

**COLLECTION REQUIREMENTS:**  
0.5 CUBIC YARDS OF WASTE PER UNIT = 5 X 24" = 140.5 C.Y.

**PROVIDED:**  
MINI MAC COMPACTOR  
COMPACTION RATIO = 3:1  
= 12 C.Y. IN EACH CONTAINER

**TOTAL CUBIC YARDS OF WASTE CAPACITY**  
= 12 C.Y. X 4 CONTAINERS = 48 C.Y.

48 CUBIC YARDS X 3 COLLECTIONS PER WEEK = 144 C.Y.

**COLLECTION NOTES:**  
ON COLLECTION DAY, THE TRUCK WILL PULL UP NEXT TO THE REFUSE ROOM ROLL-UP DOOR. CONTAINERS WILL BE WHEELED OUT TO TRUCK WHERE THEY WILL BE EMPTIED INTO THE WASTE TRUCK. THIS WILL CONSIST OF A TWO PERSON TEAM. ONE WILL OPERATE THE TRUCK WHILE THE OTHER WILL MANUEVER THE CONTAINERS INTO POSITION FOR THE OPERATOR TO EMPTY EACH CONTAINER. MAINTENANCE STAFF WILL BE ON HAND TO CLEAN THE AREA AS NECESSARY AND RELOCATE CONTAINERS IN THE REFUSE ROOM AND CLOSE THE ROLL-UP DOOR.

**EMERGENCY COMMUNICATION GENERAL NOTES:**

- FIRE NOTES**
1. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASE UPON THE EXISTING COVERAGE LEVEL OF THE PUBLIC SAFETY COMMUNICATION SYSTEM OF THE JURISDICTION A THE EXTERIOR OF THE BUILDING.
  2. A CONSTRUCTION PERMIT FOR THE INSTALLATION OR MODIFICATION TO EMERGENCY RESPONDER RADIO COVERAGE SYSTEM AND RELATED EQUIPMENT REQUIRED AS SPECIFIED IN SECTION 105.7.6 CONTACT FIRE PREVENTION FOR ADDITIONAL INFORMATION.
  3. PROVIDE SIGNAGE ON BUILDING DOORS LEADING INTO FIRE ALARM CONTROL PANEL, FIRE RISER ROOMS, ELECTRICAL ROOMS, ROOF ACCESS, ETC.

- GENERAL NOTES**
1. SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITE AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
  2. TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONAL SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICES MANUAL.
  3. THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR FOR MULTITENANT BUILDINGS
  4. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
  5. ALL SIGNS REQUIRE SEPARATE PERMIT AND APPROVAL.
  6. A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTITENANT BUILDINGS
  7. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED
  8. FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
  9. NO EXTERIOR ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
  10. PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS
  11. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLORS AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLORS AND ARCHITECTURAL FINISH OF THE BUILDING WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT. (DETAILS ARE STILL REQUIRED)
  12. ALL EQUIPMENT, UTILITIES OR OTHER APPURTENANCE ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
  13. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
  14. ALL POLE MOUNTED LIGHTS SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT
  15. NO CHAIN LINK FENCING SHALL BE ALLOWED.

16. NO TURF AREA SHALL BE ALLOWED.
17. NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS).
18. PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION PROTECTION PROGRAM ON THE PLANS:
  - A. NO BUILDING, GRADING OR CONSTRUCTION ACTIVITY SHALL ENCROACH INTO AREA DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED CONSTRUCTION ENVELOPE.
  - B. ALL NAOS AND AREA OUTSIDE THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO AND DURING THE CONSTRUCTION BY THE FOLLOW METHODS:
    - A. A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
    - B. THREE (3) FOOT TALL STEEL REPAIR OR CITY OF SCOTSDALE INSPECTION SERVICE APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
    - C. ALL CACTUS SUBJECT TO THE CITY OF SCOTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
    - D. THE STAKING, ROPING AND FENCING SHALL BE MAINTAINED INTACT BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIVITY
    - E. THE CONTRACTOR SHALL REMOVE STAKING, ROPING AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE FROM THE CITY OF SCOTSDALE FOR ALL CONSTRUCTION WORK
    - F. EXISTING OVERHEAD WIRE FACILITIES ALONG PROJECT BOUNDARY WILL BE BURYED
19. A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
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24. EXISTING OVERHEAD WIRE FACILITIES ALONG PROJECT BOUNDARY WILL BE BURYED
25. WE ACKNOWLEDGE THE REQUIREMENT OF SECTION 1-3.600 OF THE DSPM REGARDING SOIL NAILS FOR THE PARKING GARAGE (IF APPLICABLE)

