

**Full Size**

**8.5 x 11**

**11 x 17**

**(site plan, landscape, elevations)**

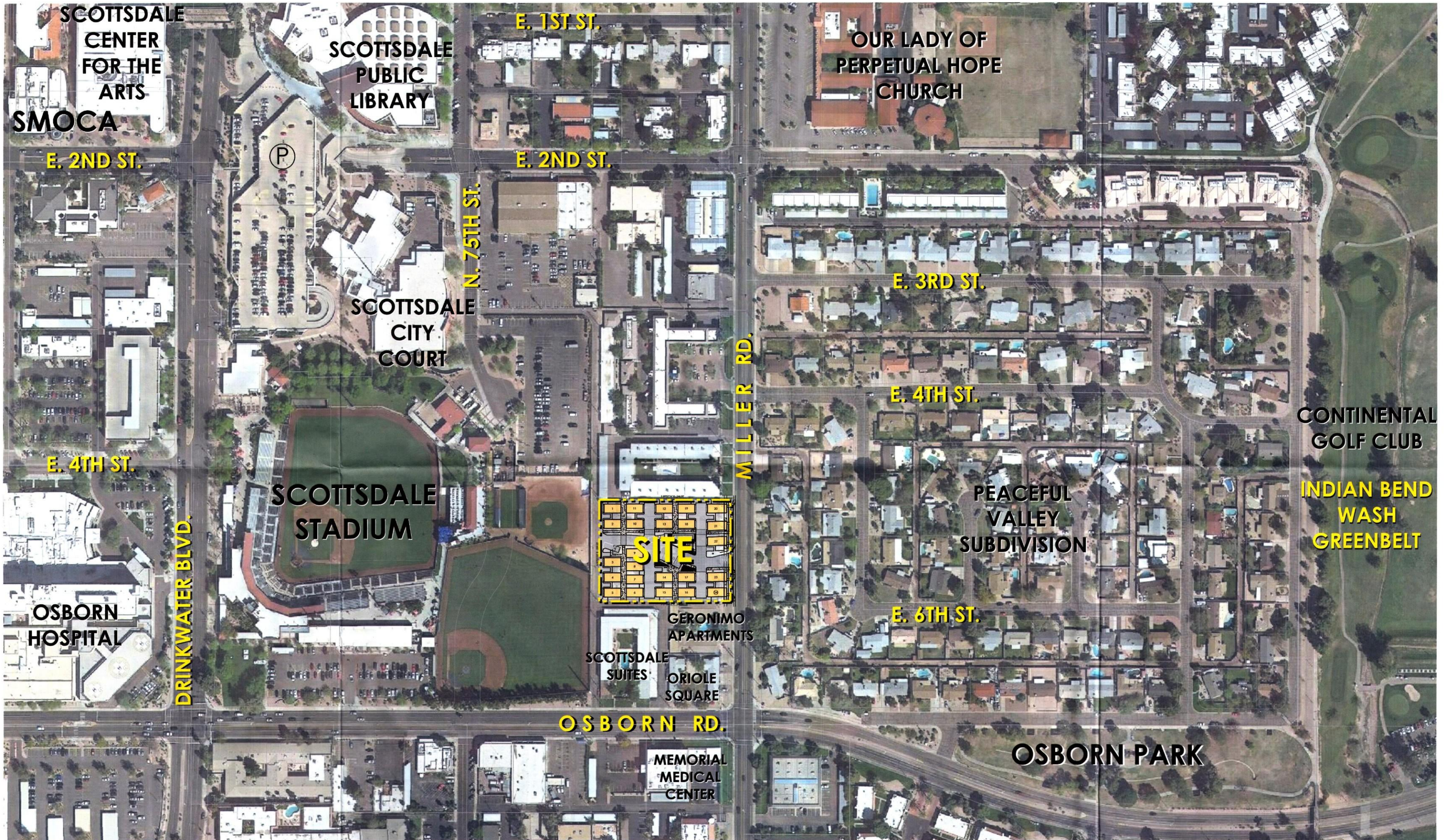
**Full Size**

**8.5 x 11**

**11 x 17**

**(site plan, landscape, elevations)**



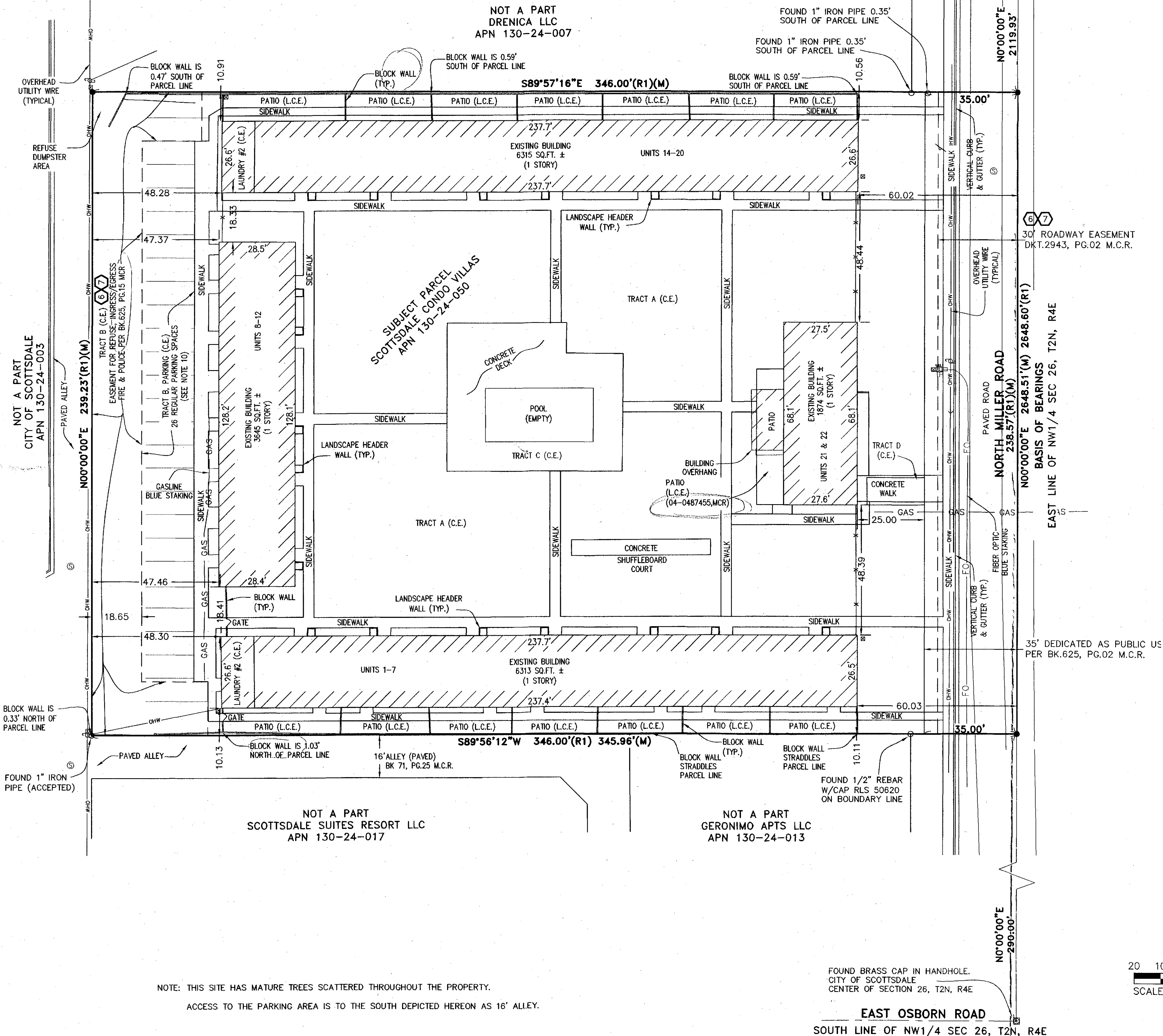




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**LEGEND**

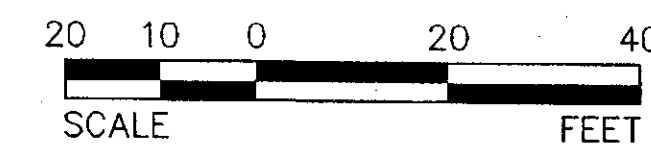
- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- FOUND PK NAIL W/SHINER, RLS #37495
- ⊕ UTILITY POLE
- ⊙ GUY ANCHOR
- ⊖ SIGN (SPEED LIMIT 35MPH)
- ⊗ TELEPHONE PEDESTAL
- ⊙ TELEPHONE MANHOLE
- ⊖ TELEPHONE VAULT
- ⊗ CABLE TV PULL BOX
- ⊙ CABLE TV PEDISTAL
- ⊖ GAS VALVE
- ⊗ GAS METER
- ⊙ SANITARY SEWER MANHOLE
- ▨ EXISTING BUILDING
- ▨ PARKING STRIP
- ▨ SECTION LINE
- ▨ CENTER LINE
- ▨ PARCEL LINE
- ⊗ WROUGHT IRON FENCE
- ▨ BLOCK WALL
- GAS
- BLUE STAKE GAS LINE
- FO
- BLUE STAKE FIBER OPTIC
- OHW
- OVERHEAD UTILITY WIRE
- R/W RIGHT-OF-WAY
- (R1) RECORD
- (M) MEASURED
- M.C.R. MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- (TYP.) TYPICAL
- (C.E.) COMMON ELEMENT
- (L.C.E.) LIMITED COMMON ELEMENT



NOTE: THIS SITE HAS MATURE TREES SCATTERED THROUGHOUT THE PROPERTY.  
ACCESS TO THE PARKING AREA IS TO THE SOUTH DEPICTED HEREON AS 16' ALLEY.

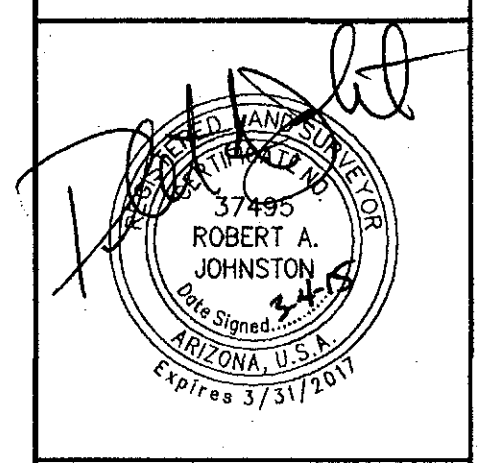
FOUND BRASS CAP IN HANDHOLE.  
CITY OF SCOTTSDALE  
CENTER OF SECTION 26, T2N, R4E

**EAST OSBORN ROAD**  
SOUTH LINE OF NW1/4 SEC 26, T2N, R4E



REV:

**HILGARTWILSON**  
ENGINEER | PLANNING | SURVEY | MANAGE  
2141 E. HIGHLAND AVE., STE. 250 | PHOENIX, AZ 85016  
www.hilgartwilson.com



**SCOTTSDALE CONDO VILLAS**  
3510 NORTH MILLER ROAD  
SCOTTSDALE, ARIZONA 85251

**ALTA/ACSM SURVEY**

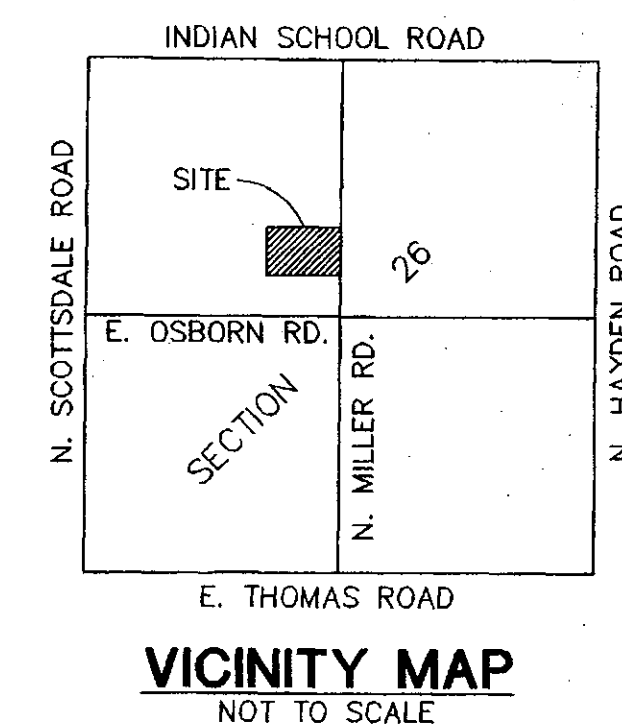
<b>HILGARTWILSON</b>	PROJ. NO.: 1454
	DATE: 03/02/2015
	SCALE: 20
	DRAWN: SLM
	DESIGNED:
	APPROVED:
DWG. NO.	
<b>2</b>	
SHT. 2 OF 2	



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

OF

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP  
NOT TO SCALE

## TITLE REFERENCE

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-716233-PHX1, DATED FEBRUARY 24, 2015.

HILGARTWILSON HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS LISTED HEREON. HILGARTWILSON AND ROBERT A. JOHNSTON (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

## LEGAL DESCRIPTION

UNITS 1 THROUGH 12 INCLUSIVE, AND UNITS 14 THROUGH 22 INCLUSIVE, SCOTTSDALE CONDO VILLAS, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED APRIL 9, 2003 IN DOCUMENT NO. 2003-442158, RE-RECORDED IN DOCUMENT NO. 2003-1281750 AND AMENDED AND RESTATED IN DOCUMENT NO. 2003-1664461 AND IN DOCUMENT NO. 2004-487456, AND PLAT RECORDED IN BOOK 625 OF MAPS, PAGE 15, AND CERTIFICATES OF CORRECTION RECORDED IN DOCUMENT NO. L 2003-1273401, 2003-1664462 AND DOCUMENT NO. 2004-487455, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND DESIGNATED ON SAID PLAT.

## BASIS OF BEARING

BASIS OF BEARING IS N00°00'00"E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2235L, PANEL NUMBER 2235 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

## REFERENCE DOCUMENTS

1. CONDOMINIUM PLAT FOR SCOTTSDALE CONDO VILLAS, RECORDED IN BOOK 625, PAGE 15 M.C.R.
2. FINAL PLAT FOR ORIOLE SQUARE, RECORDED IN BOOK 72, PAGE 25 M.C.R.

## SCHEDULE 'B' - EXCEPTIONS

1. TAXES FOR THE FULL YEAR OF 2015. (THE FIRST HALF IS DUE OCTOBER 1, 2015 AND IS DELINQUENT NOVEMBER 1, 2015. THE SECOND HALF IS DUE MARCH 1, 2016 AND IS DELINQUENT MAY 1, 2016.)
2. ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2014. (AFFECTS COMMON ELEMENTS)
3. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN SCOTTSDALE CONDO VILLAS HOMEOWNERS ASSOCIATION. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
4. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
5. THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
6. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SCOTTSDALE CONDO VILLAS, AS RECORDED IN PLAT BOOK 625 OF MAPS, PAGE(S) 15; CERTIFICATE OF CORRECTION RECORDED AS 2003-1273401 OF OFFICIAL RECORDS, 2003-1664462 OF OFFICIAL RECORDS AND 2004-487455 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
7. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED AS 2003-442158 OF OFFICIAL RECORDS, RE-RECORDED AS 2003-1281750 OF OFFICIAL RECORDS, AND THEREAFTER AMENDED AND RESTATED AS 2003-1664461 OF OFFICIAL RECORDS AND 2004-487456 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
8. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE SOUTHEAST DOWNTOWN REDEVELOPMENT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED SEPTEMBER 02, 1994 AS 94-657928 OF OFFICIAL RECORDS.
9. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY \_\_\_\_\_ ON \_\_\_\_\_, DESIGNATED JOB NUMBER \_\_\_\_\_.
10. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.  
NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
11. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

## PARKING NOTE

SUBJECT PARCEL HAS 26 REGULAR PARKING SPACES

## CLIENT

TAYLOR MORRISON  
9000 E. PIMA CENTER PARKWAY,  
SUITE 350  
SCOTTSDALE, AZ 85258  
PHONE: 480.346.1736

CONTACT: COLIN PHIPPS

## SURVEYOR

HILGART WILSON  
2141 E. HIGHLAND AVENUE, SUITE 250  
PHOENIX, ARIZONA 85016  
PHONE: 602.490.0535

CONTACT: ROBERT JOHNSTON, RLS

## NOTES

1. AREA IS 82659.785 SQ. FT. OR 1.898 ACRES MORE OR LESS.
2. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
4. THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
5. THIS SURVEY IS BASED ON FIELD WORK LAST PERFORMED BY HILGARTWILSON ON JUNE 11, 2014. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
6. THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.
7. THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE MAY BE SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.
8. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. (TABLE A ITEM 16)
9. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED. (TABLE A ITEM 18)
10. EXISTING PARKING DELINEATION IS EXTREMELY WORN & FADED, HILGARTWILSON'S BEST INTERPRETATION IS THE 26 SPACES SHOWN, THERE ARE NO DEFINED HANDICAP PARKING STALLS.
11. THE LAUNDRY UNITS - COMMON ELEMENTS AS SHOWN HEREON ARE BASED ON THE PLAT OF RECORD FOR THIS SITE. THIS SURVEYOR DID NOT HAVE ACCESS TO THE BUILDING INTERIORS TO VERIFY THE EXISTENCE AND SIZE OF THE LAUNDRY AREAS.

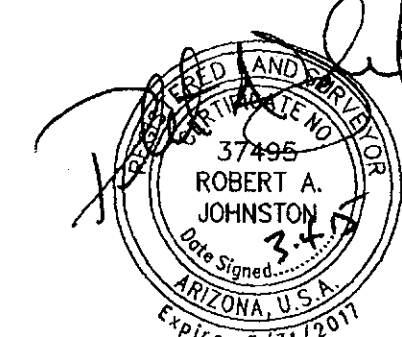
## SURVEYOR'S CERTIFICATION:

- TO:
1. FIRST AMERICAN TITLE INSURANCE COMPANY
  2. TAYLOR MORRISON/ARIZONA, INC., AN ARIZONA CORPORATION
  3. PB AND J XXXVI, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./A.C.S.M. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 11(a), 13, 14, 16 and 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN JUNE, 2014.

ROBERT A. JOHNSTON  
RLS# 37495  
HILGARTWILSON  
2141 E. HIGHLAND AVENUE, SUITE 250  
PHOENIX, ARIZONA 85016  
P: 602.490.0535  
rjohnston@hilgartwilson.com

3.4.15  
DATE



NOTE:  
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

26-DR-2015  
5/18/2015

REV:

**HILGARTWILSON**  
ENGINEER | PLANNING | SURVEY | MANAGE  
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436  
www.hilgartwilson.com

**SCOTTSDALE CONDO VILLAS**  
3510 NORTH MILLER ROAD  
SCOTTSDALE, ARIZONA 85251

**ALTA/ACSM SURVEY**

HILGARTWILSON  
PROJ. NO.: 1454  
DATE: 03/02/2015  
SCALE: 20  
DRAWN: SLM  
DESIGNED:  
APPROVED:

DWG. NO.  
**1**

SHT. 1 OF 2

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

**APARTMENTS**  
R-5  
130-24-007

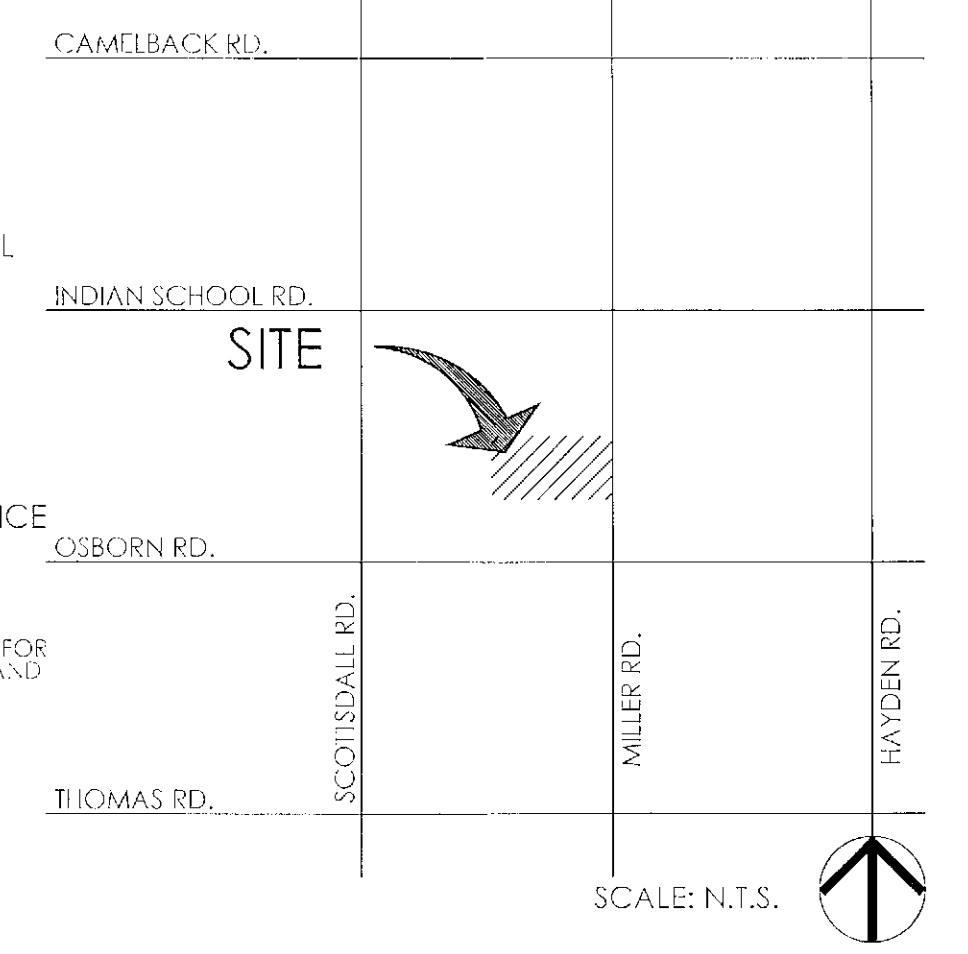
**APARTMENTS**  
R-5  
130-24-017

**APARTMENTS**  
R-5  
130-24-013

**LEGEND**

- PROJECT BOUNDARY
- RIGHT OF WAY
- EASEMENT
- OVERHEAD UTILITY LINE
- UTILITY EQUIPMENT  
NOTE: ALL UTILITY EQUIPMENT TO BE SCREENED BY PRIVATE YARD WALLS
- 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.

**VICINITY MAP**



**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 Nichler 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

**PEACEFUL VALLEY  
S.F. RESIDENTIAL**  
R1-7

**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: 48 STALLS 65 STALLS  
ADA PARKING: 3 STALLS 3 STALLS  
(4% x 65)

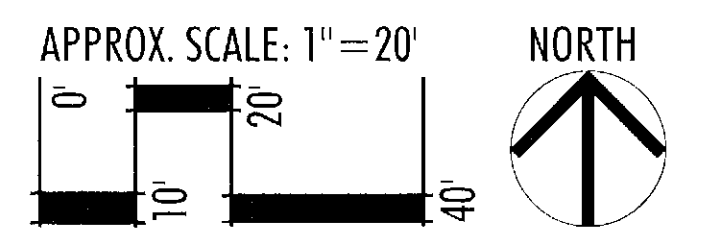
NOTE:  
SEE LANDSCAPE LIGHTING PLAN AND ELECTRICAL  
ENGINEERING PLAN FOR LIGHT FIXTURE SCHEDULES.

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

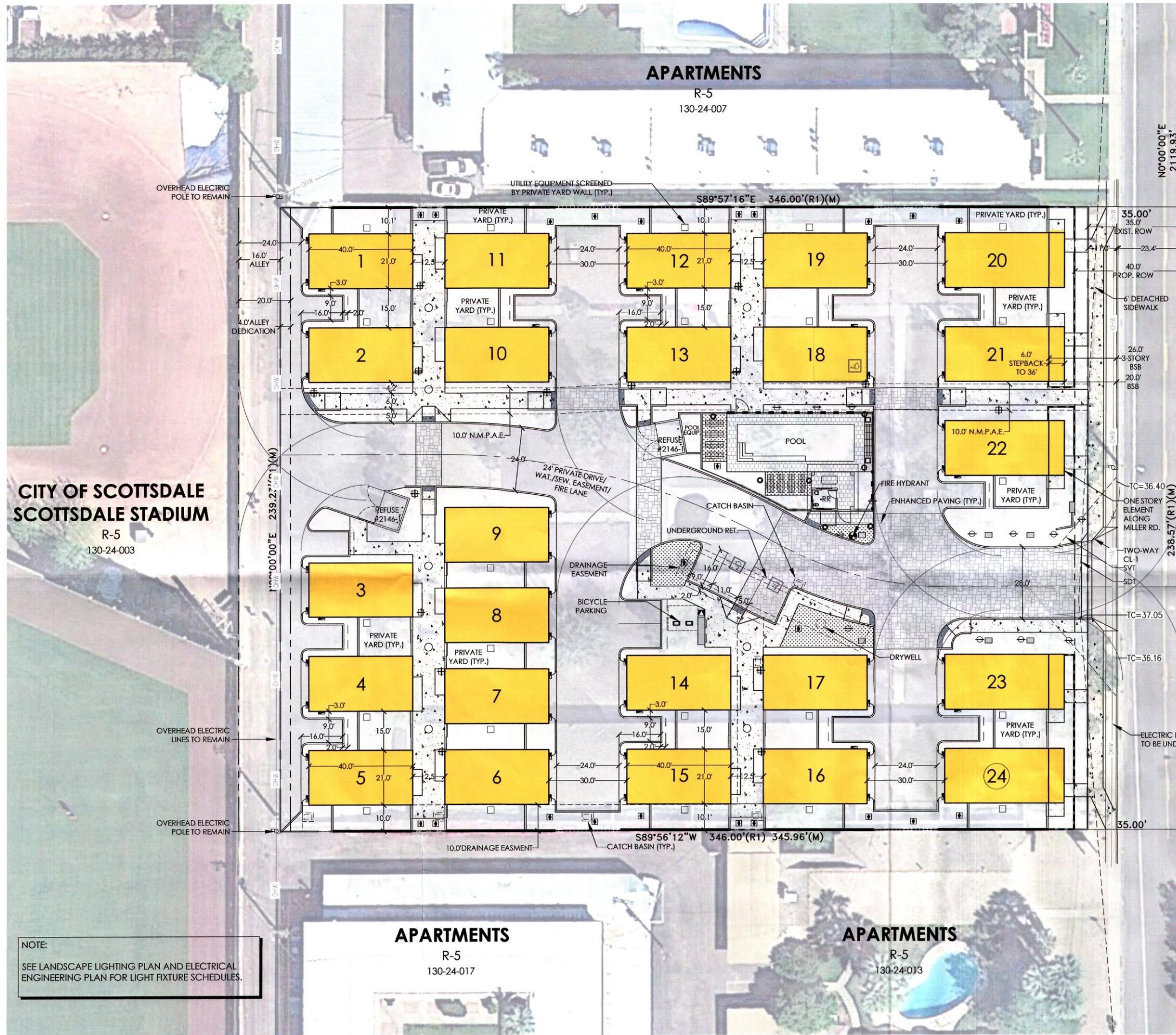
**TRÉO - MILLER & OSBORN**

CONCEPTUAL SITE PLAN

26-0215  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
9-15-15  
DATE  
INITIALS



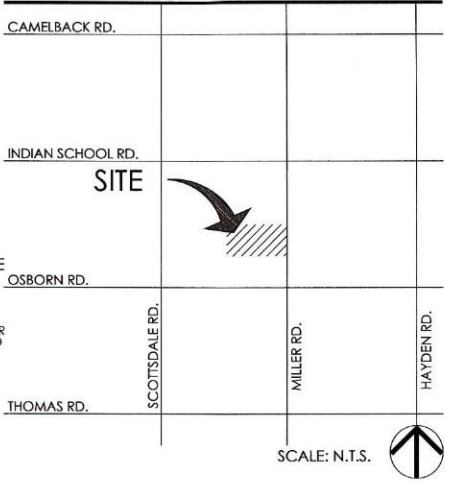




**LEGEND**

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- EASEMENT
- OVERHEAD UTILITY LINE
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- FIRE HYDRANT
- BICYCLE PARKING
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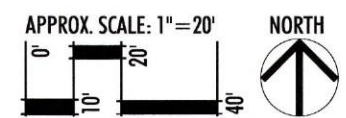
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 GARAGE PARKING: 48 STALLS  
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 (4% x 65)

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

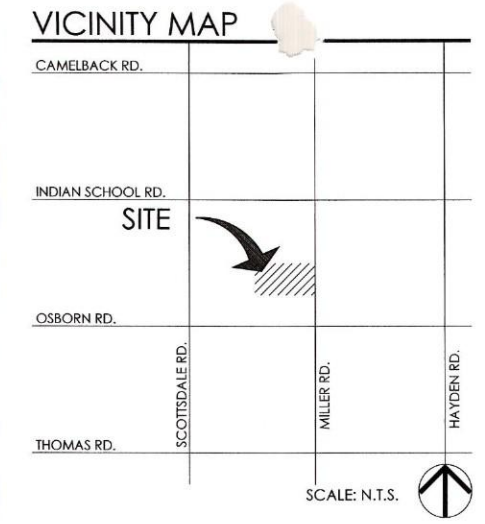
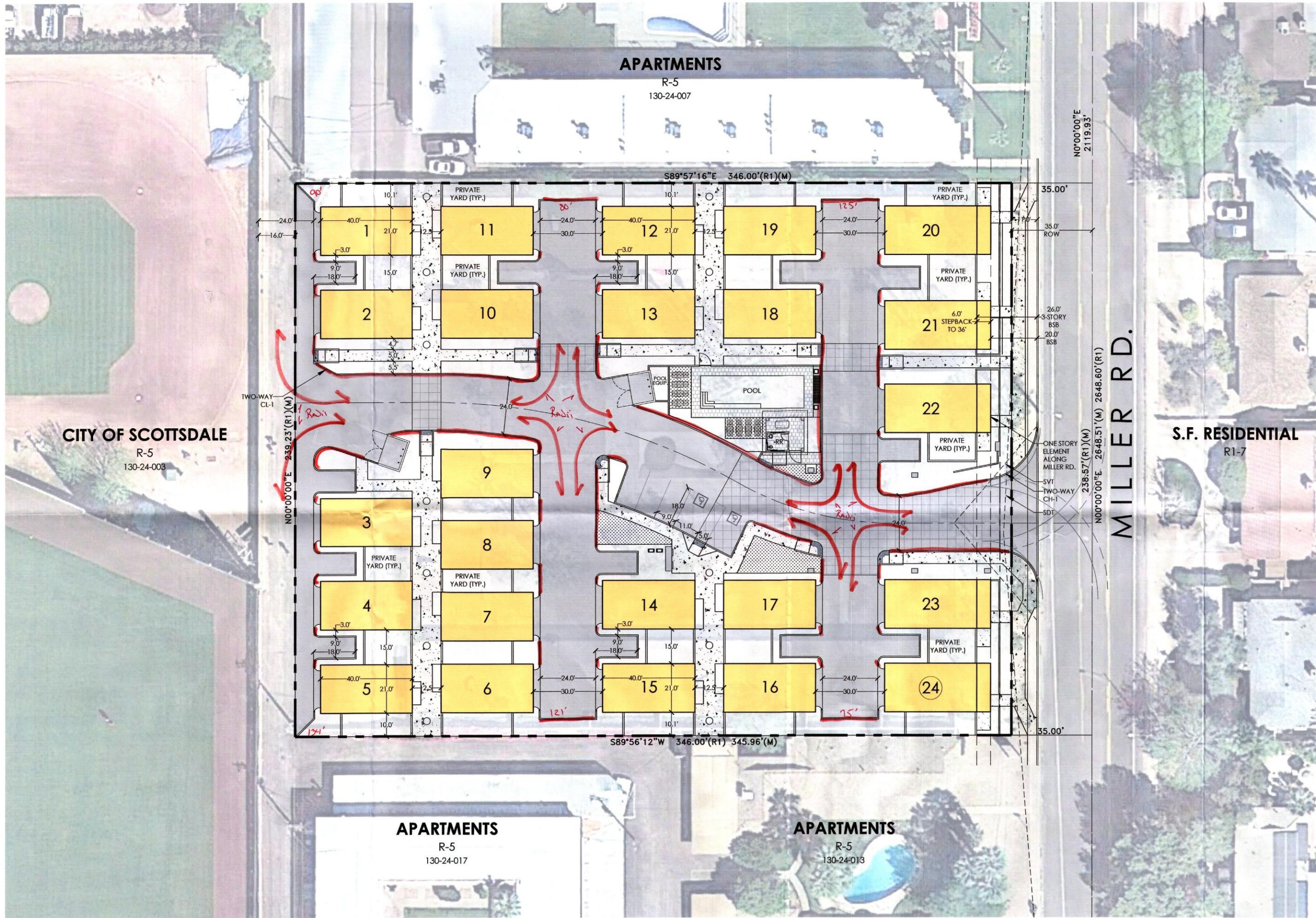
**LVA** urban design studio  
 land planning • development entitlements • landscape architecture  
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

**TRÉO - MILLER & OSBORN**

CONCEPTUAL SITE PLAN







### PROJECT TEAM

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Planner/ Landscape Architect	LVA Urban Design Studio Keith Nichter Steven Voss 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	Brad Sonnenburg BSB Design, Inc. 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'

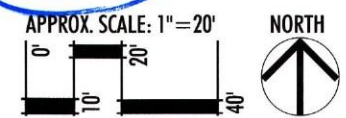
SURFACE PARKING:	18 STALLS
GARAGE PARKING:	48 STALLS
TOTAL PARKING:	66 STALLS
ADA PARKING: (4% x 18)	2 STALLS

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 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

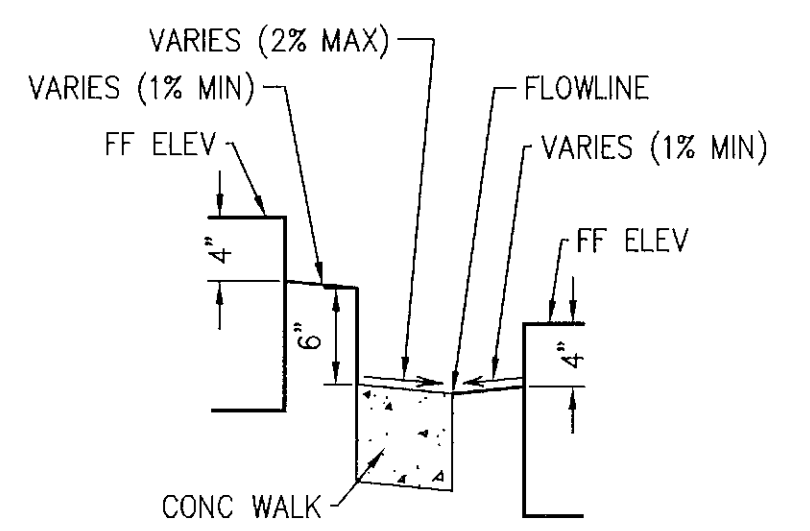
# MILLER & OSBORN

## CONCEPTUAL SITE PLAN

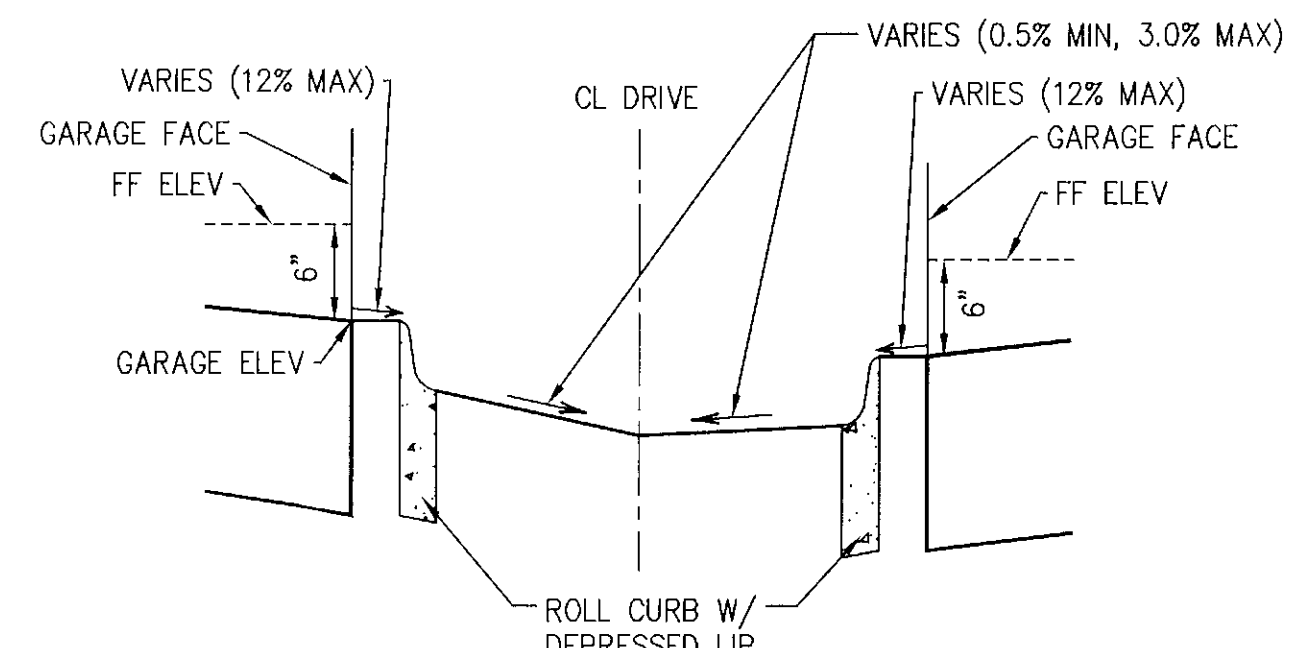
*Demolish*  
 □ Commercial type radii of 44' & 55'  
 □ Existing & proposed hydrants  
 — = Fire Lanes



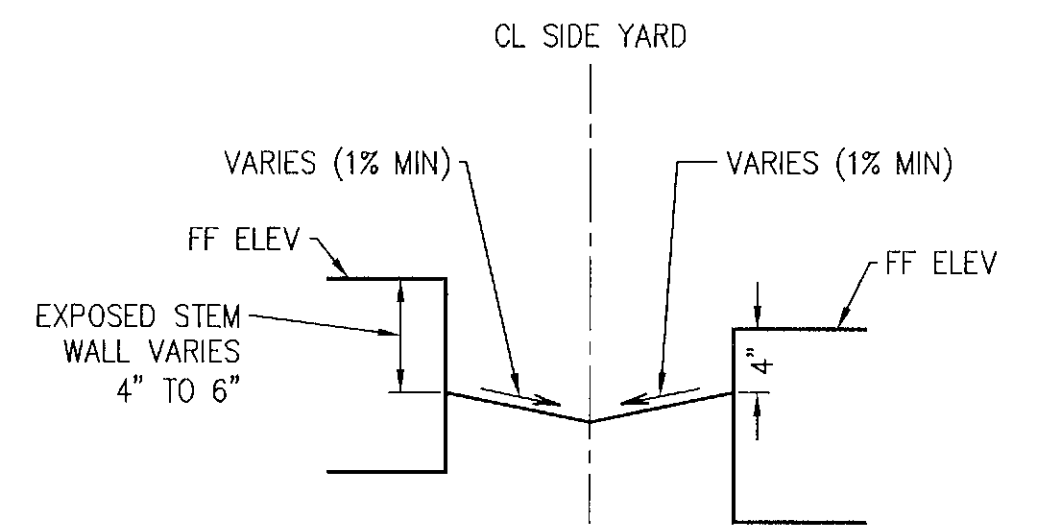




**SECTION A-A TYPICAL FRONT**  
NO SCALE



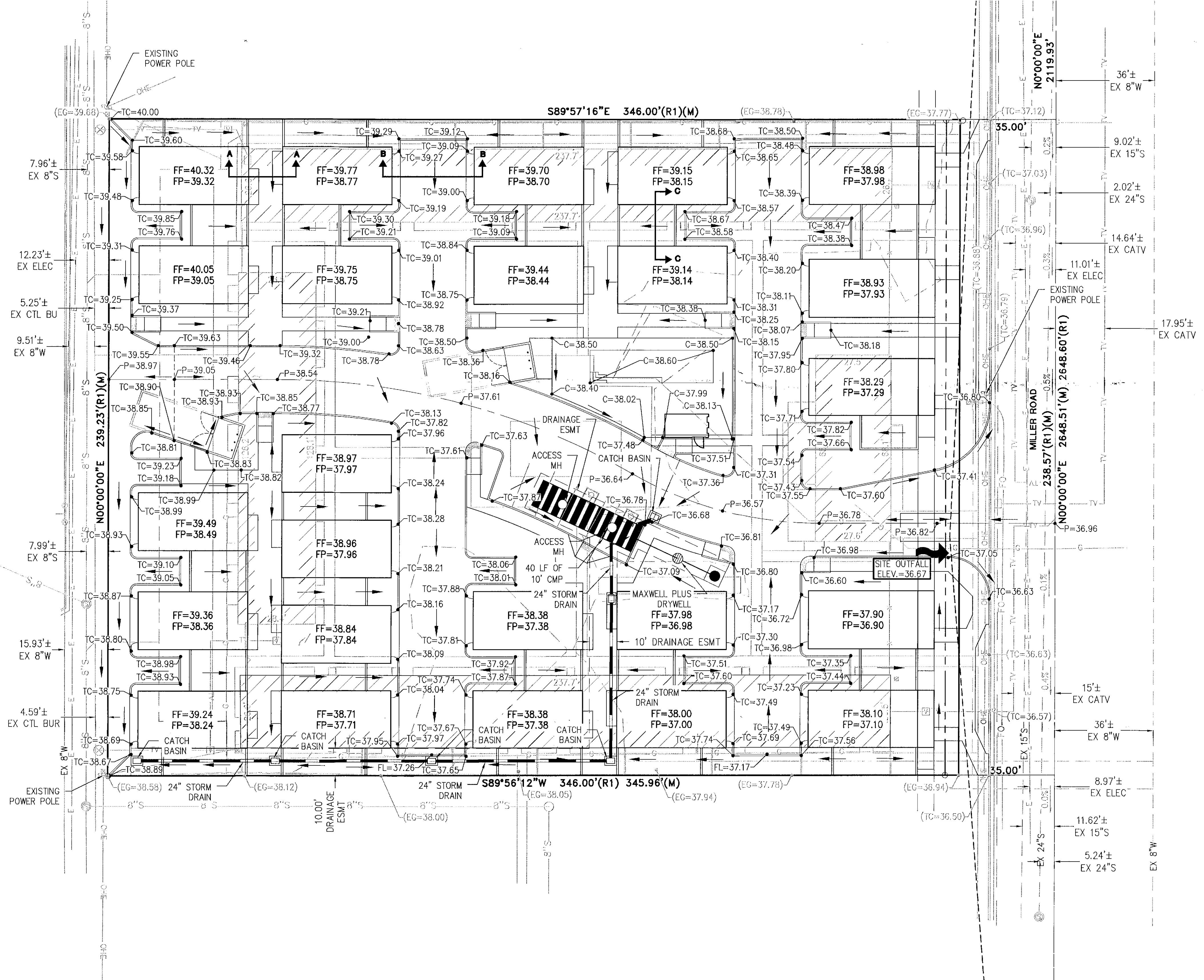
**SECTION B-B TYPICAL STREET**  
NO SCALE



**SECTION C-C TYPICAL SIDE YARD**  
NO SCALE

**LEGEND**

- PROPERTY LINE
- - - - - RIGHT OF WAY LINE
- - - - - EASEMENT LINE
- CENTER LINE
- 6" W — EX. WATER LINE
- 8" S — EX. SEWER LINE
- E — EX. ELECTRIC LINE
- TV — EX. COX LINE
- — — — — EX. TELEPHONE LINE
- G — EX. GAS
- OHE — EX. OVERHEAD ELECTRIC LINE
- - - - - 47 — EX. CONTOUR
- DIRECTION OF DRAINAGE
- C = CONCRETE
- TC = TOP OF CURB
- G = GUTTER
- P = PAVEMENT
- FG = FINISHED GROUND
- SW = SIDEWALK
- FFE = FINISHED FLOOR ELEVATION
- R/W = RIGHT-OF-WAY
- PUE = PUBLIC UTILITY EASEMENT
- SWE = SIDEWALK EASEMENT
- ↖ SITE OUTFALL
- ▭ PROPOSED CATCH BASIN
- ▭ PROPOSED STORM DRAIN PIPE
- ⊙ EX. UTILITY POLE
- ⊙ EX. ELECTRIC METER
- ⊙ EX. ELECTRIC TRANSFORMER
- ⊙ EX. ELECTRIC PULL BOX
- ⊙ EX. ELECTRIC PANEL
- ⊙ EX. ELECTRIC CABINET
- ⊙ EX. LIGHT POLE
- ⊙ EX. SIGN
- ⊙ EX. MANHOLE (UNKNOWN TYPE)
- ⊙ EX. FLAG POLE
- ⊙ EX. TELEPHONE PEDESTAL
- ⊙ EX. CABLE TV PEDESTAL
- ⊙ EX. FIRE DEPARTMENT CONNECTION
- ⊙ EX. FIRE HYDRANT
- ⊙ EX. AIR RELEASE VALVE
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- ⊙ EX. SEWER CLEAN OUT
- ▨ EX. CONCRETE
- ▨ EX. ASPHALT PAVING
- ▨ EX. DECORATIVE CONCRETE
- ▨ EX. CHAIN LINK FENCE
- ▨ EX. BLOCK WALL



**ESTIMATED EARTHWORK VOLUME**

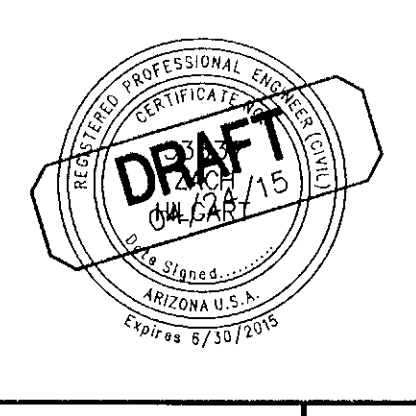
RAW CUT = 1,440 CY  
 RAW FILL = 227 CY  
 BALANCE = 1,213 CY UNADJUSTED (EXPORT)

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REV:

**HILGART WILSON**  
 ENGINEER | PLANNING | SURVEY | MANAGEMENT

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 P: 602.490.0535 | F: 602.368.2436  
 www.hilgartwilson.com



**SCOTTSDALE CONDO VILLAS**  
 3510 NORTH MILLER ROAD  
 SCOTTSDALE, ARIZONA

**PRELIMINARY GRADING & DRAINAGE PLAN**

HILGART WILSON	PROJ NO.: 1454
	DATE: MAY 2015
	SCALE: 1" = 20'
	DRAWN: HW
	DESIGNED: HW
	APPROVED: ZH
DWG. NO. <b>1</b>	
SHT. 1 OF 1	

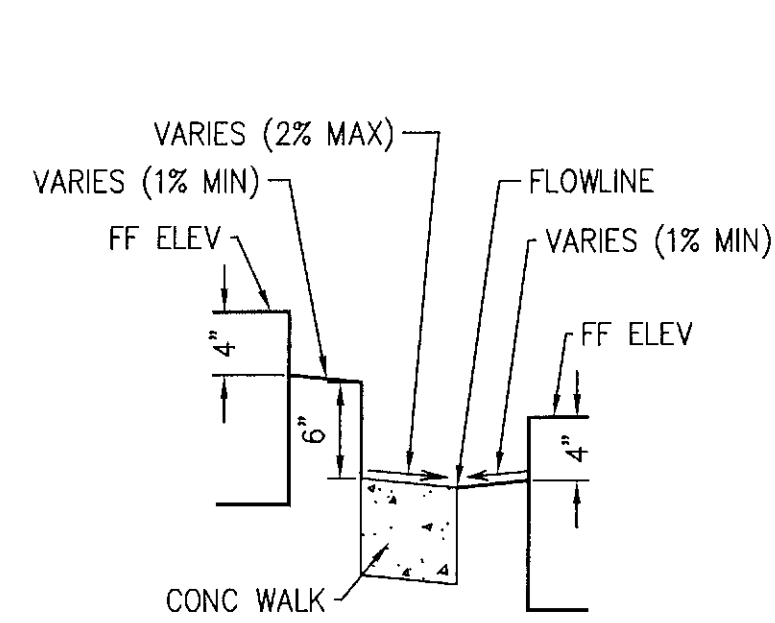
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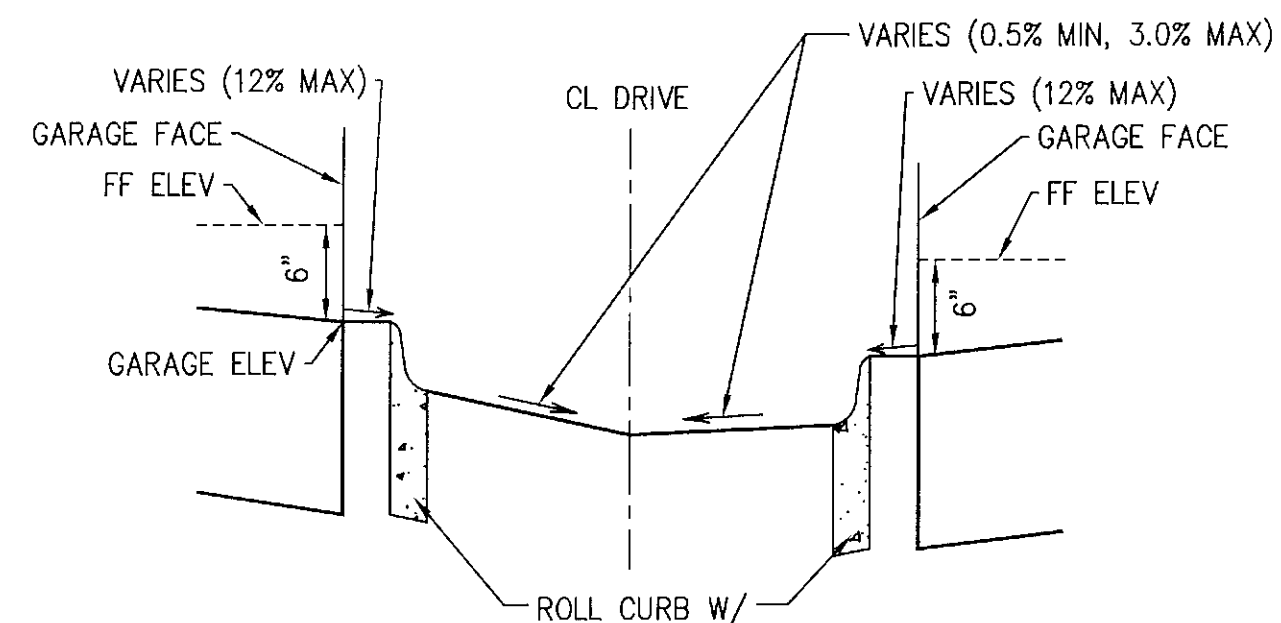
**SECTION A-A TYPICAL FRONT**

NO SCALE



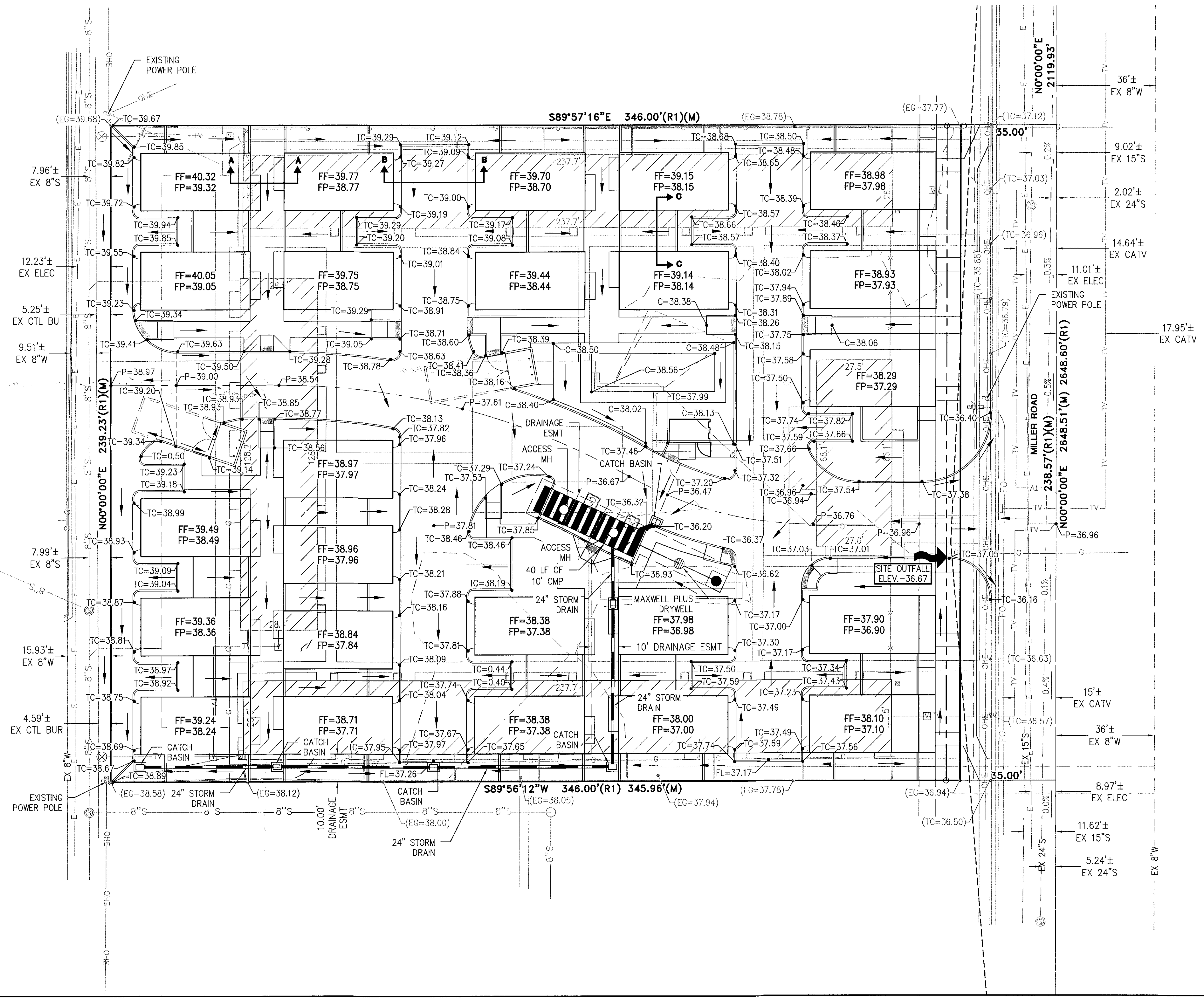
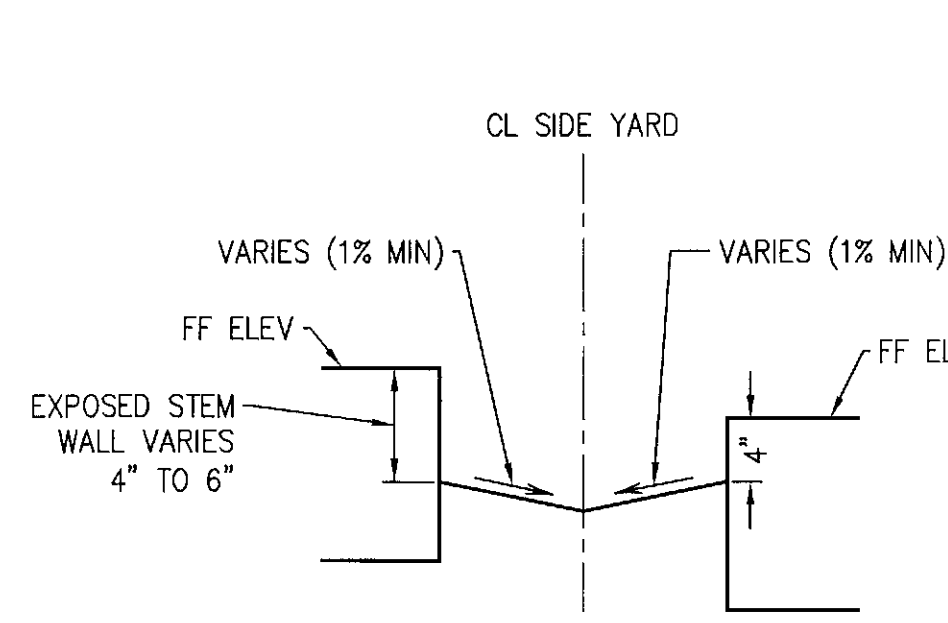
**SECTION B-B TYPICAL STREET**

NO SCALE



**SECTION C-C TYPICAL SIDE YARD**

NO SCALE



**LEGEND**

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- EX. DECORATIVE CONCRETE
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- EX. BLOCK WALL

**ESTIMATED EARTHWORK VOLUME**

RAW CUT = 1,440 CY  
 RAW FILL = 227 CY  
 BALANCE = 1,213 CY UNADJUSTED (EXPORT)

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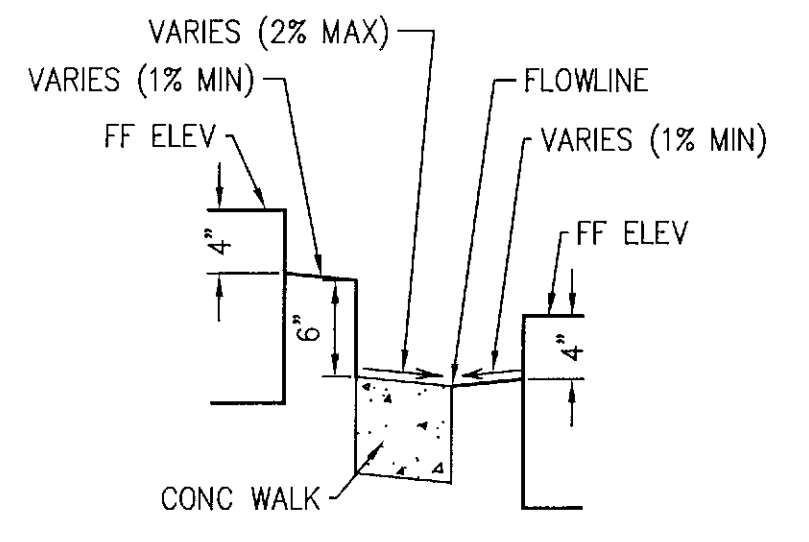


