

VICINITY MAP

NO SCALE

LEGEND

- 4300 --- EXISTING CONTOURS 1" INTERVAL
- - - 4300 - - - PROPOSED CONTOURS 1" INTERVAL
- --- PROPERTY BOUNDARY
- --- BUILDING SETBACK LINE
- W --- EXISTING WATER
- W --- PROPOSED WATER
- OHE --- EXISTING OVERHEAD UTILITY LINE
- S --- EXISTING SEWER
- S --- PROPOSED SEWER
- --- SEWER MANHOLE
- --- CATCH BASIN
- --- STORM DRAIN PIPE
- --- FIRE HYDRANT
- --- CONCRETE
- --- AC PAVEMENT
- --- FLOW DIRECTION

CONTACT INFORMATION

OWNER/DEVELOPER: JORDAN ROAD LOFTS, LLC
 CHRIS KEMMERLY
 2502 E. RIVER ROAD,
 TUCSON, ARIZONA 85718
 chris@kemmerly.com
 PHONE: (520) 615-8900

CONTACT: CHARITY LEE
 clea@miramontehomes.com
 PHONE: (928) 600-3594

ENGINEER: SHEPARD-WESNITZER, INC.
 ART BECKWITH, P.E.
 75 KALLOF PLACE
 SEDONA, ARIZONA 86336
 PHONE: (928) 282-1061

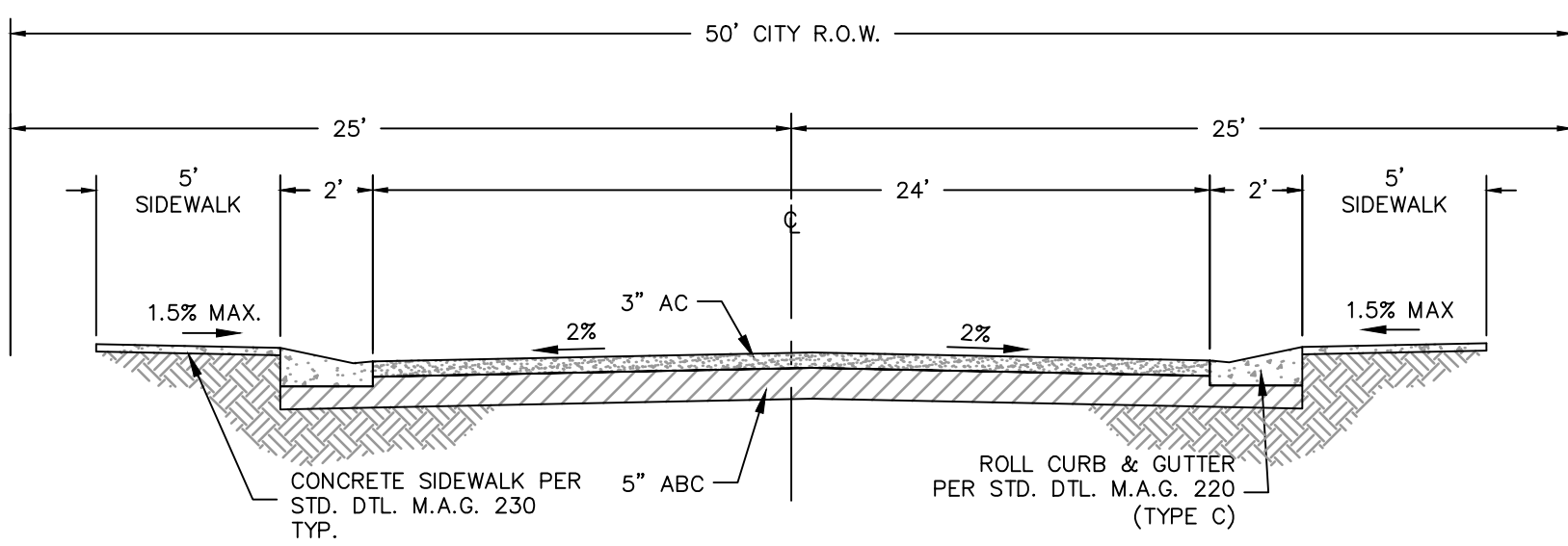
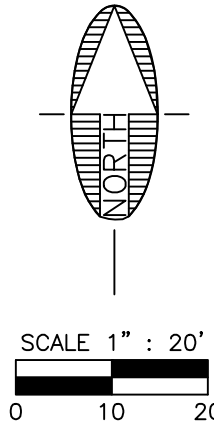
UTILITIES/SERVICES

ARIZONA WATER COMPANY
 WASTE MANAGEMENT
 CITY OF SEDONA
 UNISOURCE
 CITY OF SEDONA POLICE DEPARTMENT
 CITY OF SEDONA FIRE DEPARTMENT
 APS
 CENTURY LINK
 SUDDENLINK

