

Simulations
Records Packet
Photos
All Graphics (no plans)

TREÓ

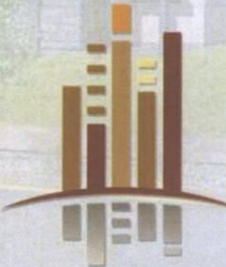
taylor
morrison

Homes Inspired by You



TREO - 26-DR-2015
MILLER & OSBORN - SCOTTSDALE, AZ
DEVELOPMENT REVIEW
9.3.2015

LVA urban design studio
land planning • development entitlements • landscape architecture



BSB
DESIGN



HILGARTWILSON

TREO – 26-DR-2015 MILLER & OSBORN – SCOTTSDALE, AZ DEVELOPMENT REVIEW NARRATIVE

History

Taylor Morrison has been helping families create memories for more than a century. As one of the largest North America based home building companies and headquartered here in Scottsdale, Arizona they are accustomed to complementing the unique lifestyle and character Scottsdale has to offer.

Taylor Morrison neighborhoods are designed to offer a better quality of life and the company aims to develop a distinctly desirable luxury residential community on the 1.9 acre Site at 3510 N. Miller Road located north of the northwest corner of Miller Road and Osborn Road.

Originally a single-story apartment complex, the Site has been vacant for a number of years. Taylor Morrison's plan to acquire the Site and remove the existing dilapidated apartment complex and replace it with luxury, single-family, detached homes represents a far more appropriate use for the Site. Remaining under the current R-5 DO zoning category will permit the market viability of the proposed 3-story, 24 unit development and associated amenities. Each one of the 24 single-family detached units will be for-sale product and include a two car garage. At 12.6 du/ac, well under the 23 du/ac allowed under the current zoning, this development will not only be respectful of the existing surrounding development but promote and assure that new development contribute to Downtown urban design goals and is compatible with the character of existing Downtown districts. The proposed three story residences will establish an attractive transition between the distinctive urban character to the West of the Site and the strong residential character to the East.

Context

The Site is surrounded by a mix of uses. It is flanked by 1-2 story apartment complexes to the north and south (R-5). To the east lies Peaceful Valley, a single family neighborhood (R1-7) comprised of single story homes. Most notably, to the west is the Giant's spring training facility (R-5). This Site, located just half a mile from Downtown as well as the Indian Bend Wash Green Belt in a transition area between the urban core and traditional residential neighborhoods, bridges the gap between various uses and balances interconnection with sensitivity toward the adjacent properties.

The property is part of the Downtown Overlay District. This district is designed to promote continuity of character, density, and continued growth in Scottsdale's unique Downtown area. The developer has worked hard to build and strengthen pedestrian connections to Downtown through the Site. The development will feature pedestrian paths and sidewalks throughout the community. With no gates, this development will allow residents from the surrounding neighborhood passage through to the bustling restaurants, retail, and entertainment of Old Town Scottsdale. These corridors also provide access from the Site to the nearby Green Belt to the east. Situated between the excitement of Downtown and the relaxing acres of the Scottsdale's large park and trail network, residents are poised to take advantage of the area's many unique amenities.

The proposed development is in substantial harmony with the current General Plan Land Use for this site defined as Multiple Use – Type 2. Given the specific physical location of the property, the proposed project will complement the surrounding area, take advantage of existing infrastructure, and promote the community goal of encouraging infill development within the Downtown area.

Downtown

Downtown Scottsdale has many virtues that attract residents, shoppers and visitors who find it different from and more desirable than other places in the metropolitan area. With new development that follows the goals and guidelines of the Downtown Character Area Plan and the Downtown Plan Urban Design & Architectural Guidelines the future of Downtown can be even brighter than it's past.

This proposed development will comply with the goals and policies of the Character and Design element of the Downtown Plan, and the Downtown Urban Design and Architectural Guidelines. In order to do so and provide a development that has contextual compatibility, as requested by the Downtown Plan, this project is proposing an exception from the Downtown setback standards. Typically, 25 percent of the length of a building facade at grade and up to a height of 30 feet shall be setback at least 10 ten additional feet; and area of the building facade at grade and up to 30 feet shall be located at the minimum 20 foot required setback. The exception is being requested due to the context of this site being located on the outer boundary of the Downtown area, adjacent to a single-family residential neighborhood. Given this sensitivity, extensive neighborhood outreach and coordination with City of Scottsdale staff has taken place in order to provide an appropriate contextual transition to the adjacent neighborhood. Therefore this proposal provides a one-story architectural element on all the buildings adjacent to Miller Rd. and the existing neighborhood. In doing so, the setbacks do not meet the percentages listed above and require the proposed exception. With the five proposed detached single-family structures along Miller Rd., rather than one long building frontage, this proposal meets the intent of the



setback requirement. The consistent setback pattern breaks up the building massing, provides variation along the street-edge all while creating a coherent and unified street space.

Not only does this proposal address the sensitivity to the adjacent neighbors but it looks to assure that this new development is compatible with the character of existing Downtown districts and contributes to the following Downtown urban design goals.

- **Protect the existing unique character of older Downtown Districts and promote continuity of character in newer ones**

This proposal is located within the urban context of the downtown boundary in an area historically comprised of apartments, yet adjacent to single-family homes. This new project intends to respect the existing surrounding development by creating a project that is almost half of the allowed density of the current R-5 zoning. Separated by the busy Miller Rd., these twenty-four unique, urban style, for-sale, single-family detached buildings intend to seamlessly transition from the adjacent single-family edge to the character and urban context of Downtown Scottsdale.

- **Strengthen pedestrian character and create new pedestrian linkages.**

Given the age of the surrounding neighborhood and the infill nature of this site, this project has the ability through the current proposal to vastly improve the pedestrian character within this area. With a new six foot tree lined detached sidewalk along Miller Rd., pedestrians can take comfort from the provided shade while safely being meandered away from the bustling traffic of Miller Road. With no proposed gates, accessible pedestrian connectivity will allow both residents and the public to pass through the Site in order to connect to many of the surrounding parks, trails and amenities located throughout Downtown Scottsdale and the Indian Bend Wash.

- **Create a compact Downtown with an intensified and diverse mix of activities.**

By enhancing Downtown Scottsdale's pedestrian character and presenting a new residential opportunity within close proximity to the surrounding businesses, this proposal offers a development that is an attractive alternative to the automobile-oriented nature of other places in the metropolitan area. This project is compact while maintaining a pedestrian sense of scale and will compliment the mix of uses such as housing, offices, shopping and other activities that make Downtown an attractive place to be.

- **Create a high level of expectation in the quality of Downtown architecture.**

The proposed architecture will merge elements found in the surrounding traditional single-family architecture with the contemporary style that is consistent with the newer architecture found in the Downtown area. Extended front porches along Miller Rd. will give human size and scale to the architecture breaking down the forms and composition into

smaller parts, while reducing the apparent size of the proposed buildings. The proposed courtyards and balconies will encourage residents to take advantage of the regional climate while the use of shading elements will address the warmer months associated with our desert landscape.

- **Create a distinct Downtown landscape character.**

The proposed amenity within this project will be in-line with the people-oriented character that can be found in Downtown Scottsdale. Reinforced by an oasis/resort style landscape theme, this area will encourage residents to gather, relax and socialize in one central area. Whether it's the proposed cabana or new lush landscaping, this area will provide an abundance of shade, color, varied textures and forms in order to enhance each residents living experience.

- **Continue and expand the tradition of Downtown's covered walkways.**

Covered patios and a new detached sidewalk have been proposed in order to provide residents and passersby with shaded protection from the sun, and further serve as a consistent architectural element of pedestrian scale. Shaded walkways will provide fluid connectivity in and out of Downtown as well as the surrounding area. With a focus of mobility and pedestrian circulation and comfort, this proposal can help add to a superior pedestrian environment for Downtown Scottsdale.

- **Create coherent and consistent street spaces.**

Active building frontages are an essential ingredient in Scottsdale's desire to strengthen the Downtown pedestrian character. The proposed Miller Rd. streetscape and setbacks are consistent with the goals of Downtown ordinance and the desire to create a unified image within the Downtown Overlay. Like most downtowns, Downtown Scottsdale is a destination for people. The successful improvements of the current circulation system should fulfill travel, circulation, and access functions to Downtown Scottsdale, and help to achieve enhanced connectivity with a primary focus on the pedestrian.

- **Improve access to convenient Downtown parking.**

With the proposed driveway along Miller Rd. and existing alley access to Osborn Rd. or 75th St., this Project will provide multiple points of access to popular streets that is direct and simple. In addition, improved pedestrian linkages will allow residents and their guests to be able to take advantage of the convenient proximity, and walk, to many of the surrounding Downtown amenities.

- **Support the Downtown Trolley System.**

With quick and convenient access to the Scottsdale Trolley Miller Rd. route, this proposal will create a development, which will strengthen pedestrian choices, reduce traffic congestion and help solve Downtowns traffic circulation problems.



- **Address the special opportunity of the couplet.**

While not directly located on the couplet, the future residents of this development will have easy access to Drinkwater Boulevard, which is located within a ¼ mile of the Site. Whether it's by foot, bicycle or vehicle they will be able to take advantage of the improved access to Downtown without disrupting the character of the surrounding retail districts.

Downtown Character & Design

In addition to the aforementioned downtown urban design goals, Scottsdale has well established tradition of superior design and quality in its built environment. The following character and design goals for the downtown area lay out a framework to guide development and ensure that Scottsdale will be a premier Arizona destination for decades to come. The proposed development has been designed to seamlessly merge with the existing Scottsdale communities and is compatible with the following downtown character and design goals.

Goal CD 1: The Design and character of any area should be enhanced and strengthened by new development that promotes contextual compatibility.

The project site is currently occupied by a vacant, dilapidated apartment complex. This is far from the highest and best use for the site. Through an extensive community outreach process it has been clear that throughout this sites history, neighbors have been wary of the potential disregard of the existing neighborhood character. While the site is zoned to accommodate high density apartments, the neighborhood has made it clear that this is not what they would like to see on the site. In light of this, our proposal is for 24 3-story, for sale single family residential units. Items such as a one-story element along Miller and pedestrian connections have been addressed to create a smooth transition between the higher density apartment complexes to the north and south of the property and the single family, single story residences to the East of the site. The proposed development will pay homage to both existing uses.

Goal CD 2: Development should sensitively transition in scale, height, and intensity at the downtown plan boundary and between adjoining urban neighborhoods of differing development types.

The proposed development has solicited extensive feedback from neighbors and city officials to ensure that the development is in conformance with the existing communities that surround the site. While the project is adjacent to a single-story traditional Scottsdale neighborhood, the project falls within the downtown character area. A goal of this project is to promote urban living while being sensitive toward the adjacent neighborhood. The unifying component between these uses will be the blending of the urban context and the

proposed detached single-family use. The proposed project will be built to the highest quality and will include sensitive setbacks from the street, a one-story element along Miller Rd. and trees and landscaping ease the transition between the project and the single-story homes across the street.

Goal CD 3: Downtown development should respect and respond to the unique climate and context of the southwestern Sonoran Desert.

The architecture for this project was specifically selected to respond to the unique climate of the Sonoran Desert. Extended covered porches and patios, recessed windows, shade awnings and the use of mature trees near walkways and on the south side of residences all protect from the desert sun. These elements create comfortable micro-climates to encourage outdoor living and community interaction. The thoughtful use of native plants and resort style plants will provide a desert oasis and continuity of the Downtown theme while efficiently prioritizing water usage.

Goal CD 4: Strengthen pedestrian character and create strong pedestrian linkages.

Given the downtown location of this site, pedestrian linkages are a priority. This project has the opportunity to create new pedestrian linkages and destinations within the community. The proposed sidewalks will be detached from the street providing an added measure of safety and comfort to pedestrian travelers. Sidewalks will be lined with mature trees to provide shade from the summer sun and to provide an attractive, calming environment for pedestrians to pass through. The project was intentionally designed without gates so that surrounding residents can take advantage of the walkways and get improved access to the many parks, trails, and amenities located throughout Downtown Scottsdale and the Indian Bend Wash.

Goal CD 5: Create Coherent and consistent street spaces.

Proposed street frontages will provide continued pedestrian access and a consistent landscape element created by plant and tree species taken from the recommended downtown plant lists. Within the project, streets are designed with safety and convenience in mind. Guest parking is provided between units and near the amenity area. Enhanced paving breaks up the streetscape to prevent monotony and to establish a sense of place while the curved main drive contributes to traffic calming. Additionally, pedestrians have the opportunity to traverse the site detached from the street, along pedestrian corridors located between residences.

Goal CD 6: Incorporate a regional landscape palette that complements downtown's urban character.

Downtown Scottsdale utilizes a desert oasis landscape theme. Through the utilization of the recommended Downtown plant list with the addition of resort style vegetation found in the surrounding area, the proposed landscape will reinforce the Downtown character



throughout the project. The landscape palette will also consist of various native and low-water usage plants that have been carefully selected and positioned to provide exciting color, texture, and forms. The plantings are designed in layers to create interest and complexity that enhances and complements the surrounding character.

Goal CD 7: The extent and quality of lighting should be integrally designed as a part of the built environment.

Exterior lighting is designed to promote safety while minimizing disturbance to surrounding neighbors. All lights will be energy efficient and will be positioned to meet City Standards. The light fixtures themselves are decorative and will enforce the overall landscape theme.

Goal CD 8: Implement high quality design in downtown architecture.

Taylor Morrison is a premier homebuilder. Over the past decades, they have built up a reputation for constructing high quality beautiful, enduring homes. Headquartered here in Scottsdale, they understand the unique attributes and challenges that come with building in the Sonoran Desert and they have a vested interest in creating fine structures in this area. The proposed product will be a unique addition to downtown Scottsdale. They will each feature deep eaves, recessed exteriors, a mix of materials and space for outdoor living in the form of porches, balconies, and patios. The units are designed to be uniquely urban with a contemporary styling consistent with surrounding downtown architecture.

Goal CD 9: Development should incorporate sustainable building practices and products.

Deep eaves, covered window awnings and the use of shade trees all contribute to lowering AC usage and costs throughout the year. The site will be planted with low water usage plants to decrease the level of on-site irrigation. Close proximity and connectivity to area amenities will decrease reliance on cars. All materials will be durable and long-lasting to reduce the need for maintenance over time.

Sensitive Design

With a mixture of surrounding architectural styles, this new development and the proposed contemporary architecture will enhance and strengthen the design character of the surrounding area. The Site is not located within a historic district so rather than directly imitate the surrounding architecture, it elevates the architecture toward something new and defining.

The design will be a logical hierarchy of masses characterized by contemporary, streamlined shells accented by varied rooflines, staggered building frontages, and attractive balconies. The variety of exterior materials, bump-outs, balconies, and window awnings break up the building's mass into smaller, human-sized elements cleverly reducing the building's bulk. The three different floor plans, ranging from +/-1,800 SF to just under

2,000 SF, provide variation within the Site while maintaining a cohesive community. Each unit will have a private yard as well as a series of balconies, which respond to the desert environment and promote outdoor living. This is a product that was worked very well in California's Bay Area and Taylor Morrison is excited to unveil it in the Scottsdale market.

The center of the community features a lively pool area. The highly visible space will be a community gathering area where residents can swim and lounge in a beautiful resort style setting. The architecture will feature the clean lines and straightforward materials exhibited throughout the community. The design of this public realm is an opportunity to provide identity to the community and convey its high design expectations. Signage will incorporate the clean design elements and will consider the character of the surrounding context in terms of size, color, location and illumination. Proposed lighting will be integrally designed as part as the built environment.

With the proximity to so many great amenities, nearby bus routes and the Downtown Trolley, this development will encourage alternative modes of transportation. Proposed bike racks will be centrally located and integrated into the proposed pedestrian network. Landscaping and shading will show consideration for the pedestrian as well as inviting access to adjacent developments.

All utilities will be hidden underground and trash will be discretely located at the rear of the Site for alley pick up. Every unit will have two parking spaces within a private garage and there will be additional guest parking spaces.

Conclusion

The proposed project adheres to the City of Scottsdale's desire to create vital, viable and necessary residential setting that is situated near employment, entertainment, shopping, and healthcare. The proposed Site plan, landscape plan, and Site design (all of which fall squarely within the established General Plan and Zoning districts) work together to respond appropriately to the current context by contributing an appropriately located, high quality, innovatively designed residential community, the type of product at which Taylor Morrison excels.



Development Review Board Criteria

1. **The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.**

Response: The proposed 24 unit single-family detached development is in substantial conformance with the current General Plan Land Use of Multiple-Use Type 2 Neighborhoods. The Land Use Element describes this category as areas with strong access to multiple modes of transportation and major regional access and services, and has a focus on human scale development. Mixed use neighborhoods tend to have higher density than traditional development and a focus on walkability. Consistent with the goals of the Land Use Element, this use will support the Mixed-Use neighborhood while promoting development patterns and standards that are consistent with the surrounding area's character.

2. **The architectural character, landscaping and Site design of the proposed development shall:**

a. **Promote a desirable relationship of structures to one another, to open spaces and topography, both on the Site and in the surrounding neighborhood;**

Response: The proximity to the surrounding downtown core and public open spaces will reduce the reliance on driving. Pedestrian access ways throughout the Site will strengthen the pedestrian link throughout the immediate Site and the greater neighborhood. Enhanced by buildings in line with the urban character, this site will feature appropriate pedestrian scale design features at ground level which will match the integrity of the existing community surrounding it.

b. **Avoid excessive variety and monotonous repetition;**

Response: The surrounding area has a variety of uses from single family neighborhood to multi-family apartment complexes, to retail and entertainment. The upscale architecture and conscientious landscaped setbacks will allow the project to integrate seamlessly with these varied uses. The project will feature three different product types to promote varied, yet uniform feel throughout the community.

c. **Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;**

Response: The architecture takes cues from a design that responds to the desert climate. Elements such as integrated window awnings and durable siding and materials designed to hold up to the harsh sun and provide relief in hot summers. The front facing stoops and balconies take advantage of Arizona's climate to promote three-season outdoor living.

3. **Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.**

Response: At this location Miller is classified as an urban major collector. The roadway was determined to be well under the design volume for this classification. In addition, given the context and the surrounding amenities, the proposed development will help emphasize the pedestrian relationship between these land uses in an effort to reduce the demand, distance and frequency of automotive trips.

4. **If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.**

Response: All mechanical equipment, appurtenances, and utilities will be screened by both the building parapet and associated Site walls that are integral with the building and architectural design. Trash will be discretely located and oriented toward the rear of the Site for alley pickup.

5.8.15

Revised 7.6.15



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DEVELOPMENT REVIEW NARRATIVE

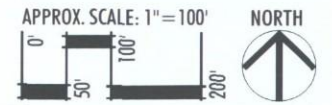
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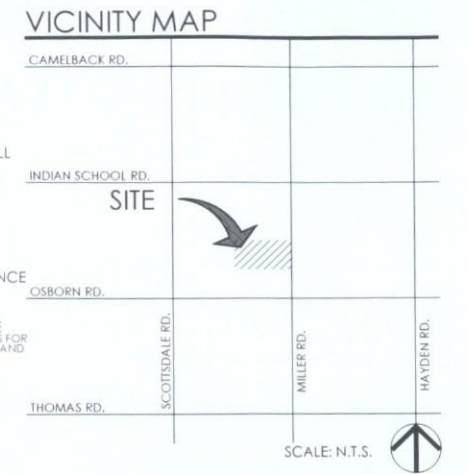
CONTEXT AERIAL

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- LEGEND**
- PROJECT BOUNDARY
 - RIGHT OF WAY
 - EASEMENT
 - OVERHEAD UTILITY LINE
 - UTILITY EQUIPMENT
NOTE: ALL UTILITY EQUIPMENT TO BE SCREENED IN PRIVATE YARDS
 - FIRE HYDRANT
 - BICYCLE PARKING
 - ENHANCED PAVING
 - CONCRETE SIDEWALKS
 - POOL DECK
 - CATCH-BASIN
 - BUILDING ENVELOPE
NOTE: ARCHITECTURAL VARIATION TO DIFFER PER UNIT
 - BOLLARD LIGHT
 - STREET LIGHT
 - L/S LIGHT
 - BUILDING LIGHT
 - PERIMETER THEME WALL
 - INTERIOR THEME WALL
 - ACCENT WALL 'A'
 - ACCENT WALL 'B'
 - GLASS POOL FENCE
 - METAL POOL VIEW FENCE
 - PRIVATE YARD GATE
 - SCREEN WALL & GATE
NOTE: SEE LANDSCAPE PLANS FOR DETAILED PAVING, LIGHTING AND WALL DETAILS



PROJECT TEAM

Discipline	Company Contact Info.
Client	Taylor Morrison Colin Phipps 9000 E. Pima Center Parkway, Suite 350 Scottsdale, AZ 85258 480.346.1719 cphipp@taylormorrison.com
Planner/ Landscape Architect	LVA Urban Design Studio Keith Nichter Laura Thelen 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 sjvoss@lvadesign.com
Civil Engineer	Hilgart Wilson Zach Hilgart, PE, LEED-AP 2141 E. Highland Avenue, Suite 250 Phoenix, Arizona 85016 602.490.0535 x104 zhilgart@hilgartwilson.com
Architect	BSB Design, Inc. Brad Sonnenburg 6125 E. Indian School Road, Suite 1001 Scottsdale, AZ 85251 480.663.2100 bsonnenburg@bsbdesign.com

SITE DATA

LOCATION: N OF NW CORNER OF MILLER RD. & OSBORN RD.
 ADDRESS: 3510 N. MILLER RD.
 PARCEL #: 130-24-050 & 130-24-029 THROUGH -049
 ZONING: R-5 DO
 CURRENT USE: VACANT APT. COMPLEX
 PROPOSED USE: SINGLE-FAMILY RES. - CONDOMINIUMS
 GROSS ACRES: 1.89 ACRES (82,659.78 S.F.)
 NET ACRES: 1.70 ACRES (74,308.14 S.F.)
 DWELLING UNITS: 24
 ALLOWED DU/AC: ≤23
 PROPOSED DU/AC: 12.6
 ALLOWED 1ST FLOOR COVERAGE (NET): 35%
 PROPOSED 1ST FLOOR COVERAGE (NET): +/-27%
 ALLOWED HEIGHT: (36') 3 STORY
 PROPOSED HEIGHT: (36') 3 STORY
 ALLOWED WALL HEIGHT: VARIES (8' MAX)
 PROPOSED WALL HEIGHT: VARIES (8' MAX)
 REQUIRED BICYCLE PARKING (1/10 REQ. V.P.): 4.8
 PROPOSED BICYCLE PARKING: 8
 ALLOWED DISTANCE BETWEEN BUILDINGS: 10' MIN.
 PROPOSED DISTANCE BETWEEN BUILDINGS: ≥10'

SETBACKS:	REQUIRED	PROVIDED
FRONT (FROM BOC):	20'	20'
FRONT STEPBACK: (1:1 STARTING AT 30')	6'	6'
SIDE:	0' OR 10'	≥10'
REAR:	0' OR 10'	≥10'

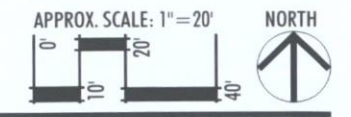
SURFACE PARKING:	17 STALLS
GARAGE PARKING:	48 STALLS
TOTAL PARKING:	65 STALLS
ADA PARKING: (4% x 65)	3 STALLS

NOTE:
SEE LANDSCAPE LIGHTING PLAN AND ELECTRICAL ENGINEERING PLAN FOR LIGHT FIXTURE SCHEDULES.

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TRÉO - MILLER & OSBORN

CONCEPTUAL SITE PLAN



**CITY OF SCOTTSDALE
SCOTTSDALE STADIUM**
R-5
130-24-003

APARTMENTS
R-5
130-24-007

APARTMENTS
R-5
130-24-017

APARTMENTS
R-5
130-24-013

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VICINITY MAP



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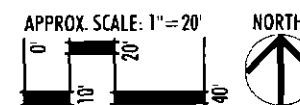
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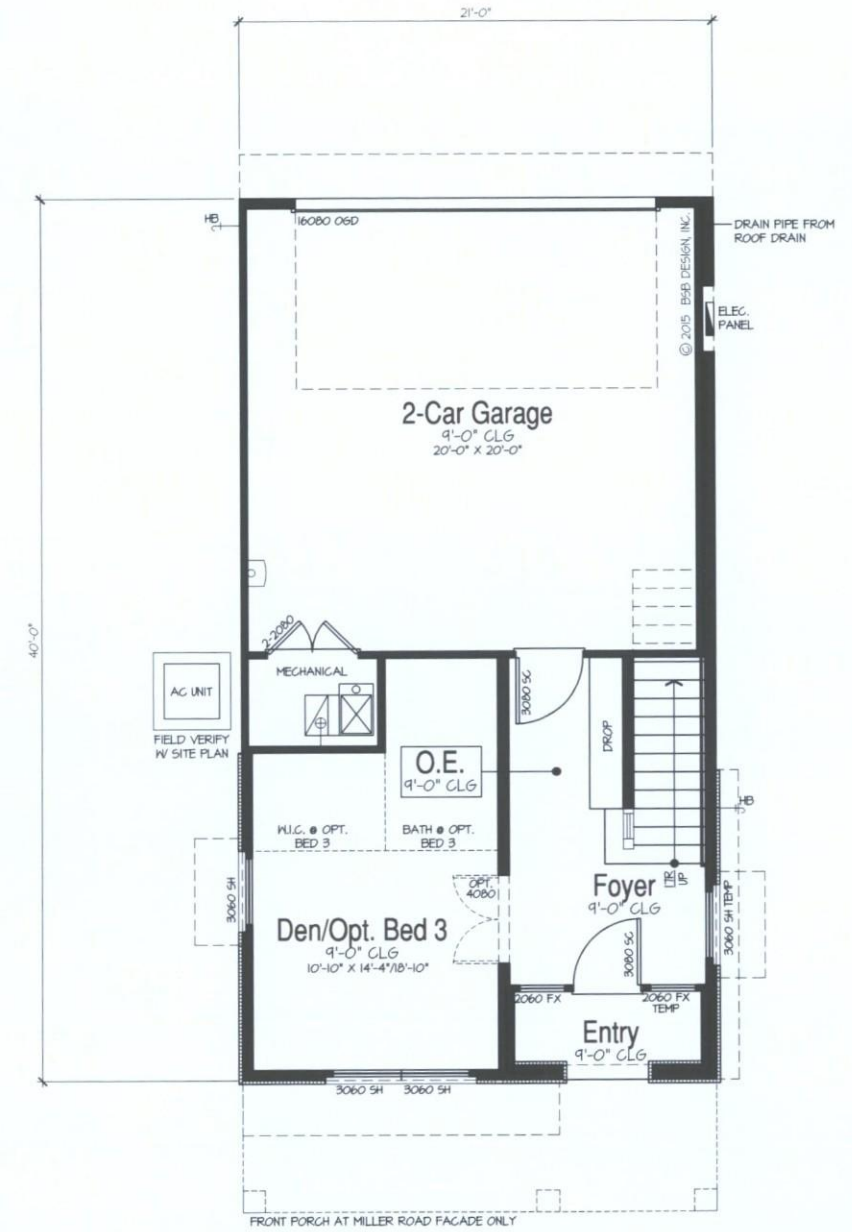
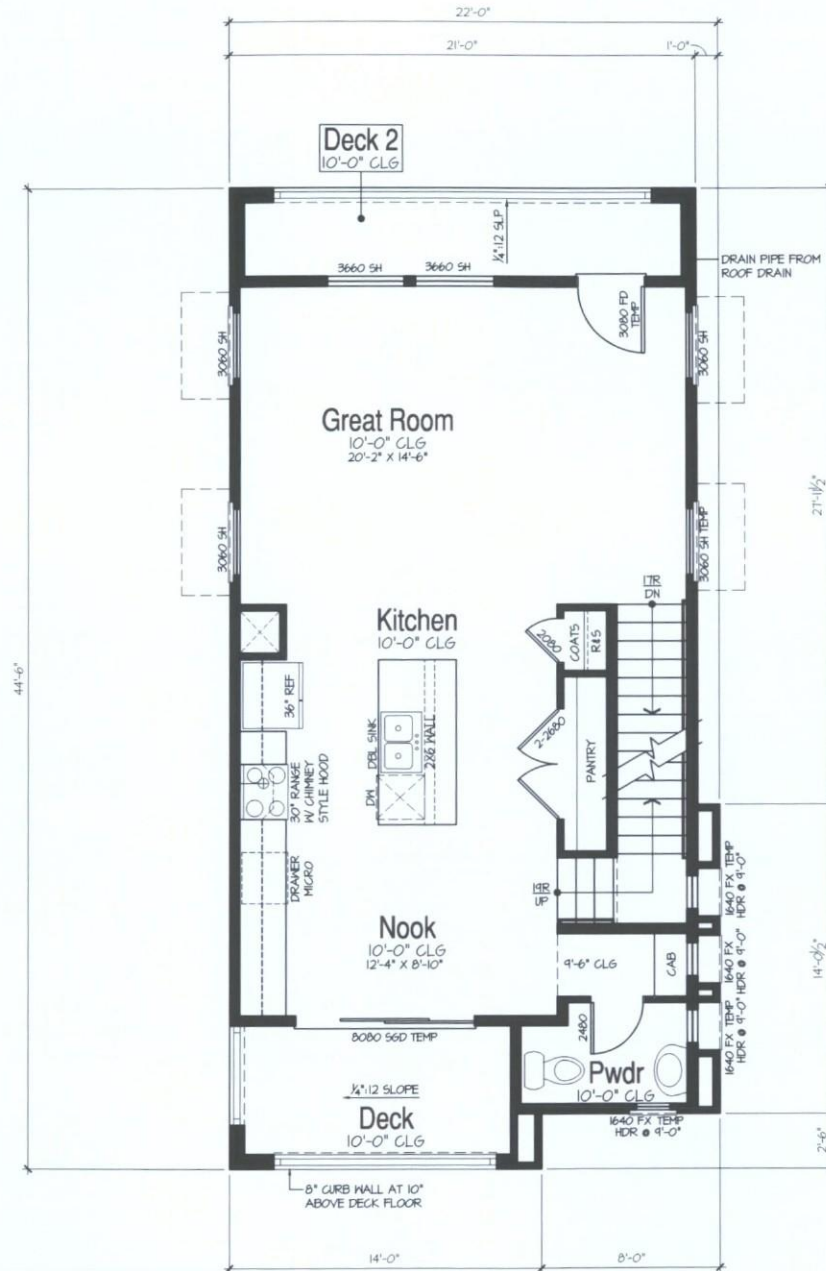
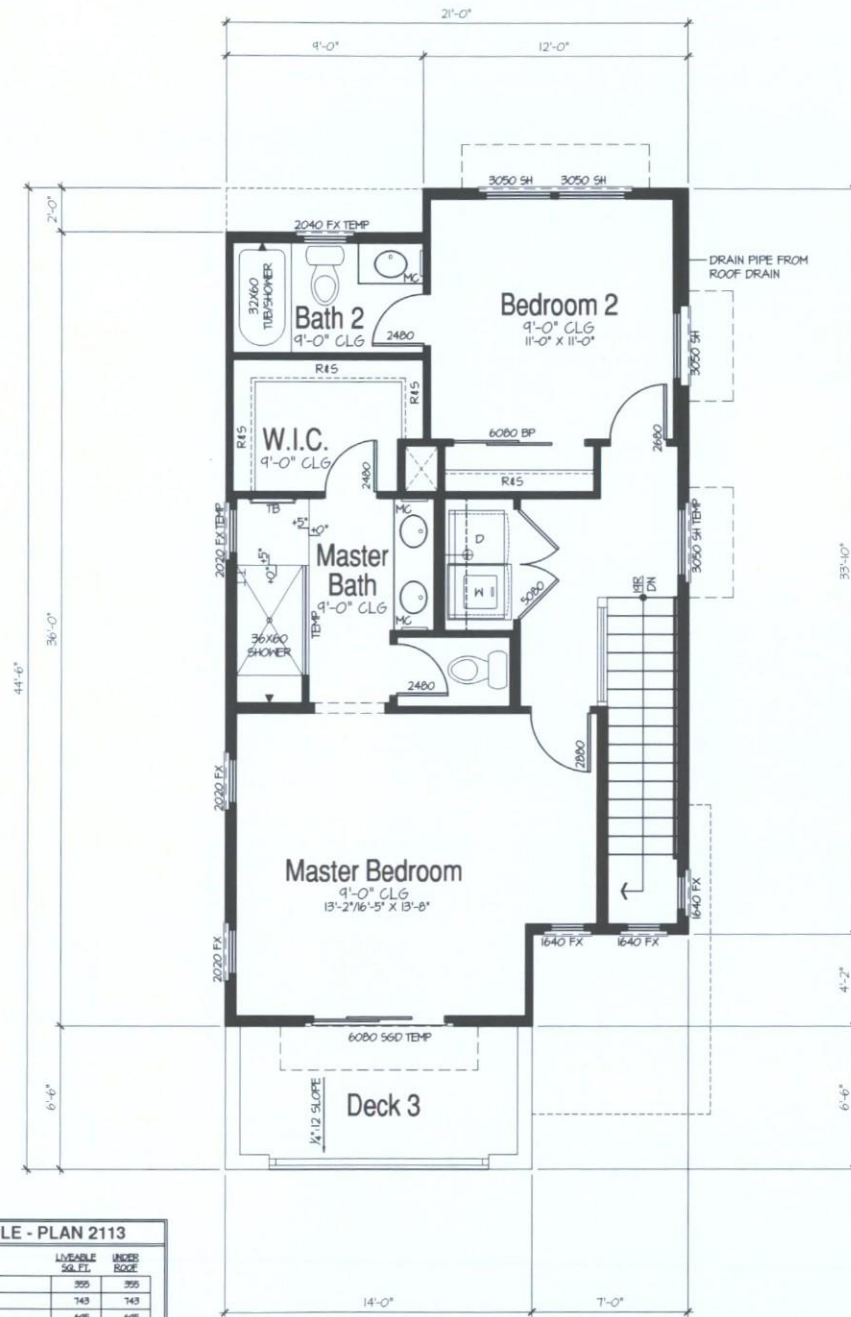
CONCEPTUAL SITE PLAN

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1504 DRAWN BY: PR 5/13/15, REV. 7/7/15
RELATED COS CASE #S: 287-PA-2015, 26-DR-2015
MILLER & OSBORN - DEVELOPMENT REVIEW
CONCEPTUAL SITE PLAN PG 1 OF 1



AREA SCHEDULE - PLAN 2113

ALL ELEVATIONS:	LIVABLE SOL. FT.	UNDER ROOF
(A) FIRST FLOOR	395	395
(B) SECOND FLOOR	143	143
(C) THIRD FLOOR	645	645
(D) 2-CAR GARAGE & MECH.		441
(E) ENTRY		31
(F) DECK & NOOK		44
(G) DECK 2 @ GREAT ROOM		54
(H) DECK 3 @ MASTER BED		9
TOTAL	1193	2113

OPTIONS:

(1) MILLER STREET PORCH		+64
(2) OPT. BED 3 I.L.O. DEN		-10

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Plan 2113

Miller and Osborn
Scottsdale, Arizona



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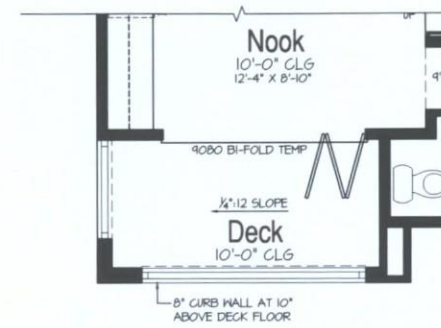
07.06.2015

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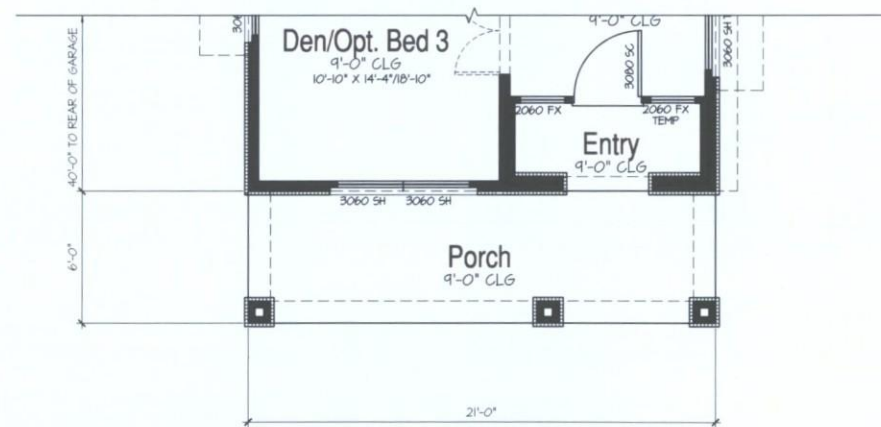
**Opt. Bedroom 3 i.l.o. Den
Partial Main Floor Plan**

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



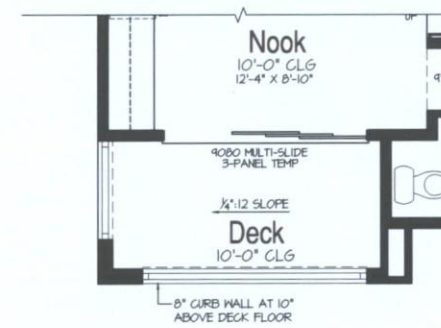
**Opt. Bi-Fold Door at Nook
Partial Second Floor Plan**