**SCOTTSDALE CONDO VILLAS**  
 3510 NORTH MILLER ROAD  
 SCOTTSDALE, ARIZONA

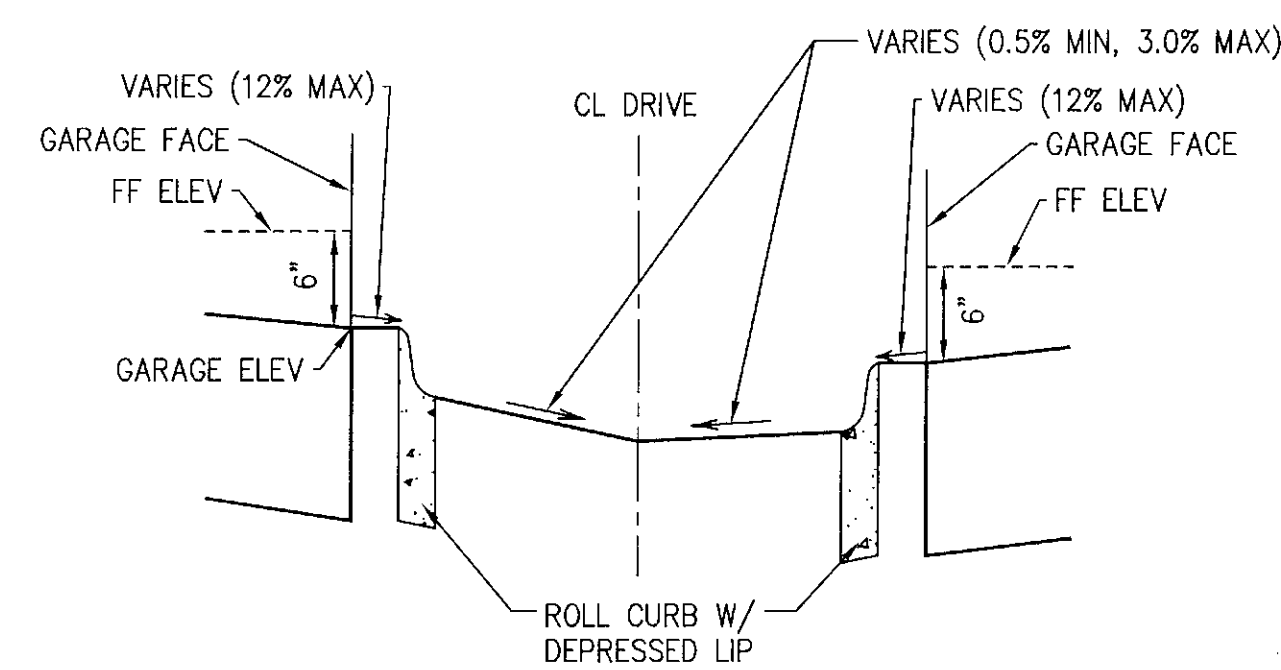
**PRELIMINARY GRADING & DRAINAGE PLAN**

HILGARTWILSON	PROJ. NO.: 1454
	DATE: JULY 2015
	SCALE: 1" = 20'
	DRAWN: HW
	DESIGNED: HW
	APPROVED: ZH
DWG. NO. 1	
SHT. 1 OF 1	

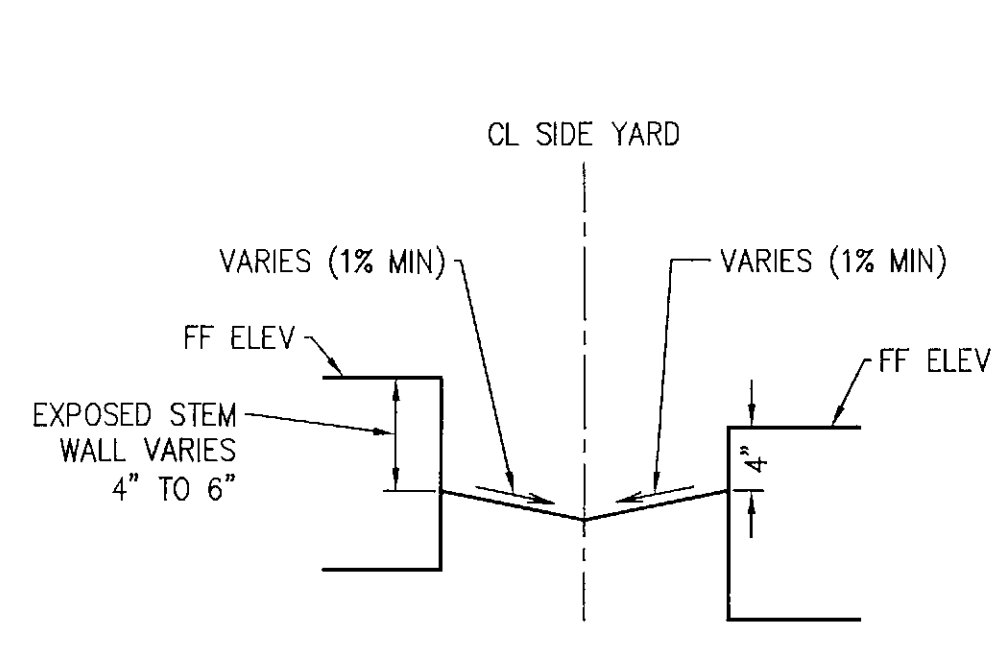




**SECTION A-A TYPICAL FRONT**  
NO SCALE



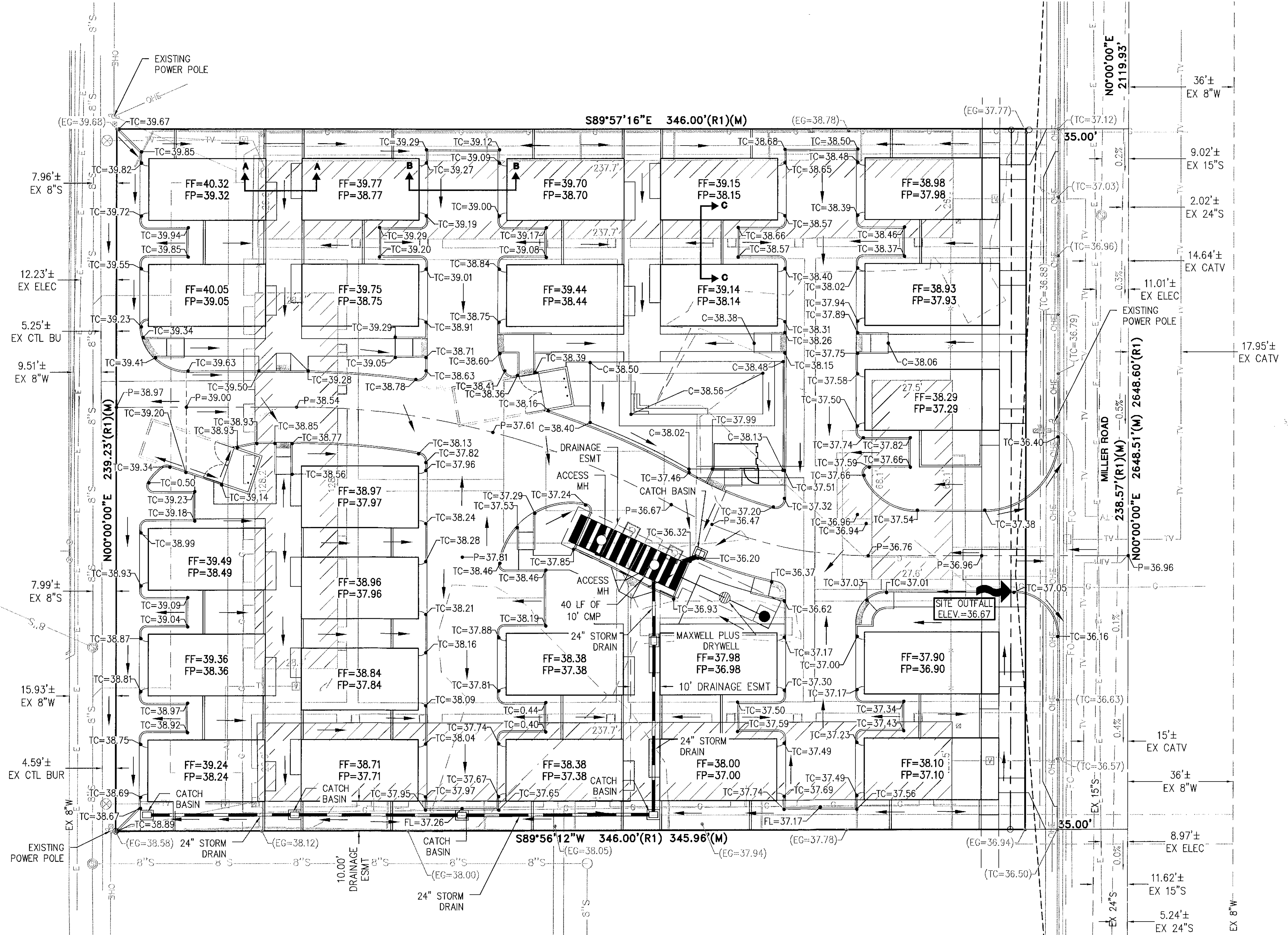
**SECTION B-B TYPICAL STREET**  
NO SCALE



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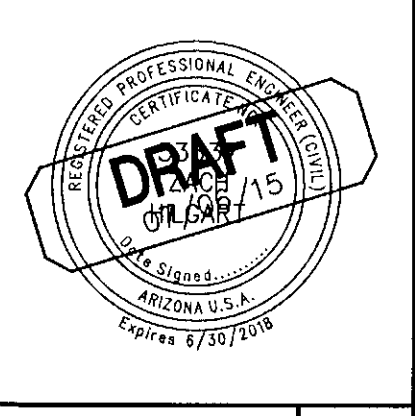
**ESTIMATED EARTHWORK VOLUME**

RAW CUT = 1,440 CY  
 RAW FILL = 227 CY  
 BALANCE = 1,213 CY UNADJUSTED (EXPORT)

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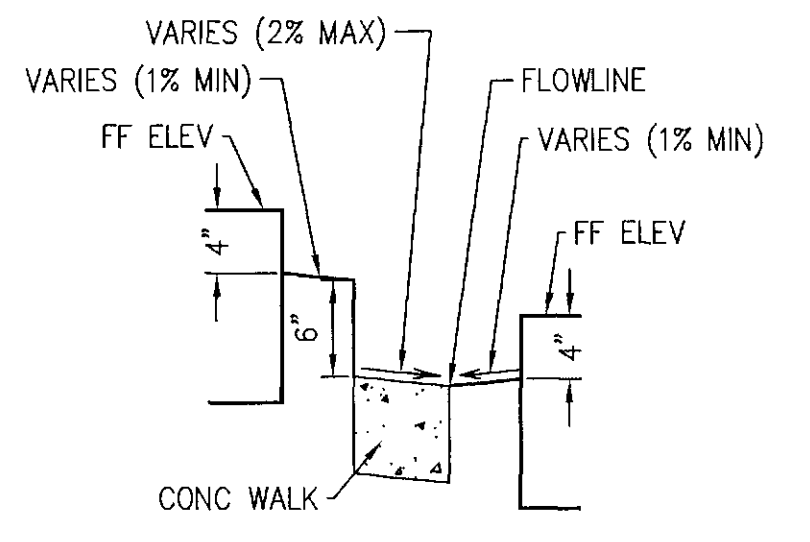
**PRELIMINARY GRADING & DRAINAGE PLAN**

HILGARTWILSON	PROJ. NO.: 1454
	DATE: JULY 2015
	SCALE: 1" = 20'
	DRAWN: HW
	DESIGNED: HW
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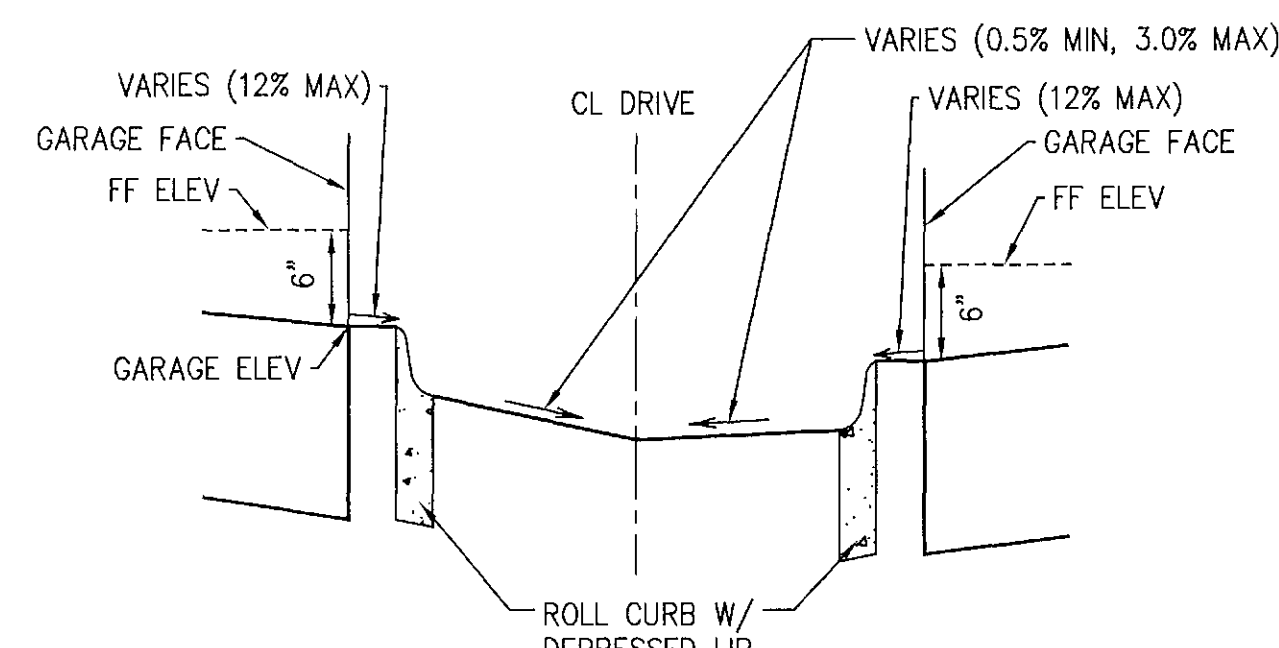
DWG. NO. **1**  
 SHT. 1 OF 1

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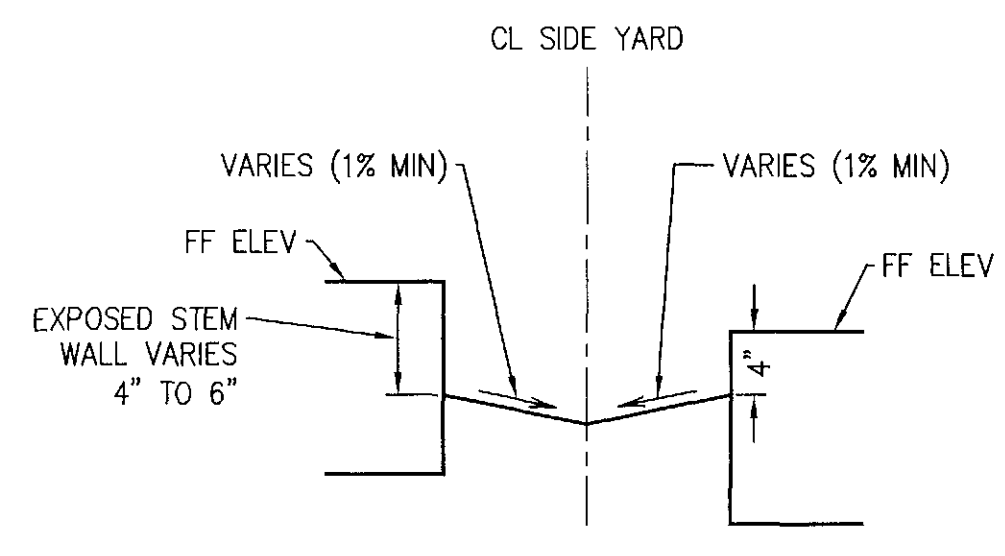




**SECTION A-A TYPICAL FRONT**  
NO SCALE



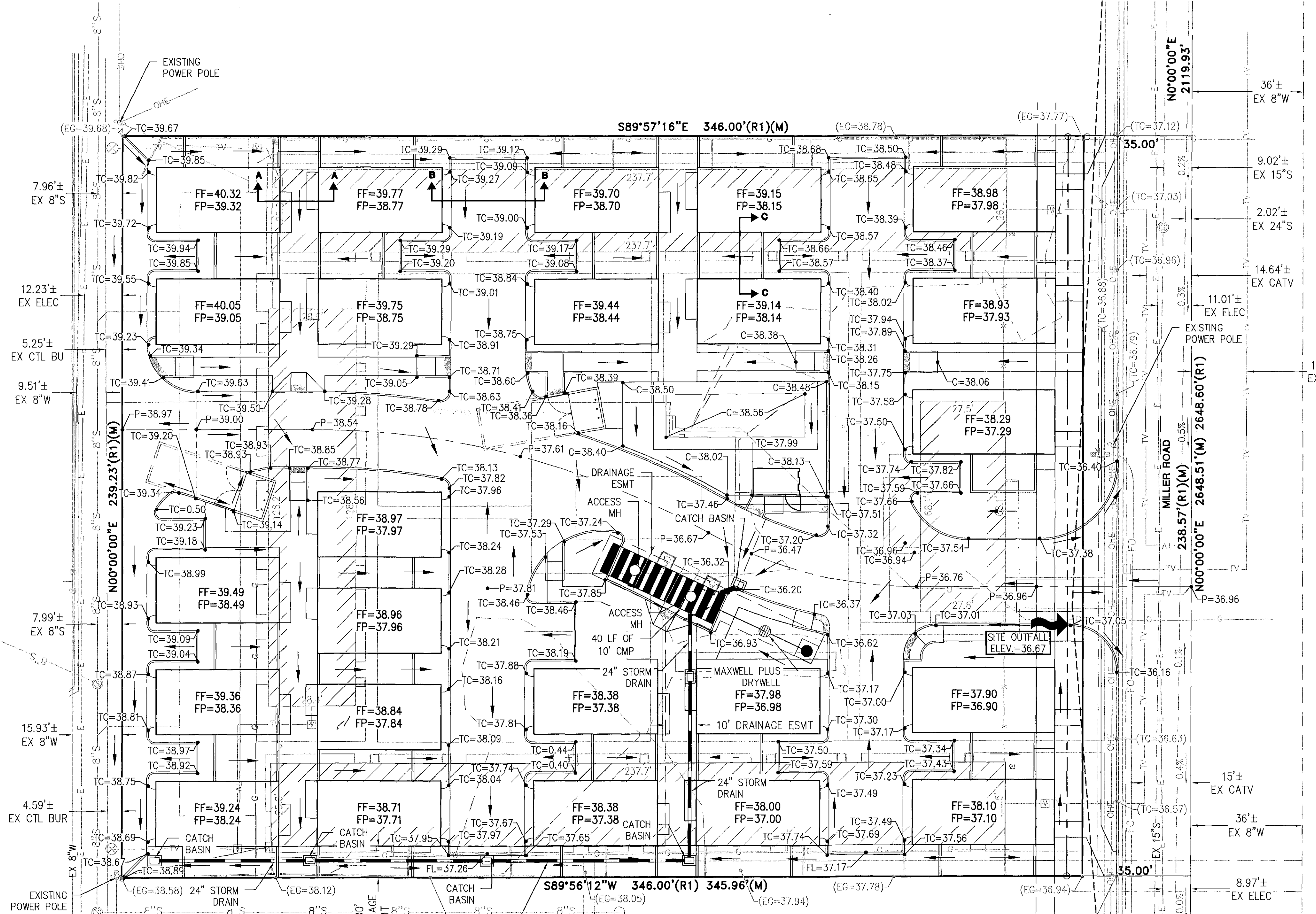
**SECTION B-B TYPICAL STREET**  
NO SCALE



**SECTION C-C TYPICAL SIDE YARD**  
NO SCALE

**LEGEND**

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- ▨ EX. CHAIN LINK FENCE
- ▨ EX. BLOCK WALL



**ESTIMATED EARTHWORK VOLUME**

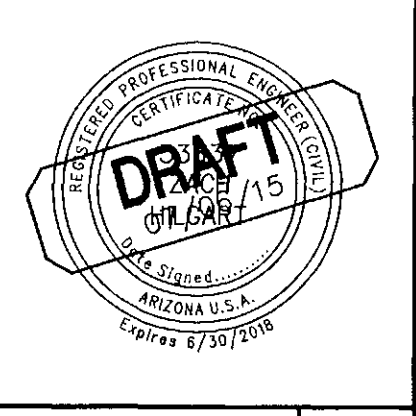
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REV.:

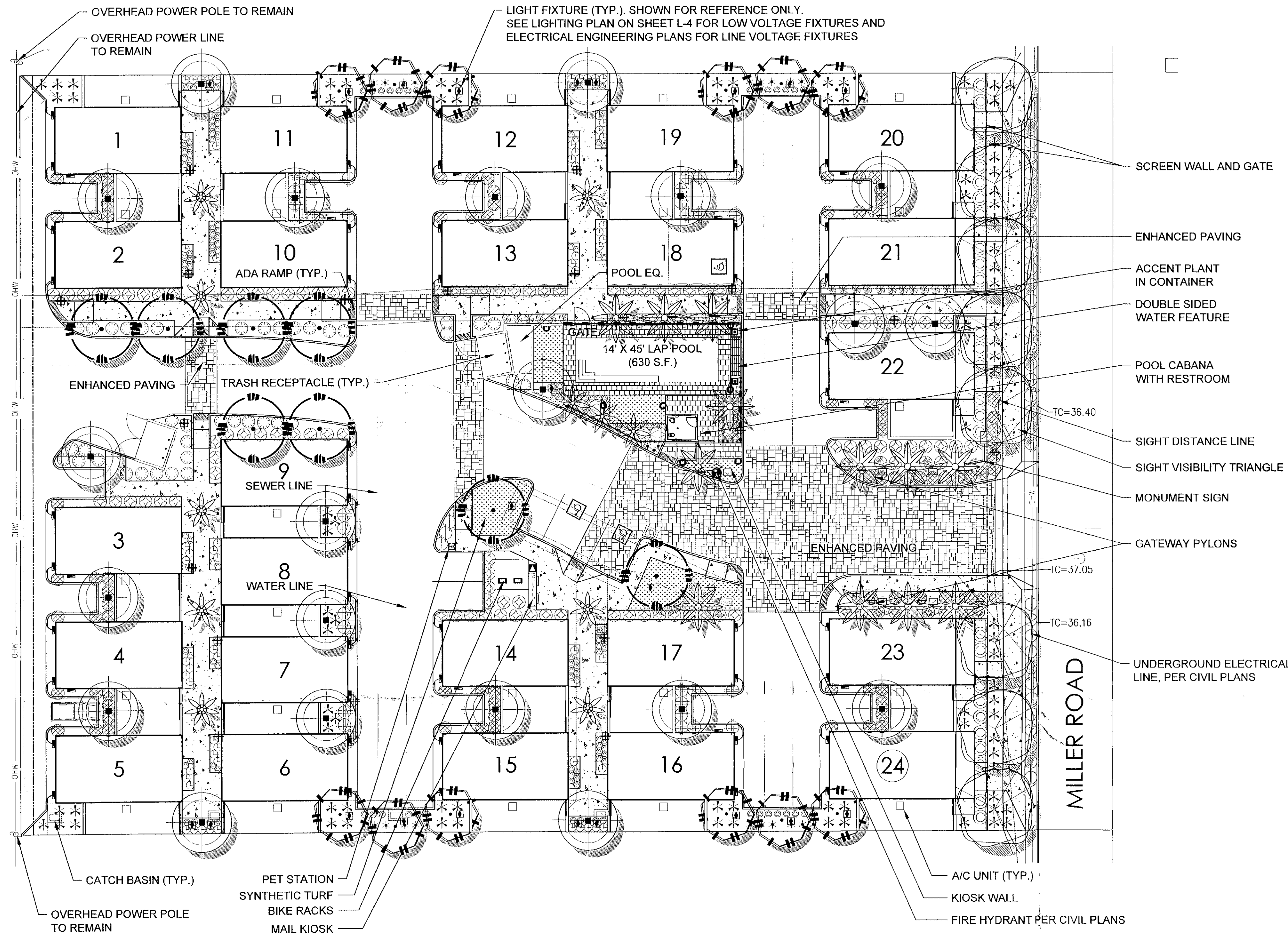
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**PRELIMINARY GRADING & DRAINAGE PLAN**

HILGARTWILSON	PROJ. NO.: 1454
	DATE: JULY 2015
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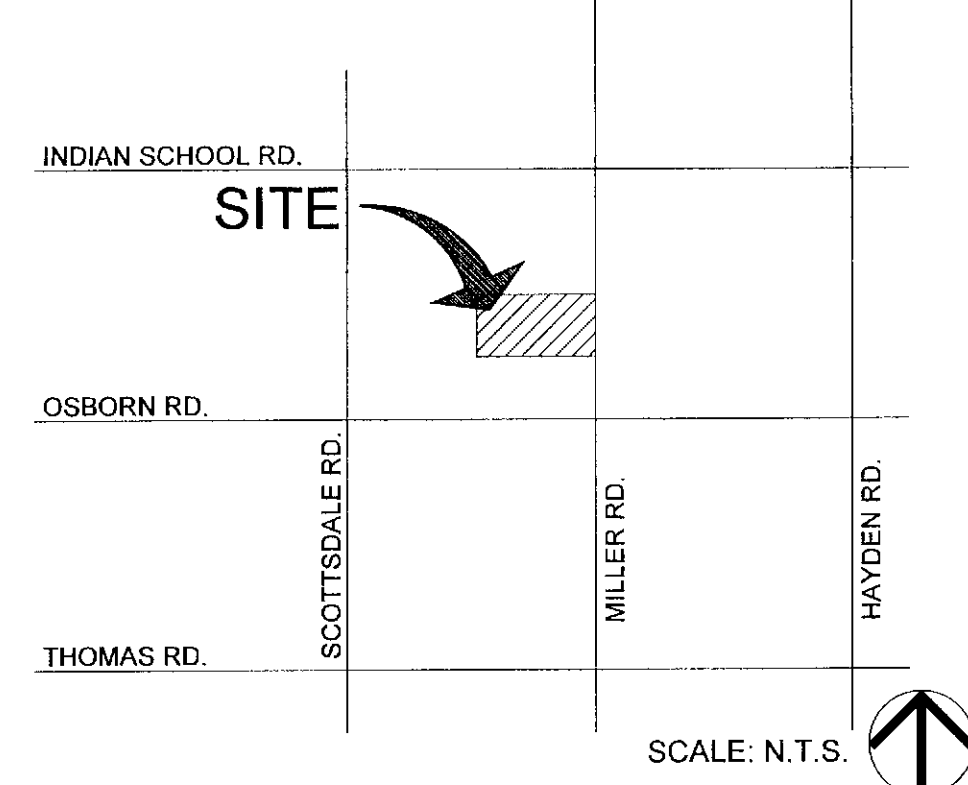
**CONCEPTUAL PLANT PALETTE**

TREES	SIZE	QTY
BAUHINIA CONGESTA	24" box (1" cal.)	12
EUCALYPTUS PAPUANA	24" box (2" cal.) 36" box (2.5" cal.)	21 total
DALBERGIA SISSOO	48" box (3" cal.)	8
PHOENIX DACTYLIFERA	15' BTH	12
THEVETIA PERUVIANA	24" box (1.5" cal.)	8
*TRACHYCARPUS FORTUNEI	12' BTH	11
<b>SHRUBS / VINES / ACCENTS</b>		
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
<b>GROUNDCOVERS</b>		
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
WEDELIA TRILOBATA	YELLOW DOT	1 gal. 28
<b>INERT GROUNDCOVERS</b>		
SYNTHETIC TURF		1,075 S.F.

**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
- PET STATION CITY OF SCOTTSDALE STANDARD ALUMINUM DOGIPOT® 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 cphipp@taylor-morrison.com	Architect	BSB Design, Inc. Brad Sonnenburg 6125 E. Indian School Road, Suite 1001 Scottsdale, AZ 85251 480.863.2100 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 10.501.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

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

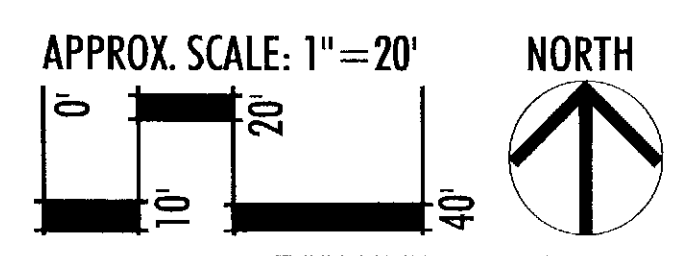
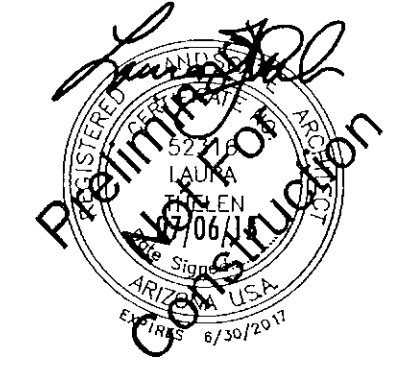
**TRÉO - MILLER AND OSBORN**

PRELIMINARY LANDSCAPE PLAN  
 SHEET L-1

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 S:\1504-Miller and Osborn\CAD\LVALS\EXHIBITS\conceptual landscape plan.dwg Jul 7, 2015

STIPULATION SET  
 RETAIN FOR RECORDS  
 APPROVED  
 9.15.15  
 DATE INITIALS



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

26-DR-2015  
 7/7/15





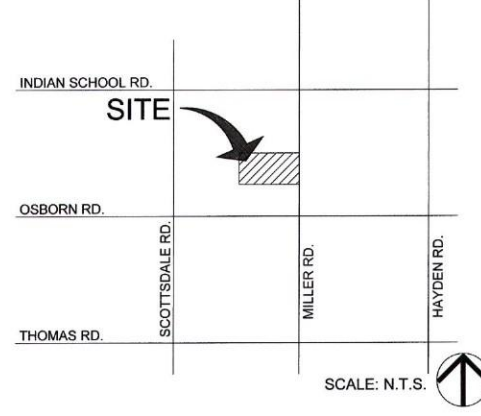
**CONCEPTUAL PLANT PALETTE**

TREES	SIZE	QTY
BAUHINIA CONGESTA	24" box (1" cal.)	12
EUCALYPTUS PAPUANA	24" box (2" cal.) 36" box (2.5" cal.)	21 total
DALBERGIA SISSOO to be planted with root barrier to protect adjacent sidewalk integrity	15 gal. (0.75" cal.) 48" box (3" cal.)	2 8
PHOENIX DACTYLIFERA	15' BTH	12
THEVETIA PERUVIANA multitrunk	24" box (1.5" cal.)	8
*TRACHYCARPUS FORTUNEI trunk surrounded by columnar trellis planted with vine	12' BTH	11
<b>SHRUBS / VINES / ACCENTS</b>		
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
<b>GROUNDCOVERS</b>		
LANTANA "NEW GOLD"	GOLD LANTANA	1 gal. 90
LANTANA MONTEVIDENSIS	TRAILING PURPLE LANTANA	1 gal. 37
RUPELLIA BRITTONIANA "KATIE"	KATIE RUPELLIA	1 gal. 172
*TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 gal. 36
WEDELIA TRILOBATA	YELLOW DOT	1 gal. 28
<b>INERT GROUNDCOVERS</b>		
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
□ PET STATION	CITY OF SCOTTSDALE STANDARD ALUMINUM DOGIPOT® PET STATION (#1003-L)

**VICINITY MAP**



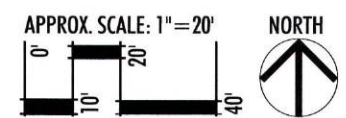
**PROJECT TEAM**

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**

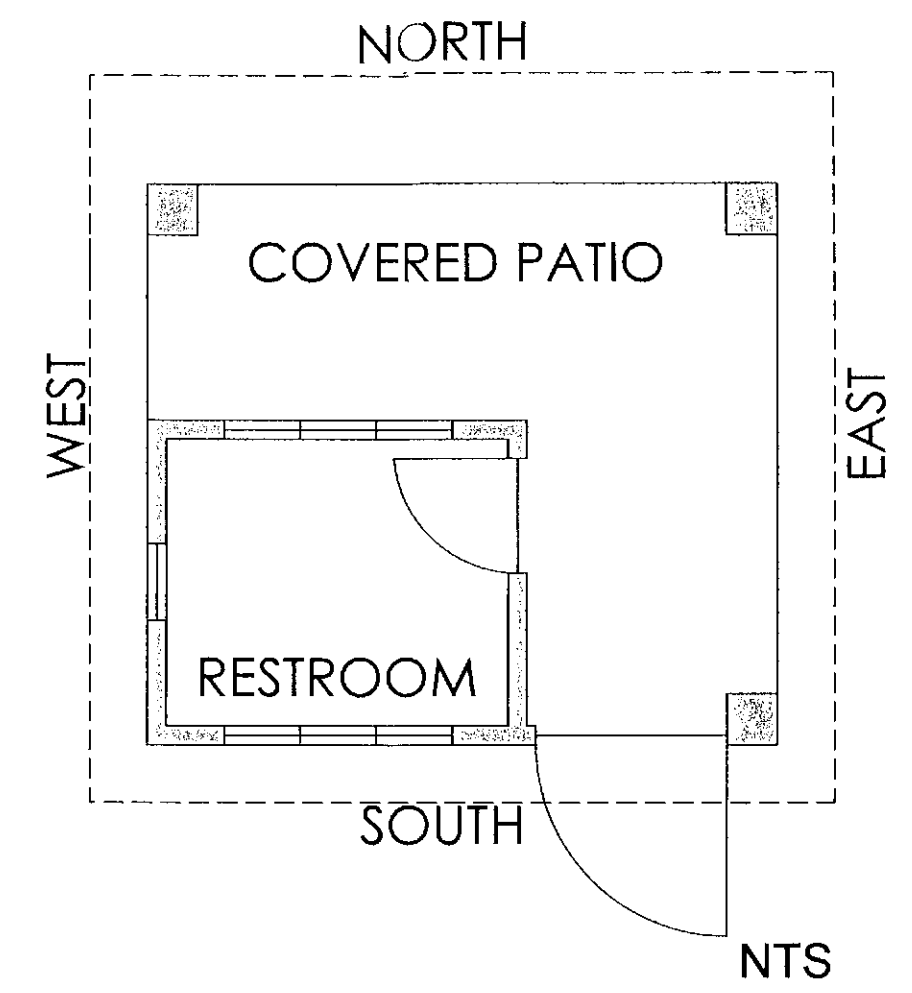
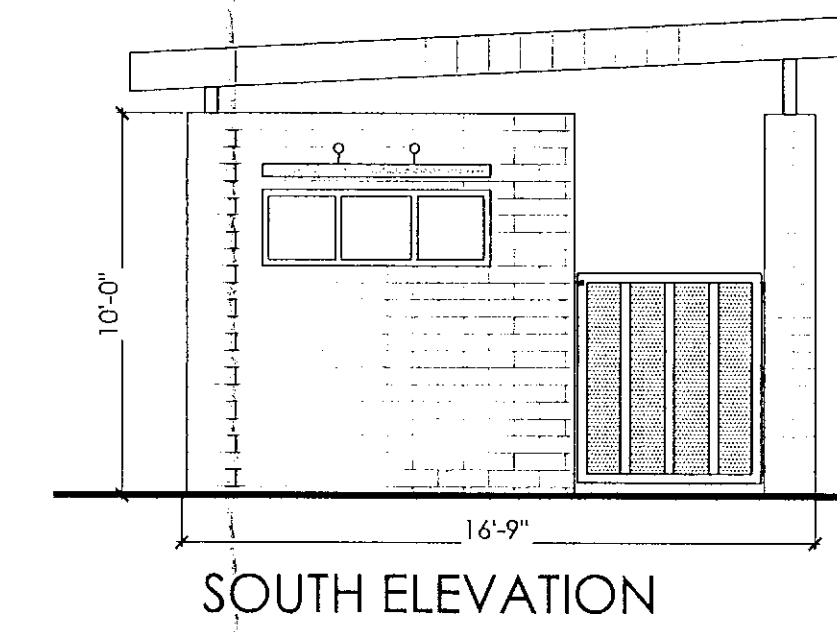
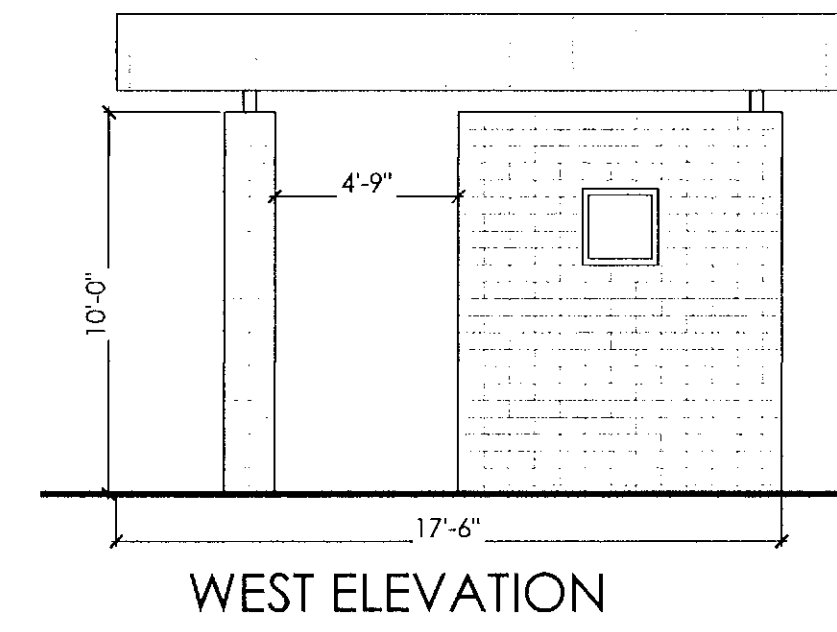
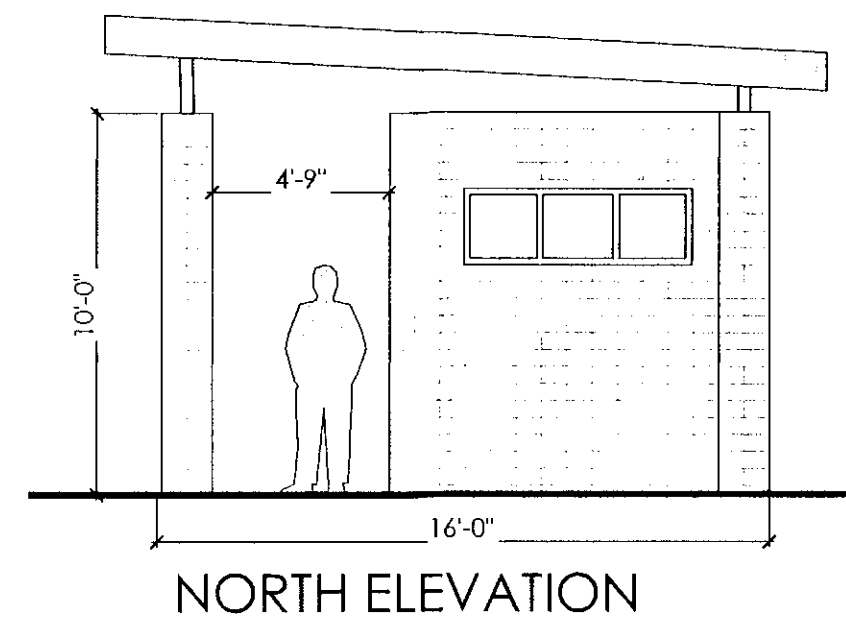
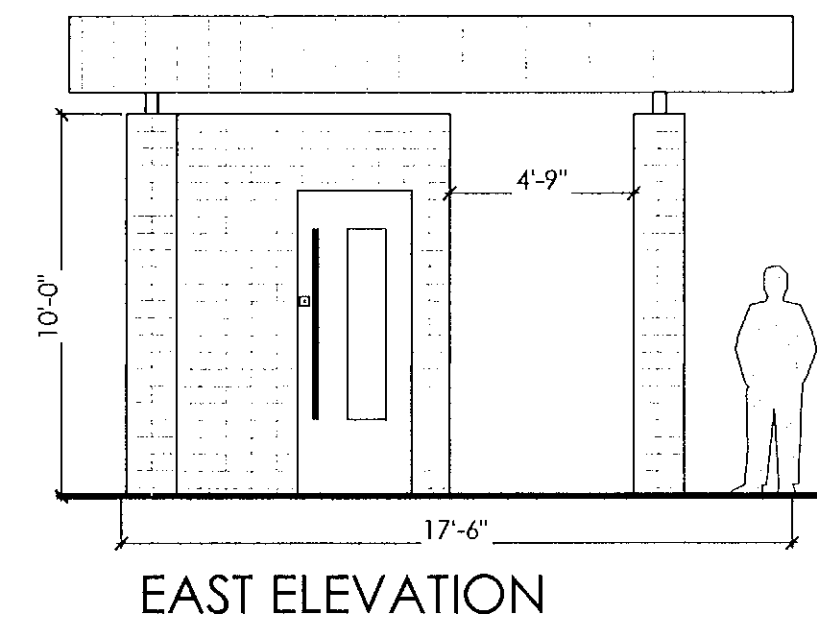
ON-SITE LANDSCAPE AREA: 12,820 S.F.  
RIGHT-OF-WAY LANDSCAPE AREA: 983 S.F.  
TOTAL TREES PROVIDED: 74  
MATURE TREES REQUIRED (50%): 37  
MATURE TREES PROVIDED: 39

Pursuant to Section 10.50I.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

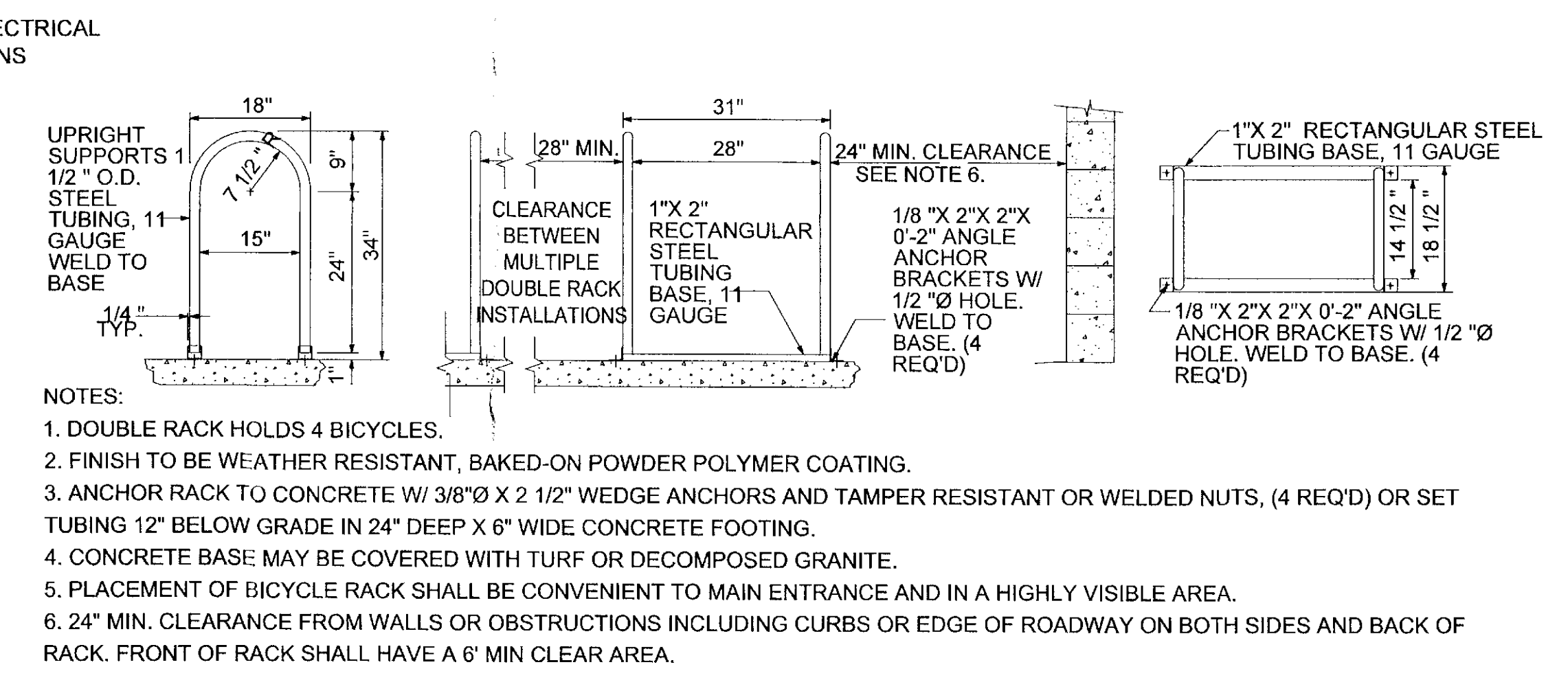
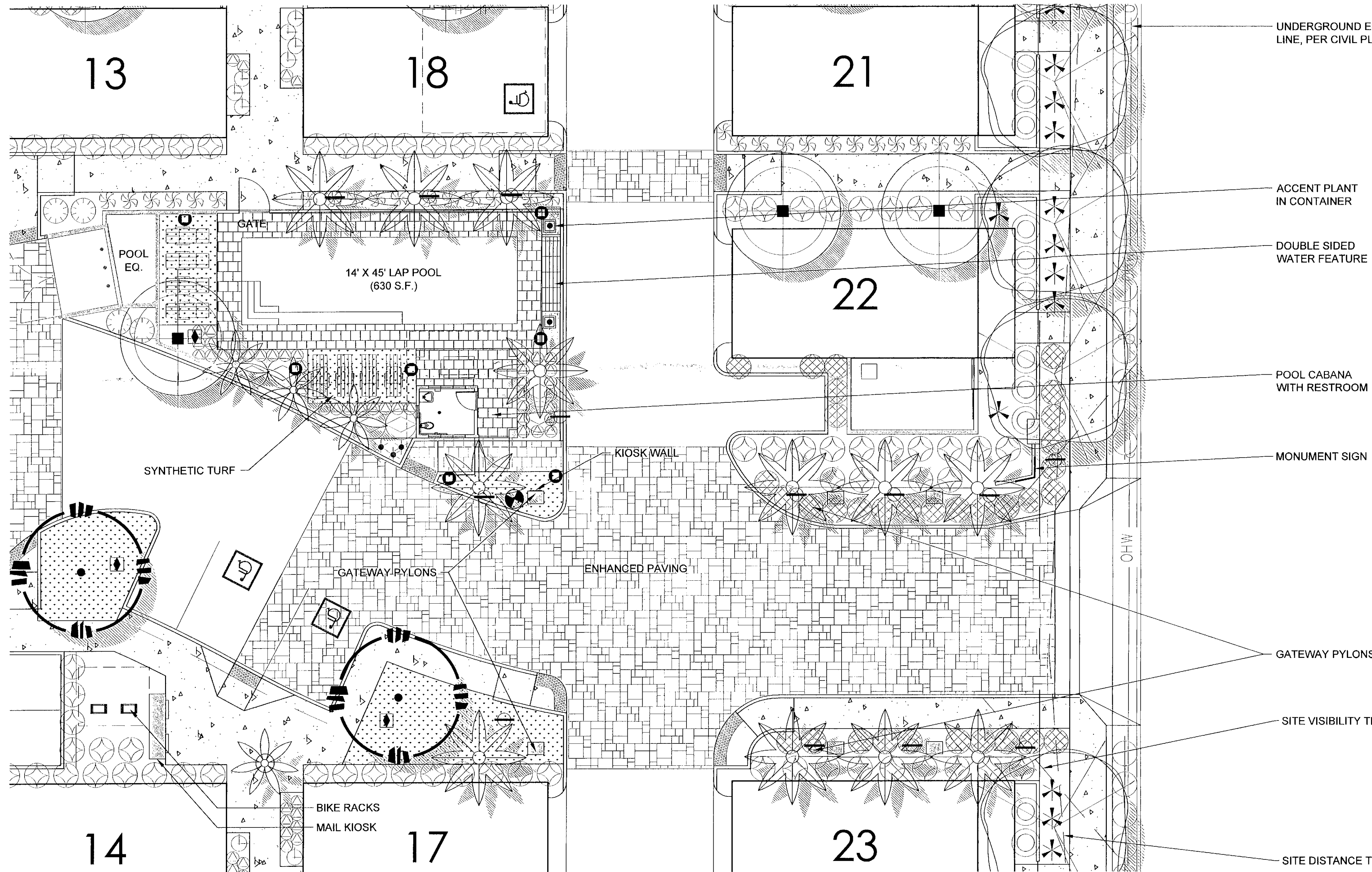




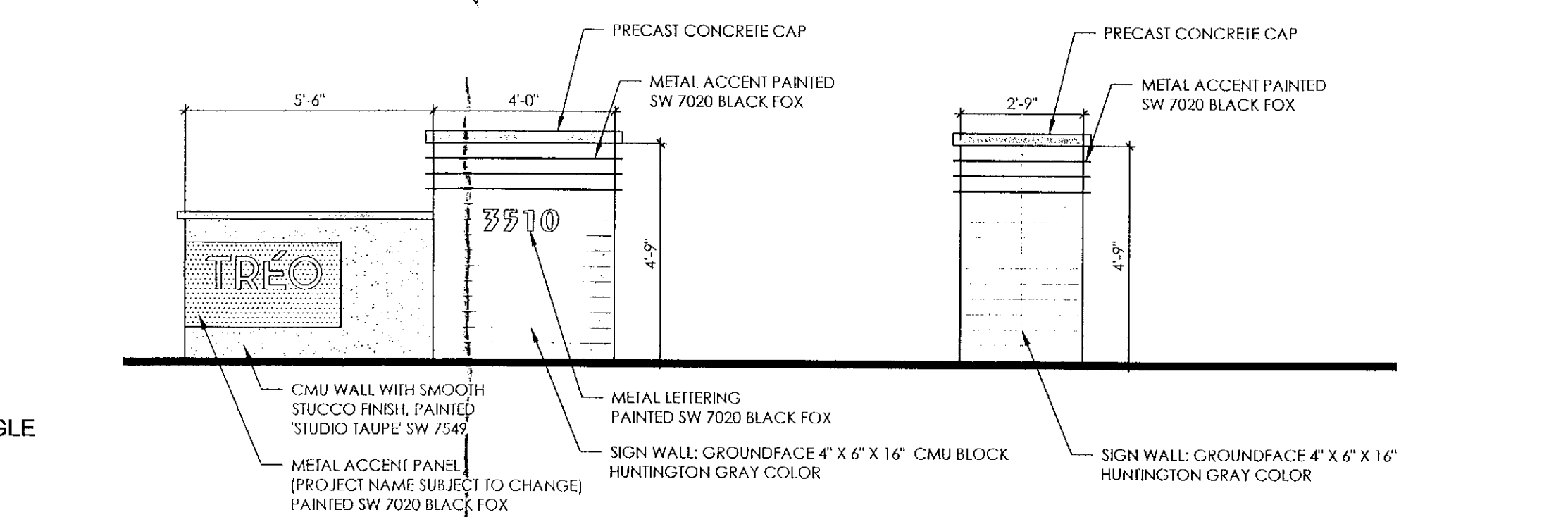
- ALL CABANA MATERIALS TO MATCH THOSE USED ON ARCHITECTURE:
- FIRESTONE/UNA-CLAD MANSARD BROWN RIBBED METAL ROOF
  - CORONADO STONE COLOSSEUM TRAVERTINE VENEER
  - STYLE OF WINDOW AND DOORS TO MATCH BUILDING
  - FIRESTONE/UNA-CLAD MANSARD BROWN METAL BRACED EAVES AND/OR METAL AWNINGS



### CONCEPTUAL DESIGN FOR POOL CABANA WITH RESTROOM



### TYPICAL BIKE RACK DETAIL



### MONUMENT SIGN AND GATEWAY PYLON

### ENTRY AND AMENITY ENLARGEMENT

**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-2

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S:\1504-Miller and Osborn\CAD\LVALS\EXHIBITS\conceptual landscape plan.dwg Jul 7, 2015

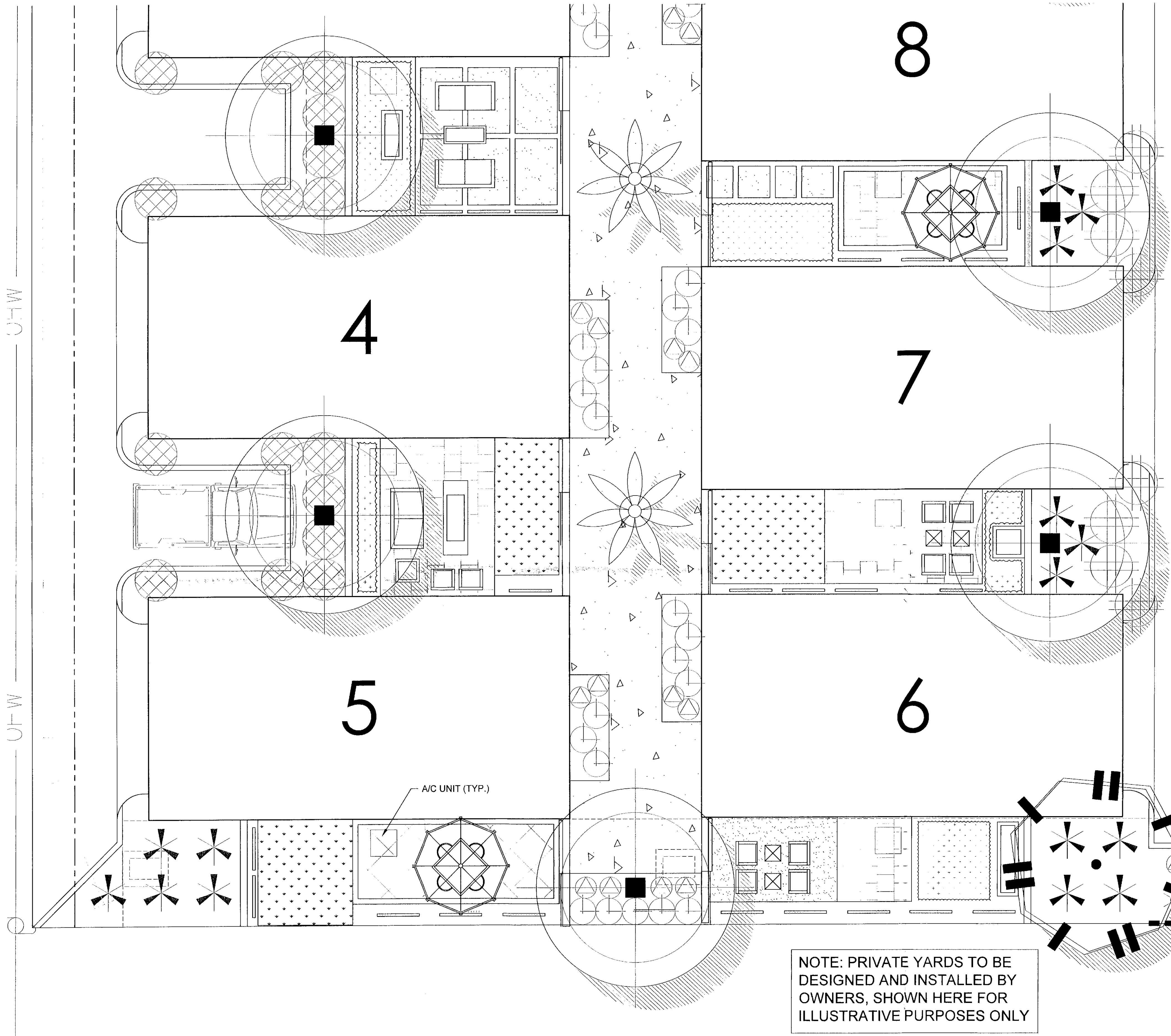
26-DR-15  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
9-15-15  
DATE INITIALS

APPROX. SCALE: 1" = 10'

