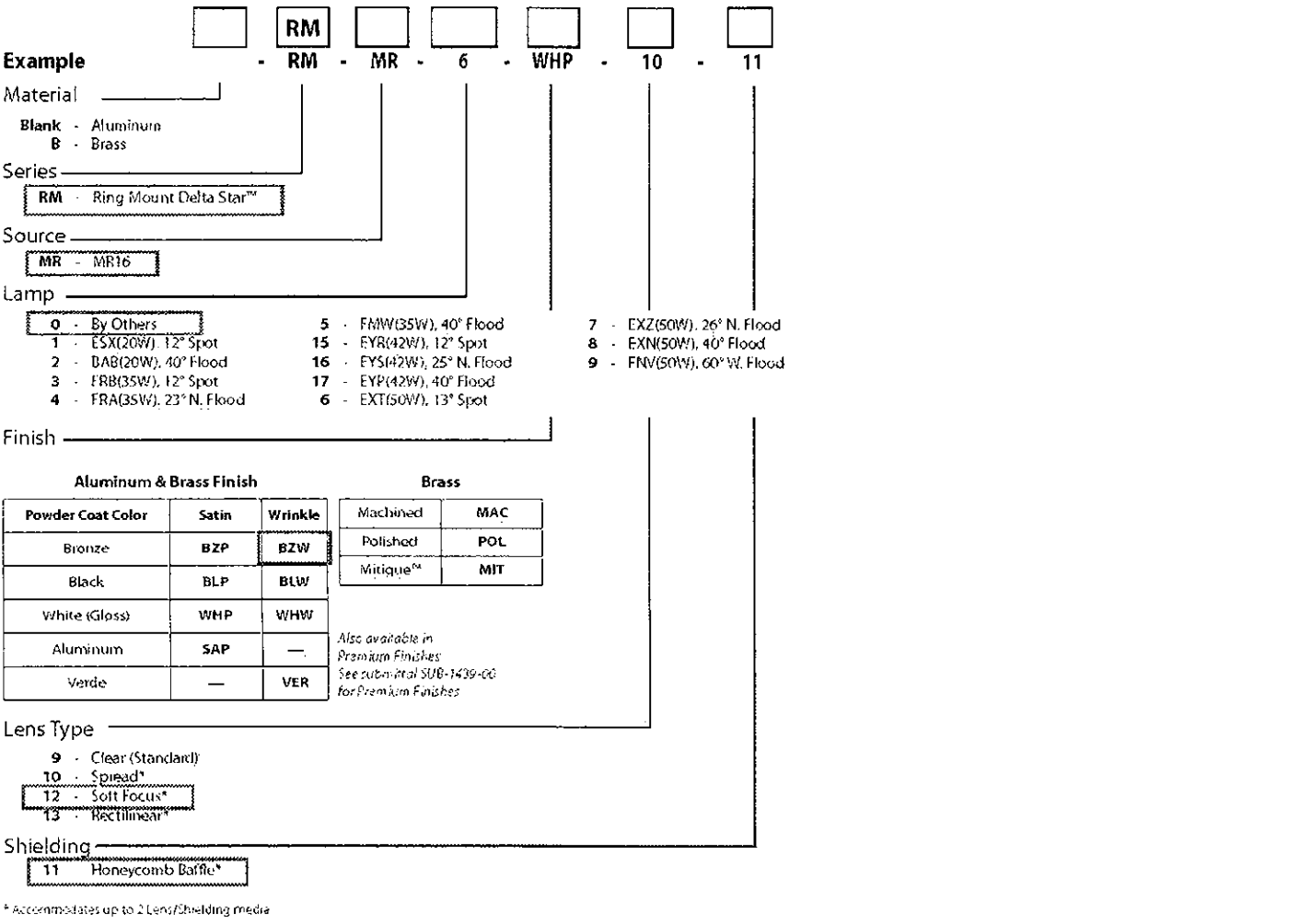
TYPE: TD

CATALOG NUMBER: RM-MR-0-BZW-12-11

LAMP(S): _____

NOTES: _____

CATALOG NUMBER LOGIC



BK No.	Lamp Watts	Description	Rated Life (hrs.)	Center Beam Candlepower	Beam Angle	Beam Type
1	20	BAB	4,000	4,000	12°	Spot
2	20	BAB	4,000	4,000	40°	Flood
3	35	FRB	5,000	7,800	12°	Spot
4	35	FRB	5,000	7,800	28°	Narrow Flood
5	35	FRW	5,000	1,100	40°	Flood
15	42	EVR	5,000	7,800	12°	Spot
16	42	EVR	5,000	2,800	28°	Narrow Flood
17	42	EVR	5,000	1,100	40°	Flood
6	50	EXT	5,000	9,800	13°	Spot
7	50	EXT	5,000	3,200	28°	Narrow Flood
8	50	EXT	5,000	1,800	40°	Flood
9	50	EXT	5,000	700	60°	Wide Flood

B-K LIGHTING
40429 Brockway Drive • Modesto, CA 95326 • USA
800.438.5800 • FAX 588.468.9900
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE: 10-19-10
DRAWING NUMBER: SUIB-1146-00

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THE ARCADE
STABLES

20" ARCADE FULL SHIELD (FS)

