

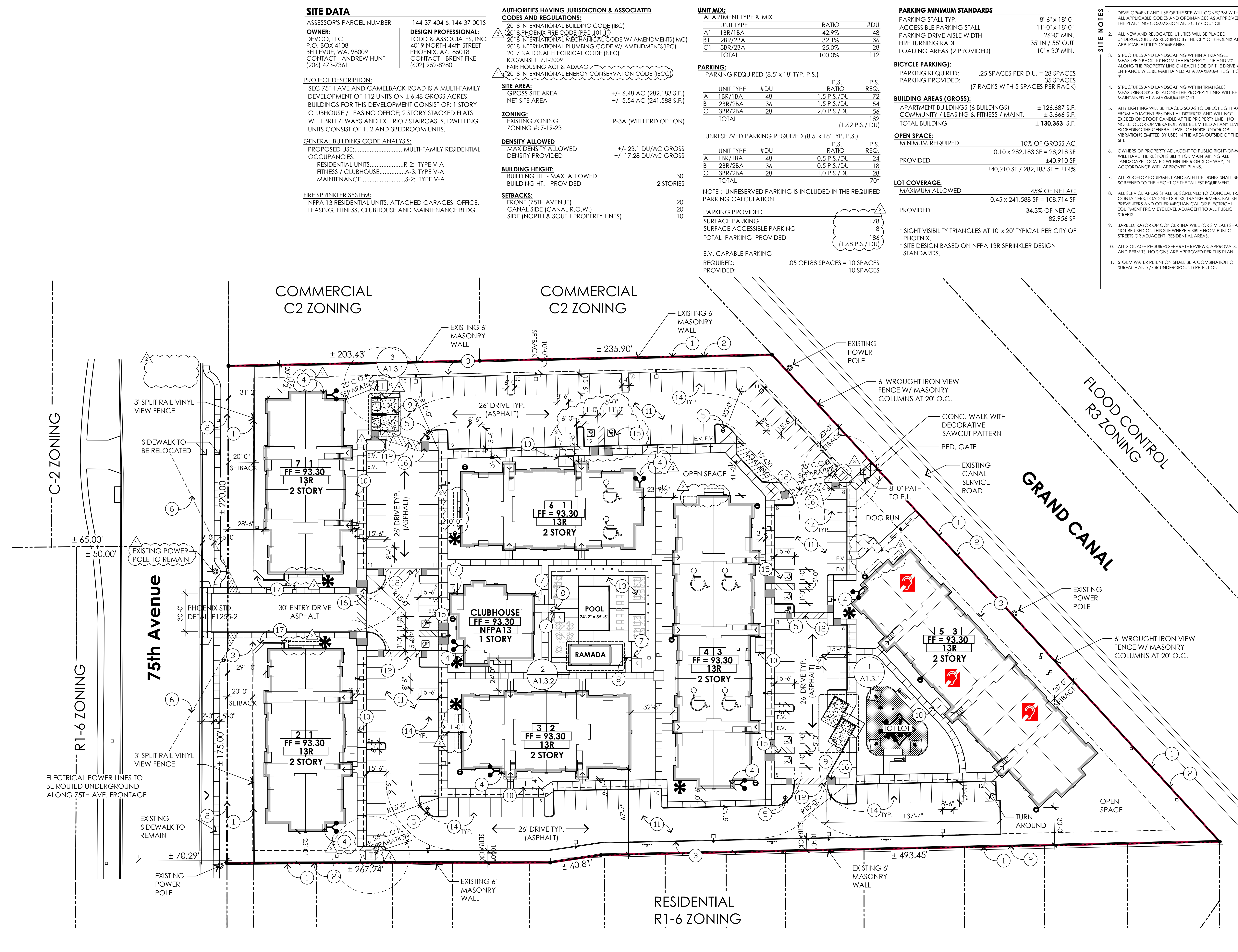
DevCo
 PO Box 4108
 Bellevue, WA 98009
 (206) 473-7361 p



TODD + ASSOCIATES
 CRITICAL THINKING / CREATIVE DESIGN
 ARCHITECTURE, PLANNING,
 LANDSCAPE ARCHITECTURE.
 4019 N. 44TH ST. / PHOENIX, AZ 85018
 602-952-8280 / TODDASSOC.COM
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05-22-2024
 100% CONSTRUCTION
 DOCUMENTS

Proj Mgr.: BAF
 Drawn By: BAF
 Rev. Date: Description:
 08-22-24 CITY COMMENTS
 08-22-24 OWNER CHANGES
 10-02-24 CITY COMMENTS



1 ARCHITECTURAL SITE PLAN
 SCALE: 1"=30'-0"

UNIT MIX:

APARTMENT TYPE & MIX	UNIT TYPE	RATIO	#DU
A	1BR/1BA	42.9%	48
B	2BR/2BA	32.1%	36
C	3BR/2BA	25.0%	28
TOTAL		100.0%	112

PARKING:
 PARKING REQUIRED (8.5' x 18' TYP. P.S.)

UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.
A	1BR/1BA	1.5 P.S./DU	72
B	2BR/2BA	1.5 P.S./DU	54
C	3BR/2BA	2.0 P.S./DU	56
TOTAL			182

UNRESERVED PARKING REQUIRED (8.5' x 18' TYP. P.S.)

UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.
A	1BR/1BA	0.5 P.S./DU	24
B	2BR/2BA	0.5 P.S./DU	18
C	3BR/2BA	1.0 P.S./DU	28
TOTAL			70

NOTE: UNRESERVED PARKING IS INCLUDED IN THE REQUIRED PARKING CALCULATION.

PARKING PROVIDED

SURFACE PARKING	178
SURFACE ACCESSIBLE PARKING	8
TOTAL PARKING PROVIDED	186

(1.68 P.S./DU)

E.V. CAPABLE PARKING
 REQUIRED: .05 OF 188 SPACES = 10 SPACES
 PROVIDED: 10 SPACES

PARKING MINIMUM STANDARDS

PARKING STALL TYP.	8'-6" x 18'-0"
ACCESSIBLE PARKING STALL	11'-0" x 18'-0"
PARKING DRIVE AISLE WIDTH	26'-0" MIN.
FIRE TURNING RADII	35' IN / 55' OUT
LOADING AREAS (2 PROVIDED)	10' x 30' MIN.

BIicycle PARKING:
 PARKING REQUIRED: .25 SPACES PER D.U. = 28 SPACES
 PARKING PROVIDED: 35 SPACES
 (7 RACKS WITH 5 SPACES PER RACK)

BUILDING AREAS (GROSS):

APARTMENT BUILDINGS (6 BUILDINGS)	± 126,687 S.F.
COMMUNITY / LEASING & FITNESS / MAINT.	± 3,666 S.F.
TOTAL BUILDING	± 130,353 S.F.

OPEN SPACE:
 MINIMUM REQUIRED 10% OF GROSS AC
 0.10 x 282,183 SF = 28,218 SF
 PROVIDED ± 40,910 SF / 282,183 SF = ± 14%

LOT COVERAGE:
 MAXIMUM ALLOWED 45% OF NET AC
 0.45 x 241,588 SF = 108,714 SF
 PROVIDED 34.3% OF NET AC
 82,956 SF

* SIGHT VISIBILITY TRIANGLES AT 10' x 20' TYPICAL PER CITY OF PHOENIX.
 * SITE DESIGN BASED ON NFPA 13R SPRINKLER DESIGN STANDARDS.

GENERAL NOTES

- DEVELOPMENT AND USE OF THE SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES AS APPROVED BY THE PLANNING COMMISSION AND CITY COUNCIL.
- ALL NEW AND RELOCATED UTILITIES WILL BE PLACED UNDERGROUND AS REQUIRED BY THE CITY OF PHOENIX AND APPLICABLE UTILITY COMPANIES.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCE WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN TRIANGLES MEASURING 33' x 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATIONS EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPE LOCATED WITHIN THE RIGHT-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
- STORM WATER RETENTION SHALL BE A COMBINATION OF SURFACE AND / OR UNDERGROUND RETENTION.

KEYNOTES (NOT ALL KEYNOTES MAY NOT BE USED)

- SITE FENCE.
- PROPERTY LINE, TYP.
- BUILDING SETBACK, TYP.
- FIRE RISER ROOM.
- FIRE HYDRANT WITH BLUE REFLECTORS ON DRIVE PER CITY.
- SIGHT VISIBILITY TRIANGLE.
- KNOX BOX
- SECURED PEDESTRIAN ACCESS GATE.
- 6" THICK CLASS A CONCRETE WITH STEEL REINFORCING GRADE 40 AT ALL ACCESSIBLE PARKING STALLS.
- BIKE RACK
- ASPHALT DRIVEWAY - SLOPE PER CIVIL TYP.
- PAINT STRIPES AT CROSSWALK OVER ASPHALT.
- POOL / AMENITY COURT.
- STANDARD PARKING SPACE
- ACCESSIBLE PARKING SPACE WITH ACCESSIBLE ASLE STRIPING
- ACCESSIBLE CURB TRANSITION - RE: CIVIL TYP.
- MONUMENT SIGN

SYMBOLS

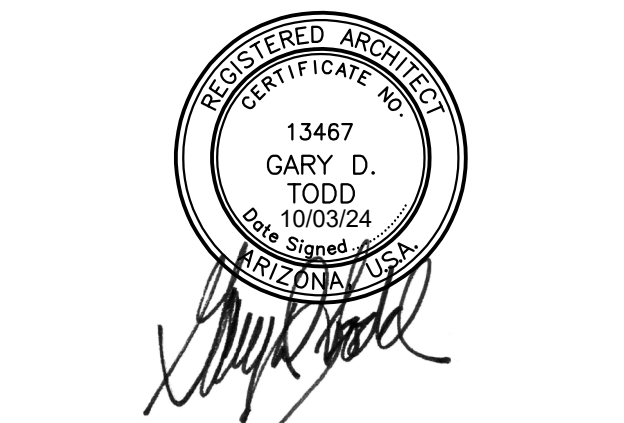
- 09 | 1 | BUILDING NUMBER
- FF = 11.3 BUILDING TYPE
- NFPA 13 BUILDING FINISH FLOOR ELEVATION - VERIFY WITH CIVIL BUILDING SPRINKLER SYSTEM
- FIRE TRUCK TURNING RADIUS, INSIDE TURNING RADIUS 35'-0" MIN. OUTSIDE TURNING RADIUS 55'-0" MAX.
- PROPERTY LINE
- E.V. FUTURE E.V. PARKING SPACES
- ACCESSIBLE PARKING SPACE
- EXISTING POWER POLE
- NEW POWER POLE
- NEW FIRE HYDRANT
- F.D.C. CONNECTION
- ACCESSIBLE PARKING SIGN
- TYPE A UNITS
- HEARING IMPAIRED UNITS
- SECURITY CAMERAS
- BUILDING SIGNAGE LOCATION
- BUILDING ENTRANCE
- KNOX BOX LOCATION PER PHOENIX FIRE DEPT. REQUIREMENTS
- ACCESSIBLE PARKING SIGN
- FIRE LANE SIGN
- BIKE RACK, SEE DETAIL 4/A1.4.1
- TRANSFORMER

