

### TRASH COMPACTOR SIZE CALCULATION

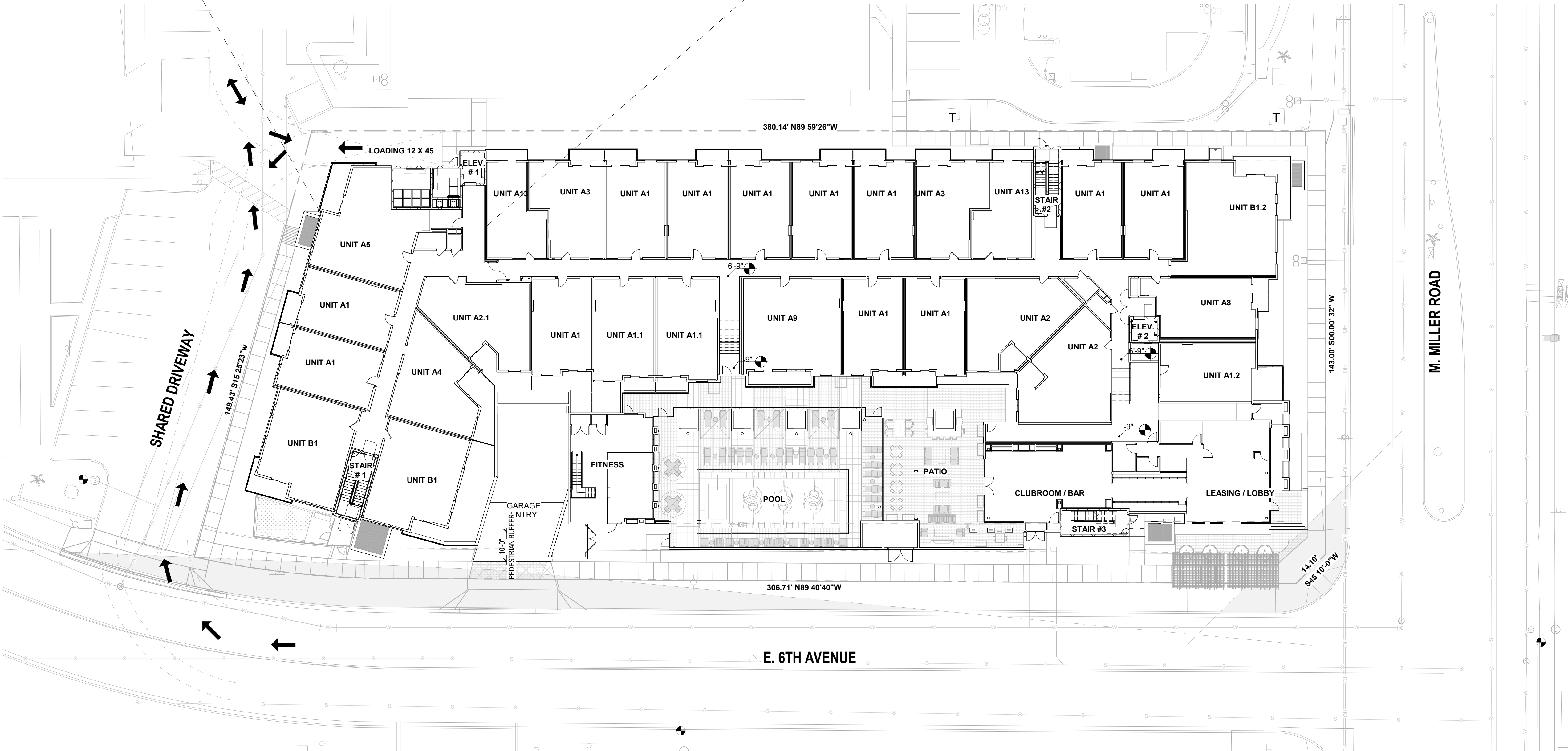
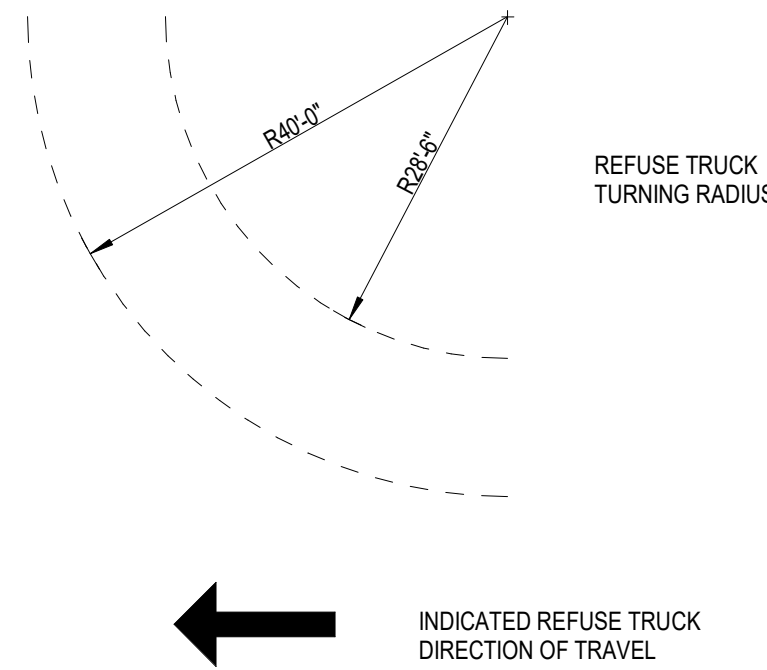
Dwelling Units	148
Average garbage amount per week - C.Y.*	0.25
Extra garbage amount per week - C.Y.*	0
Total amount of garbage per week - C.Y.*	37
Compaction proposed 3:1	12
Proposed 15 C.Y.* Trash Compactor Once per Week	
* Cubic Yard	

### REFUSE NOTES

1. PROVIDE 40' CLEARANCE FROM HOLD ROOM DOOR, FARTEST WEST POINT, TO THE COMMERCIAL DRIVE AISLE.
2. LOADING AREA MUST BE FLAT; MEET GRADE REQUIREMENTS OF DSPM 2-1.309, REFUSE REQUIREMENTS.
3. MOVING OF THE CONTAINERS TO AND FROM THE REFUSE TRUCK IS NOT THE REFUSE SERVICE PROVIDERS RESPONSIBILITY BUT THE RESPONSIBILITY OF THE ON-SITE APARTMENT STAFF.

### LEGEND

- DENOTES PROPERTY LINE
- DENOTES ACCESSIBLE PARKING
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING ELECTRICAL TRANSFORMER / SWITCH CABINET
- EXISTING STREET LIGHT
- DENOTES ACCESSIBLE ROUTE
- DENOTES VISIBILITY TRIANGLE



TOLL MAZA

7570 EAST 6TH AVE  
SCOTTSDALE, AZ

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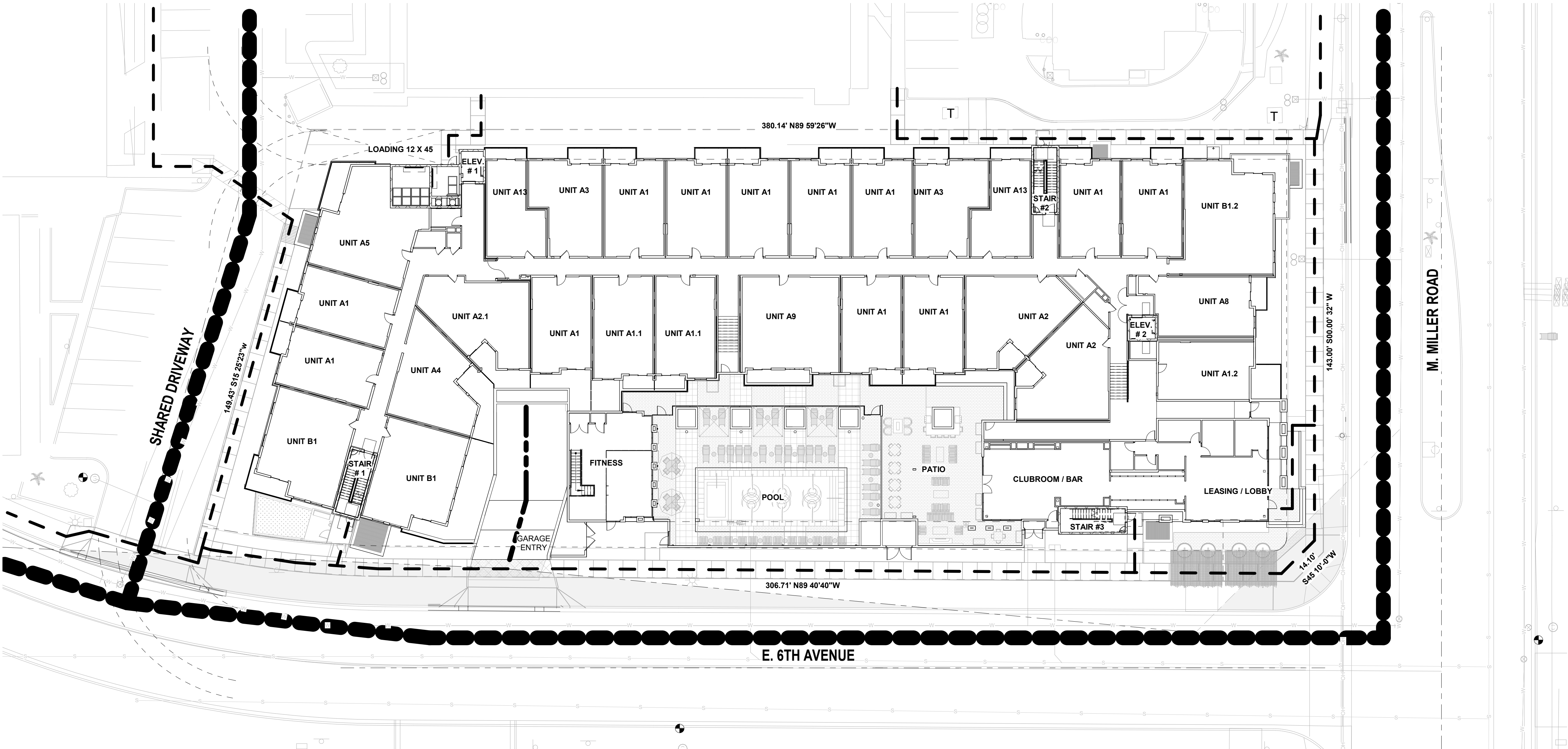
TOLL BROTHERS

Notice of alternate billing (or payment) cycle  
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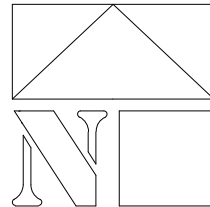
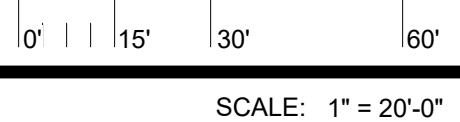
REVISIONS/SUBMITTALS  
DATE DESCRIPTION

2nd DRB SUBMITTAL  
DATE: 05.27.2022 ORB #: 19-220

A1.10.1d  
REFUSE SITE PLAN - PRELIMINARY



CIRCULATION SITE PLAN -PRELIM



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- EXISTING STREET LIGHT
- DENOTES ACCESSIBLE ROUTE
- DENOTES VISIBILITY TRIANGLE
- PEDESTRIAN CIRCULATION PATH
- PRIMARY VEHICLE CIRCULATION PATH
- RESTRICTED VEHICLE CIRCULATION PATH

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DATE: 05.27.2022 ORB #: 19-220

