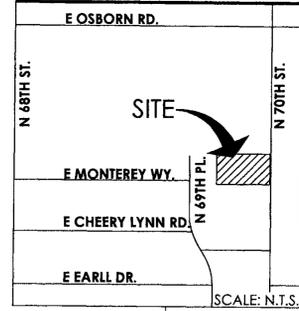


**Full Size or Largest Size**  
**(site plan, landscape, elevations)**



VICINITY MAP



PROJECT TEAM

DISCIPLINE	COMPANY CONTACT INFO.
OWNER	LANDMARK HOMES, USA JOHN KOSTARAS, KEN JOHNSON 8910 E PIMA CENTER PKWY #100 SCOTTSDALE, ARIZONA, 85258 (480) 270-6824 JOHNK@LANDMARKHOMESUSA.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	EPSILON ENGINEERING & MATERIAL MARCUS REED 13765 W AUTO DRIVE (623) 882-9928 MREED@EPSILONENGINEERING.COM
ARCHITECT	PHX ARCHITECTS - ERIC PETERSON 15990 N GREENWAY-HAYDEN ROAD SUITE C100 SCOTTSDALE, AZ 85260 (480) 477-1111 ERIKP@PHXARCH.COM

LEGEND

- PROJECT BOUNDARY
  - RIGHT OF WAY
  - OVERHEAD UTILITY LINE
  - BICYCLE PARKING
  - ENHANCED ASPHALT
  - CONCRETE SIDEWALKS
  - TURF
  - INTERNAL ACCESSIBLE ROUTE
  - LOW VOLTAGE ACCENT UPLIGHT
  - LOW VOLTAGE INGRADE UPLIGHT
  - LOW VOLTAGE PATHWAY LIGHT
  - FULL CUTOFF SCONCE FIXTURE
  - UNIT MOUNTED ENTRY FIXTURE
- NOTE: REFERENCE CONCEPTUAL LANDSCAPE SHEETS L-1-4 FOR HARDSCAPE, WALL & LIGHTING DETAILS.

SITE DATA

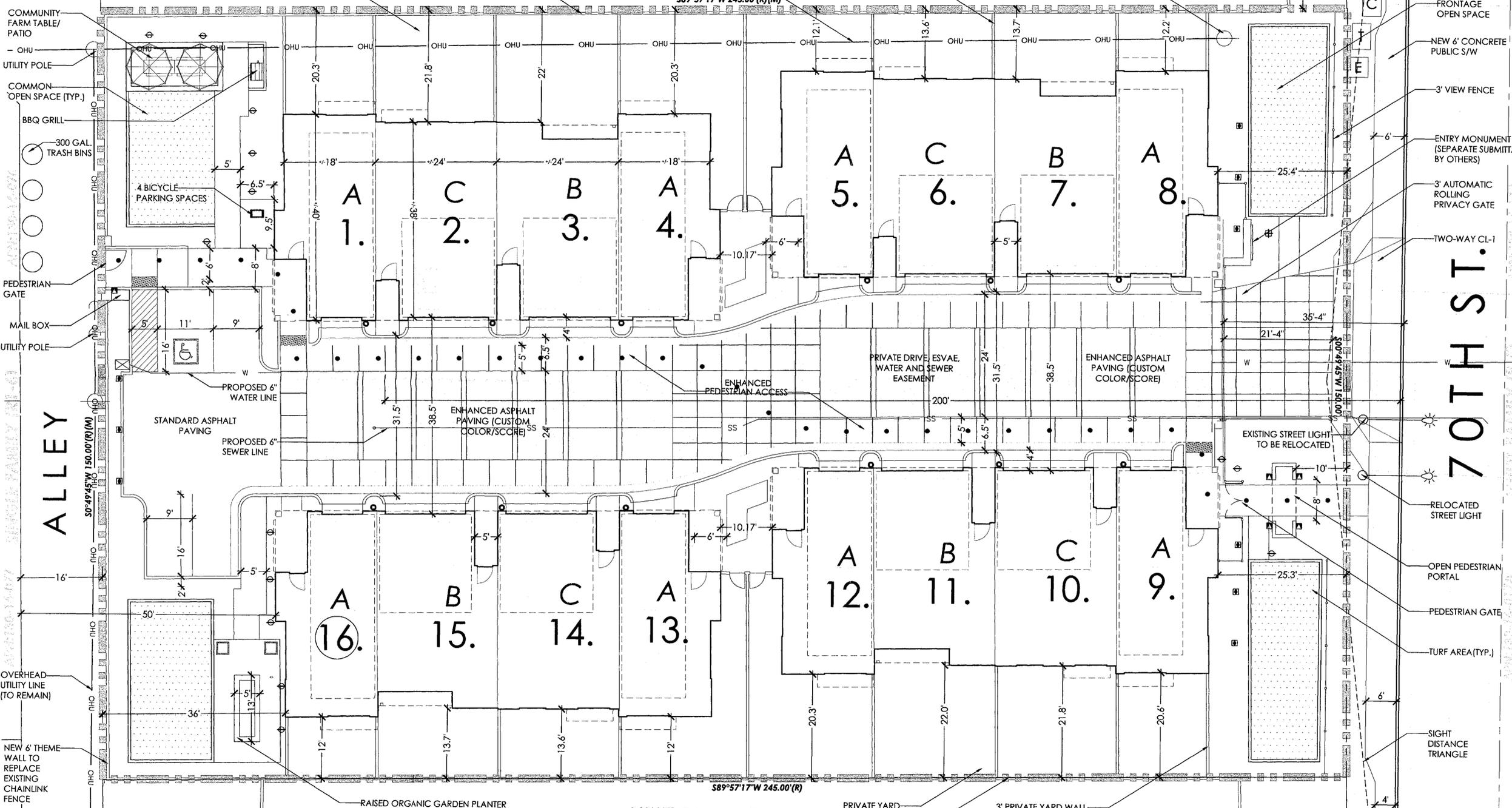
LOCATION: NWC OF 70TH ST & MONTEREY WY ALIGN.  
ADDRESS: 3214 N. 70TH STREET  
PARCEL #: 130-14-011  
ZONING: R-5  
CURRENT USE: GODS GRACE CHURCH  
PROPOSED USE: TOWNHOMES  
GROSS ACRES: 0.946 ACRES (41,235 S.F.)  
NET ACRES: 0.844 ACRES (36,750 S.F.)  
DWELLING UNITS: 16  
ALLOWED DU/AC: ≤23  
PROPOSED DU/AC: 16.9

REQUIRED OPEN SPACE (NET): 22% (8,085 S.F.)  
PROPOSED OPEN SPACE (NET): +1-23% (8,700 S.F.)  
REQUIRED FRONTAGE OPEN SPACE: 4,042.5 S.F.  
11% OF NET SITE AREA  
PROPOSED FRONTAGE OPEN SPACE: 4,043 S.F.  
REQUIRED PRIVATE OPEN SPACE: 1,402.6 S.F.  
10% 1ST FLOOR (4,264 S.F.) + 5% 2ND/3RD FLR. (119,524 S.F.)  
PROPOSED PRIVATE OPEN SPACE: +1-7,000  
REQUIRED PARKING LOT L/S: 104 S.F.  
15% OF PARKING AREA (695 S.F.)  
PROPOSED PARKING LOT L/S: 400 S.F.

ALLOWED HEIGHT: (36') 3 STORY  
PROPOSED HEIGHT: (≤36') 3 STORY  
ALLOWED WALL HEIGHT: VARIES (8' MAX)  
PROPOSED WALL HEIGHT: VARIES (8' MAX)  
ALLOWED DISTANCE BETWEEN BUILDINGS: 10' MIN.  
PROPOSED DISTANCE BETWEEN BUILDINGS: ≥10'  
PERIMETER SETBACKS: REQUIRED PROVIDED  
WEST: 15' 34'  
N.E. & S.: 10' ≥10'

SURFACE PARKING: 4 STALLS  
GARAGE PARKING: 32 STALLS  
TOTAL PARKING: 27 STALLS 36 STALLS  
(16(2BR)X1.7)  
ADA PARKING: 1.44 STALLS 2 STALLS  
(4% x 36)  
BIKE PARKING: 2 SPACES (REQ. FOR ≥40 STALLS) 4 STALLS

NOTES:  
- EQUIPMENT TO BE MOUNTED/SCREENED ON ROOFTOPS.  
- HYDRANTS ARE PROVIDED AT A MAX. SPACING OF 700' PER ORD. 507.5.1.2.  
- KEY SWITCH/PRE-EMPTION SENSOR WILL BE PROVIDED FOR ENTRY GATE.  
- FIRE LANES WILL SUPPORT 83,000LB LOAD PER DS&PM 2-1.802.  
- INTERNAL PRIVATE DRIVE TO BE DESIGNATED EMERGENCY SERVICE VEHICLE ACCESS, WATER AND SEWER EASEMENT.  
- SPRINKLER SUPPRESSION SYSTEM TO BE NFPA 13D.

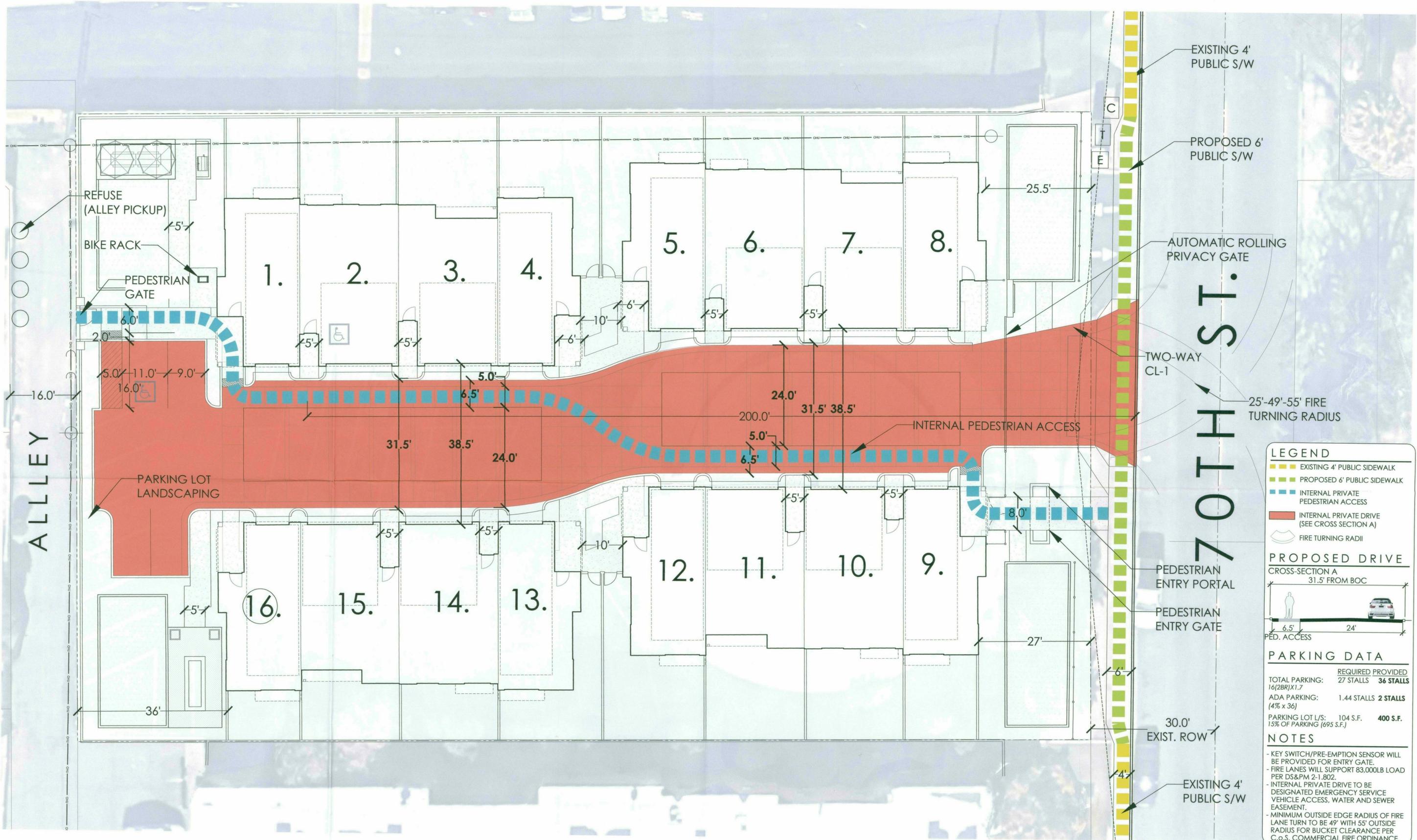


NOTE: THIS PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE BASED ON DETAILED SITE PLANNING, ENGINEERING AND CITY APPROVALS.

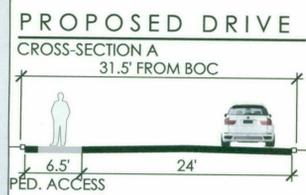
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land planning • development entitlements • landscape architecture  
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

THE  
**AERIES**  
TOWNHOMES

APPROX. SCALE: 1" = 10'  
NORTH  
**LANDMARK HOMES USA**  
1567 DRAWN BY: AV 4/19/16  
REV: 7/18/16, 9/30/16



- LEGEND**
- █ EXISTING 4' PUBLIC SIDEWALK
  - █ PROPOSED 6' PUBLIC SIDEWALK
  - - - INTERNAL PRIVATE PEDESTRIAN ACCESS
  - █ INTERNAL PRIVATE DRIVE (SEE CROSS SECTION A)
  - FIRE TURNING RADIUS



**PARKING DATA**

	REQUIRED	PROVIDED
TOTAL PARKING: 16(2BR)x1.7	27 STALLS	36 STALLS
ADA PARKING: (4% x 36)	1.44 STALLS	2 STALLS
PARKING LOT L/S: 104 S.F.		400 S.F.
15% OF PARKING (695 S.F.)		

- NOTES**
- KEY SWITCH/PRE-EMPTION SENSOR WILL BE PROVIDED FOR ENTRY GATE.
  - FIRE LANES WILL SUPPORT 83,000LB LOAD PER DS&PM 2-1.802.
  - INTERNAL PRIVATE DRIVE TO BE DESIGNATED EMERGENCY SERVICE VEHICLE ACCESS, WATER AND SEWER EASEMENT.
  - MINIMUM OUTSIDE EDGE RADIUS OF FIRE LANE TURN TO BE 49' WITH 55' OUTSIDE RADIUS FOR BUCKET CLEARANCE PER C.O.S. COMMERCIAL FIRE ORDINANCE.