VICINITY MAP

Residences at Grand Canal

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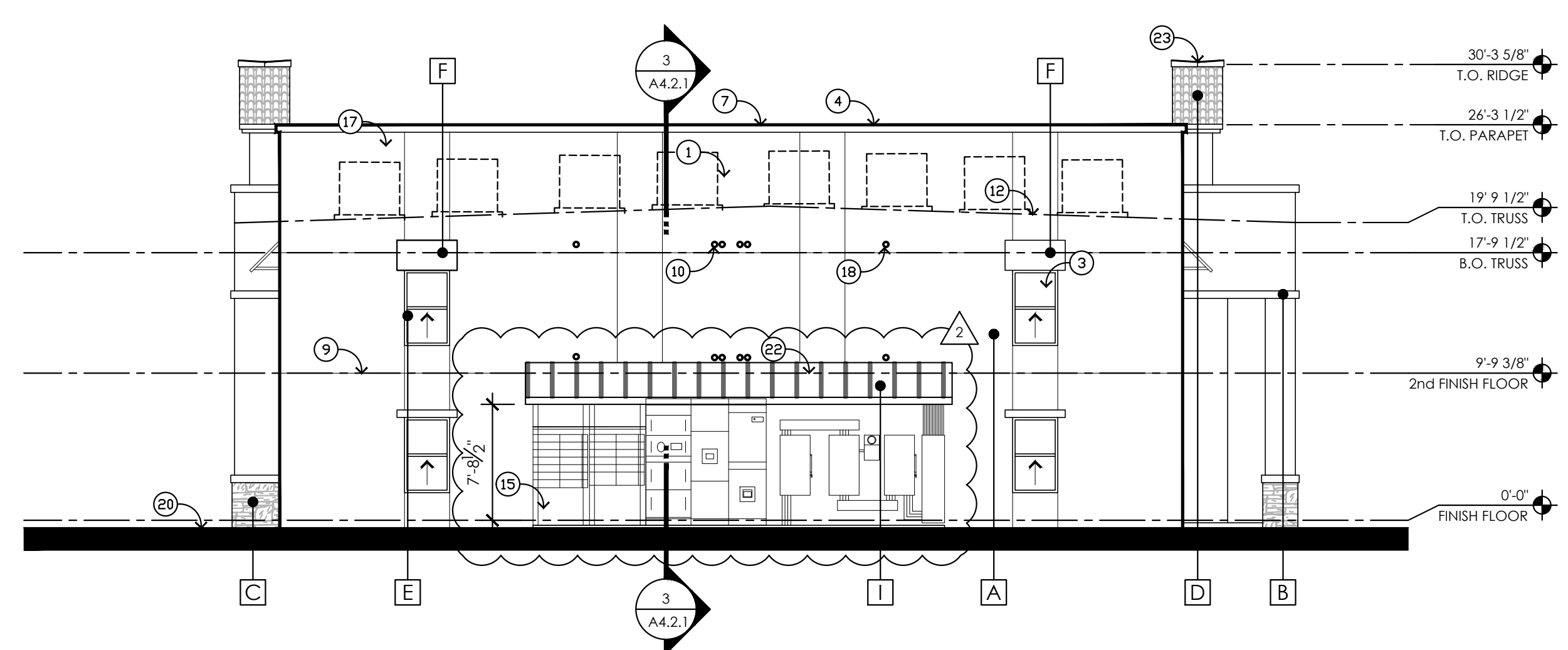
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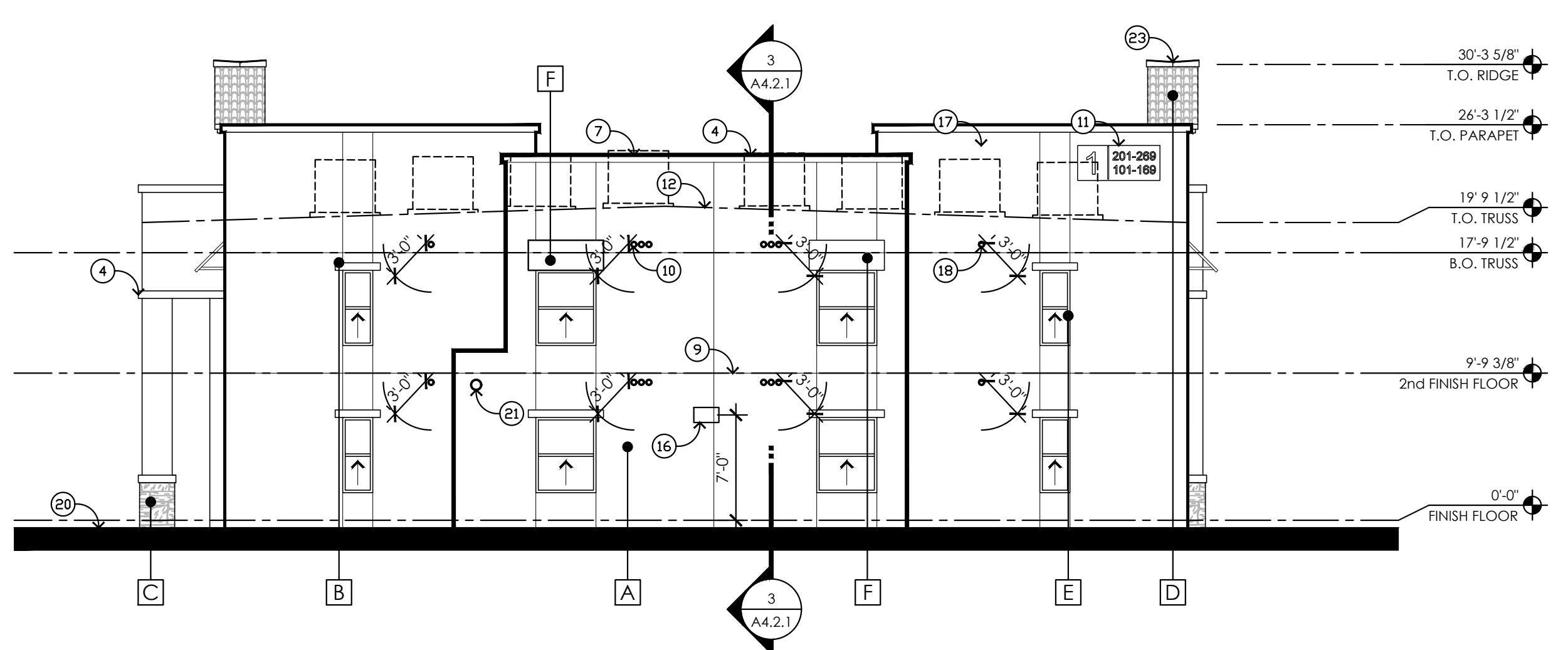
Proj Mgr.: BAF
Drawn By: BAF
Rev. Date: Description:
08-22-24 OWNER CHANGES

BUILDING TYPE 1 - EXTERIOR ELEVATIONS
A4.1.1

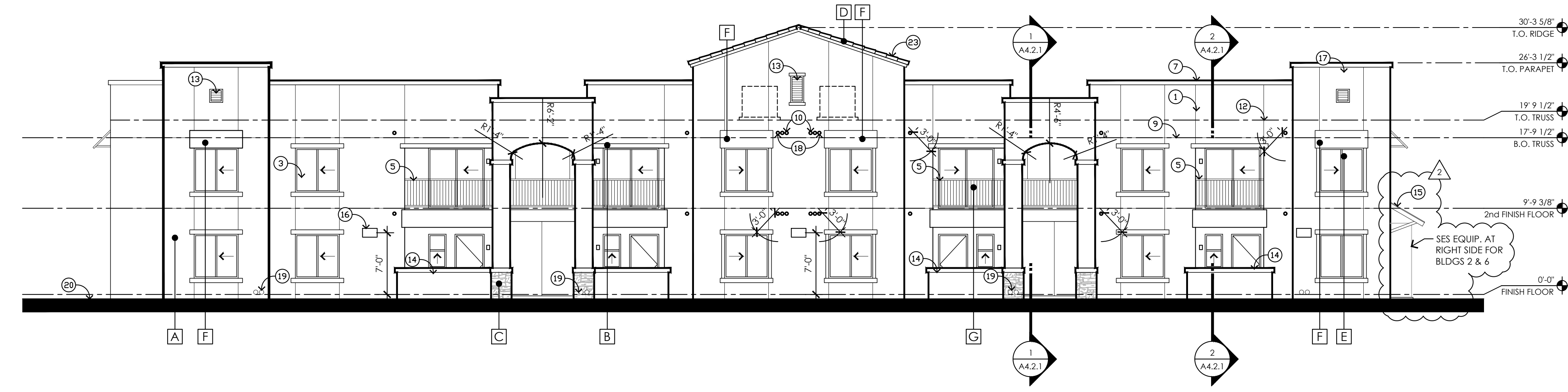
- KEYNOTES**
- PAINTED STUCCO
 - ALUMINUM STOREFRONT WINDOW SYSTEM - CLEAR ANODIZED FINISH
 - VINYL SINGLE-HUNG OR SLIDING WINDOW
 - FOAM POP-OUT PER ELEVATION
 - BALCONY GUARDRAIL - POWDER COATED SILVER FINISH, SEE DETAIL
 - PREFABRICATED FABRIC AWNING
 - REFINISHED METAL PARAPET CAP - COLOR TO MATCH ADJACENT WALL
 - BREAK METAL AT CURTAIN WALL
 - CONTROL JOINT IN STUCCO, SEE DETAILS 14/A10.2.1
 - EXHAUST VENT LOUISER - PAINT TO MATCH BUILDING COLOR COORDINATE WITH ENLARGED UNIT PLANS AND MECHANICAL DRAWINGS
 - BUILDING ADDRESS SIGNAGE, REFER TO ADDRESSING PLAN FOR LOCATION AND DETAIL
 - LINE OF ROOF / MECHANICAL UNIT ON ROOF BEYOND, SEE ROOF PLANS FOR EXACT LOCATION
 - DECORATIVE VENT
 - MASONRY WALL @ 75TH AVE EXPOSURE, METAL RAILINGS AT REMAINING LOCATIONS
 - SES & METER BANKS, REFER TO ELECTRICAL DRAWINGS, COORDINATE CANOPY HEIGHT WITH ELECTRICAL EQUIPMENT
 - BUILDING MOUNTED LED WALLPACK, REFER TO ELECTRICAL DRAWINGS
 - STUCCO SYSTEM AS SPECIFIED OVER WOOD STUDS / DETAILED TYP.
 - 4" DIAMETER DRYER VENT - REFER TO MECHANICAL SPECIFICATIONS
 - ROOF DRAIN AND OVERFLOW NOZZLE, PER DETAIL 5/A10.1.1.
 - APPROX. FINISHED GRADE - SLOPE AWAY FROM STRUCTURE - RE: CIVIL TYP.
 - FIRE ALARM BELL ABOVE FIRE RISER ROOM @ 9'-0" A.F.F. PER FIRE PROTECTION
 - STANDING SEAM ROOF
 - ROOF TILE PER SPEC
- GENERAL NOTES**
- PAINT ALL VENTS, FLASHINGS, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR UNLESS NOTED
 - VERIFY ALL FINISHES WITH GEN. CONTRACTOR PRIOR TO APPLICATION
 - VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION
 - ALL PAINT COLOR / MATERIAL CHANGES TO TERMINATE ON INSIDE CORNERS ONLY**
 - ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 - PROVIDE SEALANT AT ALL ENVELOPE PENETRATIONS
 - ALL CONTROL JOINTS & REVEALS TO TERMINATE ON INSIDE CORNERS ONLY
 - INCLUDE FULL ADDRESS ON INDEPENDENT MONUMENT SIGN - SEE DEFERRED SIGNAGE PACKAGE
 - SEE WINDOW AND DOOR SCHEDULES FOR DETAILS OF ALL HEAD, SILL AND JAMBS, TYPICAL
 - SEE BUILDING SECTION CUT FOR ADDITIONAL INFORMATION
 - COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES
 - EXTERIOR DOOR AND FRAME COLORS TO MATCH, U.N.O.
 - FOR ARCHITECTURAL PURPOSES FINISH FLOOR SET AT 0'-0" - SEE CIVIL PLAN FOR ACTUAL GRADE ELEVATIONS
 - SEE STRUCTURAL FOR FRAMING PLAN CONNECTION DETAILS & FOUNDATION PLAN