A1.10.2  
CIRCULATION SITE PLAN  
PRELIMINARY



BUILDING AREAS

Construction Type	Occupancy Type	Allowable Height	Allowable No. Stories	Allowable Area	Area	Area Ratio
LEVEL P3						
IA	S2 GARAGE	UNLIMITED	UNLIMITED		21,591 SF	0
LEVEL P2						
IA	S2 GARAGE	UNLIMITED	UNLIMITED		39,433 SF	0
LEVEL P1						
IA	B	UNLIMITED	UNLIMITED		754 SF	0
IA	S2 GARAGE	UNLIMITED	UNLIMITED		37,539 SF	0
LEVEL L1						
IIIA	A3	85 FEET	4	42,000 SF	1,893 SF	0.045076
IIIA	B	85 FEET	6	85,000 SF	2,126 SF	0.025008
IIIA	R2	85 FEET	5	72,000 SF	28,923 SF	0.40171
IIIA	S1	85 FEET	5	78,000 SF	1,136 SF	0.014563
IIIA	S2	85 FEET	5	117,000 SF	179 SF	0.001526
LEVEL L2						
IIIA	R2	85 FEET	5	72,000 SF	31,908 SF	0.443173
IIIA	S1	85 FEET	5	78,000 SF	1,198 SF	0.015364
IIIA	S2	85 FEET	5	117,000 SF	58 SF	0.000494
LEVEL L3						
IIIA	R2	85 FEET	5	72,000 SF	31,310 SF	0.434864
IIIA	S1	85 FEET	5	78,000 SF	1,152 SF	0.014771
IIIA	S2	85 FEET	5	117,000 SF	58 SF	0.000494
LEVEL L4						
IIIA	R2	85 FEET	5	72,000 SF	29,991 SF	0.416546
IIIA	S1	85 FEET	5	78,000 SF	1,152 SF	0.014771
IIIA	S2	85 FEET	5	117,000 SF	58 SF	0.000494
LEVEL L5						
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IIIA	S2	85 FEET	5	117,000 SF	46 SF	0.000394

KEYNOTES

- 1001 DEMO EXISTING DRIVEWAY. INSTALL NEW CURB, GUTTER & SIDEWALK CONNECT FLUSH TO EXISTING.
- 1002 DEMO EXISTING CURB GUTTER AND SIDEWALK. INSTALL NEW DRIVEWAY PER C.O.S. DETAILS.
- 1003 ACCESSIBLE DRIVEWAY CROSSING 5' WIDE MINIMUM.
- 1004 ACCESSIBLE CURB RAMP.
- 1005 REFUSE ENCLOSURE FULLY SCREENED SURROUNDED BY CMU WALL.
- 1006 5' WIDE SIDEWALK.
- 1007 AMENITY AREA.
- 1008 EXISTING SIDEWALK TO REMAIN.
- 1009 NEW DRIVEWAY PER C.O.S. DETAILS.
- 1010 EXISTING DRIVEWAY TO REMAIN.
- 1011 EXISTING POLE & OVERHEAD LINES TO BE BURIED.
- 1012 PUBLIC ART LOCATION.
- 1013 6' WIDE SIDEWALK.
- 1014 SIGHT VISIBILITY TRIANGLE.
- 1015 ELECTRIC TRANSFORMER PER ELECTRICAL.
- 1016 NON-MOTORIZED PUBLIC ACCESS EASEMENT OVER PORTION OF SIDEWALK EXTENDING BEYOND R.O.W. ONTO THE PROJECT SITE.
- 1017 DEMO EXISTING SIDEWALK.
- 1018 GARAGE VENTILATION SYSTEM, PER MECHANICAL.
- 1019 GARAGE WALL OUTLINE BELOW.
- 1021 LINE OF BUILDING ABOVE.
- 1022 FIRE TRUCK ACCESS LANE, 25' INSIDE RADIUS, 55' OUTSIDE RADIUS.
- 1023 12'X45' LOADING STALL.
- 1024 FIRE RISER ROOM.
- 1026 GARAGE ACCESS RAMP.
- 1027 REFUSE TRUCK ACCESS TURNING RADIUS.
- 1028 10'-0" PEDESTRIAN BUFFER ZONE, PER CITY OF SCOTTSDALE REQUEST.
- 1029 AIR INTAKE SHAFT, PER MECHANICAL.
- 1030 EXHAUST AIR SHAFT, PER MECHANICAL.
- 1035 EXISTING WATER EASEMENT.
- 1036 DEMO EXISTING CURB GUTTER AND SIDEWALK. INSTALL ACCESSIBLE CURB RAMP, CONNECT FLUSH WITH EXISTING.

TRASH COMPACTOR SIZE CALCULATION

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- DENOTES VISIBILITY TRIANGLE

GENERAL NOTES

1. OVERHEAD UTILITIES LINES AND POLE TO BE BURIED ALONG THE MILLER ROAD FRONTAGE AS PART OF THE SITE REDEVELOPMENT.

REFUSE NOTES

1. PROVIDE 4' CLEARANCE FROM HOLD ROOM DOOR, FARTHEST WEST POINT, TO THE COMMERCIAL DRIVE AISLE.
2. LOADING AREA MUST BE FLAT; MEET GRADE REQUIREMENTS OF DSPM 2-1.309.
3. MOVING OF THE CONTAINERS TO AND FROM THE REFUSE TRUCK IS NOT THE REFUSE SERVICE PROVIDERS RESPONSIBILITY BUT THE RESPONSIBILITY OF THE ON-SITE APARTMENT STAFF.

DEVELOPMENT DATA

PROJECT DESCRIPTION:

TOLL BROTHERS INTENDS TO DEVELOP "THE MILLER" LUXURY MULTI-FAMILY RESIDENTIAL (FOR RENT) ON THE NORTHWEST CORNER OF 6TH AVENUE AND MILLER ROAD.

ZONING:

APN: 173-40-008D  
EXISTING: C3

SITE AREA:

GROSS: 74,025 S.F. / 1.6994 ACS.  
NET: 55,064 S.F. / 1.2641 ACS.

OPEN SPACE:

EXISTING: +/- 8,150 SF / 14.8%  
PROVIDED: 15,725 SF / 28.56%

DWELLING UNIT DENSITY:

DENSITY: 148 D.U. / 1.6994 ACS = 87.09  
ALLOWED: 84'-0" FT. MAX.  
PROVIDED: 76'-0" FT. (5 STORY)

CONSTRUCTION TYPE:

GARAGE 1A - BUILDING 1  
RESIDENTIAL IIIA - BUILDING 2  
RESIDENTIAL IIIA - BUILDING 3  
FITNESS IIIA - BUILDING 4

SPRINKLER SYSTEM:

NFPA13

BUILDING SETBACKS:

EAST (MILLER RD.) \*\* REQUIRED 20' B.O.C  
SOUTH (6TH AVE.) \*\* PROVIDED 20' B.O.C  
WEST \*\*\* 0'  
NORTH \*\*\* 0'

\* INCLINE AT 1:1 BEGINNING AT 30 FT. THEN INCLINE 3:1 BEGINNING AT 45 FT.  
\*\* INCLINE AT 1:1 BEGINNING AT 30 FT. THEN INCLINE 1:2 BEGINNING AT 45 FT.  
\*\*\* INCLINE AT 1:3 BEGINNING AT 45 FT.

PARKING:

PARKING REQUIRED PER CITY OF SCOTTSDALE ORDINANCE APPENDIX B - ARTICLE IX - TABLE 9.103.A:

1 BEDROOM 130 x 123 DU 160 PS  
2 BEDROOM 170 x 25 DU 43 PS  
GUEST 1 PER 6 D.U. 25 PS

TOTAL PARKING REQUIRED: 228 PS

TOTAL PARKING PROVIDED: 233 PS

PARKING RATIO 233/148 = 1.57 PS/DU

ACCESSIBLE PARKING - (4% OF PROVIDED) REQUIRED: 228 x .04 = 10 P.S.  
TOTAL PROVIDED: 10 P.S.

BICYCLE PARKING:

EVERY PRINCIPAL AND ACCESSORY USE OF LAND WHICH IS REQUIRED AT LEAST FORTY VEHICULAR PARKING SPACES SHALL BE REQUIRED TO PROVIDE BICYCLE PARKING SPACES AT THE RATE OF ONE (1) BICYCLE PARKING SPACE PER EVERY TEN (10) REQUIRED VEHICULAR PARKING SPACES. (CITY OF SCOTTSDALE ORDINANCE APPENDIX B - ARTICLE IX - SEC. 9.103)

BICYCLE PARKING - (10% OF PROVIDED) REQUIRED: 228 x .10 = 23 P.S.

TOTAL PROVIDED: 26 P.S.

UNIT MIX:

1 BEDROOM	
A1	51
A1.1	8
A1.1L	2
A1.2	1
A1.3	1
A1L	10
A2	6
A2.1	5
A2.2	2
A2H	1
A3	8
A3L	2
A4	5
A5	1
A6	1
A7	1
A8	3
A9	1
A10	1
A11	1
A12	2
A13	10
2 BEDROOM	
B1	10
B1.2	3
B1H	1
B2	1
B3	1
B3L	1
B4	3
B5	3
B5L	1
B6	1
PROJECT UNIT TOTAL	
148	

UNIT MIX BY LEVEL:

LEVEL L1	
A1	12
A1.1	2
A1.2	1
A1.3	1
A2	2
A2.1	1
A3	2
A4	1
A5	1
A6	1
A7	1
A8	1
A9	1
A10	1
A11	2
B1	2
B1.2	1
LEVEL L2	
A1	14
A1.1	2
A1.3	1
A2	2
A2.1	1
A3	2
A4	1
A5	1
A6	1
A7	1
A8	1
A9	1
A10	1
A11	2
A12	1
A13	2
LEVEL L3	
A1	14
A1.1	2
A1L	10
A2	1
A2.1	1
A3	1
A3L	1
A4	1
A5	1
PROJECT UNIT TOTAL	
148	

A12	1
A13	2
B1	2
B1.2	1
B4	1
B5	1
B6	1
LEVEL L4	
A1	11
A2	1
A2.1	1
A2H	1
A3	2
A4	1
A6	1
A7	1
A10	1
A13	2
B1	2
B1H	1
B3	1
B4	1
B5	1
LEVEL L5	
A1.1L	2
A1L	10
A2.1	1
A2.2	1
A3L	2
A4	1
A11	1
A13	2
B1	2
B3L	1
B5L	1
B6	24
PROJECT UNIT TOTAL	
148	