PROJECT: _____

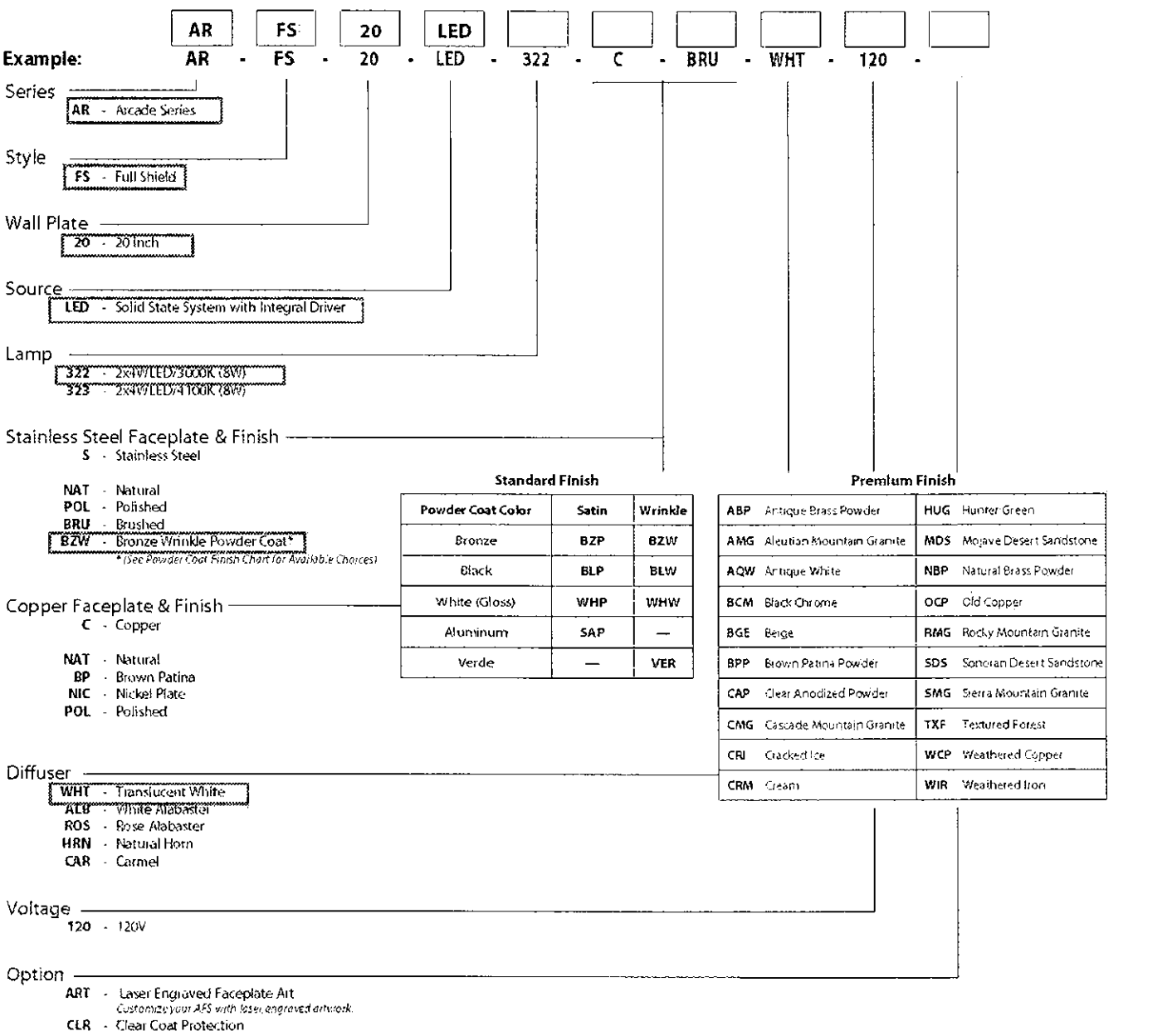
TYPE: ZW

CATALOG NUMBER: AR-FS-20-LED-322-BZW-WHT-120

SOURCE: _____

NOTES: _____

CATALOG NUMBER LOGIC



SOLID STATE DATA

Lamp #	Watts	Description	Rated Life (hrs.)	Design Lumens	CCT(K)
322	9	2x4WLED/3000K	50,000	342	3,000
323	9	2x4WLED/4100K	50,000	416	4,100

TEKA ILLUMINATION
40429 Brockway Drive • Modesto, CA 95326 • USA
800.438.5800 • FAX 588.468.9900
www.tekaillumination.com • info@tekaillumination.com

SUBMITTAL DATE: 02-19-15
DRAWING NUMBER: S001042.2

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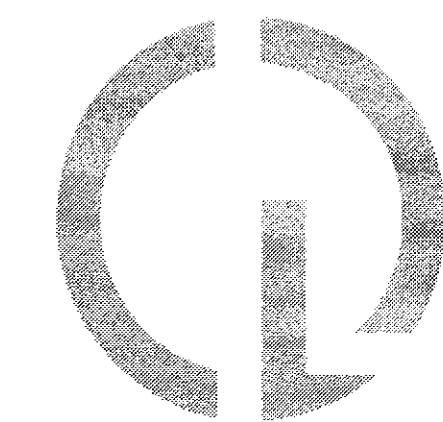


Type	Manufacturer	Description	Finish	Dimming	Watts	Volts	Lamp
BL	AAL	PROB-Y5-3030-DB-DSC-RD	Bronze	0-10v	43 w	120-277 v	LED: 3000K INTEGRAL TO FIXTURE
C	LITON	LH99IC-A [LH99-A=non-ic] / LREBLD402-CW-T30-SQG4-MED fixed led downlight with 4" wet location rated cone trim	Clear Paintable Ring	MLV	11w	120 v	LED: 3000K 85+CRI INTEGRAL TO FIXTURE
D	HALO	HSICAT [H5T=Non-IC] / ML5612930 / 592H 6" recessed ic airtight lensed downlight with led module	Haze Paintable Ring	MLV	13 w	120 v	LED: 3000K 90+CRI INTEGRAL TO FIXTURE
P	NERI / AMERON	DC ranch standard pedestrian pole to match existing; refer to cutsheet for Grey Luminaire Fluorescent complete specification. Neri 800-PMMA-GHIT-42WPLT (luminaire) with 4215-100MOD (hanging bracket), and SEQ-4 (tapered direct burial square Ameron pole in natural grey). Center of lens at 10'2" above grade, 13' pedestrian pole with cast aluminum lantern with custom honey swirl translucent glass lenses	Grey Pole		42 w	120-277 v	F42TBX/830/A/ECO GE # 97634
SL	WE-EF	615-1421-277V-RAL8019 / 615-9325 9.8" x 3.6" horizontal orientation recessed spotlight with louvered faceplate	Bronze	NON-DIM	8 w	277 v	LED: 3000K INTEGRAL TO FIXTURE
TD	B-K LIGHTING	RM-MR-0-BZW-12-11 suspended downlight with mounting ring, glare louver, and led flood lamp	Bronze	MLV	4 w	12vAC	Brilliance LED# MR16-4W-3000-60 (flood)
TX	B-K LIGHTING	TR300-277 300 watt low voltage magnetic transformer for 12vAC fixtures	Stainless Steel	---	300 w	277 v	---
WP	LITHONIA	WSTM LED-2A-30K-120-DBD1XD 4 foot 2-lamp fluorescent stripight with wireguard and 36" chain hanger	Bronze	NON-DIM	22 w	120 v	LED: 3000K 80+CRI INTEGRAL TO FIXTURE
ZW	---	DECORATIVE WALL LIGHT FIXTURES AND LAMPS TO BE FURNISHED BY OWNER (refer to plans for locations) fixtures to be assembled and installed by electrical contractor	---	---	---	---	---