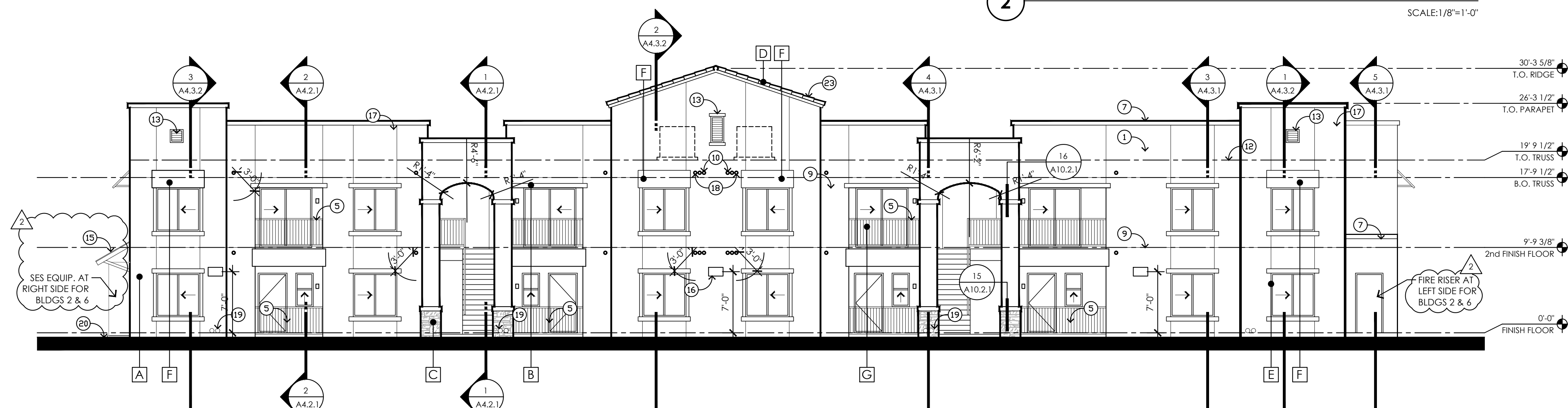
4 BUILDING TYPE 1 - LEFT SIDE ELEVATION (BLDG #7)
RIGHT SIDE ELEVATIONS FOR BLDGS 2 & 6
SCALE: 1/8"=1'-0"



3 BUILDING TYPE 1 - RIGHT SIDE ELEVATION (BLDG #7)
LEFT SIDE ELEVATIONS FOR BLDGS 2 & 6
SCALE: 1/8"=1'-0"



2 BUILDING TYPE 1 - REAR ELEVATION
SCALE: 1/8"=1'-0"



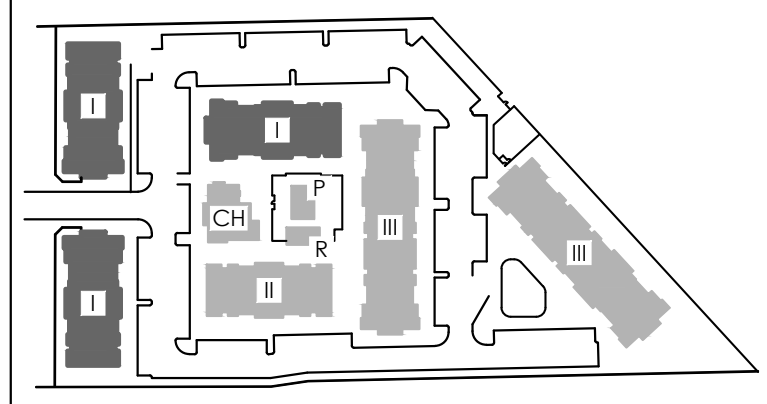
1 BUILDING TYPE 1 - FRONT ELEVATION
SCALE: 1/8"=1'-0"

COLOR SCHEDULE

LOCATION	COLOR	SWATCH
A Stucco Finish Body Color	MFG.: SHERWIN WILLIAMS COLOR: SW6070 HERON PLUME	[Swatch]
B Stucco Finish Trim Color	MFG.: SHERWIN WILLIAMS COLOR: SW7018 DOVETAIL	[Swatch]
C Stone Veneer	MFG.: ELDORADO STONE TYPE: CLIFFSTONE COLOR: MESQUITE	[Swatch]
D Concrete Roof Tile	MFG.: EAGLE ROOFING PRODUCTS TYPE: CAPISTRANO COLOR: 3645 SUNRISE BLEND	[Swatch]
E Window Frame	MFG.: AVANTI WINDOWS & DOORS COLOR: CLAY	[Swatch]
F Fabric Awning	MFG.: SUNBRELLA TYPE: SUNBRELLA SHADE COLOR: STORM	[Swatch]
G Metal Railing	MFG.: SHERWIN WILLIAMS COLOR: SW 7018 DOVETAIL	[Swatch]
H CMU	MFG.: SUPERLITE, PAINT WITH SHERWIN WILLIAMS COLOR: SW 7018 DOVETAIL	[Swatch]
I STANDING SEAM ROOF	MFG.: PAC CLAD TYPE: SNAP-CLAD COLOR: BURNISHED SLATE	[Swatch]

- SYMBOLS**
- [C] EXTERIOR COLOR INDICATOR
 - ← DIRECTION OF OPERABLE PANEL

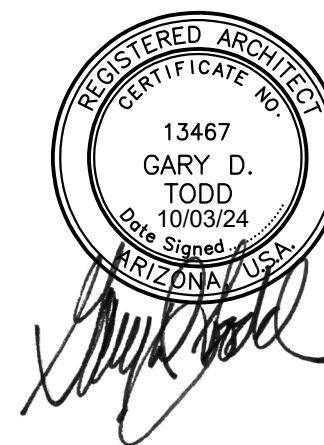
KEY MAP



Residences at Grand Canal

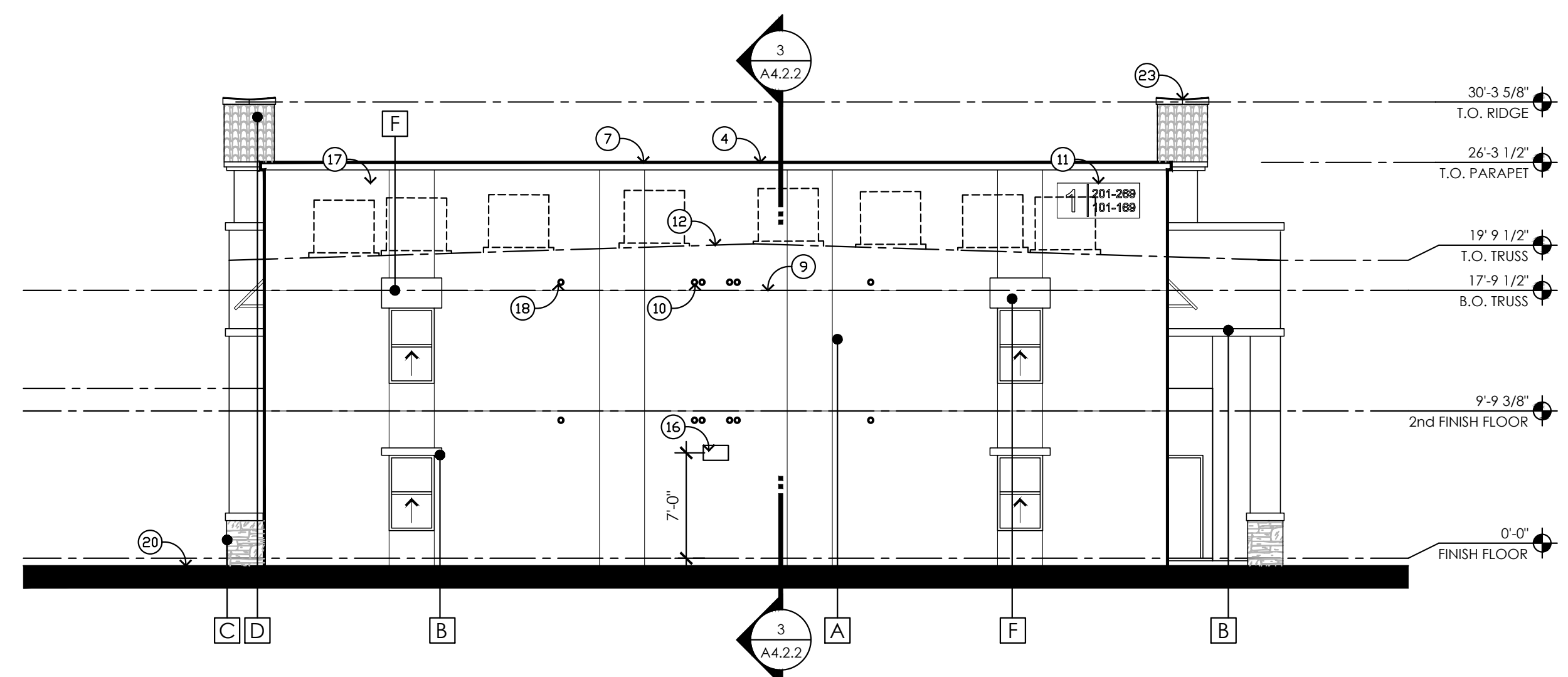
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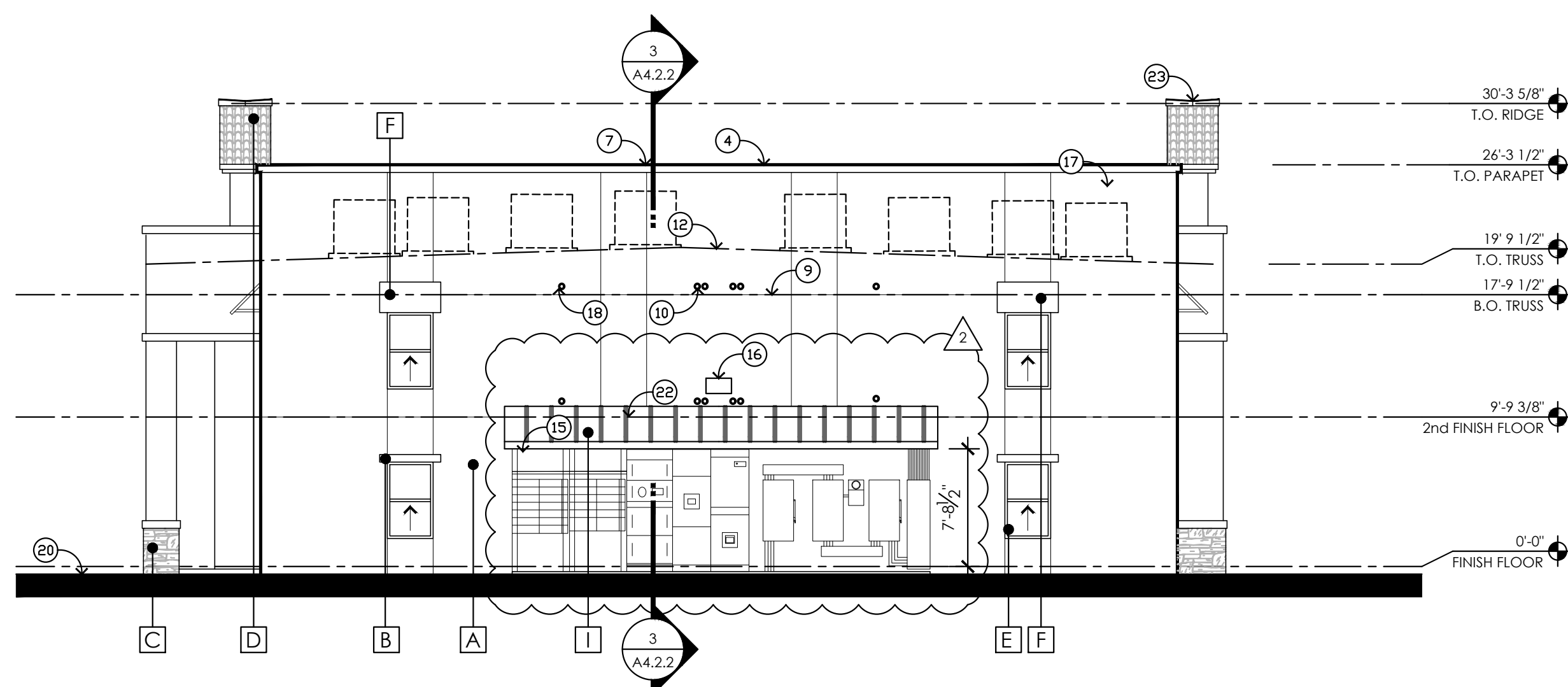