TOLL  
MAZA

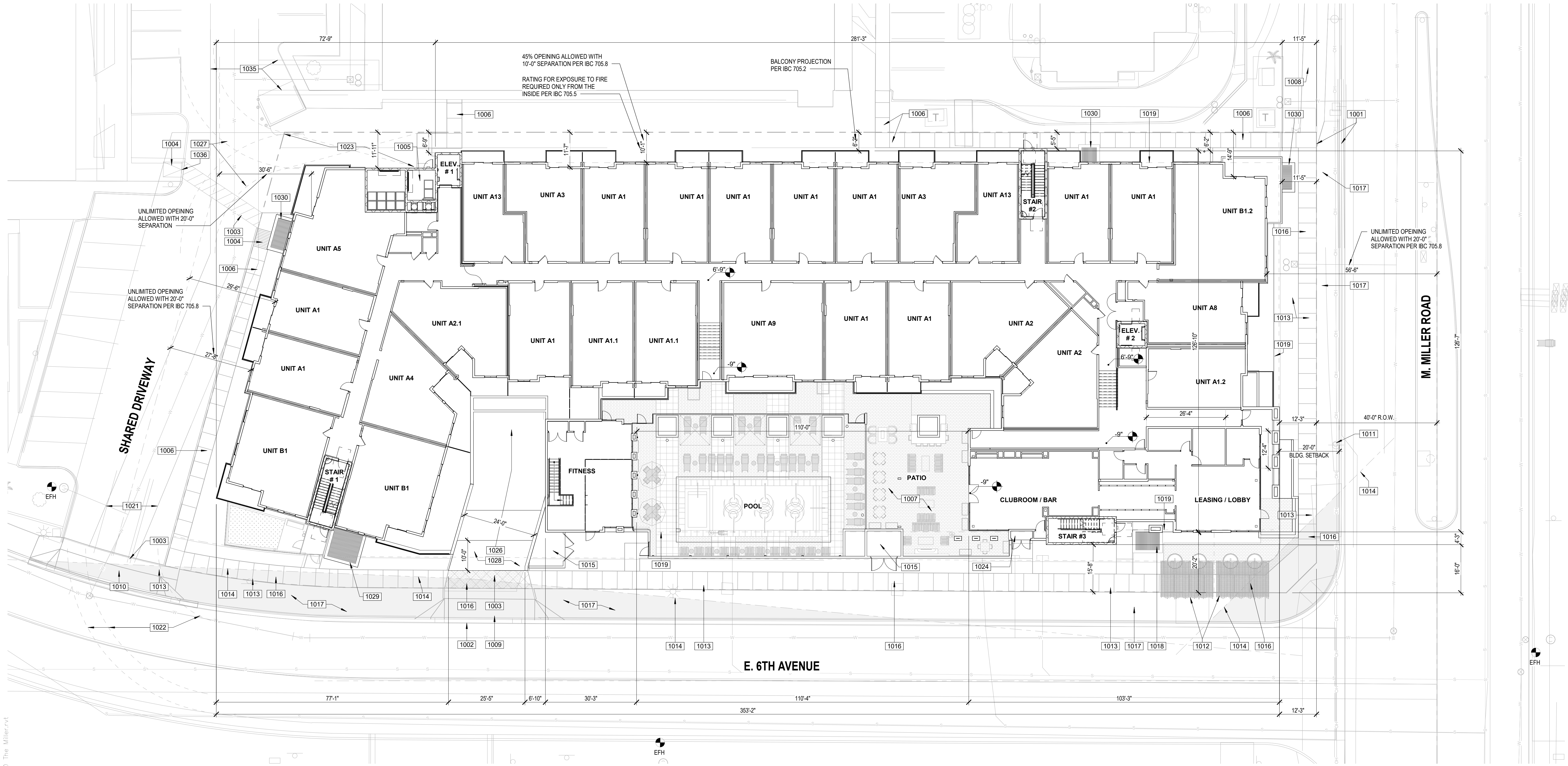
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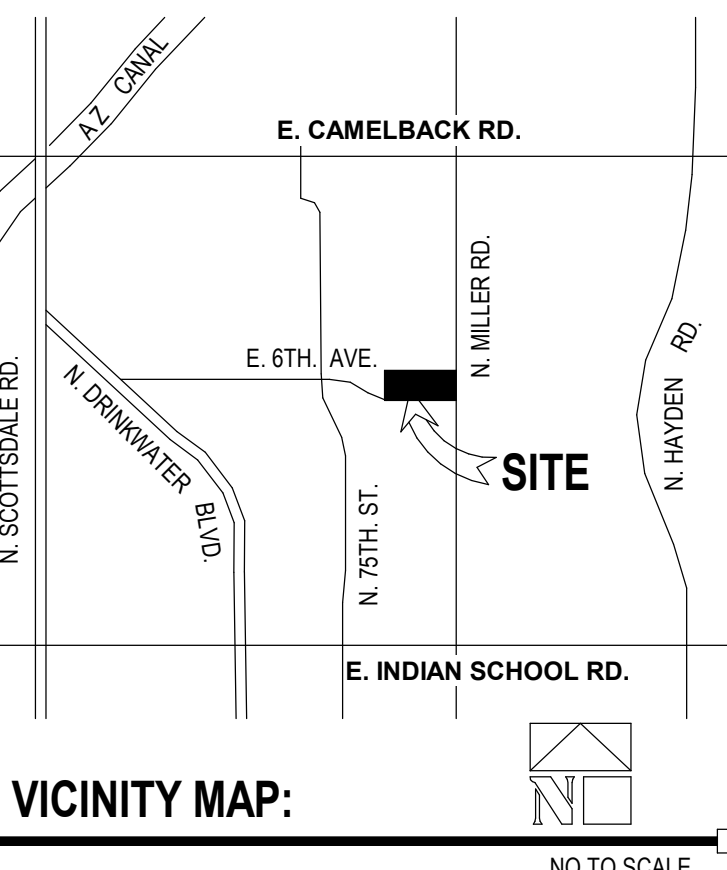
TOLL BROTHERS



1 SITE PLAN

0' 8' 16' 32'  
SCALE: 1/16" = 1'-0"

VICINITY MAP:

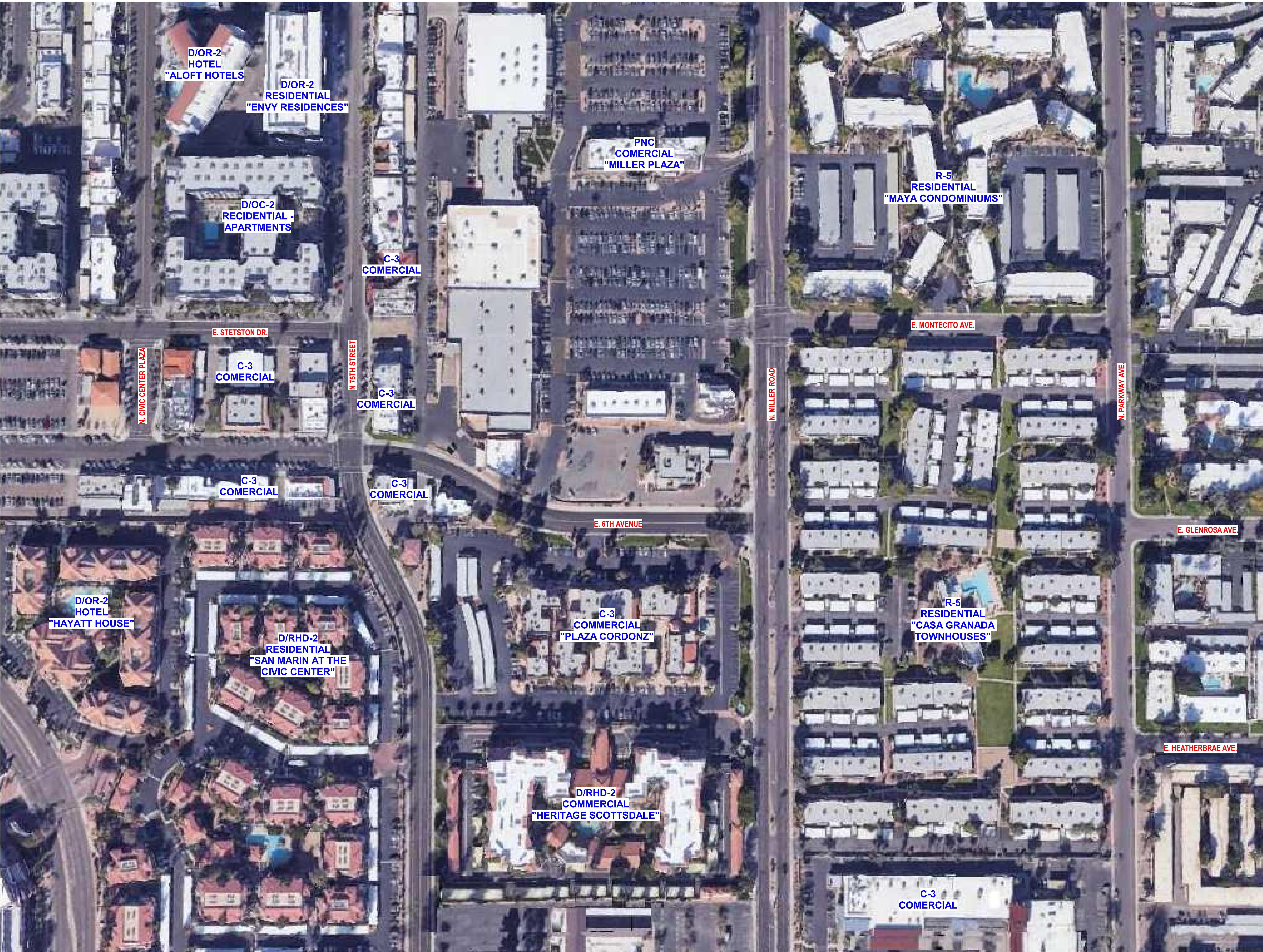


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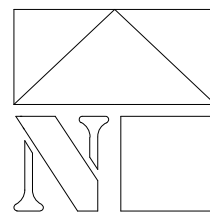
A1.10d  
SITE PLAN PRELIMINARY





CONTEXTUAL PLAN

SCALE: 1" = 80'-0"



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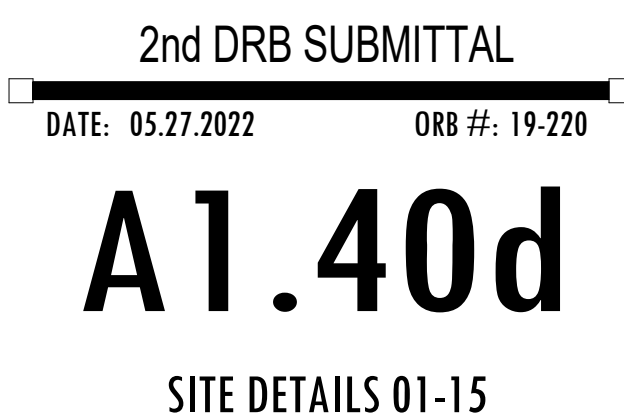
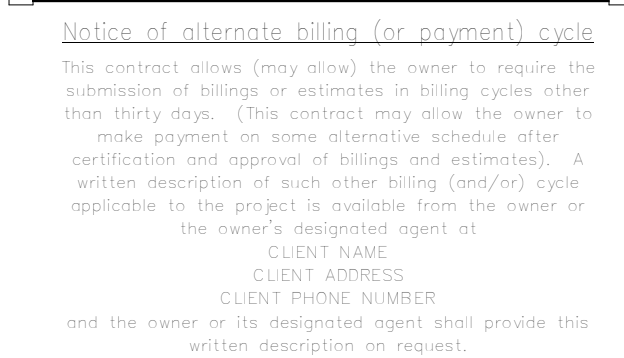
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A1.11d  
CONTEXT AERIAL