NOTES:

- Electrical Contractor to determine fixture housing rating (IC, Non-IC, Remodel or Shallow) unless otherwise noted.
- LED specifications provided for bidding purposes only. Electrical Contractor shall contact Creative Designs in Lighting for updated LED specifications prior to order.
- No substitutions permitted without prior approval from Creative Designs in Lighting.

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Lighting Cutsheet

REVISIONS		
△	11.15.16 CITY COMMENTS	AG
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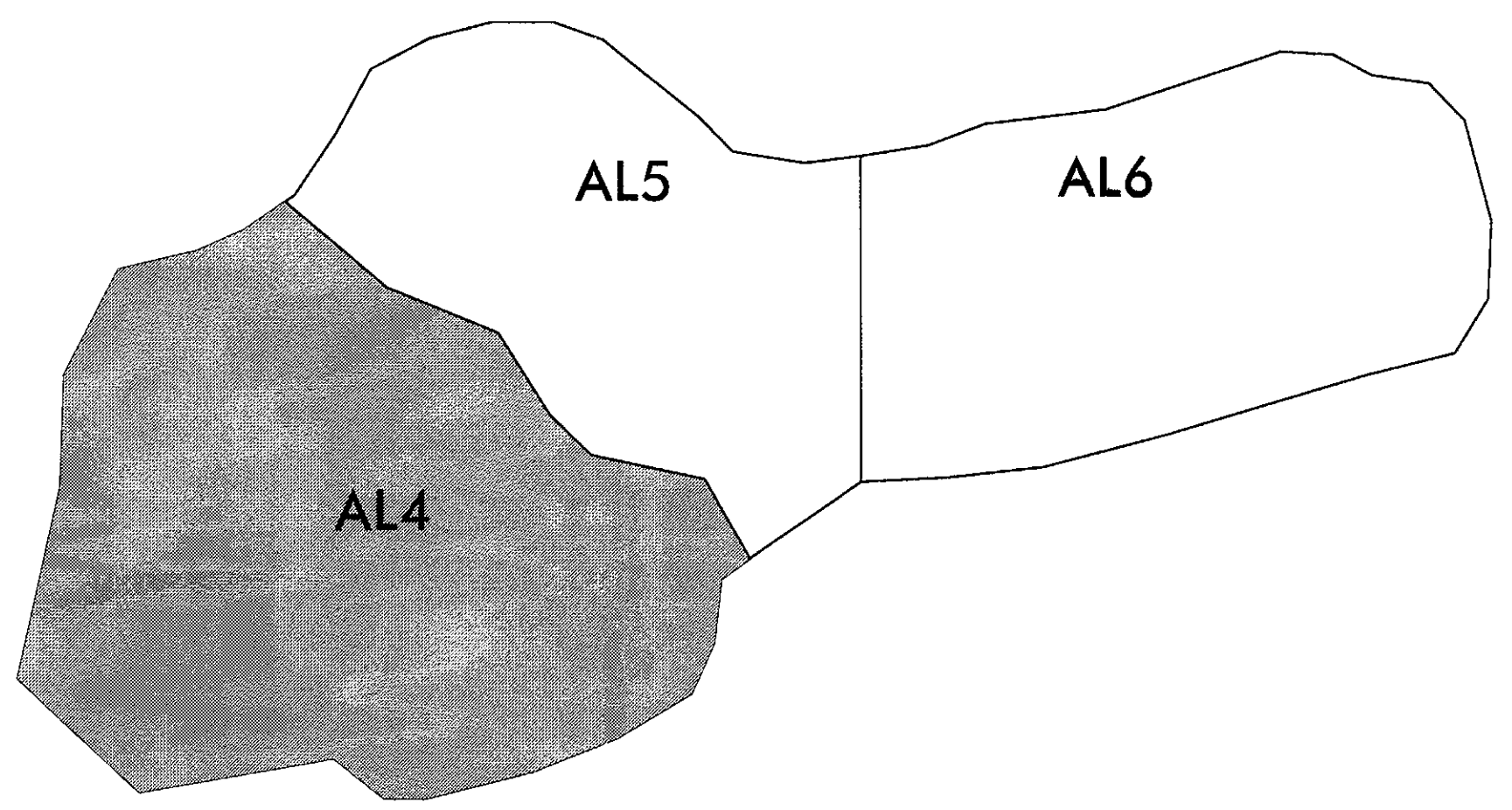
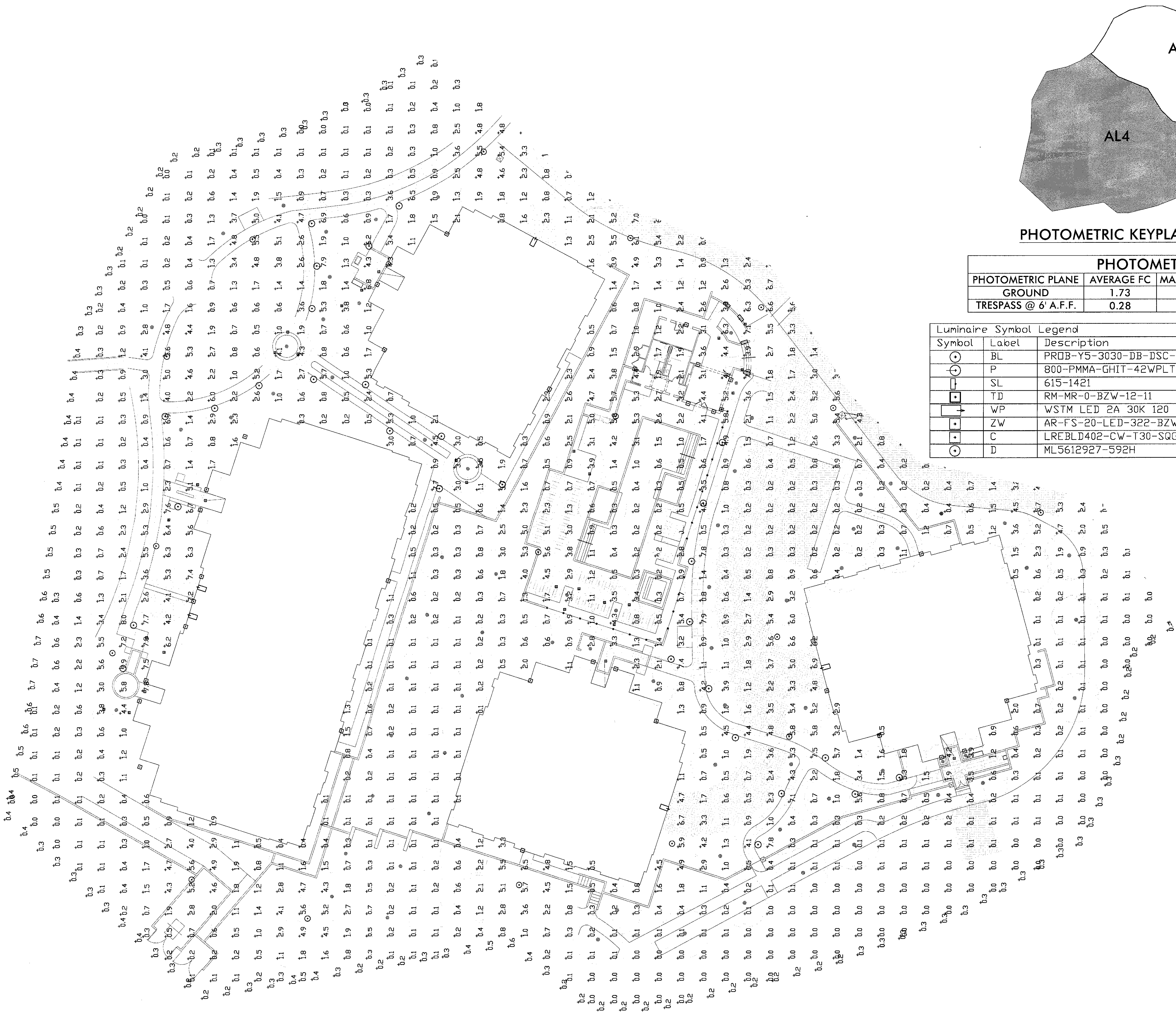
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PROJECT NUMBER 103990-13
DRAWN BY AG
CHECKED BY MG
SHEET NAME