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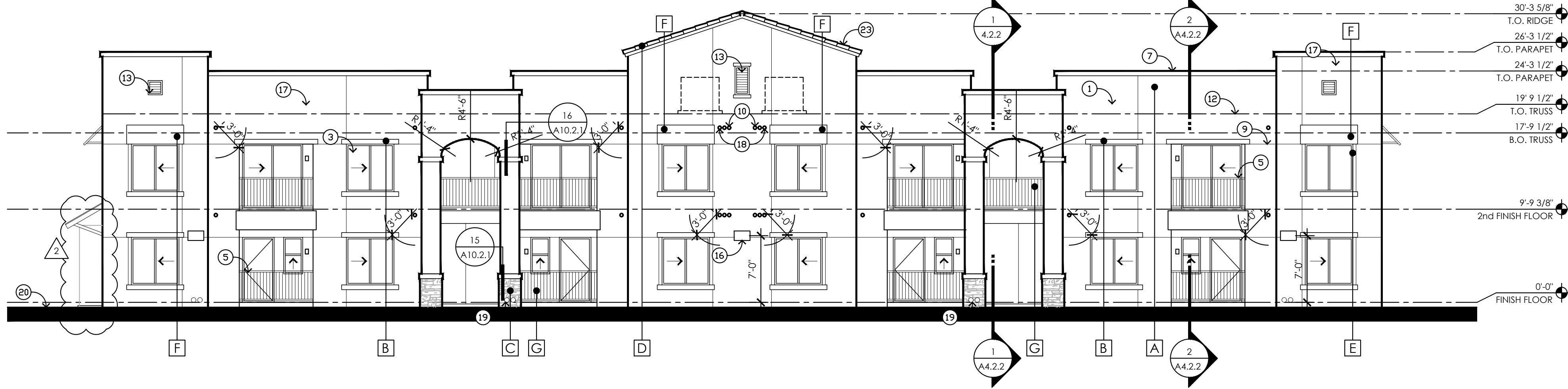
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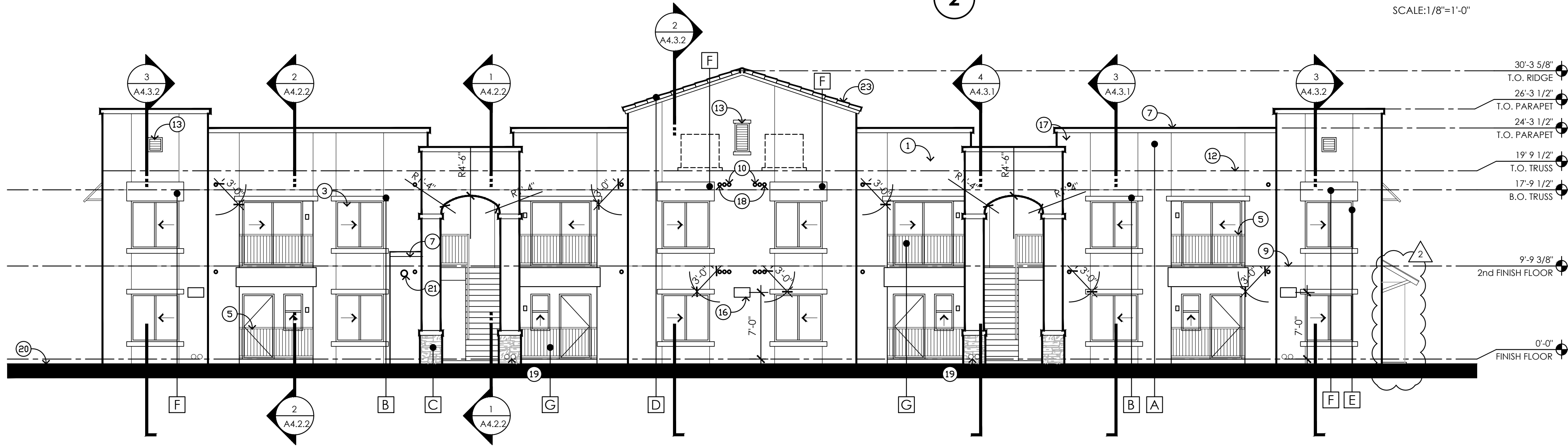
4 BUILDING TYPE 2 - LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



3 BUILDING TYPE 2 - RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



2 BUILDING TYPE 2 - REAR ELEVATION
SCALE: 1/8"=1'-0"



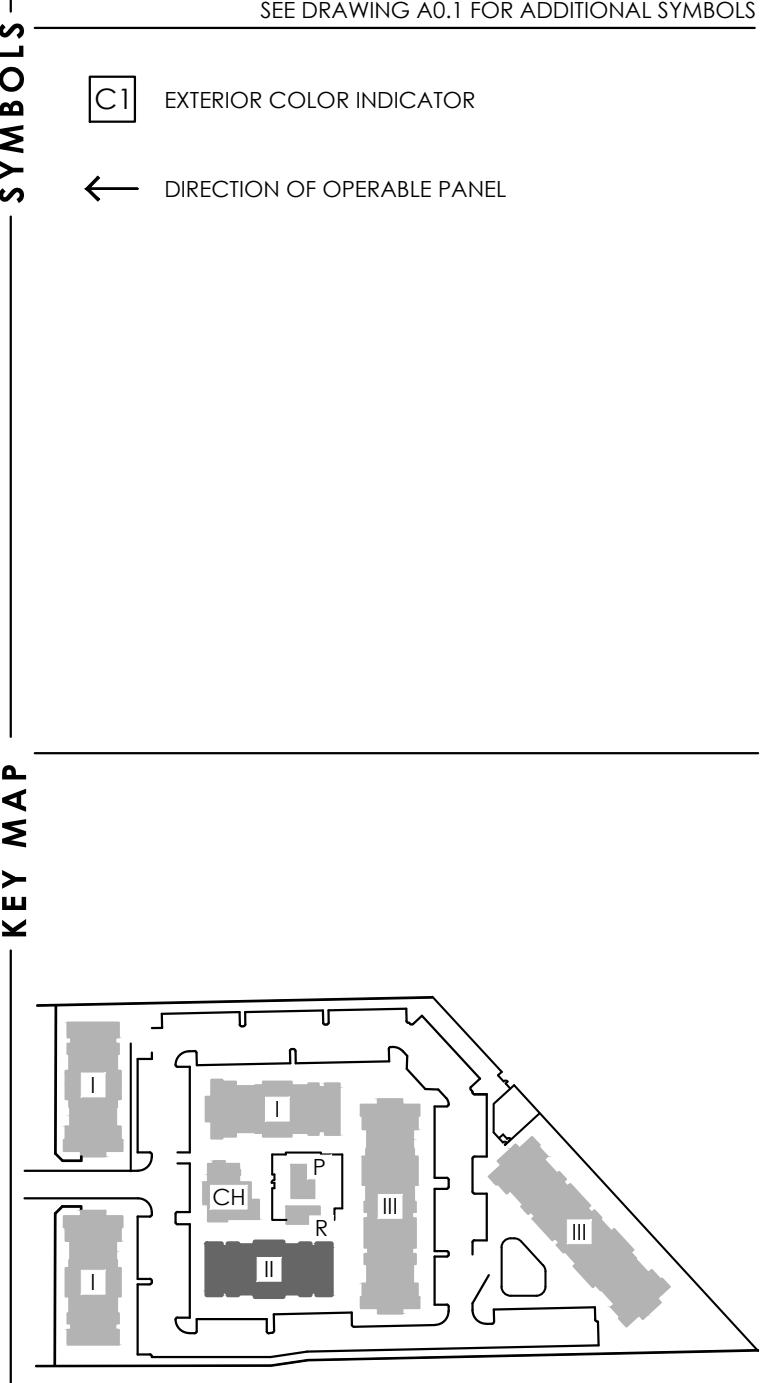
1 BUILDING TYPE 2 - FRONT ELEVATION
SCALE: 1/8"=1'-0"

LOCATION	COLOR	SWATCH
A Stucco Finish Body Color	MFG.: SHERWIN WILLIAMS COLOR: SW6070 HERON PLUME	[Swatch A]
B Stucco Finish Trim Color	MFG.: SHERWIN WILLIAMS COLOR: SW7018 DOVETAIL	[Swatch B]
C Stone Veneer	MFG.: ELDORADO STONE TYPE: CLIFFSTONE COLOR: MESQUITE	[Swatch C]
D Concrete Roof Tile	MFG.: EAGLE ROOFING PRODUCTS TYPE: CAPISTRANO COLOR: 3645 SUNRISE BLEND	[Swatch D]
E Window Frame	MFG.: AVANTI WINDOWS & DOORS COLOR: CLAY	[Swatch E]
F Fabric Awning	MFG.: SUNBRELLA TYPE: SUNBRELLA SHADE COLOR: STORM	[Swatch F]
G Metal Railing	MFG.: SHERWIN WILLIAMS COLOR: SW 7018 DOVETAIL	[Swatch G]
H CMU	MFG.: SUPERLITE, PAINT WITH SHERWIN WILLIAMS COLOR: SW 7018 DOVETAIL	[Swatch H]
I STANDING SEAM ROOF	MFG.: PAC CLAD TYPE: SNAP-CLAD COLOR: BURNISHED SLATE	[Swatch I]