0 10 20  
NORTH

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

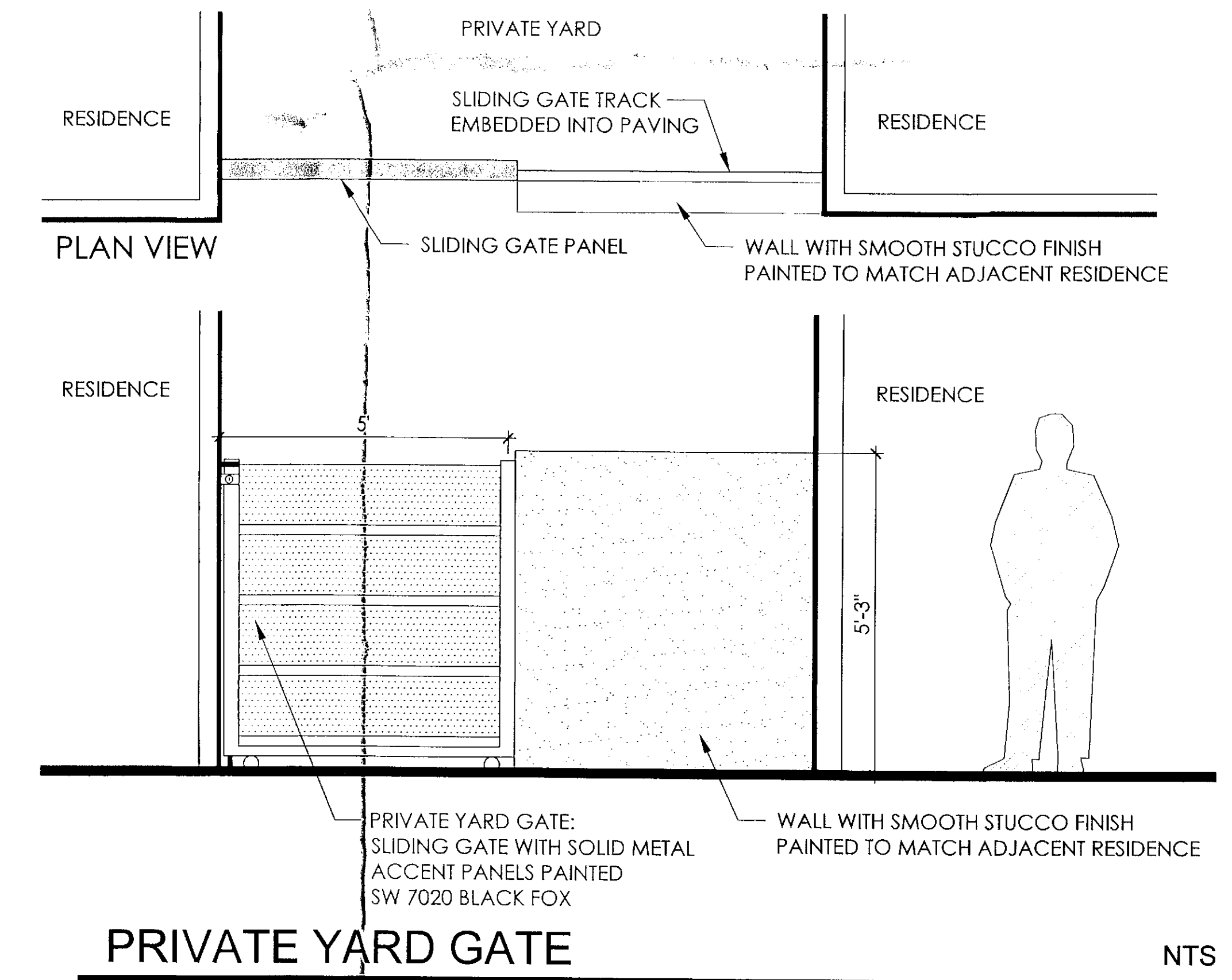




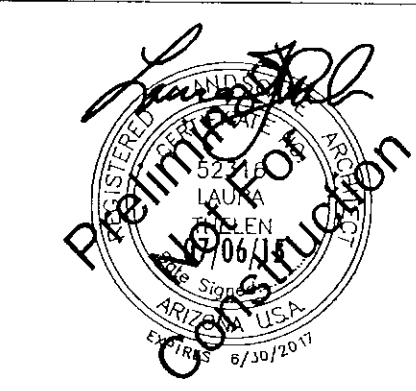
**CONCEPTUAL PLANT PALETTE**

TREES	SIZE	QTY	
BAUHINIA CONGESTA	24" box (1" cal.)	12	
EUCALYPTUS PAPUANA	24" box (2" cal.) 36" box (2.5" cal.)	21 total	
DALBERGIA SISSOO to be planted with root barrier to protect adjacent sidewalk integrity	48" box (3" cal.)	8	
PHOENIX DACTYLIFERA	15' BTH	12	
THEVETIA PERUVIANA multitrunk	24" box (1.5" cal.)	8	
*TRACHYCARPUS FORTUNEI trunk surrounded by columnar trellis planted with vine	12' BTH	11	
<b>SHRUBS / VINES / ACCENTS</b>			
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
<b>GROUNDCOVERS</b>			
LANTANA 'NEW GOLD'	GOLD LANTANA	1 gal.	90
LANTANA MONTEVIDENSIS	TRAILING PURPLE LANTANA	1 gal.	37
RUPELLIA BRITTONIANA 'KATIE'	KATIE RUPELLIA	1 gal.	170
*TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 gal.	36
WEDELIA TRILOBATA	YELLOW DOT	1 gal.	28
<b>INERT GROUNDCOVERS</b>			
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)



NOTE: PRIVATE YARDS TO BE DESIGNED AND INSTALLED BY OWNERS, SHOWN HERE FOR ILLUSTRATIVE PURPOSES ONLY



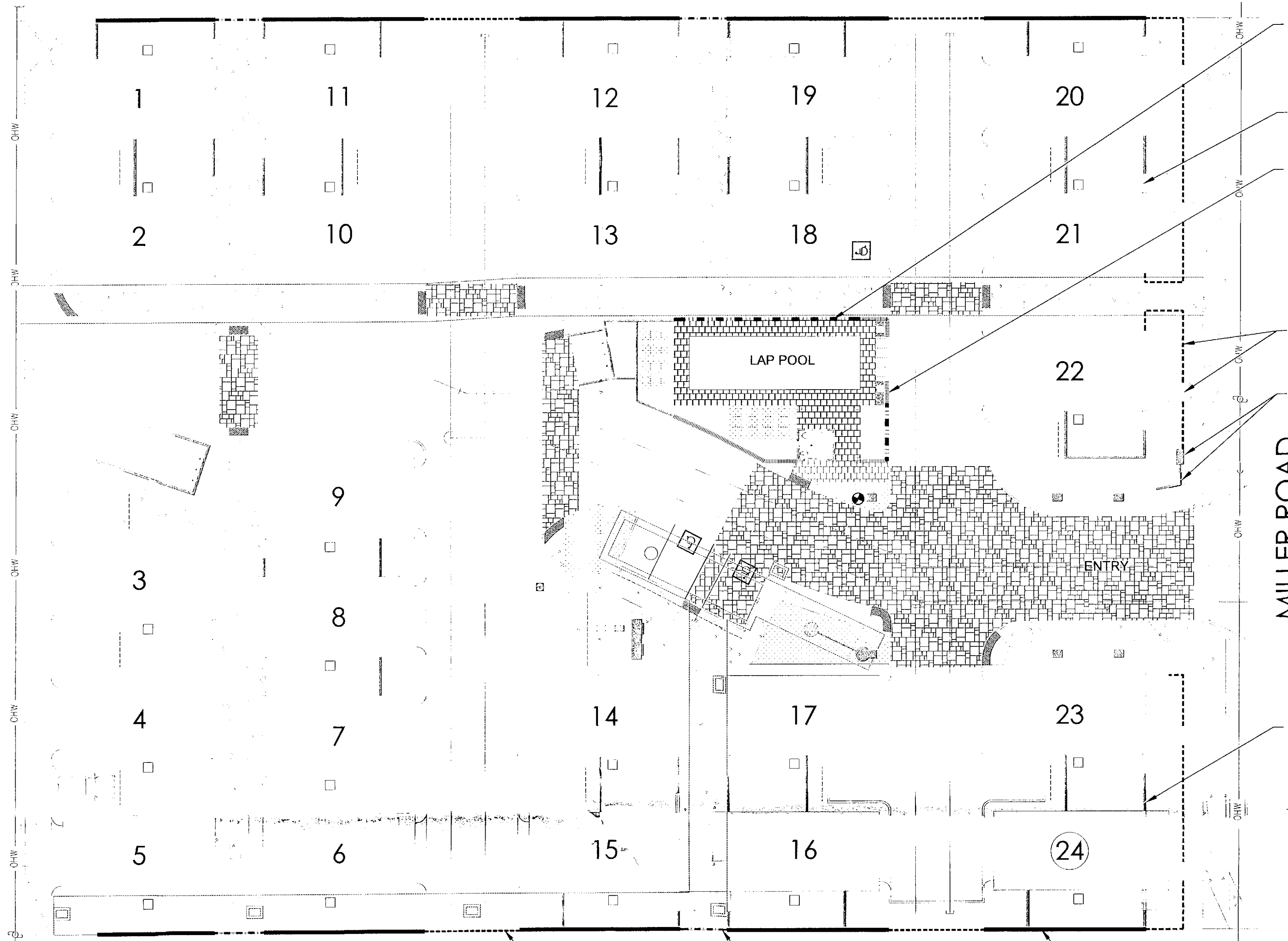
26-DR-15  
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 9-15-15  
 DATE INITIALS



APPROX. SCALE: NTS

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





**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

GLASS POOL FENCE,  
SEE DETAIL, SHEET L-4

PRIVATE YARD GATE,  
SEE DETAIL, SHEET L-3

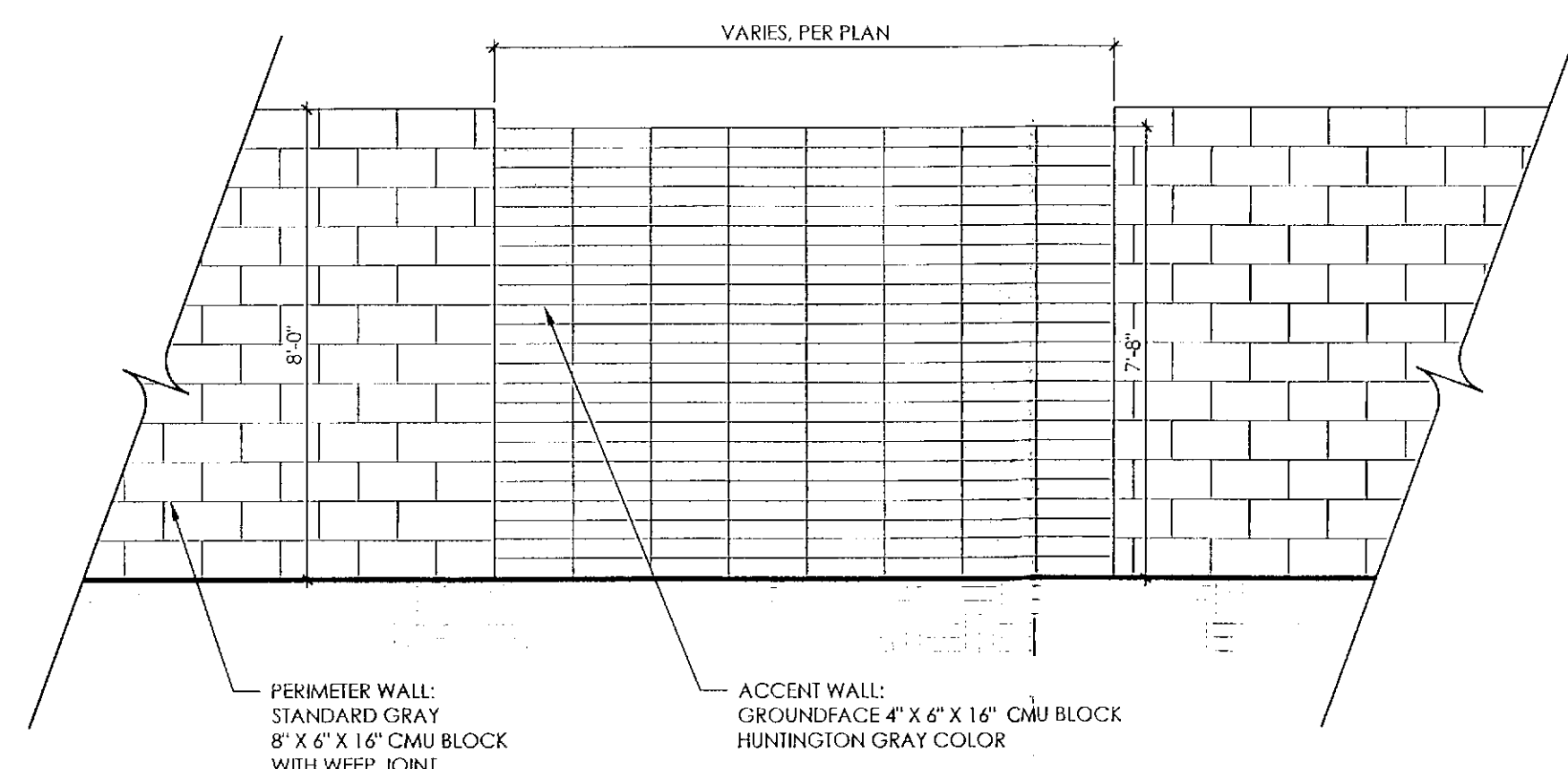
METAL POOL VIEW FENCE,  
SEE DETAIL, SHEET L-4

SCREEN WALL AND GATE,  
SEE DETAIL, SHEET L-4

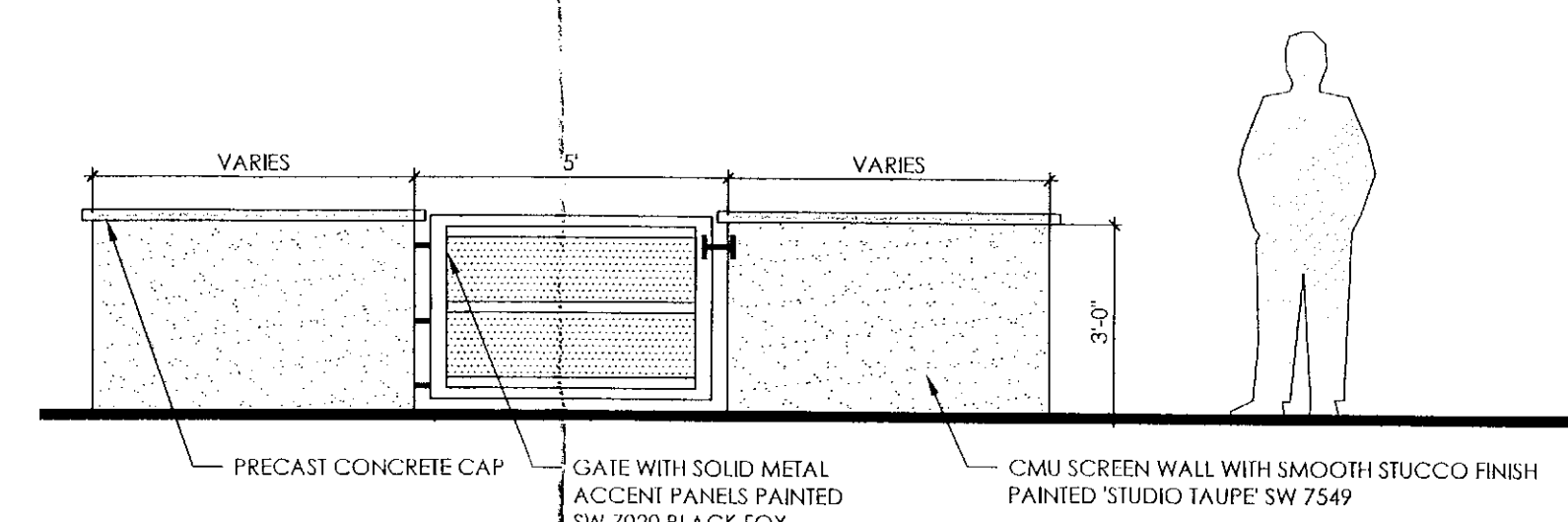
MONUMENT SIGN AND PYLON,  
SEE DETAIL, SHEET L-4

INTERIOR THEME WALL,  
SEE DETAIL, SHEET L-4

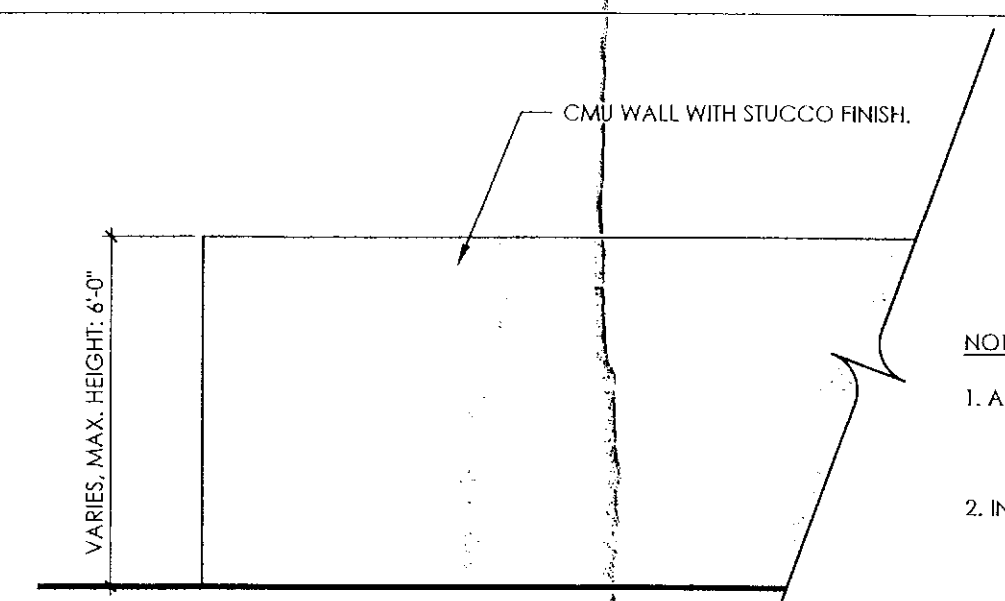
**PERIMETER THEME WALL WITH ACCENT WALL 'A'** NTS



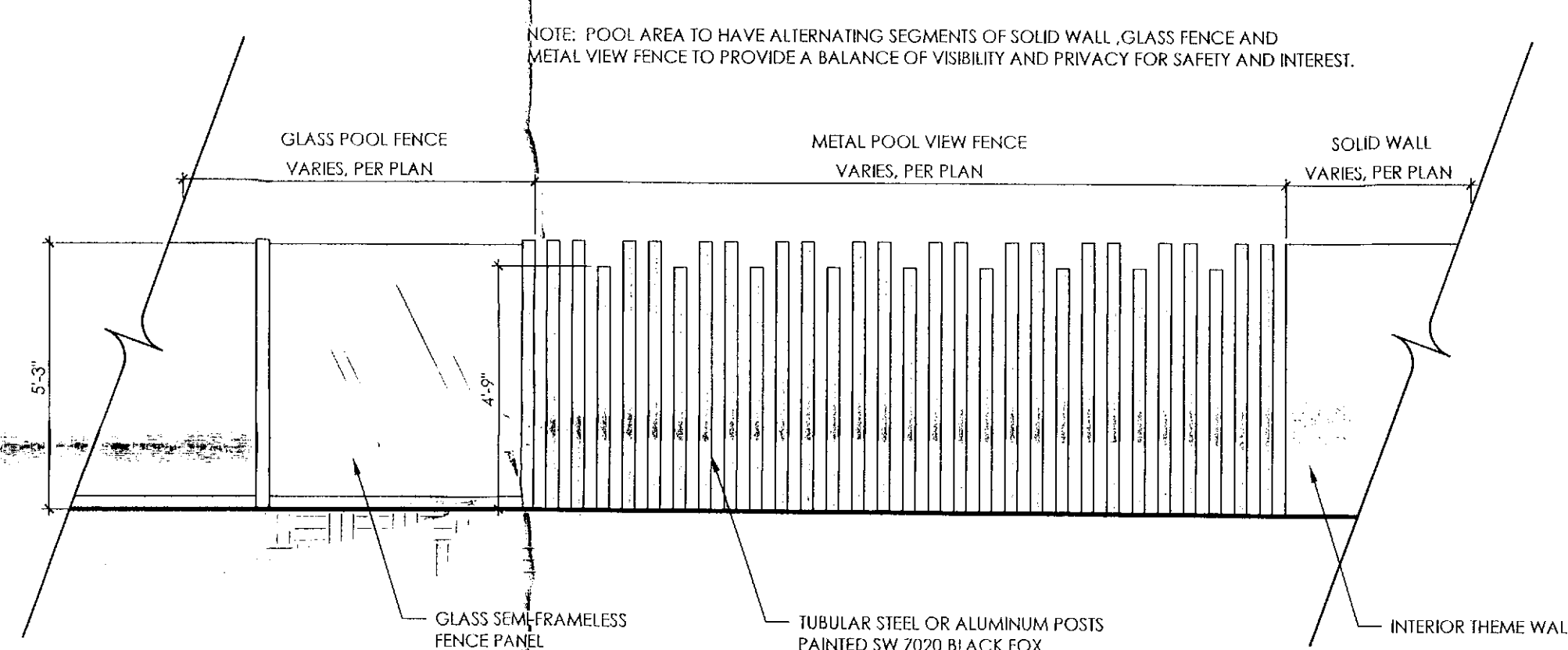
**SCREEN WALL AND GATE** NTS



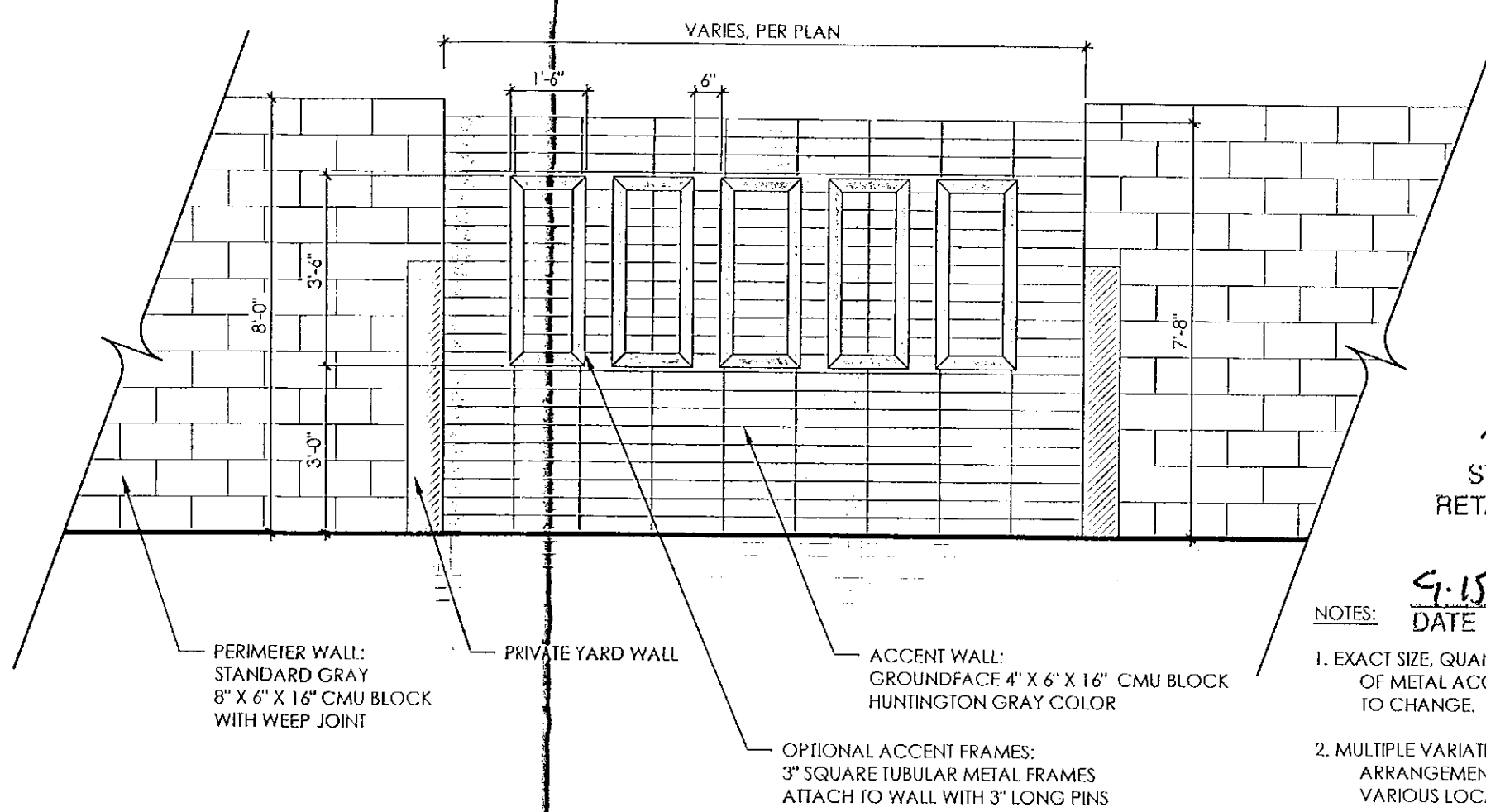
**INTERIOR THEME WALL** NTS



**POOL FENCING** NTS

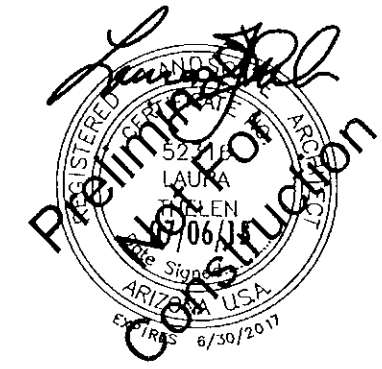


**ACCENT WALL 'B'** NTS

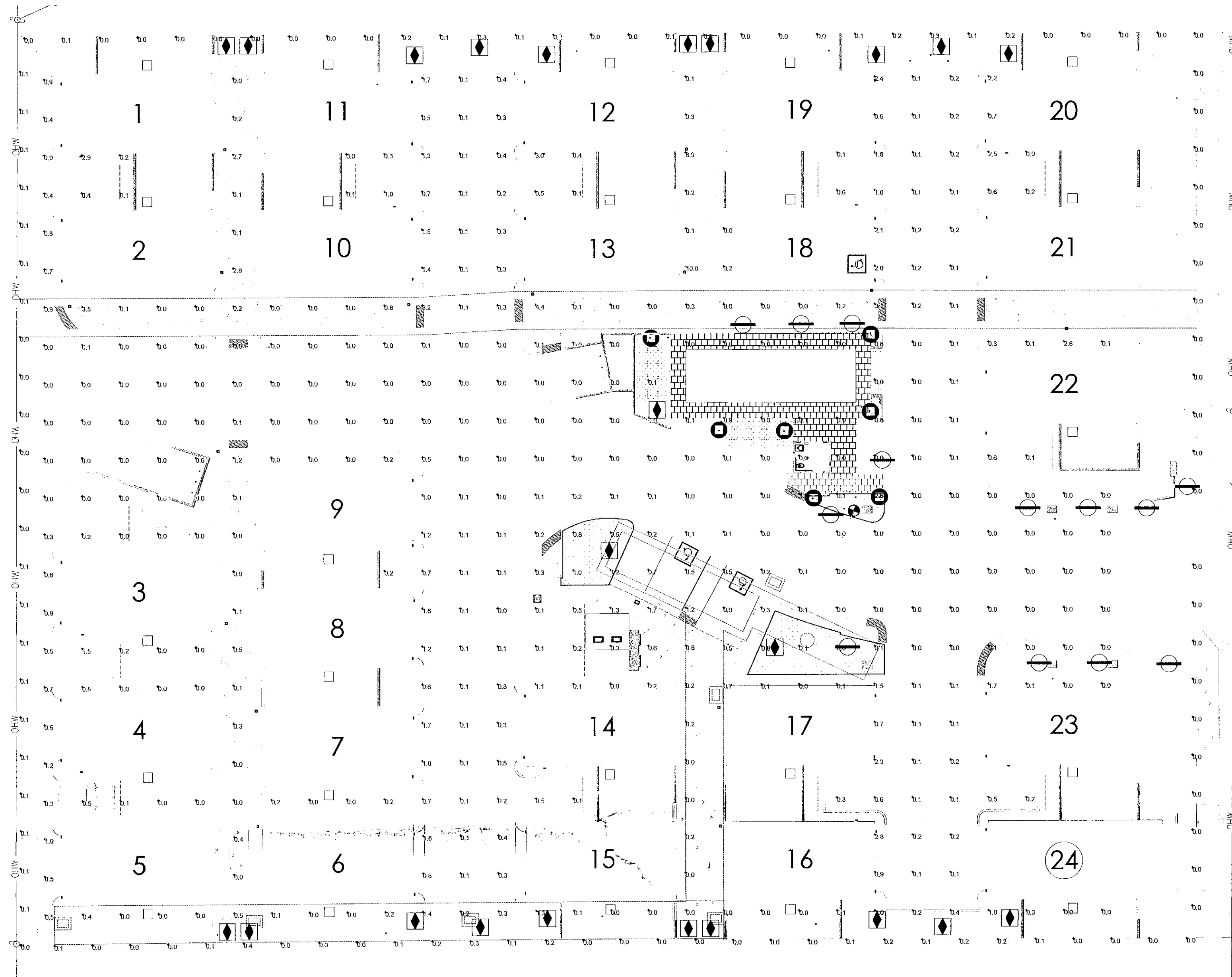


26 DR-15  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
DATE: 9.15.15  
INITIALS: [Signature]

NOTES:  
1. EXACT SIZE, QUANTITY AND ARRANGEMENT OF METAL ACCENT FRAMES ARE SUBJECT TO CHANGE.  
2. MULTIPLE VARIATIONS ON THE FRAME ARRANGEMENT SHOWN MAY BE USED AT VARIOUS LOCATIONS.







MILLER RD.

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
◆	SB	22	HYDREL MILLERTON M20 12 NFL C2 CSL LPI	LOW VOLTAGE LANDSCAPE FIXTURE WITH RETROFIT LED LAMP	Soraa MR16, GU5.3/12V, 4000K, 95CRI, 7.5W, 25degree	Soraa SM16-07-25D-930-03.les	Absolute	0.80	7.5
○	SC	13	HYDREL ASPEN A M20 12 FLC KM	LOW VOLTAGE LANDSCAPE FIXTURE WITH RETROFIT LED	Soraa MR16, GU5.3/12V, 4000K, 95CRI, 7.5W, 40 degree	Soraa SM16-07-25D-930-03.les	Absolute	0.80	7.5
○	SF	7	BEGA 7266LED	LOW VOLTAGE LANDSCAPE LIGHTING ON 12 VOLT TRANSFORMER SYSTEM	LED	7266LED.les	Absolute	0.80	10

**NOTE:**  
PHOTOMETRIC VALUES INCLUDE BOTH LOW VOLTAGE AND LINE VOLTAGE FIXTURES. SEE ELECTRICAL ENGINEERING PLANS FOR LINE VOLTAGE FIXTURE LOCATIONS AND CUT SHEETS.

LIGHTING CONTACT: BOB STAMPER, R.C. LURIE COMPANY, 602-817-1918

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
fc values at grade	+	0.3 fc	10.0 fc	0.0 fc	N/A	N/A
property line calculations	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A

**SB**

**MILLERTON MR16**  
12V MR16

**DESCRIPTION**  
The Millerton series is a nonadjustable down light suitable for hanging from a ceiling or tree to provide accent or general lighting. Wet location, outdoor rated, machined from billet aluminum, stainless steel hardware, optically clear heat strengthened borosilicate glass and powder coated with a super durable TGIC powder coat finish, this fixture is designed to withstand the test of time. This fixture requires a remote 12V Transformer, purchased separately, to function.

**ORDERING INFORMATION**

MILLERTON	Material	Size	Options	External Case	Color	Finish	Notes
MILLERTON M20	Aluminum	12"	NSP	Internal/External	CSL	Black	
MILLERTON M35	Aluminum	12"	NFL	Internal/External	CSL	Black	
MILLERTON M50	Aluminum	12"	FL	Internal/External	CSL	Black	
MILLERTON M75	Aluminum	12"	WL	Internal/External	CSL	Black	
MILLERTON M90	Aluminum	12"	WLS	Internal/External	CSL	Black	

**SC**

**ASPEN MR16**  
12V MR16

**DESCRIPTION**  
The Aspen Series accent lights are suitable for a variety of mounting applications including ground, wall, tree, sign and architectural accents. Suitable for wet locations.

**ORDERING INFORMATION**

ASPEN	Material	Size	Options	External Case	Color	Finish	Notes
ASPEN A	Aluminum	12"	NSP	Internal/External	CSL	Black	
ASPEN B	Aluminum	12"	NFL	Internal/External	CSL	Black	
ASPEN S	Aluminum	12"	FL	Internal/External	CSL	Black	
ASPEN W	Aluminum	12"	WL	Internal/External	CSL	Black	
ASPEN WS	Aluminum	12"	WLS	Internal/External	CSL	Black	

**SB**

**SF**

**LED garden and pathway bollard**

Post construction made from two aluminum extrusions mechanically fastened by a one piece die-cast base (rotating) and one piece die-cast lamp housing. All aluminum in the construction is anodized and copper lined.

Lamp Enclosure: One piece die-cast aluminum lamp housing. Matte tempered safety glass. Fully gasketed using one piece molded silicone gasket for weather tight operation.

Electrical: 7.5W LED luminaire, 9.5 total system watts, -50°C start temperature. Integral 12V AC adaptor provided must be used using remote magnetic transformer. Standard LED color temperature is 3000K with a -80 CRI.

Note: LEDs supplied with luminaire. 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.

Anchor base: Anchor post provided made of galvanized steel. Bollards are secured to post using two (2) stainless steel set screws.

Finish: 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.

Please advise BEGA approach to product design is to innovate, not follow. With a constant commitment to quality, each product is conceived to satisfy a general or specific lighting task as defined by its architectural or exterior surroundings. The Home and Garden Collection is designed specifically for use at residential and Light Commercial applications. Please reference our standard IESNA photometric data and mounting provisions for the rigorous demands of high-use commercial and/or various probe settings are required. CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65.

Weight: 6.2 lbs.

Typic:  
BEGA Product:  
Voltage:  
Color:  
Options:  
Modified:

BEGA-US 1000 BEGA Way, Cary, NC 27513 (919) 684-0533 FAX (919) 566-9474 www.bega-us.com  
© Copyright BEGA US 2014 Updated 06/14

**SC**

**ASPEN MR16**  
12V MR16

**DESCRIPTION**  
The Aspen Series accent lights are suitable for a variety of mounting applications including ground, wall, tree, sign and architectural accents. Suitable for wet locations.

**ORDERING INFORMATION**

ASPEN	Material	Size	Options	External Case	Color	Finish	Notes
ASPEN A	Aluminum	12"	NSP	Internal/External	CSL	Black	
ASPEN B	Aluminum	12"	NFL	Internal/External	CSL	Black	
ASPEN S	Aluminum	12"	FL	Internal/External	CSL	Black	
ASPEN W	Aluminum	12"	WL	Internal/External	CSL	Black	
ASPEN WS	Aluminum	12"	WLS	Internal/External	CSL	Black	

**LOW VOLTAGE LIGHTING FIXTURES**

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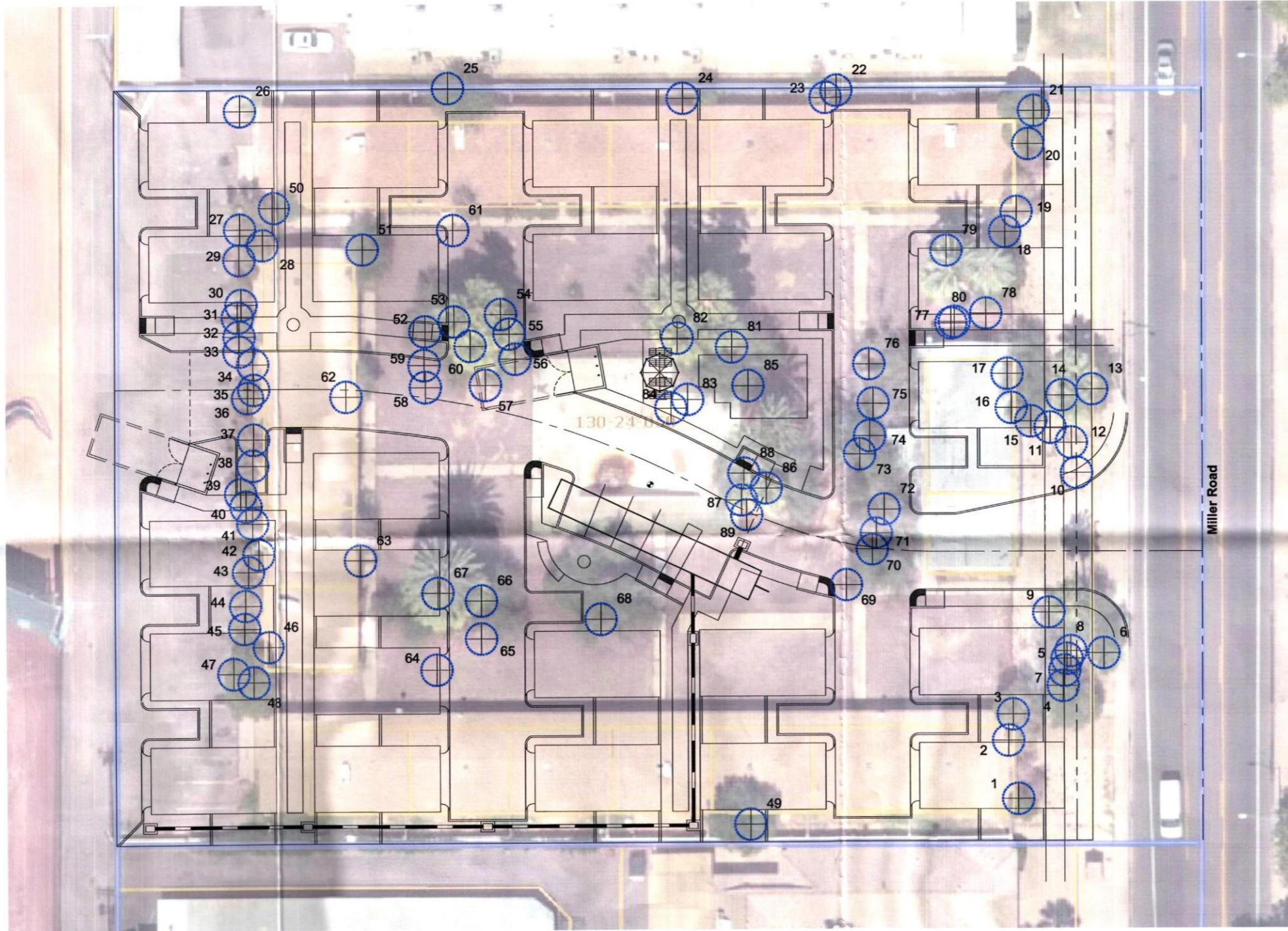
APPROX. SCALE: 1" = 20'

NORTH

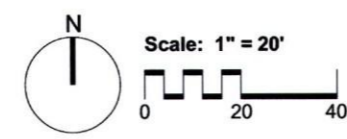
1504 DRAWN BY: LT 5/13/15, REV. 7/7/15  
RELATED COS CASE #: 287-PA-2015, 26-DR-2015

PRELIMINARY NOT FOR CONSTRUCTION





No nursery needed due to lack of salvageable material.



Plant#	Common Name	Caliper (in)	Status	Comments
1	Juniper	8	NS	Trunk Form / Proximity to Building
2	Juniper	7	NS	Trunk Form / Proximity to Building
3	Juniper	10	NS	Proximity to Building / Leaning
4	African Sumac	11	NS	Trunk Form / Leaning
5	African Sumac	7	NS	Trunk Form / Leaning
6	African Sumac	10	NS	Trunk Form / Leaning
7	Brazilian Pepper	7	NS	Trunk Form / Leaning
8	Brazilian Pepper	5	NS	Trunk Form / Leaning
9	Fan Palm	32	NS	Trunk Form / Damage
10	Fan Palm	36	NS	Proximity to Utilities
11	Fan Palm	38	NS	Proximity to Utilities
12	African Sumac	8	NS	Trunk Form / Leaning
13	African Sumac	5	NS	Trunk Form / Leaning
14	African Sumac	4	NS	Trunk Form / Leaning
15	African Sumac	6	NS	Trunk Form / Leaning
16	African Sumac	8	NS	Proximity to Building / Leaning
17	African Sumac	6	NS	Proximity to Building / Leaning
18	Juniper	10	NS	Proximity to Building / Leaning
19	Juniper	7	NS	Proximity to Building / Leaning
20	Juniper	7	NS	Proximity to Building / Leaning
21	Juniper	10	NS	Proximity to Building / Leaning
22	White Leadtree	8	NS	Proximity to Wall
23	Mulberry	8	NS	Proximity to Building
24	White Leadtree	5	NS	Proximity to Building
25	Mulberry	8	NS	Proximity to Building
26	White Leadtree	4	NS	Proximity to Building
27	Juniper	12	NS	Exposed Roots / Declining
28	Juniper	7	NS	Exposed Roots / Declining
29	Juniper	8	NS	Exposed Roots / Declining
30	Juniper	6	NS	Trunk Form / Leaning
31	Juniper	7	NS	Trunk Form / Leaning
32	Juniper	7	NS	Trunk Form / Leaning
33	Juniper	6	NS	Trunk Form / Leaning
34	Juniper	7	NS	Trunk Form / Leaning
35	Juniper	6	NS	Trunk Form / Leaning
36	Juniper	8	NS	Trunk Form / Leaning
37	Juniper	8	NS	Trunk Form / Leaning
38	Juniper	8	NS	Trunk Form / Leaning
39	Juniper	6	NS	Trunk Form / Leaning
40	Juniper	7	NS	Trunk Form / Leaning
41	Juniper	6	NS	Trunk Form / Leaning
42	Juniper	7	NS	Trunk Form / Leaning
43	Juniper	10	NS	Trunk Form / Leaning
44	Juniper	8	NS	Trunk Form / Leaning
45	Juniper	8	NS	Trunk Form / Leaning
46	Juniper	7	NS	Trunk Form / Leaning
47	Juniper	12	NS	Proximity to Wall
48	Juniper	16	NS	Exposed Roots / Proximity to Wall
49	White Leadtree	30	NS	Cluster / Proximity to Wall
50	African Sumac	5	NS	Cluster / Proximity to Building
51	African Sumac	8	NS	Cluster / Proximity to Building
52	African Sumac	12	NS	Trunk Form / Leaning
53	African Sumac	12	NS	Cluster / Leaning
54	African Sumac	6	NS	Trunk Form / Leaning
55	African Sumac	7	NS	Trunk Form / Leaning
56	African Sumac	7	NS	Trunk Form / Leaning
57	African Sumac	6	NS	Trunk Form / Leaning
58	African Sumac	5	NS	Trunk Form / Leaning
59	African Sumac	6	NS	Trunk Form / Leaning
60	Fan Palm	13	NS	Cluster
61	White Leadtree	7	NS	Proximity to Building
62	White Leadtree	12	NS	Cluster / Proximity to Building
63	White Leadtree	10	NS	Cluster / Proximity to Building
64	African Sumac	10	NS	Trunk Form / Leaning
65	African Sumac	12	NS	Trunk Form / Leaning
66	African Sumac	10	NS	Trunk Form / Leaning
67	Fan Palm	12	NS	Cluster
68	African Sumac	20	NS	Exposed Roots
69	African Sumac	16	NS	Branch Dieback / Cambium Damage
70	African Sumac	7	NS	Branch Dieback / Cambium Damage
71	African Sumac	12	NS	Branch Dieback / Cambium Damage
72	African Sumac	12	NS	Trunk Form / Cambium Damage
73	African Sumac	12	NS	Trunk Form / Cambium Damage
74	African Sumac	11	NS	Trunk Form / Cambium Damage
75	African Sumac	14	NS	Trunk Form / Cambium Damage
76	African Sumac	12	NS	Trunk Form / Cambium Damage
77	African Sumac	6	NS	Trunk Form / Cambium Damage
78	African Sumac	16	NS	Trunk Form / Cambium Damage
79	African Sumac	7	NS	Trunk Form / Cambium Damage
80	Fan Palm	12	NS	Cluster
81	Fan Palm	15	NS	Cluster
82	Fan Palm	18	NS	Trunk Form / Leaning
83	Fan Palm	12	NS	Trunk Form / Leaning
84	Fan Palm	12	NS	Trunk Form / Leaning
85	Fan Palm	8	NS	Trunk Form / Leaning
86	Fan Palm	14	NS	Trunk Form / Leaning
87	Fan Palm	10	NS	Trunk Form / Leaning
88	Fan Palm	20	NS	Trunk Form / Leaning
89	Fan Palm	10	NS	Cluster

Summary	Trees	Cacti	Legend
Salvageable	0	0	S = Salvageable
Non-Salvageable	89	0	NS = Non-Salvageable
Remain-In-Place	0	0	RIP = Remain-In-Place
Total	89	0	

**Plant Legend**

- Tree - Salvageable
- Tree - Non-Salvageable
- Tree - Remain In Place
- Cacti - Salvageable
- Cacti - Non-Salvageable
- Cacti - Remain In Place

**Project Consultants**

Salvage Contractor: **Native Resources International**  
 1540 West Happy Valley Road  
 Phoenix, Arizona 85085  
 623-869-6757 (p) • 623-869-6769 (f)  
 Contact: Kevin Brenda

26-DR-2015  
5/18/2015



Native Resources Intl.  
 1540 W Happy Valley Rd.  
 Phoenix, AZ. 85085  
 Phone (623) 869-6757  
 Fax (623) 869-6769

**Osborn & Miller**  
 3510 N. Miller Road  
 Scottsdale, Arizona  
 Native Plant Inventory

DATE: 4/14/2015  
 REVISION:  
 SCALE: 1" = 20'  
 CHECKED:  
 DRAWN: KB  
 SHEET **1** OF 1

Native Plant



**EXTERIOR COLORS:**

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON ELEVATIONS.

**PRIMARY COLORS**

- 1. NAVAJO WHITE - SW6126
- 2. KILM BEIGE - SW9106
- 3. ACCESSIBLE BEIGE - SW7036
- 4. SAND BEACH - SW7524
- 5. STUDIO TAUPE - SW7544
- 6. TAMARIND - SW7536

**SECONDARY COLORS**

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

**TRIM/POP-OUTS**

- 13. STURDY BROWN - SW6097
- 14. COBBLE BROWN - SW6082
- 15. SMOKEHOUSE - SW7040
- 16. WEATHERED SHINGLE - SW2841
- 17. COCONUT HUSK - SW6111
- 18. CRAFT PAPER - SW6125

**ENTRY DOORS**

- 19. STURDY BROWN - SW6097
- 20. COBBLE BROWN - SW6082
- 21. SMOKEHOUSE - SW7040
- 22. WEATHERED SHINGLE - SW2841
- 23. COCONUT HUSK - SW6111
- 24. CRAFT PAPER - SW6125

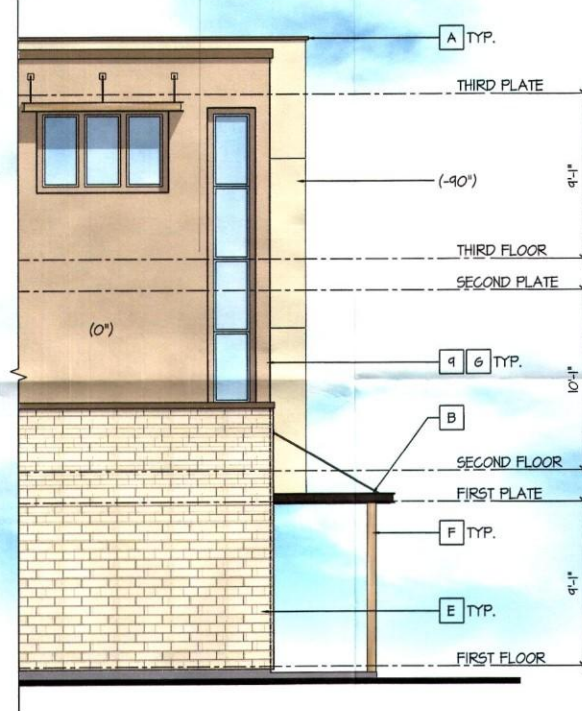
**GARAGE DOORS**

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

**EXTERIOR MATERIALS:**

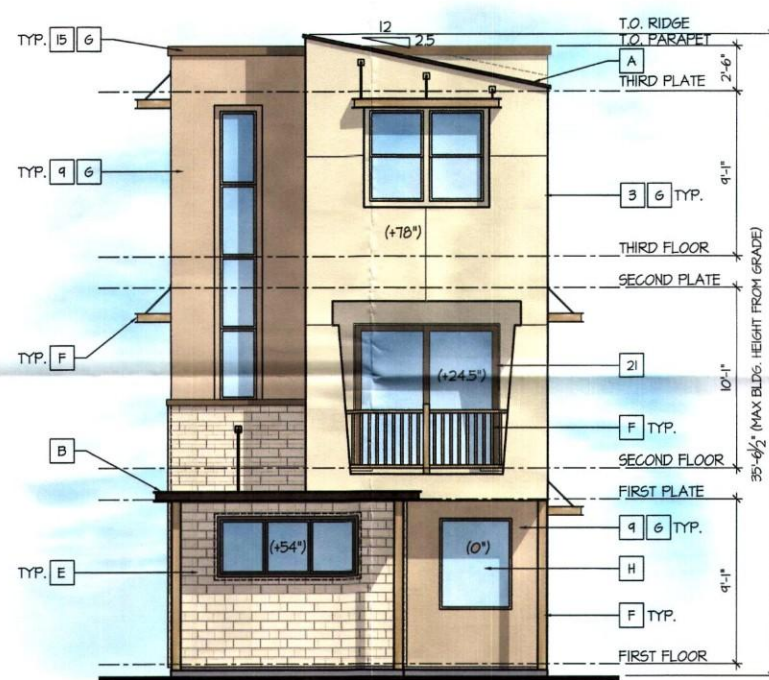
THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON ELEVATIONS.

- A. FLAT CONCRETE ROOF TILE
- B. EAGLE ROOFING - BROWN RANGE
- C. METAL ROOFING
- D. FIRESTONE/ANA-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



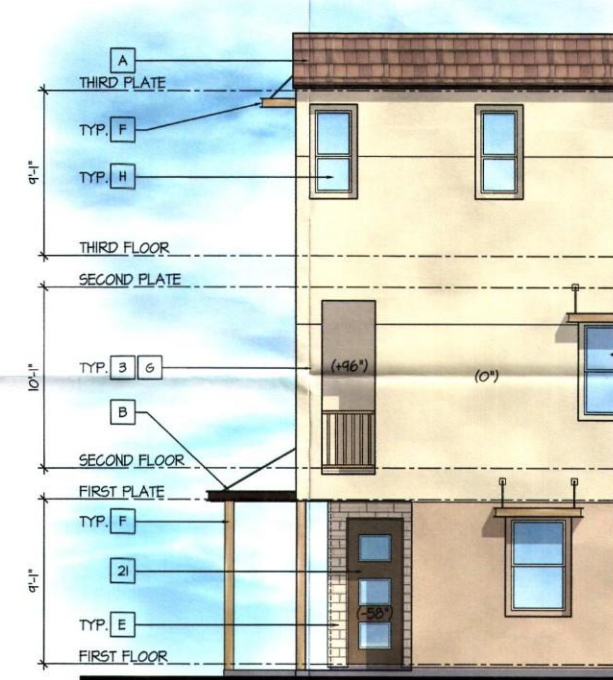
**Left Elevation**

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



**Front Elevation**

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



**Right Elevation**

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

**Plan 2133 - Miller Street Front Porch**

taylor morrison

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The drawings are prepared and shall be used for the project and shall not be used for any other project without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect.

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
9-15-15  
DATE INITIALS



Miller and Osborn  
Scottsdale, Arizona

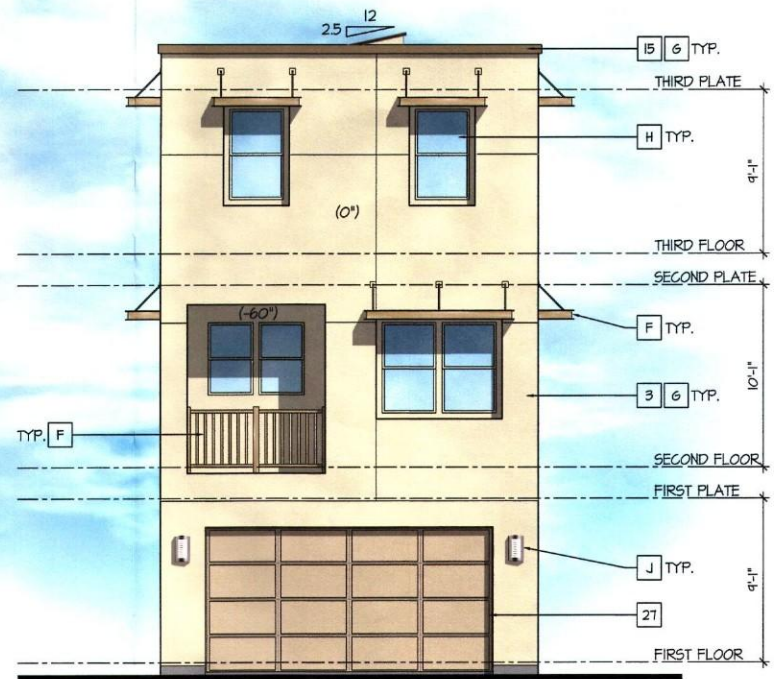
07.06.2015

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DESIGN

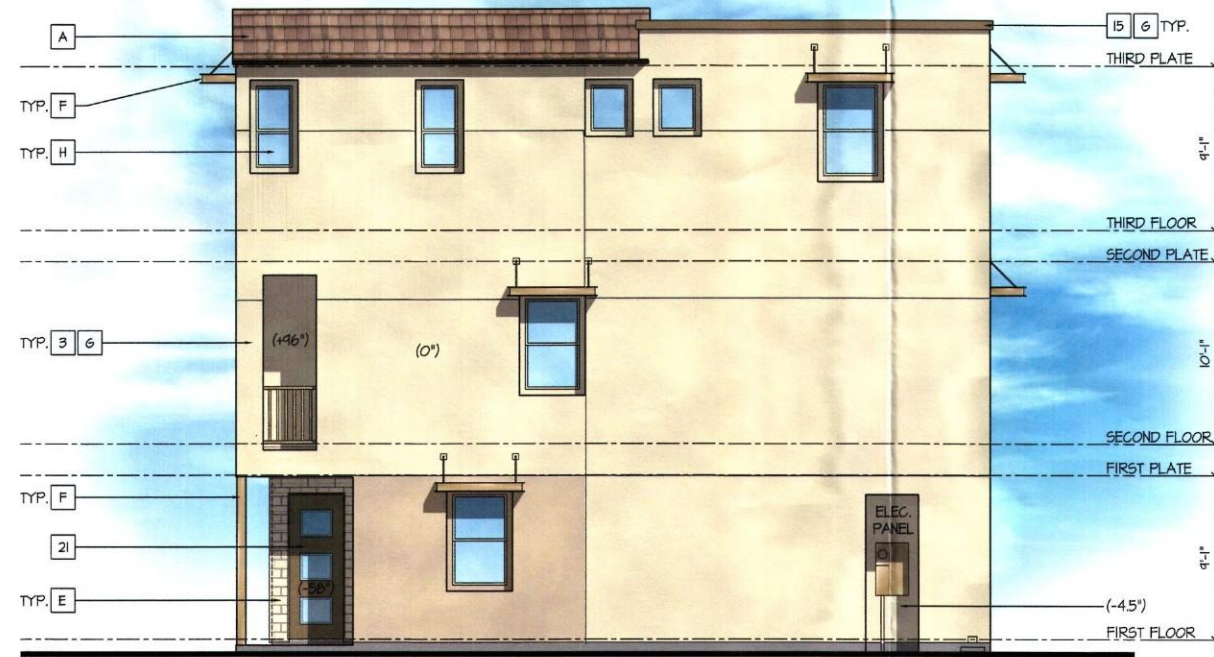
26-DR-2015  
7/7/15





### 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 BEIGE - SW6106
  3. ACCESSIBLE BEIGE - SW7036
  4. SAND BEACH - SW7529
  5. STUDIO TAUPE - SW7544
  6. TAMARIND - SW7530

- SECONDARY COLORS**
7. NANTUCKET DUNE - SW7527
  8. THRESHOLD TAUPE - SW7501
  9. STONE LION - SW7507
  10. UNIVERSAL KHAKI - SW6150
  11. KHAKI SHADE - SW7533
  12. BITTERSWEET STEM - SW7536

- TRIM/POP-OUTS**
13. STURDY BROWN - SW6047
  14. COBBLE BROWN - SW6082
  15. SMOKEHOUSE - SW7040
  16. WEATHERED SHINGLE - SW2841
  17. COCONUT HUSK - SW6111
  18. CRAFT PAPER - SW6125

- ENTRY DOORS**
19. STURDY BROWN - SW6047
  20. COBBLE BROWN - SW6082
  21. SMOKEHOUSE - SW7040
  22. WEATHERED SHINGLE - SW2841
  23. COCONUT HUSK - SW6111
  24. CRAFT PAPER - SW6125

- GARAGE DOORS**
25. NANTUCKET DUNE - SW7527
  26. THRESHOLD TAUPE - SW7501
  27. STONE LION - SW7507
  28. UNIVERSAL KHAKI - SW6150
  29. KHAKI SHADE - SW7533
  30. BITTERSWEET STEM - SW7536

#### EXTERIOR MATERIALS:

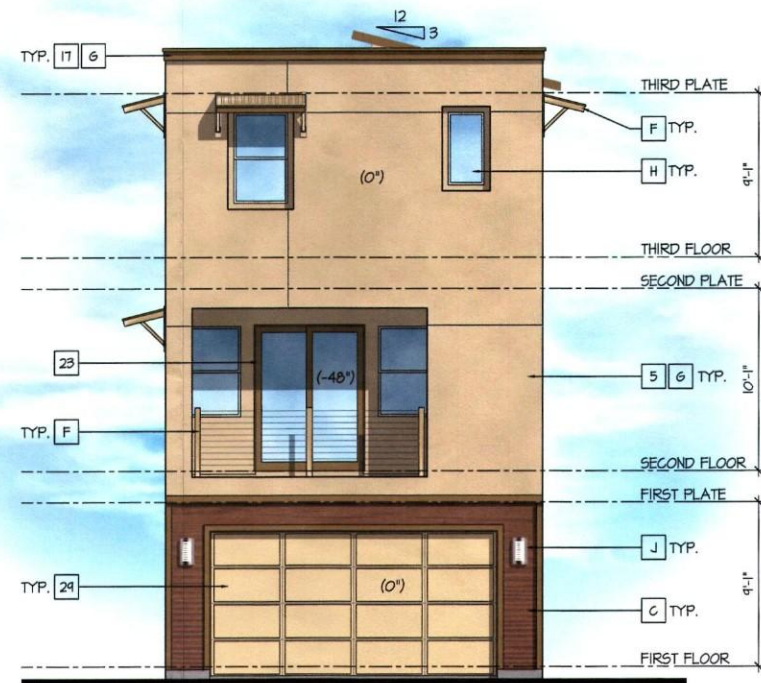
THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS.

