Villa Rialto Phase II
Design Review Board Application Narrative

NEC Baseline Road and 78th Street

Submitted on Behalf of:

Bela Flor
COMMUNITIES

Submitted by:

Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

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Submitted to:
The City of Mesa
55 North Center Street
Mesa, AZ 85201

October 4, 2016

1. Introduction

Pew & Lake PLC, on behalf of our client, Bela Flor Communities, LLC, an Arizona limited liability company, is pleased to submit this project narrative and exhibits for design review approval for a proposed residential development on approximately 1.95 net acres located at the northeast corner of Baseline Road and 78th Street in Mesa, Arizona. The development consists of 30 condominiums in the RM-3 district with a density of 15.38 du/ac (net). The parcel is shown below and can be identified on the Maricopa County Assessor's map as parcel 218-57-978 as well as a small portion of 218-57-987. The condominium homes are very similar to those found in the Villa Rialto condominium community immediately to the west of the proposed project site.



2. Relationship to Surrounding Properties

The property is bound on the north by residential (mobile home) uses, on the south by Baseline Road and duplexes/condominiums, on the east by the Light in the Desert Baptist Church and on the west by 78th St. and then the existing Villa Rialto condominiums. The table below illustrates this in more detail:

Direction	General Plan Character Area	Existing Zoning	Existing Use
North	Neighborhood Suburban	RS-6	Residential (mobile homes)
East	Neighborhood Suburban	RS-6	Church

Direction	General Plan Character Area	Existing Zoning	Existing Use
South	Neighborhood Suburban	RM-2	Baseline Road / Condominiums
West	Neighborhood Suburban	RM-3	78th Street / Condominiums
Project Site	*Neighborhood Suburban*	*RM-3*	*Vacant / Church Parking Lot*

3. Existing General Plan Designation and Zoning Classification

The City Council recently approved a rezoning from Office Commercial (OC) and RS-6 to Residential Multiple Dwelling District 3 (RM-3) with a Planned Area Development (PAD) Overlay at their September 26, 2016 meeting. As discussed in the City of Mesa General Plan 2040, the Neighborhood Suburban character area often contains areas of multiple-residence properties. Multiple residence developments with higher densities are appropriately allowed to be located on arterial roadways. The PAD Overlay approved the following deviations of the RM-3 Development Standards:

Standard		RM-3 Required	Proposed
Maximum Density		20 du/ac	15.38 du/ac
Maximum Height		40’	28’ to peak +/- 19’6” to eaves
Baseline Road (6-lane arterial planned) (4-lane arterial existing)	Building Setback	30’	20’ to ground level covered patio 27’ to building and 2nd story
	Landscape Width	30’	20’ to ground level covered patio 27’ to building
78th Street (local street)	Building Setback	20’	22’ to HVAC screen wall 25’ to building
	Landscape Width	20’	22’ to HVAC screen wall 25’ to building
Interior Side & Rear Setback (North, adj. to RS-6 residential)	Building Setback	25’ (1-story) 30’ (2-story)	15’ to ground level covered patio 22’ to building and 2nd story
	Landscape Width	25’	15’ to ground level covered patio 22’ to building
Interior Side & Rear Setback (East, adj. to RS-6 church use)	Building Setback	25’ (1-story) 30’ (2-story)	16’6” to HVAC screen wall 20’ to door projections 23’6” to building
	Landscape Width	25’	0’ to solid waste enclosure 10’ to drive aisle 23’6” to building

Standard	RM-3 Required	Proposed
Building Separation on Same Lot	30’ (2-story)	12’ between HVAC screen walls 17’6” between door projections 20’6” door-to-door at entries 24’6” between buildings
Maximum Building Coverage	50%	41.9%
Open Space (Common)	175 s.f. per unit 5,250 s.f. (total)	853.8 s.f. per unit 25,613 s.f. (total provided)
Open Space (Private):	100 s.f. (2 bedroom) 60 s.f. (upstairs units)	110, 120 & 140 s.f. (2 bedroom units) 60, 60 & 100 s.f. (upstairs units)
Landscaping Percentage	-	40%
Parking	63 spaces	68 spaces (1 of which is ADA accessible)

4. Design Intent

Primary access to the project will be from Baseline Road, with a secondary ingress/egress point on 78th Street (ingress for residents with remote gate operators only/egress for emergency and public utility vehicles as well as residents and their guests). Each building has six (6) units, with all of the ground floor units being 2-bedroom units and all of the upstairs units being 3-bedroom units. Each of the upstairs units has their own private balcony and the downstairs units have covered patios.