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



**Miller Street Porch
Partial Main Floor Plan**

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



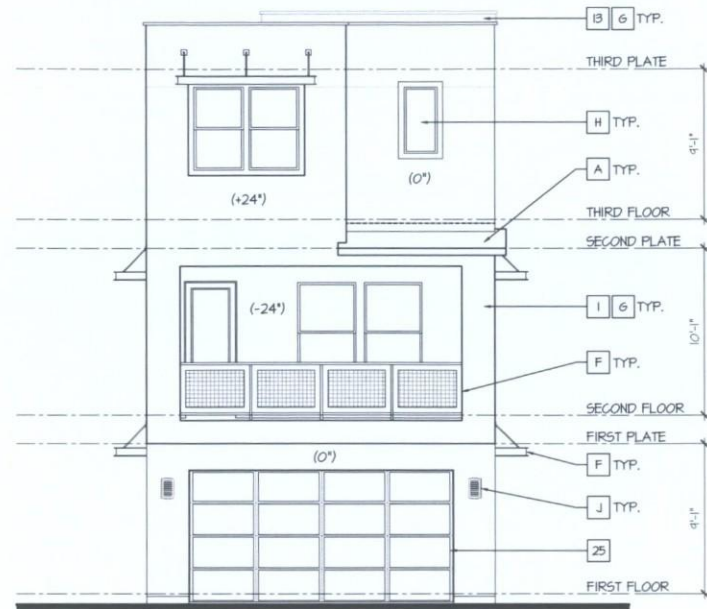
**Opt. Multi-Slide Door at Nook
Partial Second Floor Plan**

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

AREA SCHEDULE - PLAN 2113		
ALL ELEVATIONS:	LINEAR SQ. FT.	WEEK SQ. FT.
(A) FIRST FLOOR	350	350
(B) SECOND FLOOR	143	143
(C) THIRD FLOOR	640	640
(D) 2-CAR GARAGE & MECH.		447
(E) ENTRY		37
(F) DECK & NOOK		44
(G) DECK 2 & GREAT ROOM		84
(H) DECK 3 & MASTER BED		41
TOTAL	1763	2162

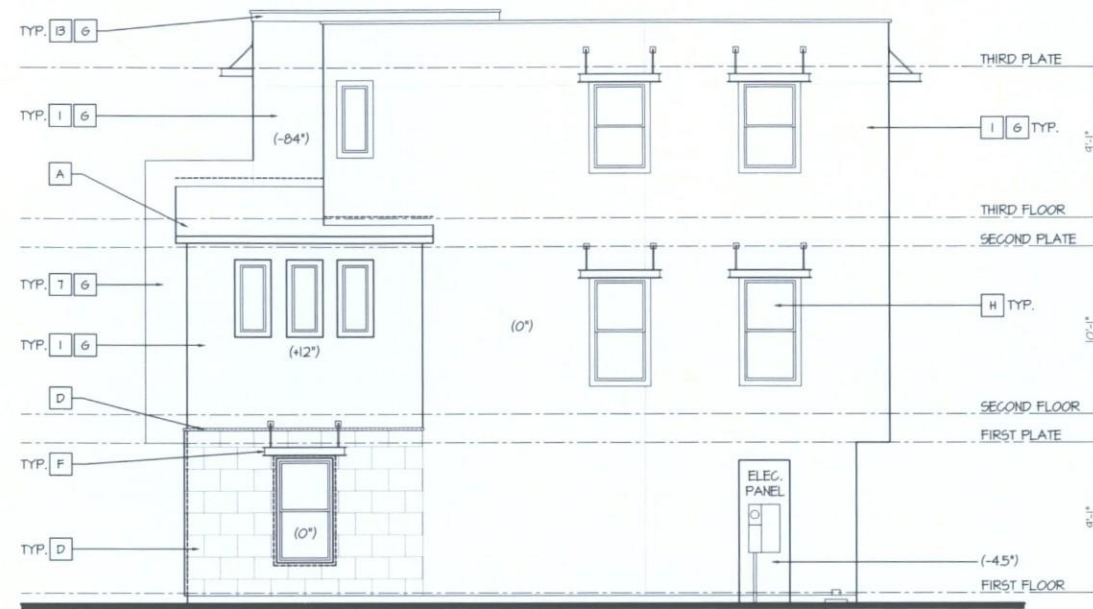
OPTIONS:		
(1) MILLER STREET PORCH		+164
(2) OPT. BED 3 I.L.O. DEN		-40

Plan 2113



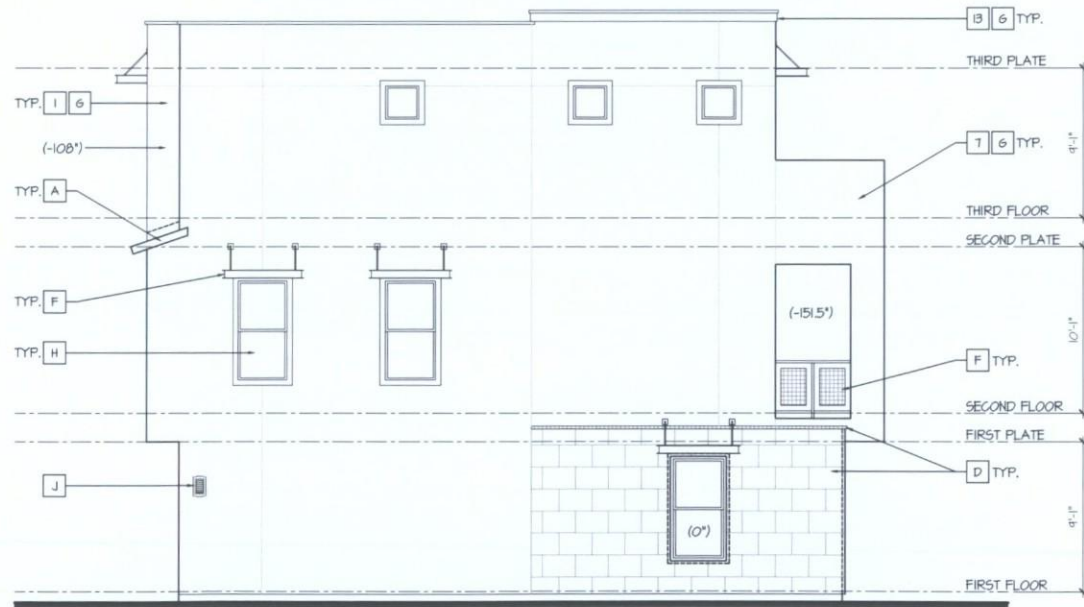
Rear Elevation

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



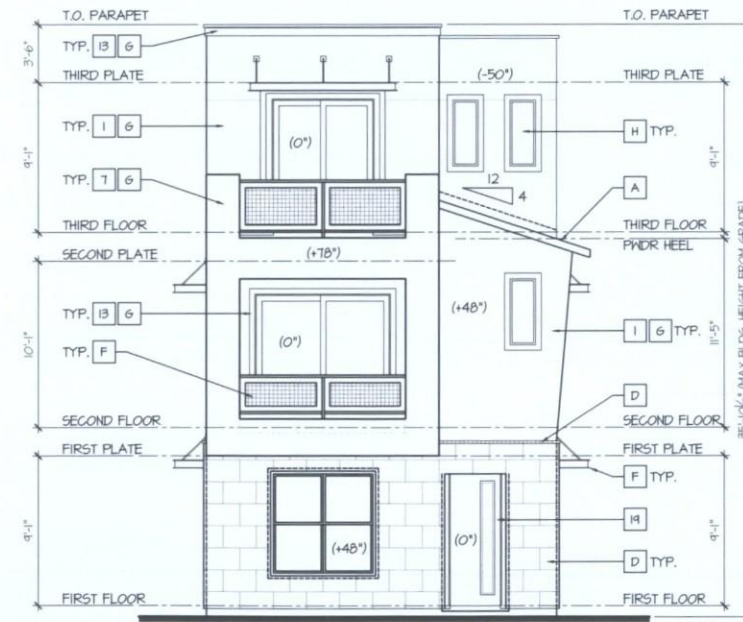
Right Elevation

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



Left Elevation

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



Front Elevation

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

EXTERIOR COLORS:

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON ELEVATIONS:

PRIMARY COLORS:

1. NAVAJO WHITE - S46126
2. KILM BEIGE - S46106
3. ACCESSIBLE BEIGE - S47036
4. SAND BEACH - S47524
5. STUDIO TAUPE - S47544
6. TAMARIND - S47536

SECONDARY COLORS:

7. NANTUCKET DUNE - S47527
8. THRESHOLD TAUPE - S47501
9. STONE LION - S47507
10. UNIVERSAL KHAKI - S46150
11. KHAKI SHADE - S47533
12. BITTERSHEET STEM - S47536

TRIM/POP-OUTS:

13. STURDY BROWN - S46047
14. COBBLE BROWN - S46082
15. SHOKHOUSE - S47040
16. HEATHERED SHINGLE - S42841
17. COCONUT HUSK - 6111
18. CRAFT PAPER - S46125

ENTRY DOORS:

19. STURDY BROWN - S46047
20. COBBLE BROWN - S46082
21. SHOKHOUSE - S47040
22. HEATHERED SHINGLE - S42841
23. COCONUT HUSK - S46111
24. CRAFT PAPER - S46125

GARAGE DOORS:

25. NANTUCKET DUNE - S47527
26. THRESHOLD TAUPE - S47501
27. STONE LION - S47507
28. UNIVERSAL KHAKI - S46150
29. KHAKI SHADE - S47533
30. BITTERSHEET STEM - S47536

EXTERIOR MATERIALS:

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON ELEVATIONS:

- A. FLAT CONCRETE ROOF TILE
- B. EAGLE ROOFING - BROWN RANGE
- C. METAL ROOFING
- D. FIRESTONE/UNA-CLAD - MANSARD BROWN
- E. HARDIE LAP SIDING
- F. JAMES HARDIE - CHESTNUT BROWN
- G. COLOSSEUM TRAVERTINE
- H. CORNADO STONE - ROMAN
- I. CRAFT CONTEMP. STONE
- J. CREATIVE MINDS - ENLIGHTEN
- K. METAL COLUMN/RAILING
- L. ALL THINGS MTL - BRUSHED BRONZE
- M. SMOOTH FINISH WESTERN STUCCO
- N. PARAMOUNT WINDOWS - LOW E GLASS
- O. KITCHLER WALL SCONE - ARCH. BRONZE



EXTERIOR COLORS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

PRIMARY COLORS

1. NAVAJO WHITE - 5N6126
2. KILN BEIGE - 5N6106
3. ACCESSIBLE BEIGE - 5N7036
4. SAND BEACH - 5N7521
5. STUDIO TAUPE - 5N7541
6. TAMARIND - 5N7536

SECONDARY COLORS

7. NANTUCKET DUNE - 5N7521
8. THRESHOLD TAUPE - 5N7501
9. STONE LION - 5N7507
10. UNIVERSAL KHAKI - 5N6150
11. KHAKI SHADE - 5N7533
12. BITTERSHEET STEM - 5N7536

TRIM/POP-OUTS

13. STURDY BROWN - 5N6041
14. COBBLE BROWN - 5N6082
15. SMOKEHOUSE - 5N7040
16. WEATHERED SHINGLE - 5N2841
17. COCONUT HUSK - 6111
18. CRAFT PAPER - 5N6125

ENTRY DOORS

19. STURDY BROWN - 5N6041
20. COBBLE BROWN - 5N6082
21. SMOKEHOUSE - 5N7040
22. WEATHERED SHINGLE - 5N2841
23. COCONUT HUSK - 5N6111
24. CRAFT PAPER - 5N6125

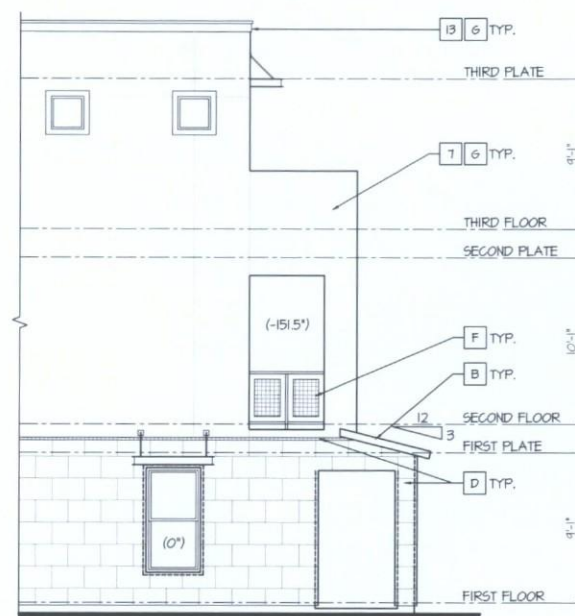
GARAGE DOORS

25. NANTUCKET DUNE - 5N7521
26. THRESHOLD TAUPE - 5N7501
27. STONE LION - 5N7507
28. UNIVERSAL KHAKI - 5N6150
29. KHAKI SHADE - 5N7533
30. BITTERSHEET STEM - 5N7536

EXTERIOR MATERIALS:

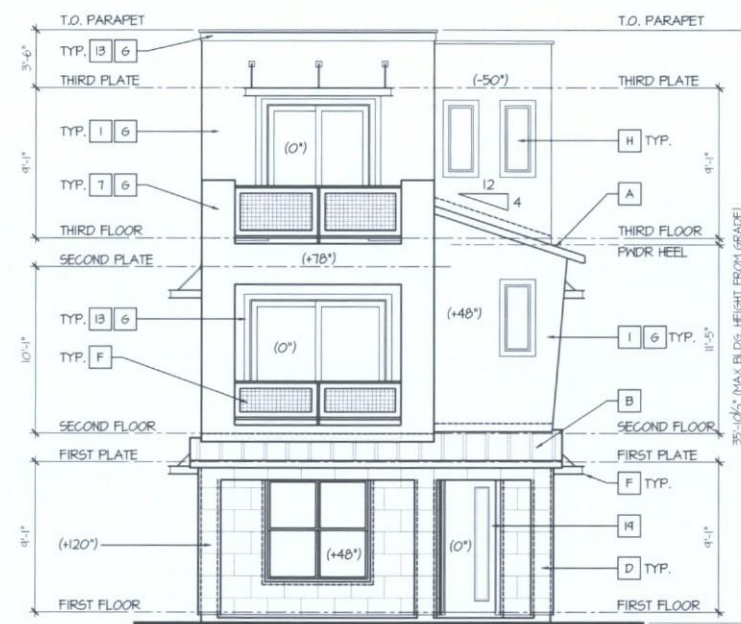
THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

- A. FLAT CONCRETE ROOF TILE
- B. EAGLE ROOFING - BROWN RANGE
- C. METAL ROOFING
- D. FIRESTONE/UNA-GLAD - MANGARD BROWN
- E. HARDIE LAP SIDING
- F. JAMES HARDIE - CHESTNUT BROWN
- G. COLOSSEUM TRAVERTINE
- H. CORONADO STONE - ROMAN
- I. CRAFT CONTEMP. STONE
- J. CREATIVE MINDS - ENLIGHTEN
- K. METAL COLUMN/RAILING
- L. ALL THINGS MTL - BRUSHED BRONZE
- M. SMOOTH FINISH WESTERN STUCCO
- N. PARAMOUNT WINDOWS - LOW E GLASS
- O. KITCHLER WALL SCIENCE - ARCH. BRONZE



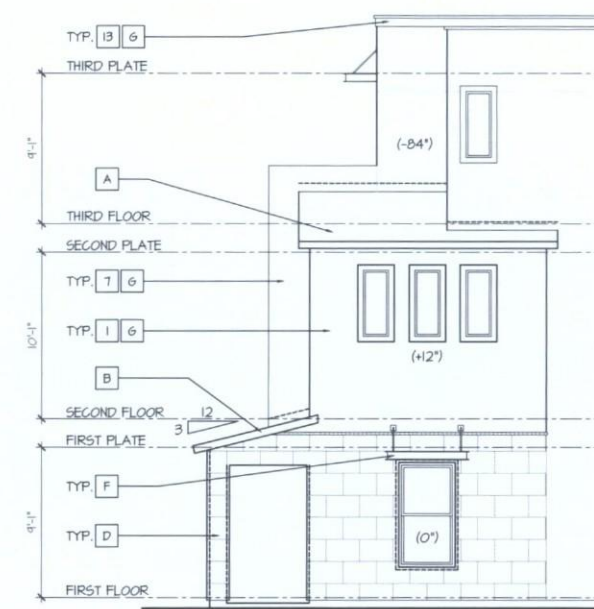
Left Elevation

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



Front Elevation

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



Right Elevation

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

Plan 2113 - Miller Street Front Porch

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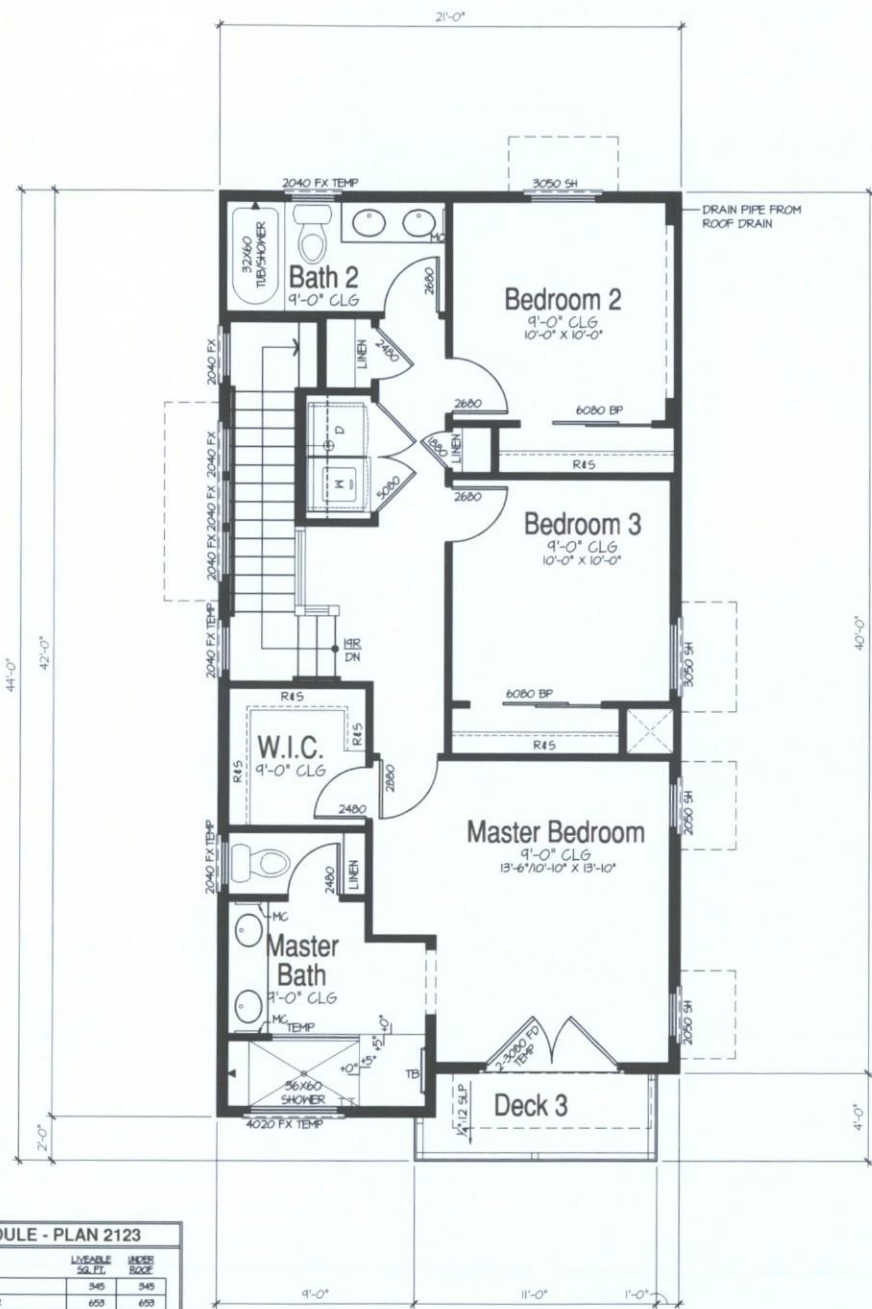
Miller and Osborn
Scottsdale, Arizona

07.06.2015

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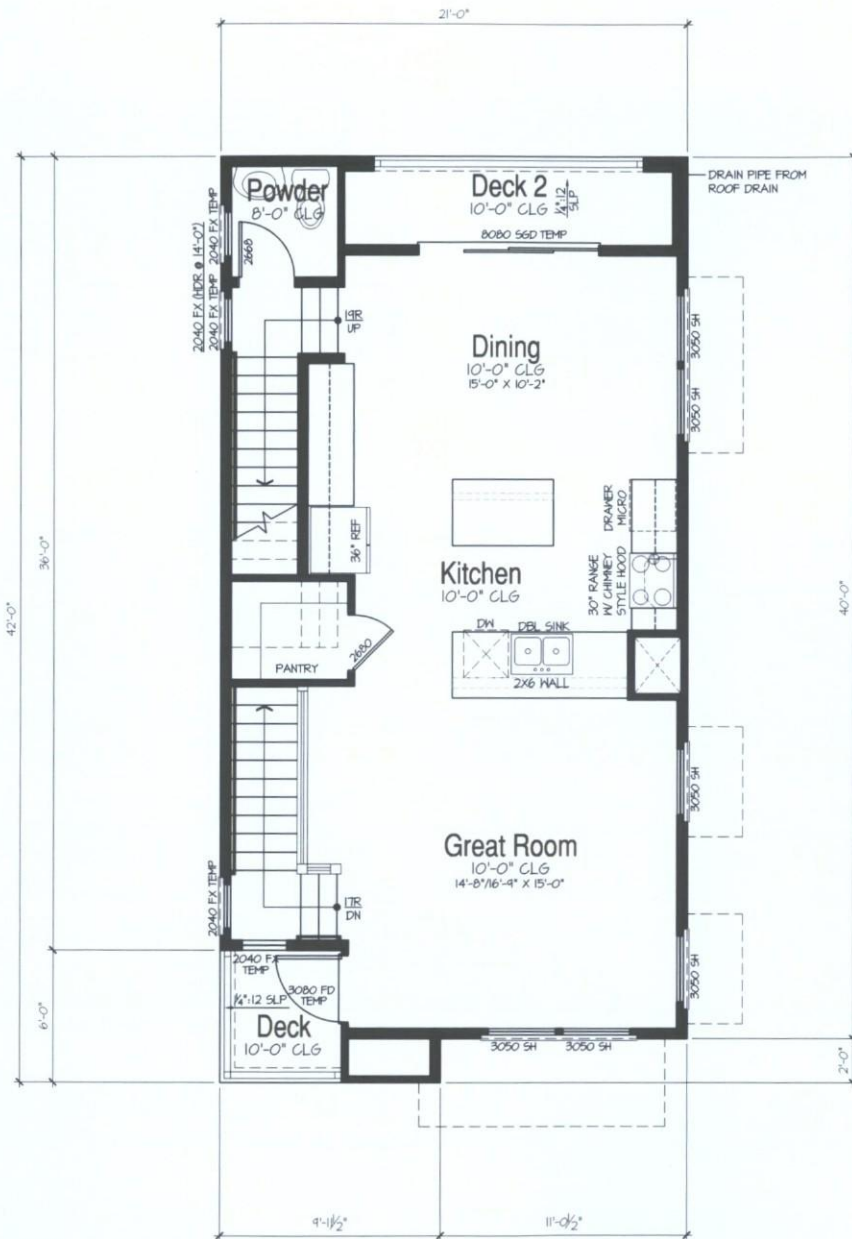


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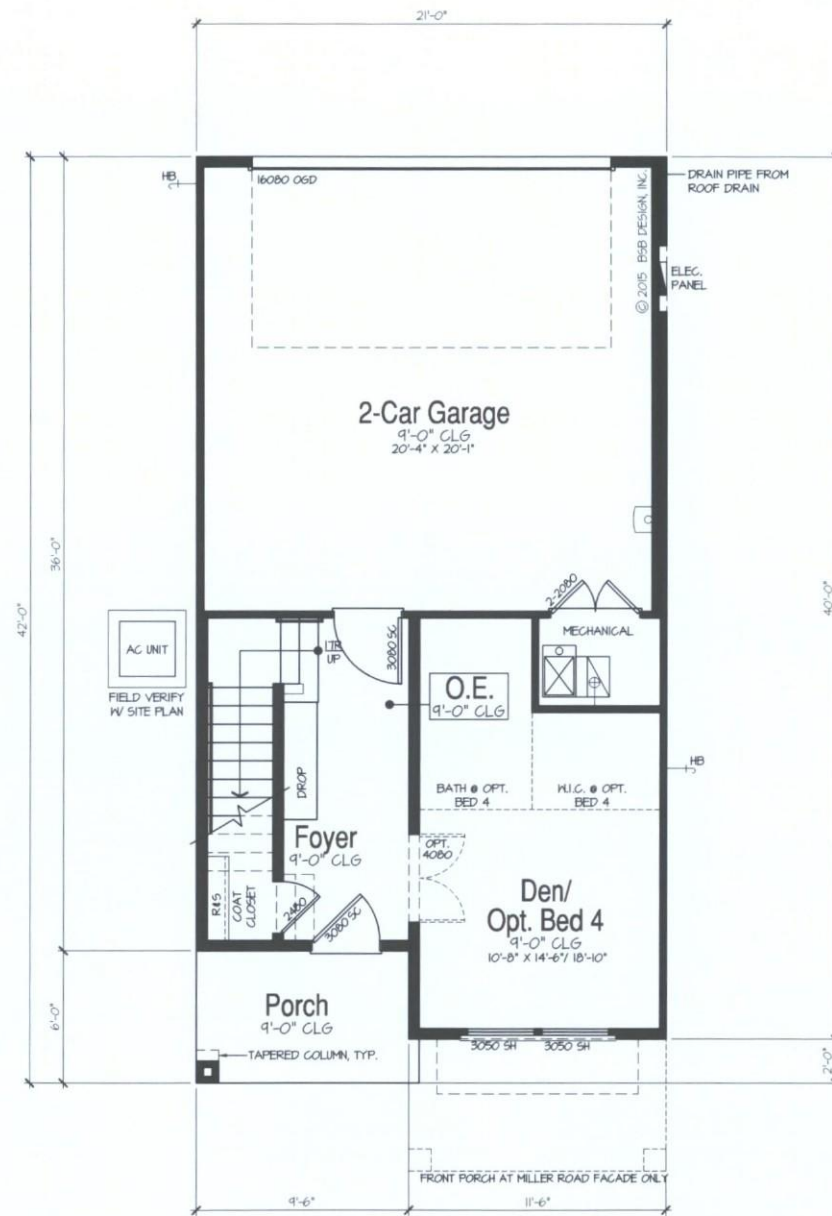
Third Floor Plan

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



Second Floor Plan

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



First Floor Plan

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

AREA SCHEDULE - PLAN 2123		
ALL ELEVATIONS:	LIVABLE SQ. FT.	INHER. SQ. FT.
(A) FIRST FLOOR	345	345
(B) SECOND FLOOR	653	653
(C) THIRD FLOOR	790	790
(D) 2-CAR GARAGE & MECH.		451
(E) COVERED PORCH		56
(F) DECK & GREAT ROOM		35
(G) DECK 2 & DINING		62
(H) DECK 3 & MASTER BED		42
TOTAL	1788	2440

OPTIONS:		
(1) MILLER STREET PORCH		+60
(2) OPT. BED 4 I.L.O. DEN		+0

Plan 2123

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Homes Inspired by You



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Miller and Osborn
Scottsdale, Arizona

07.06.2015

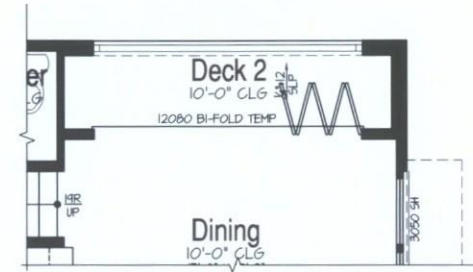
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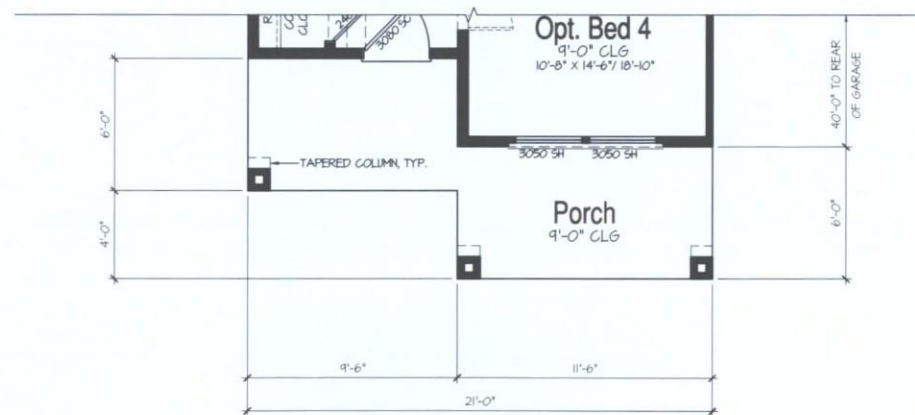
**Opt. Bedroom 4 i.l.o. Den
Partial Main Floor Plan**

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



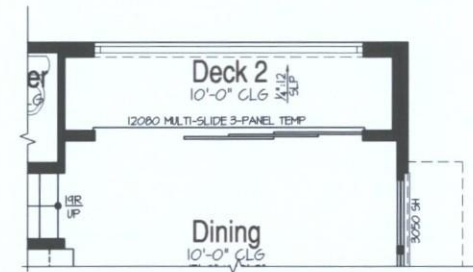
**Opt. Bi-Fold Door at Dining
Partial Second Floor Plan**

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



**Miller Street Porch
Partial Main Floor Plan**

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



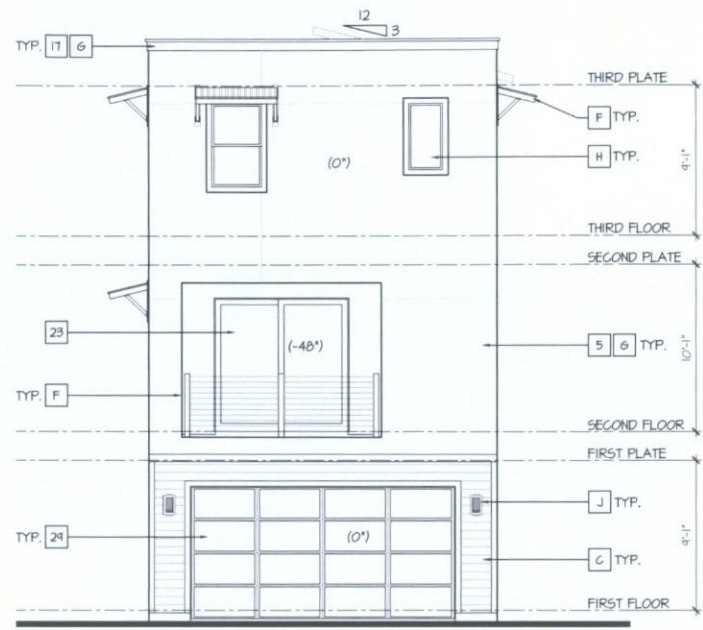
**Opt. Multi-Slide Door at Dining
Partial Second Floor Plan**

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

AREA SCHEDULE - PLAN 2123		
ALL ELEVATIONS:	LIVABLE SQ. FT.	USERS SQ. FT.
(A) FIRST FLOOR	345	345
(B) SECOND FLOOR	653	653
(C) THIRD FLOOR	790	790
(D) 2-CAR GARAGE & MECH.		451
(E) COVERED PORCH		56
(F) DECK & GREAT ROOM		33
(G) DECK 2 & DINING		62
(H) DECK 3 & MASTER BED		42
TOTAL	1788	2440

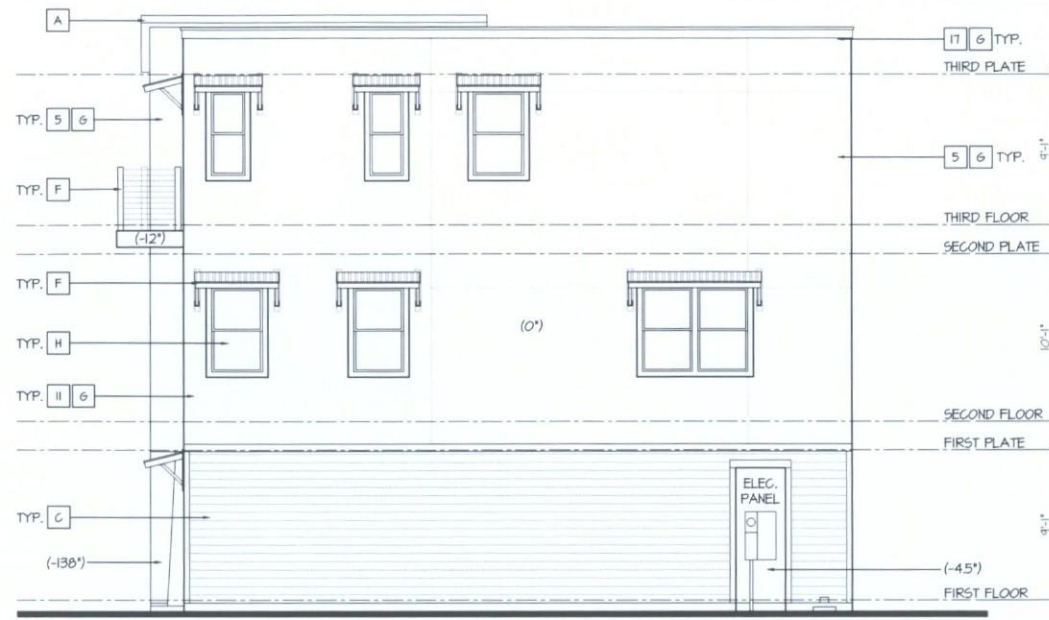
OPTIONS:		
(1) MILLER STREET PORCH		46
(2) OPT. BED 4 I.L.O. DEN		0

Plan 2123



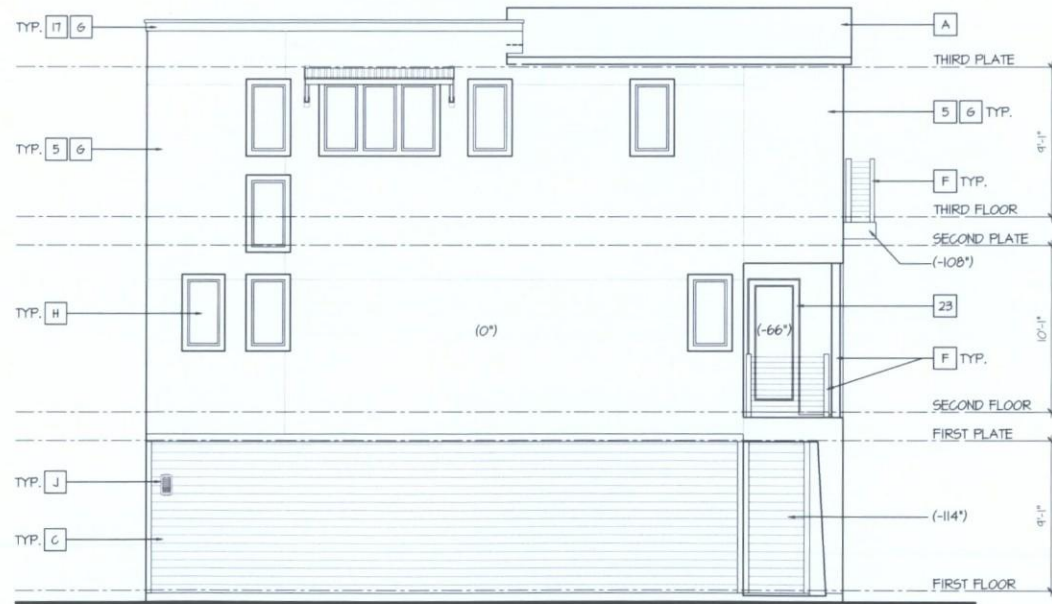
Rear Elevation

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



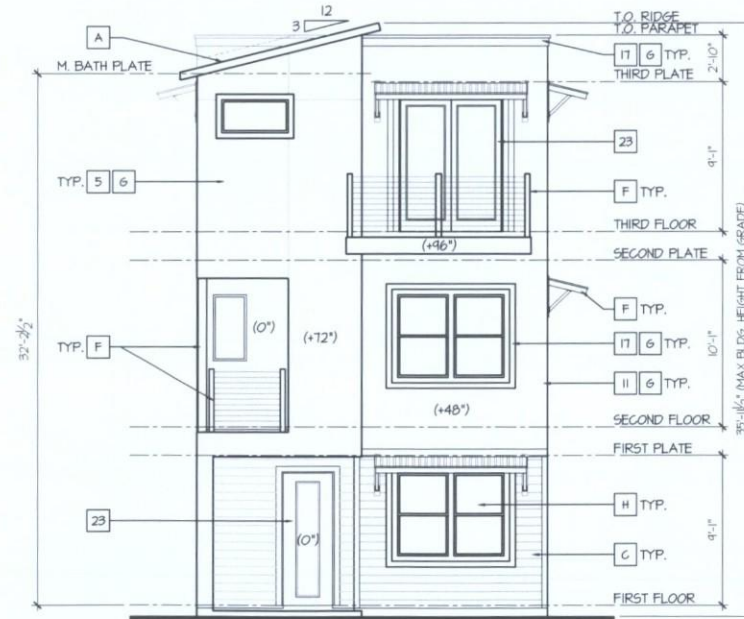
Right Elevation

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



Left Elevation

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



Front Elevation

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

EXTERIOR COLORS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

- PRIMARY COLORS**
1. NAVAJO WHITE - 5N6026
 2. KILM BEIGE - 5N6009
 3. ACCESSIBLE BEIGE - 5N1036
 4. SAND BEACH - 5N1524
 5. STUDIO TAUPE - 5N1549
 6. TAMARIND - 5N1538
- SECONDARY COLORS**
7. NANTUCKET DUNE - 5N1521
 8. THRESHOLD TAUPE - 5N1501
 9. STONE LION - 5N1501
 10. UNIVERSAL KHAKI - 5N6150
 11. KHAKI SHADE - 5N1533
 12. BITTERSHEET STEM - 5N1536
- TRIM/POP-OUTS**
13. STURDY BROWN - 5N6011
 14. COBBLE BROWN - 5N6002
 15. SMOKEHOUSE - 5N1040
 16. WEATHERED SHINGLE - 5N2041
 17. COCONUT HUSK - 6111
 18. CRAFT PAPER - 5N6125
- ENTRY DOORS**
19. STURDY BROWN - 5N6011
 20. COBBLE BROWN - 5N6002
 21. SMOKEHOUSE - 5N1040
 22. WEATHERED SHINGLE - 5N2041
 23. COCONUT HUSK - 5N6111
 24. CRAFT PAPER - 5N6125
- GARAGE DOORS**
25. NANTUCKET DUNE - 5N1521
 26. THRESHOLD TAUPE - 5N1501
 27. STONE LION - 5N1501
 28. UNIVERSAL KHAKI - 5N6150
 29. KHAKI SHADE - 5N1533
 30. BITTERSHEET STEM - 5N1536