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THE  
**AERIES**  
TOWNHOMES

**LANDMARK**  
**HOMES USA**

APPROX. SCALE: 1" = 10'  
NORTH

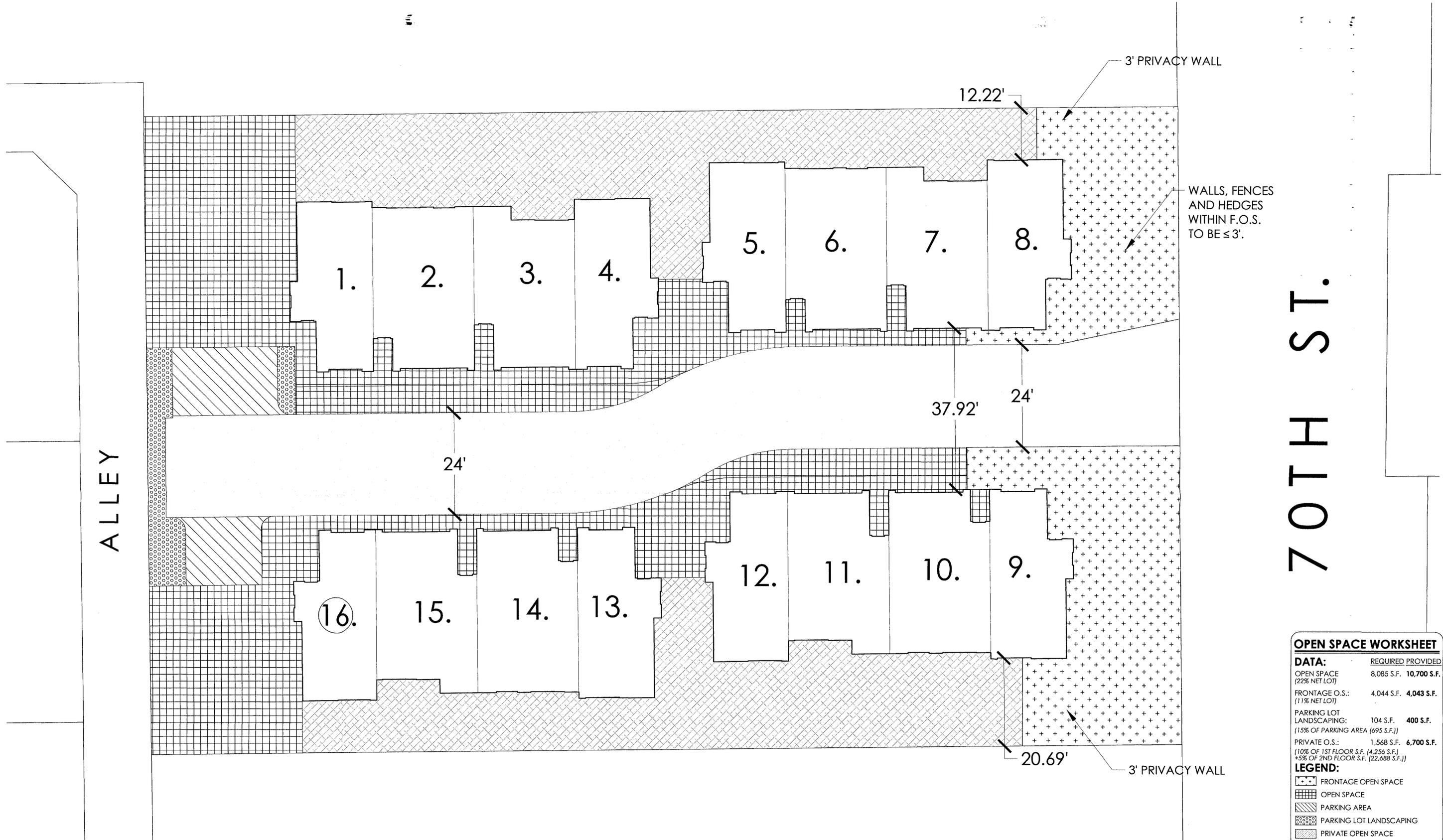
1567 DRAWN BY: AV 4/18/16

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S:\1567 - 70th St & Monterey Alignment\CAD\LVA\SITE ANALYSIS\LVA-1567-PEDESTRIAN AND VEHICULAR CIRCULATION AND PARKING PLAN-2016-07-12.dwg Jul 22, 2016

19-DR-2016  
07/25/16

19-DR-2016  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
DATE: 11/3/16 INITIALS: [Signature]

RELATED COS CASE NUMBERS: 1011-PA-2015, 19-DR-2016  
THE AERIES TOWNHOMES - DEVELOPMENT REVIEW  
PEDESTRIAN & VEHICULAR  
CIRCULATION & PARKING PLAN PG 1 OF 1



OPEN SPACE WORKSHEET		
DATA:	REQUIRED	PROVIDED
OPEN SPACE (22% NET LOT)	8,085 S.F.	10,700 S.F.
FRONTAGE O.S.: (11% NET LOT)	4,044 S.F.	4,043 S.F.
PARKING LOT LANDSCAPING: (15% OF PARKING AREA (695 S.F.))	104 S.F.	400 S.F.
PRIVATE O.S.: (10% OF 1ST FLOOR S.F. (4,256 S.F.) +5% OF 2ND FLOOR S.F. (22,688 S.F.))	1,568 S.F.	6,700 S.F.

LEGEND:	
[Cross-hatch pattern]	FRONTAGE OPEN SPACE
[Grid pattern]	OPEN SPACE
[Diagonal lines]	PARKING AREA
[Dotted pattern]	PARKING LOT LANDSCAPING
[Diagonal lines]	PRIVATE OPEN SPACE

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THE  
**AERIES**  
 TOWNHOMES



APPROX. SCALE: 1" = 10'  
 NORTH  
 1567 DRAWN BY: AV 4/19/16  
 REV: 7/18/16

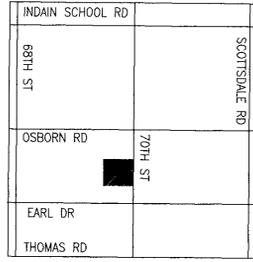
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 S:\1567 - 70th St & Monterey Alignment\CAD\LVA\SITE ANALYSIS\LVA-1567-OPEN SPACE WORKSHEET potential fos change.dwg Jul 22, 2016

19-DR-2016  
 07/25/16

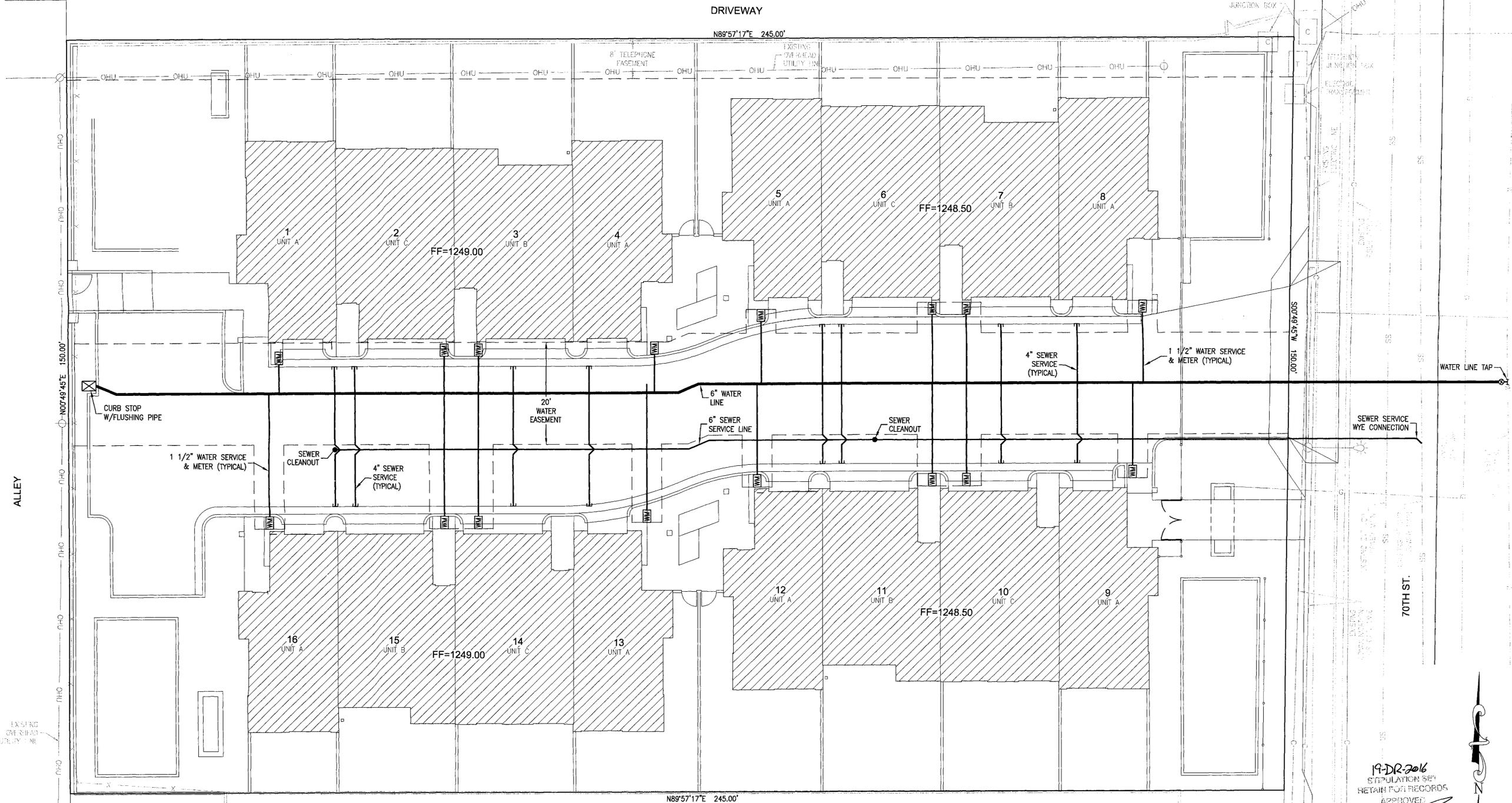
7/22/2016  
 RETAIN FOR RECORDS  
 APPROVED  
 DATE INITIALS

RELATED COS CASE NUMBERS: 1011-PA-2015, 19-DR-2016  
 THE AERIES TOWNHOMES - DEVELOPMENT REVIEW  
 OPEN SPACE WORKSHEET PG 1 OF 1

PRELIMINARY UTILITY SITE PLAN  
 FOR  
**"AERIES CONDOMINIUMS"**  
 A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE  
 SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA & SALT  
 RIVER BASE & MERIDIAN, SCOTTSDALE, MARICOPA COUNTY, ARIZONA

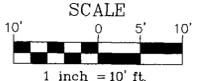


VICINITY MAP  
 NOT TO SCALE



NOTE:  
 UTILITIES ARE SHOWN IN AN  
 APPROXIMATE LOCATION PER OBSERVABLE  
 EVIDENCE AND BLUESTAKE MARKINGS

19-DR-2016  
 STIPULATION SET  
 RETAIN FOR RECORDS  
 APPROVED: \_\_\_\_\_  
 11/3/16 DATE INITIALS



19-DR-2016  
 07/25/16



**AERIES CONDOMINIUMS**  
 3214 N 70TH ST  
 SCOTTSDALE, ARIZONA  
 PRELIMINARY UTILITY SITE PLAN

No.	Revision/Issue	Date

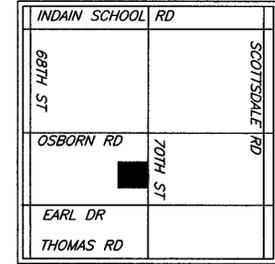
Project	15-EEW-2320CV
Date	JULY 20, 2016
Designed by	MARCUS REED
Drawn by	MARCUS REED
Checked by	MAHDI SADEK, P.E.

**SHEET**  
**C-1**  
 SHEET 1 OF 1

# ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

REVISIONS



VICINITY MAP  
NOT TO SCALE

C1/4 CORNER SEC 27  
FOUND: BRASS CAP IN HAND HOLE

E1/4 CORNER SEC 27  
FOUND BRASS CAP FLUSH

OSBORN ROAD

N89°55'44"E 2620.73'(R)

1310.31'

1310.42'

N0°49'45"E 1326.23'(R)  
70TH STREET

1/16TH CORNER SECTION 27  
NOTHING FOUND

**RECORD OWNER:**

GODS GRACE CHURCH  
3214 N 70TH STREET  
SCOTTSDALE, AZ 85251

**BASIS OF BEARING:**

N0°49'45"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27.

**LEGAL DESCRIPTION:**

THE NORTH 150 FEET OF THE EAST 275 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 30 FEET.

**ZONING:**

ACCORDING TO MARICOPA COUNTY ASSESSOR INFORMATION PROPERTY IS ZONED R-5.

**AREAS:**

TOTALS - 36,750 SQFT  
- 0.844 ACRE

**REFERENCES:**

THIS SURVEY HAS BEEN BASED ON A SURVEY BY MADDOCK & ASSOCIATES DATED 1-15-43 RECORDED IN BOOK 72 PAGE 26 MARICOPA COUNTY RECORDS.

**FLOOD ZONE:**

ZONE X AS SHOWN ON FIRM MAP NUMBER 04013C2235L FIRM DATE 10/16/2013.  
ZONE X : AREA OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

**TABLE A NOTES:**

6(a)(b) NO ZONING AND SETBACK INFORMATION WAS PROVIDED BY THE INSURER.  
16. NO EVIDENCE WAS OBSERVED OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.  
19. NO EVIDENCE WAS OBSERVED OF WETLANDS ON THIS PROPERTY.

**ACCESS:**

THE PROPERTY HAS DIRECT ACCESS TO 70TH STREET VIA A DRIVEWAY (CURB CUT) LOCATED AT THE NORTHEAST PORTION OF THE PROPERTY.

**POTENTIAL ENCROACHMENTS:**

1. CHAIN LINK FENCE ALONG WEST BOUNDARY LINE  
2. BLOCK WALL ALONG NORTH BOUNDARY LINE  
3. BLOCK WALL ALONG SOUTH BOUNDARY LINE

**NOTES:**

1. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN TITLE COMMITMENT NO.: 39003012-039-PG DATED OCTOBER 23, 2015 AT 7:30 AM, AMENDMENT DATE: NOVEMBER 2, 2015 PREPARED BY FIDELITY NATIONAL TITLE AGENCY.

**SCHEDULE B - SECTION II:**

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2. RESERVATIONS CONTAINED IN THE PATENT

FROM: THE UNITED STATES OF AMERICA  
RECORDING DATE: NOVEMBER 24, 1890  
RECORDING NO: BOOK 25 OF DEEDS, PAGE 409

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:

SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW.

3. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2015.

4. 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 PURPOSES OF OBTAINING WATER RIGHTS FOR SAID LAND.