To create additional variety and architectural interest, the Owner is creating two (2) different building types with two (2) different painting schemes as well as using two (2) styles/finishes of stucco to further differentiate the buildings. No two building types will be placed adjacent to each other on the same side of the internal drive, as illustrated in the project’s Site Plan. Additionally, the architectural elements on Building 3, near the entrance drive will be enhanced to provide additional architectural interest and draw the visual attention from the garage doors at the ground level.



*The photo above is from Villa Rialto Phase I and is illustrative of architecture and finishes at that project. The color, material and designs for Villa Rialto Phase II are set forth in detail in this submittal.

5. Amenities

Future homeowners in this condominium project will benefit from community amenities that include a swimming pool, BBQ and grass play area. As the developer of Villa Rialto Phase I, the Owner will implement a joint use agreement between the two Villa Rialto projects that will allow the joint sharing of amenities. These amenities are for the sole use of the residents and their guests. To allow joint access, a decorative section of asphalt will be installed in 78th street, along with appropriate signage to recognize the crosswalk, to allow residents the ability to easily and safely cross.



6. Open Space

To maximize open space throughout the development, the private drive between the buildings has been narrowed. Also, the distance of separation between the northern three condominium buildings has been expanded from what was built in Villa Rialto Phase I, which in turn has decreased the setbacks from the church parking lot on the east, 78th street on the west and the mobile home community on the north. The total open space is 25,613 sq. ft., when only 5,250 sq. ft. is required. This equates to 29% of the gross area as open space (private and common) and 40% of the project is landscaped.

7. Resident & Guest Parking

As demonstrated on the site plan, each condominium unit includes a single car garage, and the 18+ foot long concrete entrance in front of each garage is designed to accommodate parking for a second vehicle. Each unit has both a public entrance to the exterior, as well as, a private entrance to the garage. In addition to providing parking for two vehicles at each unit, designated guest parking has been conveniently located at each of the condominium buildings with a concentration of an additional three guest parking spaces (including an ADA space) at the centrally located pool area. In sum, a total of 63 parking spaces are required and 68 parking spaces are provided, one of which is an ADA space.

8. Stormwater Retention

In conjunction with the inclusion of the western portion of the adjacent church site and redesign of their parking area, there will also be a reconfiguration of the stormwater retention basin for the church property to ensure that existing runoff volumes and runoff patterns are maintained. Both the church and this project will independently retain stormwater and adhere to the City of Mesa standards.

9. Redesign of Existing Parking at Adjacent Church Site

As noted, the western portion of the adjacent church site will be folded into the condominium site. Consequently, as part of this project, the owner/developer will reconfigure a portion of the church parking lot. The church currently has 173 (12 ADA) parking spaces. With this reconfiguration, the church will be have 132 (9 ADA) spaces. Per the City Zoning Ordinance, 109 spaces are required for the church, so the Church will maintain a surplus of 23 parking spaces.

Villa Rialto - Phase II



SITE PLAN
SCALE : 1"= 20'-0"

N 0 5' 10' 20'
SCALE: 1"=20'-0"

e project
917 W. Kathleen Rd. Phoenix AZ 85023
phone: 602/481-9282 fax: 480/359-4407
e-mail: e-project@cox.net

Rev.	Date	Submittal
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	08-15-2016	Follow Up

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Date Signed 08-15-2016
ARIZONA, U.S.A.

EXPIRATION DATE: 09/30/2017
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Villa Rialto
Phase II
By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Colored Site Plan