EXTERIOR MATERIALS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

- A. FLAT CONCRETE ROOF TILE
- B. EAGLE ROOFING - BROWN RANGE
- C. METAL ROOFING
- D. FIRESTONE/UNA-GLAD - MANGARD BROWN
- E. HARDIE LAP SIDING
- F. JAMES HARDIE - CHESTNUT BROWN
- G. COLOSSEUM TRAVERTINE
- H. CORONADO STONE - ROMAN
- I. CRAFT CONTEMP. STONE
- J. CREATIVE MINDS - ENLIGHTEN
- K. METAL COLUMN/RAILING
- L. ALL THINGS MTL - BRUSHED BRONZE
- M. SMOOTH FINISH WESTERN STUCCO
- N. PARAMOUNT WINDOWS - LOW E' GLASS
- O. KITCHLER HALL SCENCE - ARCH. BRONZE

EXTERIOR COLORS:

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON ELEVATIONS:

- PRIMARY COLORS**
1. NAVAJO WHITE - 5N6126
 2. KILM BEIGE - 5N6106
 3. AGGESSIBLE BEIGE - 5N1036
 4. SAND BEACH - 5N7524
 5. STUDIO TAUPE - 5N7544
 6. TAMARIND - 5N7538

- SECONDARY COLORS**
7. NANTUCKET DUNE - 5N7527
 8. THRESHOLD TAUPE - 5N7501
 9. STONE LION - 5N7507
 10. UNIVERSAL KHAKI - 5N6150
 11. KHAKI SHADE - 5N7533
 12. BITTERSWEET STEM - 5N7536

- TRIM/POPE-OUTS**
13. STURDY BROWN - 5N6047
 14. COBBLE BROWN - 5N6082
 15. SMOKEHOUSE - 5N7040
 16. WEATHERED SHINGLE - 5N2841
 17. COCONUT HUSK - 6111
 18. CRAFT PAPER - 5N6125

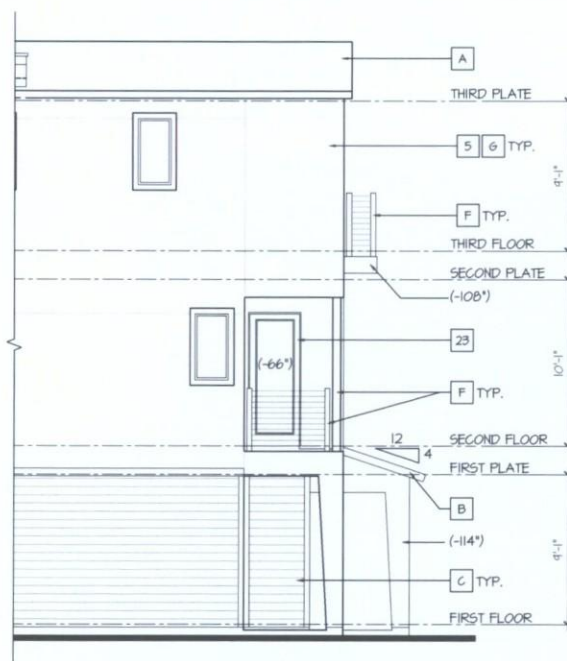
- ENTRY DOORS**
19. STURDY BROWN - 5N6047
 20. COBBLE BROWN - 5N6082
 21. SMOKEHOUSE - 5N7040
 22. WEATHERED SHINGLE - 5N2841
 23. COCONUT HUSK - 5N6111
 24. CRAFT PAPER - 5N6125

- GARAGE DOORS**
25. NANTUCKET DUNE - 5N7527
 26. THRESHOLD TAUPE - 5N7501
 27. STONE LION - 5N7507
 28. UNIVERSAL KHAKI - 5N6150
 29. KHAKI SHADE - 5N7533
 30. BITTERSWEET STEM - 5N7536

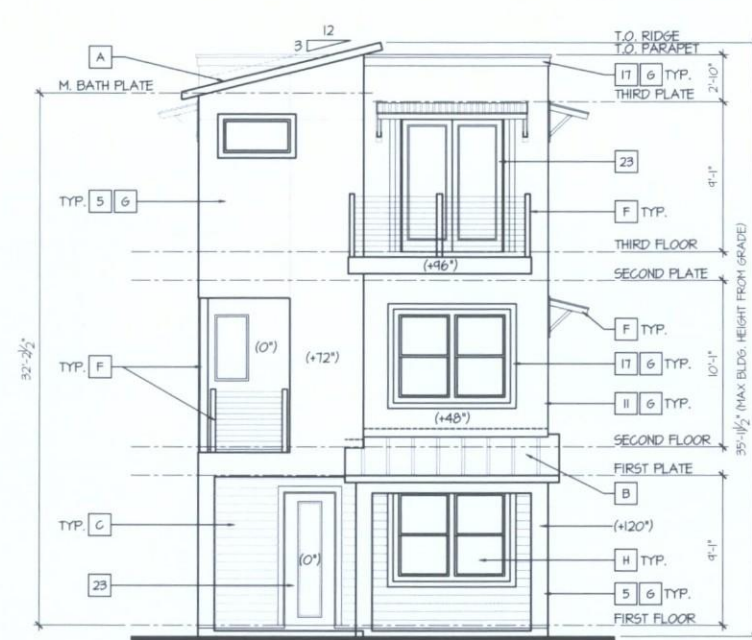
EXTERIOR MATERIALS:

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON ELEVATIONS:

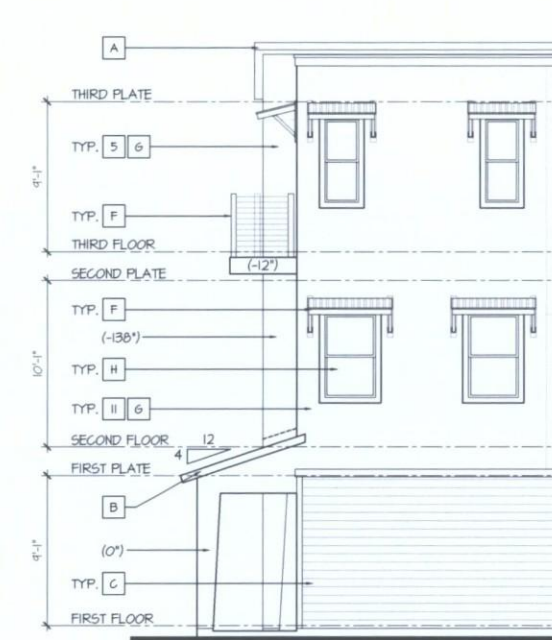
- A. FLAT CONCRETE ROOF TILE
- B. EAGLE ROOFING - BROWN RANGE
- C. METAL ROOFING
- D. FIRESTONE/MA-GLAD - MANSARD BROWN
- E. HARDIE LAP SIDING
- F. JAMES HARDIE - CHESTNUT BROWN
- G. COLOSSEUM TRAVERTINE
- H. CORONADO STONE - ROMAN
- I. CRAFT CONTEMP. STONE
- J. CREATIVE MINDS - ENLIGHTEN
- K. METAL COLUMN/RAILING
- L. ALL THINGS MTL - BRUSHED BRONZE
- M. SMOOTH FINISH WESTERN STUCCO
- N. PARAMOUNT WINDOWS - LOW E⁺ GLASS
- O. KITCHLER WALL SCONCE - ARCH. BRONZE



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

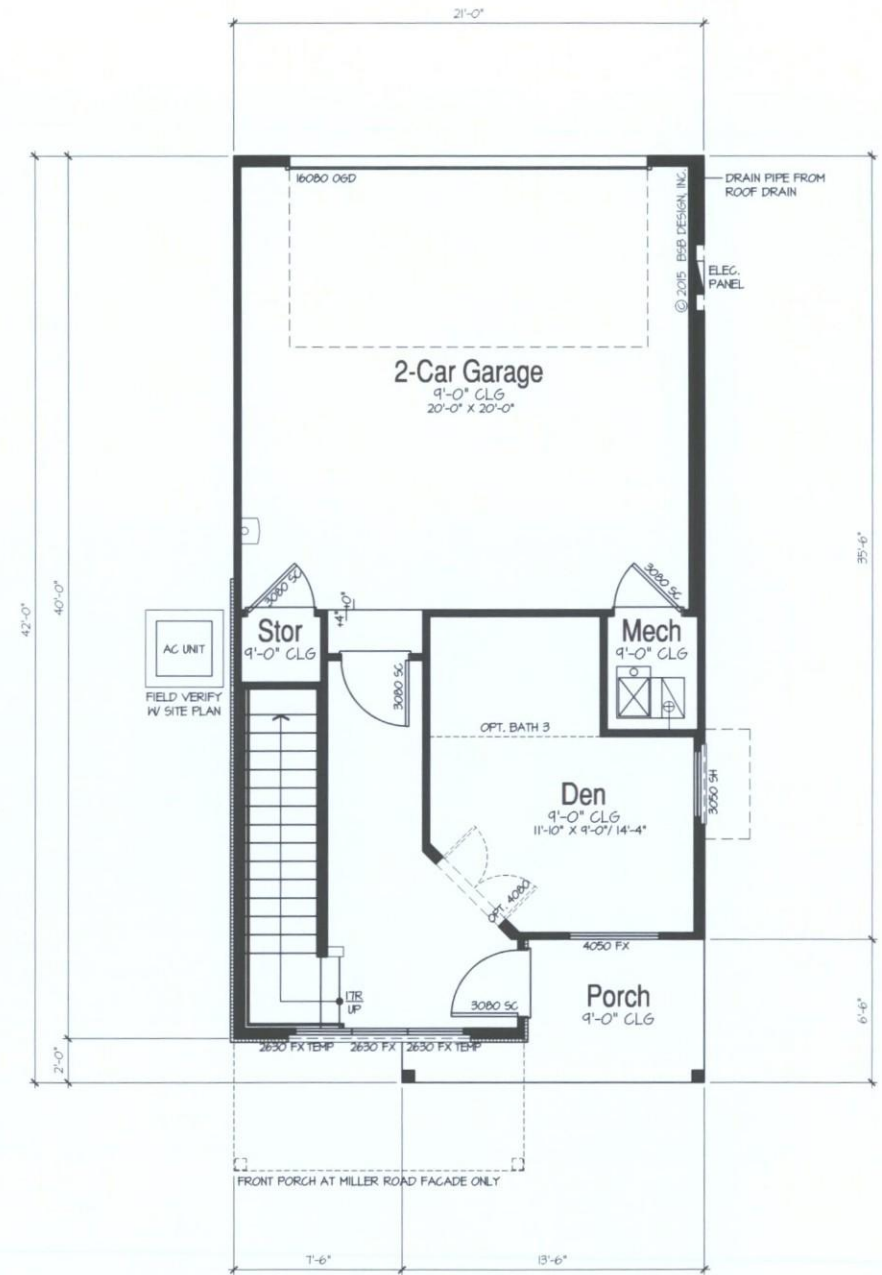
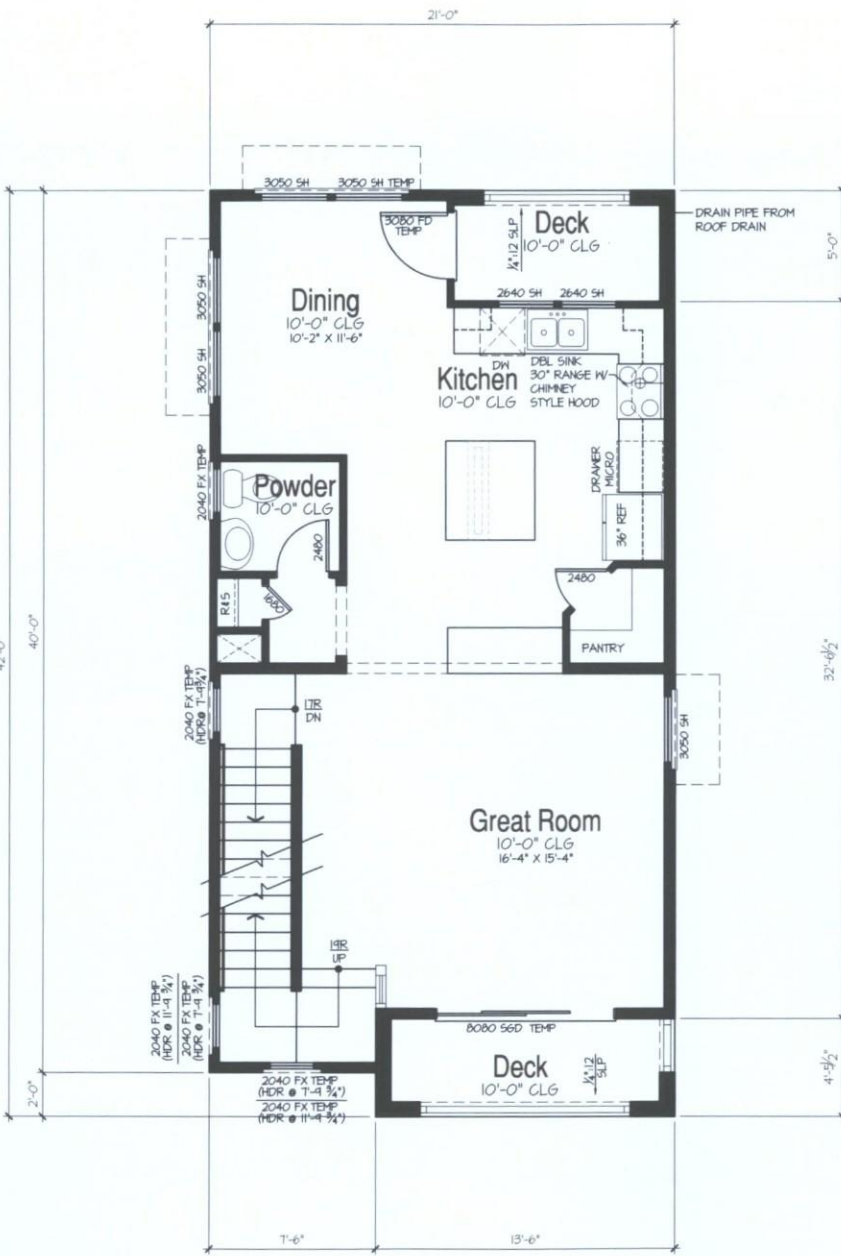
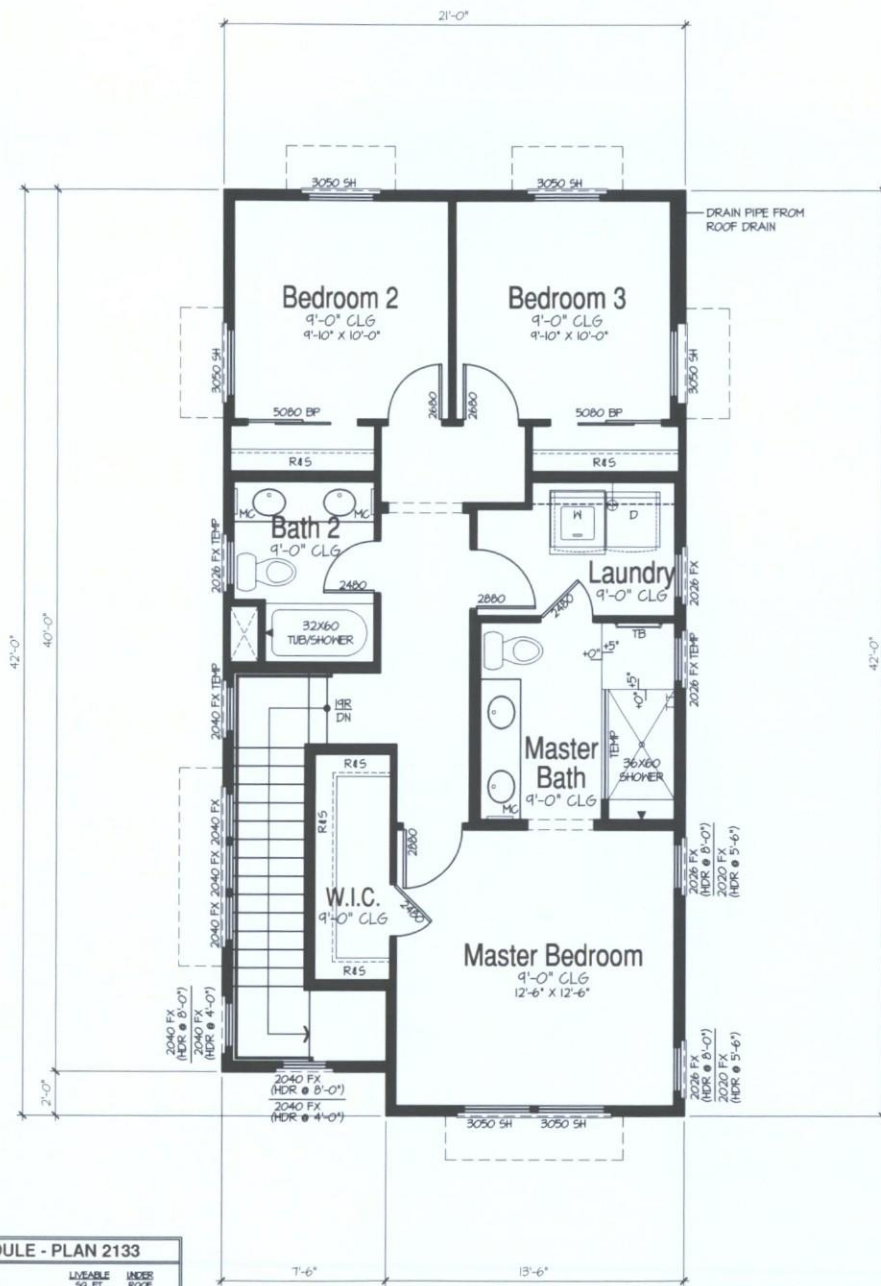


Front Elevation
SCALE: 3/16"=1'-0"



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

Plan 2123 - Miller Street Front Porch



AREA SCHEDULE - PLAN 2133

ALL ELEVATIONS:	FINISHABLE SQ. FT.	UNFINISH SQ. FT.
(A) FIRST FLOOR	321	321
(B) SECOND FLOOR	664	664
(C) THIRD FLOOR	730	730
(D) 2-CAR GARAGE & MECH.		471
(E) COVERED PORCH		63
(F) DECK & GREAT ROOM		54
(G) DECK 2 & DINING		50
TOTAL	1714	2493

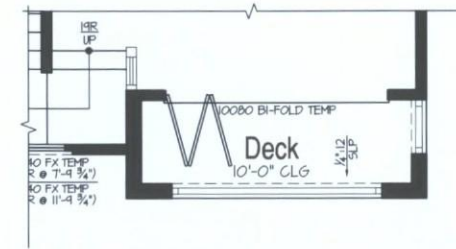
OPTIONS:	
(1) MILLER STREET PORCH	41
(2) OPT. BATH 3 & DEN	40

Plan 2133



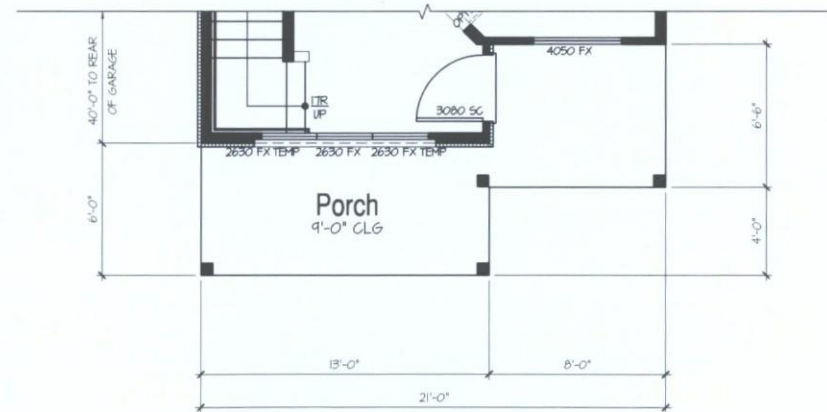
**Opt. Bathroom 3 at Den
Partial Main Floor Plan**

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



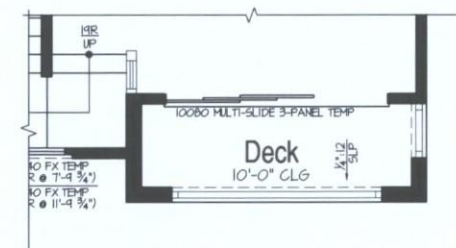
**Opt. Bi-Fold Door at Great Room
Partial Second Floor Plan**

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



**Miller Street Porch
Partial Main Floor Plan**

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



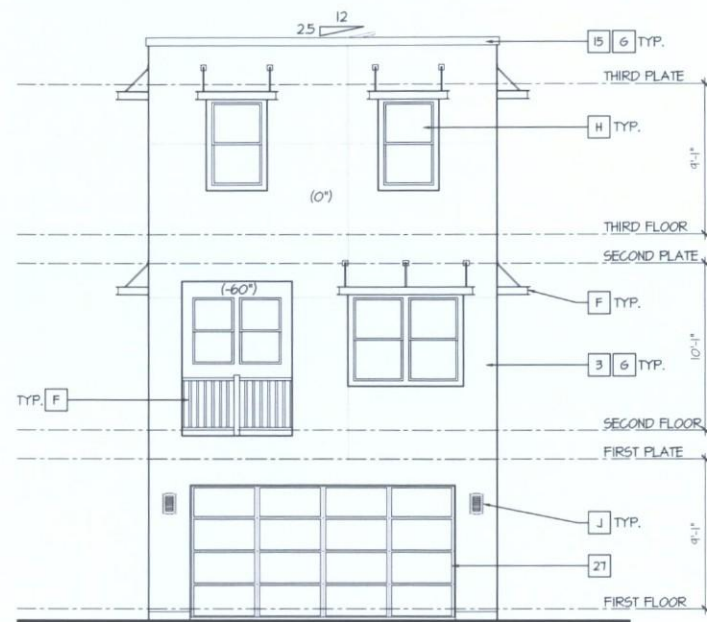
**Opt. Multi-Slide Door at Great Room
Partial Second Floor Plan**

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

AREA SCHEDULE - PLAN 2133			
ALL ELEVATIONS:		LIVABLE SQ. FT.	WCSR SQ. FT.
(A)	FIRST FLOOR	327	327
(B)	SECOND FLOOR	664	664
(C)	THIRD FLOOR	778	778
(D)	2-CAR GARAGE & MECH.		471
(E)	COVERED PORCH		63
(F)	DECK & GREAT ROOM		51
(G)	DECK 2 & DINING		50
TOTAL		1774	2440

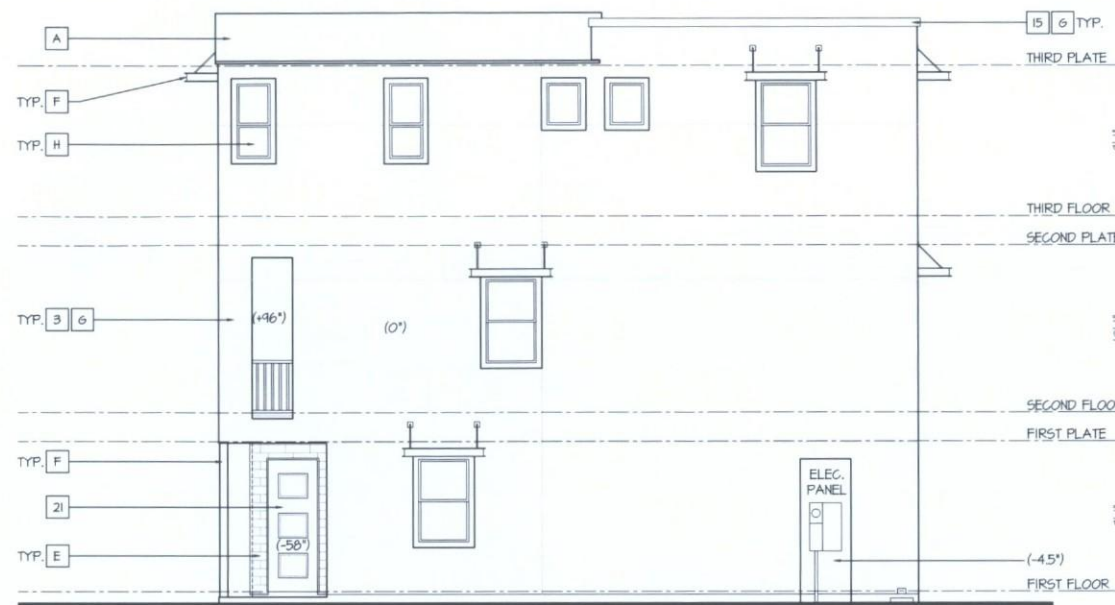
OPTIONS:		
(1)	MILLER STREET PORCH	+61
(2)	OPT. BATH 3 @ DEN	+0

Plan 2133



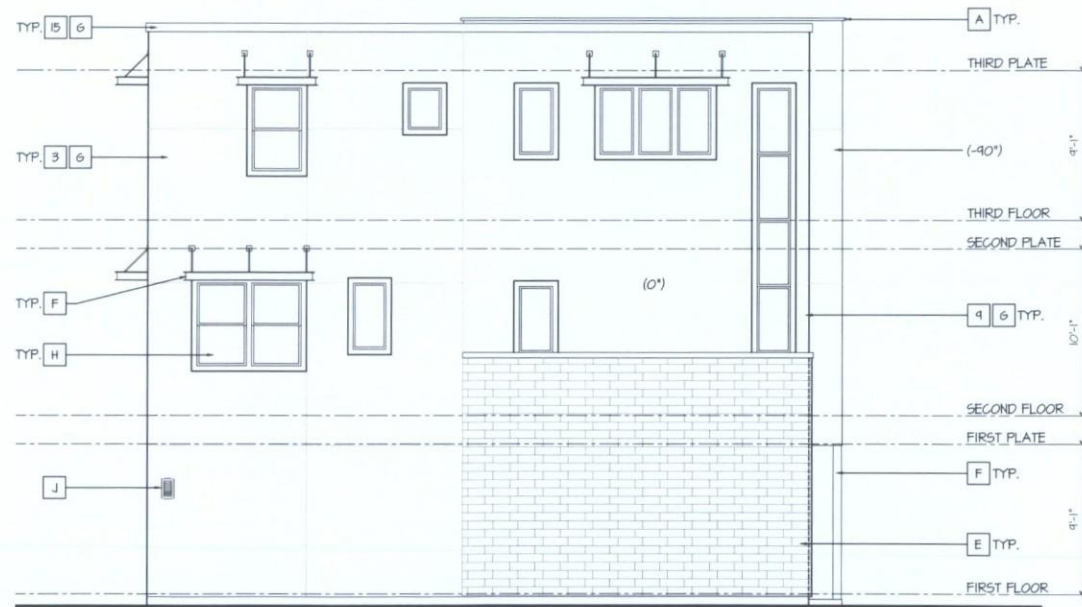
Rear Elevation

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



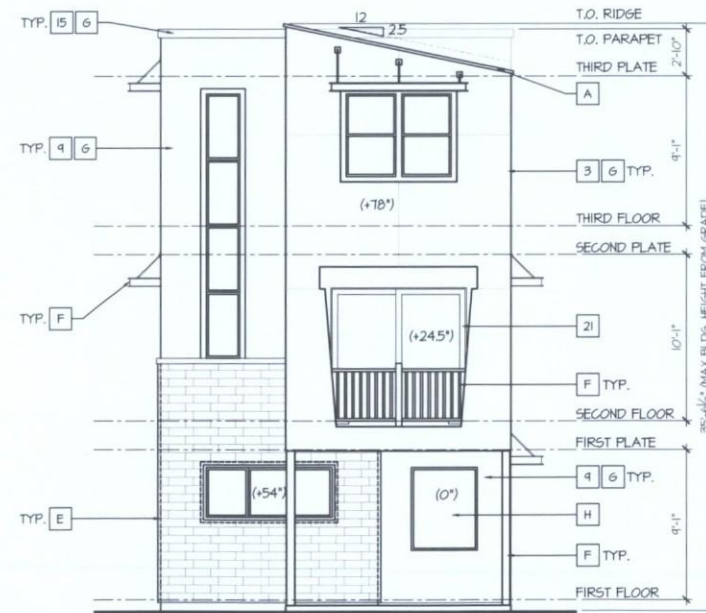
Right Elevation

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



Left Elevation

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



Front Elevation

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

EXTERIOR COLORS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

PRIMARY COLORS

1. NAVAJO WHITE - S/N6126
2. KILM BEIGE - S/N6106
3. ACCESSIBLE BEIGE - S/N1036
4. SAND BEACH - S/N5231
5. STUDIO TAUPE - S/N544
6. TAMARIND - S/N538

SECONDARY COLORS

7. NANTUCKET DUNE - S/N527
8. THRESHOLD TAUPE - S/N501
9. STONE LION - S/N507
10. UNIVERSAL KHAKI - S/N6150
11. KHAKI SHADE - S/N533
12. BITTERSHEET STEM - S/N536

TRIM/POP-OUTS

13. STURDY BROWN - S/N6047
14. COBBLE BROWN - S/N6082
15. SMOKEHOUSE - S/N1040
16. WEATHERED SHINGLE - S/N284
17. COCONUT HUSK - S/N11
18. CRAFT PAPER - S/N6125

ENTRY DOORS

19. STURDY BROWN - S/N6047
20. COBBLE BROWN - S/N6082
21. SMOKEHOUSE - S/N1040
22. WEATHERED SHINGLE - S/N284
23. COCONUT HUSK - S/N11
24. CRAFT PAPER - S/N6125

GARAGE DOORS

25. NANTUCKET DUNE - S/N527
26. THRESHOLD TAUPE - S/N501
27. STONE LION - S/N507
28. UNIVERSAL KHAKI - S/N6150
29. KHAKI SHADE - S/N533
30. BITTERSHEET STEM - S/N536

EXTERIOR MATERIALS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

- A. FLAT CONCRETE ROOF TILE
- EAGLE ROOFING - BROWN RANGE
- B. METAL ROOFING
- FIRESTONE/ANA-CLAD - MANSARD BROWN
- C. HARDIE LAP SIDING
- JAMES HARDIE - CHESTNUT BROWN
- D. COLOSSEUM TRAVERTINE
- CORONADO STONE - ROMAN
- E. CRAFT CONTEMP. STONE
- CREATIVE MINDS - ENLIGHTEN
- F. METAL COLUMN/RAILING
- ALL THINGS MTL. - BRUSHED BRONZE
- G. SMOOTH FINISH WESTERN STUCCO
- H. PARAMOUNT WINDOWS - LOW E⁺ GLASS
- J. KITCHLER HALL SCANCE - ARCH. BRONZE

Plan 2133

taylor morrison

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Miller and Osborn
Scottsdale, Arizona

07.06.2015

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EXTERIOR COLORS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

PRIMARY COLORS

1. NAVAJO WHITE - SHT526
2. KILM BEIGE - SHT506
3. ACCESSIBLE BEIGE - SHT536
4. SAND BEACH - SHT524
5. STUDIO TAUPE - SHT544
6. TAMARIND - SHT538

SECONDARY COLORS

7. NANTUCKET DUNE - SHT527
8. THRESHOLD TAUPE - SHT501
9. STONE LION - SHT507
10. UNIVERSAL KHAKI - SHT550
11. KHAKI SHADE - SHT533
12. BITTERSHEET STEM - SHT536

TRIM/DOOR-OUTS

13. STURDY BROWN - SHT501T
14. COBBLE BROWN - SHT502T
15. SMOKEHOUSE - SHT504T
16. WEATHERED SHINGLE - SHT524T
17. COCONUT HUSK - 6111
18. CRAFT PAPER - SHT525

ENTRY DOORS

19. STURDY BROWN - SHT501T
20. COBBLE BROWN - SHT502T
21. SMOKEHOUSE - SHT504T
22. WEATHERED SHINGLE - SHT524T
23. COCONUT HUSK - SHT503
24. CRAFT PAPER - SHT525

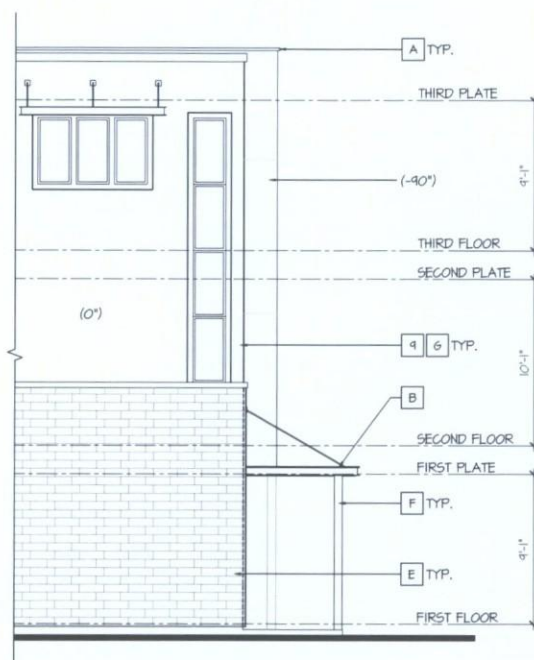
GARAGE DOORS

25. NANTUCKET DUNE - SHT527
26. THRESHOLD TAUPE - SHT501
27. STONE LION - SHT507
28. UNIVERSAL KHAKI - SHT550
29. KHAKI SHADE - SHT533
30. BITTERSHEET STEM - SHT536

EXTERIOR MATERIALS:

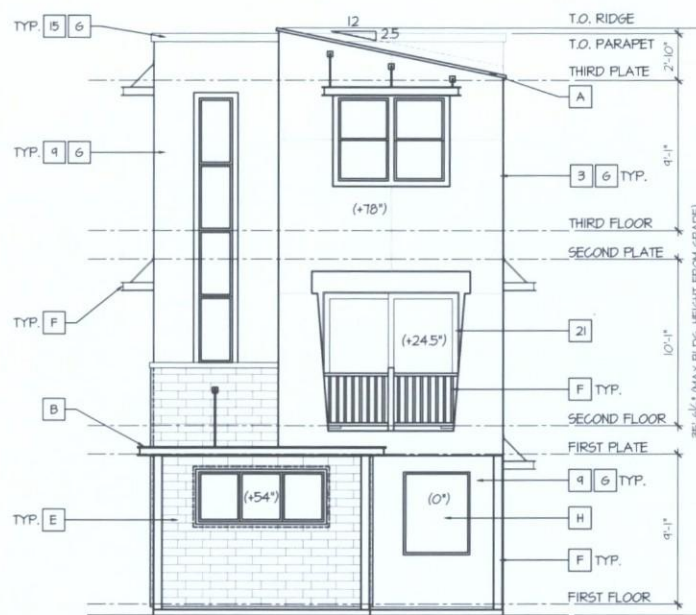
THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

- A. FLAT CONCRETE ROOF TILE
- B. EAGLE ROOFING - BROWN RANGE
- C. METAL ROOFING
- D. FIRESTONE/UNA-GLAD - MANSARD BROWN
- E. HARDIE LAP SIDING
- F. JAMES HARDIE - CHESTNUT BROWN
- G. COLOSSEUM TRAVERTINE
- H. CORONADO STONE - ROMAN
- I. CRAFT CONTEMP. STONE
- J. CREATIVE MINDS - ENLIGHTEN
- K. METAL COLUMN/RAILING
- L. ALL THINGS MTL - BRUSHED BRONZE
- M. SMOOTH FINISH WESTERN STUCCO
- N. PARAMOUNT WINDOWS - LOW E GLASS
- O. KITCHLER HALL SCORCE - ARCH. BRONZE



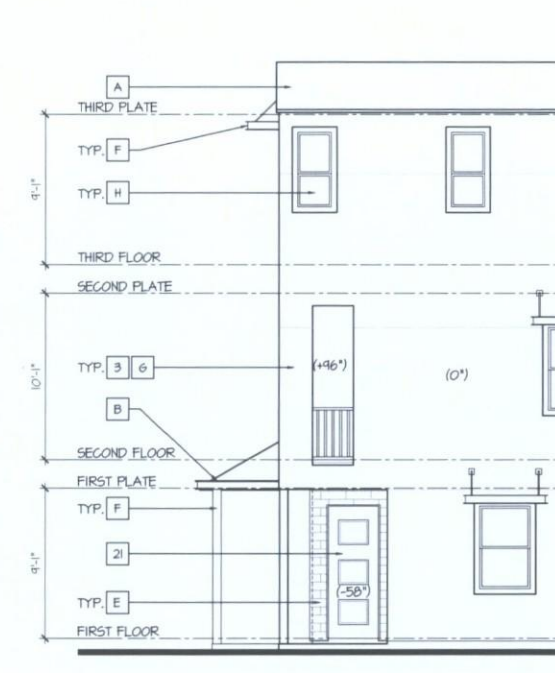
Left Elevation

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



Front Elevation

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



Right Elevation

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

Plan 2133 - Miller Street Front Porch

taylor morrison

Homes Inspired by You



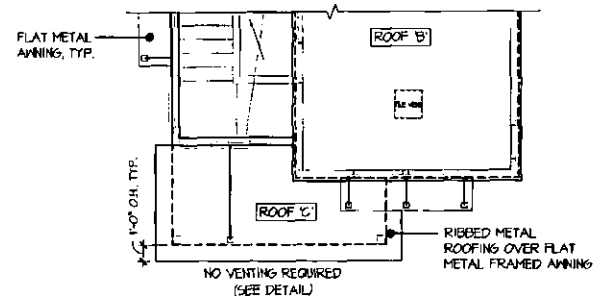
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Miller and Osborn
Scottsdale, Arizona