5. INTENTIONALLY OMITTED

6. INTENTIONALLY OMITTED

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: TELEPHONE AND TELEGRAPH LINES AND APPURTENANT FACILITIES  
RECORDING NO: DOCKET 2329, PAGE 72

8. INTENTIONALLY OMITTED

9. INTENTIONALLY OMITTED

10. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

11. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY,

JOB NO.: EVSAM JOB #15142 EDG JOB# 152320  
DATED: OCTOBER 8TH, 2015 AND LAST REVISED OCTOBER 27, 2015

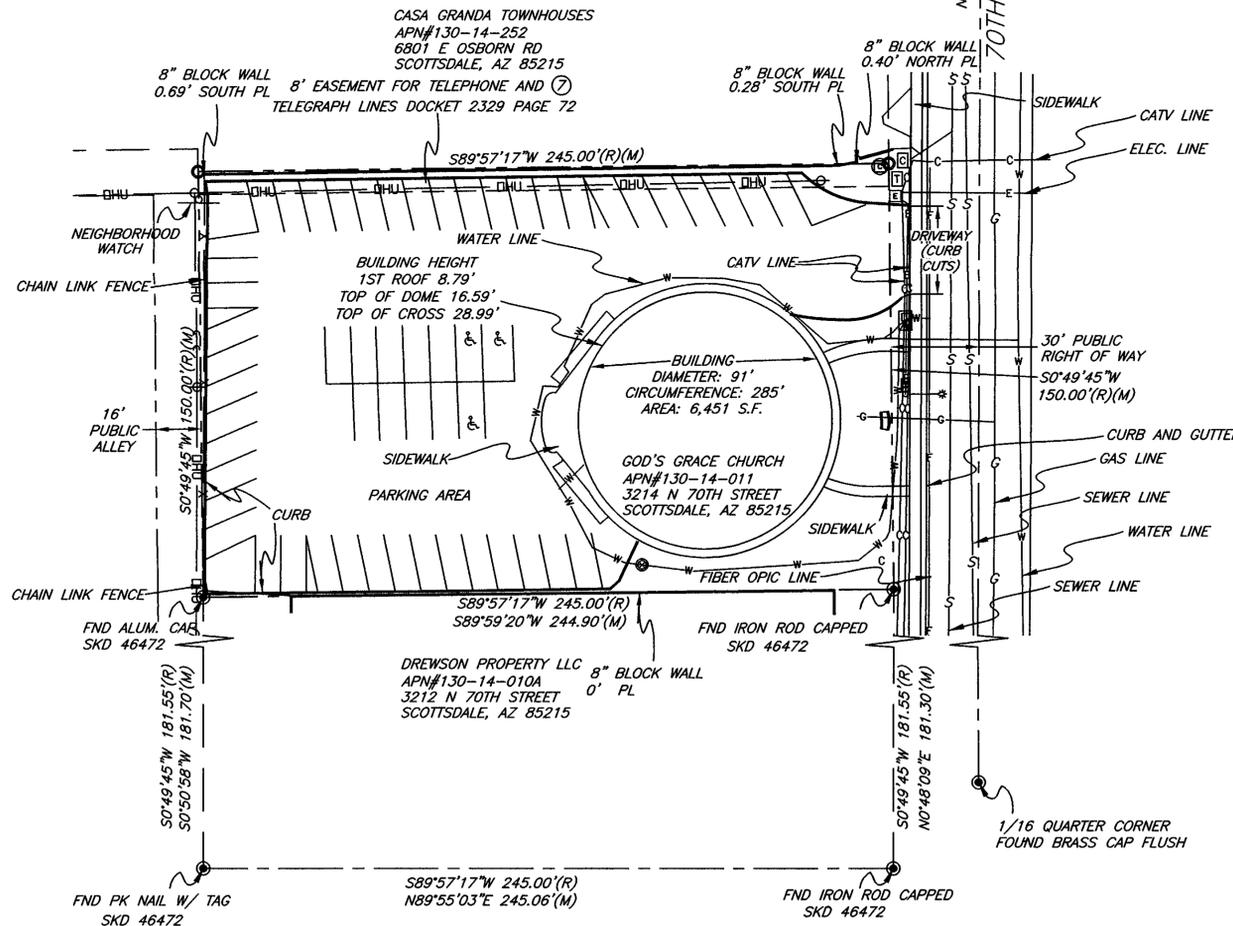
PREPARED BY: EAST VALLEY SURVEYING AND MAPPING LLC

MATTERS SHOWN:

- a) CHAIN LINK FENCE ALONG WEST BOUNDARY LINE MEANDERS INTO ALLEY; AND
- b) 8 FOOT BLOCK WALL LIES 0.40 FEET NORTH AT NORTHEAST CORNER.
- c) EXISTING SIDEWALKS LOCATED IN THE EASTERN PORTION OF THE PROPERTY EXTEND EAST OF THE EASTERN BOUNDARY LINE.

**EXCEPTION NOTES:**

EXCEPTIONS 1, 2, 3, 4, & 10 ARE NOT SURVEY RELATED ITEMS.  
EXCEPTION 7 AFFECTS THE PROPERTY AND IS SHOWN HEREON.



**LEGEND:**

- BOUNDARY LINE
- - - MONUMENT LINE
- RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- F FIBER OPTIC LINE
- W UNDERGROUND WATER LINE
- SS UNDERGROUND SEWER LINE
- G UNDERGROUND GAS LINE
- COMM UNDERGROUND COMMUNICATIONS LINE
- E UNDERGROUND ELECTRIC LINE
- OHU OVERHEAD UTILITY LINE
- C CATV LINE
- X CHAIN LINK FENCE
- SET 1/2" REBAR RLS #45086 UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- ⊠ WATER METER
- ⊞ WATER VALVE
- ⊙ SEWER MANHOLE
- ⊞ ELECTRIC TRANSFORMER
- ⊞ ELECTRIC JUNCTION BOX
- ⊞ STREET LIGHT
- ⊞ POWER POLE
- ⊞ GUY WIRE
- ⊞ IRRIGATION VALVE
- ⊞ COMMUNICATIONS JUNCTION BOX
- ⊞ FIBER OPTIC JUNCTION BOX
- ⊞ TELEPHONE JUNCTION BOX
- BOLLARD
- ⊞ HANDICAP MARKER
- ⊞ MISCELLANEOUS SIGN

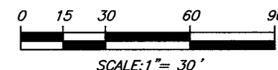
**CERTIFICATION:**

TO AERIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY; LANDMARK GROUP OF BUILDERS (ARIZONA) INC., AN ARIZONA CORPORATION; GOD'S GRACE CHURCH, AN ARIZONA CORPORATION. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

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 ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7, 8, 10a, 11a, 11b, 16, 19, AND 20 OF TABLE A THEREOF.

THE INITIAL FIELD SURVEY WORK WAS COMPLETED OCTOBER 2, 2015

DATE OF PLAT OR MAP: JANUARY 21, 2016



**CERTIFICATION:**

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD EITHER BY ME OR UNDER MY DIRECT SUPERVISION

JOSEPH F. ZEIMET RLS 45086  
DATE: 10/27/15



ALTA/ACSM LAND TITLE SURVEY  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

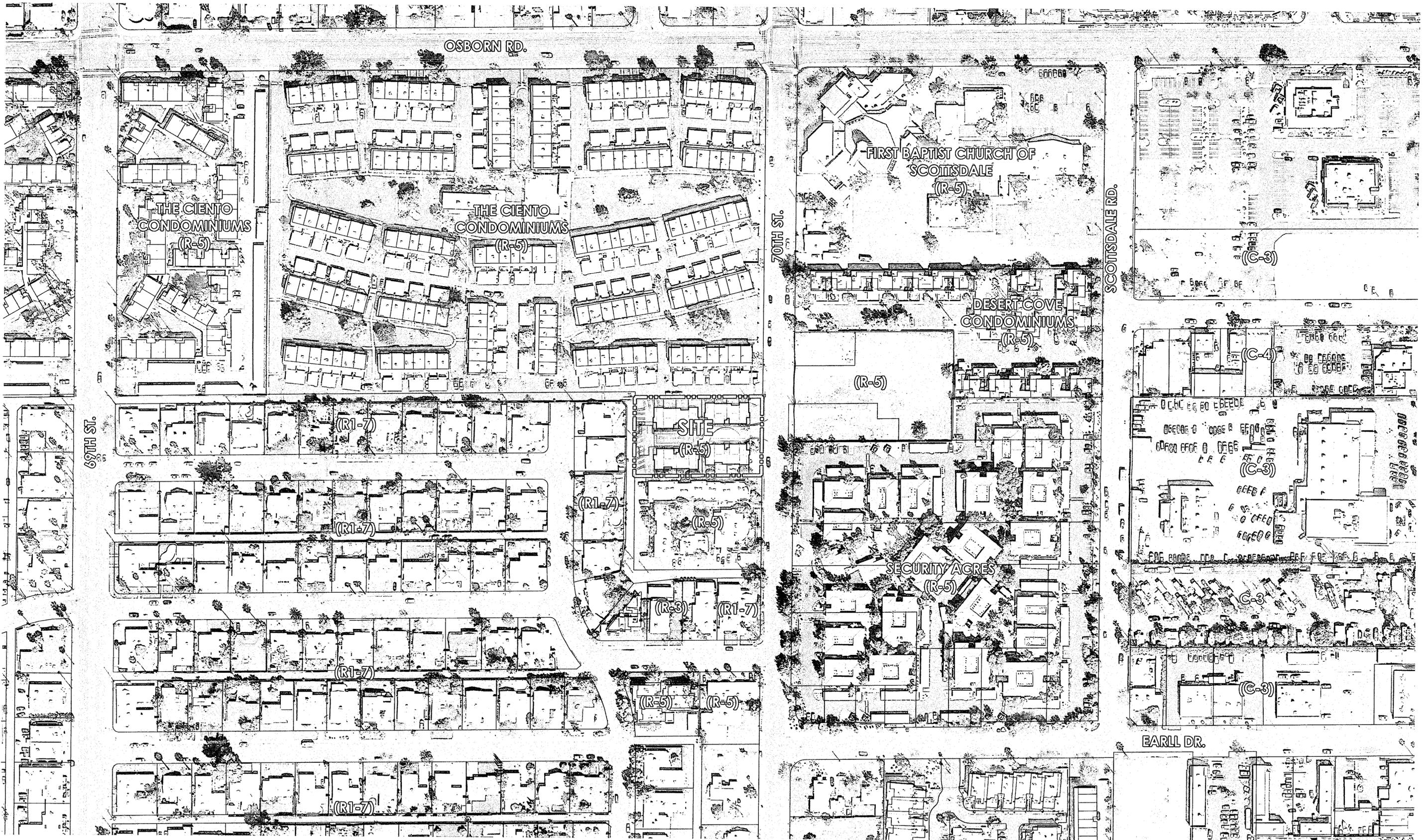
EAST VALLEY SURVEYING AND MAPPING, CHANDLER, ARIZONA  
905 EAST SAN CARLOS WAY, CHANDLER, ARIZONA 85249  
ALTA, BOUNDARY, TOPOGRAPHY, LOT SPLITS, SUBDIVISIONS, CONSTRUCTION (480) 699-1444 JOSEPH F. ZEIMET R.L.S., ARIZONA REGISTRATION NO. 45086

East Valley Surveying and Mapping, LLC

FIELDWORK BY: JFZ  
DRAWN BY: BJC  
CHECKED BY: JFZ  
JOB # 15142  
DATE: 1/21/15

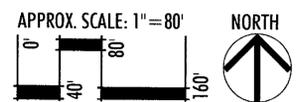
SHEET NO.

1 OF 1



THE  
**AERIES**

TOWNHOMES



**PROJECT TEAM**

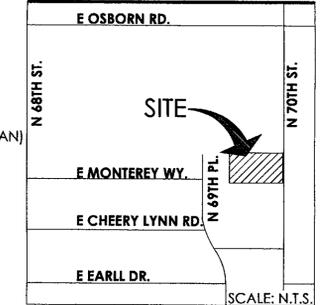
DISCIPLINE	OWNER	CIVIL ENGINEER	PLANNER/LANDSCAPE ARCHITECT	ARCHITECT
	LANDMARK HOMES, USA JOHN KOSTARAS, KEN JOHNSON 8910 E PIMA CENTER PKWY #100 SCOTTSDALE ARIZONA, 85258 (480) 270-6824 JOHNK@LANDMARKHOMESUSA.COM	EPSILON ENGINEERING & MATERIAL MARCUS REED 13765 W AUTO DRIVE (623) 882-9928 MREED@EPSILONENGINEERING.COM	LVA URBAN DESIGN STUDIO KEITH NICHTER, LAURA THELEN 120 SOUTH ASH AVENUE TEMPE, ARIZONA 85281 (480) 994-0994 KNICHTER@LVADESIGN.COM LTHELEN@LVADESIGN.COM	PHX ARCHITECTS - ERIC PETERSON 15990 N GREENWAY-HAYDEN ROAD SUITE C100 SCOTTSDALE, AZ 85260 (480) 477-1111 ERIKP@PHXARCH.COM

**PLANT LEGEND**

TREES	SIZE	QTY.
LAURUS NOBILIS	BAY LAUREL	24" BOX / 1.5" CAL. 8
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	36" BOX / 2" CAL. 6
PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX / 1.5" CAL. 2
QUERCUS VIRGINIANA	LIVE OAK	24" BOX / 1.5" CAL. 4
PHOENIX DACTYLIFERA	DATE PALM	SALVAGE 3
SHRUBS & ACCENTS	SIZE	QTY.
CAESALPINIA MEXICANA	YELLOW BIRD OF PARADISE	15 GAL. 17
EREMOPHILA MACULATA	VALENTINE BUSH	5 GAL. 20
HAMELIA PATENS	FIRECRACKER BUSH	5 GAL. 11
MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL. 42
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL. 24
R. OFFICINALIS 'PROSTRATUS'	CREEPING ROSEMARY	5 GAL. 37
TECOMA STANS 'ORANGE JUBILEE'	ORANGE BELLS	5 GAL. 13
GROUNDCOVERS	SIZE	QTY.
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL. 69
TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL. 30
INERT	QTY.	
CYNODON DACTYLON - TURF	HYBRID BERMUDA - SOD	1,387 S.
2" DEPTH GRANITE TOP DRESSING / 1/2" SCREENED SIZE	COLOR: 'DESERT GOLD' OR APPROVED EQUAL. KELLY SHEPHERD (480) 354-6809	7,300 S.F.

NOTE: TREES LOCATED IN MEDIANS AND NEAR ROADWAYS SHALL BE IN CONFORMANCE WITH SECTION 2-1.901 OF THE DS&PM.