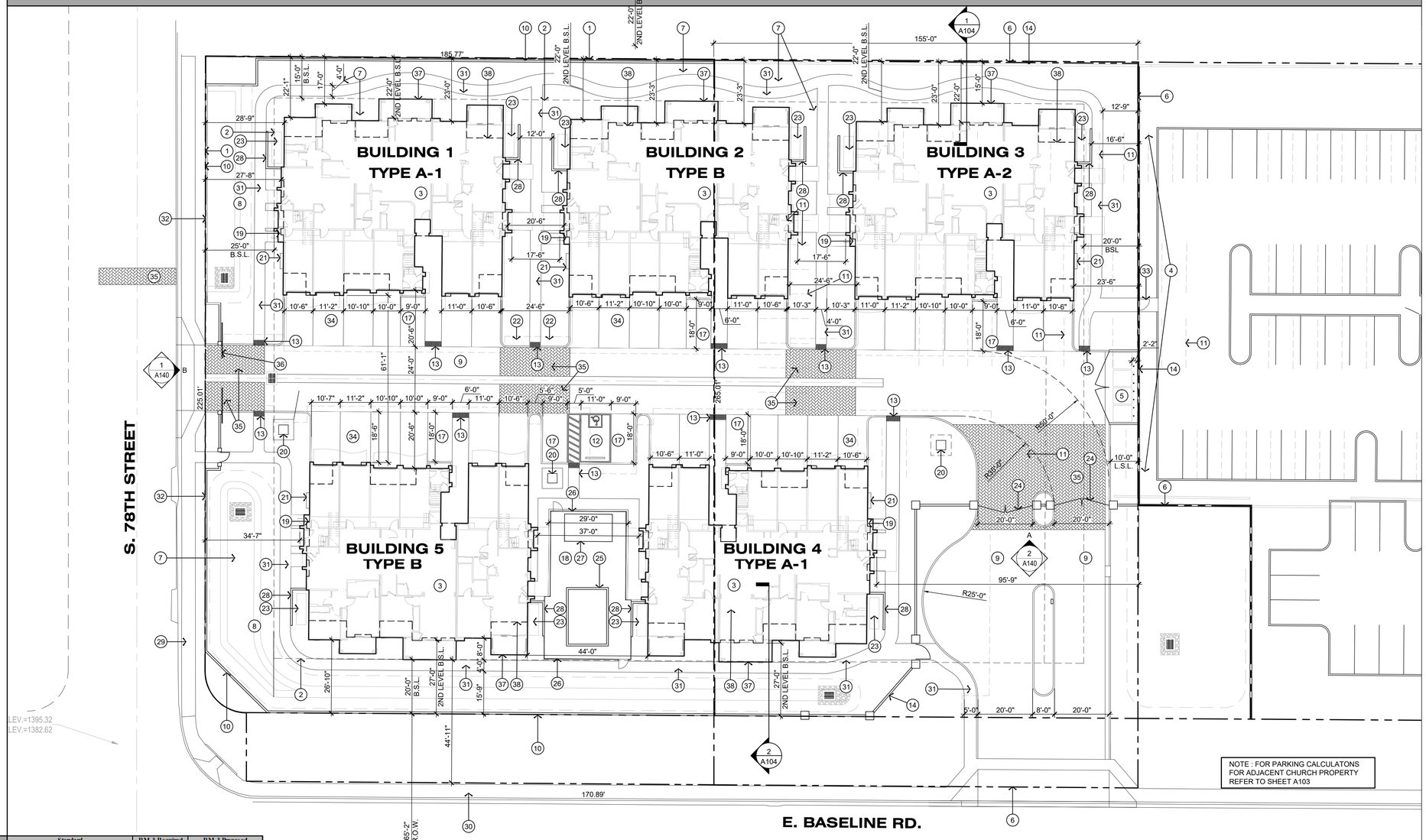
Date:	08-15-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	1"=20'-0"

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Villa Rialto - Phase II

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- DECORATIVE BRICK SURFACE
- DIMPLED PEDESTRIAN RAMP SURFACE
- 24 INCH VERTICAL CURB □ GUTTER
- 24 INCH ROLLED CURB
- 6 INCH CONCRETE CURB
- DRIVE — INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- O.H.E. — OVERHEAD ELECTRIC LINE
- SET 1/2" REBAR CAPPED 42137 (UNLESS OTHERWISE NOTED)
- 4 — SCHEDULE B ITEM
- BACK FLOW PREVENTER
- BIKE RACK
- DOWN GUY
- E — ELECTRIC BOX
- EC — ELECTRIC CABINET
- E — ELECTRIC METER
- T — ELECTRIC TRANSFORMER
- FIRE HYDRANT
- FLAG POLE
- GUARD POST OR GATE POST
- HANDICAPPED SPACE
- METAL GRATE (RECTANGULAR)
- K — GATE KEY PAD
- LIGHT POLE
- M — MAIL BOX
- POWER POLE
- POWER POLE W/ UNDERGROUND ELECTRIC
- SEWER CLEAN OUT
- D — STORM DRAIN MANHOLE
- S — SEWER MANHOLE
- STREET SIGN
- SO — STUB OUT
- TELEPHONE RISER
- T — TRAFFIC SIGNAL BOX
- TV — CABLE TELEVISION RISER
- WATER METER
- WATER VALVE
- A.P.N. — ASSESSORS PARCEL NUMBER
- M.C.R. — MARICOPA COUNTY RECORDS
- R/W — RIGHT OF WAY
- BK. — BOOK
- PG. — PAGE
- (TYP.) — TYPICAL
- W.C. — WITNESS CORNER
- N.A.P. — NOT A PART
- N.B.D.A. — NO BUILDINGS - DIRT AREA