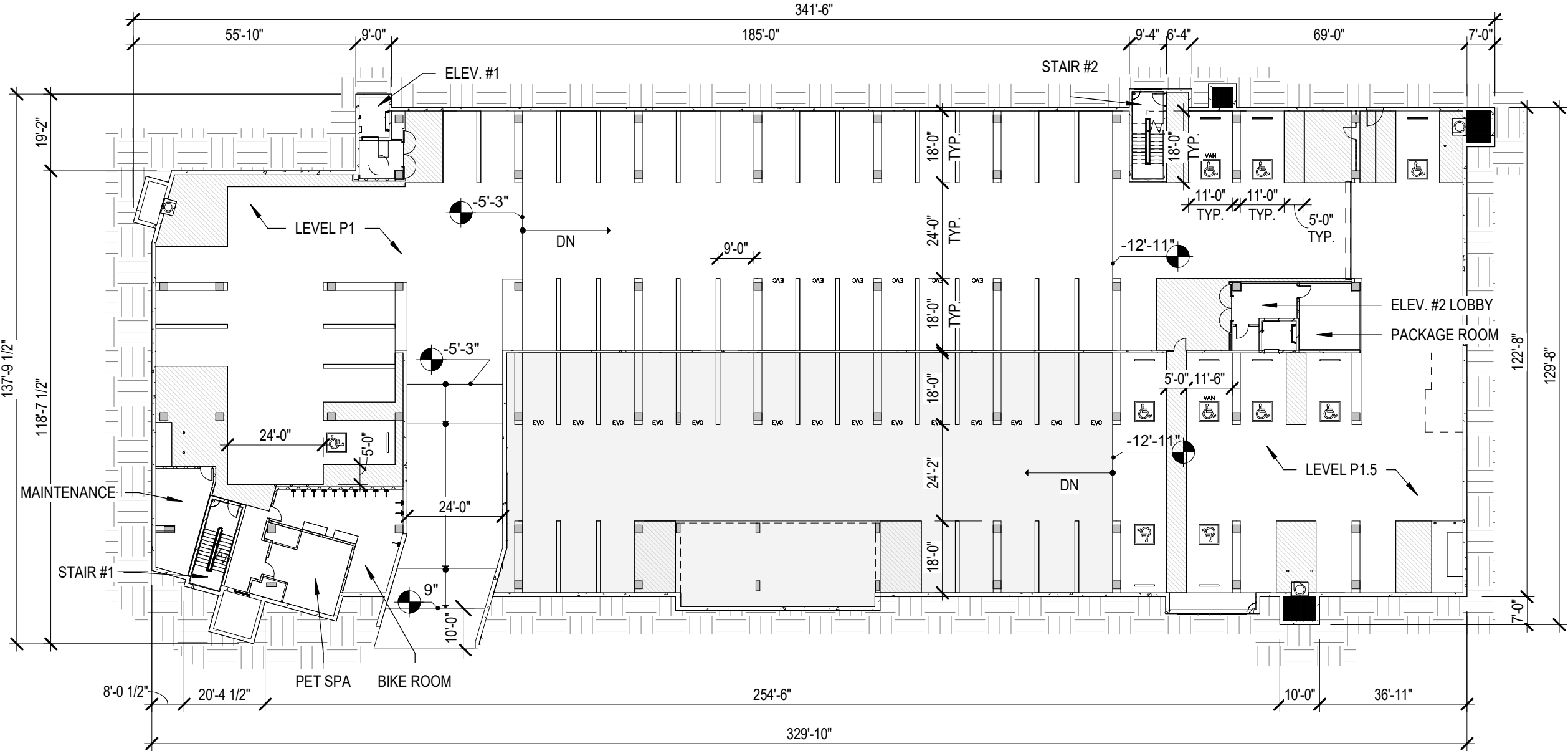
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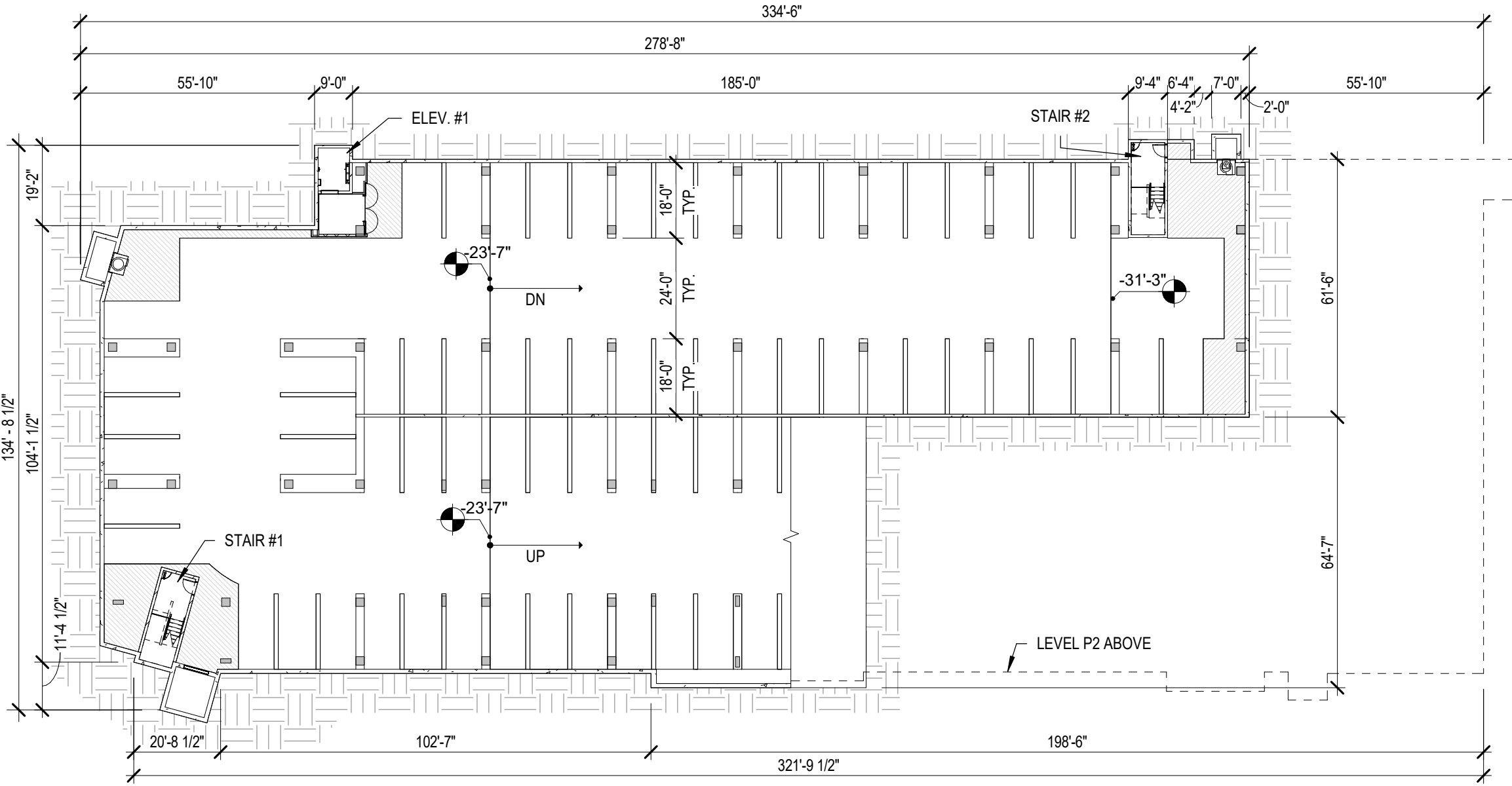
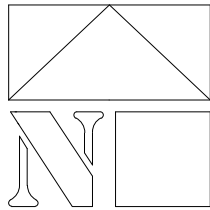
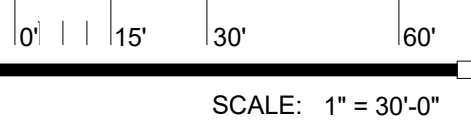


BUILDING AREAS

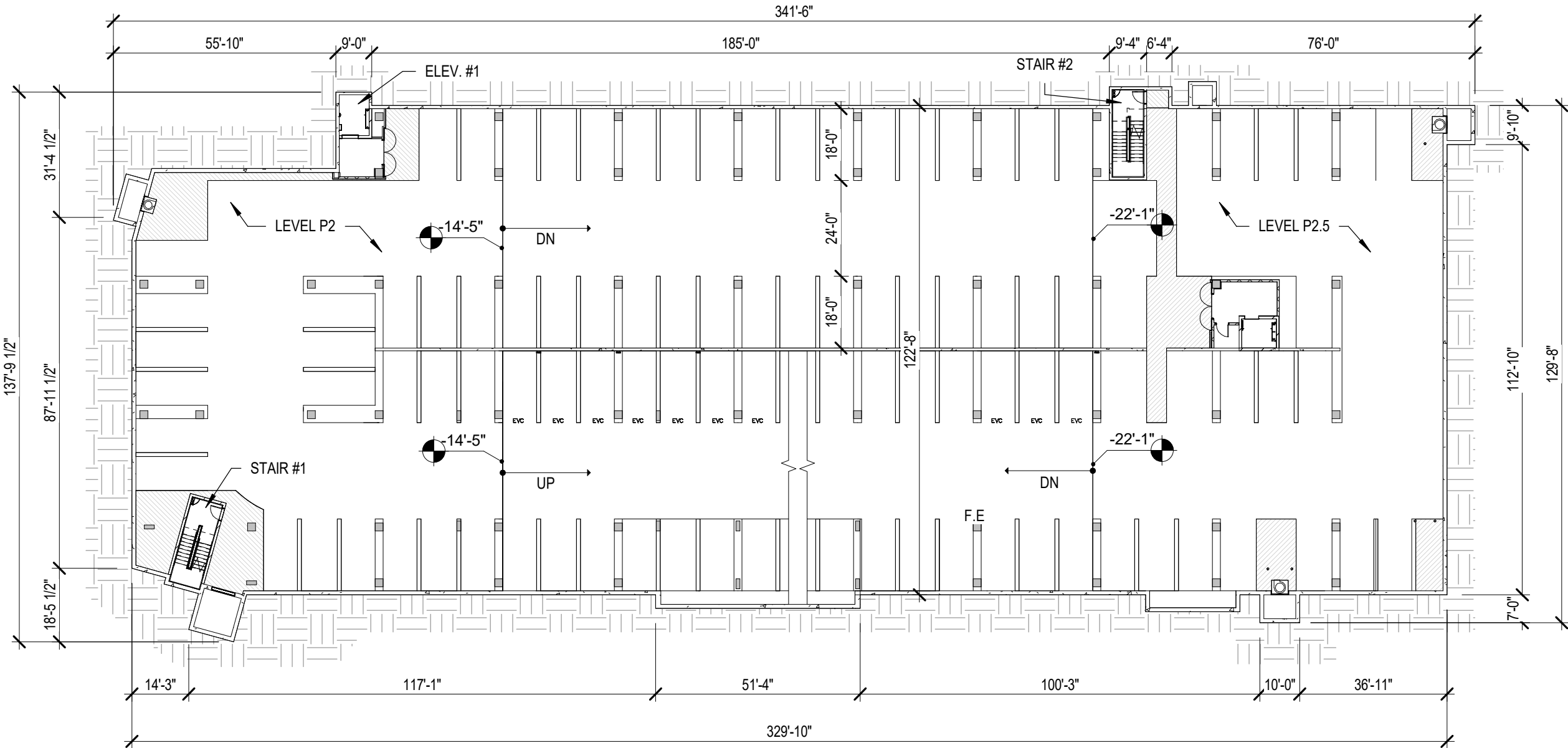
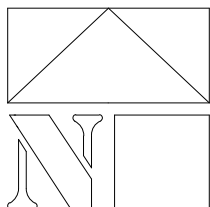
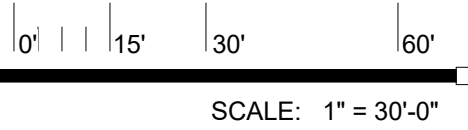
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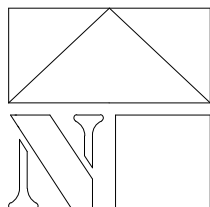
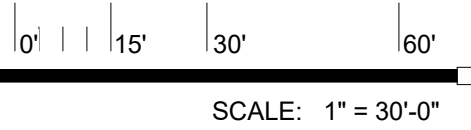
PARKING - LEVEL P1



PARKING - LEVEL P3



PARKING - LEVEL P2



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A3.30d

PARKING PLANS



UNIT MIX

UNIT MIX:

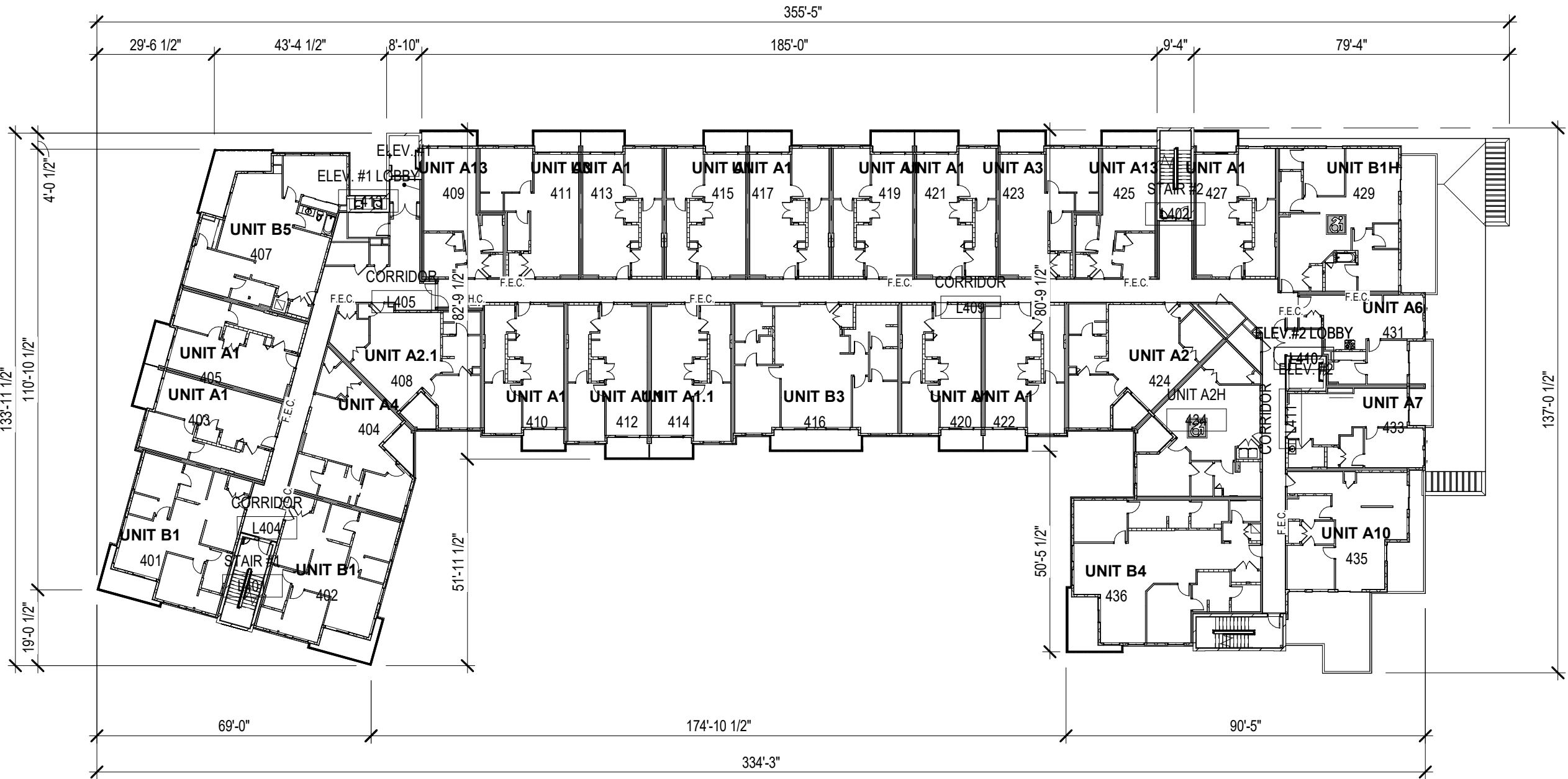
1 BEDROOM	
A1	51
A1.1	8
A1.1L	2
A1.2	1
A1.3	1
A1L	10
A2	6
A2.1	5
A2.2	1
A2H	2
A3	8
A3L	2
A4	5
A5	1
A6	1
A7	1
A8	3
A9	1
A10	1
A11	1
A12	2
A13	10
	123
2 BEDROOM	
B1	10
B1.2	3
B1H	1
B2	1
B3	1
B3L	1
B4	3
B5	3
B5L	1
B6	1
	25
PROJECT UNIT TOTAL	148

UNIT MIX BY LEVEL:

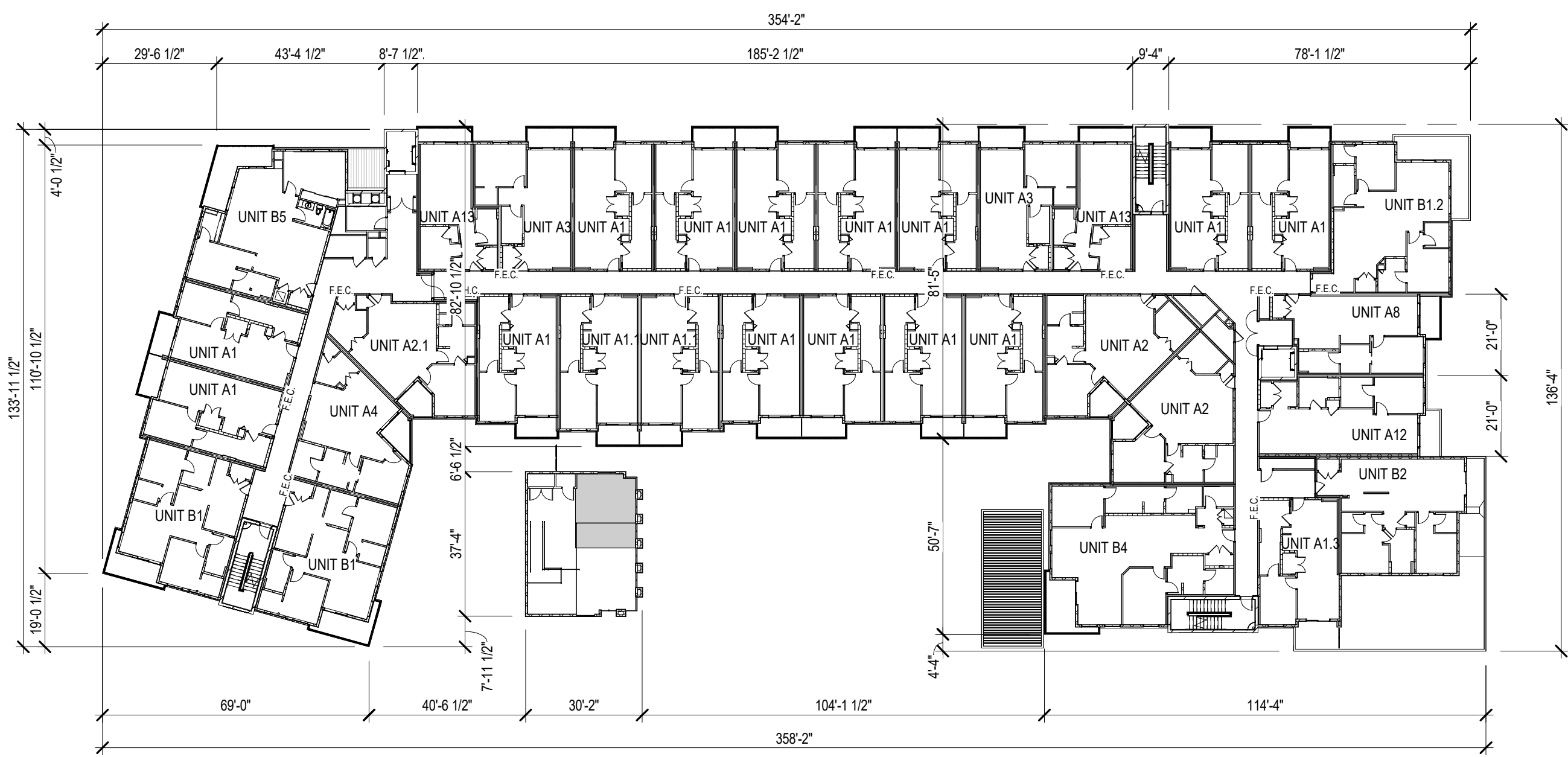
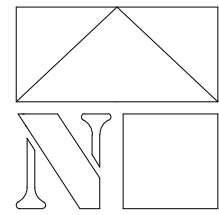
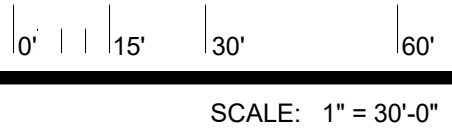
LEVEL L1	
A1	12
A1.1	2
A1.2	1
A2	2
A2.1	1
A3	2
A4	1
A5	1
A6	1
A7	1
A8	1
A9	1
A10	1
A11	1
A12	1
A13	1
	29
LEVEL L2	
A1	14
A1.1	2
A1.3	1
A2	2
A2.1	1
A3	2
A4	1
A8	1
A12	1
A13	2
B1	2
B1.2	1
B2	1
B4	1
B5	1
	33
LEVEL L3	
A1	14
A1.1	2
A2	1
A2.1	1
A2H	1
A3	2
A4	1
A8	1
	25
LEVEL L4	
A1	11
A1.1	2
A2	1
A2.1	1
A3	2
A4	1
A8	1
	20
LEVEL L5	
A1	1
A1.1	1
A1.3	1
A2	1
B1	1
B3L	1
B5L	1
	7
PROJECT UNIT TOTAL	148

BUILDING AREAS

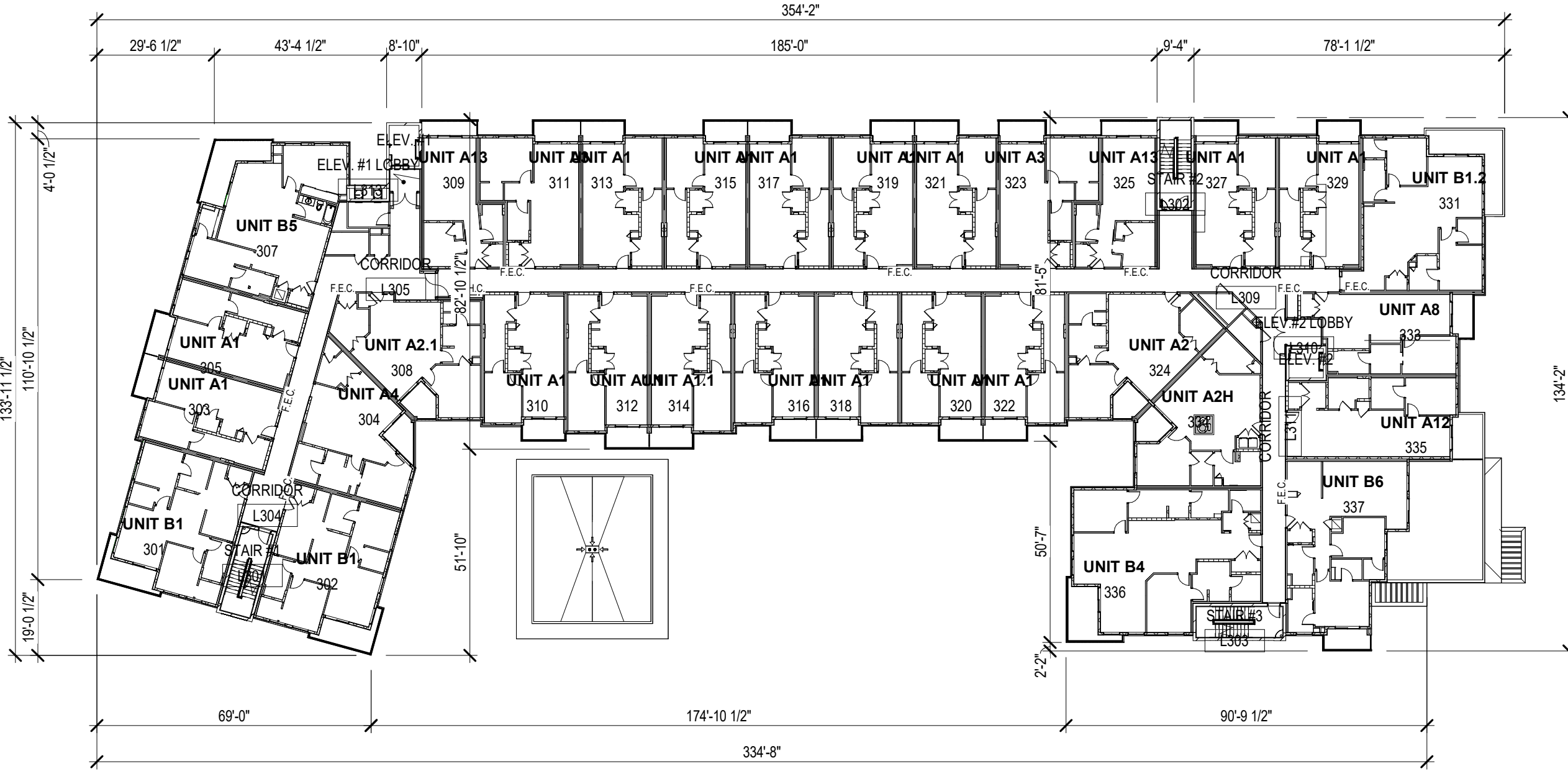
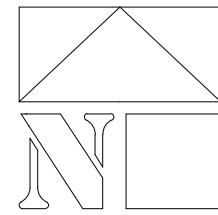
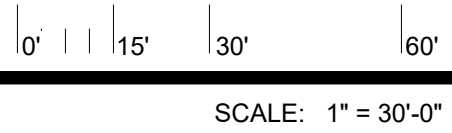
Construction Type	Occupancy Type	Allowable Height	Allowable No. Stories	Allowable Area	Area	Area Ratio
LEVEL P3						
IA	S2 GARAGE	UNLIMITED	UNLIMITED		21,591 SF	0
LEVEL P2						
IA	S2 GARAGE	UNLIMITED	UNLIMITED		39,433 SF	0
LEVEL P1						
IA	B	UNLIMITED	UNLIMITED		754 SF	0
IA	S2 GARAGE	UNLIMITED	UNLIMITED		37,539 SF	0
LEVEL L1						
IIIA	A3	85 FEET	4	42,000 SF	1,893 SF	0.045076
IIIA	B	85 FEET	6	85,000 SF	2,126 SF	0.025008
IIIA	R2	85 FEET	5	72,000 SF	28,923 SF	0.40171
IIIA	S1	85 FEET	5	78,000 SF	1,136 SF	0.014563
IIIA	S2	85 FEET	5	117,000 SF	179 SF	0.001526
LEVEL L2						
IIIA	R2	85 FEET	5	72,000 SF	31,908 SF	0.443173
IIIA	S1	85 FEET	5	78,000 SF	1,198 SF	0.015364
IIIA	S2	85 FEET	5	117,000 SF	58 SF	0.000494
LEVEL L3						
IIIA	R2	85 FEET	5	72,000 SF	31,310 SF	0.434864
IIIA	S1	85 FEET	5	78,000 SF	1,152 SF	0.014764
IIIA	S2	85 FEET	5	117,000 SF	58 SF	0.000494
LEVEL L4						
IIIA	R2	85 FEET	5	72,000 SF	29,991 SF	0.416546
IIIA	S1	85 FEET	5	78,000 SF	1,152 SF	0.014771
IIIA	S2	85 FEET	5	117,000 SF	58 SF	0.000494
LEVEL L5						
IIIA	A3	85 FEET	4	42,000 SF	1,031 SF	0.02455
IIIA	B	85 FEET	6	85,000 SF	161 SF	0.001894
IIIA	R2	85 FEET	5	72,000 SF	22,743 SF	0.315868
IIIA	S1	85 FEET	5	78,000 SF	1,310 SF	0.016798
IIIA	S2	85 FEET	5	117,000 SF	46 SF	0.000394



