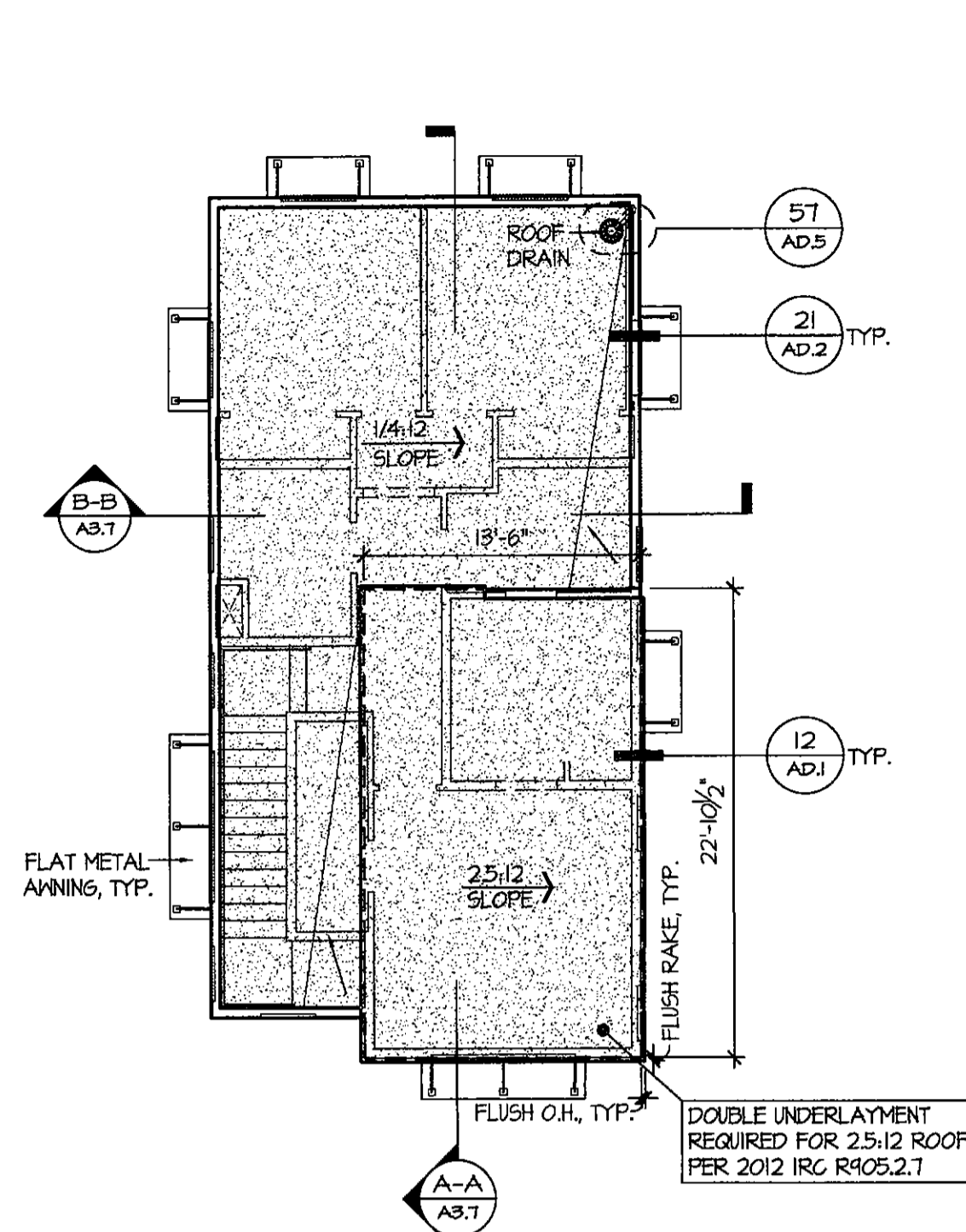


Final Plans



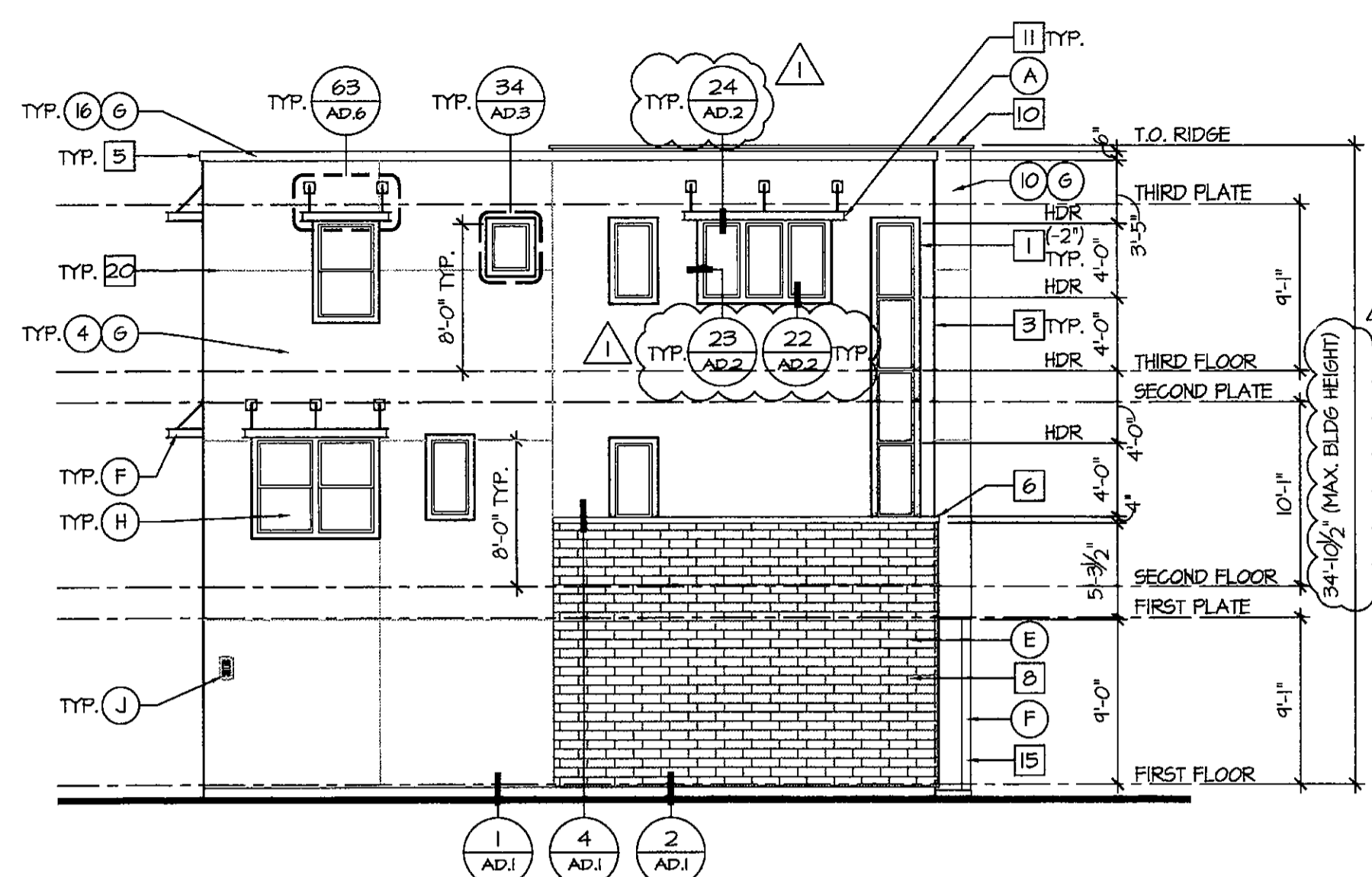
Roof Plan
SCALE: 1/8"=1'-0"

ATTIC VENTILATION SCHEDULE	
MODEL: PLAN 2133	
NO VENTILATION REQUIRED	
VENTILATION:	
NO VENTILATION REQUIRED	

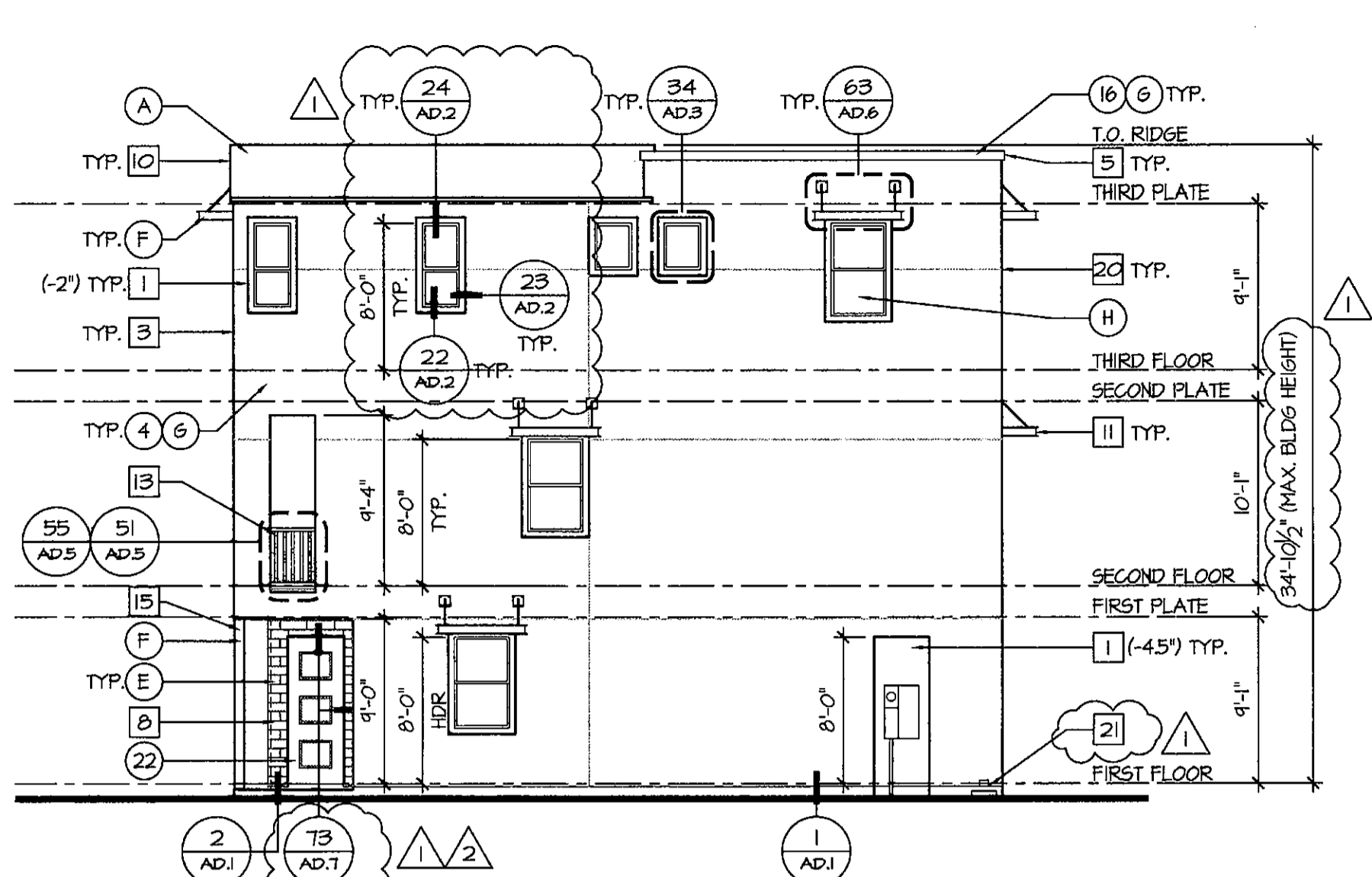
ATTIC VENT LEGEND	
	CHAGIN FLAT TILE VENT
	COR-A-VENT SOFFIT VENT
	LOCATION OF SPRAY FOAM INSULATION CONDITIONED ATTIC SPACE. PROVIDE KNEE WALLS IN ATTIC TO ISOLATE LIVABLE AND NON-LIVABLE SPACES.

EXTERIOR MATERIALS AND PRODUCT MANUFACTURERS:	PLAN 2133	COLOR SCHEME #4	COLOR SCHEME #6
PRIMARY BODY COLOR	SN1017 DORIAN GRAY	SN6003 PROPER GRAY	
SECONDARY BODY COLOR	SN1016 MINDFUL GRAY	SN6001 GRAYISH	
TRIM/POP-OUTS	SN6138 ARTIFACT	SN1020 BLACK FOX	
ENTRY DOORS	SN6138 ARTIFACT	SN1020 BLACK FOX	
GARAGE DOORS	SN1016 MINDFUL GRAY	SN6001 GRAYISH	
CONCRETE ROOF TILE EAGLE ROOFING	56691 CHARCOAL RANGE	56691 CHARCOAL RANGE	
METAL ROOF/ AWNINGS FIRESTONE / UNA-CLAD	KYNAR500 / FLUOROCARBON STEEL / CHARCOAL GRAY	KYNAR500 / FLUOROCARBON STEEL / CHARCOAL GRAY	
SIDING JAMES HARDIE			
BRICK VENEER CORONADO STONE			
BLOCK VENEER CREATIVE MINS	CRAFT CONTEMPORARY STONE / KARMA CRAFT INNER PIECE	CRAFT CONTEMPORARY STONE / KARMA CRAFT INNER PIECE	
METAL RAILINGS ALL THINGS METAL	BRUSHED PEXTER	BRUSHED PEXTER	
STUCCO WESTERN STUCCO	SMOOTH FINISH	SMOOTH FINISH	
GLASS PARAMOUNT WINDOW CO.	LOW 'E' GLASS	LOW 'E' GLASS	
COACH LIGHT KICHLER	44434PL / PLATINUM	44434PL / PLATINUM	

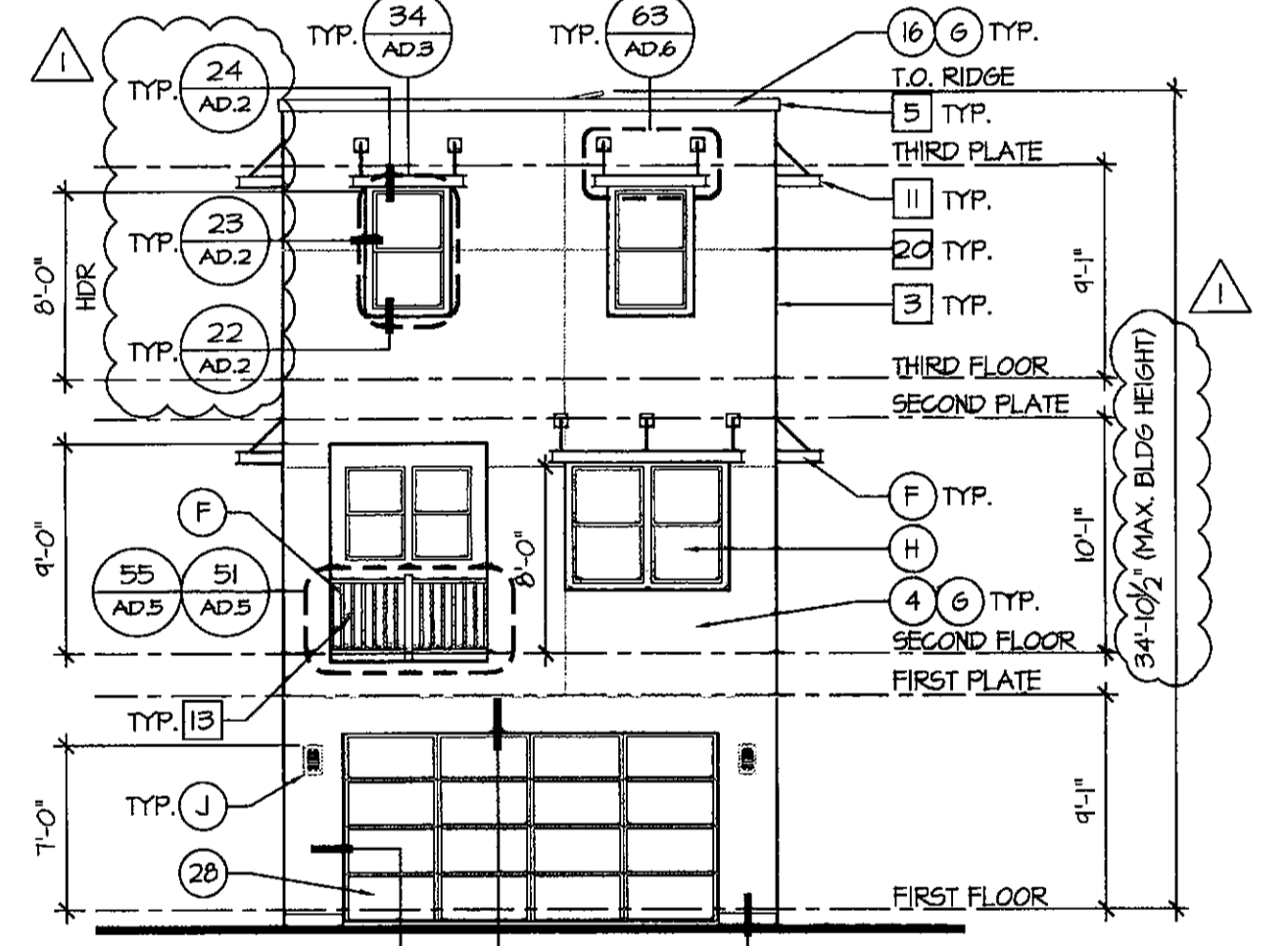
NOTE: REFER TO SHEET SP.1 SITE PLAN FOR UNIT COLOR SCHEME LOCATIONS



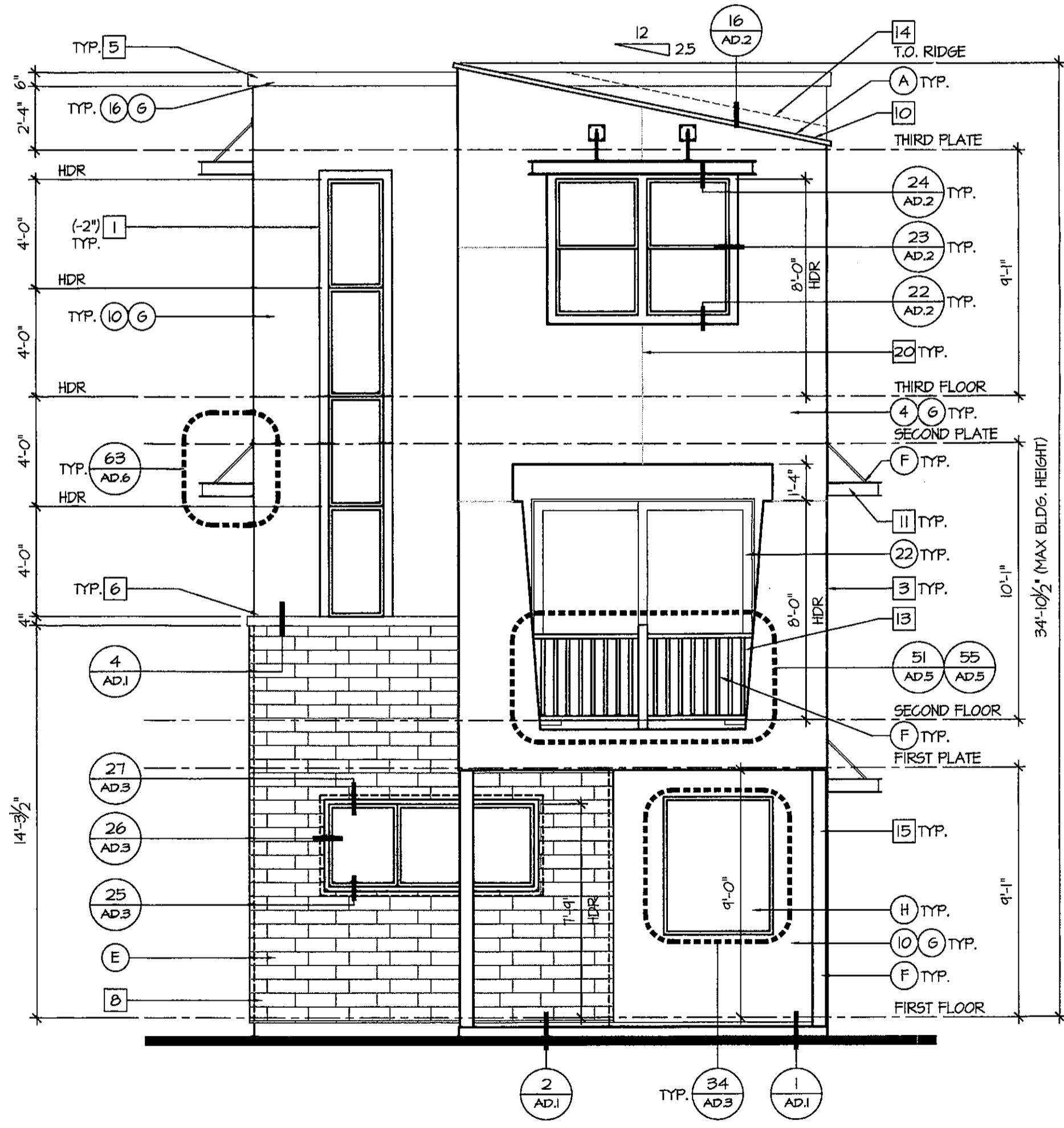
Left Elevation
SCALE: 1/8"=1'-0"



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



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



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

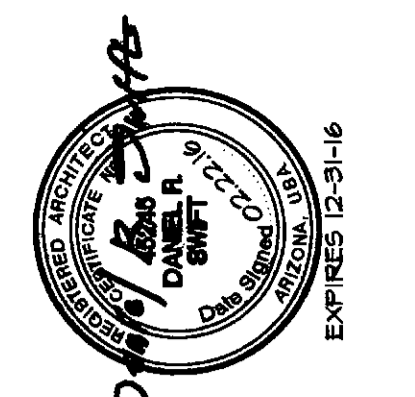
- EXTERIOR COLORS:**
- THE FOLLOWING KEYNOTES REFER TO GENERAL NOTE AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- PRIMARY COLORS**
1. REPOSE GRAY - SN1015
 2. ALPACA - SN1022
 3. MEGA GREIGE - SN1031
 4. DORIAN GRAY - SN1017
 5. DOVETAIL - SN1018
 6. PROPER GRAY - SN6003
- SECONDARY COLORS**
7. FUNCTIONAL GRAY - SN1024
 8. ANEM GRAY - SN1030
 9. LAUREL WOODS - SN1023
 10. MINDFUL GRAY - SN1016
 11. WORLDLY GRAY - SN1043
 12. GRAYISH - SN6001
- TRIM/POP-OUTS**
13. TERRA BRUN - SN6048
 14. GALE FORCE - SN1605
 15. LAUREL WOODS - SN1144
 16. ARTIFACT - SN6138
 17. SPICY HUE - SN6342
 18. BLACK FOX - SN1020
- ENTRY DOORS**
19. TERRA BRUN - SN6048
 20. GALE FORCE - SN1605
 21. LAUREL WOODS - SN1144
 22. ARTIFACT - SN6138
 23. SPICY HUE - SN6342
 24. BLACK FOX - SN1020
- GARAGE DOORS**
25. FUNCTIONAL GRAY - SN1024
 26. ANEM GRAY - SN1030
 27. REQUISITE GRAY - SN1023
 28. MINDFUL GRAY - SN1016
 29. WORLDLY GRAY - SN1043
 30. GRAYISH - SN6001

- EXTERIOR MATERIALS:**
- THE FOLLOWING KEYNOTES REFER TO GENERAL NOTE AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- A. FLAT CONCRETE ROOF TILE
 - B. METAL ROOFING
 - C. PRE-FABRICATED METAL AWNING - VERIFY MANUFACTURER WITH BUILDER
 - D. CORONADO STONE - BLACK FORREST
 - E. CRAFT CONTEMP. STONE
 - F. METAL COLUMNS/RAILINGS
 - G. ALL THINGS METAL - BRUSHED PEXTER
 - H. SMOOTH FINISH WESTERN STUCCO
 - I. GLASS
 - J. KICHLER WALL SCIENCE - PLATINUM

- EXTERIOR ELEVATION GENERAL NOTES:**
- (NOTE: EXTELEV)
- A. REFER TO GENERAL NOTE AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
 - B. GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - C. BUILDER TO PROVIDE ROOF AND SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE, OR APPROVED EQUAL.
 - D. INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS AND SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER.
 - E. SPOUTS IN WALLS ARE REQUIRED AROUND ALL OPENINGS THAT ARE READILY VISIBLE FROM THE PUBLIC RIGHT OF WAY, VISIBLE FROM THE FRONT, REAR OR SIDE YARDS.
 - F. STUCCO SYSTEM ON 2X4 OR 2X6 STUDS 18" O.C. MAXIMUM IN BATT INSULATION. SEE GENERAL NOTES FOR SPECIFICATIONS AND ICBO NUMBERS. ALSO, SEE ICC-ES EVALUATION REPORT ESR-2214.
 - G. PROVIDE Z-BAR AND L-BAR METAL FLASHING AT ALL MATERIAL TRANSITIONS WHERE NECESSARY. VERIFY LOCATIONS WITH BUILDER.

- EXTERIOR ELEVATION KEY NOTES:**
1. STUCCO RECESS: SIZE AS NOTED (DECORATIVE W/ WHERE SHOWN)
 2. NOT USED.
 3. STUCCO SYSTEM (#0), TYP. (ESR-2214)
 4. STUCCO TRIM (#1), TYP.
 5. STUCCO TRIM (#2), TYP.
 6. STUCCO TRIM (#4) TYP.
 7. ADHERED MASONRY VENEER TRIM, TYP.
 8. ADHERED MASONRY VENEER, TYP.
 9. GALVANIZED RIBBED METAL ROOFING, TYP.
 10. FLAT CONCRETE TILE ROOFING, TYP.
 11. PRE-FABRICATED METAL AWNING - VERIFY MANUFACTURER WITH BUILDER
 12. PRE-FABRICATED METAL BRACED BAY - VERIFY MANUFACTURER WITH BUILDER
 13. PRE-FABRICATED METAL RAILING
 14. CORROSION RESISTANT ROOF TO WALL FLASHING
 15. 6"x6" METAL POST, (SEE STRUCTURAL)
 16. 12"x12" STUCCO FRAMED COLUMN (SEE STRUCTURAL)
 17. HARDIE BOARD SIDING
 18. HARDIE BOARD TRIM
 19. CORNER BOARD HARDIE SIDING
 20. STUCCO CONTROL JOINT
 21. INTERNAL ROOF DRAIN TO DAYLIGHT W/ SPLASH BLOCK
- ALL ITEMS SHOWN ARE STANDARD U.S.C.