SITE PLAN

SCALE : 1"□20'-0"

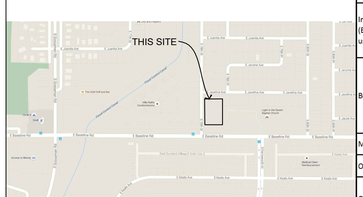
N 0 5' 10' 20'

SCALE: 1"□20'-0"

PARKING CALCULATION

REQUIRED PARKING SPACES:	(2) PER DWELLING UNIT 2 X 30 □60
ADDITIONAL REQUIRED GUEST PARKING SPACES:	1 PER EVERY 10 DWELLING UNITS □3
TOTAL REQUIRED PARKING SPACES:	63
PROVIDED PARKING SPACES:	30 PRIVATE GARAGES 30 DEDICATED ASSIGNED TANDEM PARKINGS 7 GUEST PARKINGS
PROVIDED ACCESSIBLE SPACES:	1
TOTAL PROVIDED PARKING SPACES:	68

VICINITY MAP



Standard		RM-3 Required	RM-3 Proposed
Maximum Density		20 du/ac	15.38 du/ac
Maximum Height		40'	28' to peak +/- 19'6" to eaves
Baseline Road (6-lane arterial planned)	Building Setback	30'	20' to ground level covered patio 27' to building and 2nd story
(4-lane arterial existing)	Landscape Width	30'	20' to ground level covered patio 27' to building
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	Landscape Width	25'	0' to solid waste enclosure 10' plus elsewhere
Building Separation on Same Lot		30' (2-story)	12' between HVAC screen walls 17'6" between door projections 20'-6" door-to-door at entries 24'-6" between buildings
Maximum Building Coverage		50%	41.90%
Open Space (Common)		175 s.f. per unit 5,250 s.f. (total)	853.77 s.f. per unit 25,613 s.f. (total provided)
Open Space (Private):		100 s.f. (2 bedroom) 60 s.f. (3 bedroom) above ground	110, 120 & 140 s.f. (2 bedroom) 60, 60 & 100 s.f. (3 bedroom)
Landscaping Percentage			40%
Parking		63 spaces	68 spaces (1 of which is ADA accessible)

OPEN SPACE CALCULATION

Required	30 units x 175 sf= 5,250sf
Provided	6x590sf = 3,540sf (private open space) 25,613sf (common open space)

Private Open Space Table

Unit Type	level	no of bedrooms	open space required	open space provided
Unit D - Capri	1	2	100sf	110sf
Unit E - Pisa	1	2	100sf	140sf
Unit F - Sorento	1	2	100sf	120sf
Unit G - Milan	2	3	60sf	60sf
Unit H - Rome	2	3	60sf	100sf
Unit I - Florece	2	3	60sf	60sf
			Total	590sf

SITE DATA

PARCEL □	APN 218-57-978 AND APN 218-57-987
PROPOSED ZONING:	RM-3 MULTIPLE RESIDENCE DISTRICT
SITE NET AREA:	44,587 SF
SITE NET AREA (PROPOSED):	84,926 SF (1.95 AC)
S. 78TH STREET R.O.W. AREA:	6,949 SF
E. BASELINE RD. R.O.W. AREA:	25,538 SF
SITE GROSS AREA (PROPOSED):	84,926 SF □6,949 SF □25,538 SF □117,413 SF □2.70 AC
NEW DWELLING UNITS:	30
DENSITY (PROPOSED):	30 DU / 2.70 AC □11.11 DU/AC
PROPOSED LOT COVERAGE:	30.31□

