

GENERAL NOTES:

1. POOL AND EQUIPMENT SHALL BE SUBMITTED UNDER SEPARATE PERMIT.
2. SIGNAGE/MONUMENT SIGN SHALL BE SUBMITTED UNDER SEPARATE PERMIT.

KEYNOTES

1. 9'x16' TYPICAL PARKING SPACE WITH 2' OVERHANG PER DETAIL 1/A1.20.
2. 11'x18' ACCESSIBLE TYPICAL PARKING SPACE, PER DETAIL 6/A1.20.
3. ACCESSIBLE DRIVEWAY CROSSING MARKING.
4. ACCESSIBLE CURB RAMP, PER DETAIL 3/A1.20.
5. NOT USED.
6. TRASH COMPACTOR ENCLOSURE SURROUNDED BY 8' HIGH CMU WALL.
7. SINGLE RECYCLE ENCLOSURE SURROUNDED BY 6' HIGH CMU WALL.
8. PEDESTRIAN ENTRY GATE, PER DET. 20/A1.21.
9. PEDESTRIAN ENTRY POOL GATE, PER DETAIL 21/A1.20.
10. TUBE STEEL VIEW FENCE, PER DETAIL 17/A1.21.
11. 4' MINIMUM SIDEWALK ON SITE, TYPICAL.
12. MONUMENT SIGN PER DETAIL 28/A1.21.
13. BICYCLE PARKING, PER DETAIL 16/A1.21.
14. FIRE TRUCK TURNING RADIUS.
15. AMENITY AREA, SEE LANDSCAPE SHEET CLS-1.
16. 26' WIDE FIRE APPARATUS ACCESS ROAD FIRE LANE "NO PARKING" ON EITHER SIDE.
17. SIGHT VISIBILITY TRIANGLE.
18. ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, PROVIDE KNOX SWITCH.
19. ACCESS KEY PAD AND SITE MAP.
20. 6'-0" SIDEWALK, TYPICAL AT PARKING
21. 6'-0" SIDEWALK CONNECTING TO PUBLIC R.O.W.
22. ENHANCED PAVING COURT.
23. RESIDENT ONLY EXIT GATE, TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, PROVIDE KNOX SWITCH.
24. DOG PARK FENCE.
25. POOL CABANA.
26. REMOVE EXISTING CURB AND SIDEWALK FOR NEW DECLARATION LANE AND SIDEWALK.
27. REMOVE EXISTING DECLARATION LANE, PROVIDE NEW SIDEWALK AND CONNECT TO EXISTING.

SYMBOLS - SITE PLAN:

- PROPERTY LINE
- 5 BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- 4-STORY # OF STORIES
- 10 OPEN PARKING SPACES
- COVERED PARKING SPACES
- ACCESSIBLE PARKING OR ANSI TYPE 'A' DWELLING UNIT
- INDICATES CARPORT PARKING STRUCTURE, PER DET. 8/A1.20.

FIRE DEPARTMENT NOTES:

1. SHOP DRAWINGS FOR FIRE SPRINKLER AND ALARM SYSTEMS SHALL BE A DEFERRED SUBMITTAL AND SHALL BE APPROVED PRIOR TO INSTALLATION.
2. THE FIRE LINE BACKFLOW PREVENTER VALVES SHALL BE ELECTRICALLY SUPERVISED BY A TAMPER SWITCH INSTALLED IN ACCORDANCE WITH NFPA 72 & SEPARATELY ANNUNCIATED. IFC 903.4.1 EXC. 2.
3. EACH BUILDING MUST BE WITHIN 250 FEET OF A FIRE HYDRANT, REFER TO IFC APPENDIX B & C FOR FIRE FLOW REQUIREMENTS, NUMBER OF FIRE HYDRANTS AND SPACING REQUIREMENTS (BASED ON CONSTRUCTION TYPE AND SQUARE FOOTAGE). COMPLIANCE IS REQUIRED WITH ALL PROVISIONS AND REQUIREMENTS OF IBC CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION, AND IFC CHAPTER 33 AND NFPA 241, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.
4. THERE SHALL BE A 20 FEET WIDE FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THIS ROAD SHALL BE AN ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (74,000 LBS./24,000 LBS. PER AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS", IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.
5. APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 25 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS.

PROJECT DATA:

ZONING / LAND USE:

EXISTING: LC
PROPOSED: RM-4

SITE AREA:

NET AREA: 10.059 ACRES (438,152 S.F.)

DWELLING UNIT / DENSITY:

DWELLING UNIT QUANTITY:

STUDIO 49
1 BEDROOM 129
2 BEDROOM 110
TOTAL 288

DENSITY (DU/ACRE)

ALLOWED: 30 MAX.
PROVIDED: 28.6

BUILDING HEIGHT:

ALLOWED: 40 FT.
PROPOSED: 50 FT. (4 STORY)

BUILDING SETBACKS:

	REQUIRED	PROPOSED
FRONT (DOBSON RD.)	30	20'
REAR (WEST GARAGE BLDG)	15' EA. STORY	5'
REAR (WEST CARRIAGE BLDG)	15' EA. STORY	5'
SIDE (SOUTH-ISABELLA AVE.)	25	25'-8"
SIDE (NORTH)	30	6'

PARKING:

RESIDENTIAL PARKING REQUIRED:
(26 OR MORE UNITS LOCATED WITHIN 1/4 MILE RADIUS
OF BUS RAPID TRANSIT OR LIGHT RAIL STATION:
1.2 SPACES PER DWELLING UNIT)
288 D.U. x 2.1 = 605 P.S.

PARKING PROVIDED:

OPEN PARKING: 176 P.S.
CARPORT PARKING: 172 P.S.
GARAGE PARKING: 116 P.S.

TOTAL PARKING PROVIDED: 464 P.S.

RESIDENTIAL RATIO:

464 P.S. / 288 UNITS = 1.61 SPACES PER UNIT

ACCESSIBILITY (INCLUDED IN COUNT ABOVE):

ACCESSIBLY PARKING REQUIRED (2%)
REQUIRED PARKING = 10 P.S.

ACCESSIBLE PARKING PROVIDED:

OPEN SPACES = 4 P.S.
CARPORT SPACES = 3 P.S.
GARAGE SPACES = 3 P.S.

TOTAL ACCESSIBLE P.S. PROVIDED =10 P.S.

BICYCLE PARKING:

REQUIRED: 1 PER 10 VEHICLE (464÷10) = 47 P.S.
PROVIDED: 48 P.S.

LOT COVERAGE:

ALLOWED: 65% (284,798.80 S.F.)
PROVIDED: 36% (156,533 S.F.)

OPEN SPACE:

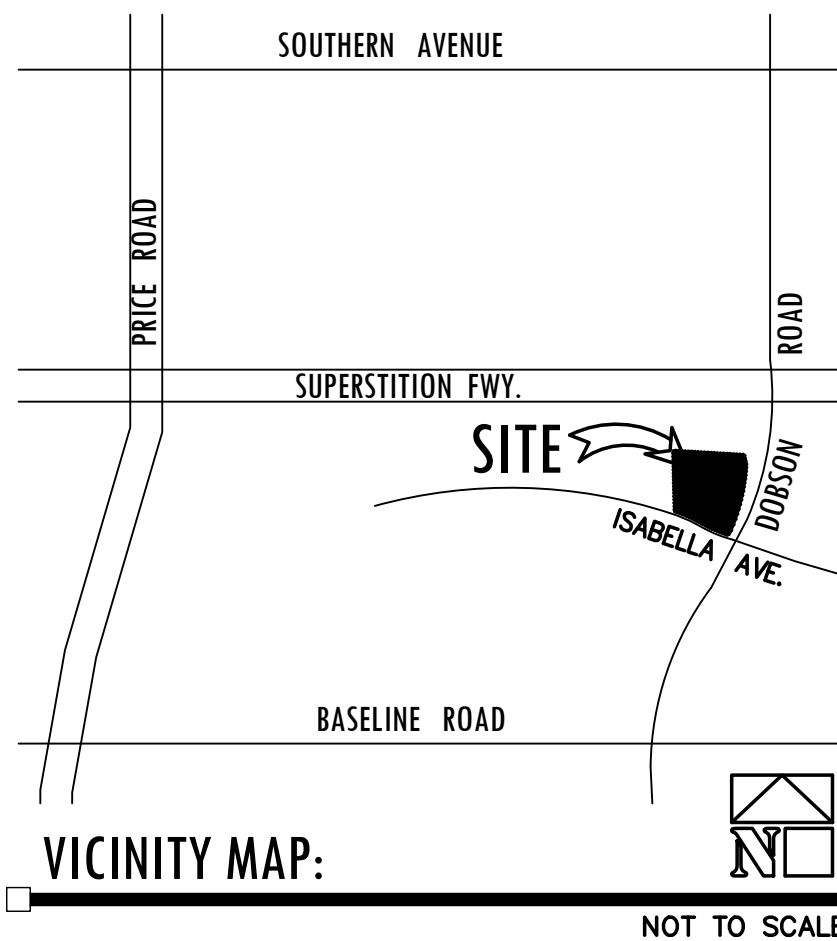
COMMON OPEN SPACE PER UNIT
REQUIRED PROVIDED
288 D.U. x 120 S.F. = 34,560 S.F. 50,000 S.F.

PRIVATE OPEN SPACE PER UNIT

REQUIRED PROVIDED
STUDIO/I BED. 178 BD.x 60 = 10,680 S.F. 12,080 S.F.
2 BED. 110 BD.x100 = 11,000 S.F. 9,010 S.F.

BUILDING AREAS:

BLDG. TYPE	No. OF BLDGS	1st. Floor	2nd. Floor	3rd. Floor	4th. Floor	Area per Bldg.	TOTAL
		Rec.	Residential Units				
1	1	7,484	5,992	5,788		25,052	25,052
2	5	15,057	15,060	15,060	15,060	60,237	301,185
3	1	7,984	7,659	7,659		23,302	23,302
4	1	9,861	9,541	9,541		28,943	28,943
5	3	2,007	2,043			4,050	12,150
6	1	2,007				2,007	2,007
TOTAL	12						392,639

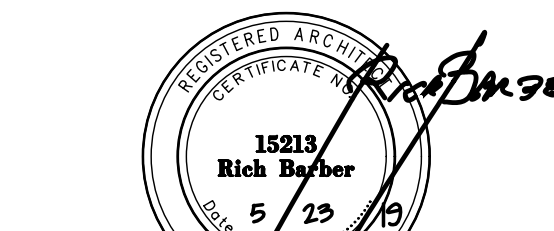


BROADSTONE DOBSON RANCH

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DESIGN REVIEW

DATE: MAY 23, 2019

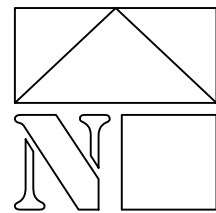
ORB # 18-223

A1.10

SITE PLAN
PRELIMINARY

PRELIMINARY SITE PLAN

0' 125' 150' 100'
SCALE: 1" = 50'-0"



FILE: \\Volumes\Landscapes\Alliance Residential\Broadstone Dobson Ranch\Rezone-ORB_Submittal\BS_Dobson - CLS.dwg USER: collaborativev DATE: May, 15, 2019 TIME: 02:35 pm



CITY OF MESA LS REQUIREMENTS

	REQUIRED	PROVIDED
RIGHT OF WAY (DOBSON RD.)	1 Tree/6 Shrub per 25 LF (And 50% Coverage)	
TREES	31	32
SHRUBS	106	103
RIGHT OF WAY (ISABELLA AVE.)	1 Tree/4 Shrub per 25 LF (And 50% Coverage)	
TREES	22	28
SHRUBS	88	94
PARKING LOT ISLAND	1 Tree/3 Shrub per Island	
TREES	17	24
SHRUBS	51	65
PARKING LOT MEDIAN	1 Tree/6 Shrub per 8 Spaces	
TREES	23	28
SHRUBS	138	142
NON-SINGLE RESIDENCE PERIMETER	3 Tree/20 Shrub per 100 LF	
TREES	18	20
SHRUBS	116	125

NOTES

- 25% OR TREES REQUIRED IN ROW SHOULD BE 36" BOX OR LARGER, WITH A MINIMUM OF 50% OF REQUIRED TREES BEING 24" BOX. NO TREES SMALLER THAN 15 GALLON.
- 10% OF TREES REQUIRED IN PARKING ISLANDS & FOUNDATION PLANTING AREAS NEED TO BE 36" BOX WITH THE BALANCE BEING AT LEAST 24" BOX
- 50% OF TREES REQUIRED IN PERIMETER LANDSCAPE AREAS TO BE 24" BOX WITH THE BALANCE BEING 15 GALLON.
- 50% OF ALL REQUIRED SHRUBS TO BE 5 GALLON WITH NO SHRUBS LESS THAN 1 GALLON.

Additional Note:

- *(2) ADDITIONAL 24" BOX TREES SUBSTITUTED FOR (4) 15 GALLON TREES
*(3) 24" BOX SUBSTITUTED FOR (6) 15 GALLON TREES

CONCEPTUAL GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.

- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
- FINAL SITE PLAN CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAT APPROVAL.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.
- SVT LOCATIONS WILL BE ADDRESSED ON THE FINAL PLAT. ALL LANDSCAPE ELEMENTS WILL COMPLY WITH MESA CITY CODE FOR SVTs.

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY	COMMENTS
TREES				
Acacia salicina	Willow Acacia	36" Box	36	Standard Trunk Dense Canopy
Caesalpinia gilliesii	Yellow Bird of Paradise	24" Box	35	Multi - Trunk Dense Canopy
Cercidium hybrid 'Desert Museum'	Desert Museum Palo Verde	36" Box	21	Multi - Trunk Dense Canopy
Chamaerops humilis	Mediterranean Fan Palm	24" Box	0	Multi - Trunk Dense Canopy
Chitalpa tashkentensis	Chitalpa	24" Box	39	Standard Trunk Dense Canopy
Chilopsis linearis 'MUNLOFUR'	Desert Diva Desert Willow	24" Box	14	Standard Trunk Dense Canopy
Ficus M. Nitida 'Column'	Columnar Ficus	15 Gal.	32	Standard Trunk Dense Canopy
Fraxinus 'Fan West'	Fan West Ash	24" Box	49	Standard Trunk Dense Canopy
Phoenix dactylifera	Date Palm	18' C.T.H.	36	Size Per Plan Diamond Cut
Tabebuia species	Pink Trumpet Tree	36" Box	4	Standard Trunk Dense Canopy
Quercus virginiana 'Empire'	Southern Live Oak	24" Box	31	Standard Trunk Dense Canopy
Washingtonia filifera	California Fan Palm	18' C.T.H.	12	Size Per Plan Skinned
Pistacia x 'Red Rush'	Red Rush Pistache	36" Box	6	Standard Trunk Dense Canopy

ACCENTS/VINES

Aloe barbadensis	Medicinal Aloe	5 Gal.	25	As Per Plan
Agave desmettiana	Smooth Agave	5 Gal.	25	As Per Plan
Bougainvillea 'Barbara Karst'	Vine Bougainvillea	5 Gal.	21	As Per Plan
Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	5 Gal.	25	As Per Plan
Cycas revoluta	Sago Palm	5 Gal.	22	As Per Plan
Dasyllirion acrotrichum	Green Spoon	5 Gal.	15	As Per Plan
Yucca filamentosa 'Bright Edge'	Bright Edge Yucca	5 Gal.	36	As Per Plan
Ficus pumila	Creeping Fig Vine	5 Gal.	25	As Per Plan
Dasyllirion quadrangulatum	Toothless Spoon	5 Gal.	30	As Per Plan
Hesperaloe parviflora 'Perla'	Brakelights Red Yucca	5 Gal.	45	As Per Plan
Pedilanthus macrocarpus	Lady Slipper Plant	5 Gal.	25	As Per Plan
Podramea ricasoliana	Pink Trumpet Vine	5 Gal.	20	As Per Plan
Rosa banksiae	Lady Banks Rose	5 Gal.	14	As Per Plan
Strelitzia reginae	Tropical Bird of Paradise	5 Gal.	25	As Per Plan

SHRUBS

Caesalpinia gilliesii	Yellow Bird of Paradise	24" Box	45	As Per Plan
Russelia equisetiformis	Coral Fountain	5 Gal.	62	As Per Plan
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5 Gal.	80	As Per Plan
Eremophila hygrophana	Blue Bella	5 Gal.	34	As Per Plan
Hibiscus rosa-sinensis	Dwarf Hibiscus	5 Gal.	30	As Per Plan
Ruellia peninsularis	Baja Ruellia	5 Gal.	28	As Per Plan
Tecoma hybrid 'Bells of Fire'	Bells of Fire	5 Gal.	20	As Per Plan
Tecoma stans	Yellow Bells	5 Gal.	25	As Per Plan
Tecoma stans 'Orange Jubilee'	Orange Jubilee	5 Gal.	22	As Per Plan

GROUND COVERS

Bougainvillea 'Alexandra'	'Alexandra' Bougainvillea	1 Gal.	36	As Per Plan
Lantana hybrid 'Bandara'	Red Lantana	1 Gal.	85	As Per Plan
Lantana hybrid 'New Gold'	New Gold Lantana	1 Gal.	65	As Per Plan
Lantana montevidensis	Purple Trailing Lantana	1 Gal.	45	As Per Plan
Eremophila glabra 'Mingeneu Gold'	Outback Sunrise	1 Gal.	40	As Per Plan
Eremophila glabra 'Winter Blaze'	Winter Blaze	1 Gal.	25	As Per Plan
Trachelospermum asiaticum	Asiatic Jasmine	1 Gal.	31	As Per Plan
Wedelia trilobata	Wedelia	1 Gal.	25	As Per Plan
Seasonal Annuals	Seasonal Annuals	1 Gal.	100	12" O.C. Per Plan

MISCELLANEOUS

Decomposed Granite - 1/2" Screened Express Brown or equal	2" Depth In All Planting Areas (Typ) - 123,170 SQ. FT.
Syn. Turf - EasyTurf (Pedigree for dog park)	Revolution Olive Lush or equal - 6,003 SQ. FT.
Turf	Midiron Bermuda Sod - 4,855 SQ. FT.

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Contractor must verify all dimensions at project before proceeding with this work.

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This contract allows (may allow) the owner to require the submission of billings or estimates in billing cycles other than thirty days. (This contract may allow the owner to make payment on some alternative schedule after certification and approval of billings and estimates). A written description of such other billing (and/or) cycle applicable to the project is available from the owner or the owner's designated agent of ALLIANCE RESIDENTIAL COMPANY 2525 E CAMELBACK RD, SUITE 500, PHOENIX, AZ 85016 and the owner or its designated agent shall provide this written description on request.

REVISIONS

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DESIGN REVIEW

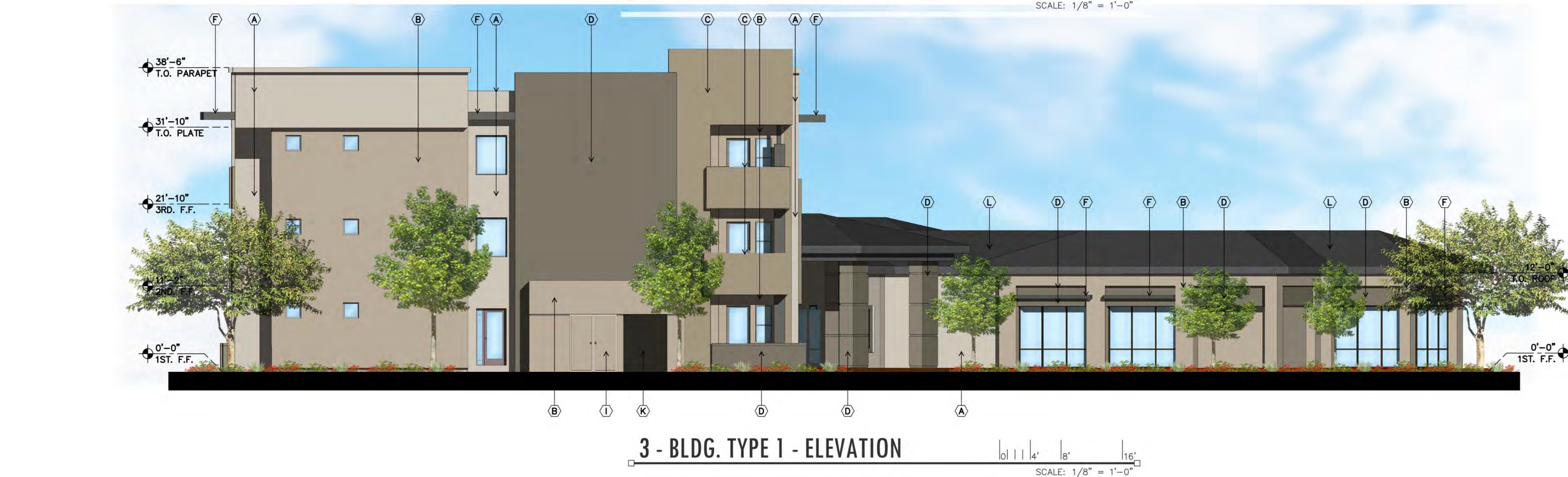
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ORB # 18-223

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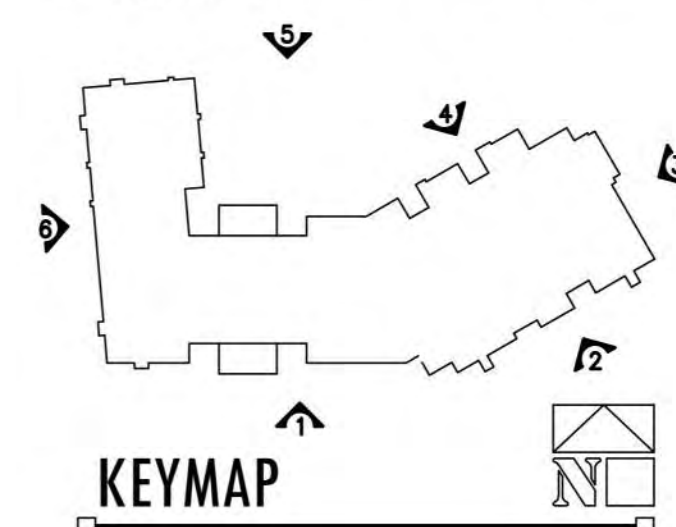


CONCEPTUAL LANDSCAPE PLAN



MATERIAL KEY NOTES:

- (A) STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
- (B) STUCCO FINISH DUNN EDWARDS DE6214 "PIGEON GRAY" LRV 43
- (C) STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG" LRV 31
- (D) STUCCO FINISH DUNN EDWARDS DE6230 "CENTER RIDGE" LRV 18
- (E) STUCCO FINISH DUNN EDWARDS DE6378 "JET" LRV 9
- (F) CANOPIES PAINTED, COLOR DUNN EDWARDS DE6378 "JET" LRV 9
- (G) ALUMINUM WINDOW/STOREFRONT FRAME COLOR "DARK BRONZE" - TYP.
- (H) GARAGE DOOR TO BE PAINTED COLOR DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
- (I) SERVICE DOOR AND FRAME TO MATCH ADJACENT WALL COLOR
- (J) BALCONY RAILING, PAINTED DUNN EDWARDS DE6378 "JET" LRV 9
- (K) WALL OPENING
- (L) STANDING SEAM METAL ROOF COLOR DE6378 "JET"



DESIGN REVIEW

DATE: MAY 23, 2019 ORB # 18-223

A3.15

**BUILDING TYPE 1
ELEVATIONS**

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4 - BLDG. TYPE 1 - ELEVATION

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



5 - BLDG. TYPE 1 - ELEVATION

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

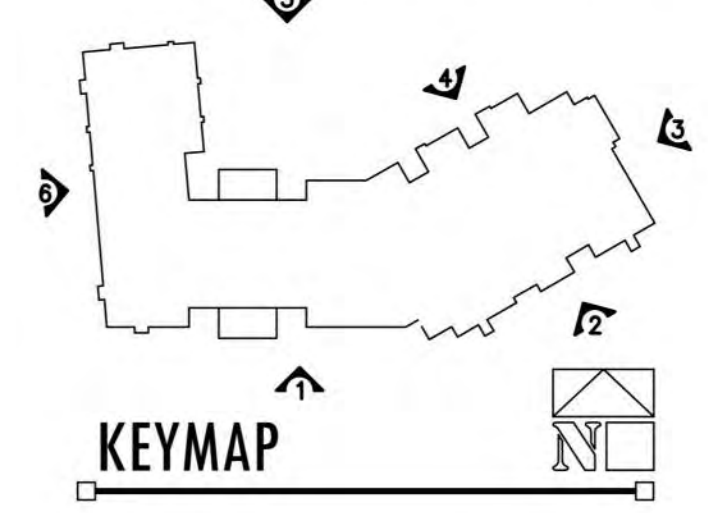


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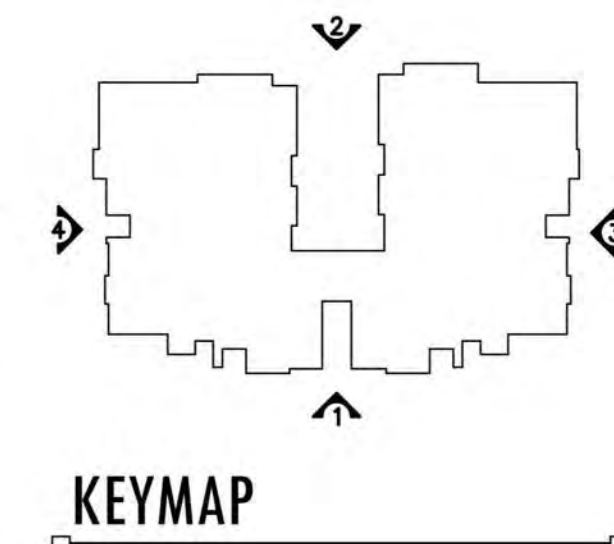
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BUILDING TYPE 1
ELEVATIONS



- # MATERIAL KEY NOTES:
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 - (B) STUCCO FINISH DUNN EDWARDS DE6214 "PIGEON GRAY" LRV 43
 - (C) STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG" LRV 31
 - (D) STUCCO FINISH DUNN EDWARDS DE6230 "CENTER RIDGE" LRV 18
 - (E) STUCCO FINISH DUNN EDWARDS DE6378 "JET" LRV 9
 - (F) CANOPIES PAINTED COLOR DUNN EDWARDS DE6378 "JET" LRV 9
 - (G) ALUMINUM WINDOW FRAME COLOR "SHEAR BRONZE" TYPE
 - (H) GARAGE DOOR TO BE PAINTED COLOR DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
 - (I) SERVICE DOOR AND FRAME TO MATCH ADJACENT WALL COLOR
 - (J) BALCONY RAILING PAINTED DUNN EDWARDS DE6378 "JET" LRV 9
 - (K) WALL OPENING
 - (L) EXTERIOR SEAMLESS ALUMINUM ROUNDCORNER ON DE6378 "JET"