APPROVED FINAL PLANS PLANNING
DATE: 10/19/15 APPROVED BY: [Signature]



ISSUE DATE: 10.19.15
REVISIONS: [Table with 3 columns: No., Description, Date]

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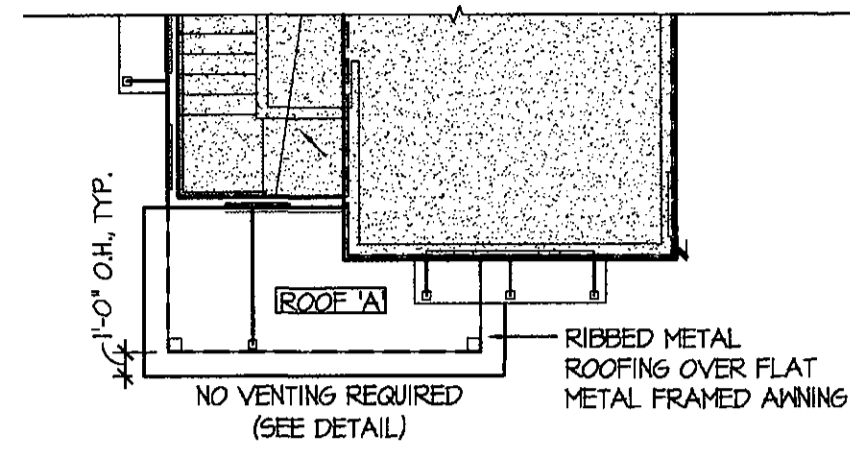
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JOB NO: 585007600 PROJ MGR: BVM
DRAWN: NJ, BM CHECKED:
EXTERIOR ELEVATIONS AND ROOF PLAN

PLAN 2133
A3.5

Exterior Elevations
SCALE: AS NOTED

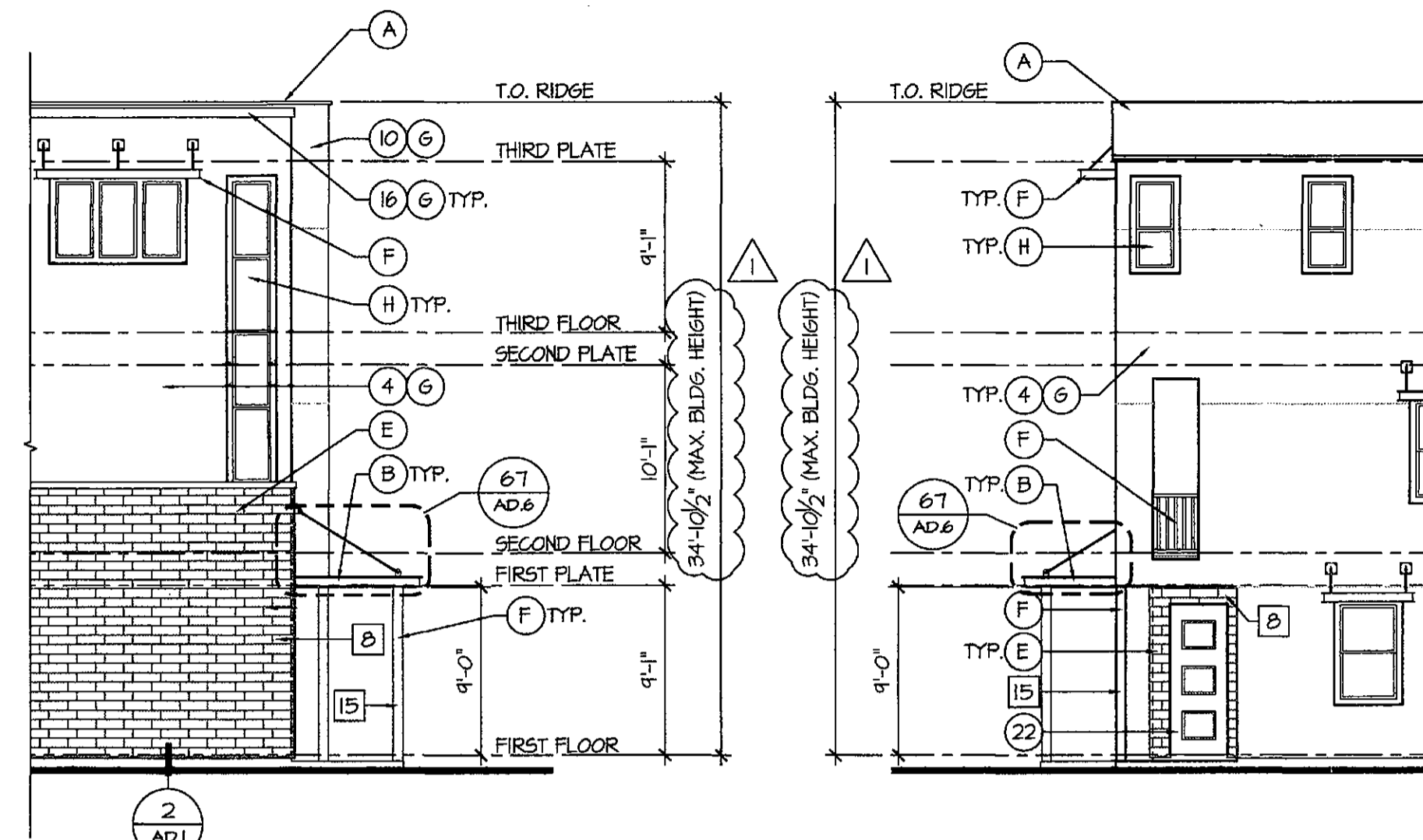


Roof Plan

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

ATTIC VENTILATION SCHEDULE	
MODEL: PLAN 2133 - PORCH	
NO VENTILATION REQUIRED (SEE STRUCTURAL DETAIL)	
VENTILATION:	
NO VENTILATION REQUIRED (SEE STRUCTURAL DETAIL)	

ATTIC VENT LEGEND	
	= O'HAGIN FLAT TILE VENT
	= COR-A-VENT SOFFIT VENT
	= LOCATION OF SPRAY FOAM INSULATION/CONDITIONED ATTIC SPACE. PROVIDE KNEE WALLS IN ATTIC TO ISOLATE LIVABLE AND NON-LIVABLE SPACES.

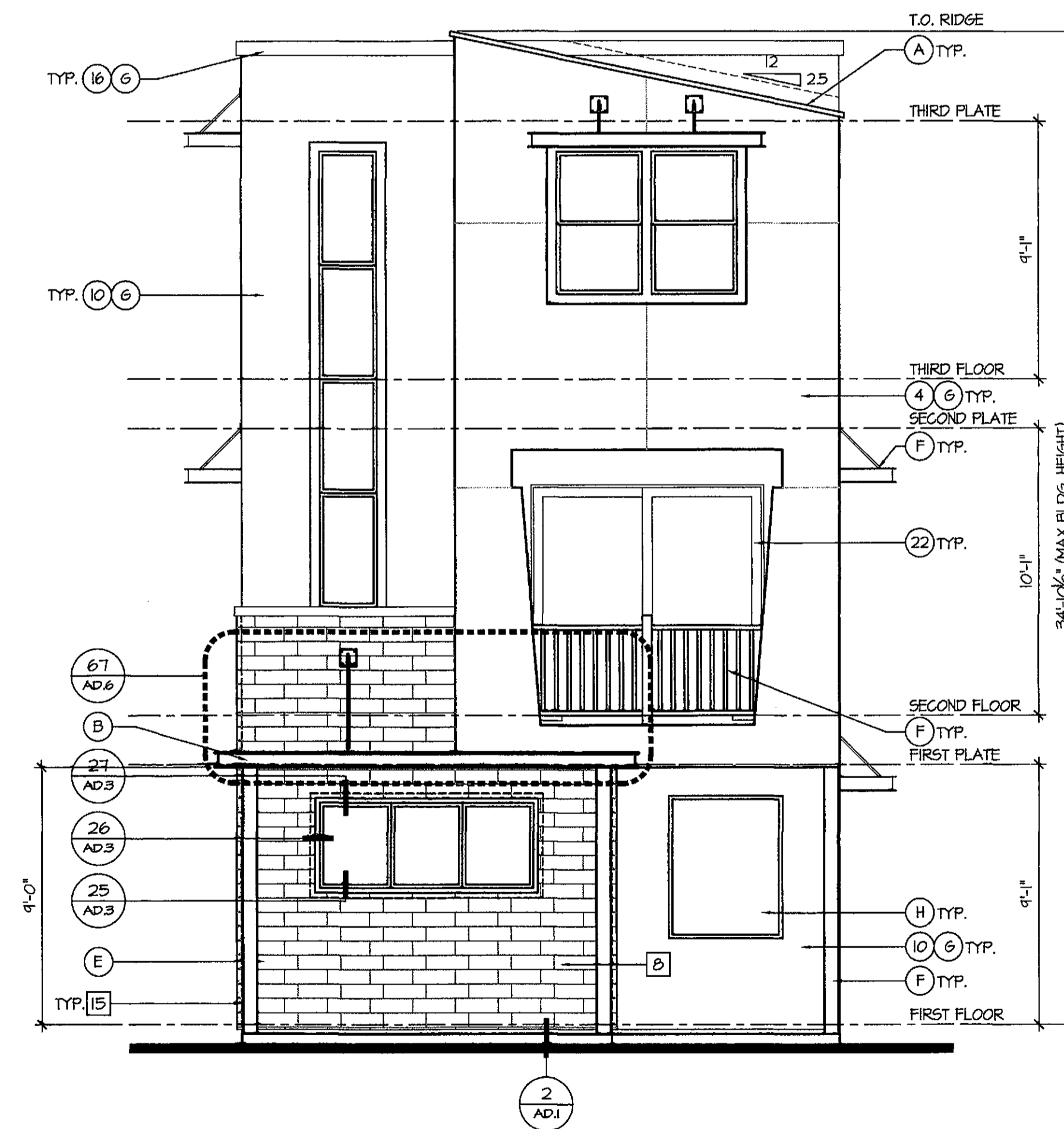


△ **Left Elevation**

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

△ **Right Elevation**

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



△ **Front Elevation**

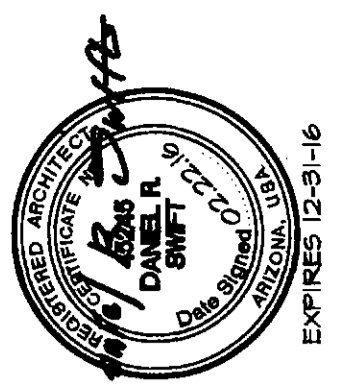
SCALE: 1/4"=1'-0"

NOTE: SEE STANDARD FLOOR PLANS, ELECTRICAL PLANS, ROOF PLANS AND ELEVATIONS FOR INFORMATION NOT SHOWN IN AREAS ADJACENT TO OPTIONS THAT DO NOT CHANGE.

Miller Street Porch Exterior Elevations

SCALE: AS NOTED

APPROVED
FINAL PLANS PLANNING
Alcalá
DATE: 7/1/15 APPROVED BY: [Signature]



ISSUE DATE:	10.18.15
REVISIONS	
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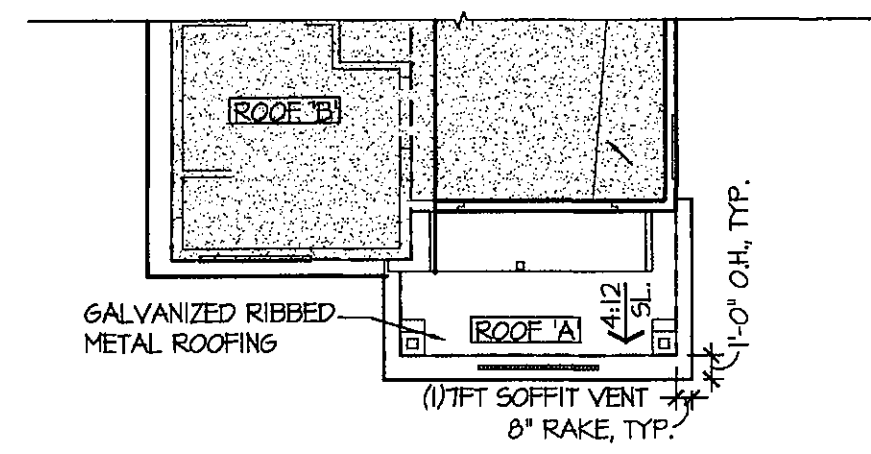
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JOB NO: 58661500 PROJ MGR: BVM
DRAWN: MJB, BVM CHECKED:
EXTERIOR ELEVATIONS AND
ROOF PLAN MILLER STREET PORCH

PLAN 2133
A3.6



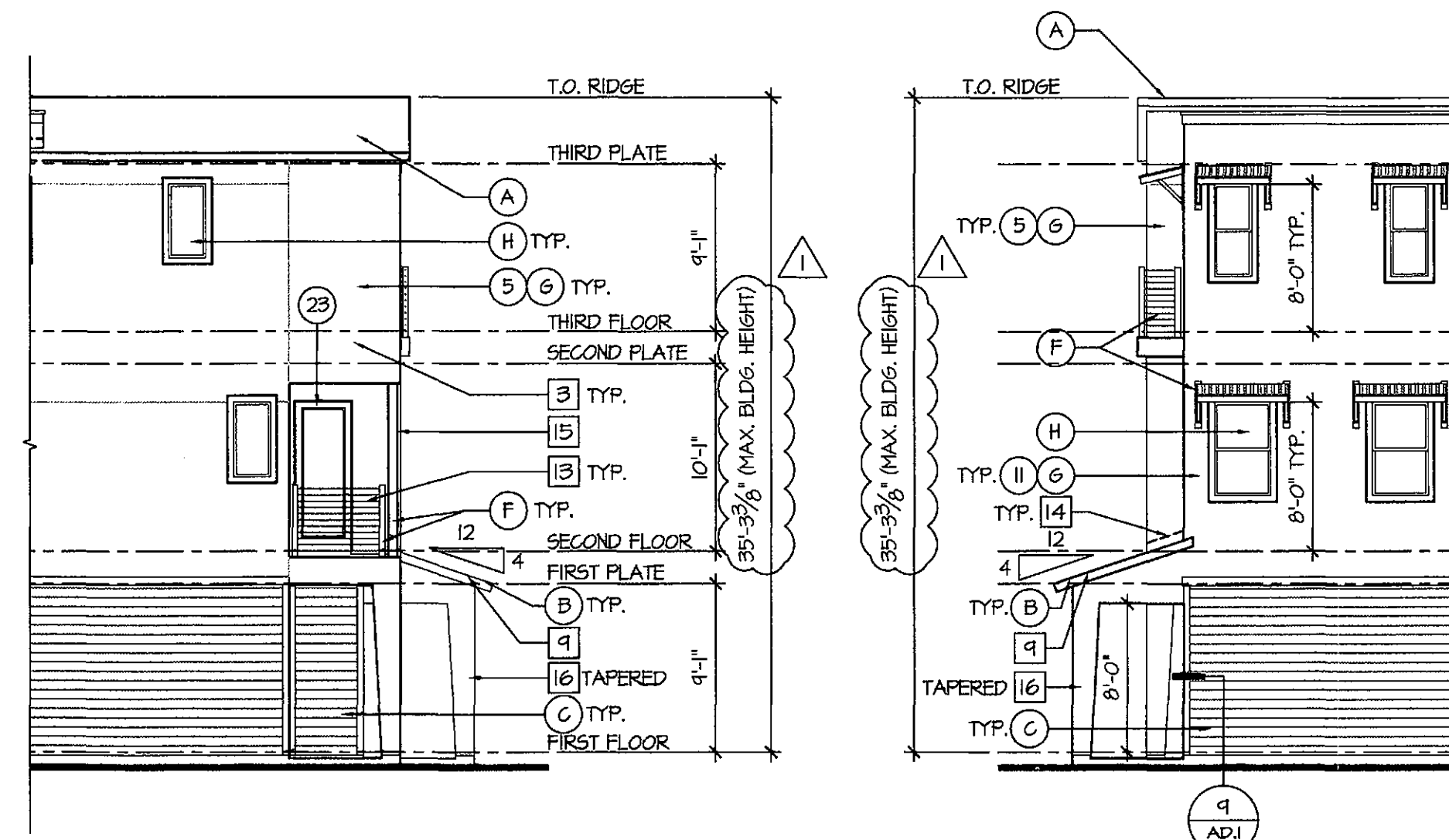
Roof Plan

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

ATTIC VENTILATION SCHEDULE			
MODEL: PLAN 2123 - PORCH			
ROOF 'A':	TOTAL: 64 SQ. FT. / 150 = 46 SQ. FT.	TOTAL REQUIRED	
	X 144 SQ. IN.		
	66.2 SQ. IN. / 1.44 = 46.0 SQ. FT.	TOTAL REQUIRED	

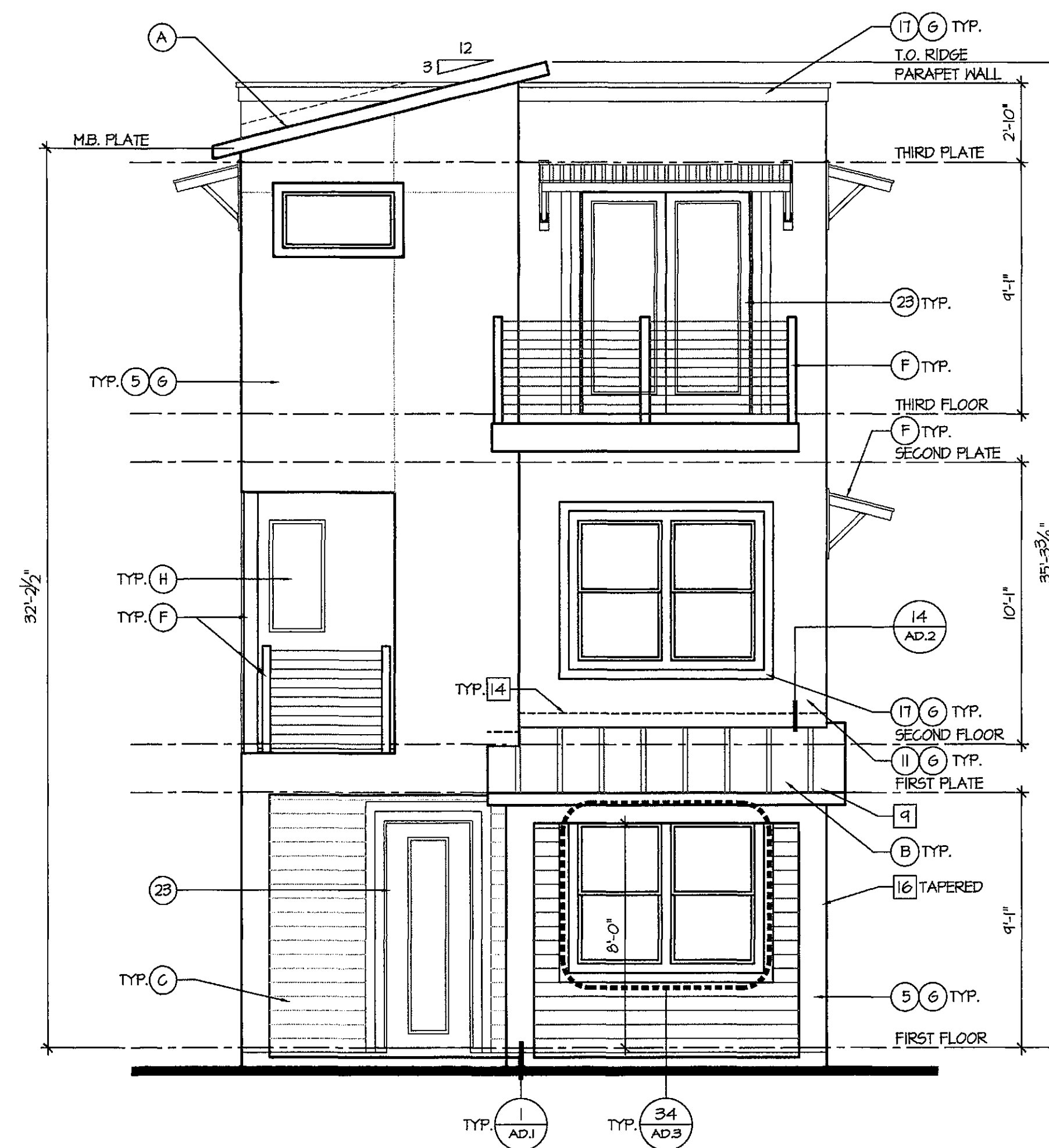
VENTILATION:
 ROOF 'A':
 COR-A-VENT SOFFIT VENT S400
 LINEAL FEET OF SOFFIT VENTS: 7 LF x 10 SQ. IN. = 70 SQ. IN.

ATTIC VENT LEGEND	
	= CHASIN FLAT TILE VENT
	= COR-A-VENT SOFFIT VENT
	= LOCATION OF SPRAY FOAM INSULATION CONDITIONED ATTIC SPACE. PROVIDE KNEE WALLS IN ATTIC TO ISOLATE LIVABLE AND NON-LIVABLE SPACES.



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

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



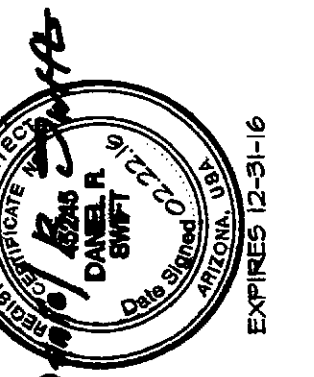
Front Elevation
SCALE: 1/4"=1'-0"

NOTE: SEE STANDARD FLOOR PLANS, ELECTRICAL PLANS, ROOF PLANS AND ELEVATIONS FOR INFORMATION NOT SHOWN IN AREAS ADJACENT TO OPTIONS THAT DO NOT CHANGE.

APPROVED
FINAL PLANS PLANNING
DATE: 10/19/15
APPROVED BY: [Signature]

Miller Street Porch Exterior Elevations

SCALE: AS NOTED



ISSUE DATE:	REVISIONS
10.19.15	1. SEE SHEET ML FOR REVISIONS

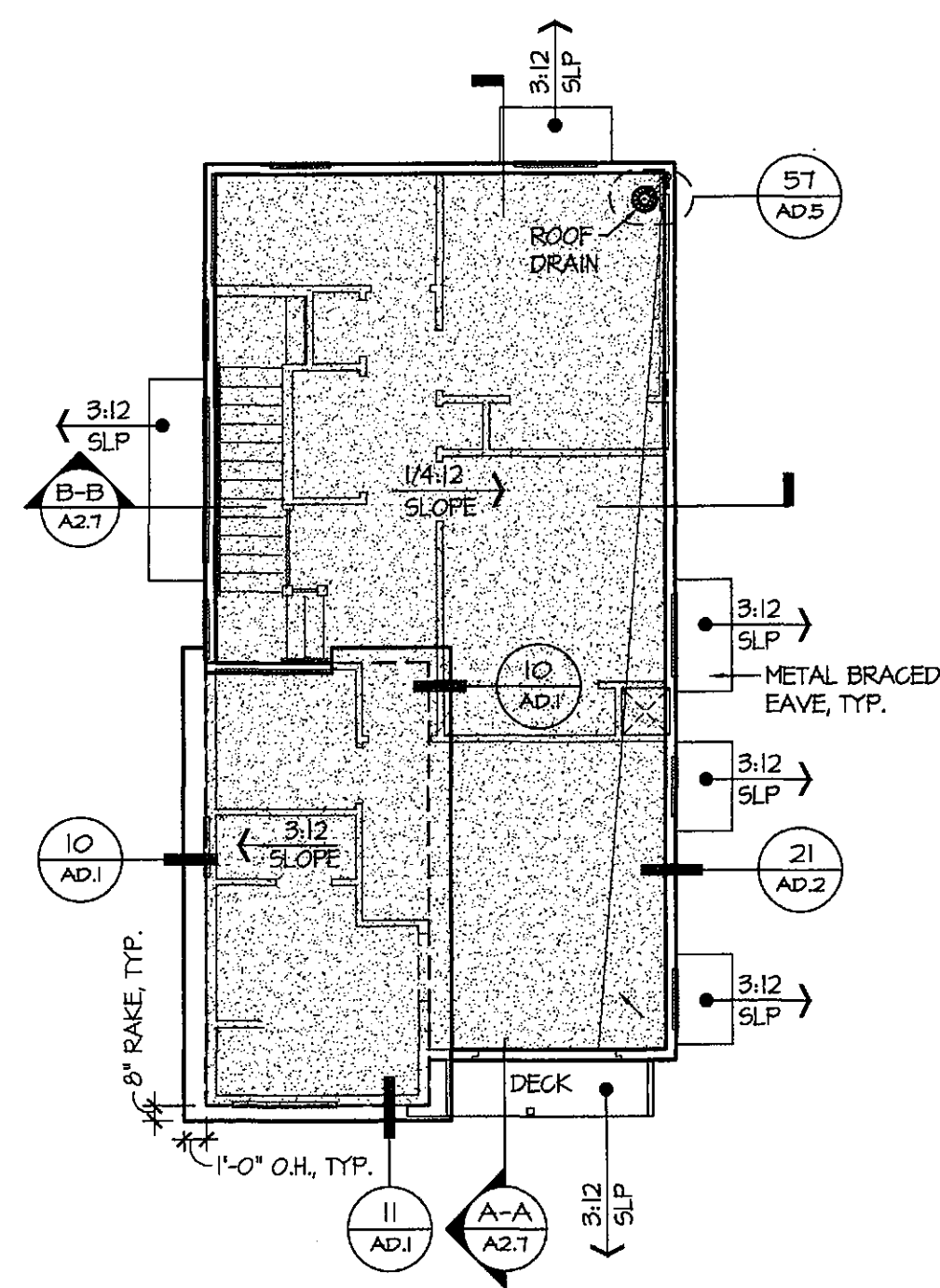
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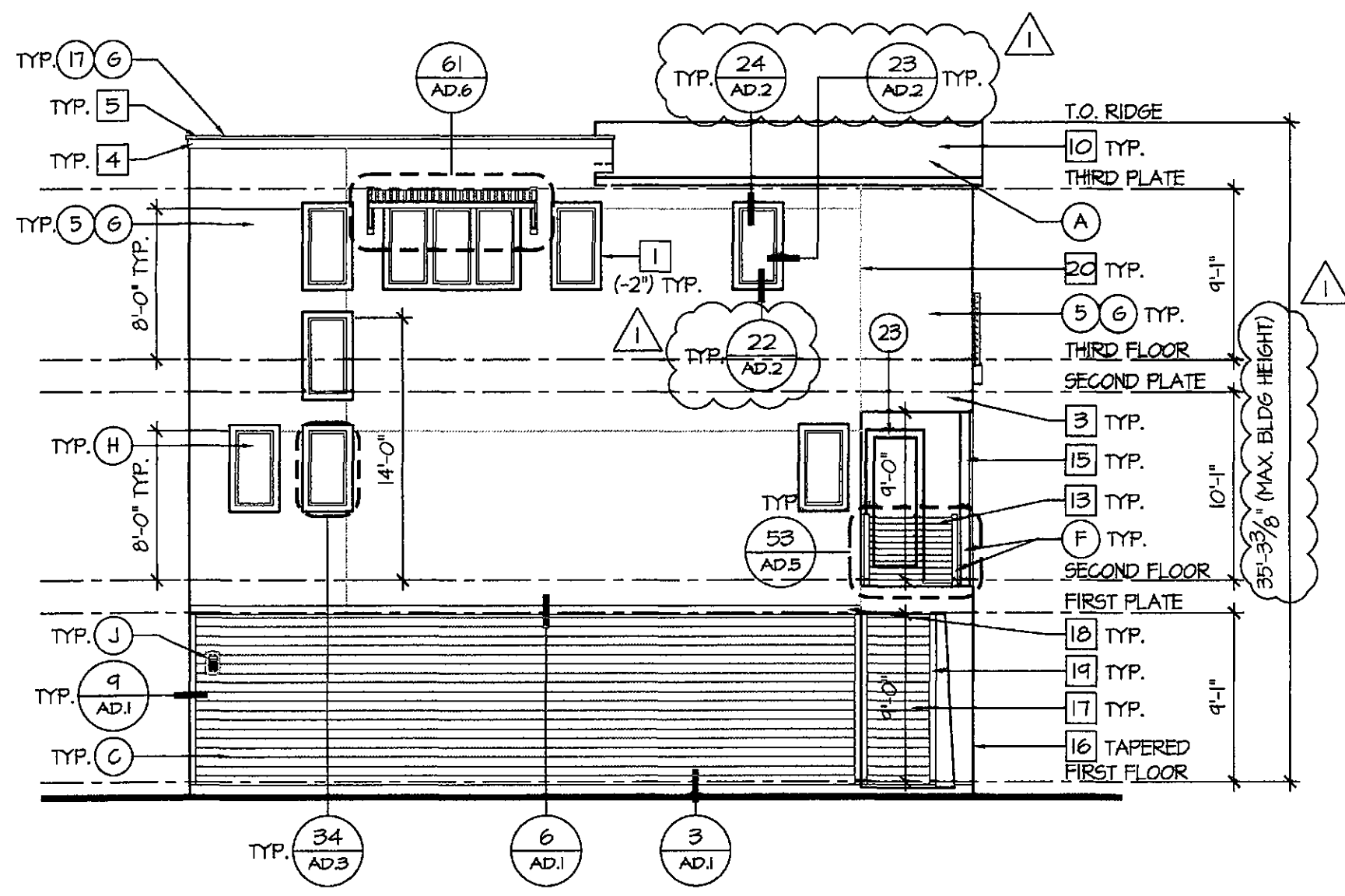