KEYNOTES

1. PROPERTY LINE
2. BUILDING SET BACK LINE
3. NEW 6-PLEX BUILDING
4. EXISTING PARKING
5. TRASH ENCLOSURE ENCROACHING INTO LANDSCAPE SETBACK
6. PROPOSED PROPERTY LINE
7. LANDSCAPE
8. RETENTION AREA
9. ASPHALT PAVING
10. 6'-0" HIGH MASONRY WALL
11. REMOVE EXISTING PARKING
12. ADA PARKING
13. ADA RAMP
14. NEW 6' HIGH MASONRY WALL
15. 12'□12' RAMADA
16. BBQ
17. NON ASSIGNED PARKING SPACE 9'-0" X 18'-0" MIN.
18. POOL AREA
19. FIRE RISER ROOM AND FIRE DEPARTMENT CONNECTION
20. PROPOSED TRANSFORMER LOCATION, BY UTILITY PROVIDER
21. 600 Amps SES
22. WATER METER, REFER TO CIVIL
23. A/C UNIT COMPRESSORS
24. NEW MOTORIZED GATES WITH OPTICOM PREEMPTION DEVICE
25. POOL UNDER SEPARATE PERMIT
26. POOL FENCE
27. GAZEBO
28. 48" HIGH MASONRY SCREEN WALL
29. NEW SIDEWALK CURB AND GUTTER
30. EXISTING SIDEWALK TO REMAIN
31. 48" WIDE WALKWAY
32. NEW 6 FEET HIGH MASONRY WALL, REFER TO DETAIL 1/A120
33. 48" WIDE GATE
34. PRIVATE TANDEM PARKING SPACE 10'-0" X 18'-0" MIN.
35. DECORATIVE PAVEMENT (STAMPED ASPHALT)
36. NEW MOTORIZED SLIDING GATE WITH OPTICOM PREEMPTION DEVICE
37. 1ST LEVEL OUTLINE
38. 2ND LEVEL OUTLINE

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CONTACTS

ARCHITECT : E-PROJECT, LLC
917 W. KATHLEEN RD
PHOENIX, AZ 85023
PHONE. 602-481-9282
FAX. 480-359-4407
E-MAIL: e-project□ co□net
CONTACT: EDMIR DZUDZA, AIA

DEVELOPER: BELA FLOR COMMUNITIES, LLC
1635 N. GREENFIELD RD, □115
MESA, AZ 85205
CONTACT: HUDD HASSELL
602-525-0000

PROJECT DESCRIPTION : VILLA RIALTO PHASE II
DEVELOPEMNT, NEW (5) 6-PLEX BUILDINGS ON PARCEL APN 218-57-978 AND WESTERN PORTION OF PARCEL APN 218-57-987

GENERAL CONTRACTOR: TO BE BID

e project
917 W. Kathleen Rd. Phoenix AZ 85023
phone: 602/481-9282 fax: 480/359-4407
e-mail: e-project@cox.net

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EDMIR
DZUDZA
Date Signed 08-15-2016
ARIZONA, U.S.A.