07.06.2015

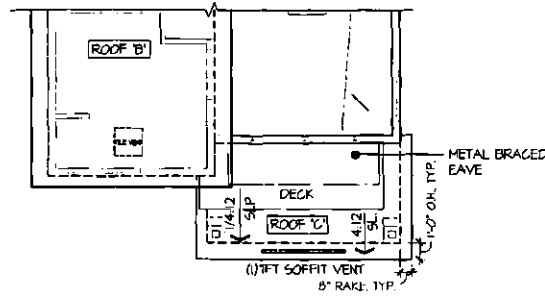
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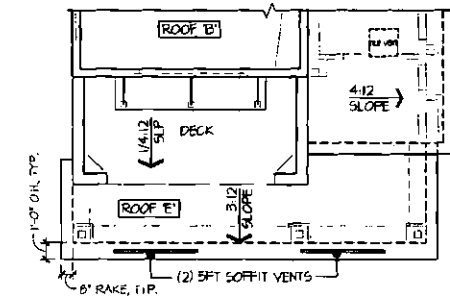
Miller Street Porch

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



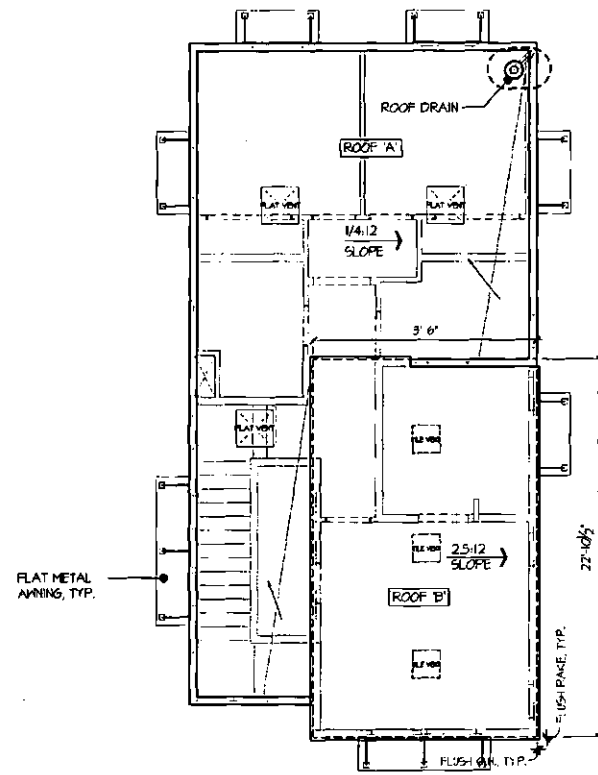
Miller Street Porch

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



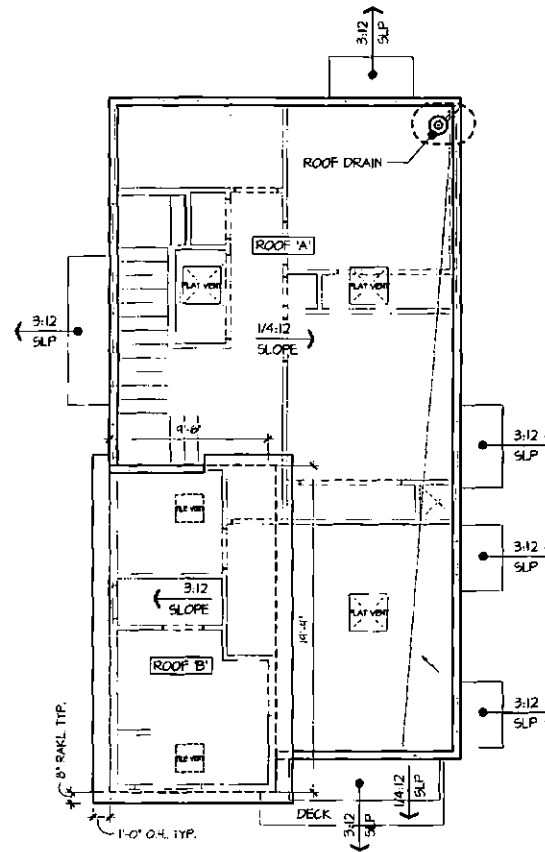
Miller Street Porch

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



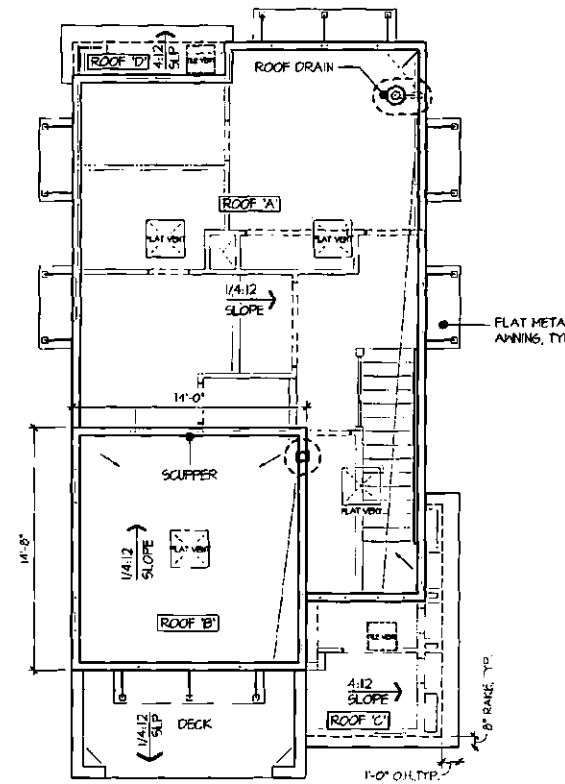
Plan 2133

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



Plan 2123

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



Plan 2113

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

Roof Plans

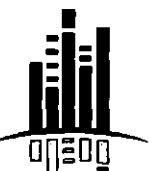
taylor morrison

Homes Inspired by You



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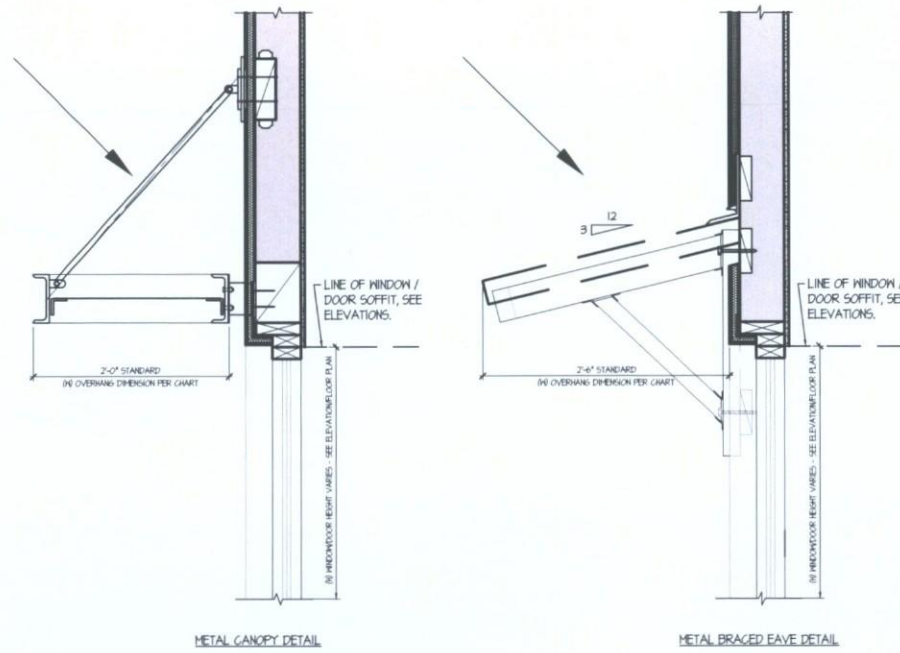
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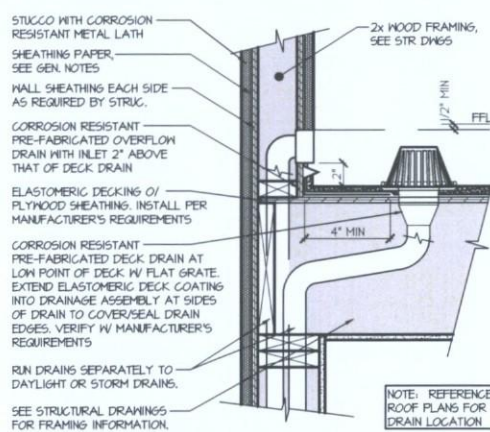
SHADE LINE FACTORS (SLF) FOR PHOENIX REGION (LATITUDE 33.5°)

W (OVERHANG DIMENSION) = H / SLF

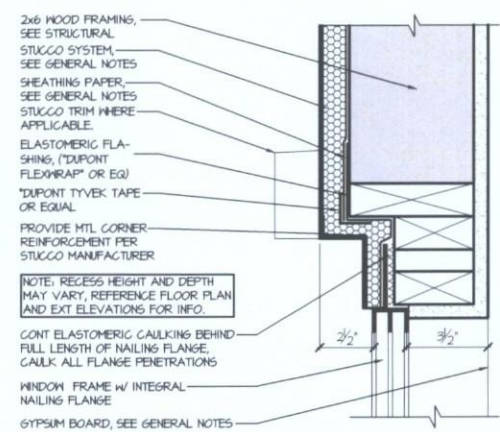
WINDOW SIZES (H)	EAST (0.8)	SOUTHEAST (1.4)	SOUTH (3.6)	SOUTHWEST (1.4)	WEST (0.8)
1640FX	5.0	2.86	1.11	2.86	5.0
2020FX	2.5	1.43	0.56	1.43	2.5
2026FX	3.125	1.74	0.64	1.74	3.125
2040FX	5.0	2.86	1.11	2.86	5.0
2050SH	6.25	3.57	1.34	3.57	6.25
2630FX	3.75	2.14	0.83	2.14	3.75
2640SH	5.0	2.86	1.11	2.86	5.0
3050SH	6.25	3.57	1.34	3.57	6.25
3060SH	7.5	4.24	1.67	4.24	7.5
4050FX	6.25	3.57	1.34	3.57	6.25
DOOR SIZES					
6080 56D	10.0	5.71	2.22	5.71	10.0
8080 56D	10.0	5.71	2.22	5.71	10.0

SHADE LINE FACTORS

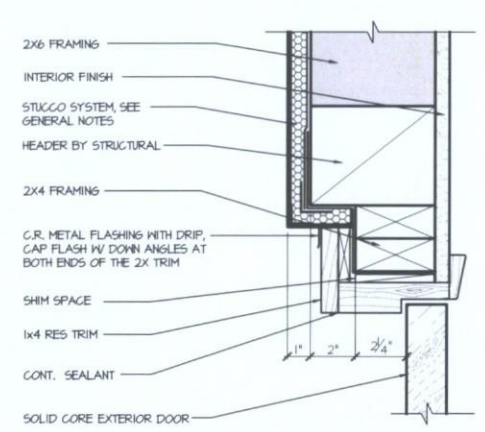
SCALE: 1 1/2" = 1'-0"



DECK DRAIN
SCALE: N.T.S.



RECESSED WINDOW HEAD
SCALE: N.T.S.



RECESSED DOOR HEAD
SCALE: N.T.S.

Construction Details

SCHEME #1

Primary Body Color	Secondary Body Color And Garage Door	Trim / Pop-outs And Entry Door
SW6126 Navajo White LRV 77%	SW7527 Nantucket Dune LRV 53%	SW6097 Sturdy Brown LRV 8%

SCHEME #2

Primary Body Color	Secondary Body Color And Garage Door	Trim / Pop-outs And Entry Door
SW6106 Kilm Beige LRV 60%	SW7501 Threshold Taupe LRV 34%	SW6082 Cobble Brown LRV 15%

SCHEME #3

Primary Body Color	Secondary Body Color And Garage Door	Trim / Pop-outs And Entry Door
SW7036 Accessible Beige LRV 58%	SW7507 Stone Lion LRV 38%	SW7040 Smokehouse LRV 13%

SCHEME #4

Primary Body Color	Secondary Body Color And Garage Door	Trim / Pop-outs And Entry Door
SW7529 Sand Beach LRV 58%	SW6150 Universal Khaki LRV 42%	SW2841 Weathered Shingle LRV 23%

SCHEME #5

Primary Body Color	Secondary Body Color And Garage Door	Trim / Pop-outs And Entry Door
SW7549 Studio Taupe LRV 35%	SW7533 Khaki Shade LRV 45%	SW6111 Coconut Husk LRV 10%

SCHEME #6

Primary Body Color	Secondary Body Color And Garage Door	Trim / Pop-outs And Entry Door
SW7538 Tamarind LRV 40%	SW7536 Bittersweet Stem LRV 48%	SW6125 Craft Paper LRV 17%

WESTERN STUCCO
Smooth Finish

JAMES HARDIE
Lap Siding / Select Cedar Mill
Chestnut Brown

PARAMOUNT WINDOW
Low "E" Glass

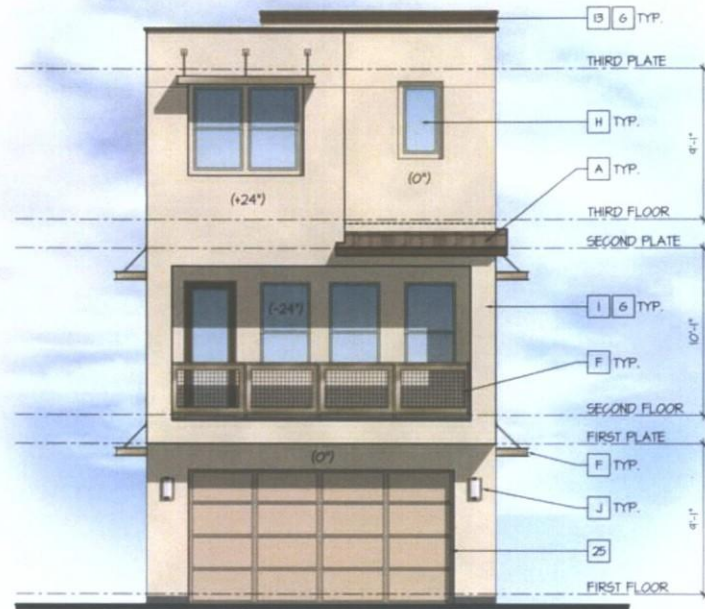
ALL THINGS METAL
Brushed Bronze

CREATIVE MINES
Craft Contemporary Stone
Karma Craft Enlighten

CORONADO STONE
Colosseum Travertine
Roman

FIRESTONE / UNA-CLAD
KYNARSQQ / Fluorocarbon Steel
Mansard Brown

EAGLE ROOFING
#5689
Brown Range



Rear Elevation

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



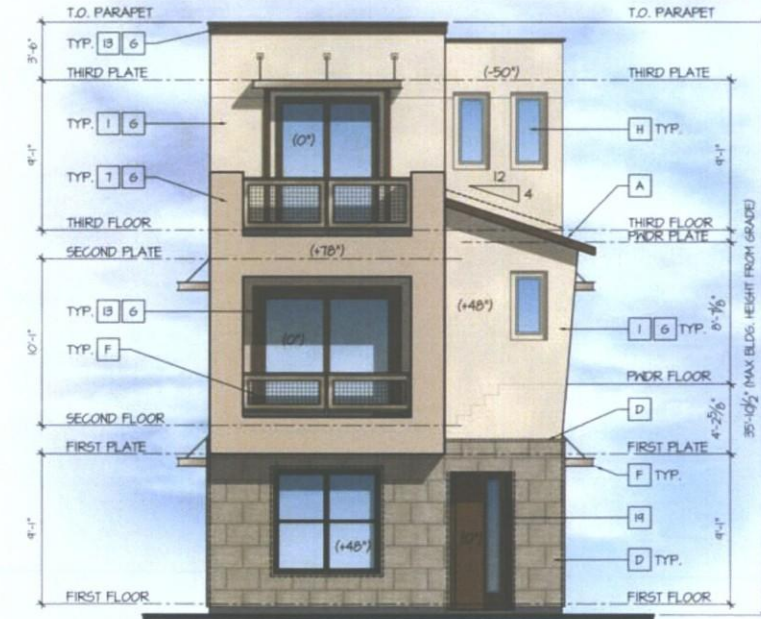
Right Elevation

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



Left Elevation

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



Front Elevation

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

EXTERIOR COLORS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS.

PRIMARY COLORS

- 1. NAVAJO WHITE - SW6126
- 2. KILM BEISE - SW6109
- 3. ACCESSIBLE BEIGE - SW7036
- 4. SAND BEACH - SW7524
- 5. STUDIO TAUPÉ - SW7549
- 6. TAMARIND - SW7538

SECONDARY COLORS

- 7. NANTUCKET DUNE - SW7527
- 8. THRESHOLD TAUPÉ - SW7501
- 9. STONE LION - SW7507
- 10. UNIVERSAL KHAKI - SW6150
- 11. KHAKI SHADE - SW7533
- 12. BITTERSHEET STEM - SW7536

TRIM/POP-OUTS

- 13. STURDY BROWN - SW6047
- 14. COBBLE BROWN - SW6082
- 15. SMOKEHOUSE - SW7040
- 16. WEATHERED SHINGLE - SW2041
- 17. COCONUT HUSK - SW6111
- 18. CRAFT PAPER - SW6125

ENTRY DOORS

- 19. STURDY BROWN - SW6047
- 20. COBBLE BROWN - SW6082
- 21. SMOKEHOUSE - SW7040
- 22. WEATHERED SHINGLE - SW2041
- 23. COCONUT HUSK - SW6111
- 24. CRAFT PAPER - SW6125

GARAGE DOORS

- 25. NANTUCKET DUNE - SW7527
- 26. THRESHOLD TAUPÉ - SW7501
- 27. STONE LION - SW7507
- 28. UNIVERSAL KHAKI - SW6150
- 29. KHAKI SHADE - SW7533
- 30. BITTERSHEET STEM - SW7536

EXTERIOR MATERIALS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS.

- A. FLAT CONCRETE ROOF TILE
- B. EAGLE ROOFING - BROWN RANGE
- C. METAL ROOFING
- D. FIRESTONE/ANA-GLAD - MANGARD BROWN
- E. HARDIE LAP SIDING
- F. JAMES HARDIE - CHESTNUT BROWN
- G. COLOSSEUM TRAVERTINE
- H. CORONADO STONE - ROMAN
- I. CRAFT CONTEMP. STONE
- J. CREATIVE MINDS - ENLIGHTEN
- K. METAL COLUMN/RAILING
- L. ALL THINGS MTL - BRUSHED BRONZE
- M. SMOOTH FINISH WESTERN STUCCO
- N. PARAMOUNT WINDOWS - LOW E GLASS
- O. KITCHLER WALL SCENCE - ARCH BRONZE

EXTERIOR COLORS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

PRIMARY COLORS

- 1. NAVAJO WHITE - S96126
- 2. KILM BEIGE - S96106
- 3. ACCESSIBLE BEIGE - S97036
- 4. SAND BEACH - S97524
- 5. STUDIO TAUPE - S97544
- 6. TAMARIND - S97536

SECONDARY COLORS

- 7. NANTUCKET DAKE - S97527
- 8. THRESHOLD TAUPE - S97501
- 9. STONE LION - S97507
- 10. UNIVERSAL KHAKI - S96150
- 11. KHAKI SHADE - S97533
- 12. BITTERSWEET STEM - S97536

TRIM/DOOR-OUTS

- 13. STURDY BROWN - S96047
- 14. COBBLE BROWN - S96082
- 15. SMOKEHOUSE - S97040
- 16. WEATHERED SHINGLE - S92044
- 17. COCONUT HUSK - 6111
- 18. CRAFT PAPER - S96125

ENTRY DOORS

- 19. STURDY BROWN - S96047
- 20. COBBLE BROWN - S96082
- 21. SMOKEHOUSE - S97040
- 22. WEATHERED SHINGLE - S92044
- 23. COCONUT HUSK - S96111
- 24. CRAFT PAPER - S96125

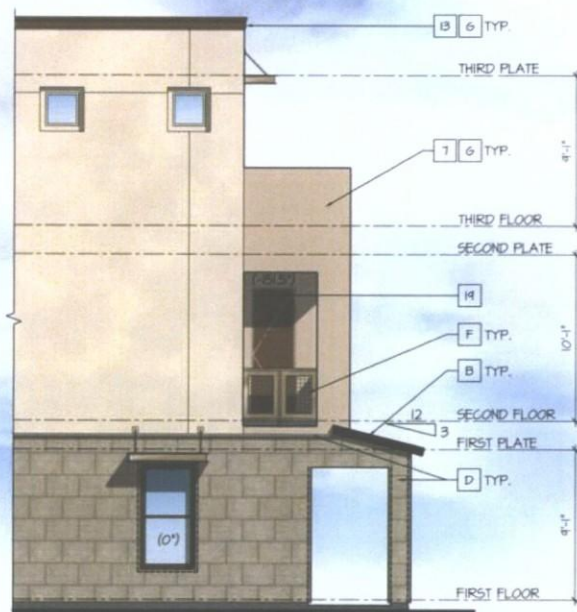
GARAGE DOORS

- 25. NANTUCKET DAKE - S97527
- 26. THRESHOLD TAUPE - S97501
- 27. STONE LION - S97507
- 28. UNIVERSAL KHAKI - S96150
- 29. KHAKI SHADE - S97533
- 30. BITTERSWEET STEM - S97536

EXTERIOR MATERIALS:

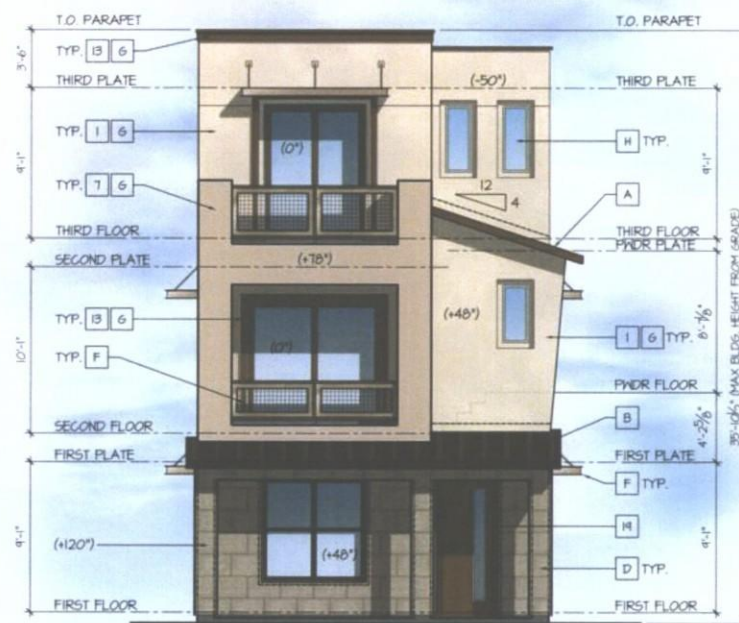
THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

- A. FLAT CONCRETE ROOF TILE
- B. EAGLE ROOFING - BROWN RANGE
- C. METAL ROOFING
- D. FIRESTONE/ANA-GLAD - MANGARD BROWN
- E. HARDIE LAP SIDING
- F. JAMES HARDEE - CHESTNUT BROWN
- G. COLOSSEUM TRAVERTINE
- H. CORONADO STONE - ROMAN
- I. CRAFT CONTEMP. STONE
- J. CREATIVE MINDS - ENLIGHTEN
- K. METAL COLUMN/RAILING
- L. ALL THINGS MTL - BRUSHED BRONZE
- M. SMOOTH FINISH WESTERN STUCCO
- N. PARAMOUNT WINDOWS - LOW E GLASS
- O. KITCHLER WALL SCORCE - ARCH BRONZE



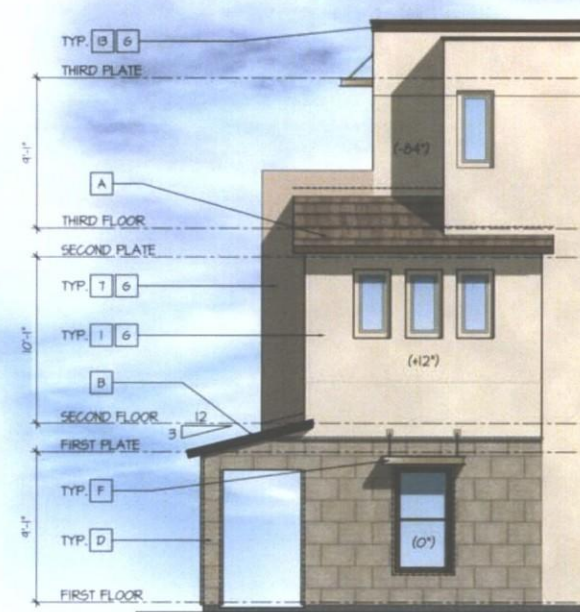
Left Elevation

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



Front Elevation

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



Right Elevation

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

Plan 2113 - Miller Street Front Porch

taylor morrison

Homes Inspired by You



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The information on this drawing is preliminary and subject to change without notice. It is not to be used for construction. All dimensions are in feet and inches. © 2015 BSB Design, Inc.

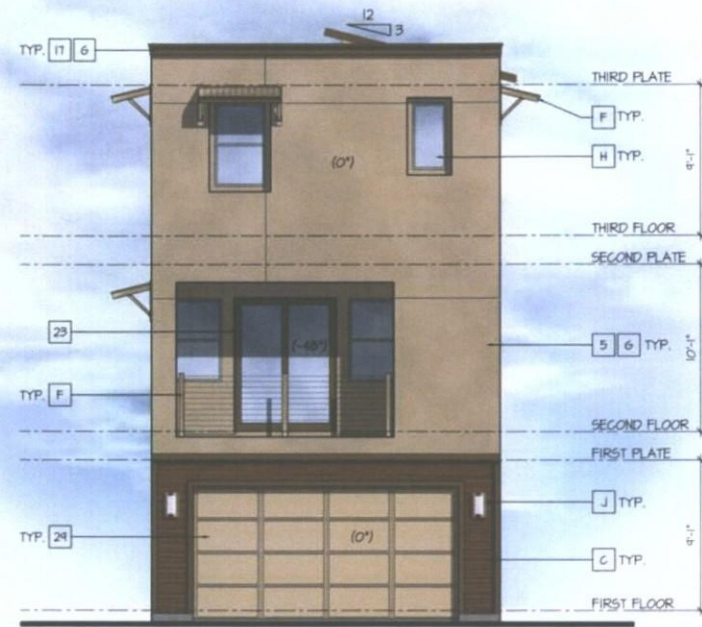
Miller and Osborn
Scottsdale, Arizona

07.06.2015

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Rear Elevation

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



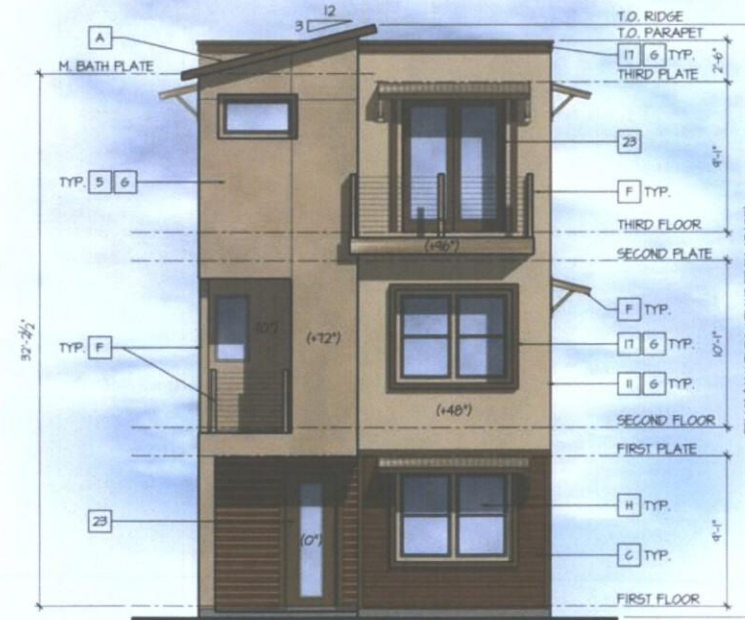
Right Elevation

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



Left Elevation

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



Front Elevation

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

EXTERIOR COLORS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

PRIMARY COLORS

1. NAVAJO WHITE - S/N6126
2. KILM BEIGE - S/N6106
3. ACCESSIBLE BEIGE - S/N1036
4. SAND BEACH - S/N1524
5. STUDIO TAUPE - S/N1541
6. TAMARIND - S/N1538

SECONDARY COLORS

7. NANTUCKET DUNE - S/N1521
8. THRESHOLD TAUPE - S/N1501
9. STONE LION - S/N1507
10. UNIVERSAL KHAKI - S/N6150
11. KHAKI SHADE - S/N1533
12. BITTERSWEET STEM - S/N1536

TRIM/DOOR-OUTS

13. STURDY BROWN - S/N6011
14. COBBLE BROWN - S/N6082
15. SMOKEHOUSE - S/N1040
16. WEATHERED SHINGLE - S/N2041
17. COCONUT HUSK - 6111
18. CRAFT PAPER - S/N6125

ENTRY DOORS

19. STURDY BROWN - S/N6011
20. COBBLE BROWN - S/N6082
21. SMOKEHOUSE - S/N1040
22. WEATHERED SHINGLE - S/N2041
23. COCONUT HUSK - S/N6111
24. CRAFT PAPER - S/N6125

GARAGE DOORS

25. NANTUCKET DUNE - S/N1521
26. THRESHOLD TAUPE - S/N1501
27. STONE LION - S/N1507
28. UNIVERSAL KHAKI - S/N6150
29. KHAKI SHADE - S/N1533
30. BITTERSWEET STEM - S/N1536

EXTERIOR MATERIALS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

- A. FLAT CONCRETE ROOF TILE
- B. EAGLE ROOFING - BROWN RANGE
- C. METAL ROOFING
- D. FIRESTONE/ANA-CLAD - MANGARD BROWN
- E. HARDIE LAP SIDING
- F. JAMES HARDIE - CHESTNUT BROWN
- G. COLOSSEUM TRAVERTINE
- H. CORONADO STONE - ROMAN
- I. CRAFT CONTEMP. STONE
- J. CREATIVE MINDS - ENLIGHTEN
- K. METAL COLUMN/RAILING
- L. ALL THINGS MTL. - BRUSHED BRONZE
- M. SMOOTH FINISH WESTERN STUCCO
- N. PARAMOUNT WINDOWS - LOW E GLASS
- O. KITCHLER WALL SCONE - ARCH BRONZE



EXTERIOR COLORS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

PRIMARY COLORS

- 1. NAVAJO WHITE - 5N6126
- 2. KLM BEIGE - 5N6109
- 3. ACCESSIBLE BEIGE - 5N1036
- 4. SAND BEACH - 5N7524
- 5. STUDIO TAPE - 5N7549
- 6. TAMARIND - 5N7536

SECONDARY COLORS

- 7. NANTUCKET DUNE - 5N7521
- 8. THRESHOLD TAPE - 5N7501
- 9. STONE LION - 5N7507
- 10. UNIVERSAL KHAKI - 5N6150
- 11. KHAKI SHADE - 5N7533
- 12. BITTERSHEET STEM - 5N7536

TRIM/POP-OUTS

- 13. STURDY BROWN - 5N6047
- 14. COBBLE BROWN - 5N6082
- 15. SMOKEHOUSE - 5N1040
- 16. WEATHERED SHINGLE - 5N2041
- 17. COCONUT HUSK - 6111
- 18. CRAFT PAPER - 5N6125

ENTRY DOORS

- 19. STURDY BROWN - 5N6047
- 20. COBBLE BROWN - 5N6082
- 21. SMOKEHOUSE - 5N1040
- 22. WEATHERED SHINGLE - 5N2041
- 23. COCONUT HUSK - 5N6111
- 24. CRAFT PAPER - 5N6125

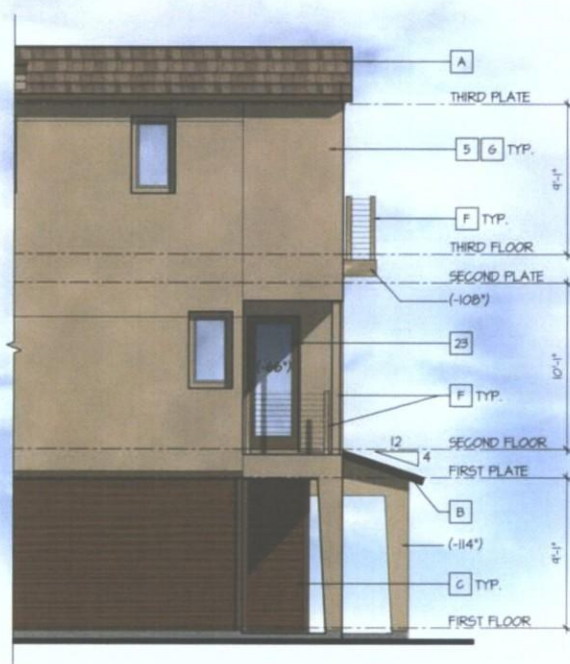
GARAGE DOORS

- 25. NANTUCKET DUNE - 5N7521
- 26. THRESHOLD TAPE - 5N7501
- 27. STONE LION - 5N7507
- 28. UNIVERSAL KHAKI - 5N6150
- 29. KHAKI SHADE - 5N7533
- 30. BITTERSHEET STEM - 5N7536

EXTERIOR MATERIALS:

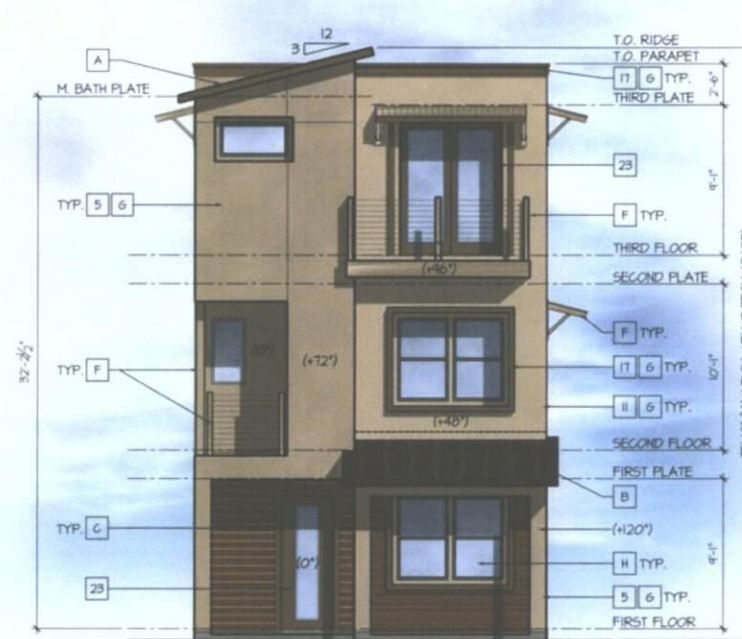
THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

- A. FLAT CONCRETE ROOF TILE
- B. EAGLE ROOFING - BROWN RANGE
- C. METAL ROOFING
- D. FIRESTONE/ANA-GLAD - MANGARD BROWN
- E. HARDIE LAP SIDING
- F. JAMES HARDIE - CHESTNUT BROWN
- G. COLOSSEUM TRAVERTINE
- H. CORONADO STONE - ROMAN
- I. CRAFT CONTEMP. STONE
- J. CREATIVE MINDS - ENLIGHTEN
- K. METAL COLUMN/RAILING
- L. ALL THINGS MTL - BRUSHED BRONZE
- M. SMOOTH FINISH WESTERN STUCCO
- N. PARAMOUNT WINDOWS - LOW E GLASS
- O. KITZLER HALL SCONCE - ARCH BRONZE



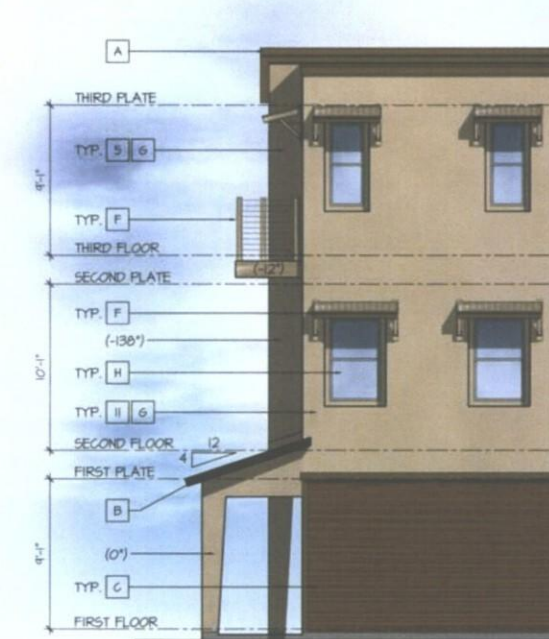
Left Elevation

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



Front Elevation

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



Right Elevation

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

Plan 2123 - Miller Street Front Porch

taylor morrison

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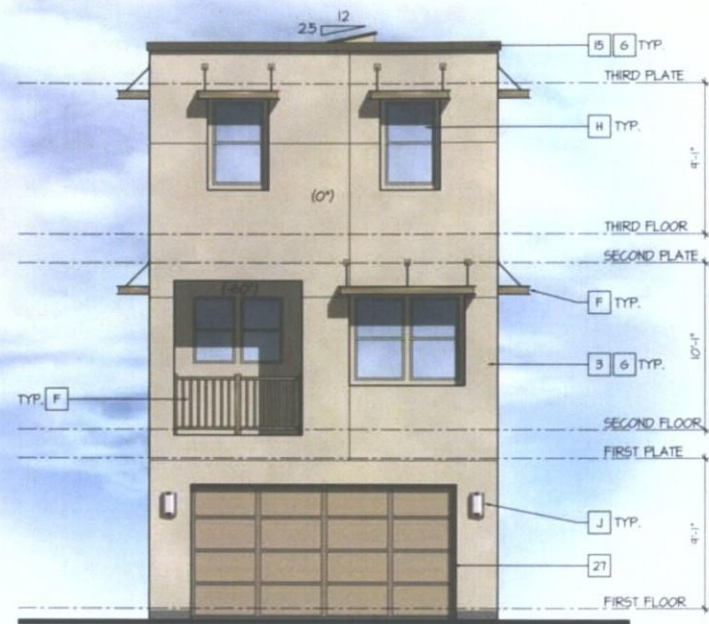
Miller and Osborn
Scottsdale, Arizona