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 JOB NO: 595076.00 PROJ MGR: BMM
 DRAWN: MJT, BMM CHECKED:
 EXTERIOR ELEVATIONS AND
 ROOF PLAN
 MILLER STREET PORCH

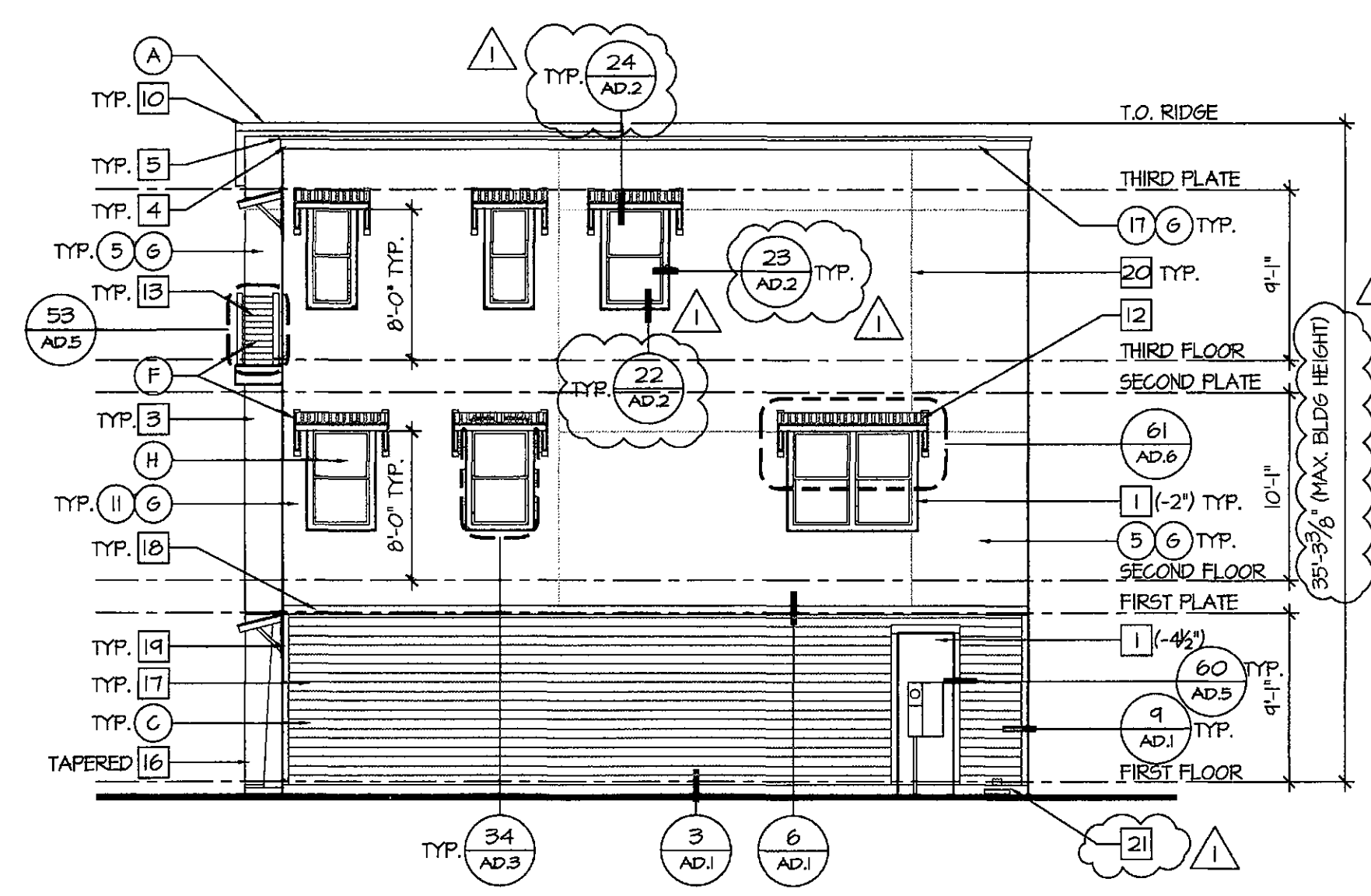
PLAN 2123
A2.6



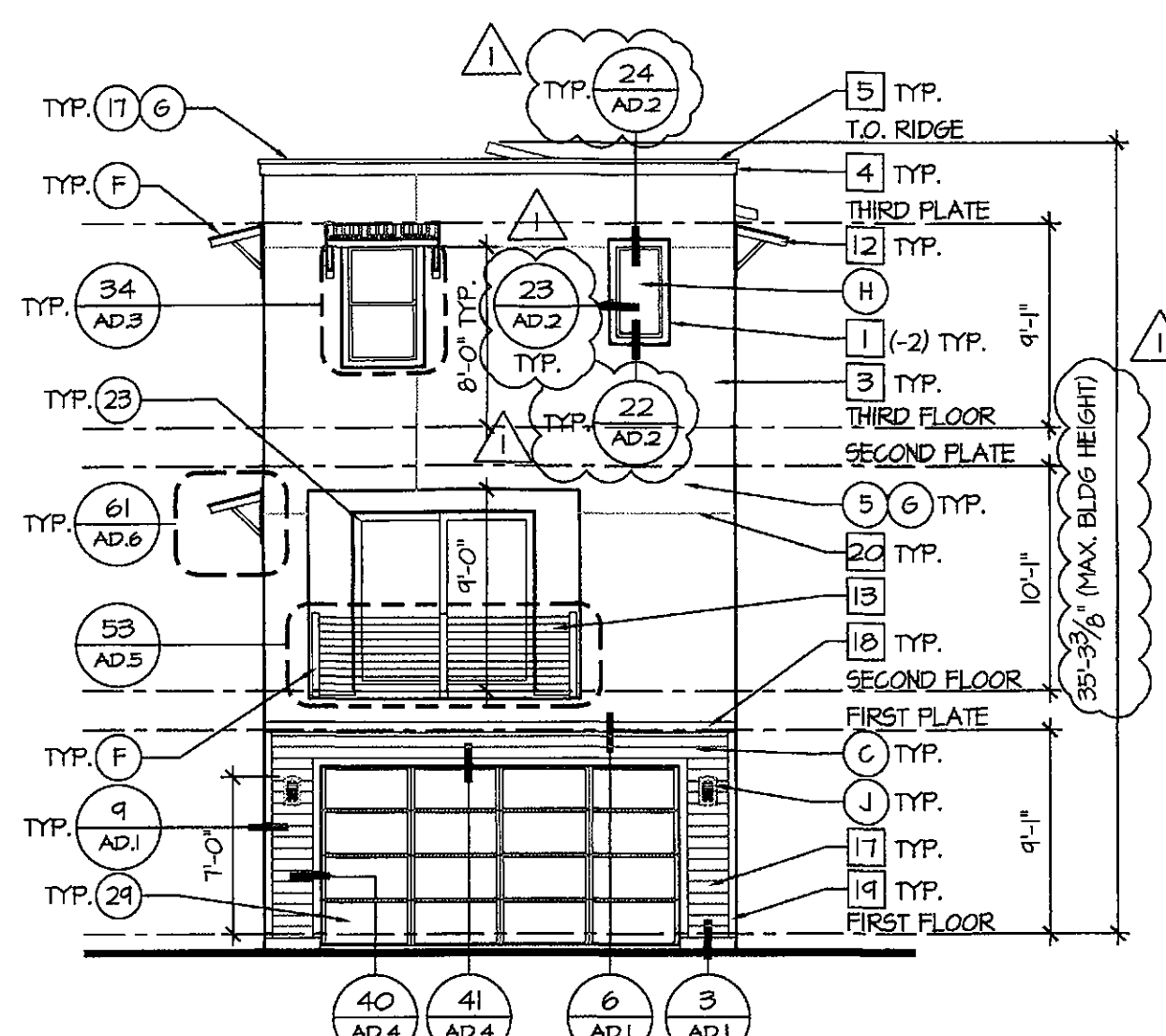
Roof Plan
SCALE: 1/8"=1'-0"



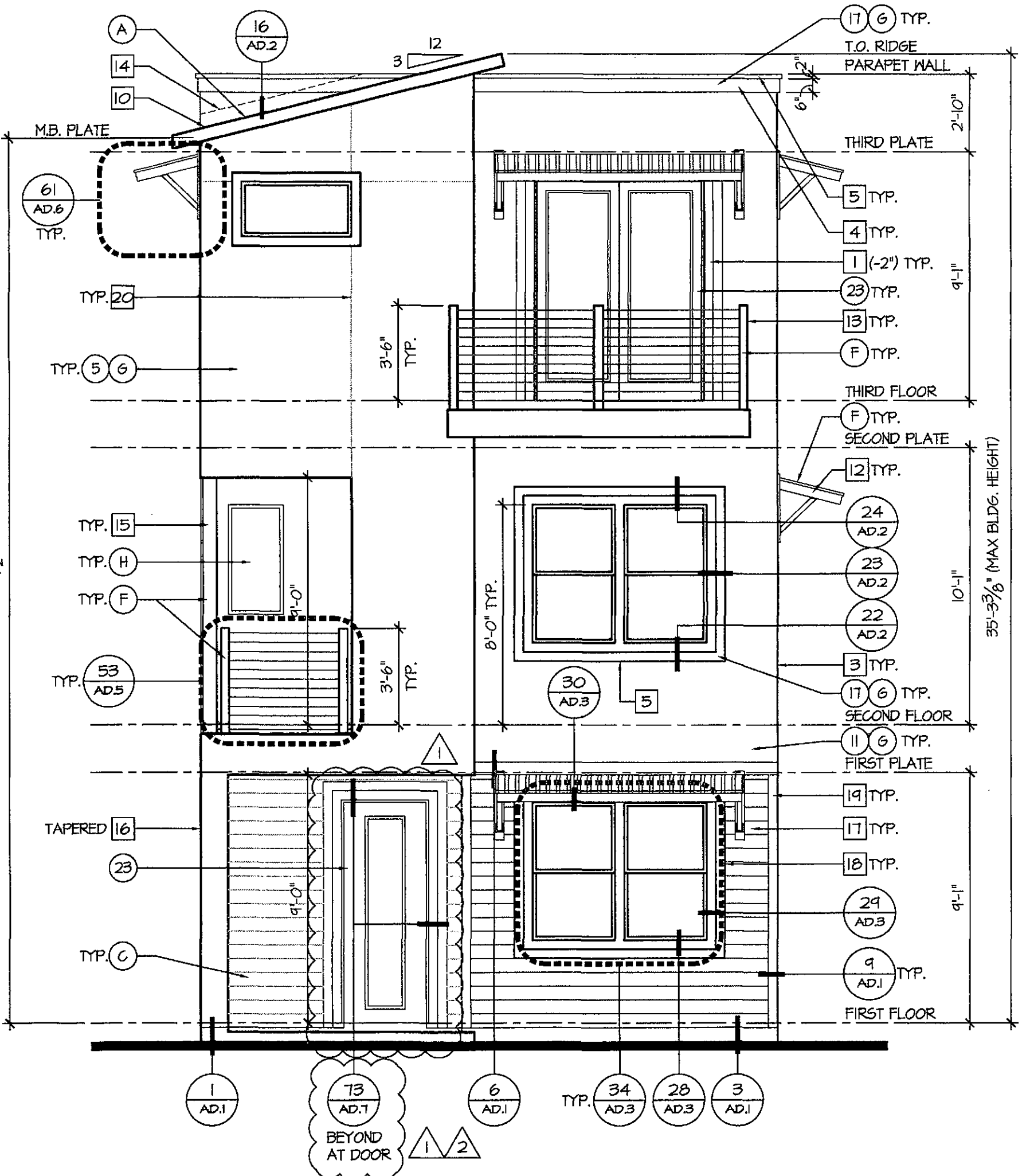
Left Elevation
SCALE: 1/8"=1'-0"



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



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



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

ATTIC VENTILATION SCHEDULE

MODEL: PLAN 2123

****NO VENTILATION REQUIRED****

VENTILATION:

****NO VENTILATION REQUIRED****

ATTIC VENT LEGEND

FILE VENT = OTHASIN FLAT TILE VENT

COR-A-VENT SOFFIT VENT

LOCATION OF SPRAY FOAM INSULATION CONDITIONED ATTIC SPACE. PROVIDE ROOF WALLS IN ATTIC TO ISOLATE LIVABLE AND NON-LIVABLE SPACES.

EXTERIOR MATERIALS AND PRODUCT MANUFACTURERS:	PLAN 2123	COLOR SCHEME #2	COLOR SCHEME #5
PRIMARY BODY COLOR	SW1022 ALPACA	SW1018 DOVETAIL	
SECONDARY BODY COLOR	SW1030 ANEM GRAY	SW1043 WORLDLY GRAY	
TRIM/POP-OUTS	SW1605 GALE FORCE	SW6342 SPICY HUE	
ENTRY DOORS	SW1605 GALE FORCE	SW6342 SPICY HUE	
GARAGE DOORS	SW1030 ANEM GRAY	SW1043 WORLDLY GRAY	
CONCRETE ROOF TILE EAGLE ROOFING	5664/ CHARCOAL RANGE	5664/ CHARCOAL RANGE	
METAL ROOF/ AWNINGES FIRESTONE / UNA-CLAD	KYNAR500 / FLUOROCARBON STEEL/ CHARCOAL GRAY	KYNAR500 / FLUOROCARBON STEEL/ CHARCOAL GRAY	
SIDING JAMES HARDIE	LAP SIDING / SELECT CEDAR MILL/ TIMBER BARK	LAP SIDING / SELECT CEDAR MILL/ TIMBER BARK	
BRICK VENEER CORONADO STONE			
BLOCK VENEER CREATIVE MINES			
METAL RAILINGS ALL THINGS METAL	BRUSHED PEINTER	BRUSHED PEINTER	
STUCCO WESTERN STUCCO	SMOOTH FINISH	SMOOTH FINISH	
GLASS PARAMOUNT WINDOW CO.	LOW "E" GLASS	LOW "E" GLASS	
COACH LIGHT KICHLER	44434PL/ PLATINUM	44434PL/ PLATINUM	

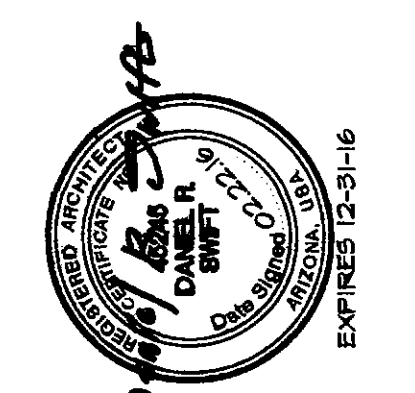
NOTE: REFER TO SHEET SP.1 SITE PLAN FOR UNIT COLOR SCHEME LOCATIONS

- EXTERIOR COLORS:**
- THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS.
- PRIMARY COLORS**
1. REPOSE GRAY - SW1015
 2. ALPACA - SW1022
 3. MEGA GRIDGE - SW1031
 4. DORIAN GRAY - SW1011
 5. DOVETAIL - SW1018
 6. PROPER GRAY - SW6003
- SECONDARY COLORS**
7. FUNCTIONAL GRAY - SW1024
 8. ANEM GRAY - SW1030
 9. REQUISITE GRAY - SW1023
 10. MINDFUL GRAY - SW1016
 11. WORLDLY GRAY - SW1043
 12. GRAYISH - SW6001
- TRIM/POP-OUTS**
13. TERRA BRUN - SW6048
 14. GALE FORCE - SW1605
 15. LAUREL WOODS - SW1144
 16. ARTIFACT - SW6138
 17. SPICY HUE - SW6342
 18. BLACK FOX - SW1020
- ENTRY DOORS**
19. TERRA BRUN - SW6048
 20. GALE FORCE - SW1605
 21. LAUREL WOODS - SW1144
 22. ARTIFACT - SW6138
 23. SPICY HUE - SW6342
 24. BLACK FOX - SW1020
- GARAGE DOORS**
25. FUNCTIONAL GRAY - SW1024
 26. ANEM GRAY - SW1030
 27. REQUISITE GRAY - SW1023
 28. MINDFUL GRAY - SW1016
 29. WORLDLY GRAY - SW1043
 30. GRAYISH - SW6001

- EXTERIOR ELEVATION GENERAL NOTES:**
- (NOTE: EXTELEV)
- A. REFER TO GENERAL NOTE AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
 - B. GRADE CONDITIONS MAY VARY FROM INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - C. BUILDER TO PROVIDE ROOF AND SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE, OR APPROVED EQUAL.
 - D. INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURERS REQUIREMENTS, INSTALLATION AND SPECIFICATIONS. REQUIREMENTS TO BE PROVIDED BY BUILDER.
 - E. POP-OUTS IN WALLS ARE REQUIRED AROUND ALL OPENINGS THAT ARE READILY VISIBLE FROM THE PUBLIC RIGHT OF WAY. VISIBLE FROM THE FRONT, REAR OR SIDE YARDS.
 - F. STUCCO SYSTEM ON 2X4 OR 2X6 STUDS 16" O.C. MAXIMUM 1/4" BATT INSULATION. SEE GENERAL NOTES FOR SPECIFICATIONS AND UFGO NUMBERS. ALSO, SEE ICC-ES EVALUATION REPORT ESR-2214.
 - G. PROVIDE Z-BAR AND L-BAR METAL FLASHING AT ALL MATERIAL TRANSITIONS WHERE NECESSARY. VERIFY LOCATIONS WITH BUILDER.

- EXTERIOR ELEVATION KEY NOTES:**
- # KEYNOTE # ON EXTERIOR ELEVATIONS ARE REFERENCED BELOW
1. STUCCO RECESS: SIZE AS NOTED (DECORATIVE IN WHERE SHOWN)
 2. NOT USED.
 3. STUCCO SYSTEM (#07) TYP. (ESR-2214)
 4. STUCCO TRIM (#1) TYP.
 5. STUCCO TRIM (#2) TYP.
 6. STUCCO TRIM (#4) TYP.
 7. ADHERED MASONRY VENEER TRIM, TYP.
 8. ADHERED MASONRY VENEER, TYP.
 9. GALVANIZED RIBBED METAL ROOFING, TYP.
 10. FLAT CONCRETE TILE ROOFING, TYP.
 11. PRE-FABRICATED METAL AWNING - VERIFY MANUFACTURER WITH BUILDER
 12. PRE-FABRICATED METAL BRACED EAIVE - VERIFY MANUFACTURER WITH BUILDER
 13. PRE-FABRICATED METAL RAILINGS 213 - METAL FRAME W/ MESH 213 - METAL RAIL W/ TENSION WIRE
 14. CORROSION RESISTANT ROOF TO WALL FLASHING
 15. 6"x6" METAL POST, (SEE STRUCTURAL)
 16. 12"x12" STUCCO FRAMED COLUMN (SEE STRUCTURAL)
 17. HARDIE BOARD SIDING
 18. HARDIE BOARD TRIM
 19. CORNER BOARD HARDIE SIDING
 20. STUCCO CONTROL JOINT
 21. INTERNAL ROOF DRAIN TO DAYLIGHT W/ SPLASH BLOCK
- ALL ITEMS SHOWN ARE STANDARD UNO.

- EXTERIOR MATERIALS:**
- THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS.
- A. FLAT CONCRETE ROOF TILE EAGLE ROOFING - CHARCOAL RANGE
 - B. METAL ROOFING FIRESTONE/UNA-CLAD - FLUOROCARBON STEEL
 - C. HARDIE LAP SIDING JAMES HARDIE - TIMBER BARK
 - D. COLOSSEUM TRAVERTINE CORONADO STONE - BLACK FORREST
 - E. CRAFT CONTEMP. STONE CREATIVE MINDS - KARMA CRAFT INNER PIECE
 - F. METAL COLUMN/RAILING ALL THINGS METAL - BRUSHED PEINTER
 - G. SMOOTH FINISH WESTERN STUCCO
 - H. PARAMOUNT WINDOWS - LOW "E" GLASS
 - I. KITCHLER LIGHT SCENCE - PLATINUM



ISSUE DATE: 10.18.15

REVISIONS

NO. DESCRIPTION

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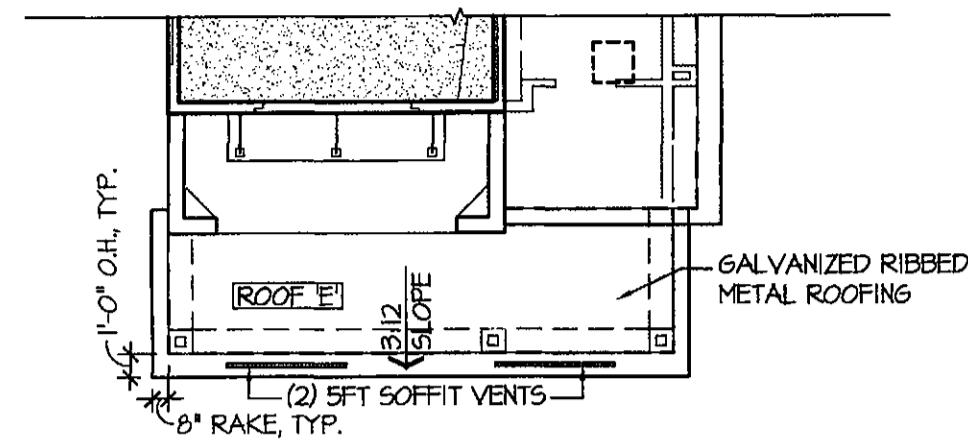
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JOB NO: 58661500 PROJ MGR: BVM
DRAWN: PJT, BVM CHECKED:
EXTERIOR ELEVATIONS AND ROOF PLAN

APPROVED
FINAL PLANS
DATE: 10/18/15

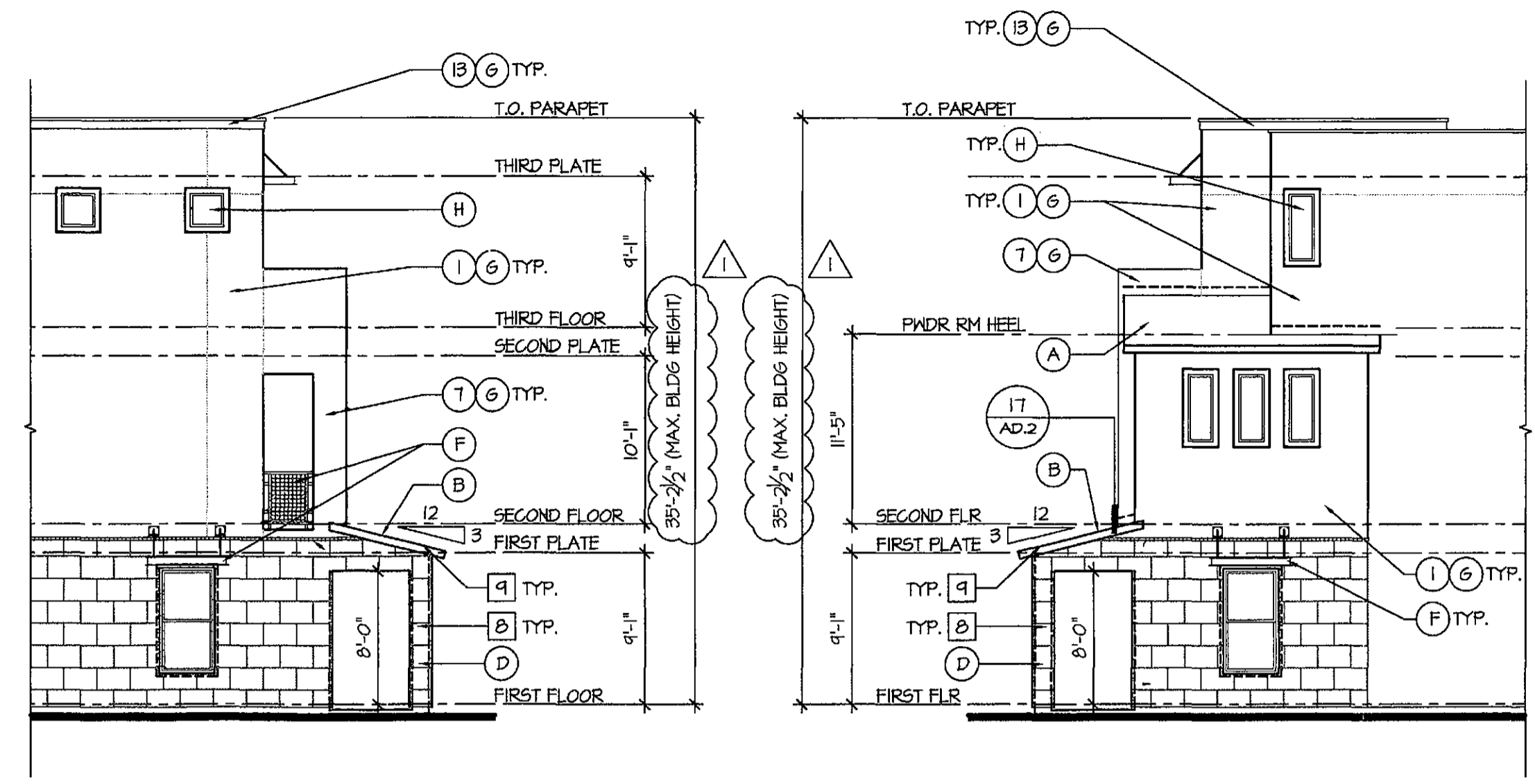
Exterior Elevations
SCALE: AS NOTED

PLAN 2123
A2.5

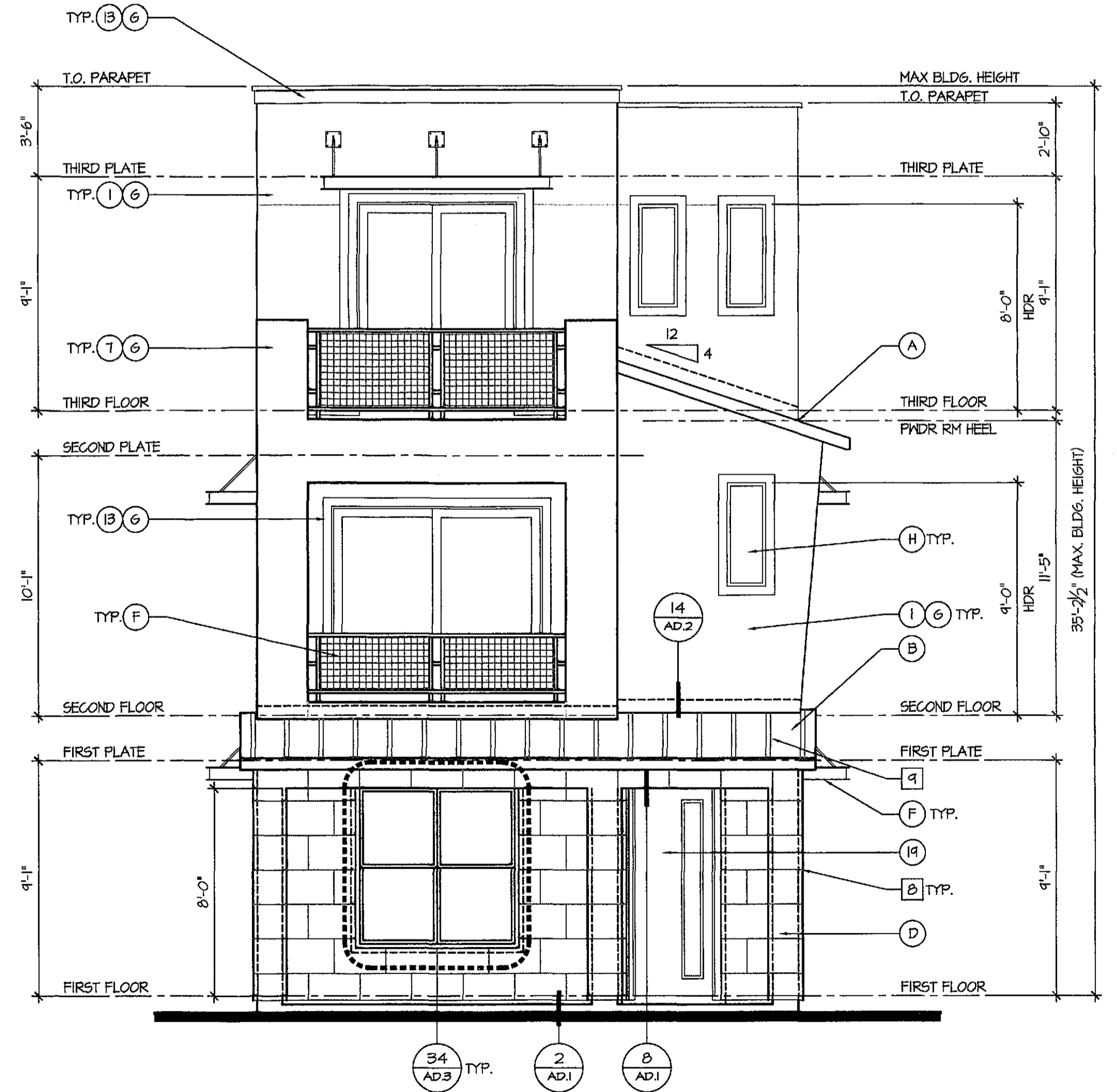


ATTIC VENTILATION SCHEDULE	
MODEL:	PLAN 2113 - PORCH
ROOF 'C':	TOTAL: 48.56 SQ. FT. / 150 = .32 SQ. FT. TOTAL REQUIRED
	X 144 = 46.08 SQ. IN.
	46.08 SQ. IN. TOTAL REQUIRED
VENTILATION:	
ROOF 'C':	COR-A-VENT SOFFIT VENT S400
LINEAL FEET OF SOFFIT VENTS:	10 LF x 10 SQ. IN. = 100 SQ. IN.