**BROADSTONE
DOBSON RANCH**
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MESA, ARIZONA 85202

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DESIGN REVIEW

DATE: MAY 23, 2019 ORB # 18-223

A3.27

BUILDING TYPE 2 ELEVATIONS



1 - BLDG. TYPE 4 - ELEVATION

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



2 - BLDG. TYPE 4 - ELEVATION

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



3 - BLDG. TYPE 4 - ELEVATION

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

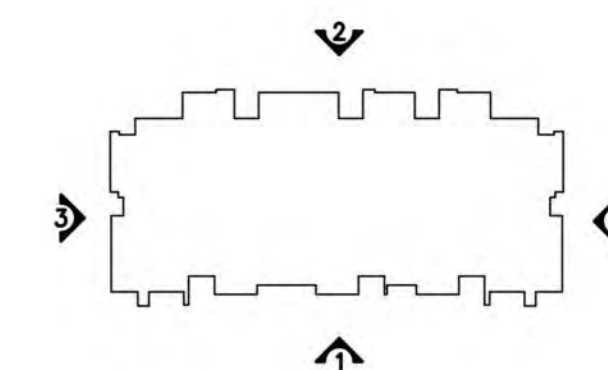


4 - BLDG. TYPE 4 - ELEVATION

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

MATERIAL KEY NOTES:

- (A) STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
- (B) STUCCO FINISH DUNN EDWARDS DE6214 "PIGEON GRAY" LRV 43
- (C) STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG" LRV 31
- (D) STUCCO FINISH DUNN EDWARDS DE6230 "CENTER RIDGE" LRV 18
- (E) STUCCO FINISH DUNN EDWARDS DE6378 "JET" LRV 9
- (F) CANOPIES PAINTED, COLOR DUNN EDWARDS DE6378 "JET" LRV 9
- (G) ALUMINUM WINDOW/STOREFRONT FRAME COLOR "DARK BRONZE" - TYP.
- (H) GARAGE DOOR TO BE PAINTED COLOR DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
- (I) SERVICE DOOR AND FRAME TO MATCH ADJACENT WALL COLOR
- (J) BALCONY RAILING, PAINTED DUNN EDWARDS DE6378 "JET" LRV 9
- (K) WALL OPENING
- (L) STANDING SEAM METAL ROOF COLOR DE6378 "JET"



KEYMAP

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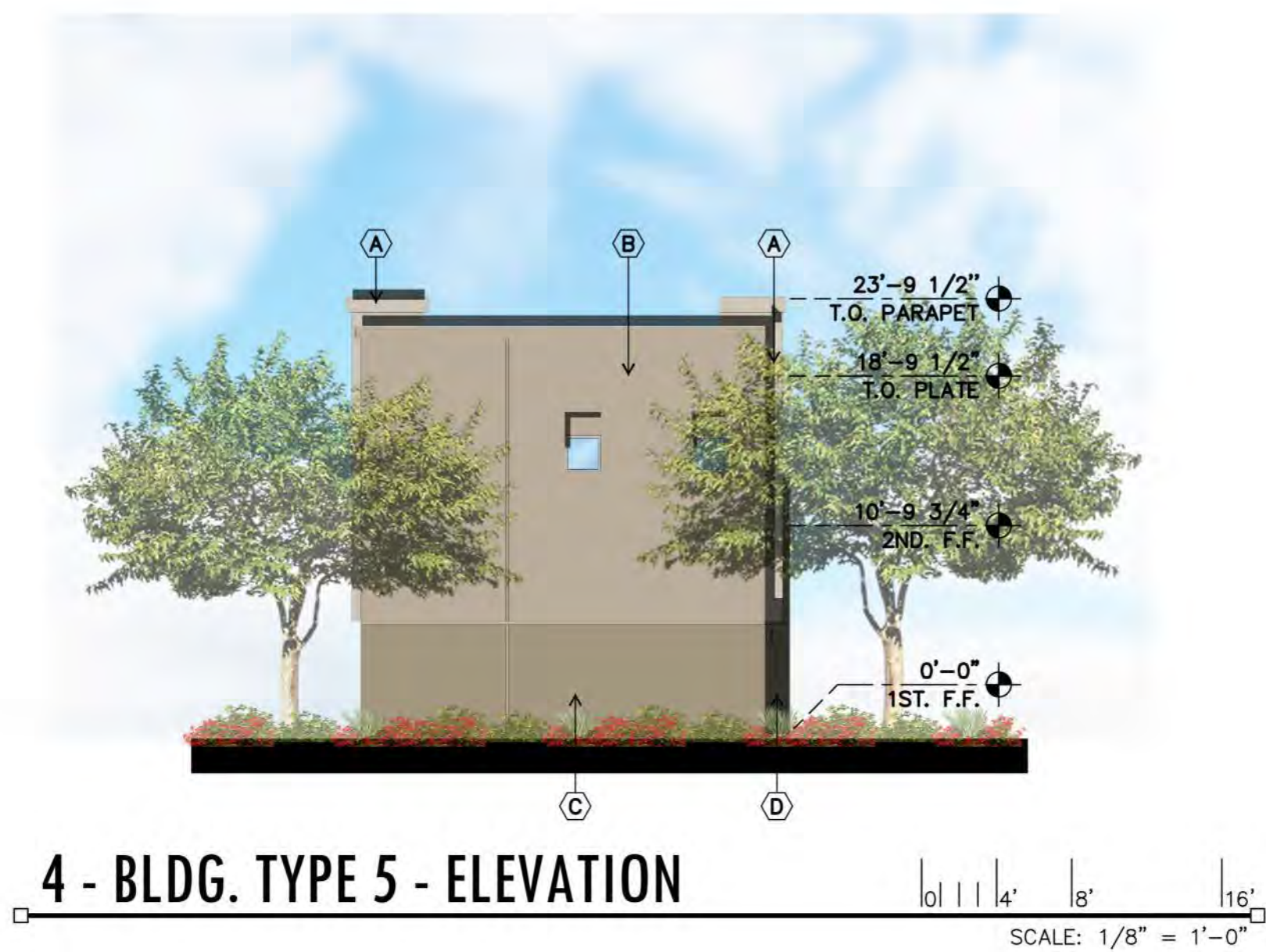
DESIGN REVIEW

DATE: MAY 23, 2019

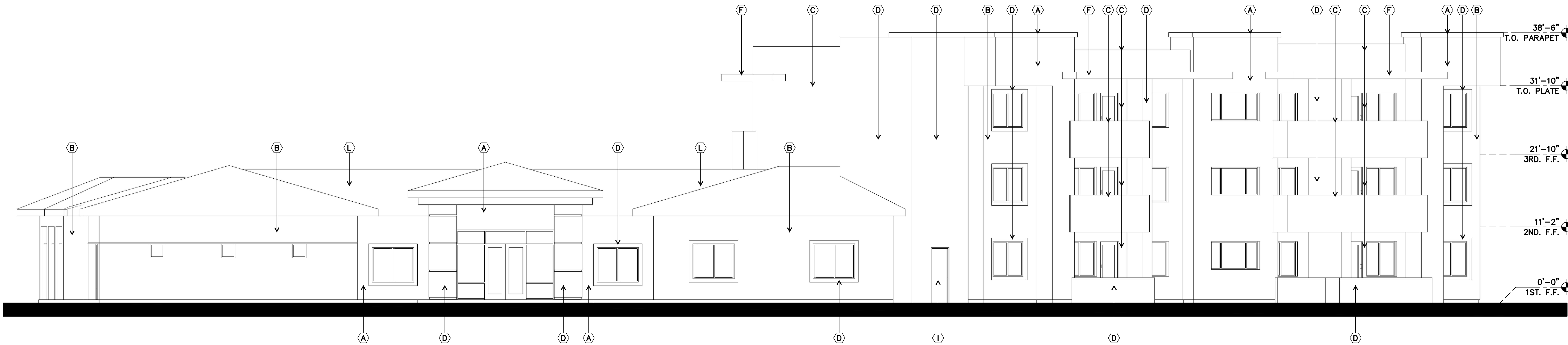
ORB # 18-223

A3.43

BUILDING TYPE 4
ELEVATIONS

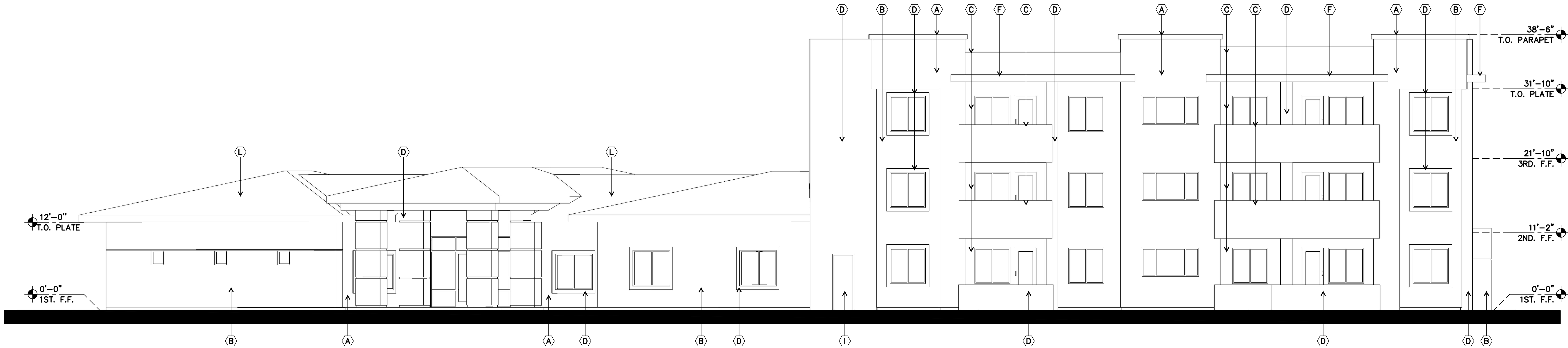


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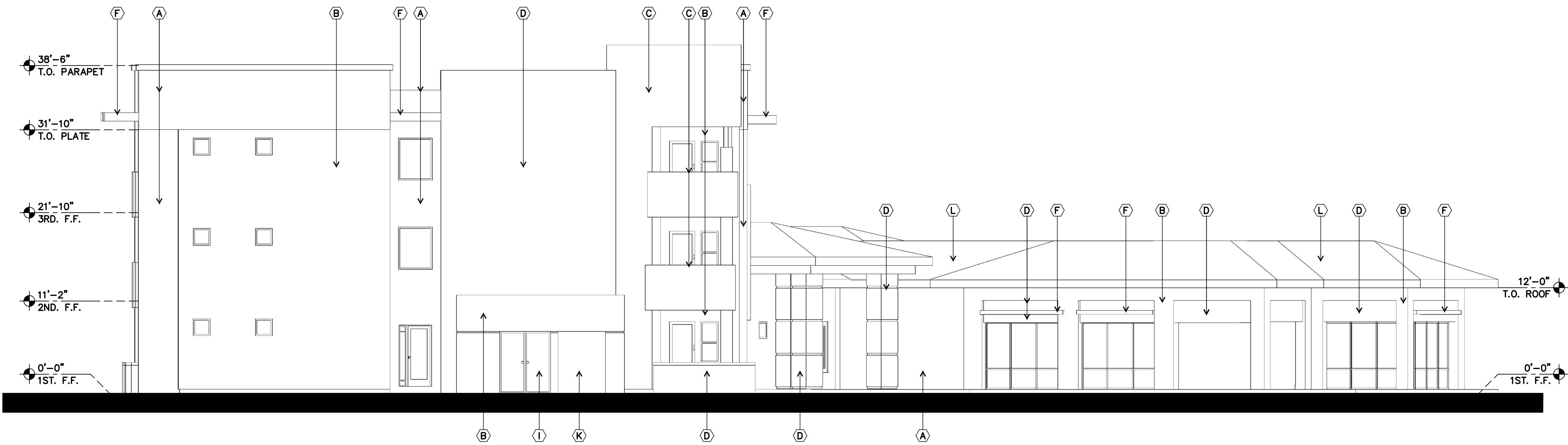
1 - BLDG. TYPE 1 - ELEVATION

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



2 - BLDG. TYPE 1 - ELEVATION

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

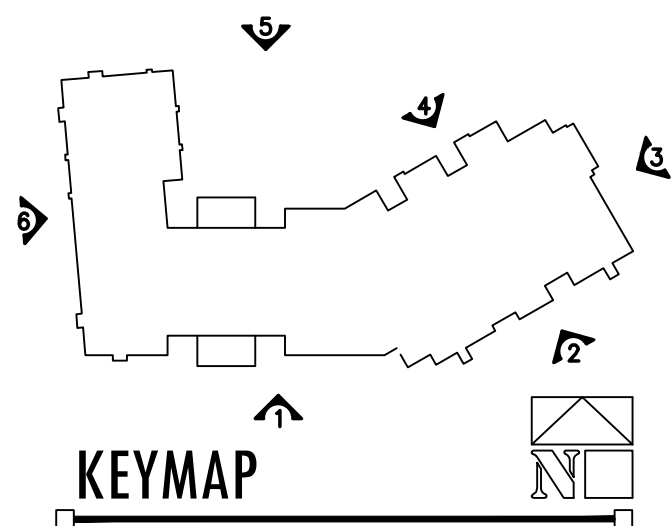


3 - BLDG. TYPE 1 - ELEVATION

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

MATERIAL KEY NOTES:

- (A) STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
- (B) STUCCO FINISH DUNN EDWARDS DE6214 "PIGEON GRAY" LRV 43
- (C) STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG" LRV 31
- (D) STUCCO FINISH DUNN EDWARDS DE6230 "CENTER RIDGE" LRV 18
- (E) STUCCO FINISH DUNN EDWARDS DE6378 "JET" LRV 9
- (F) CANOPIES PAINTED, COLOR DUNN EDWARDS DE6378 "JET" LRV 9
- (G) ALUMINUM WINDOW/STOREFRONT FRAME COLOR "DARK BRONZE" - TYP.
- (H) GARAGE DOOR TO BE PAINTED, COLOR DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
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- (J) BALCONY RAILING, PAINTED DUNN EDWARDS DE6378 "JET" LRV 9
- (K) WALL OPENING
- (L) STANDING SEAM METAL ROOF COLOR DE6378 "JET"

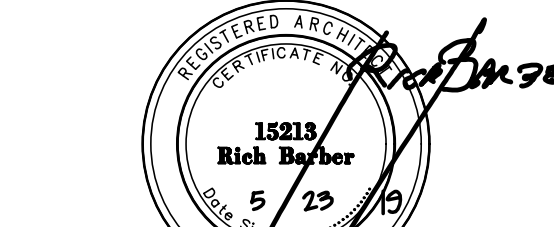


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DESIGN REVIEW

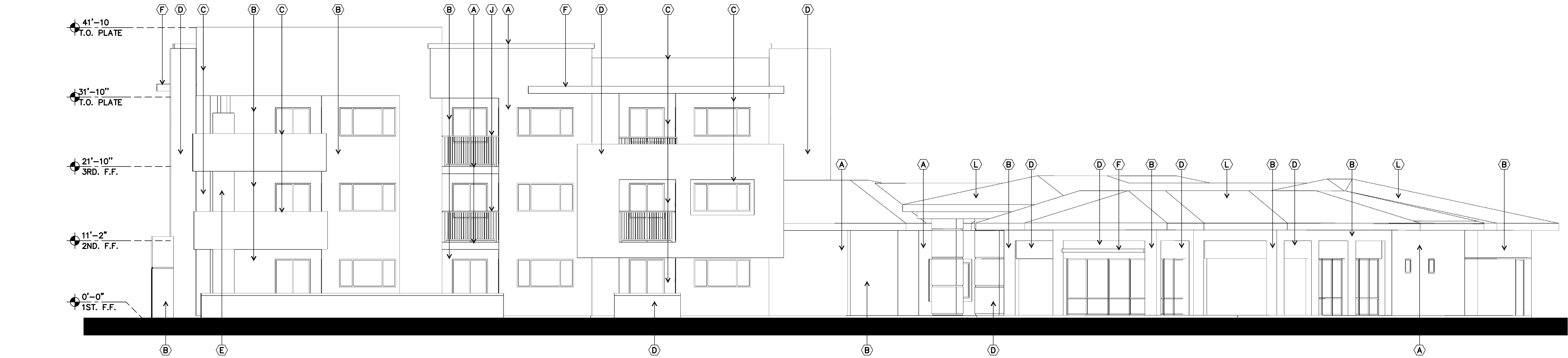
DATE: MAY 23, 2019

ORB # 18-223

A3.15

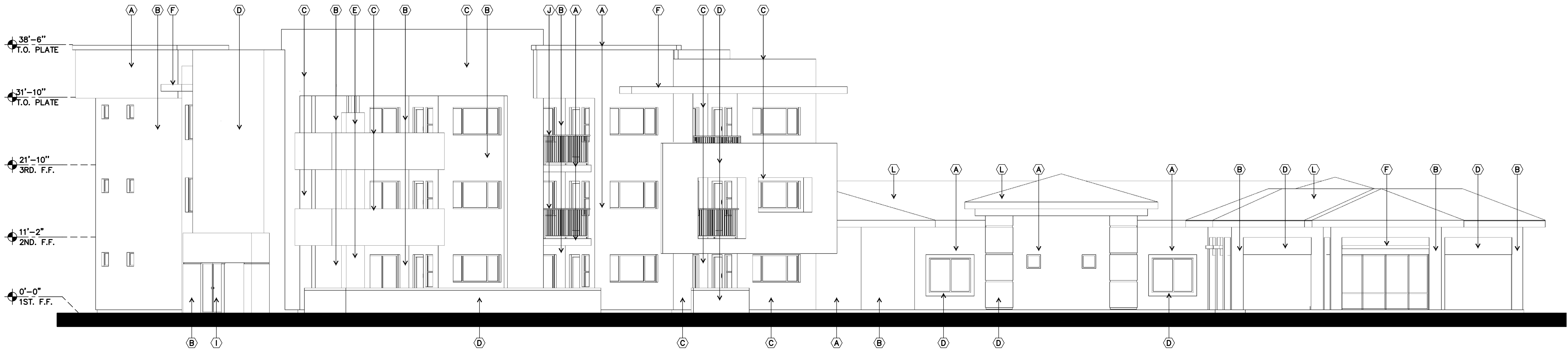
BUILDING TYPE 1
ELEVATIONS

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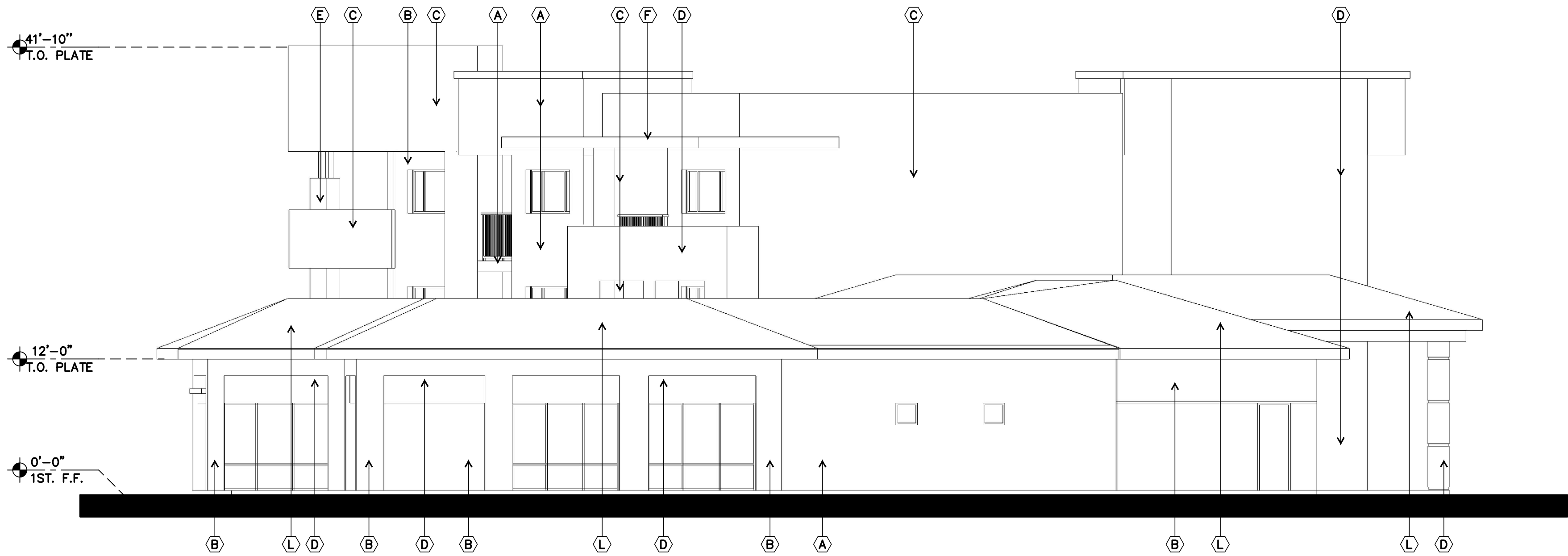
4 - BLDG. TYPE 1 - ELEVATION

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



5 - BLDG. TYPE 1 - ELEVATION

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

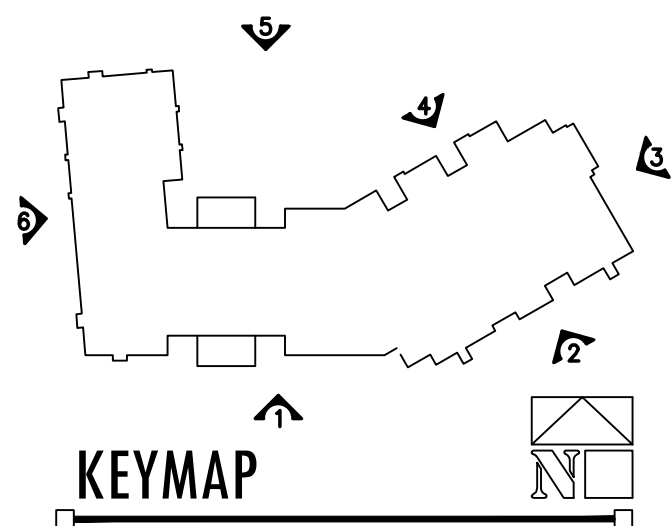


6 - BLDG. TYPE 1 - ELEVATION

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

MATERIAL KEY NOTES:

- (A) STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
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- (E) STUCCO FINISH DUNN EDWARDS DE6378 "JET" LRV 9
- (F) CANOPIES PAINTED, COLOR DUNN EDWARDS DE6378 "JET" LRV 9
- (G) ALUMINUM WINDOW/STOREFRONT FRAME COLOR "DARK BRONZE" - TYP.
- (H) GARAGE DOOR TO BE PAINTED, COLOR DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
- (I) SERVICE DOOR AND FRAME TO MATCH ADJACENT WALL COLOR
- (J) BALCONY RAILING, PAINTED DUNN EDWARDS DE6378 "JET" LRV 9
- (K) WALL OPENING
- (L) STANDING SEAM METAL ROOF COLOR DE6378 "JET"

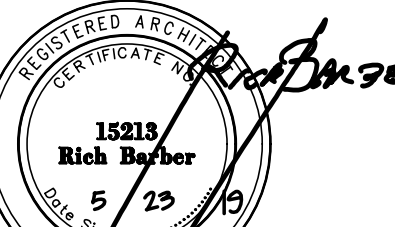


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DESIGN REVIEW

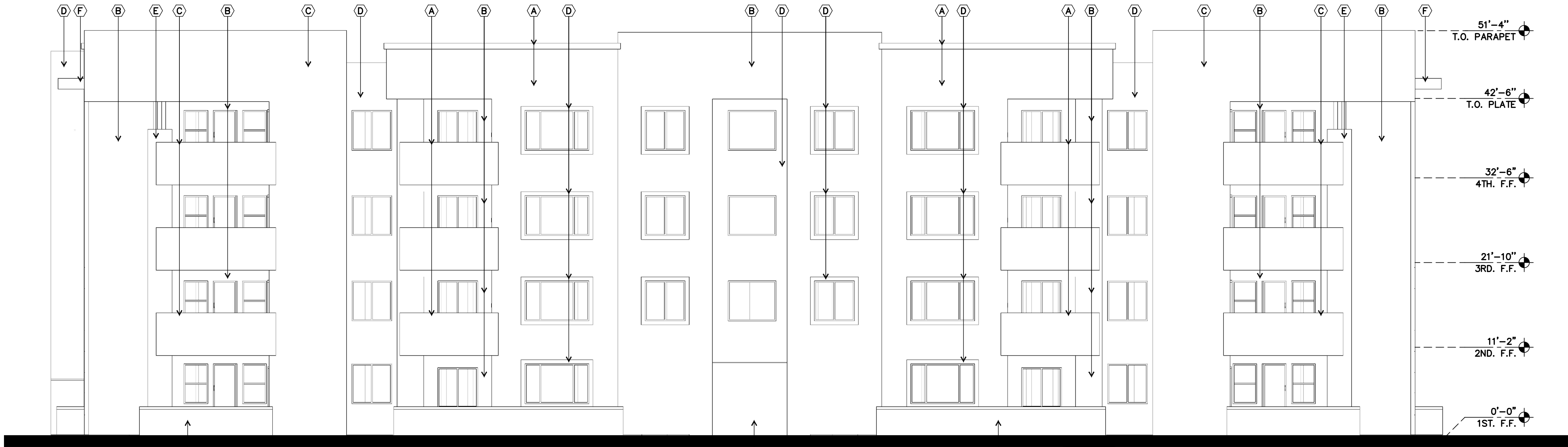
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ORB # 18-223

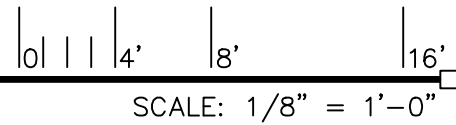
A3.16

BUILDING TYPE 1
ELEVATIONS

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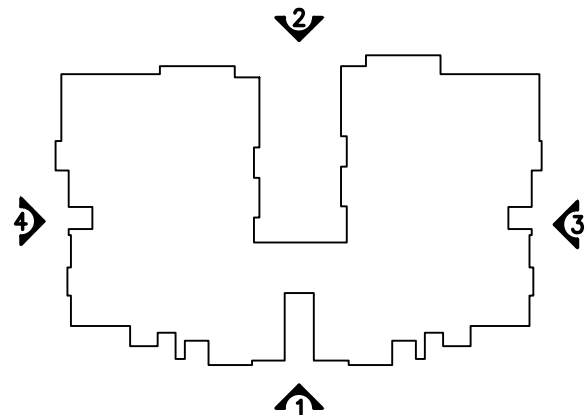


1 - BLDG. TYPE 2 - ELEVATION



MATERIAL KEY NOTES:

- (A) STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
- (B) STUCCO FINISH DUNN EDWARDS DE6214 "PIGEON GRAY" LRV 43
- (C) STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG" LRV 31
- (D) STUCCO FINISH DUNN EDWARDS DE6230 "CENTER RIDGE" LRV 18
- (E) STUCCO FINISH DUNN EDWARDS DE6378 "JET" LRV 9
- (F) CANOPIES PAINTED, COLOR DUNN EDWARDS DE6378 "JET" LRV 9
- (G) ALUMINUM WINDOW/STOREFRONT FRAME COLOR "DARK BRONZE" - TYP.
- (H) GARAGE DOOR TO BE PAINTED COLOR DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
- (I) SERVICE DOOR AND FRAME TO MATCH ADJACENT WALL COLOR
- (J) BALCONY RAILING, PAINTED DUNN EDWARDS DE6378 "JET" LRV 9
- (K) WALL OPENING
- (L) STANDING SEAM METAL ROOF COLOR DE6378 "JET"



