



WARD REAL ESTATE
& DEVELOPMENT COMPANY

600 West Chandler Blvd., Suite 3
Chandler, AZ 85225
e-mail: warddevelopment@yahoo.com
Office 480-899-4330
Cell 602-377-6553

Deer Valley Townhomes Build to Suit

- Location:** NWC of Hayden Road (Miller Road) and Deer Valley Road
Scottsdale, Arizona
- Size:** 1.6 Net Acres
Tax Parcel # 212 02 010E
- Units:** 9 Two story Townhome units
Delivered at the Certificate of Occupancy
Each unit is 1,628 SF to 1,921 SF
3 bedrooms, 3 baths, with a 2-car garage
- Price:** \$1,050,000 per unit
\$9,450,000 total package
- Utilities:** Scottsdale City water and wastewater are to the site.
- Comments:** The Deer Valley Townhomes are a magnificent set of 9 modern, energy efficient, luxury Townhomes in the heart of north Scottsdale. This package is offered as 9 finished units ready for occupancy. The project is 5 minutes to the 101 Freeway and thousands of jobs in the Scottsdale Airpark. These 9 units are estimated to generate over \$40,000 per month in rental income. The project is due for completion in January 2025.

Exclusively listed:
Scott F. Ward
Broker
602 377 6553
warddevelopment@yahoo.com



philip r. ryan
landscape architect inc.
4915 S. GULF VIEW
DENVER, COLORADO
(303) 755-1851

DEER VALLEY
&
MILLER

24318 N. MILLER ROAD
SCOTTSDALE, AZ 85255

REVISION SCHEDULE



PRELIMINARY

WHITNEYBELL PERRY INC
1102 East McDowell Avenue
Phoenix, Arizona 85014
575 Chandler, Arizona 85227
(602) 255-1851



ARCHITECTURE AND PLANNING

L-1

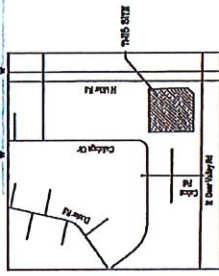
1718
COPYRIGHT WHITNEYBELL PERRY INC

PRELIMINARY
LANDSCAPE PLAN



Preliminary
Landscape Plan
Scale 1/8" = 1'-0"
GRAPHIC SCALE

NORTH



Vicinity Map

PLANT SCHEDULE:



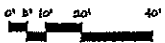
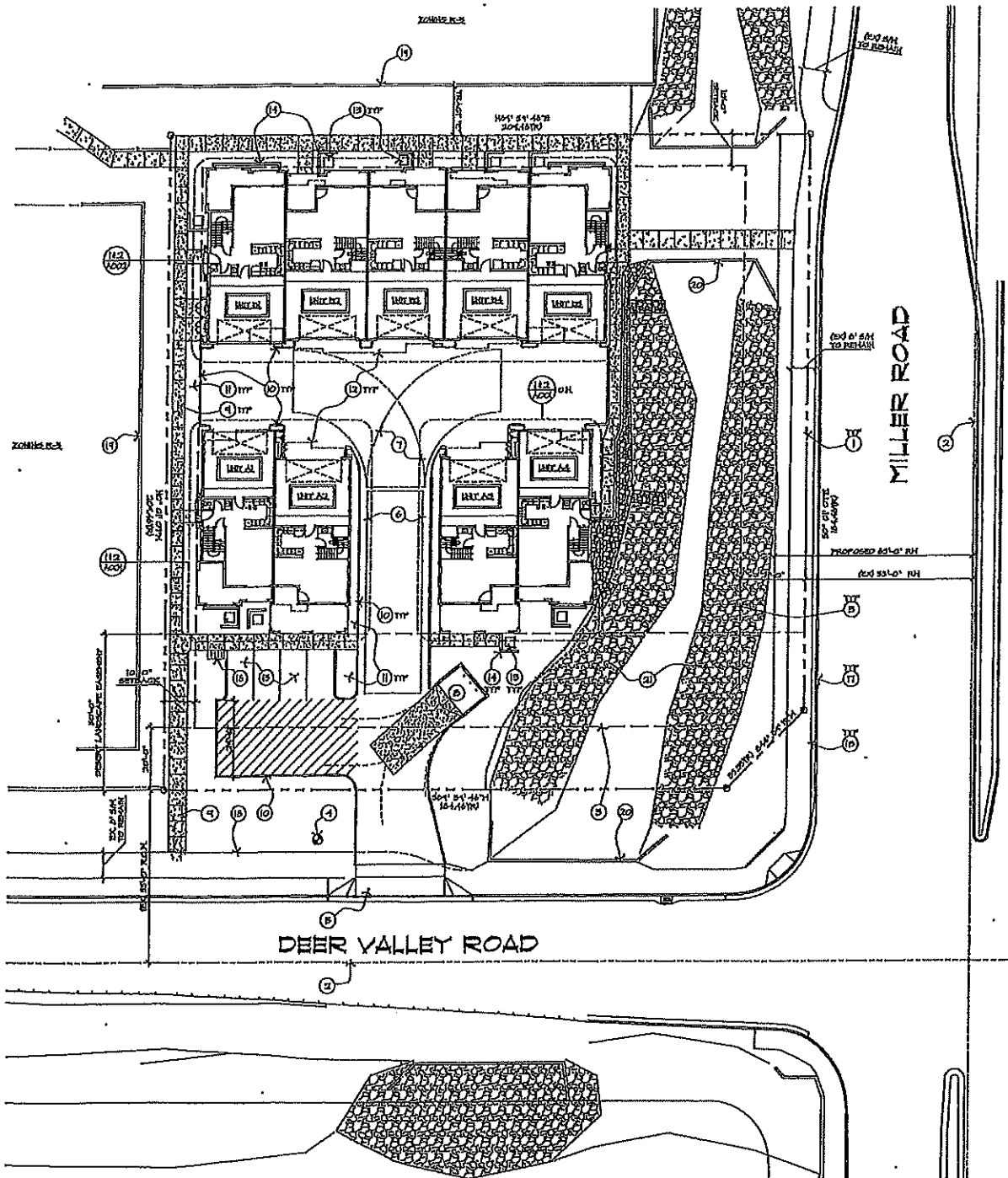
6 TOTAL	BUCKLEBUSH	28 TOTAL	REYNOLDS HYDRANGEA
3 TOTAL	3' SPY GLASS	3 TOTAL	3' SPY GLASS
6 TOTAL	24" BOX	3 TOTAL	24" BOX
19 TOTAL	24" BOX	3 TOTAL	24" BOX
5 TOTAL	SPYER	3 TOTAL	SPYER
3 TOTAL	3' SPY GLASS	3 TOTAL	3' SPY GLASS
25 TOTAL	3' SPY GLASS	3 TOTAL	3' SPY GLASS
14 TOTAL	3' SPY GLASS	3 TOTAL	3' SPY GLASS
14 TOTAL	3' SPY GLASS	3 TOTAL	3' SPY GLASS
3 TOTAL	3' SPY GLASS	3 TOTAL	3' SPY GLASS
19 TOTAL	3' SPY GLASS	3 TOTAL	3' SPY GLASS
25 TOTAL	3' SPY GLASS	3 TOTAL	3' SPY GLASS
3 TOTAL	3' SPY GLASS	3 TOTAL	3' SPY GLASS
3 TOTAL	3' SPY GLASS	3 TOTAL	3' SPY GLASS
18 TOTAL	3' SPY GLASS	3 TOTAL	3' SPY GLASS
3 TOTAL	3' SPY GLASS	3 TOTAL	3' SPY GLASS
19 5/8" SP.	3' SPY GLASS	3 TOTAL	3' SPY GLASS

BOULDER SCHEDULE:

1	4'-0" X 2'-0" DEEP SELECT GRADE GRANITE BOULDER (RUBY #7)
2	3'-0" X 2'-0" DEEP SELECT GRADE GRANITE BOULDER (RUBY #7)
3	2'-0" X 2'-0" DEEP SELECT GRADE GRANITE BOULDER (RUBY #7)

PLAN KEY NOTES: FOR THIS SHEET ONLY

1. RELOCATED FIRE HYDRANT
2. FLOOD CONTROL BASINMENT
3. BIGHT DISTANCE LINE
4. BOWING & BLOOMING TO REMAIN
5. BOWING & BLOOMING PIPES
6. BOWING CONCRETE RETICULATION
7. 4" WIDE CURB/EDGE BUILT UP 4" 2" 1/2" ROCK PER CIVIL DATA
8. RETAINING WALL PER CIVIL DATA
9. DRAINAGE PIPES PER CIVIL DATA
10. UNDERGROUND STRUCTURE PIPES PER CIVIL DATA
11. BENT LOOPS
12. INTERIOR COLOR CONCRETE FINISHMENT