- KEYNOTES**
- PAINTED STUCCO
 - ALUMINUM STOREFRONT WINDOW SYSTEM - CLEAR ANODIZED FINISH
 - VINYL SINGLE-HUNG OR SLIDING WINDOW
 - FOAM POP-OUT PER ELEVATION
 - BALCONY GUARDRAIL - POWDER COATED SILVER FINISH, SEE DETAIL
 - PREFABRICATED FABRIC AWNING
 - PREFINISHED METAL PARAPET CAP - COLOR TO MATCH ADJACENT WALL
 - BREAK METAL AT CURTAIN WALL
 - CONTROL JOINT IN STUCCO, SEE DETAILS 14/A10.2.1
 - EXHAUST VENT LOUVER - PAINT TO MATCH BUILDING COLOR COORDINATE WITH ENLARGED UNIT PLANS AND MECHANICAL DRAWINGS
 - BUILDING ADDRESS SIGNAGE, REFER TO ADDRESSING PLAN FOR LOCATION AND DETAIL
 - LINE OF ROOF / MECHANICAL UNIT ON ROOF BEYOND, SEE ROOF PLANS FOR EXACT LOCATION
 - DECORATIVE VENT
 - MASONRY WALL @ 75TH AVE EXPOSURE, METAL RAILINGS AT REMAINING LOCATIONS.
 - SES & METER BANKS, REFER TO ELECTRICAL DRAWINGS
 - BUILDING MOUNTED LED WALL PACK, REFER TO ELECTRICAL DRAWINGS
 - STUCCO SYSTEM AS SPECIFIED OVER WOOD STUDS / DETAILED TYP.
 - 4" DIAMETER DRYER VENT - REFER TO MECHANICAL SPECIFICATIONS
 - ROOF DRAIN AND OVERFLOW NOZZLE, PER DETAIL 5/A10.1.1.
 - APPROXIMATE FINISHED GRADE - SLOPE AWAY FROM STRUCTURE - RE: CIVIL TYP.
 - FIRE ALARM BELL ABOVE FIRE RISER ROOM @ 9'-0" A.F.F. PER FIRE PROTECTION.
 - STANDING SEAM ROOF
 - ROOF TILE PER SPEC

- GENERAL NOTES**
- PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR U.N.O.
 - VERIFY ALL FINISHES WITH GEN. CONTRACTOR PRIOR TO APPLICATION
 - VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION.
 - ALL PAINT COLOR / MATERIAL CHANGES TO TERMINATE ON INSIDE CORNERS ONLY**
 - ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - PROVIDE SEALANT AT ALL ENVELOPE PENETRATIONS
 - ALL CONTROL JOINTS & REVEALS TO TERMINATE ON INSIDE CORNERS ONLY
 - INCLUDE FULL ADDRESS ON INDEPENDENT MONUMENT SIGN - SEE DEFERRED SIGNAGE PACKAGE
 - SEE WINDOW AND DOOR SCHEDULES FOR DETAILS OF ALL HEAD, SILL AND JAMBS, TYPICAL
 - SEE BUILDING SECTION CUT FOR ADDITIONAL INFORMATION LOCATIONS AND SIZES
 - COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES
 - EXTERIOR DOOR AND FRAME COLORS TO MATCH, U.N.O.
 - FOR ARCHITECTURAL PURPOSES FINISH FLOOR SET AT 0'-0" - SEE CIVIL PLAN FOR ACTUAL GRADE ELEVATIONS
 - SEE STRUCTURAL FOR FRAMING PLAN CONNECTION DETAILS & FOUNDATION PLAN

- SYMBOLS**
- [C1] EXTERIOR COLOR INDICATOR
 - [Arrow] DIRECTION OF OPERABLE PANEL



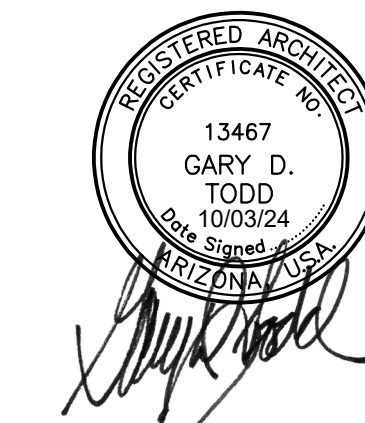
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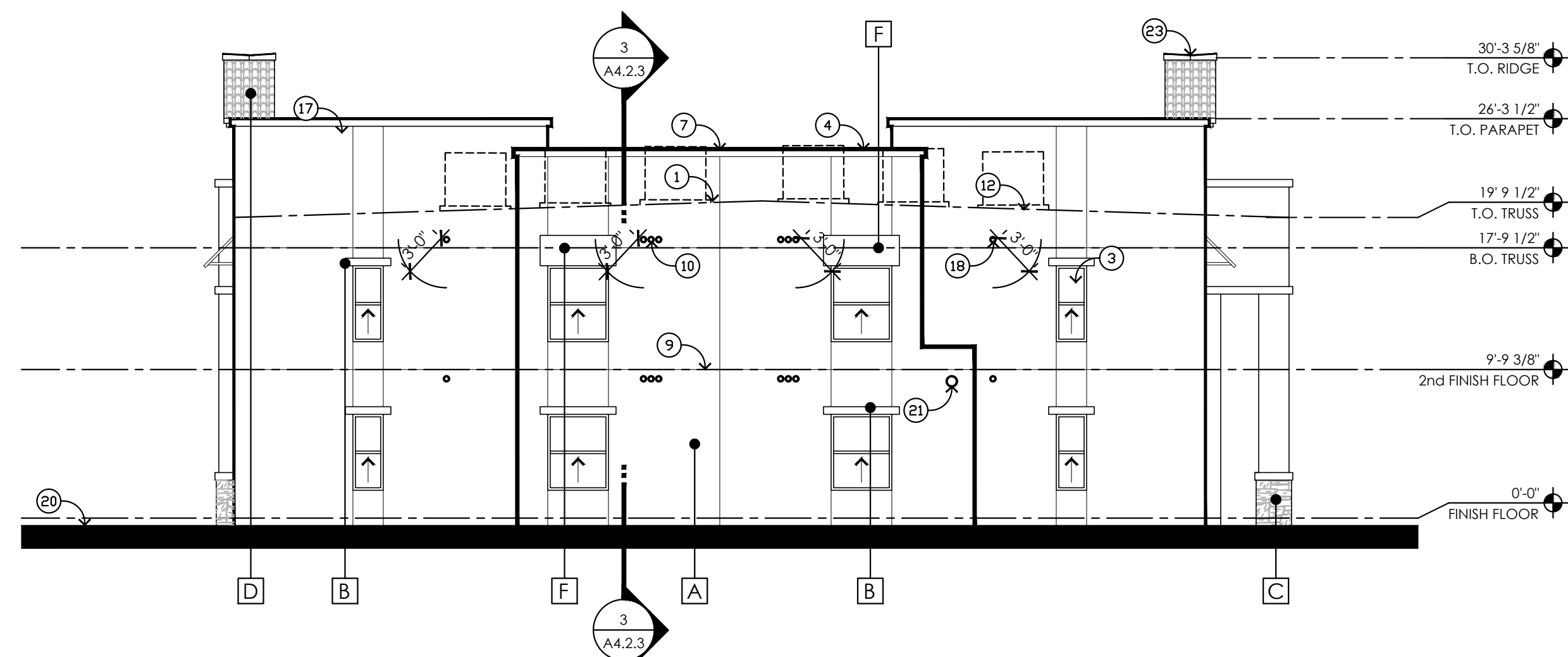
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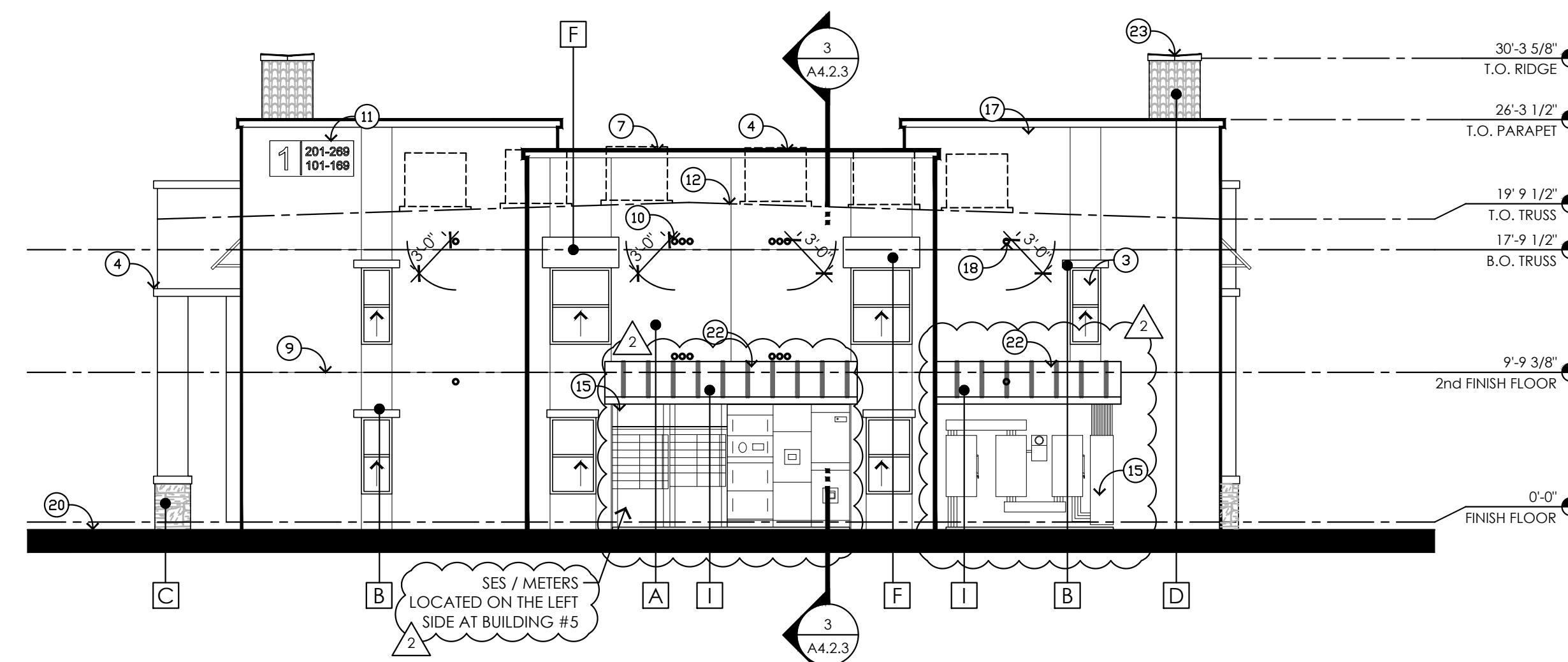