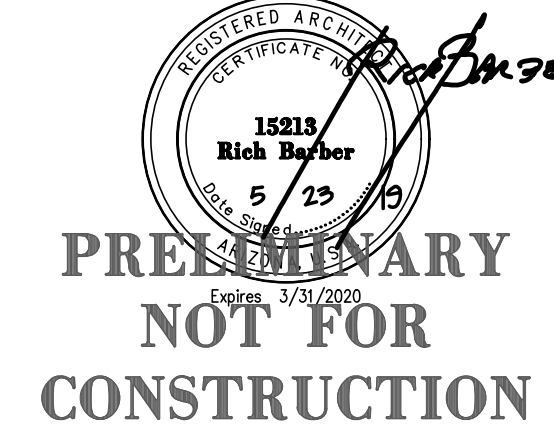
KEYMAP

BROADSTONE DOBSON RANCH

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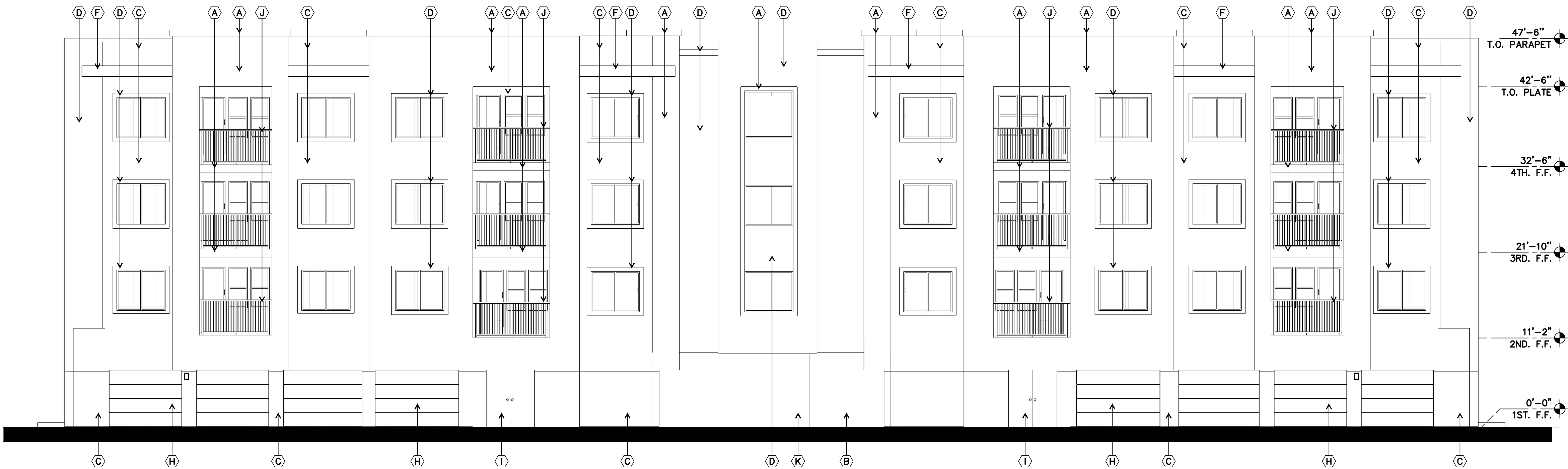
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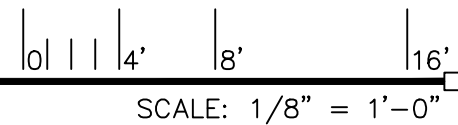
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2 - BLDG. TYPE 2 - ELEVATION



DESIGN REVIEW

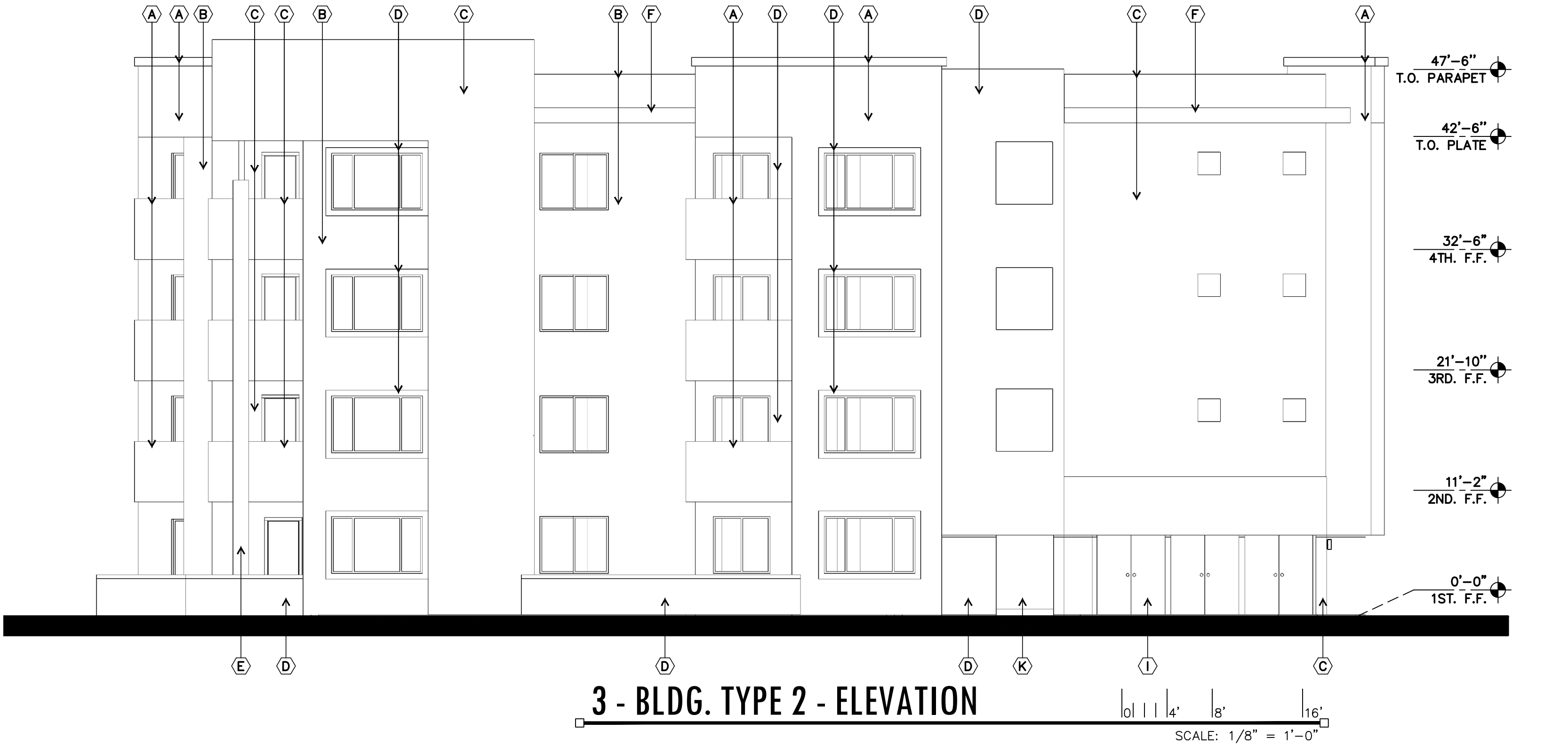
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ORB # 18-223

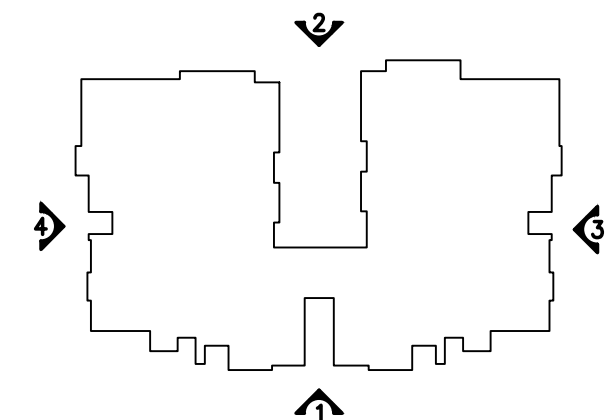
A3.26

BUILDING TYPE 2
ELEVATIONS

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- MATERIAL KEY NOTES:
- (A) STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
 - (B) STUCCO FINISH DUNN EDWARDS DE6214 "PIGEON GRAY" LRV 43
 - (C) STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG" LRV 31
 - (D) STUCCO FINISH DUNN EDWARDS DE6230 "CENTER RIDGE" LRV 18
 - (E) STUCCO FINISH DUNN EDWARDS DE6378 "JET" LRV 9
 - (F) CANOPIES PAINTED, COLOR DUNN EDWARDS DE6378 "JET" LRV 9
 - (G) ALUMINUM WINDOW/STOREFRONT FRAME COLOR "DARK BRONZE" - TYP.
 - (H) GARAGE DOOR TO BE PAINTED COLOR DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
 - (I) SERVICE DOOR AND FRAME TO MATCH ADJACENT WALL COLOR
 - (J) BALCONY RAILING, PAINTED DUNN EDWARDS DE6378 "JET" LRV 9
 - (K) WALL OPENING
 - (L) STANDING SEAM METAL ROOF COLOR DE6378 "JET"



KEYMAP

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ORB Architecture, LLC

WorldHQ@ORBArch.com

REGISTERED ARCHITECT
15213
Rich Barber
ARCH. 5/23/2020

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ALLIANCE
RESIDENTIAL COMPANY

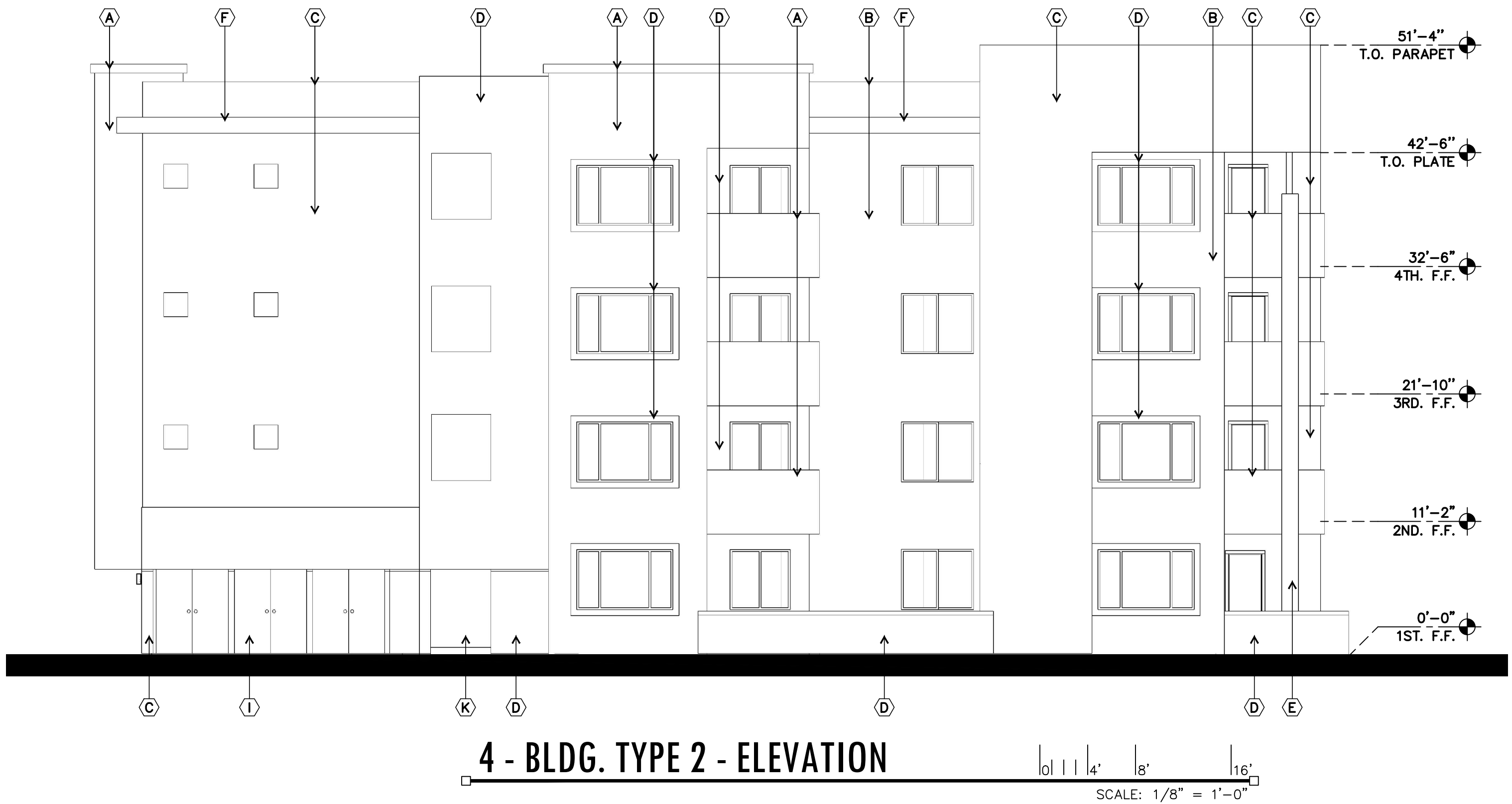
OWNER :
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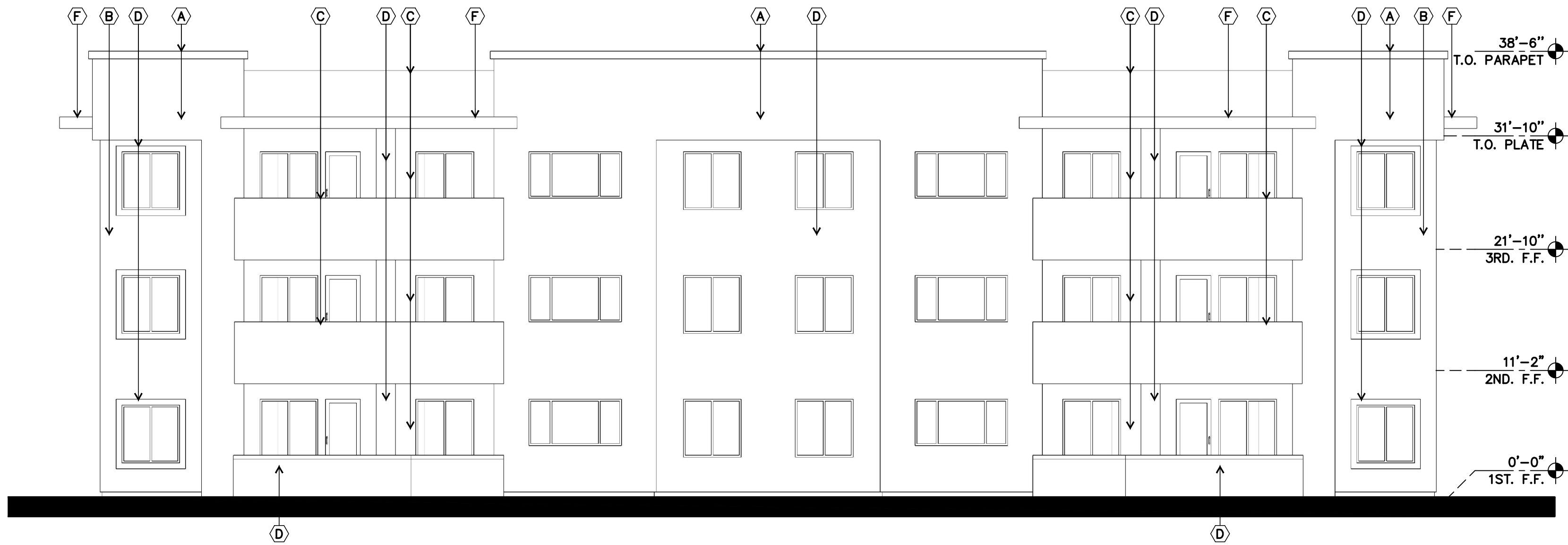
DESIGN REVIEW

DATE: MAY 23, 2019 ORB # 18-223

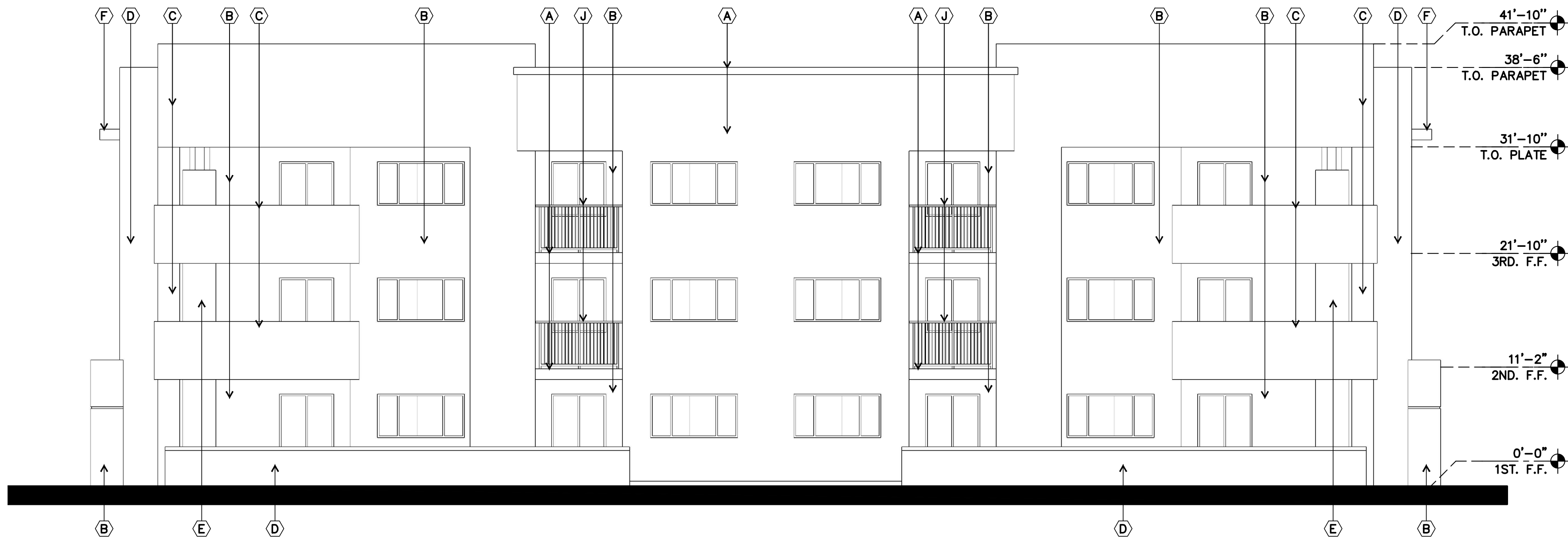
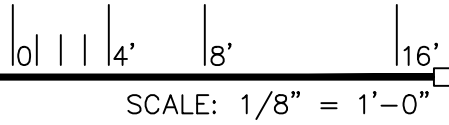
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BUILDING TYPE 2
ELEVATIONS

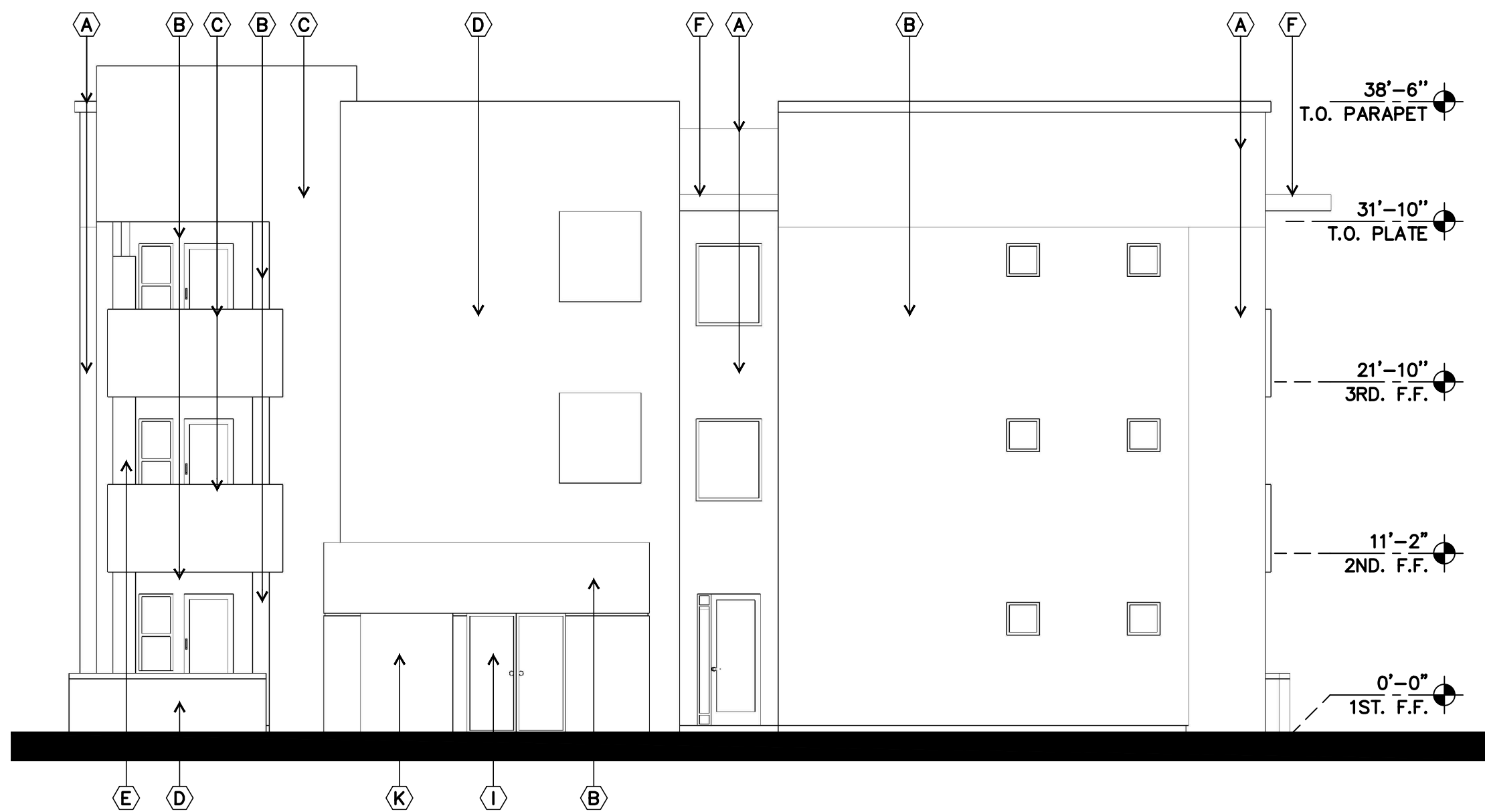
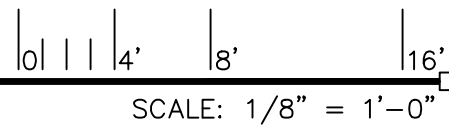
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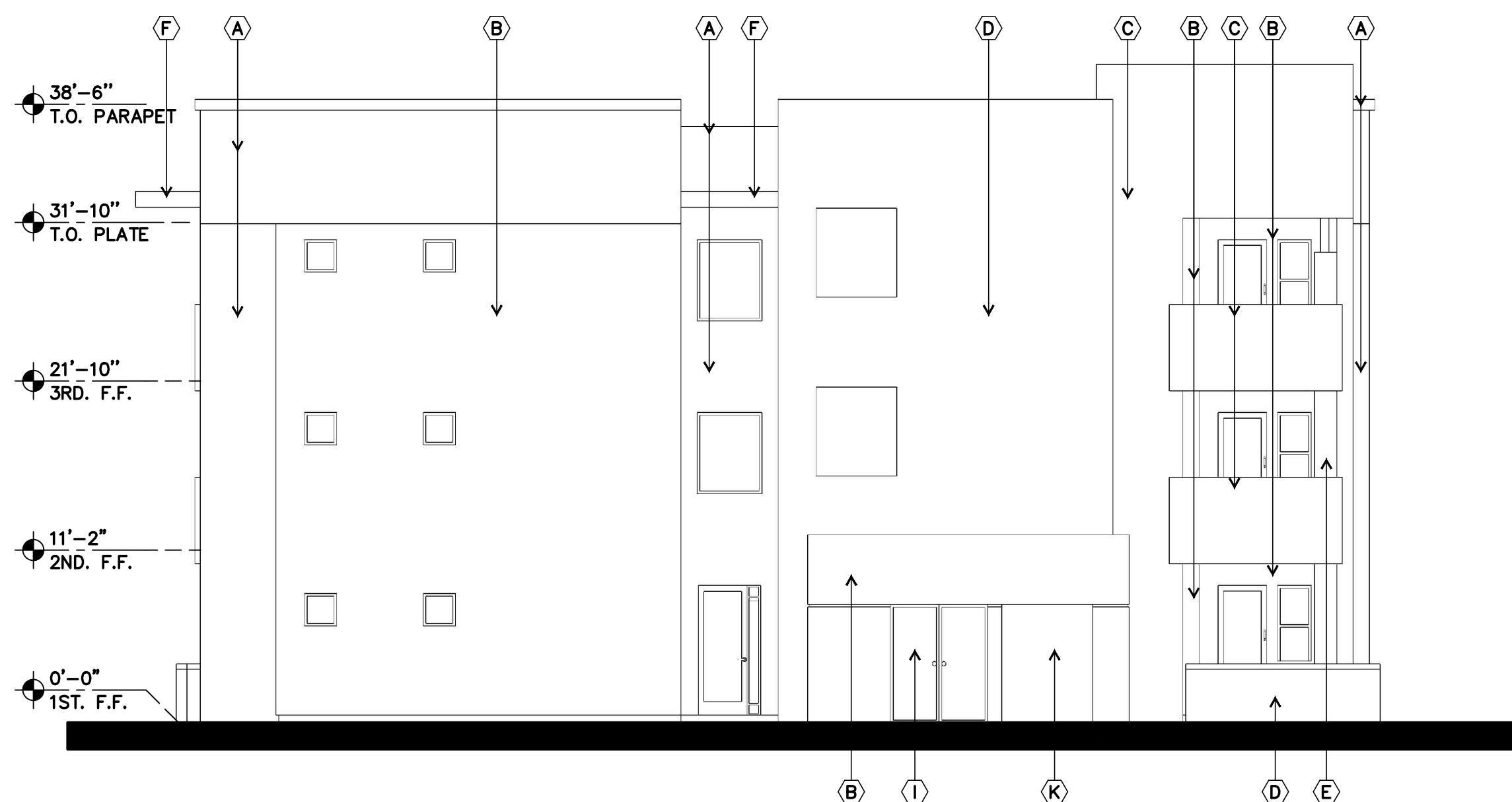
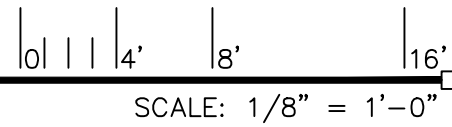
1 - BLDG. TYPE 3 - ELEVATION