ATTIC VENT LEGEND	
	TILE VENT = OTHAGON FLAT TILE VENT
	COR-A-VENT SOFFIT VENT
	LOCATION OF SPRAY FOAM INSULATION CONDITIONED ATTIC SPACE, PROVIDE KNEE WALLS IN ATTIC TO ISOLATE LIVABLE AND NON-LIVABLE SPACES.



△ Partial Left Elevation △ Partial Right Elevation



NOTE: SEE STANDARD FLOOR PLANS, ELECTRICAL PLANS, ROOF PLANS AND ELEVATIONS FOR INFORMATION NOT SHOWN IN AREAS ADJACENT TO OPTIONS THAT DO NOT CHANGE.

**Miller Street Porch
Exterior Elevations**
SCALE: AS NOTED

APPROVED
FINAL PLANS PLANNING
DATE: 10/19/15



ISSUE DATE:	10.19.15
REVISIONS	
SEE SHEET FOR REVISIONS	

taylor morrison
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9000 E. Pima Center Parkway Ste. 350
Scottsdale, Arizona 85258
480-344-7000

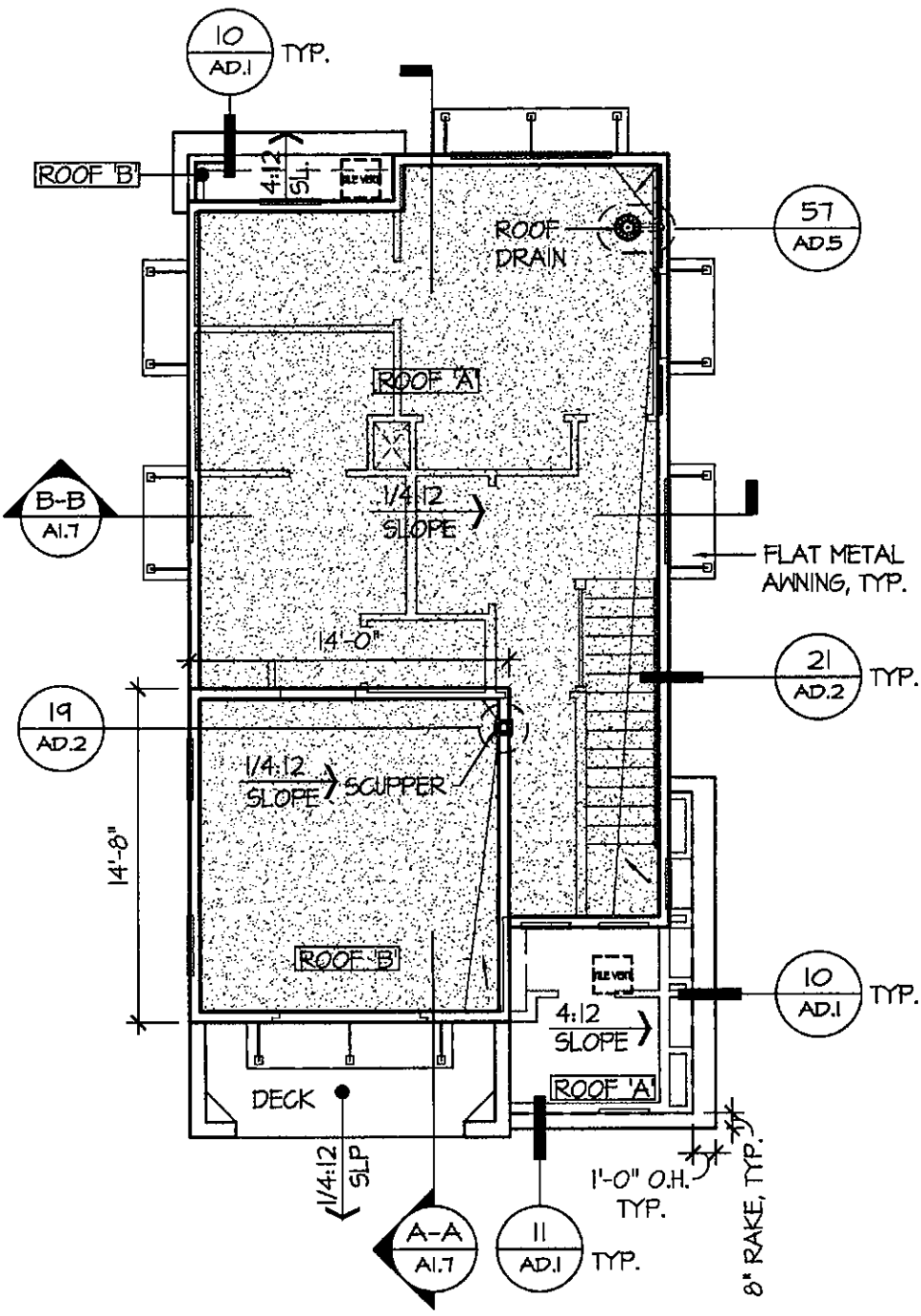
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3510 N. MILLER RD.
SCOTTSDALE, AZ 85251
5866-15-1/26-DR-2015/409-SA-2015



www.bsbdesign.com
6125 E. Indian School Road, Suite 1001
Scottsdale, Arizona 85251
480-953-2100

JOB NO: 5866-15-1/26-DR-2015 PROJ MGR: BVM
DRAWN: M.J. BVM CHECKED:
EXTERIOR ELEVATIONS AND
ROOF PLAN
MILLER STREET PORCH

PLAN 2113
A1.6



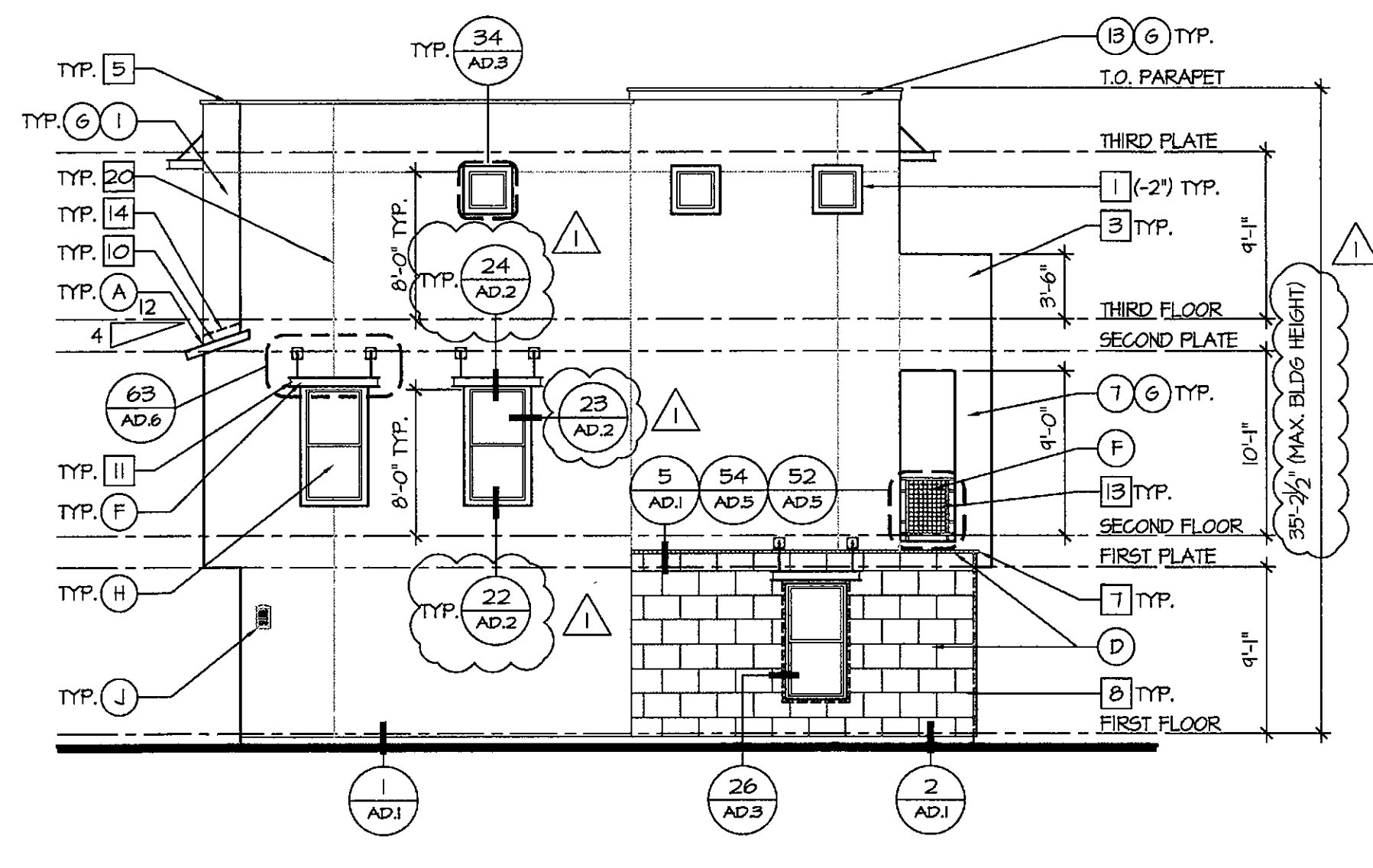
Roof Plan

ATTIC VENTILATION SCHEDULE	
MODEL: PLAN 2113	
ROOF 'A':	TOTAL: 112 SQ. FT. / 150 = 41 SQ. FT. TOTAL REQUIRED
ROOF 'B':	TOTAL: 18 SQ. FT. / 150 = 12 SQ. FT. TOTAL REQUIRED
VENTILATION:	
ROOF 'A':	O'HAGIN FLAT TILE ROOF VENT:
	* OF FLAT TILE VENTS: 1 x 64 SQ. FT. = 64 SQ. FT.
ROOF 'B':	O'HAGIN FLAT TILE ROOF VENT:
	* OF FLAT TILE VENTS: 1 x 64 SQ. FT. = 64 SQ. FT.

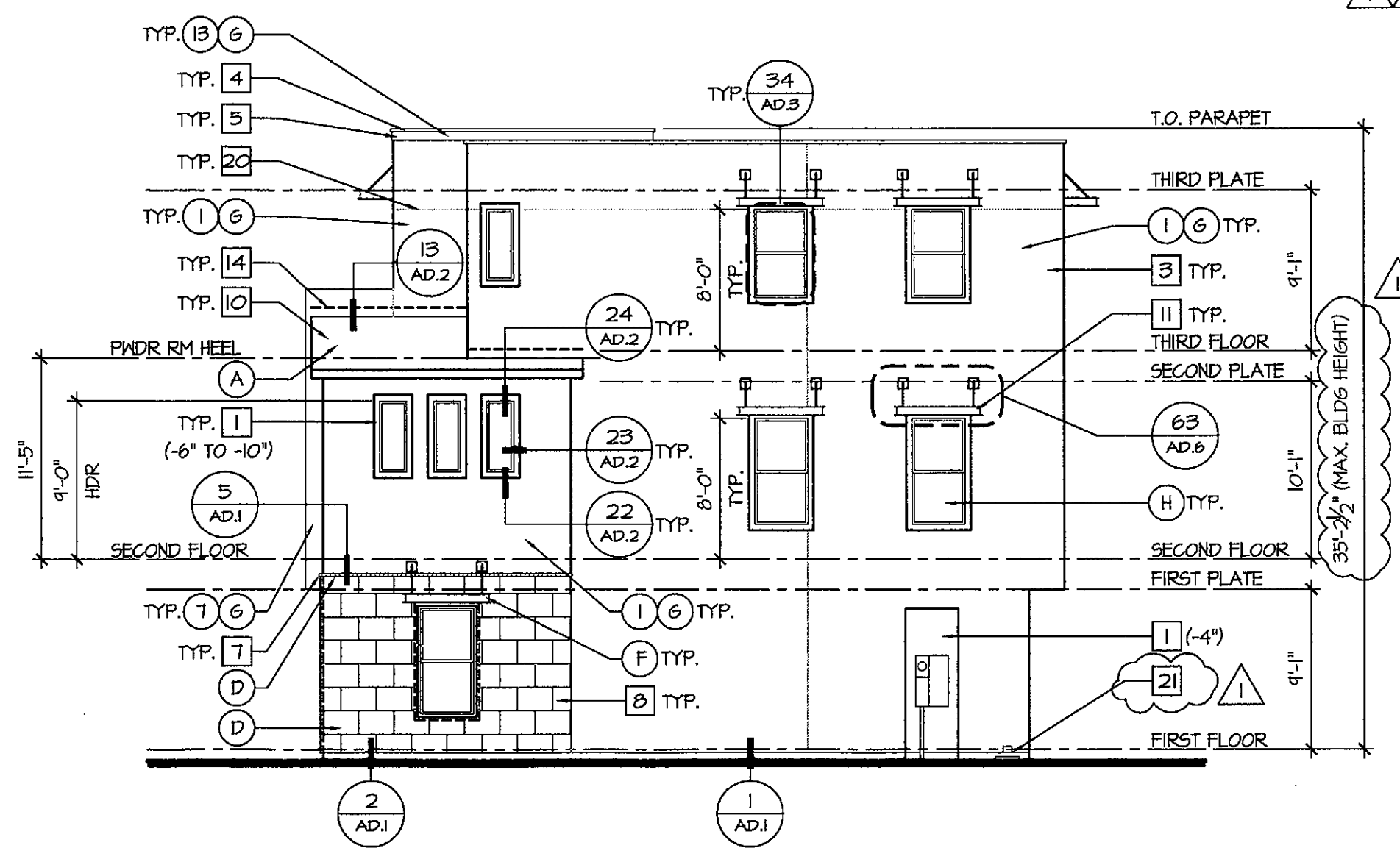
ATTIC VENT LEGEND	
	O'HAGIN FLAT TILE VENT
	COR-A-VENT SOFFIT VENT
	LOCATION OF SPRAY FOAM INSULATION CONDITIONED ATTIC SPACE PROVIDE KNEE WALLS IN ATTIC TO ISOLATE LIVABLE AND NON-LIVABLE SPACES.

EXTERIOR MATERIALS AND PRODUCT MANUFACTURERS	PLAN 2113	COLOR SCHEME #1	COLOR SCHEME #3
PRIMARY BODY COLOR	SNT015 REPOSE GRAY	SNT031 MEGA GREIGE	
SECONDARY BODY COLOR	SNT024 FUNCTIONAL GRAY	SNT023 REQUISITE GRAY	
TRIM/POP-OUTS	SNT6048 TERRA BRUN	SNT144 LAUREL WOODS	
ENTRY DOORS	SNT6048 TERRA BRUN	SNT144 LAUREL WOODS	
GARAGE DOORS	SNT024 FUNCTIONAL GRAY	SNT023 REQUISITE GRAY	
CONCRETE ROOF TILE EAGLE ROOFING	5669/ CHARCOAL RANGE	5669/ CHARCOAL RANGE	
METAL ROOF/ AWNING'S	KYNAR500 / FLUOROCARBON STEEL / CHARCOAL GRAY	KYNAR500 / FLUOROCARBON STEEL / CHARCOAL GRAY	
SIDING	JAMES HARDIE		
BRICK VENEER	COLOSSEUM TRAVERTINE/ BLACK FORREST	COLOSSEUM TRAVERTINE/ BLACK FORREST	
BLOCK VENEER	CREATIVE MINDS		
METAL RAILINGS	BRUSHED PEXTER	BRUSHED PEXTER	
STUCCO	SMOOTH FINISH	SMOOTH FINISH	
GLASS	PARAMOUNT WINDOW CO.		
COACH LIGHT	KICHLER		

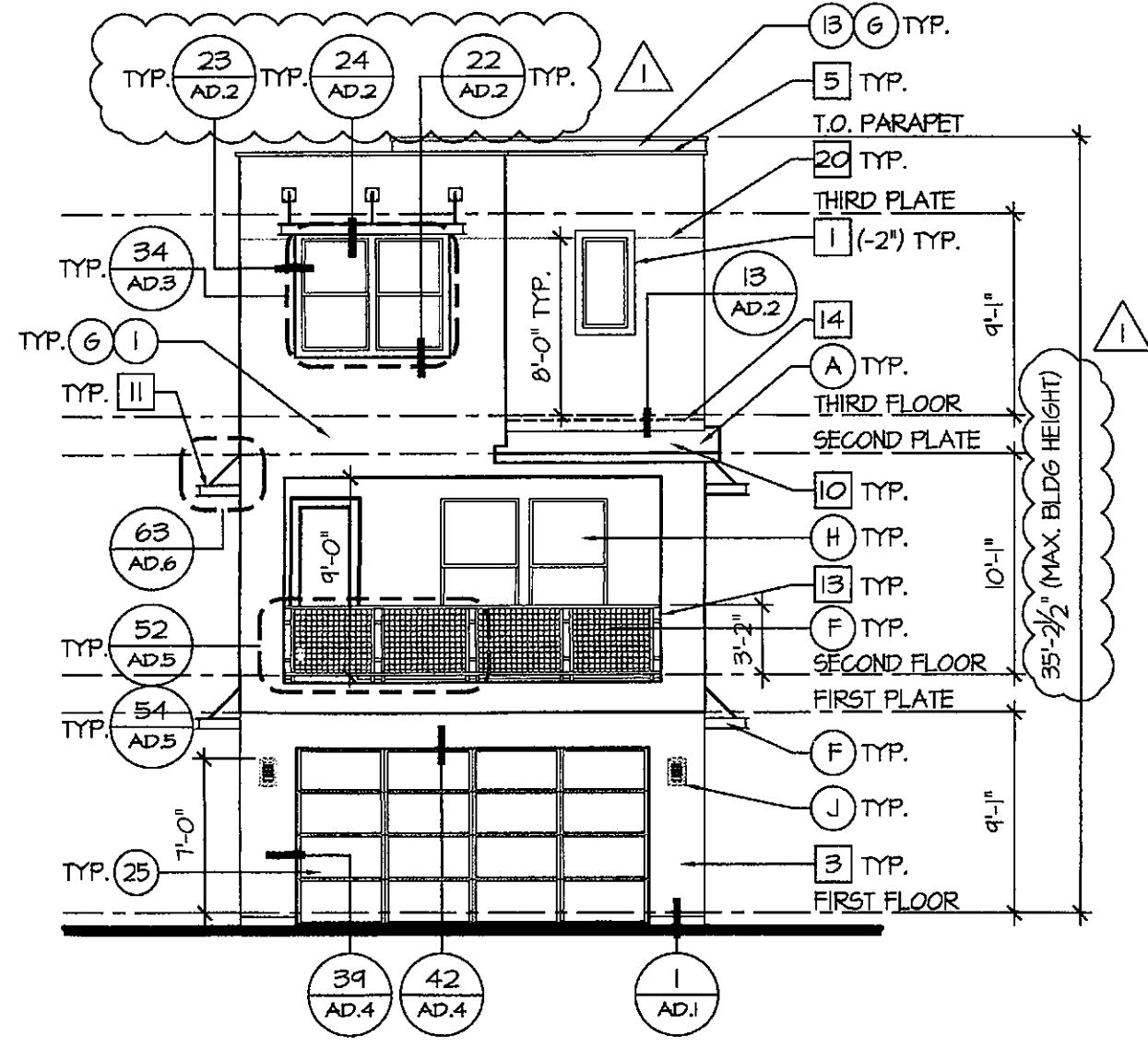
NOTE: REFER TO SHEET SP1 SITE PLAN FOR UNIT COLOR SCHEME LOCATIONS



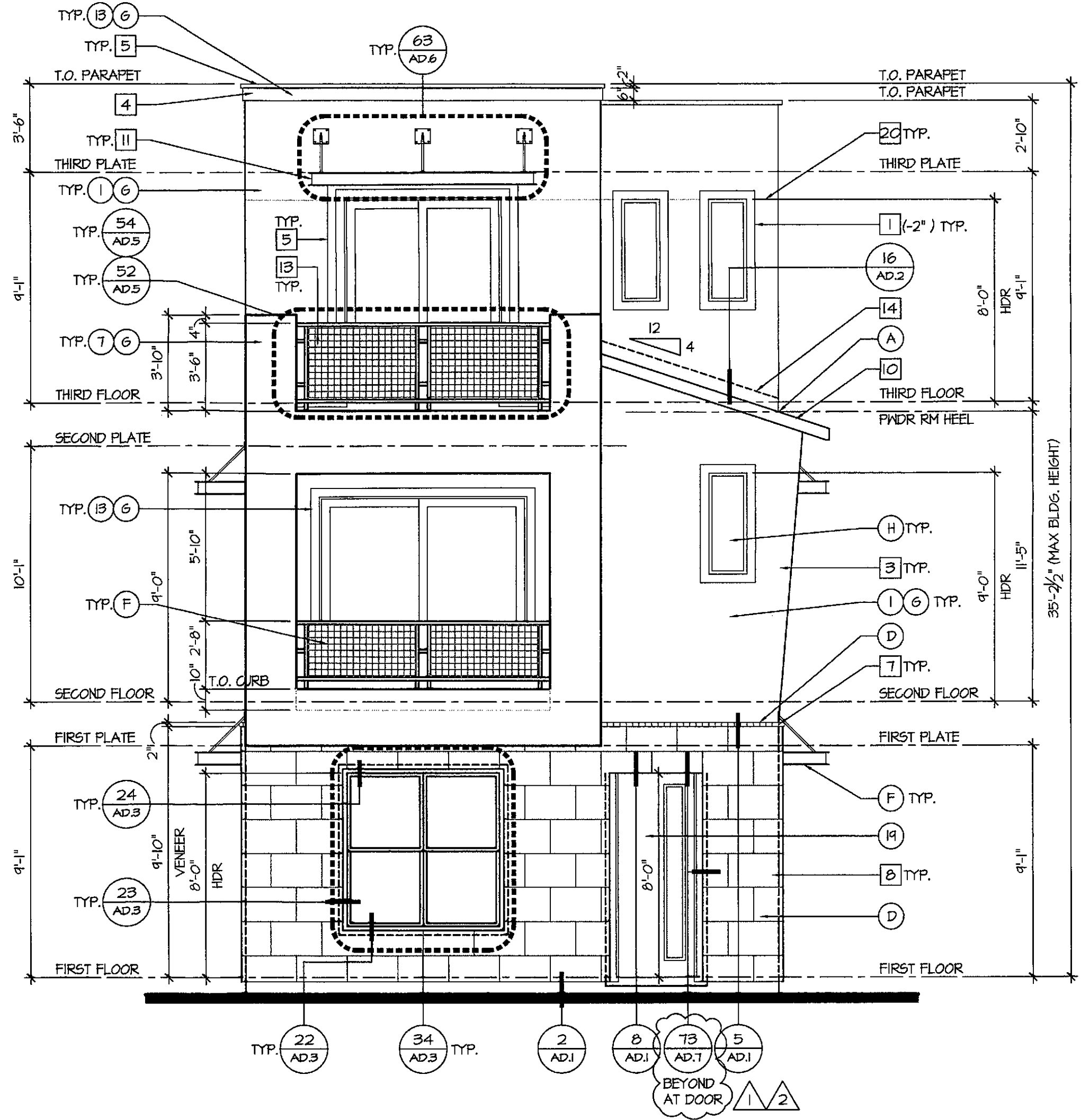
Left Elevation



Right Elevation



Rear Elevation

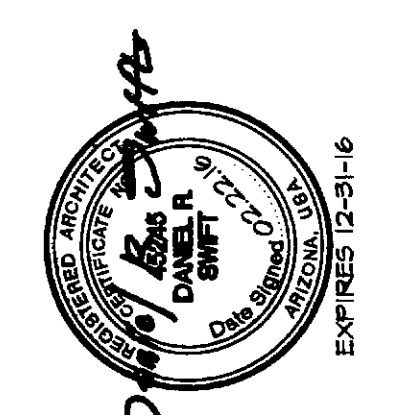


Front Elevation

- EXTERIOR COLORS:**
- THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON ELEVATIONS.
- PRIMARY COLORS**
- REPOSE GRAY - SNT015
 - ALPACA - SNT022
 - MEGA GREIGE - SNT031
 - DORIAN GRAY - SNT017
 - DIY METAL - SNT018
 - PROPER GRAY - SNT6003
- SECONDARY COLORS**
- FUNCTIONAL GRAY - SNT024
 - ANEN GRAY - SNT030
 - REQUISITE GRAY - SNT023
 - MINDFUL GRAY - SNT016
 - WORLDLY GRAY - SNT043
 - GRAYISH - SNT6001
- TRIM/POP-OUTS**
- TERRA BRUN - SNT6048
 - GALE FORCE - SNT1605
 - LAUREL WOODS - SNT144
 - ARTIFACT - SNT6138
 - SPICY HUE - SNT6342
 - BLACK FOX - SNT020
- ENTRY DOORS**
- TERRA BRUN - SNT6048
 - GALE FORCE - SNT1605
 - LAUREL WOODS - SNT144
 - ARTIFACT - SNT6138
 - SPICY HUE - SNT6342
 - BLACK FOX - SNT020
- GARAGE DOORS**
- FUNCTIONAL GRAY - SNT024
 - ANEN GRAY - SNT030
 - REQUISITE GRAY - SNT023
 - MINDFUL GRAY - SNT016
 - WORLDLY GRAY - SNT043
 - GRAYISH - SNT6001

- EXTERIOR ELEVATION GENERAL NOTES:**
- (NOTE: EXTELEV)
- REFER TO GENERAL NOTE AND DETAIL SHEETS FOR TYPICAL REQUIREMENTS AND MATERIALS SPECIFIC TO THIS PROJECT.
 - GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - BUILDER TO PROVIDE ROOF AND SOFFIT VENTS SPECIFIED BY ATTIC VENT SCHEDULE, OR APPROVED EQUAL.
 - INSTALL ALL PER-MANUFACTURER MATERIALS PER MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS AND SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER.
 - POP-OUTS IN WALLS ARE REQUIRED AROUND ALL OPENINGS THAT ARE READILY VISIBLE FROM THE PUBLIC RIGHT OF WAY. VISIBLE FROM THE FRONT, REAR OR SIDE YARDS.
 - SEE GENERAL NOTES FOR SPECIFICATIONS AND ICD# NUMBERS. ALSO, SEE CC-ES EVALUATION REPORT ESR-2214.
 - PROVIDE Z-BAR AND L-BAR METAL FLASHING AT ALL MATERIAL TRANSITIONS WHERE NECESSARY. VERIFY LOCATIONS WITH BUILDER.
- EXTERIOR ELEVATION KEY NOTES:**
- KEYNOTE # ON EXTERIOR ELEVATIONS ARE REFERENCED BELOW
- STUCCO RECESS: SIZE AS NOTED (DECORATIVE W/ WHERE SHOWN) NOT USED.
 - STUCCO SYSTEM (40"), TYP. (ESR-2214)
 - STUCCO TRIM (4") TYP.
 - STUCCO TRIM (2") TYP.
 - ADHERED MASONRY VENEER TRIM, TYP.
 - ADHERED MASONRY VENEER, TYP.
 - GALVANIZED RIBBED METAL ROOFING, TYP.
 - FLAT CONCRETE TILE ROOFING, TYP.
 - PRE-FABRICATED METAL AWNING - VERIFY MANUFACTURER WITH BUILDER.
 - PRE-FABRICATED METAL BRACED EAVE - VERIFY MANUFACTURER WITH BUILDER.
 - PRE-FABRICATED METAL RAILING 2113 - METAL FRAME W/ MESH.
 - 2123 - METAL RAIL W/ TENSION WIRE.
 - 2133 - METAL FRAME & RAIL.
 - CORROSION RESISTANT ROOF TO WALL FLASHING.
 - 6"x6" METAL POST, (SEE STRUCTURAL)
 - 12"x12" STUCCO FRAMED COLUMN (SEE STRUCTURAL)
 - HARDIE BOARD SIDING
 - HARDIE BOARD TRIM
 - CORNER BOARD HARDIE SIDING
 - STUCCO CONTROL JOINT
 - INTERNAL ROOF DRAIN TO DAYLIGHT W/ SPLASH BLOCK
- ALL ITEMS SHOWN ARE STANDARD UNO.