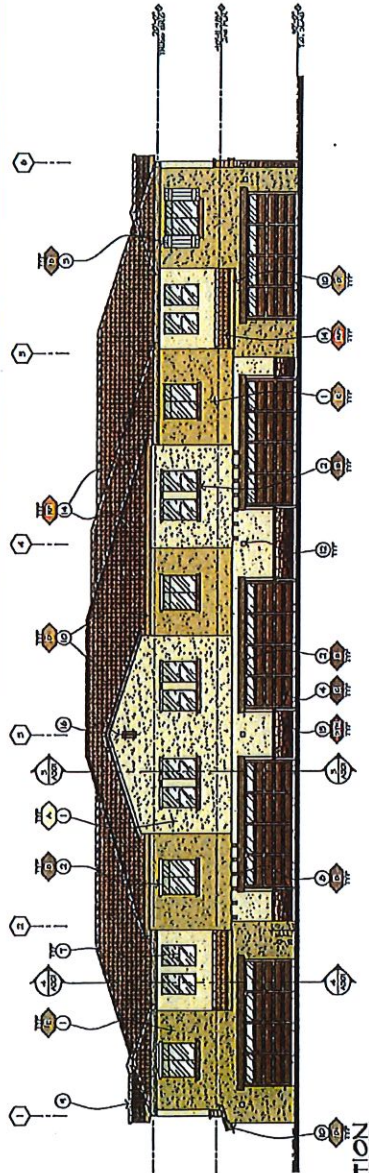
ARCHITECTURAL SITE PLAN
 2024.10.17 - 2024.10.17

KEYNOTES

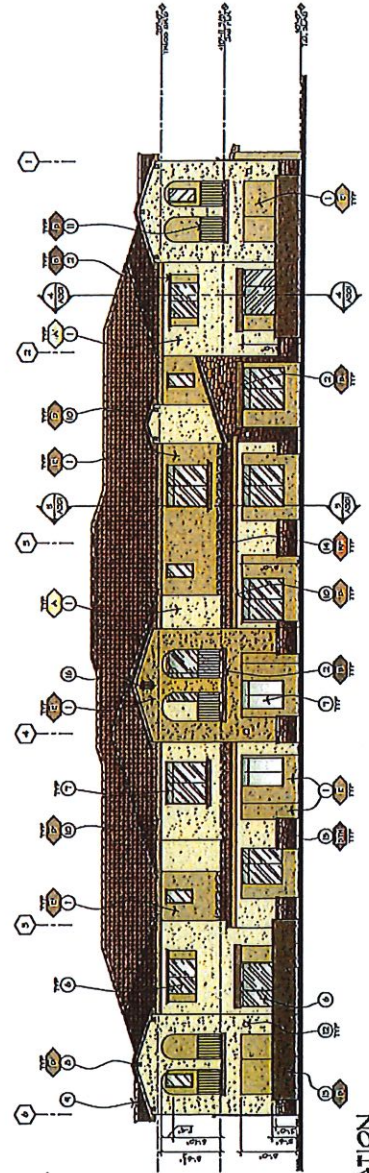
1. ALL SURFACES TO BE FINISHED WITH THE FOLLOWING UNLESS SPECIFIED OTHERWISE.
2. INTERIOR WALLS TO BE FINISHED WITH GYPSUM BOARD AND FINISHED WITH THE FOLLOWING FINISHES UNLESS OTHERWISE SPECIFIED.
3. INTERIOR CEILING TO BE FINISHED WITH GYPSUM BOARD AND FINISHED WITH THE FOLLOWING FINISHES UNLESS OTHERWISE SPECIFIED.
4. INTERIOR FLOORS TO BE FINISHED WITH THE FOLLOWING FINISHES UNLESS OTHERWISE SPECIFIED.
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MATERIAL/FINISH LEGEND