2 - BLDG. TYPE 3 - ELEVATION



3 - BLDG. TYPE 3 - ELEVATION

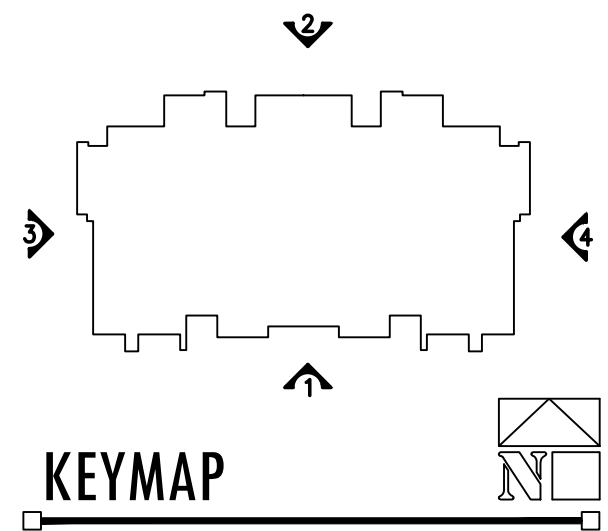


4 - BLDG. TYPE 3 - ELEVATION



MATERIAL KEY NOTES:

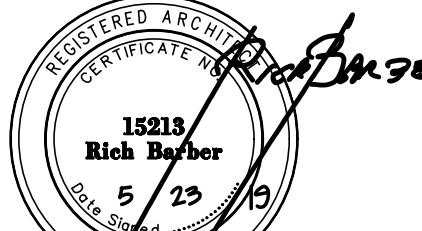
- (A) STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
- (B) STUCCO FINISH DUNN EDWARDS DE6214 "PIGEON GRAY" LRV 43
- (C) STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG" LRV 31
- (D) STUCCO FINISH DUNN EDWARDS DE6230 "CENTER RIDGE" LRV 18
- (E) STUCCO FINISH DUNN EDWARDS DE6378 "JET" LRV 9
- (F) CANOPIES PAINTED, COLOR DUNN EDWARDS DE6378 "JET" LRV 9
- (G) ALUMINUM WINDOW/STOREFRONT FRAME COLOR "DARK BRONZE" - TYP.
- (H) GARAGE DOOR TO BE PAINTED COLOR DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
- (I) SERVICE DOOR AND FRAME TO MATCH ADJACENT WALL COLOR
- (J) BALCONY RAILING, PAINTED DUNN EDWARDS DE6378 "JET" LRV 9
- (K) WALL OPENING
- (L) STANDING SEAM METAL ROOF COLOR DE6378 "JET"



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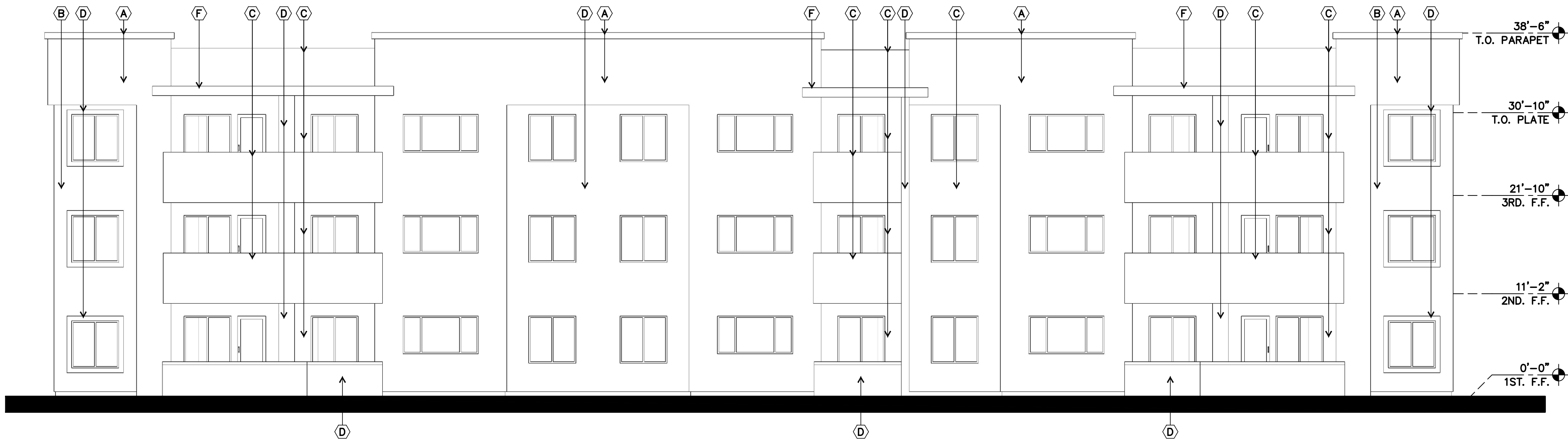
DESIGN REVIEW

DATE: MAY 23, 2019

ORB # 18-223

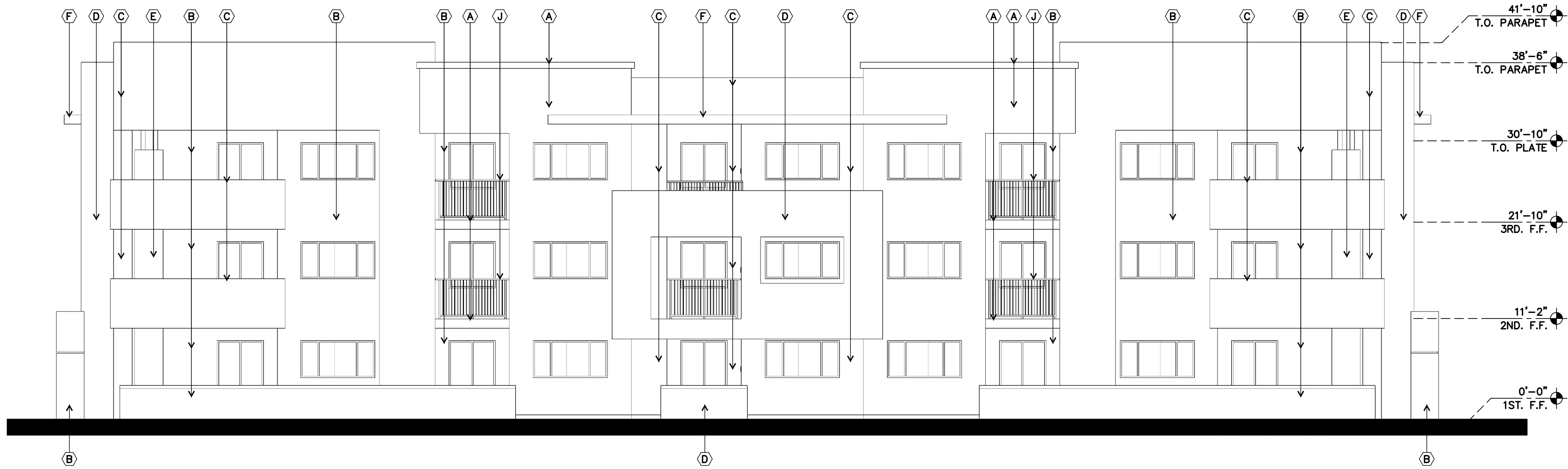
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BUILDING TYPE 3
ELEVATIONS



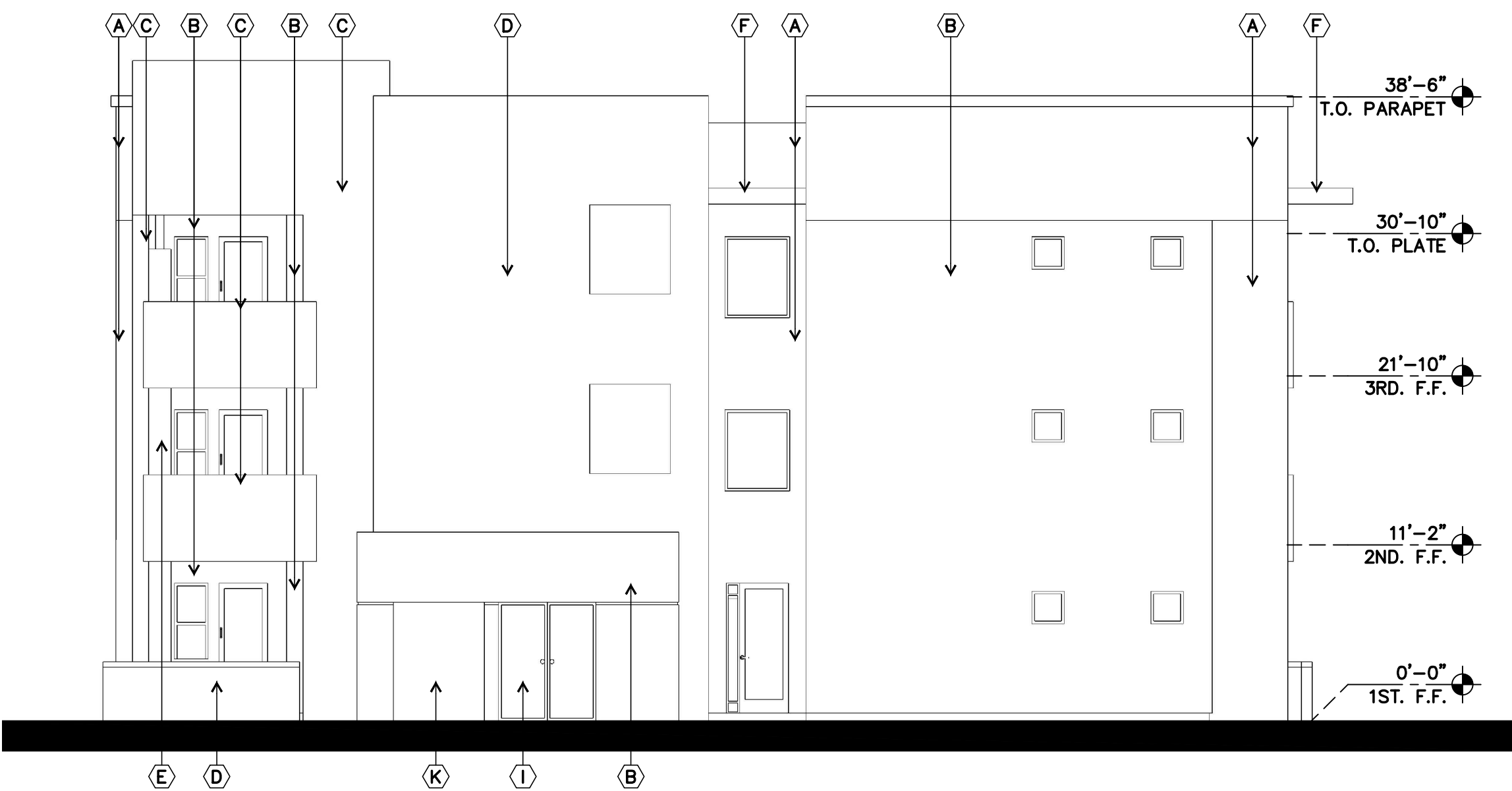
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0' 4' 8' 16'
SCALE: 1/8" = 1'-0"



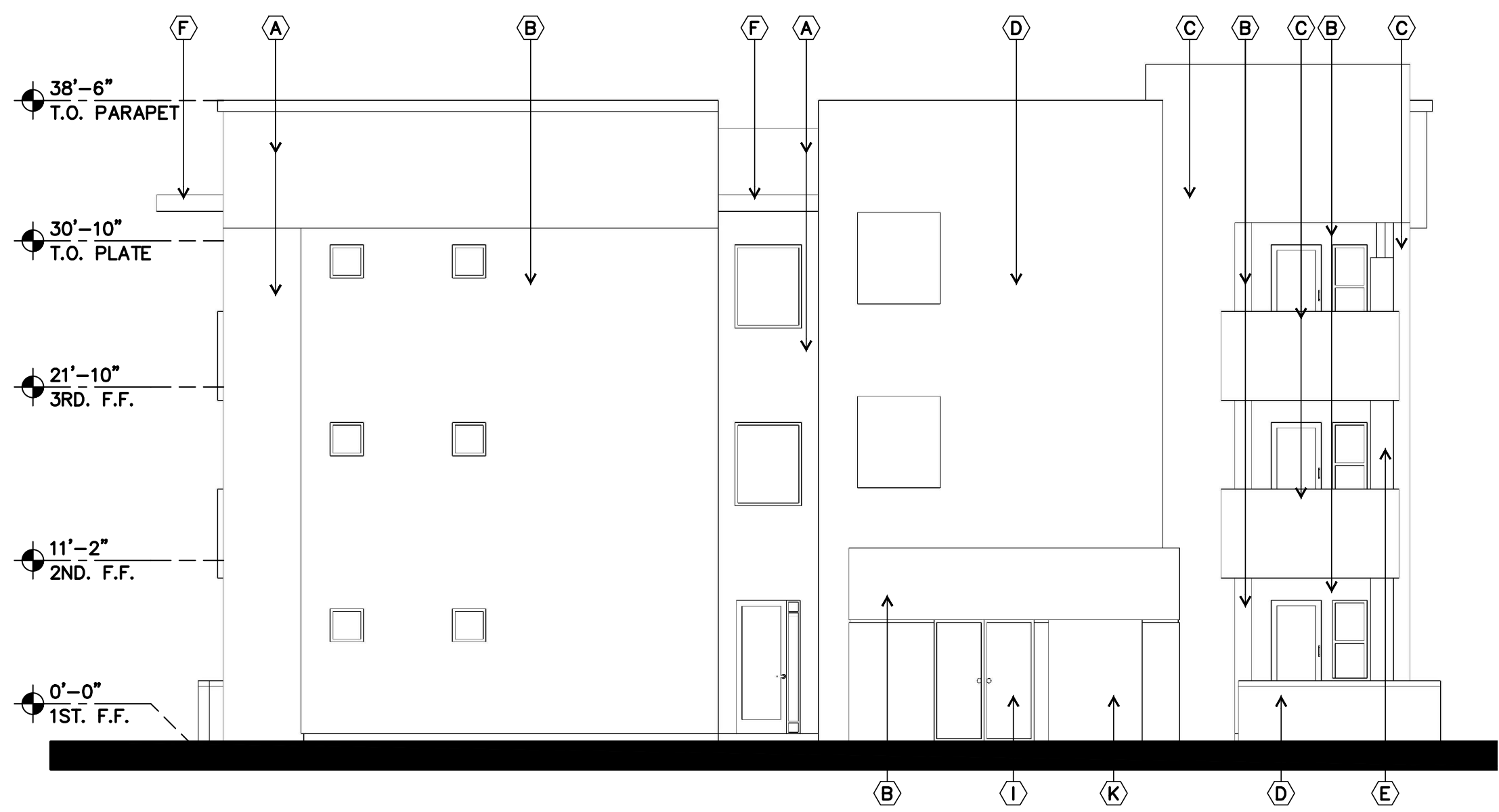
2 - BLDG. TYPE 4 - ELEVATION

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



3 - BLDG. TYPE 4 - ELEVATION

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

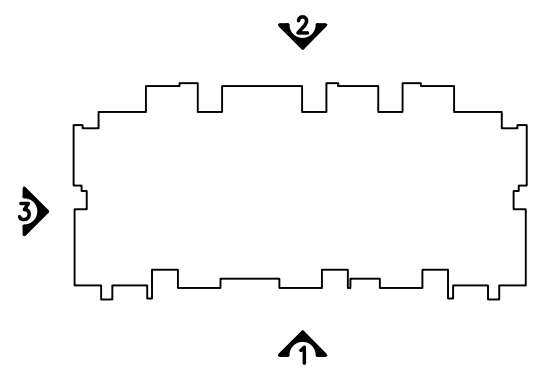


4 - BLDG. TYPE 4 - ELEVATION

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

MATERIAL KEY NOTES:

- (A) STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
- (B) STUCCO FINISH DUNN EDWARDS DE6214 "PIGEON GRAY" LRV 43
- (C) STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG" LRV 31
- (D) STUCCO FINISH DUNN EDWARDS DE6230 "CENTER RIDGE" LRV 18
- (E) STUCCO FINISH DUNN EDWARDS DE6378 "JET" LRV 9
- (F) CANOPIES PAINTED, COLOR DUNN EDWARDS DE6378 "JET" LRV 9
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- (K) WALL OPENING
- (L) STANDING SEAM METAL ROOF COLOR DE6378 "JET"



KEYMAP

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15213
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Arch. No. 125
Expires: 3/31/2020
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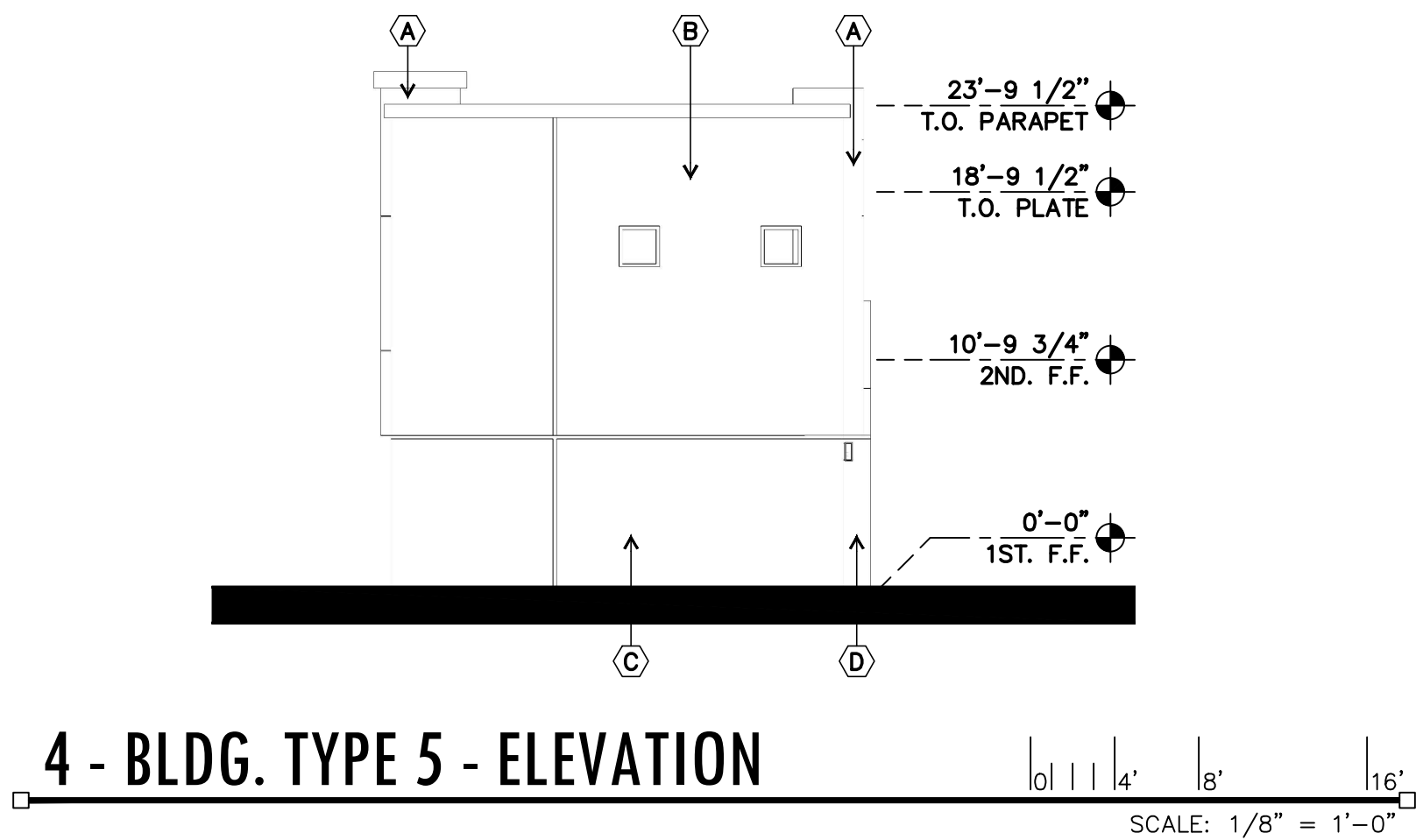
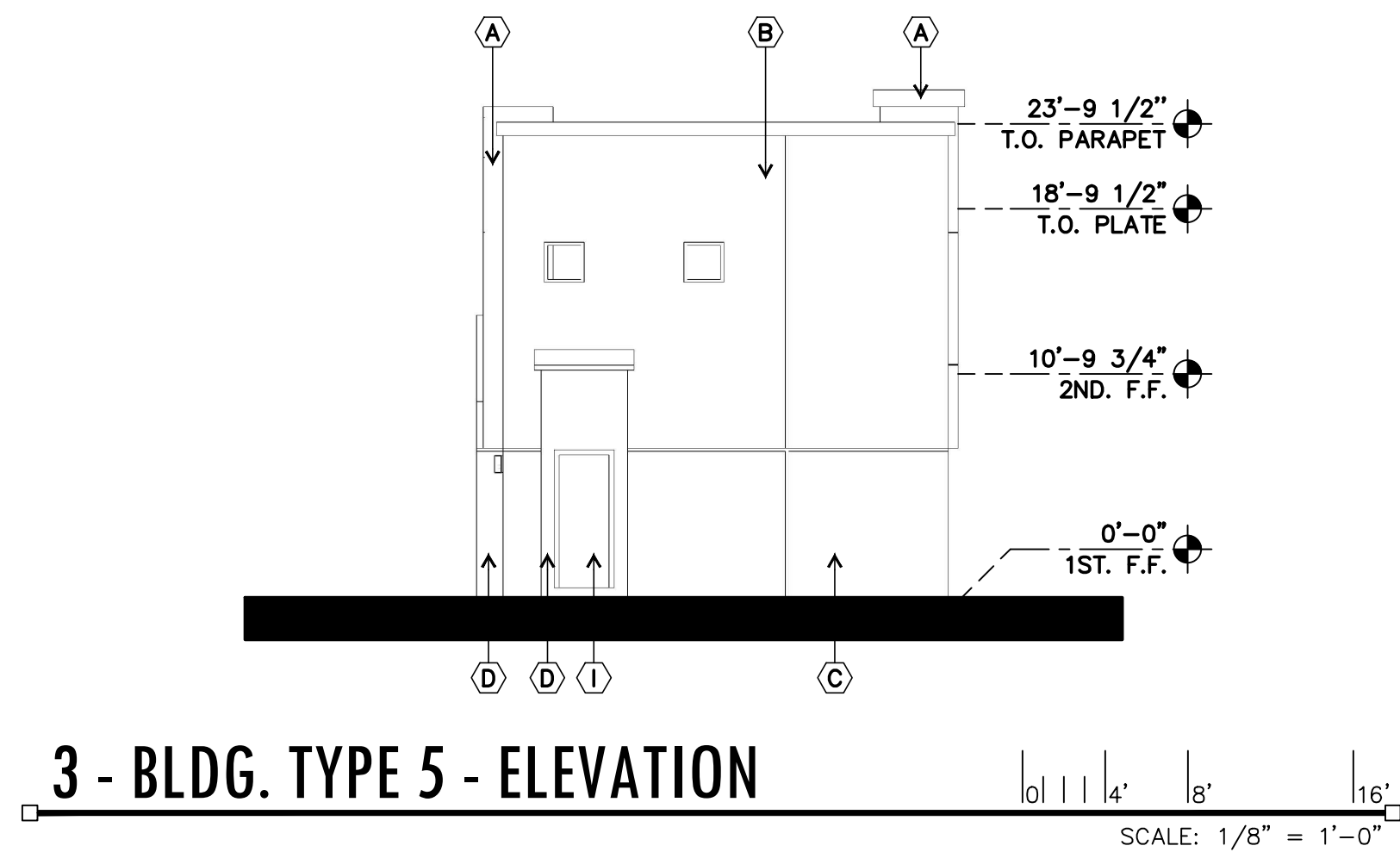
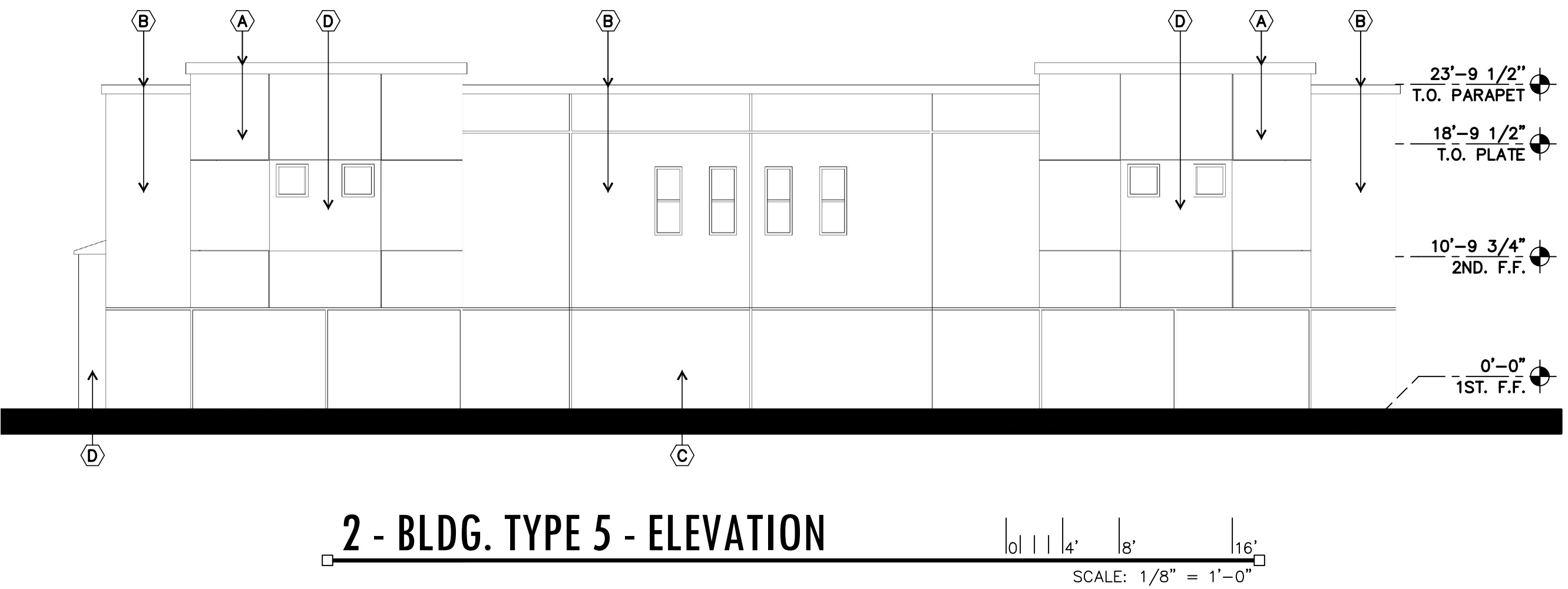
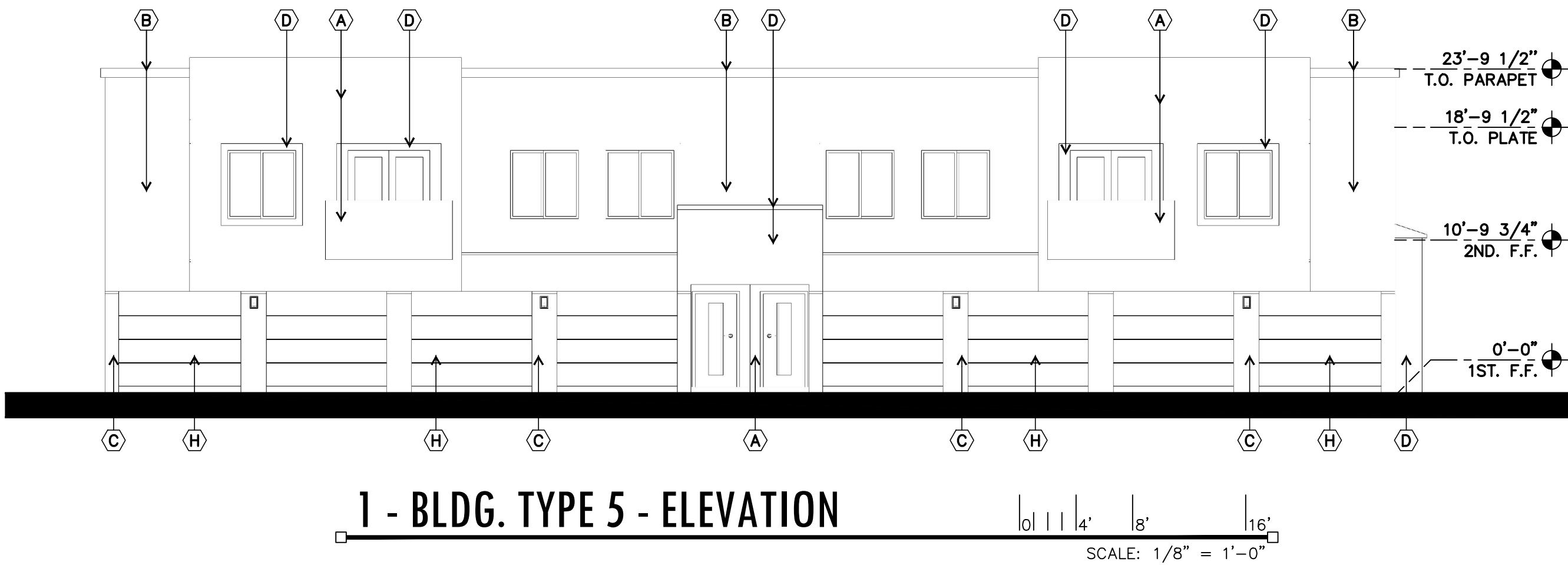
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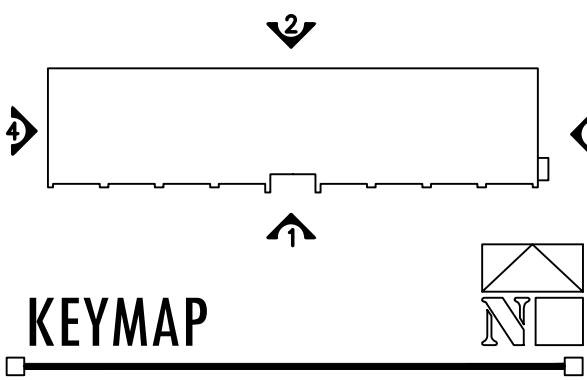
DESIGN REVIEW
DATE: MAY 23, 2019 ORB # 18-223
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BUILDING TYPE 4
ELEVATIONS