- EXTERIOR MATERIALS:**
- THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON ELEVATIONS.
- FLAT CONCRETE ROOF TILE
 - EAGLE ROOFING - CHARCOAL RANGE
 - FLUOROCARBON STEEL
 - FLUOROCARBON STEEL / CHARCOAL RANGE
 - FLUOROCARBON STEEL / CHARCOAL GRAY
 - HARDIE LAP SIDING
 - JAMES HARDIE - TIMBER BARK
 - COLOSSEUM TRAVERTINE
 - CORONADO STONE - BLACK FORREST
 - CREATIVE MINDS - KARMA CRAFT INNER PIECE
 - ALL THINGS MTL - BRUSHED PEXTER
 - SMOOTH FINISH WESTERN STUCCO
 - PARAMOUNT WINDOWS - LOW E GLASS
 - KITCHLER WALL SCENCE - PLATINUM



ISSUE DATE: 10.19.15
REVISIONS: SEE SHEET FOR REVISIONS
DATE: 10/19/15
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

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JOB NO: SFB0076.00 PROJ. MGR: BVM
DRAWN: MJT, BM CHECKED:
EXTERIOR ELEVATIONS AND ROOF PLAN

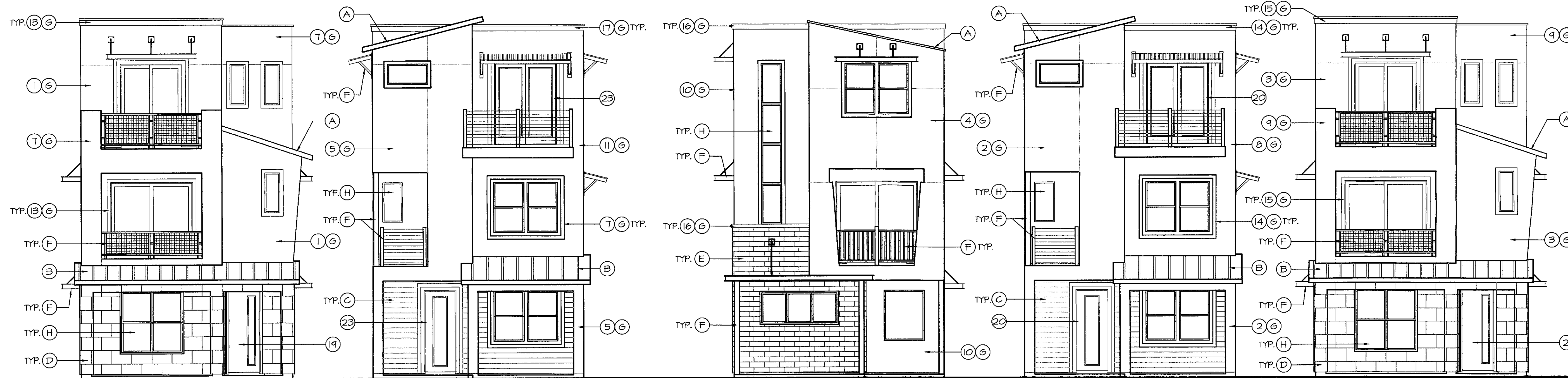
Exterior Elevations

SCALE: AS NOTED

PLAN 2113
A1.5

EXTERIOR MATERIALS AND PRODUCT MANUFACTURERS:	PLAN 2113		PLAN 2123		PLAN 2133		PLAN 2123		PLAN 2113		
	COLOR SCHEME #1	COLOR SCHEME #3	COLOR SCHEME #2	COLOR SCHEME #5	COLOR SCHEME #4	COLOR SCHEME #6	COLOR SCHEME #4	COLOR SCHEME #6	COLOR SCHEME #4	COLOR SCHEME #6	
PRIMARY BODY COLOR	SHT015 REPOSE GRAY	SHT031 MEGA GREIGE	SHT022 ALPACA	SHT018 DOVETAIL	SHT011 DORIAN GRAY	SHT003 PROPER GRAY	SHT011 DORIAN GRAY	SHT003 PROPER GRAY	SHT011 DORIAN GRAY	SHT003 PROPER GRAY	
SECONDARY BODY COLOR	SHT024 FUNCTIONAL GRAY	SHT023 REQUISITE GRAY	SHT030 ANEH GRAY	SHT043 WORLDLY GRAY	SHT016 MINDFUL GRAY	SHT020 BLACK FOX	SHT016 MINDFUL GRAY	SHT020 BLACK FOX	SHT016 MINDFUL GRAY	SHT020 BLACK FOX	
TRIM/POP-OUTS	SHT048 TERRA BRUN	SHT141 LAUREL WOODS	SHT165 GALE FORCE	SHT342 SPICY HIE	SHT630 ARTIFACT	SHT020 BLACK FOX	SHT630 ARTIFACT	SHT020 BLACK FOX	SHT630 ARTIFACT	SHT020 BLACK FOX	
ENTRY DOORS	SHT048 TERRA BRUN	SHT141 LAUREL WOODS	SHT165 GALE FORCE	SHT342 SPICY HIE	SHT630 ARTIFACT	SHT020 BLACK FOX	SHT630 ARTIFACT	SHT020 BLACK FOX	SHT630 ARTIFACT	SHT020 BLACK FOX	
GARAGE DOORS	SHT024 FUNCTIONAL GRAY	SHT023 REQUISITE GRAY	SHT030 ANEH GRAY	SHT043 WORLDLY GRAY	SHT016 MINDFUL GRAY	SHT020 BLACK FOX	SHT016 MINDFUL GRAY	SHT020 BLACK FOX	SHT016 MINDFUL GRAY	SHT020 BLACK FOX	
CONCRETE ROOF TILE EAGLE ROOFING	S669/ CHARCOAL RANGE	S669/ CHARCOAL RANGE	S669/ CHARCOAL RANGE	S669/ CHARCOAL RANGE	S669/ CHARCOAL RANGE	S669/ CHARCOAL RANGE	S669/ CHARCOAL RANGE	S669/ CHARCOAL RANGE	S669/ CHARCOAL RANGE	S669/ CHARCOAL RANGE	
METAL ROOF/ AWNINGS FIRESTONE / UNA-GLAD	KYNAR500 / FLUOROCARBON STEEL/ CHARCOAL GRAY	KYNAR500 / FLUOROCARBON STEEL/ CHARCOAL GRAY	KYNAR500 / FLUOROCARBON STEEL/ CHARCOAL GRAY	KYNAR500 / FLUOROCARBON STEEL/ CHARCOAL GRAY	KYNAR500 / FLUOROCARBON STEEL/ CHARCOAL GRAY	KYNAR500 / FLUOROCARBON STEEL/ CHARCOAL GRAY	KYNAR500 / FLUOROCARBON STEEL/ CHARCOAL GRAY	KYNAR500 / FLUOROCARBON STEEL/ CHARCOAL GRAY	KYNAR500 / FLUOROCARBON STEEL/ CHARCOAL GRAY	KYNAR500 / FLUOROCARBON STEEL/ CHARCOAL GRAY	
SIDING JAMES HARDIE											
BRICK VENEER CORONADO STONE	COLOSSEM TRAVERTINE/ BLACK FORREST	COLOSSEM TRAVERTINE/ BLACK FORREST	BRICK VENEER CORONADO STONE	LAP SIDING / SELECT CEDAR HILL/ TIMBER BARK	LAP SIDING / SELECT CEDAR HILL/ TIMBER BARK	BRICK VENEER CORONADO STONE	BRICK VENEER CORONADO STONE	BRICK VENEER CORONADO STONE	BRICK VENEER CORONADO STONE	BRICK VENEER CORONADO STONE	
BLOCK VENEER CREATIVE MINES											
METAL RAILINGS ALL THINGS METAL	BRUSHED PENTER	BRUSHED PENTER	METAL RAILINGS ALL THINGS METAL	BRUSHED PENTER	BRUSHED PENTER	METAL RAILINGS ALL THINGS METAL	BRUSHED PENTER	BRUSHED PENTER	METAL RAILINGS ALL THINGS METAL	BRUSHED PENTER	
STUCCO WESTERN STUCCO	SMOOTH FINISH	SMOOTH FINISH	STUCCO WESTERN STUCCO	SMOOTH FINISH	SMOOTH FINISH	STUCCO WESTERN STUCCO	SMOOTH FINISH	SMOOTH FINISH	STUCCO WESTERN STUCCO	SMOOTH FINISH	
GLASS PARAMOUNT WINDOW CO.	LOW 'E' GLASS	LOW 'E' GLASS	GLASS PARAMOUNT WINDOW CO.	LOW 'E' GLASS	LOW 'E' GLASS	GLASS PARAMOUNT WINDOW CO.	LOW 'E' GLASS	LOW 'E' GLASS	GLASS PARAMOUNT WINDOW CO.	LOW 'E' GLASS	
COACH LIGHT KICHLER	44434PL/ PLATINUM	44434PL/ PLATINUM	COACH LIGHT KICHLER	44434PL/ PLATINUM	44434PL/ PLATINUM	COACH LIGHT KICHLER	44434PL/ PLATINUM	44434PL/ PLATINUM	COACH LIGHT KICHLER	44434PL/ PLATINUM	
NOTE: REFER TO SHEET SP1 SITE PLAN FOR UNIT COLOR SCHEME LOCATIONS			*NOTE: REFER TO SHEET SP1 SITE PLAN FOR UNIT COLOR SCHEME LOCATIONS*			*NOTE: REFER TO SHEET SP1 SITE PLAN FOR UNIT COLOR SCHEME LOCATIONS*			*NOTE: REFER TO SHEET SP1 SITE PLAN FOR UNIT COLOR SCHEME LOCATIONS*		

- EXTERIOR COLORS:**
- THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON ELEVATIONS:
- EXTERIOR MATERIALS:**
- THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON ELEVATIONS:
- PRIMARY COLORS**
- REPOSE GRAY - SHT015
 - ALPACA - SHT022
 - MEGA GREIGE - SHT031
 - DORIAN GRAY - SHT011
 - DOVETAIL - SHT018
 - PROPER GRAY - SHT003
- SECONDARY COLORS**
- FUNCTIONAL GRAY - SHT024
 - ANEH GRAY - SHT030
 - REQUISITE GRAY - SHT023
 - MINDFUL GRAY - SHT016
 - WORLDLY GRAY - SHT043
 - GRAYISH - SHT001
- TRIM/POP-OUTS**
- TERRA BRUN - SHT048
 - GALE FORCE - SHT165
 - LAUREL WOODS - SHT141
 - ARTIFACT - SHT630
 - SPICY HIE - SHT342
 - BLACK FOX - SHT020
- ENTRY DOORS**
- TERRA BRUN - SHT048
 - GALE FORCE - SHT165
 - LAUREL WOODS - SHT141
 - ARTIFACT - SHT630
 - SPICY HIE - SHT342
 - BLACK FOX - SHT020
- GARAGE DOORS**
- FUNCTIONAL GRAY - SHT024
 - ANEH GRAY - SHT030
 - REQUISITE GRAY - SHT023
 - MINDFUL GRAY - SHT016
 - WORLDLY GRAY - SHT043
 - GRAYISH - SHT001



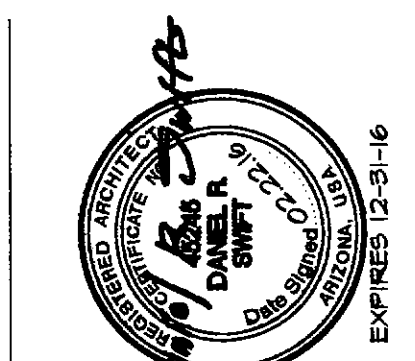
**Plan 2113
Color Scheme #1**

**Plan 2123
Color Scheme #5**

**Plan 2133
Color Scheme #4**

**Plan 2123
Color Scheme #2**

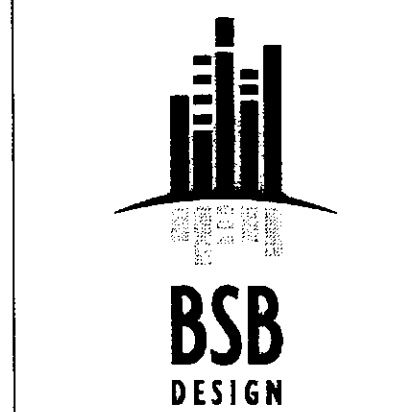
**Plan 2113
Color Scheme #3**



ISSUE DATE: 10.19.15
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 6125 E. Indian School Road, Suite 1001
 Scottsdale, Arizona 85251
 480 963 2100

JOB NO: SF50076.00 PROJ. MGR: BVM
 DRAWN: MJT, BDM CHECKED:
 MILLER STREET
 STREETSCAPE ELEVATION

APPROVED
 FINAL PLANS PLANNING
 DATE: 10/19/15 APPROVED BY: [Signature]

**Miller Street
Streetscape Elevation**

ALL PLANS
AGN4

COS PLANNING NOTES:

- SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
- THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES' INSPECTION SERVICES DIVISION.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVED OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.

- NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
- PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
- ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT. (DETAILS ARE STILL REQUIRED.)
- ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
- NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
- ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
- NO CHAIN LINK FENCING SHALL BE ALLOWED.
- FLAGPOLES, IF PROVIDED, SHALL BE A MAXIMUM OF 30 FEET IN HEIGHT AND SHALL BE ONE PIECE CONICAL TAPERED DESIGN.
- SIGNAGE NOT INCLUDED AS PART OF THIS APPROVAL. SEPARATE REVIEW AND APPROVAL REQUIRED

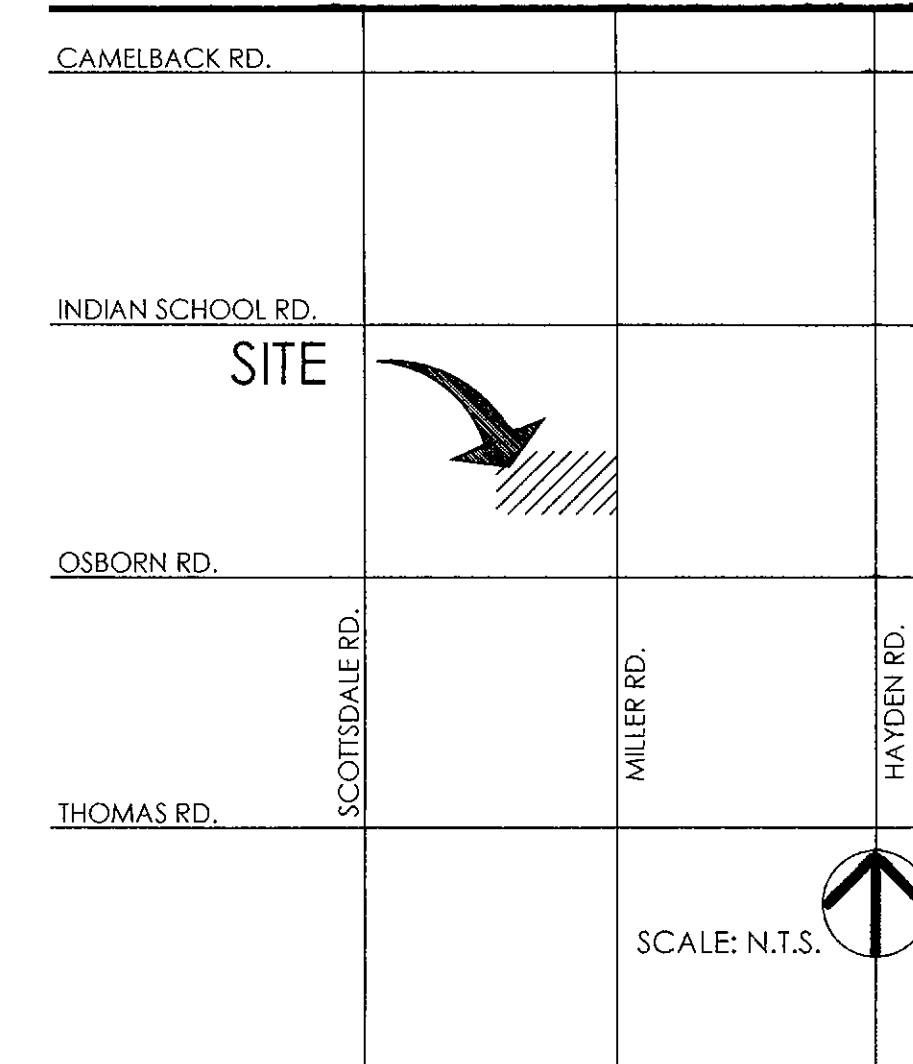
PROJECT TEAM

Discipline	Company Contact Info.
Client	TAYLOR MORRISON COLIN PHIPPS 9000 E. PIMA CENTER PARKWAY, SUITE 350 SCOTTSDALE, AZ 85258 480.346.1719 CPHIPPS@TAYLORMORRISON.COM
Planner/ Landscape Architect	LVA URBAN DESIGN STUDIO KEITH NICHTER LAURA THELEN 120 SOUTH ASH AVENUE TEMPE, ARIZONA 85281 480.994.0994 KNICHTER@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

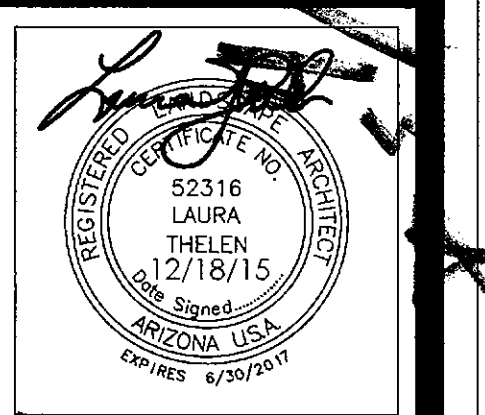
UNIT DATA

	BUILDING 2113 - QTY - 10 BEDROOMS - 2, OPTIONAL 3		BUILDING 2123 - QTY - 7 BEDROOMS - 3, OPTIONAL 4		BUILDING 2133 - QTY - 7 BEDROOMS - 3	
	LIVEABLE S.F.	UNDER ROOF	LIVEABLE S.F.	UNDER ROOF	LIVEABLE S.F.	UNDER ROOF
FIRST FLOOR	355	355	345	345	327	327
SECOND FLOOR	743	743	653	653	669	669
THIRD FLOOR	695	695	790	790	778	778
2-CAR GARAGE & MECH.	-	447	-	457	-	477
ENTRY	-	37	-	58	-	63
DECK @ NOOK	-	94	-	-	-	59
DECK @ GREAT RM.	-	84	-	33	-	-
DECK @ MSTR. BED	-	91	-	42	-	50
DECK @ DINING	-	-	-	62	-	-
TOTAL	1793	2710	1788	2440	1774	2490

VICINITY MAP



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



TaylorMorrison.
TRÉO - MILLER & OSBORN
PLANNING

LEGEND

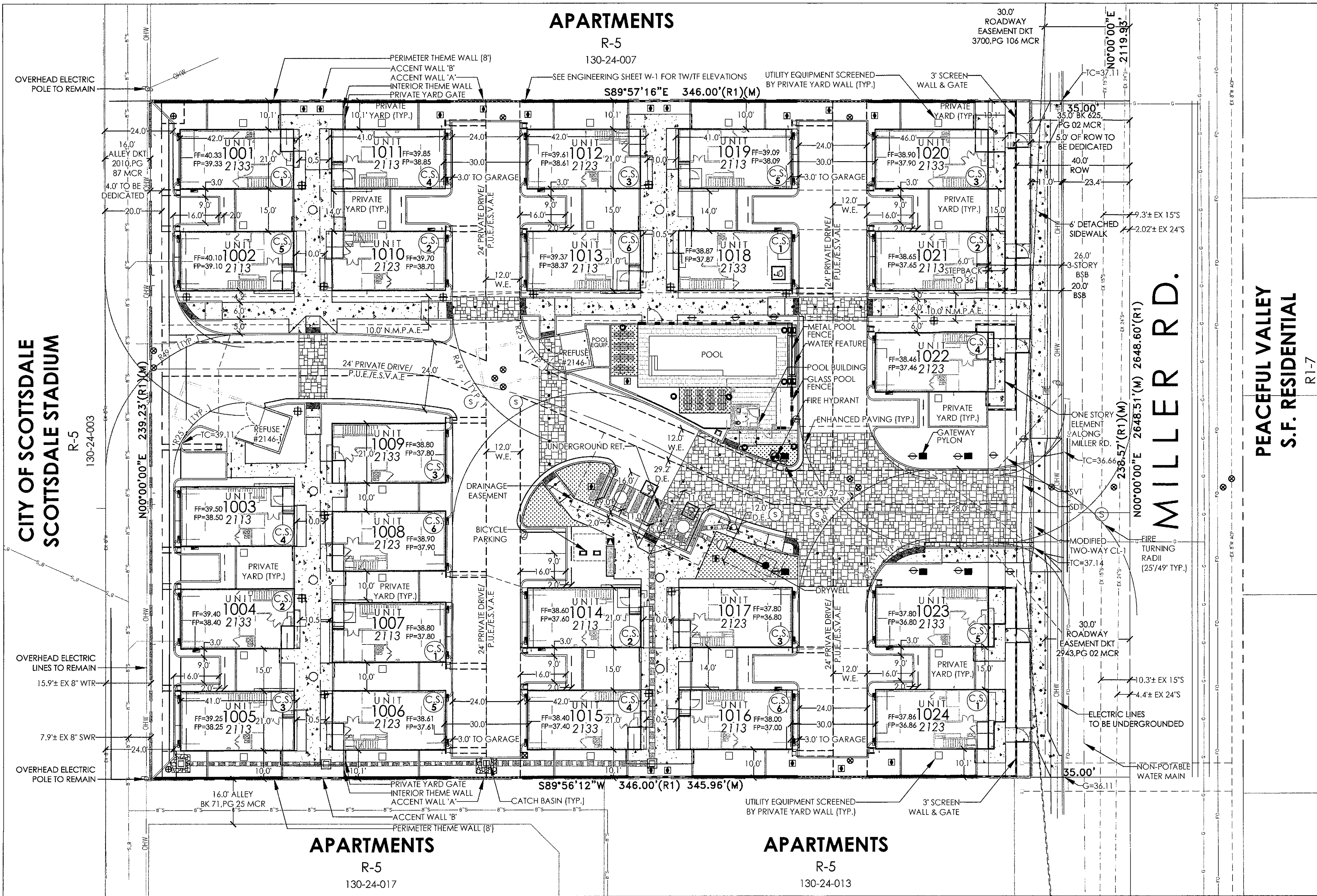
- PROJECT BOUNDARY
- RIGHT OF WAY
- EASEMENT
- EXIST. OVERHEAD UTILITY LINE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC
- EXISTING WATER/SEWER LINE
- UTILITY EQUIPMENT TO BE SCREENED PER OSR 2.1.501.
- FIRE HYDRANT
- BICYCLE PARKING
- ENHANCED PAVING
- CONCRETE SIDEWALKS
- ACCESSIBLE ROUTE
- POOL DECK
- ARTIFICIAL TURF
- CATCH-BASIN
- BUILDING COLOR SCHEME
- 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
- GATEWAY PYLON
- PREFABRICATED MAILBOX
- DOUBLE SIDED WATER FEATURE

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. 1 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.