**GROSS BUILDING FLOOR AREA IBC**

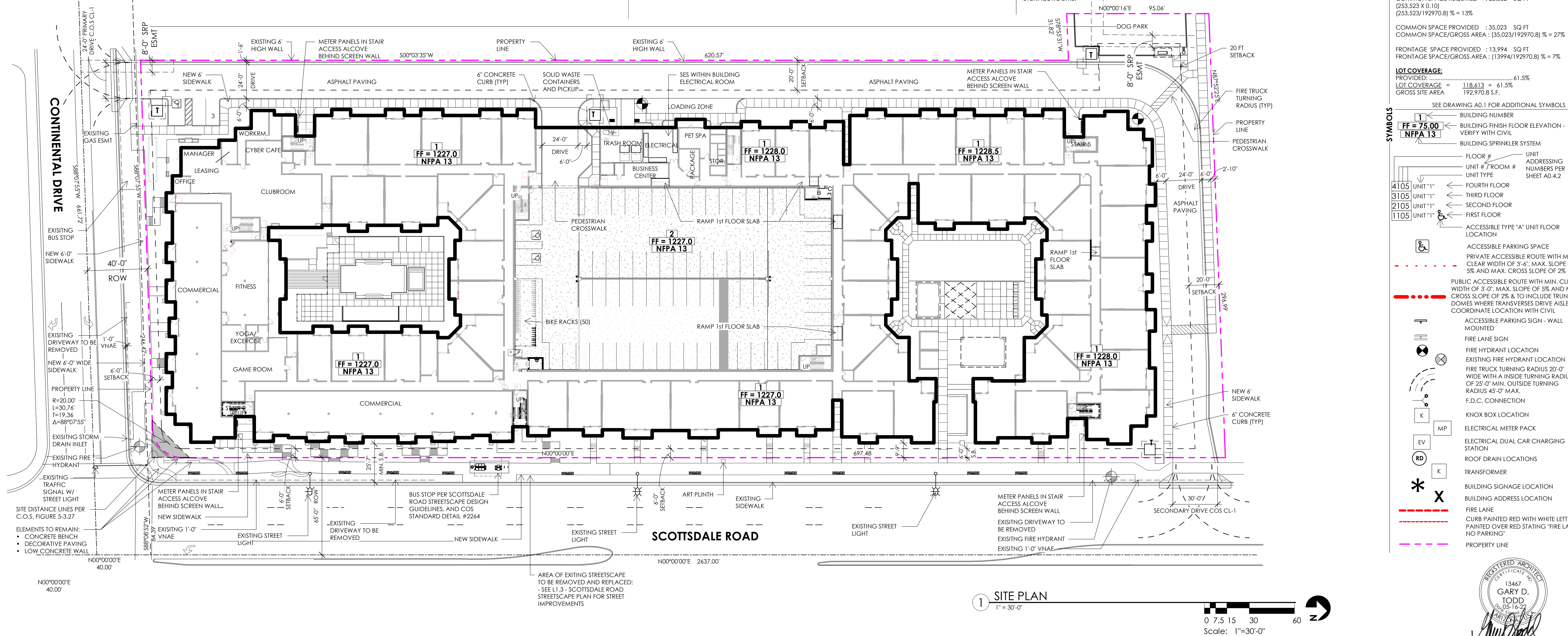
BUILDING NO.	Level	Area
BUILDING 1A	LEVEL 1 (1228.5)	29,712 SF
	LEVEL 2	29,347 SF
	LEVEL 3	29,581 SF
	LEVEL 4	24,648 SF
BUILDING 1B	LEVEL 1 (1228.5)	29,948 SF
	LEVEL 2	29,871 SF
	LEVEL 3	29,875 SF
	LEVEL 4	28,690 SF
BUILDING 1C	LEVEL 1 (1228.5)	32,968 SF
	LEVEL 2	32,280 SF
	LEVEL 3	32,280 SF
	LEVEL 4	30,424 SF
BUILDING 2	LEVEL 1 (1228.5)	25,985 SF
	LEVEL 2	25,372 SF
	LEVEL 3	25,372 SF
	LEVEL 4	25,372 SF

**\*GROSS BUILDING S.F.\* = THE BUILDING GROSS AREA IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD OF THE BUILDING. AREA INCLUDES BUILDING FRAME-OUTS, BREEZEWAYS, PATIO/BALCONY STORAGE ROOMS & PATIOS/BALCONY AREA.**

**GROSS UNIT AREA**

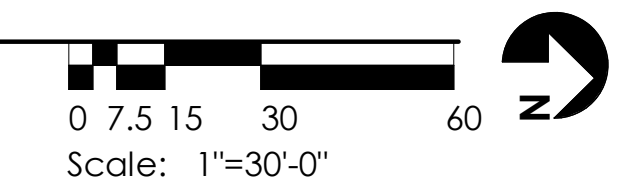
UNIT NAME	AREA	# Beds	# Baths	# of Units	% OF UNITS	TOTAL SF
UNIT A1	661 SF	2	1	1	1%	1,322 SF
UNIT A2	725 SF	2	1	51	18%	36,958 SF
UNIT A2 ALT 1	723 SF	2	1	4	1%	2,892 SF
UNIT A3	795 SF	2	1	4	1%	3,178 SF
UNIT A3 ALT 1	998 SF	2	1	6	2%	5,986 SF
UNIT A4	851 SF	2	1	49	17%	41,701 SF
UNIT A5	771 SF	2	1	47	17%	36,258 SF
UNIT A5 ALT 1	763 SF	2	1	4	1%	3,053 SF
UNIT A5 ALT 2	771 SF	2	1	8	3%	6,166 SF
UNIT A6	754 SF	2	1	4	1%	3,016 SF
UNIT A7	897 SF	2	1	2	1%	1,794 SF
UNIT A8	774 SF	2	1	2	1%	1,549 SF
UNIT A9	768 SF	2	1	1	0%	768 SF
UNIT B1	1,053 SF	2	2	14	5%	14,735 SF
UNIT B1 ALT 1	1,053 SF	2	2	3	1%	3,160 SF
UNIT B1 ALT 2	1,056 SF	2	2	3	1%	3,169 SF
UNIT B2	1,152 SF	2	2	43	15%	49,352 SF
UNIT B2 ALT 1	1,144 SF	2	2	4	1%	4,575 SF
UNIT B3	1,127 SF	2	2	4	1%	4,509 SF
UNIT B4	1,058 SF	2	2	1	0%	1,058 SF
UNIT B5	1,250 SF	2	2	8	3%	10,003 SF
UNIT B5 ALT 1	1,279 SF	2	2	3	1%	3,838 SF
UNIT B6	997 SF	2	2	1	0%	997 SF
UNIT C1	1,519 SF	3	2	10	4%	15,193 SF
UNIT C1 ALT 1	1,514 SF	3	2	4	1%	6,055 SF
TOTAL	24,454 SF	282	100%	261	100%	261,487 SF

**\*UNIT GROSS S.F.\* = THE UNIT GROSS AREA IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNITS PARTY WALL TO THE OUTSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE PATIOS, BALCONIES, BREEZEWAYS, POP-OUTS OR PATIO/BALCONY STORAGE ROOMS.**