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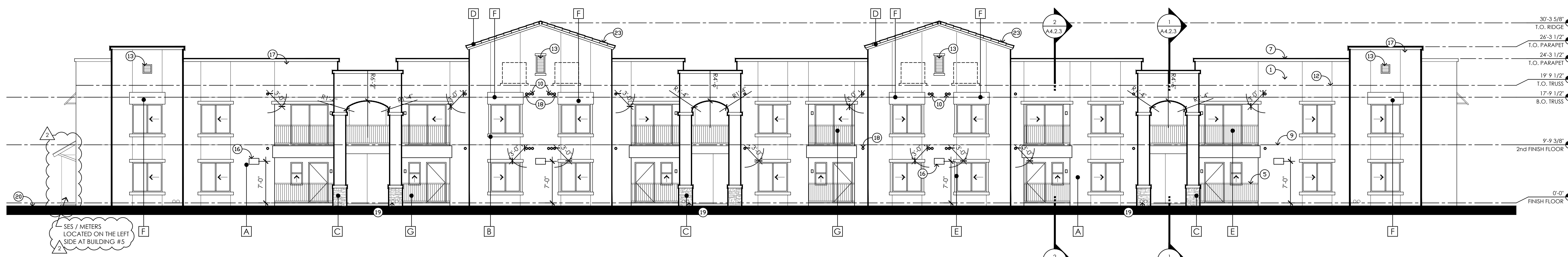
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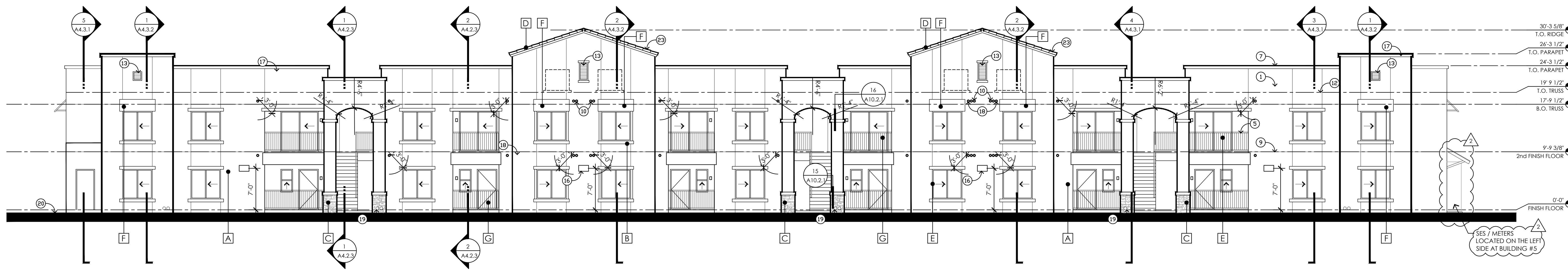
4 BUILDING TYPE 3 - LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



3 BUILDING TYPE 3 - RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



2 BUILDING TYPE 3 - REAR SIDE ELEVATION
SCALE: 1/8"=1'-0"



1 BUILDING TYPE 3 - FRONT ELEVATION
SCALE: 1/8"=1'-0"

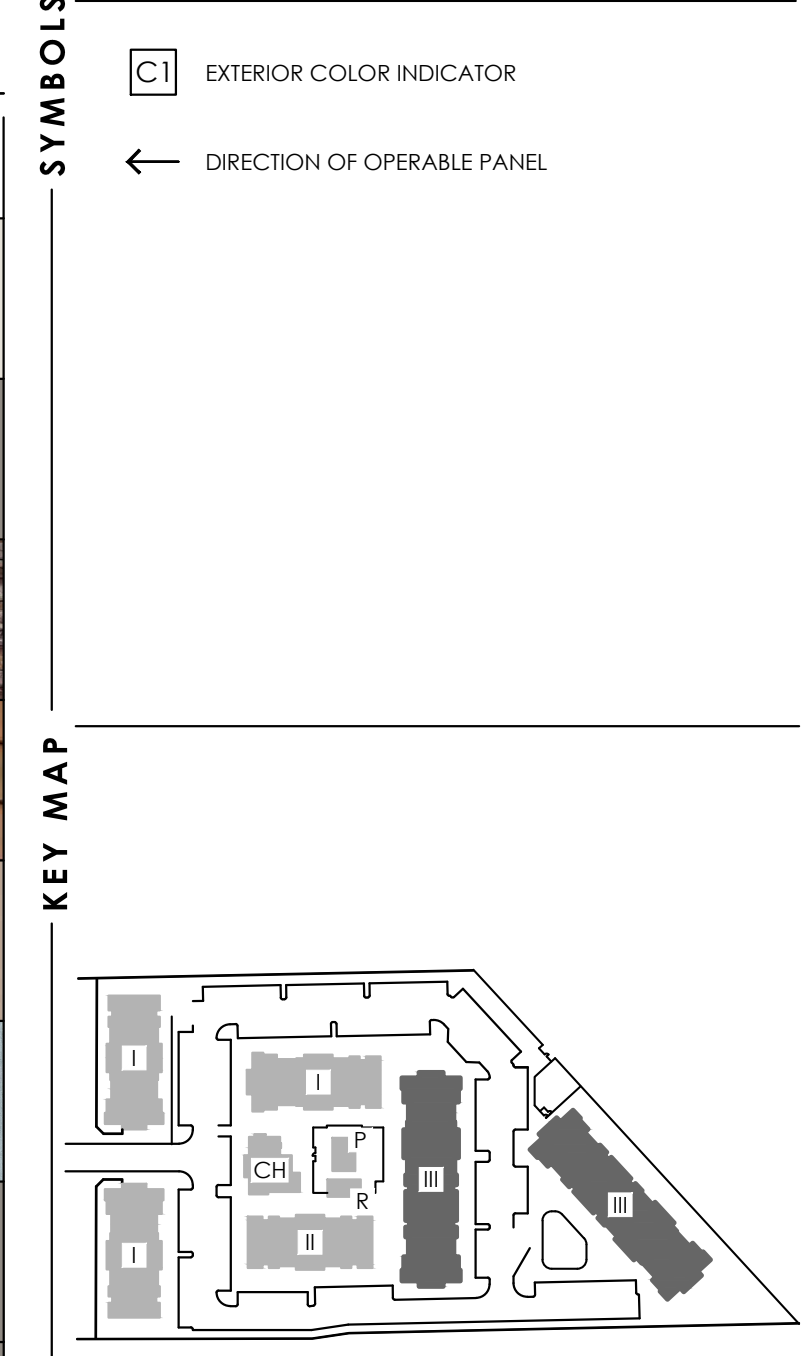
- KEYNOTES**
- ALL KEYNOTES MAY NOT BE USED
 - PAINTED STUCCO
 - ALUMINUM STOREFRONT WINDOW SYSTEM - CLEAR ANODIZED FINISH
 - VINYL SINGLE-HUNG OR SLIDING WINDOW
 - FOAM POP-OUT PER ELEVATION
 - BALCONY GUARDRAIL - POWDER COATED SILVER FINISH, SEE DETAIL
 - PREFABRICATED FABRIC AWNING
 - REFINISHED METAL PARAPET CAP - COLOR TO MATCH ADJACENT WALL
 - BREAK METAL AT CURTAIN WALL
 - CONTROL JOINT IN STUCCO, SEE DETAILS 14/A10.2.1
 - EXHAUST VENT LOUVER - PAINT TO MATCH BUILDING COLOR COORDINATE WITH ENLARGED UNIT PLANS AND MECHANICAL DRAWINGS
 - BUILDING ADDRESS SIGNAGE, REFER TO ADDRESSING PLAN FOR LOCATION AND DETAIL
 - LINE OF ROOF / MECHANICAL UNIT ON ROOF BEYOND, SEE ROOF PLANS FOR EXACT LOCATION
 - DECORATIVE VENT
 - MASONRY WALL @ 75TH AVE EXPOSURE, METAL RAILINGS AT REMAINING LOCATIONS.
 - SES & METER BANKS, REFER TO ELECTRICAL DRAWINGS
 - BUILDING MOUNTED LED WALL PACK, REFER TO ELECTRICAL DRAWINGS
 - STUCCO SYSTEM AS SPECIFIED OVER WOOD STUDS / DETAILED TYP.
 - 4" DIAMETER DRYER VENT - REFER TO MECHANICAL SPECIFICATIONS.
 - ROOF DRAIN AND OVERFLOW NOZZLE, PER DETAIL 5/A10.1.1.
 - APPROXIMATE FINISHED GRADE - SLOPE AWAY FROM STRUCTURE - RE: CIVIL TYP.
 - FIRE ALARM BELL ABOVE FIRE RISER ROOM @ 9'-0" A.F.F. PER FIRE PROTECTION.
 - STANDING SEAM ROOF
 - ROOF TILE PER SPEC

- GENERAL NOTES**
- PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR U.N.C.
 - VERIFY ALL FINISHES WITH GEN. CONTRACTOR PRIOR TO APPLICATION
 - VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION.
 - ALL PAINT COLOR / MATERIAL CHANGES TO TERMINATE ON INSIDE CORNERS ONLY**
 - ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - PROVIDE SEALANT AT ALL ENVELOPE PENETRATIONS
 - ALL CONTROL JOINTS & REVEALS TO TERMINATE ON INSIDE CORNERS ONLY
 - INCLUDE FULL ADDRESS ON INDEPENDENT MONUMENT SIGN - SEE DEFERRED SIGNAGE PACKAGE
 - SEE WINDOW AND DOOR SCHEDULES FOR DETAILS OF ALL HEAD, SILL AND JAMBS, TYPICAL
 - SEE BUILDING SECTION CUT FOR ADDITIONAL INFORMATION
 - COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES
 - EXTERIOR DOOR AND FRAME COLORS TO MATCH, U.N.O.
 - FOR ARCHITECTURAL PURPOSES FINISH FLOOR SET AT 0'-0" - SEE CIVIL PLAN FOR ACTUAL GRADE ELEVATIONS
 - SEE STRUCTURAL FOR FRAMING PLAN CONNECTION DETAILS & FOUNDATION PLAN

- SYMBOLS**
- SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS
- C1 EXTERIOR COLOR INDICATOR
 - ← DIRECTION OF OPERABLE PANEL

COLOR SCHEDULE

LOCATION	COLOR	SWATCH
A Stucco Finish Body Color	MFG.: SHERWIN WILLIAMS COLOR: SW6070 HERON PLUME	[Swatch A]
B Stucco Finish Trim Color	MFG.: SHERWIN WILLIAMS COLOR: SW7018 DOVETAIL	[Swatch B]
C Stone Veneer	MFG.: ELDORADO STONE TYPE: CLIFFSTONE COLOR: MESQUITE	[Swatch C]
D Concrete Roof Tile	MFG.: EAGLE ROOFING PRODUCTS TYPE: CAPISTRANO COLOR: 3645 SUNRISE BLEND	[Swatch D]
E Window Frame	MFG.: AVANTI WINDOWS & DOORS COLOR: CLAY	[Swatch E]
F Fabric Awning	MFG.: SUNBRELLA TYPE: SUNBRELLA SHADE COLOR: STORM	[Swatch F]
G Metal Railing	MFG.: SHERWIN WILLIAMS COLOR: SW 7018 DOVETAIL	[Swatch G]
H CMU	MFG.: SUPERLITE, PAINT WITH SHERWIN WILLIAMS COLOR: SW 7018 DOVETAIL	[Swatch H]
I STANDING SEAM ROOF	MFG.: PAC CLAD TYPE: SNAP-CLAD COLOR: BURNISHED SLATE	[Swatch I]