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MATERIAL KEY NOTES:

- (A) STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN" LRV 59
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- (L) STANDING SEAM METAL ROOF COLOR DE6378 "JET"

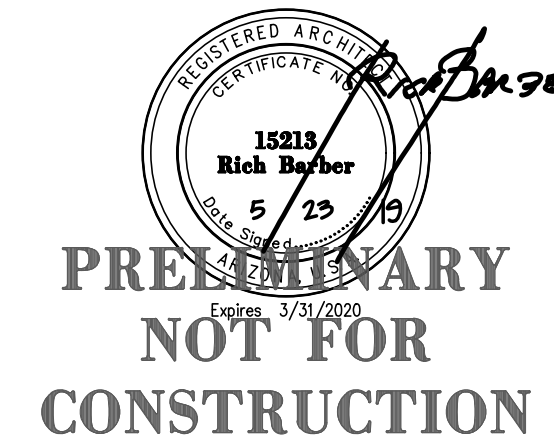


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DESIGN REVIEW

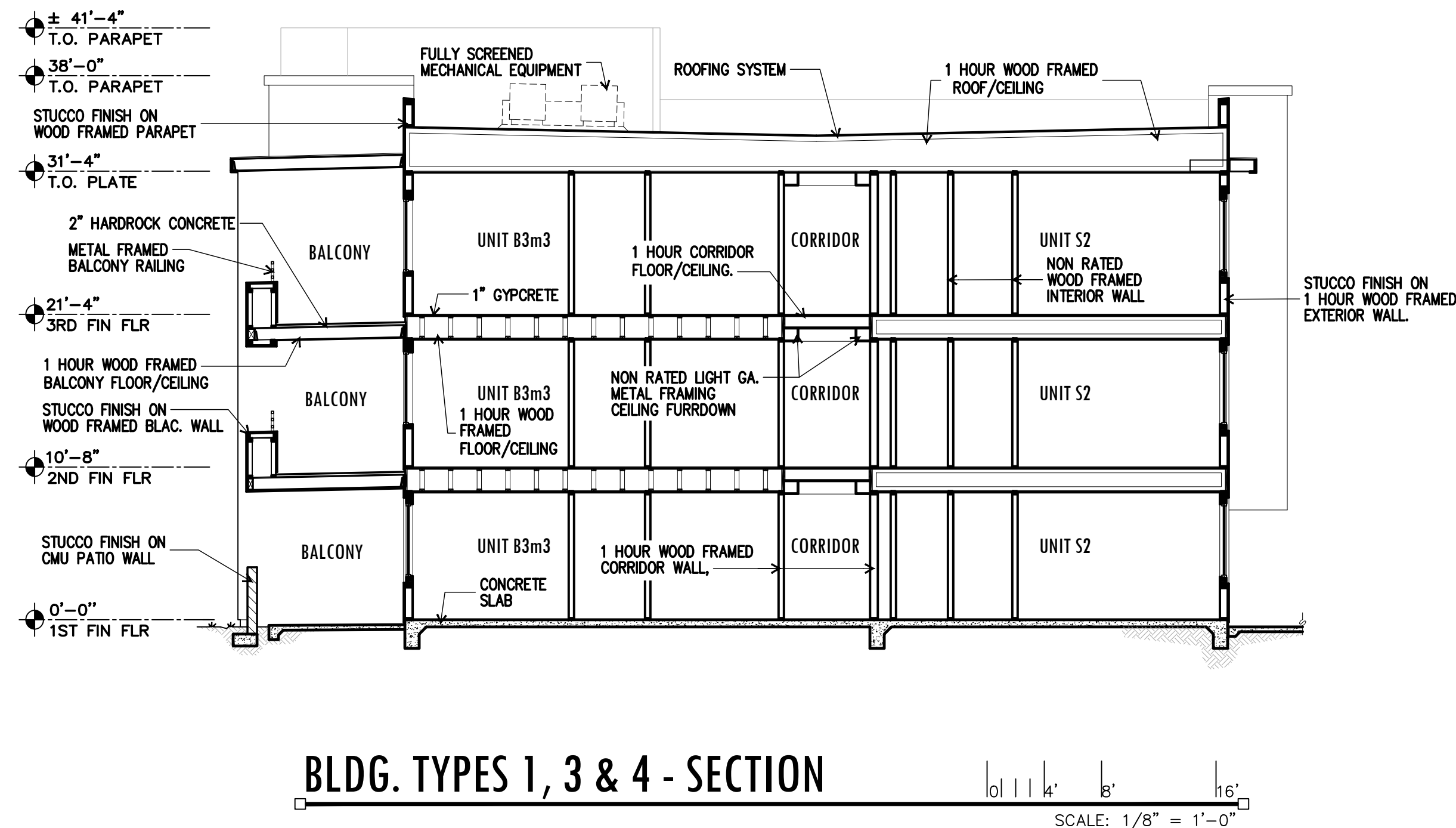
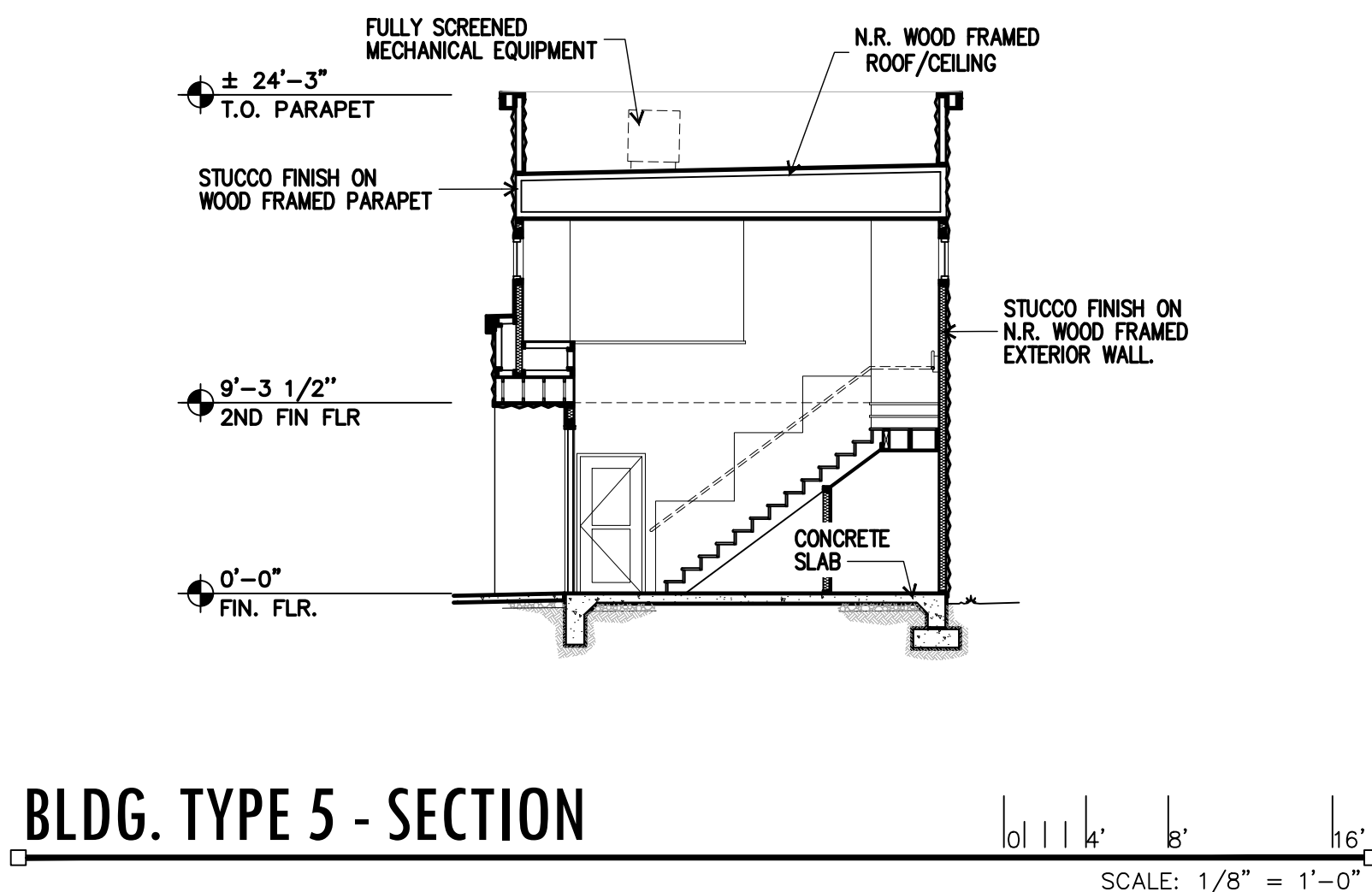
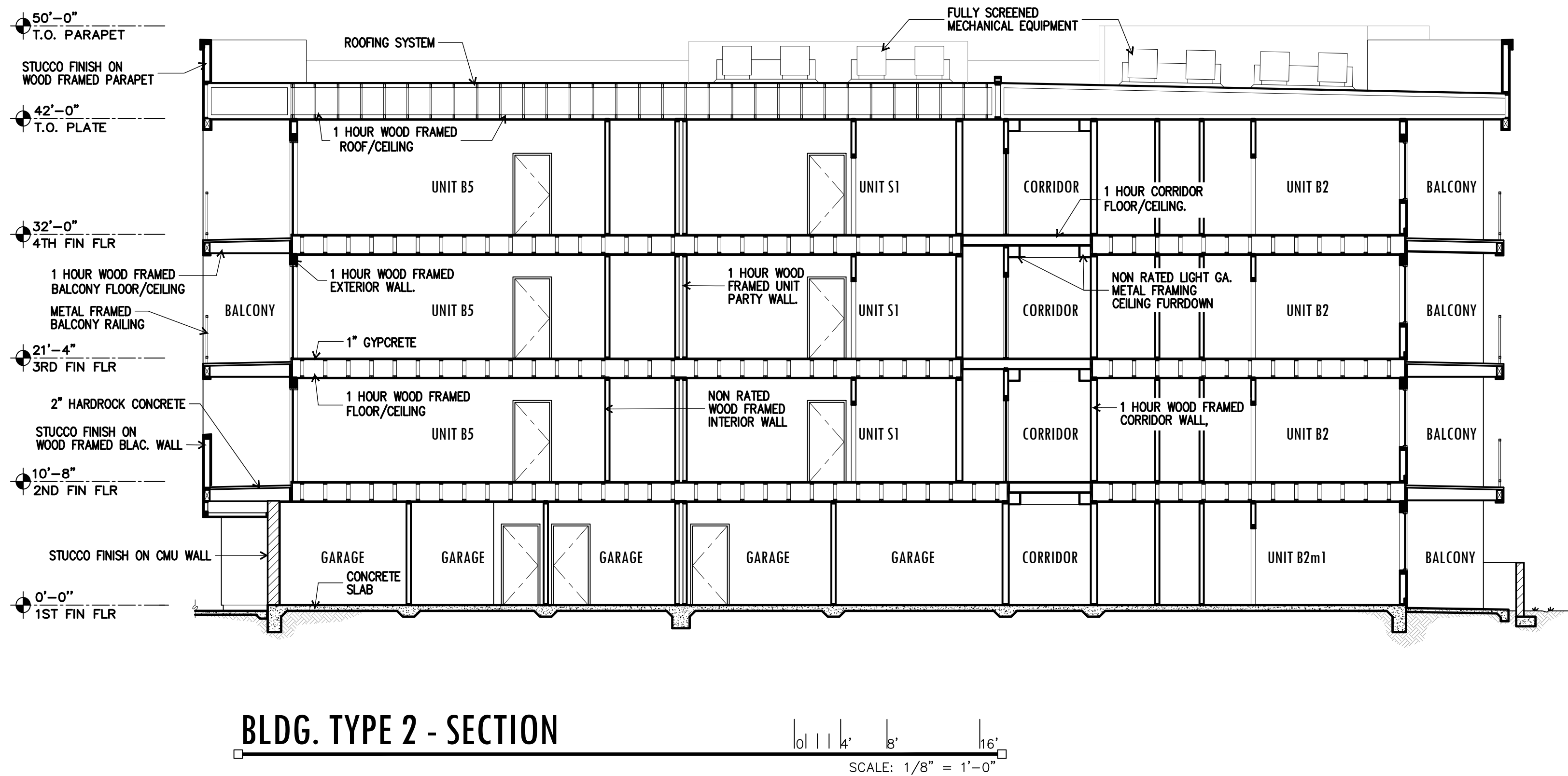
DATE: MAY 23, 2019

ORB # 18-223

A3.52

BUILDING TYPE 5
ELEVATIONS

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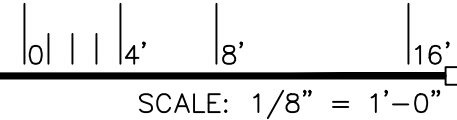
DESIGN REVIEW
DATE: MAY 23, 2019 ORB # 18-223

A4.10

BUILDING SECTIONS



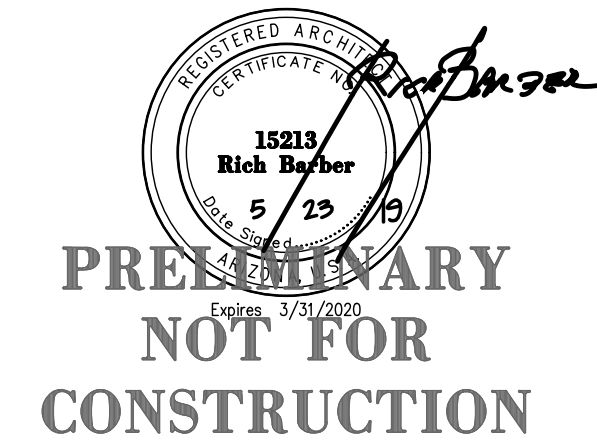
BLDG. TYPE 1 - LEVEL 1 BUILDING PLAN



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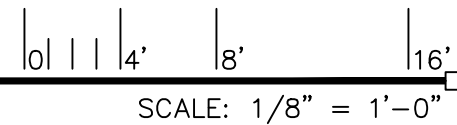
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BUILDING TYPE 1
LEVEL 1 - BUILDING PLAN



BLDG. TYPE 1 - LEVEL 2 BUILDING PLAN

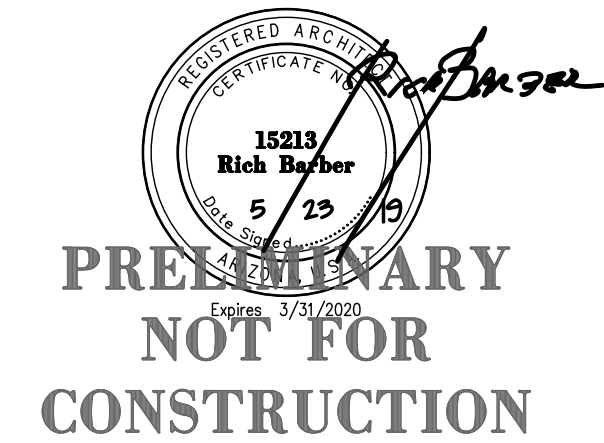


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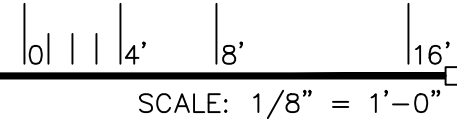
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BUILDING TYPE 1
LEVEL 2 - BUILDING PLAN

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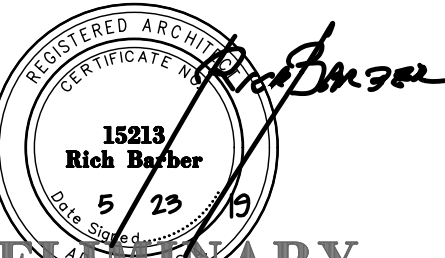


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DESIGN REVIEW

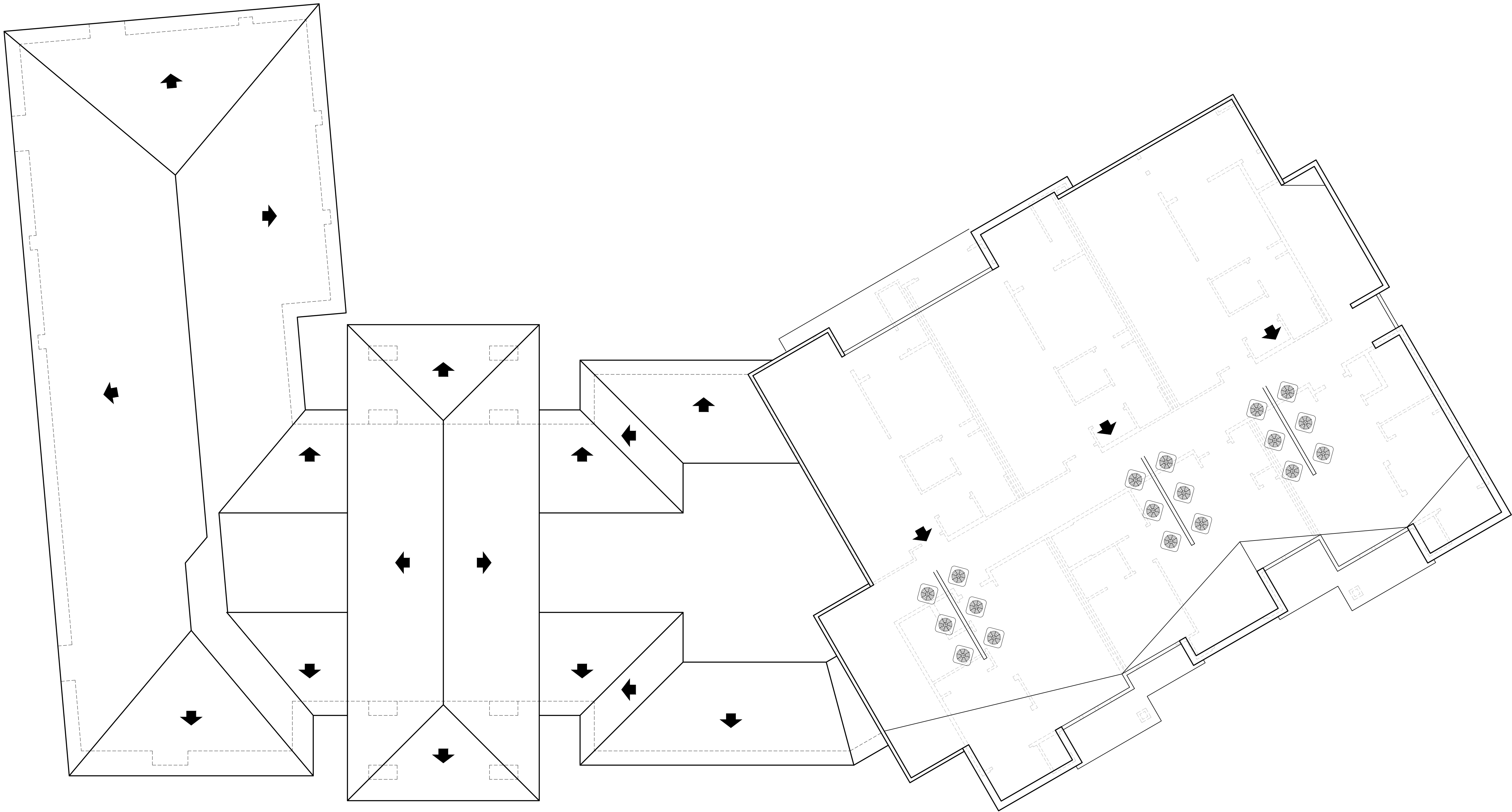
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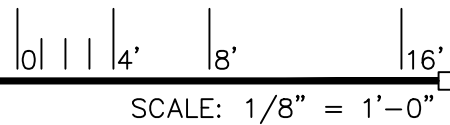
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BUILDING TYPE 1
LEVEL 3 - BUILDING PLAN

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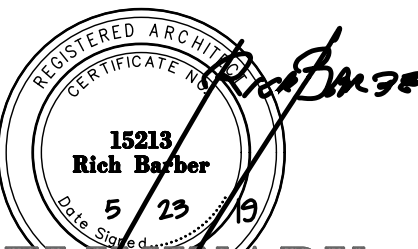
BLDG. TYPE 1 - ROOF PLAN



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--	---

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DATE: MAY 23, 2019 ORB # 18-223

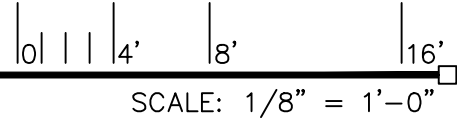
A3.14

**BUILDING TYPE 1
ROOF PLAN**

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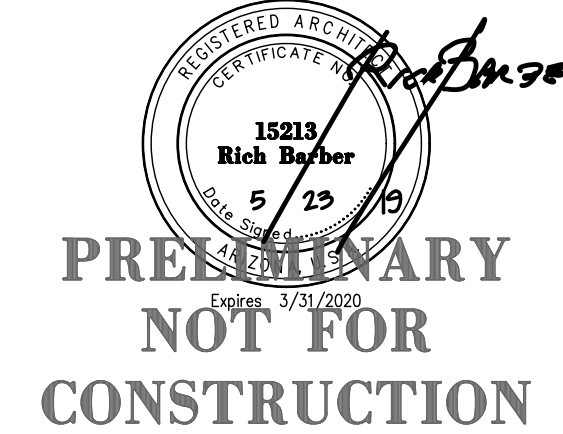
BLDG. TYPE 2 - LEVEL 1 FLOOR PLAN



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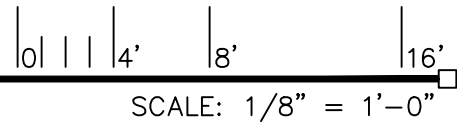
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BUILDING TYPE 2
LEVEL 1 FLOOR PLAN

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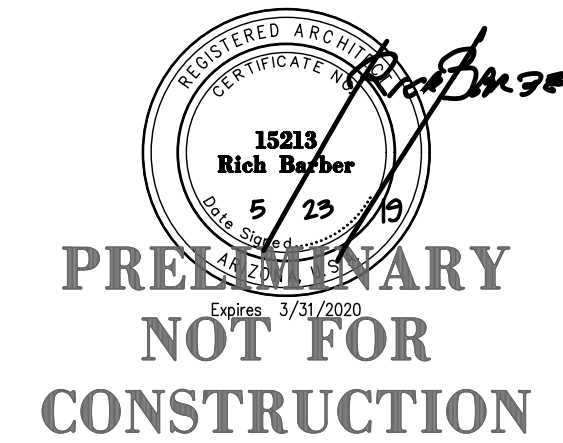
BLDG. TYPE 2 - LEVEL 2 FLOOR PLAN



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DATE: MAY 23, 2019

ORB # 18-223

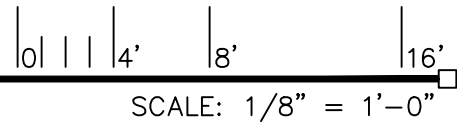
A3.22

BUILDING TYPE 2
LEVEL 2 FLOOR PLAN

FILE: F:\06\ORB Job Files\18-223_AR_Broadstone Dobson Ranch\CAD Files\Preliminary\18223 A3.23 Bldg2 Floor L3.dwg USER: jps DATE: May, 23, 2019 TIME: 09:54 am



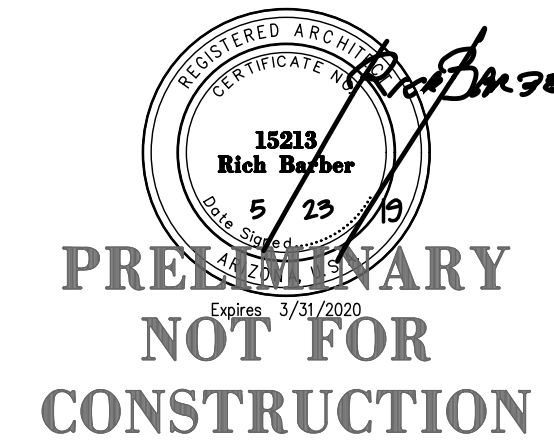
BLDG. TYPE 2 - LEVEL 3 FLOOR PLAN



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ORB # 18-223

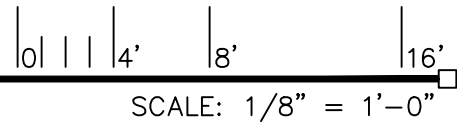
A3.23

BUILDING TYPE 2
LEVEL 3 FLOOR PLAN

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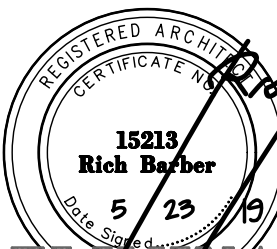
BLDG. TYPE 2 - LEVEL 4 FLOOR PLAN