- PROJECT DESCRIPTION:**  
FOR RENT APARTMENTS WITH A CLUBHOUSE INCLUDING: LEASING CENTER, COMMUNITY CENTER & EXERCISE FACILITY. APARTMENT TYPES INCLUDE: 4-STORY RESIDENTIAL BUILDINGS TO INCLUDE AN ELEVATOR, STUDIO, ONE, TWO, THREE AND FOUR BEDROOM UNITS.
- AMENITIES INCLUDE:** A POOL, COURTYARD AND POOLSIDE BBQS AND PEDESTRIAN PATHWAYS.
- GENERAL ZONING ANALYSIS:**  
**SITE AREA:**  
GROSS : .....±5.81 ACRES (253,083.6 S.F.)  
NET : .....±4.43 ACRES (192,970.8 S.F.)
- ZONING:**  
EXISTING : ..... C-3  
PROPOSED : ..... PUD
- APN #** : ..... 129-13-002G, 003D, 003E & 004D
- BUILDING HEIGHT:**  
PROPOSED : ..... 48 FEET (4 STORY)  
51 FEET (CORNER TOWER)  
58 FEET (MECH/ELEC/ STAIR TOWER)
- DENSITY:**  
PROVIDED : ..... ±49 D.U./GROSS ACRE  
±63 D.U./GROSS ACRE
- SETBACKS:**
- | YARD                       | REQUIRED | PROVIDED |
|----------------------------|----------|----------|
| FRONT: (CONTINENTAL DRIVE) | 6'-0"    | 6'-0"    |
| SIDE: (SCOTSDALE RD)       | 6'-0"    | 6'-0"    |
| REAR: (NORTH)              | 20'-0"   | 20'-0"   |
- RETENTION:**  
RETENTION WILL BE UNDERGROUND
- OPEN SPACE PROVIDED:**  
COMMON SPACE REQUIRED : 25,352 SQ FT (253,523 X 0.10) (253,523/192970.8) % = 13%  
COMMON SPACE PROVIDED : 35,023 SQ FT (35,023/192970.8) % = 27%  
FRONTAGE SPACE PROVIDED : 13,994 SQ FT (13,994/192970.8) % = 7%
- LOT COVERAGE:**  
PROVIDED : ..... 61.5%  
LOT COVERAGE = 118,613 = 61.5% (253,523 X 0.10)  
GROSS SITE AREA 192,970.8 S.F.
- SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS**
- SYMBOLS**
- 1 BUILDING NUMBER
  - FF = 75.00 BUILDING FINISH FLOOR ELEVATION - VERIFY WITH CIVIL
  - NFPA 13 BUILDING SPRINKLER SYSTEM
  - FLOOR # UNIT # / ROOM # UNIT TYPE UNIT TYPE
  - 4105 UNIT "1" ← FOURTH FLOOR
  - 3105 UNIT "1" ← THIRD FLOOR
  - 2105 UNIT "1" ← SECOND FLOOR
  - 1105 UNIT "1" ← FIRST FLOOR
  - ACCESSIBLE TYPE "A" UNIT FLOOR LOCATION
  - ACCESSIBLE PARKING SPACE
  - PRIVATE ACCESSIBLE ROUTE WITH MIN. CLEAR WIDTH OF 3'-6". MAX. SLOPE OF 5% AND MAX. CROSS SLOPE OF 2%
  - PUBLIC ACCESSIBLE ROUTE WITH MIN. CLEAR WIDTH OF 3'-0". MAX. SLOPE OF 5% AND MAX. CROSS SLOPE OF 2% & TO INCLUDE TRUNCATED DOMES WHERE TRANSVERSES DRIVE AISLE. COORDINATE LOCATION WITH CIVIL
  - ACCESSIBLE PARKING SIGN - WALL MOUNTED
  - FIRE LANE SIGN
  - FIRE HYDRANT LOCATION
  - EXISTING FIRE HYDRANT LOCATION
  - FIRE TRUCK TURNING RADIUS 20'-0" WIDE WITH A INSIDE TURNING RADIUS OF 25'-0" MIN. OUTSIDE TURNING RADIUS 45'-0" MAX.
  - F.D.C. CONNECTION
  - KNOX BOX LOCATION
  - ELECTRICAL METER PACK
  - ELECTRICAL DUAL CAR CHARGING STATION
  - ROOF DRAIN LOCATIONS
  - TRANSFORMER
  - BUILDING SIGNAGE LOCATION
  - BUILDING ADDRESS LOCATION
  - FIRE LANE
  - CURB PAINTED RED WITH WHITE LETTERS PAINTED OVER RED STAINING "FIRE LANE NO PARKING"
  - PROPERTY LINE

**1 SITE PLAN**  
1" = 30'-0"

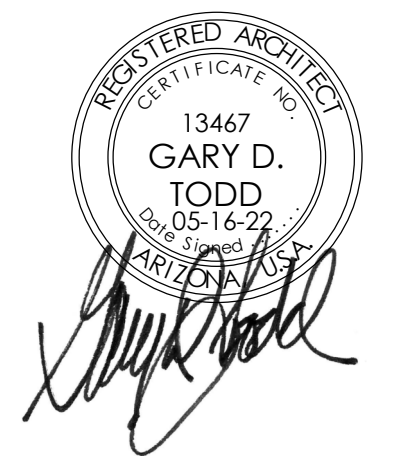


**TODD+ ASSOCIATES**  
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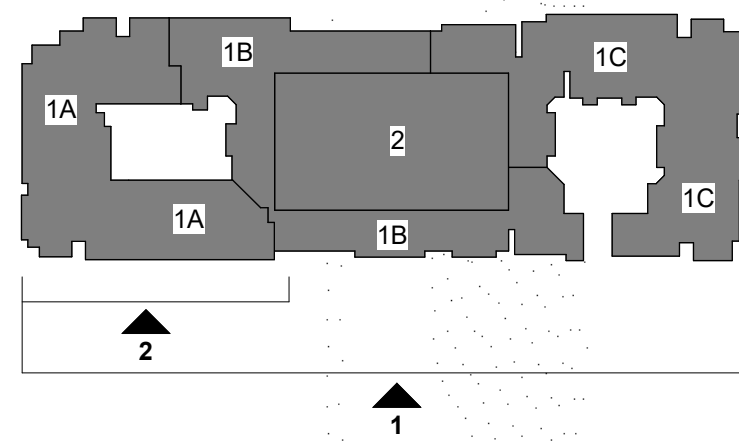
**BELLA ALBA**  
1000 N. SCOTSDALE RD SCOTSDALE, ARIZONA  
DRB 2ND SUBMITTAL  
05-16-22

**SITE PLAN**



**1.1**

KEYMAP



KEYNOTES

- 4.1 EXTERIOR STUCCO SYSTEM
- 4.2 STUCCO PARAPET CAP
- 4.3 BRICK VENEER
- 4.4 STONE VENEER
- 4.5 FOAM / STUCCO POP-OUT WITH SAND FINISH (4')
- 4.6 WINDOW
- 4.7 METAL RAILING
- 4.8 DOOR PER PLAN
- 4.9 STUCCO CONTROL JOINT
- 4.11 METAL CANOPY, PAINTED, SEE DETAIL 3 ON SHEET 4.8.
- 4.12 ALUMINUM STOREFRONT WINDOW SYSTEM
- 4.13 FIBER CEMENT SIDING
- 4.14 GATE, SEE DETAILS
- 4.19 42" RAILING OVER LOW FRAMED WALL
- 4.23 DECORATIVE COLUMN
- 4.65 FRAMED MECHANICAL SCREEN WALL WITH STUCCO FINISH
- 4.67 WINDOW SHADE, SEE DETAIL 4 ON SHEET 4.8
- 4.68 LIGHT FIXTURE, SEE ELECTRICAL SHEETS EI-E4
- 4.69 ELECTRICAL METER PANEL SCREEN WALL, SEE SITE PLAN & FIRST FLOOR PLAN FOR LOCATIONS OF METER PANELS