- A. FLAT CONCRETE ROOF TILE
- B. EAGLE ROOFING - BROWN RANGE
- C. METAL ROOFING
- D. FIRESTONE/ANA-CLAD - 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 MALL SCIENCE - ARCH. BRONZE

## Plan 2133







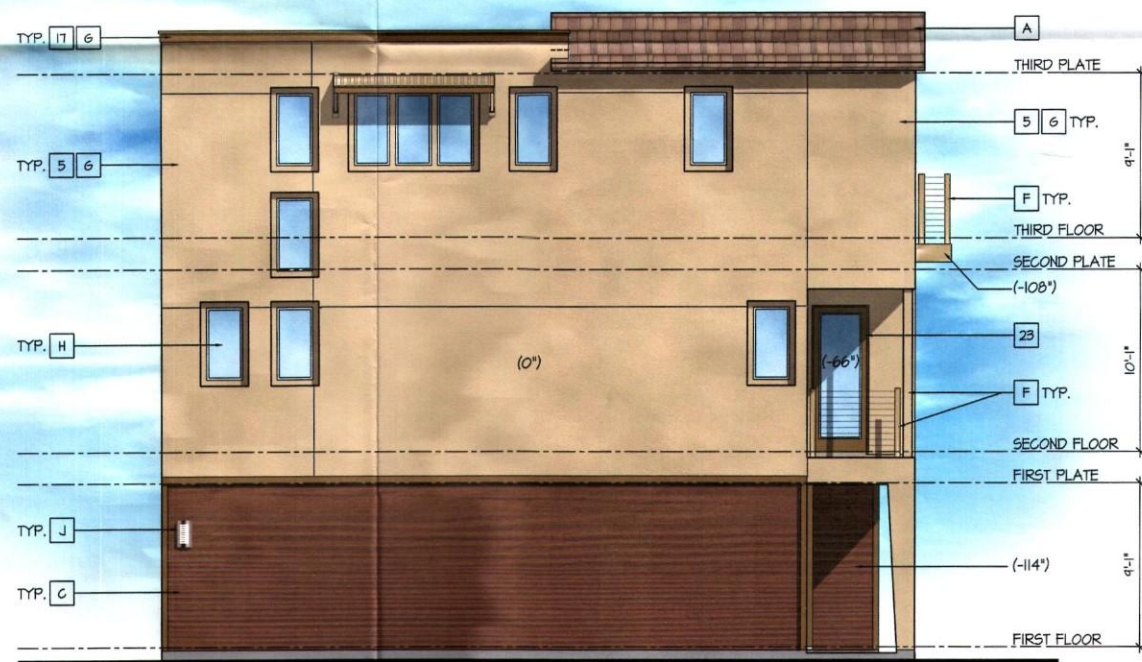
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SCALE: 3/16"=1'-0"



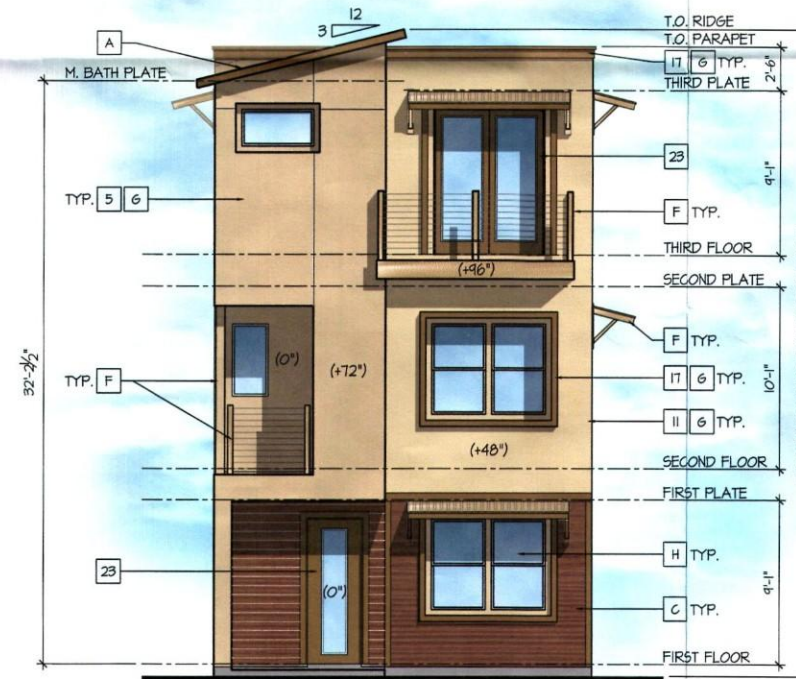
### Right Elevation

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/N7036
  4. SAND BEACH - S/N7529
  5. STUDIO TAUPE - S/N7544
  6. TAHARIND - S/N7539
- SECONDARY COLORS**
7. NANTUCKET DUNE - S/N7527
  8. THRESHOLD TAUPE - S/N7501
  9. STONE LION - S/N7507
  10. UNIVERSAL KHAKI - S/N6150
  11. KHAKI SHADE - S/N7533
  12. BITTERSWEET STEM - S/N7536
- TRIM/ROOF-OUTS**
13. STURDY BROWN - S/N6097
  14. COBBLE BROWN - S/N6082
  15. SMOKEHOUSE - S/N7040
  16. WEATHERED SHINGLE - S/N2841
  17. COCONUT HUSK - 6111
  18. CRAFT PAPER - S/N6125
- ENTRY DOORS**
19. STURDY BROWN - S/N6097
  20. COBBLE BROWN - S/N6082
  21. SMOKEHOUSE - S/N7040
  22. WEATHERED SHINGLE - S/N2841
  23. COCONUT HUSK - S/N6111
  24. CRAFT PAPER - S/N6125
- GARAGE DOORS**
25. NANTUCKET DUNE - S/N7527
  26. THRESHOLD TAUPE - S/N7501
  27. STONE LION - S/N7507
  28. UNIVERSAL KHAKI - S/N6150
  29. KHAKI SHADE - S/N7533
  30. BITTERSWEET STEM - S/N7536

#### 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 - MANSARD BROWN
- E. HARDIE LAP SIDING
- F. JAMES HARDIE - GUESTNUT BROWN
- G. COLOSSEUM TRAVERTINE
- H. CORONADO STONE - ROMAN
- I. CRAFT CONTEMP. STONE
- J. CREATIVE MINDS - ENLIGHTEN
- K. METAL COLUMN/RAILING
- L. ALL THINGS MIL. - BRUSHED BRONZE
- M. SMOOTH FINISH WESTERN STUCCO
- N. PARAMOUNT WINDOWS - LOW E GLASS
- O. KITCHLER MALL SCIENCE - ARCH. BRONZE

## Plan 2123

taylor morrison

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The drawings presented are illustrative of structure and design only, and are subject to change based upon final design considerations, applicable codes, standards, and MEP design requirements, all plans / floor / elevations, etc.)

Miller and Osborn  
Scottsdale, Arizona

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
DATE 9-15-15  
INITIALS

07.06.2015

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**EXTERIOR COLORS:**

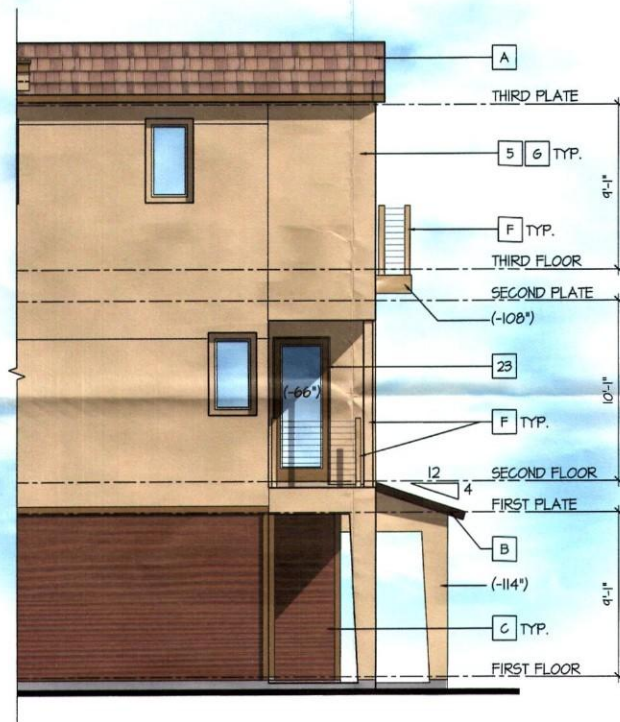
THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

- PRIMARY COLORS**
1. NAVALO WHITE - SW6126
  2. KILM BEIGE - SW6106
  3. ACCESSIBLE BEIGE - SW7036
  4. SAND BEACH - SW7524
  5. STUDIO TAUPE - SW7549
  6. TAMARIND - SW7536
- SECONDARY COLORS**
7. NANTUCKET DUNE - SW7527
  8. THRESHOLD TAUPE - SW7501
  9. STONE LION - SW7507
  10. UNIVERSAL KHAKI - SW6150
  11. KHAKI SHADE - SW7533
  12. BITTERSWEET STEM - SW7536
- TRIMEOP-OUTS**
13. STURDY BROWN - SW6047
  14. COBBLE BROWN - SW6082
  15. SMOKEHOUSE - SW7040
  16. WEATHERED SHINGLE - SW2841
  17. COCONUT HUSK - 6111
  18. CRAFT PAPER - SW6125
- ENTRY DOORS**
19. STURDY BROWN - SW6047
  20. COBBLE BROWN - SW6082
  21. SMOKEHOUSE - SW7040
  22. WEATHERED SHINGLE - SW2841
  23. COCONUT HUSK - SW6111
  24. CRAFT PAPER - SW6125
- GARAGE DOORS**
25. NANTUCKET DUNE - SW7527
  26. THRESHOLD TAUPE - SW7501
  27. STONE LION - SW7507
  28. UNIVERSAL KHAKI - SW6150
  29. KHAKI SHADE - SW7533
  30. BITTERSWEET STEM - SW7536

**EXTERIOR MATERIALS:**

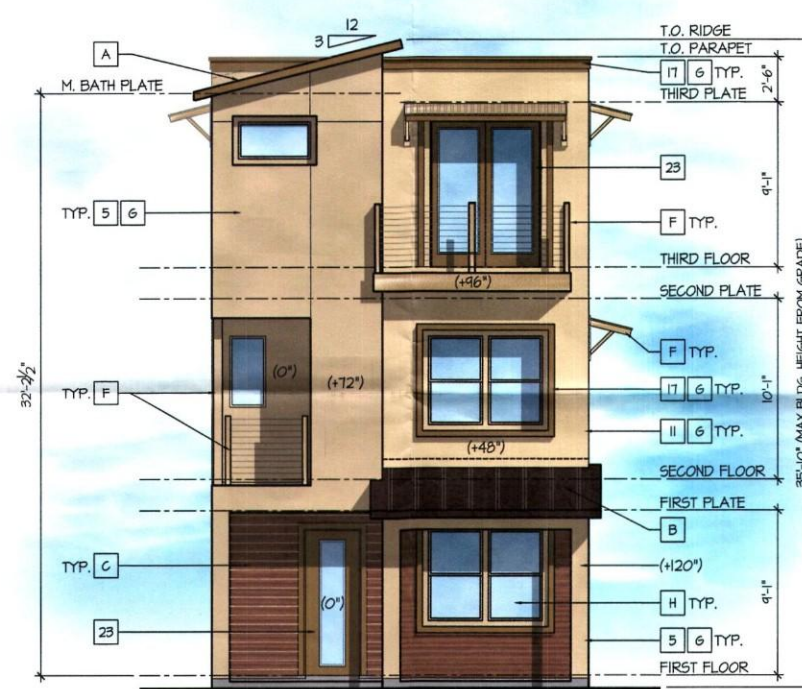
THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

- 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 MALL SCANCE - ARCH. BRONZE



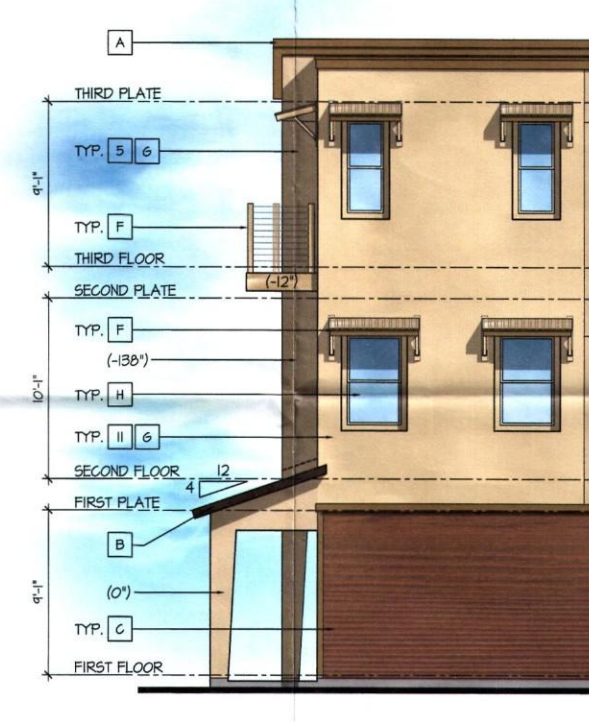
**Left Elevation**

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

Homes Inspired by You



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The proposed project is illustrative only. It is not intended to be used as a contract document. All dimensions and materials are subject to change without notice. All materials and finishes are subject to availability. All dimensions and materials are subject to change without notice. All materials and finishes are subject to availability.

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
DATE 9-15-15  
INITIALS



Miller and Osborn  
Scottsdale, Arizona

07.06.2015

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7/7/15



**EXTERIOR COLORS:**

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

**PRIMARY COLORS**

1. NAVAJO WHITE - SW6126
2. KILM BEIGE - SW6106
3. ACCESSIBLE BEIGE - SW1036
4. SAND BEACH - SW1521
5. STUDIO TAUPE - SW1544
6. TAMARIND - SW7538

**SECONDARY COLORS**

7. NANTUCKET DUNE - SW1521
8. THRESHOLD TAUPE - SW1501
9. STONE LION - SW1507
10. UNIVERSAL KHAKI - SW6150
11. KHAKI SHADE - SW7533
12. BITTERSWEET STEM - SW1536

**TRIM/POP-OUTS**

13. STURDY BROWN - SW6091
14. COBBLE BROWN - SW6082
15. SMOKEHOUSE - SW1040
16. WEATHERED SHINGLE - SW1284
17. COCONUT HUSK - 6111
18. CRAFT PAPER - SW6125

**ENTRY DOORS**

19. STURDY BROWN - SW6091
20. COBBLE BROWN - SW6082
21. SMOKEHOUSE - SW1040
22. WEATHERED SHINGLE - SW1284
23. COCONUT HUSK - SW6111
24. CRAFT PAPER - SW6125

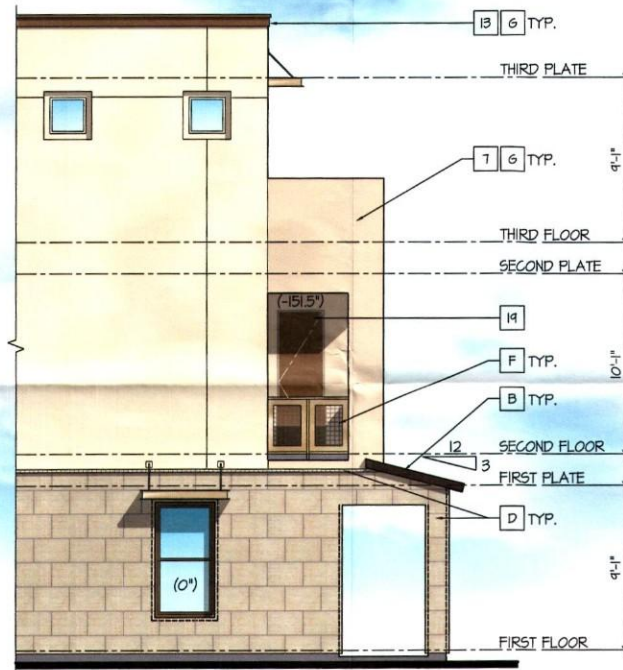
**GARAGE DOORS**

25. NANTUCKET DUNE - SW1521
26. THRESHOLD TAUPE - SW1501
27. STONE LION - SW1507
28. UNIVERSAL KHAKI - SW6150
29. KHAKI SHADE - SW7533
30. BITTERSWEET STEM - SW1536

**EXTERIOR MATERIALS:**

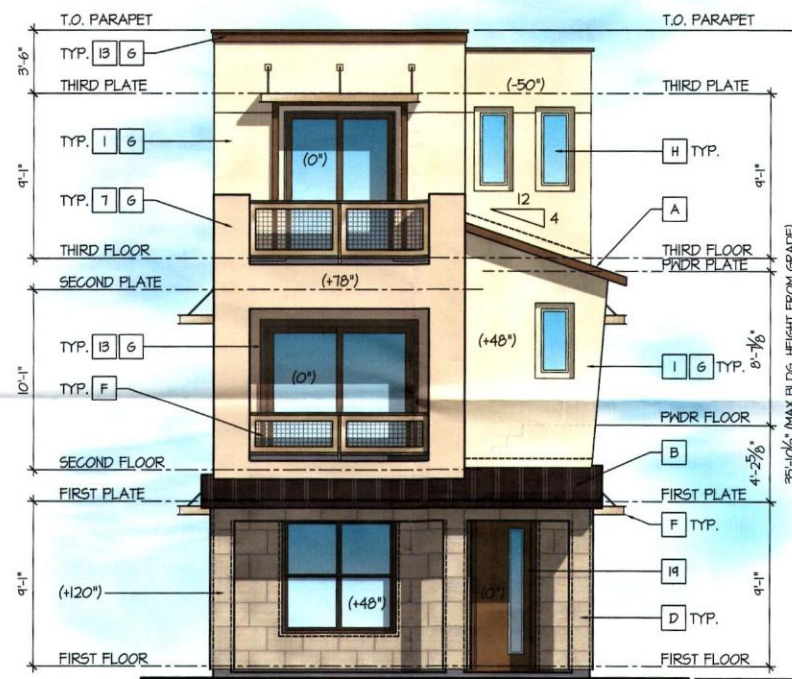
THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

- A. FLAT CONCRETE ROOF TILE
- B. EAGLE ROOFING - BROWN RANGE
- C. METAL ROOFING
- D. FIRESTONE/UNA-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 SCIENCE - ARCH. BRONZE



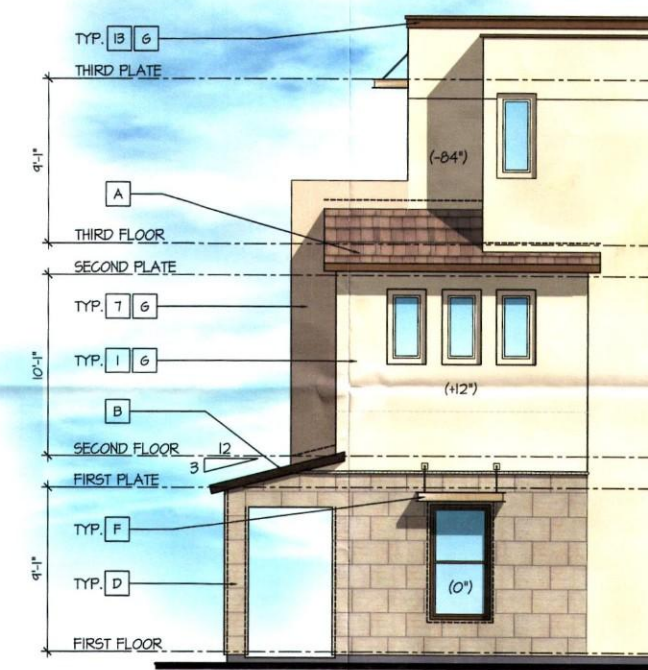
**Left Elevation**

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**

taylor morrison

Homes Inspired by You



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The drawings presented are for informational purposes only and are subject to change based upon field conditions, applicable codes, and other project requirements. All dimensions are in feet and inches unless otherwise noted.

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
9-15-15  
DATE INITIALS

Miller and Osborn  
Scottsdale, Arizona

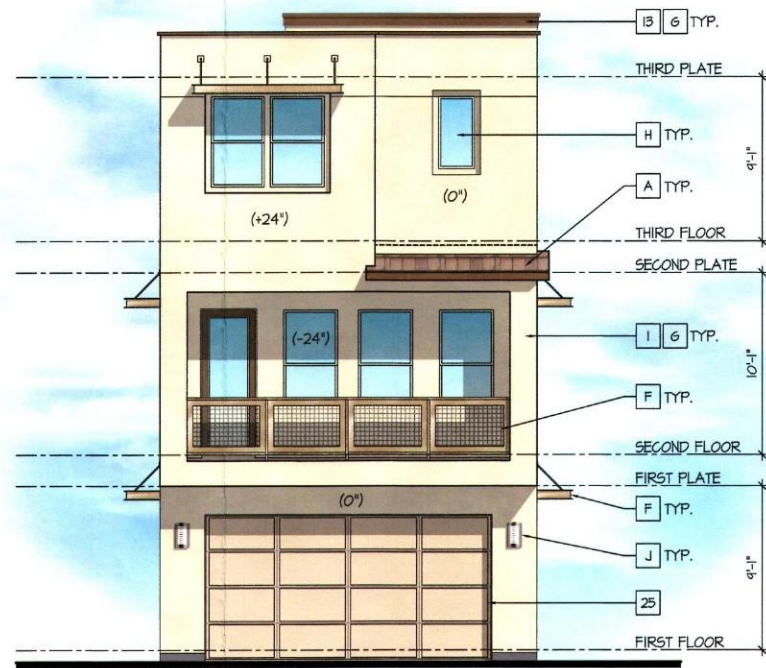
07.06.2015

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7/7/15





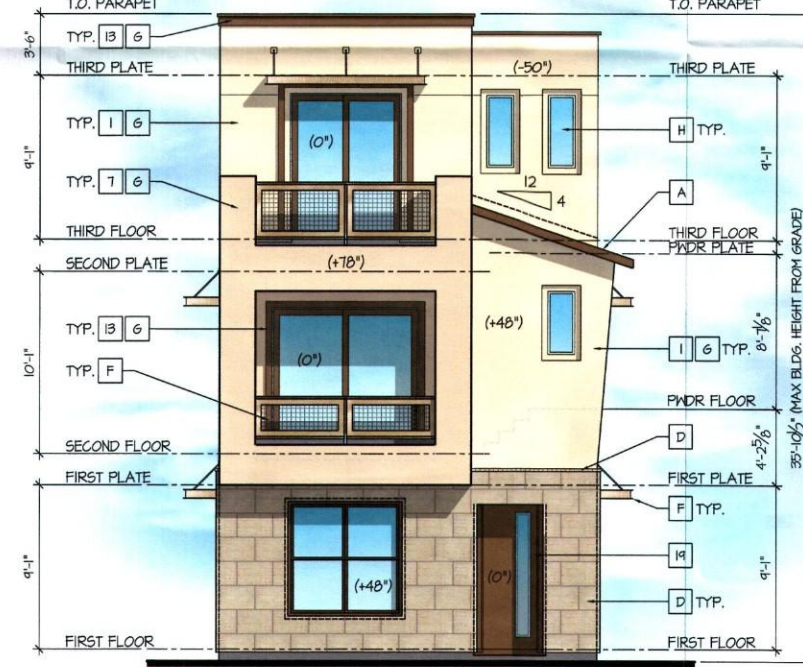
**Rear Elevation**  
SCALE: 3/16"=1'-0"



**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. NAVALO WHITE - SW6126
  2. KILM BEIGE - SW6106
  3. ACCESSIBLE BEIGE - SW1036
  4. SAND BEACH - SW1524
  5. STUDIO TAUPE - SW1544
  6. TAMARIND - SW1530
- SECONDARY COLORS**
7. NANTUCKET DUNE - SW1521
  8. THRESHOLD TAUPE - SW1501
  9. STONE LION - SW1507
  10. UNIVERSAL KHAKI - SW6150
  11. KHAKI SHADE - SW1533
  12. BITTERSWEET STEM - SW1536
- TRIM/POP-OUTS**
13. STURDY BROWN - SW6091
  14. COBBLE BROWN - SW6082
  15. SMOKEHOUSE - SW1040
  16. WEATHERED SHINGLE - SW2041
  17. COCONUT HUSK - 6111
  18. CRAFT PAPER - SW6125
- ENTRY DOORS**
19. STURDY BROWN - SW6091
  20. COBBLE BROWN - SW6082
  21. SMOKEHOUSE - SW1040
  22. WEATHERED SHINGLE - SW2041
  23. COCONUT HUSK - SW6111
  24. CRAFT PAPER - SW6125
- GARAGE DOORS**
25. NANTUCKET DUNE - SW1521
  26. THRESHOLD TAUPE - SW1501
  27. STONE LION - SW1507
  28. UNIVERSAL KHAKI - SW6150
  29. KHAKI SHADE - SW1533
  30. BITTERSWEET STEM - SW1536

**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 WALL SCONCE - ARCH BRONZE

**Plan 2113**







**North Perspective Streetscape**

**Miller and Osborn**  
Scottsdale, Arizona



05.08.2015  
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The drawings presented are illustrative of a tractor and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural and MEP design requirements, etc.).

26-DR-2015  
5/18/2015





## Streetscape

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The drawings presented are abstracted architectural renderings and do not represent any specific design. They are subject to change based upon final design decisions, including, but not limited to, applicable codes, structural, and MEP design requirements, and other factors.

**Miller and Osborn**  
Scottsdale, Arizona

05.08.2015

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**South Perspective Streetscape**

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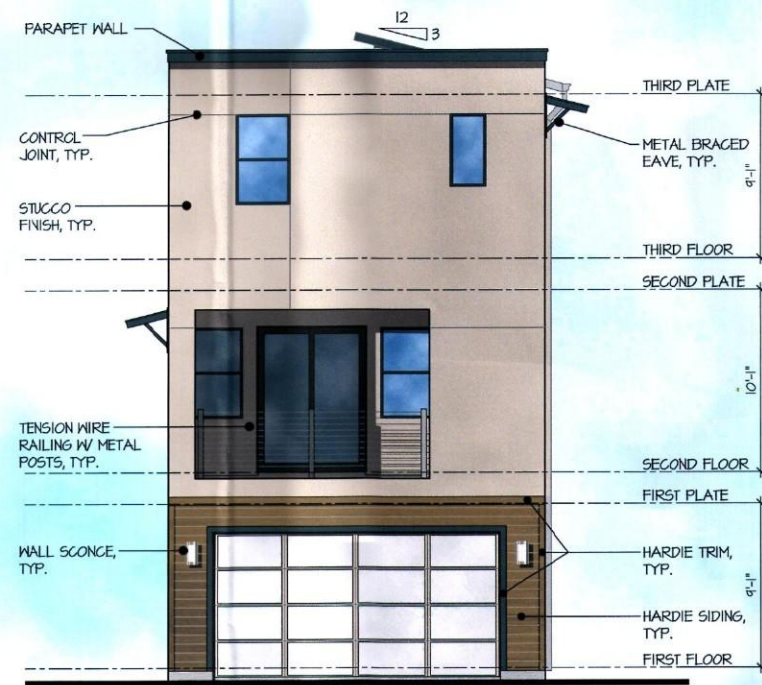
**Miller and Osborn**  
Scottsdale, Arizona

05.08.2015

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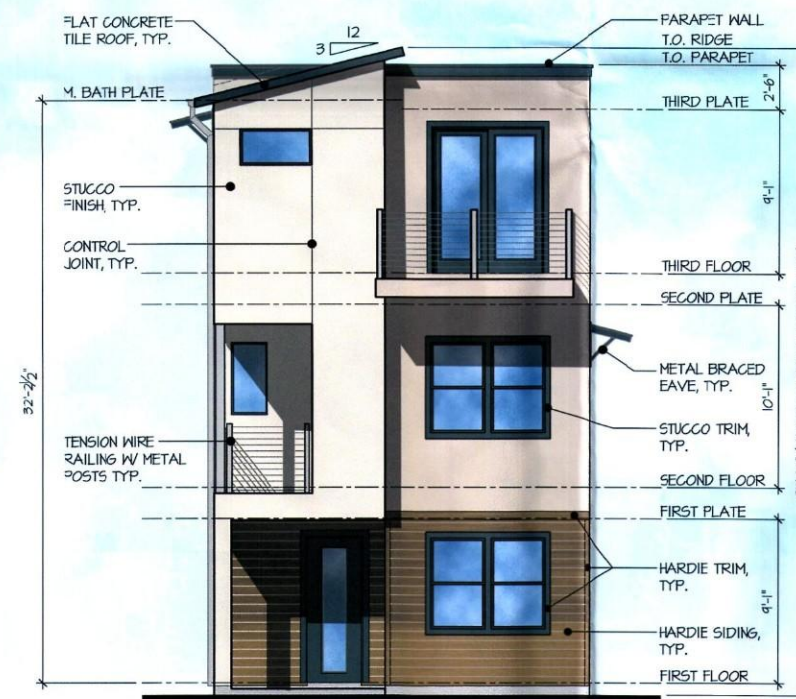
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**Right Elevation**  
SCALE: 3/16"=1'-0"



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

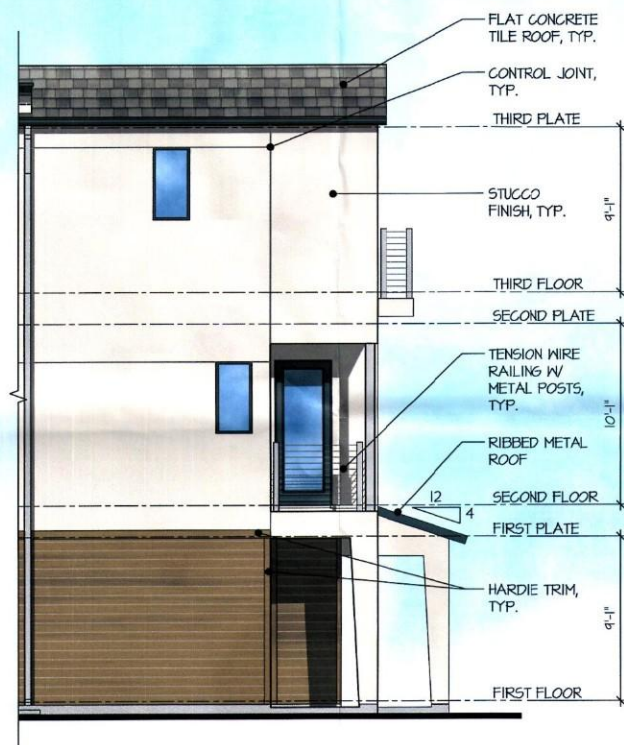


**Front Elevation**  
SCALE: 3/16"=1'-0"

**Plan 2123**

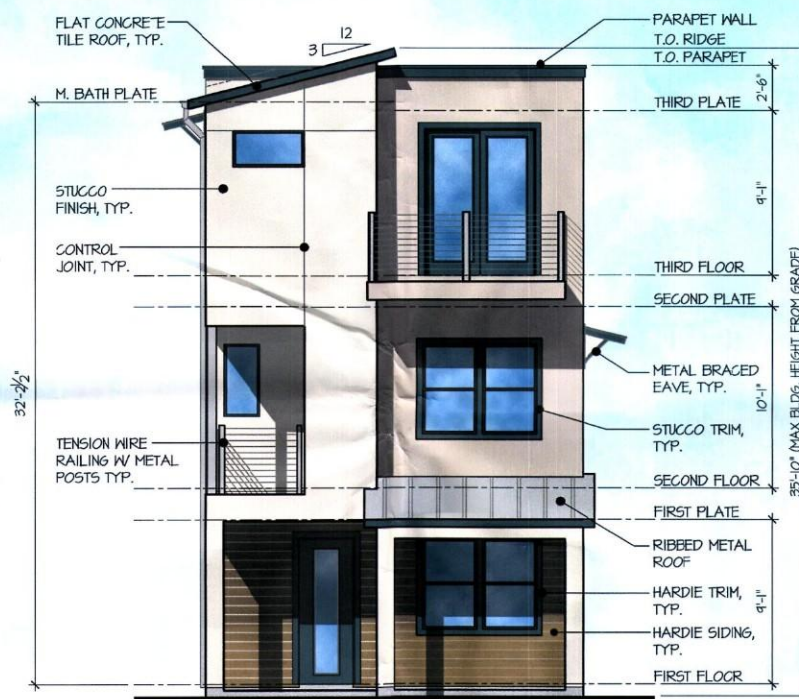






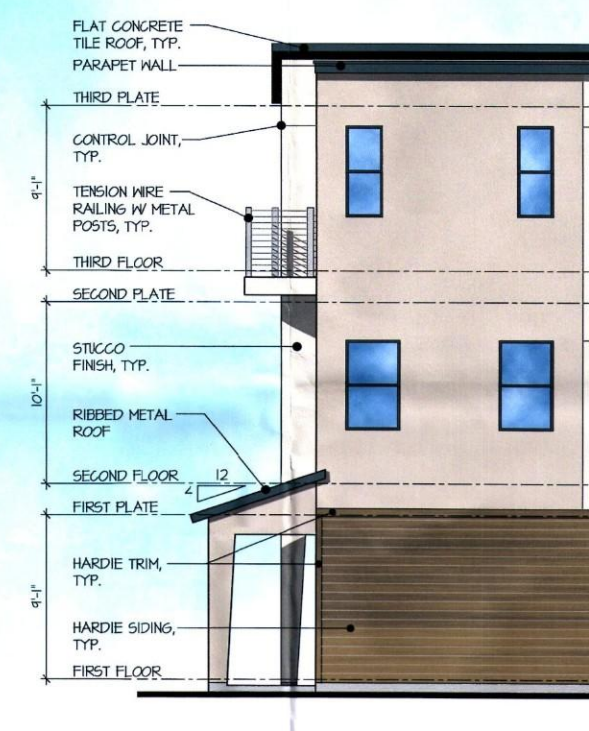
**Left Elevation**

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**

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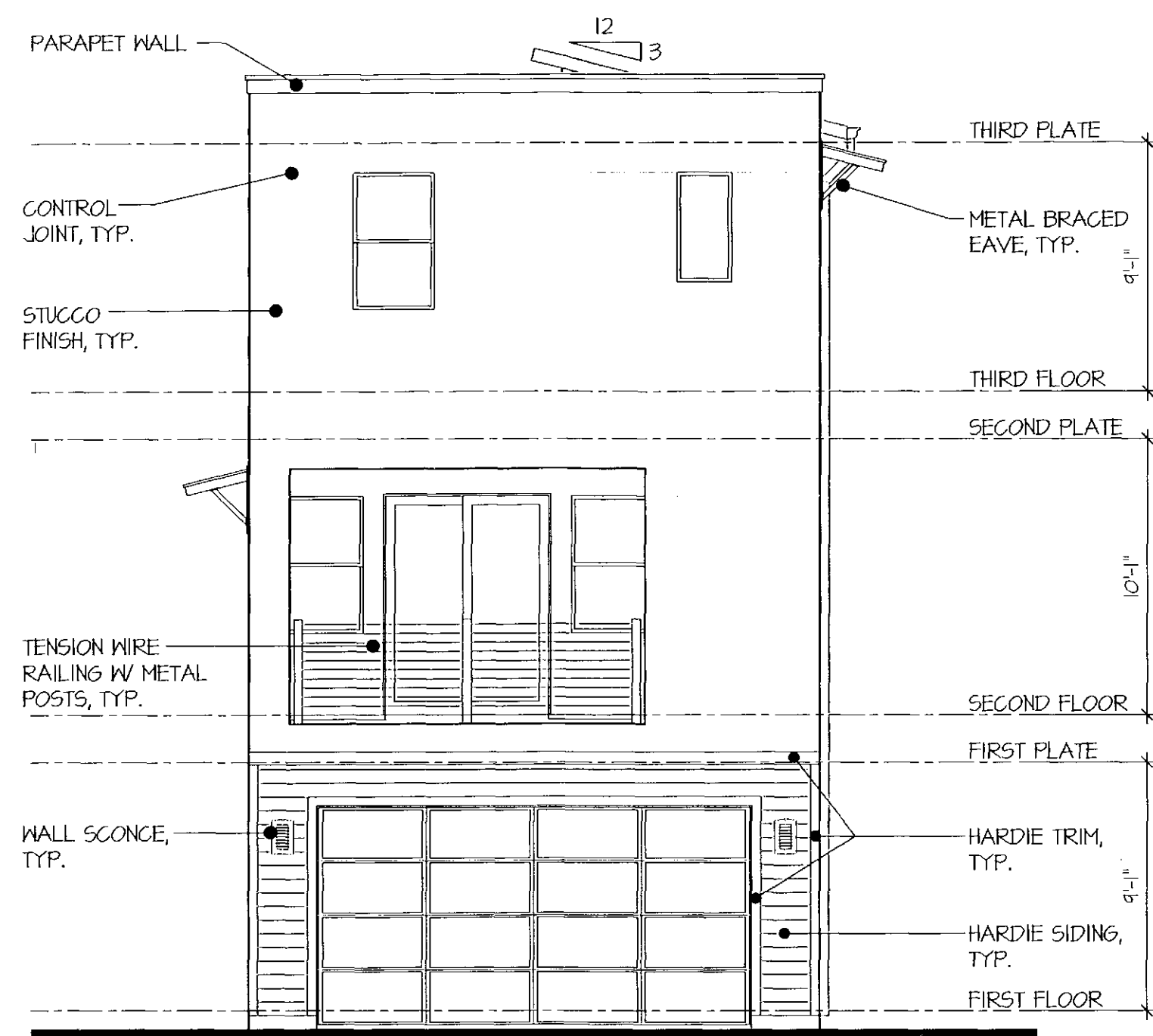
Miller and Osborn  
Scottsdale, Arizona

05.08.2015

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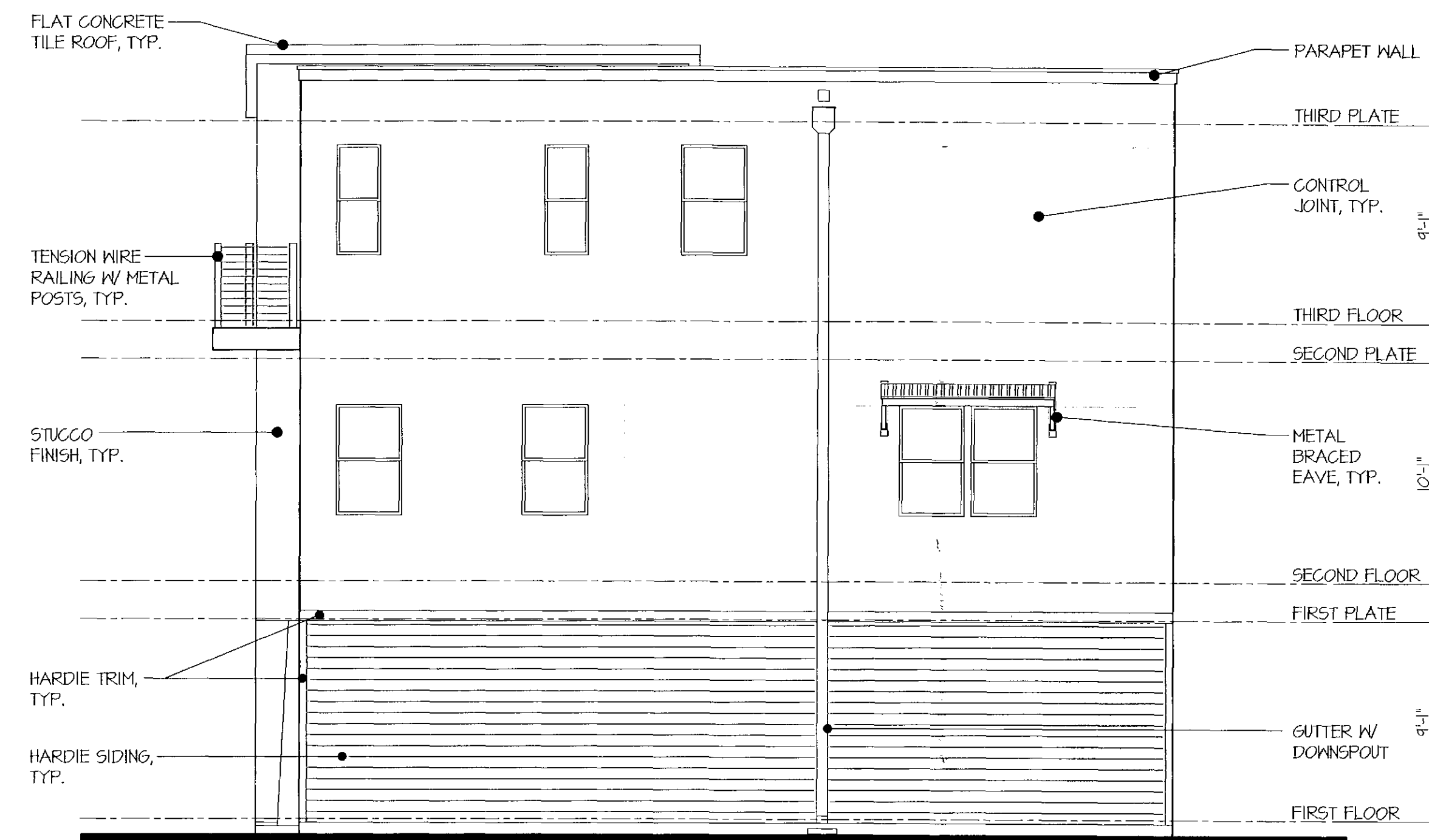






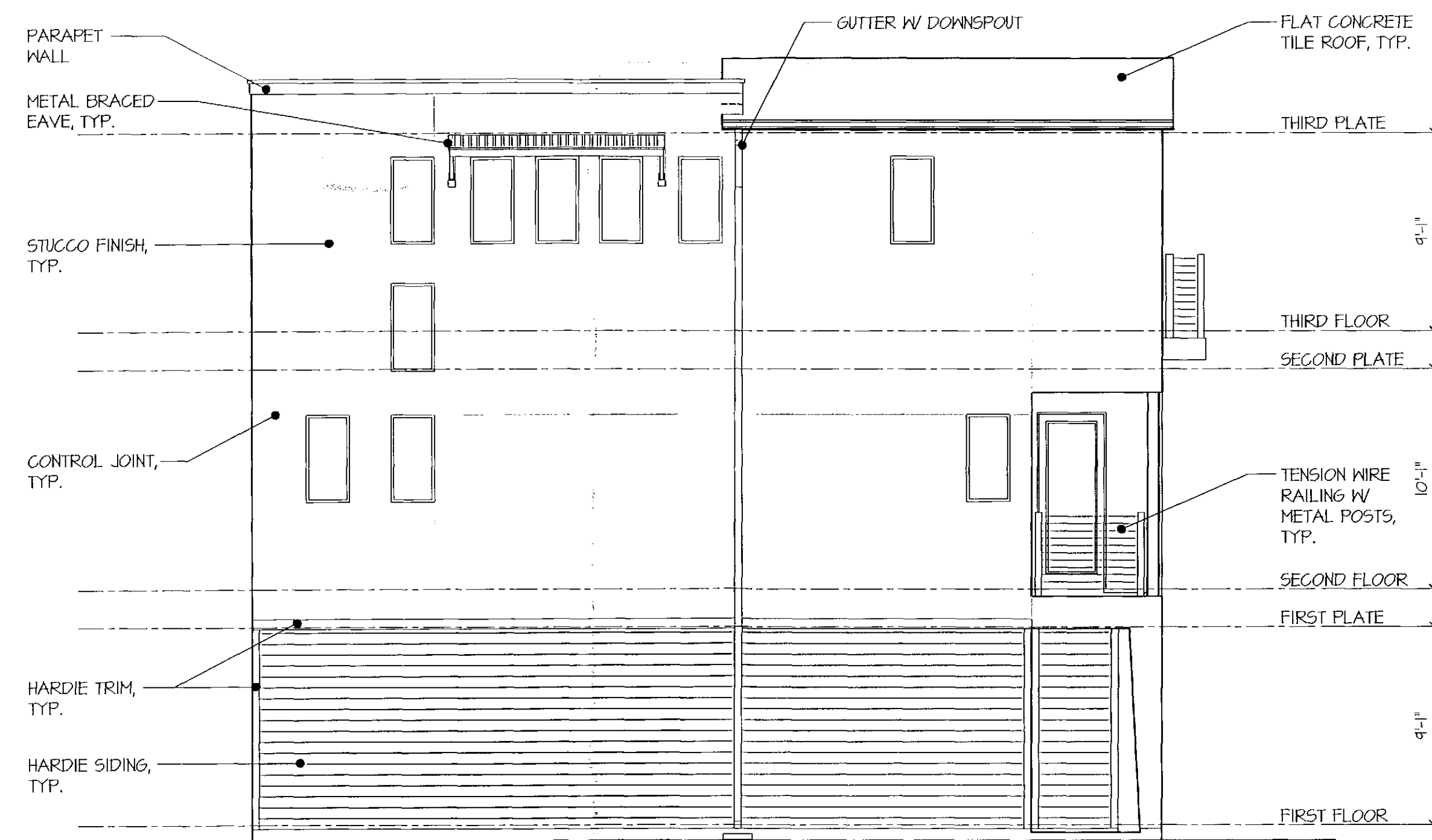
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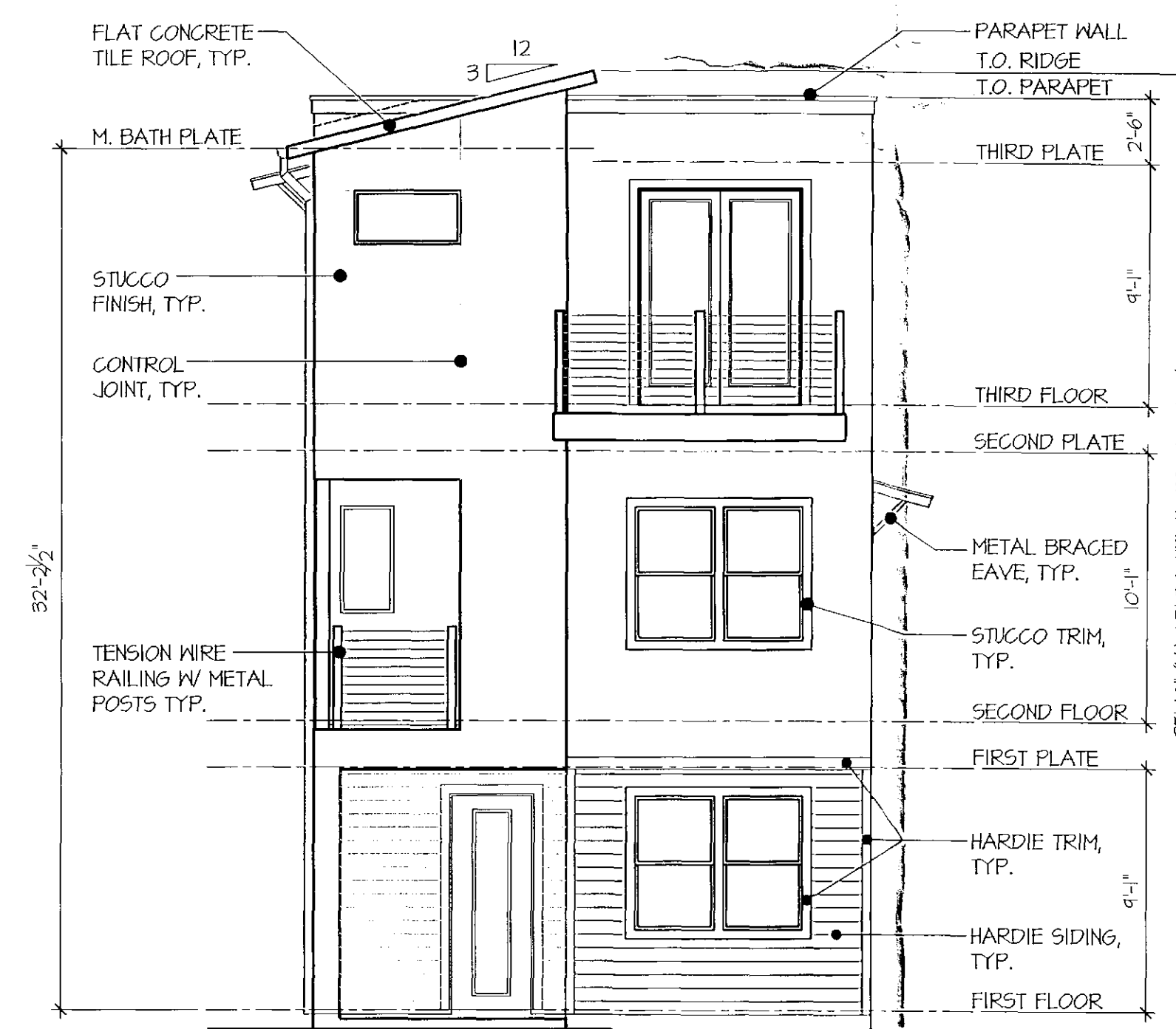
### Right Elevation

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



### Left Elevation

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



### Front Elevation

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

## Plan 2123

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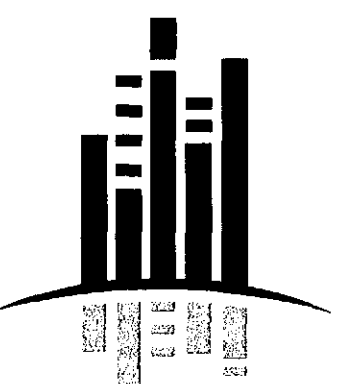
The drawings are based on the illustration of architect and are subject to change. Based upon final design considerations and MEP design requirements.

all plan / floor

Miller and Osborn  
Scottsdale, Arizona

04.30.2015

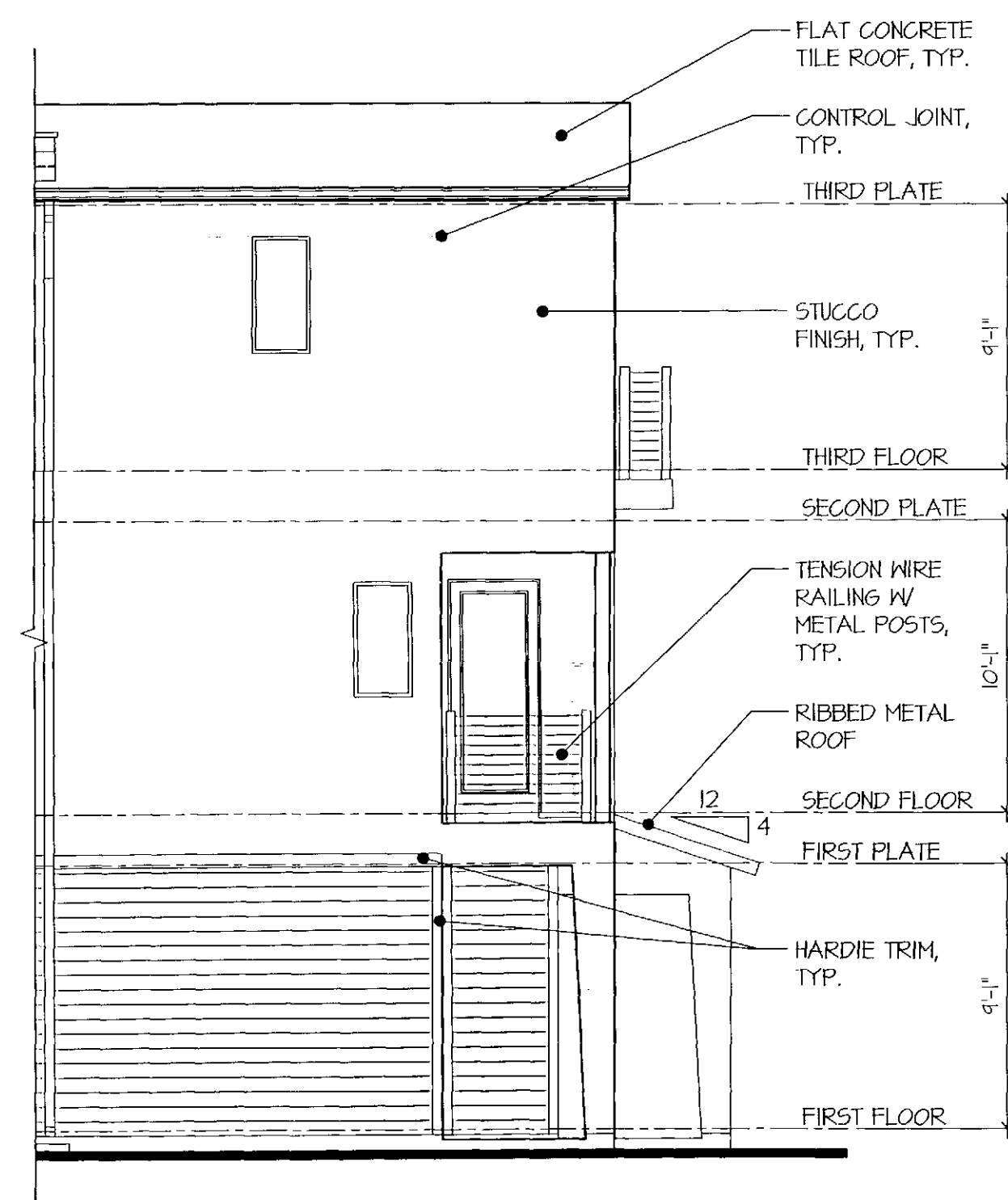
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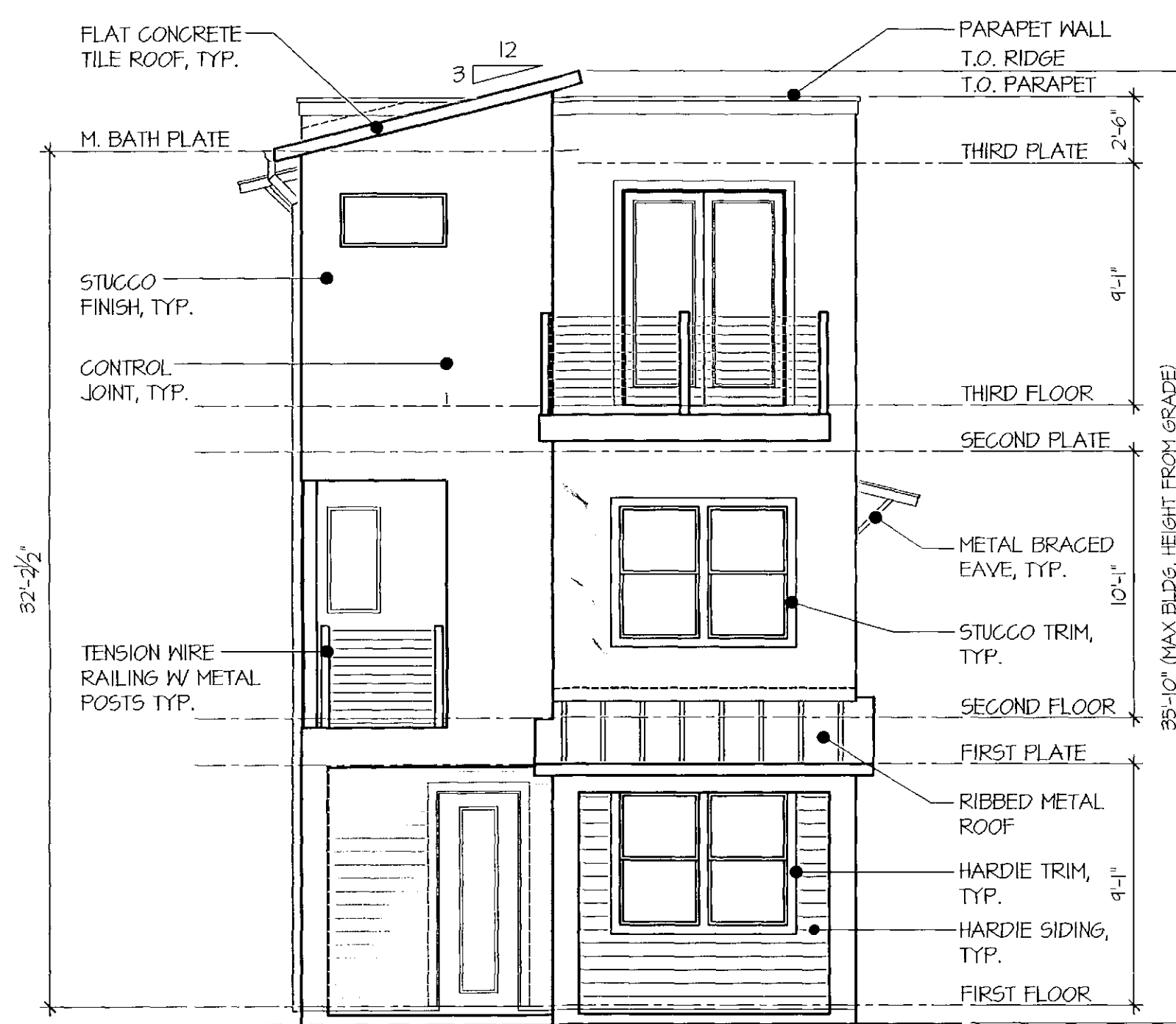
26-DR-2015  
5/18/2015





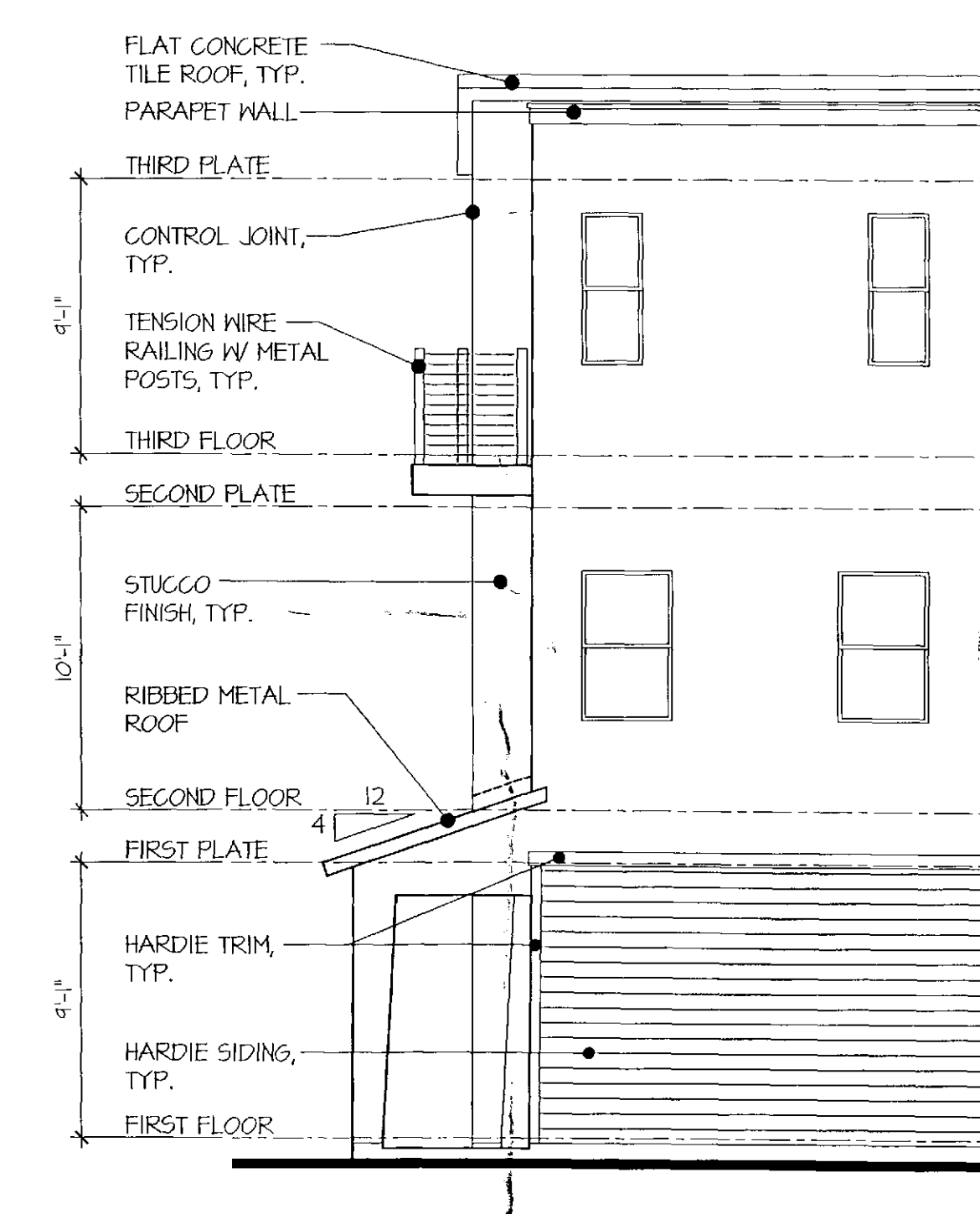
**Left Elevation**

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**

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morrison

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The drawings presented are illustrative of character and subject to change based upon final design consideration. Structural and MEP design requirements: unit plan / floor