**VICINITY MAP**



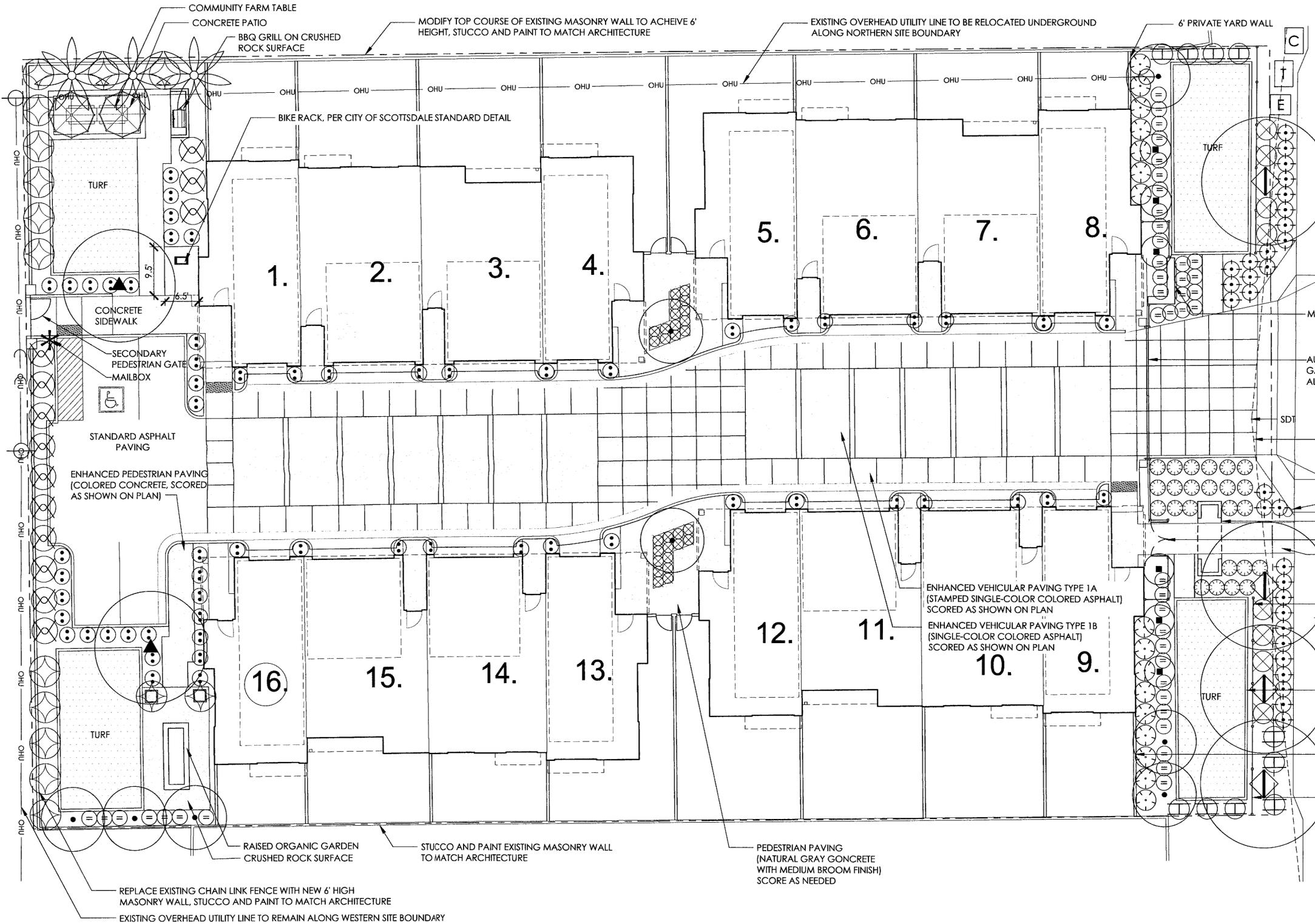
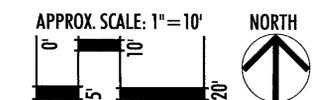
**SITE DATA**

LOCATION: NWC OF 70TH ST & MONTEREY WY ALIGN.  
ADDRESS: 3214 N. 70TH STREET  
PARCEL #: 130-14-011  
ZONING: R-5  
CURRENT USE: GODS GRACE CHURCH  
PROPOSED USE: TOWNHOMES  
GROSS ACRES: 0.946 ACRES (41,235 S.F.)  
NET ACRES: 0.844 ACRES (36,750 S.F.)  
DWELLING UNITS: 16  
ALLOWED DU/AC: <23  
PROPOSED DU/AC: 16.9

**SHEET INDEX**

- L-1 CONCEPTUAL LANDSCAPE AND HARDSCAPE PLAN
- L-2 CONCEPTUAL WALL DETAILS
- L-3 CONCEPTUAL WALL DETAILS
- L-4 CONCEPTUAL WALL AND LIGHTING PLAN
- L-5 LIGHTING CUT SHEETS

19-DR-2016  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
11/3/16  
DATE INITIALS



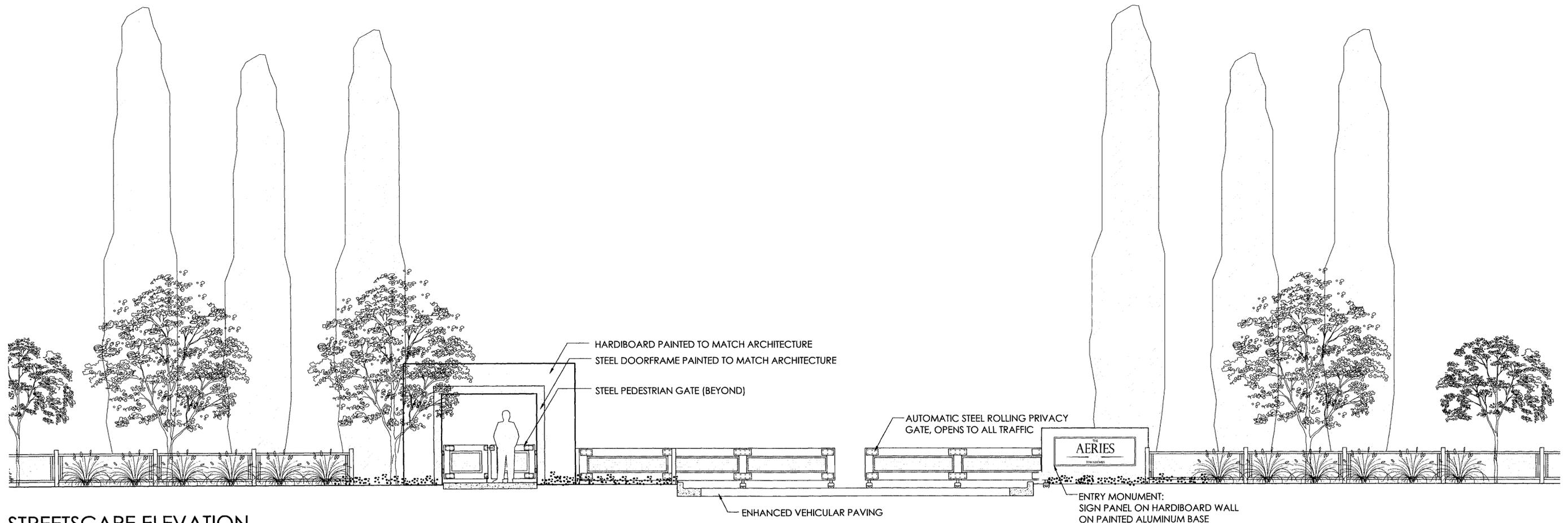
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120 south ash avenue • tempe, arizona 85281 • 480.994.0994

**AERIES TOWNHOMES**

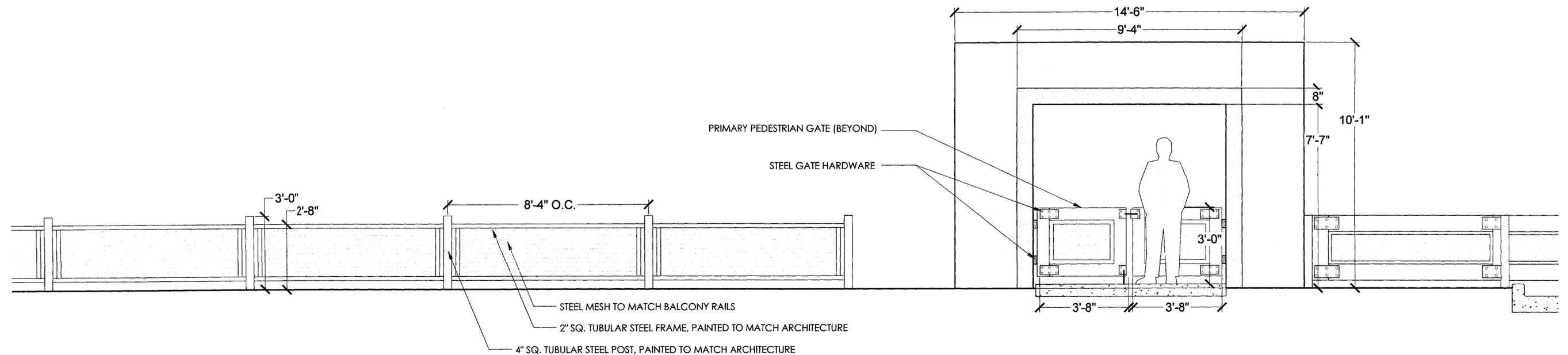
L-1 CONCEPTUAL LANDSCAPE AND HARDSCAPE PLAN

1567 DRAWN BY: TEAM 4/18/16  
REV: 7/18/16, 9/30/16  
RELATED COS CASE NUMBERS: 1011-PA-2015, 19-DR-2016  
THE AERIES TOWNHOMES - DEVELOPMENT REVIEW

19-DR-2016  
10/03/16



**1** STREETScape ELEVATION  
 SCALE: N.T.S.

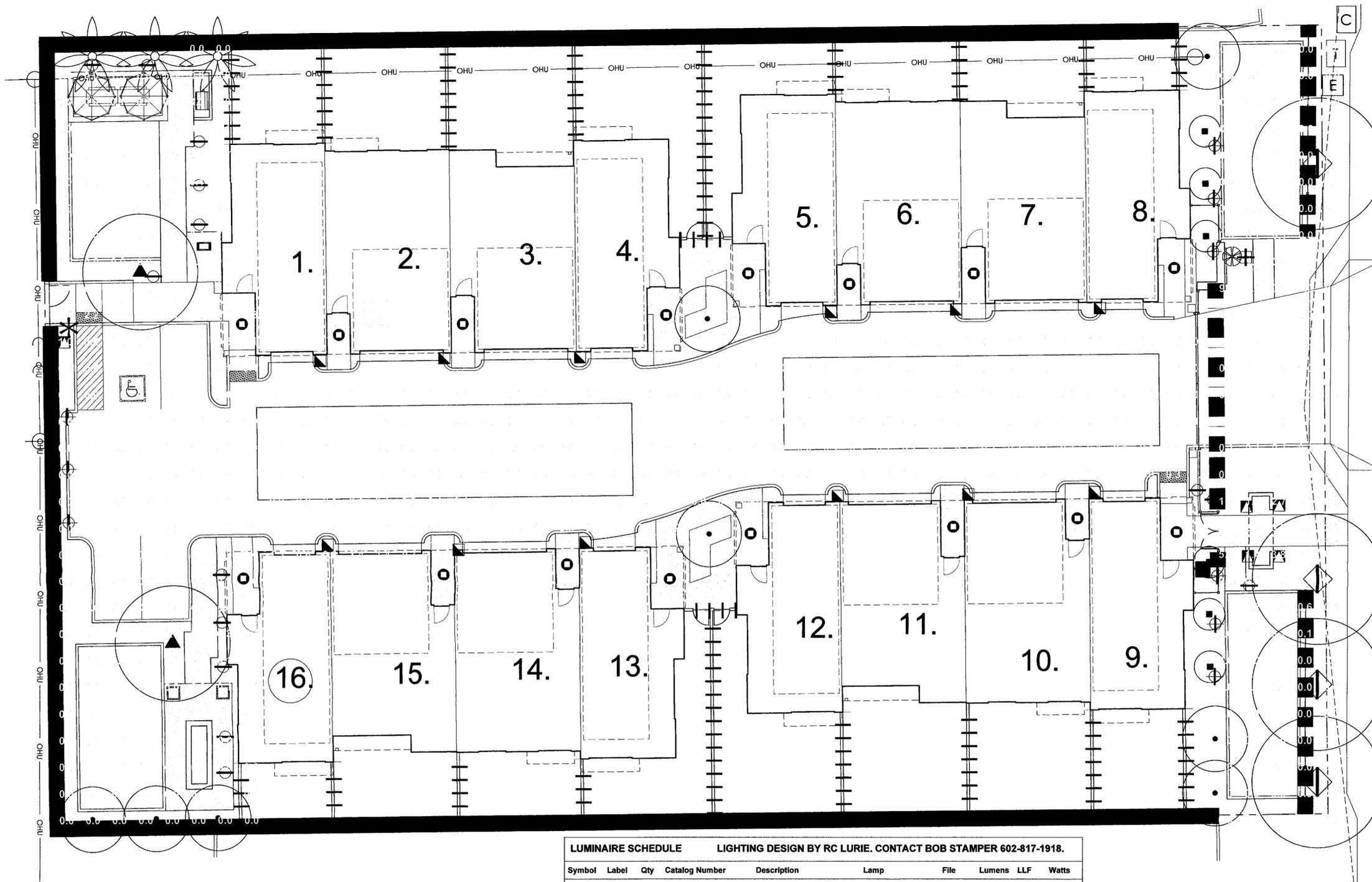


**2** PEDESTRIAN ENTRY PORTAL, PRIMARY PEDESTRIAN GATE, AND VIEW FENCE ELEVATION  
 SCALE: N.T.S.



19-DR-2016  
 STIPULATION SET  
 RETAIN FOR RECORDS  
 APPROVED  
 DATE 11/3/16 INITIALS





# LEGEND

-  PEDESTRIAN ENTRY PORTAL  
REFER TO DETAIL 2, SHEET L-2
-  3' VIEW FENCE  
REFER TO DETAIL 2, SHEET L-2
-  3' VEHICULAR PRIVACY GATE  
REFER TO DETAIL 4, SHEET L-3
-  6' THEME WALL  
REFER TO DETAIL 1, SHEET L-3
-  6' PRIVATE YARD WALL  
REFER TO DETAIL 2, SHEET L-3
-  3' PRIMARY PEDESTRIAN GATE  
REFER TO DETAIL 2, SHEET L-2
-  6' SECONDARY PEDESTRIAN GATE  
REFER TO DETAIL 1, SHEET L-3
-  ENTRY MONUMENT SIGN  
REFER TO DETAIL 4, SHEET L-3
-  PROPOSED MAILBOX LOCATION  
PREFABRICATED UNIT, TBD