GENERAL ELEVATION NOTES

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED FLOOR DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS, SECTION 35-1902 (B)(e) (15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT, SECTION 35-1902 (B) (e)13, ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.
7. ALL ROOF DRAINAGE (SYSTEM) IS INTERNAL TO THE BUILDING.
8. SES IS WITHIN AN INTERNAL ELECTRICAL ROOM.

EXTERIOR COLOR SCHEME

EXTERIOR FINISH SCHEDULE		
LOCATION	MFG. / PAINT	COLOR
A	PAINT	SHERWIN WILLIAMS
B	PAINT	DUNN EDWARDS
C	PAINT	DUNN EDWARDS
D	PAINTED METALS & RAILINGS	DUNN EDWARDS
D1	BALCONY RAIL	MCNICHOLS - METAL MESH
D2	METAL SHADE CANOPY	MCNICHOLS
E	FIBER CEMENT LAP SIDING	DUNN EDWARDS
F	STONE VENEER	CORONADO
G	THIN BRICK VENEER	SUMMIT
H	WINDOW FRAME	CLEAR ANODIZED ALUM.

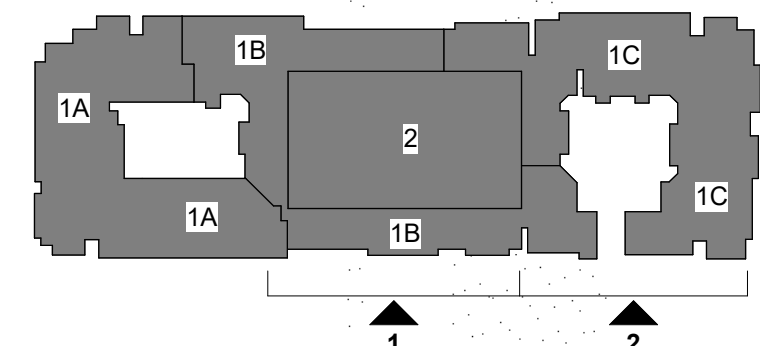


1 EAST OVERALL - COLOR  
3/64" = 1'-0"



2 EAST A - COLOR  
3/32" = 1'-0"

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- 4.68 LIGHT FIXTURE, SEE ELECTRICAL SHEETS E1-E4
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LOCATION	MFG. / PAINT	COLOR
A	PAINT	SHERWIN WILLIAMS DE 6247 "GARDEN PEBBLE" LRV 71
B	PAINT	DUNN EDWARDS DE6255 "WISHING WELL" LRV 58
C	PAINT	DUNN EDWARDS DE6313 "ENCHANTED EVE" LRV 21
D	PAINTED METALS & RAILINGS	DUNN EDWARDS DEA187 "BLACK" LRV 3
D1	BALCONY RAIL	MCNICHOLS - METAL MESH SQUARE 2" X 2"
D2	METAL SHADE CANOPY	MCNICHOLS PERFORATED METAL - 23% OPEN AREA
E	FIBER CEMENT LAP SIDING	DUNN EDWARDS DET681 "MODERNE CLASS" LRV 11
F	STONE VENEER	CORONADO OLD WORLD LEDGE ANTIQUE CREAM
G	THIN BRICK VENEER	SUMMIT FACE BRICK, 702 TBL CONCORDE
H	WINDOW FRAME	CLEAR ANODIZED ALUM. SILVER METALIC

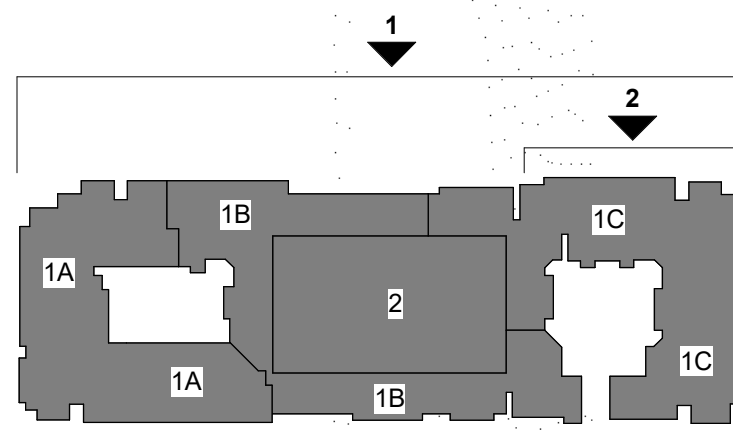


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7. ALL ROOF DRAINAGE (SYSTEM) IS INTERNAL TO THE BUILDING.
8. SES IS WITHIN AN INTERNAL ELECTRICAL ROOM.

EXTERIOR COLOR SCHEME

EXTERIOR FINISH SCHEDULE			
	LOCATION	MFG. / PAINT	COLOR
A	PAINT	SHERWIN WILLIAMS DUNN EDWARDS	DE 6247 "GARDEN PEBBLE" LRV 71
B	PAINT	DUNN EDWARDS	DE6255 "WISHING WELL" LRV 58
C	PAINT	DUNN EDWARDS	DE6313 "ENCHANTED EVE" LRV 21
D	PAINTED METALS & RAILINGS	DUNN EDWARDS	DEA187 "BLACK" LRV 3
D1	BALCONY RAIL	MCNICHOLS - METAL MESH	SQUARE 2" X 2"
D2	METAL SHADE CANOPY	MCNICHOLS	PERFORATED METAL - 23% OPEN AREA
E	FIBER CEMENT LAP SIDING	DUNN EDWARDS	DE1681 "MODERNE CLASS" LRV 11
F	STONE VENEER	CORONADO	OLD WORLD LEDGE ANTIQUE CREAM
G	THIN BRICK VENEER	SUMMIT	FACE BRICK, 702 TBL CONCORDE
H	WINDOW FRAME	CLEAR ANODIZED ALUM.	SILVER METALIC