EXPIRATION DATE: 09/30/2017
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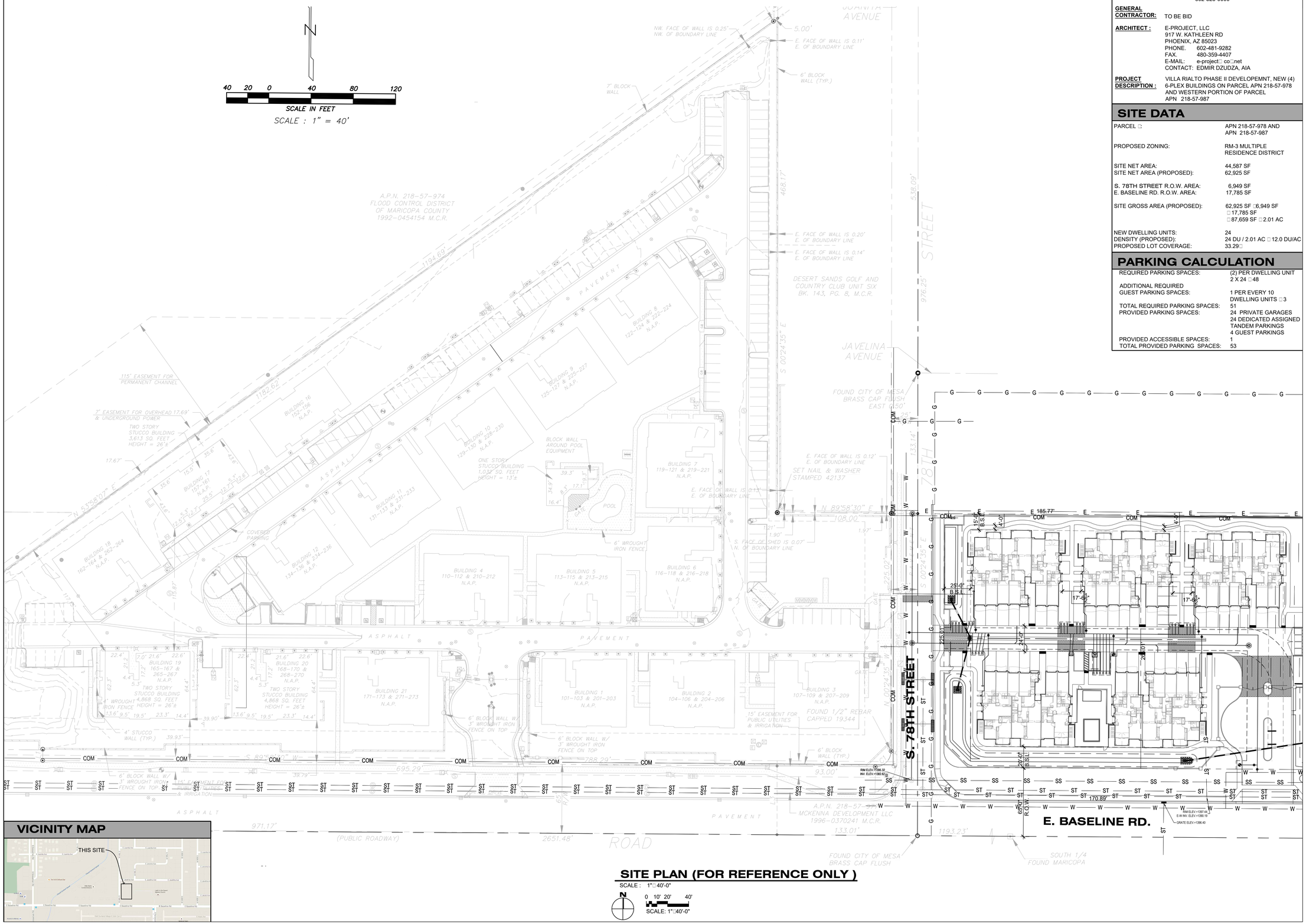
Villa Rialto Phase II
By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Site Plan

Date:	08-15-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	1"□20'-0"

A101
1 OF 23

Villa Rialto - Phase II



VICINITY MAP

SITE PLAN (FOR REFERENCE ONLY)

SCALE : 1"□40'-0"

0 10' 20' 40'

SCALE: 1"□40'-0"

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PROPOSED ZONING:	RM-3 MULTIPLE RESIDENCE DISTRICT
SITE NET AREA:	44,587 SF
SITE NET AREA (PROPOSED):	62,925 SF
S. 78TH STREET R.O.W. AREA:	6,949 SF
E. BASELINE RD. R.O.W. AREA:	17,785 SF
SITE GROSS AREA (PROPOSED):	62,925 SF □6,949 SF □17,785 SF □87,659 SF □2.01 AC
NEW DWELLING UNITS:	24
DENSITY (PROPOSED):	24 DU / 2.01 AC □ 12.0 DU/AC
PROPOSED LOT COVERAGE:	33.29□

PARKING CALCULATION

REQUIRED PARKING SPACES:	(2) PER DWELLING UNIT 2 X 24 □48
ADDITIONAL REQUIRED GUEST PARKING SPACES:	1 PER EVERY 10 DWELLING UNITS □3
TOTAL REQUIRED PARKING SPACES:	51
PROVIDED PARKING SPACES:	24 PRIVATE GARAGES 24 DEDICATED ASSIGNED TANDEM PARKINGS 4 GUEST PARKINGS
PROVIDED ACCESSIBLE SPACES:	1
TOTAL PROVIDED PARKING SPACES:	53

e project

917 W. Kathleen Rd. Phoenix AZ 85023
phone: 602/481-9282 fax: 480/359-4407
e-mail: e-project@cox.net

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Site Plan

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Checked By:	ED
Approved By:	ED
Scale:	1"□40'-0"