LIGHTING NOTES
AND SCHEDULES

SHEET NUMBER

ALO.1

78-DR-2005 #3
11/17/2016

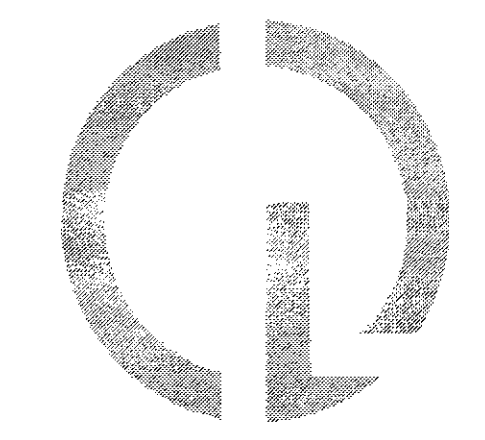


PHOTOMETRIC KEYPLAN

PHOTOMETRIC STATISTICS					
PHOTOMETRIC PLANE	AVERAGE FC	MAXIMUM FC	MINIMUM FC	AVG/MIN	MAX/MIN
GROUND	1.73	8.00	0.00	N.A.	N.A.
TRESPASS @ 6' A.F.F.	0.28	0.70	0.10	2.80	7.00

Luminaire Symbol Legend					
Symbol	Label	Description	Qty	LLF	Lum. Lumens
	BL	PROB-Y5-3030-DB-DSC-RD	65	1.000	1959
	P	800-PMMA-GHIT-42WPLT	34	1.000	6910
	SL	615-1421	38	1.000	25
	TD	RM-MR-0-BZW-12-11	62	1.000	284
	WP	WSTM LED 2A 30K 120 DIFS	12	1.000	1291
	ZW	AR-FS-20-LED-322-BZW-WHT-120	78	1.000	2681
	C	LREBLD402-CW-T30-SQG4-MED	12	1.000	591
	D	ML5612927-592H	4	1.000	1101

DESIGN DEVELOPMENT SET - NOT FOR CONSTRUCTION



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photometric analysis - north