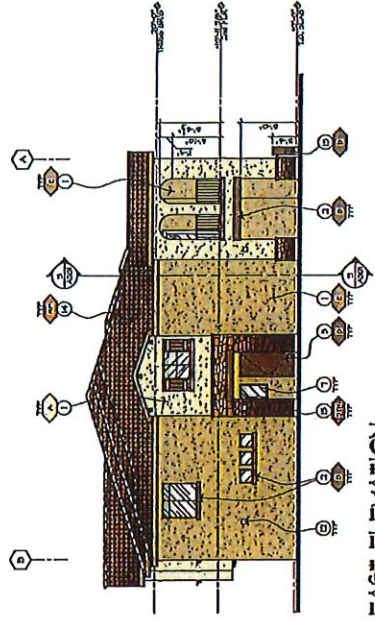
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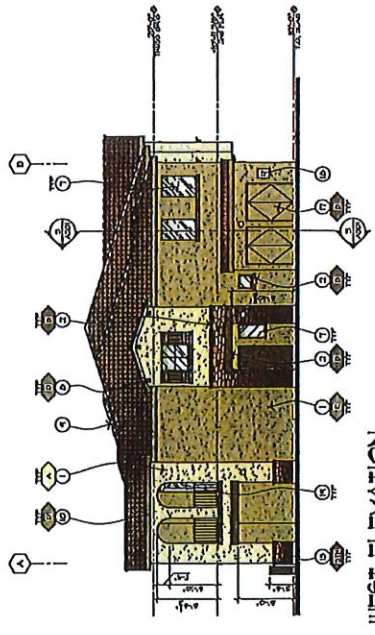
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Scottsdale Townhomes
1st Flr
NWC of DEER VALLEY RD & MILLER RD
SCOTTSDALE, AZ 85255

OWNER	WALTON GROUP