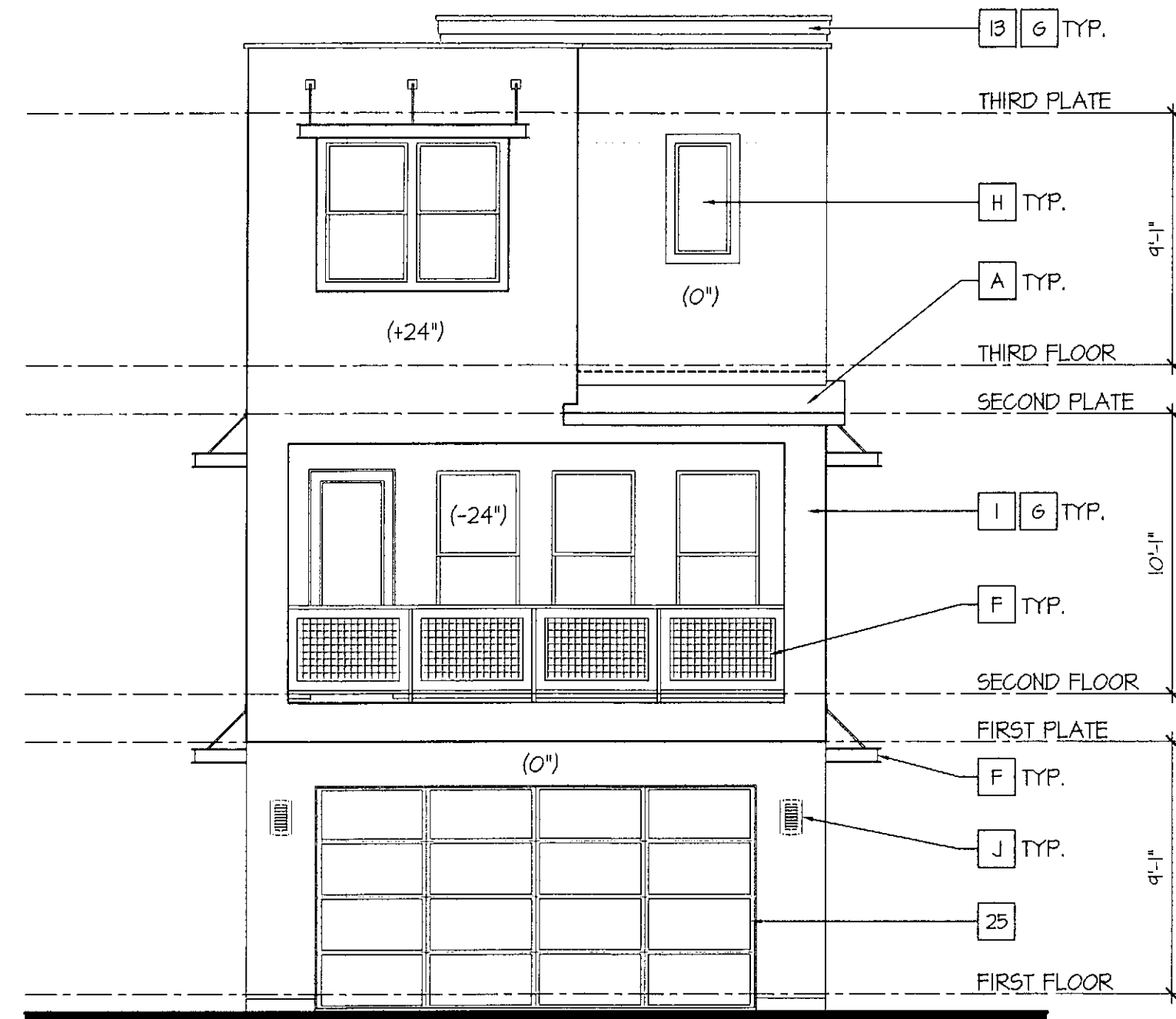
Miller and Osborn  
Scottsdale, Arizona

04.30.2015

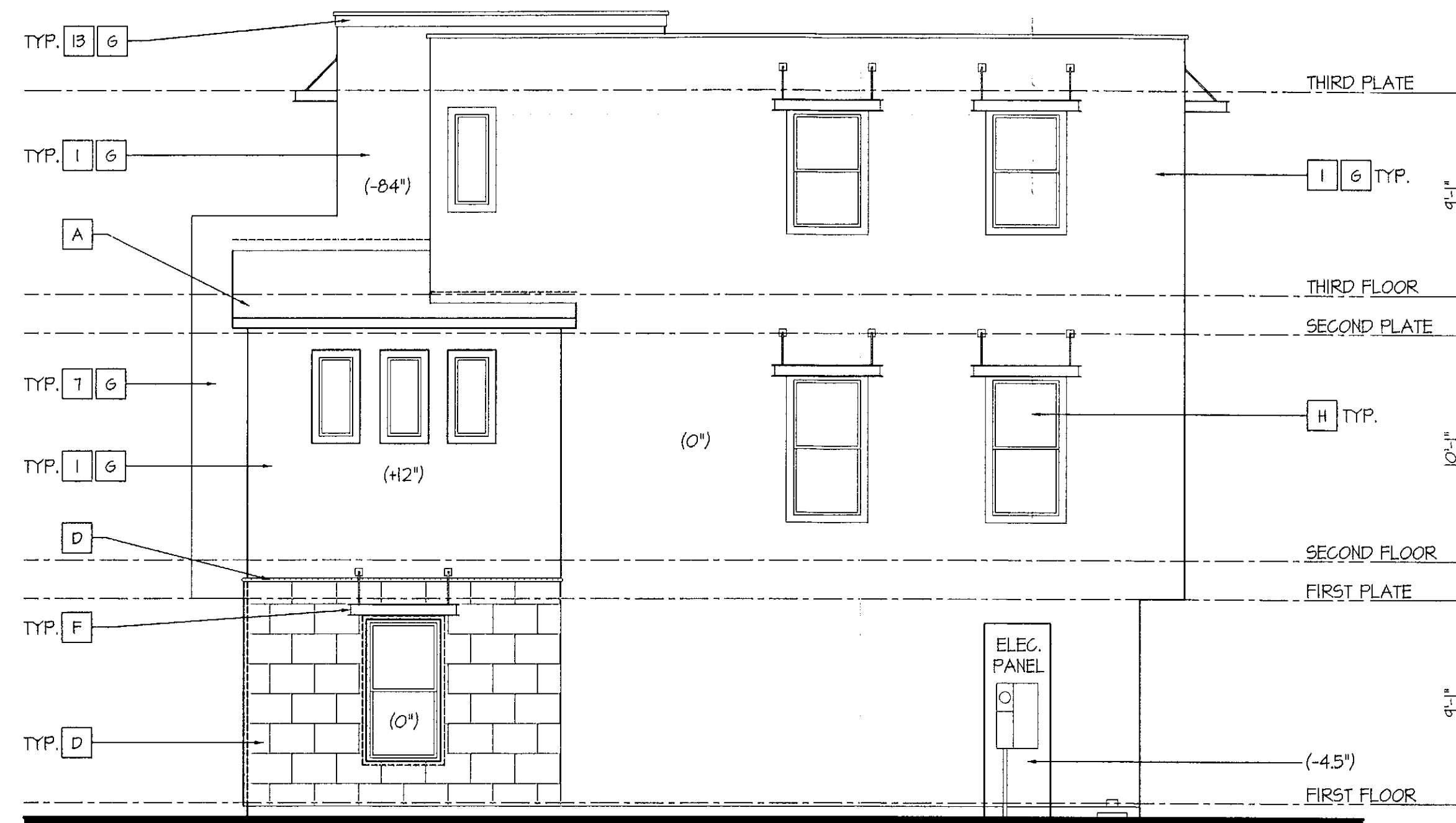
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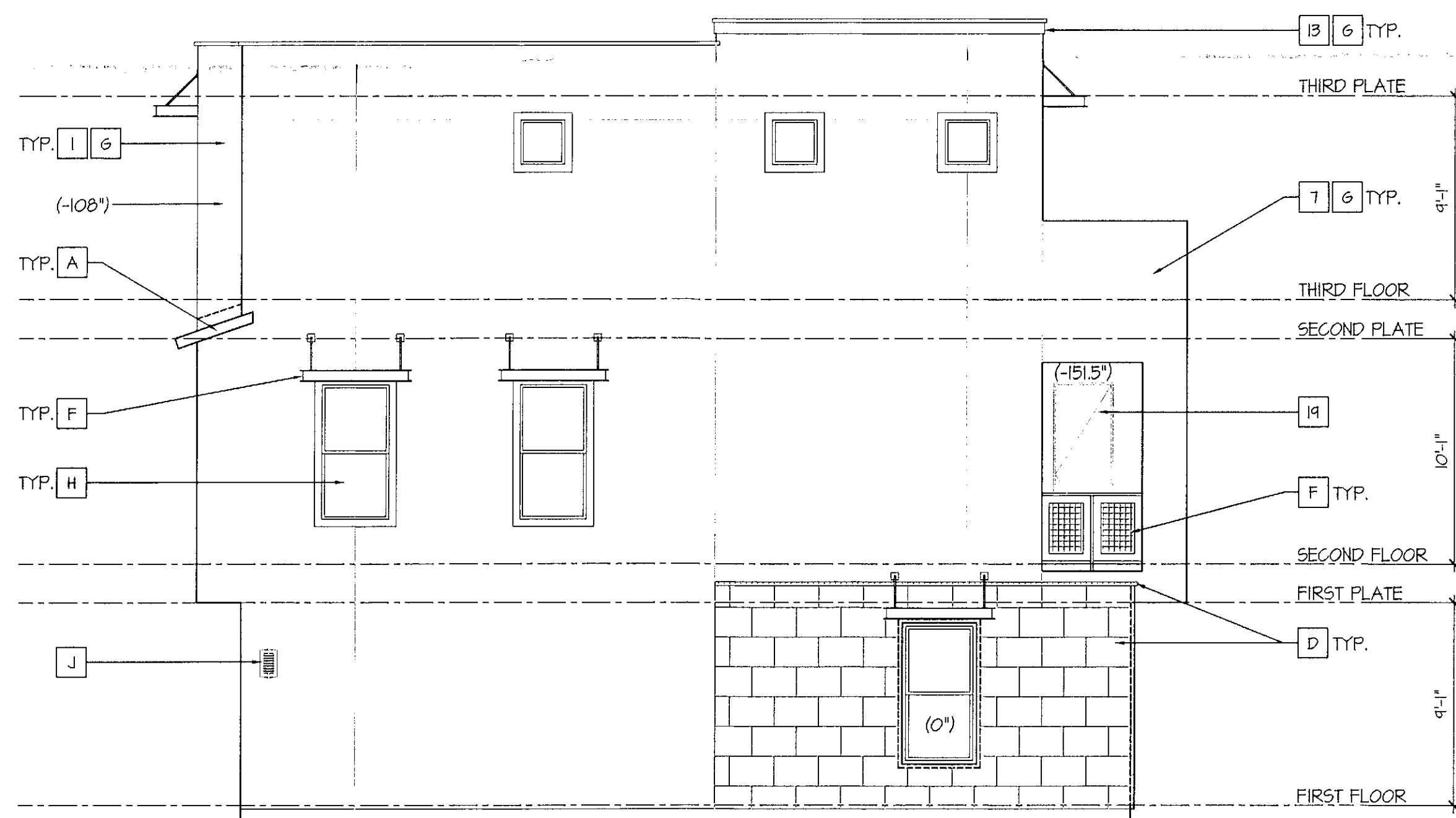




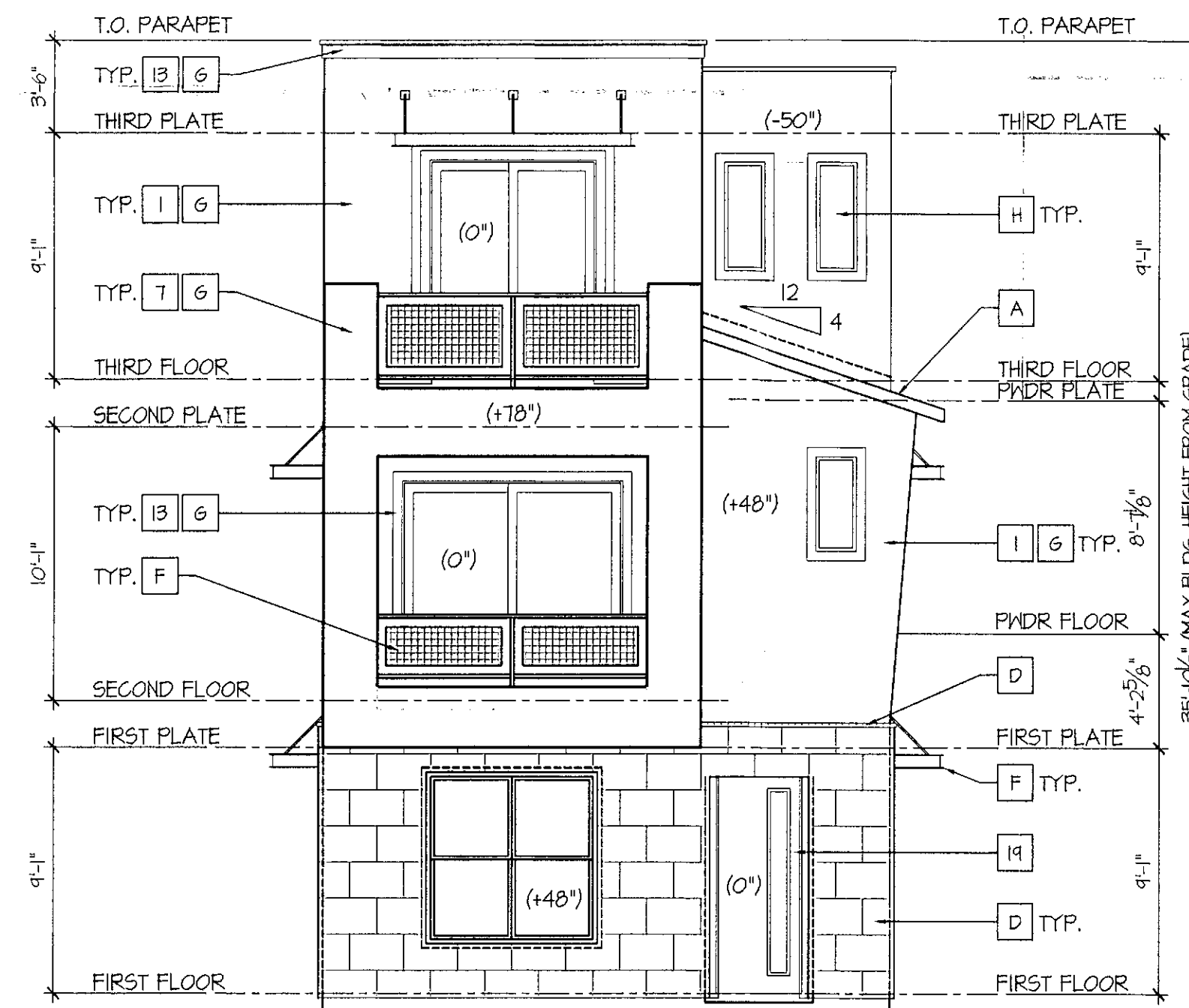
**Rear Elevation**  
SCALE: 3/16"=1'-0"



**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/N1544
  6. TAMARIND - S/N1536

- 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/POP-OUTS**
13. STURDY BROWN - S/N6047
  14. COBBLE BROWN - S/N6082
  15. SMOKEHOUSE - S/N1040
  16. WEATHERED SHINGLE - S/N2841
  17. COCONUT HUSK - 6111
  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/N2841
  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 - FIRESTONE/UNA-CLAD - MANGARD BROWN
- D. HARDIE LAP SIDING - JAMES HARDIE - CHESTNUT BROWN
- E. COLOSSEUM TRAVERTINE
- F. CORONADO STONE - ROMAN
- G. CRAFT CONTEMP. STONE
- H. CREATIVE MINDS - ENLIGHTEN
- I. METAL COLUMN/RAILING
- J. ALL THINGS MTL - BRUSHED BRONZE
- K. SMOOTH FINISH WESTERN STUCCO
- L. PARAMOUNT WINDOWS - LOW E GLASS
- M. KITCHLER WALL SCONCE - ARCH. BRONZE

**Plan 2113**

taylor morrison

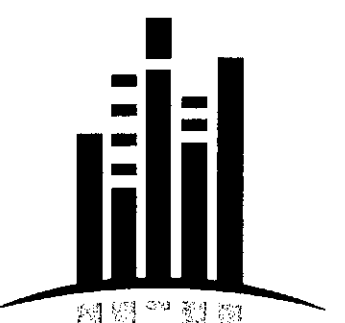
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Scottsdale, Arizona

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 - SW6126
  2. KILM BEIGE - SW6106
  3. ACCESSIBLE BEIGE - SW7036
  4. SAND BEACH - SW7521
  5. STUDIO TAUPE - SW7544
  6. TAMARIND - SW7538

- SECONDARY COLORS**
7. NANTUCKET DUNE - SW7521
  8. THRESHOLD TAUPE - SW7501
  9. STONE LION - SW7507
  10. UNIVERSAL KHAKI - SW6150
  11. KHAKI SHADE - SW7533
  12. BITTERSWEET STEM - SW7536

- TRIM/POP-OUTS**
13. STURDY BROWN - SW6041
  14. COBBLE BROWN - SW6082
  15. SMOKEHOUSE - SW7040
  16. WEATHERED SHINGLE - SW2841
  17. COCONUT HUSK - SW6111
  18. CRAFT PAPER - SW6125

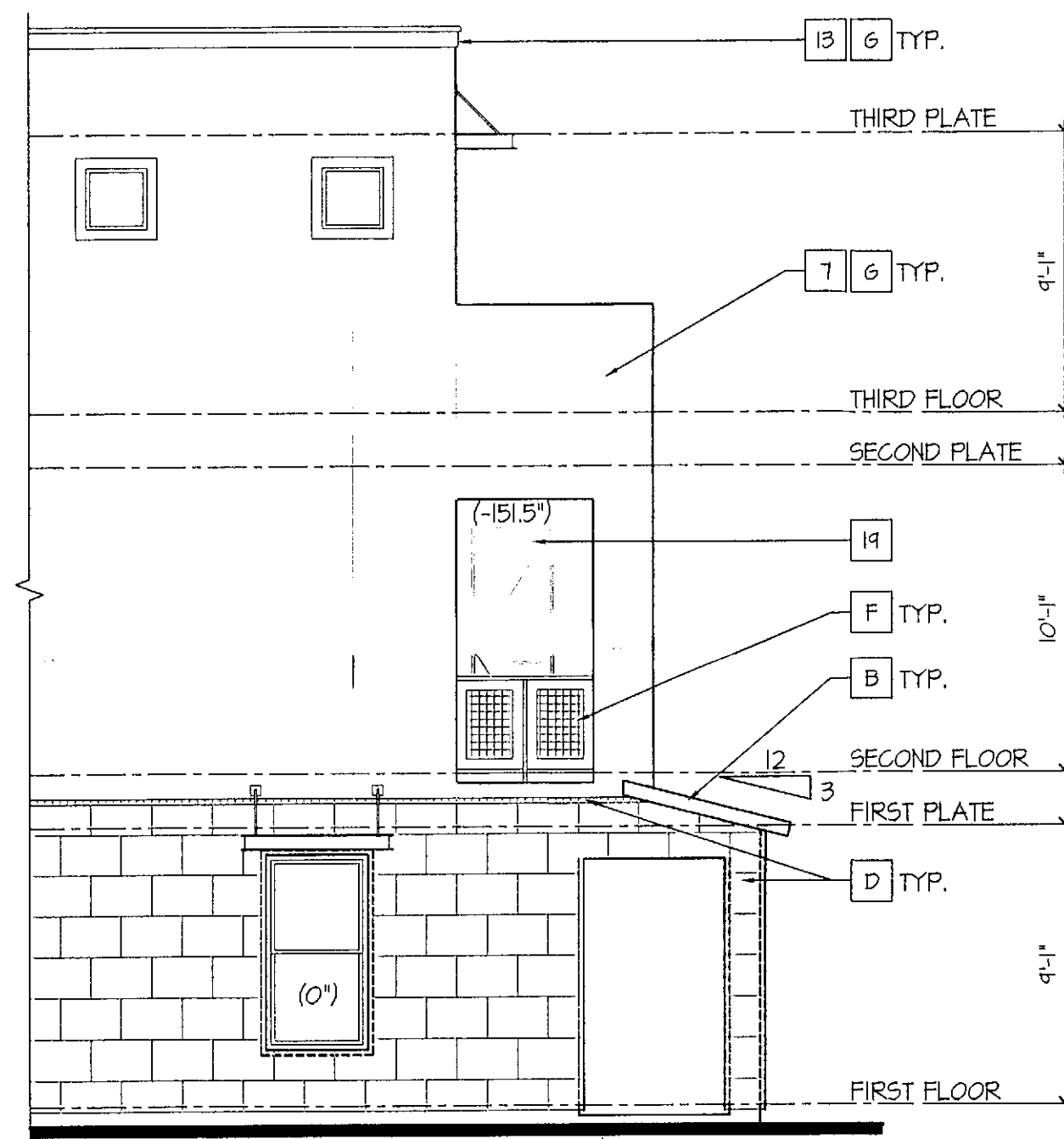
- ENTRY DOORS**
19. STURDY BROWN - SW6041
  20. COBBLE BROWN - SW6082
  21. SMOKEHOUSE - SW7040
  22. WEATHERED SHINGLE - SW2841
  23. COCONUT HUSK - SW6111
  24. CRAFT PAPER - SW6125

- GARAGE DOORS**
25. NANTUCKET DUNE - SW7521
  26. THRESHOLD TAUPE - SW7501
  27. STONE LION - SW7507
  28. UNIVERSAL KHAKI - SW6150
  29. KHAKI SHADE - SW7533
  30. BITTERSWEET STEM - SW7536

**EXTERIOR MATERIALS:**

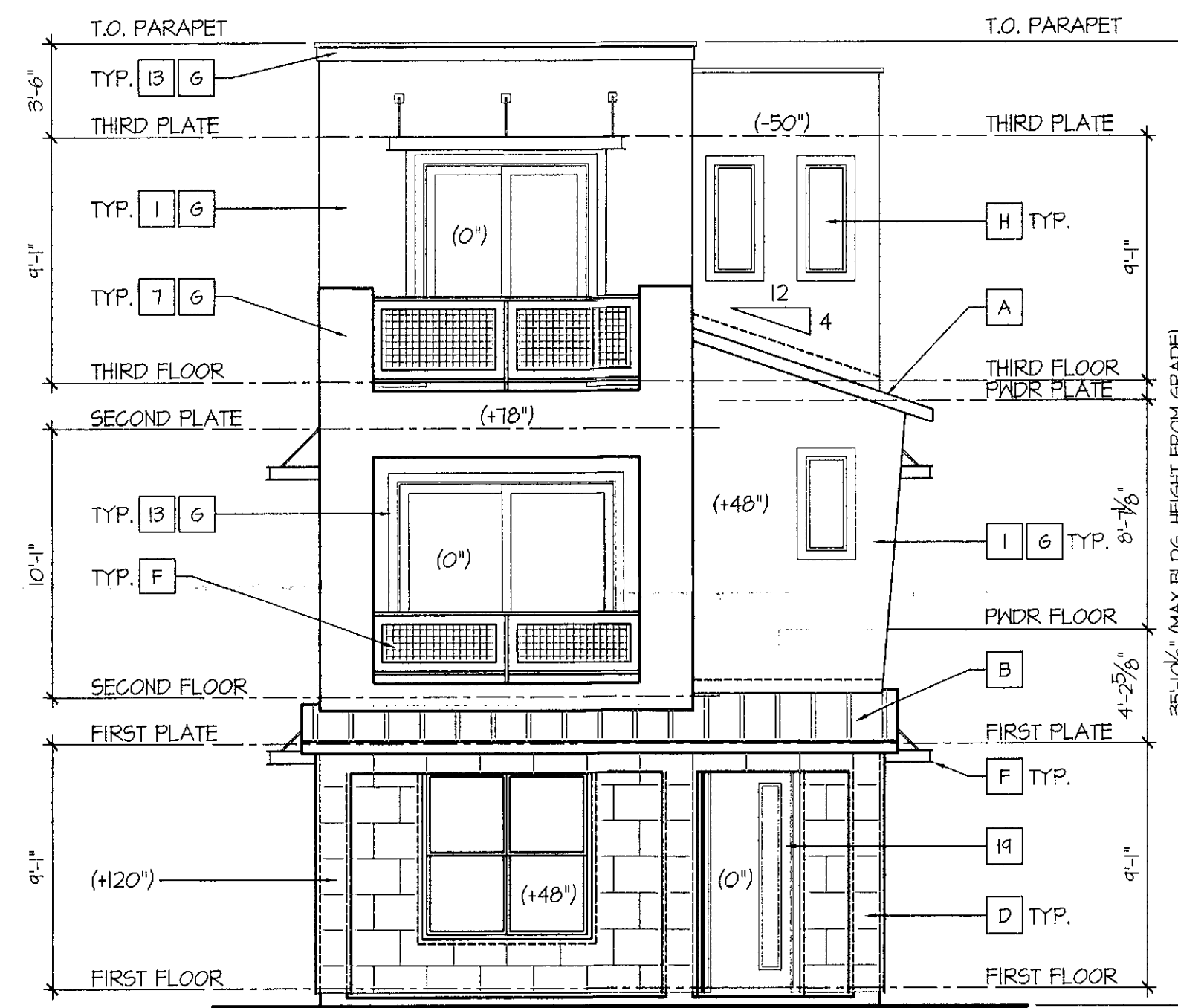
THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

- A. FLAT CONCRETE ROOF TILE
- B. EAGLE ROOFING - BROWN RANGE
- C. METAL ROOFING
- D. FIRESTONE/ANA-GLAD - 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 SCIENCE - ARCH. BRONZE



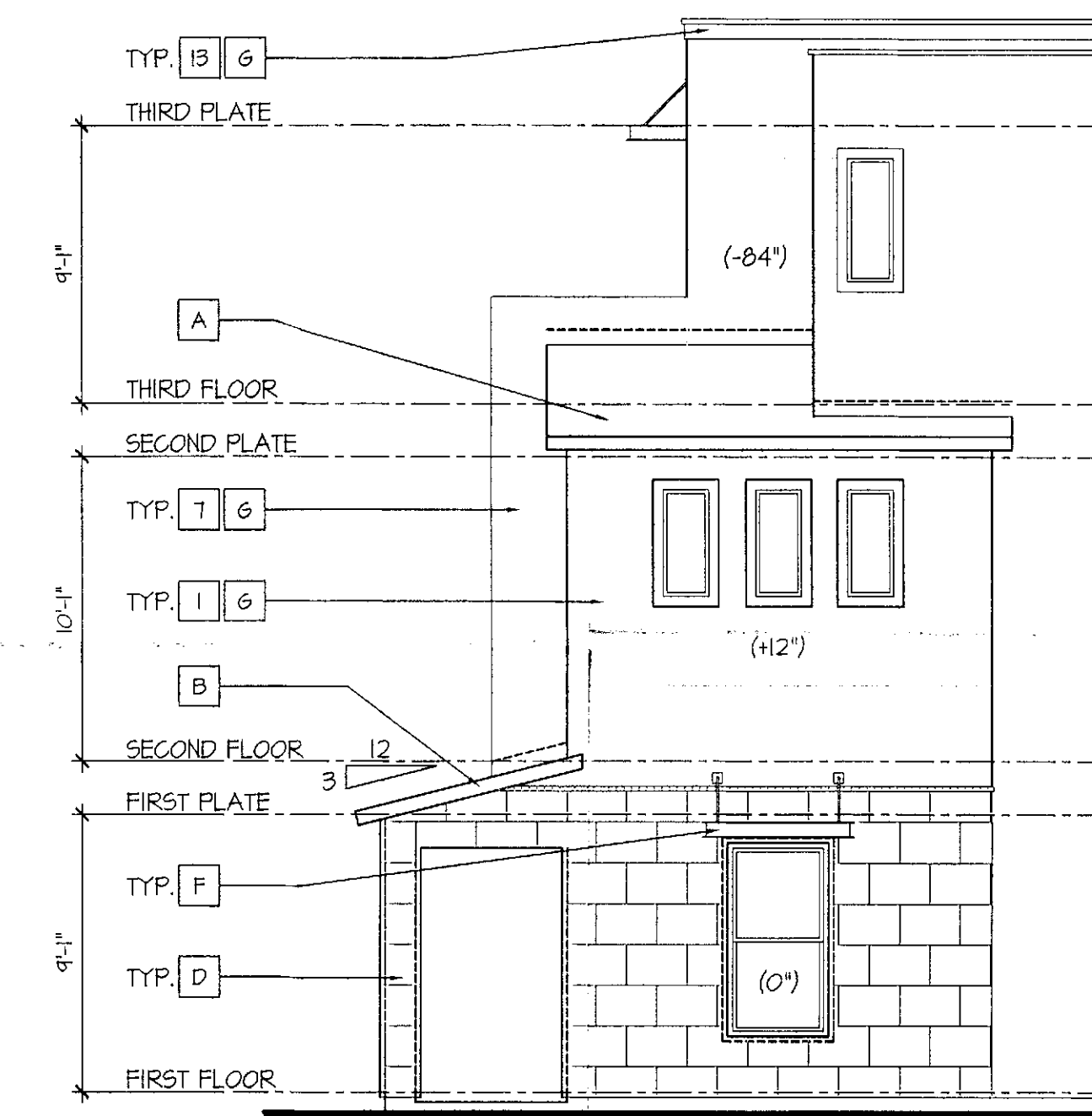
**Left Elevation**

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



**Front Elevation**

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



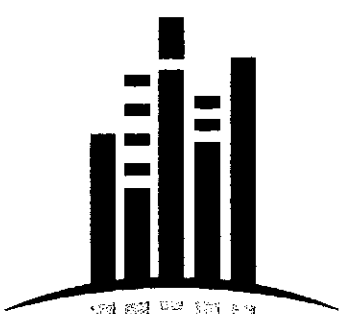
**Right Elevation**

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

**Plan 2113 - Miller Street Front Porch**

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Scottsdale, Arizona



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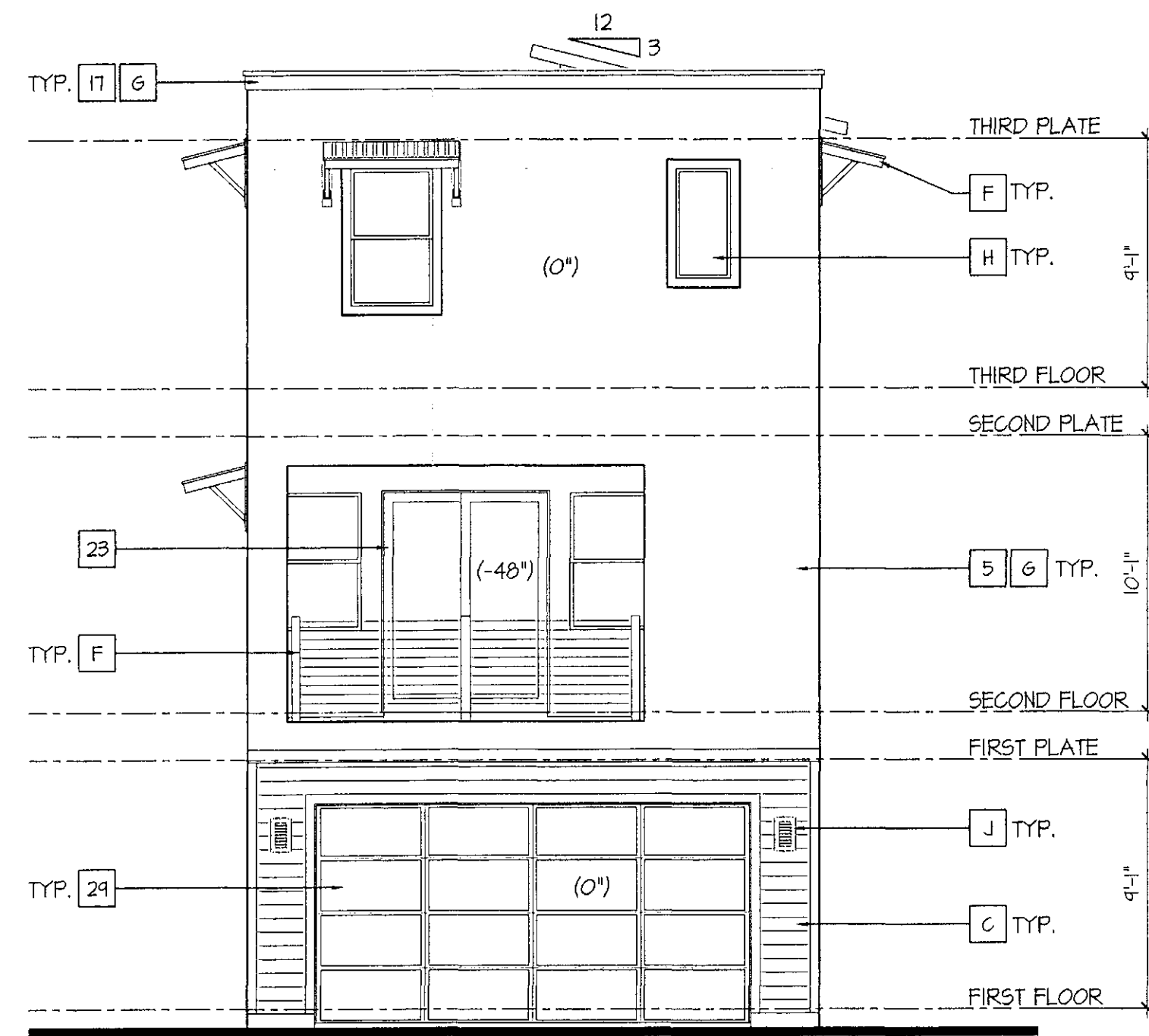
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PH: 480.344.8888 FAX: 480.344.8889  
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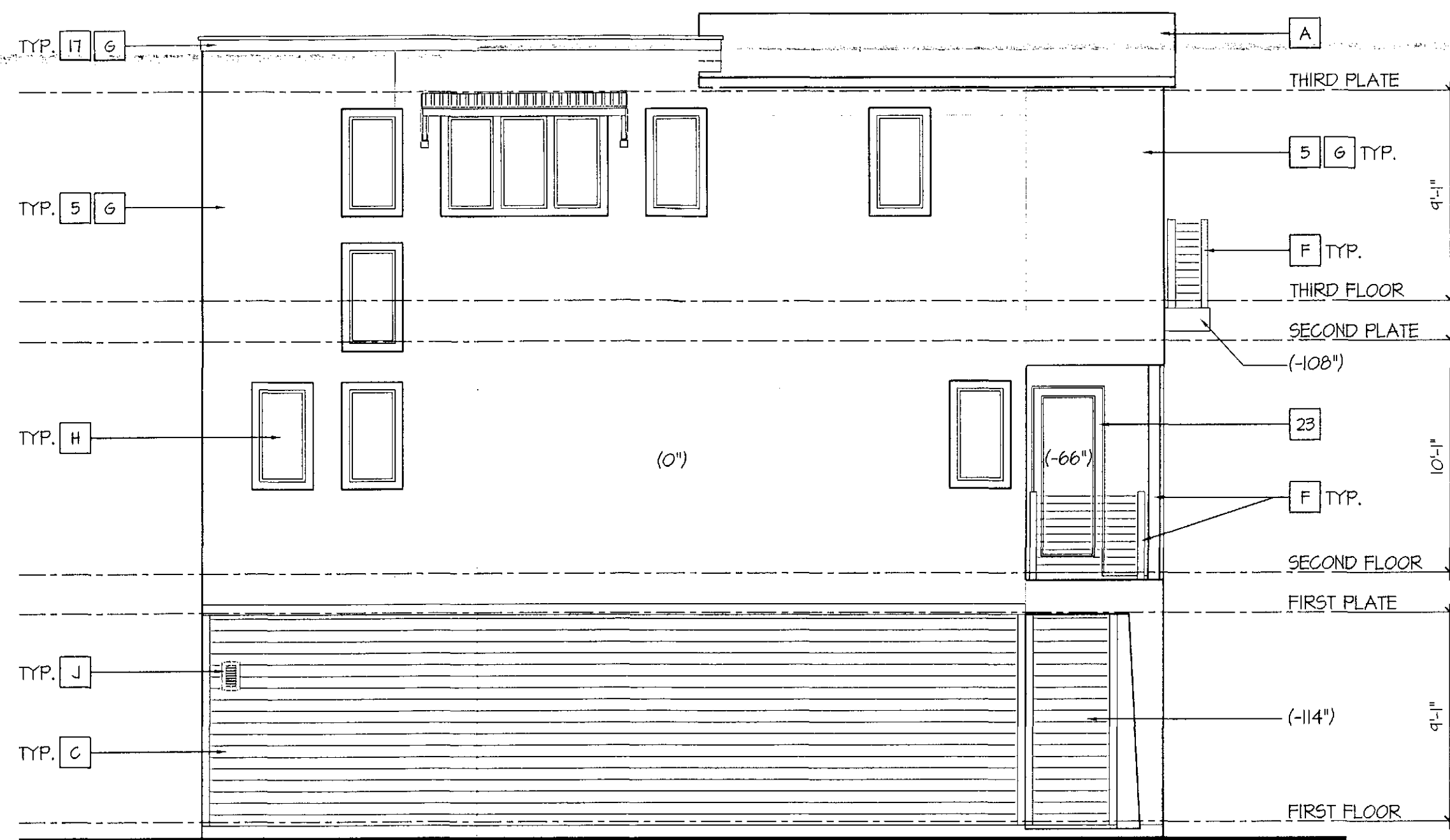




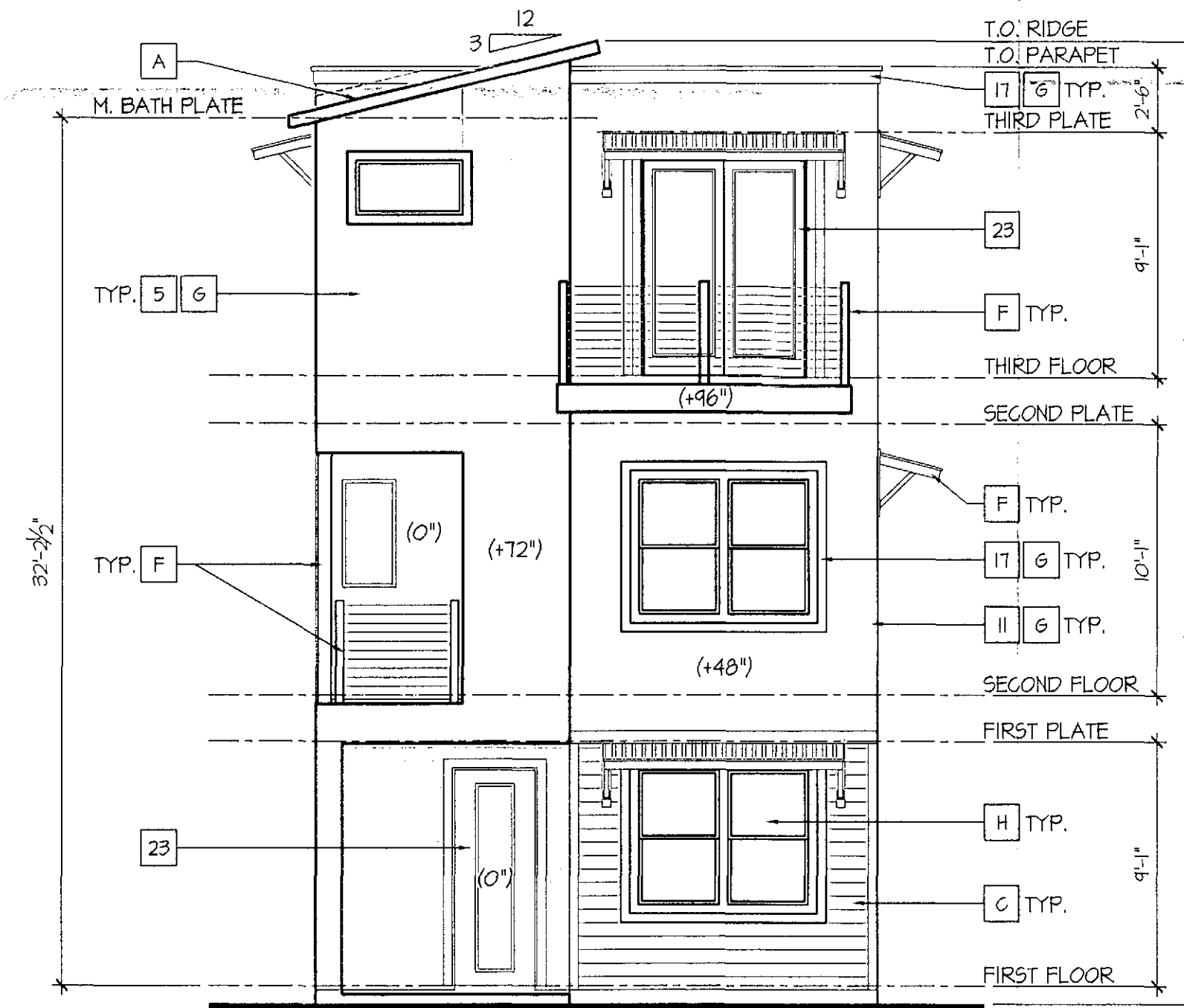
**Rear Elevation**  
SCALE: 3/16"=1'-0"



**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 REFERENCE THE SYMBOLS AS SHOWN ON ELEVATIONS:

- PRIMARY COLORS**
1. NAVY/D WHITE - S46126
  2. KILM BEIGE - S46106
  3. ACCESSIBLE BEIGE - S41036
  4. SAND BEACH - S41529
  5. STUDIO TAUPE - S41549
  6. TAMARIND - S41536
- SECONDARY COLORS**
7. NANTUCKET DUKE - S41521
  8. THRESHOLD TAUPE - S41501
  9. STONE LION - S41501
  10. UNIVERSAL KHAKI - S46150
  11. KHAKI SHADE - S41533
  12. BITTERSWEET STEM - S41536
- TRIM/POP-OUTS**
13. STURDY BROWN - S46041
  14. COBBLE BROWN - S46082
  15. SMOKEHOUSE - S41040
  16. WEATHERED SHINGLE - S41284
  17. COCONUT HUSK - 6111
  18. CRAFT PAPER - S46125
- ENTRY DOORS**
19. STURDY BROWN - S46041
  20. COBBLE BROWN - S46082
  21. SMOKEHOUSE - S41040
  22. WEATHERED SHINGLE - S41284
  23. COCONUT HUSK - S46111
  24. CRAFT PAPER - S46125
- GARAGE DOORS**
25. NANTUCKET DUKE - S41521
  26. THRESHOLD TAUPE - S41501
  27. STONE LION - S41501
  28. UNIVERSAL KHAKI - S46150
  29. KHAKI SHADE - S41533
  30. BITTERSWEET STEM - S41536

**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-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/RAILINGS
- L. ALL THINGS MTL. - BRUSHED BRONZE
- M. SMOOTH FINISH WESTERN STUCCO
- N. PARAMOUNT WINDOWS - LOW E GLASS
- O. KITCHLER MALL SCANCE - ARCH. BRONZE

**Plan 2123**

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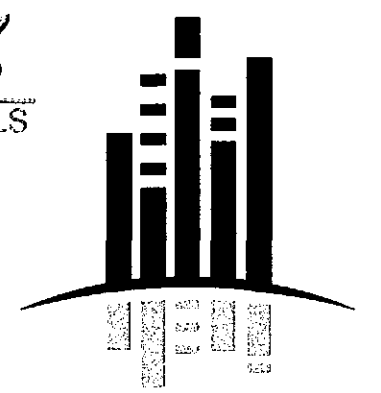


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Miller and Osborn  
Scottsdale, Arizona

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DATE 9-15-15 INITIALS



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**EXTERIOR COLORS:**

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

**PRIMARY COLORS**

1. NAVAJO WHITE - S46126
2. KILM BEIGE - S46106
3. ACCESSIBLE BEIGE - S461036
4. SAND BEACH - S461524
5. STUDIO TAUPE - S461544
6. TAMARIND - S461536

**SECONDARY COLORS**

7. NANTUCKET DUNE - S461521
8. THRESHOLD TAUPE - S461501
9. STONE LION - S461507
10. UNIVERSAL KHAKI - S461510
11. KHAKI SHADE - S461533
12. BITTERSWEET STEM - S461536

**TRIM/ROOF-OUTS**

13. STURDY BROWN - S461091
14. COBBLE BROWN - S461082
15. SMOKEHOUSE - S461040
16. WEATHERED SHINGLE - S461284
17. COCONUT HUSK - 6111
18. CRAFT PAPER - S461125

**ENTRY DOORS**

19. STURDY BROWN - S461091
20. COBBLE BROWN - S461082
21. SMOKEHOUSE - S461040
22. WEATHERED SHINGLE - S461284
23. COCONUT HUSK - S461111
24. CRAFT PAPER - S461125

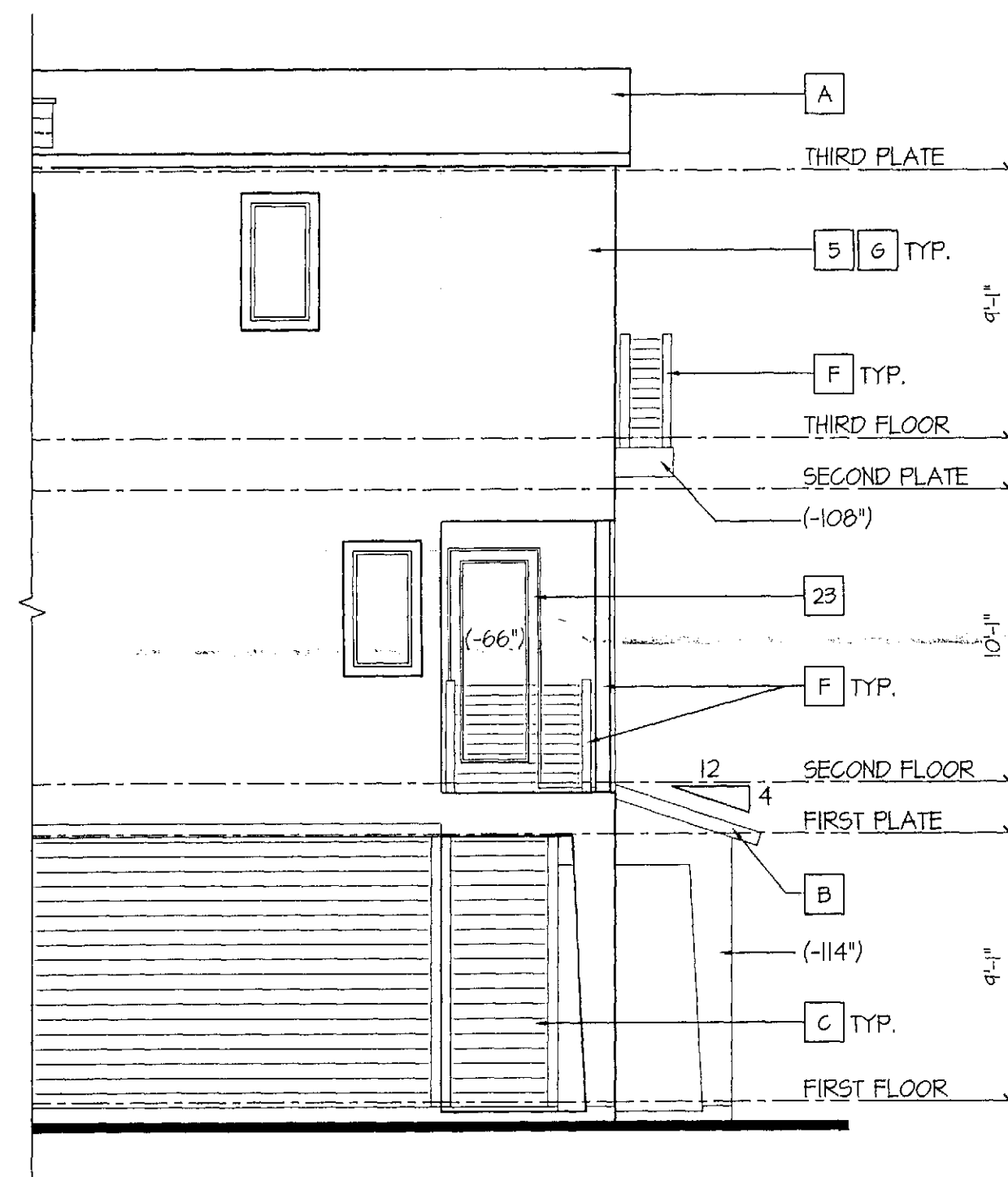
**GARAGE DOORS**

25. NANTUCKET DUNE - S461521
26. THRESHOLD TAUPE - S461501
27. STONE LION - S461507
28. UNIVERSAL KHAKI - S461510
29. KHAKI SHADE - S461533
30. BITTERSWEET STEM - S461536

**EXTERIOR MATERIALS:**

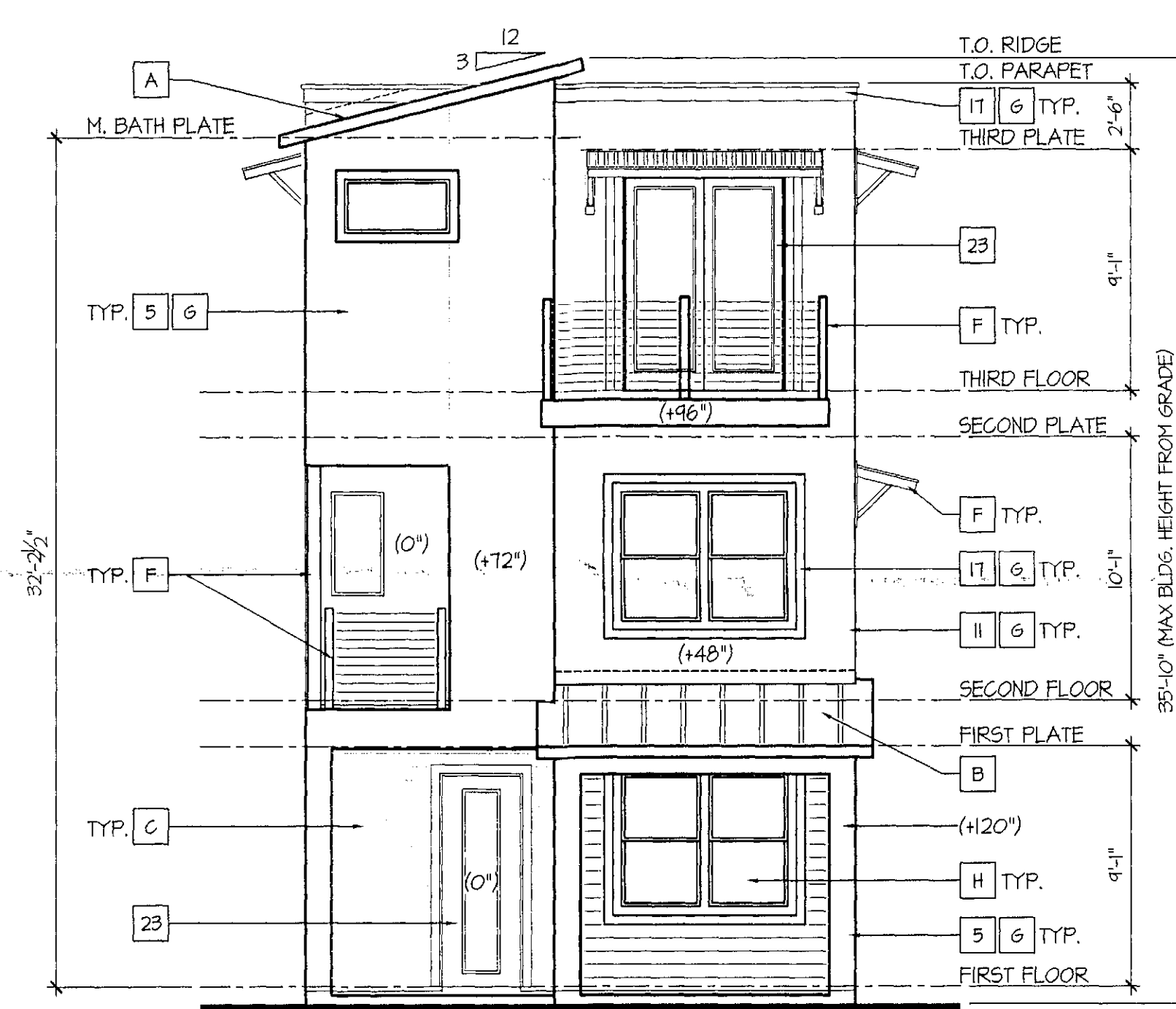
THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS.

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



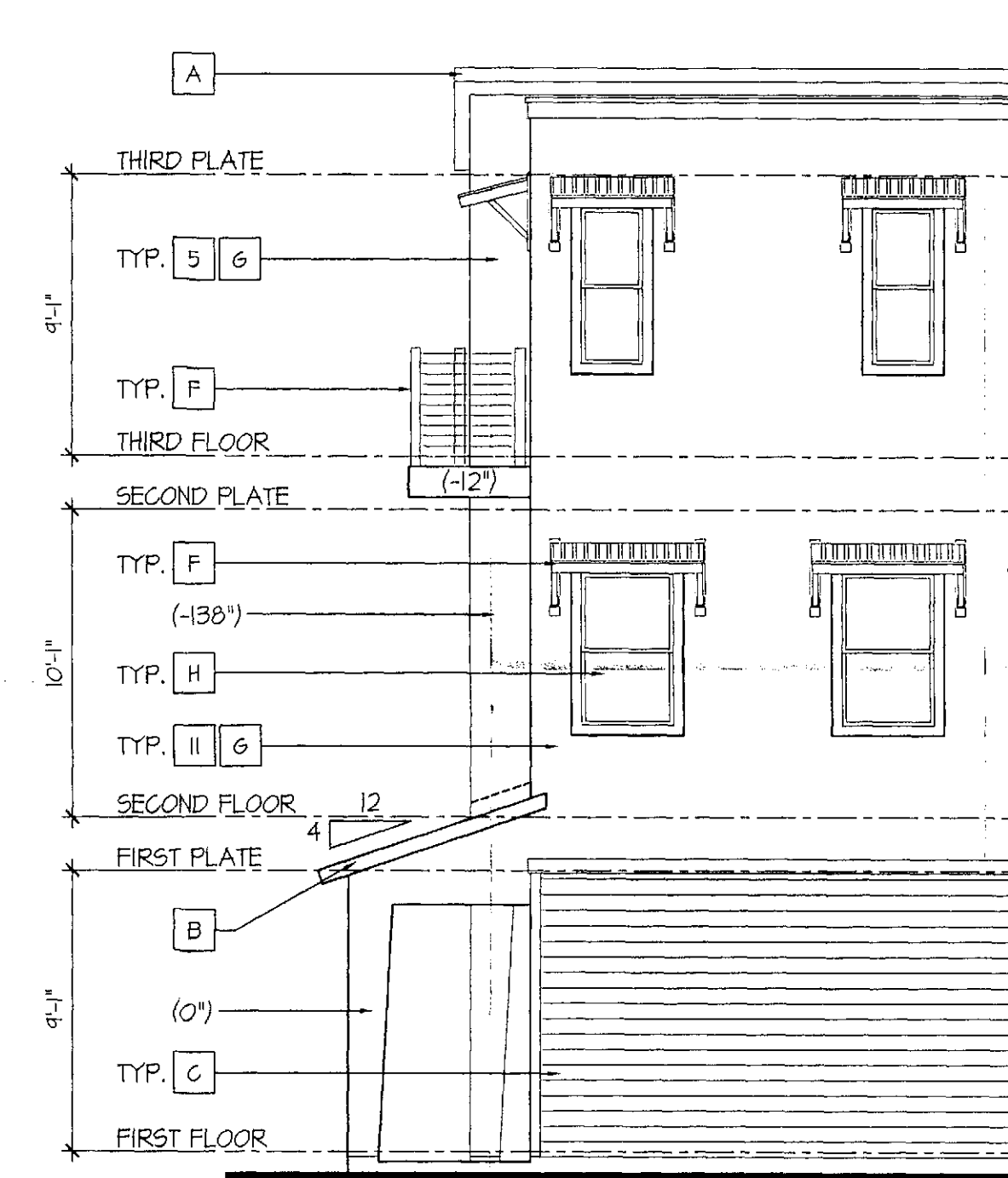
**Left Elevation**

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



**Front Elevation**

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



**Right Elevation**

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

**Plan 2123 - Miller Street Front Porch**

taylor morrison

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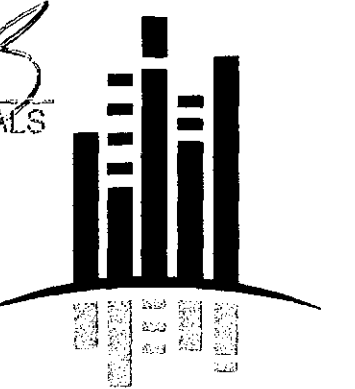
The drawings are preliminary and subject to change without notice. Structural and mechanical details are to be coordinated with the respective trades.