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--	---

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--	---

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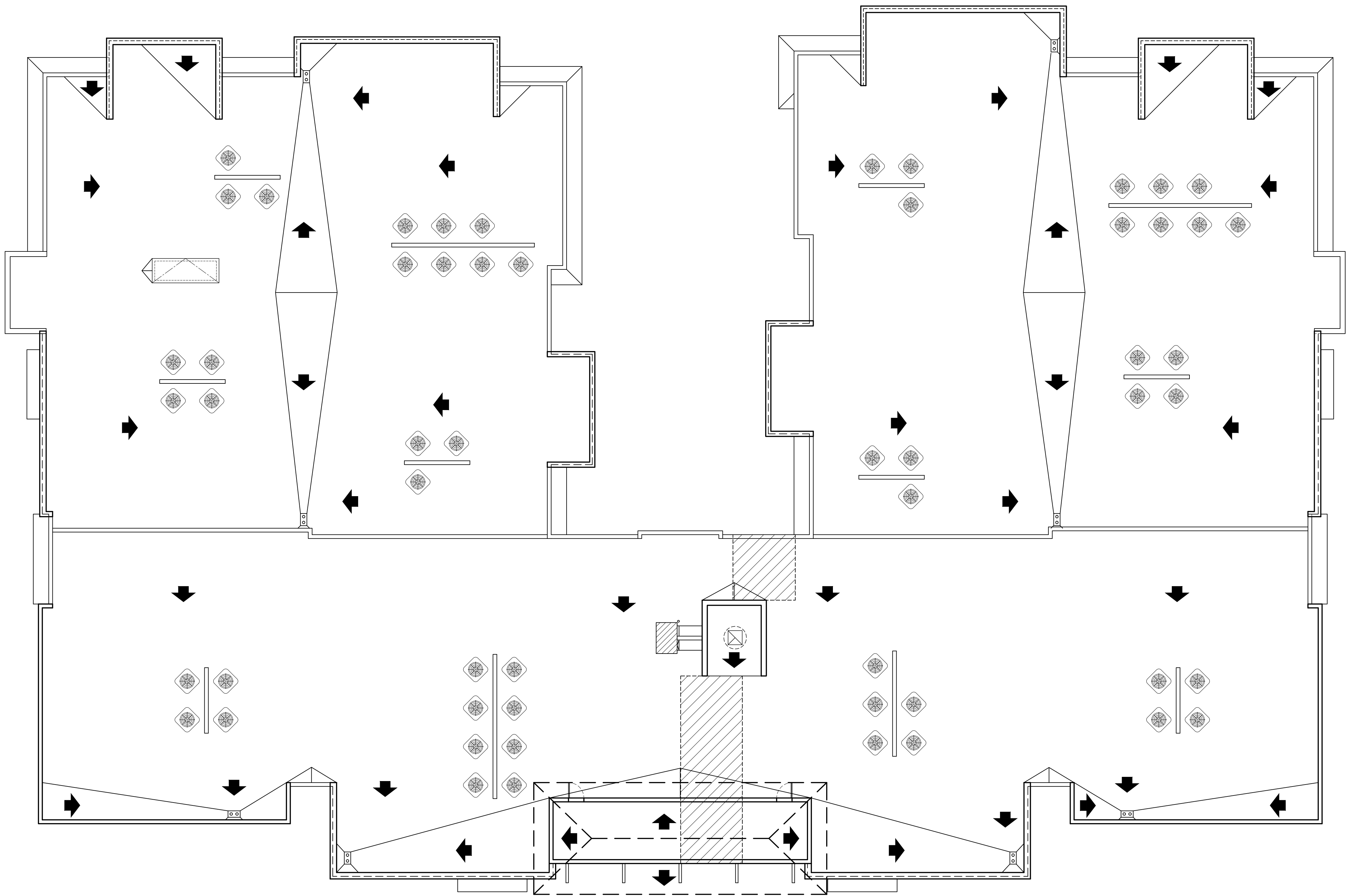
DESIGN REVIEW

DATE: MAY 23, 2019 ORB # 18-223

A3.24

**BUILDING TYPE 2
LEVEL 4 FLOOR PLAN**

FILE: F:\06\ORB Job Files\18-223_AR_Broadstone Dobson Ranch\CAD Files\Preliminary\18223_A3.25 Bldg2 Roof.dwg USER: jps DATE: May, 23 2019 TIME: 09:54 am



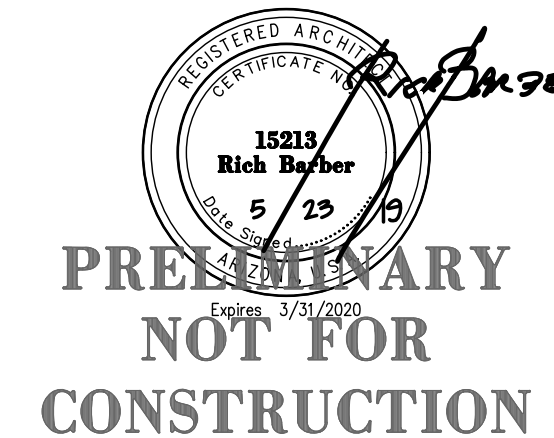
BLDG. TYPE 2 - ROOF PLAN

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

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--	---

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--	---

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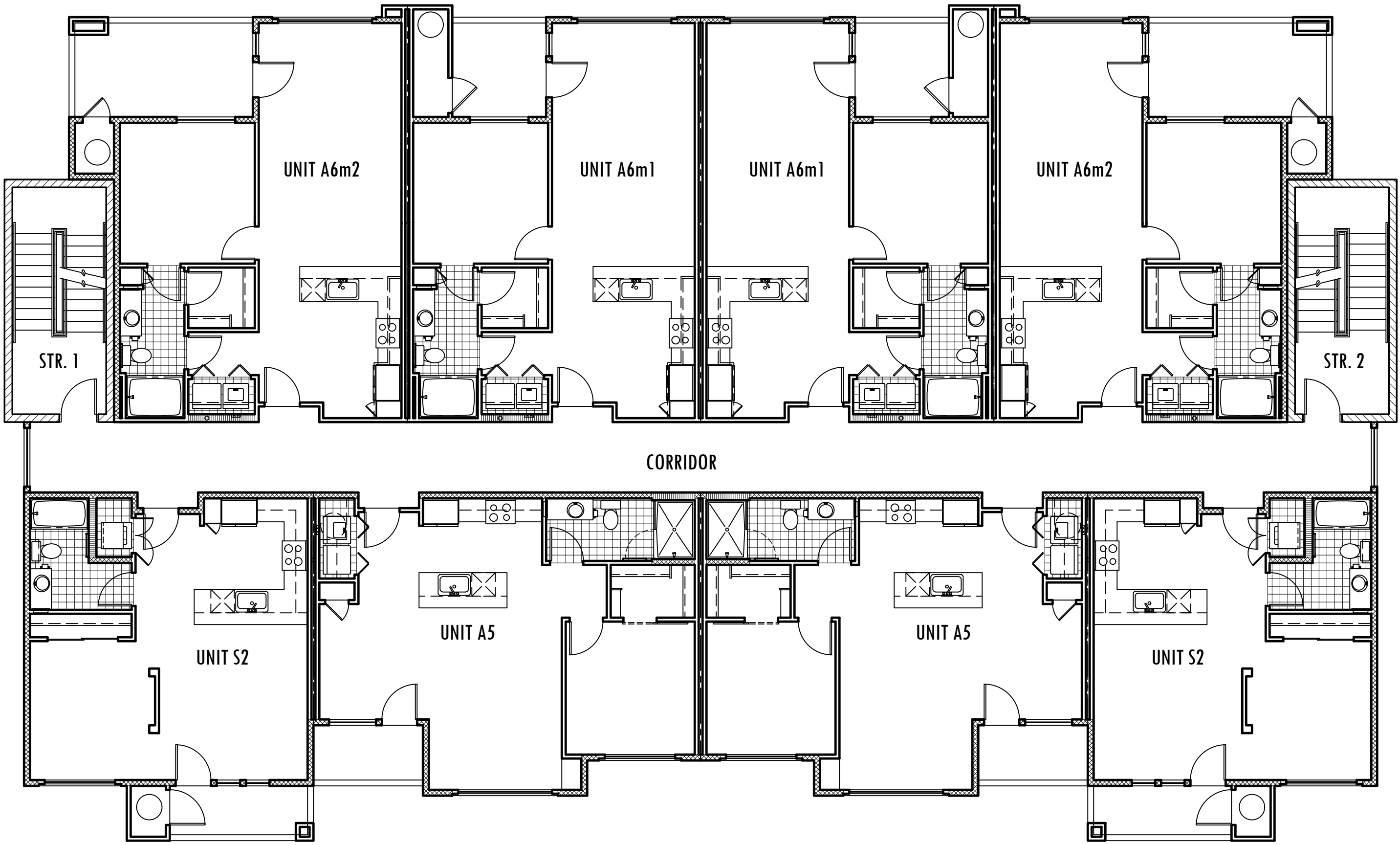
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DATE: MAY 23, 2019 ORB # 18-223

A3.25

BUILDING TYPE 2
ROOF PLAN

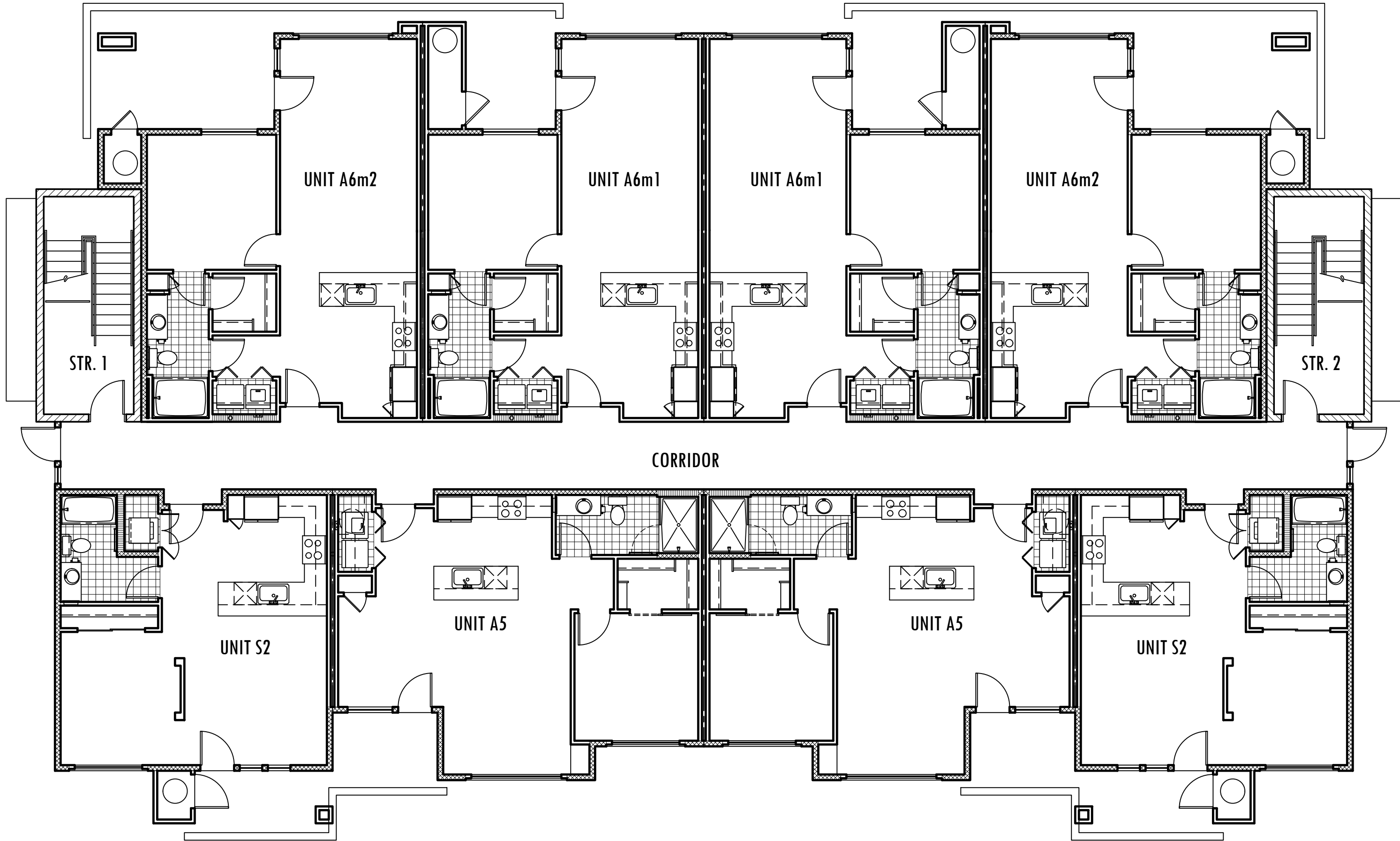
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BLDG. TYPE 3 - LEVEL 2 BUILDING PLAN

0' 4' 8' 16'

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



BLDG. TYPE 3 - LEVEL 1 BUILDING PLAN

0' 4' 8' 16'

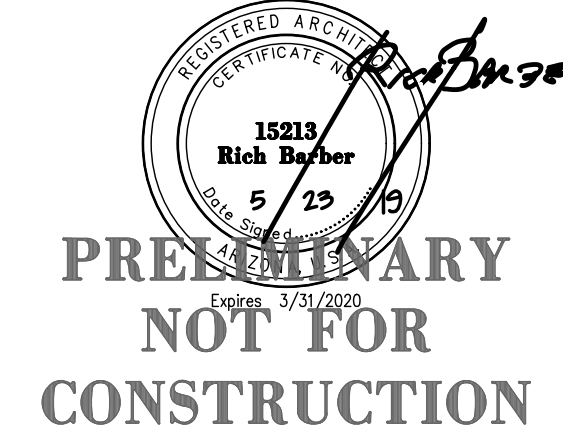
SCALE: 1/8" = 1'-0"

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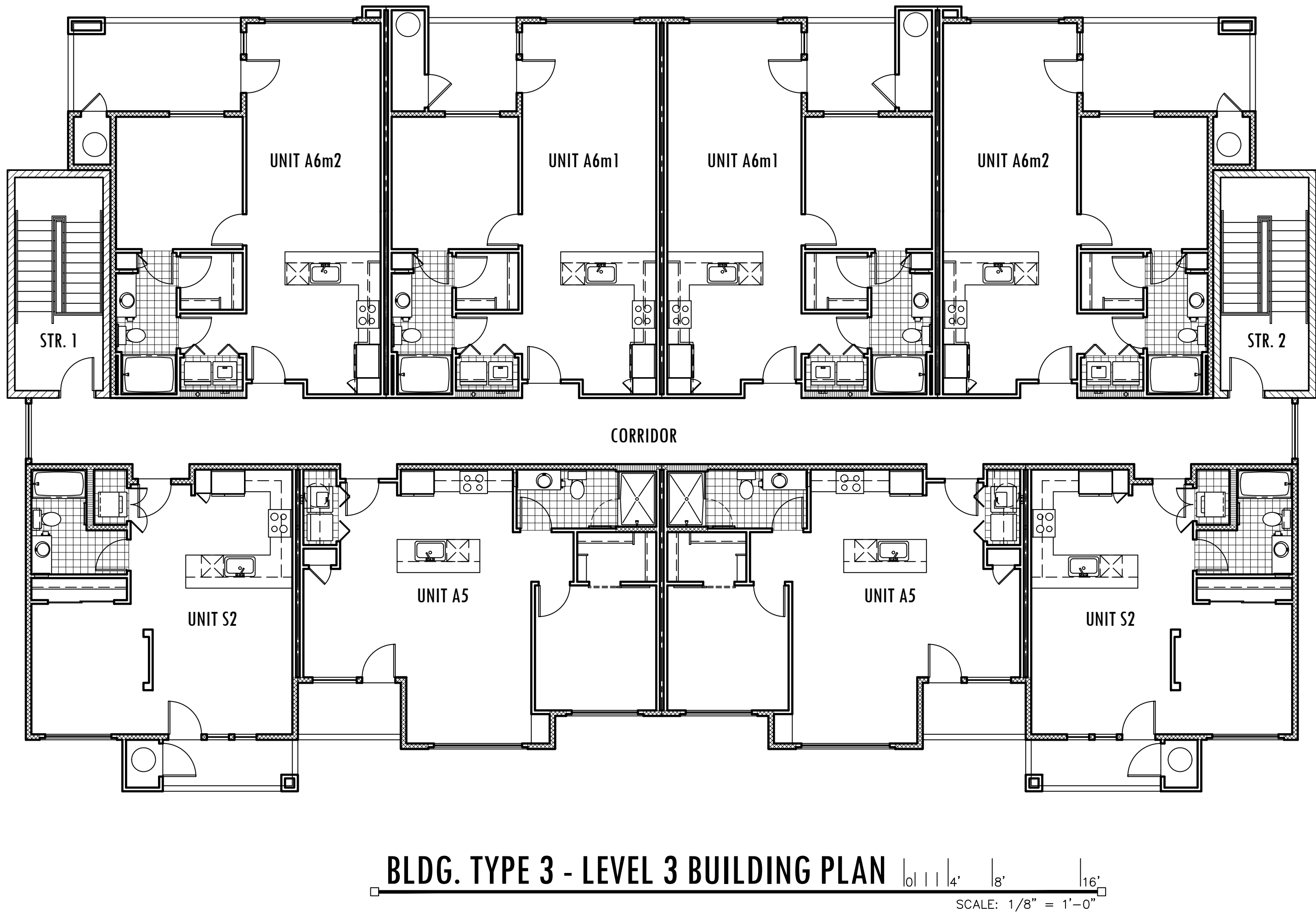
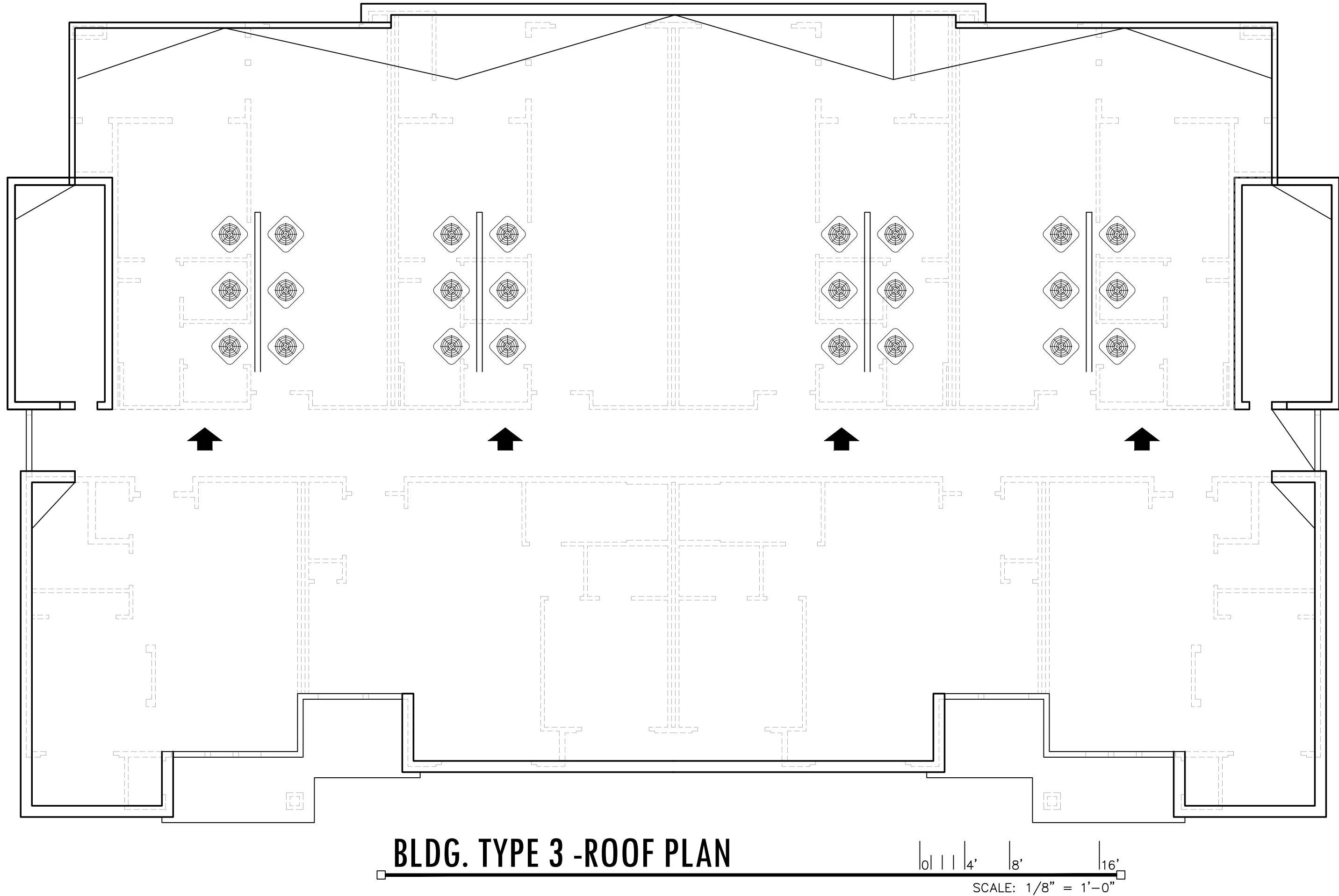
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DATE: MAY 23, 2019 ORB # 18-223

A3.31

BUILDING TYPE 3
LEVELS 1 & 2 BUILDING PLANS

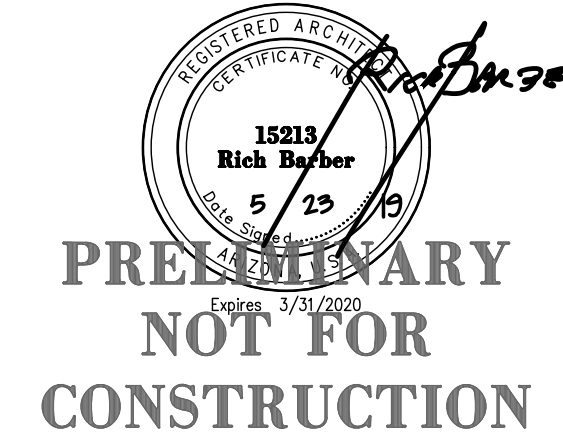
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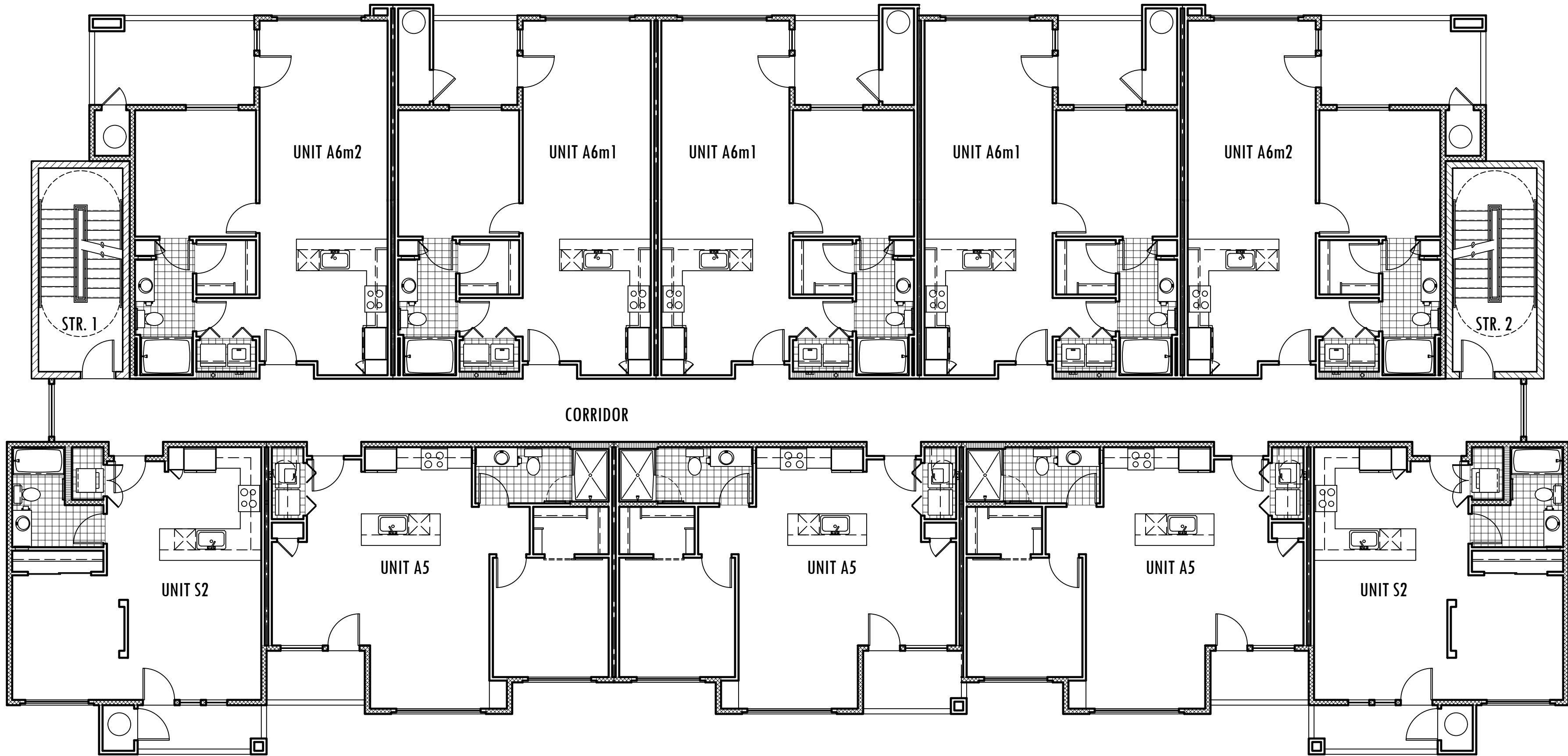
DESIGN REVIEW