BSB
DESIGN

07.06.2015

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Rear Elevation

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



Right Elevation

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



Left Elevation

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



Front Elevation

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

EXTERIOR COLORS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

PRIMARY COLORS:

1. NAVAJO WHITE - 5N6026
2. KILM BEIGE - 5N6008
3. AGGESSIBLE BEIGE - 5K1036
4. SAND BEACH - 5K1524
5. STUDIO TAUPE - 5K1544
6. TAMARIND - 5K1538

SECONDARY COLORS:

7. NANTUCKET DUNE - 5K1521
8. THRESHOLD TAUPE - 5K1501
9. STONE LION - 5K1501
10. UNIVERSAL KHAKI - 5N6050
11. KHAKI SHADE - 5K1533
12. BITTERSWEET STEM - 5K1536

TRIM/DOORS:

13. STURDY BROWN - 5N6011
14. COBBLE BROWN - 5N6012
15. SMOKERHOUSE - 5K1040
16. WEATHERED SHINGLE - 5K0241
17. COCONUT HUSK - 6111
18. CRAFT PAPER - 5N6125

ENTRY DOORS:

19. STURDY BROWN - 5N6011
20. COBBLE BROWN - 5N6012
21. SMOKERHOUSE - 5K1040
22. WEATHERED SHINGLE - 5K0241
23. COCONUT HUSK - 5N6111
24. CRAFT PAPER - 5N6125

GARAGE DOORS:

25. NANTUCKET DUNE - 5K1521
26. THRESHOLD TAUPE - 5K1501
27. STONE LION - 5K1501
28. UNIVERSAL KHAKI - 5N6050
29. KHAKI SHADE - 5K1533
30. BITTERSWEET STEM - 5K1536

EXTERIOR MATERIALS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

- A. FLAT CONCRETE ROOF TILE
- B. EAGLE ROOFING - BROWN RANGE
- C. METAL ROOFING
- D. FIRESTONE/ANA-CLAD - HANGARD BROWN
- E. HARDIE LAP SIDING
- F. JAMES HARDIE - CHESTNUT BROWN
- G. COLOSSEUM TRAVERTINE
- H. CORONADO STONE - ROMAN
- I. CRAFT CONTEMP. STONE
- J. CREATIVE MINDS - ENLIGHTEN
- K. METAL COLUMN/RAILING
- L. ALL THINGS MTL - BRUSHED BRONZE
- M. SMOOTH FINISH WESTERN STUCCO
- N. PARAMOUNT WINDOWS - LOW E GLASS
- O. KITCHLER WALL SCORCE - ARCH BRONZE



EXTERIOR COLORS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

PRIMARY COLORS

- 1. NAVAJO WHITE - 5N6026
- 2. KILM BEIGE - 5N6009
- 3. ACCESSIBLE BEIGE - 5K1036
- 4. SAND BEACH - 5K1524
- 5. STUDIO TAUPE - 5K1549
- 6. TAMARIND - 5K1538

SECONDARY COLORS

- 7. NANTUCKET DUNE - 5K1521
- 8. THRESHOLD TAUPE - 5K1501
- 9. STONE LION - 5K1501
- 10. UNIVERSAL KHAKI - 5N6050
- 11. KHAKI SHADE - 5K1533
- 12. BITTERSHEET STEM - 5K1536

TRIM/DOOR-OUTS

- 13. STURDY BROWN - 5N6011
- 14. COBBLE BROWN - 5N6082
- 15. SMOKEHOUSE - 5K1040
- 16. WEATHERED SHINGLE - 5K0241
- 17. COCONUT HUSK - 6111
- 18. CRAFT PAPER - 5N6125

ENTRY DOORS

- 19. STURDY BROWN - 5N6011
- 20. COBBLE BROWN - 5N6082
- 21. SMOKEHOUSE - 5K1040
- 22. WEATHERED SHINGLE - 5K0241
- 23. COCONUT HUSK - 5N6111
- 24. CRAFT PAPER - 5N6125

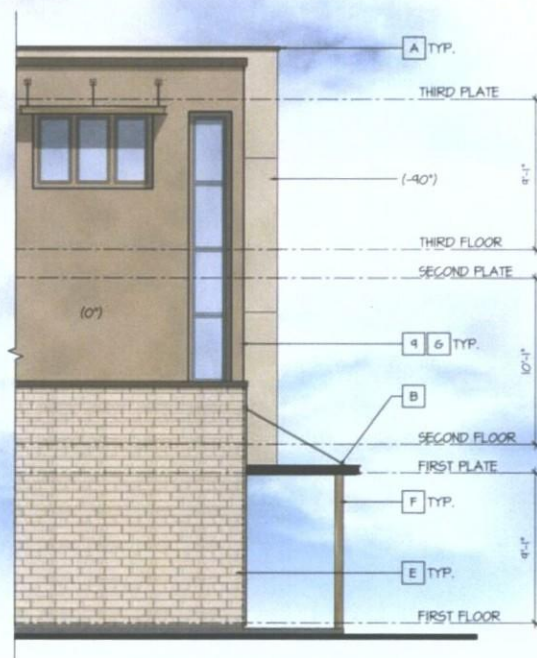
GARAGE DOORS

- 25. NANTUCKET DUNE - 5K1521
- 26. THRESHOLD TAUPE - 5K1501
- 27. STONE LION - 5K1501
- 28. UNIVERSAL KHAKI - 5N6050
- 29. KHAKI SHADE - 5K1533
- 30. BITTERSHEET STEM - 5K1536

EXTERIOR MATERIALS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

- A. FLAT CONCRETE ROOF TILE
- B. EAGLE ROOFING - BROWN RANGE
- C. METAL ROOFING
- D. FIRESTONE/ANA-GLAD - MANGARD BROWN
- E. HARDIE LAP SIDING
- F. JAMES HARDIE - CHESTNUT BROWN
- G. COLOSSEUM TRAVERTINE
- H. CORONADO STONE - ROMAN
- I. CRAFT CONTEMP. STONE
- J. CREATIVE MINDS - ENLIGHTEN
- K. METAL COLUMN/RAILING
- L. ALL THINGS MTL - BRUSHED BRONZE
- M. SMOOTH FINISH WESTERN STUCCO
- N. PARAMOUNT WINDOWS - LOW E GLASS
- O. KITZLER HALL SCONCE - ARCH BRONZE



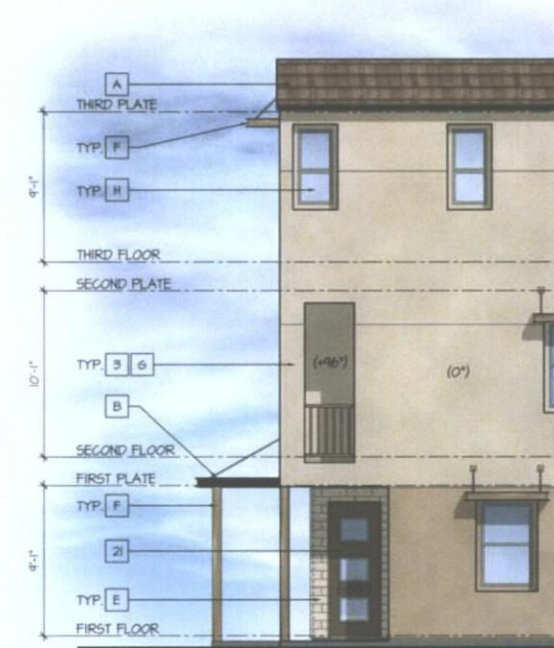
Left Elevation

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



Front Elevation

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



Right Elevation

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

Plan 2133 - Miller Street Front Porch

taylor morrison

Homes Inspired by You



bsbdesign.com

1001 W. Washington Blvd., Suite 100, Scottsdale, AZ 85261
 Phone: 480.443.1111 Fax: 480.443.1112

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 Scottsdale, Arizona

07.06.2015

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North Perspective Streetscape

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The drawings presented are illustration of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, and prior to final plan changes, etc.)

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Scottsdale, Arizona

05.08.2015

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South Perspective Streetscape

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Scottsdale, Arizona

05.08.2015

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Streetscape

taylor
morrison

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The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, and plan / floor plan changes, etc.)

Miller and Osborn
Scottsdale, Arizona

05.08.2015

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CONCEPTUAL PLANT PALETTE

TREES	SIZE	QTY
BAUHINIA CONGESTA	ANACACHO ORCHID	24" box (1" cal.) 12
EUCALYPTUS PAPUANA	GHOST EUCALYPTUS	24" box (2" cal.) 21 total 36" box (2.5" cal.)
DALBERGIA SISSOO to be planted with root barrier to protect adjacent sidewalk integrity	SISSOO TREE	15 gal. (0.75" cal.) 2 48" box (3" cal.) 8
PHOENIX DACTYLIFERA	DATE PALM	15' BTH 12
THEVETIA PERUVIANA multitrunk	YELLOW OLEANDER	24" box (1.5" cal.) 8
*TRACHYCARPUS FORTUNEI trunk surrounded by columnar trellis planted with vine	WINDMILL PALM	12' BTH 11
SHRUBS / VINES / ACCENTS		
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE (ON TRELLIS)	5 gal. 11
*EQUISETUM HYMENALE	HORSETAIL REED	1 gal. 29
*HESPERALOE PARVIFLORA "PERPA"	BRAKELIGHTS YUCCA	1 gal. 89
*HIBISCUS ROSA-SINENSIS	CHINESE HIBISCUS	5 gal. 6
*MUHLENBERGIA CAPILLARIS	REGAL MIST	1 gal. 39
*MUHLENBERGIA RIGENS	DEER GRASS	1 gal. 108
*PEDILANTHUS MACROCARPUS	SLIPPER PLANT	5 gal. 29
*SANSEVIERIA TRIFASCIATA	SNAKE PLANT	5 gal. 64
GROUNDCOVERS		
LANTANA "NEW GOLD"	GOLD LANTANA	1 gal. 90
LANTANA MONTEVIDENSIS	TRAILING PURPLE LANTANA	1 gal. 37
RUELLIA BRITTONIANA "KATIE"	KATIE RUELLIA	1 gal. 172
*TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 gal. 36
WEDELIA TRILOBATA	YELLOW DOT	1 gal. 28
INERT GROUNDCOVERS		
SYNTHETIC TURF		1,075 S.F.
DECOMPOSED GRANITE IN ALL PLANTER BEDS		
* NOT ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST (APPROX. 3,570 S.F. OF PLANT MATERIAL SHOWN ON PLAN IS NOT ON LOW WATER USE LIST)		

HARDSCAPE SCHEDULE

□ GATEWAY PYLON	SEE DETAIL, SHEET L-4
■ ENHANCED VEHICULAR PAVING	BELGARD CATALINA STONE RIO BLEND SMALL AND LARGE UNIT PATTERN E
■ CONCRETE SIDEWALKS	COLOR: STANDARD GRAY BROOM FINISH
■ POOL DECK AND COPING	ARTISTIC PAVERS SHELLOCK 12" X 12" STAGGERED BOND PATTERN COLOR: SILVER SAM
□ BIKE RACK	SEE DETAIL, SHEET L-2 CITY OF SCOTTSDALE STANDARD
□ PET STATION	ALUMINUM DOGPOT® PET STATION (#1003-L)

VICINITY MAP



PROJECT TEAM

Discipline	Company Contact Info.	Discipline	Company Contact Info.
Client	Taylor Morrison Colin Phipps 9000 E. Pima Center Parkway, Suite 350 Scottsdale, AZ 85258 480.346.1719 cphippst@taylor Morrison.com	Architect	BSB Design, Inc. Brad Sonnenburg 6125 E. Indian School Road, Suite 1001 Scottsdale, AZ 85251 480.663.2100 BSonnenburg@bsbdesign.com
Planner/ Landscape Architect	LVA Urban Design Studio Keith Nichter Steven Voss Laura Thelen, RLA, LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 knichter@lvadesign.com sjvoss@lvadesign.com lthelen@lvadesign.com	Civil Engineer	Hilgart Wilson Zach Hilgart, PE, LEED-AP 2141 E. Highland Avenue, Suite 250 Phoenix, Arizona 85016 602.490.0535 x104 zhilgart@hilgartwilson.com

LANDSCAPE SUMMARY DATA

ON-SITE LANDSCAPE AREA: 12,820 S.F.

RIGHT-OF-WAY LANDSCAPE AREA: 983 S.F.

TOTAL TREES PROVIDED: 74

MATURE TREES REQUIRED (50%): 37

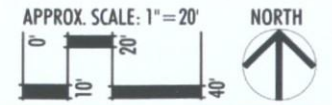
MATURE TREES PROVIDED: 39

Pursuant to Section 10.50L.B, all trees shall have a 15 gallon minimum container size and at least 50% must be mature. For developments where buildings have more than one story, 50 percent of the trees shall meeting the following standards:
Palm trees: 12 feet tall
Single trunk trees: 3 inch caliper
Multiple trunk trees: 1-1/2" caliper average trunk

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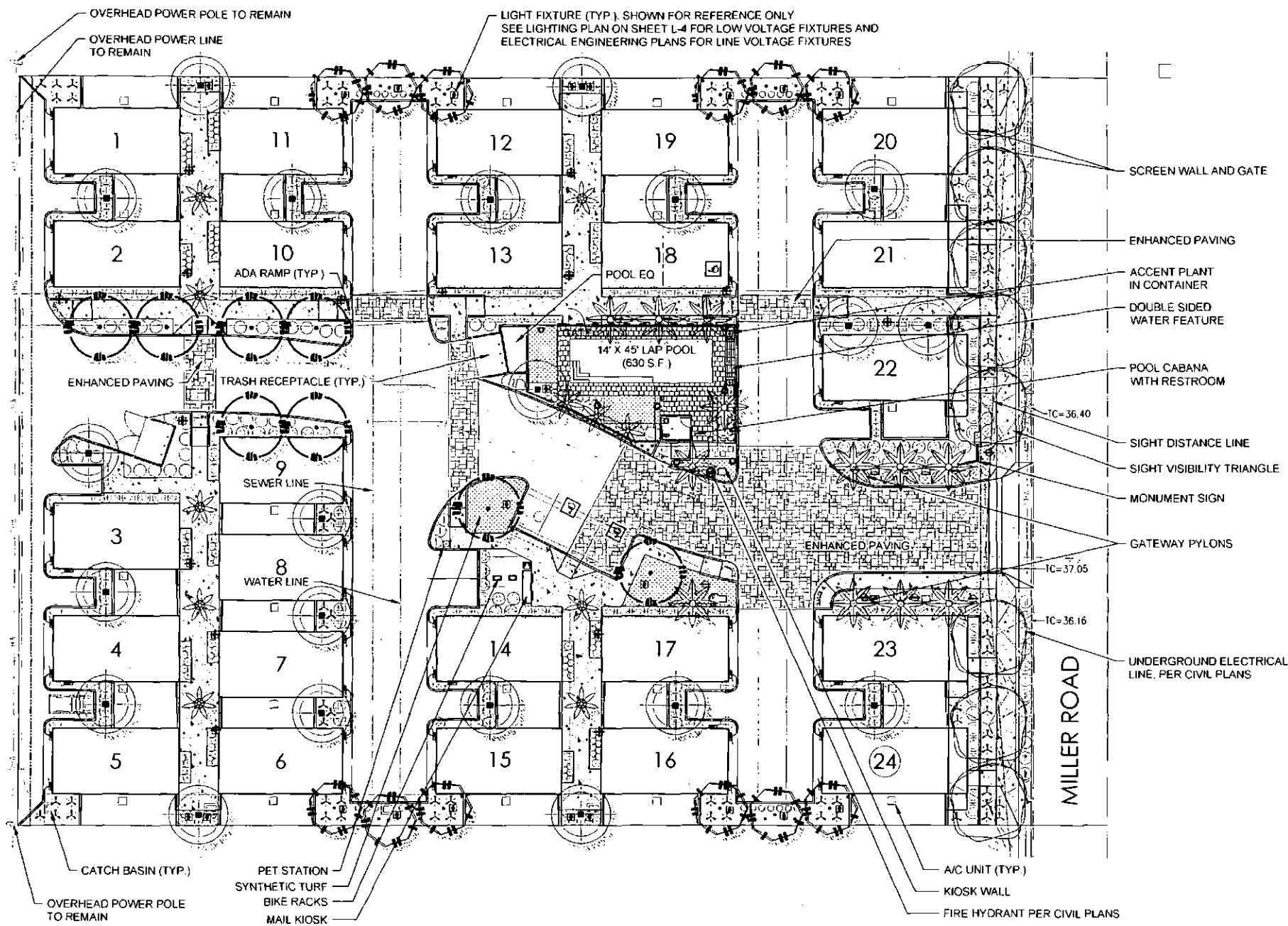
TRÉO - MILLER AND OSBORN

PRELIMINARY COLOR LANDSCAPE PLAN



1504 DRAWN BY: LT 5/13/15, REV 7/7/15
RELATED COS CASE #S: 287-PA-2015, 26-DR-2015

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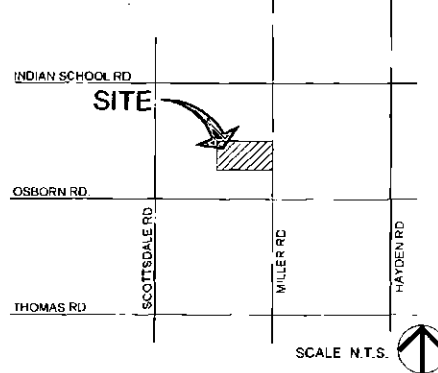
CONCEPTUAL PLANT PALETTE

TREES		SIZE	QTY
BAUHINIA CONGESTA	ANACACHO ORCHID	24" box (1" cal.)	12
EUCALYPTUS PAPUANA	GHOST EUCALYPTUS	24" box (2" cal.) 36" box (2.5" cal.)	21 total
DALBERGIA SISSOO to be planted with root barrier to protect adjacent sidewalk integrity	SISSOO TREE	48" box (3" cal.)	8
PHOENIX DACTYLIFERA	DATE PALM	15' BTH	12
THEVETIA PERUVIANA multitrunk	YELLOW OLEANDER	24" box (1.5" cal.)	8
*TRACHYCARPUS FORTUNEI trunk surrounded by columnar trellis planted with vine	WINDMILL PALM	12' BTH	11
SHRUBS / VINES / ACCENTS			
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE (ON TRELLIS)	5 gal.	11
*EQUISETUM HYMENALE	HORSETAIL REED	1 gal.	29
HESPERALOE PARVIFLORA "PERPA"	BRAKELIGHTS YUCCA	1 gal.	89
*HIBISCUS ROSA-SINENSIS	CHINESE HIBISCUS	5 gal.	6
MUHLENBERGIA CAPILLARIS	REGAL MIST	1 gal.	39
MUHLENBERGIA RIGENS	DEER GRASS	1 gal.	108
PEDILANTHUS MACROCARPUS	SLIPPER PLANT	5 gal.	29
*SANSEVIERIA TRIFASCIATA	SNAKE PLANT	5 gal.	64
GROUNDCOVERS			
LANTANA "NEW GOLD"	GOLD LANTANA	1 gal.	90
LANTANA MONTEVIDENSIS	TRAILING PURPLE LANTANA	1 gal.	37
RUPELLIA BRITTONIANA "KATIE"	KATIE RUELLIA	1 gal.	170
*TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 gal.	36
WEDDELIA TRILOBATA	YELLOW DOT	1 gal.	28
INERT GROUNDCOVERS			
SYNTHETIC TURF		1,075 S.F.	
DECOMPOSED GRANITE IN ALL PLANTER BEDS			
* NOT ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST (APPROX. 3,570 S.F. OF PLANT MATERIAL SHOWN ON PLAN IS NOT ON LOW WATER USE LIST)			

HARDSCAPE SCHEDULE

□ GATEWAY PYLON	SEE DETAIL SHEET L-4
■ ENHANCED VEHICULAR PAVING	BELGARD CATALINA STONE RIO BLEND SMALL AND LARGE UNIT PATTERN E
■ CONCRETE SIDEWALKS	COLOR: STANDARD GRAY BROOM FINISH
■ POOL DECK AND COPING	ARTISTIC PAVERS SHELLOCK 12" X 12" STAGGERED BOND PATTERN COLOR: SILVER SAM
□ BIKE RACK	SEE DETAIL SHEET L-2 CITY OF SCOTTSDALE STANDARD
■ PET STATION	ALUMINUM DOGPOT® PET STATION (#1003-L)

VICINITY MAP



PROJECT TEAM

Discipline	Company Contact Info.	Discipline	Company Contact Info.
Client	Taylor Morrison Colin Phipps 9000 E. Prima Center Parkway, Suite 350 Scottsdale, AZ 85258 480.346.1719 cphipp@taylor-morrison.com	Architect	BSB Design, Inc. Brad Sonnenburg 6125 E. Indian School Road, Suite 1001 Scottsdale, AZ 85251 480.663.2100 BSonnenburg@bsbdesign.com
Planner/ Landscape Architect	LVA Urban Design Studio Keith Nichter Steven Voss Laura Thelen, RLA, LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 knichter@lvadesign.com svoss@lvadesign.com lthelen@lvadesign.com	Civil Engineer	Hilgart Wilson Zach Hilgart, PE, LEED-AP 2141 E. Highland Avenue, Suite 250 Phoenix, Arizona 85016 602.490.0535 x104 zhilgart@hilgartwilson.com

LANDSCAPE SUMMARY DATA

ON-SITE LANDSCAPE AREA: 12,820 S.F.
 RIGHT-OF-WAY LANDSCAPE AREA: 983 S.F.
 TOTAL TREES PROVIDED: 72
 MATURE TREES REQUIRED (50%): 36
 MATURE TREES PROVIDED: 39

Pursuant to Section 10.50(B), all trees shall have a 15 gallon minimum container size and at least 50% must be mature. For developments where buildings have more than one story, 50 percent of the trees shall meet the following standards:
 Palm trees: 12 feet tall
 Single trunk trees: 3 inch caliper
 Multiple trunk trees: 1-1/2" caliper average trunk

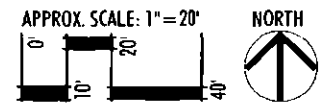
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TRÉO - MILLER AND OSBORN

PRELIMINARY LANDSCAPE PLAN
 SHEET L-1

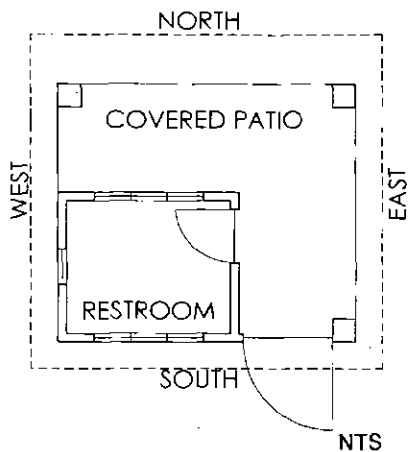
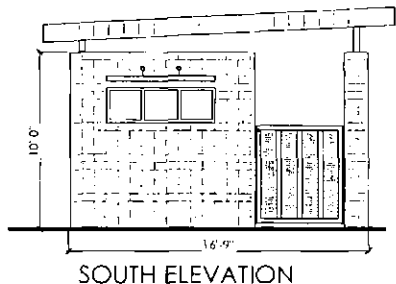
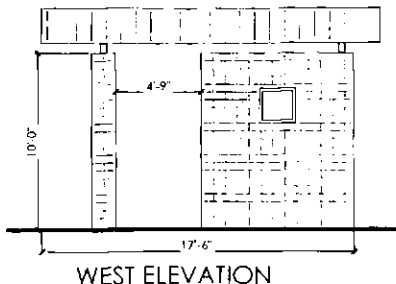
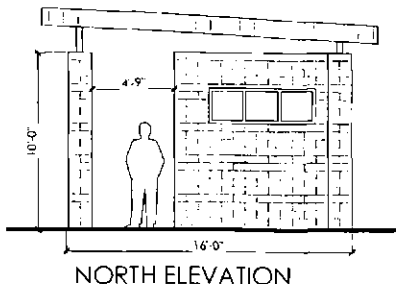
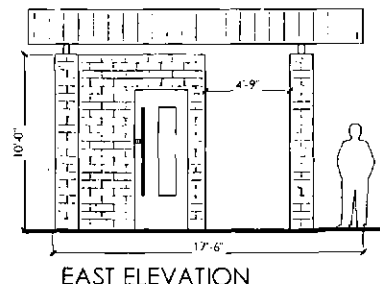
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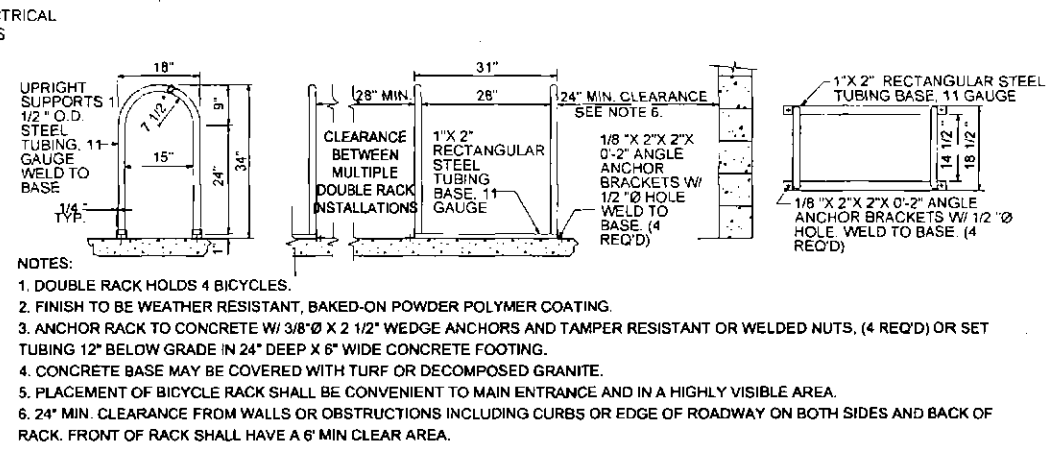
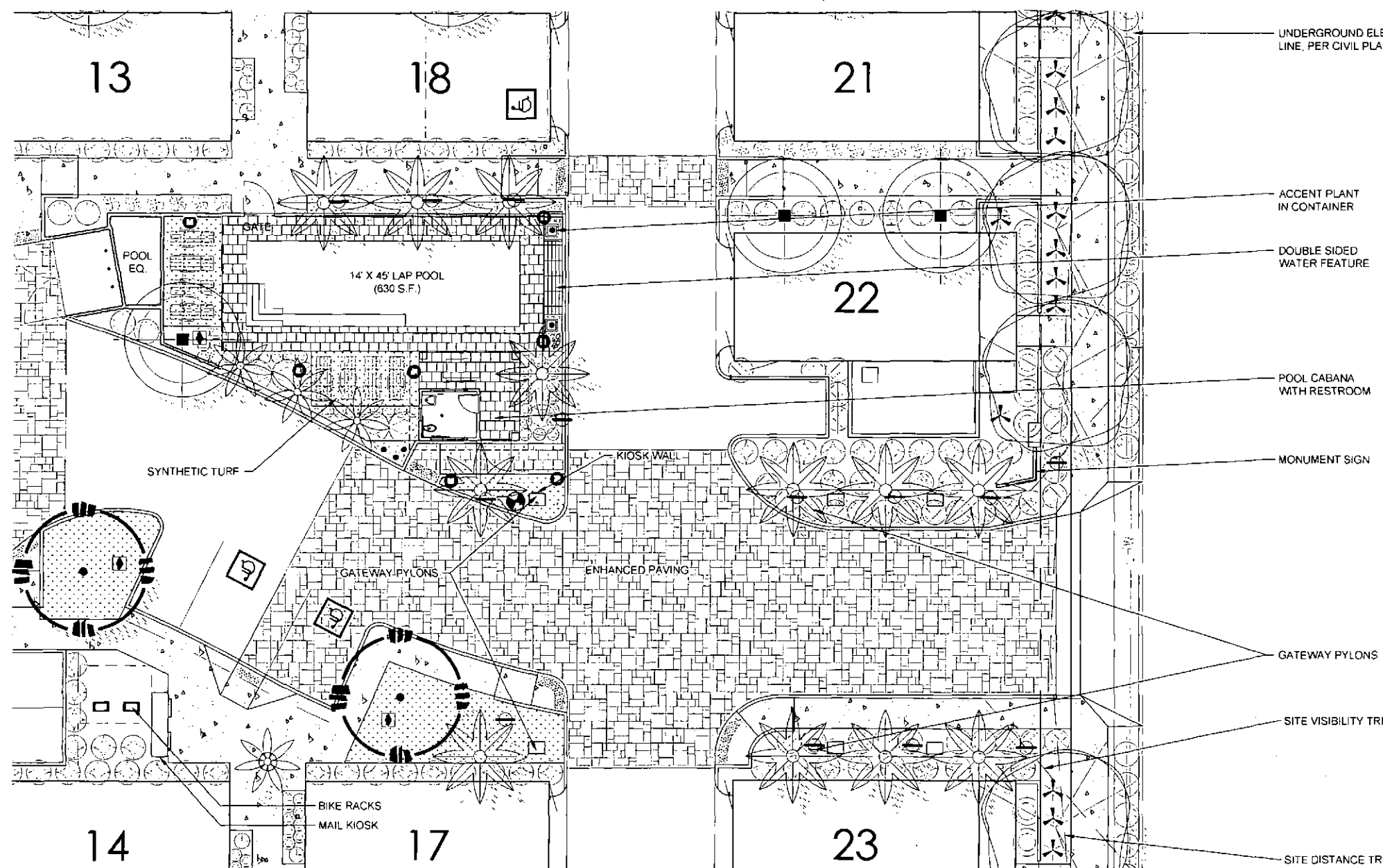


1504 DRAWN BY: LT 5/13/15, REV 7/22/15
 RELATED COS CASE #S: 207 PA 2015, 24-DR-2015

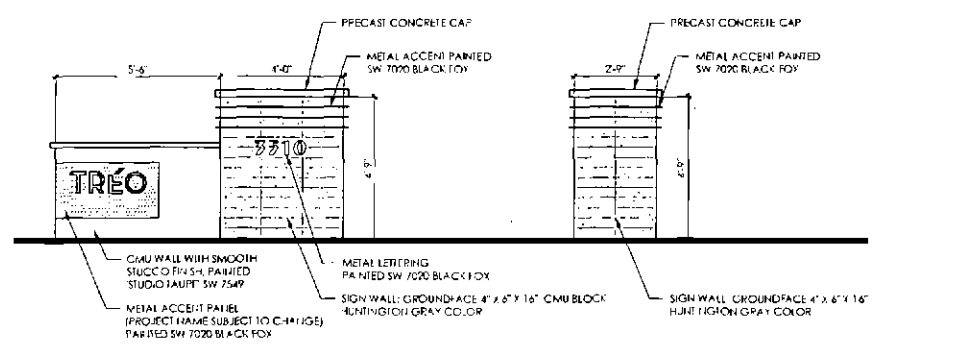
- ALL CABANA MATERIALS TO MATCH THOSE USED ON ARCHITECTURE:
- FIRESTONE/UNA-CLAD MANSARD BROWN RIBBED METAL ROOF
 - CORONADO STONE COLOSSEUM TRAVERTINE VENEER
 - STYLE OF WINDOW AND DOORS TO MATCH BUILDING
 - FIRESTONE/UNA-CLAD MANSARD BROWN METAL BRACED EAVES AND/OR METAL AWNINGS



CONCEPTUAL DESIGN FOR POOL CABANA WITH RESTROOM



TYPICAL BIKE RACK DETAIL



MONUMENT SIGN AND GATEWAY PYLON

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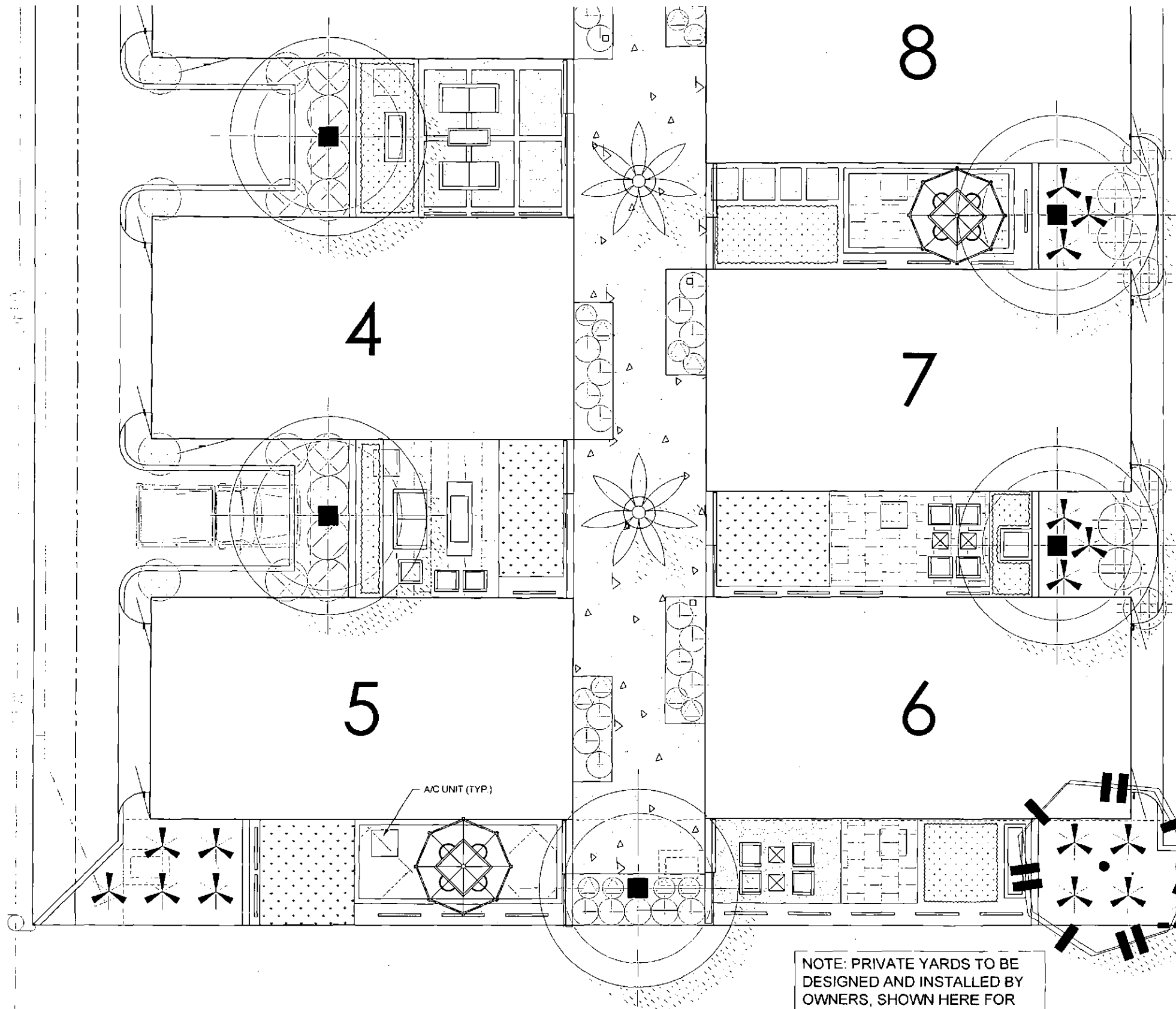
PRELIMINARY LANDSCAPE PLAN
 SHEET L-2



APPROX. SCALE: 1" = 10' NORTH

1504 DRAWN BY: LT 5/13/15, REV 7/22/15
 RELATED COS CASE #S: 287-PA-2015, 28-DR-2015

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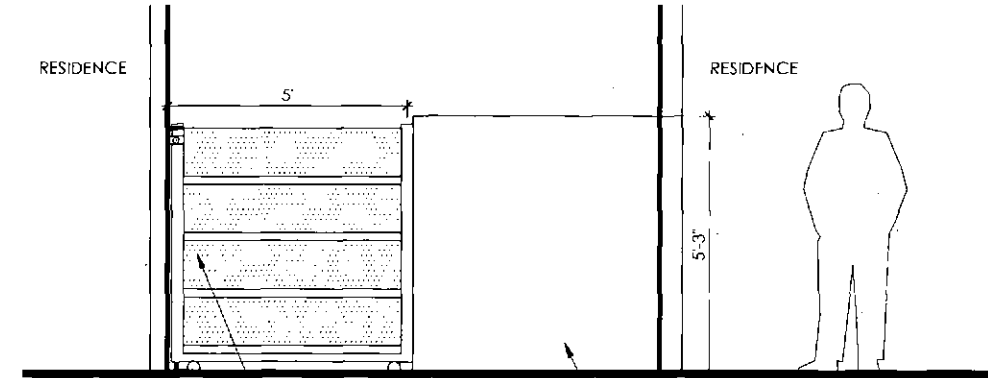
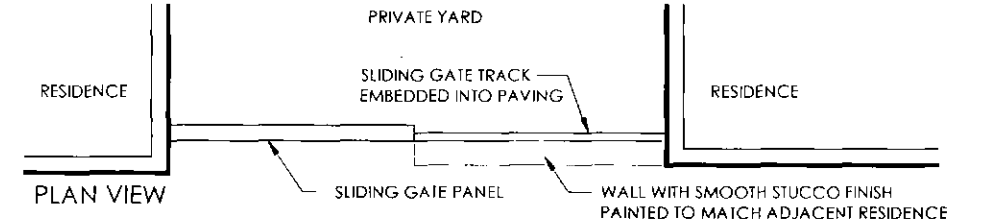


CONCEPTUAL PLANT PALETTE

TREES		SIZE	QTY
BAUHINIA CONGESTA	ANACACHO ORCHID	24" box (1" cal.)	12
EUCALYPTUS PAPUANA	GHOST EUCALYPTUS	24" box (2" cal.) 36" box (2.5" cal.)	21 total
DALBERGIA SISSOO to be planted with root barrier to protect adjacent sidewalk integrity	SISSOO TREE	48" box (3" cal.)	8
PHOENIX DACTYLIFERA	DATE PALM	15' BTH	12
THEVETIA PERUVIANA multitrunk	YELLOW OLEANDER	24" box (1.5" cal.)	8
*TRACHYCARPUS FORTUNEI trunk surrounded by columnar trellis planted with vine	WINDMILL PALM	12' BTH	11
SHRUBS / VINES / ACCENTS			
NOT SHOWN	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE (ON TRELLIS)	5 gal. 11
△	*EQUISETUM HYMENALE	HORSETAIL REED	1 gal. 29
△	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS YUCCA	1 gal. 89
○	*HIBISCUS ROSA-SINENSIS	CHINESE HIBISCUS	5 gal. 6
○	MUHLENBERGIA CAPILLARIS	REGAL MIST	1 gal. 39
○	MUHLENBERGIA RIGENS	DEER GRASS	1 gal. 108
○	PEDILANTHUS MACROCARPUS	SLIPPER PLANT	5 gal. 29
○	*SANSEVIERIA TRIFASCIATA	SNAKE PLANT	5 gal. 64
GROUNDCOVERS			
○	LANTANA 'NEW GOLD'	GOLD LANTANA	1 gal. 90
○	LANTANA MONTEVIDENSIS	TRAILING PURPLE LANTANA	1 gal. 37
○	RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA	1 gal. 170
○	*TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 gal. 36
○	WEDELIA TRILOBATA	YELLOW DOT	1 gal. 28
INERT GROUNDCOVERS			
■	SYNTHETIC TURF		1,075 S.F.