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VILLA RIALTO 2
PARKING CALCULATION

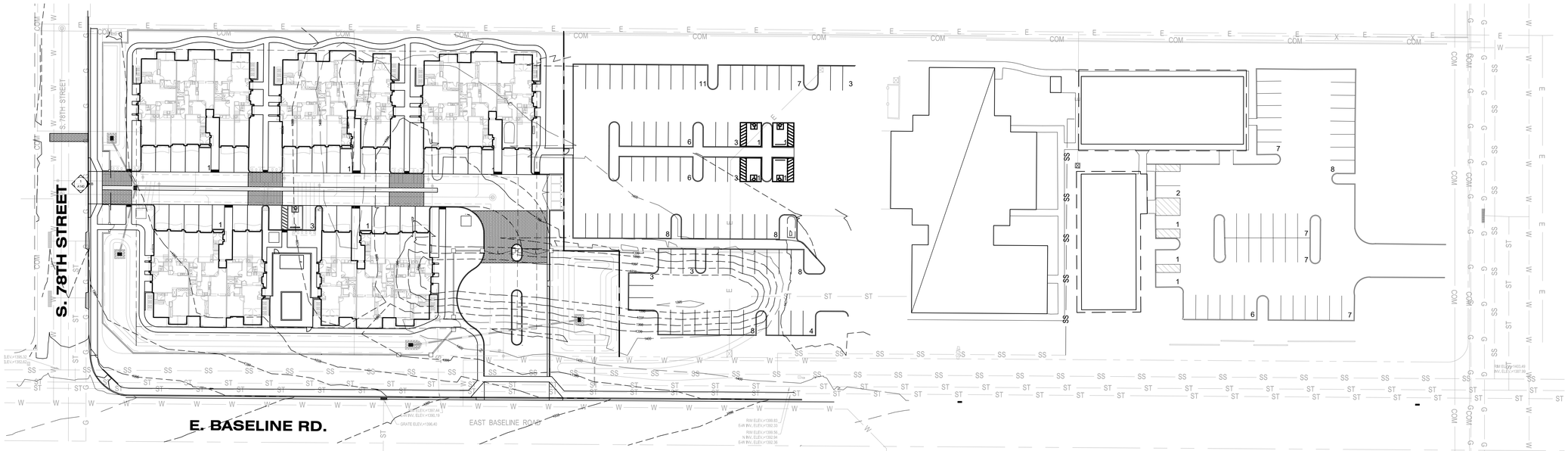
REQUIRED PARKING SPACES:	(2) PER DWELLING UNIT 2 X 30 □ 60
ADDITIONAL REQUIRED GUEST PARKING SPACES:	1 PER EVERY 10 DWELLING UNITS □ 3
TOTAL REQUIRED PARKING SPACES:	63
PROVIDED PARKING SPACES:	30 PRIVATE GARAGES 30 DEDICATED ASSIGNED TANDEM PARKINGS 7 GUEST PARKINGS
PROVIDED ACCESSIBLE SPACES:	1
TOTAL PROVIDED PARKING SPACES:	68

PROPOSED PARKING
CALCULATIONS FOR THE CHURCH

TOTAL SPACES REQUIRED:	□ 109 SPACES
PROVIDED PARKING SPACES:	□ 123 SPACES
PROVIDED ACCESSIBLE SPACES:	□ 9 SPACES
TOTAL PROVIDED PARKING SPACES:	□ 132 SPACES

ORIGINAL PARKING
CALCULATIONS FOR THE CHURCH

EXISTING 1 STORY ADMIN / OFFICE:	
BUILDING AREA	□ 6,042 SF
MIN. PARKING REQUIREMENTS	□ 1 SPACE / 375 SF
REQUIRED PARKING	□ 17 SPACES
EXISTING 1 STORY STORAGE:	
BUILDING AREA	□ 4,050 SF
MIN. PARKING REQUIREMENTS	□ 1 SPACE / 375 SF
REQUIRED PARKING	□ 11 SPACES
NEW SUNDAY SCHOOL:	
BUILDING AREA	□ 9,208 SF
MIN. PARKING REQUIREMENTS	□ 1 SPACE / 600 SF
REQUIRED PARKING	□ 15 SPACES
NEW ASSEMBLY:	
BUILDING AREA	□ 4,840 SF
MIN. PARKING REQUIREMENTS	□ 1 SPACE / 75 SF
REQUIRED PARKING	□ 65 SPACES
TOTAL SPACES REQUIRED	□ 109 SPACES
TOTAL SPACES PROVIDED	□ 173 SPACES (12-ADA SPACES)