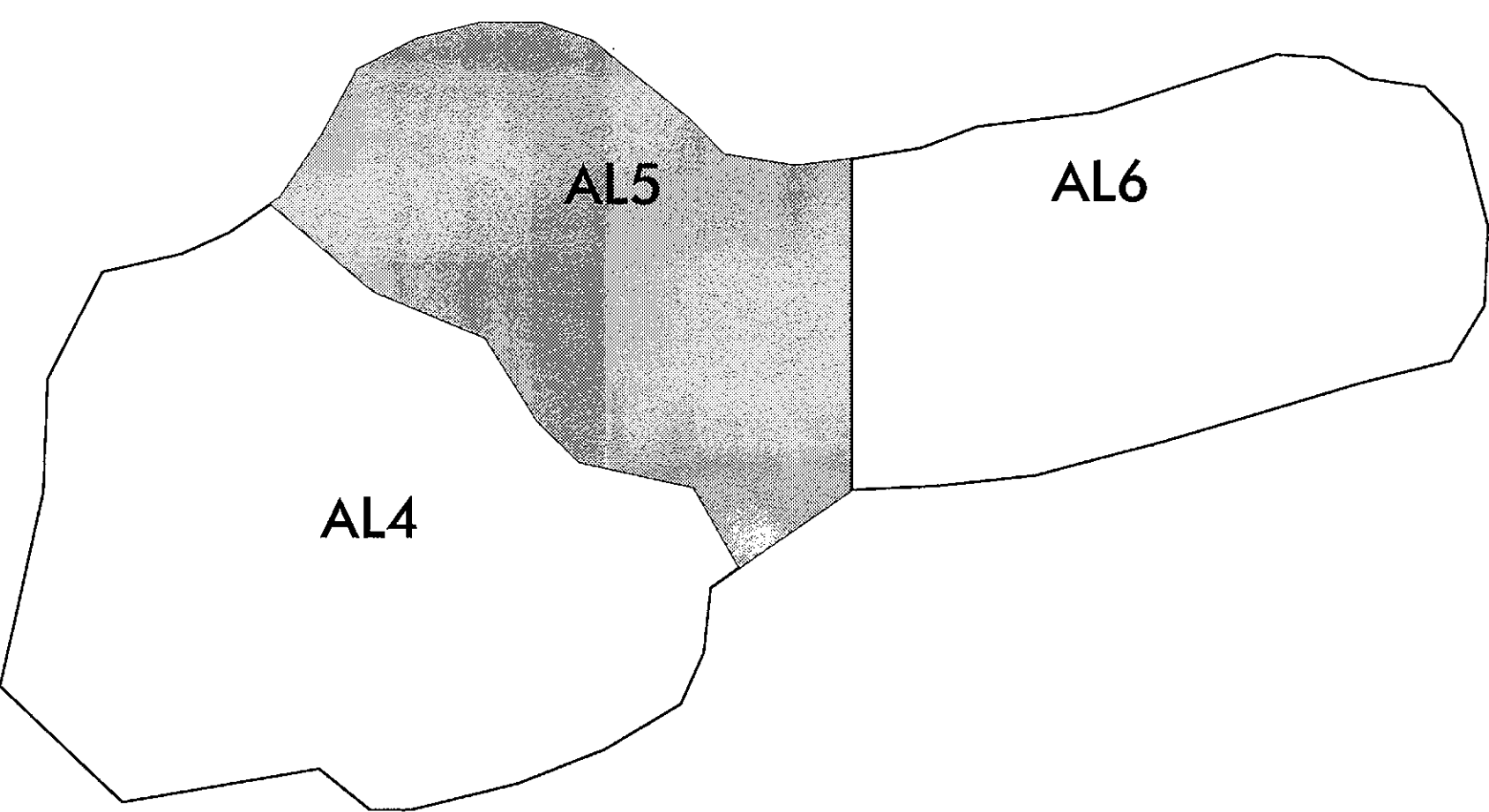
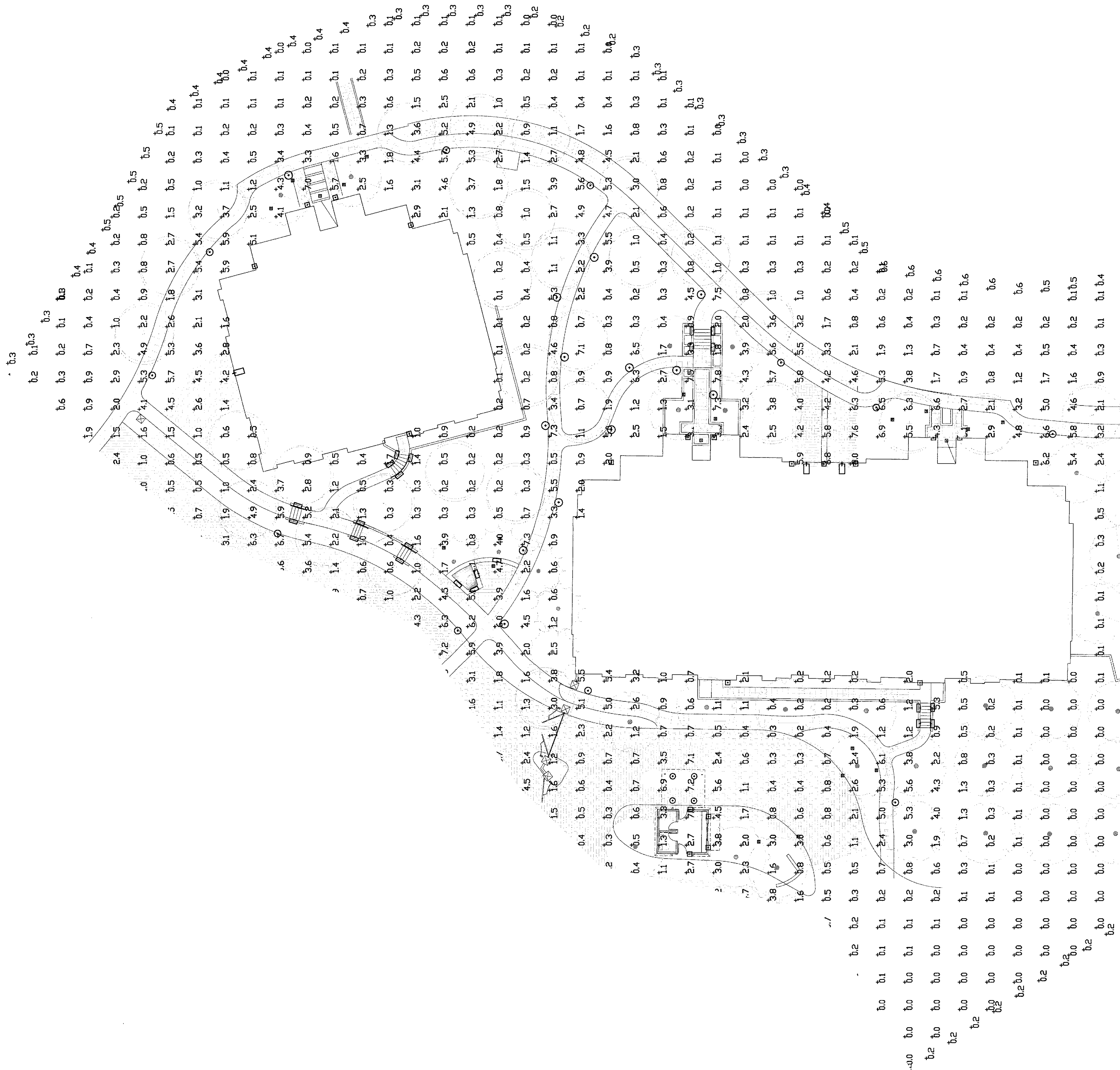
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PROJECT NUMBER 103990-13
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SHEET NAME