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
DATE 9.15.15 INITIALS [Signature]

Miller and Osborn  
Scottsdale, Arizona

07.06.2015

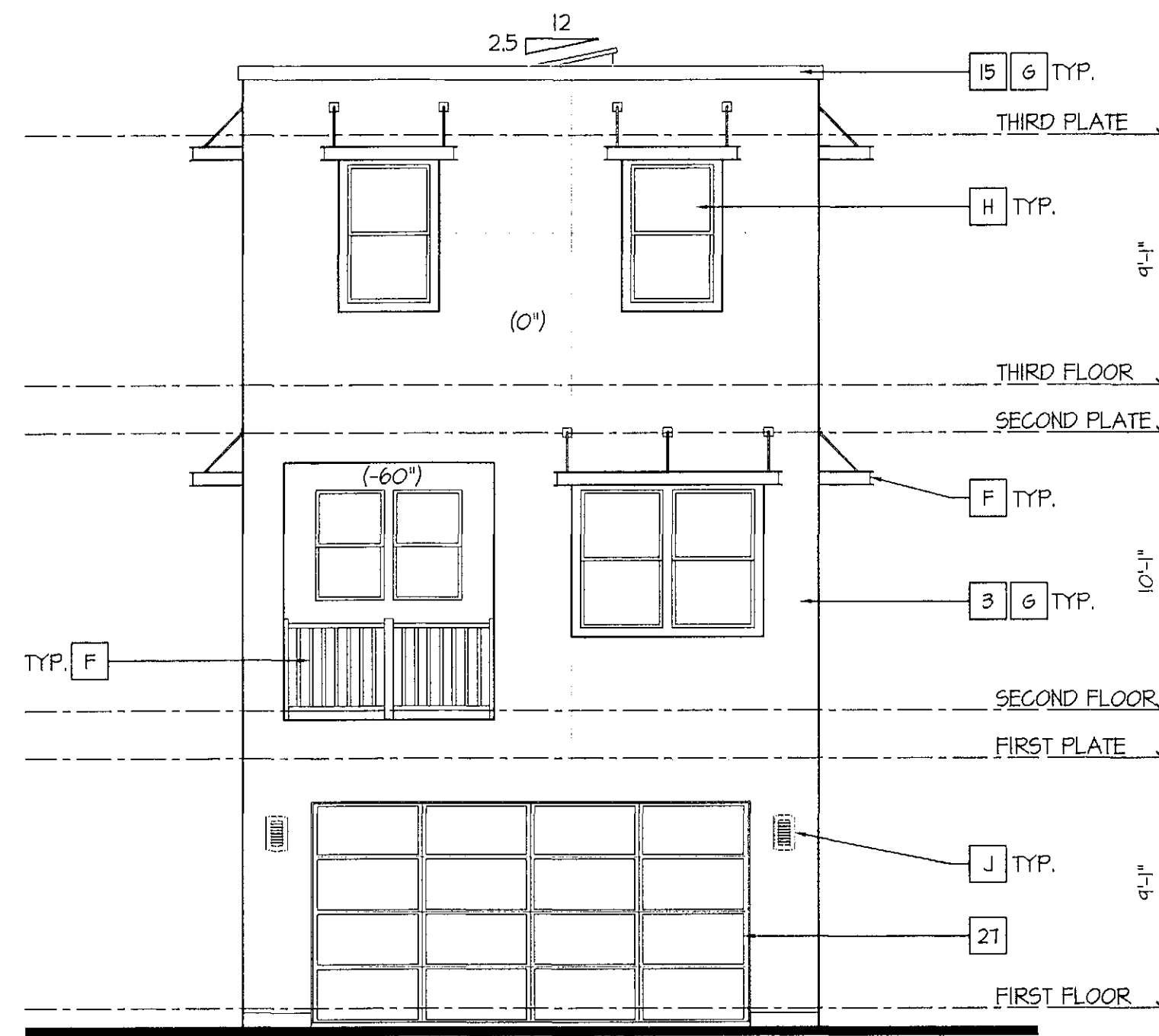
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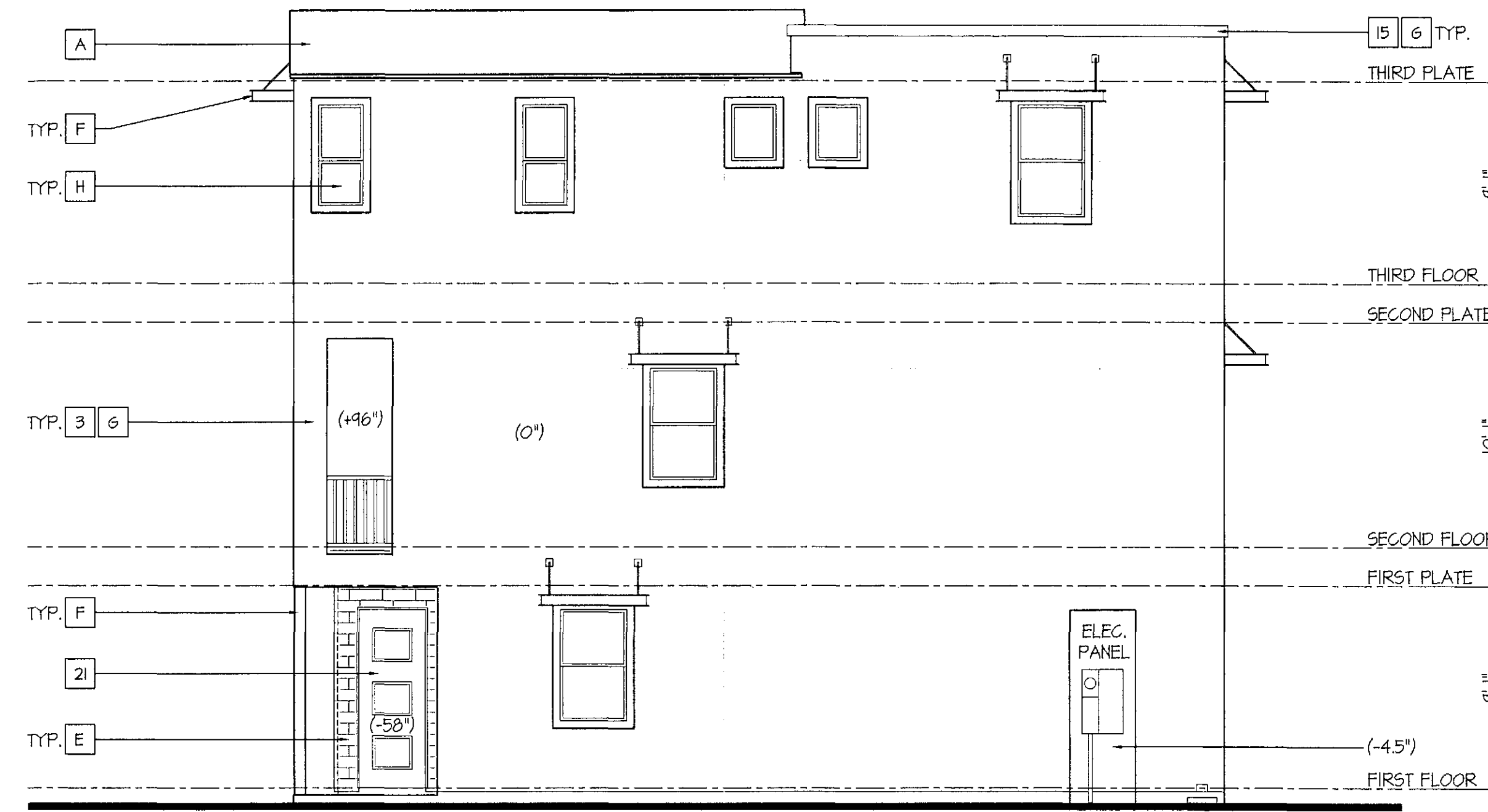
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7/7/15

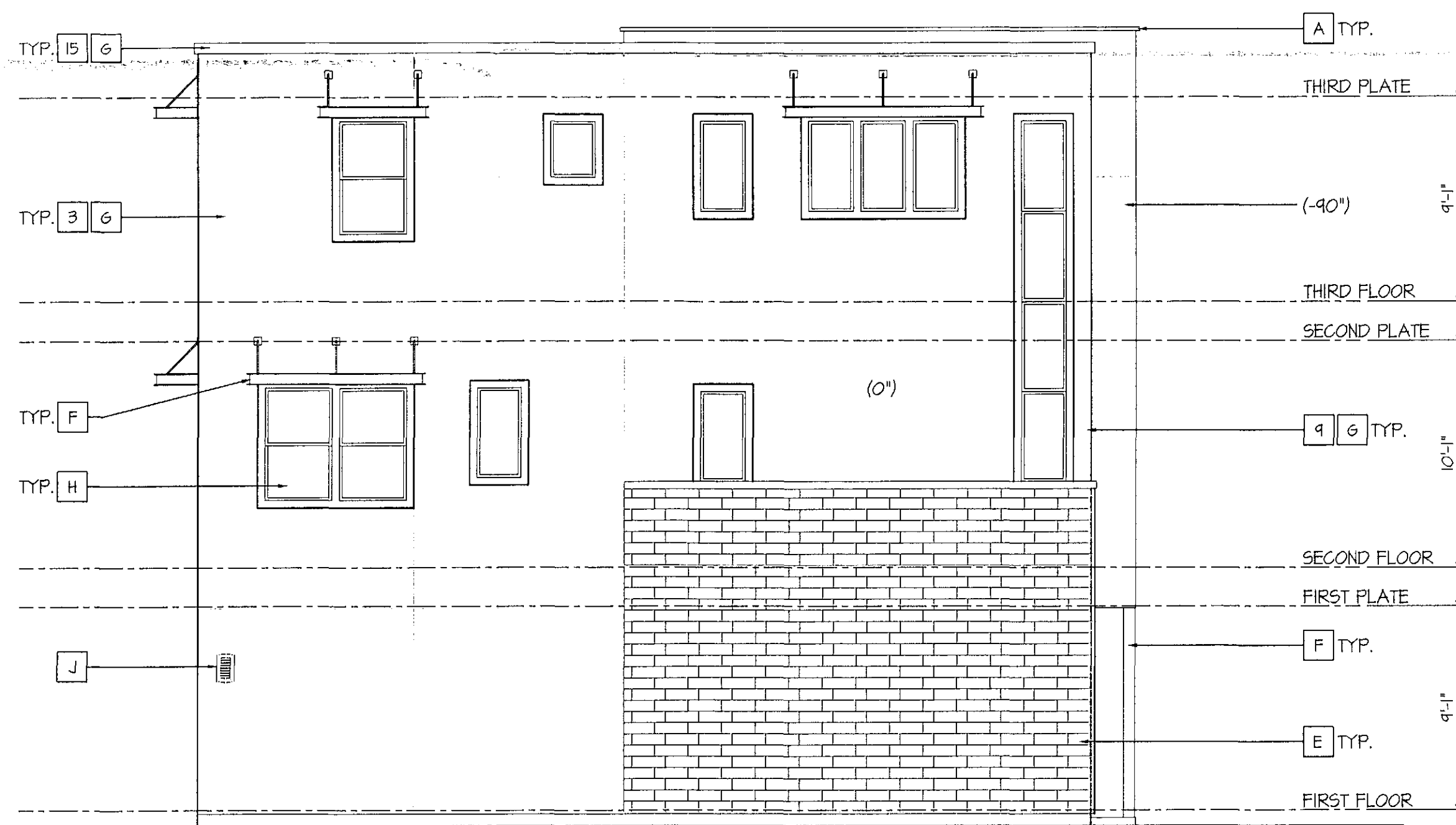




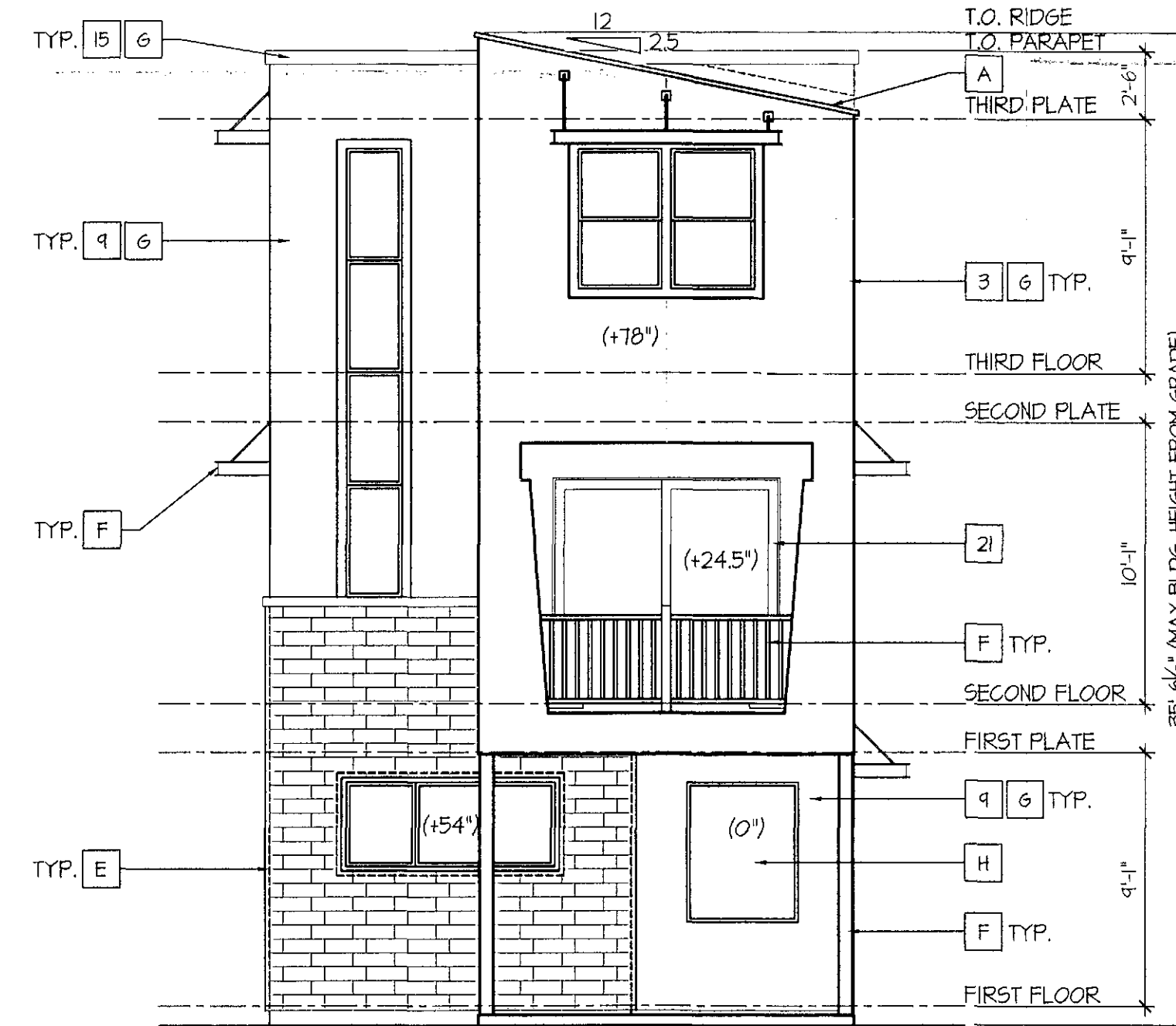
**Rear Elevation**  
SCALE: 3/16"=1'-0"



**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 - SW6126
  2. KILM BEIGE - SW6106
  3. ACCESSIBLE BEIGE - SW7036
  4. SAND BEACH - SW7529
  5. STUDIO TAUPE - SW7544
  6. TAMARIND - SW7536
- SECONDARY COLORS**
7. NANTUCKET DUKE - SW7521
  8. THRESHOLD TAUPE - SW7501
  9. STONE LION - SW7507
  10. UNIVERSAL KHAKI - SW6150
  11. KHAKI SHADE - SW7533
  12. BITTERSHEET STEM - SW7536
- TRIM/POP-OUTS**
13. STURDY BROWN - SW6091
  14. COBBLE BROWN - SW6082
  15. SMOKEHOUSE - SW7040
  16. WEATHERED SHINGLE - SW2841
  17. COCONUT HUSK - SW6111
  18. CRAFT PAPER - SW6125
- ENTRY DOORS**
19. STURDY BROWN - SW6091
  20. COBBLE BROWN - SW6082
  21. SMOKEHOUSE - SW7040
  22. WEATHERED SHINGLE - SW2841
  23. COCONUT HUSK - SW6111
  24. CRAFT PAPER - SW6125
- GARAGE DOORS**
25. NANTUCKET DUKE - SW7521
  26. THRESHOLD TAUPE - SW7501
  27. STONE LION - SW7507
  28. UNIVERSAL KHAKI - SW6150
  29. KHAKI SHADE - SW7533
  30. BITTERSHEET STEM - SW7536

**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/ANA-CLAD - 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

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
9.15.15  
DATE INITIALS

**Plan 2133**

taylor morrison

Homes Inspired by You



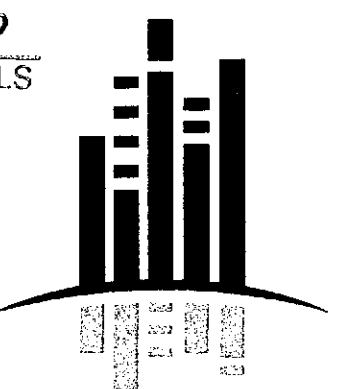
bsbdesign.com

This drawing is intended for informational purposes only and is not to be used for construction. It is subject to change without notice. The information herein is not to be construed as an offer of insurance or any other financial product. Please contact your agent for more information.

Miller and Osborn  
Scottsdale, Arizona

07.06.2015

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7/7/15



**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/N7036
  4. SAND BEACH - S/N7524
  5. STUDIO TAUPE - S/N7544
  6. TAMARIND - S/N7536

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

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

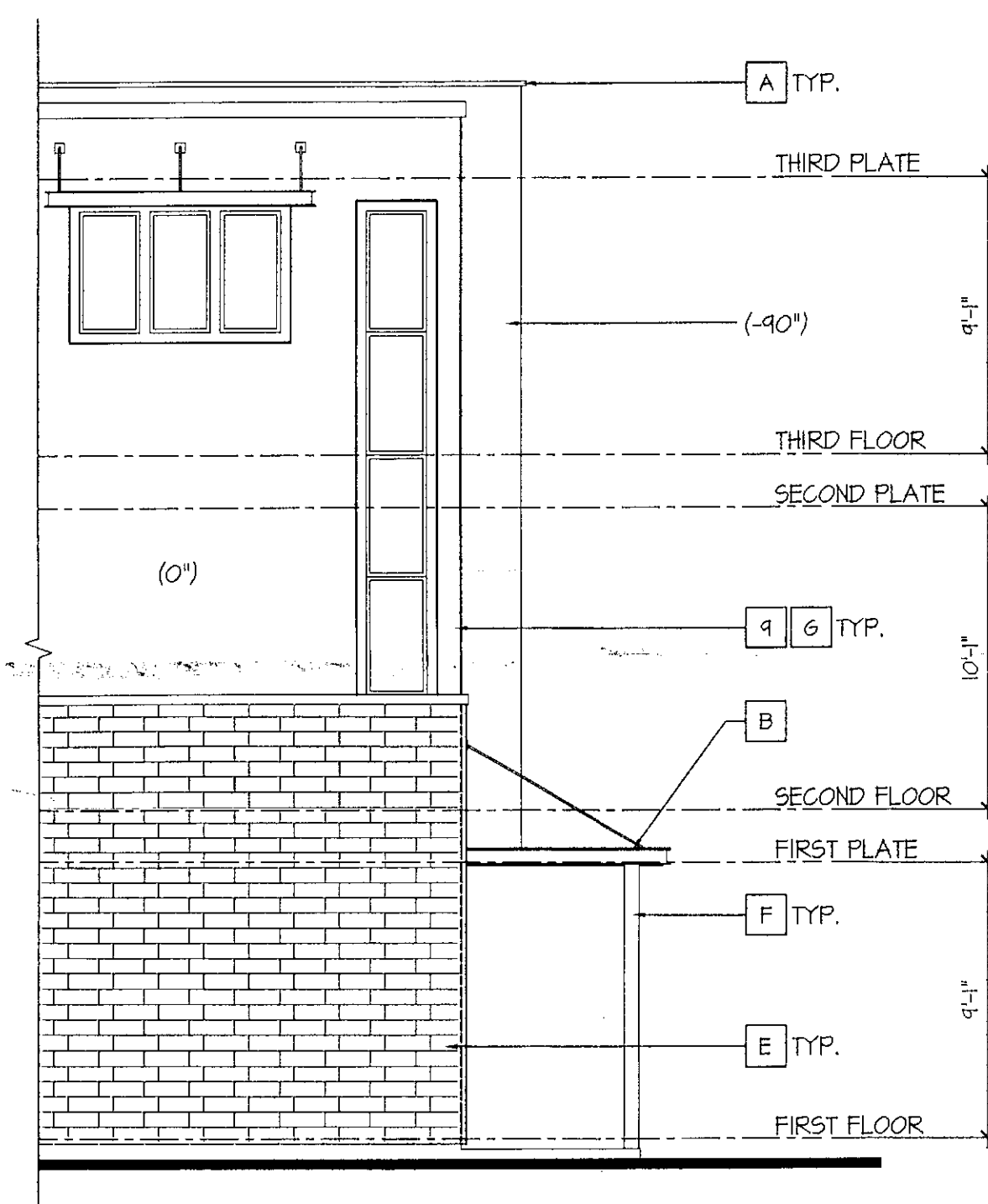
- ENTRY DOORS**
19. STURDY BROWN - S/N6047
  20. COBBLE BROWN - S/N6082
  21. SMOKEHOUSE - S/N7040
  22. WEATHERED SHINGLE - S/N2841
  23. COCONUT HUSK - S/N6111
  24. CRAFT PAPER - S/N6125

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

**EXTERIOR MATERIALS:**

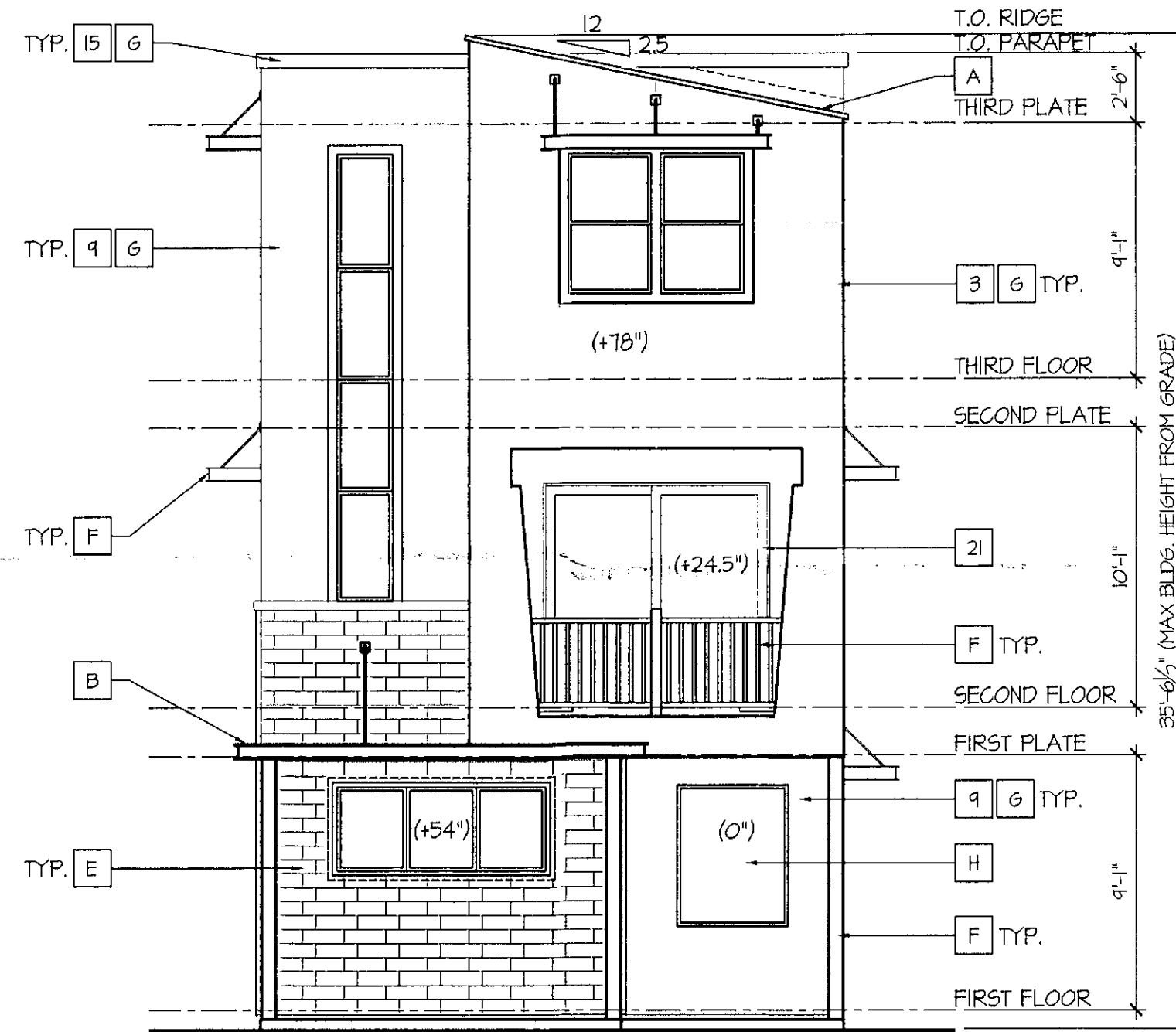
THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS:

- A. FLAT CONCRETE ROOF TILE
- B. EAGLE ROOFING - BROWN RANGE
- C. METAL ROOFING
- D. FIRESTONE/ANA-CLAD - MANSARD BROWN
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- H. CORONADO STONE - ROMAN
- I. CRAFT CONTEMP. STONE
- J. CREATIVE MINDS - ENLIGHTEN
- K. METAL COLUMN/RAILINGS
- L. ALL THINGS MTL - BRUSHED BRONZE
- M. SMOOTH FINISH WESTERN STUCCO
- N. PARAMOUNT WINDOWS - LOW E GLASS
- O. KITCHLER MALL SCONCE - ARCH BRONZE



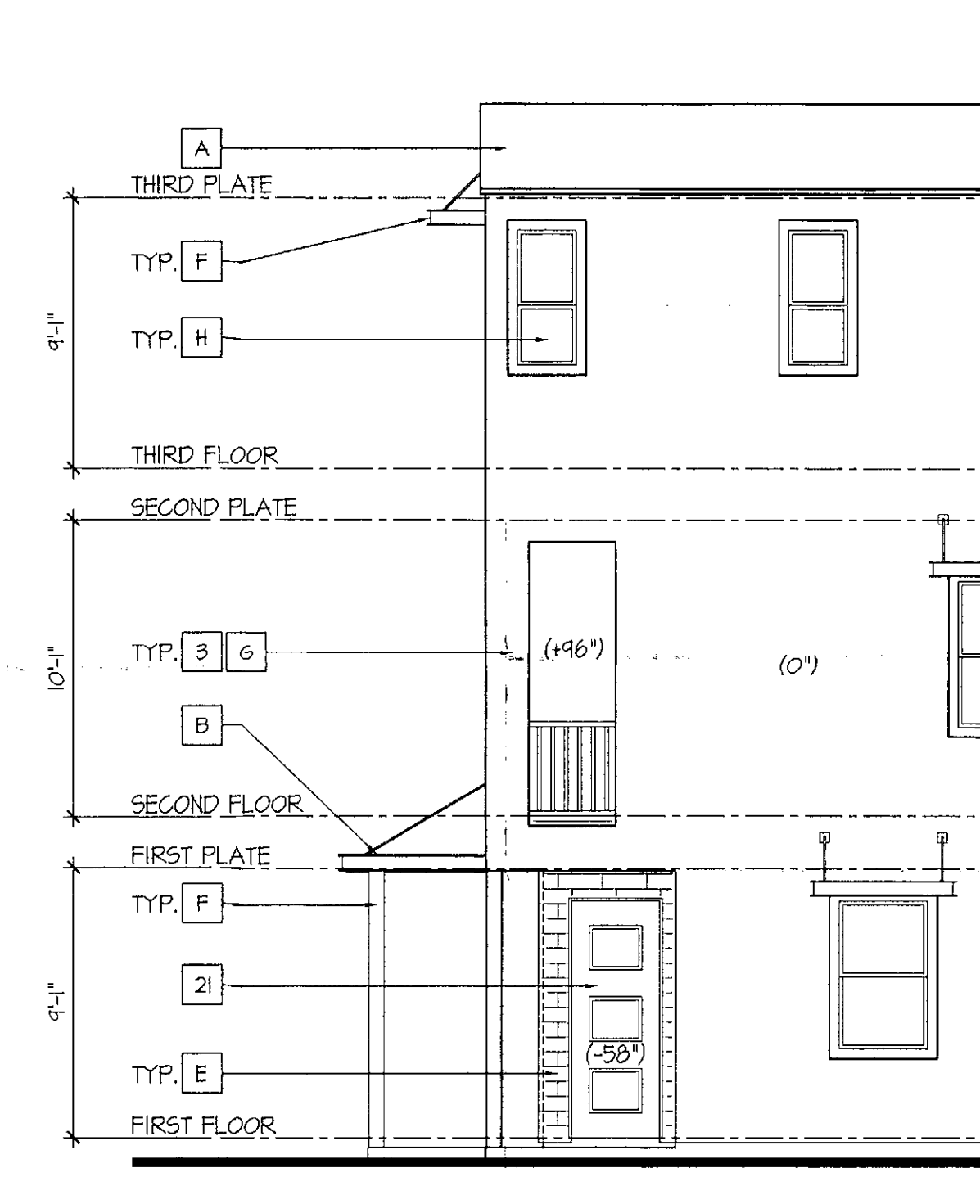
**Left Elevation**

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



**Front Elevation**

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



**Right Elevation**

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

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
DATE: 9-15-15  
INITIALS: [Signature]

**Plan 2133 - Miller Street Front Porch**

taylor morrison

Homes Inspired by You



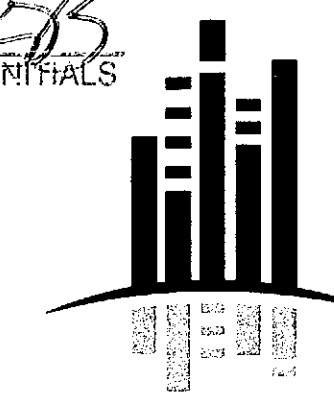
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For questions or comments, please contact us at 480.441.1111 or visit our website at bsbdesign.com. We are committed to providing you with the highest quality design and construction services. Thank you for choosing BSB Design.

Miller and Osborn  
Scottsdale, Arizona

07.06.2015

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DESIGN



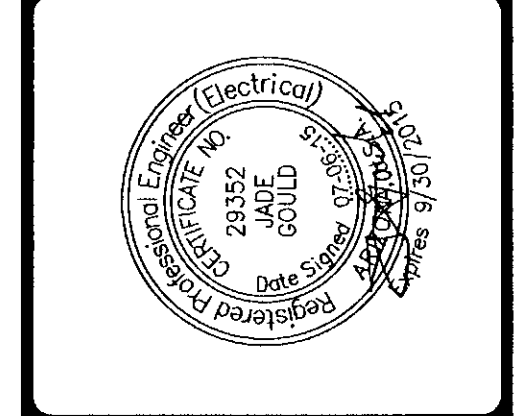
**LIGHTING NOTE:**  
ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

MILLER & OSBORN  
PRIVATE ELECTRICAL & LIGHTING  
PHOENIX, ARIZONA

Revision:	Date:
1	07/06/15
2	
3	
4	
5	
6	
7	

PROJECT: MILLER & OSBORN  
PRIVATE ELECTRICAL & LIGHTING  
PHOENIX, ARIZONA

SHEET TITLE: MANUFACTURE SPECIFICATION SHEETS



**GTR ENGINEERING, LLC**  
Utility Engineering & Street Light Design • Lighting and Electrical Division  
4643 North 12th Street  
Phoenix, Arizona 85014  
(602) 241-1144  
(602) 241-1149  
HTTP://WWW.GTRENGINEERING.COM

Project No:	15EE706
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

**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 (s 0.3% copper content) A360.0 aluminum alloy.

**Enclosure:** One piece die-cast aluminum lamp housing. Clear, molded, tempered glass 3/4" 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:** 19.0W LED luminaire, 20.5 total system watts, -30° C start temperature. Integral 120 V through 277 V electronic LED driver, dimming not available. Standard LED color temperature is 3000K with > >30 CRI. Available in 4000K (p-30 CRI), and soft K4 to order.

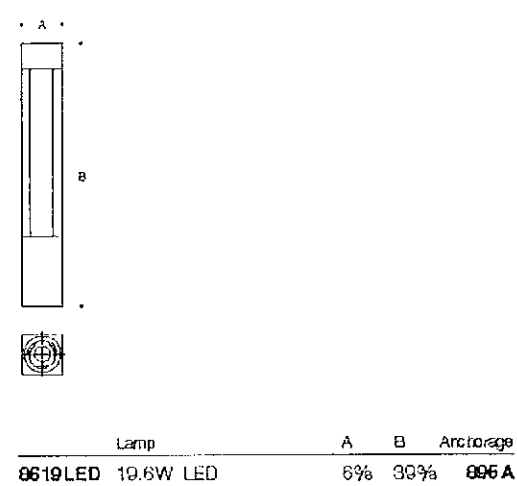
**Anchor base:** Heavy die-cast aluminum, slotted for precise alignment. Bollard secures to base with 1 stainless steel set screw. Mounts to 1/2" x 1/2" x 1/8" anchor base (not supplied).

**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BK), White (WT), 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 lb.

Luminaire Lumens: 410  
Tested in accordance with LM-79-08



BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com  
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**Pole top luminaires with asymmetrical wide spread light distribution**

**Housing/fitter:** Heavy one piece die-cast aluminum (minimum .125" TH-3) with specular anodized aluminum reflector. Slip fitter 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 anodized aluminum with a die-cast aluminum cap. Slip fits 3" O.D. pole top or tenon. Die castings are marine grade, copper free (s 0.3% copper content) A360.0 aluminum alloy.

**Enclosure:** One piece die-cast aluminum, hinged, trim frame with 1/4" thick tempered glass, silicone sealed to trim. Tool-less entry for maintenance. Fully gasketed for weather tight operation for decontaminating only.

**Electrical:** 28W LED luminaire, 20° C start temperature. Integral 120 V through 277 V electronic LED driver, dimming not available. Standard LED color temperature is 4000K with > >30 CRI. Available in 3000K (p-30 CRI), and soft K4 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 Hicks-USA. For the most current technical data, please refer to www.bega-us.com.

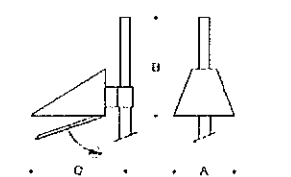
**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BK), White (WT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

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

**Weight:** 18.5 lbs.

**Effective Projection Area (EPA):** 1.4 ft<sup>2</sup>

Luminaire Lumens: 2115  
Tested in accordance with LM-79-08

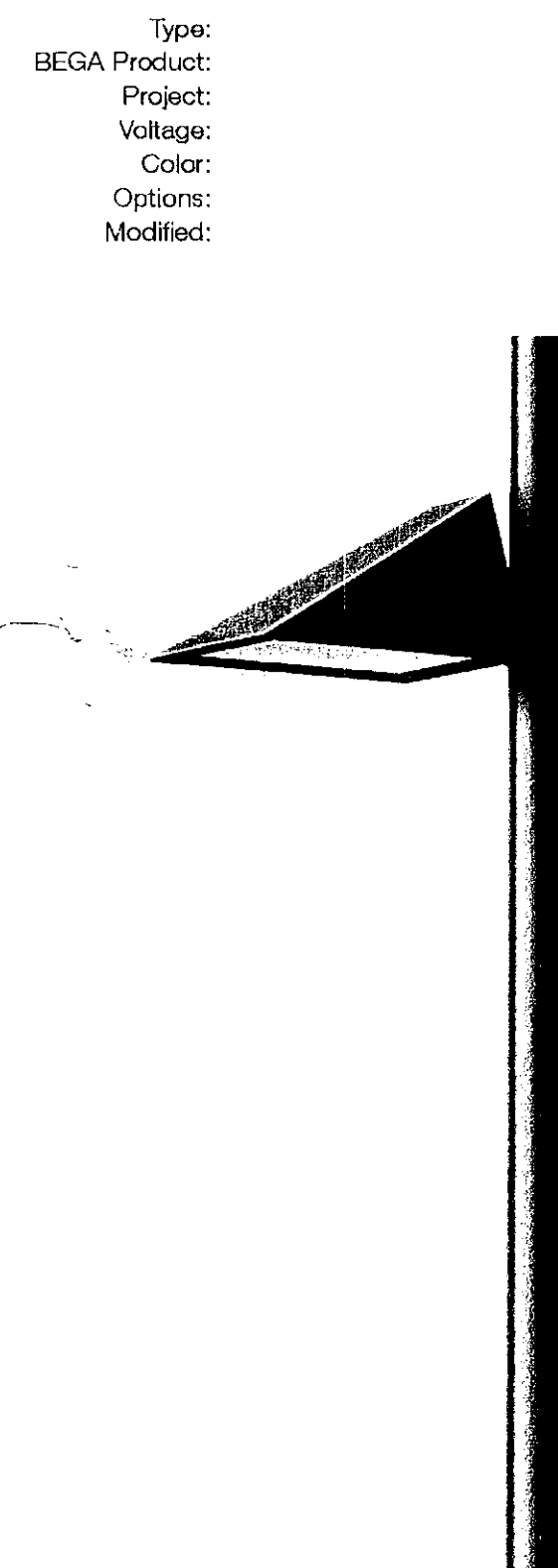


Single pole-top luminaires

Lamp	LED	A	B	C
792LED 28W LED	L2-1	13 1/4"	23"	23 1/4"

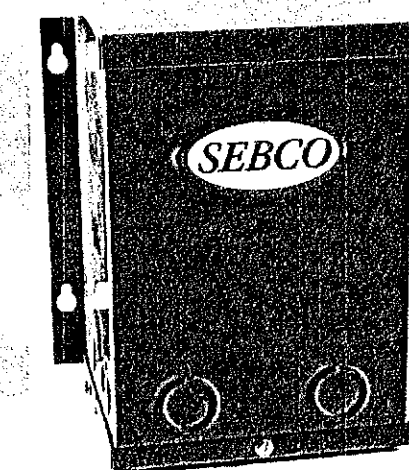
Recommended for use with 1 1/4" to 1 1/2" poles.

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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 COORD.
- BUILT IN THE USA TO THE HIGHEST STANDARDS
- MEETS OR EXCEEDS ALL UL, CUL, ANSI/UL, CSA REQUIREMENTS. 230 VAC TRANSFORMERS MEET CE REQUIREMENTS

REQUIREMENTS



- LISTED TO THE NEWEST UL STANDARDS 2108 AND 1836
- 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 ANSI/UL STANDARD

PART NUMBER	CLASS 1 1025-12 (500 Watt)	CLASS 1 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.

26-DK-15  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
9-15-15  
DATE INITIALS



MILLER & OSBORN  
PRIVATE ELECTRICAL & LIGHTING  
PHOENIX, ARIZONA

**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.

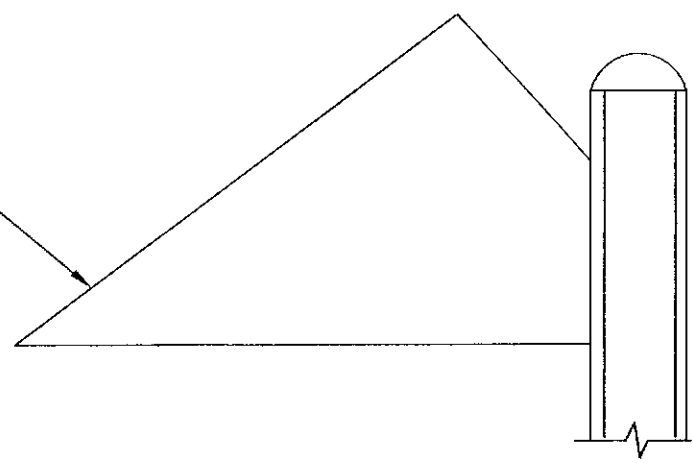
Revision	Date
△ CITY COMMENTS	07/06/15
△	
△	
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△	

**POLE FIXTURE MOUNTING DETAIL**

NTS

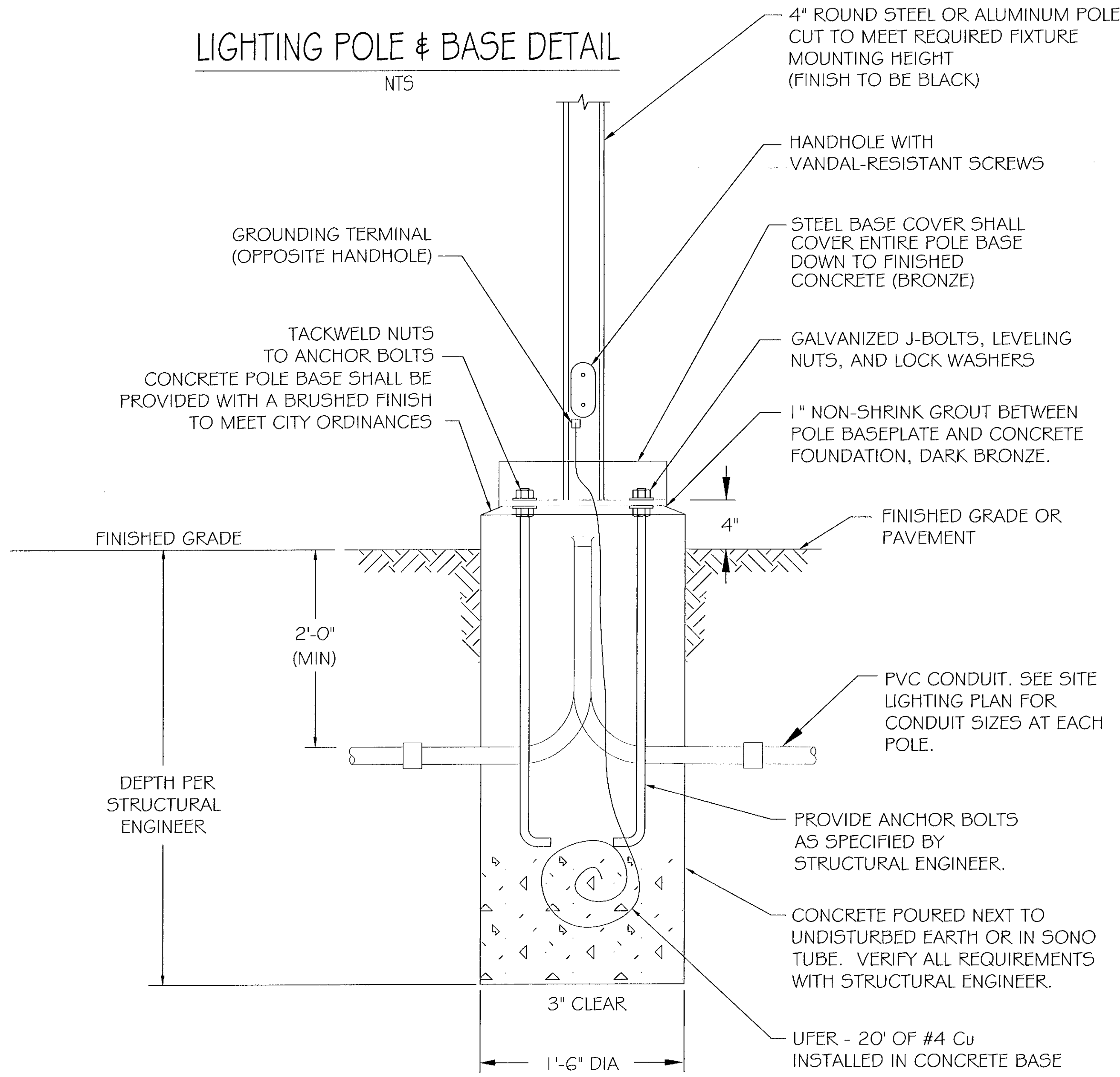
THE POLE CONCRETE BASE DETAIL IS SHOWN FOR ELECTRICAL ROUGH-IN AND SHALL NOT BE USED FOR THE ACTUAL BASE CONSTRUCTION. POLE BASE SHALL BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER IN THE STATE OF ARIZONA AND CONSTRUCTED PER STRUCTURAL ENGINEER'S SEALED CONSTRUCTION DOCUMENT. THIS SEALED CONSTRUCTION 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



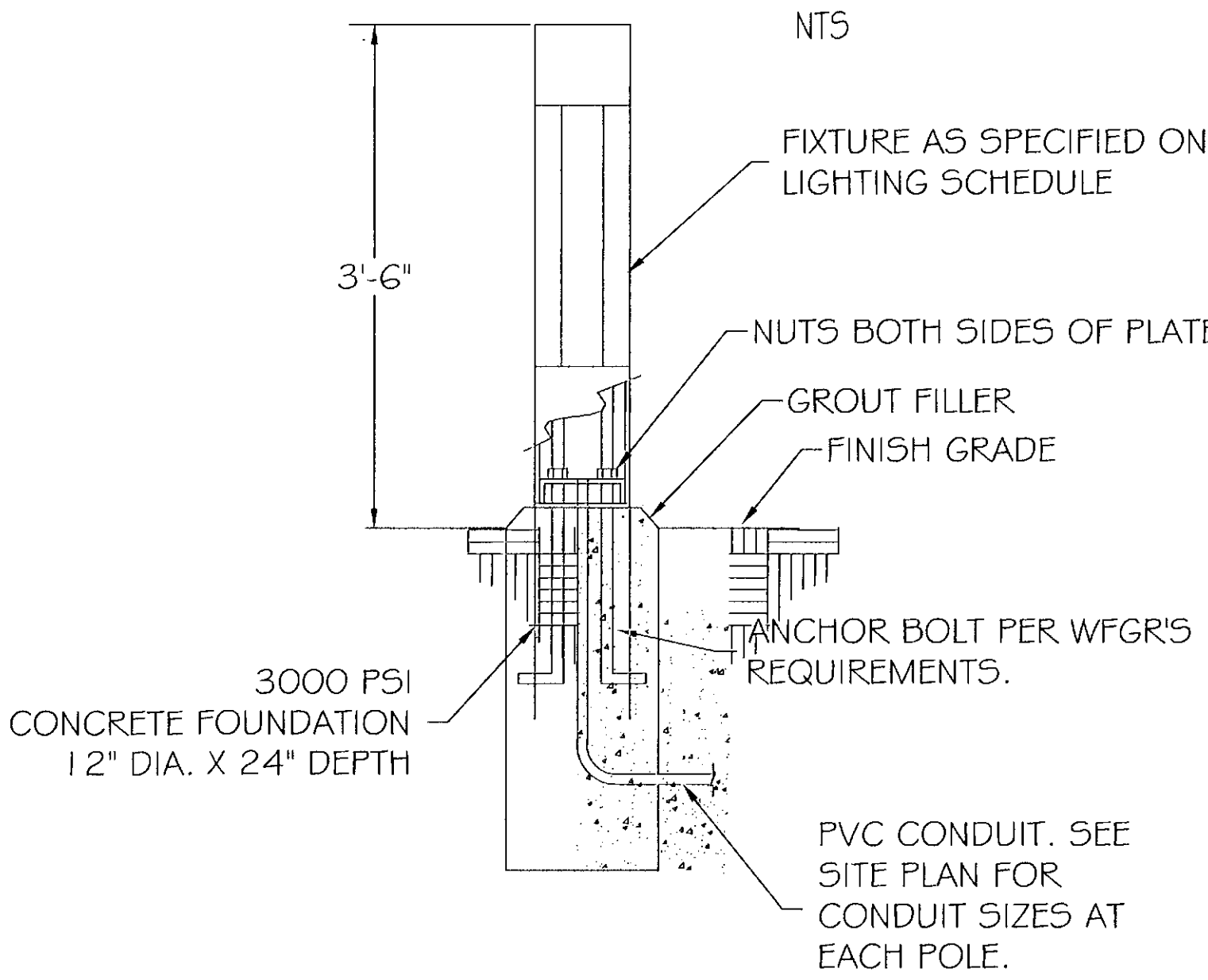
**LIGHTING POLE & BASE DETAIL**

NTS



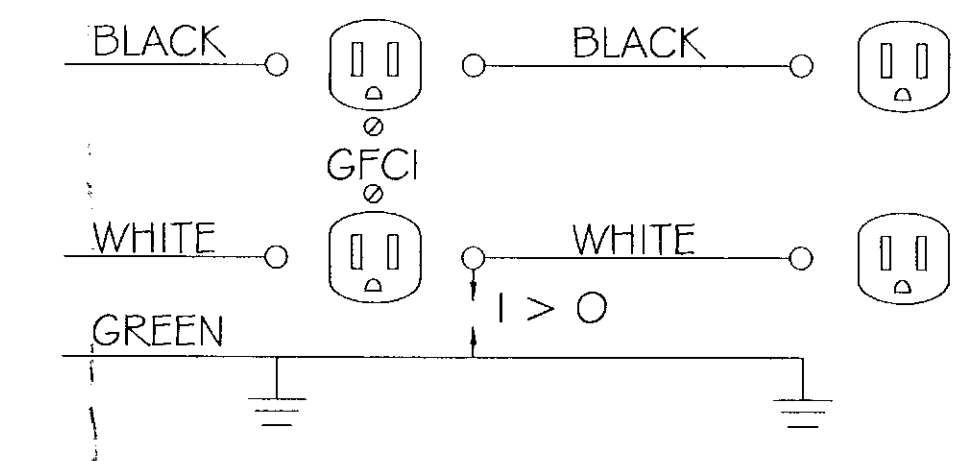
**BOLLARD MOUNTING DETAIL**

NTS



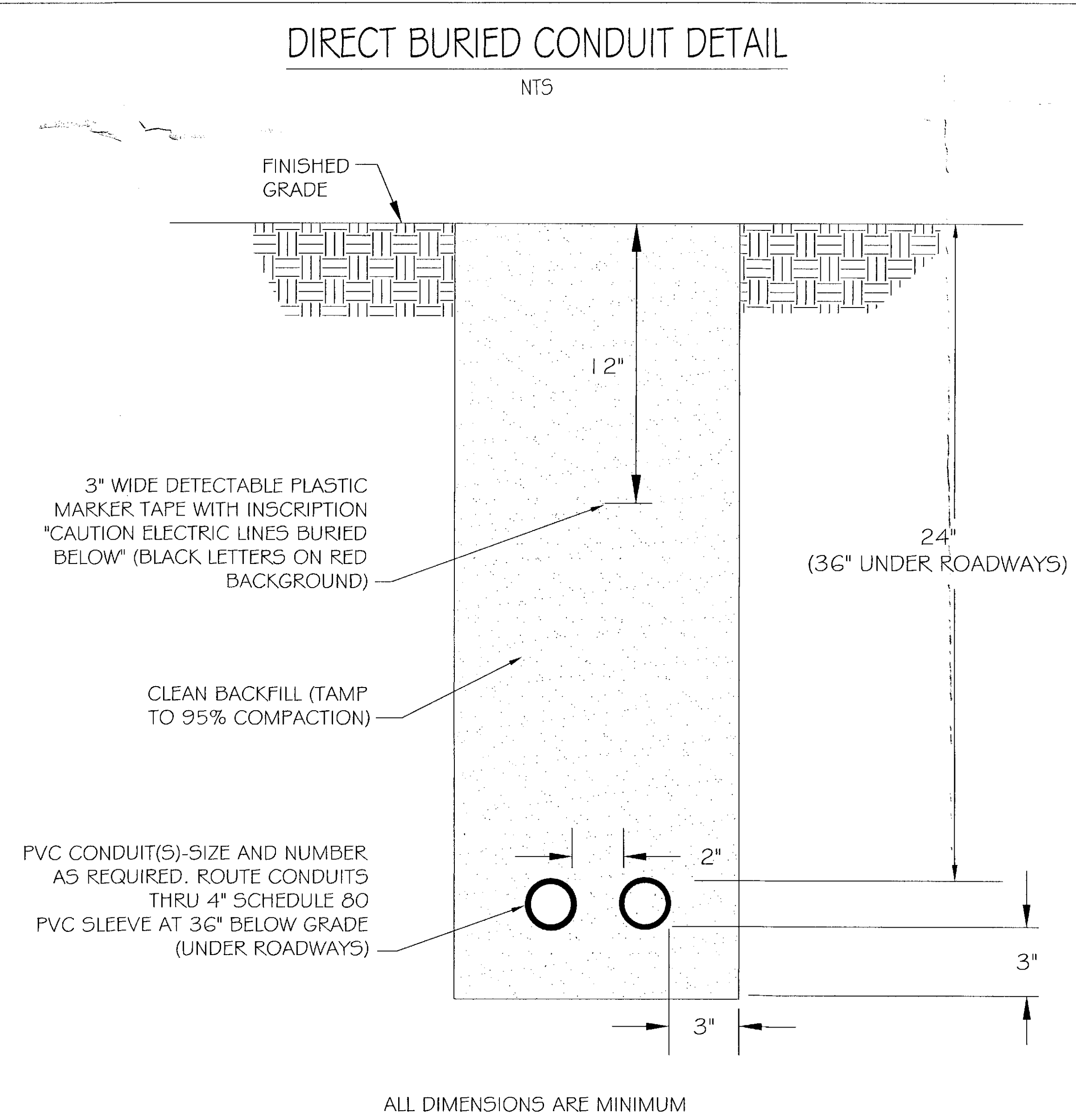
**GFCI SINGLE LINE**

NTS

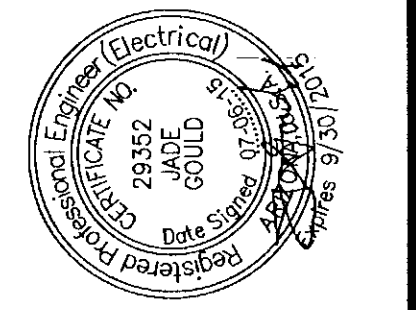


**DIRECT BURIED CONDUIT DETAIL**

NTS



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



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Utility Engineering & Street Light Design • Lighting and Electrical Division  
4643 North 12th Street  
Phoenix, Arizona 85014  
(602) 241-1144  
(602) 241-1149  
HTTP://WWW.GTRENGINEERING.COM



26 DR. 15  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
9-15-15  
DATE

CALL TWO WORKING DAYS BEFORE YOU DIG  
253-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)






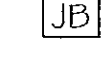


Project No:	15EE708
Checked By:	JADE GOULD, P.E.
Drawn By:	M.SMITH
Date:	05/08/15
Scale:	N.T.S
Drawing No:	E-9
Sheet No:	9 OF 10



MILLER & OSBORN  
PRIVATE ELECTRICAL & LIGHTING  
PHOENIX, ARIZONA

ELECTRICAL SYMBOLS & LEGEND

NOTE: ALL SYMBOLS MAY NOT APPLY

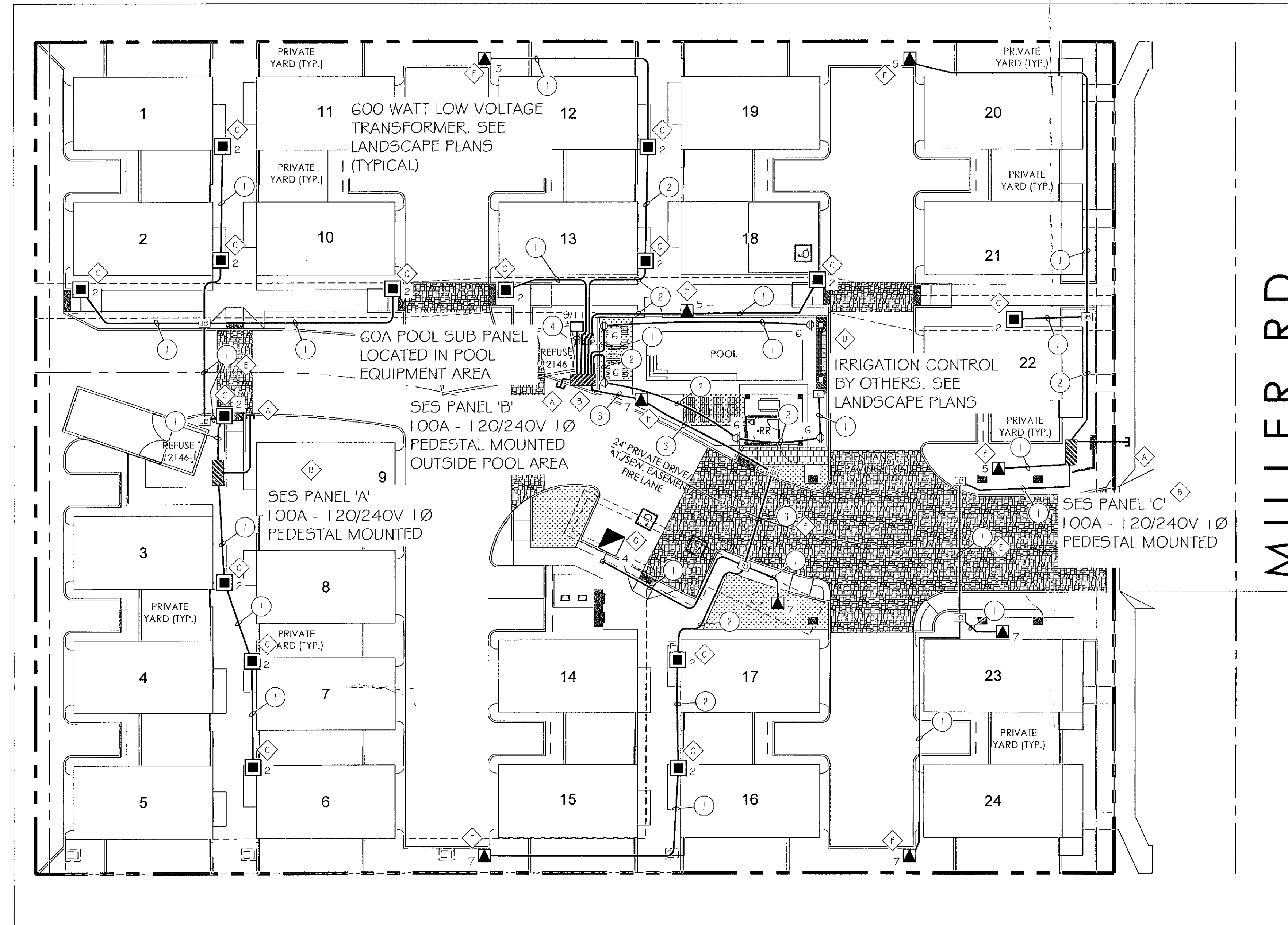
-  COMBINATION METERED SERVICE ENTRANCE SECTION/PANEL ASSEMBLY. REFER TO ONE-LINE DIAGRAM, PANEL SCHEDULE AND INSTALLATION DETAILS FOR FURTHER INFORMATION.
-  20 AMP DUPLEX RECEPTACLE - NEMA 5-20R GFCI/WP WITH LOCKING LID COVERS. AT RAMADA LOCATIONS, MOUNT RECEPTACLE ONTO CMU COLUMN PER "RAMADA ELECTRICAL 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.