DATE: MAY 23, 2019 ORB # 18-223

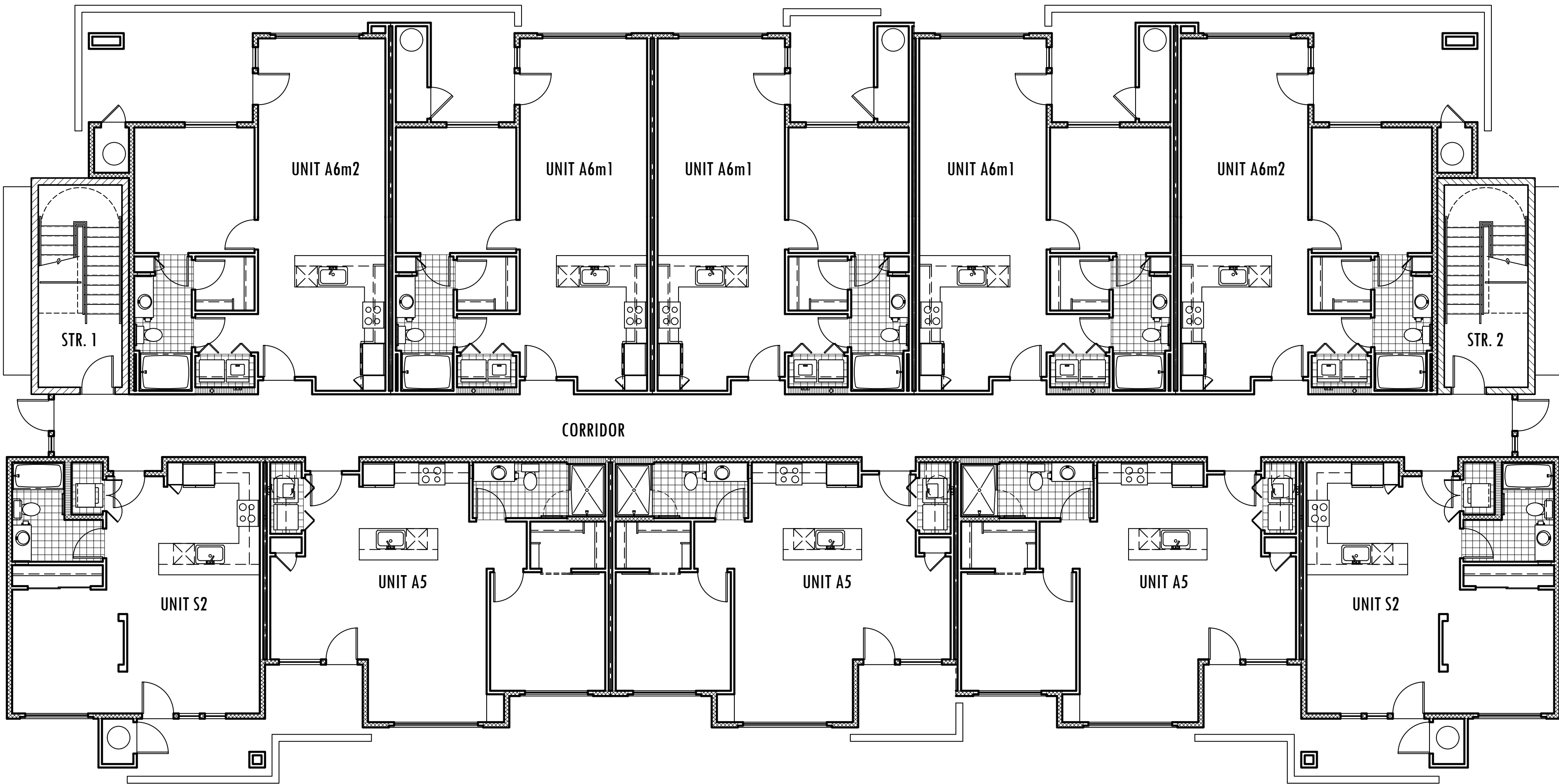
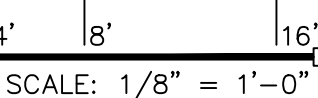
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**BUILDING TYPE 3
LEVELS 3 & ROOF BUILDING PLANS**

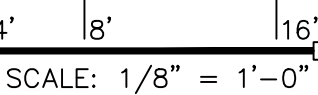
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BLDG. TYPE 4 - LEVEL 2 BUILDING PLAN



BLDG. TYPE 4 - LEVEL 1 BUILDING PLAN

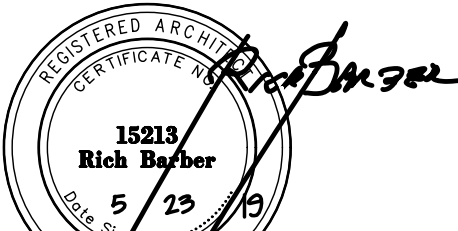


BROADSTONE
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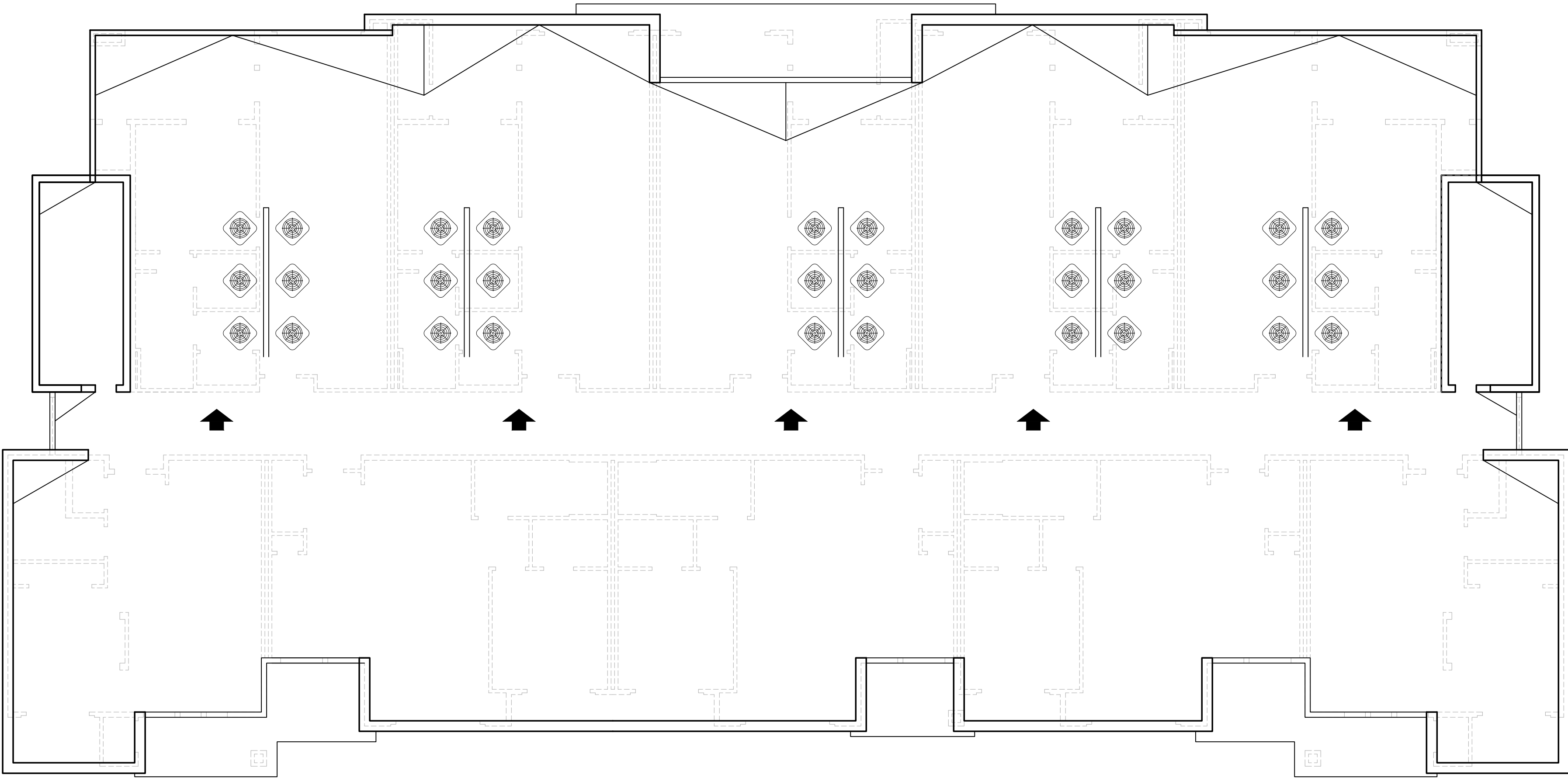
DATE: MAY 23, 2019

ORB # 18-223

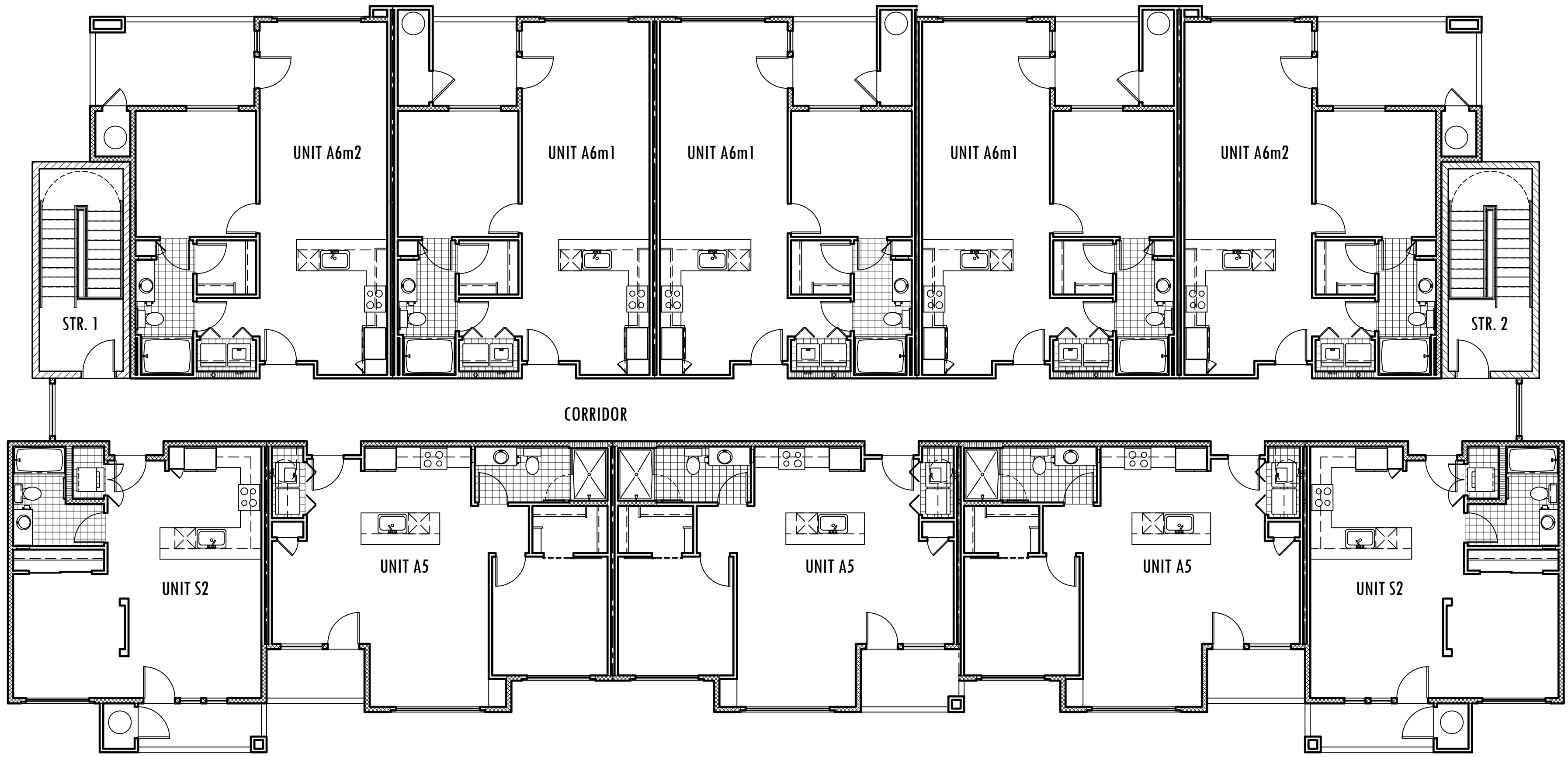
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BUILDING TYPE 4
LEVELS 1 & 2 BUILDING PLANS

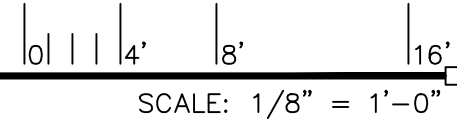
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BLDG. TYPE 4 - ROOF PLAN



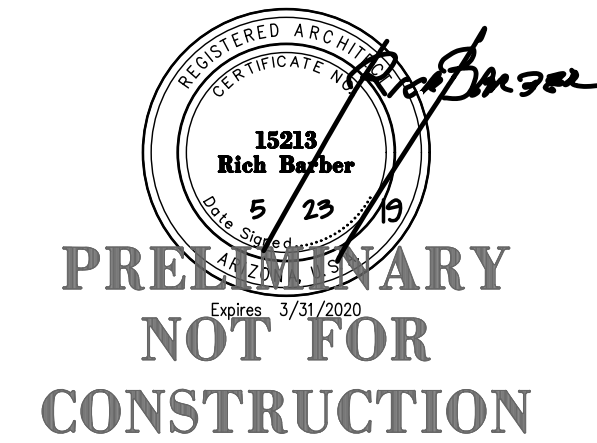
BLDG. TYPE 4 - LEVEL 3 BUILDING PLAN



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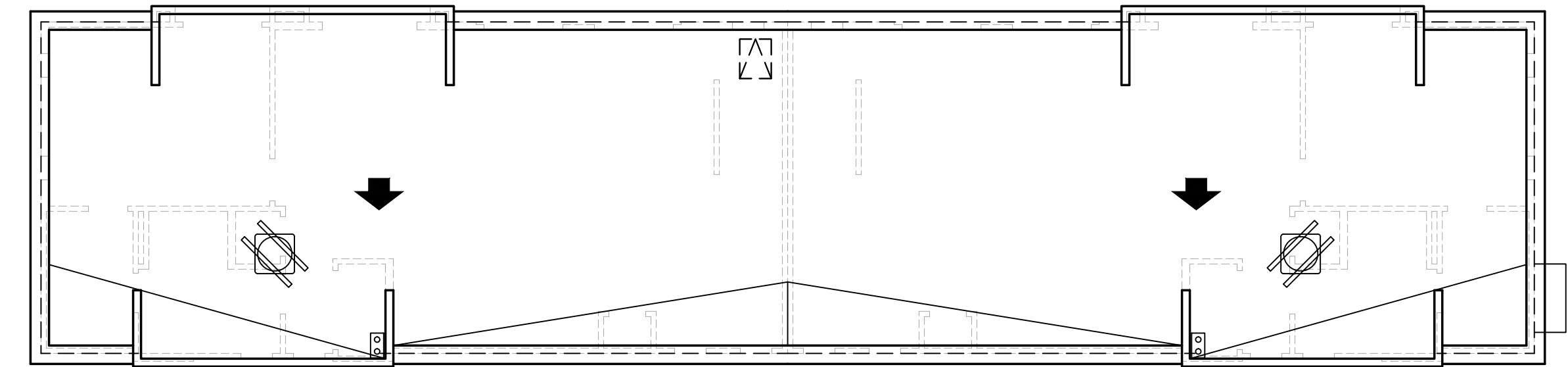
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ORB # 18-223

A3.42

BUILDING TYPE 4
LEVELS 3 & ROOF BUILDING PLANS

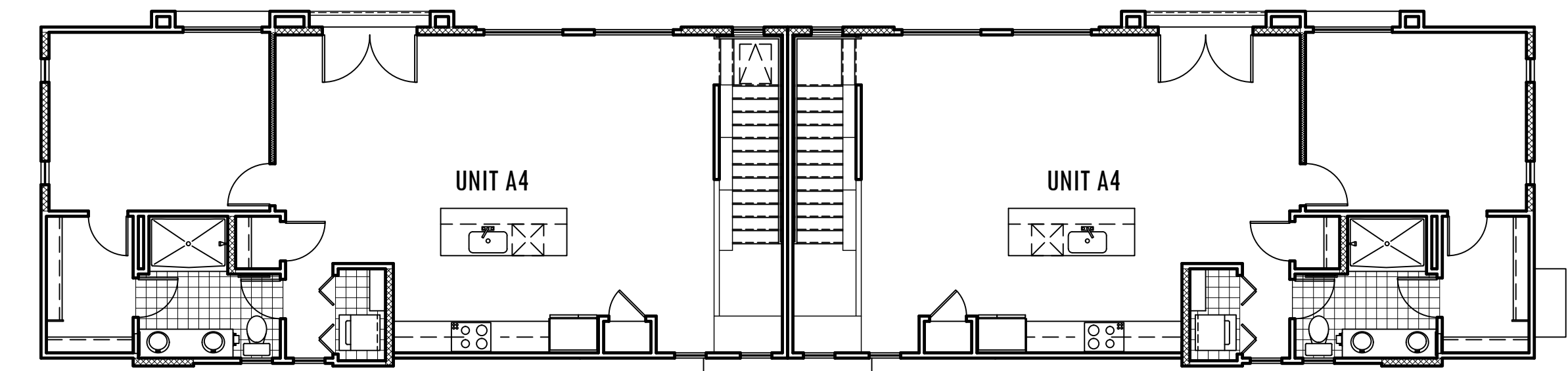
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BLDG. TYPE 5 - LEVEL 1 FLOOR PLAN

0' 4' 8' 16'

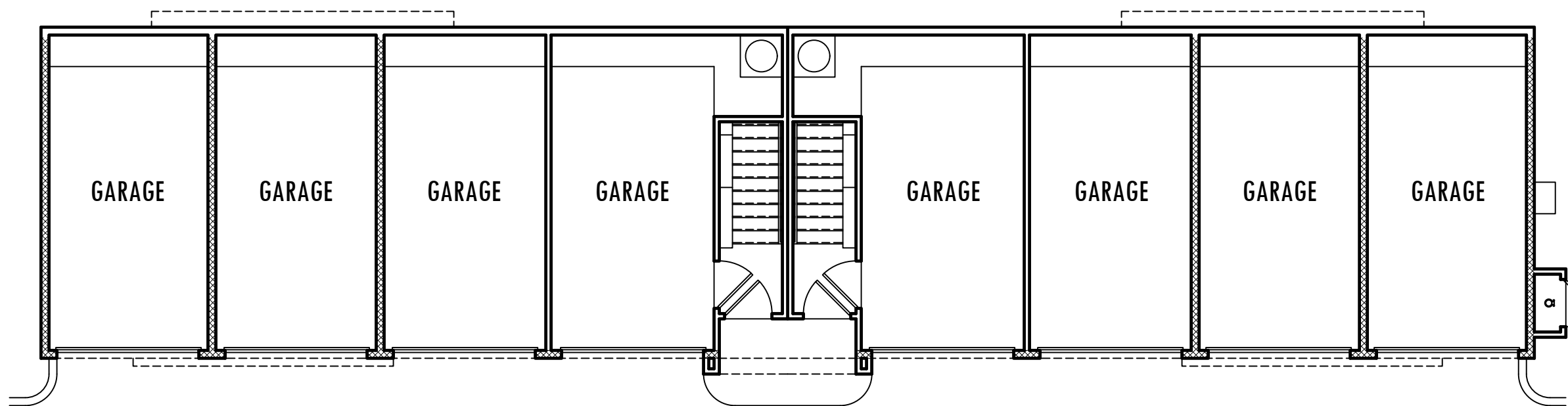
SCALE: 1/8" = 1'-0"



BLDG. TYPE 5 - LEVEL 1 FLOOR PLAN

0' 4' 8' 16'

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



BLDG. TYPE 5 - LEVEL 1 FLOOR PLAN

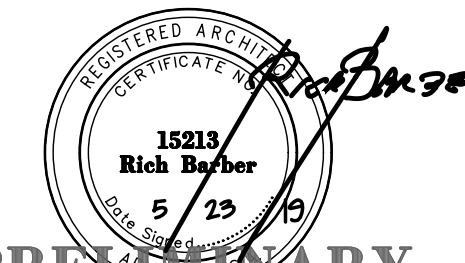
0' 4' 8' 16'

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

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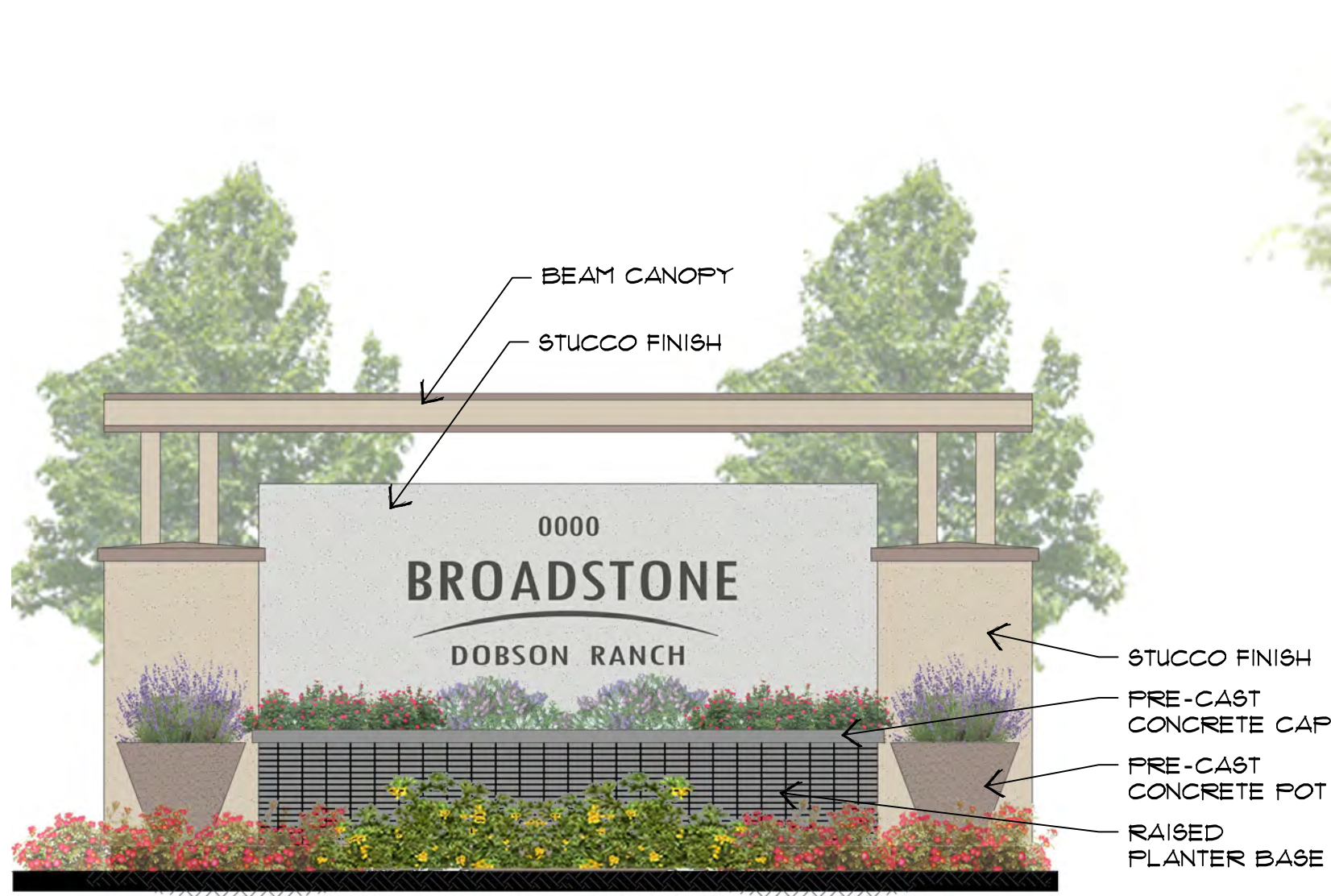
ELECTRICAL :
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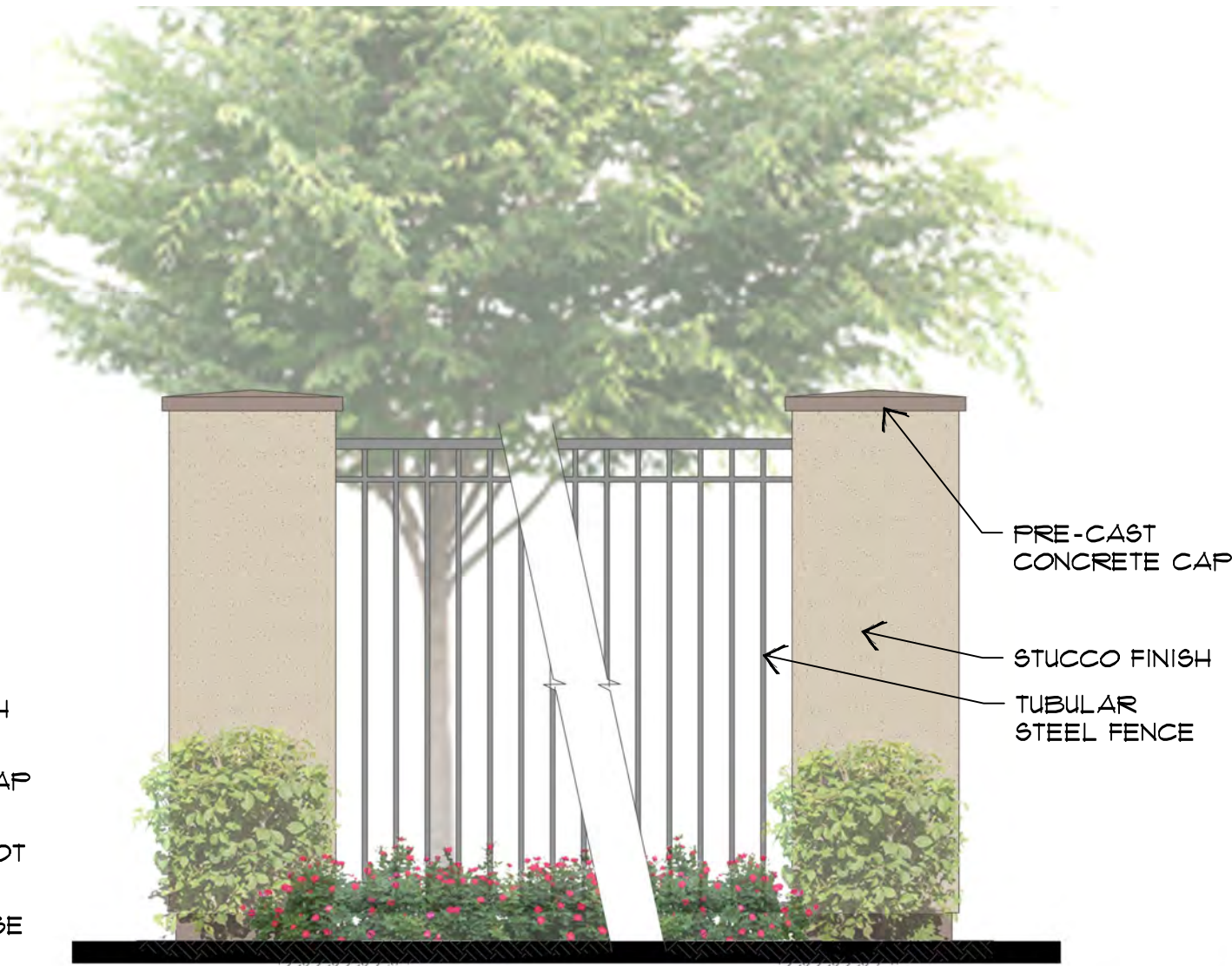
DATE: MAY 23, 2019 ORB # 18-223