## LUMINAIRE SCHEDULE LIGHTING DESIGN BY RC LURIE. CONTACT BOB STAMPER 602-817-1918.

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
+	SA	1	WAC 5011-30-BBR/9000-ST9-BK	LOW VOLTAGE ACCENT UPLIGHT, REQUIRES REMOTE TRANSFORMER	3000K LED	5011-CCBZ-3000K_60D.IES	357	0.90	15.7
⊙	SB	9	WAC 5031-30-BBR/5030-GDR-BBR	LOW VOLTAGE INGRADE UPLIGHT REQUIRES REMOTE TRANSFORMER	3000K LED	5031-CCBZ-3000K_60D.IES	248	0.90	15.5
⊖	SC	13	WAC 6021-30BZ 9000-ST9-BK	LOW VOLTAGE PATHWAY LIGHT REQUIRES REMOTE TRANSFORMER	3000K LED	6021-30BZ A122115.IES	94	0.90	5
▲	SE	5	BEGA 22261	FULL CUTOFF SCONCE FIXTURE	3000K LED	22261.ies	Absolute	0.90	6
▀	SG	12	HINKLEY LIGHTING 1660BZ-LED	UNIT ENTRY FIXTURE	3000K LED	L_WS-W38608.IES	250	0.90	9.2
○	SG	12	JUNO IC91LEDG4-3K-1/17W WH	RECESSED DOWNLIGHT 3000K LED	3000K LED	IC91LEDG4-3K-1 + 17C-WH.IES	Absolute	1.00	15

## STATISTICS

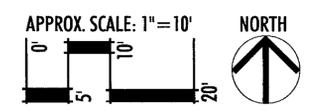
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC AT GRADE	+	0.3 fc	9.6 fc	0.0 fc	N / A	N / A

19-DR-2016  
 STIPULATION SET  
 RETAIN FOR RECORDS  
 APPROVED:  
 11/3/16  
 DATE INITIALS

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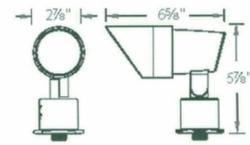
# AERIES TOWNHOMES

## L-4 CONCEPTUAL WALL AND LIGHTING PLAN



APPROX. SCALE: 1"=10'  
 1567 DRAWN BY: TEAM 4/18/16  
 REV: 7/18/16, 9/30/16  
 RELATED COS CASE NUMBERS: 1011-PA-2015, 19-DR-2016  
 THE AERIES TOWNHOMES - DEVELOPMENT REVIEW

**SA**  
**ACCENT 12V**  
5011



**SPECIFICATIONS**

**Input:** 9 - 15VAC  
**Power:** 2W to 16W / 2VA - 23VA  
**Brightness:** 190lm to 1045lm  
**Beam Angle:** 10° to 60°  
**CRI:** 85  
**Rated Life:** 70,000 hours

**ORDERING NUMBER**

	Color Temp	Finish
5011 Accent 12V	27 2700K	BZ Bronze on Aluminum
	30 3000K	BBR Bronze on Brass

5011-  
Example: 5011-30BBR

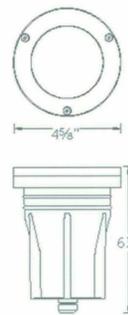
**PRODUCT DESCRIPTION**

Landscape accent luminaire. One fixture replaces all older halogen landscape accent lights

**FEATURES**

- Adjustable and lockable beam angle
- Integral dimmer
- IP66 rated, Protected against high-pressure water jets
- Includes a detachable shroud
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Mounting stake, 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed
- Not suitable to use with external dimmers

**SB**  
**3" INGROUND 12V**  
5031



**SPECIFICATIONS**

**Input:** 9 - 15VAC  
**Power:** 2W to 12W / 2VA - 17VA  
**Brightness:** 70lm to 505lm  
**Beam Angle:** 15° to 60°  
**CRI:** 85  
**Rated Life:** 55,000 hours

**ORDERING NUMBER**

	Color Temp	Finish
5031 3" Inground 12V	27 2700K	BZ Bronze on Aluminum
	30 3000K	BBR Bronze on Brass

5031-  
Example: 5031-30BBR

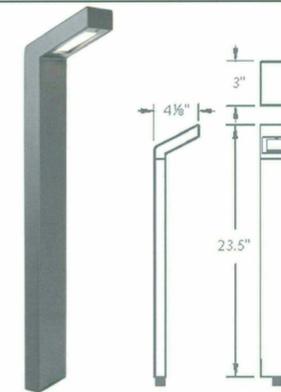
**PRODUCT DESCRIPTION**

Landscape Wall Wash luminaire

**FEATURES**

- Tilttable and adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 4500lbs
- Solid diecast brass or corrosion resistant aluminum
- Available concrete pour kit
- 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed
- Not suitable to use with external dimmers

**SC**  
**LINEAR PATH LIGHT**  
6021



**SPECIFICATIONS**

**Input:** 9-15VAC  
**Power:** 2.9W / 4.7VA  
**Brightness:** 95lm  
**CRI:** 90+  
**Rated Life:** 60,000 hours

**ORDERING NUMBER**

	Color Temp	Finish
6021 Linear Path	27 2700K	BZ Bronze on Aluminum
	30 3000K	BZ Bronze on Aluminum

6021-**BZ**  
Example: 6021-30BZ

**PRODUCT DESCRIPTION**

Seek linear design blends seamlessly into pathways while providing soft, directional illumination

**FEATURES**

- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Translucent lens provides uniform light distribution
- Solid diecast corrosion resistant aluminum alloy
- Recommended spacing for installation: 8 to 10ft
- Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

wacighting.com  
Phone (800) 526.2588  
Fax (800) 526.2585

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Port Washington, NY 11050

Central Distribution Center  
1600 Distribution Ct  
Lithia Springs, GA 30122

Western Distribution Center  
1750 Archibald Avenue  
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at anytime as part of the company's continuous improvement program. FEB 2016

**SE**  
LED wall luminaires with directed light

**Housing:** One piece die-cast aluminum for direct attachment to 3 1/2" or 4" octagonal wiring box. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

**Enclosure:** One piece die-cast aluminum cover frame secured by two (2) captive, stainless steel set screws threaded into stainless steel inserts. Matte safety glass. Fully gasketed for weather tight operation using a molded 'U' channel silicone rubber gasket.

**Electrical:** 6.6W LED luminaire, 9 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order. Optionally available with 2700K color temperature, consult factory.

**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.

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

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP64

**Weight:** 1.5 lbs.

Luminaire Lumens: 291  
Tested in accordance with LM-79-08



Lamp	A	B	C
22261 ADA 6.6W LED	6 5/8"	3 1/8"	2 3/8"

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com  
Copyright BEGA-US 2016 Updated 02/16

**SF**  
**HINKLEY & R**

HINKLEY LIGHTING, INC.  
33000 PIN OAK PARKWAY  
AVON LAKE, OHIO 44012  
P (440) 653-5500  
F (440) 653-5555  
SERVICE@HINKLEYLIGHTING.COM



**WIDTH:** 6"  
**HEIGHT:** 16"  
**WEIGHT:** 5 LBS  
**MATERIAL:** ALUMINUM  
**GLASS:** ETCHED GLASS LENS  
**BACKPLATE:**  
**WIDTH:** 6"  
**HEIGHT:** 16"  
**SOCKET:** 2-5.50WCOL-35  
**DARKSKY:** YES  
**LED INFO:**  
**LUMENS:** 250  
**COLOR TEMP:** 2700K  
**CRI:** 90  
**LED WATTAGE:** 6W  
**INCANDESCENT EQUIVALENCY:** 35W  
**DIMMABLE:** YES ON ANY INCANDESCENT MLV, ELV, OR C-L DIMMER  
**NOTES:** PATENT:US & FOREIGN PATENTS PENDING  
**EXTENSION:** 3.5"  
**TT0:** 10"  
**CERTIFICATION:** C-US WET RATED  
**VOLTAGE:** 120V  
**UPC:** 640665166071

At Hinkley, we embrace the design philosophy that you can merge together the lighting, furniture, art and accessories you love into a beautiful environment that defines your own personal style. We hope you will be inspired by our commitment to keep your "life aglow."

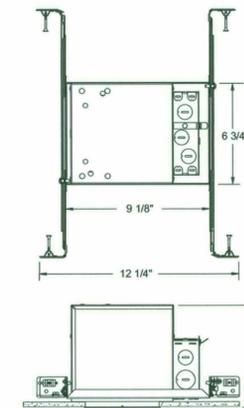
**SG**  
**4" IC 900 LUMEN LED DOWNLIGHT**  
**NEW CONSTRUCTION**

IC91 LEDG4 RECESSED HOUSING

**OPEN TRIMS**



**DIMENSIONS**



4 1/2" CEILING CUTOUT

**PRODUCT DESCRIPTION**

Dedicated LED, Air-Loc® sealed new construction housing with integral light engine • Double wall, shallow housing construction allows for fit in 2 x 6 construction • Can be completely covered with insulation • Fully sealed housing stops infiltration and exfiltration of air, reducing heating and air cooling costs without the use of additional gaskets • LED housing is designed to provide 50,000 hours of life and is compatible with many standard Juno trims • 5 year limited warranty on LED components.

**ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT**

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury, RoHS compliant
- Comparable light output to 75W incandescent

**PRODUCT SPECIFICATIONS**

**LED Light Engine** LED array attached to high purity aluminum, thermally conductive inner housing provides superior heat transfer to ensure long life of the LED • Replaceable light engine mounts directly to inner housing assembly and incorporates the latest generation, high lumen output LED array • LEDs are binned within a 3-step MacAdam Ellipse exceeding ENERGY STAR® requirements for superior fixture to fixture color uniformity • 2700K, 3000K, 3500K, or 4100K color temperatures available • 90 CRI minimum.

**Optical System** Computer-optimized reflector design with high reflectance finish coupled with a high transmission diffusing lens conceals the LEDs and produces uniform aperture luminance • Deep regression of lens produces a low glare, efficient system that can produce over 900 lumens with select trims (see page 2 for details) using less than 15W\*

**Aesthetic Trim Selections** Compatible with wide selection of existing Juno trims • Shadow free, knife edge design blends seamlessly into ceiling.

**LED Driver** Choice of dedicated 120 volt driver or universal voltage driver that accommodates input voltages from 120-277 volts AC at 50/60Hz • Power factor > 0.9 at 120V input • 120 volt only driver is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers • Universal voltage driver is dimmable with the use of most 0-10V wall box dimmers • For a list of compatible dimmers, see JUNO-LED-DIM • Mounted inside housing for easy access from below ceiling.

**Life** Rated for 50,000 hours at 70% lumen maintenance.

**Labels** ENERGY STAR® Qualified when used with select trims • Certified to the high efficacy requirements of California T24 with select trims • UL listed for U.S. and Canada through-branch wiring, damp locations • Union made • UL and cUL

**Testing** All reports are based on published industry procedures; field performance may differ from laboratory performance. Product specifications subject to change without notice.



19-DR-2016  
STIPULATION SET  
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APPROVED  
11/3/16  
DATE INITIALS



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**AERIES TOWNHOMES**

L-5 LIGHTING CUT SHEETS

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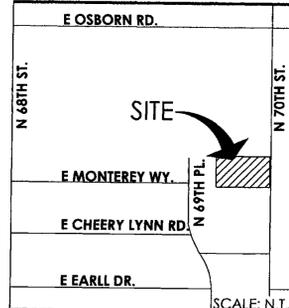
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1567 DRAWN BY: TEAM 4/18/16  
REV: 7/18/16, 9/30/16

RELATED COS CASE NUMBERS: 1011-PA-2015, 19-DR-2016  
THE AERIES TOWNHOMES - DEVELOPMENT REVIEW

19-DR-2016  
10/03/16

VICINITY MAP



PROJECT TEAM

DISCIPLINE	COMPANY CONTACT INFO.
OWNER	LANDMARK HOMES, USA JOHN KOSTARAS, KEN JOHNSON 8910 E PIMA CENTER PKWY #100 SCOTTSDALE ARIZONA, 85258 (480) 270-6824 JOHNK@LANDMARKHOMESUSA.COM
PLANNER/ LANDSCAPE ARCHITECT	LVA URBAN DESIGN STUDIO KEITH NICTER, LAURA THELEN 120 SOUTH ASH AVENUE TEMPE, ARIZONA 85281 (480) 994-0994 KNICTER@LVADESIGN.COM
CIVIL ENGINEER	EPSILON ENGINEERING & MATERIAL MARCUS REED 13765 W AUTO DRIVE TEMPE, ARIZONA 85281 (602) 882-9928 MREED@EPSILONENGINEERING.COM
ARCHITECT	PHX ARCHITECTS - ERIK PETERSON 15990 N GREENWAY-HAYDEN ROAD SUITE C100 SCOTTSDALE, AZ 85260 (480) 477-1111 ERIKP@PHXARCH.COM

LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY
- OVERHEAD UTILITY LINE
- BICYCLE PARKING
- ENHANCED ASPHALT
- CONCRETE SIDEWALKS
- TURF
- INTERNAL ACCESSIBLE ROUTE
- LOW VOLTAGE ACCENT UPLIGHT
- LOW VOLTAGE INGRADE UPLIGHT
- LOW VOLTAGE PATHWAY LIGHT
- FULL CUTOFF SCONCE FIXTURE
- UNIT MOUNTED ENTRY FIXTURE

NOTE: REFERENCE CONCEPTUAL LANDSCAPE SHEETS L-1-4 FOR HARDSCAPE, WALL & LIGHTING DETAILS.