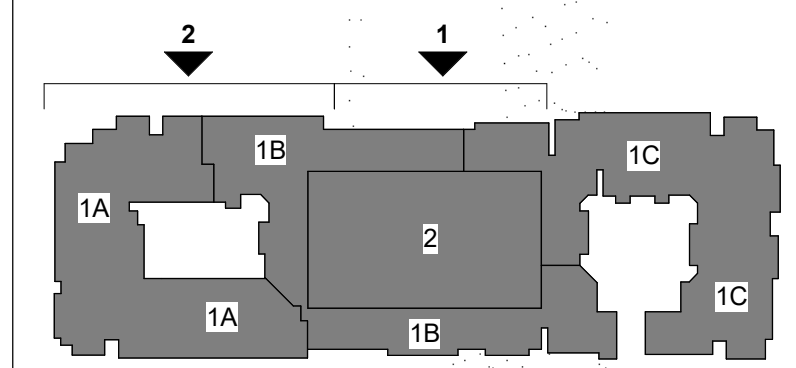


1 WEST OVERALL - COLOR  
3/64" = 1'-0"



2 WEST A - COLOR  
3/32" = 1'-0"

KEYMAP



KEYNOTES

- 4.1 EXTERIOR STUCCO SYSTEM
- 4.2 STUCCO PARAPET CAP
- 4.3 BRICK VENEER
- 4.4 STONE VENEER
- 4.5 FOAM / STUCCO POP-OUT WITH SAND FINISH (4")
- 4.6 WINDOW
- 4.7 METAL RAILING
- 4.8 DOOR PER PLAN
- 4.9 STUCCO CONTROL JOINT
- 4.11 METAL CANOPY, PAINTED, SEE DETAIL 3 ON SHEET 4.8.
- 4.12 ALUMINUM STOREFRONT WINDOW SYSTEM
- 4.13 FIBER CEMENT SIDING
- 4.17 COIL-OVER DOOR
- 4.18 FRAMED PATIO / BALCONY
- 4.22 RECESSED STUCCO
- 4.67 WINDOW SHADE, SEE DETAIL 4 ON SHEET 4.8
- 4.68 LIGHT FIXTURE, SEE ELECTRICAL SHEETS E1-E4
- 4.69 ELECTRICAL METER PANEL SCREEN WALL, SEE SITE PLAN & FIRST FLOOR PLAN FOR LOCATIONS OF METER PANELS

GENERAL ELEVATION NOTES

1. ALL ROOF MOUNTED MECHANICAL, EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED FLOOR DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS, SECTION 35-1902 (8)(e) (15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT, SECTION 35-1902 (8) (e)13, ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.
7. ALL ROOF DRAINAGE (SYSTEM) IS INTERNAL TO THE BUILDING.
8. SES IS WITHIN AN INTERNAL ELECTRICAL ROOM.

EXTERIOR COLOR SCHEME

EXTERIOR FINISH SCHEDULE			
	LOCATION	MFG. / PAINT	COLOR
A	PAINT	SHERWIN WILLIAMS	
B	PAINT	DUNN EDWARDS	DE 6247 "GARDEN PEBBLE" LRV 71
C	PAINT	DUNN EDWARDS	DE6255 "WISHING WELL" LRV 58
D	PAINTED METALS & RAILINGS	DUNN EDWARDS	DE6313 "ENCHANTED EVE" LRV 21
D1	BALCONY RAIL	MCNICHOLS - METAL MESH	SQUARE 2" X 2"
D2	METAL SHADE CANOPY	MCNICHOLS	PERFORATED METAL - 23% OPEN AREA
E	FIBER CEMENT LAP SIDING	DUNN EDWARDS	DET681 "MODERNE CLASS" LRV 11
F	STONE VENEER	CORONADO	OLD WORLD LEDGE ANTIQUE CREAM
G	THIN BRICK VENEER	SUMMIT	FACE BRICK, 702 TBL CONCORDE
H	WINDOW FRAME	CLEAR ANODIZED ALUM.	SILVER METALIC

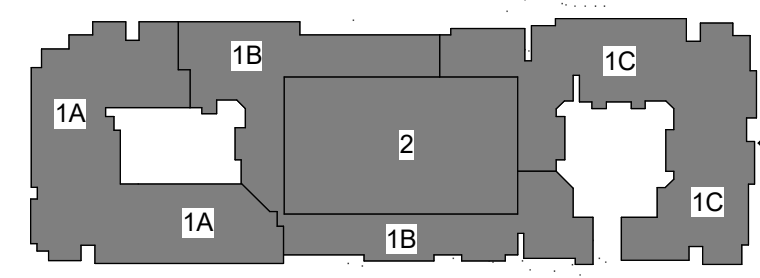


1 WEST B - COLOR  
3/32" = 1'-0"



2 WEST C - COLOR  
3/32" = 1'-0"

KEYMAP



KEYNOTES

- 4.1 EXTERIOR STUCCO SYSTEM
- 4.2 STUCCO PARAPET CAP
- 4.3 BRICK VENEER
- 4.4 STONE VENEER
- 4.5 FOAM / STUCCO POP-OUT WITH SAND FINISH (4")
- 4.6 WINDOW
- 4.7 METAL RAILING
- 4.8 DOOR PER PLAN
- 4.9 STUCCO CONTROL JOINT
- 4.11 METAL CANOPY, PAINTED, SEE DETAIL 3 ON SHEET 4.8.
- 4.12 ALUMINUM STOREFRONT WINDOW SYSTEM
- 4.13 FIBER CEMENT SIDING
- 4.18 FRAMED PATIO / BALCONY
- 4.19 42" RAILING OVER LOW FRAMED WALL
- 4.23 DECORATIVE COLUMN
- 4.65 FRAMED MECHANICAL SCREEN WALL WITH STUCCO FINISH
- 4.67 WINDOW SHADE, SEE DETAIL 4 ON SHEET 4.8
- 4.68 LIGHT FIXTURE, SEE ELECTRICAL SHEETS E1-E4

GENERAL ELEVATION NOTES

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
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8. SES IS WITHIN AN INTERNAL ELECTRICAL ROOM.