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.

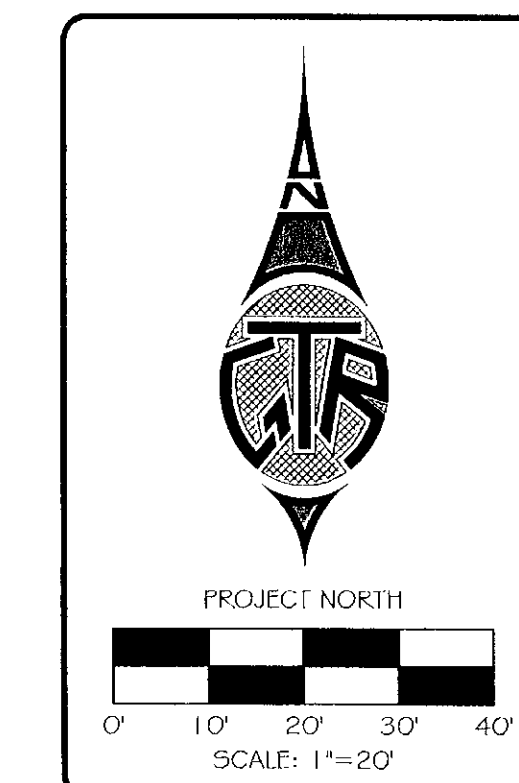


CONDUIT AND CONDUCTOR SCHEDULE

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.

26-DR-15  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
9-15-15  
DATE INITIALS

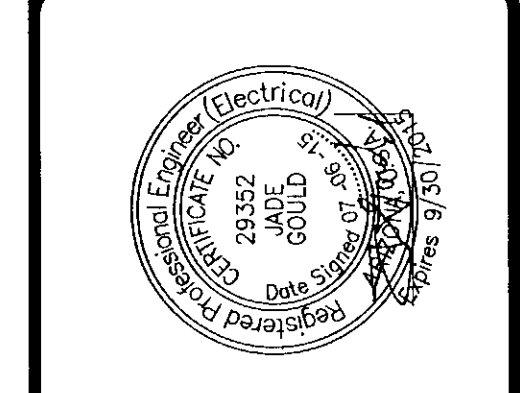


CALL TWO WORKING DAYS BEFORE YOU DIG  
233-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

Revision	Date
1	07/06/15

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PRIVATE ELECTRICAL & LIGHTING  
PHOENIX, ARIZONA

ELECTRICAL SITE "A"



NOTE: ANY CHANGES MADE TO THIS SET OF DRAWINGS ARE TO BE FILED CHANGES WILL BE ILLUSTRATED HOURLY TO THE CONTRACTOR.

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Utility Engineering & Street Light Design • Lighting and Electrical Division  
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Phoenix, Arizona 85014  
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(602) 241-1149  
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Project No: 15EE708  
Checked By: JADE GOULD, P.E.  
Drawn By: M.SMITH  
Date: 05/08/15  
Scale: AS NOTED  
Drawing No: E-4  
Sheet No: 4 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 lamicoid 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 device 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

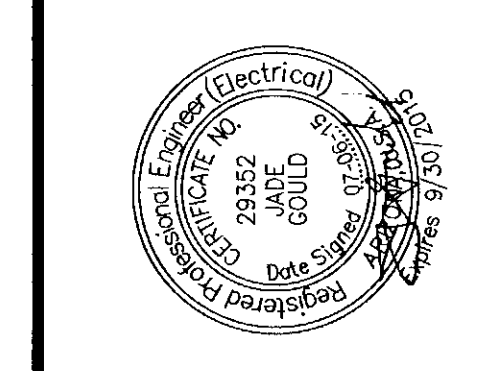
- A. Work covered under this section includes manufacturing, equipping, wiring and assembling of all lighting fixtures. Provide lighting fixtures complete for each and every light outlet in the type, quality and size of fixture indicated on the drawings.
- B. Check the drawings with the fixture schedules 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.

### LIGHTING FIXTURE SCHEDULE

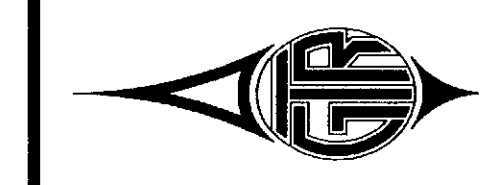
DRAWING SYMBOL & MARK	LAMPS	MOUNTING	VOLTAGE	DESCRIPTION	MANUFACTURER CATALOG NUMBER	COLOR	REMARKS	FIXTURE QUANTITY
	30 WATT LED	MOUNTED @ 20 FT AFG	120V	FULL CUTOFF FIXTURE MOUNTED ON STRAIGHT ROUND 12 FOOT POLE	BEGA 7929LED	BLACK	SEE STREETLIGHT ELECTRICAL DETAIL AND MANUFACTURE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	1
	23 WATT LED	IN-GROUND	120V	FULL CUTOFF BOLLARD	BEGA 8G19LED	BLACK	SEE BOLLARD LIGHT MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	15


Revision:	Date:
△ CITY COMMENTS	07/06/15
△	
△	
△	
△	
△	
△	

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



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 Utility Engineering & Street Light Design • Lighting and Electrical Division  
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 Phoenix, Arizona 85014  
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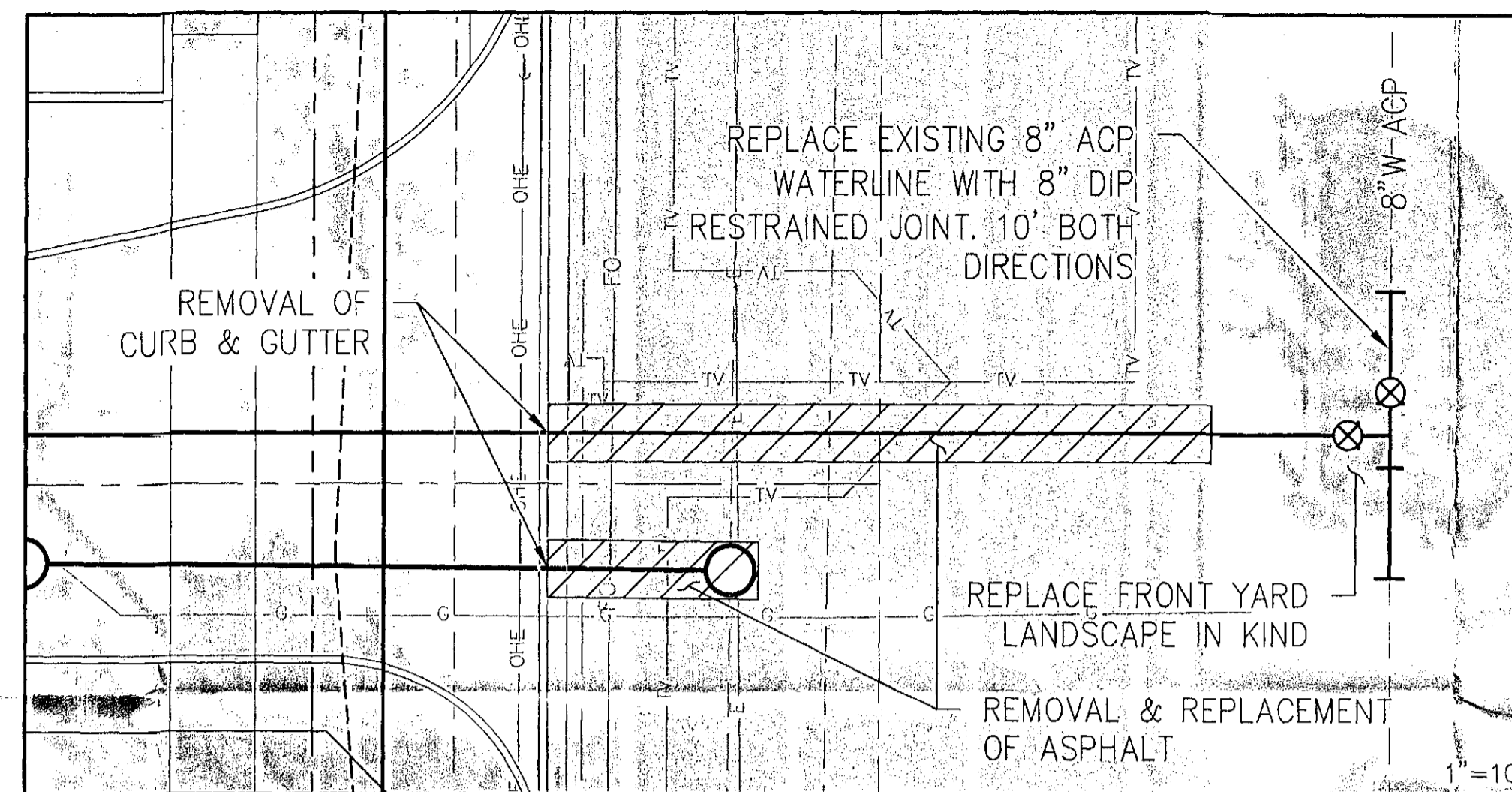
26-DR-15  
 STIPULATION SET  
 RETAIN FOR RECORDS  
 APPROVED:   
 DATE: 9-15-15 INITIALS:

CALL TWO WORKING DAYS BEFORE YOU DIG  
**233-1100**  
**1-800-STAKE-IT**  
 (OUTSIDE MARICOPA COUNTY)

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

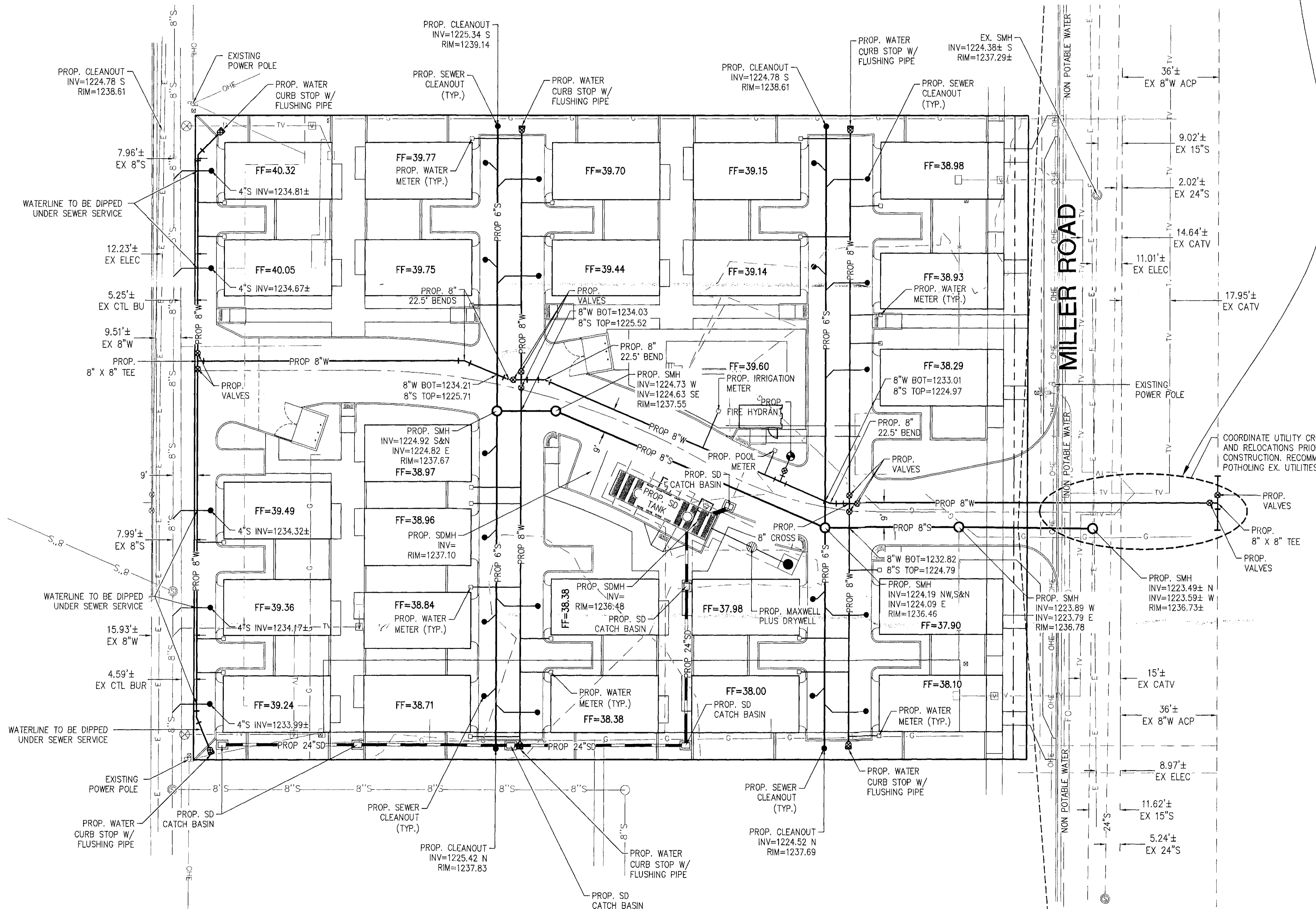


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**LEGEND**

- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE
- - - CENTER LINE
- 6"W --- EX. WATER LINE
- 8"S --- EX. SEWER LINE
- - - EX. ELECTRIC LINE
- - - EX. COX LINE
- - - EX. TELEPHONE LINE
- - - EX. GAS
- - - EX. OVERHEAD ELECTRIC LINE
- - - EX. CONTOUR
- FF= FINISHED FLOOR ELEVATION
- PROP. PROPOSED
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SMH SEWER MANHOLE
- TYP. TYPICAL
- EX. UTILITY POLE
- EX. ELECTRIC METER
- EX. ELECTRIC TRANSFORMER
- EX. ELECTRIC PULL BOX
- EX. ELECTRIC PANEL
- EX. ELECTRIC CABINET
- EX. LIGHT POLE
- EX. SIGN
- EX. MANHOLE (UNKNOWN TYPE)
- EX. FLAG POLE
- EX. TELEPHONE PEDESTAL
- EX. CABLE TV PEDISTAL
- EX. FIRE DEPARTMENT CONNECTION
- EX. FIRE HYDRANT
- EX. AIR RELEASE VALVE
- EX. WATER VALVE
- EX. WATER METER
- EX. WATER BACK FLOW PREVENTER
- EX. WATER STUB OUT
- EX. WATER BLOW OFF
- EX. GAS VALVE
- EX. GAS METER
- EX. SANITARY SEWER MANHOLE
- EX. SEWER CLEAN OUT



**ENGINEERS ESTIMATED QUANTITIES**

**NOTE:** ENGINEERS ESTIMATED QUANTITIES ARE NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL BASE THEIR BID ON THEIR OWN QUANTITY TAKEOFFS.

SEWER CONSTRUCTION NOTES	
INSTALL 8" SEWER PIPE	231 LF
INSTALL 6" SEWER PIPE	462 LF
INSTALL SEWER SERVICE WITH CLEANOUT	24 EA
INSTALL SEWER CLEANOUT	4 EA
INSTALL SEWER MANHOLE	5 EA
WATER CONSTRUCTION NOTES	
INSTALL 8" WATERLINE	1110 LF
INSTALL WATER SERVICE WITH METER	26 EA
INSTALL WATER VALVE	9 EA
INSTALL FIRE HYDRANT ASSEMBLY	1 EA
INSTALL CURB STOP WITH FLUSHING PIPE	6 EA

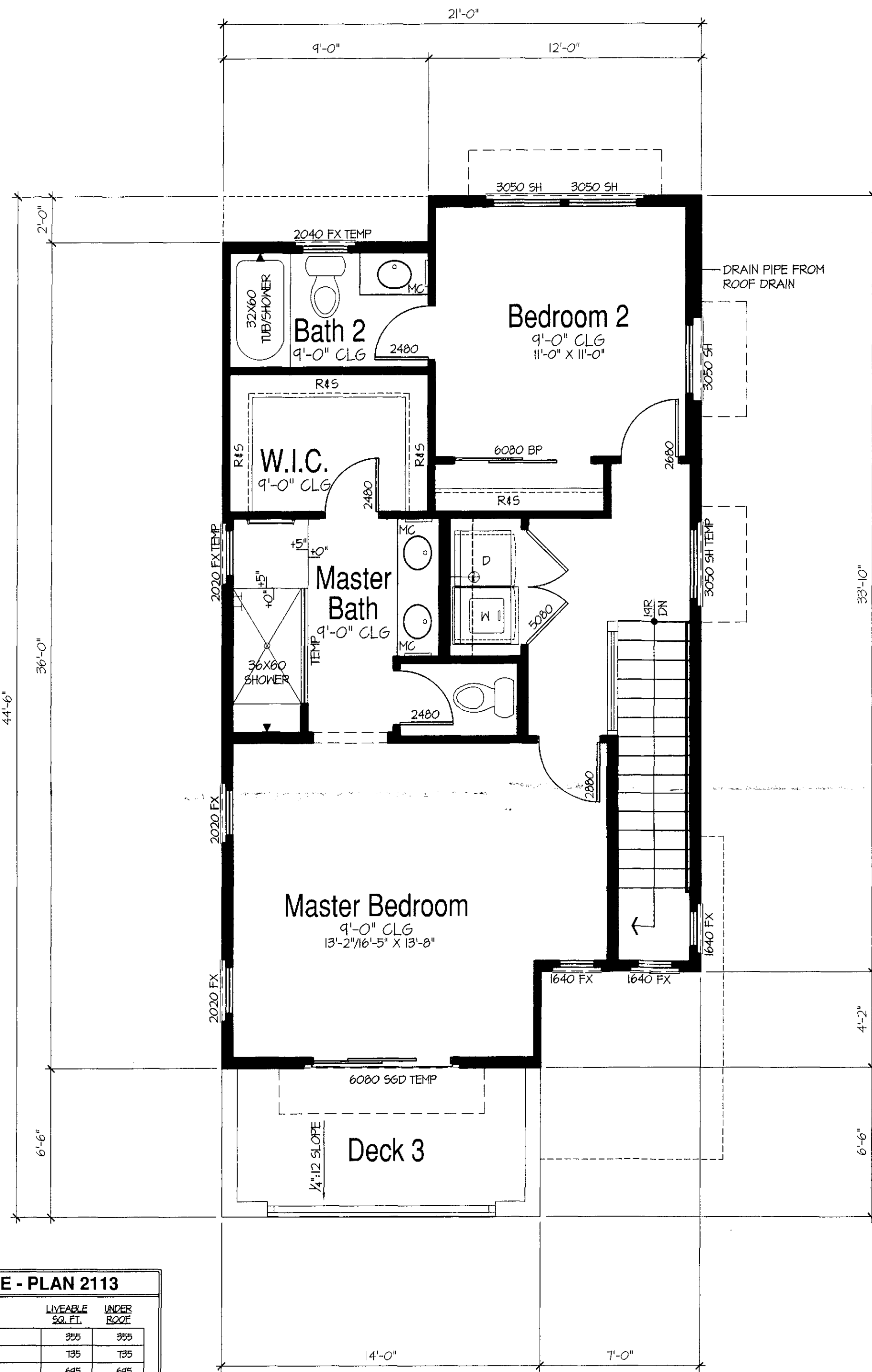
**FOR REVIEW ONLY  
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CONSTRUCTION**

**HILGARTWILSON**  
 ENGINEER | PLANNING | SURVEY | MANAGE  
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 PHOENIX, AZ 85016  
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**SCOTTSDALE CONDO VILLAS**  
 3510 NORTH MILLER ROAD  
 SCOTTSDALE, ARIZONA  
**PRELIMINARY UTILITY PLAN**

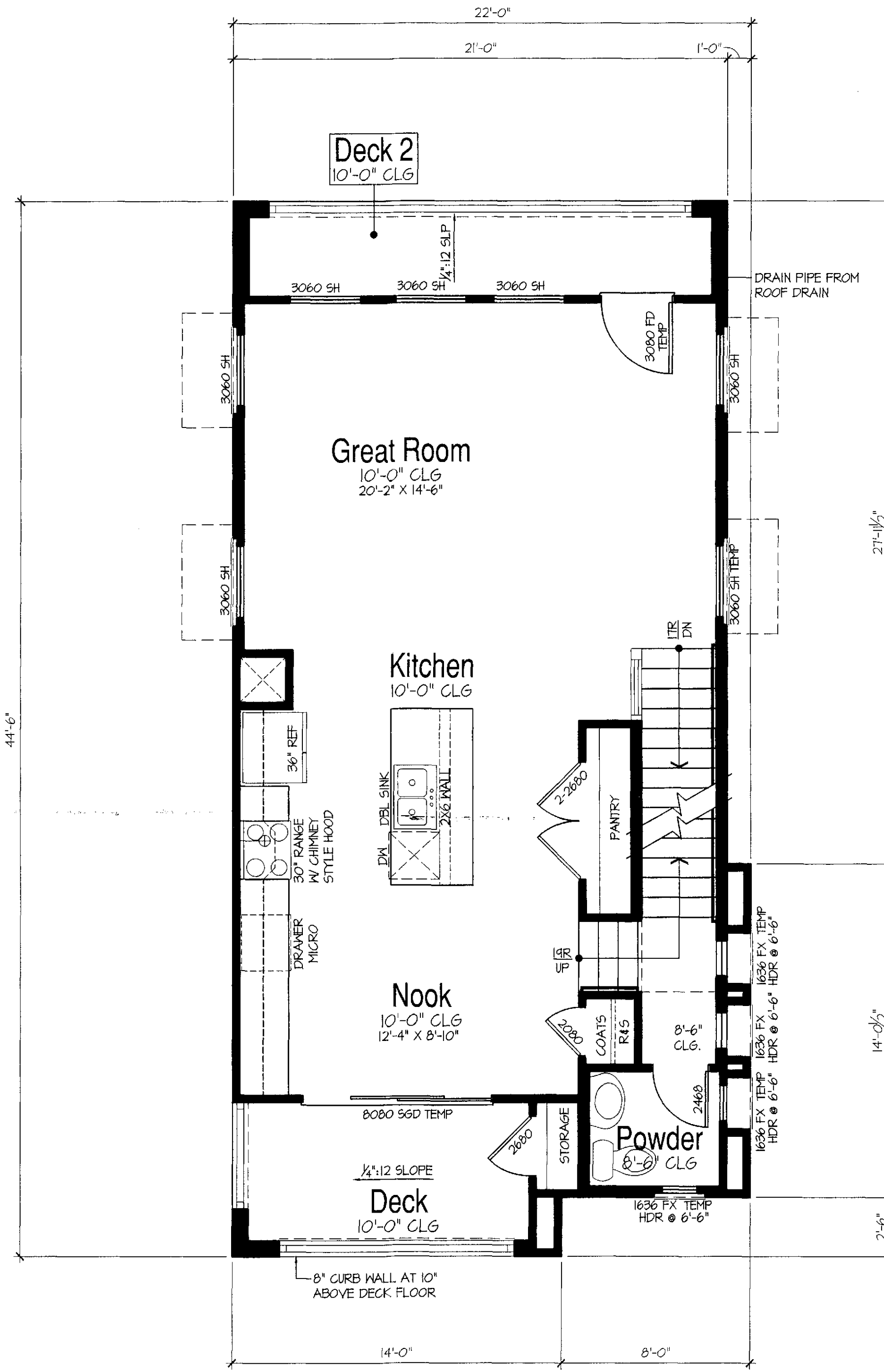
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 DATE: MARCH 2015  
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 DRAWN: HW  
 DESIGNED: HW  
 APPROVED: ZH  
 DWG. NO. **1**  
 SHT. 1 OF 1





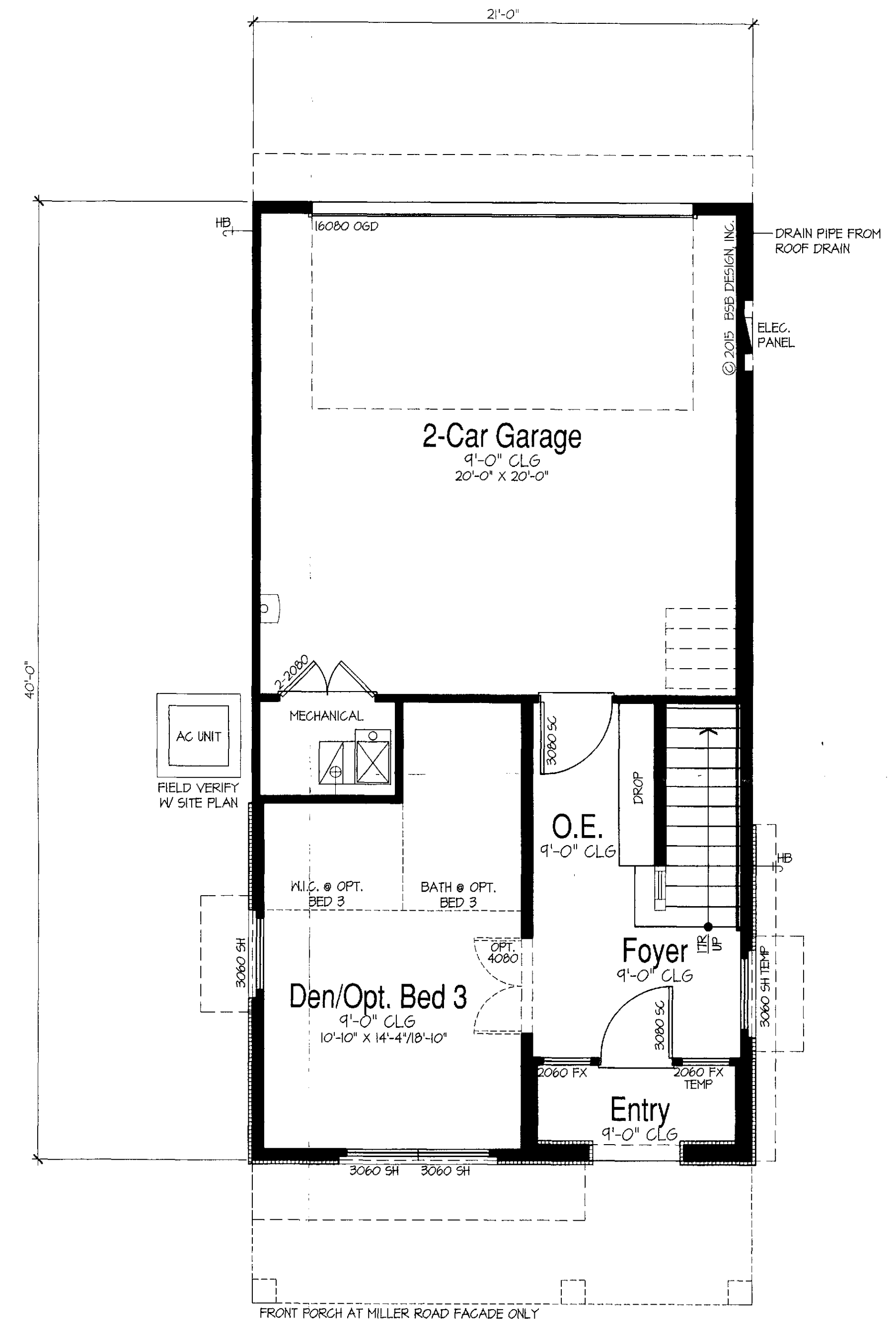
### Third Floor Plan

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



### Second Floor Plan

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



### First Floor Plan

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

AREA SCHEDULE - PLAN 2113		
ALL ELEVATIONS:	LIVABLE SQ. FT.	UNDER SOOE
Ⓐ FIRST FLOOR	320	320
Ⓑ SECOND FLOOR	135	135
Ⓒ THIRD FLOOR	645	645
Ⓓ 2-CAR GARAGE & MECH.		447
Ⓔ ENTRY		37
Ⓕ DECK & NOOK		14
Ⓖ DECK 2 & GREAT ROOM		84
Ⓗ DECK 3 & MASTER BED		41
<b>TOTAL</b>	<b>1105</b>	<b>2102</b>
OPTIONS:		
Ⓘ MILLER STREET PORCH		164
Ⓚ OPT. BED 3 (L.O.) DEN	40	

### Plan 2113

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Homes Inspired by You

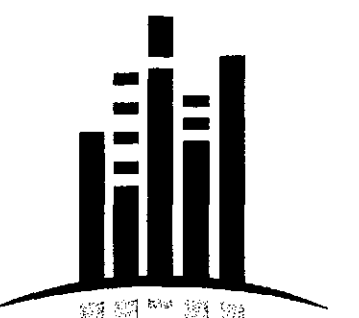


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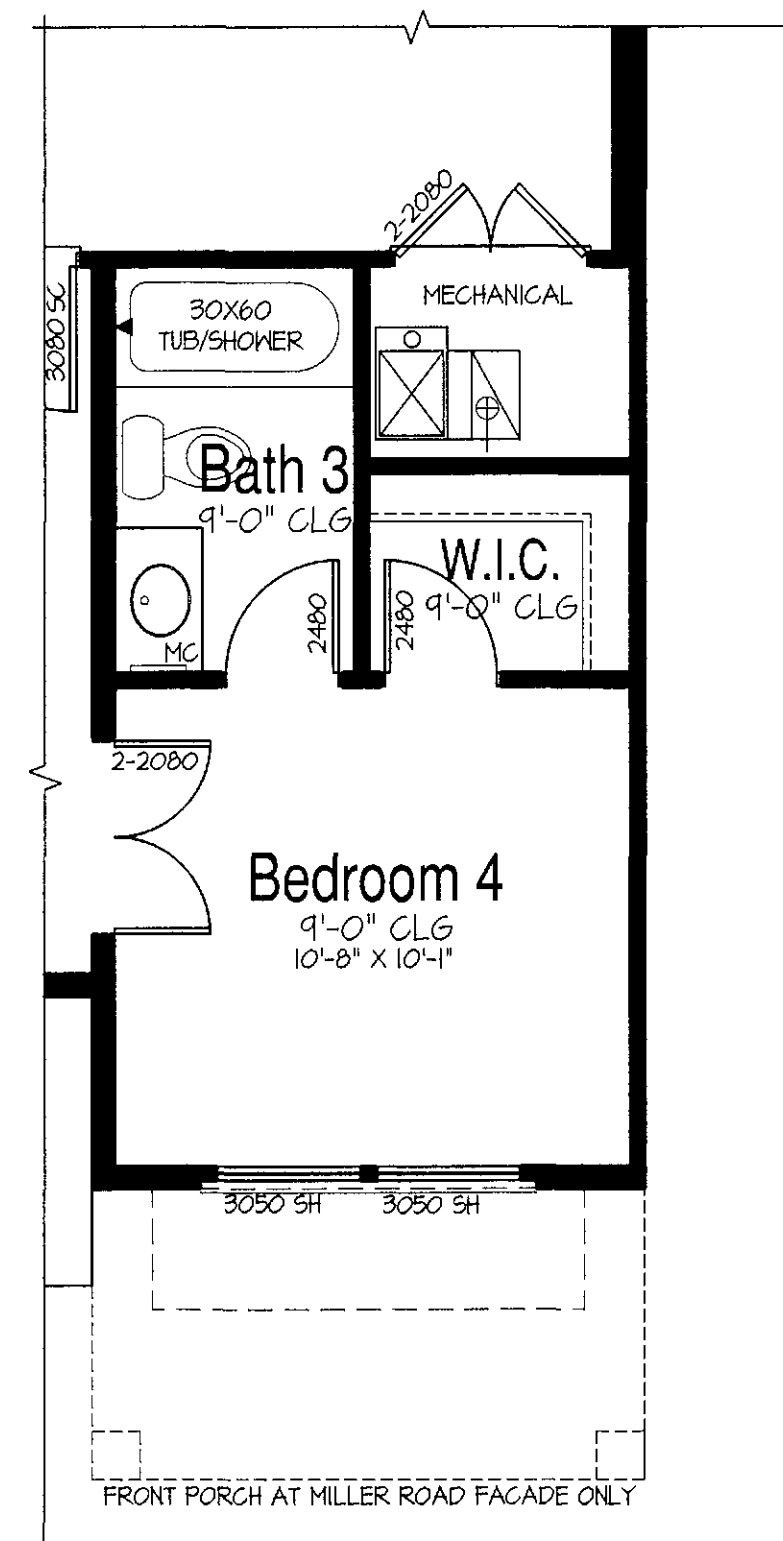
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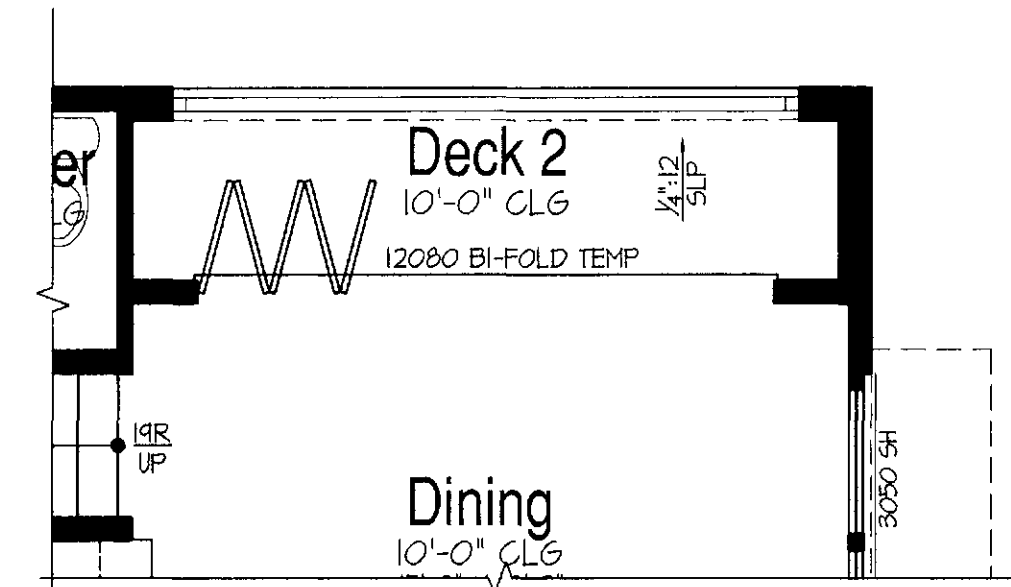
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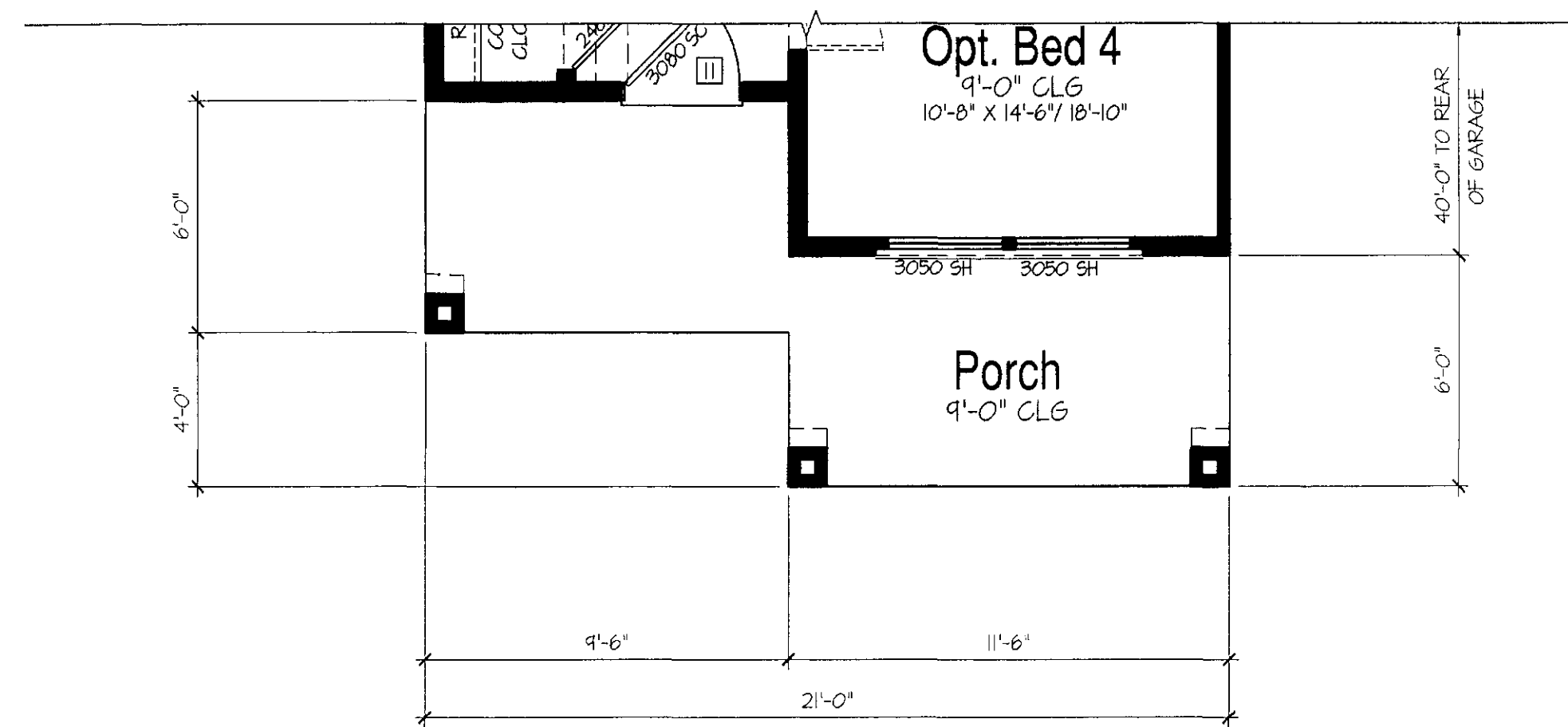
**Opt. Bedroom 4 i.l.o. Den  
Partial Main Floor Plan**

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



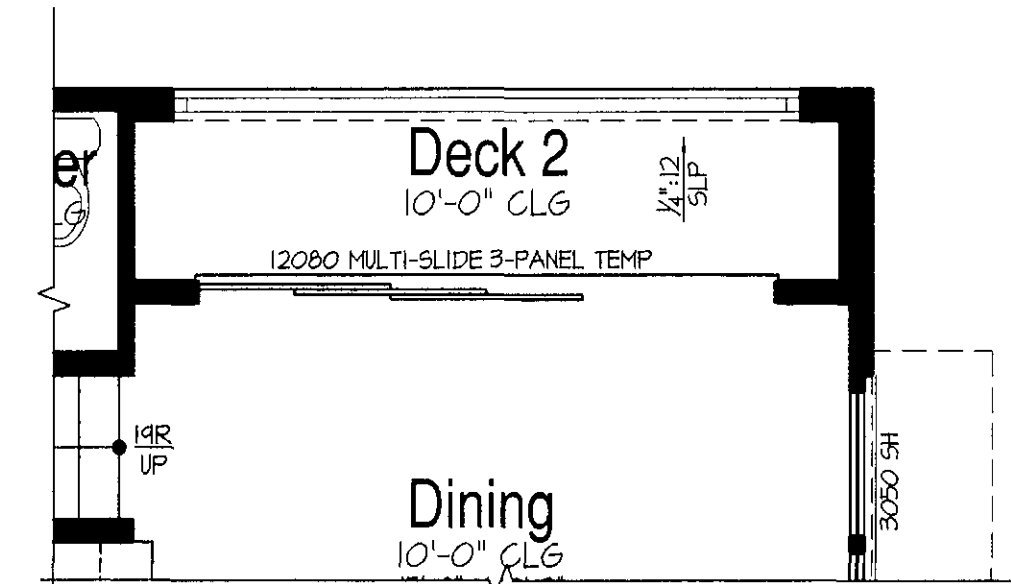
**Opt. Bi-Fold Door at Dining  
Partial Second Floor Plan**

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.	UNDER ROOF
(A) FIRST FLOOR	345	345
(B) SECOND FLOOR	653	653
(C) THIRD FLOOR	184	184
(D) 2-CAR GARAGE & MECH.		481
(E) COVERED PORCH		51
(F) DECK & GREAT ROOM		39
(G) DECK 2 & DINING		62
(H) DECK 3 & MASTER BED		43
<b>TOTAL</b>	<b>1181</b>	<b>2508</b>
OPTIONS:		
(1) MILLER STREET PORCH		164
(2) OPT. BED 4 I.L.O. DEN	40	

**Plan 2123**

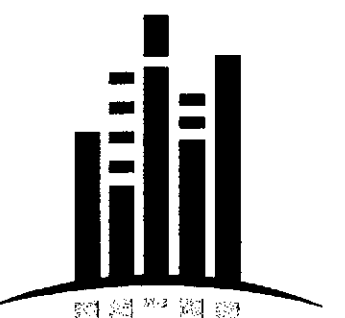
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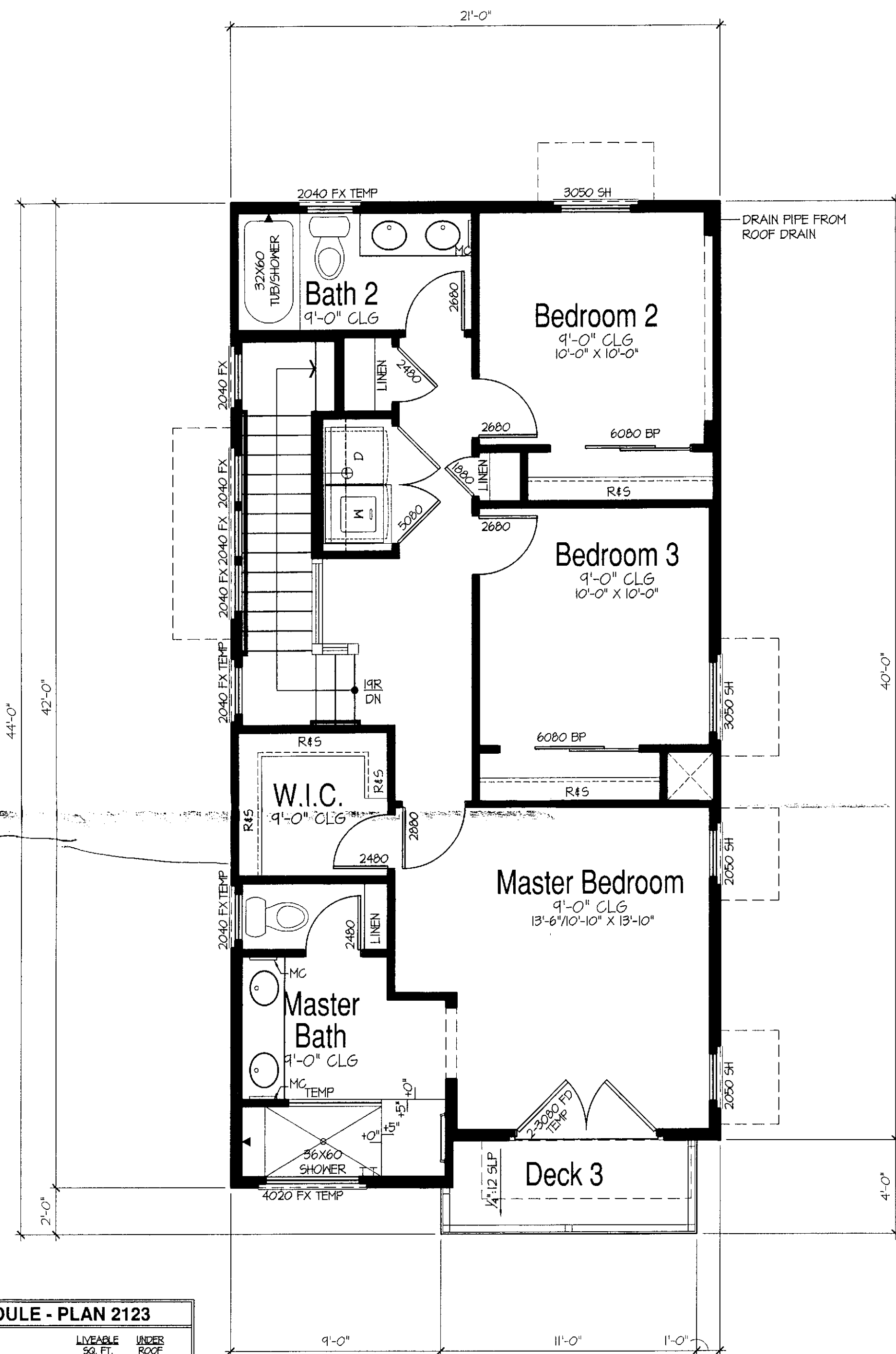
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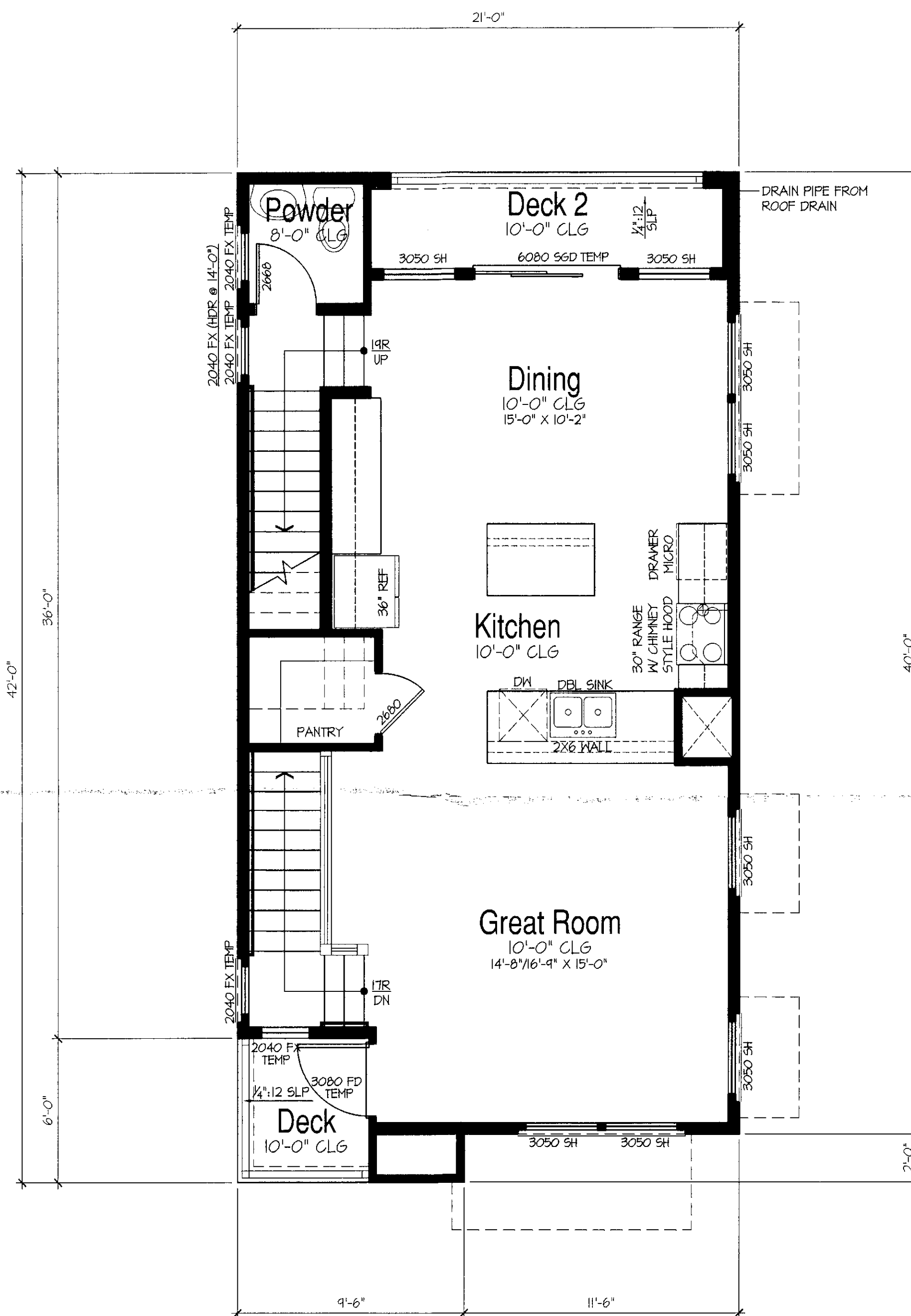
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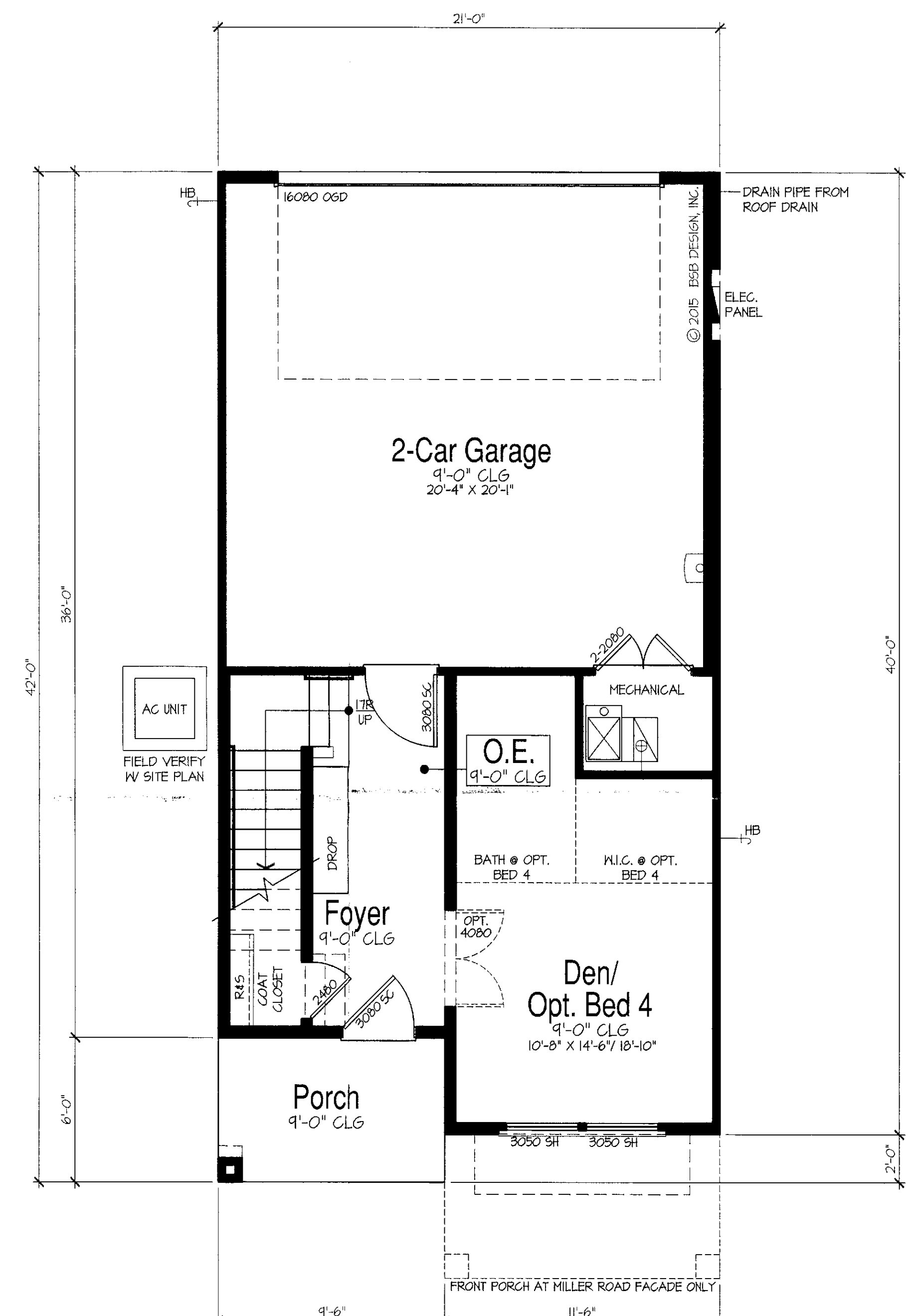
### Third Floor Plan

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.	UNDER ROOF
(A) FIRST FLOOR	345	345
(B) SECOND FLOOR	653	653
(C) THIRD FLOOR	784	784
(D) 2-CAR GARAGE & MECH.		457
(E) COVERED PORCH		51
(F) DECK & GREAT ROOM		33
(G) DECK 2 & DINING		62
(H) DECK 3 & MASTER BED		43
<b>TOTAL</b>	<b>1787</b>	<b>2508</b>