SITE DATA

LOCATION: NWC OF 70TH ST & MONTEREY WY ALIGN.  
 ADDRESS: 3214 N. 70TH STREET  
 PARCEL #: 130-14-011  
 ZONING: R-5  
 CURRENT USE: GODS GRACE CHURCH  
 PROPOSED USE: TOWNHOMES  
 GROSS ACRES: 0.946 ACRES (41,235 S.F.)  
 NET ACRES: 0.844 ACRES (36,750 S.F.)  
 DWELLING UNITS: 16  
 ALLOWED DU/AC: ≤23  
 PROPOSED DU/AC: 16.9

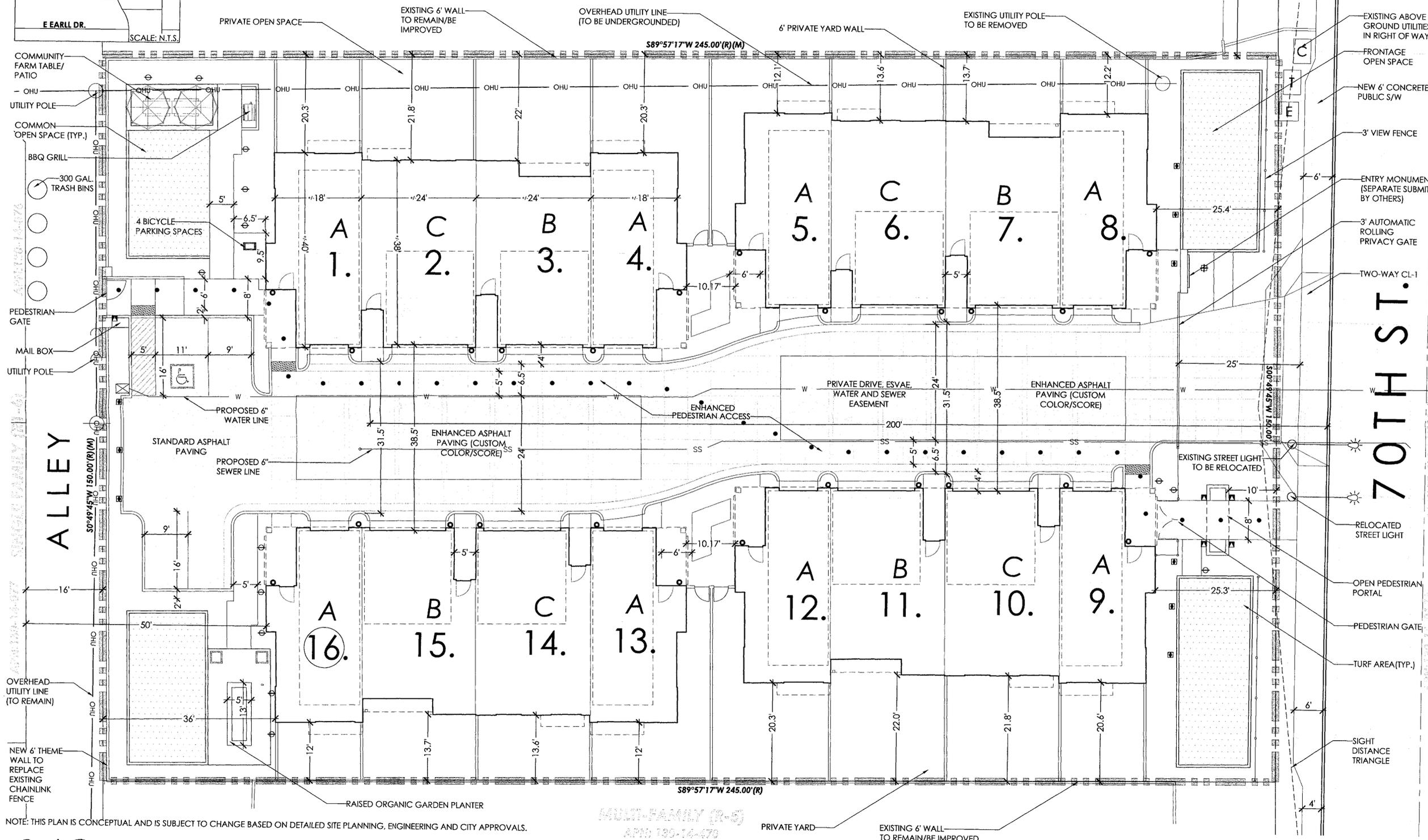
REQUIRED OPEN SPACE (NET): 22% (8,085 S.F.)  
 PROPOSED OPEN SPACE (NET): +/- 23% (8,700 S.F.)  
 REQUIRED FRONTAGE OPEN SPACE: 4,042.5 S.F.  
 11% OF NET SITE AREA  
 PROPOSED FRONTAGE OPEN SPACE: 4,043 S.F.  
 REQUIRED PRIVATE OPEN SPACE: 1,402.6 S.F.  
 10% 1ST FLOOR (4,264 S.F.) +/- 5% 2ND/3RD FLR. (19,524 S.F.)  
 PROPOSED PRIVATE OPEN SPACE: +/- 7,000  
 REQUIRED PARKING LOT L/S: 104 S.F.  
 15% OF PARKING AREA (695 S.F.)  
 PROPOSED PARKING LOT L/S: 400 S.F.

ALLOWED HEIGHT: (36') 3 STORY  
 PROPOSED HEIGHT: (≤36') 3 STORY  
 ALLOWED WALL HEIGHT: VARIES (8' MAX)  
 PROPOSED WALL HEIGHT: VARIES (8' MAX)  
 ALLOWED DISTANCE BETWEEN BUILDINGS: 10' MIN.  
 PROPOSED DISTANCE BETWEEN BUILDINGS: 210'

PERIMETER SETBACKS:	REQUIRED	PROVIDED
WEST:	15'	34'
N., E. & S.:	10'	210'

SURFACE PARKING: 4 STALLS  
 GARAGE PARKING: 32 STALLS  
 TOTAL PARKING: 27 STALLS 36 STALLS  
 (16(2BR)x1.7)  
 ADA PARKING: 1.44 STALLS 2 STALLS  
 (4% x 36)  
 BIKE PARKING: 2 SPACES (REQ. FOR ≤40 STALLS) 4 STALLS

NOTES:  
 - EQUIPMENT TO BE MOUNTED/SCREENED ON ROOFTOPS  
 - HYDRANTS ARE PROVIDED AT A MAX. SPACING OF 700' PER ORD. 507.5.1.2.  
 - KEY SWITCH/PRE-EMPTION SENSOR WILL BE PROVIDED FOR ENTRY GATE.  
 - FIRE LANES WILL SUPPORT 83,000LB LOAD PER DS&PM 2-1.802.  
 - INTERNAL PRIVATE DRIVE TO BE DESIGNATED EMERGENCY SERVICE VEHICLE ACCESS, WATER AND SEWER EASEMENT.



NOTE: THIS PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE BASED ON DETAILED SITE PLANNING, ENGINEERING AND CITY APPROVALS.

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THE  
**AERIES**  
 TOWNHOMES

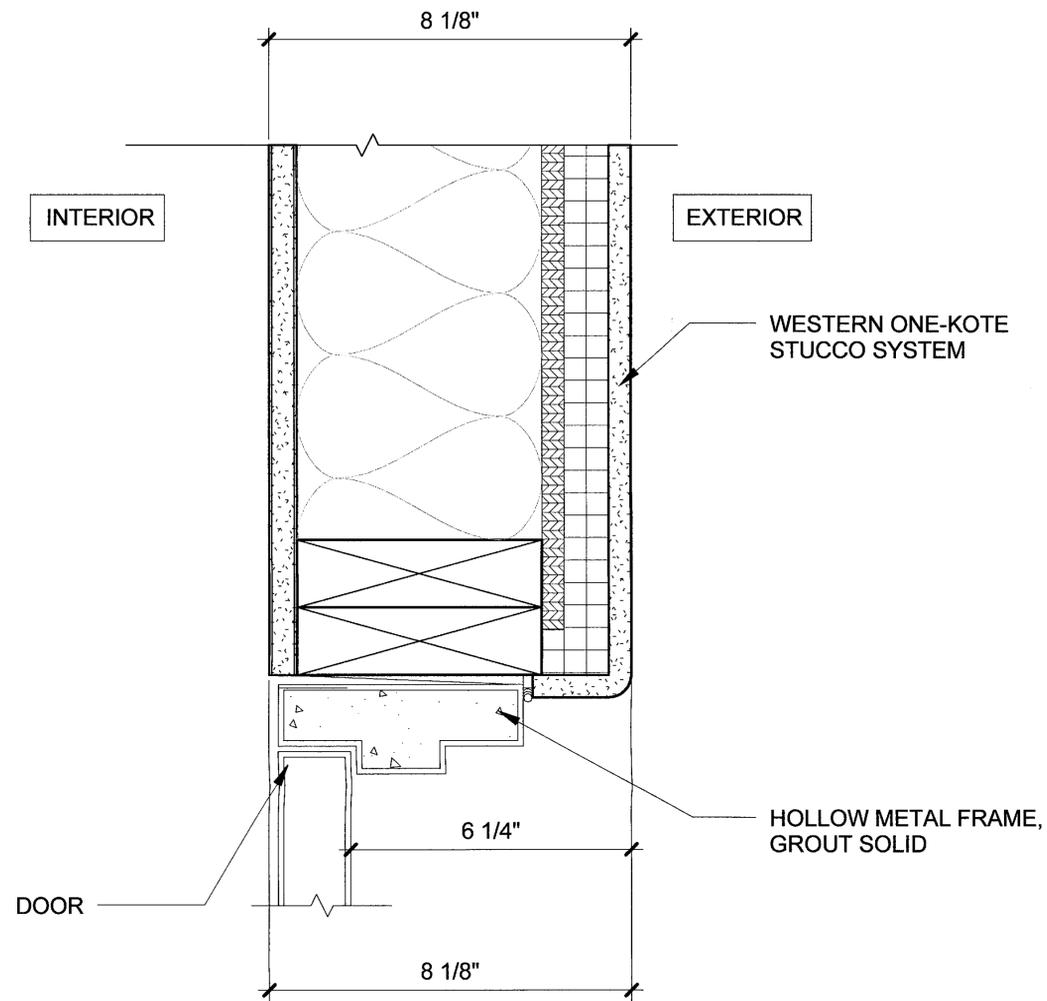
**LANDMARK**  
 HOMES USA

APPROX. SCALE: 1" = 10'  
 NORTH  
 1567 DRAWN BY: AV 4/19/16  
 REV: 7/18/16

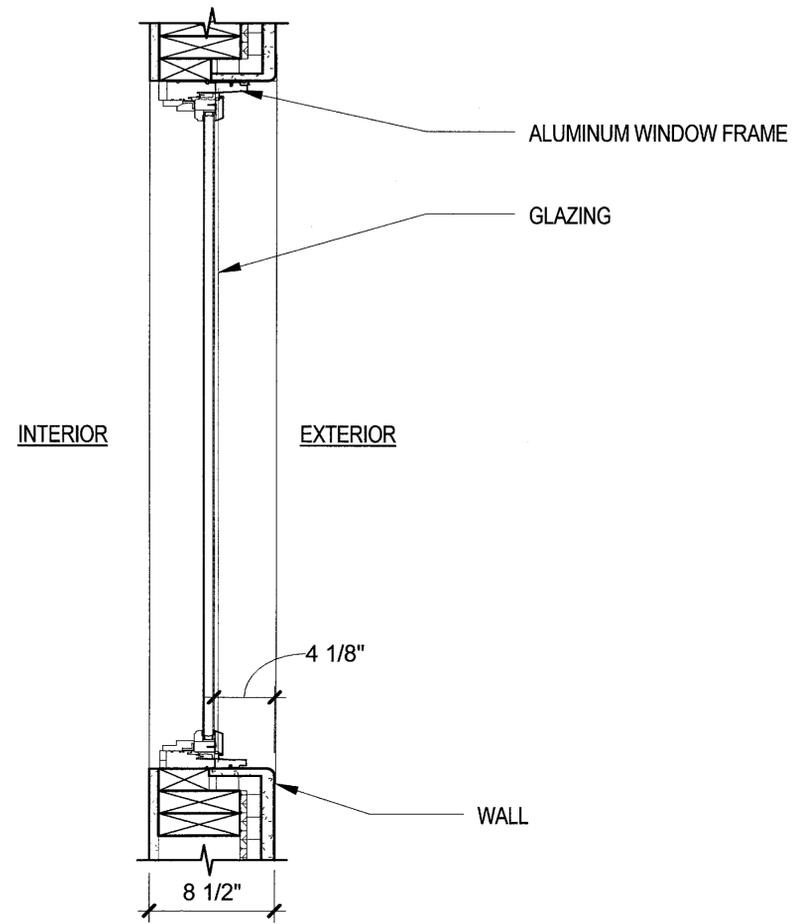
19-DR-2016  
 07/25/16

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 S:\1567 - 70th St & Monterey Alignment\CAD\LVA(SUBMITTAL TYPES)\SITE PLANS\AERIES-LVA-CONCEPTUAL SITE PLAN 2016-07-13.dwg Jul 25, 2016

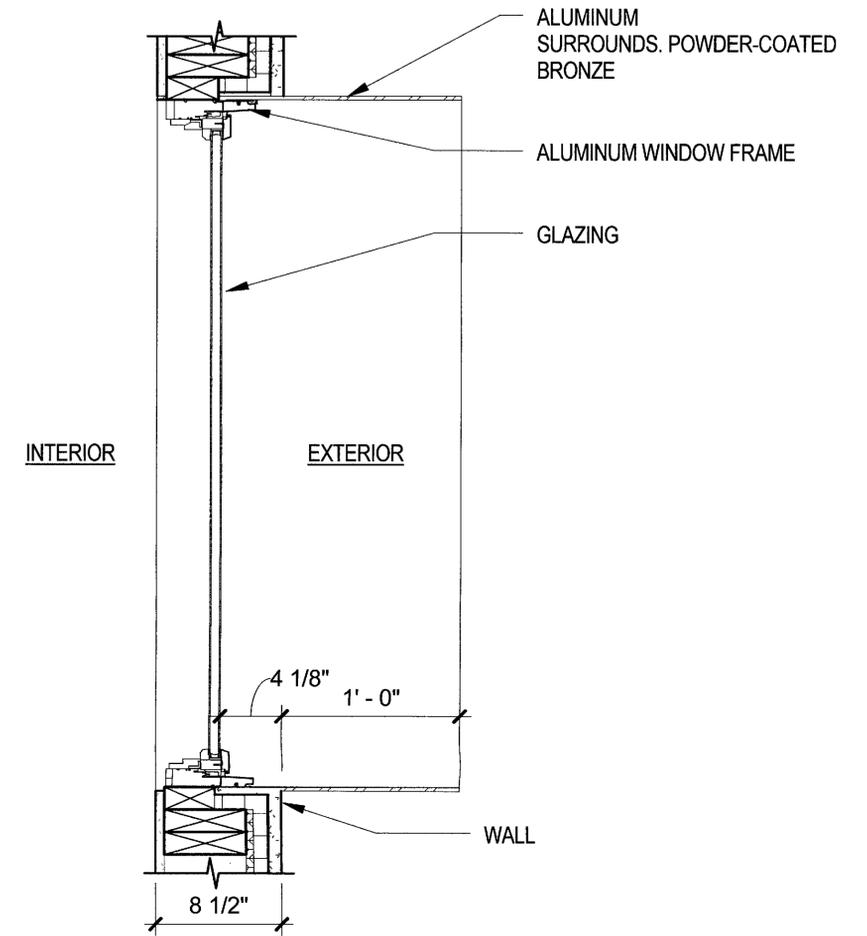
RELATED COS CASE NUMBERS: 1011-PA-2015, 19-DR-2016  
 THE AERIES TOWNHOMES - DEVELOPMENT REVIEW  
 CONCEPTUAL SITE PLAN PG 1 OF 1