SITE DATA

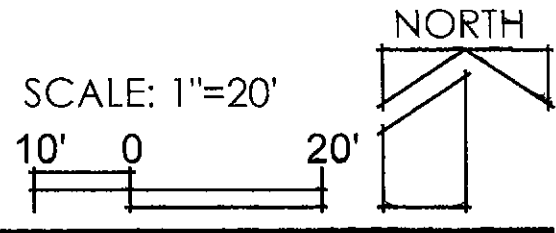
LOCATION: N OF NW CORNER OF MILLER RD. & OSBORN RD.
ADDRESS: 3510 N. MILLER RD.
PARCEL #: 130-24-050 & 130-24-029 THROUGH -049
ZONING: R-5 DO
CURRENT USE: VACANT APT. COMPLEX
PROPOSED USE: SINGLE-FAMILY RES. - CONDOMINIUMS
GROSS ACRES: 1.89 ACRES (82,659.78 S.F.)
NET ACRES: 1.70 ACRES (74,308.14 S.F.)
DWELLING UNITS: 24
ALLOWED DU/AC: ≤23
PROPOSED DU/AC: 12.6 (24/1.89)
ALLOWED HEIGHT: (36' INCLUSIVE OF EQUIP.) 3 STORY
PROPOSED HEIGHT: (36' INCLUSIVE OF EQUIP.) 3 STORY
ALLOWED WALL HEIGHT: VARIES (8' MAX)
PROPOSED WALL HEIGHT: VARIES (8' MAX, 3' MAX FRONT)
REQUIRED BICYCLE PARKING: (1/110 REQ. V.P.): 4.6
PROPOSED BICYCLE PARKING: 8
ALLOWED DISTANCE BETWEEN BUILDINGS: 10' MIN.
PROPOSED DISTANCE BETWEEN BUILDINGS: ≥10'
SETBACKS:
FRONT (FROM BOC): 20' REQUIRED, 20' PROVIDED
FRONT STEPBACK: 6'
SIDE: (1:1 STARTING AT 30')
REAR: 0' OR 10' REQUIRED, ≥10' PROVIDED
SURFACE PARKING: 17 STALLS
GARAGE PARKING: 48 STALLS
TOTAL PARKING: 65 STALLS
ADA PARKING: 3 STALLS (4% x 65)



SITE PLANNING SHEET INDEX

SHEET #	DESCRIPTION
SP.1	SITE PLAN
SP.2	SITE DETAILS
SP.3	PHASING PLAN

SITE PLAN

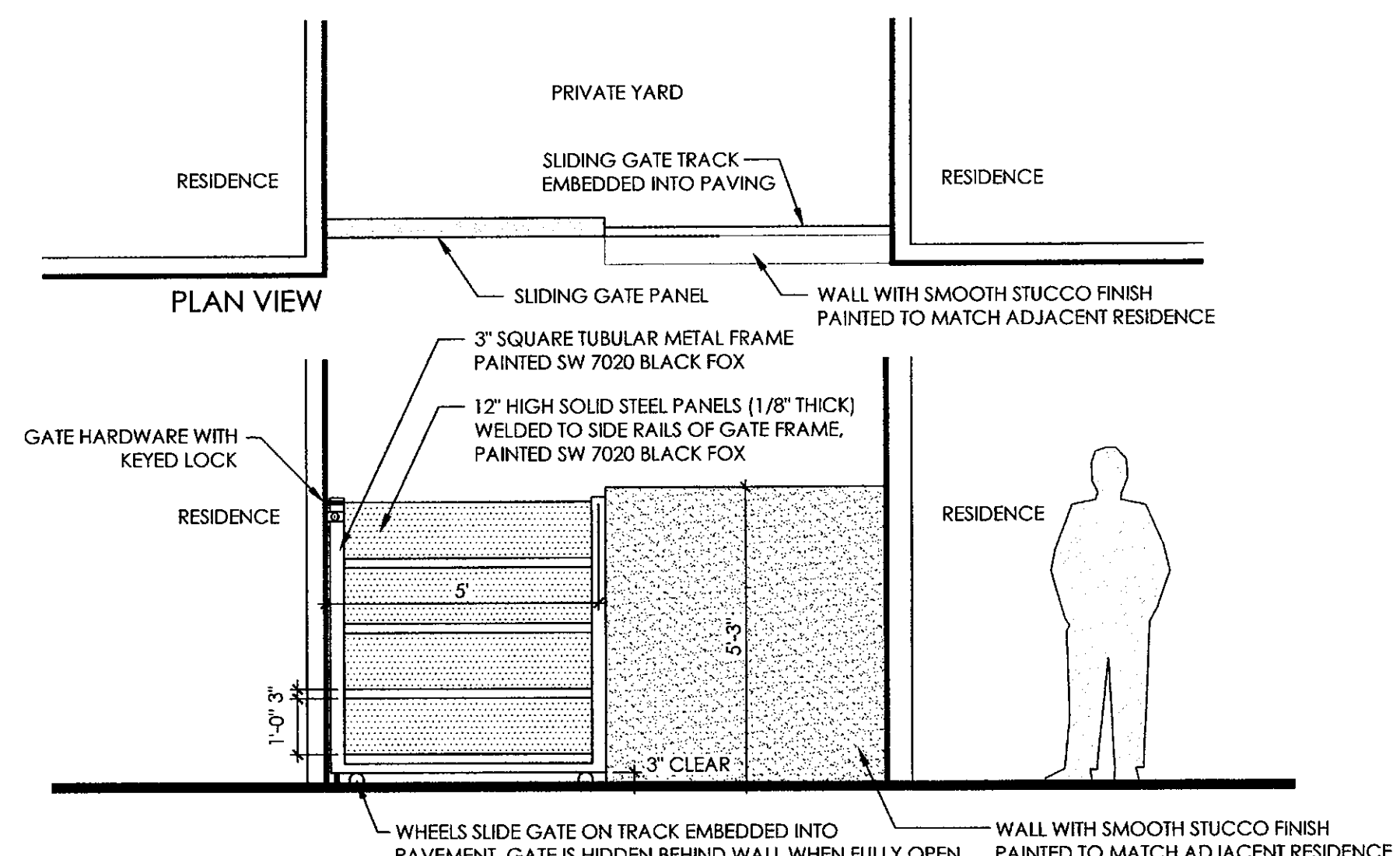


APPROVED
FINAL PLANS PLANNING
DATE: 10/16/15
APPROVED BY: [Signature]

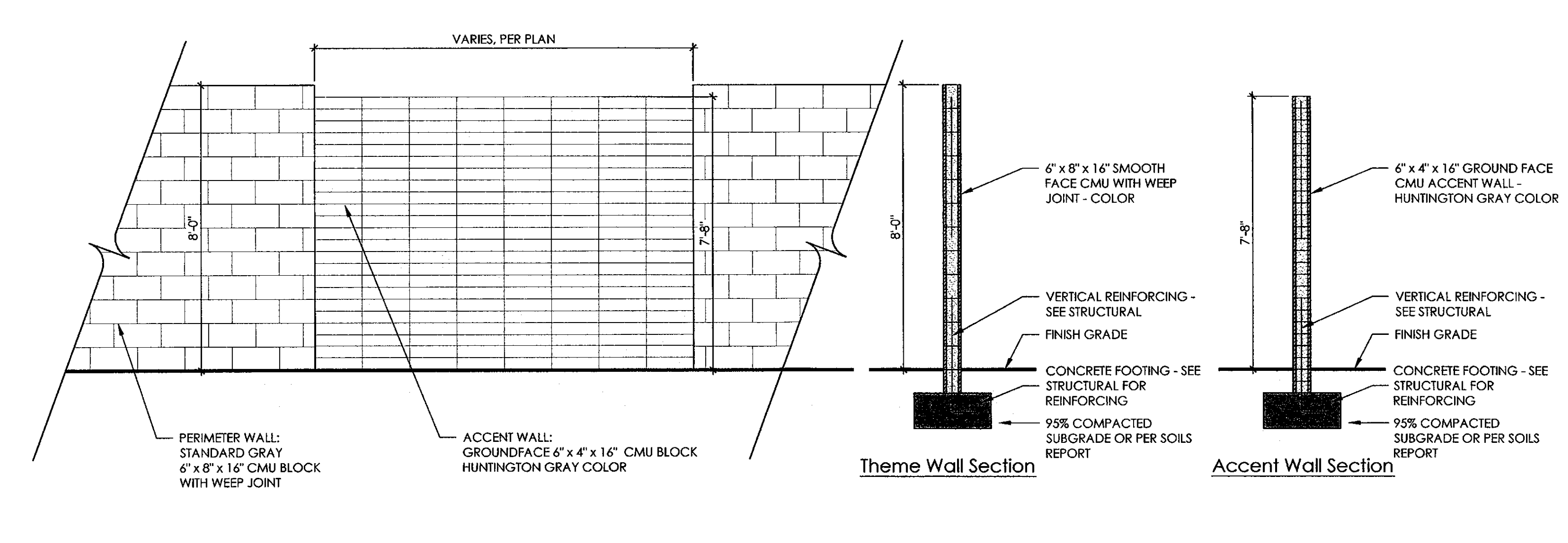
REVISION DATE

NO.	DESCRIPTION	DATE
1ST	COMMENTS	12/18/15
2ND	COMMENTS	2/09/16

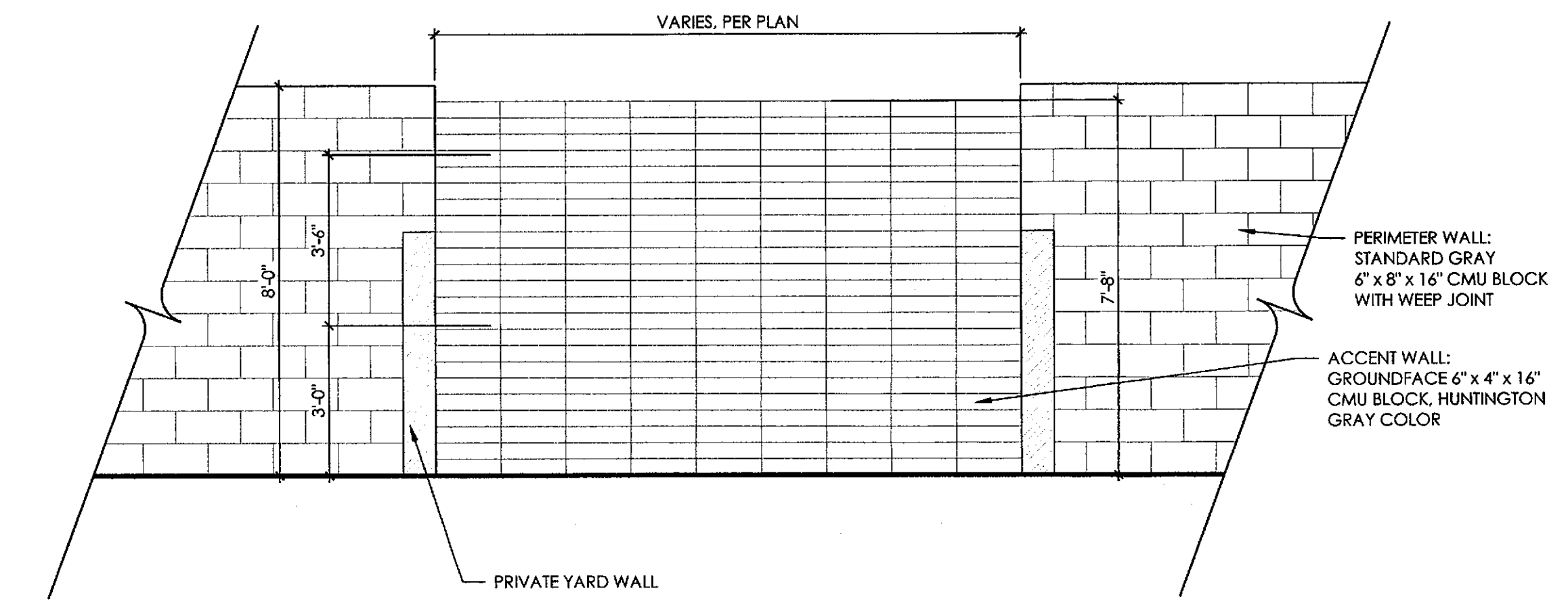
DATE: 10/16/15
JOB NO.: 1504
DRAWN: KN
SCALE: AS SHOWN
DRAWING: CONDOMINIUM PLAT ARCHITECTURAL REVIEW SET SITE PLAN
SUBMITTED FOR: TAYLOR MORRISON
SHEET # SP.1 of 3



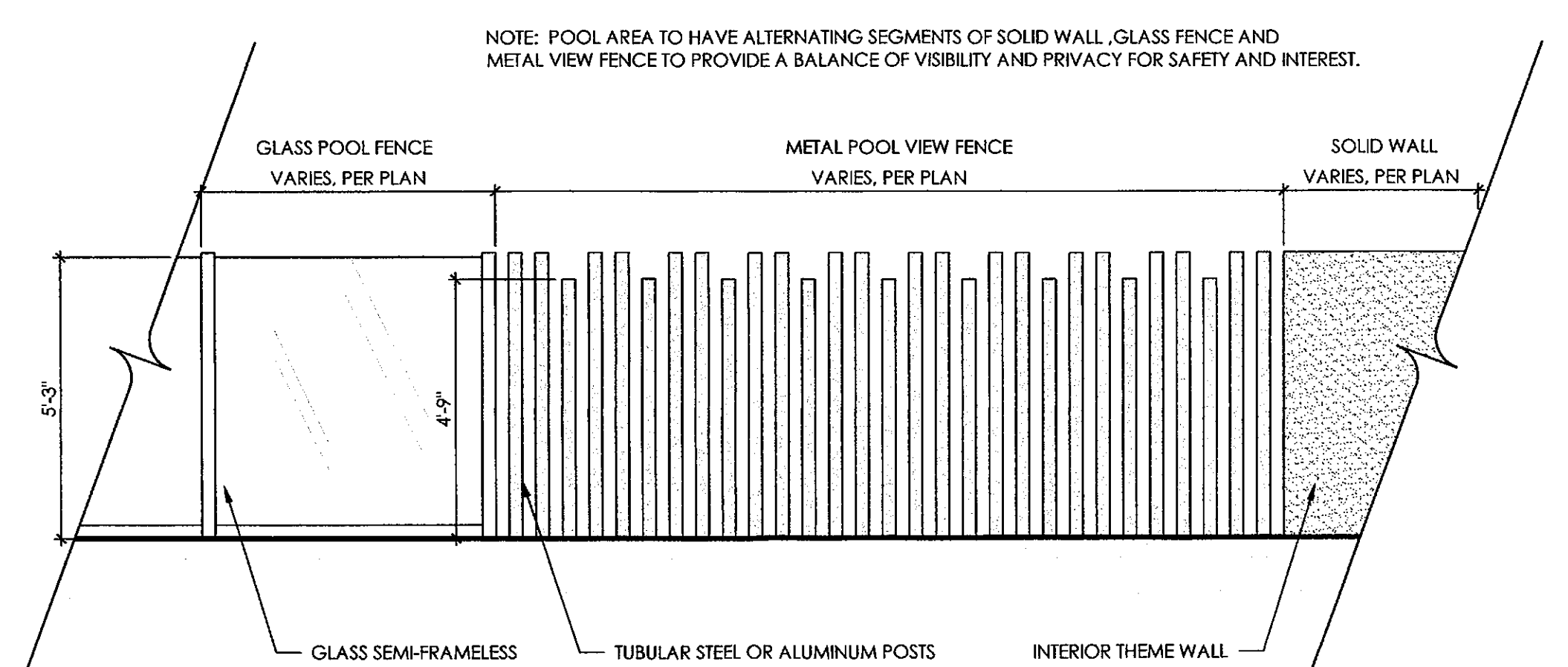
1. PRIVATE YARD GATE 3/8" = 1'-0"



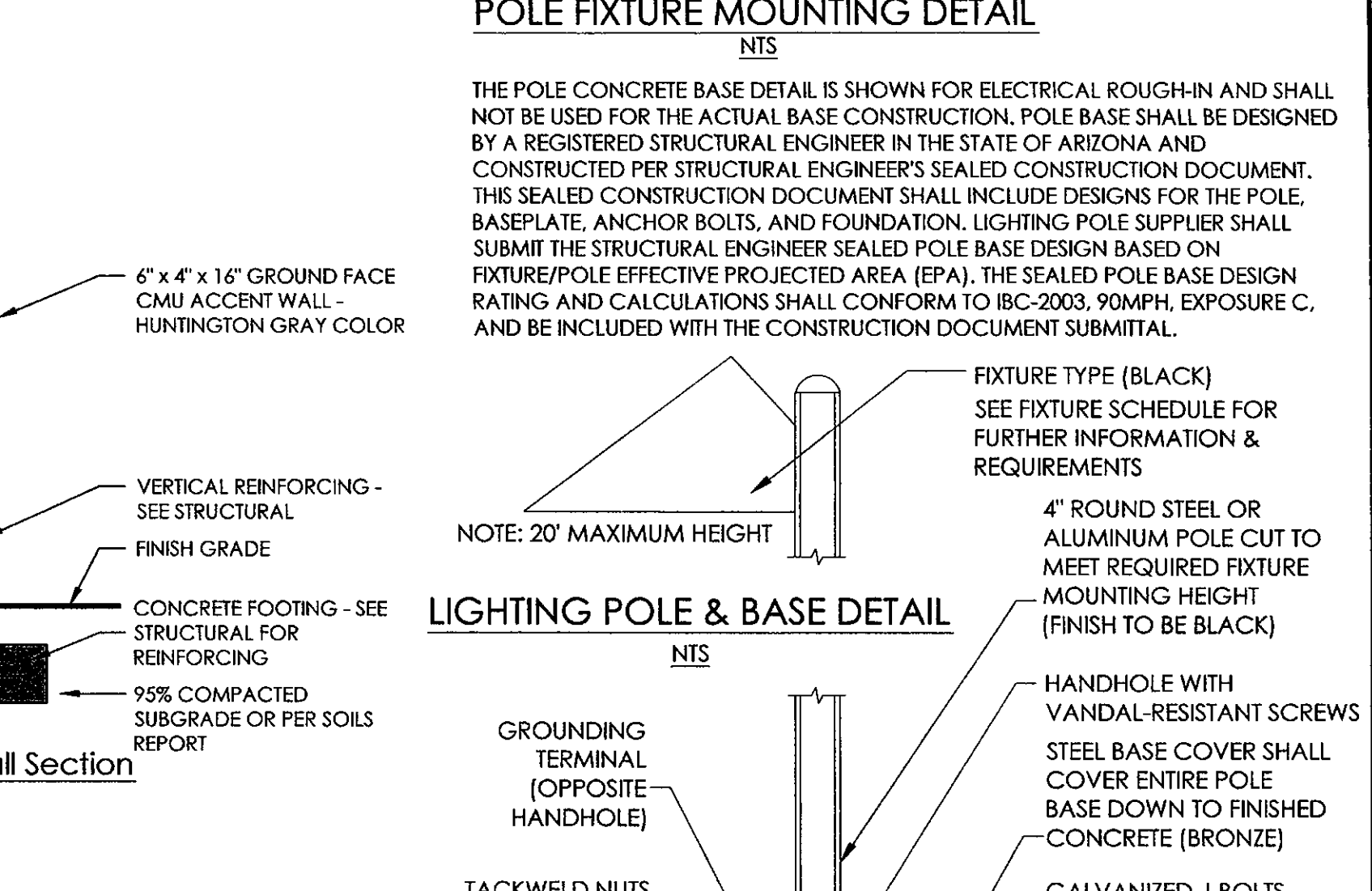
2. PERIMETER THEME WALL WITH ACCENT WALL "A" 3/8" = 1'-0"



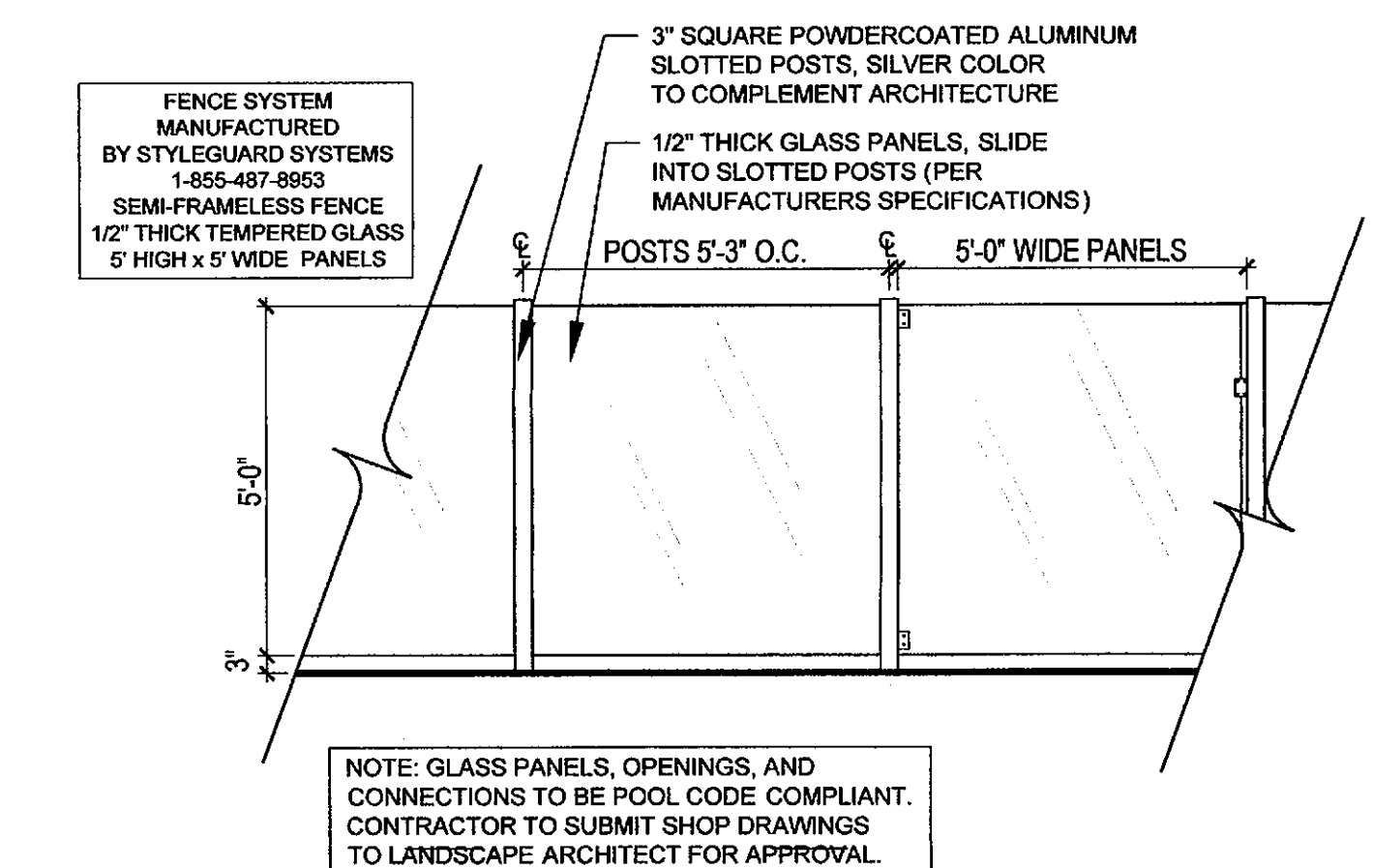
3. ACCENT WALL "B" 3/8" = 1'-0"



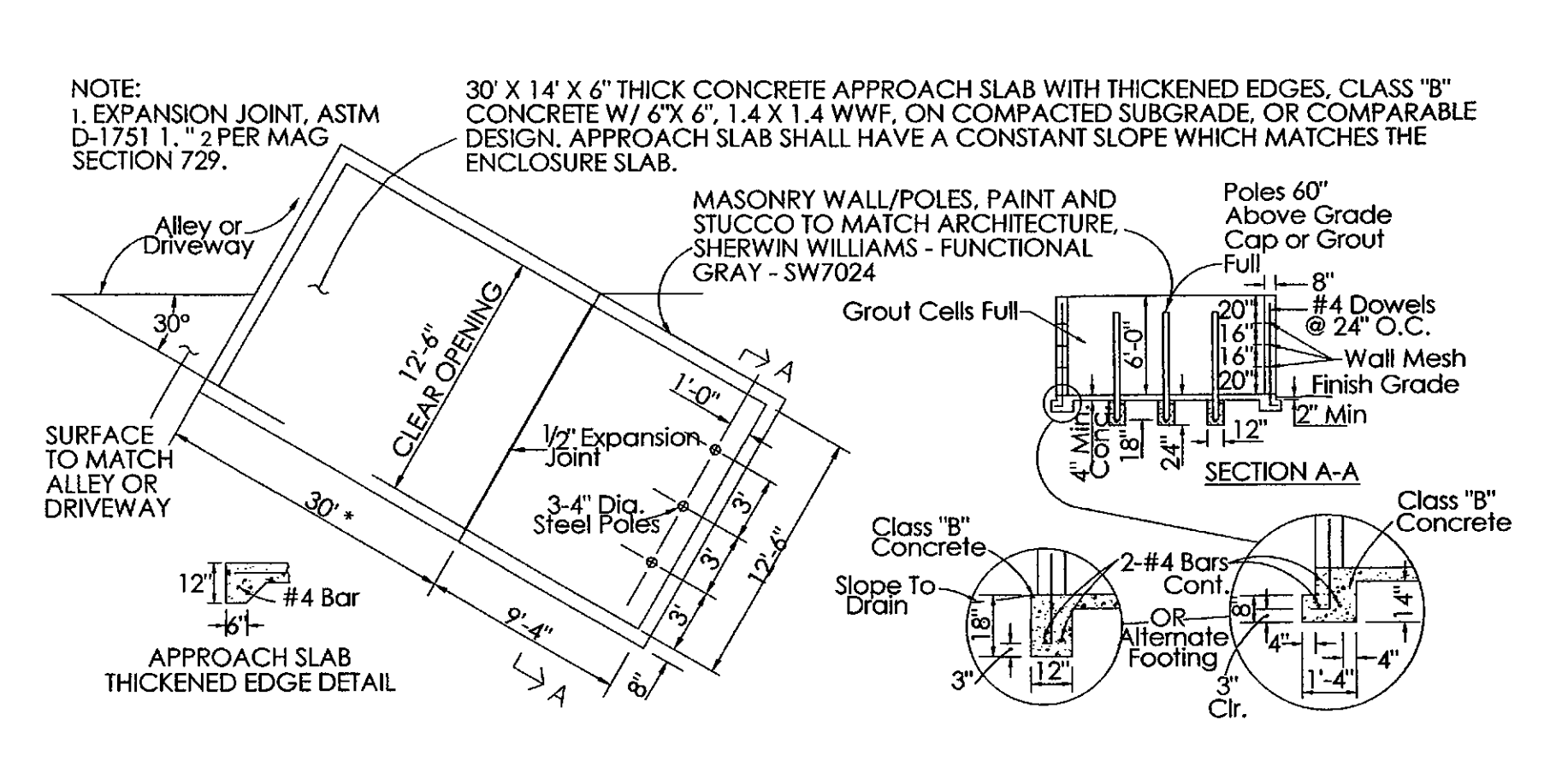
4. METAL POOL FENCING 3/8" = 1'-0"



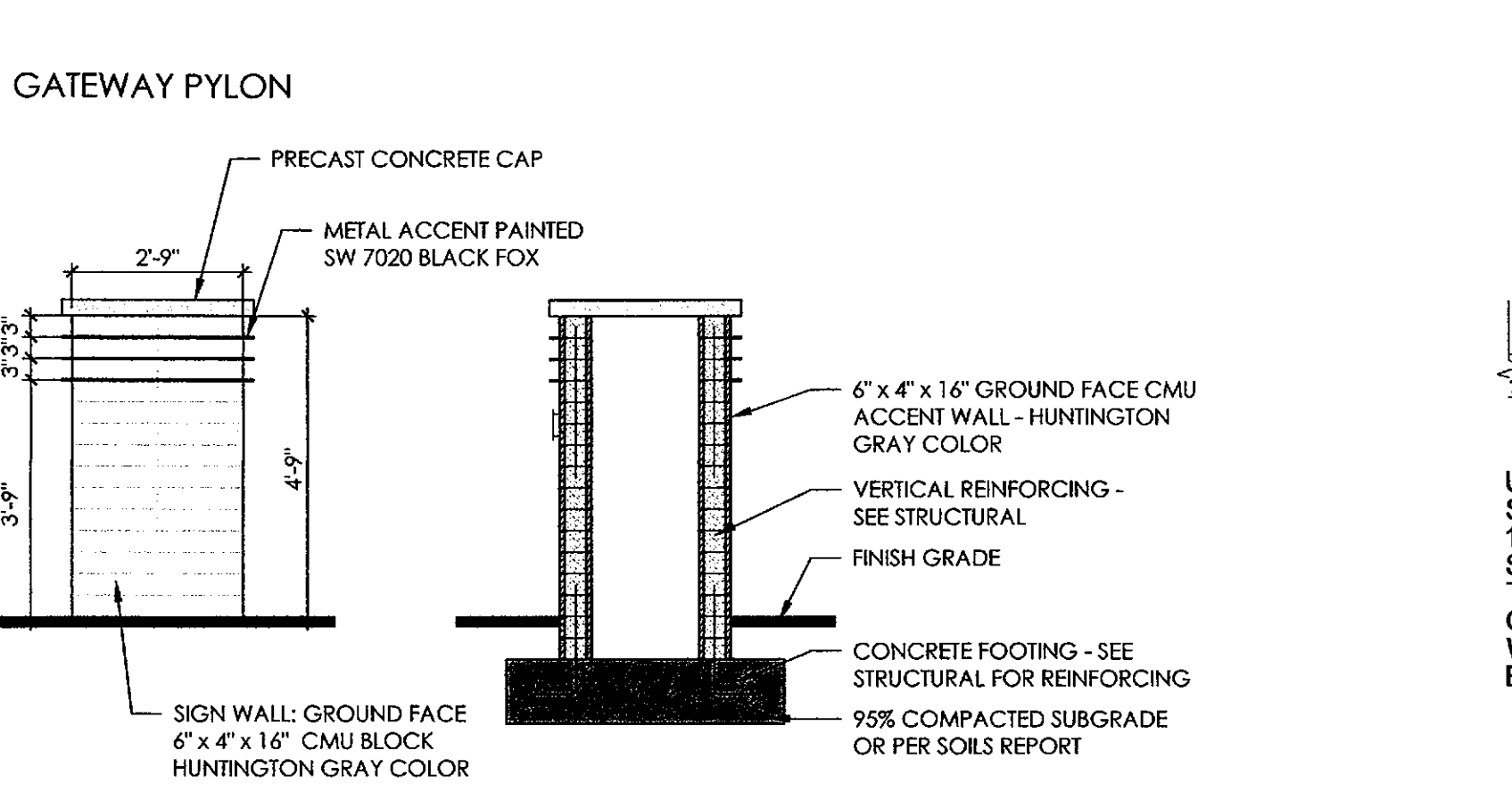
5. LIGHT POLE 3/8" = 1'-0"