DECOMPOSED GRANITE IN ALL PLANTER BEDS

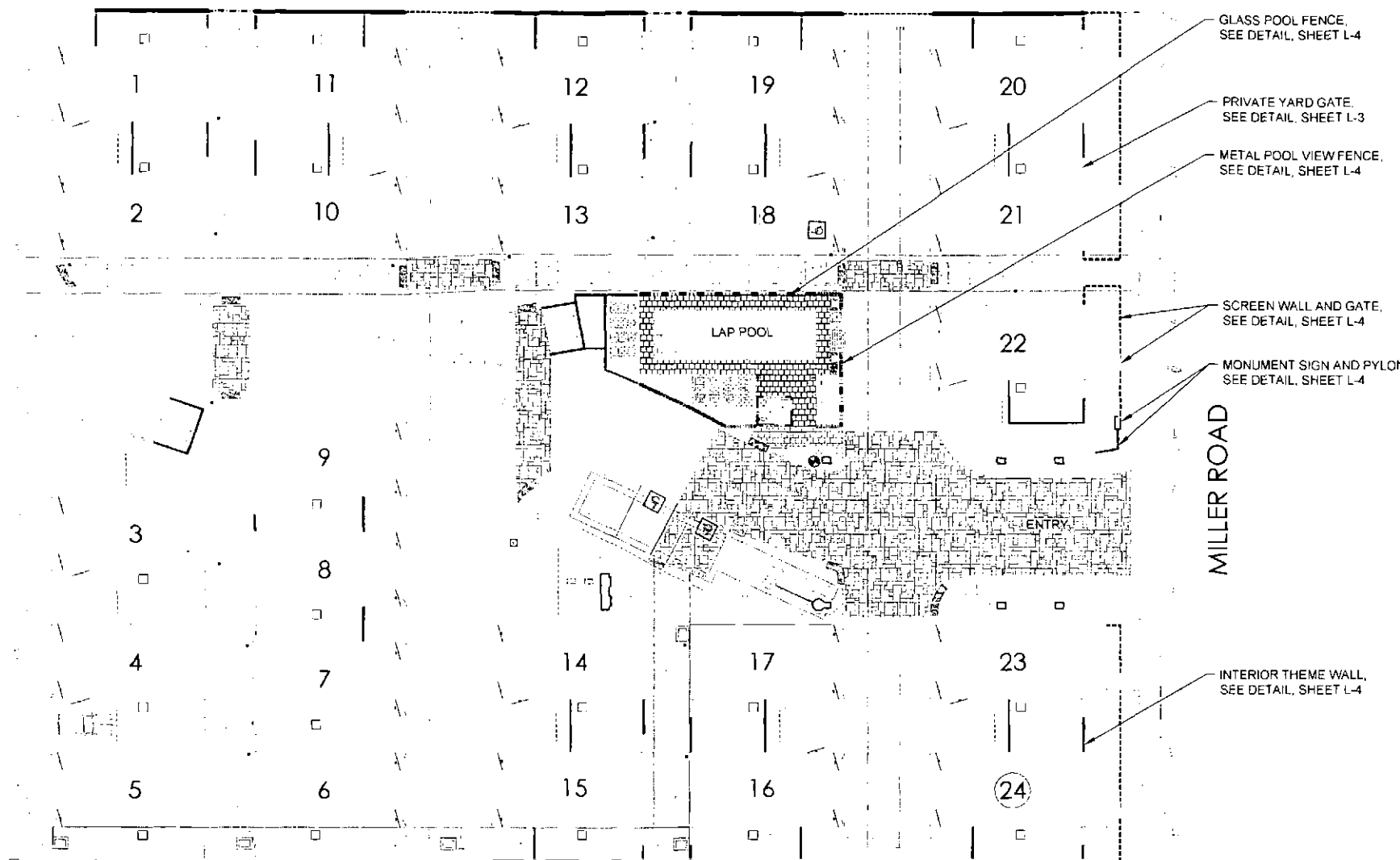
* NOT ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST (APPROX. 3,570 S.F. OF PLANT MATERIAL SHOWN ON PLAN IS NOT ON LOW WATER USE LIST)



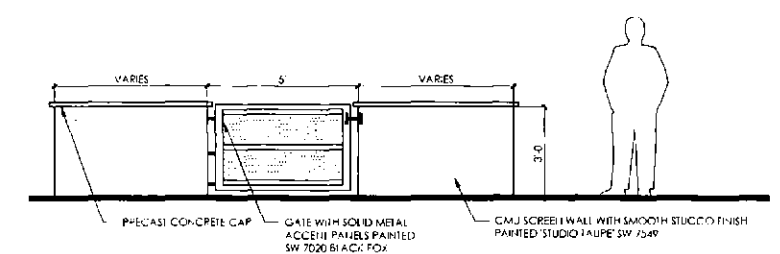
PRIVATE YARD GATE

NTS

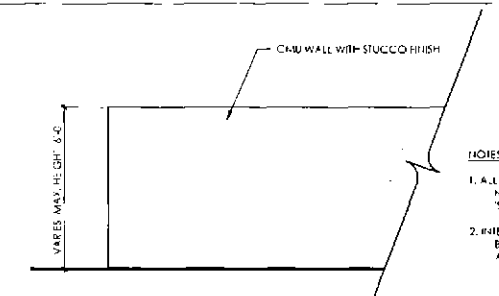




- GLASS POOL FENCE, SEE DETAIL, SHEET L-4
- PRIVATE YARD GATE, SEE DETAIL, SHEET L-3
- METAL POOL VIEW FENCE, SEE DETAIL, SHEET L-4
- SCREEN WALL AND GATE, SEE DETAIL, SHEET L-4
- MONUMENT SIGN AND PYLON, SEE DETAIL, SHEET L-4

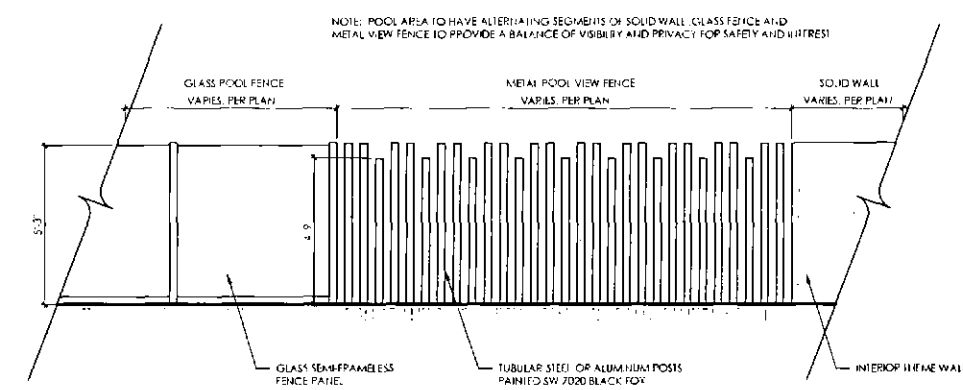


SCREEN WALL AND GATE NTS



- NOTES
- ALL EXTERIOR AND INTERIOR THEME WALLS THAT ARE NOT ADJACENT TO BUILDINGS TO BE PAINTED STUDIO TAUPÉ SW 7049
 - INTERIOR THEME WALLS THAT ARE ADJACENT TO BUILDINGS SHALL BE PAINTED TO MATCH THE ADJACENT BUILDING.

INTERIOR THEME WALL NTS

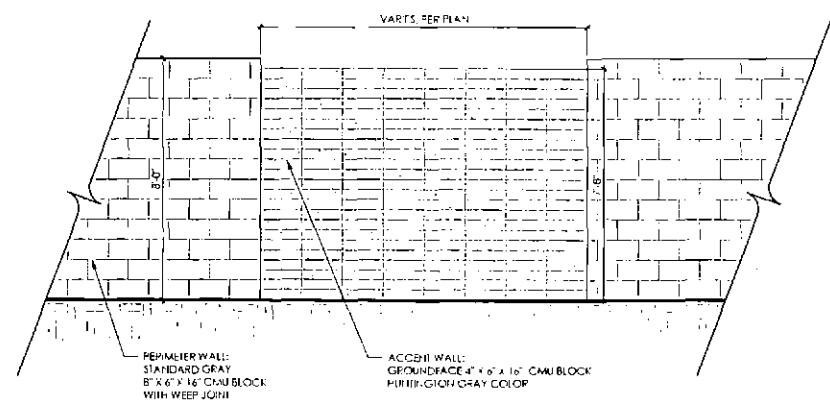


POOL FENCING NTS

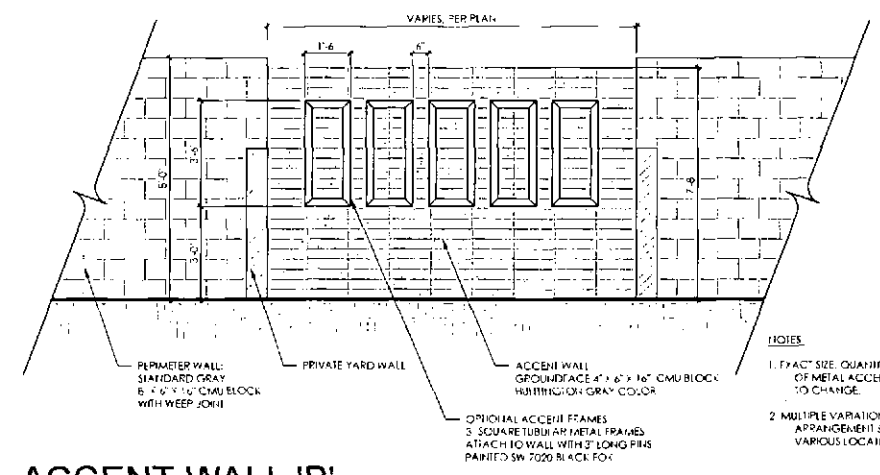
HARDSCAPE SCHEDULE

	PERIMETER THEME WALL	SEE DETAIL, SHEET L-4
	INTERIOR THEME WALL	SEE DETAIL, SHEET L-4
	ACCENT WALL 'A'	SEE DETAIL, SHEET L-4
	ACCENT WALL 'B'	SEE DETAIL, SHEET L-4
	GLASS POOL FENCE	SEE DETAIL, SHEET L-4
	METAL POOL VIEW FENCE	SEE DETAIL, SHEET L-4
	PRIVATE YARD GATE	SEE DETAIL, SHEET L-3
	SCREEN WALL & GATE	SEE DETAIL, SHEET L-3
	GATEWAY PYLON	SEE DETAIL, SHEET L-4
	ENHANCED VEHICULAR PAVING	BELGARD CATALINA STONE RIO BLEND SMALL AND LARGE UNIT PATTERN E
	CONCRETE SIDEWALKS	COLOR: STANDARD GRAY BROOM FINISH
	POOL DECK AND COPING	ARTISTIC PAVERS SHELLOCK 12" X 12" STAGGERED BOND PATTERN COLOR: SILVER SAM

- ACCENT WALL 'A', SEE DETAIL, SHEET L-4
- ACCENT WALL 'B', SEE DETAIL, SHEET L-4
- PERIMETER THEME WALL, SEE DETAIL, SHEET L-4



PERIMETER THEME WALL WITH ACCENT WALL 'A' NTS



ACCENT WALL 'B' NTS

LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

TRÉO - MILLER AND OSBORN

PRELIMINARY LANDSCAPE PLAN
 SHEET L-4

PRELIMINARY - NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, LLC.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.



APPROX. SCALE: 1"=20'

1504 DRAWN BY: LT 5/13/15, REV 7/22/15
 RELATED COS CASE #S: 287-PA-2015, 28-DR-2015

**MILLER & OSBORN
PRIVATE ELECTRICAL & LIGHTING
PHOENIX, ARIZONA**

GENERAL NOTES

1. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
2. THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODE ORDINANCES AND REGULATIONS. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES. ALL WORK SHALL BE DONE IN A NEAT, WORKMANLIKE, FINISHED AND SAFE MANNER, ACCORDING TO LATEST PUBLISHED N.E.C.A. STANDARDS OF INSTALLATION, UNDER COMPETENT SUPERVISION. INSTALL GROUNDING AS REQUIRED BY THE NATIONAL ELECTRICAL CODE (2008).
3. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND ALL OTHER FACTORS WHICH MAY AFFECT THE EXECUTION OF THIS WORK. INCLUDE ALL RELATED COSTS IN THE INITIAL BID PROPOSAL. NO CLAIMS SHALL BE MADE AGAINST THE CLIENT/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE. ANY QUANTITIES SHOWN ARE THE ESTIMATE OF THE ENGINEER, THE CONTRACTOR IS RESPONSIBLE TO MAKE HIS OWN INDEPENDENT ESTIMATE AND BASE BID PROPOSAL ACCORDINGLY.
4. ALL MATERIAL SHALL BE NEW AND OF THE BEST QUALITY, MANUFACTURED IN ACCORDANCE WITH NEMA, ANSI, U.I. OR OTHER APPLICABLE STANDARDS. THE USE OF MANUFACTURE'S NAMES, MODEL NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE USEFULNESS AND BID PRICE. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING AND REVIEWED BY THE ENGINEER BEFORE BIDDING.
5. PROTECT ALL ELECTRICAL MATERIAL AND EQUIPMENT INSTALLED UNDER THIS CONTRACT AGAINST DAMAGE BY OTHER TRADES, WEATHER CONDITIONS, OR ANY OTHER CAUSES. EQUIPMENT FOUND DAMAGED OR IN OTHER THAN NEW CONDITION WILL BE REJECTED AS DEFECTIVE.
6. LEAVE THE SITE CLEAN. REMOVE ALL DEBRIS, EMPTY CARTONS, TOOLS, CONDUIT, WIRE SCRAPS, AND ALL MISCELLANEOUS SPARE EQUIPMENT AND MATERIALS USED IN THE WORK DURING CONSTRUCTION. ALL COMPONENTS SHALL BE FREE OF DUST, GRIT, AND FOREIGN MATERIALS, LEFT AS NEW BEFORE FINAL ACCEPTANCE OF WORK.
7. ALL CIRCUIT CONDUCTORS SHALL BE "XHHW-2" STRANDED COPPER. CONDUIT ROUTING IS DIAGRAMMATIC AND SHOWN FOR REFERENCE ONLY. COORDINATE EXACT ROUTING IN THE FIELD WITH CIVIL, LANDSCAPE, AND IRRIGATION PLANS. NO CONDUITS SHALL BE RUN UNDER PLAY AREAS OR SPORTS COURT AREAS.
8. UNLESS OTHERWISE INDICATED, ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC. MINIMUM SIZE SHALL BE 3/4". ALL EXPOSED CONDUIT SHALL BE RIGID GALVANIZED CONDUIT, MINIMUM SIZE SHALL BE 3/4". CONDUITS INSTALLED CONCEALED IN RAMADA STRUCTURE SHALL BE RGC, MINIMUM SIZE SHALL BE 3/4". ALL ABOVE GROUND CONDUIT, INCLUDING SWEEPS AND RISERS FROM UNDERGROUND PVC SHALL BE RIGID GALVANIZED CONDUIT. UNDERGROUND RISERS OR SWEEPS SHALL BE PROTECTED BY HALF LAPPED 10 MIL TAPE.
9. ALL ELECTRICAL SAFETY SWITCHES, DISTRIBUTION, AND CONTROL EQUIPMENT SHALL BE RATED FOR HEAVY DUTY SERVICE. ALL EXTERIOR EQUIPMENT SHALL BE NEMA 3R RATED.
10. REFER TO OTHER TRADE PLANS FOR EXACT LOCATION OF EQUIPMENT AND LANDSCAPE FEATURES, WALKWAY, AREA & TOT LOT LIGHTING. LOCATIONS SHALL BE SCALED FROM THE PLANS VIEWS.

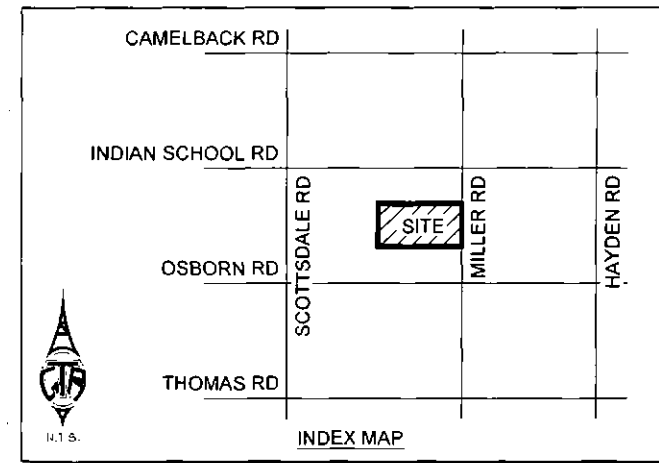
11. DIMENSIONS INDICATED FOR EXISTING UNDERGROUND UTILITIES ARE BASED ON DRAWINGS PROVIDED TO US BY THE CIVIL ENGINEER AT THE TIME OF DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND OBSTRUCTIONS AND UTILITIES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKE AND POT HOLING TO VERIFY ALL EXISTING UNDERGROUND OBSTRUCTIONS. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
12. GTR ENGINEERING LLC, ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE OF PROPERTY CAUSED BY OTHERS DURING OR RESULTING FROM CONSTRUCTION OF THIS PROJECT. NOTHING IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUB-CONTRACTOR.
13. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING ANY RELOCATION OF UTILITIES, POWER POLES, ETC.
14. THE CONTRACTOR SHALL PROVIDE THE DEVELOPER AND ENGINEER IN WRITING WITH ACCURATE AS-BUILT CONDITIONS INCLUDING FIELD MEASUREMENTS TO ELECTRICAL EQUIPMENT AND UNDERGROUND CONDUIT ROUTING. IF THE CONTRACTOR FAILS TO PROVIDE MEASUREMENTS OR FORWARD SUCH MEASUREMENTS TO THE ENGINEER, THE ENGINEER WILL NOT BE HELD RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT CONDITIONS OF THE ELECTRICAL EQUIPMENT AND UNDERGROUND CONDUIT ROUTING. AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT/DEVELOPER.
15. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED DURING CONSTRUCTION, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
16. THE ELECTRICAL CONTRACTOR SHALL COORDINATE INCOMING SERVICE WITH APPROPRIATE UTILITY COMPANY. ROUTING OF INCOMING SERVICE SHOWN ON THE PLAN ARE FOR BIDDING PURPOSES AND MAY VARY FROM ACTUAL REQUIREMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL UTILITY COMPANY REQUIREMENTS, WITHOUT ANY ADDITIONAL CHARGES TO THE CLIENT/DEVELOPER.
17. CONTRACTOR SHALL LABEL ALL PANEL SCHEDULES TO MATCH EXACT FIELD' INSTALLATION (AS-BUILT) CONDITIONS. PROVIDE 'CORRECT' PANEL SCHEDULE INSIDE PANEL WITH CORRECT CIRCUITS, ELECTRICAL LOADS AND FEEDER SIZE AND WIRE TYPE TO PANEL. (ie: #8 COPPER, XHHW-2).
18. ALL PLUG-IN OUTLET DEVICES WITH GROUND OUTLET SHALL HAVE GROUND CONNECTION AT TOP OF DEVICE + 15" TO CENTER TO TOP OUTLET.
19. ALL TRUNKED CONDUCTORS PULLED ON COMMON CONDUIT SHALL BE BASED ON DERATION VALUES PER NEC TABLE (B)(2)(a). CONTRACTOR SHALL INCUR ALL COSTS TO RECTIFY UNDER-SIZED WIRING IN CONDUITS.
20. ALL OVERCURRENT PROTECTION DEVICES (CIRCUIT BREAKERS, SWITCHES) SHALL BE U.L. LISTED FOR 75° C. TERMINATIONS (UNO). ALL WIRE RATING AMPACITIES ARE BASED ON XHHW-2 COPPER AT 60°C. (UP TO 100A) AND 75° C. (ABOVE 100A). ALUMINUM WIRE AND LUGS ARE NOT ALLOWED.
21. ALL JUNCTION BOXES AND PULL BOXES SHALL BE PROVIDED AND INSTALLED PER NEC ARTICAL 314 AND SIZED PER NEC TABLE 314.16(A) AND 314.28 PER (QUANTITY AND SIZE OF) CONDUITS TO THE ENCLOSURE AND WIRES INSIDE THE JUNCTION BOX .
22. CONTRACTOR SHALL SUBMIT SWITCHBOARD SHOP DRAWING TO POWER CO. REPRESENTATIVE FOR APPROVAL BY POWER CO. AND CONFIRMATION THAT SWITCH GEAR COMPLIES WITH POWER CO. REGULATIONS.

CONTACTS

<p>DEVELOPER TAYLOR MORRISON 9000 EAST PIMA CENTER PARKWAY SCOTTSDALE, AZ 85258 PHONE: (480) 344-7000 CONTACT: COLIN PHIPPS</p> <p>CIVIL ENGINEERING HILGARTWILSON 1661 EAST CAMELBACK ROAD, SUITE #275 PHOENIX, AZ 85016 PHONE: (602) 490-0535 CONTACT: ZACH HILGART</p>	<p>LANDSCAPE ARCHITECT LVA URBAN DESIGN STUDIO 120 SOUTH ASH AVENUE TEMPE, AZ 85281 PHONE: (480) 994-0994 CONTACT: STEVEN VOSS</p> <p>ELECTRICAL ENGINEERING GTR ENGINEERING 4643 NORTH 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 241-1144 CONTACT: JADE GOULD, PE</p>
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DRAWING SCHEDULE

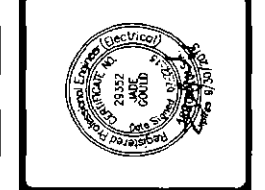
SITE	DRAWING NUMBER	REMARKS
-	SHEET E-1	COVER SHEET
SITE 'A'	SHEET E-2	SCALE: 1"=40'-0"
-	SHEET E-3	1-LINE DIAGRAM & SES DETAILS
-	SHEET E-4	ELECTRICAL & LIGHTING DETAILS
-	SHEET E-5	MANUFACTURE SPECIFICATION SHEETS
-	SHEET E-6	PHOTOMETRIC STUDY



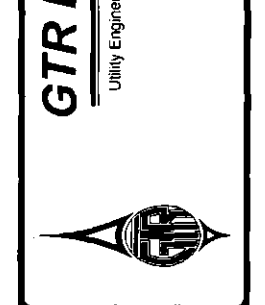
LIGHTING NOTE:
ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

Revision:	Date:
CITY COMMENTS 07/24/15	
CITY COMMENTS 07/22/15	

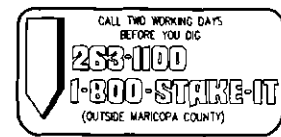
PROJECT: MILLER & OSBORN
 PRIVATE ELECTRICAL & LIGHTING
 PHOENIX, ARIZONA
 SHEET TITLE: COVER SHEET



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Project No:	15EE708
Checked By:	JADF GOULD, P.E.
Drawn By:	M.SMITH
Date:	05/08/15
Scale:	N.T.S.
Drawing No:	E-1
Sheet No:	1 OF 10



ELECTRICAL NOTES

ELECTRICAL PART 1 - GENERAL PROVISIONS

1.01 GENERAL

A. This section describes in general, requirements of the electrical and related items and work necessary for the complete job indicated by the contract documents. The general conditions are applicable to this section and shall form a part of the contract.

1.02 GENERAL LIST OF WORK

A. The work of this section and related work described in other sections is indicated on the drawings and included, but not necessarily limited to:

1. New 120/240V 1Ø, 3W Service Entrance Sections/Lighting Control including new circuit breakers, controls and lighting contactors necessary to complete the job in a workmanlike manner.
2. Complete branch circuit wiring system for lighting.
3. All other electrical equipment and services needed to complete a usable and operable facility in accordance with all pertinent codes and regulations.

1.03 PERMITS

A. Developer or Contractor shall secure and pay for all necessary permits and licenses, services and all inspection fees as required by the City.

1.04 QUALITY ASSURANCE

A. For the actual fabrication, installation and testing of the work of this Section, use only thoroughly trained and experienced personnel who are completely familiar with the requirements of this work and with the installation recommendations of the manufacturers of the specified items.

B. In acceptance or rejection of installed electrical system, no allowance will be made for lack of skill on the part of the installers.

1.05 CODES AND ORDINANCES

A. Install all work in accordance with the National Electrical Code and its latest revisions, with any City requirements and with all pertinent requirements and standard specifications.

1.06 CERTIFICATES

A. All work included shall comply with all State and Local rules and regulations. Furnish to the Owner all certificates of inspection and approval as required.

1.07 EXAMINATION OF PREMISES

A. Prior to submitting proposal, the bidder shall examine all general construction drawings and visit construction site to become familiar with existing conditions under which he will have to operate and which will in any way affect the work under this contract. No subsequent allowance will be made in this connection in behalf of the Contractor for any error or negligence on his part.

B. Prior to ordering any materials or doing any work, verify dimensions at the site. Correctness of dimensions will be this Contractor's responsibility. No extra charge or compensation will be allowed for differences between actual dimensions and dimensions indicated on drawings. Immediately report differences to Engineer and do not proceed with work until Engineer renders his decision.

1.08 CONCRETE, EXCAVATION, FILL AND BACKFILL

A. Furnish all concrete, excavation, fill and backfill, and steel required for this work unless specifically noted otherwise.

B. Concrete shall be Class "A", 3000 p.s.i. and shall be mixed, placed and cured in conformance with M.A.G. Specifications.

C. Backfill conduit trenches in a manner to prevent disturbance to the pipes or conduits. Fill under and around pipes thoroughly to a point approximately 6" above the top of the pipe and compact.

D. Compaction of backfill shall be horizontal lifts not exceeding 6" in thickness. Compact to 85 percent of maximum density at optimum moisture content in accordance with local codes and standards.

E. Pole base structural design or any other structural design will not be the responsibility of the electrical engineer.

1.09 ELECTRICAL DRAWINGS

A. The drawings are generally diagrammatic and indicate the manner, method and nature of the installation. The Specifications denote the style and quality of material and workmanship. Where a conflict exists between the drawing and Specifications, promptly notify the Engineer. The Engineer will make the proper interpretation and his decision will be final.

B. Any items not mentioned in these specifications or not indicated on the plans, but which are necessary for successful and efficient operation of the work, shall be held to be implied and shall be furnished and installed as part of the contract.

1.10 STANDARD OF MATERIAL AND WORKMANSHIP

A. All materials shall be new and shall conform to UL Standards in every case where such a standard has been established and shall bear the UL label. All work shall be performed in a workmanship manner in accordance with the best-accepted standards and shall present a neat mechanical appearance when completed.

B. Ratings of all electrical equipment shall be in accordance with National Electrical Manufacturers Association (NEMA).

1.11 PAINTING

A. All exposed electrical equipment, conduit, flush panel fronts, transformers, switches, switch-boards, panels, panel mounting boards and similar items shall be painted as specified under the Painting Section of the MAG Specifications per City's request.

1.12 TEMPORARY POWER

A. Provide temporary power as required by the job. This service shall be maintained throughout the entire job as the work progresses.

1.13 CLEANING UP PROCESS

A. At all times keep the premises free from accumulation of waste materials or rubbish caused by employees. Metal floor plans shall be provided for pipe threading machines and benches and shall be used at all times to prevent concrete floors from becoming oil soaked. Upon completion of job, remove all debris, clean all switch plates, fixture, panel trims and, in general, leave the premises in a clean and tidy condition.

1.14 FINAL INSPECTIONS AND TESTS

A. Furnish all meters, cable, connection and apparatus necessary for making tests.

B. Test system for shorts and grounds. Faulty wiring shall be removed and replaced. Any device, apparatus or fixture installed showing substandard performance shall be removed and replaced as directed by the City Inspector.

1.15 UTILITIES

A. Locations of Underground Utilities

1. The Contractor shall notify the interested "Utilities" prior to the start of construction and shall ascertain the locations of the various underground utilities either shown on the plans and/or may be brought to his attention. The exact locations of these underground utilities shall be determined by excavations made by the Contractor prior to any trenching operations.

B. Damage To Existing Utilities

1. The Contractor shall assume full responsibility for all damage to all utilities due to his operations and shall repair the damaged utilities as required herein, at his own expense. Damaged water and irrigation lines shall be replaced in kind.

1.16 GUARANTEE

A. Fully guarantee all work under this Section for a period of one year from the date of final acceptance by the City against imperfect workmanship or failure or malfunction of materials and/or equipment due to faulty or imperfect workmanship. Give this guarantee in writing to the City at the time of issuing final certificate. Work found to be defective within this period shall be replaced without cost to the City, developer or engineer.

1.17 SHOP DRAWINGS

A. All data shall be submitted at one time, bound and indexed in an orderly manner. Prior to starting work, submit to the Engineer for approval, six (6) sets of shop drawings, panels and all other equipment to be fabricated.

1.18 DOCUMENTS

A. The contractor shall preserve all manufacturers' paperwork that is shipped with equipment assemblies, lighting control panel components and field installed components. All literature accompanying each and every item shall be considered a part of that item such as specification sheets, installation instructions, operating and maintenance write-ups, etc.

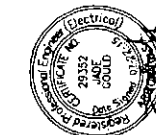
B. As built shall be provided to the City and shall be of the highest quality. Poor quality copies will not be accepted.

Revision	Date
△ CITY COMMENTS	07/06/15
△ CITY COMMENTS	07/22/15
△	
△	
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MILLER & OSBORN
PRIVATE ELECTRICAL & LIGHTING
PHOENIX, ARIZONA

COVER SHEET

PROJECT: _____
SHEET TITLE: _____

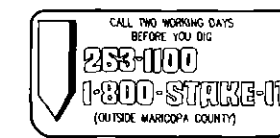


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Project No:	15EE708
Checked By:	JADE GOULD, P.E.
Drawn By:	M SMITH
Date:	05/08/15
Scale:	N.I.S.
Drawing No:	E-2
Sheet No:	2 OF 10



ELECTRICAL NOTES

PART 2 - BASIC MATERIALS AND METHODS

2.01 WIRE AND CABLE

- A. GENERAL: Soft drawn, annealed copper having conductivity of not less than 98% of that of pure copper, uniform in cross-section, free from flaws, scale and other imperfections.
- B. All exterior wire shall be XHHW-2 color coded through #6 AWG. All wiring shall be stranded.
- C. All branch circuit phase conductors shall be identified at each termination point and each side of splice by a printed heat shrink sleeve with panel circuit number.
- D. Manufacturers shall be Simplex, General Cable, Okonite, Rome Cable, Anaconda, General Electric, Kaiser, Spero, Kenall, Cooper, Squared-D or similar.
- E. No aluminum conductors will be allowed. No exceptions.

2.02 INSTALLATIONS: Install all wire and cable in conduit.

- A. Make ALL above ground connections and splices for #10 wire and smaller with Buchanan "B-Cap", 3-M "Scotchlok" or Ideal "Wing Nut" preinsulated wire connector (sizes as recommended by manufacturer). Make connection and splices for #8 conductors and larger with solderless pressure or compression type connectors by O.Z., Burndy, Buchanan, T & B or Illsco. Tape all splices with plastic so insulation is at least equivalent to insulation of conductor. Thoroughly clean ends before splicing. Where plastic tape is used and there is any danger of insulation damage from pressure of joint against non-current carrying metal parts, use friction tapes for additional protection. Vinyl plastic tape shall be Scotch #33 or Plymouth.
- B. Make ALL underground connections or splices, including ground mounted pull or junction boxes with crimp type connectors and insulate with scotch cast insulation kits or Town approved equal.
- C. All wires in panelboards, gutters, switchboards, wireways and pull boxes shall be neatly arranged with terminations located directly opposite terminals and routed in a neat workmanlike manner through spaces where the wire passes.
- D. Exercise due care when pulling wire and cable through raceways to prevent conductors from kinking and injuring insulations.
- E. UL approved pulling compounds may be applied to the conductors to insure ease of pulling. Under no circumstances shall any medium containing water, acid or petroleum base be used.
- F. Leave no less than 6" of wire at each outlet for connection to lighting fixture, switch receptacle and other pieces of equipment. Where wires feed through an outlet or junction box, neatly tuck a 6" long loop in bottom of box.
- G. Control wiring and all other stranded wiring to screw connections shall be provided with T & B "STA-KON" terminals.

2.03 CONDUIT RACEWAYS

- A. Conduit systems shall be rigid galvanized steel, non-metallic fiber or Polyvinylchloride (PVC) plastic as specified herein, or as indicated on the plans. All systems shall be continuous. All sweeps and risers from underground to exposed above grade locations shall be wrapped rigid conduits.
- B. Rigid steel conduit shall be heavy walled, not dipped, galvanized or sheardized. Use rigid steel conduit in concrete slabs on grade, in exposed locations such as tunnels and equipment rooms, where exposed to weather and where buried in earth. Make all joints with standard couplings or unions; use of running threads is prohibited. Ream conduit ends after cutting. Use double lock nuts at terminations. Use insulated bushings throughout.
- C. Minimum conduit size for PVC or Rigid Galvanized conduit is 3/4". No conduit shall be imbedded in a slab that is less than 3 1/2" thick except for local offsets. Unless otherwise noted or specified, tops of underground conduit or ducts shall not be less than 24" below grade. Assemble joints together using approved couplings to make watertight joints.
- D. Schedule 40 PVC electrical conduit, UL listed 2" and smaller may be used for direct burial of underground branch circuits (with bond wire). All bends shall be manufactured, not field made.
- E. Vertical sweeps, stub ups and risers from underground PVC conduit shall be half lapped with 20 mil Scotch #50 tape. PVC sweeps are allowed into ground mounted pull boxes.
- F. Where exposed, install conduit parallel to walls and partitions; do not cross window openings.
- G. All metallic conduit bends 45 degrees and larger, and 2 inches and above shall be manufactured bends or field made with hydraulic bender.
- H. Coat Metallic conduit below grade or encased in concrete with two coats of Koppers Bitumastic or half lap with Scotch Wrap #50, minimum thickness to be 20 mils.

2.04 CONDUIT FITTINGS

- A. Provide double lockouts and bushings at all rigid conduit terminations except at threaded hubs. Bushings shall be O.Z. type "A" molded bakelite except for 2" conduit and shall be O.Z. type "B" or type "BL" where groundings is required.

2.05 GUTTER, PULLBOXES AND JUNCTION BOXES

- A. Boxes shall be fabricated from code gauge steel without knockouts and a minimum 14 gauge front cover. Finish shall be galvanized steel or phosphate undercoating with 2 finish coats hammer gray or baked enamel.
- B. Junction boxes shown outside flush or surface mounted shall be watertight all welded construction with neoprene gasketed screwed covers NEMA Type 3R.

2.06 NAMEPLATES

- A. Provide lamiconid nameplates for all distribution switches, breakers, lighting and power panels, contactors and any control equipment.

2.07 ELECTRICAL SERVICE

- A. The electrical service shall be as shown on the plans by Utility Company.
- B. Provide all necessary material and labor required by the serving utility for delivery of power to the service entrance equipment.

2.08 SERVICE ENTRANCE EQUIPMENT

- A. Service entrance shall be 12 gauge standardized, modular formed steel dead front construction, front accessible.
- B. The enclosure shall be weatherproofed and factory painted per City's specifications with primer and rust inhibitor undercoat.
- C. The service entrance shall have space and necessary provisions for metering as required by the Power Company and EUESRC Standards.
- D. Main and branch feeder over-current devised shall be fusible or circuit breaker type and sized as noted on the drawings.
- E. The switchgear assembly shall be braced for short circuit stress as noted on the drawings.
- F. All distribution equipment shall be of the same manufacturer. Approved manufacturers are: Cutler Hammer, RSE-Sierra, General Electric, Square-D, Myers, Milbank, and Pacific Utility.

PART 3 - SERVICE DISTRIBUTION

3.01 GROUNDING

- A. The neutral conductors and all other exposed non-current carrying metal parts as required by Code shall be grounded. Grounding bushings shall be used as required and shall be O.Z. insulated Type "BL", or approved equal. No grounding shall be made to gas piping. Where equipment or devices are served by non-metallic ducts, enclosure shall be grounded by means of a code size bare or green insulated equipment ground wire installed in the duct with the current carrying conductors and be bonded securely in each cabinet terminating the ground wire. Copper jumpers shall bridge flexible conduit and be installed with ground wire. All service grounds shall be in accordance with the "UFER" ground.
- B. All panels containing ground or bonding wires shall be equipped with a ground bus for terminating all such wires.