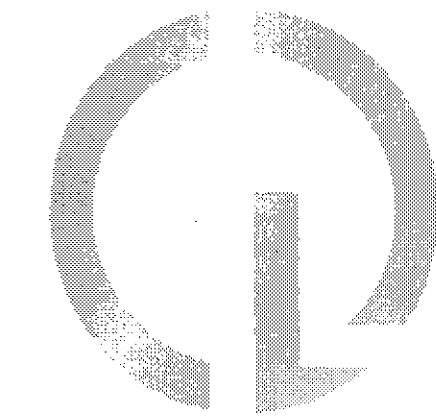
SITE LIGHTING
PHOTOMETRY

SHEET NUMBER
AL4

photometric analysis - north



PHOTOMETRIC KEYPLAN



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photometrics - center

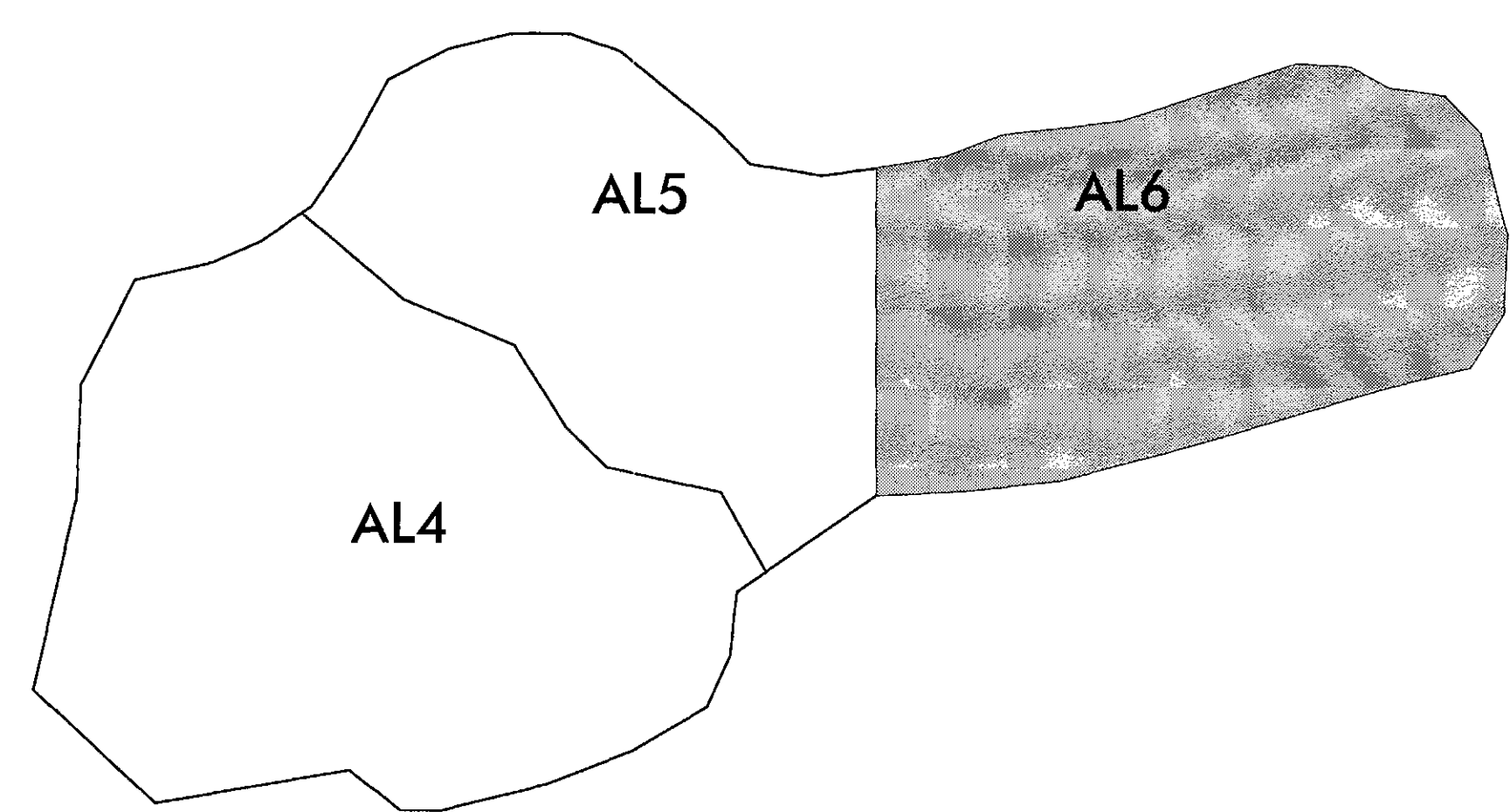
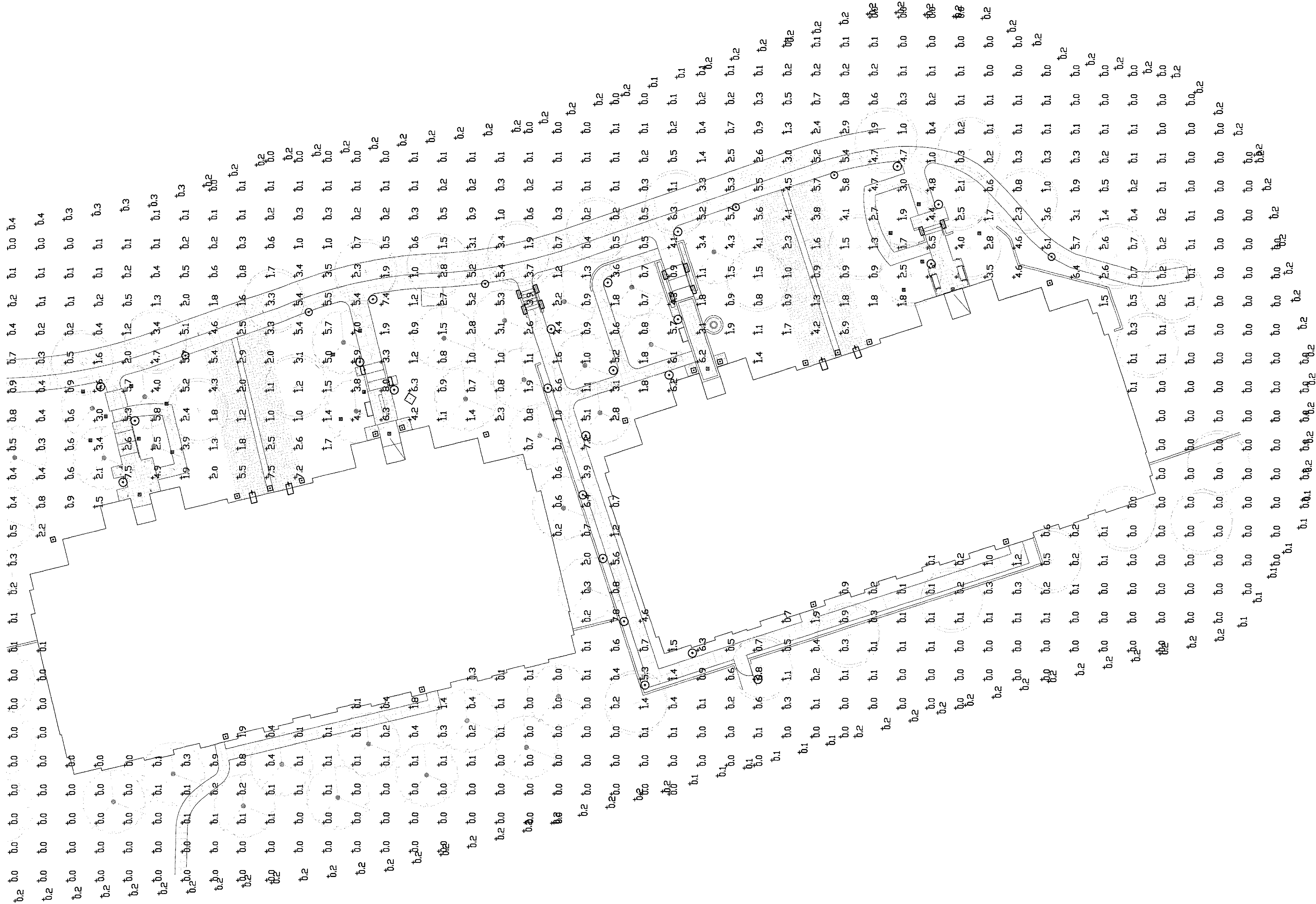
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SCALE 1"=20'-0"
PROJECT NUMBER 103990-13
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SHEET NAME