WATER SOURCE
 REFUSE REMOVAL
 SEWER SERVICE
 NATURAL GAS
 POLICE
 FIRE/EMERGENCY DISTRICT
 ELECTRIC
 TELEPHONE
 CABLE TV

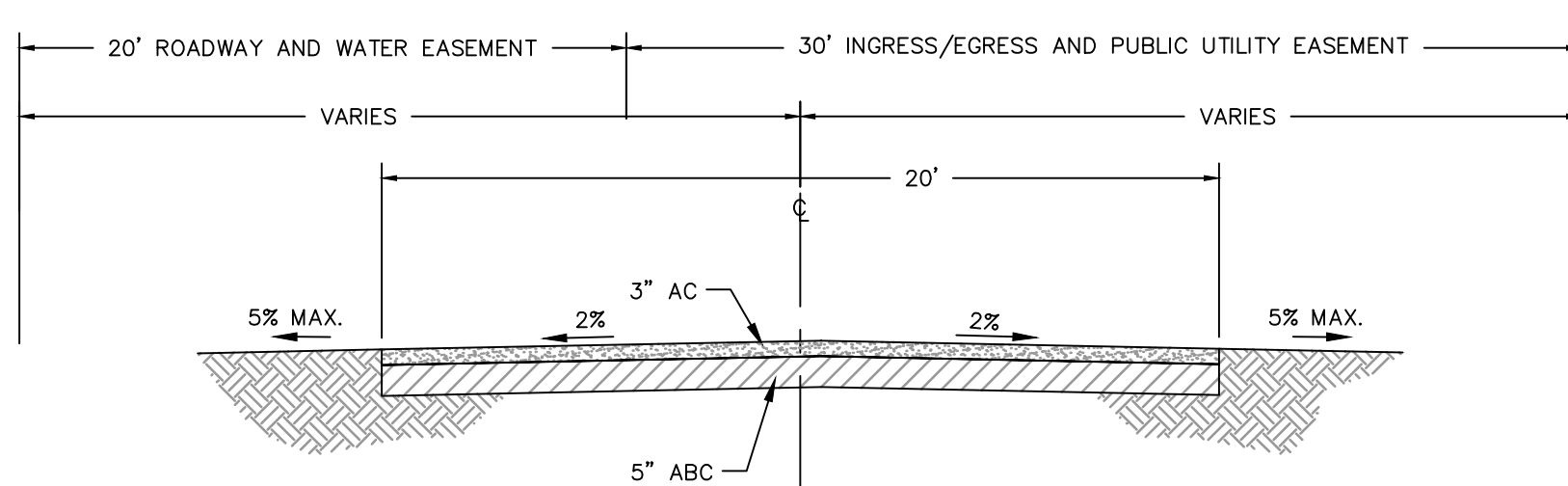
SITE INFORMATION

ASSESSORS PARCEL NO.	401-58-001A
ZONING	RM-2
BUILDINGS	4
UNITS	22
PARCEL AREA	89,558 S.F. (2.06 AC)
BUILDING AREA	28,290 S.F.
PARCEL COVERED BY BUILDINGS	32%
PARCEL COVERED BY PARKING, DRIVEWAYS & SIDEWALKS	23% (20,290 S.F.)
OPEN SPACE	45% (40,978 S.F.)
% PARCEL TO BE LANDSCAPED	45%