EXTERIOR COLOR SCHEME

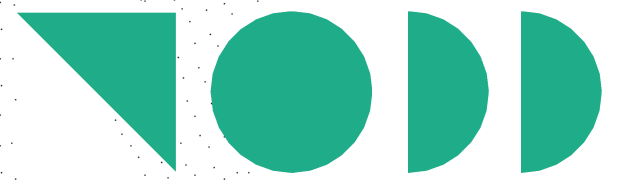
EXTERIOR FINISH SCHEDULE		
LOCATION	MFG. / PAINT	COLOR
A	PAINT	SHERWIN WILLIAMS DE 6247 "GARDEN PEBBLE" LRV 71
B	PAINT	DUNN EDWARDS DE6255 "WISHING WELL" LRV 58
C	PAINT	DUNN EDWARDS DE6313 "ENCHANTED EVE" LRV 21
D	PAINTED METALS & RAILINGS	DUNN EDWARDS DEA187 "BLACK" LRV 3
D1	BALCONY RAIL	MCNICHOLS - METAL MESH SQUARE 2" X 2"
D2	METAL SHADE CANOPY	MCNICHOLS PERFORATED METAL - 23% OPEN AREA
E	FIBER CEMENT LAP SIDING	DUNN EDWARDS DET681 "MODERNE CLASS" LRV 11
F	STONE VENEER	CORONADO OLD WORLD LEDGE ANTIQUE CREAM
G	THIN BRICK VENEER	SUMMIT FACE BRICK, 702 TBL CONCORDE
H	WINDOW FRAME	CLEAR ANODIZED ALUM. SILVER METALIC



1 SOUTH - COLOR  
3/32" = 1'-0"



2 NORTH - COLOR  
3/32" = 1'-0"



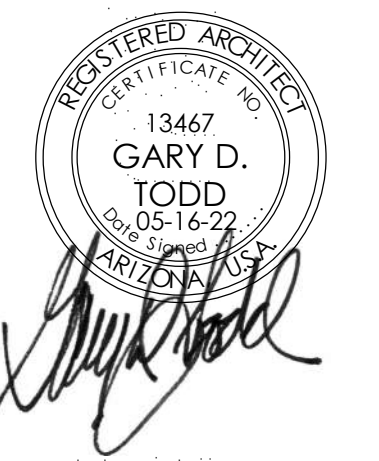
**TODD+ ASSOCIATES**

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21-2031-00



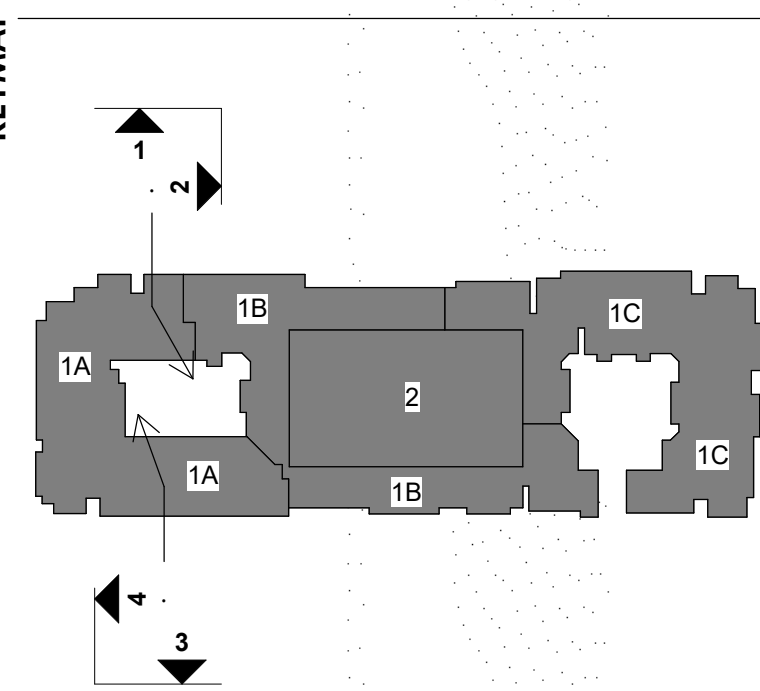
**BELLA ALBA**  
1000 N. SCOTTSDALE RD SCOTTSDALE, ARIZONA  
DRB 2ND SUBMITTAL  
05-16-22