3.02 GENERAL

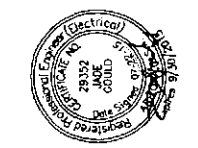
- A. Work covered under this section includes manufacturing, equipping, wiring and assembling of all lighting fixtures. Provide lighting fixtures complete for each and every light outlet in the type, quality and size of fixture indicated on the drawings.
- B. Check the drawings with the fixture schedules for completeness, as numbers on the schedule are for the purpose of indicating the general type, quality and size of fixtures that will be required. The use of catalog numbers for a fixture does not necessarily include all the required accessories that may be demanded for a complete installation.
- C. Provide all light-sources, lamps and other light producing media called for and suitable for specified equipment and functions. Unless otherwise called for, all lamps operating without controlling ballasts or transformers, operate on 120 volts.
- D. The use of a vendor's name and catalog number is for convenience in specifying the quality, style, size finish and performance required and does not intentionally exclude similar equipment available from other manufacturers. A computer read-out for the substitute fixtures with the above minimum levels, guaranteed by the manufacturer, shall be submitted to the Engineer for evaluation. Judgement of equality shall be by the Engineer and his acceptance or rejection shall be final.

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COVER SHEET

PROJECT: MILLER & OSBORN
SHEET TITLE: COVER SHEET

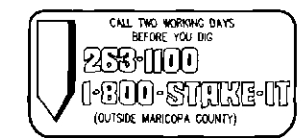


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Project No:	15EE708
Checked By:	JADE GOULD, P.E.
Drawn By:	M SMITH
Date:	05/08/15
Scale:	N.T.S.
Drawing No:	E-3
Sheet No:	3 OF 10



ELECTRICAL SYMBOLS & LEGEND

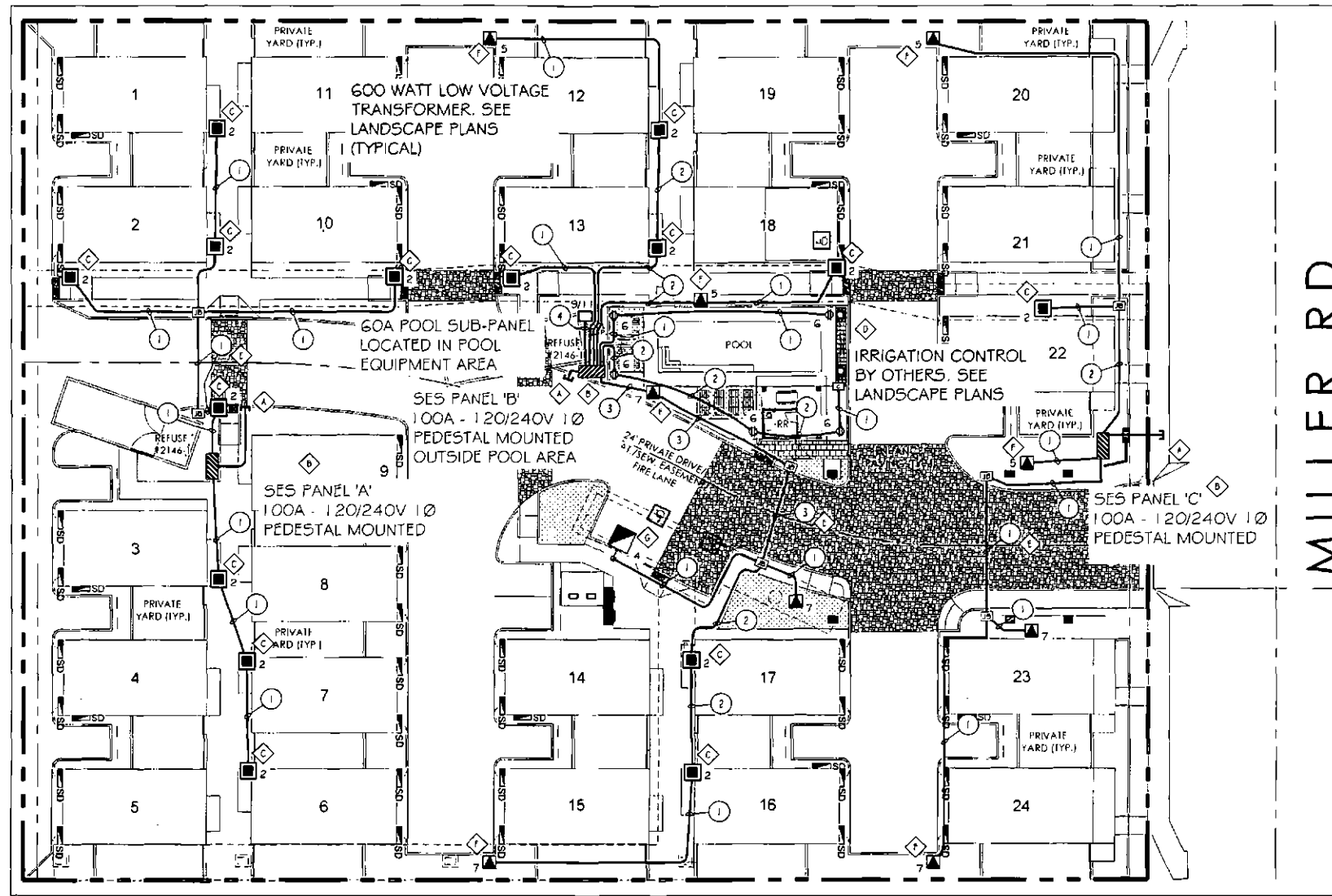
NOTE: ALL SYMBOLS MAY NOT APPLY

-  COMBINATION METERED SERVICE ENTRANCE SECTION/PANEL ASSEMBLY. REFER TO ONE-LINE DIAGRAM, PANEL SCHEDULE AND INSTALLATION DETAILS FOR FURTHER INFORMATION.
-  20 AMP DUPLEX RECEPTACLE - NEMA 5-20R GFCI/WP WITH LOCKING LID COVERS. AT RAMADA LOCATIONS, MOUNT RECEPTACLE ONTO CMU COLUMN PER "RAMADA ELECTRICAL DETAIL".
-  UNDERGROUND PVC CONDUIT AND CONDUCTOR RUN. REFER TO CONDUCTOR SCHEDULE FOR CONDUIT AND FEEDER SIZES. REFER TO DIRECT BURIED CONDUIT DETAIL FOR FURTHER INFORMATION.
-  ABOVE GROUND RIGID GALVANIZED OR EMT CONDUIT PER NEC AND MUNICIPALITY CODES.
-  WEATHERPROOF JUNCTION BOX PER NEC REQUIREMENTS.
-  UNDERGROUND CONCRETE JUNCTION / PULL BOX, SIZED PER NEC. REFER TO DETAILS FOR FURTHER INFORMATION.
-  WEATHER PROOF IRRIGATION CONTROLLER SUPPLIED BY OTHERS. CONNECT POWER ONLY. SEE LANDSCAPE IRRIGATION PLANS FOR FURTHER INFORMATION.
-  600 WATT LOW VOLTAGE TRANSFORMER BY OTHERS. SEE LANDSCAPE ARCHITECT FOR MORE INFORMATION.

KEY NOTES

- A. 2-1/2" CONDUIT, TRENCH AND BACKFILL FROM SERVICE ENTRANCE SECTION TO UTILITY TRANSFORMER (TRANSFORMER PROVIDED & INSTALLED BY UTILITY COMPANY). COORDINATE AND VERIFY ALL REQUIREMENTS, SCHEDULING AND EXACT ROUTING WITH UTILITY COMPANY AND LANDSCAPE ARCHITECT PRIOR TO TRENCHING.
- B. SEE ONE-LINE DIAGRAM, PANEL SCHEDULE, AND SES DETAILS FOR FURTHER REQUIREMENTS.
- C. INSTALL BOLLARD PATHWAY LIGHTING A MINIMUM OF 1' BOW. SEE BOLLARD MOUNTING DETAIL FOR FURTHER INFORMATION.
- D. IRRIGATION CONTROLLER SUPPLIED BY OTHERS. SEE LANDSCAPE ARCHITECTS PLANS FOR FURTHER INFORMATION.
- E. TRENCH DEPTH TO BE A MINIMUM OF 36" AT ALL STREET CROSSING. PLEASE SEE TRENCH DETAIL FOR ADDITIONAL INFORMATION.
- F. INSTALL SMALL JUNCTION BOX FOR FUTURE LOW VOLTAGE XFMR AND LIGHTING. PLEASE SEE LANDSCAPE PLANS FOR FURTHER INFORMATION AND REQUIREMENTS.
- G. INSTALL STREET LIGHT AT 1'-0" BOW OR 2'-6" BOC. SEE MANUFACTURE SPECIFICATIONS SHEETS AND STREETLIGHT DETAIL FOR FURTHER INFORMATION.

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CONDUIT AND CONDUCTOR SCHEDULE




DESIGNATION	CONDUCTOR DATA			CONDUIT SIZE SCHEDULE 40 PVC (UNO)	REMARKS
	PHASE	NEUTRAL	BOND		
1	1#12	1#12	1#12	3/4"	CIRCUIT WIRE SIZING PER VOLTAGE DROP
2	2#12	2#12	2#12	(2) 3/4"	"
3	3#12	3#12	3#12	(3) 3/4"	"
4	1#6	1#6	1#6	1"	POOL SUB-PANEL

ALL CONDUCTOR WIRING TO BE XHHW-2 SUITABLE FOR WET EXTERIOR CONDITIONS.

LIGHTING NOTE:

ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

LIGHTING FIXTURE SCHEDULE

DRAWING SYMBOL & MARK	LAMPS	MOUNTING	VOLTAGE	DESCRIPTION	MANUFACTURER CATALOG NUMBER	COLOR	REMARKS	FIXTURE QUANTITY
	30 WATT LED	MOUNTED @ 20 FT AFG	120V	FULL CUTOFF FIXTURE MOUNTED ON STRAIGHT ROUND 12 FOOT POLE	BEGA 7929LED	BLACK	SEE STREETLIGHT ELECTRICAL DETAIL AND MANUFACTURE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	1
	23 WATT LED	IN-GROUND	120V	FULL CUTOFF BOLLARD	BEGA 8619LED	BLACK	SEE BOLLARD LIGHT MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	15
	30 WATT FLUORESCENT	WALL MOUNTED	120V	FULL CUTOFF WALL SCONCE MOUNTED ON BUILDING	KICHLER 6048P55316	BRUSHED NICKEL	WALL SCONCE TO BE POWERED BY INDIVIDUAL RESIDENTIAL SUB-PANELS. SEE MANUFACTURE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	59

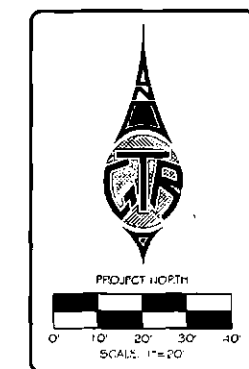
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CITY COMMENTS	07/06/15
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ELECTRICAL SITE "A"



NOTE: ANY CHANGES MADE TO FINAL BID DOCUMENTS ARE TO BE FILED IN MARKS WILL BE BILLED WHOLLY TO THE CONTRACTOR.

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Drawn By:	M. SMITH
Date:	05/08/15
Scale:	AS NOTED
Drawing No.	E-4
Sheet No.	4 OF 10

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Drawn By:	M. SMITH
Date:	05/08/15
Scale:	AS NOTED
Drawing No:	E-5
Sheet No:	5 OF 10

PANELBOARD SCHEDULE										
PANEL: "A"			120/240 VOLTS, 1Ø, 3W				MAINS: 100A MCB			
LOCATION: LOT - 9			TYPE: COMBINATION METERED SES/PANEL				PEDESTAL MOUNTED			
CKT NO	WIRE SIZE	CB	LOAD DESCRIPTION	LOAD (VA)		LOAD DESCRIPTION	CB	WIRE SIZE	CKT NO	
				PHASE A	PHASE B					
1	#2	100	MAIN BREAKER	-	230	*PATHWAY BOLLARD (8)	20	#12	2	
3	#2	2	"			SPACE	-	-	4	
5	-	-	SPACE			SPACE	-	-	6	
7	-	-	SPACE			SPACE	-	-	8	
9	-	-	SPACE			SPACE	-	-	10	
11	-	-	SPACE			SPACE	-	-	12	
TOTAL VA / Ø				230	180					
TOTAL AMPS / Ø				1.92	1.50	* = LOAD IS CALCULATED AT 125% ** = CONNECT BREAKERS TO LIGHTING CONTACTORS AND TERMINAL BLOCKS WITH #12 AWG, 90°C, THHN STRANDED HOOK-UP WIRE (UNO). SEE ELECTRICAL SITE PLANS FOR FIELD				

SEE PLANS, ONE-LINE DIAGRAMS AND SES DETAILS FOR FURTHER INFORMATION AND REQUIREMENTS.

PANELBOARD SCHEDULE										
PANEL: "C"			120/240 VOLTS, 1Ø, 3W				MAINS: 100A MCB			
LOCATION: LOT - 22			TYPE: COMBINATION METERED SES/PANEL				PEDESTAL MOUNTED			
CKT NO	WIRE SIZE	CB	LOAD DESCRIPTION	LOAD (VA)		LOAD DESCRIPTION	CB	WIRE SIZE	CKT NO	
				PHASE A	PHASE B					
1	#2	100	MAIN BREAKER	-	29	*PATHWAY BOLLARD (1)	20	#12	2	
3	#2	2	"			SPACE	-	-	4	
5	#12	20	*LV TRANSFORMER (2)	1500	-	SPACE	-	-	6	
7	#12	20	*LV TRANSFORMER (2)	-	1500	SPACE	-	-	8	
9	-	-	SPACE			SPACE	-	-	10	
11	-	-	SPACE			SPACE	-	-	12	
TOTAL VA / Ø				1529	1680					
TOTAL AMPS / Ø				12.74	14.00	* = LOAD IS CALCULATED AT 125% ** = CONNECT BREAKERS TO LIGHTING CONTACTORS AND TERMINAL BLOCKS WITH #12 AWG, 90°C, THHN STRANDED HOOK-UP WIRE (UNO). SEE ELECTRICAL SITE PLANS FOR FIELD				

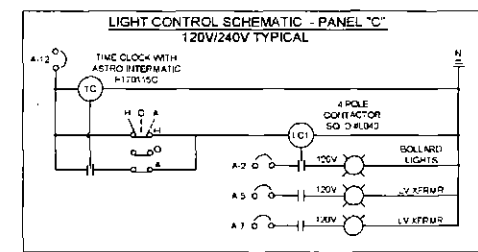
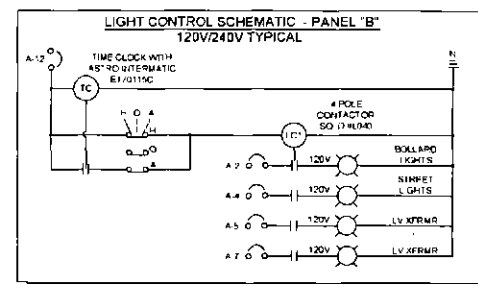
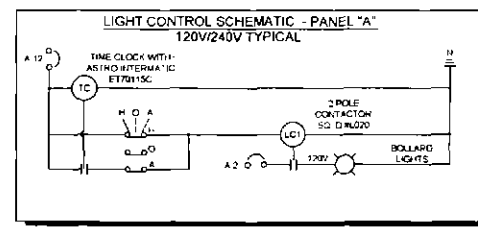
SEE PLANS, ONE-LINE DIAGRAMS AND SES DETAILS FOR FURTHER INFORMATION AND REQUIREMENTS.

PANELBOARD SCHEDULE										
PANEL: "B"			120/240 VOLTS, 1Ø, 3W				MAINS: 100A MCB			
LOCATION: LOT - 13			TYPE: COMBINATION METERED SES/PANEL				PEDESTAL MOUNTED			
CKT NO	WIRE SIZE	CB	LOAD DESCRIPTION	LOAD (VA)		LOAD DESCRIPTION	CB	WIRE SIZE	CKT NO	
				PHASE A	PHASE B					
1	#2	100	MAIN BREAKER	-	173	*PATHWAY BOLLARD (6)	20	#12	2	
3	#2	2	"			*STREET LIGHT (1)	20	#12	4	
5	#12	20	*LV TRANSFORMER (3)	2250	1125	GFCI (5)	20	#12	6	
7	#12	20	*LV TRANSFORMER (2)	-	1500	*POOL HEATER IGNIGHTER	20	#12	8	
9	#6	60	POOL SUB-PANEL	4950	180	IRRIGATION CONTROLLER	20	#12	10	
11	#6	2	"			LIGHTING CONTROLLER	20	#12	12	
TOTAL VA / Ø				8678	8918					
TOTAL AMPS / Ø				72.32	74.72	* = LOAD IS CALCULATED AT 125% ** = CONNECT BREAKERS TO LIGHTING CONTACTORS AND TERMINAL BLOCKS WITH #12 AWG, 90°C, THHN STRANDED HOOK-UP WIRE (UNO). SEE ELECTRICAL SITE PLANS FOR FIELD				

SEE PLANS, ONE-LINE DIAGRAMS AND SES DETAILS FOR FURTHER INFORMATION AND REQUIREMENTS.

PANELBOARD SCHEDULE										
PANEL: "POOL"			120/240 VOLTS, 1Ø, 3W				MAINS: 60A MCB			
LOCATION: POOL AREA			TYPE: SUB-PANEL				WALL MOUNTED			
CKT NO	WIRE SIZE	CB	LOAD DESCRIPTION	LOAD (VA)		LOAD DESCRIPTION	CB	WIRE SIZE	CKT NO	
				PHASE A	PHASE B					
1	#6	60	MAIN BREAKER	-	1800	HEATER	20	#12	2	
3	#6	1	"			EMERGENCY SWITCH/GFCI	20	#12	4	
5	#12	20	*POOL RECIRC. PUMP	900	-	SPACE	-	-	6	
7	#12	1	"			*POOL LIGHT	20	#12	8	
9	#12	25	*WATER FEATURE PUMP	2250	-	SPACE	-	-	10	
11	#12	1	"			CONTROLLER	20	#12	12	
TOTAL VA / Ø				4950	4510					
TOTAL AMPS / Ø				41.25	37.58	* = LOAD IS CALCULATED AT 125% ** = CONNECT BREAKERS TO LIGHTING CONTACTORS AND TERMINAL BLOCKS WITH #12 AWG, 90°C, THHN STRANDED HOOK-UP WIRE (UNO). SEE ELECTRICAL SITE PLANS FOR FIELD				

SEE PLANS, ONE-LINE DIAGRAMS AND SES DETAILS FOR FURTHER INFORMATION AND REQUIREMENTS.

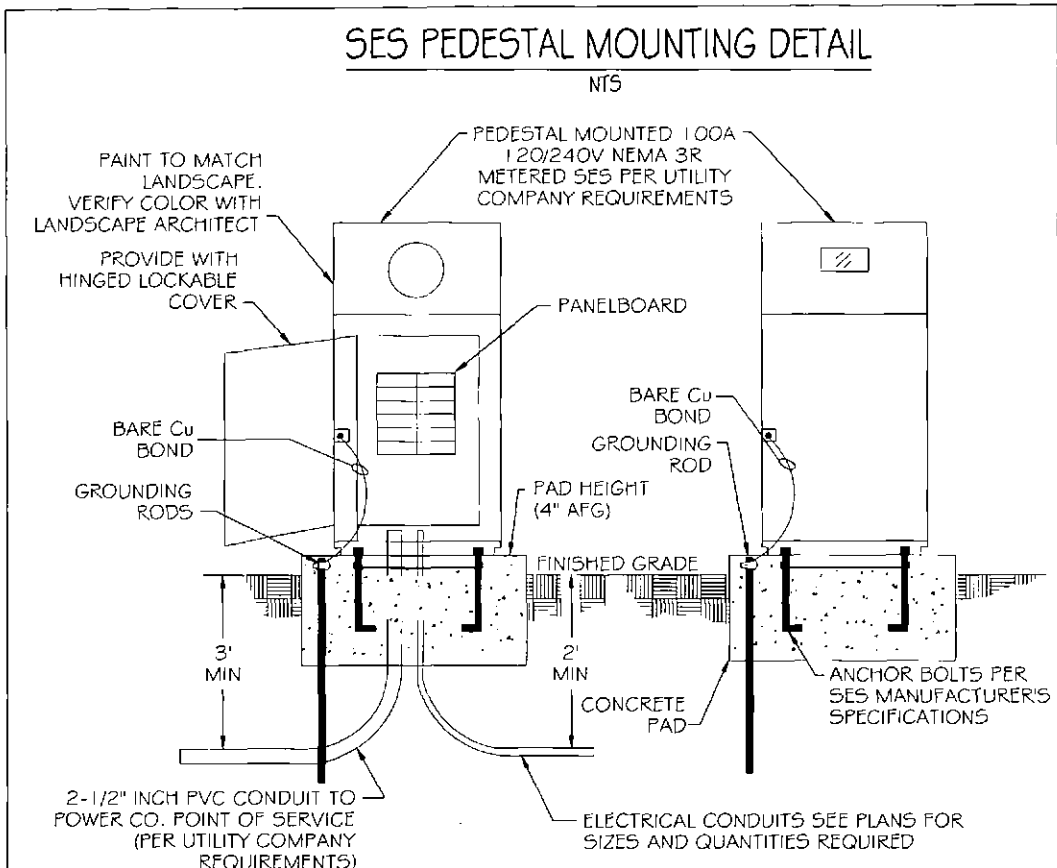
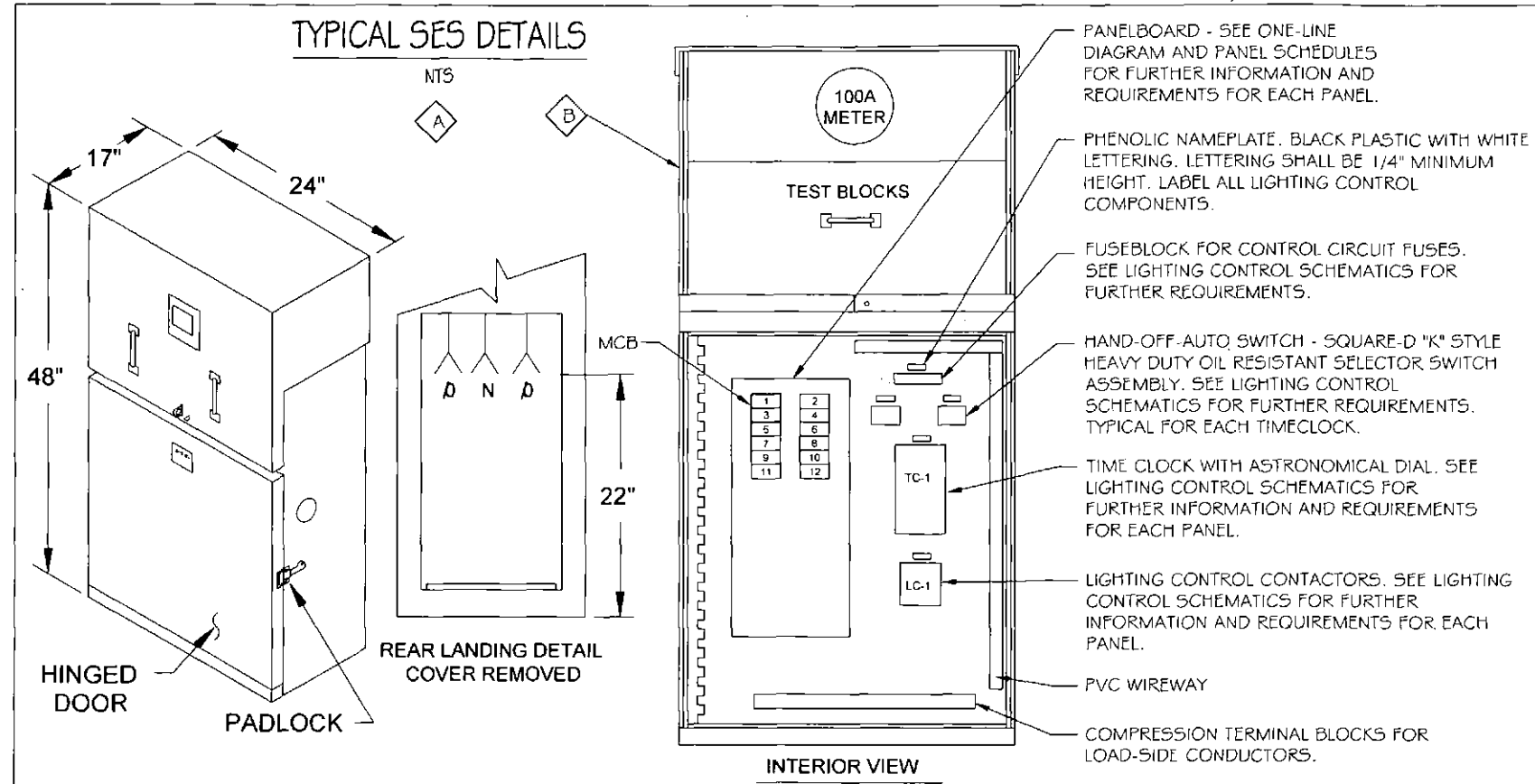


LIGHTING NOTE:
ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

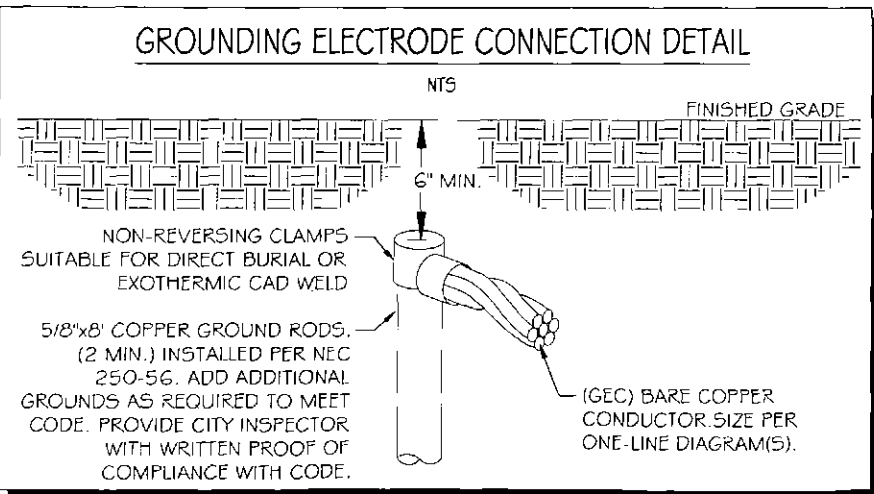
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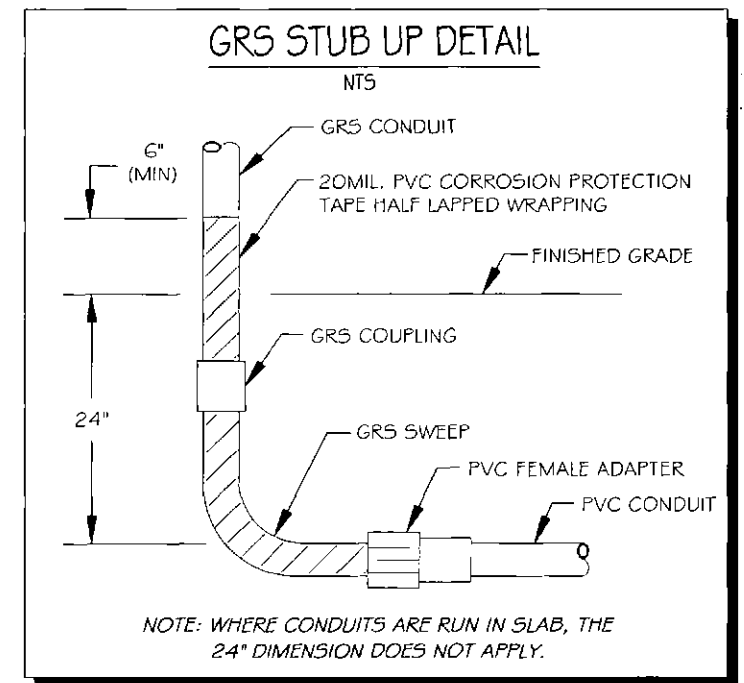
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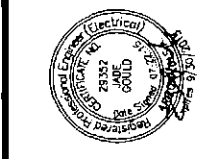
- PANEL NOTES:**
- CONTRACTOR SHALL ASSEMBLE ALL LIGHTING CONTROL COMPONENTS AND PROVIDE ALL NECESSARY TERMINAL BLOCKS, FASTENERS, WIREWAY, MOUNTING PLATES AND DIN RAILS REQUIRED FOR COMPLETE OPERATIONAL SYSTEM PER NEC REQUIREMENTS. ALL COMPONENTS SHALL BE MOUNTED ON STEEL STAND-OFF MOUNTING PLATE PROVIDED BY THE ENCLOSURE MANUFACTURER.
 - CONTRACTOR SHALL PROVIDE 90°C., ZINC PLATED Cu., 250V INSULATED COMPRESSION TERMINAL BLOCKS FOR LOAD SIDE LIGHTING FEEDER CONDUCTORS, WHICH ARE LARGER DUE TO VOLTAGE DROP AND/OR TRUNKED CONDUCTOR REQUIREMENTS. SEE ELECTRICAL SITE PLAN(S) FOR FEEDER CONDUCTOR SIZES PER CIRCUIT. SIZE ALL LIGHTING FEEDER CONDUIT(S) PER NEC. DE-RATE TRUNKED CONDUCTORS PER NEC TABLE 310.15 (B)(2)(a). SEE ELECTRICAL SITE PLAN, PANEL SCHEDULES AND LIGHTING CONTROL SCHEMATICS FOR FURTHER INFORMATION AND REQUIREMENTS.
 - ALL INTERCONNECTING WIRING WITHIN ENCLOSURE SHALL BE #12 AWG, 90°C. THHN STRANDED HOOK-UP WIRE (UNO), ROUTED IN WIREWAY PER NEC REQUIREMENTS.
 - LABEL ALL WIRING AND TERMINAL BLOCKS PER ANSI STANDARDS.
 - SUBMIT PANEL SHOP DRAWINGS WITH EQUIPMENT SUBMITTAL TO ENGINEER FOR REVIEW AND APPROVAL PER SPECIFICATIONS.
 - BOND ALL COMPONENTS, DOORS AND PANEL PER NEC.
 - PROVIDE ARC-FLASH WARNING LABEL PER NEC 110.16.
- SES SHALL BE MYERS OR EQUAL*



LIGHTING NOTE:
ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

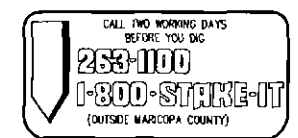


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PHOENIX, ARIZONA
PROJECT: 1-LINE DIAGRAM & SES DETAILS
SHEET TITLE:



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Project No: 15EE708
 Checked By: JADE GOULD, P.E.
 Drawn By: M.SMITH
 Date: 05/08/15
 Scale: N.T.S.
 Drawing No: E-6
 Sheet No 6 OF 10

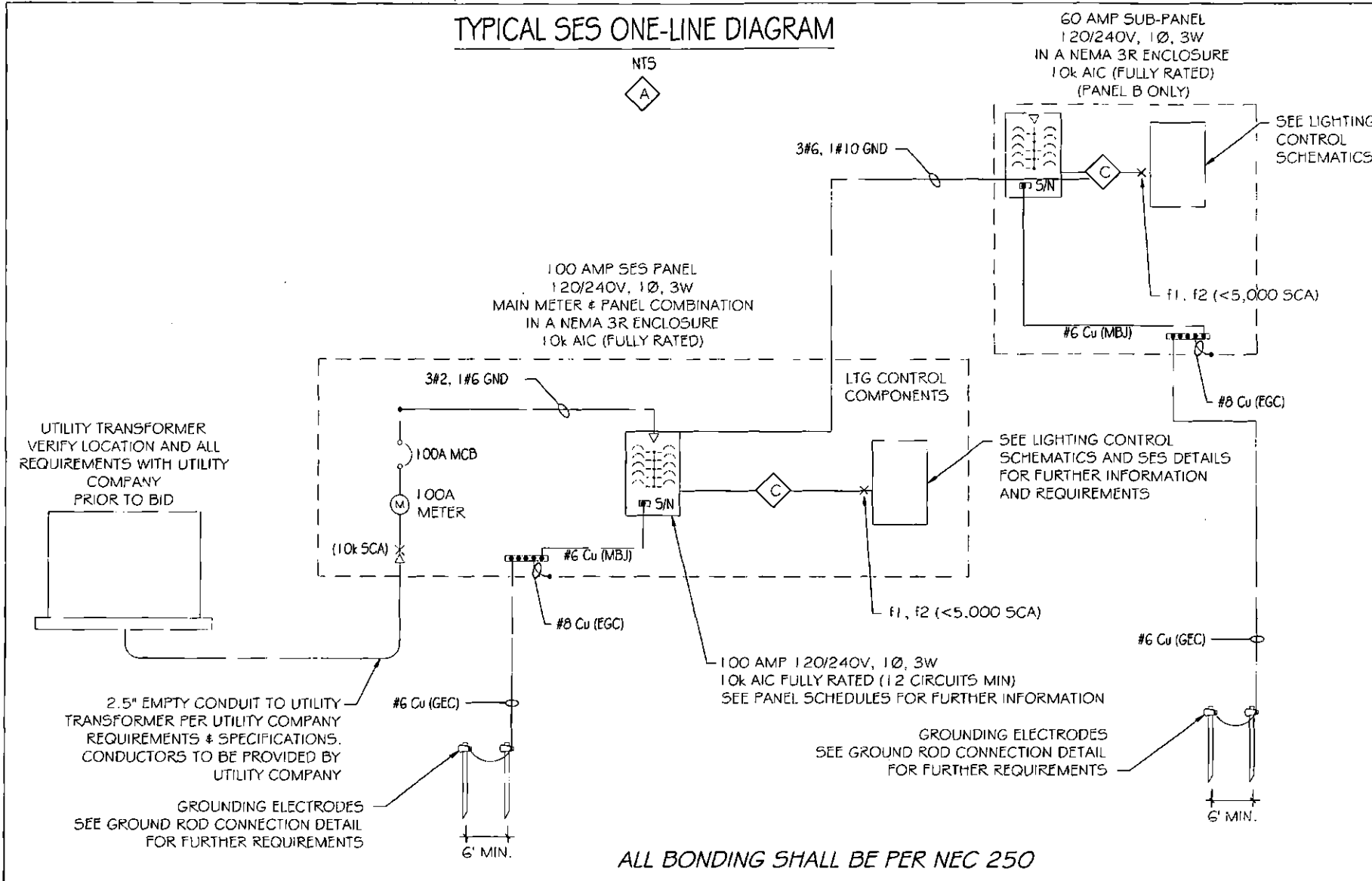


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TYPICAL SES ONE-LINE DIAGRAM



LIGHTING NOTE:
ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

- ONE-LINE DIAGRAM NOTES:**
1. SWITCHBOARD COMPONENTS, INCLUDING OVERCURRENT PROTECTIVE DEVICES SHALL BE FULLY RATED FOR THE AVAILABLE FAULT CURRENT SHOWN.
 2. A.I.C. RATING SHOWN AT PANEL BOARDS IS MINIMUM RATING FOR OVERCURRENT PROTECTIVE DEVICES. EACH DEVICE SHALL BE FULLY RATED FOR THE SCA AS SHOWN ON SINGLE-LINE DIAGRAM.
 3. PROVIDE ARC-FLASH WARNING LABEL PER NEC 110.16.
 4. NO DESIGN CHANGES MAY BE MADE TO THE SYSTEM WITHOUT THE PRIOR APPROVAL OF THE DESIGN ENGINEER AND THE ELECTRICAL INSPECTOR.

FAULT CURRENT CALCULATIONS:
COMPONENTS IN CLOSE PROXIMITY TO PANELS

f1 - 120V BRANCH CIRCUIT BREAKERS TO COMPONENTS
(LARGEST CONDUCTOR IS #12 Cu.)
120V (PHASE TO NEUTRAL)
INSTALL MINIMUM (3) FEET OF CONDUCTOR LENGTH BETWEEN SES BRANCH CIRCUIT BREAKERS AND ALL DOWN-STREAM COMPONENTS IN ORDER TO REDUCE SCA TO BELOW 5,000A.
#12 CONDUCTORS IN PVC CONDUIT (C=617)
 $f = \frac{2 \times 3 \times 10,000 \times 1.5}{617 \times 120V} = 1.2$
 $M = \frac{1}{1 + 1.2} = .46$
SCA = 10,000 X .46 = 4,600A

f2 - 240V BRANCH CIRCUIT BREAKERS TO COMPONENTS
(WHERE LARGEST CONDUCTOR IS #12 Cu.)
240V (PHASE TO PHASE)
INSTALL MINIMUM (7.5) FEET OF CONDUCTOR LENGTH BETWEEN SES BRANCH CIRCUIT BREAKERS AND ALL DOWN-STREAM COMPONENTS IN ORDER TO REDUCE SCA TO BELOW 5,000A.
#12 CONDUCTORS IN PVC RACEWAY (C=617)
 $f = \frac{2 \times 7.5 \times 10,000}{617 \times 240V} = 1.01$
 $M = \frac{1}{1 + 1.01} = 0.498$
SCA = 10,000 X 0.498 = 4,980A

KEY NOTES

- CONTRACTOR SHALL COORDINATE AND VERIFY THE ACTUAL SIZE OF ENCLOSURE AND ALL INSTALLATION AND CONNECTION REQUIREMENTS FOR MAIN SWITCH, METER, BRANCH CIRCUIT PANELBOARD AND ALL LIGHTING CONTROL COMPONENTS PER UTILITY COMPANY REQUIREMENTS AND APPROVAL, MANUFACTURER'S SPECIFICATIONS AND ALL NEC REQUIREMENTS. SEE PANEL SCHEDULES AND LIGHTING CONTROL SCHEMATICS FOR FURTHER INFORMATION AND REQUIREMENTS.
- VERIFY EXACT LOCATIONS AND ALL MOUNTING REQUIREMENTS FOR EACH PANEL WITH LANDSCAPE ARCHITECT PRIOR TO TRENCHING OR ROUGH-IN. CLEARANCES SHALL BE PER NEC 110.26.
- ADHERE TO CONDUCTOR LENGTHS BETWEEN SES AND COMPONENTS PER FAULT CURRENT CALCULATIONS TO REDUCE SCA TO BELOW 5,000A.