SITE LIGHTING
PHOTOMETRY

SHEET NUMBER

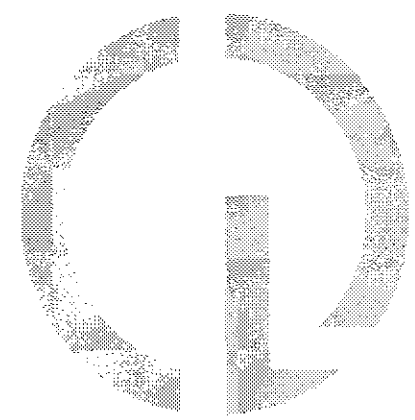
AL5



PHOTOMETRIC KEYPLAN

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STERLING AT SILVERLEAF

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photometrics - South

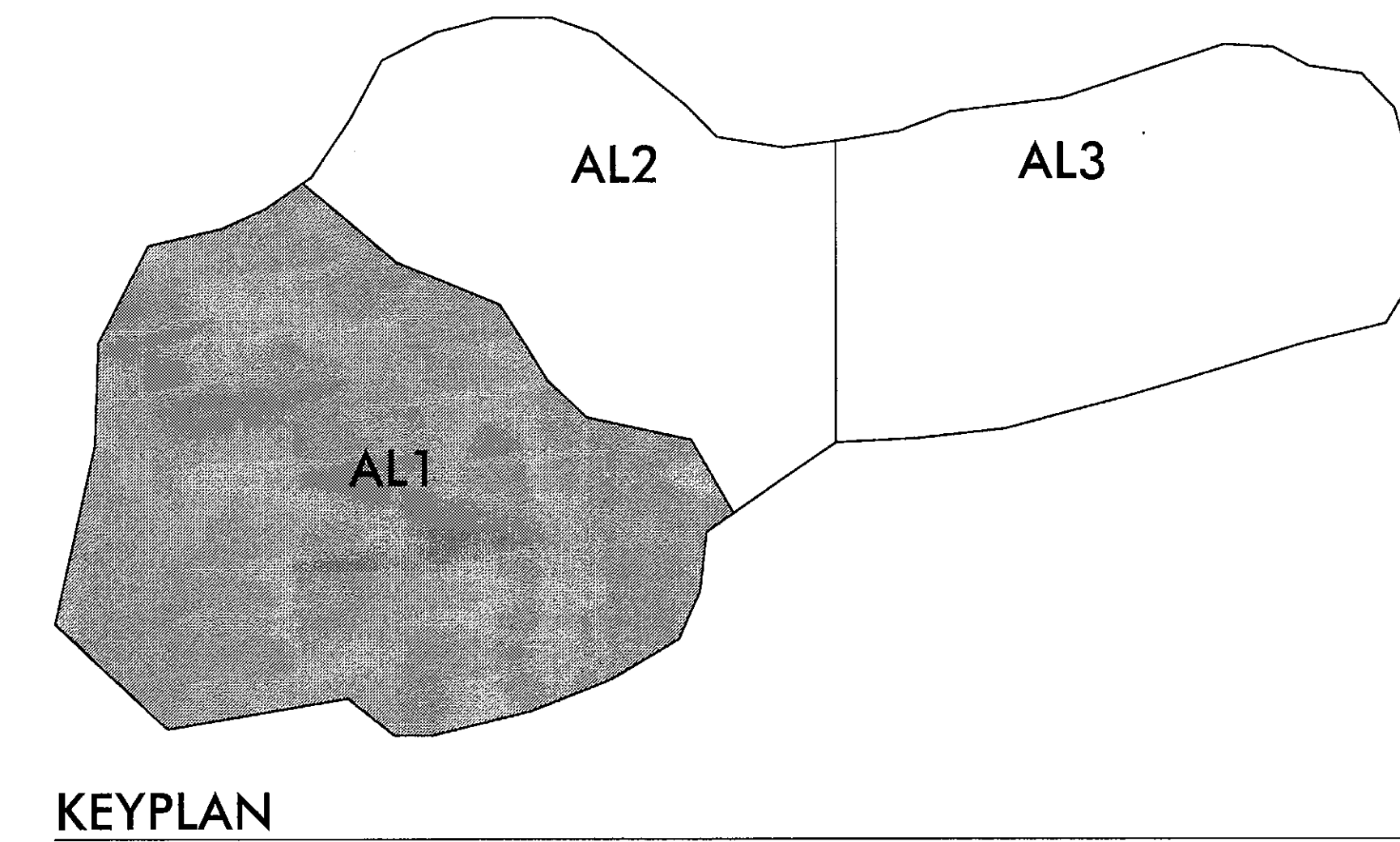
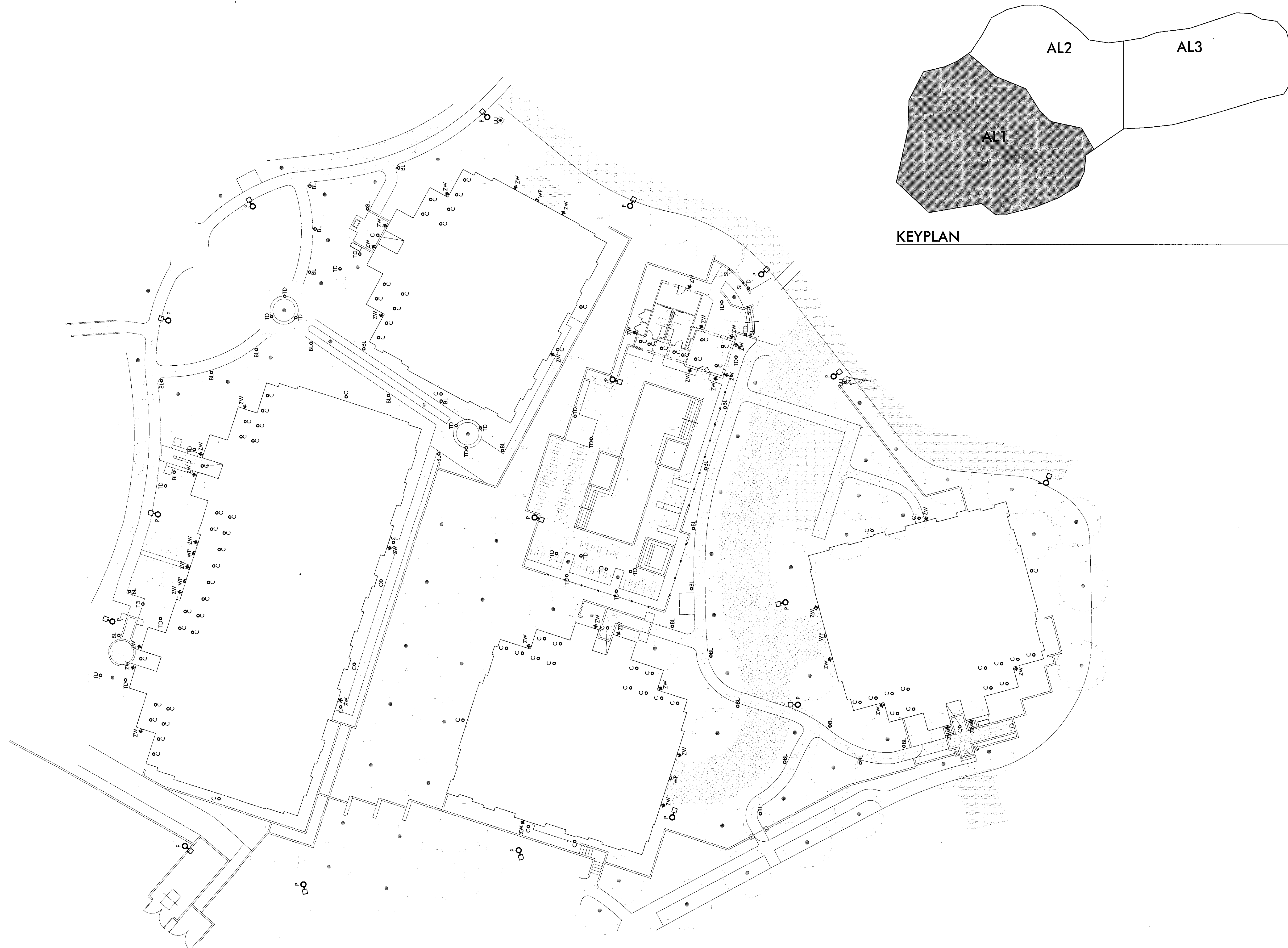
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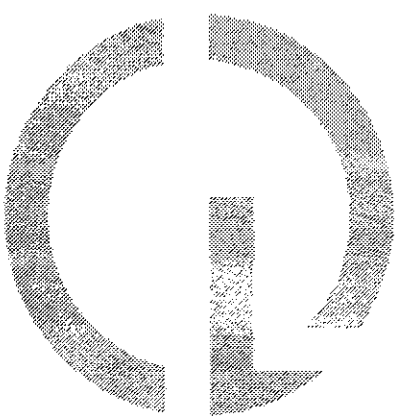
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DRAWN BY	AG
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SHEET NAME	

SITE LIGHTING
PHOTOMETRY

SHEET NUMBER

AL6





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Lighting Site plan

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DRAWN BY AG
CHECKED BY MG
SHEET NAME

SITE LIGHTING PLAN
& PHOTOMETRY

SHEET NUMBER

AL1

DESIGN DEVELOPMENT SET - NOT FOR CONSTRUCTION

Lighting Site plan