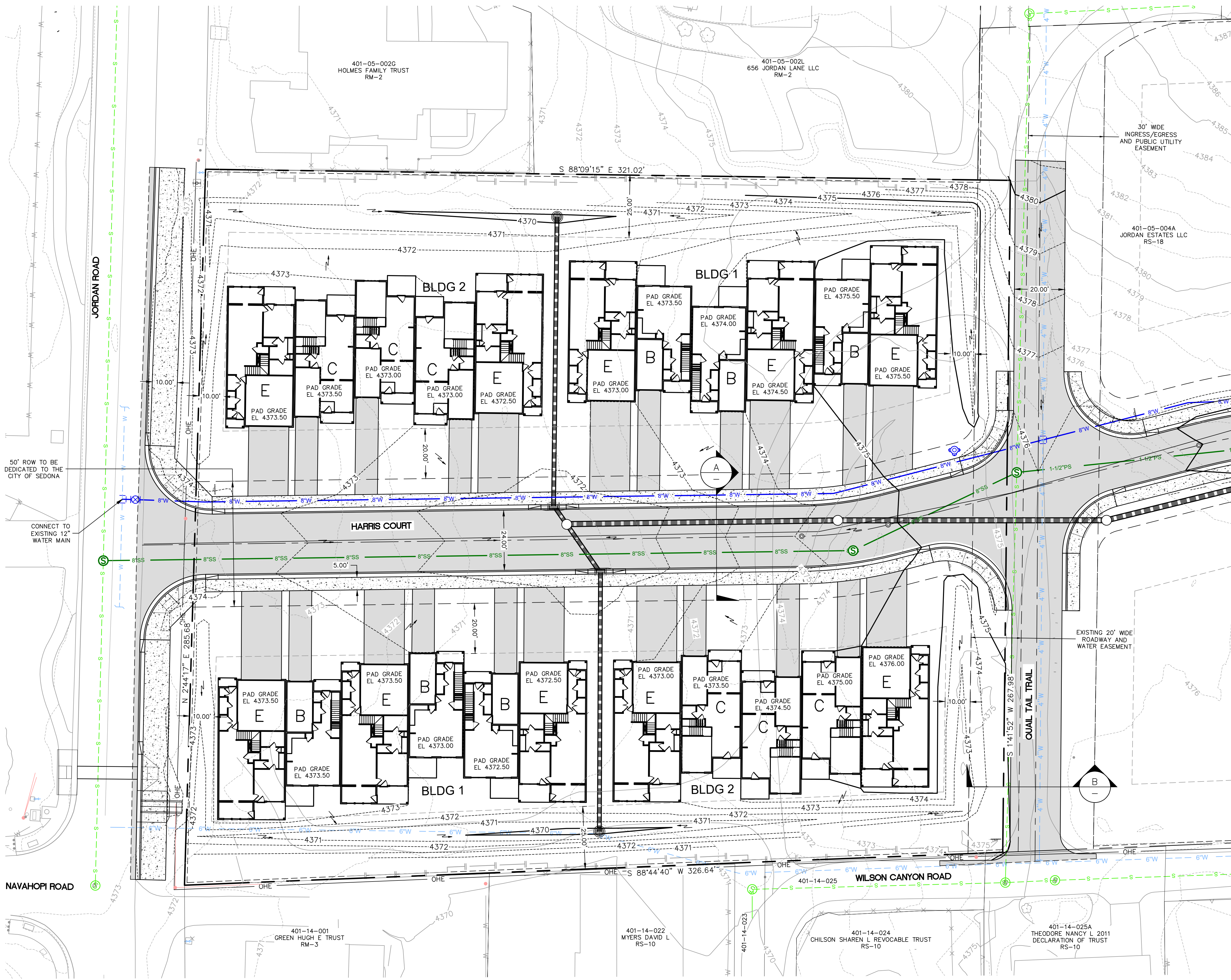
HARRIS COURT CROSS-SECTION

NO SCALE



QUAIL TAIL TRAIL CROSS-SECTION

NO SCALE



NO.	DESCRIPTION	DATE	BY

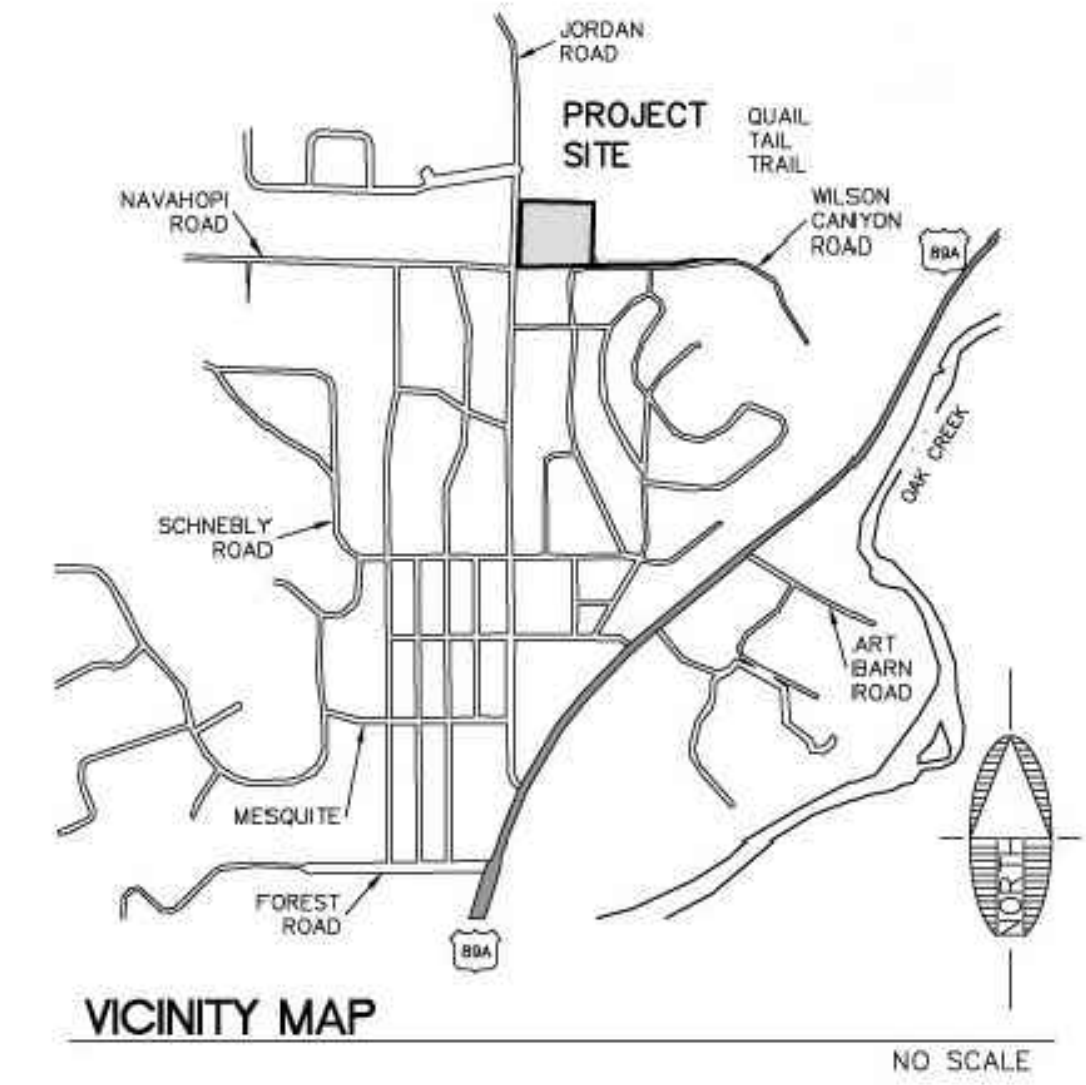
SWI
 Shephard Wesnitzer, Inc.
 75 Kallof Place
 Sedona, AZ 86336
 928.282.1061
 928.282.2058 fax
 www.swiaz.com