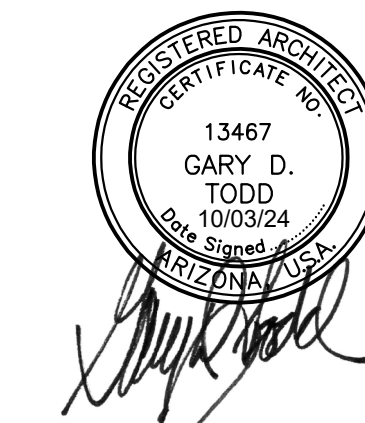
Proj Mgr.: BAF
Drawn By: BAF
Rev. Date: Description:
08-22-24 OWNER CHANGES

BUILDING TYPE 3 - EXTERIOR ELEVATIONS
A4.1.3

Residences at Grand Canal

4705 North 75th Ave.
Phoenix, AZ 85033

DevCo
PO Box 4108
Bellevue, WA 98009
(206) 473-7361 p



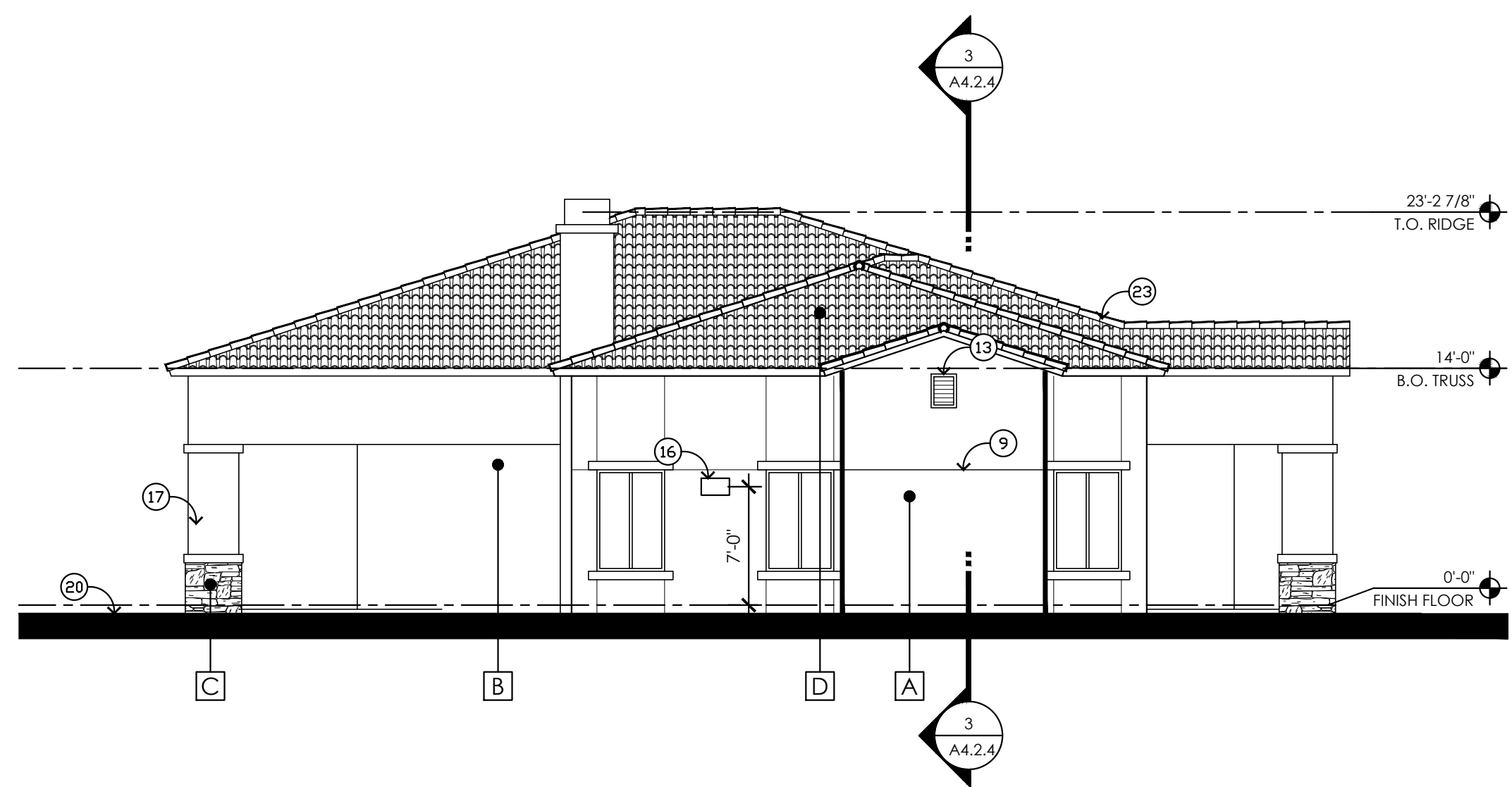
TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE, PLANNING,
LANDSCAPE ARCHITECTURE.

4019 N. 44TH ST. / PHOENIX, AZ 85018
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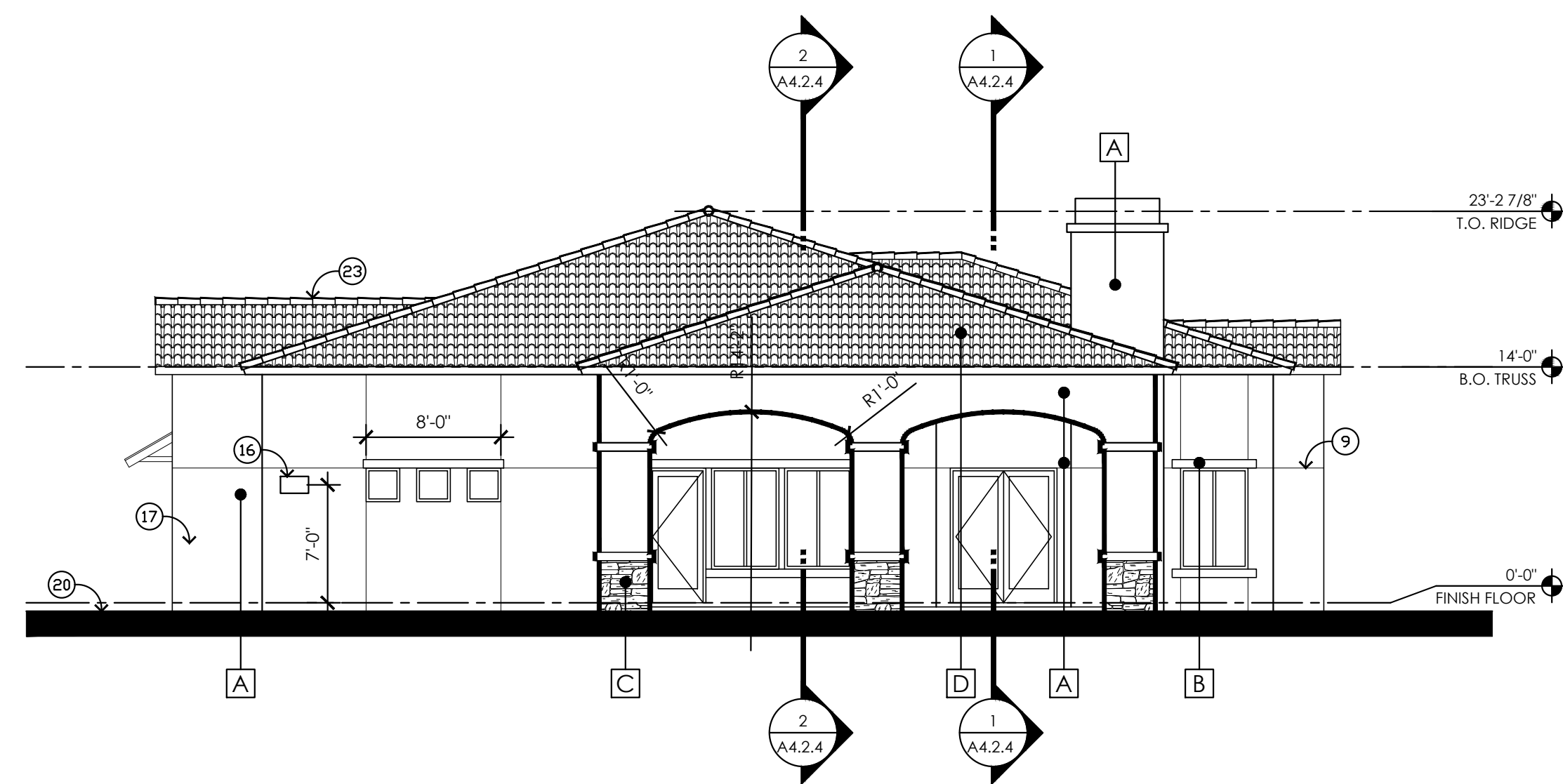
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05-22-2024
100% CONSTRUCTION
DOUCCMENTS