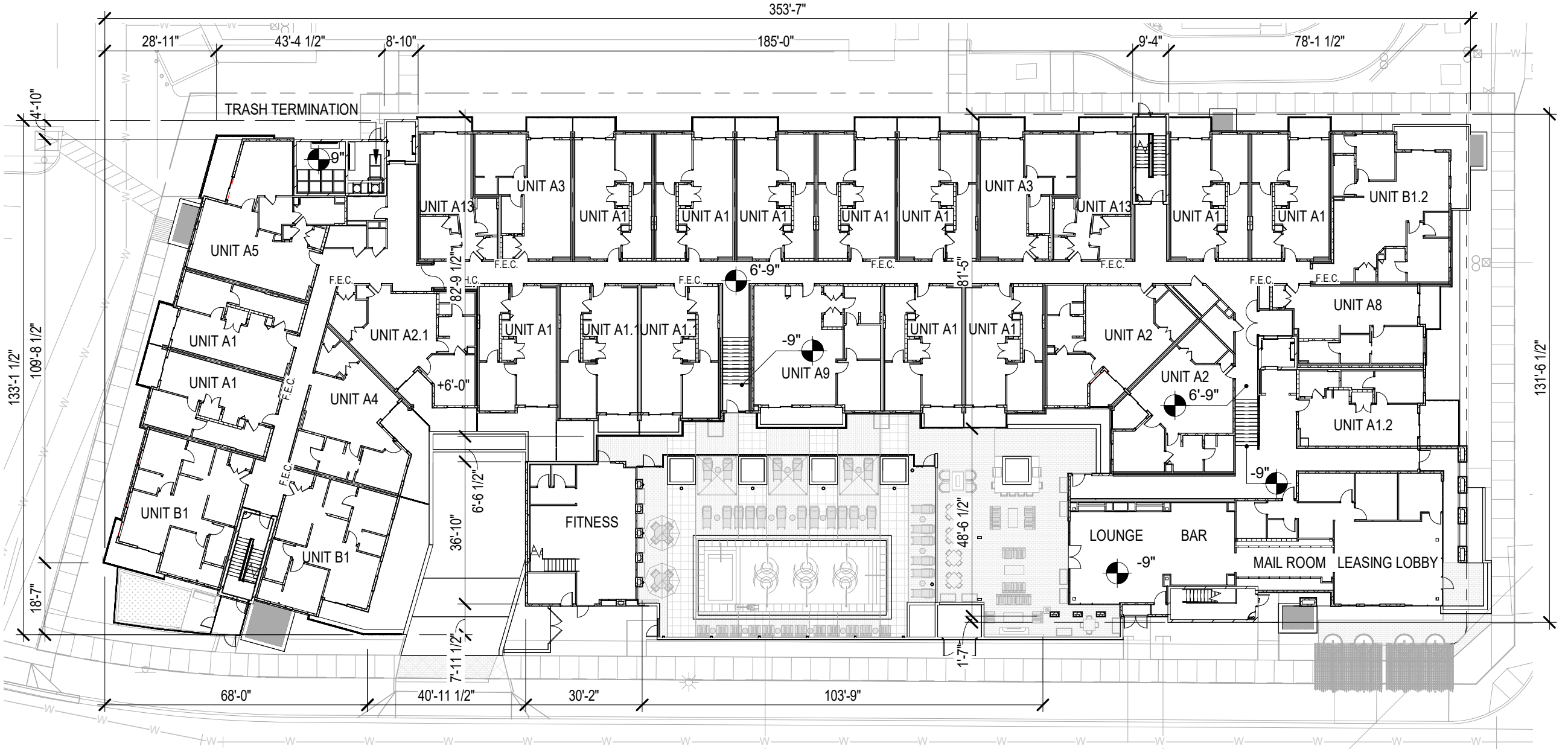
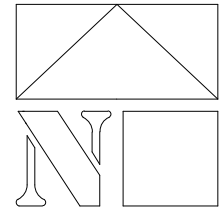
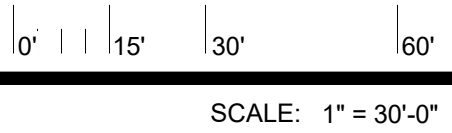
BUILDING - LEVEL L4



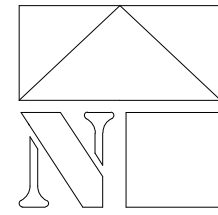
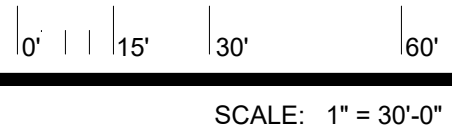
BUILDING - LEVEL L2



BUILDING - LEVEL L3



BUILDING - LEVEL L1



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MAZA

7570 EAST 6TH AVE  
SCOTTSDALE, AZ

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**ORB**  
Architecture, LLC

WorldHQ@ORBArch.com

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TOLL BROTHERS

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This contract allows (may allow) the owner to require the submission of bills 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 bills 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 at:

CLIENT NAME

CLIENT ADDRESS

and the owner or its designated agent shall provide this written description on request.

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

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REVISIONS/SUBMITTALS  
DATE DESCRIPTION

2nd DRB SUBMITTAL

DATE: 05.27.2022 ORB #: 19-220

A3.31d

BUILDING PLANS



UNIT MIX

UNIT MIX:

1 BEDROOM	
A1	51
A1.1	8
A1.1L	2
A1.2	1
A1.3	1
A1L	10
A2	6
A2.1	5
A2.2	1
A2H	2
A3	8
A3L	2
A4	5
A5	1
A6	1
A7	1
A8	3
A9	1
A10	1
A11	1
A12	2
A13	10
123	
2 BEDROOM	
B1	10
B1.2	3
B1H	1
B2	1
B3	1
B3L	1
B4	3
B5	3
B5L	1
B6	1
25	
PROJECT UNIT TOTAL	
148	

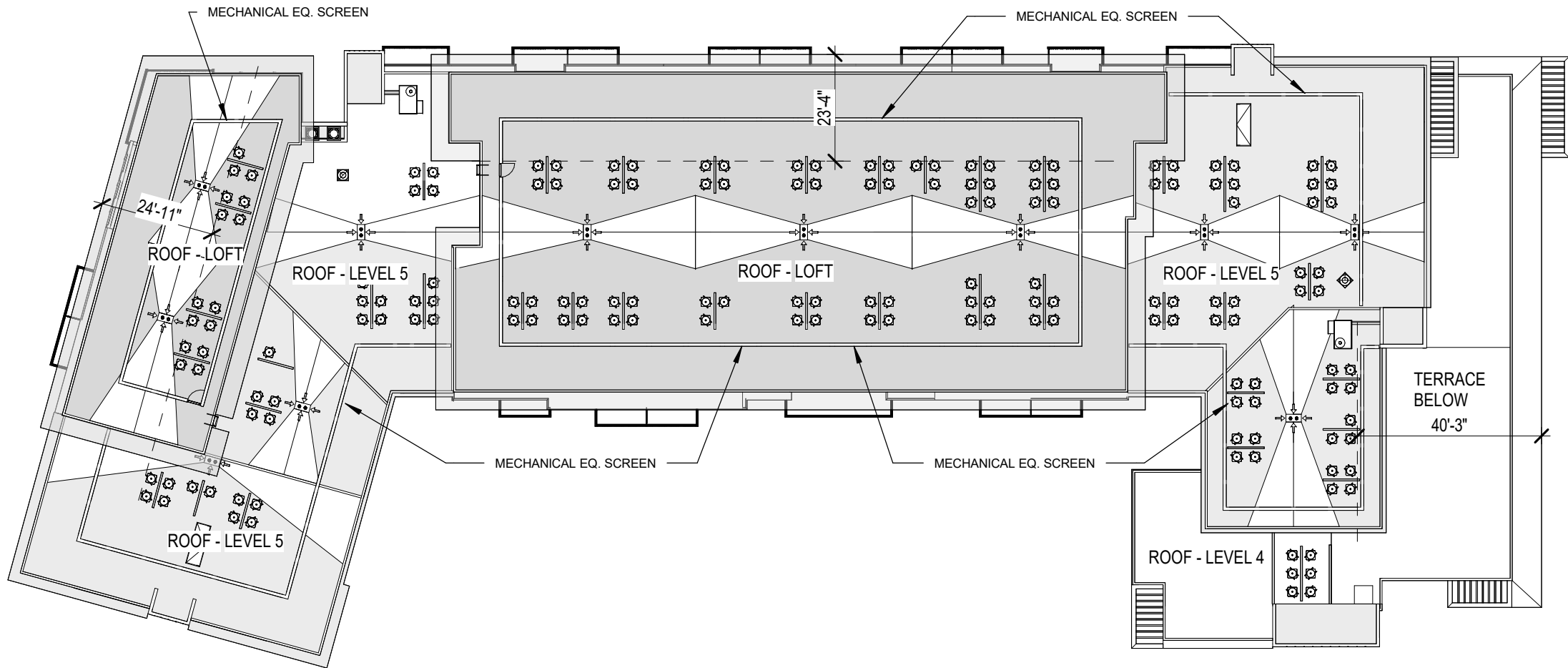
UNIT MIX BY LEVEL:

LEVEL L1	
A1	12
A1.1	2
A1.2	1
A2	2
A2.1	1
A3	2
A4	1
A5	1
A8	1
A9	1
A13	2
A3L	2
B1.2	1
29	
LEVEL L2	
A1	14
A1.1	2
A1.3	1
A2	2
A2.1	1
A3	2
A4	1
A8	1
A12	1
A13	2
B1	2
B1.2	1
B2	1
B4	1
B5	1
33	
LEVEL L3	
A1	14
A1.1	2
A2	1
A2.1	1
A2H	1
A3	2
A4	1
1	
24	
PROJECT UNIT TOTAL	
148	

A12	1
A13	2
B1	2
B1.2	1
B4	1
B5	1
B6	1
32	
LEVEL L4	
A1	11
A1.1	2
A2	1
A2.1	1
A2H	1
A3	2
A4	1
A8	1
A10	1
A13	2
B1	2
B1H	1
B3	1
B4	1
B5	1
30	
LEVEL L5	
A1.1L	2
A1L	10
A2.1	1
A2.2	1
A3L	2
A4	1
A11	1
A13	2
B1	2
B3L	1
B5L	1
24	
PROJECT UNIT TOTAL	
148	

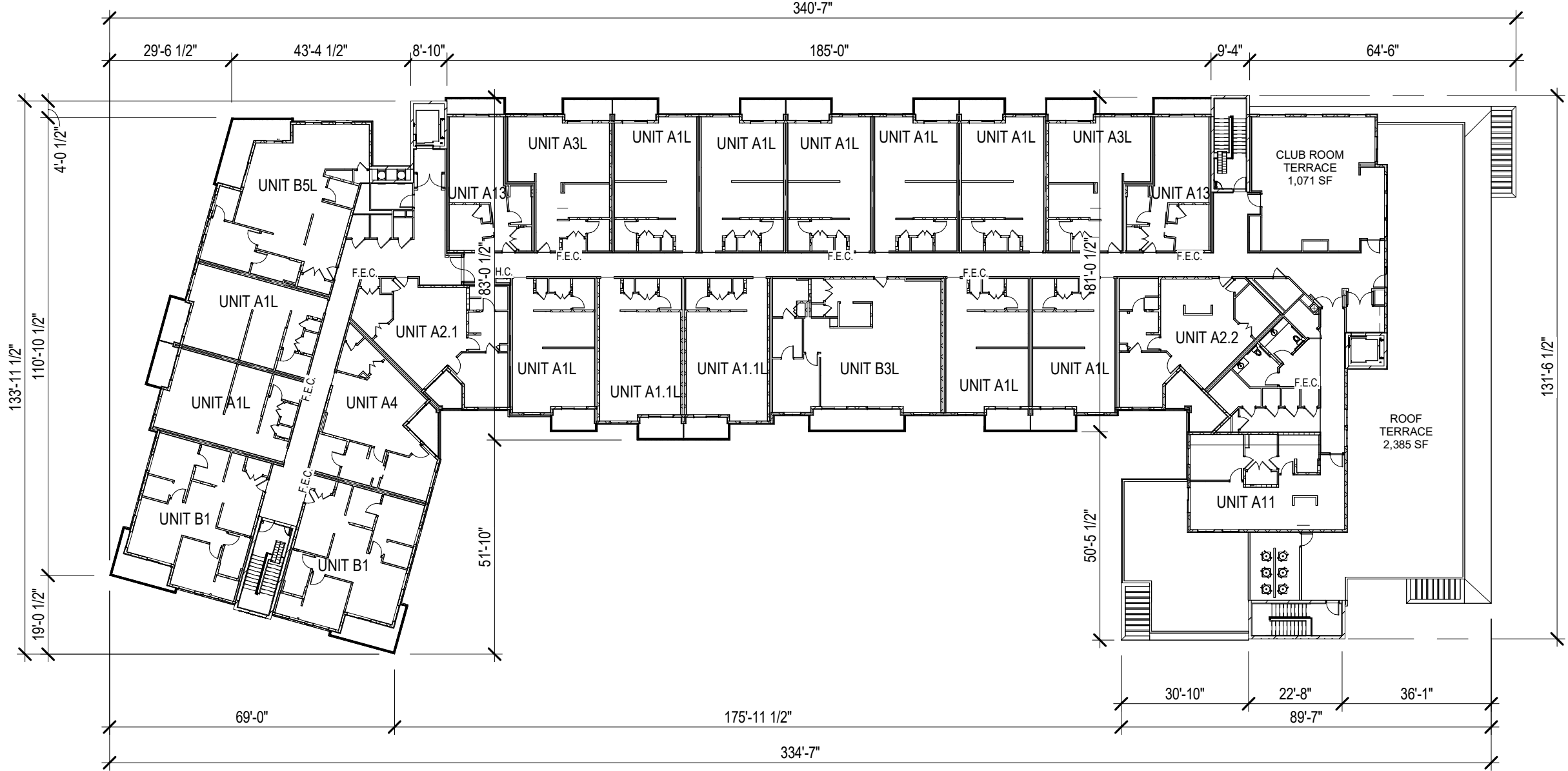
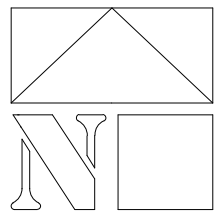
BUILDING AREAS

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IA	S2 GARAGE	UNLIMITED	UNLIMITED		37,539 SF	0
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LEVEL L2						
IIIA	R2	85 FEET	5	72,000 SF	31,908 SF	0.443173
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LEVEL L3						
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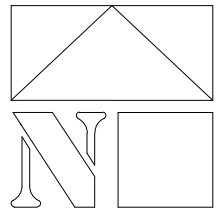
BUILDING - ROOF

0' 15' 30' 60'  
SCALE: 1" = 30'-0"



BUILDING - LEVEL L5

0' 15' 30' 60'  
SCALE: 1" = 30'-0"



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REVISIONS/SUBMITTALS  
DATE DESCRIPTION

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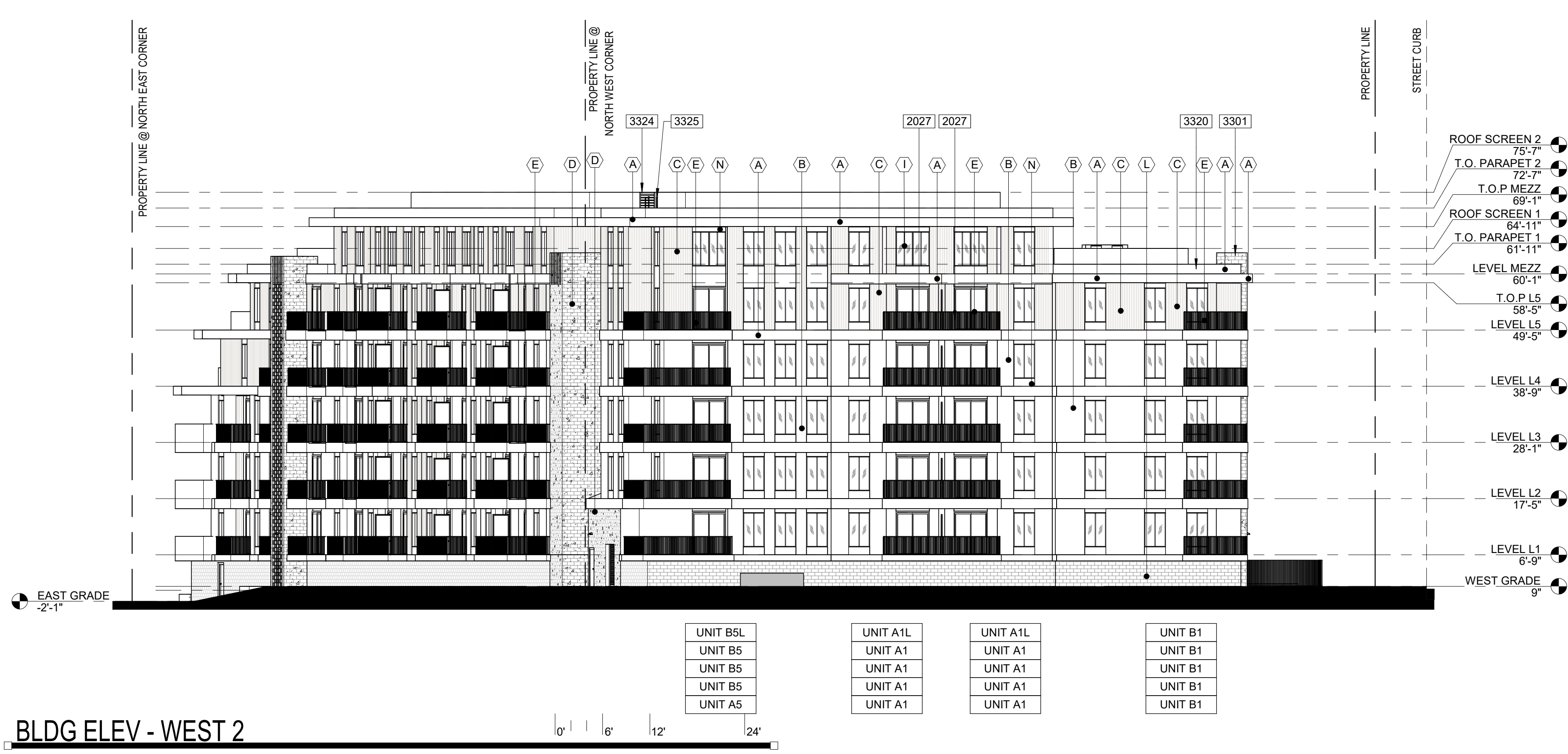
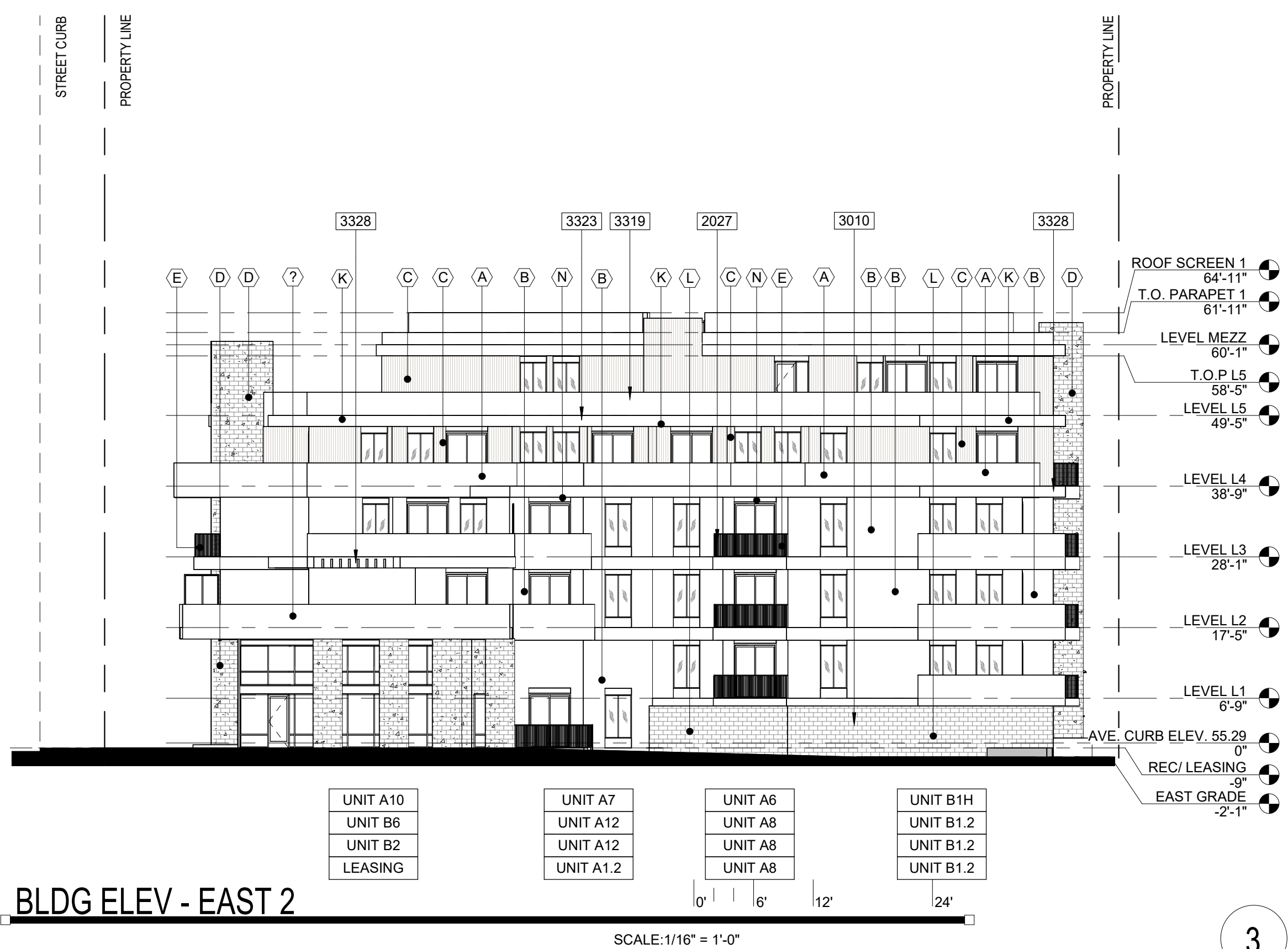
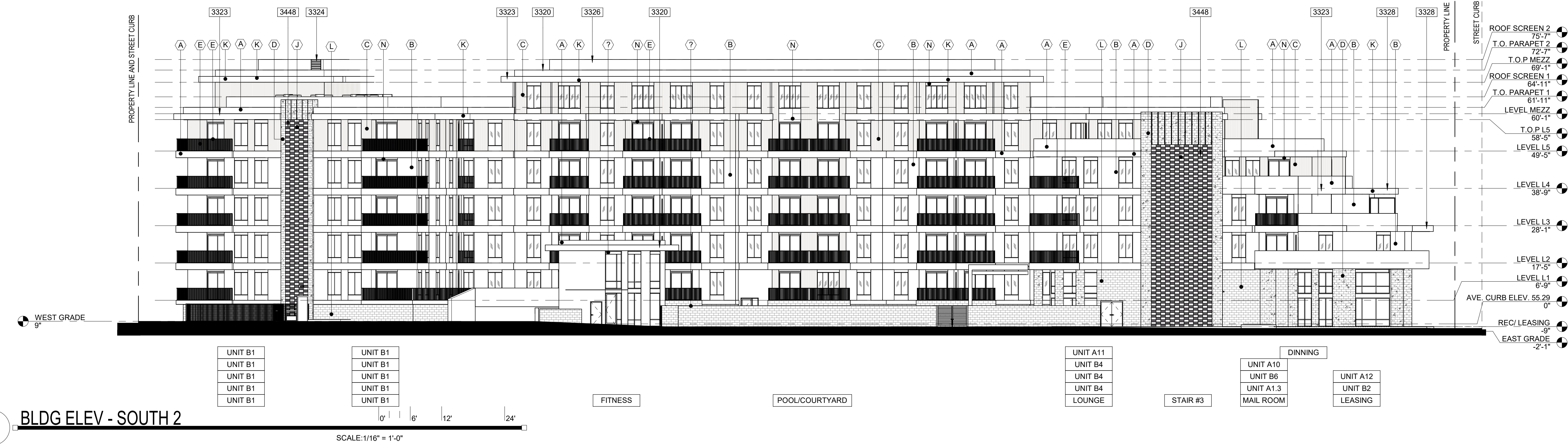
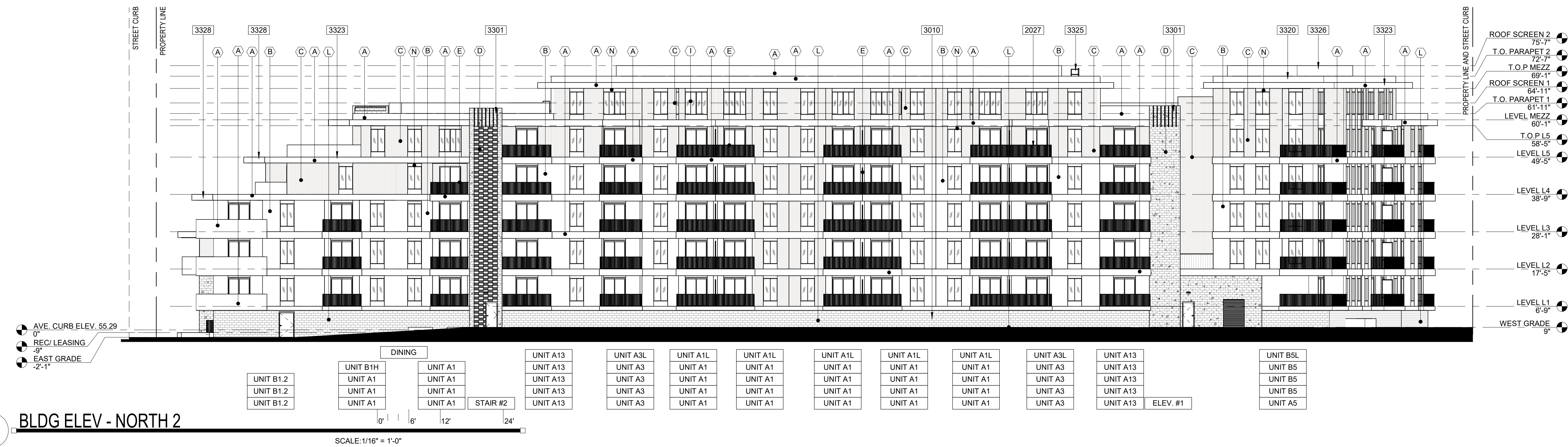
DATE: 05.27.2022