EXTERIOR ELEVATIONS



**4.5C**

KEYMAP



KEYNOTES

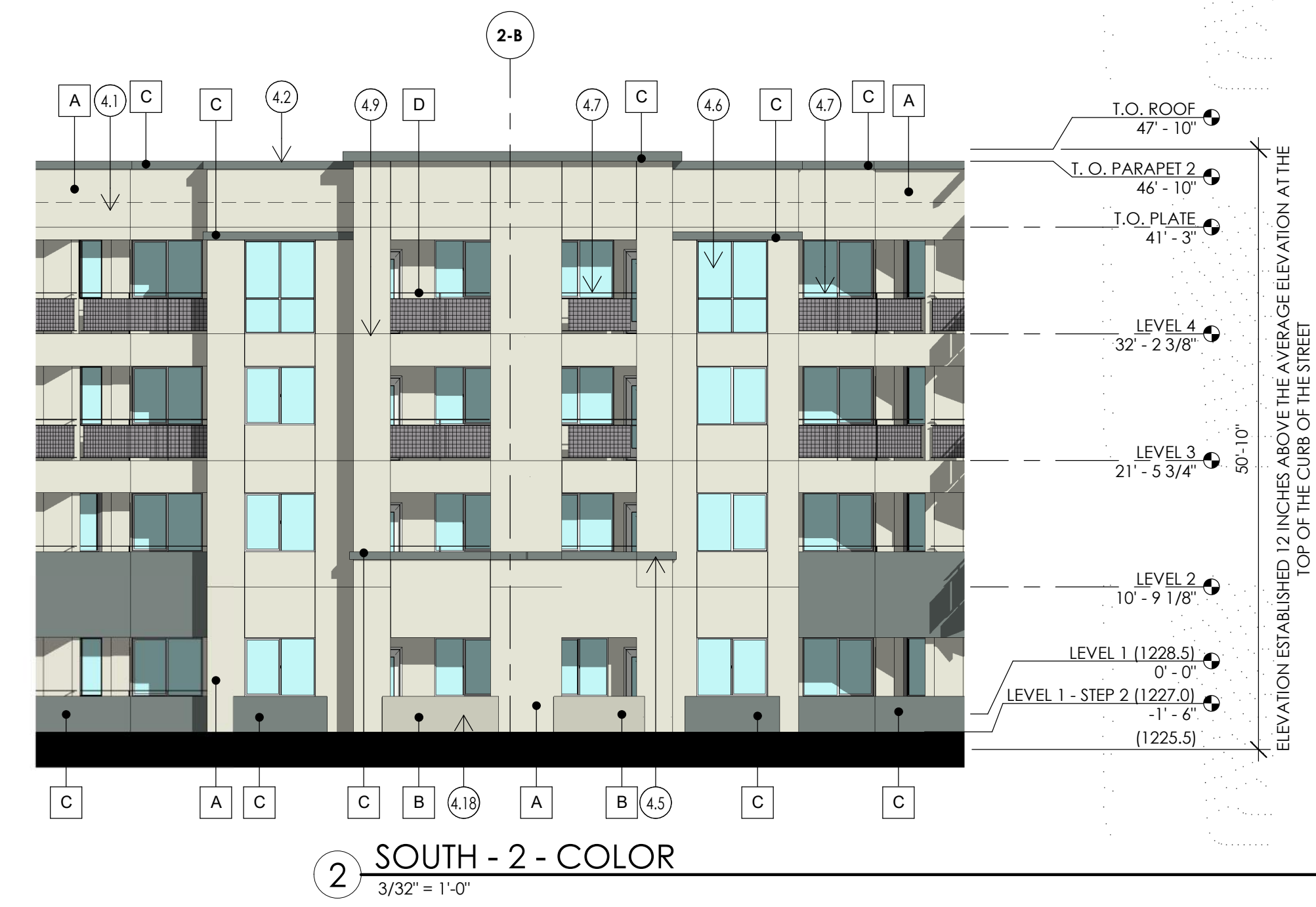
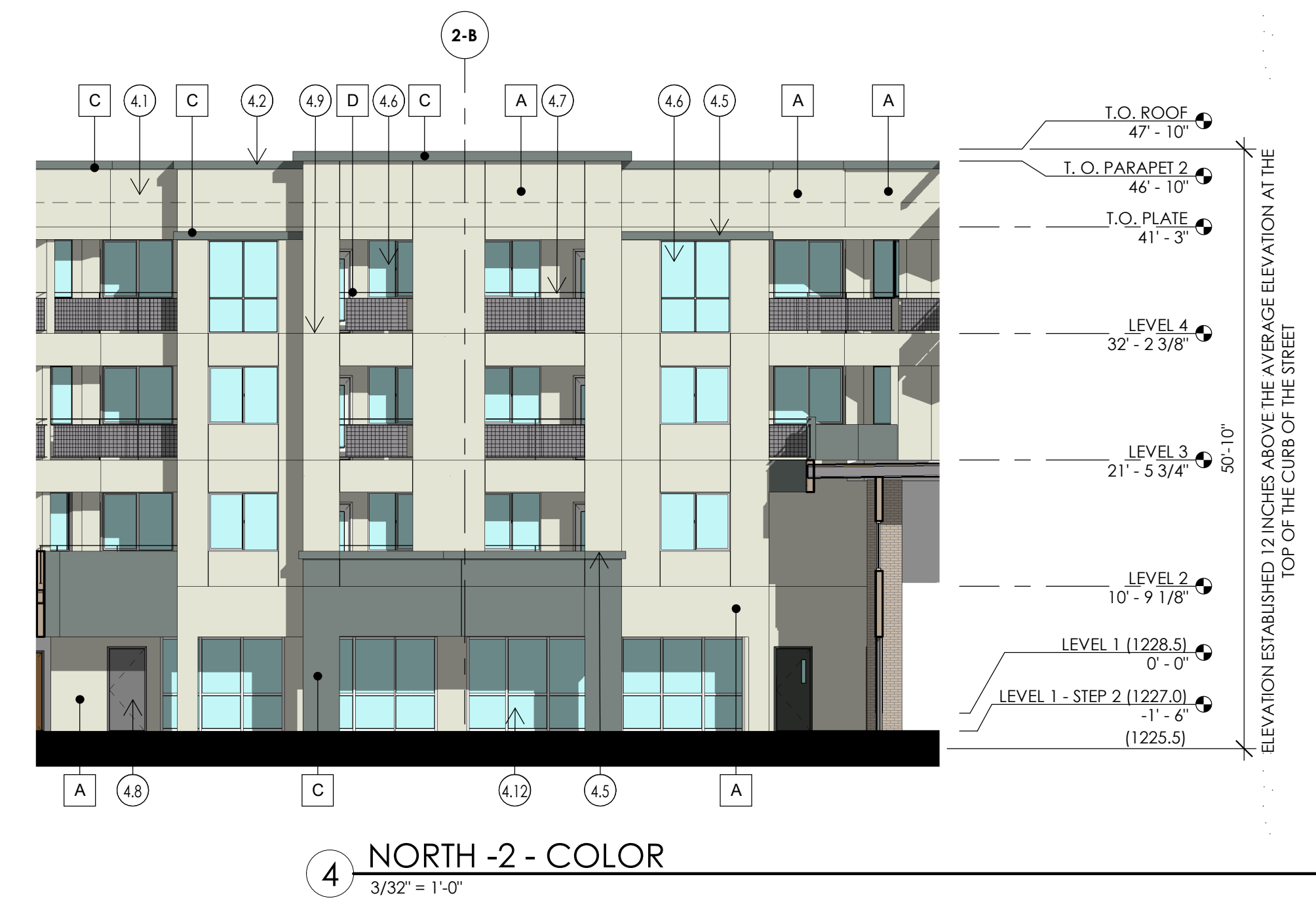
- 4.1 EXTERIOR STUCCO SYSTEM
- 4.2 STUCCO PARAPET CAP
- 4.3 FOAM / STUCCO POP-OUT WITH SAND FINISH (4")
- 4.4 WINDOW
- 4.5 METAL RAILING
- 4.6 DOOR PER PLAN
- 4.7 STUCCO CONTROL JOINT
- 4.8 ALUMINUM STOREFRONT WINDOW SYSTEM
- 4.9 FIBER CEMENT SIDING
- 4.10 FRAMED PATIO / BALCONY