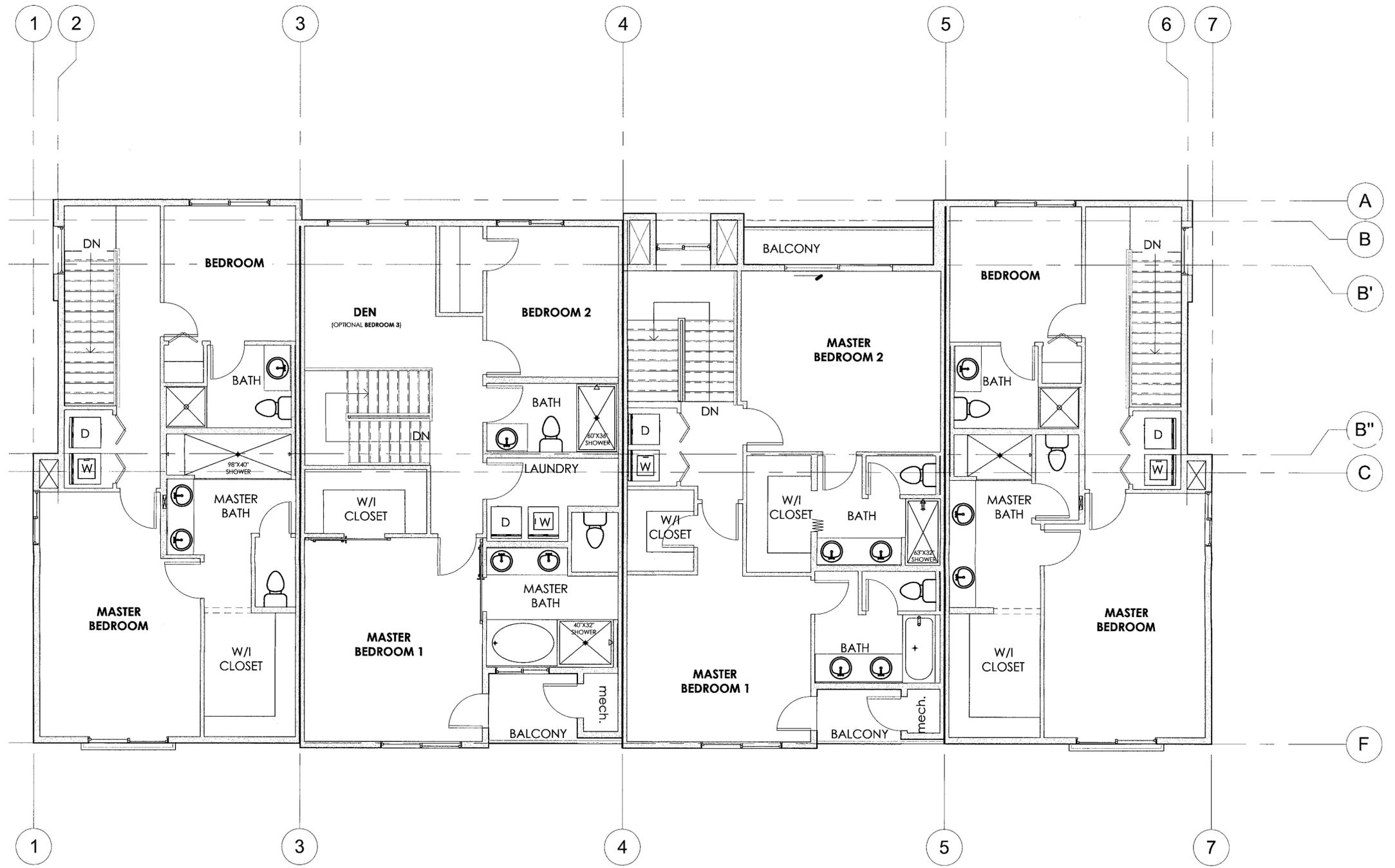
1 **TYPICAL DOOR RECESS**



2 **TYPICAL WINDOW RECESS**

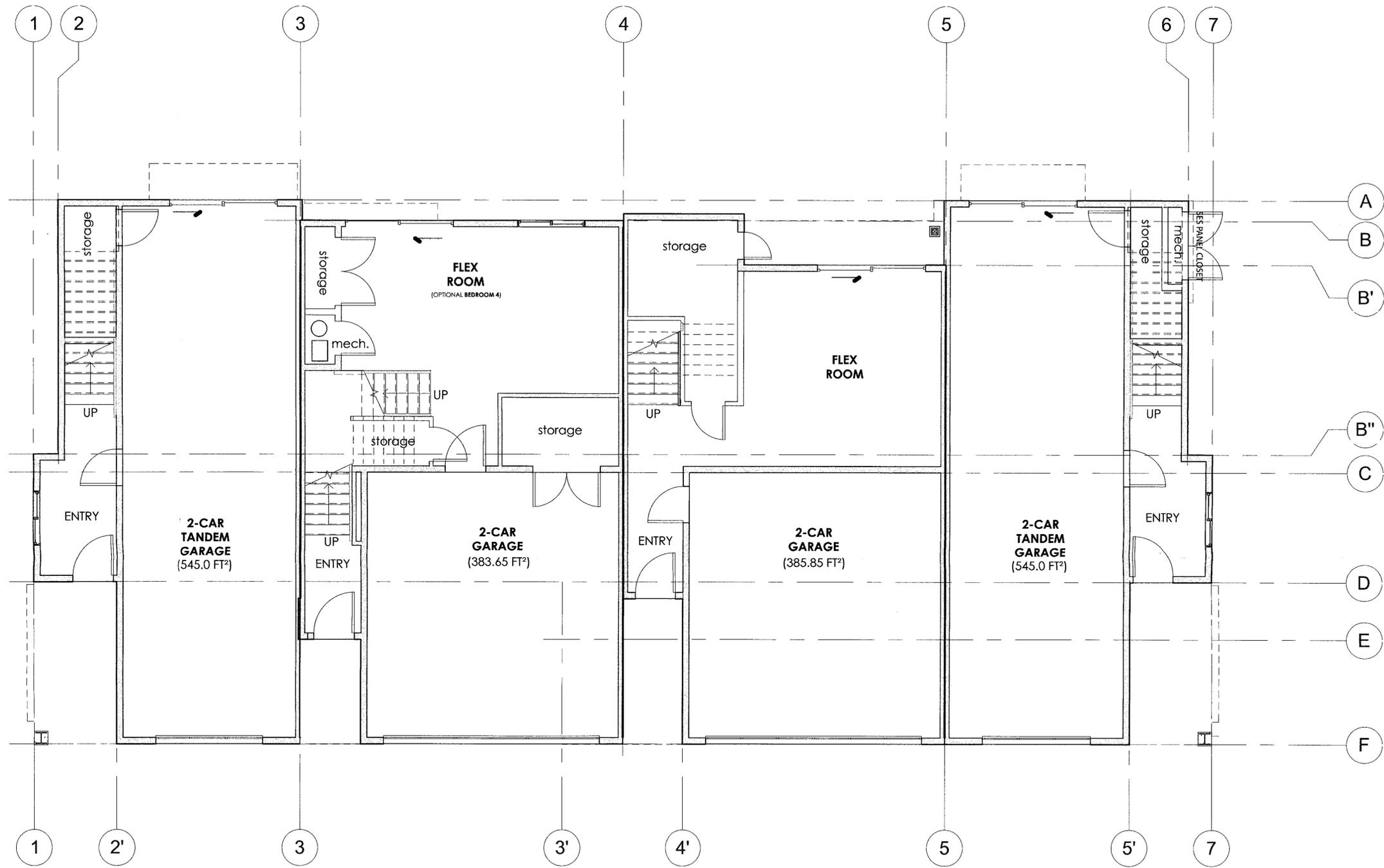


3 **WINDOW RECESS W/ ALUMINUM FIN**



**1 THIRD FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

19-DR-2016  
 STIPULATION SET  
 RETAIN FOR RECORDS  
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 11/3/16  
 DATE INITIALS



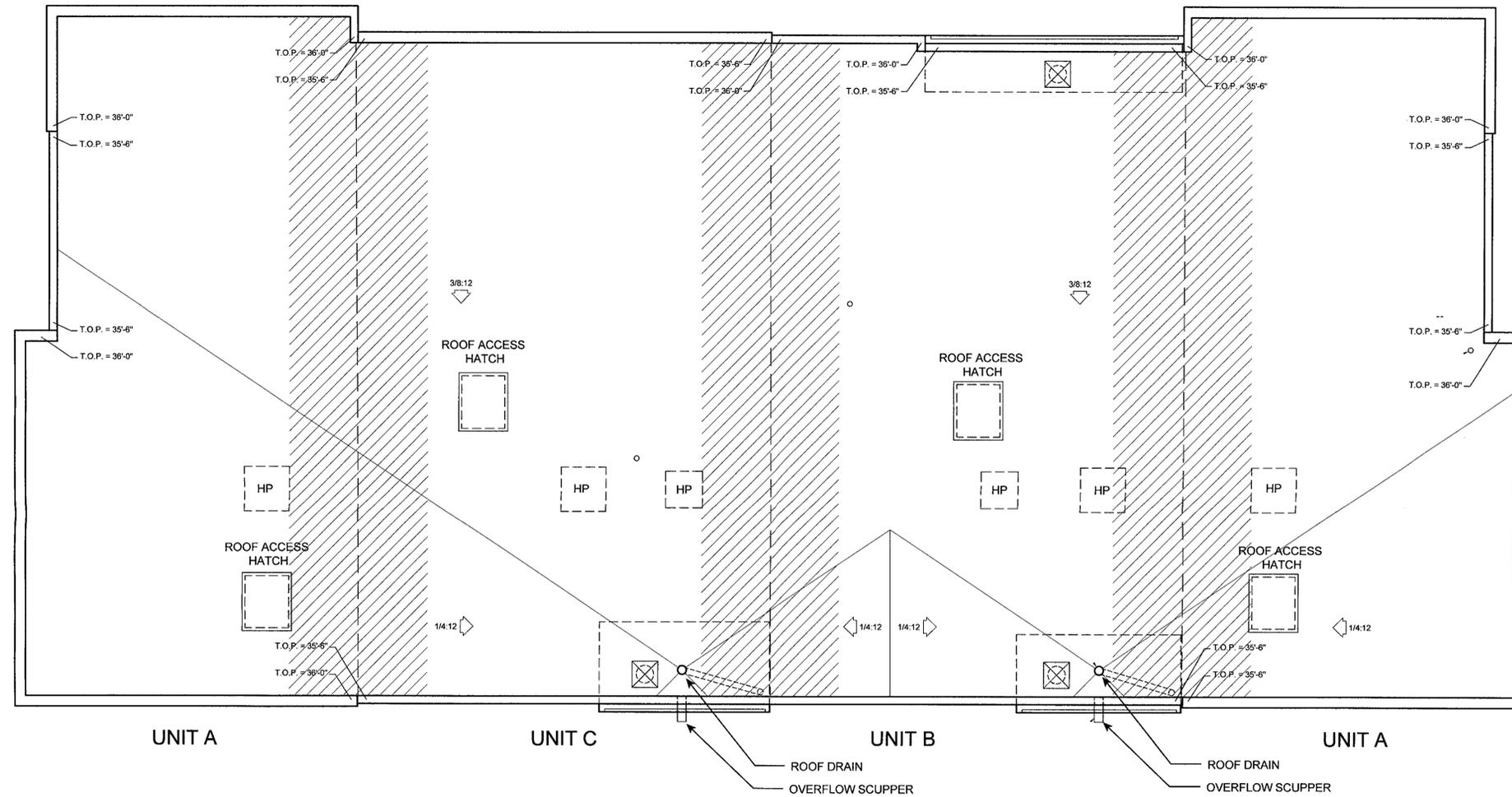
**1 FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

19-DR-2016  
 STIPULATION SET  
 RETAIN FOR RECORDS  
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 11/3/16  
 DATE INITIALS

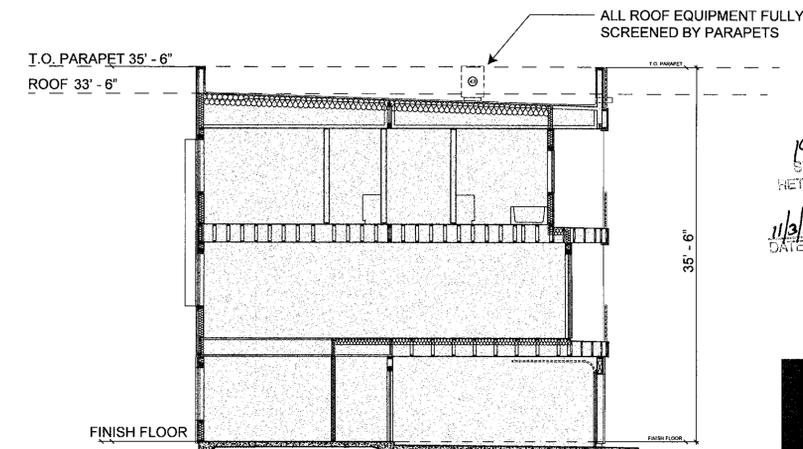


**1 SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

19-DR-2016  
 STIPULATION SET  
 RETAIN FOR RECORDS  
 APPROVED  
 11/3/16  
 DATE INITIALS



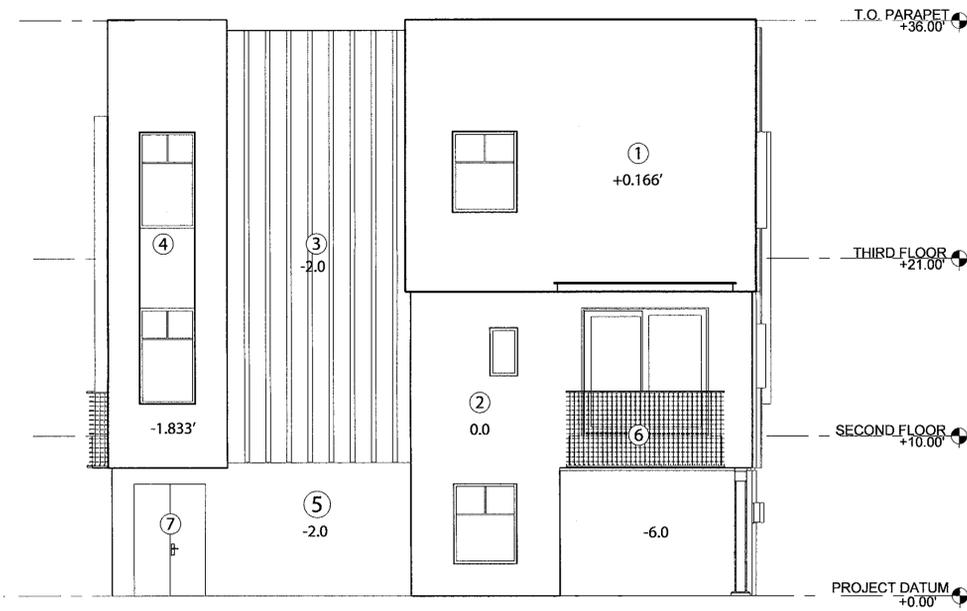
**1 ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**2 BUILDING SECTION**  
SCALE: 1/8" = 1'-0"