JOB NO:	21237
DATE:	JAN 22
SCALE:	1"=20'
DRAWN:	EGM
DESIGN:	AHB
CHECKED:	AHB

JORDAN TOWNHOMES
 CITY OF SEDONA
 ARIZONA
**PRELIMINARY CONCEPT
 GRADING AND UTILITES PLAN**

PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING OR RECORDING
 DRAWING NO. **EX 2a**
 SHT NO. 1 OF 1

JORDAN LOFTS LANDSCAPE PLAN



LANDSCAPE NOTES

- ALL MAINTENANCE SHALL BE PERFORMED PER SEDONA LAND DEVELOPMENT CODE SECTION 5.6.
- MAINTENANCE SHALL BE PERFORMED ON A MONTHLY BASIS AS FOLLOWS:
 - PRUNING AND CLIPPING FOR PEDESTRIAN VEHICULAR ACCESS.
 - REPLACEMENT OF DEAD AND UNHEALTHY PLANTS WITH PLANTS OF THE SAME SIZE AND TYPE.
 - REPLACEMENT OF ERODED OR WASHEDOUT D.G. WITH SAME.
 - MAINTENANCE OF IRRIGATION SYSTEM.
- DECOMPOSED GRANITE (D.G.) SHALL BE INSTALLED TO A 2" DEPTH OVER ALL PLANTERS AND DISTURBED AREAS INCLUDING ADJACENT RIGHTS OF WAY .
- MATERIALS WITHIN SITE VISIBILITY TRIANGLES SHALL BE PLACED AND MAINTAINED SO AS NOT TO INTERFERE WITH A VISIBLTY PLANE DESCRIBED BY 2 HORIZONTAL LINES 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.

IRRIGATION NOTES

- MAINLINE & VALVE LOCATIONS SHOWN FOR CLARITY LOCATE IN PLANTER AREAS AND WITHIN PROJECT BOUNDARY.
- ALL MAINLINE SHOWN IS CL200 PVC., ALL POLY SHOWN IS 1/2". INSTALL TRACER WIRE AT ALL MAINLINES.
- INSTALL ALL PIPE BENEATH WALKS AND PAVING WITHIN A SCH 40 PVC SLEEVE 2 SIZES LARGER THAN IRRIGATION PIPE (PVC AND POLYETHYLENE (PE)).
- SEE CIVIL DWG. FOR WATER SOURCE SIZE & LOCATION PROVIDE METER PER WATER CO. REQ'S.
- IRRIGATION DESIGN PRESSURE 30 PSI FOR SYSTEM. CONTRACTOR SHALL VERIFY EXIST. WATER PRESSURE AT VALVE & NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES, BETWEEN EXISTING & DESIGN PRESSURE PRIOR TO CONTINUING WORK.
- ELECTRIC POWER TO THE CONTROLLER IS SUPPLIED BY ELECTRICAL CONTRACTOR IN LOCATIONS SHOWN.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER SOURCE.
- EACH CONTROLLER TO BE EQUIPPED WITH RAIN SHUT OFF SENSOR AND MOISTURE SENSOR.