ORB #: 19-220

A3.32d

BUILDING PLANS





MATERIAL LEGEND	
<varies>	
A	STUCCO FINISH DUNN EDWARDS DE 6225
B	STUCCO FINISH DUNN EDWARDS DE 6228
C	GRAY FIBER CEMENT BOARD TO MATCH DUNN EDWARDS DET 680
D	8" X 8" X 16" CMU FLUSHED JOINT SAND BLASTED
E	METAL RAILINGS PAINTED DUNN EDWARDS DE6378 JET
G	METAL A/C SCREEN PAINTED DUNN EDWARDS DE6378 JET
H	EXPOSED CAST IN PLACE CONCRETE
I	WINDOW MATERIAL PAINTED "BLACK"
J	8" X 4" X 16" DECORATIVE PROJECTION CMU
K	METAL FASCIA PAINTED DUNN EDWARDS DE 6225
L	8" X 8" X 16" CMU FLUSHED JOINT STAINED OR PAINTED
M	2"x2" WELDED WIRE MESH RAILING PANEL: DUNN EDWARDS DE6378 "JET" LRV 9
N	STUCCO FINISH PAINTED BLACK

KEYNOTES	
2027	BALCONY GUARDRAIL, 42" HEIGHT FROM UNIT F.F.
3010	CONCRETE WALL PER STRUCTURAL TYPICAL.
3301	EXTERIOR WALL OF ELEVATOR TOWERS.
3319	BALCONY WALL OUTLINE BELOW.
3320	6" PARAPET WALL WITH METAL CAP. VERIFY WALL SIZE WITH TRUSS MANUFACTURER.
3323	CANTILEVERED ROOF, SEE STRUCTURAL.
3324	SCREEN WALL STEEL GATE.
3325	WALL SUPPORTED ROOF LADDER.
3326	STUCCO SCREEN WALL.
3328	WOOD FRAMED CANOPY. SEE STRUCTURAL FOR SUPPORTS.
3448	ORNAMENTAL CMU BLOCK.

TOLL  
MAZA

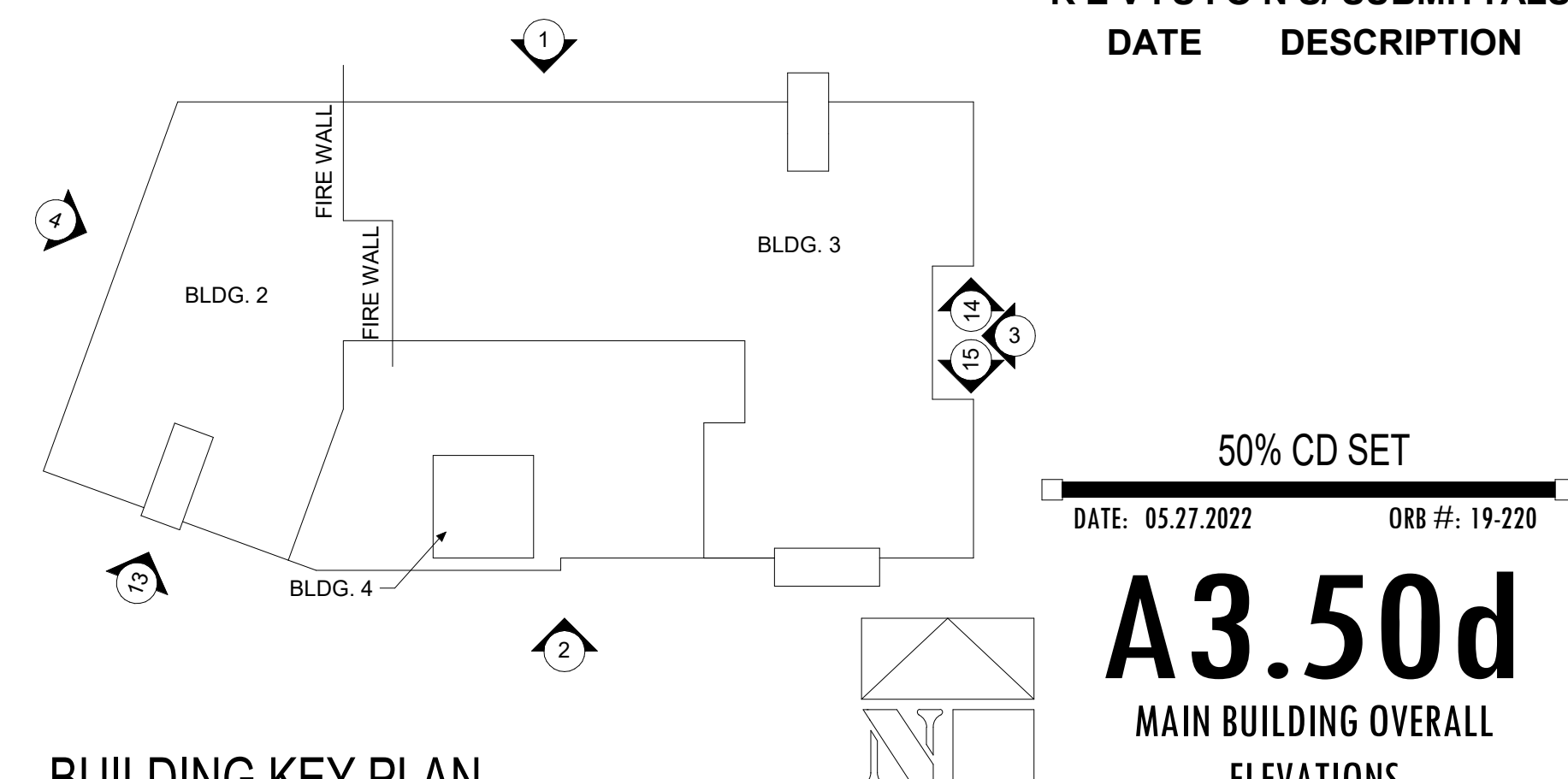
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REVISIONS/SUBMITTALS	
DATE	DESCRIPTION
05.27.2022	50% CD SET
05.27.2022	ORB #: 19-220
A3.50d	
MAIN BUILDING OVERALL ELEVATIONS	