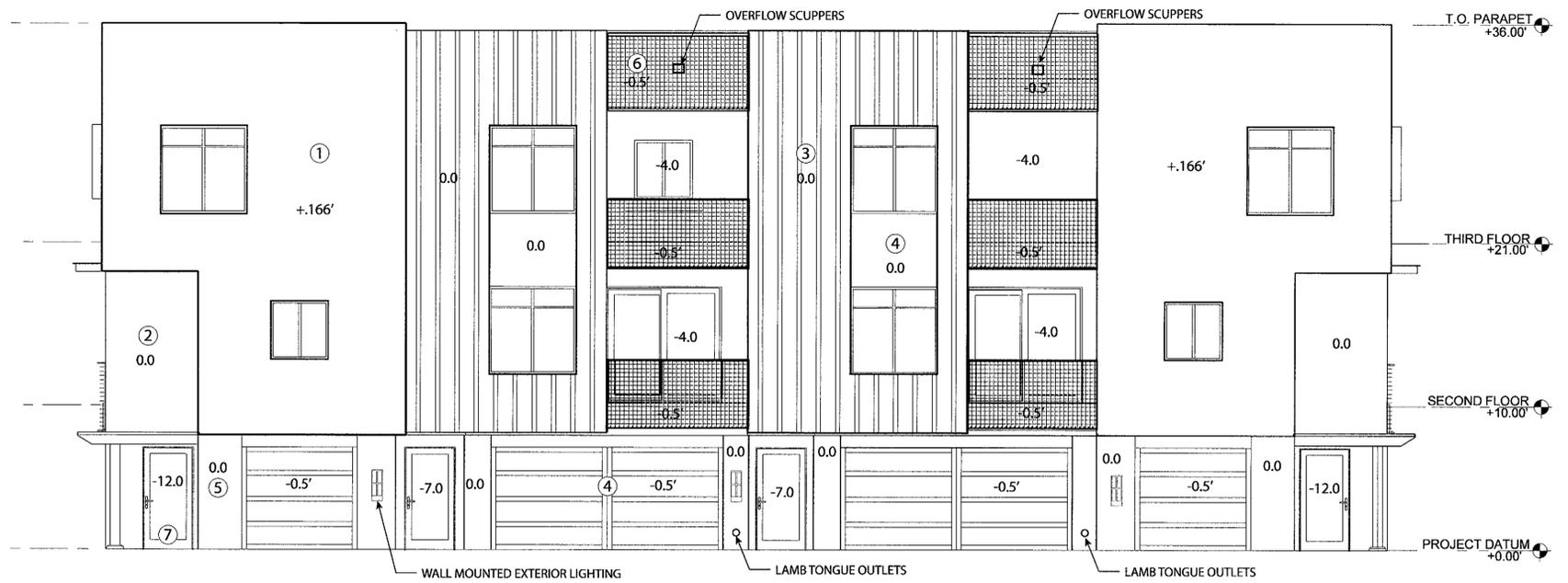
19-DR-2016  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
11/3/16  
DATE INITIALS

19-DR-2016  
10/03/16



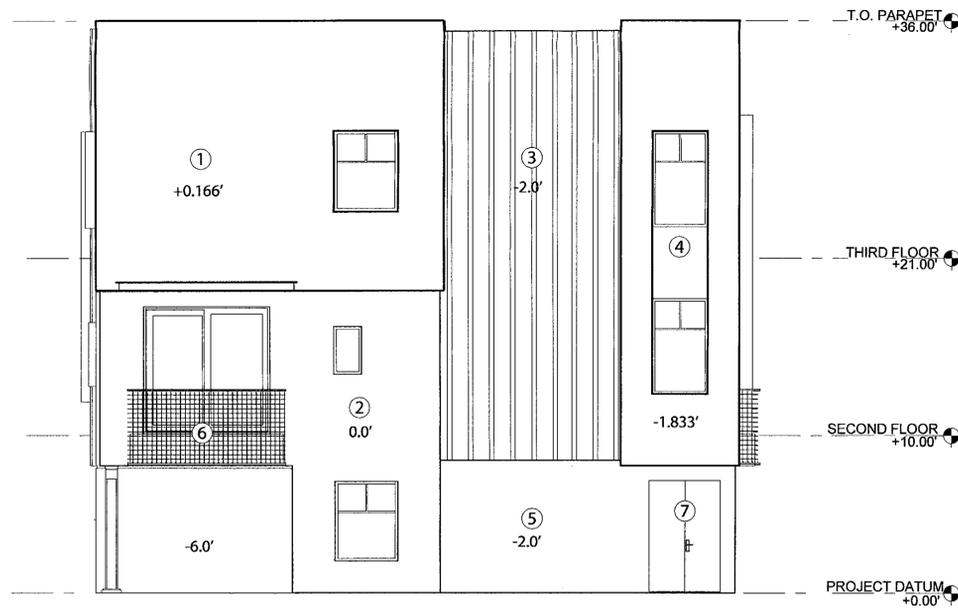
### 1 LEFT BUILDING ELEVATION

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



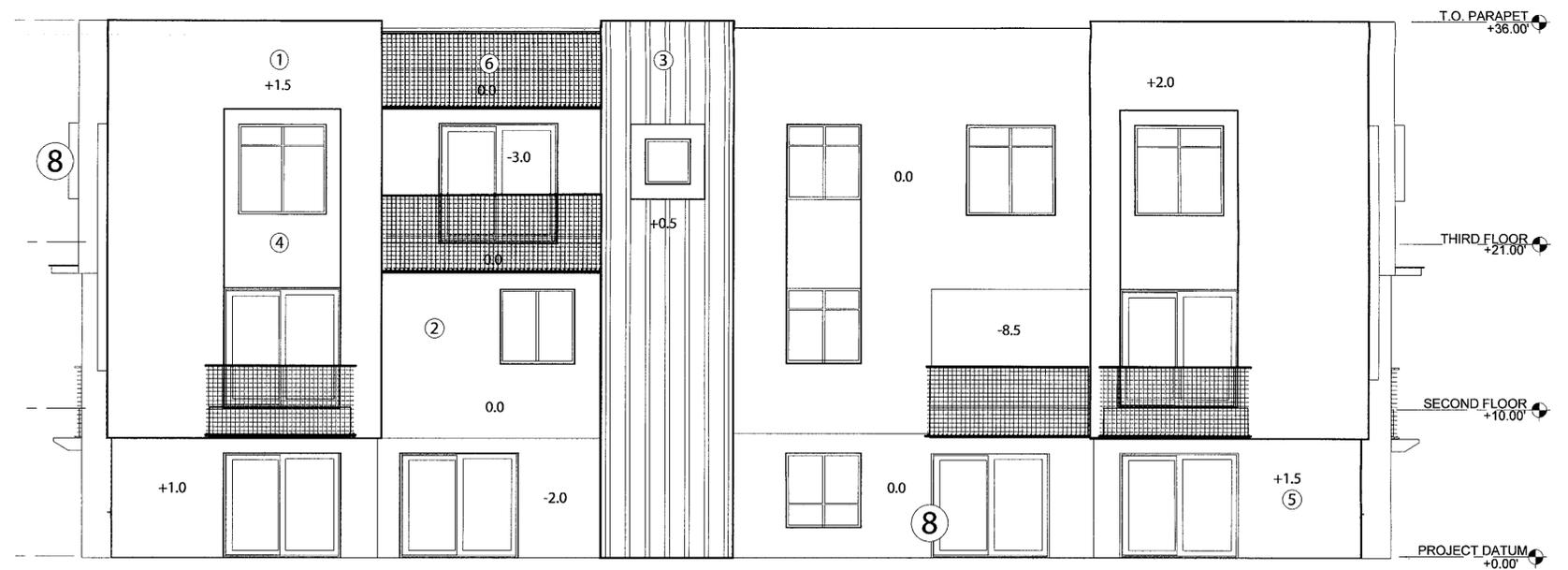
### 2 FRONT BUILDING ELEVATION

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



### 3 RIGHT BUILDING ELEVATION

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



### 4 REAR BUILDING ELEVATION

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

1 [FLOATING FEATHER] - DE 6142 - LRV 65  
-STUCCO FACADE

2 [DARK SEPIA] - DE 6138 - LRV 26  
-STUCCO FACADE

3 [GUANTLET GRAY] - SW 7019 - LRV 17  
-BOARD AND BATTEN WOOD SIDING

4 [OLD BOOT] - DE 6133 - LRV 13  
- GARAGE DOORS

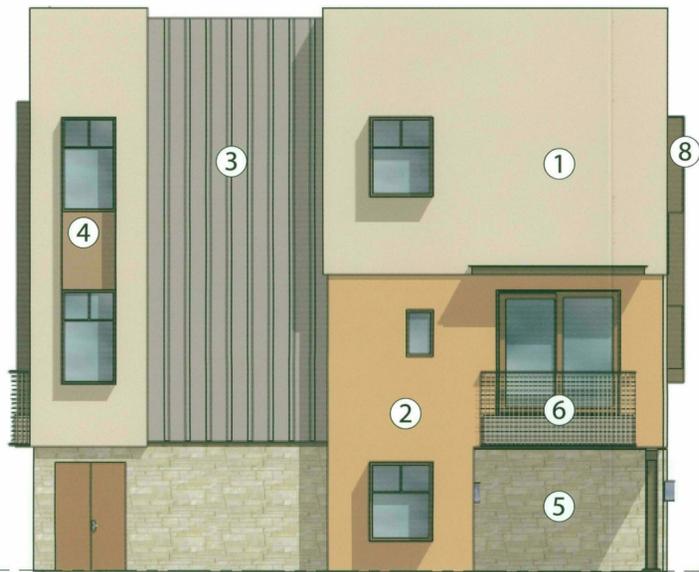
5 [AMALFI LEDGE] - CORONADO STONE  
-STONE VENEER

6 [METAL MESH] -  
-METAL MESH RAILING + DETAILING

7 [CARDINAL EC+366]  
-CLEAR GLASS

8 [DARK BRONZE]  
-WINDOWS, DOORS AND METAL ACCENTS

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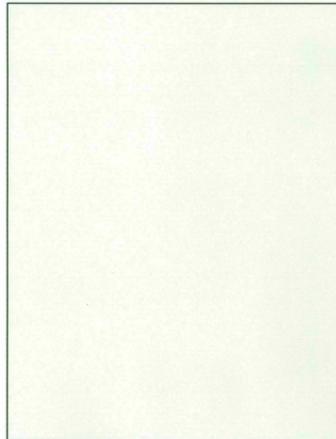
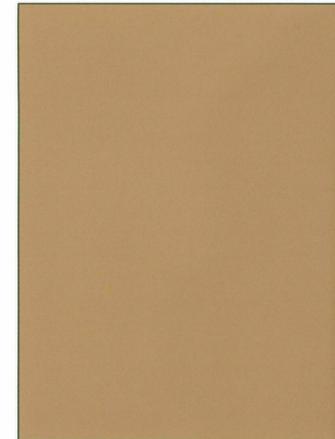
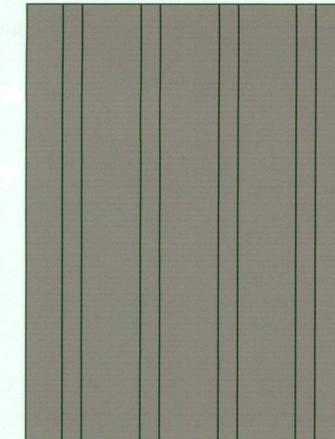
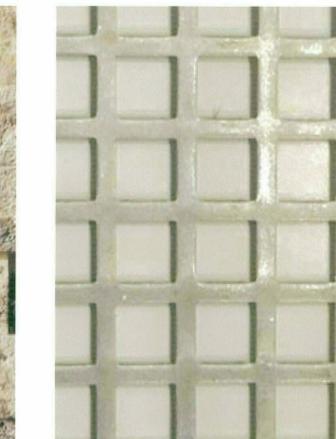
PROJECT DATUM  
+0.00'



PROJECT DATUM  
+0.00'

SIDE ELEVATION

FRONT ELEVATION

1	2	3	4	5	6	7	8
							
<b>[FLOATING FEATHER]</b> - DE 6142 - LRV 65 -STUCCO FACADE	<b>[DARK SEPIA]</b> - DE 6138 - LRV 26 -STUCCO FACADE	<b>[GAUNTLET GRAY]</b> - SW 7019 - LRV 17 -BOARD AND BATTEN WOOD SIDING	<b>[OLD BOOT]</b> - DE 6133 - LRV 13 GARAGE DOORS	<b>[AMALFI LEDGE]</b> - CORONADO STONE -STONE VENEER	<b>[METAL MESH]</b> -METAL MESH RAILING + DETAILING	<b>[CARDINAL EC+ 366 CLEAR GLASS]</b> -ALL WINDOWS	<b>[DARK BRONZE]</b> -WINDOWS, DOORS AND METAL DETAILS



**1 LEFT BUILDING ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 FRONT BUILDING ELEVATION**  
SCALE: 3/16" = 1'-0"



**3 RIGHT BUILDING ELEVATION**  
SCALE: 3/16" = 1'-0"



**4 REAR BUILDING ELEVATION**  
SCALE: 3/16" = 1'-0"

**1 [FLOATING FEATHER]** - DE 6142 - LRV 65  
-STUCCO FACADE

**5 [AMALFI LEDGE]** - CORONADO STONE  
-STONE VENEER

**2 [DARK SEPIA]** - DE 6138 - LRV 26  
-STUCCO FACADE

**6 [METAL MESH]** -  
-METAL MESH RAILING + DETAILING

**3 [GUANTLET GRAY]** - SW 7019 - LRV 17  
-BOARD AND BATTEN WOOD SIDING

**7 [CARDINAL EC+366]**  
-CLEAR GLASS

**4 [OLD BOOT]** - DE 6133 - LRV 13  
- GARAGE DOORS

**8 [DARK BRONZE]**  
-WINDOWS, DOORS AND METAL ACCENTS

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THE  
**AERIES**  
TOWNHOMES



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