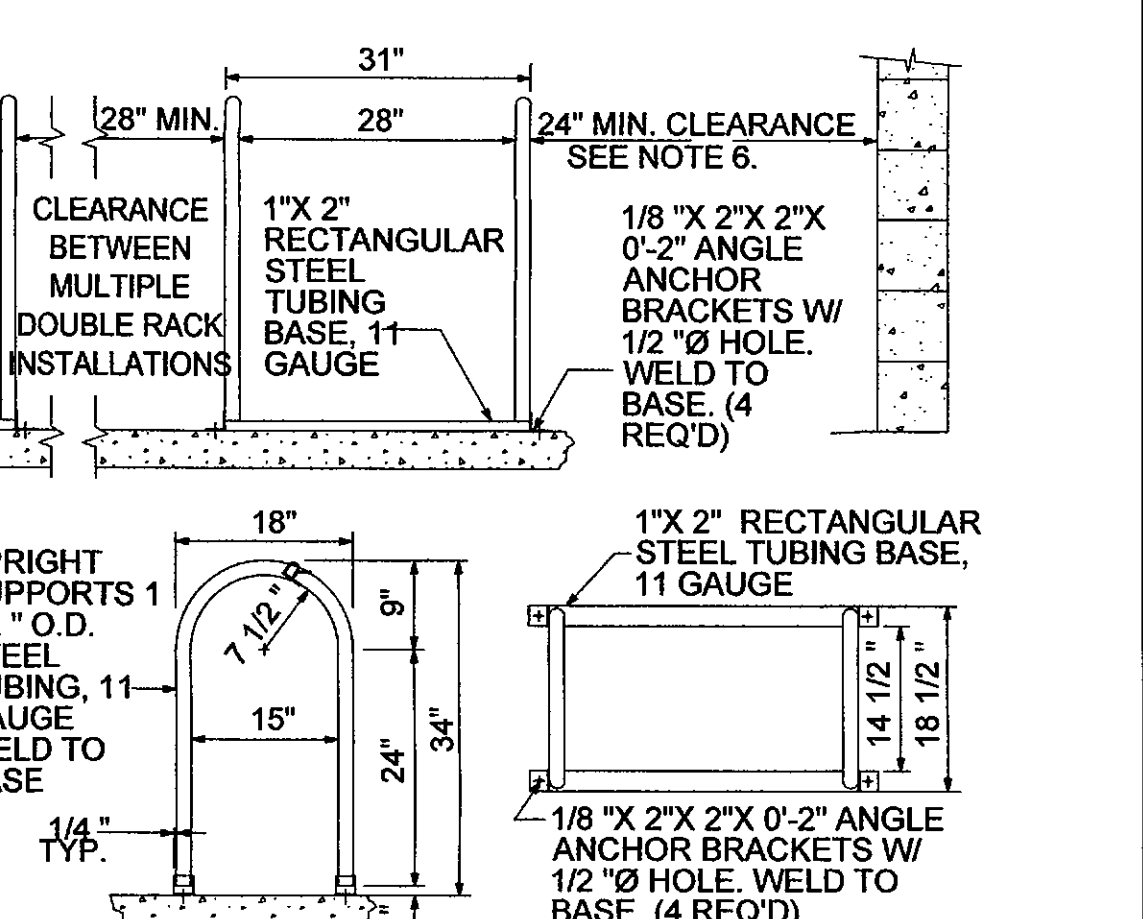
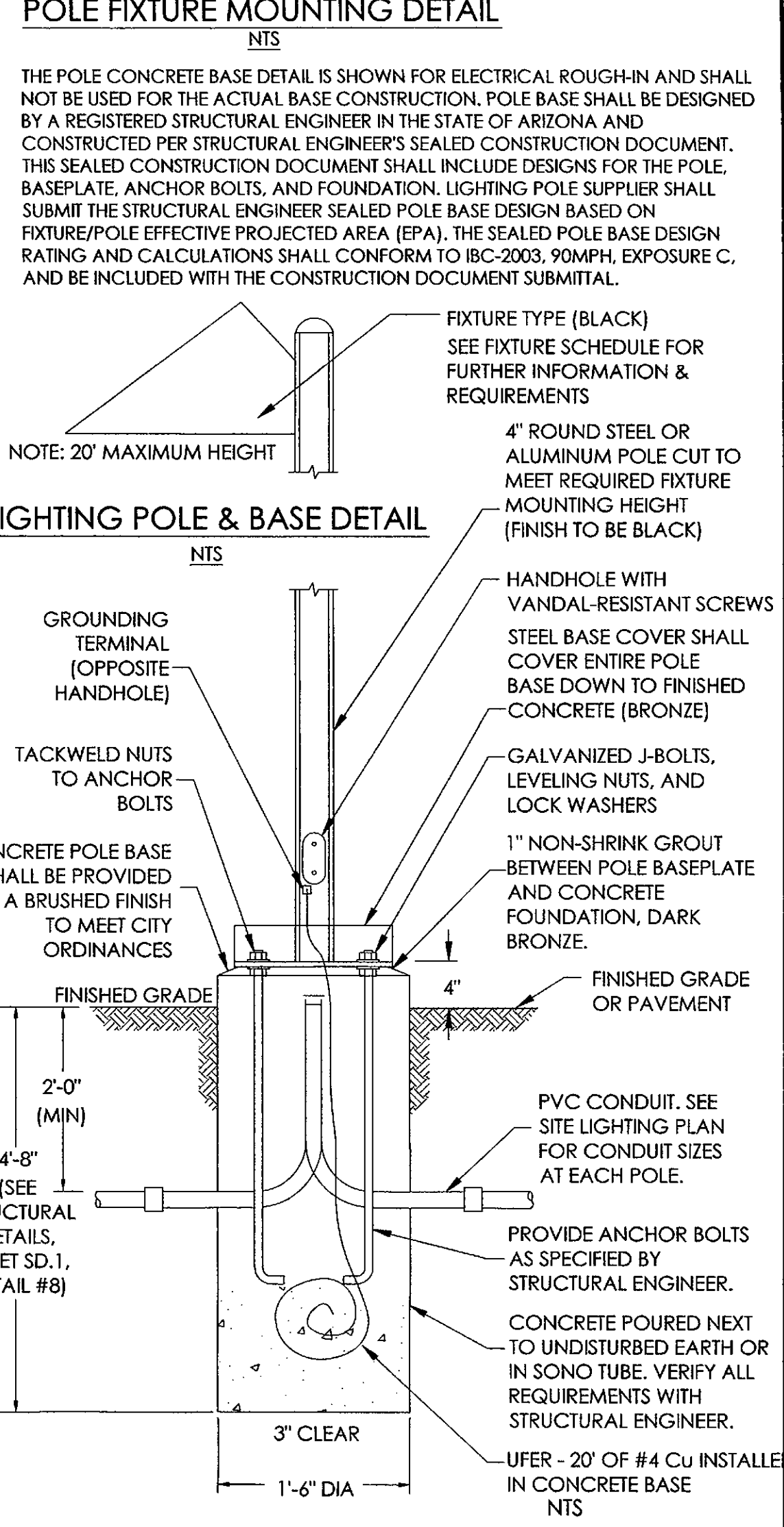
6. GLASS POOL FENCE 3/8" = 1'-0"



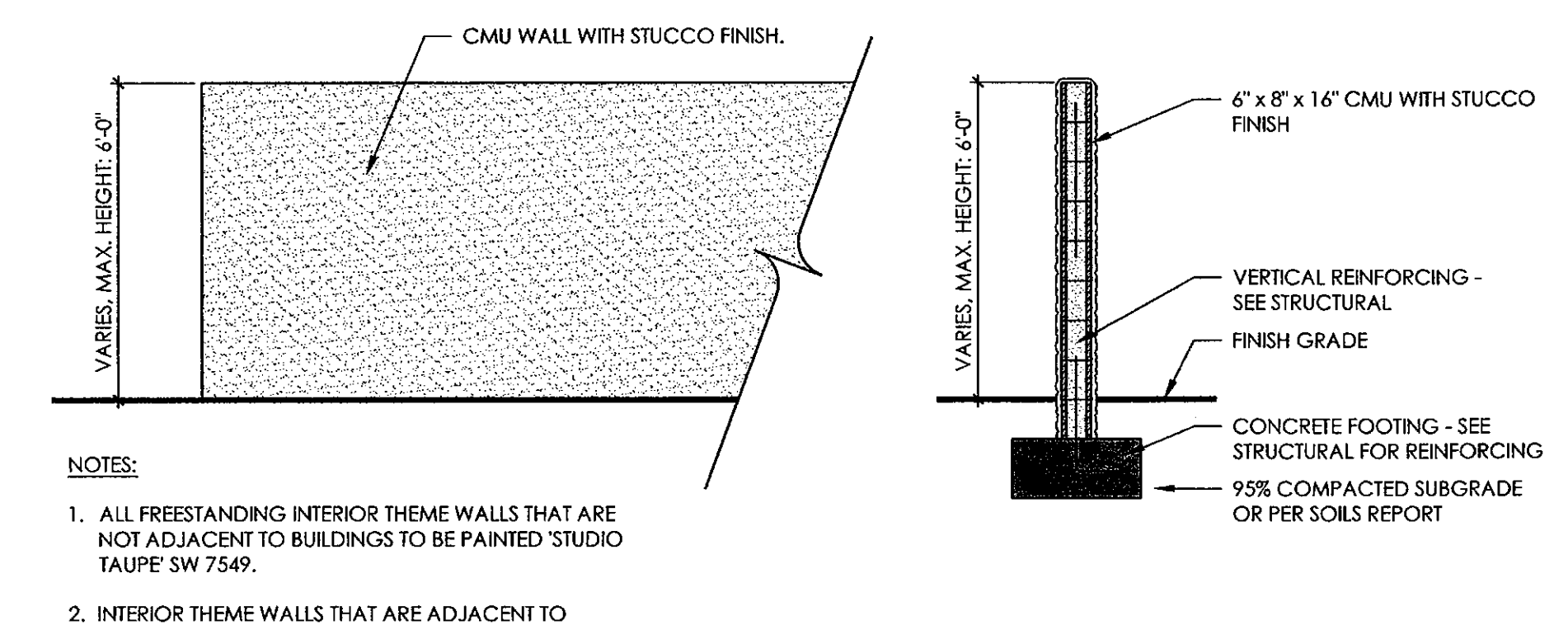
7. REFUSE ENCLOSURE - ANGLE PICKUP - COS DETAIL NO. 2146-1 NTS



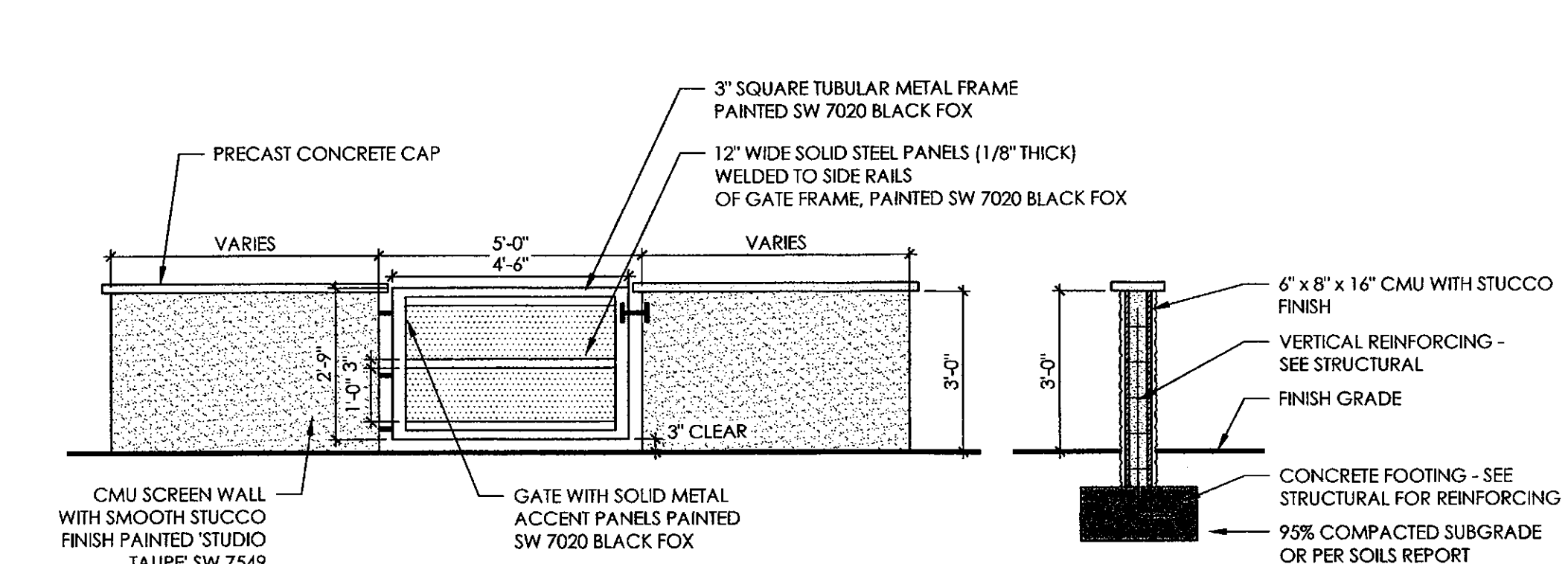
8. GATEWAY PYLON 3/8" = 1'-0"



9. BICYCLE RACK - COS DETAIL NO. 2285 NTS



10. SCREEN WALL AND GATE 3/8" = 1'-0"



11. INTERIOR THEME WALL 3/8" = 1'-0"

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

SITE DETAILS AS SHOWN
 NOTE: FOR REFERENCE ONLY. SEE LANDSCAPE, ELECTRICAL AND STRUCTURAL SHEETS (SD.1) FOR DETAILS.

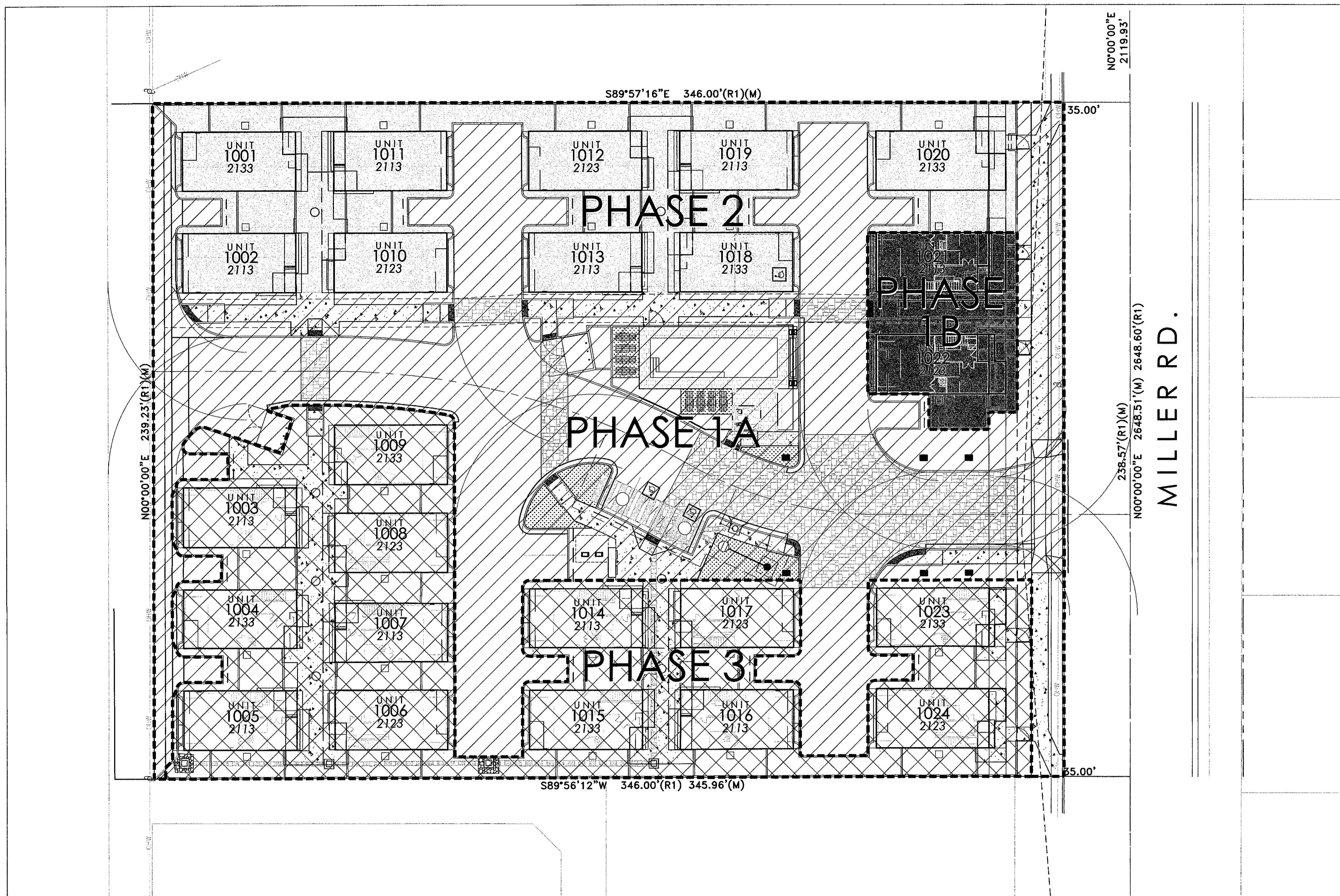
LVA urban design studio
 land planning - development entitlements - landscape architecture
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

Taylor Morrison
 ARCHITECT
 52316 LAURA
 THELESA
 10/28/15
 ARIZONA U.S.A.
 EXPIRES 6/30/17

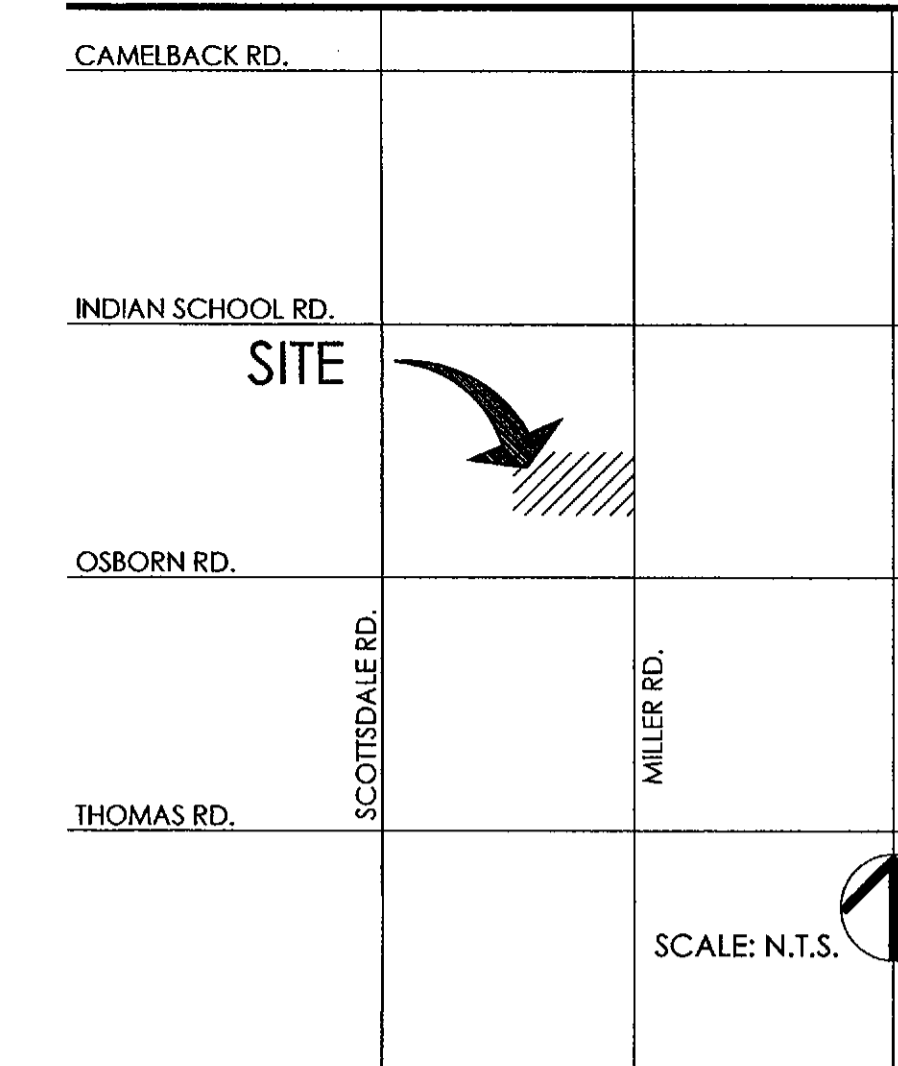
Taylor Morrison
TRÉO - MILLER & OSBORN

REVISION	DATE
▲ 1ST COMMENTS	12/18/15
▲	
▲	
▲	
DATE:	10/16/15
JOB NO.:	1504
DRAWN BY:	KN
SCALE:	AS SHOWN
DRAWING:	CONDOMINIUM PLAT ARCHITECTURAL REVIEW SET - SITE DETAILS
SUBMITTED FOR:	TAYLOR MORRISON
SHEET #	SP.2 of 3

RELATED CASES: 26-DK-2015, 409-SA-2015



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 CPHIPPS@TAYLORMORRISON.COM
Planner/ Landscape Architect	LVA URBAN DESIGN STUDIO KEITH NICHTER LAURA THELEN 120 SOUTH ASH AVENUE TEMPE, ARIZONA 85281 480.994.0994 KNICHTER@LVADESIGN.COM
Civil Engineer	HILGART WILSON ZACH HILGART, PE, LEED-AP 2141 E. HIGHLAND AVENUE, SUITE 250 PHOENIX, ARIZONA 85016 602.490.0535 X104 ZHILGART@HILGARTWILSON.COM
Architect	BSB DESIGN, INC. BRAD SONNENBURG 6125 E. INDIAN SCHOOL ROAD, SUITE 1001 SCOTTSDALE, AZ 85251 480.663.2100 BSONNENBURG@BSBDESIGN.COM

SITE DATA

LOCATION: N OF NW CORNER OF MILLER RD. & OSBORN RD.
 ADDRESS: 3510 N. MILLER RD.
 PARCEL #: 130-24-050 & 130-24-029 THROUGH -049
 ZONING: R-5 DO
 CURRENT USE: VACANT APT. COMPLEX
 PROPOSED USE: SINGLE-FAMILY RES. - CONDOMINIUMS
 GROSS ACRES: 1.89 ACRES (82,659.78 S.F.)
 NET ACRES: 1.70 ACRES (74,308.14 S.F.)
 DWELLING UNITS: 24
 ALLOWED DU/AC: <=23
 PROPOSED DU/AC: 12.6 (24/1.89)
 ALLOWED HEIGHT: (36' INCLUSIVE OF EQUIP.) 3 STORY
 PROPOSED WALL HEIGHT: (36' INCLUSIVE OF EQUIP.) 3 STORY
 ALLOWED WALL HEIGHT: VARIES (8' MAX)
 PROPOSED WALL HEIGHT: VARIES (8' MAX, 3' MAX FRONT)
 REQUIRED BICYCLE PARKING (1/10 REQ. V.P.): 4.6
 PROPOSED BICYCLE PARKING: 8
 ALLOWED DISTANCE BETWEEN BUILDINGS: 10' MIN.
 PROPOSED DISTANCE BETWEEN BUILDINGS: >=10'

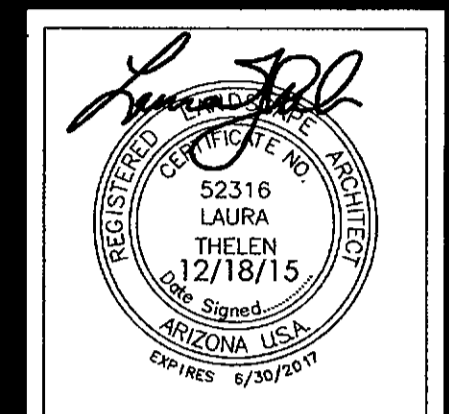


- PHASE 1A (MONTHS 0-9 +/-)
 -SITE IMPROVEMENTS
 -AMENITY
 -COMMON LANDSCAPING
- PHASE 1B (MONTHS 9-12 +/-)
 -MODELS (A SEPARATE MODEL PHASE L/S AND PARKING PLAN WILL BE SUBMITTED PRIOR TO OR IN CONJUNCTION WITH THE BUILDING PERMIT FOR THE MODEL HOMES)
- PHASE 2 (MONTHS 9-15 +/-)
 -BUILDING CONSTRUCTION
 -BUILDING LANDSCAPING
- PHASE 3 (MONTHS 14-24 +/-)
 -BUILDING CONSTRUCTION
 -BUILDING LANDSCAPING

SETBACKS:	REQUIRED	PROVIDED
FRONT (FROM BOC):	20'	20'
FRONT STEPBACK:	6'	6'
(1:1 STARTING AT 30')		
SIDE:	0' OR 10'	>=10'
REAR:	0' OR 10'	>=10'
SURFACE PARKING:		17 STALLS
GARAGE PARKING:		48 STALLS
TOTAL PARKING:	48 STALLS (24X2.0)	65 STALLS
ADA PARKING:	3 STALLS (4% x 65)	3 STALLS

SCALE: 1"=20'
 10' 0 20'
PHASING PLAN

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 120 south ash avenue • tempe, arizona 85281 • 480.994.0994



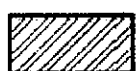







TaylorMorrison.
TRÉO - MILLER & OSBORN

REVISION	DATE
1ST COMMENTS	12/18/15
2ND COMMENTS	2/09/16

DATE: 10/16/15
 JOB NO.: 1504
 DRAWN: KN
 SCALE: AS SHOWN
 DRAWING: CONDOMINIUM PLAT ARCHITECTURAL REVIEW SET - PHASING PLAN
 SUBMITTED FOR: TAYLOR MORRISON
 SHEET # SP.3 of 3

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.