GENERAL ELEVATION NOTES

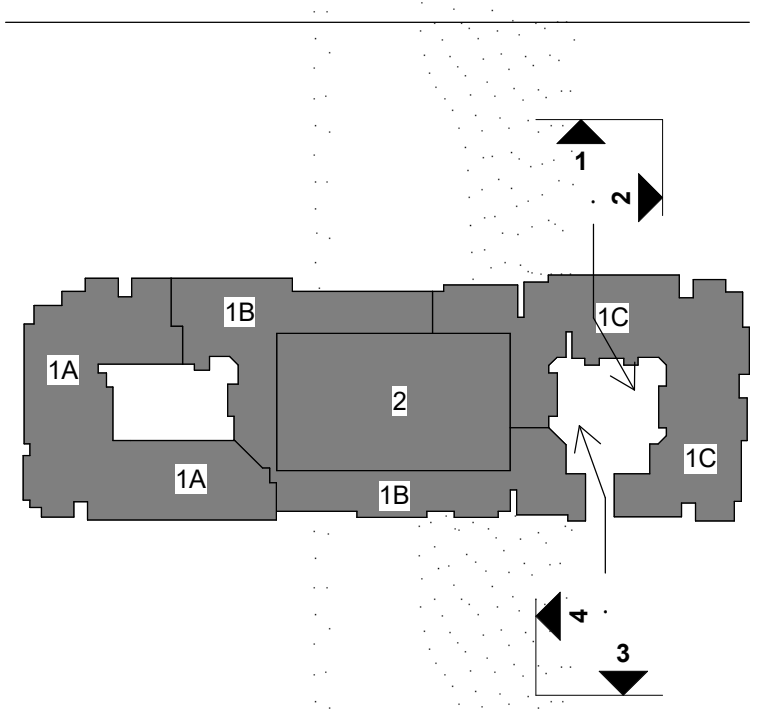
1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
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8. SES IS WITHIN AN INTERNAL ELECTRICAL ROOM.

EXTERIOR COLOR SCHEME

EXTERIOR FINISH SCHEDULE		
LOCATION	MFG. / PAINT	COLOR
A	PAINT	DUNN EDWARDS DE 6247 "GARDEN PEBBLE" LRV 71
B	PAINT	DUNN EDWARDS DE6255 "WISHING WELL" LRV 58
C	PAINT	DUNN EDWARDS DE6313 "ENCHANTED EVE" LRV 21
D	PAINTED METALS & RAILINGS	DUNN EDWARDS DEA187 "BLACK" LRV 3
D1	BALCONY RAIL	MCNICHOLS PERFORATED METAL - 23% OPEN AREA
D2	METAL SHADE CANOPY	MCNICHOLS PERFORATED METAL - 23% OPEN AREA
E	FIBER CEMENT LAP SIDING	DUNN EDWARDS DET681 "MODERNE CLASS" LRV 11
F	STONE VENEER	CORONADO OLD WORLD LEDGE ANTIQUE CREAM
G	THIN BRICK VENEER	SUMMIT FACE BRICK, 702 TBL CONCORDE
H	WINDOW FRAME	CLEAR ANODIZED ALUM. SILVER METALIC



KEYMAP



KEYNOTES

- 4.1 EXTERIOR STUCCO SYSTEM
- 4.2 STUCCO PARAPET CAP
- 4.3 FOAM / STUCCO POP-OUT WITH SAND FINISH (4")
- 4.4 WINDOW
- 4.5 METAL RAILING
- 4.6 DOOR PER PLAN
- 4.7 STUCCO CONTROL JOINT
- 4.8 GATE, SEE DETAILS
- 4.9 FRAMED PATIO / BALCONY

GENERAL ELEVATION NOTES

1. ALL ROOF MOUNTED MECHANICAL, EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
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8. SES IS WITHIN AN INTERNAL ELECTRICAL ROOM.

EXTERIOR COLOR SCHEME

EXTERIOR FINISH SCHEDULE			
	LOCATION	MFG. / PAINT	COLOR
		SHERWIN WILLIAMS	
A	PAINT	DUNN EDWARDS	DE 6247 "GARDEN PEBBLE" LRV 71
B	PAINT	DUNN EDWARDS	DE6255 "WISHING WELL" LRV 58
C	PAINT	DUNN EDWARDS	DE6313 "ENCHANTED EVE" LRV 21
D	PAINTED METALS & RAILINGS	DUNN EDWARDS	DEA187 "BLACK" LRV 3
D1	BALCONY RAIL	MCNICHOLS - METAL MESH	SQUARE 2" X 2"
D2	METAL SHADE CANOPY	MCNICHOLS	PERFORATED METAL - 23% OPEN AREA
E	FIBER CEMENT LAP SIDING	DUNN EDWARDS	DET681 "MODERNE CLASS" LRV 11
F	STONE VENEER	CORONADO	OLD WORLD LEDGE ANTIQUE CREAM
G	THIN BRICK VENEER	SUMMIT	FACE BRICK, 702 TBL CONCORDE
H	WINDOW FRAME	CLEAR ANODIZED ALUM.	SILVER METALIC



3 WEST - 3 - COLOR  
3/32" = 1'-0"



1 EAST - 3 - COLOR  
3/32" = 1'-0"



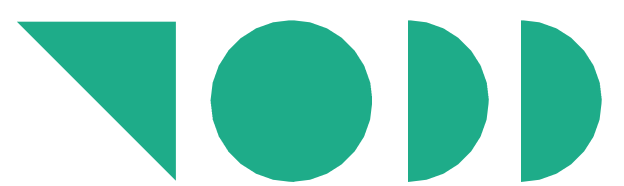
4 NORTH - 3 - COLOR  
3/32" = 1'-0"



2 SOUTH - 3 - COLOR  
3/32" = 1'-0"







**TODD+  
ASSOCIATES**

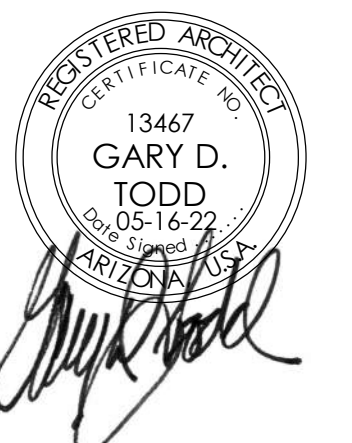
602-952-8280 / TODDASSOC.COM

21-2031-00



**BELLA ALBA**  
1000 N. SCOTTSDALE RD SCOTTSDALE, ARIZONA  
DRB 2ND SUBMITTAL  
05-16-22

PERSPECTIVE FROM  
CLUBHOUSE ENTRY



**7.2**