TABULATIONS

STREET FRONTAGES:
 JORDAN ROAD
 AREA AT 10' WIDTH - 2650 SF
 TREES REQUIRED AT 1 PER 400 SF 7 PROVIDED 7
 SHRUBS REQUIRED AT 3 PER 400 SF 21 PROVIDED 21
 WILSON CANYON ROAD
 AREA AT 10' WIDTH - 3240 SF
 TREES REQUIRED AT 1 PER 400 SF 8 PROVIDED 8
 SHRUBS REQUIRED AT 3 PER 400 SF 24 PROVIDED 24

OWNER/DEVELOPER

JORDAN ROAD LOFTS, LLC
 CHRIS KEMMERLY
 2502 E. RIVER ROAD
 TUCSON, AZ. 85718
 520-615-8900
 CHRIS@KEMMERLY.COM
 CONTACT: CHARITY LEE
 CLEE@MIRAMONTEHOMES.COM
 928-600-3594

PLANT LIST					
KEY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	QTY.
TREES					
	CERCIS OCCIDENTALIS	WESTERN REDBUD		2" CAL.	11
	PROSOPIS VELUTINA	VELVET MESQUITE	N	2" CAL.	30
	JUNIPERUS OSTEOSPERMA	UTAH JUNIPER	N	8' HT.	4
	PINUS EDULIS	PINYON PINE	N	8' HT.	7
	QUERCUS EMORYI	EMORY OAK	N	8' HT.	6
	CHILOPSIS LINEARIS	DESERT WILLOW	N	2" CAL.	14
SHRUBS					
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER		2' HT.	5
	ARCTOSTAPHYLOS PUNGENS	MANZANITA	N	2' HT	41
	DASYLIRION WHEELERI	SOTOL		2' HT	16
	BERBERIS FREMONTII	FREMONT BARBERI	N	2' HT	20
GROUND COVERS AND ACCENTS					
	DALEA FRUTESCENS	BLACK DALEA		2' HT	42
	ROSMARINUS OFFICIANALIS	PROSTRATE ROSEMARY		2' HT	22
D.G.	DECOMPOSED GRANITE		APACHE BROWN	3/4" MINUS	

JORDAN LOFTS
 LANDSCAPE PLAN COVER SHEET

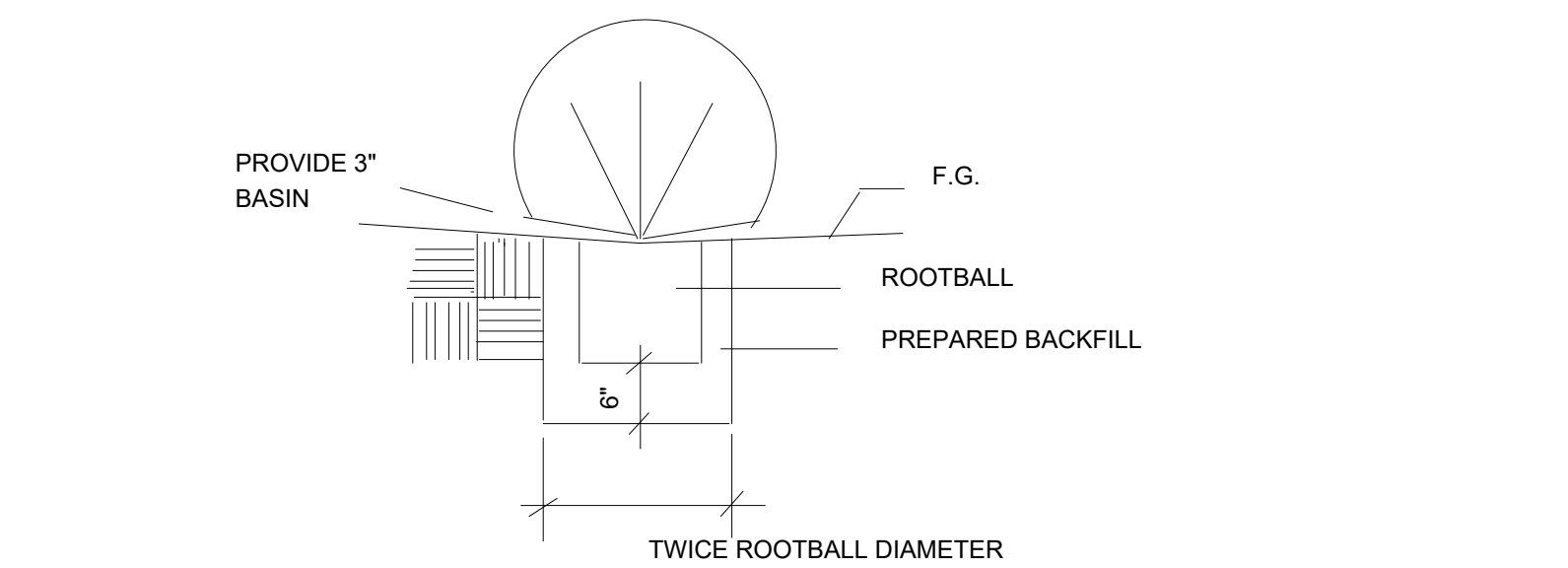
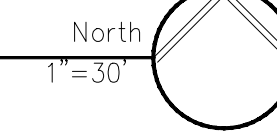
Acuña Coffeen
 Landscape Architects
 3532 N. Avenida Albor Tucson, Arizona 85745
 (520) 441-2754

HORIZ.	
VERT.	
F.B.	
DESIGN	SA
DRAWN	SA
CHKD.	SA
JOB NO.	