DATE	6-8-2024
REVISION	
QUANTITY	1
PROJECT NUMBER	A202C

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS.

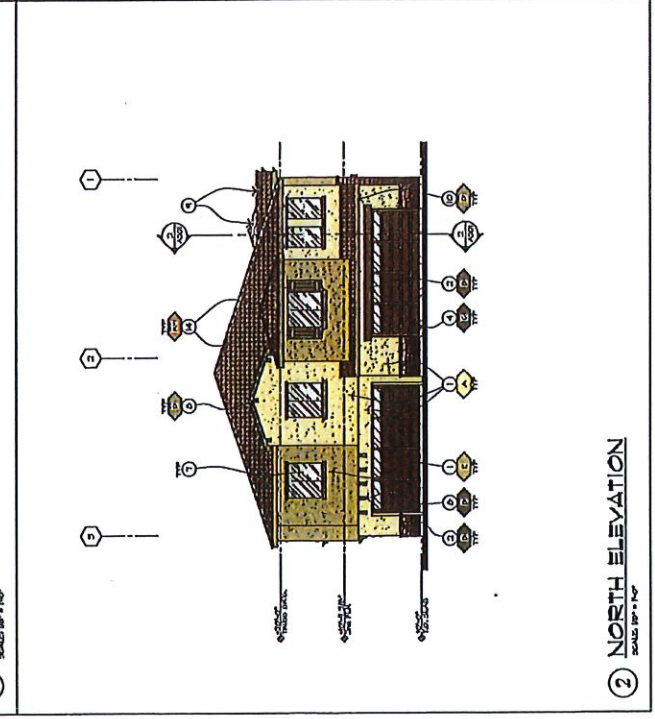
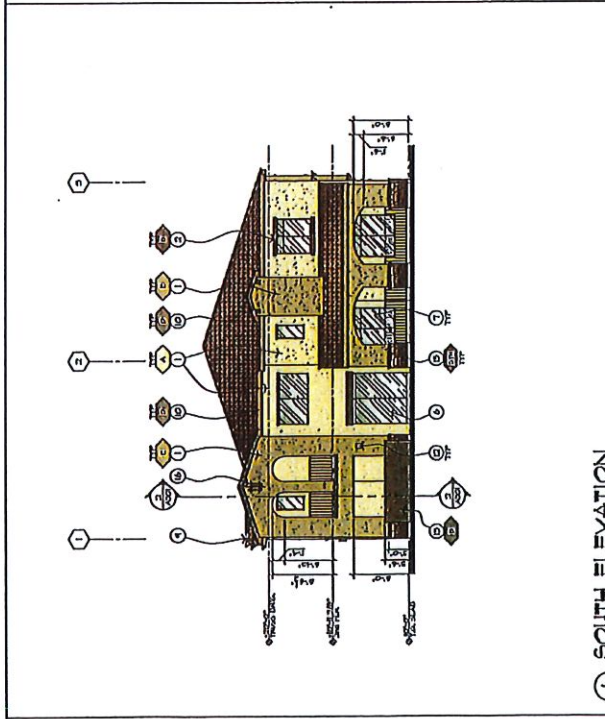
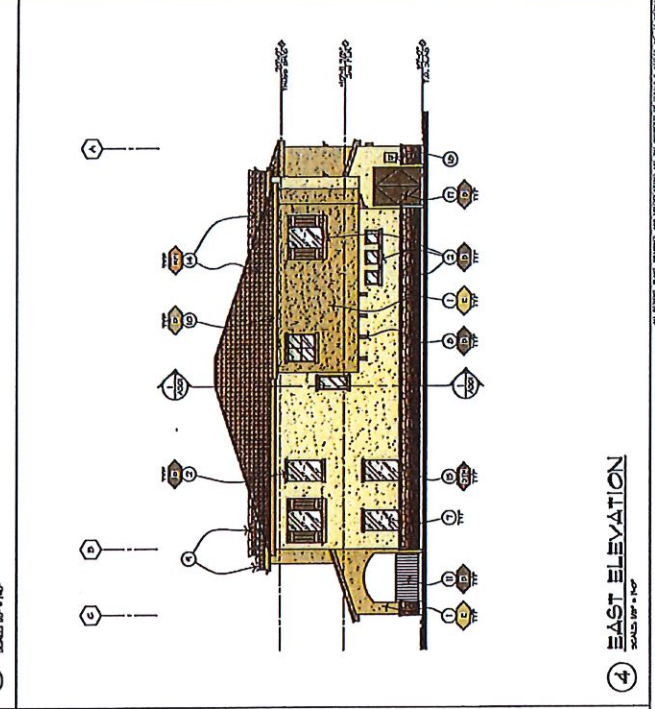
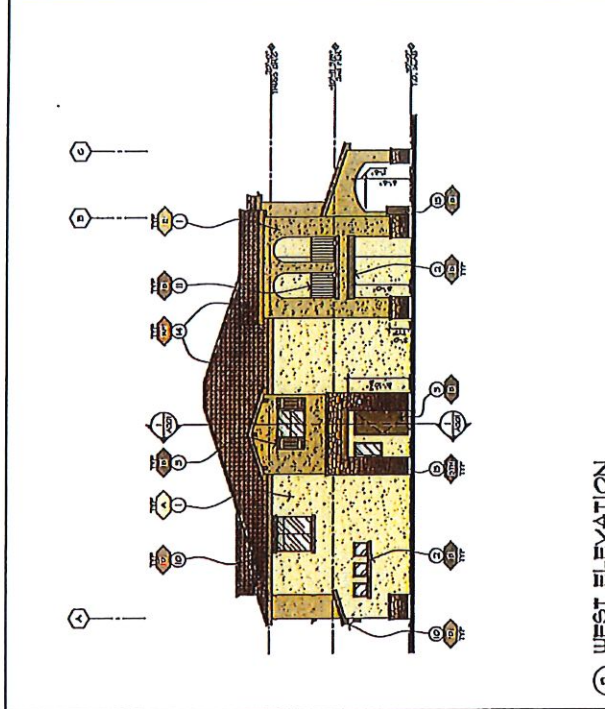
KEYNOTES