SHEET NOTES

- CONTRACTOR SHALL FIELD TEST AND VERIFY THAT THE STATUS OF THE EXISTING ELECTRICAL SYSTEM AND ALL GROUNDING/BONDING ARE SAFE AND OPERATIONAL PER LOCAL CODE REQUIREMENTS. IMMEDIATELY NOTIFY GTR ENGINEERING OF ANY DEFICIENCIES PRIOR TO COMMENCING WORK.
- ALL EXISTING CORRODED AND ANNEALED WIRING SHALL BE REPLACED.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL MUNICIPAL AND UTILITY COMPANY REQUIREMENTS AND PROCURE ALL PERMITS AND APPROVALS REQUIRED FOR A COMPLETE OPERATIONAL SYSTEM PER THE APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL COORDINATE AND SCHEDULE INTERRUPTIONS OF ELECTRICAL POWER TO AFFECTED BUILDINGS WITH THE OWNER FOR THE DURATION OF THIS SCOPE OF WORK.

PROJECT: MILLER & OSBORN PRIVATE ELECTRICAL & LIGHTING PHOENIX, ARIZONA
SHEET TITLE: 1-LINE DIAGRAM & SES DETAILS



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Project No: 15E0708
Checked By: JADE GOULD, P.E.
Drawn By: M SMITH
Date: 05/06/15
Scale: N.T.S.
Drawing No: E-7
Sheet No. 7 OF 10

LIGHTING NOTE:

ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

**MILLER & OSBORN
PRIVATE ELECTRICAL & LIGHTING
PHOENIX, ARIZONA**

Revision:	Date:
△ CITY COMMENTS	07/06/15
△ CITY COMMENTS	07/22/15
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PROJECT: MILLER & OSBORN
PRIVATE ELECTRICAL & LIGHTING
PHOENIX, ARIZONA

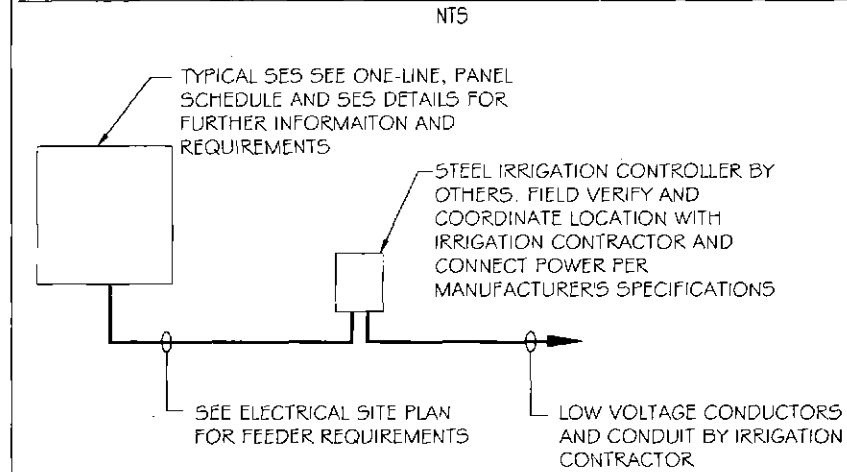
SHEET TITLE: ELECTRICAL & LIGHTING DETAILS

JUNCTION/PULL BOX NOTES:

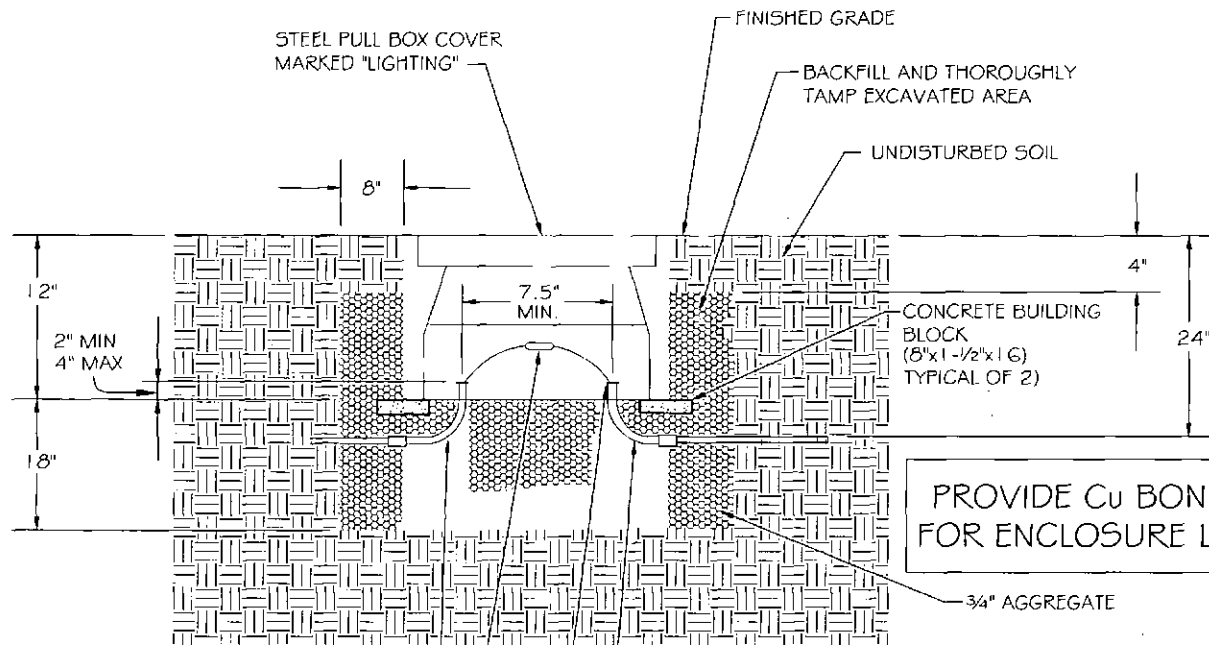
- ENCLOSURE SHALL BE LISTED FOR UNDERGROUND SYSTEMS. ENCLOSURE SHALL BE SIZED TO ALLOW PERSONNEL TO REACH INTO, BUT NOT ENTER, FOR THE PURPOSE OF INSTALLING, OPERATING OR MAINTAINING EQUIPMENT OR WIRING OR BOTH.
 - SOME BOX SIZES ARE SHOWN FOR REFERENCE ONLY. BOXES SHALL BE SIZED AND SELECTED TO MEET OR EXCEED THE REQUIREMENTS OF NEC 314.28 (2011). CONTRACTOR SHALL PROVIDE AS-BUILT DOCUMENTATION FOR EACH BOX AS INSTALLED AND REINSTALL ALL UNDERSIZED OR IMPROPERLY INSTALLED BOXES AT NO EXPENSE TO ENGINEER OR OWNER.
 - UNDERGROUND RACEWAY AND/OR CABLES ENTERING THE PULL BOX ENCLOSURE SHALL EXTEND INTO THE ENCLOSURE WITHOUT BEING MECHANICALLY CONNECTED TO ENCLOSURE.
 - ENCLOSURE COVER SHALL HAVE AN IDENTIFYING MARK OR LOGO THAT PROMINENTLY IDENTIFIES THEIR FUNCTION, SUCH AS "ELECTRIC". COVERS SHALL REQUIRE THE USE OF TOOLS TO OPEN, OR THEY SHALL WEIGH OVER 45KG (100lb).
- METAL COVERS AND OTHER EXPOSED CONDUCTIVE SURFACES SHALL BE BONDED IN ACCORDANCE WITH 1999 N.E.C. ARTICLE 250.96(A)

- ENCLOSURES SHALL BE DESIGNED TO WITHSTAND THE LOAD LIKELY TO BE IMPOSED WITH MINIMUM LOAD RATINGS AS FOLLOWS:
 - FOR DELIBERATE VEHICULAR TRAFFIC - AASHTO H-20
 - FOR DRIVEWAY, PARKING LOT AND OFF-ROAD APPLICATIONS SUBJECT TO OCCASIONAL NON-DELIBERATE VEHICULAR TRAFFIC - ANSI/SCTE 77 TIER 15 (UL TIER 10).
 - FOR SIDEWALK APPLICATION WITH A SAFETY FACTOR FOR OCCASIONAL NON-DELIBERATE VEHICULAR TRAFFIC - ANSI/SCTE 77 TIER 8 (UL TIER 5).
 - NON-VEHICULAR AND PEDESTRIAN TRAFFIC ARE - ANSI/SCTE 77 LIGHT DUTY (TIER 3).
- ENCLOSURES SHALL BE SUPPORTED ON SUITABLE MATERIAL.
- BOXES SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- CONDUIT BENDS SHALL BE SCHEDULE 40 PVC 90 DEGREE BEND CONDUIT WITH A RADIUS OF NOT LESS THAN 18" (FACTORY BENDS ONLY SHALL BE USED).
- CONDUIT END BELLS SHALL BE INSTALLED BEFORE PULLING WIRE.
- 3/4" AGGREGATE SUMP SHALL BE INSTALLED.

IRRIGATION CONTROLLER METERED CONNECTION DETAIL



UNDERGROUND CONCRETE JUNCTION/PULL BOX DETAILS



PACK ELBOWS WITH DUCT SEAL AFTER SPLICING IS COMPLETED (TYP).

SPLICES (WHERE REQUIRED) IN CONDUCTORS SHALL BE MADE IN U.G. J-BOXES USING COMPRESSION CONNECTOR & CAST RESIN KIT (SIZE & QUANT. OF CONDUCTORS CONDUCTORS AS INDICATED ON PLANS).

INSTALL ALL CONDUIT END BELLS SHALL BE INSTALLED BEFORE PULLING WIRE. SEAL ALL CONDUIT OPENINGS WITH APPROVED SEALANT AFTER CONDUCTORS ARE TERMINATED AND LAID.

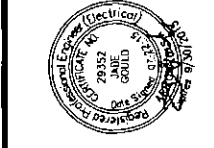
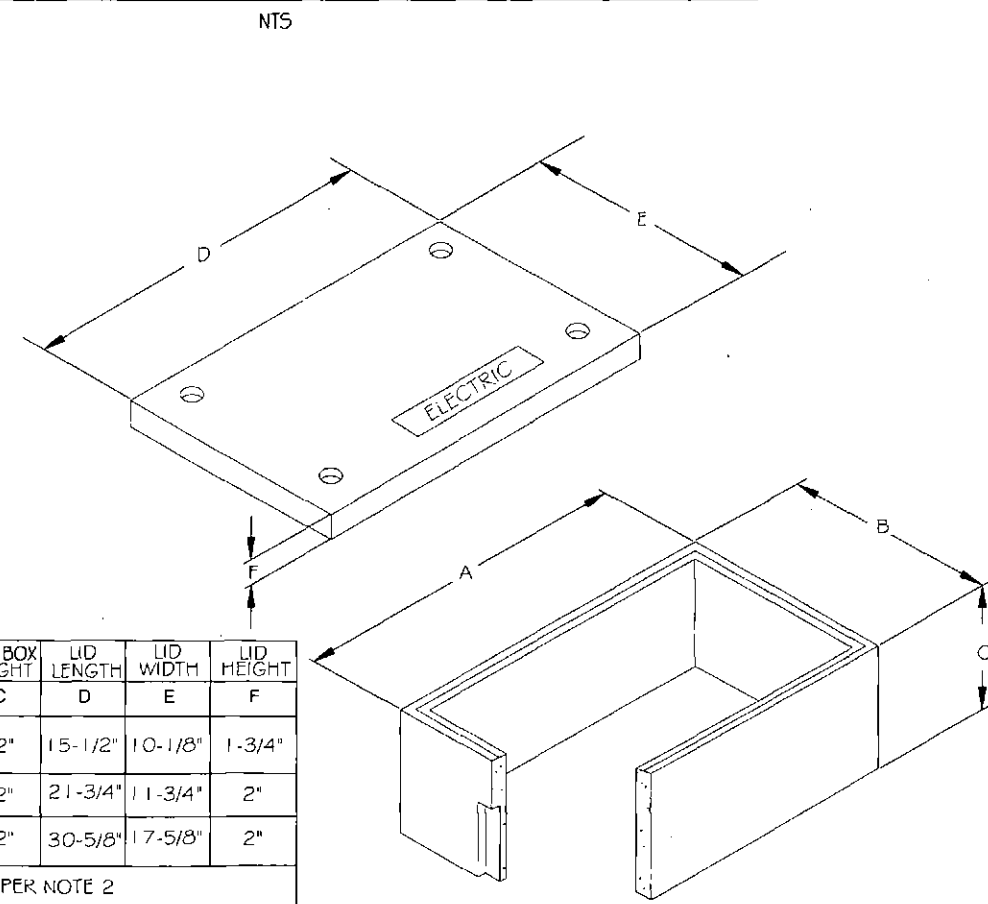
PROVIDE Cu BOND FOR ENCLOSURE LID

3/4" AGGREGATE

SCHEDULE 40 P.V.C. 90 DEGREE BEND CONDUIT WITH A RADIUS OF NOT LESS THAN 18" (FACTORY BENDS ONLY SHALL BE USED).

PULL BOX TYPE	PULL BOX LENGTH A	PULL BOX WIDTH B	PULL BOX HEIGHT C	LID LENGTH D	LID WIDTH E	LID HEIGHT F
#3 1/2	19-3/4"	14-5/8"	12"	15-1/2"	10-1/8"	1-3/4"
#5	25"	15"	12"	21-3/4"	11-3/4"	2"
#7	24-3/4"	21-3/4"	12"	30-5/8"	17-5/8"	2"

SIZE ALL BOXES PER NOTE 2

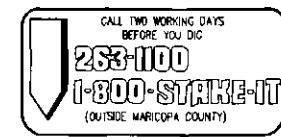


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Project No: 15EE706
Checked By: JADE GOULD, P.E.
Drawn By: M.SMITH
Date: 05/01/15
Scale: N.T.S.
Drawing Title: E-8
Sheet No: 8 OF 10



LIGHTING NOTE:

ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

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PHOENIX, ARIZONA**

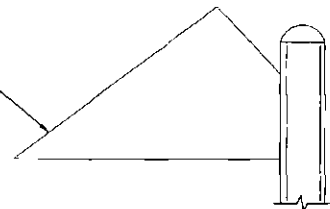
Revision:	Date:
△ CITY COMMENTS	07/06/15
△ CITY COMMENTS	07/22/15
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POLE FIXTURE MOUNTING DETAIL

NTS

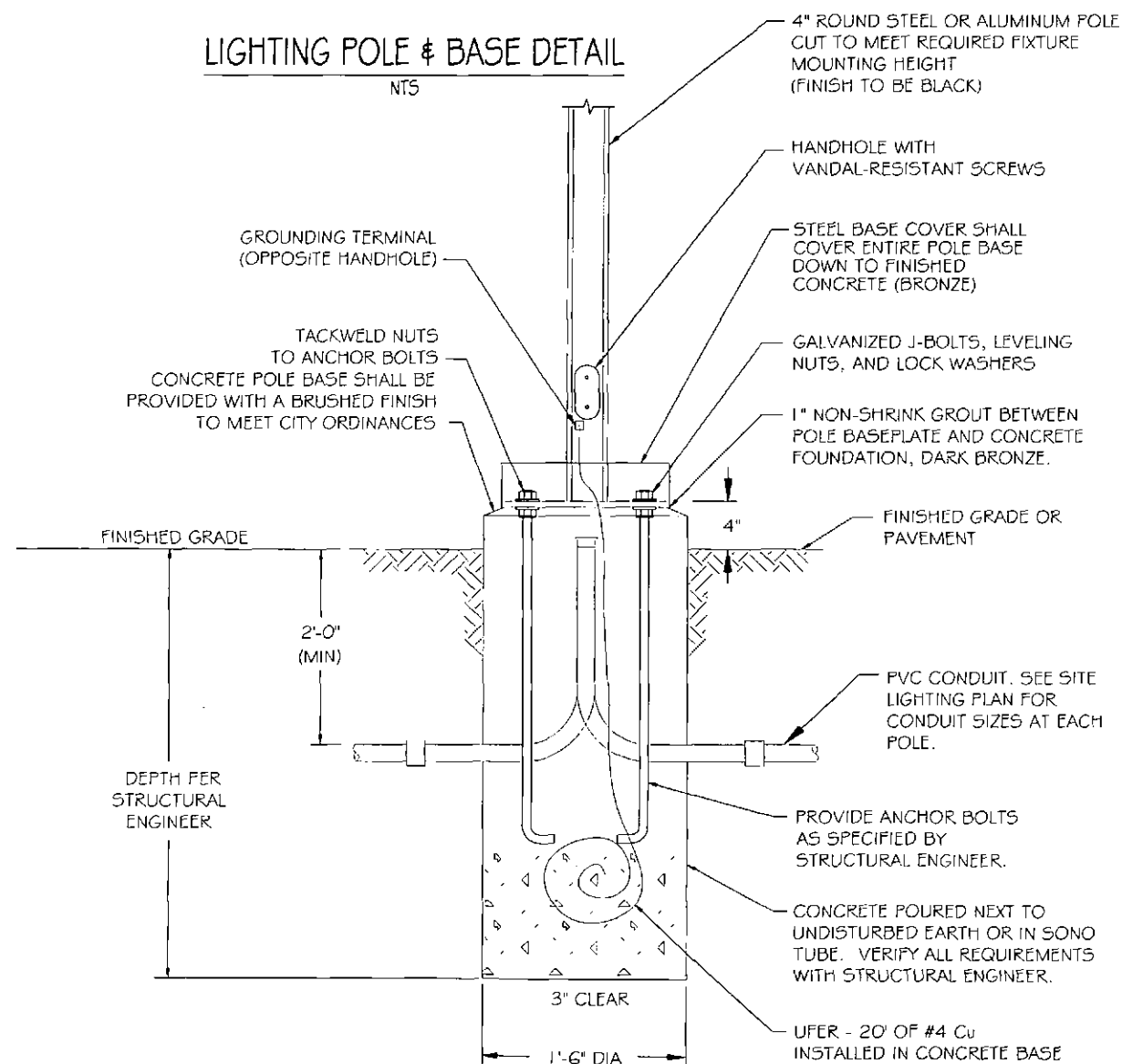
THE POLE CONCRETE BASE DETAIL IS SHOWN FOR ELECTRICAL ROUGH-IN AND SHALL NOT BE USED FOR THE ACTUAL BASE CONSTRUCTION. POLE BASE SHALL BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF ARIZONA AND CONSTRUCTED PER STRUCTURAL ENGINEER'S SEALED CONSTRUCTION DOCUMENT. THIS SEALED CONSTRUCTION DOCUMENT SHALL INCLUDE DESIGNS FOR THE POLE, BASEPLATE, ANCHOR BOLTS, AND FOUNDATION. LIGHTING POLE SUPPLIER SHALL SUBMIT THE STRUCTURAL ENGINEER SEALED POLE BASE DESIGN BASED ON FIXTURE/POLE EFFECTIVE PROJECTED AREA (EPA). THE SEALED POLE BASE DESIGN RATING AND CALCULATIONS SHALL CONFORM TO IBC-2003, 90MPH, EXPOSURE C, AND BE INCLUDED WITH THE CONSTRUCTION DOCUMENT SUBMITTAL.

FIXTURE TYPE (BLACK) SEE FIXTURE SCHEDULE FOR FURTHER INFORMATION & REQUIREMENTS



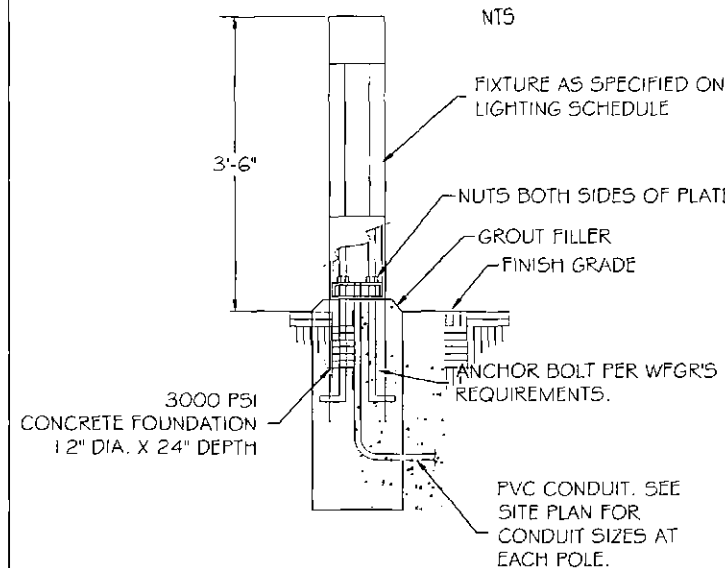
LIGHTING POLE & BASE DETAIL

NTS



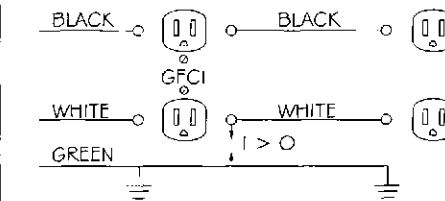
BOLLARD MOUNTING DETAIL

NTS



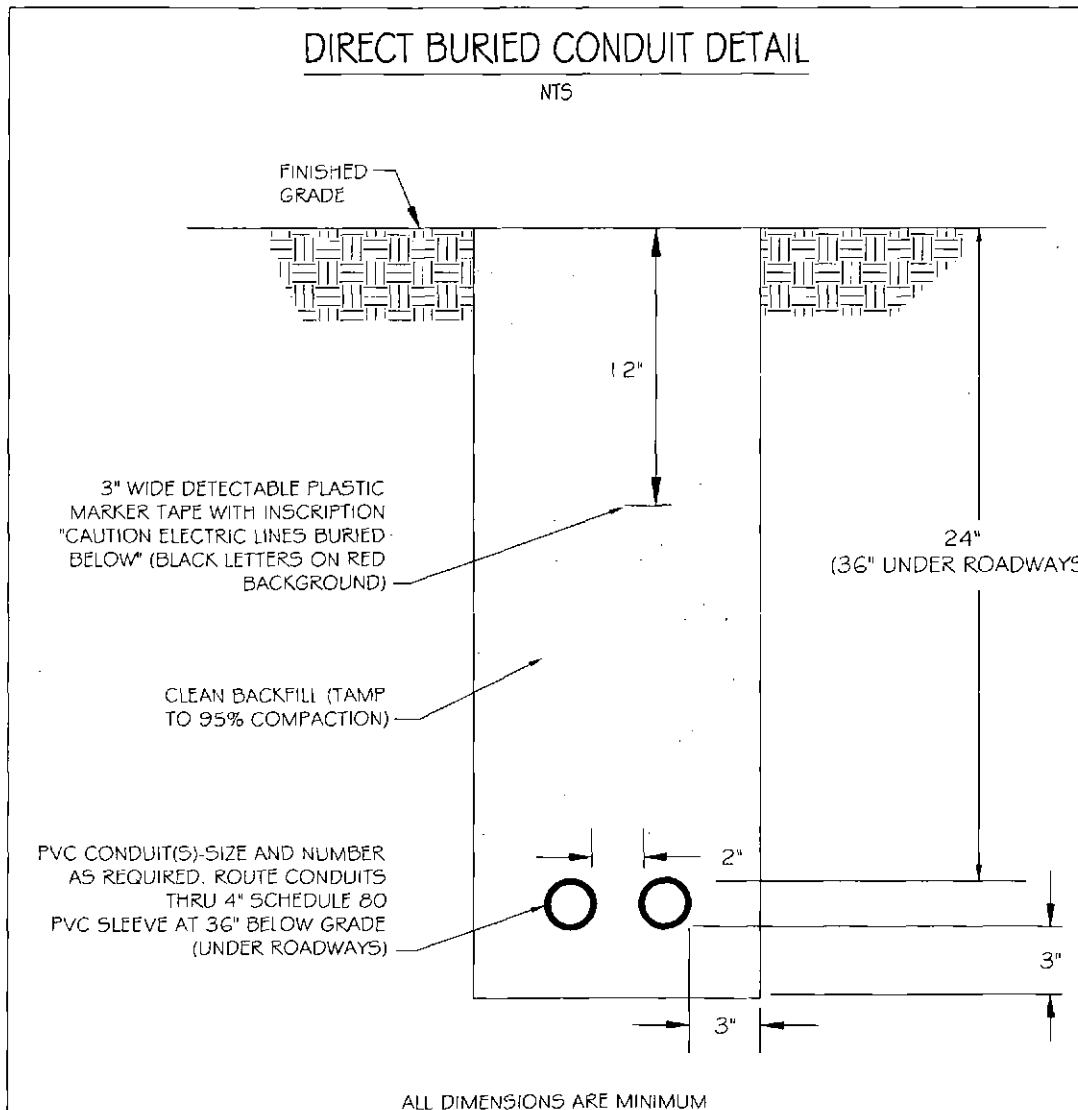
GFCI SINGLE LINE

NTS



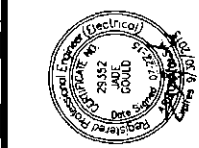
DIRECT BURIED CONDUIT DETAIL

NTS



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PHOENIX, ARIZONA**

PROJECT: _____
SHEET TITLE: _____

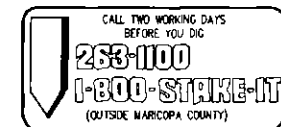


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Project No:	15EE708
Checked By:	JADE GOULD, P.E.
Drawn By:	M SMITH
Date:	05/08/15
Scale:	N.T.S.
Drawing No:	E-9



ALL DIMENSIONS ARE MINIMUM

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MILLER & OSBORN PRIVATE ELECTRICAL & LIGHTING PHOENIX, ARIZONA

Revision	Date
1	CITY COMMENTS 07/06/15
2	CITY COMMENTS 07/22/15
3	
4	
5	
6	
7	
8	

Bollards with wide spread light distribution

Post construction: Made from four square aluminum extrusions mechanically fastened to a one piece die-cast splice compartment (bottom) and a one piece die-cast lamp housing (top). Die castings are marine grade, copper free (i.e. 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum lamp housing. Clear, molded, tempered glass 1/2" thick extends below lamp housing to increase light spread. Lamp housing secured with two (2) stainless steel, captive fasteners. Fully gasketed using a one piece, molded, high temperature silicone gasket for weather tight operation. Reflector made from pure, anodized aluminum.

Electrical: 19.6W LED luminaires, 20.5 total system watts, 30° C start temperature. Integral 120V through 277V electronic LED driver, dimming not available. Standard LED color temperature is 3000K with a $+80\text{ CRI}$. Available in 4000K (+80 CRI); add suffix K4 to order.

Anchor base: Heavy die-cast aluminum, slotted for precise alignment. Bollard secures to base with 1 stainless steel set screw. Mounts to BEGA 895 A anchorage kit (supplied).

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA: certified to U.S. and Canadian standards. Protection class: IP 65.

Weight: 16.1 lbs.

Type
BEGA Product
Project
Voltage
Color
Options
Modified:



Part	Lens	A	B	Anchor
8619 LED 19.6W LED	6.4"	30"	895A	

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 FAX (805)566-9474 www.bega-us.com
Copyright BEGA-US 2014 Updated 05/14

Pole top luminaires with asymmetrical wide spread light distribution

Housing/litter: Heavy one piece die-cast aluminum (minimum .125" thick) with specular anodized aluminum reflector. Slip fit and arm extensions are die-cast aluminum secured by six (6) socket head stainless steel set screws threaded into stainless steel inserts. Pole extension is extruded aluminum with a die-cast aluminum cap. Slip fits 3" O.D. pole top or tenon. Die castings are marine grade, copper free (i.e. 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum, hinged, trim frame with 1/2" thick tempered glass, silicone sealed to trim. Top has entry for maintenance. Fully gasketed for weather tight operation for downlighting only.

Electrical: 26W LED luminaires, 30° C start temperature, integral 120V through 277V electronic LED driver, dimming not available. Standard LED color temperature is 4000K with a $+80\text{ CRI}$. Available in 3000K (+80 CRI); add suffix K3 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These finishes are available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL: listed for US and Canadian Standards, suitable for wet locations. Protection class: IP66.

Weight: 18.0 lbs.

Effective Projection Area (EPA): 1.4 ft²

Type
BEGA Product
Project
Voltage
Color
Options
Modified:



Single pole-top luminaires

Part	Lens	LED	A	B	C
7929 LED 26W LED	12.1"	13"	23"	23"	

Recommended for use with 1.4 to 1.8 poles.

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SPECIFICATION SHEET

SEBCO 500-600 WATT



- FEATURES**
- 10 YEAR FREE REPLACEMENT WARRANTY
 - FULLY DIMMABLE, WITH LOW-VOLTAGE MAGNETIC DIMMER
 - 1/8" STEEL, POWDER COATED NEMA 3R CASE
 - STANDARD WITH MANDATORY SECONDARY PROTECTION
 - SOME 120 VOLT TRANSFORMERS AVAILABLE WITH PRIMARY LINE CORD
 - BUILT IN THE USA TO THE HIGHEST STANDARDS
 - MEETS OR EXCEEDS ALL UL, CUL, ANSII/UL, CSA REQUIREMENTS
 - 230 VAC TRANSFORMERS MEET CE REQUIREMENTS

- REQUIREMENTS**
- LISTED TO THE NEWEST UL STANDARDS 2108 AND 1838
 - MANDATORY SECONDARY PROTECTION, AS STATED IN THE NATIONAL ELECTRIC CODE ARTICLE 411. (1993, 1996, 1999, 2002, 2005 AND 2008)
 - MAY BE USED WITH INDIVIDUAL "LISTED" COMPONENTS TO MEET "SYSTEM" REQUIREMENTS, AS LONG AS ALL PARTS LISTED TO SAME ANSII/UL STANDARD

PART NUMBER	CLASS 1	CLASS 1
1025-12 (500 Watt)	1102-12 (600 Watt)	
PRIMARY VOLTAGE	120VAC-5A MAX	120VAC-5.5A MAX
OUTPUT VOLTAGE	12VAC-42A MAX	12VAC-50A MAX
BREAKERS	2x25A	2x25A
FREQUENCY	60 Hz	60 Hz
DIMENSIONS	8.25" x 5.75" x 5"	8.25" x 5.75" x 5"
WEIGHT	19 LBS	22 LBS

KICHLER

Style to Live by™



Project
Type
Ordering #
Comments

Outdoor Wall 2 Light PSS
6048PSS316

Product Description: This 2 Light Polished Stainless Steel Newport Wall Sconce uses simple shapes to create an ultramodern outdoor fixture for your contemporary home.

Available Finishes:
Architectural Bronze
Brushed Nickel
PSS

Technical Information

Weight:	3.3
Safety Rated:	Wet
HCWQ:	7.75
Base Backplate:	4.25 x 12.75
Width:	9.25
Height:	15.25
Lamp Included:	Not Included
ADA Compliant:	Yes
Light Source:	Compact Fluorescent
Socket Base:	Medium
Number of Bulbs:	2
Lamp Type:	CFL
Max Watt:	30W

PROJECT
MILLER & OSBORN
PRIVATE ELECTRICAL & LIGHTING
PHOENIX, ARIZONA

SHEET TITLE
MANUFACTURE SPECIFICATION SHEETS



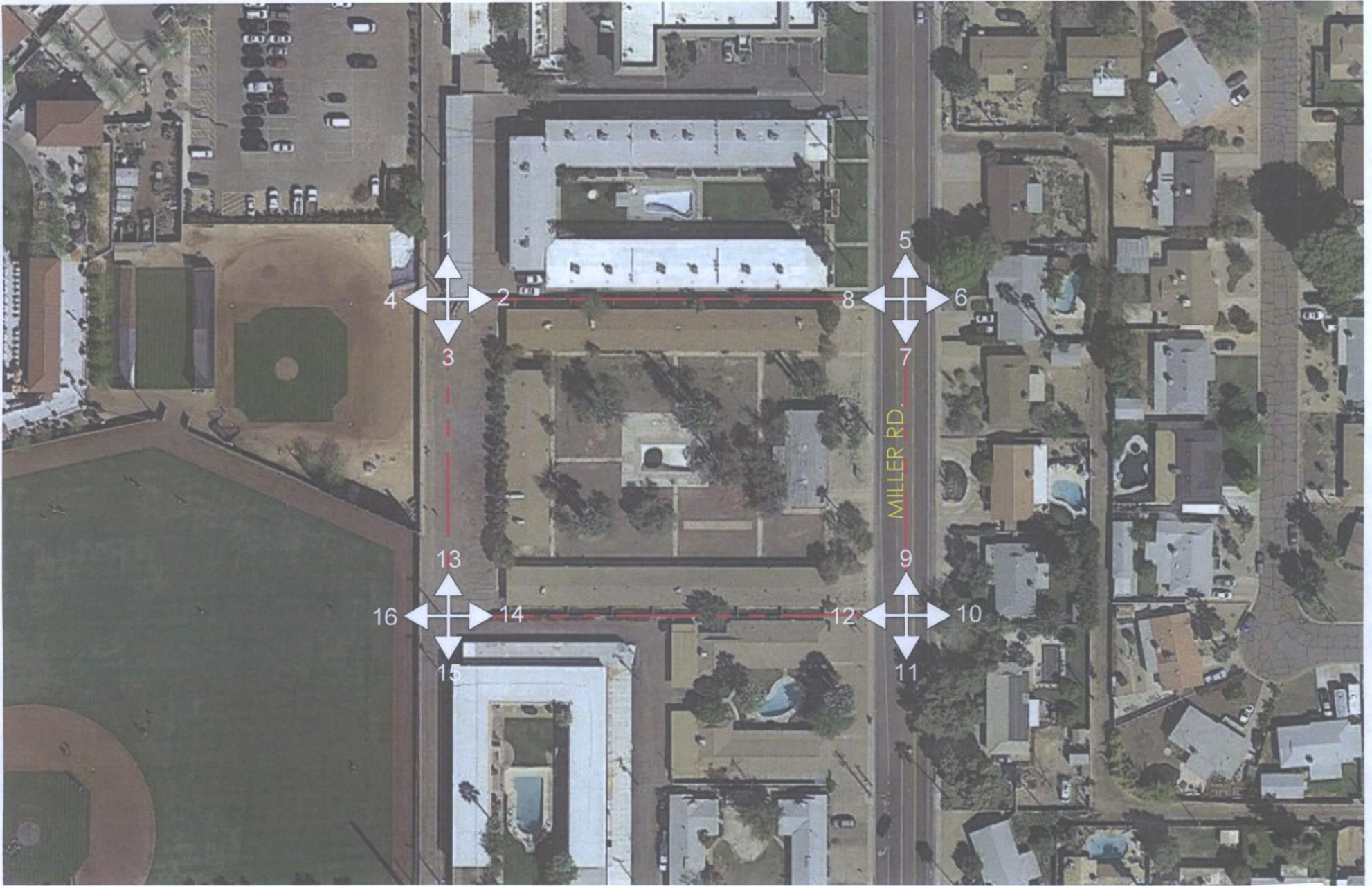
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Project No: 15EE708
Checked By: JADE GOULD, P.E.
Drawn By: M SMITH
Date: 05/08/15
Scale: N T S

Drawing No: E-10
Sheet No: 10 OF 10



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MILLER & OSBORN

PHOTO CONTEXT MAP

26-DR-2015

5/18/2015

1504

DRAWN BY: JS

3/17/15

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PHOTO 01-LOOKING NORTH



PHOTO 02-LOOKING EAST



PHOTO 03-LOOKING SOUTH



PHOTO 04-LOOKING WEST

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PHOTO 05-LOOKING NORTH



PHOTO 06-LOOKING EAST



PHOTO 07-LOOKING SOUTH



PHOTO 08-LOOKING WEST

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PHOTO 09-LOOKING NORTH



PHOTO 10-LOOKING EAST



PHOTO 11-LOOKING SOUTH



PHOTO 12-LOOKING WEST

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PHOTO 13-LOOKING NORTH

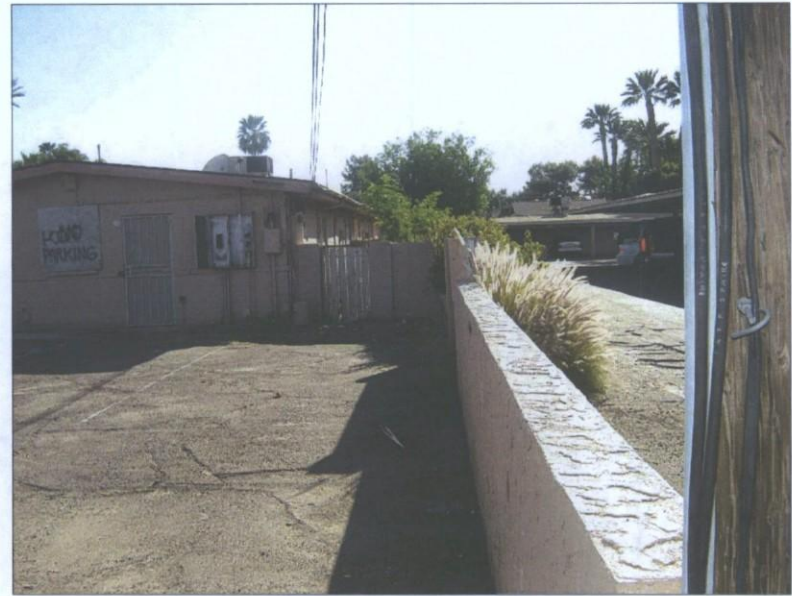


PHOTO 14-LOOKING EAST



PHOTO 15-LOOKING SOUTH



PHOTO 16-LOOKING WEST