CONDUIT AND CONDUCTOR SCHEDULE

DESIGNATION	CONDUCTOR DATA			CONDUIT SIZE	REMARKS
	PHASE	NEUTRAL	BOND	SCHEDULE 40 PVC (UNO)	
①	1#12	1#12	1#12	3/4"	SIZED 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

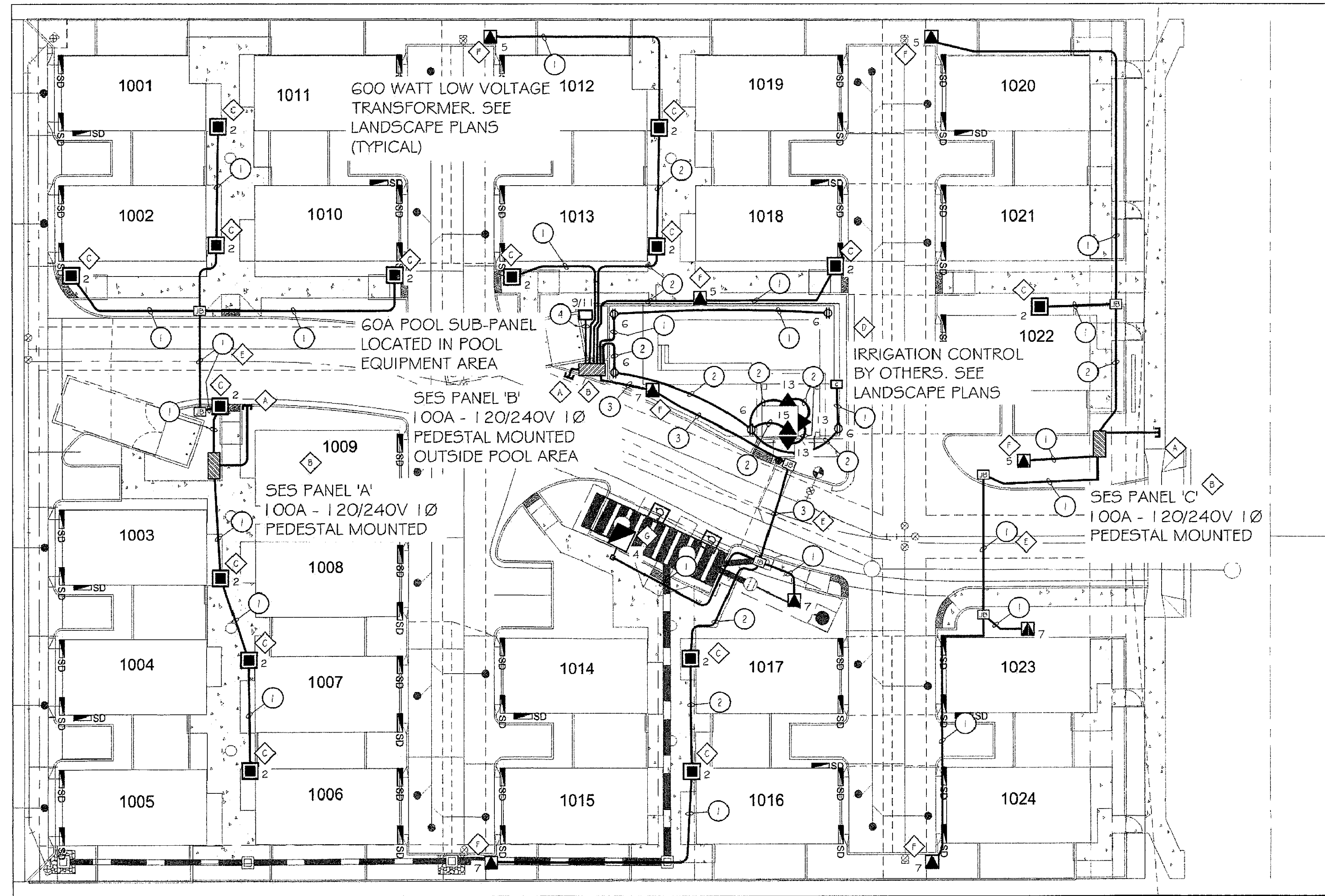
ALL CONDUCTOR WIRING TO BE XHHW-2 SUITABLE FOR WET EXTERIOR CONDITIONS.

TREO
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SCOTTSDALE, ARIZONA

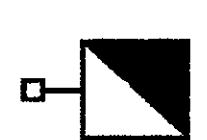

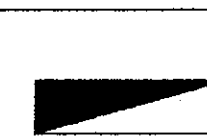

LIGHTING NOTE:

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

SITE "A"

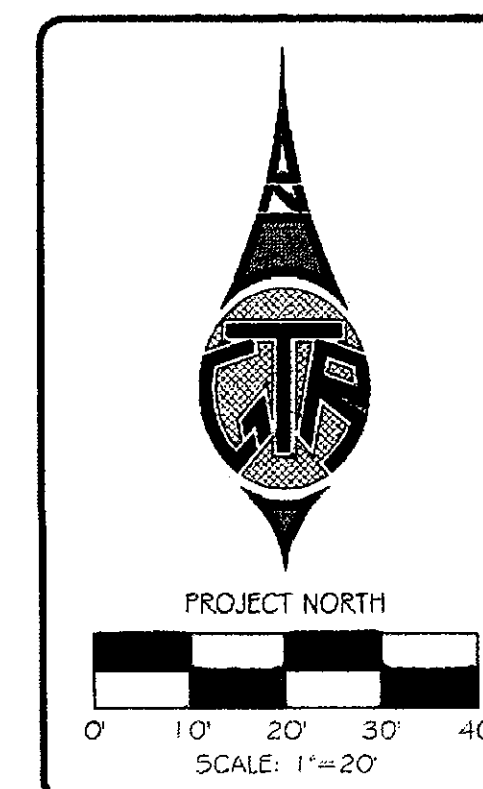


LIGHTING FIXTURE SCHEDULE

DRAWING SYMBOL & MARK	LAMPS	MOUNTING	VOLTAGE	DESCRIPTION	MANUFACTURER CATALOG NUMBER	COLOR	REMARKS	FIXTURE QUANTITY
	30 WATT LED	MOUNTED @ 20 FT AFG	120V	FULL CUTOFF FIXTURE MOUNTED ON STRAIGHT ROUND 12 FOOT POLE	BEGA 7929LED	BLACK	SEE STREETLIGHT ELECTRICAL DETAIL AND MANUFACTURE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	1
	23 WATT LED	IN-GROUND	120V	FULL CUTOFF BOLLARD	BEGA 8619LED	BLACK	SEE BOLLARD LIGHT MOUNTING DETAIL AND MANUFACTURE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	15
	30 WATT FLUORESCENT	WALL MOUNTED	120V	FULL CUTOFF WALL SCENCE MOUNTED ON BUILDING	KICHLER 6048P553 1G	BRUSHED NICKEL	WALL SCENCE TO BE POWERED BY INDIVIDUAL RESIDENTIAL SUB-PANELS. SEE MANUFACTURE SPECIFICATIONS FOR ADDITIONAL INFORMATION.	59
	100 WATT	WALL MOUNTED	120V	FULL CUTOFF WALL SCENCE MOUNTED ON BUILDING	BEGA 2490	BLACK	SEE POOL CABANA PLANS FOR MORE MOUNTING INFORMATION.	4

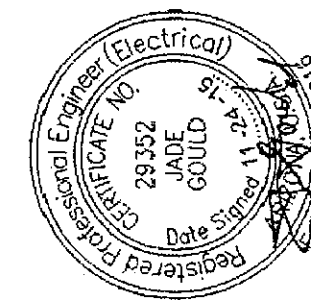
APPROVED
FINAL PLANS PLANNING
DATE: 05/08/15

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



Revision :	DATE :
△ CITY COMMENTS	07/06/15
△ CITY COMMENTS	07/22/15
△ CITY COMMENTS	10/13/15
△ CITY COMMENTS	11/24/15

TREO
MILLER & OSBORN
PRIVATE ELECTRICAL & LIGHTING
SCOTTSDALE, ARIZONA
ELECTRICAL SITE "A"



NOTE: ANY CHANGES MADE TO FINAL BID DOCUMENTS DUE TO FIELD CHANGES WILL BE BELLED HOURLY TO THE CONTRACTOR.

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:	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 11

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

LIGHTING VENDOR INFORMATION:
R.C. LURIE COMPANY
BOB STAMPER
PHONE: (602) 817-1149
BSTAMPER@RCLURIE.COM

TREO
MILLER & OSBORN
PRIVATE ELECTRICAL & LIGHTING
SCOTTSDALE, ARIZONA

Revision:	Date:
▲ CITY COMMENTS	07/06/15
▲ CITY COMMENTS	07/22/15
▲ CITY COMMENTS	10/13/15
▲ CITY COMMENTS	11/24/15

BEGA 8619LED BLACK

Bollards with wide spread light distribution

Type: BEGA
Product: 8619LED
Project: BLACK
Voltage:
Color:
Options:
Modified:

Post construction: Made from four square aluminum extrusions mechanically fastened to a one piece die-cast spillover compartment bottom and a one piece die-cast lamp housing (top). Die castings are marine grade, copper free (0.3% copper content) A3600 aluminum alloy.

Enclosure: One piece die-cast aluminum lamp housing. Clear, molded, tempered glass 1/4" 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. Rethrow mesh from pure, anodized aluminum.

Electrical: 19.6V LED luminaire, 20.5 total system watts, 30° beam spread. Integral 120V through 277V electronic LED driver, dimming not available. Standard LED color temperature is 3000K with a 27° CRI. Available in 4000K (4000 CRI) and 54° sub. K4 to order.

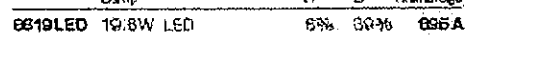
Anchor base: Heavy die-cast aluminum, drilled for precise alignment. Bolted to base with 1/2 stainless steel set screw. Mount to BEGA 895 A anchorage kit (supplied).

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in five standard BEGA colors: Black (BLK), White (WHI), Bronze (BRZ), Silver (SLV), Espresso™ (ESP). 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: 18.1 lbs.

Luminaire Lumens: 416
Typical in accordance with LM-79-02



BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-9533 FAX (805) 566-9474 www.bega-us.com
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BEGA 7929LED BLACK

Pole top luminaires with asymmetrical wide spread light distribution

Type: BEGA
Product: 7929LED
Project: BLACK
Voltage:
Color:
Options:
Modified:

Housing/Fitter: Heavy one piece die-cast aluminum (minimum .125" thick) with specular anodized aluminum reflector. Die filter and arm extensions are die-cast aluminum secured by 9/16" SS 304 nut/staples. Die filter secured threaded into stainless steel insert. Pole extension is extruded aluminum with die-cast aluminum cap. Size 1/2" (3/16" top) top or bottom. The casting, arm, marine grade, copper free is 0.3% copper content A3600 aluminum alloy.

Enclosure: One piece die-cast aluminum, finished, top frame with 1/2" thick tempered glass, 1/4" thick stainless steel, top-hat end for maintenance. Fully gasketed for weather tight operation for 50,000 hours life.

Electrical: 20V LED luminaire, 30° beam spread. Integral 120V through 277V electronic LED driver, dimming not available. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (3000 CRI) and 54° sub. K4 to order.

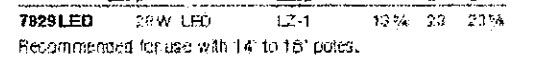
Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

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

UL listed for U.S. and Canadian Standards, suitable for wet locations. Protection class: IP65.

Weight: 16.5 lbs.

Effective Projection Area (EPA): 1.4 ft²



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TRANSFORMER FOR LOW VOLTAGE LIGHTING SYSTEM

SPECIFICATION SHEET

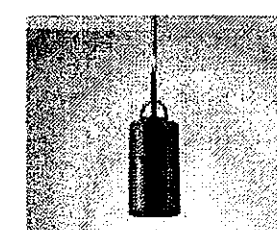
SEBCO 500-600

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

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

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

HYDREL MILLERTON 3LED 40K 12 FL C2 CSL BRS BLACK



MILLERTON MR16 12V MR16

DESCRIPTION: The MILLERTON series is a non-adjustable down light suitable for hanging from a ceiling or tree to provide accent or general lighting. Wet locations, outdoor rated, manufactured from billet aluminum, stainless steel hardware, optically clear heat strength polycarbonate glass and powder coated with a super-durable TGIC powder coat finish. This fixture is designed to withstand the harshest conditions. This fixture requires a remote 12V Transformer, purchased separately, to function.

ORDERING INFORMATION	EXAMPLE: MILLERTON M35 12 NSP IHL FA C1 CSL20 LPI EL
MILLERTON	12
Model	NSP
Finish	IHL
Color	FA
Beam Spread	C1
Mounting	CSL20
Options	LPI EL

FEATURES & SPECIFICATIONS

MATERIAL: Body, case, stem and mount are made of solid 6061-T6 aluminum. 100% aluminum. 100% stainless steel.

VOLTAGE: 12V AC

DISTRIBUTION: See "LAMP/DISTRIBUTION CHART" for available beam spreads.

LED: Custom made, high performance, high quality, for maximum beam spread and efficiency.

INSULATING: Hanging Mount, capex, photo, to order.

POWER SUPPLY: Remote 12V Transformer. Full Power Supply.

FINISH: Super durable and better TGIC powder coat finish. Standard. Our special clear finish is available on special order.

FEATURES: Full adjustable beam. Any combination of light fixture, accessories and mounting can be specified for any application. See the full range of accessories and options on our website.

WARRANTY: 10 Year Free Replacement Warranty. Complete warranty details on our website.

NOTE: Group performance may differ or require additional information and/or application. Specifications subject to change without notice.

NOTE: Hydrel reserves the right to modify specifications without notice. Any changes to the product will be posted on our website.

BEGA 2490 BLACK

Wall luminaires - fully shielded

Type: BEGA
Product: 2490
Project: BLACK
Voltage:
Color:
Options:
Modified:

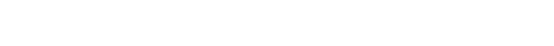
Enclosure: One piece die-cast aluminum supplied with universal mounting bracket for direct attachment to 3/4" or 4" octagonal ring box. Die castings are marine grade, copper free (0.3% copper content) A3600 aluminum alloy.

Electrical: Luminaire: Halogen are medium base porcelain with metal backed screw shell supplied. Available in 120V only.

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

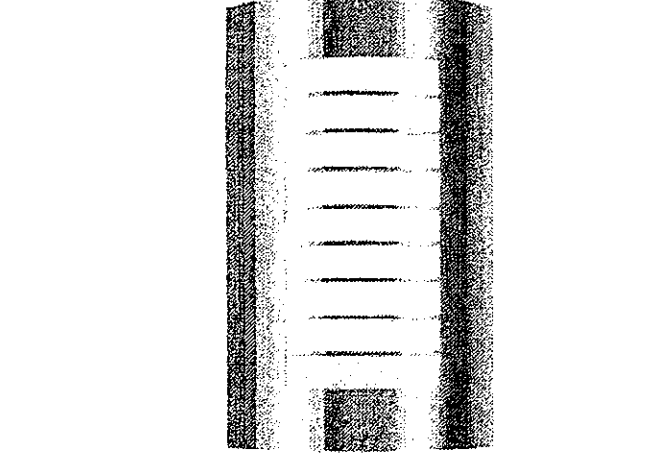
UL listed for U.S. and Canadian Standards, suitable for wet locations. Protection class: IP 65.

Weight: 6.0 lbs.



BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-9533 FAX (805) 566-9474 www.bega-us.com
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KICHLER 6048PSS316 BRUSHED NICKEL



Outdoor Wall 2 Light PSS 6048PSS316

Product Description: This 2 Light Outdoor Business Steel Harvest Wall sconce uses simple screw to create an ultimate outdoor fixture for your contemporary home.

Technical Information

Weight: 3.3

Safety Rating: Wet

WFOV: 7.7°

Base Backplate: 4.25 x 12.75

Height: 9.25

Height: 15.50

Lamp Included: Not Included

ADA Compliant: Yes

Comply Fluorescent: No

Light Source: Medium

Socket Base: C2L

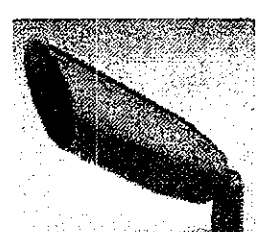
Number of Bulbs: 2

Lamp Type: CFL

Max Watt: 30W

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HYDREL ASPEN A 3LED16 40K 12 FL BLACK WSL 350R STK C3 BRS



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	EXAMPLE: ASPEN SS M50 12 NSP IHL CM C1 LPI EL
ASPEN	12
Model	NSP
Finish	IHL
Color	CM
Beam Spread	C1
Mounting	LPI EL

ORDERING INFORMATION	EXAMPLE: ASPEN SS M50 12 NSP IHL CM C1 LPI EL
ASPEN	12
Model	NSP
Finish	IHL
Color	CM
Beam Spread	C1
Mounting	LPI EL

FEATURES & SPECIFICATIONS

MATERIAL: Body, case, stem and mount are made of solid 6061-T6 aluminum. 100% aluminum. 100% stainless steel.

VOLTAGE: 12V AC

DISTRIBUTION: See "LAMP/DISTRIBUTION CHART" for available beam spreads.

LED: Custom made, high performance, high quality, for maximum beam spread and efficiency.

INSULATING: Hanging Mount, capex, photo, to order.

POWER SUPPLY: Remote 12V Transformer. Full Power Supply.

FINISH: Super durable and better TGIC powder coat finish. Standard. Our special clear finish is available on special order.

FEATURES: Full adjustable beam. Any combination of light fixture, accessories and mounting can be specified for any application. See the full range of accessories and options on our website.

WARRANTY: 10 Year Free Replacement Warranty. Complete warranty details on our website.

NOTE: Group performance may differ or require additional information and/or application. Specifications subject to change without notice.

NOTE: Hydrel reserves the right to modify specifications without notice. Any changes to the product will be posted on our website.

BEGA 7266LED BLACK

LED garden and pathway bollard

Type: BEGA
Product: 7266LED
Project: BLACK
Voltage:
Color:
Options:
Modified:

Enclosure: One piece die-cast aluminum supplied with universal mounting bracket for direct attachment to 3/4" or 4" octagonal ring box. Die castings are marine grade, copper free (0.3% copper content) A3600 aluminum alloy.

Electrical: Luminaire: Halogen are medium base porcelain with metal backed screw shell supplied. Available in 120V only.

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

UL listed for U.S. and Canadian Standards, suitable for wet locations. Protection class: IP 65.

Weight: 6.0 lbs.

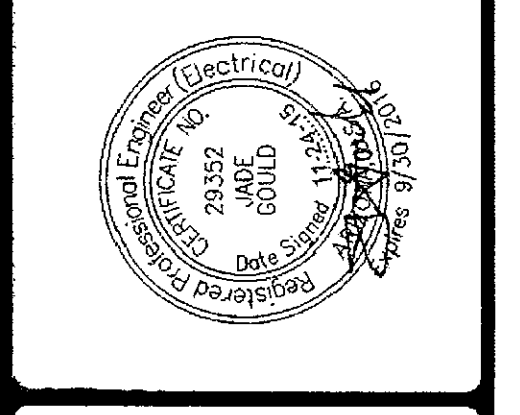


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TREO
MILLER & OSBORN
PRIVATE ELECTRICAL & LIGHTING
SCOTTSDALE, ARIZONA

PROJECT: MILLER & OSBORN PRIVATE ELECTRICAL & LIGHTING SCOTTSDALE, 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
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HTTP://WWW.GTRENGINEERING.COM

Project No: 15EE708
Checked By: JADE GOULD, P.E.
Drawn By: M SMITH
Date: 05/08/15
Scale: N.T.S.
Drawing No: E-10
Sheet No: 10 OF 11

TREO
MILLER & OSBORN
PRIVATE ELECTRICAL & LIGHTING
SCOTTSDALE, ARIZONA

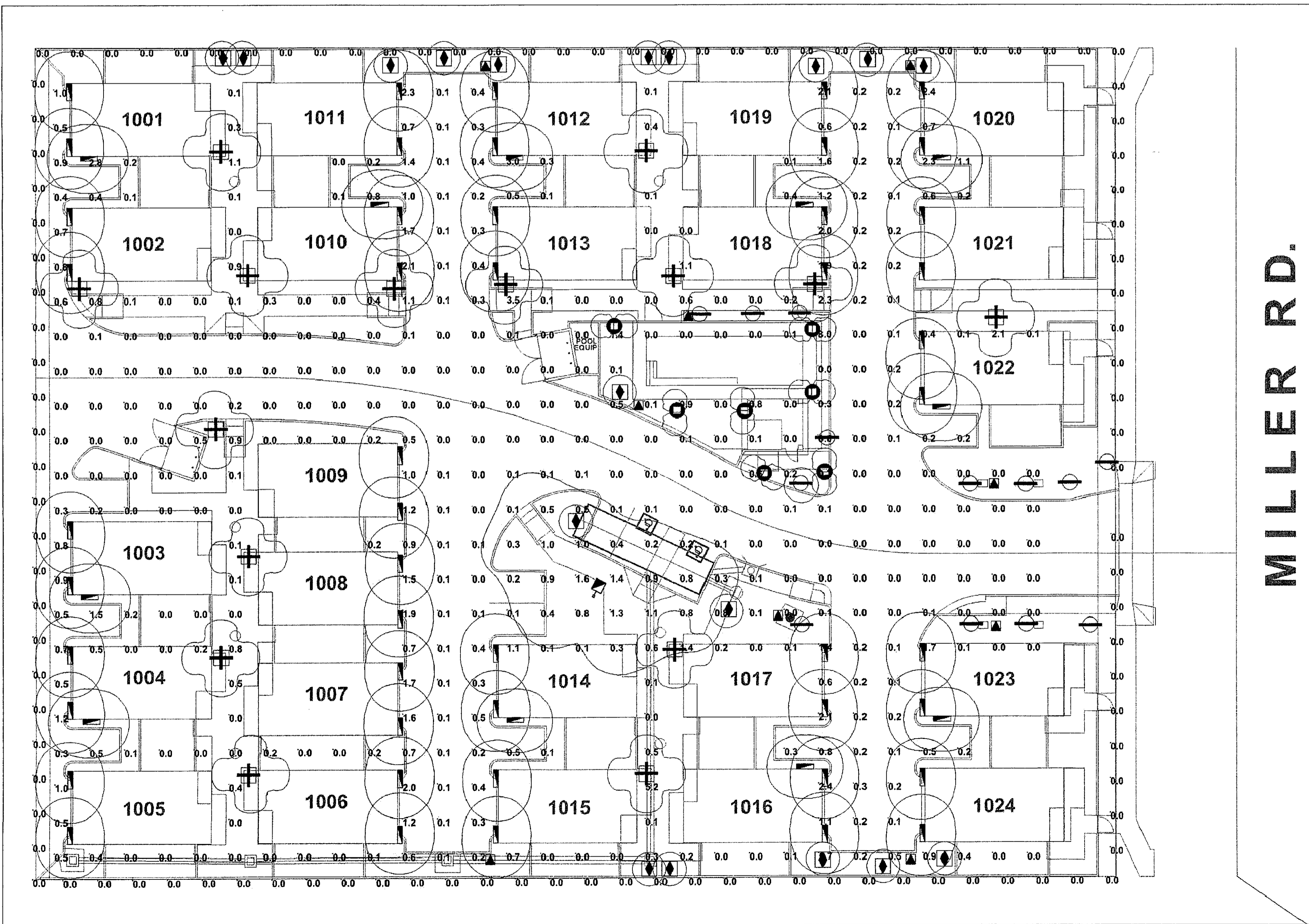
PHOTOMETRIC STUDY INCLUDES BOTH LINE VOLTAGE AND LOW VOLTAGE LIGHTING FIXTURES. SEE LANDSCAPING LIGHTING PLANS FOR LOW VOLTAGE LIGHTING INFORMATION.

LUMINAIRE SCHEDULE

Symbol	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	15	BEGA 8619LED	FULL CUTOFF BOLLARD	LED	8619LED.IES	Absolute	0.80	20.51
	18	HYDREL MILLERTON 3LED 40K 12 FL C2 CSL BRS	LOW VOLTAGE LANDSCAPE FIXTURE ON 12 VOLT TRANSFORMER SYSTEM	LED	Soraa SM16-07-25D-930-03.ies	Absolute	0.80	7.5
	13	HYDREL ASPEN A 3LED16 40K 12 FL WSL 350R STK C3 BRS	LOW VOLTAGE LANDSCAPE FIXTURE WITH RETROFIT LED LAMP ON 12 VOLT TRANSFORMER SYSTEM	LED	Soraa SM16-07-25D-930-03.ies	Absolute	0.80	7.5
	59	KICHLER 6048PSS316	FULL CUTOFF FIXTURE SURFACE MOUNTED AT 7 FT AFG	CFL	N/A-2261LED.IES	Absolute	0.80	9.5
	1	BEGA 7929LED	FULL CUTOFF FIXTURE MOUNTED ON STRAIGHT ROUND 12 FT POLE	LED	7929LED.IES	Absolute	0.80	30
	7	BEGA 7266LED	LOW VOLTAGE LANDSCAPE LIGHTING ON 12 VOLT TRANSFORMER SYSTEM	LED	7266LED.ies	Absolute	0.80	10
	5	TRANSFORMER FOR LOW VOLTAGE LIGHTING SYSTEM	INGRADE TRANSFORMER PROVIDED BY ELECTRICAL CONTRACTOR	NA	7266LED.ies	Absolute	0.01	0

STATISTICS

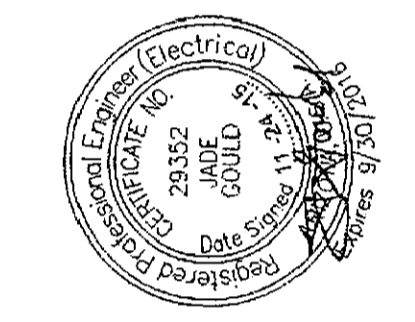
Description	Symbol	Avg	Max
fc values at grade	+	0.4 fc	8.0 fc
property line calculations	+	0.0 fc	0.0 fc



Revision	Date
△ CITY COMMENTS	07/06/15
△ CITY COMMENTS	07/22/15
△ CITY COMMENTS	10/13/15
△ CITY COMMENTS	11/24/15

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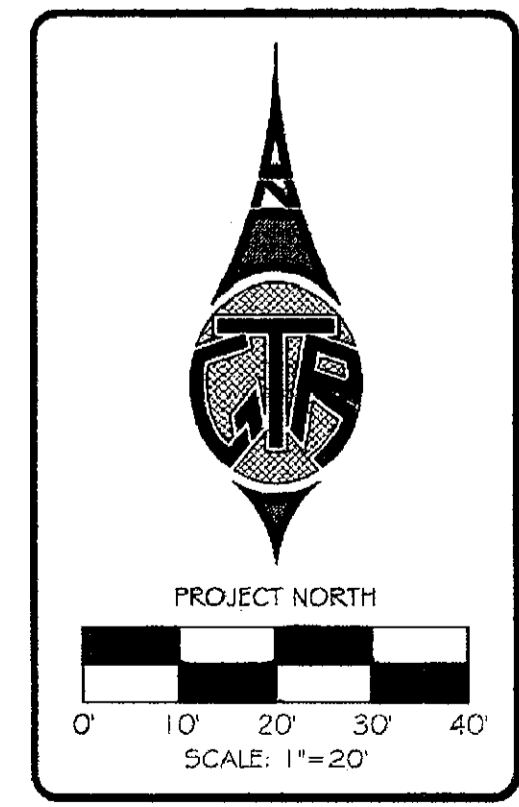
PHOTOMETRIC STUDY



NOTE: ANY CHANGES MADE TO FINAL BID DOCUMENTS DUE TO FIELD CHANGES WILL BE BILLED HOURLY TO THE CONTRACTOR.

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APPROVED
FINAL PLANS PLANNING
DATE 12/18/15 APPROVED BY [Signature]



CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
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:	AS NOTED
Drawing No:	E-11
Sheet No:	11 OF 11