1. USE COLOR FINISH SYSTEMS, INTERIALLY AND EXTERIALLY, IDENTICAL TO THE FINISH SYSTEM IDENTIFIED IN THE FINISH SCHEDULES OF THIS ARCHITECTURAL DRAWING. FINISHES TO BE APPLIED TO THE EXTERIOR SURFACES OF THE TOWNHOMES SHALL BE IDENTICAL TO THE FINISHES IDENTIFIED IN THE FINISH SCHEDULES OF THIS ARCHITECTURAL DRAWING.
2. PAINT FINISHES TO BE IDENTICAL TO THE FINISHES IDENTIFIED IN THE FINISH SCHEDULES OF THIS ARCHITECTURAL DRAWING.
3. PAINTED OVERHEAD GARAGE DOORS, SEE DOOR SCHEDULES.
4. PAINTED ENTRY DOORS, SEE DOOR SCHEDULES.
5. PAINTED WINDOW CASINGS, SEE WINDOW SCHEDULES.
6. PAINTED WINDOW SILL CASINGS, SEE WINDOW SCHEDULES.
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MATERIAL/FINISH LEGEND

CLADDING MATERIALS

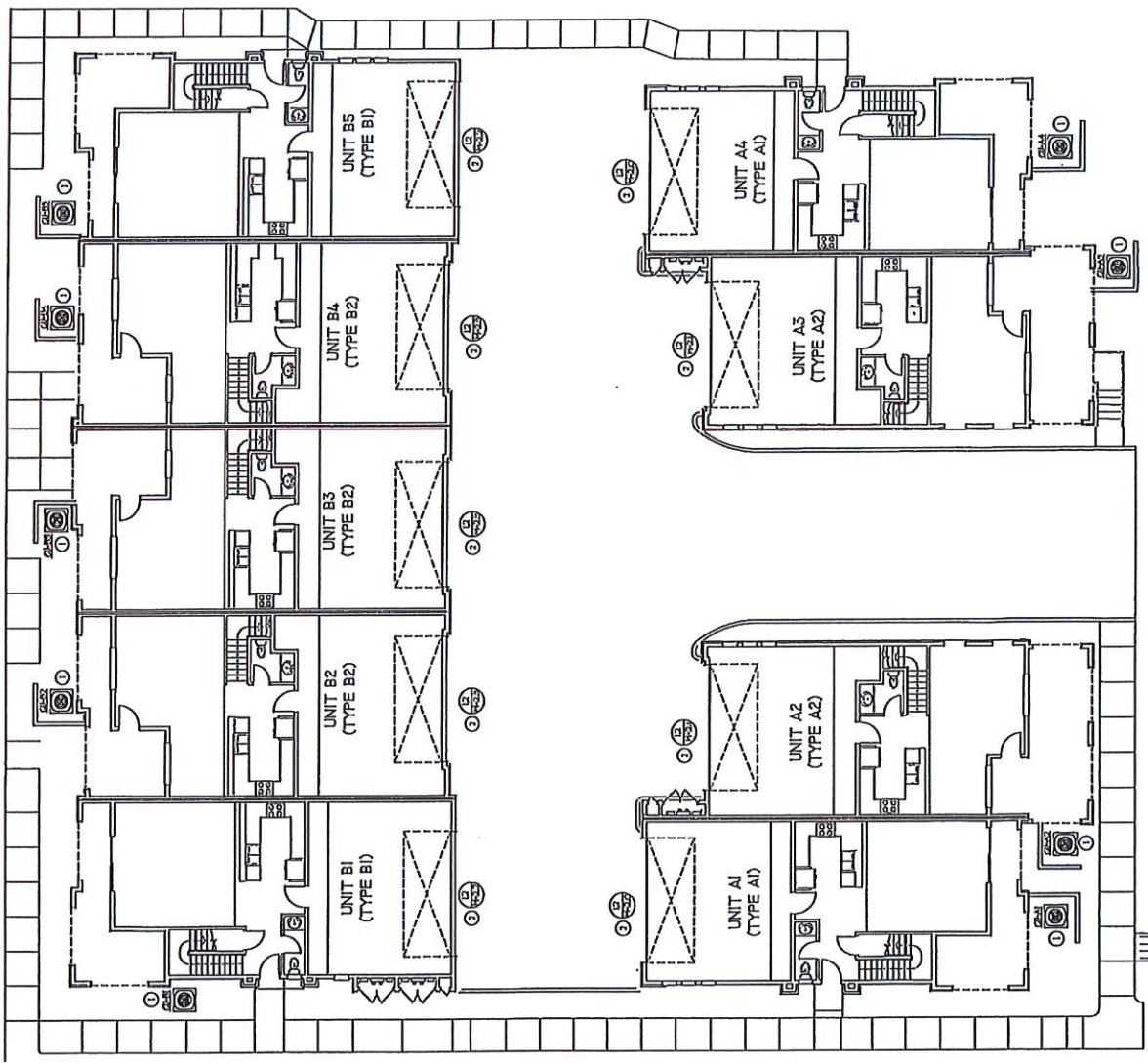
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MECHANICAL KEYNOTES

1. GENERAL MECHANICAL KEYNOTES FOR ALL MECHANICAL SYSTEMS SHALL BE AS SHOWN ON SHEET M-10. SEE MANUFACTURERS' RECOMMENDATIONS, FIELD NOTE TO AIR HANDLER.
2. SEE TYPICAL UNIT PLAN ON SHEET INDICATED.



1 MECHANICAL SITE PLAN

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

Bowie Tiglias
Engineering Inc.
Professional Engineer
10000 Westheimer Road
Houston, Texas 77042
TEL: 281-416-7222

SHEET TITLE
MECHANICAL SITE PLAN
SHEET NUMBER
M-10

JOB NUMBER
2025
DATE
4-7-25

Scottsdale Townhomes
NWC OF DEER VALLEY RD & MILLER RD
SCOTTSDALE, AZ 85255



GERALD A. KESSLER, INC.
1000 N. CENTRAL AVENUE
SUITE 100
PHOENIX, ARIZONA 85004
PH: 602-955-1111

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