**OPTIONS:**

(1) MILLER STREET PORCH		64
(2) OPT. BED 4 LLQ, DEN		10

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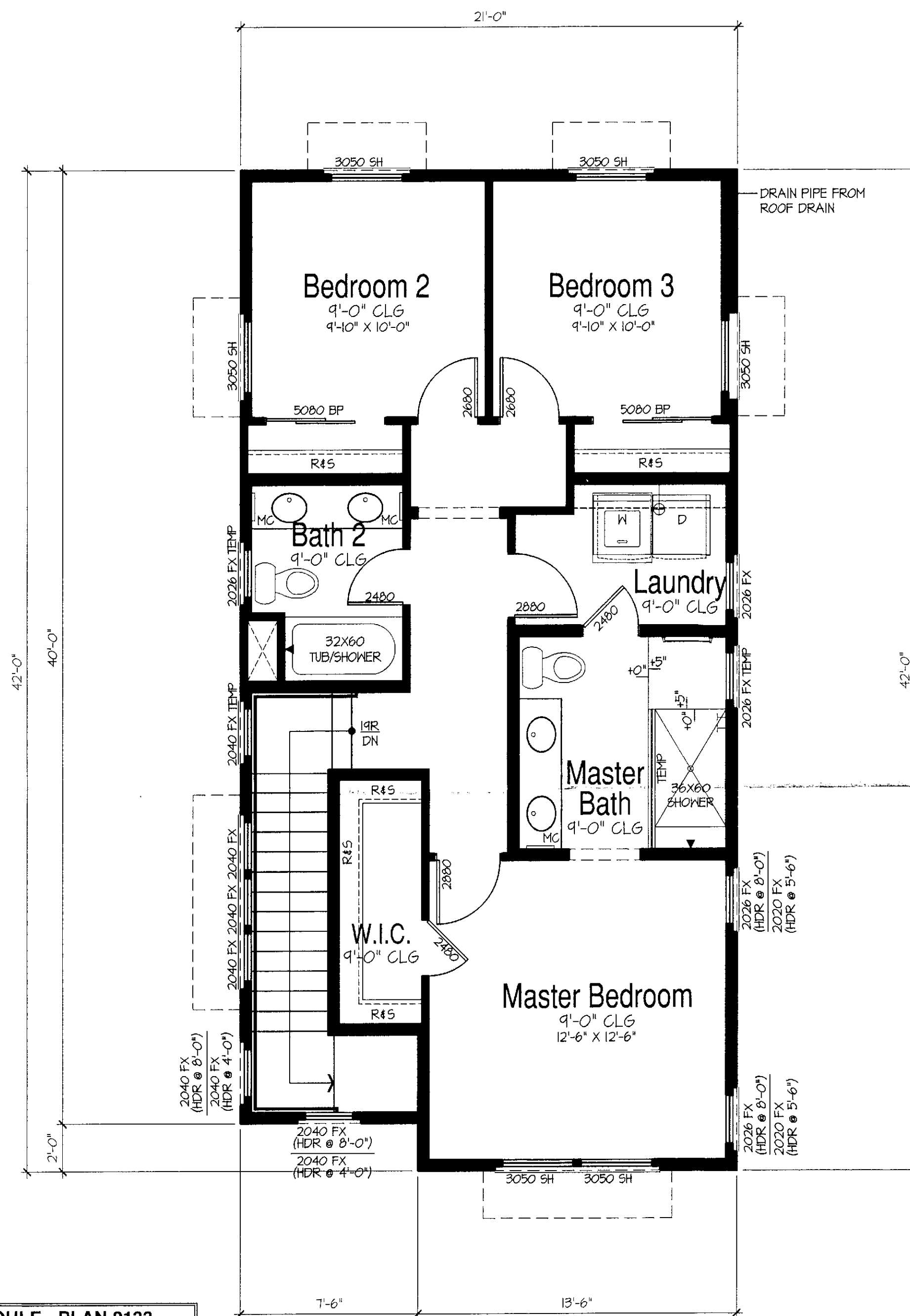
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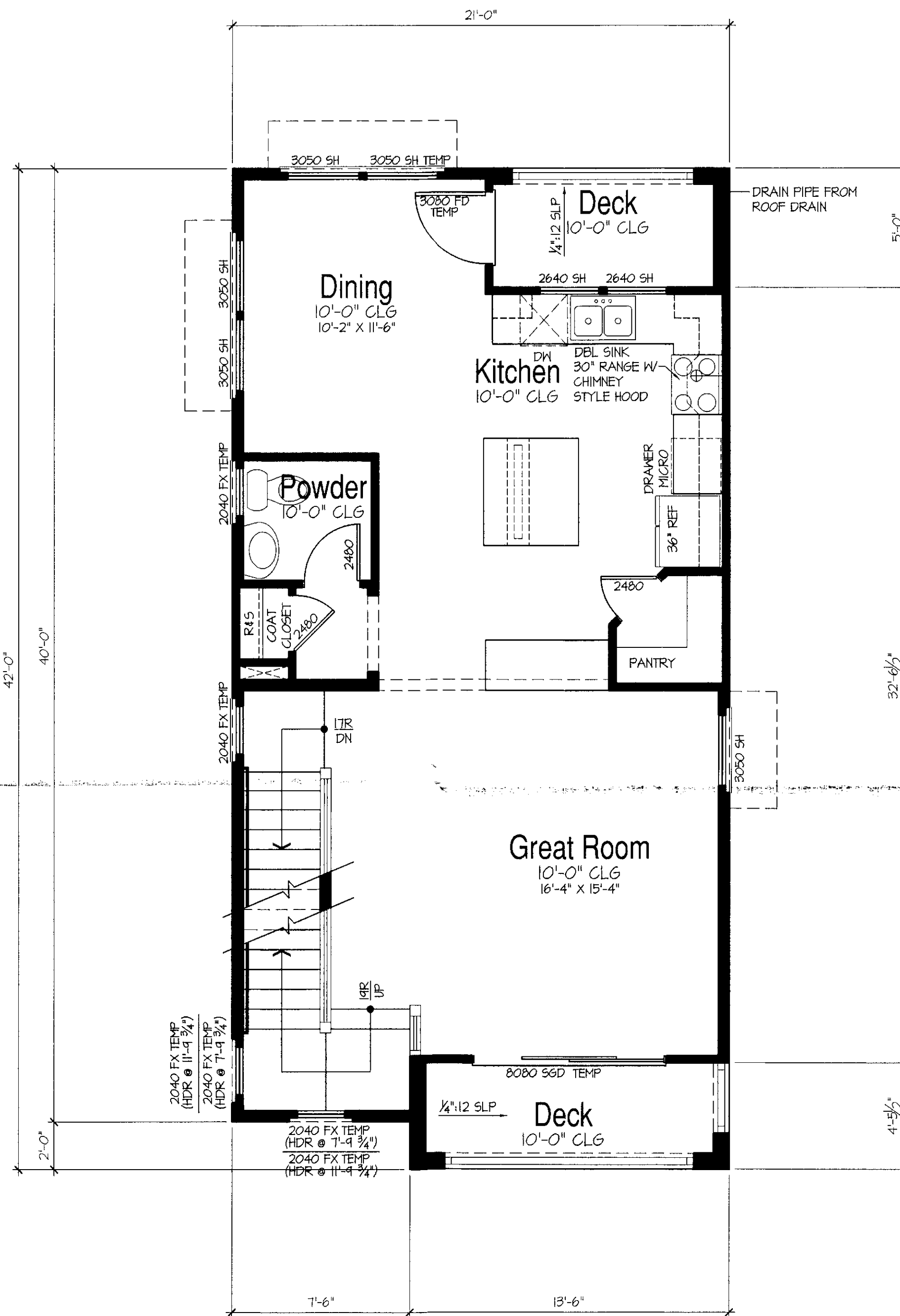
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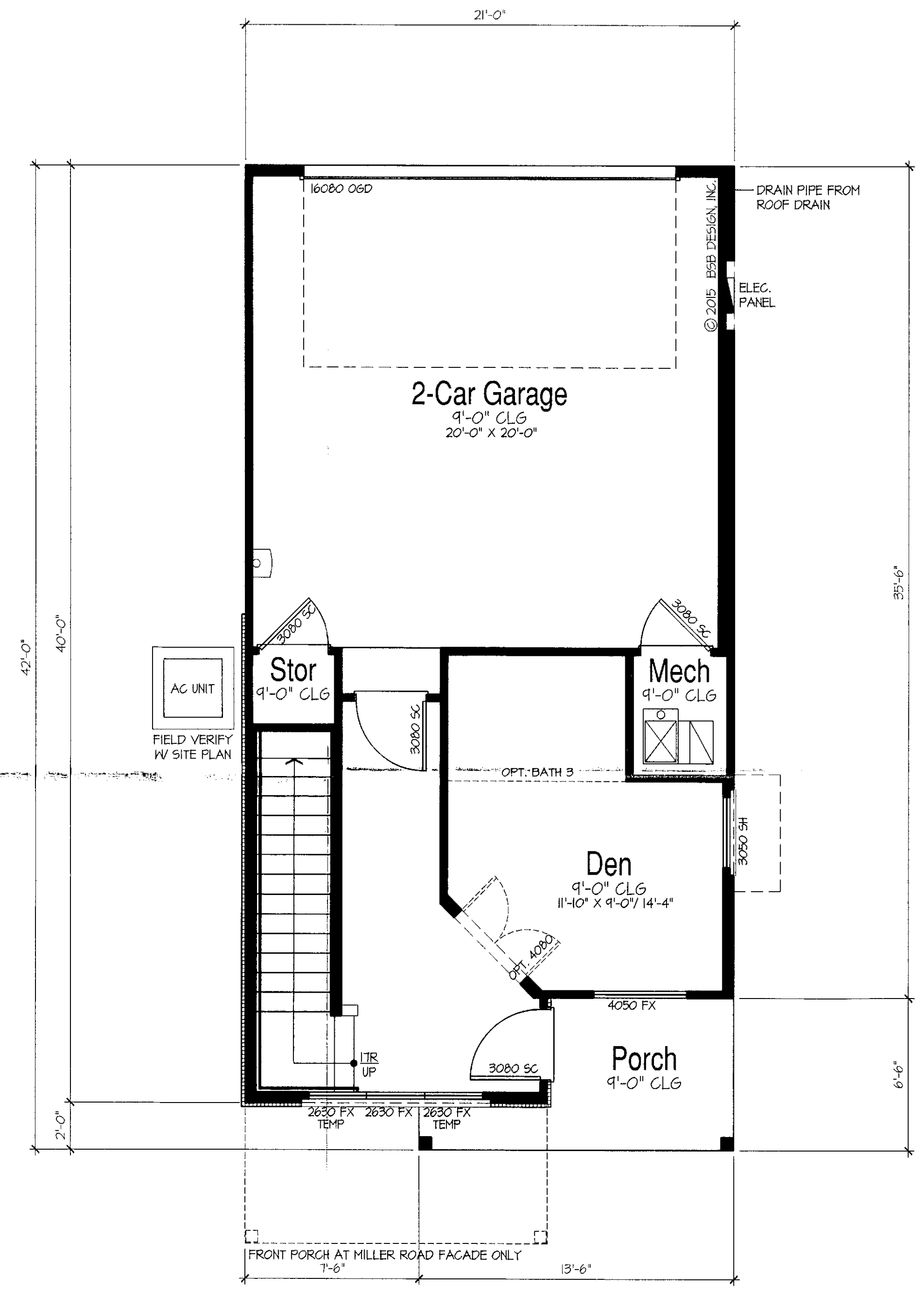
**Third Floor Plan**

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



**Second Floor Plan**

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



**First Floor Plan**

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

**AREA SCHEDULE - PLAN 2133**

ALL ELEVATIONS:	LIVEABLE SQ. FT.	UNDER ROOF
(A) FIRST FLOOR	321	321
(B) SECOND FLOOR	664	664
(C) THIRD FLOOR	118	118
(D) 2-CAR GARAGE + MECH.		411
(E) COVERED PORCH		63
(F) DECK + GREAT ROOM		51
(G) DECK 2 + DINING		50
<b>TOTAL</b>	<b>1174</b>	<b>2440</b>

OPTIONS:

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

**Plan 2133**

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Scottsdale, Arizona

07.06.2015

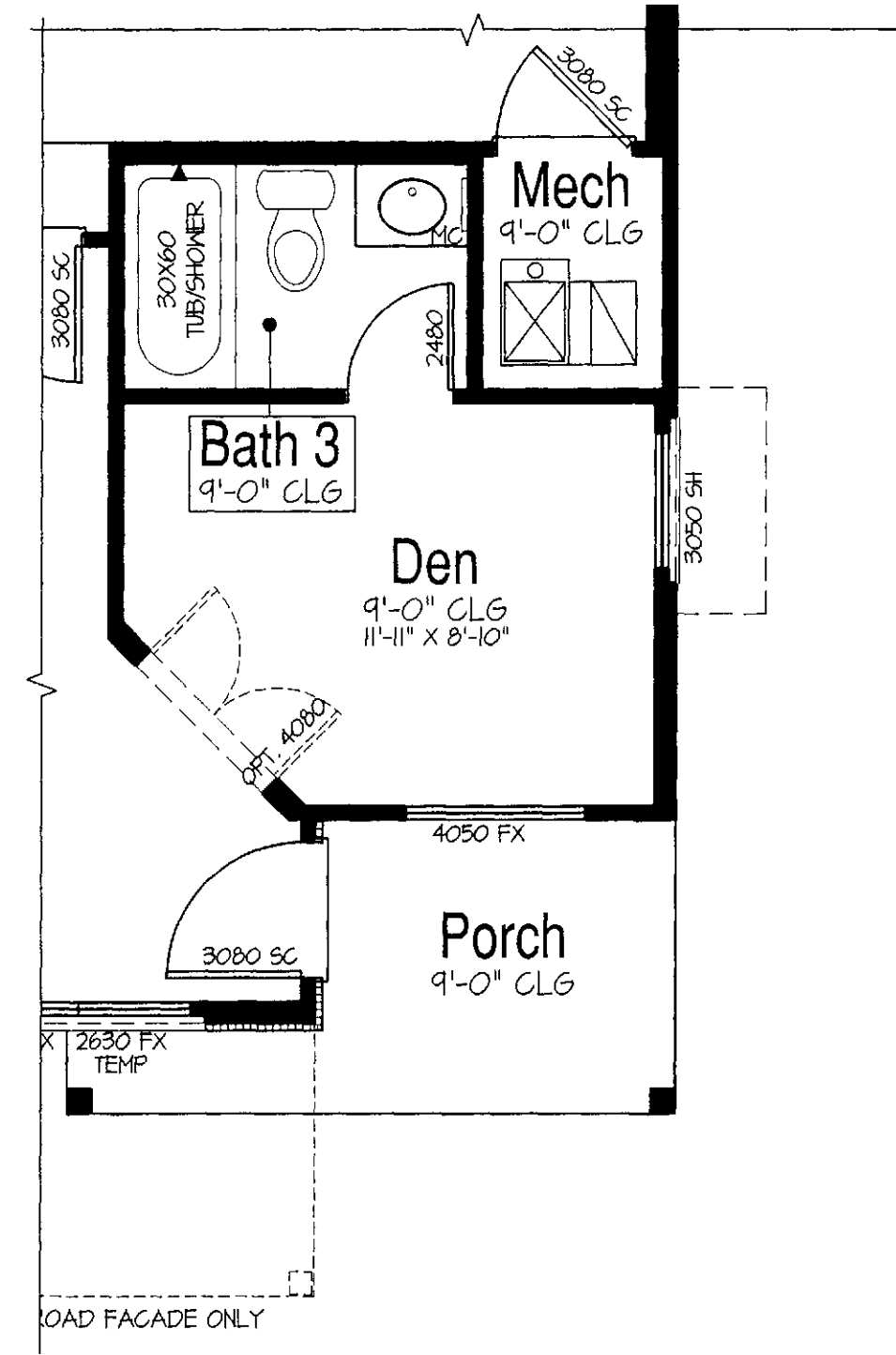
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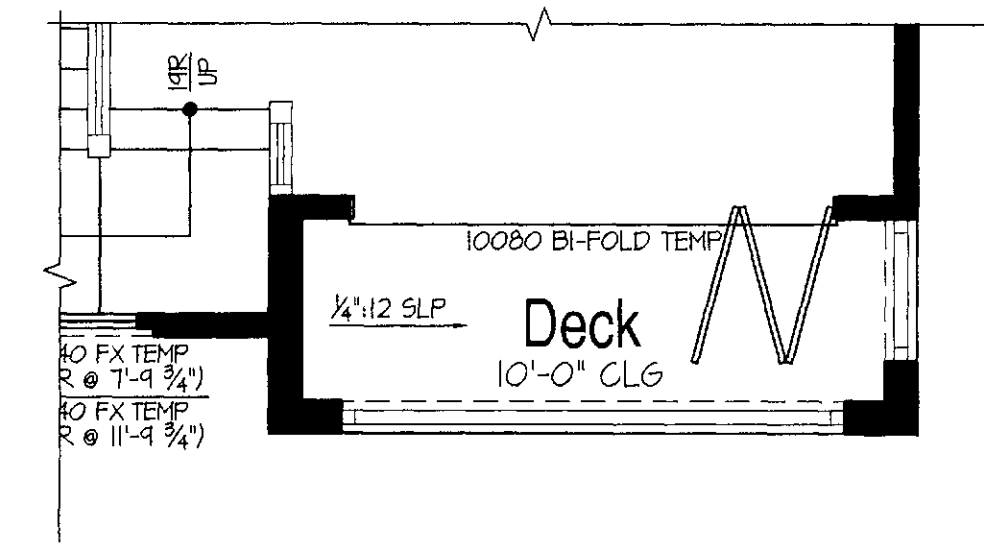
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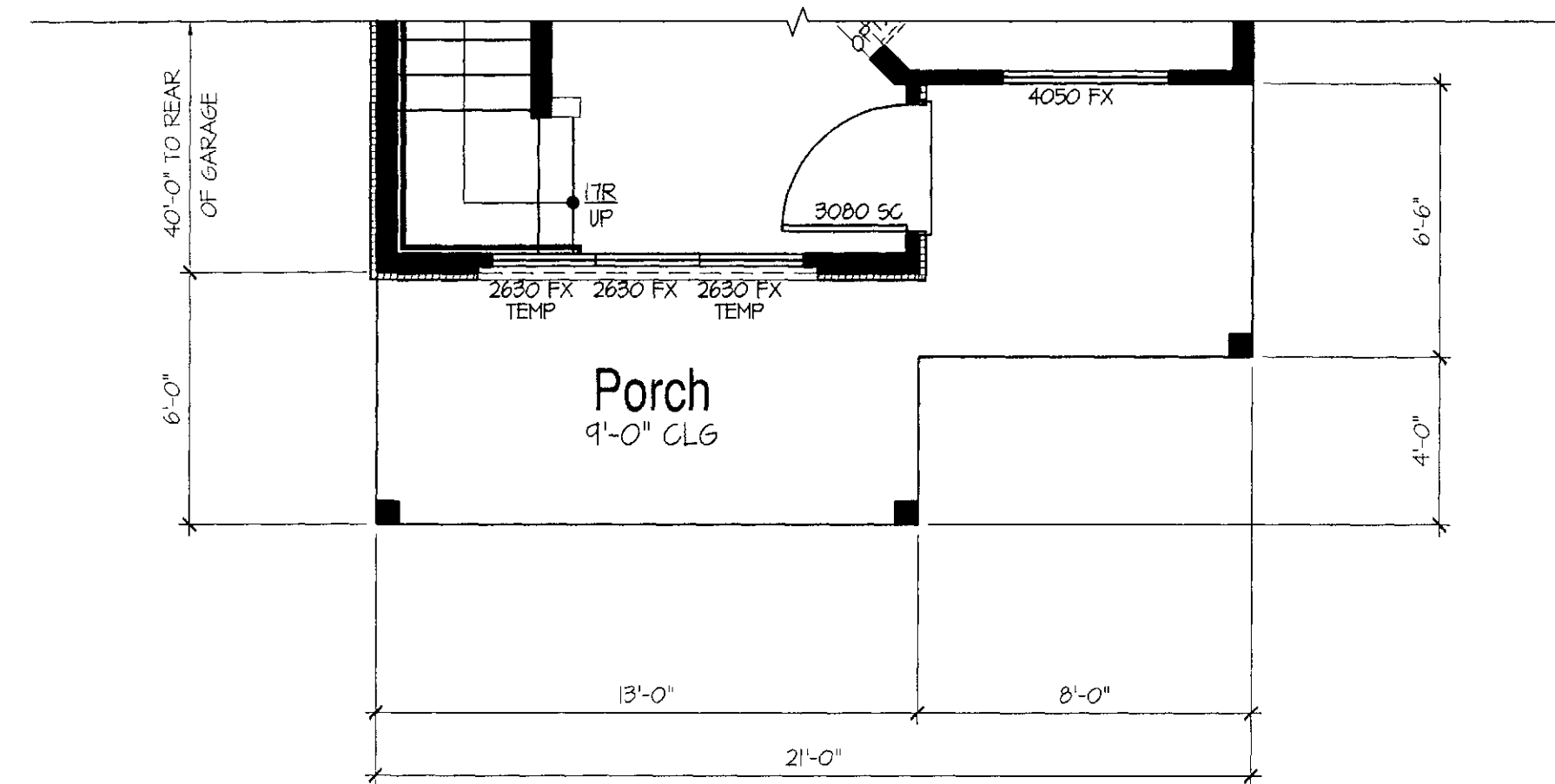
**Opt. Bathroom 3 at Den**  
**Partial Main Floor Plan**

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



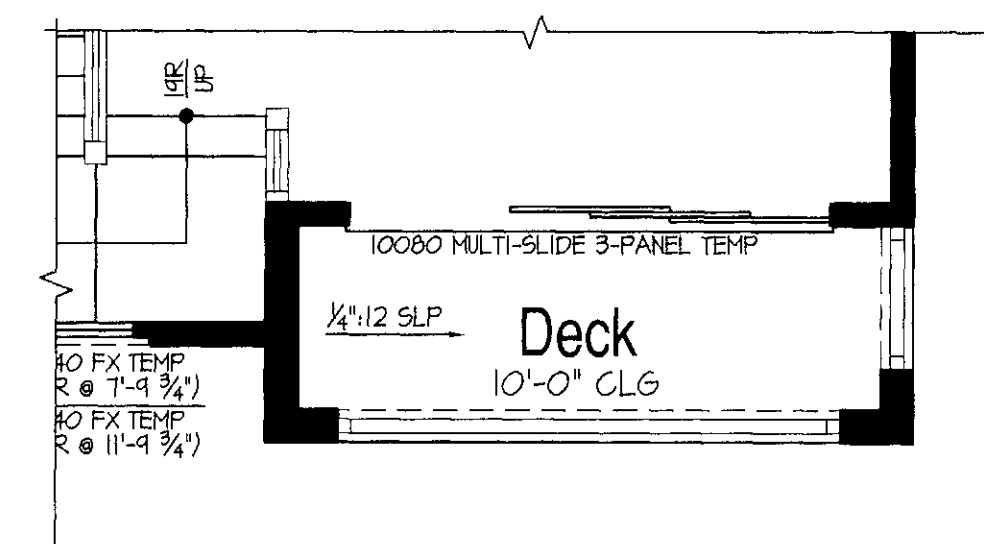
**Opt. Bi-Fold Door at Great Room**  
**Partial Second Floor Plan**

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:	LIVEABLE SQ. FT.	UNDER ROOF	
(A) FIRST FLOOR	321	321	
(B) SECOND FLOOR	664	664	
(C) THIRD FLOOR	718	718	
(D) 2-CAR GARAGE & MECH.		471	
(E) COVERED PORCH		63	
(F) DECK & GREAT ROOM		51	
(G) DECK 2 & DINING		50	
<b>TOTAL</b>	<b>1714</b>	<b>2490</b>	
<b>OPTIONS:</b>			
(1) MILLER STREET PORCH		40	40
(2) OPT. BATH 3 & DEN		40	40

**Plan 2133**

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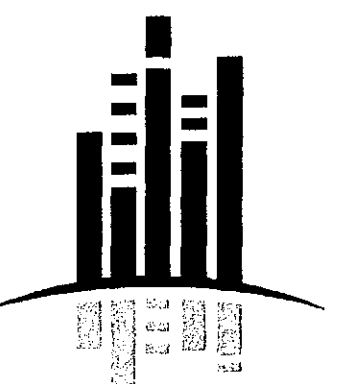
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Scottsdale, Arizona



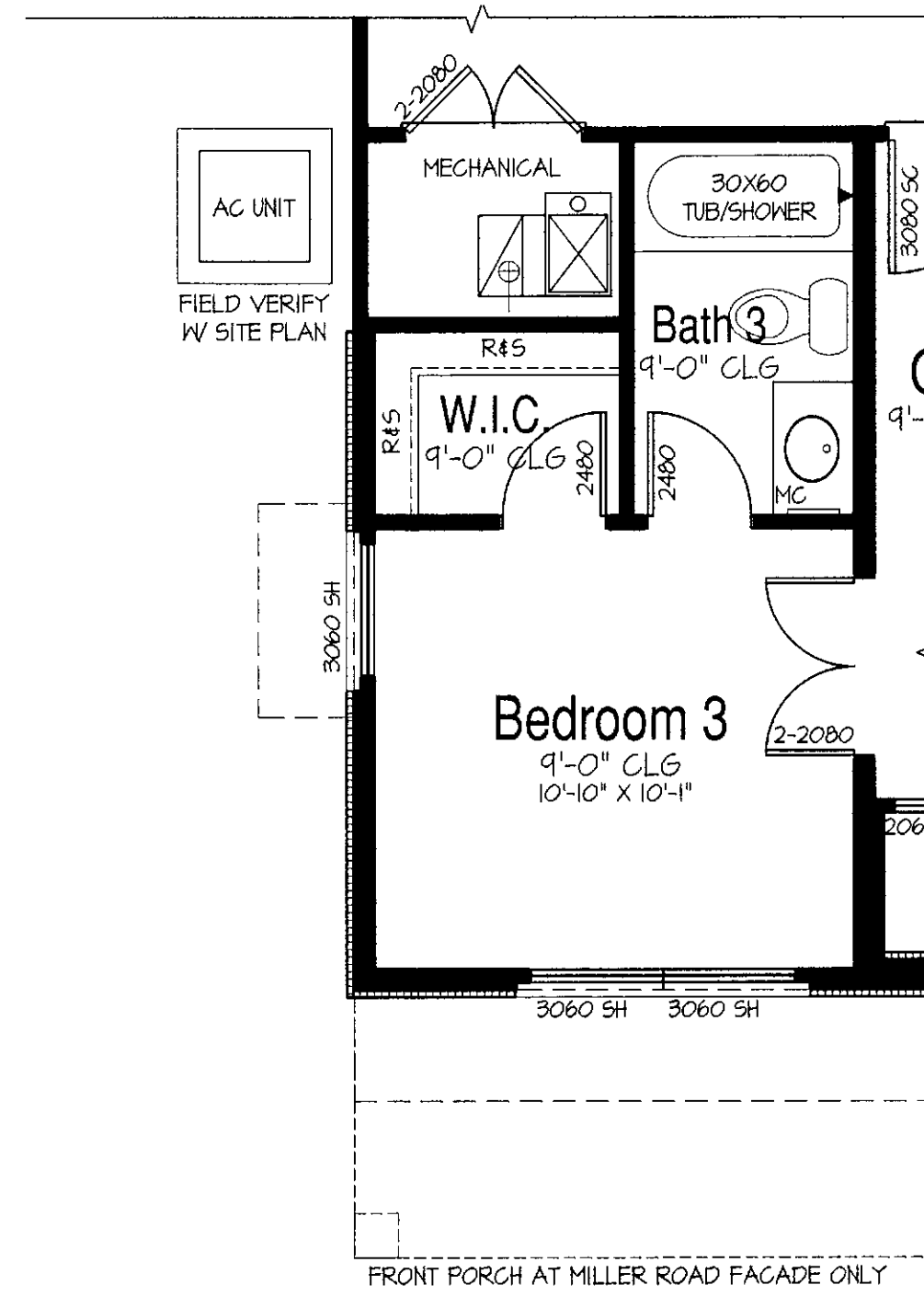
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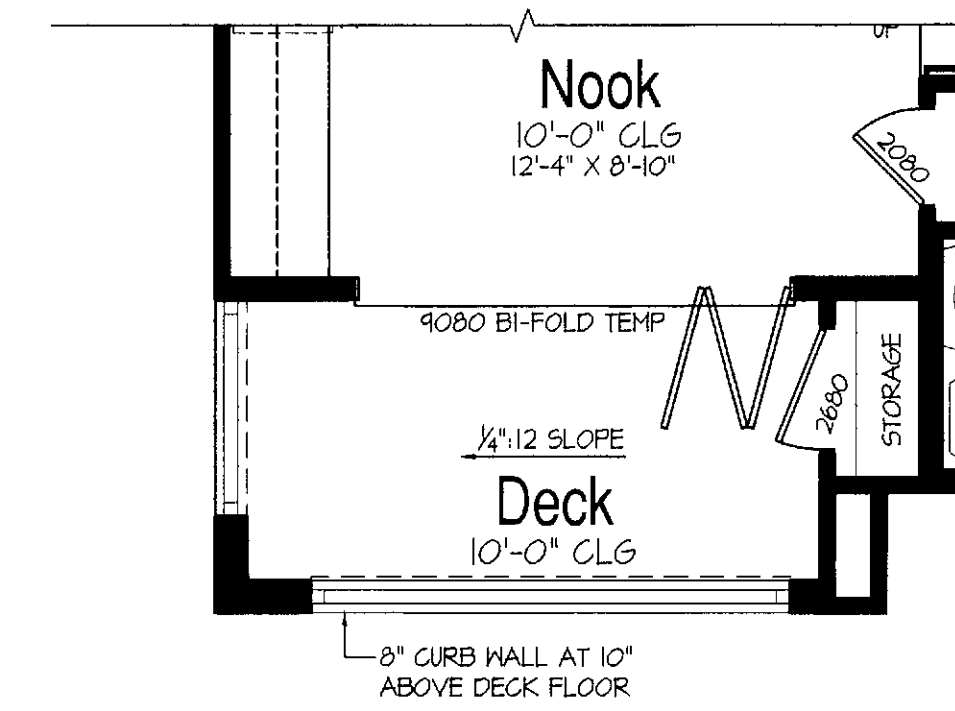
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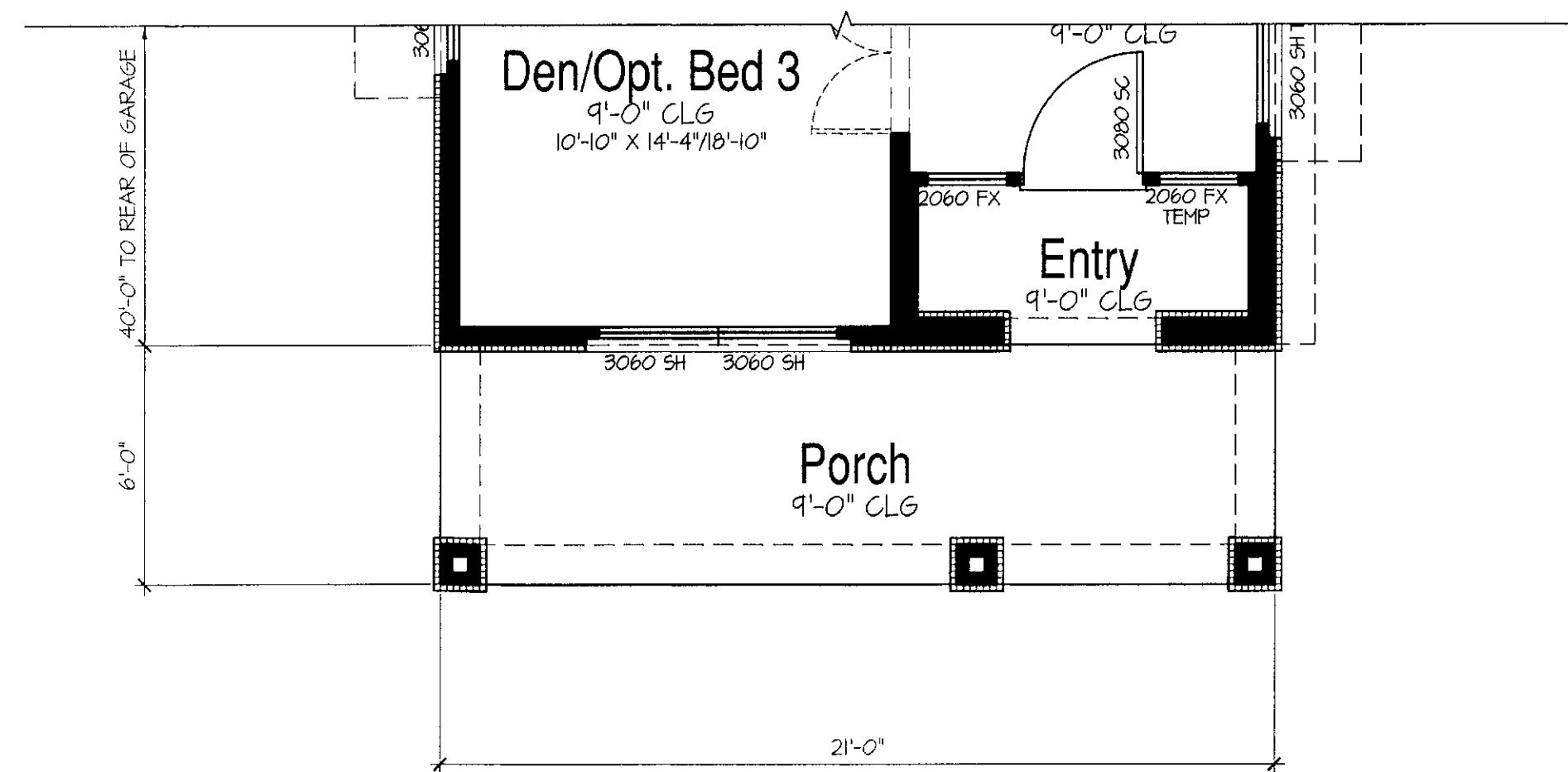
**Opt. Bedroom 3 i.l.o. Den  
Partial Main Floor Plan**

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



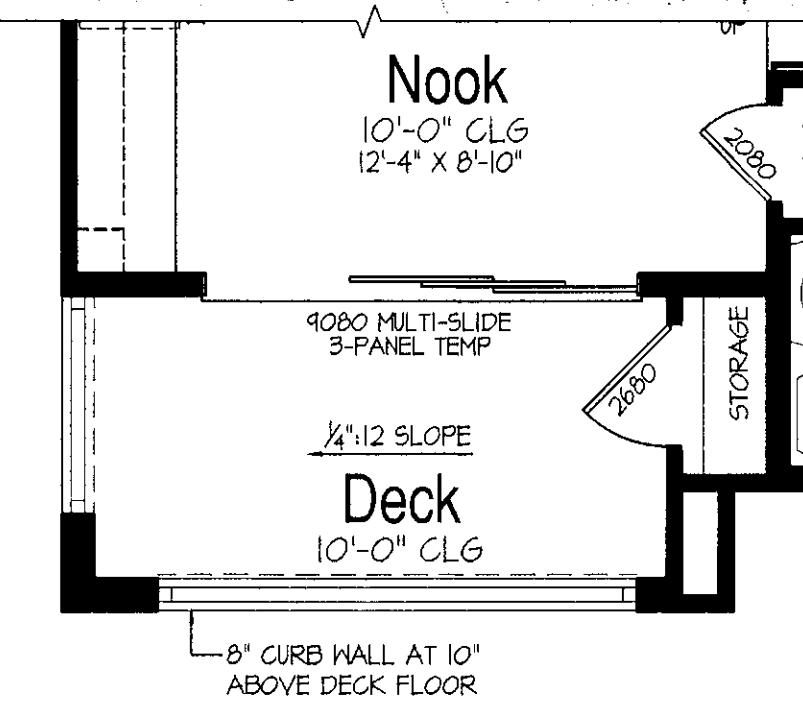
**Opt. Bi-Fold Door at Nook  
Partial Second Floor Plan**

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:	LIVEABLE SQ. FT.	UNDER BOSE
(A) FIRST FLOOR	955	955
(B) SECOND FLOOR	135	135
(C) THIRD FLOOR	645	645
(D) 2-CAR GARAGE + MECH.		447
(E) ENTRY		37
(F) DECK + NOOK		14
(G) DECK 2 + GREAT ROOM		84
(H) DECK 3 + MASTER BED		41
<b>TOTAL</b>	<b>1795</b>	<b>2102</b>
OPTIONS:		
(1) MILLER STREET PORCH		+154
(2) OPT. BED 3 I.L.O. DEN		40

**Plan 2113**

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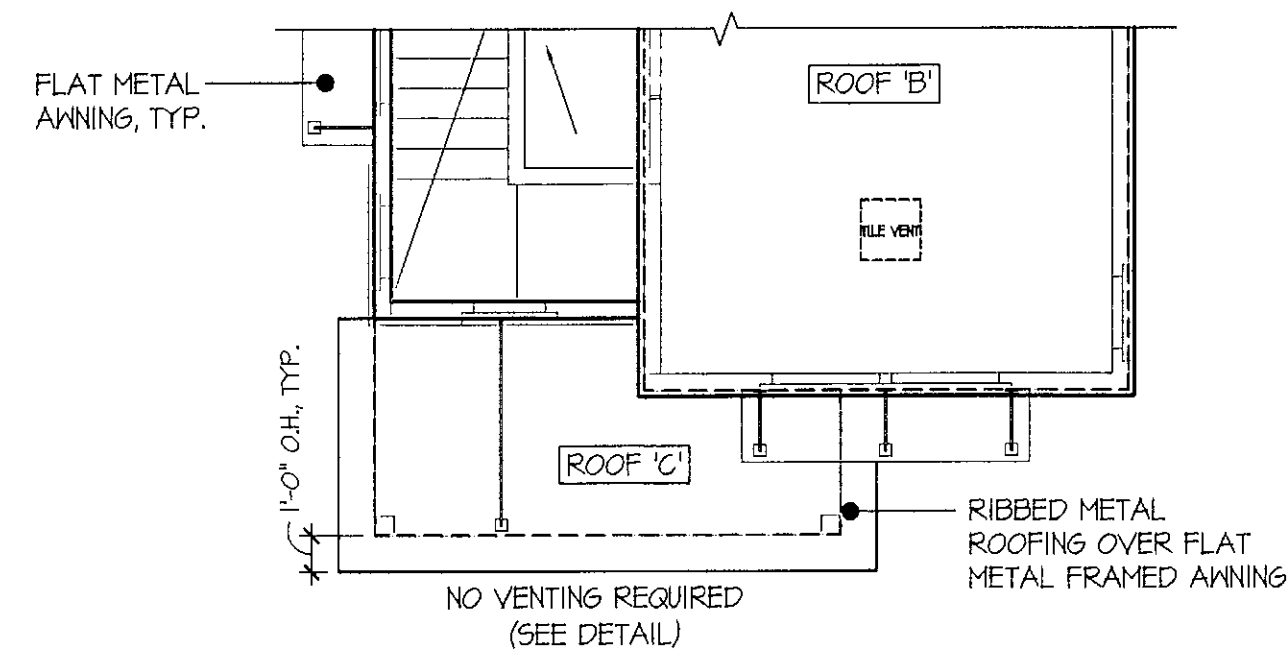


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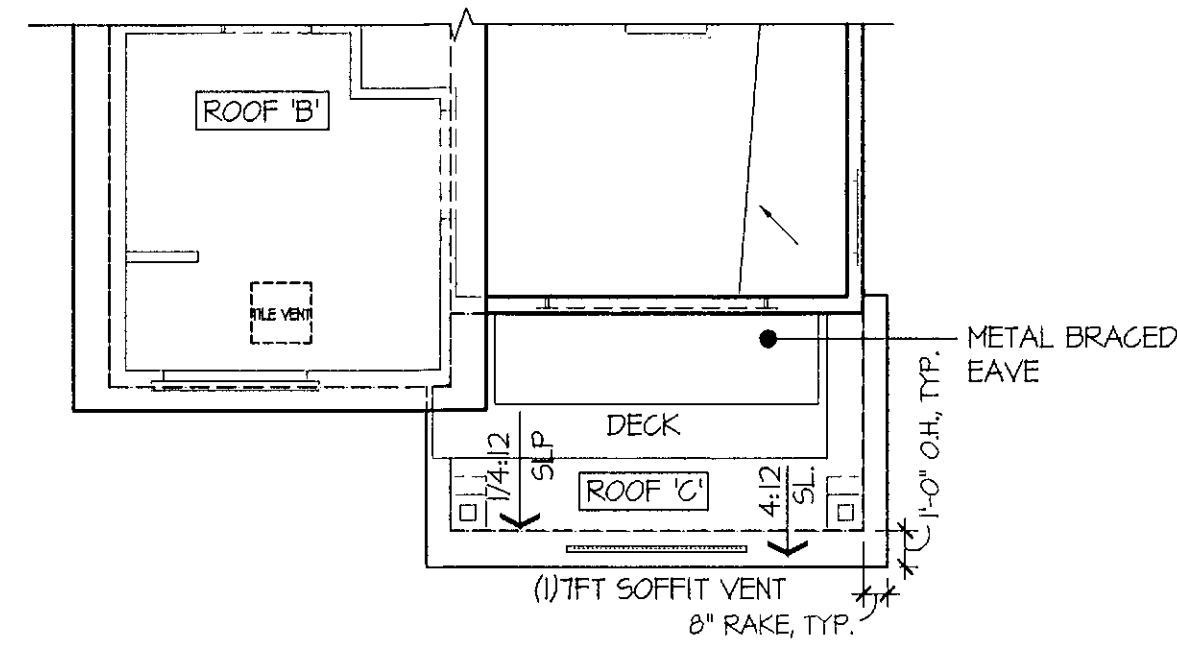
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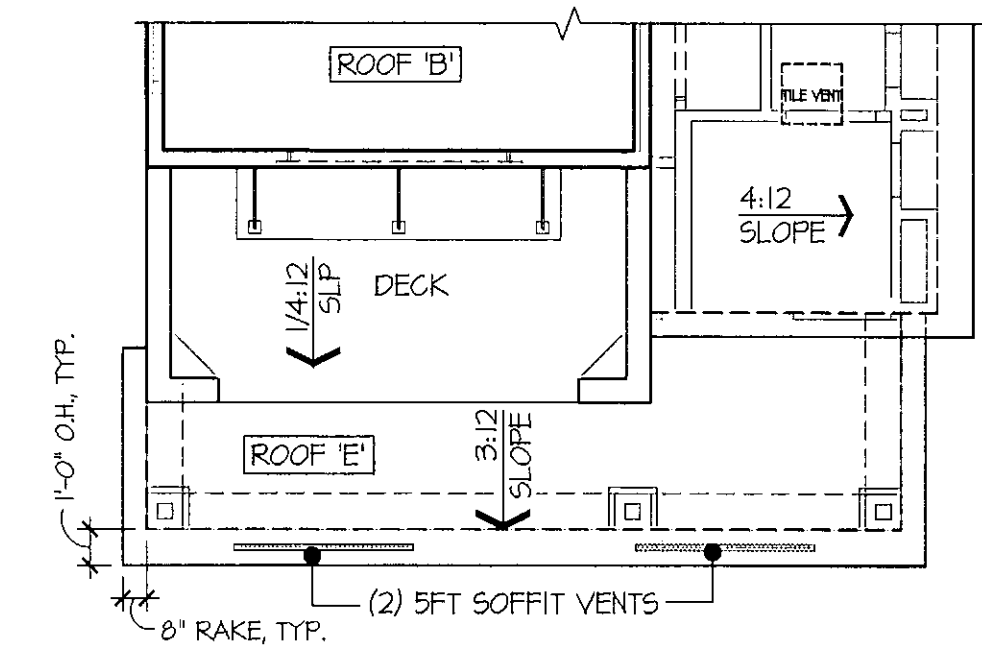
### Miller Street Porch

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



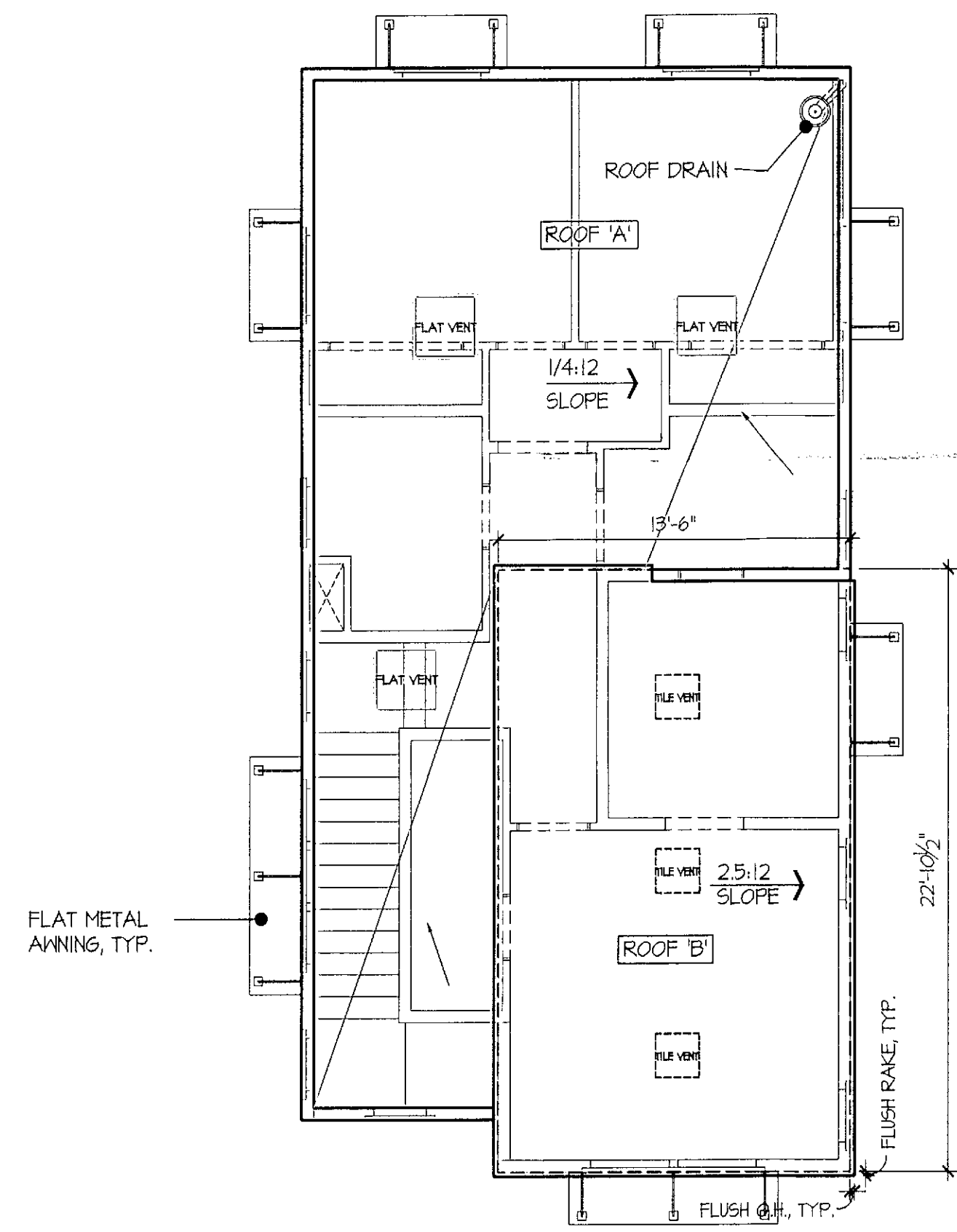
### Miller Street Porch

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



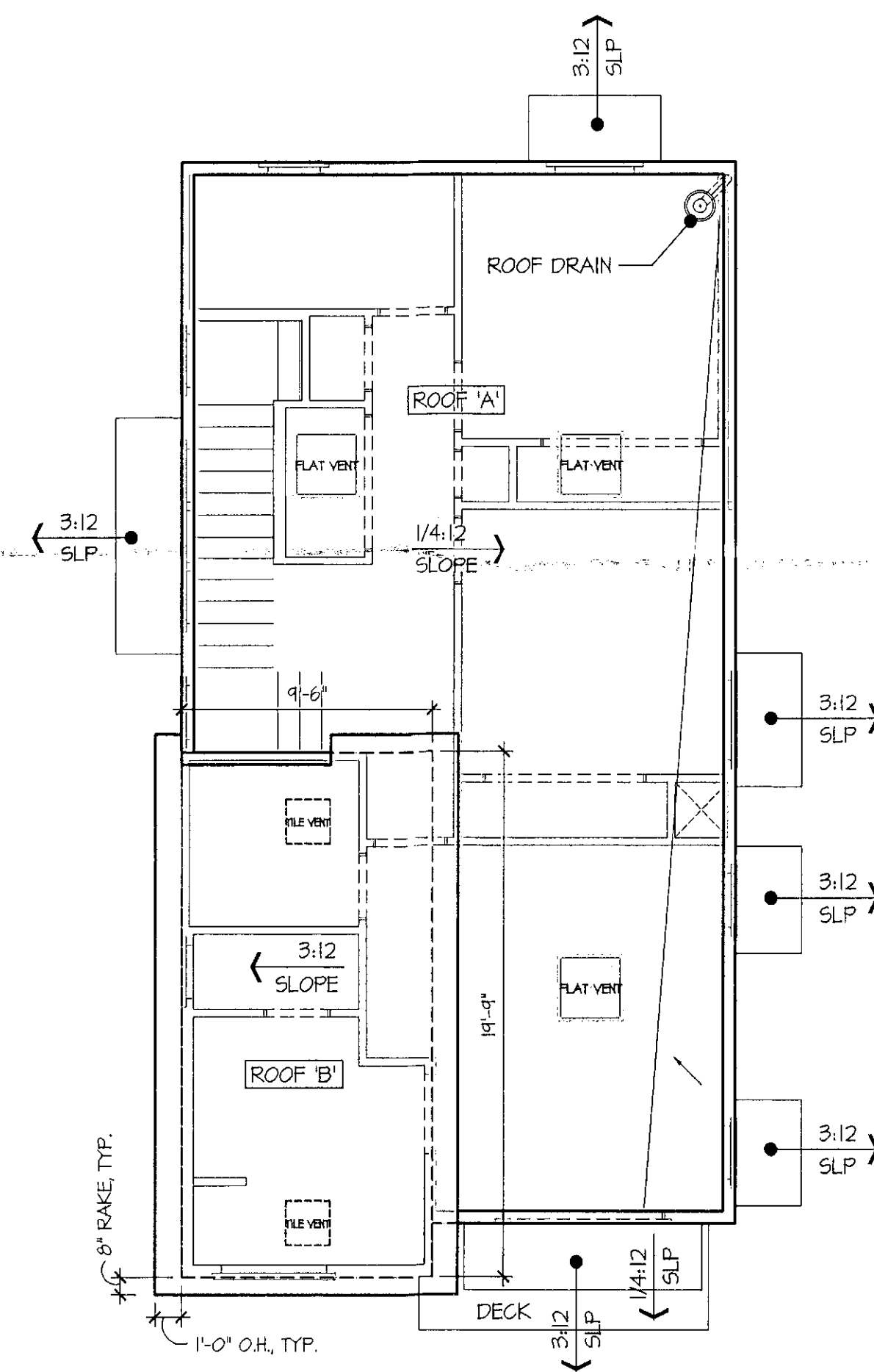
### Miller Street Porch

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



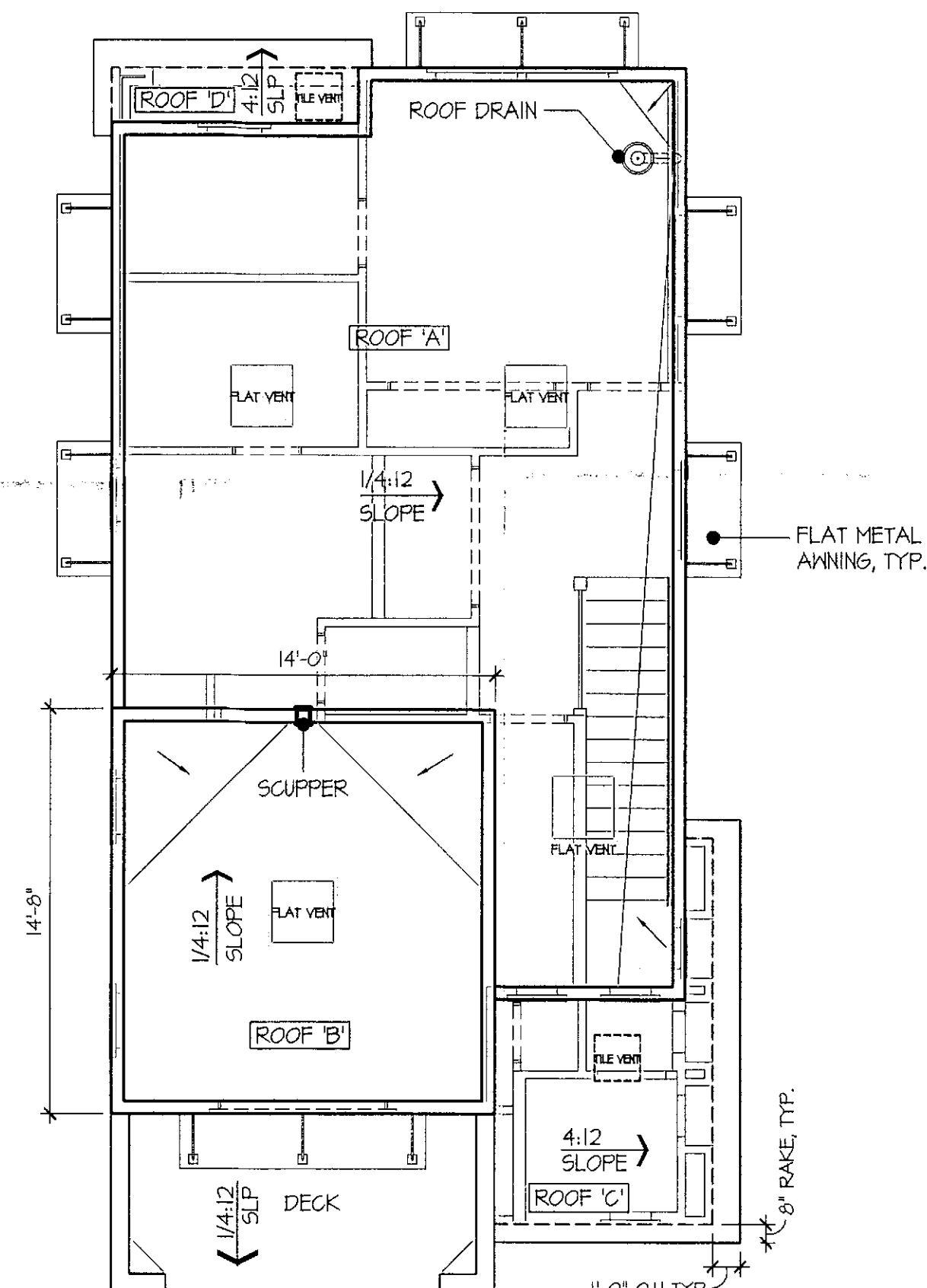
### Plan 2133

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



### Plan 2123

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



### Plan 2113

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

## Roof Plans

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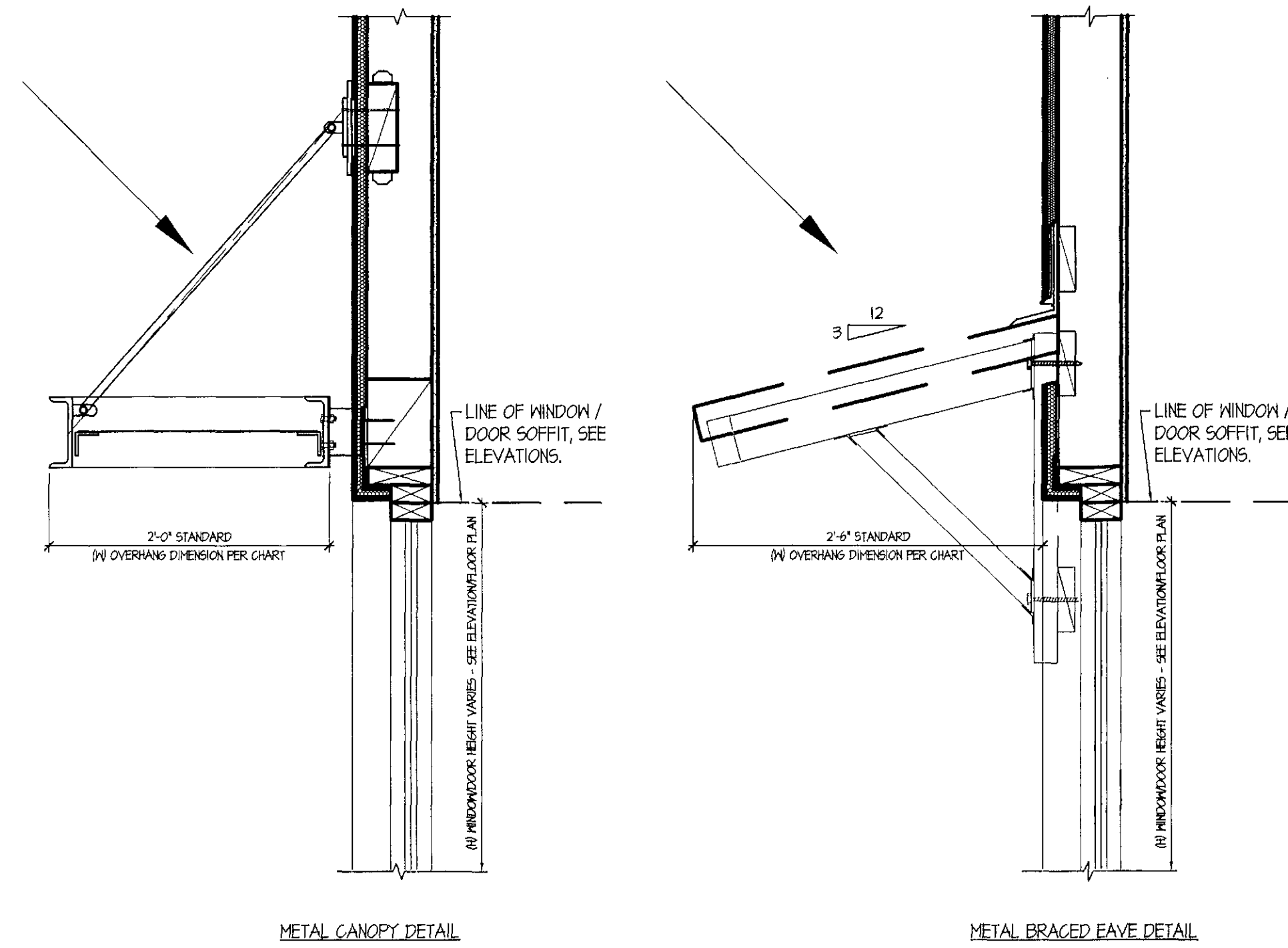
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26-DR-2015  
7/7/15



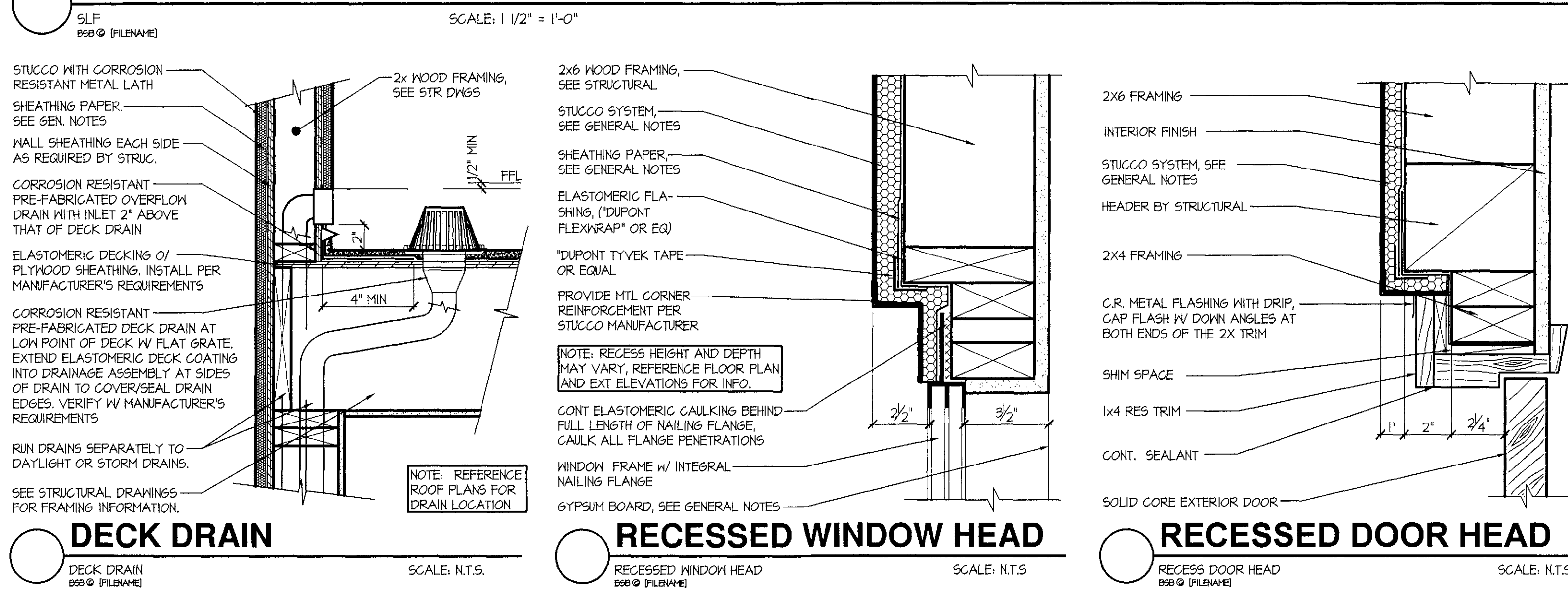


SHADE LINE FACTORS (SLF) FOR PHOENIX REGION (LATITUDE 33.5°)

N (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	1.71	0.64	1.71	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	1.61	4.24	7.5
4050FX	6.25	3.57	1.34	3.57	6.25
DOOR SIZES					
6080 S60	10.0	5.71	2.22	5.71	10.0
8080 S60	10.0	5.71	2.22	5.71	10.0

### SHADE LINE FACTORS



## Construction Details

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Plan 2113  
Color Scheme #1

Plan 2123  
Color Scheme #5

Plan 2133  
Color Scheme #4

Plan 2123  
Color Scheme #2

Plan 2113  
Color Scheme #3

26-DR-15  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
9-3-15 DATE [Signature] INITIALS

Streetscape





**Streetscape**

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**North Perspective Streetscape**

26-DR-15  
 STIPULATION SET  
 RETAIN FOR RECORDS  
 APPROVED  
 9-3-15 DATE INITIALS

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## South Perspecive Streetscape

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