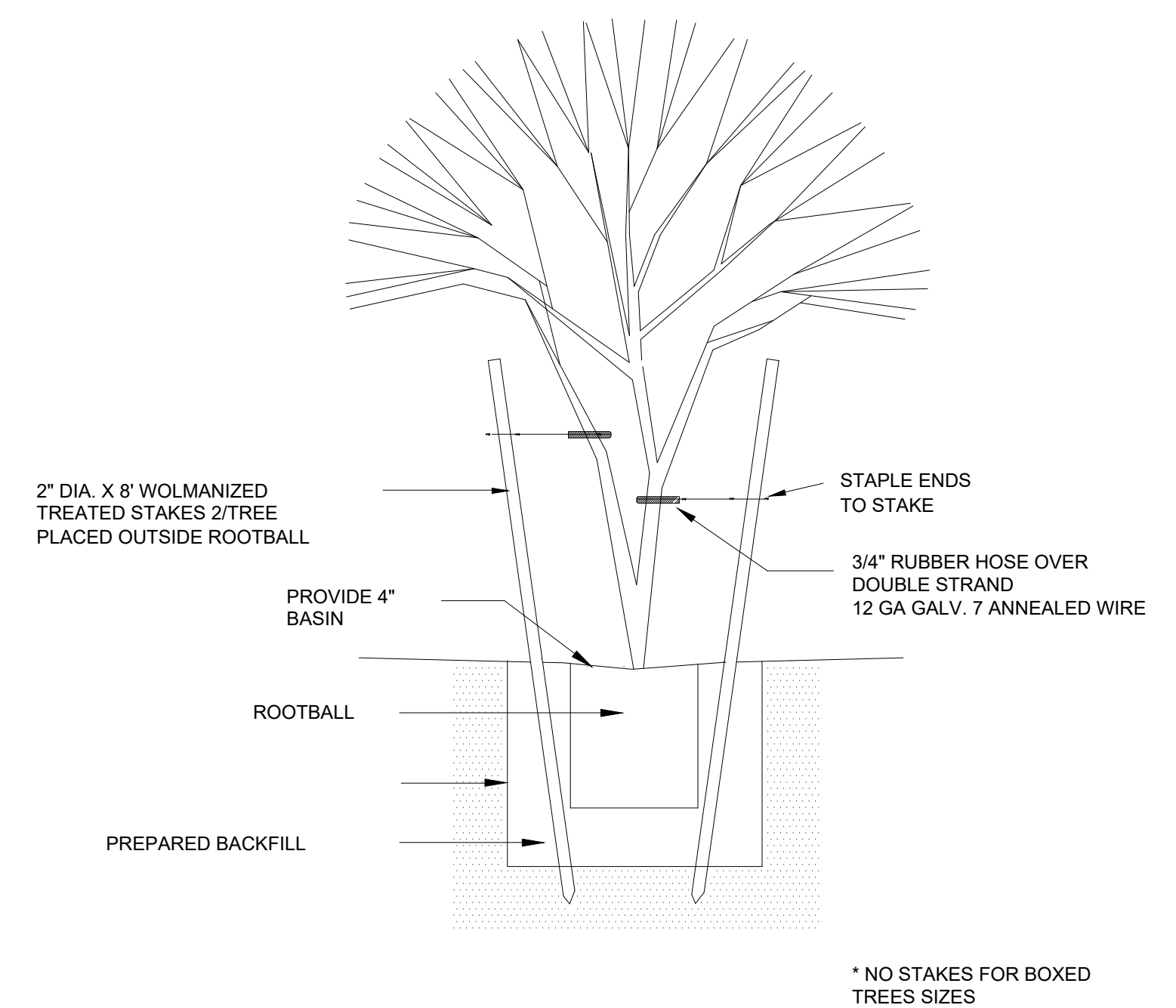
L1 OF 2



LANDSCAPE PLAN

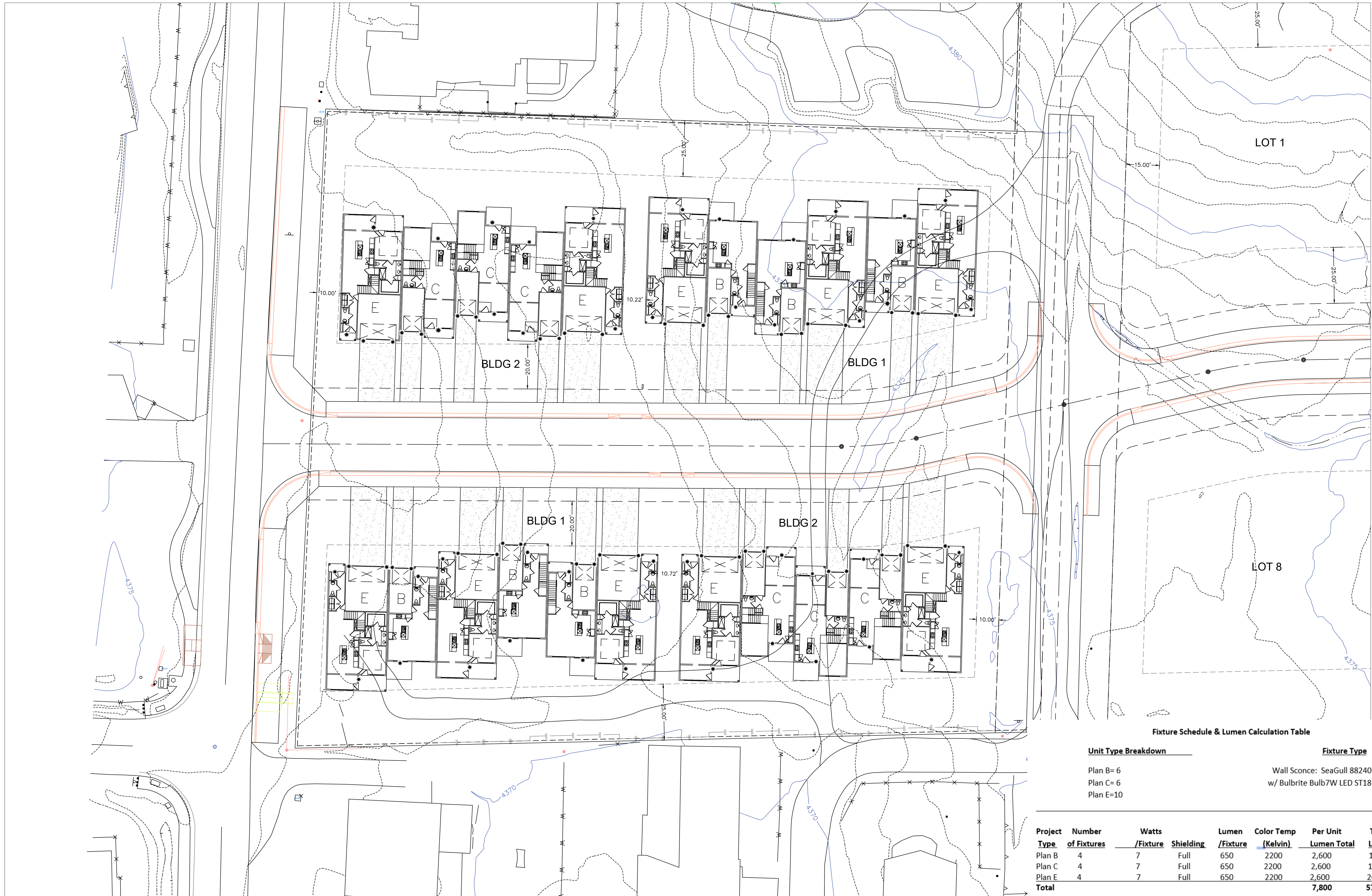


1 SHRUB PLANTING DETAIL NTS



2 TREE PLANTING DETAIL NTS

JORDAN LOFTS LANDSCAPE PLAN		HORIZ.
		VERT.
Acuña Coffeen Landscape Architects <small>3532 N. Avenida Albor Tucson, Arizona 85745 (520) 441-2754</small>		DESIGN SA
		DRAWN SA
L2 OF 2	CHKD. SA	JOB NO.



Fixture Schedule & Lumen Calculation Table

Unit Type Breakdown

Plan B=6
Plan C=6
Plan E=10

Fixture Type

Wall Sconce: SeaGull 88240D-780 *
w/ Bulbrite Bulb7W LED ST18 650 Lumen

Project Type	Number of Fixtures	Watts /Fixture	Shielding	Lumen /Fixture	Color Temp (Kelvin)	Per Unit Lumen Total	Total Lumen
Plan B	4	7	Full	650	2200	2,600	15,600
Plan C	4	7	Full	650	2200	2,600	15,600
Plan E	4	7	Full	650	2200	2,600	26,000
Total						7,800	57,200

* Allowed Lumens (70,000/net acre X 1.59=111,300)
(Net acreage is the total land area of the parcel, less any area devoted to public rights-of-way)

REVISION



Welcome to 1000Bulbs.com
([Login](#)) or ([Register](#)) ([Customer Service](#))