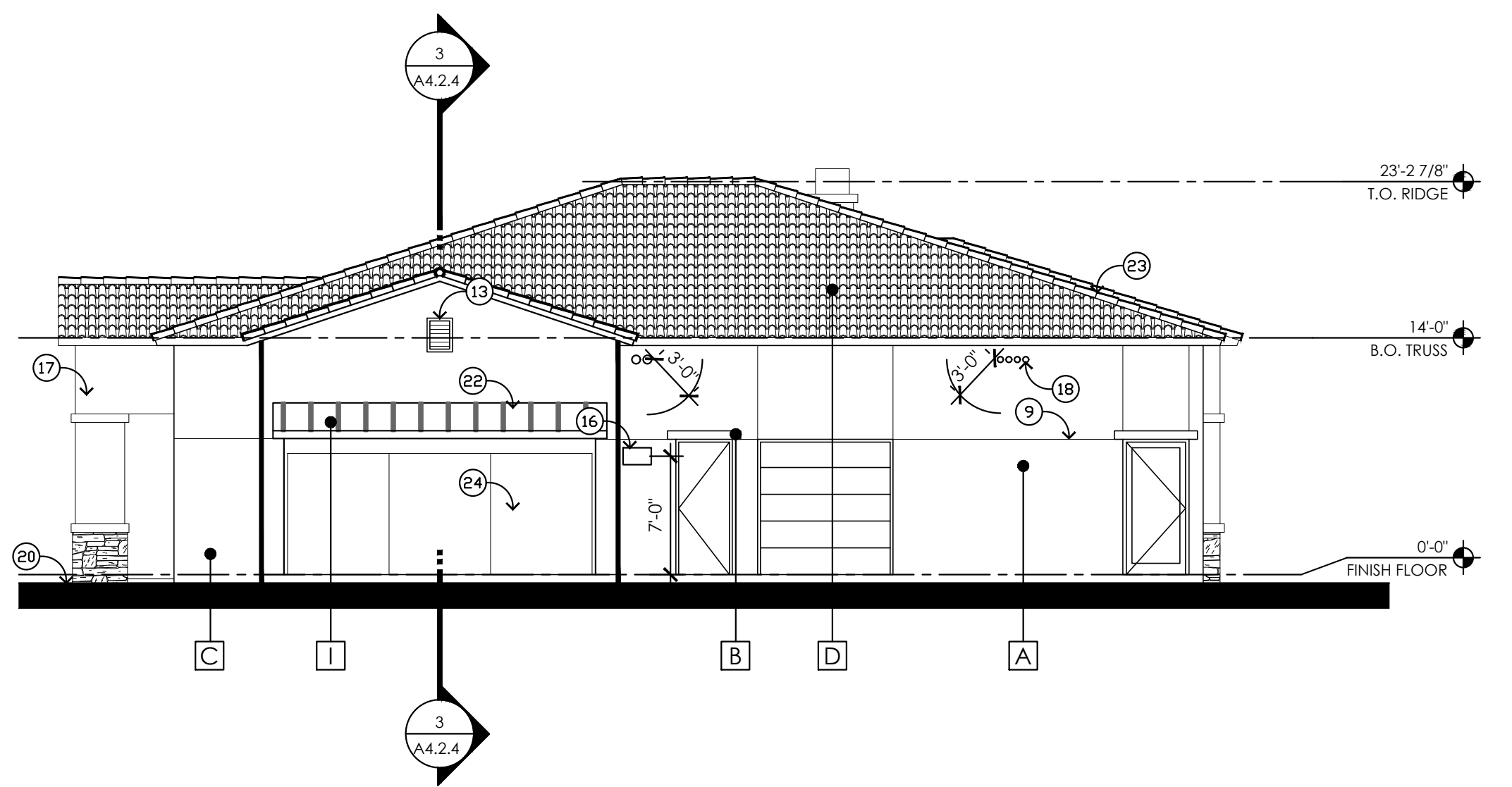
4 CLUBHOUSE - LEFT SIDE ELEVATION

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



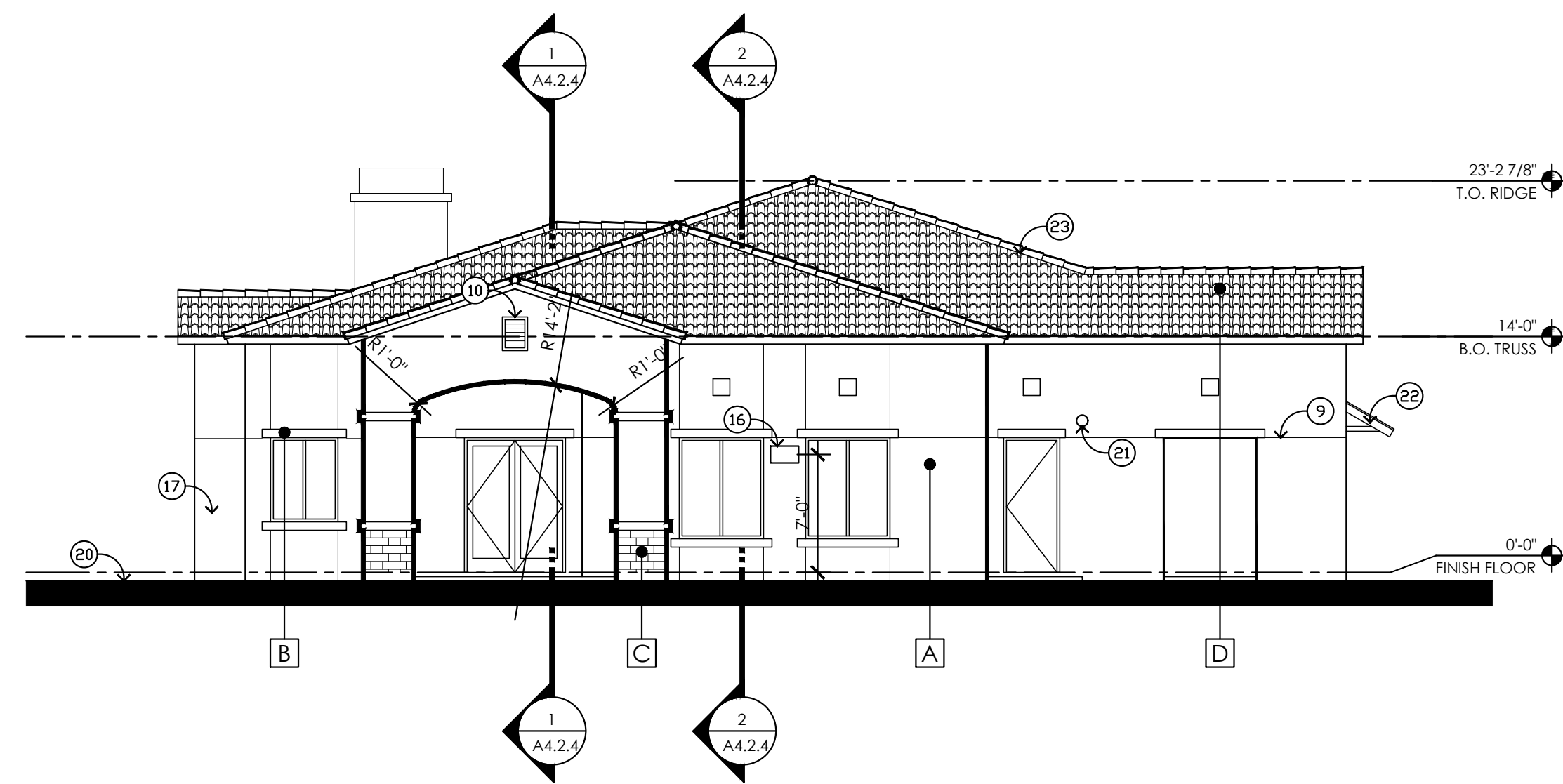
3 CLUBHOUSE - REAR ELEVATION

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



2 CLUBHOUSE - RIGHT SIDE ELEVATION

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



1 CLUBHOUSE - FRONT ELEVATION

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

- KEYNOTES**
1. PAINTED STUCCO
 2. ALUMINUM STOREFRONT WINDOW SYSTEM - CLEAR ANODIZED FINISH
 3. VINYL SINGLE-HUNG OR SLIDING WINDOW
 4. FOAM POP-OUT PER ELEVATION
 5. BALCONY GUARDRAIL - POWDER COATED SILVER FINISH, SEE DETAIL
 6. PREFABRICATED FABRIC AWNING
 7. PREFINISHED METAL PARAPET CAP - COLOR TO MATCH ADJACENT WALL
 8. BREAK METAL AT CURTAIN WALL
 9. CONTROL JOINT IN STUCCO, SEE DETAILS 14/A10.2.1
 10. EXHAUST VENT LOUISIER - PAINT TO MATCH BUILDING COLOR COORDINATE WITH ENLARGED UNIT PLANS AND MECHANICAL DRAWINGS
 11. BUILDING ADDRESS SIGNAGE, REFER TO ADDRESSING PLAN FOR LOCATION AND DETAIL
 12. LINE OF ROOF / MECHANICAL UNIT ON ROOF BEYOND, SEE ROOF PLANS FOR EXACT LOCATION
 13. DECORATIVE VENT
 14. MASONRY WALL @ 75TH AVE EXPOSURE, METAL RAILINGS AT REMAINING LOCATIONS.
 15. SES & METER BANKS, REFER TO ELECTRICAL DRAWINGS
 16. BUILDING MOUNTED LED WALL PACK, REFER TO ELECTRICAL DRAWINGS
 17. STUCCO SYSTEM AS SPECIFIED OVER WOOD STUDS / DETAILED TYP.
 18. 4" DIAMETER DRYER VENT - REFER TO MECHANICAL SPECIFICATIONS.
 19. ROOF DRAIN AND OVERFLOW NOZZLE, PER DETAIL 5/A10.1.1.
 20. APPROXIMATE FINISHED GRADE - SLOPE AWAY FROM STRUCTURE - RE: CIVIL TYP.
 21. FIRE ALARM BELL ABOVE FIRE RISER ROOM @ 9'-0" A.F.F. PER FIRE PROTECTION.
 22. STANDING SEAM ROOF
 23. ROOF TILE PER SPEC
 24. AMAZON LOCKERS

- GENERAL NOTES**
1. PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR U.N.O.
 2. VERIFY ALL FINISHES WITH GEN. CONTRACTOR PRIOR TO APPLICATION
 3. VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION.
 4. **ALL PAINT COLOR / MATERIAL CHANGES TO TERMINATE ON INSIDE CORNERS ONLY**
 5. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 6. PROVIDE SEALANT AT ALL ENVELOPE PENETRATIONS
 7. ALL CONTROL JOINTS & REVEALS TO TERMINATE ON INSIDE CORNERS ONLY
 8. INCLUDE FULL ADDRESS ON INDEPENDENT MONUMENT SIGN - SEE DEFERRED SIGNAGE PACKAGE
 9. SEE WINDOW AND DOOR SCHEDULES FOR DETAILS OF ALL HEAD, SILL AND JAMBS, TYPICAL
 10. SEE BUILDING SECTION CUT FOR ADDITIONAL INFORMATION
 11. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES
 12. EXTERIOR DOOR AND FRAME COLORS TO MATCH, U.N.O.
 13. FOR ARCHITECTURAL PURPOSES FINISH FLOOR SET AT 0.00' - SEE CIVIL PLAN FOR ACTUAL GRADE ELEVATIONS
 14. SEE STRUCTURAL FOR FRAMING PLAN CONNECTION DETAILS & FOUNDATION PLAN

See drawing A0.1 for additional notes

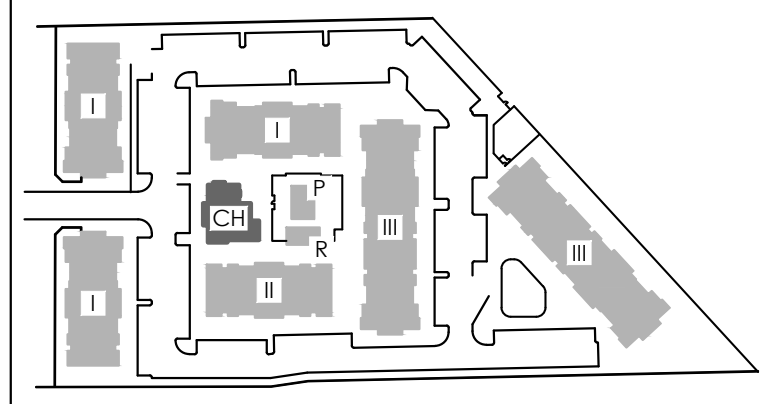
SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS

- SYMBOLS**
- C1 EXTERIOR COLOR INDICATOR
 - ← DIRECTION OF OPERABLE PANEL

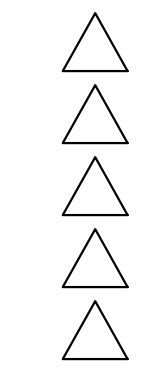
COLOR SCHEDULE

LOCATION	COLOR	SWATCH
A Stucco Finish Body Color	MFG.: SHERWIN WILLIAMS COLOR: SW6070 HERON PLUME	[Swatch]
B Stucco Finish Trim Color	MFG.: SHERWIN WILLIAMS COLOR: SW7018 DOVETAIL	[Swatch]
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H CMU	MFG.: SUPERLITE, PAINT WITH SHERWIN WILLIAMS COLOR: SW 7018 DOVETAIL	[Swatch]
I STANDING SEAM ROOF	MFG.: PAC CLAD TYPE: SNAP-CLAD COLOR: BURNISHED SLATE	[Swatch]

KEY MAP



Proj Mgr.: BAF
Drawn By: BAF
Rev. Date: Description:



CLUBHOUSE - EXTERIOR ELEVATIONS
A4.1.4