A3.51

**BUILDING TYPE 5
FLOOR PLANS**



1 ENTRY MONUMENT
SCALE: NT8



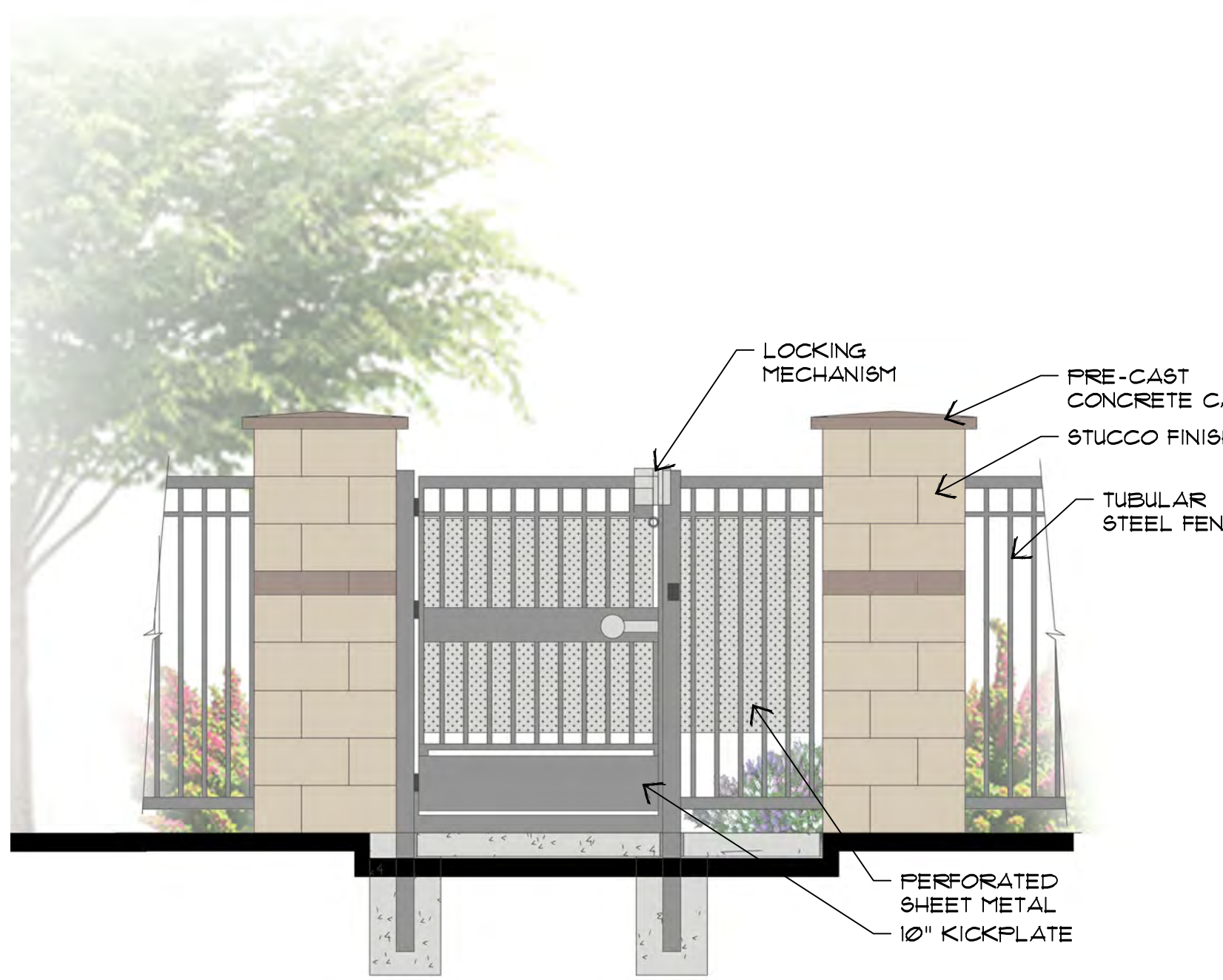
2 PILASTER AT TUBULAR STEEL FENCE
SCALE: NT8



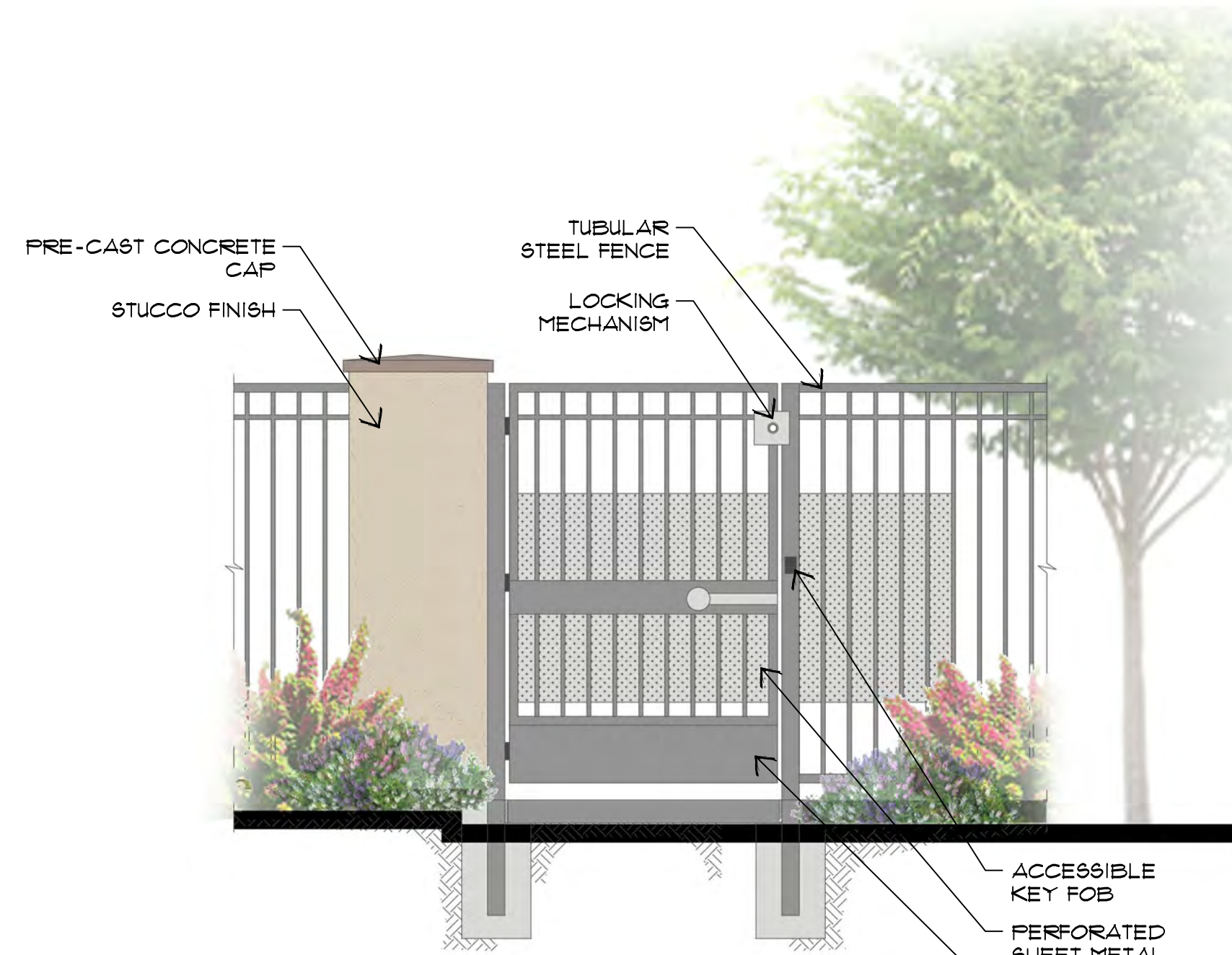
3 PERIMETER MASONRY WALL
SCALE: NT8



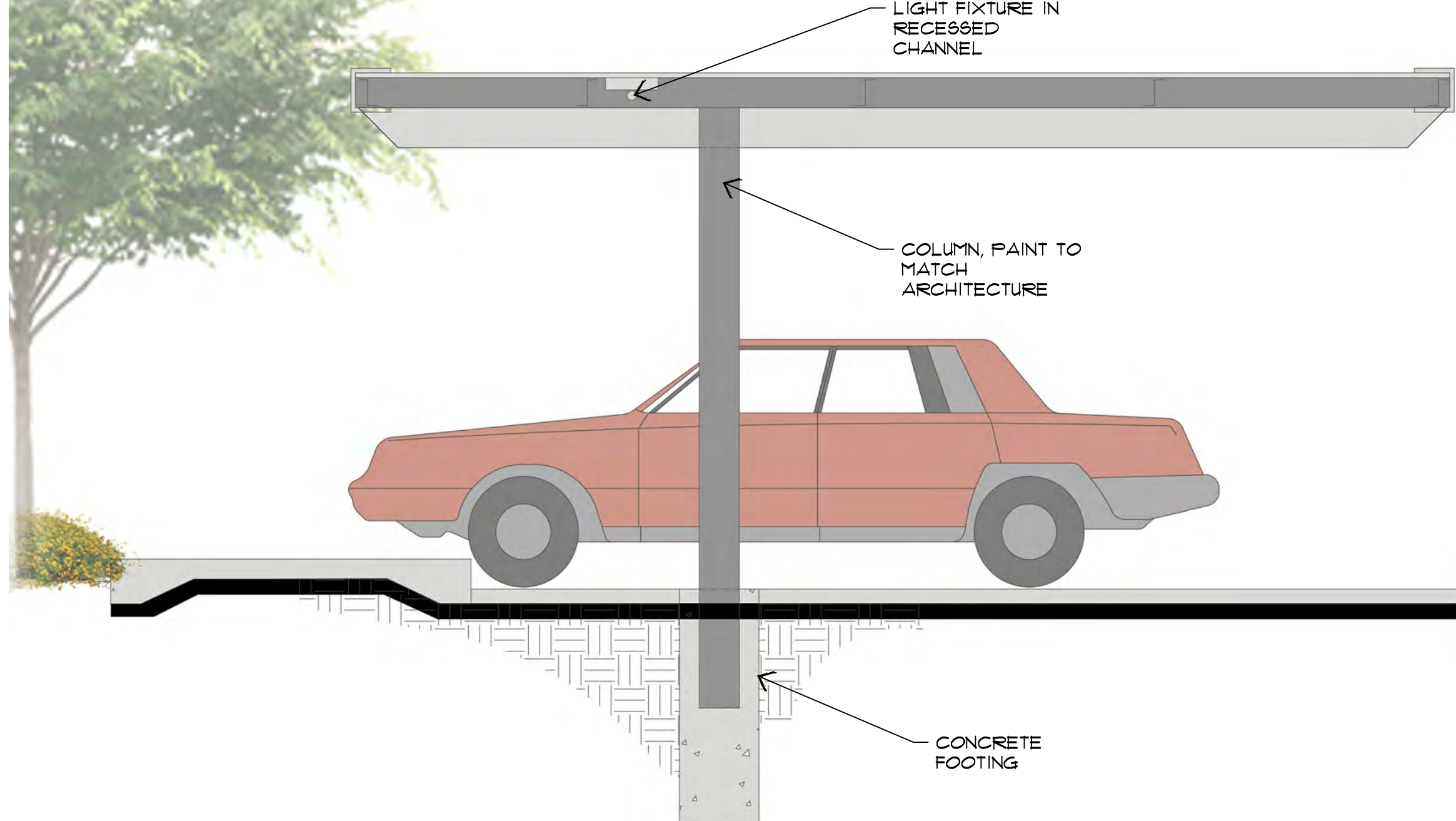
4 PEDESTRIAN ENTRY GATE
SCALE: NT8



5 PEDESTRIAN ENTRY GATE AT POOL FENCE
SCALE: NT8



6 PEDESTRIAN GATE AT POOL
SCALE: NT8



7 CARPORT
SCALE: NT8



8 VEHICULAR ENTRY GATE
SCALE: NT8

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CONTACT: RICHARD PANOPIO

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2525 E CAMELBACK RD, SUITE 500, PHOENIX, AZ 85016 (602) 778-2833
and the owner or its designated agent shall provide this written description on request.

REVISIONS

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DESIGN REVIEW

DATE: MAY 15, 2019 ORB # 18-223

CLS-3



FILE: F:\06\ORB Job Files\18-223_AR_Broadstone Dobson Ranch\CAD Files\Preliminary\18223_A360 Perspective View.dwg USER: f DATE: May, 23 2019 TIME: 11:35 am



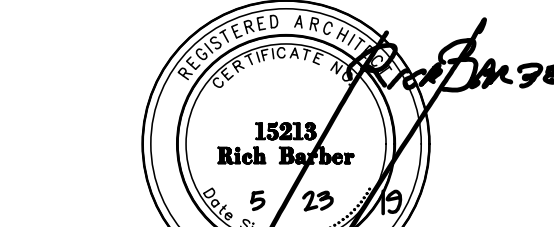
PERSPECTIVE VIEW

BROADSTONE
DOBSON RANCH

1666 SOUTH DOBSON ROAD
MESA, ARIZONA 85202



WorldHQ@ORBArch.com



PRELIMINARY
NOT FOR
CONSTRUCTION



OWNER :	ARCHITECTURAL :
ALLIANCE RESIDENTIAL CO.	ORB ARCHITECTURE, LLC
2525 E. CAMELBACK RD.	2344 N. 44TH ST. STE. 101
STE. 599	PHOENIX, ARIZONA 85018
PHOENIX, ARIZONA 85016	TEL. 602.957.4530
TEL. 602.778.2800	CONTACT: RICH BARBER
CONTACT: TOM LEWIS	

CIVIL :	LANDSCAPE :
KLAND CIVIL ENGINEERS	COLLABORATIVE V
7227 N. 16TH ST. STE. 217	7116 E. FIRST AVE. STE. 103
PHOENIX, ARIZONA 85020	SCOTTSDALE, AZ 85251
TEL. 480.844.8825	TEL. 480.347.0590
FAX 480.393.8825	FAX 480.949.2655
CONTACT: LESLIE KLAND	CONTACT: MATT DRAGER
	PAUL VECCHIA

ELECTRICAL :

NP ENGINEERING, INC.
4115 N. 15TH AVENUE
PHOENIX, AZ 85015
TEL. 602.285.1559
FAX 602.285.1005
CONTACT: RICHARD PANOFIO

DESIGN REVIEW

DATE: MAY 23, 2019 ORB # 18-223

A3.60

PERSPECTIVE VIEW



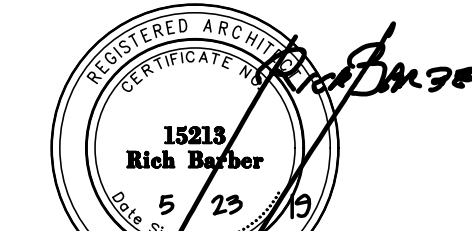
PERSPECTIVE VIEW

BROADSTONE DOBSON RANCH

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OWNER : ALLIANCE RESIDENTIAL CO. 2525 E. CAMELBACK RD. STE. 599 PHOENIX, ARIZONA 85016 TEL. 602.778.2800 CONTACT: TOM LEWIS	ARCHITECTURAL : ORB ARCHITECTURE, LLC 2944 N. 44TH ST. STE. 101 PHOENIX, ARIZONA 85018 TEL. 602.957.4530 CONTACT: RICH BARBER
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CIVIL : KLAND CIVIL ENGINEERS 7227 N. 16TH ST. STE. 217 PHOENIX, ARIZONA 85020 TEL. 480.844.8825 FAX 480.393.8825 CONTACT: LESLIE KLAND	LANDSCAPE : COLLABORATIVE V 7116 E. FIRST AVE. STE. 103 SCOTTSDALE, AZ 85251 TEL. 480.347.0590 FAX 480.949.2655 CONTACT: MATT DRAGER PAUL VECCHIA
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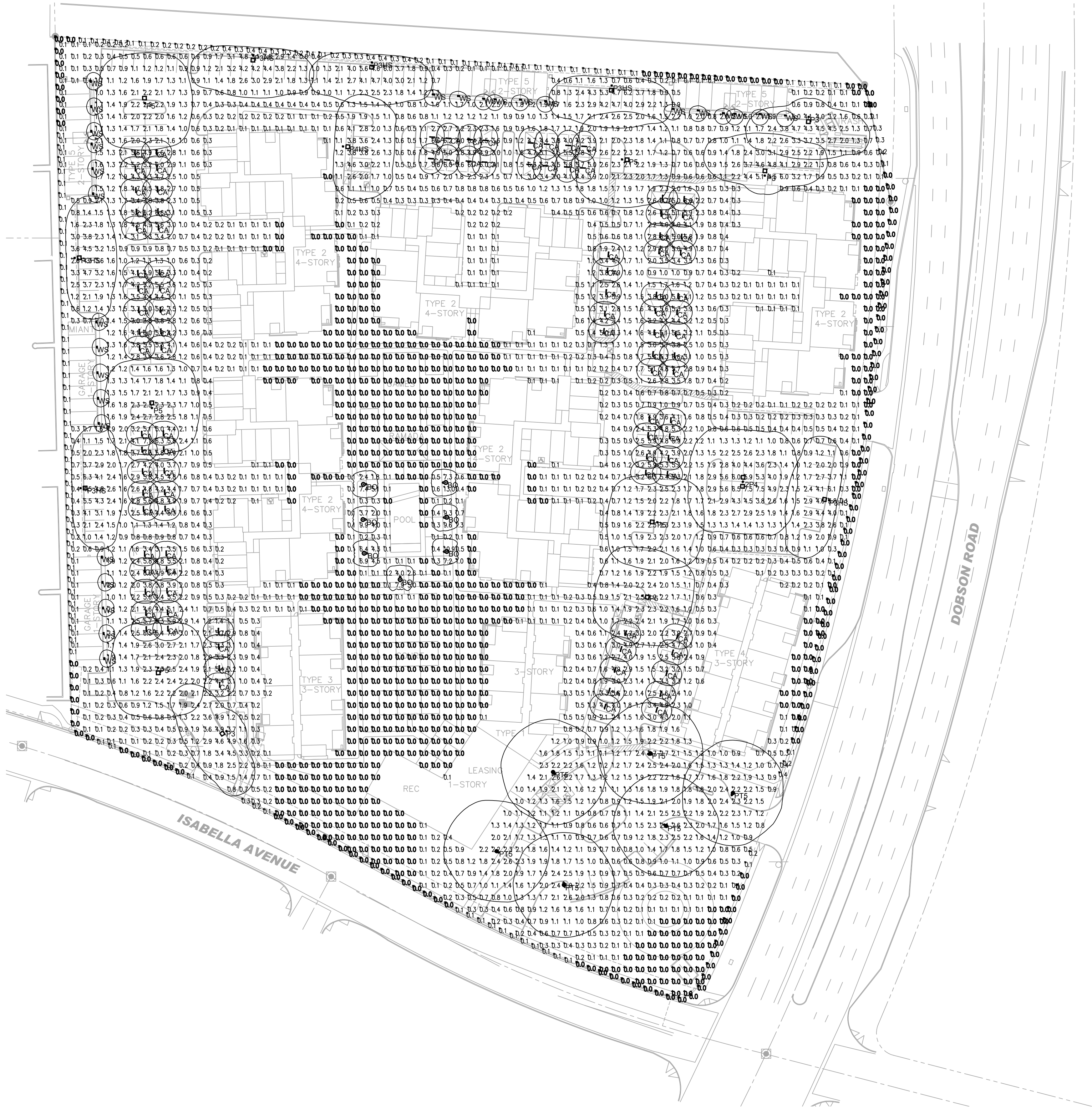
ELECTRICAL : NP ENGINEERING, INC. 4115 N. 15TH AVENUE PHOENIX, AZ 85015 TEL. 602.285.1509 FAX 602.285.1005 CONTACT: RICHARD PANOIPIO

DESIGN REVIEW

DATE: MAY 23, 2019 ORB # 18-223

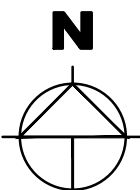
A3.61

PERSPECTIVE VIEW



ELECTRICAL SITE PHOTOMETRIC PLAN

1" = 50' - 0"



LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens LLF
	P3	3	EATON - LUMARK PRV A25 UNV T3 SA BZ 7030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. POLE MOUNT AT +15' T.O.F.	87W LED 3000K	Absolute 0.95
	P3HS	6	EATON - LUMARK PRV A25 UNV T3 SA BZ 7030 HSS. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. POLE MOUNT AT +15' T.O.F.	87W LED 3000K	Absolute 0.95
	2P4	1	EATON - LUMARK PRV A25 UNV T4 SA BZ 7030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 4 WIDE OPTIC. POLE MOUNT AT +15' T.O.F.	87W LED 3000K	Absolute 0.95
	P4HS	1	EATON - LUMARK PRV A25 UNV T4 SA BZ 7030 HSS. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 4 OPTIC. HOUSE SIDE SHIELD. POLE MOUNT AT +15' T.O.F.	87W LED 3000K	Absolute 0.95
	P5	6	EATON - LUMARK PRV A25 UNV T5 SA BZ 7030 BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE V OPTIC. POLE MOUNT AT +15' T.O.F.	87W LED 3000K	Absolute 0.95
	PT5	6	KIM LIGHTING UR20 56L-75 3K8 5W UNV FM44 DB BC SF CLR. DARK BRONZE FINISH.	Full Cutoff post top. Type 5 Wide, +15' T.O.F.	75W LED 3000K	Absolute 0.95
	B0	7	LITHONIA LIGHTING DSXB LED 12C 700 30K ASY 120 SF DOBXD. DARK BRONZE FINISH.	LED BOLLARD LIGHT, FULLY CUTOFF. TYPE 3 OPTIC. +42" HIGH.	31W LED 3000K	Absolute 0.95
	CA	101	COLUMBIA LIGHTING MPS 4 30 XWHE C N E U.	4 FT. LINEAR LENSED LED LIGHT. U.L. LISTED FOR DAMP LOCATIONS.	20W LED 3000K	2500 0.95
	WS	28	INDESSA LIGHTING 501 1LED9 BRZ VB BL TC. BRONZE FINISH.	4" DEEP DECORATIVE LED WALL SCONCE WITH WHITE ACRYLIC LENS. ADA COMPLIANT. WALL MOUNT AT +6" BOF.	9W LED 3000K	Absolute 0.95

B.O.F. LIGHTING FIXTURE HEIGHT IS MEASURED FROM "BOTTOM OF FIXTURE" OR FIXTURE'S LENS TO ABOVE FINISHED FLOOR.

T.O.F. LIGHTING FIXTURE HEIGHT IS MEASURED FROM "TOP OF FIXTURE" TO ABOVE FINISHED FLOOR.

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1. SITE CALCS	+	1.3 fc	13.0 fc	0.0 fc	N/A	N/A
2. SPILL LIGHT AT 3' ABOVE PROPERTY LINE	X	0.1 fc	0.4 fc	0.0 fc	N/A	N/A

BROADSTONE DOBSON RANCH

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REVISIONS

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DATE: MARCH 21, 2019

ORB # 18-223

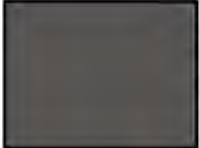
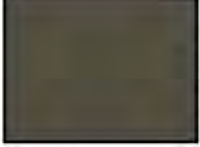
EP2

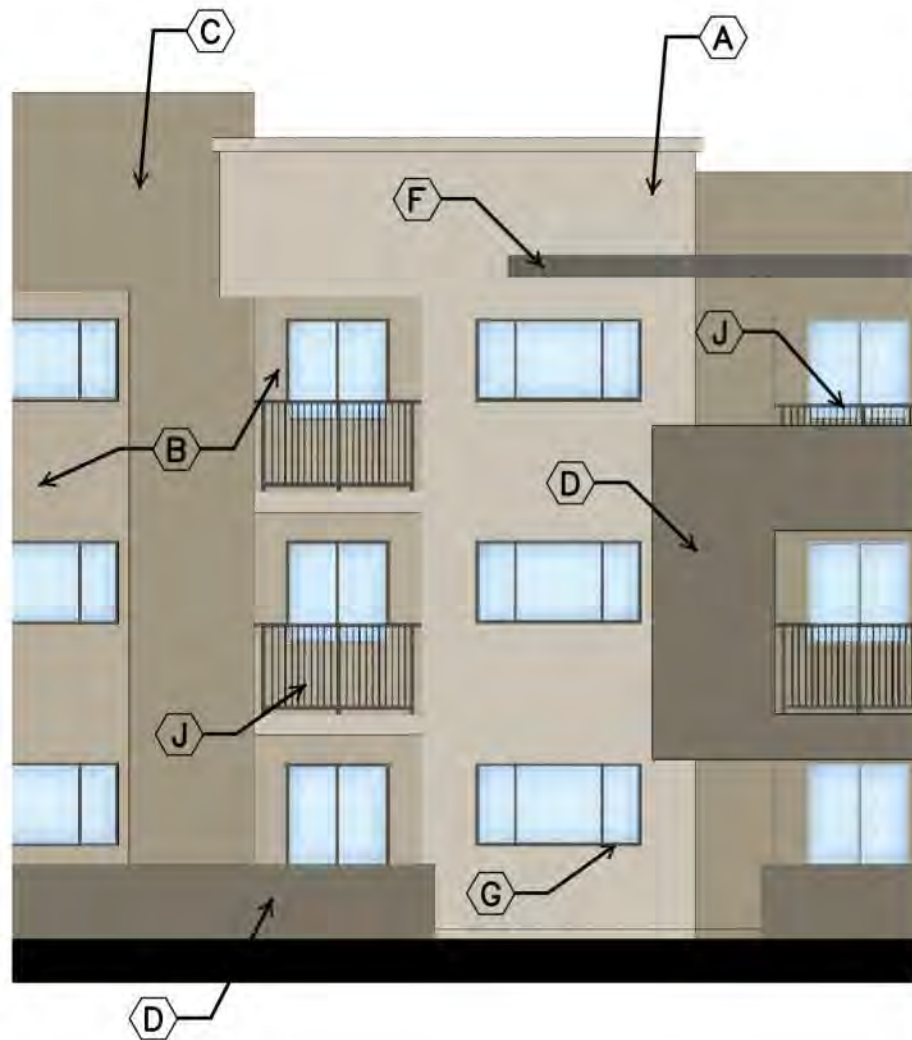
ELECTRICAL SITE
PHOTOMETRIC PLAN

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NP ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 285-1559
PROJECT NO. 19-031

MATERIAL/COLOR KEY NOTES

-  **A** STUCCO FINISH DUNN EDWARDS DE6213 "FINE GRAIN"
-  **B** STUCCO FINISH DUNN EDWARDS DE6214 "PIGEON GRAY"
-  **C** STUCCO FINISH DUNN EDWARDS DE6215 "WOODEN PEG"
-  **D** STUCCO FINISH DUNN EDWARDS DE6230 "CENTER RIDGE"
-  **E** STUCCO FINISH DUNN EDWARDS DE6378 "JET"
-  **F** CANOPIES PAINTED COLOR DUNN EDWARD DE6378 "JET"
-  **G** ALUMINUM WINDOW FRAME COLOR "DARK BRONZE"
-  **J** BALCONY RAILING PAINTED DUNN EDWARDS DE6378 "JET"



BROADSTONE DOBSON RANCH COLOR BOARD 1

ORB # 18-223

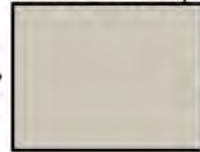
05/23/19





MATERIAL/COLOR KEY NOTES

H



GARAGE DOOR TO BE
PAINTED COLOR DUNN
EDWARDS DE6213
"FINE GRAIN"

I



SERVICE DOOR AND
FRAME TO MATCH
ADJACENT WALL COLOR

J



BALCONY RAILING
PAINTED DUNN
EDWARDS DE6378
"JET"

K



WALL OPENING

L



STANDING SEAM
METAL ROOF COLOR
DE6378 "JET"



BROADSTONE DOBSON RANCH

COLOR BOARD 2

ORB # 18-223

05/23/19