Trending Searches [\\$5.99/ea LED T8 Tubes](#) ([https://www.1000bulbs.com/category/led-tube-price-break/](#)) [175W MH Equal LED Wall Pack Only \\$75.00](#) ([https://www.1000bulbs.com/product/204355/PL-T11188.html](#))
[Standard Shaped LEDs only \\$0.99/ea](#) ([https://www.1000bulbs.com/search?o=PL-T-11208+PL-T-11210+PL-T-11211](#)) [LED Parking Lot Lights - Starting at \\$139](#) ([https://www.1000bulbs.com/category/led-parking-lot-light-fixtures/](#))
[TCP LED Tubes - Starting at \\$3.99 each](#) ([https://www.1000bulbs.com/search?breadcrumbs%5B0%5D=led-light-bulbs&breadcrumbs%5B1%5D=8-led-tube-lights&facet_multiselect=true&page=1&o=%2A&rows=15&son=1&sort=price+asc&start=0&filter=\(category%3D212897%22\)&filter=a_brand_t_fo%3D21TCP%22](#))

[All Categories](#)

1-972-525-0501 (tel:+19725250501)



LED Victorian Bulb - Color Matched For Incandescent Replacement
4 Watt - 380 Lumens - 40 Watt Equal - 2200 Kelvin - Amber - SYLVANIA 74327

★★★★★ (0) [Write a review](#) [Ask a question](#)

\$2.99 ea.



()

PRODUCT DETAILS

REVIEWS

FAQ'S

Brochures & Spec Sheets

[SYLVANIA 74327 Warranty](#) ([https://a89b8e4143ca50438f09-7c1706ba3fabeeda794725d88e4f5e57.ssl.cf2.rackcdn.com/spec_sheets/files/000/068/263/original/sylvania-74327-warranty.pdf?1547765328](#))

Brand	SYLVANIA
MPN (Part No.)	74327
Energy Star	No

UPC

1-972-525-0501 (6149725250501)

Base Type	Medium (E26)
Bulb Shape	A15
Case Quantity	6
Color	Very Warm White
Filament Type	Vertical
Warranty	3 Years
Dimmable	No
Bulb Finish	Amber Tint
Life Hours	15,000

Wattage	4 Watt
Color Temperature	2200 Kelvin
Diameter	2.4 in.
Height	4.1 in.
Incandescent Equal	40 Watt
CRI	80
Lumens	380
Voltage	120
Safety Rating	UL Damp Location
Enclosed Fixture Rated	No
Lumens per Watt	95
California Approved	Exempt

Description

Accent your residential and commercial spaces with a vintage touch by pairing this LED A15 with pendants, chandelier lights, or antique fixtures. Whether placed indoors or outdoors, the SYLVANIA 74327 Victorian filament bulb mimics the color of candle light for up to 15,000 hours using only 4 Watts.

- Vertical filaments provide an output of 380 Lumens, an ideal brightness for accent lighting
- Ideal for adding an elegant look to areas with decorative fixtures
- Excellent replacement for 40-Watt incandescent bulbs

Item # 8102-A138	UPC Code: 747396079721
Product Family Name: Kirkham™	Finish: Aspen Bronze
Category: WALL MOUNT	Category Type:
Certification 3057374	
Patents:	
Notes:	



Image File Name: 8102-A138.jpg



MEASUREMENTS

Width: 11	Length: 12.25	Height: 6.5	Extension: 12.25
Height Adjustable: No	Min Overall Height: No	Max Overall Height: No	Slope: No
Wire Length: 7	Chain Length:	Safety Cable Included: No	Net Weight: 1.04
Canopy Width: 6.0	Canopy Height:	Canopy Length:	Center to Bottom: 3.25
Backplate Width:	Backplate Height:	Center to Top: 3.25	

LAMPING

No. of Bulbs: 1	Light Type: A-15,MED			
Max Bulb Wattage: 60	Socket: E26,MED			
Dimmable: Yes	Ballast:	Rated Life Hours:	Photocell Included: No	Bulb/LED Included: No
Bulb/LED Included:	Color Temp.:	CRI:	Initial Lumens:	Delivered Lumens:

SHADE / GLASS

Description:	Material:
Part No.:	Quantity:
Width:	Height:
	Length:



SHIPPING

Carton Width: 13.5	Carton Height: 9.0	Carton Length: 15.0
Carton Weight: 2.86	Carton Cubic Feet: 1.055	Small Package Shippable: Yes
Master Pack Width:	Master Pack Height:	Master Pack Length:
Master Pack Weight:	Master Cubic Feet:	Multi-Pack: 1
		Master Pack: 1



Dark Sky



Wet Location



ETL Intertek

WARNING: Handling this product can expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Wash hands with soap and water after installing, handling, cleaning or otherwise touching this product. For more information go to: www.P65Warnings.ca.gov.

For additional information, please contact Customer Care: 1-800-221-7977 | Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.