SITE PLAN - PARKING LOT
SCALE : 1"□40'-0"

N
0 20' 40' 80'
SCALE: 1"□40'-0"

e project
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Site Plan-Parking Lot

Date:	08-15-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	1"□40'-0"

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3 OF 23

VILLA RIALTO PHASE II

MESA

(preliminaray landscape plan)

architecture:

E-PROJECT, LLC
917 W. KATHLEEN RD
PHOENIX, AZ 85023
PROJECT CONTACT: EDMIR DZUDZA
PHONE: 602.481.9282

landscape architecture:

DESIGN ETHIC, LLC
7201 EAST CAMELBACK #250
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077

owner:

KDL INVESTMENTS, LLC
KDL INVESTMENTS, LLC
MESA, AZ 85205
CONTACT: HUDD HASSELL
PHONE: 602.525.0000

site data:

PROPOSED ZONING:	RM-3
PROPOSED GROSS SITE AREA:	117,413 SF /2.70 ACRES
PROPOSED NET SITE AREA:	85,069 SF /1.95 ACRES

landscape data

ZONING:	RM-3 MULTIPLE
NET SITE AREA:	81,789 SF / 1.877 ACRES
TOTAL R.O.W.:	8,014 S.F.
TOTAL FRONTAGE:	581 L.F.
TOTAL ON-SITE LANDSCAPE:	33,199 SF
PERCENTAGE OF LANDSCAPE:	40%
OVERALL:	
TREES PROVIDED FOR ENTIRE SITE:	90 TREES
36" BOX TREES REQUIRED:	23 TREES
(25% OF TREES REQUIRED FOR ENTIRE SITE)	
36" BOX TREES PROVIDED:	23 TREES
STREET FRONTAGE 581 LINEAR FEET:	
TREES REQUIRED:	23
(1 PER 25' OF STREET FRONTAGE - 581/25= 23)	
TREES PROVIDED:	23
24" BOX TREES REQUIRED:	12
(50% OF TREES REQUIRED)	
24" BOX TREES PROVIDED:	12
36" BOX TREES REQUIRED:	6
(25% OF TREES REQUIRED)	
36" BOX TREES PROVIDED:	6
SHRUBS REQUIRED:	138
(6 PER 25' OF STREET FRONTAGE)	
SHRUBS PROVIDED:	190
5 GALLON SHRUBS REQUIRED:	
(50% OF SHRUBS REQUIRED)	95
5 GALLON SHRUBS PROVIDED:	95

city of mesa notes

ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IS IN CONFORMANCE WITH THE LOW WATER USE PLANT LIST PROVIDED BY THE ARIZONA DEPT. OF WATER RESOURCES.

ALL LANDSCAPING INSTALLED WITH THIS PROJECT SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

TREE HEIGHTS & CALIPERS WILL COMPLY WITH "ARIZONA NURSEY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE & SIZE OF TREE.

ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'

ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN.



vicinity map

not to scale

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

plant legend

botanical name / common name	emitters	size	qty	comments
trees				
ACAICA SCALICINA WILLOW ACACA	(5 @ 1.0 GPH)	24" BOX	16	H., W., CAL. STAKE IN PLACE
CAESALPINIA CACALACO 'SMOOTHIE' THORNLESS CASCALOTE	(5 @ 1.0 GPH)	24" BOX	10	H., W., CAL. STAKE IN PLACE
DALBERGIA SISSOO SISSOO TREE	(6 @ 1.0 GPH)	24" BOX	22	H., W., CAL. STAKE IN PLACE
PARKINSONI HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	24" BOX	6	H., W., CAL. STAKE IN PLACE
SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	(6 @ 2.0 GPH)	15 GAL. 24" BOX	6 2	H., W., CAL. STAKE IN PLACE
ULMUS PARVIFOLIA EVERGREEN ELM	(6 @ 2.0 GPH)	24" BOX	22	H., W., CAL. STAKE IN PLACE
palms				
BIZMARKIA NOBILIS BIZMARK PALM	(2 @ 1.0 GPH)	15 GAL.	6	
CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	(2 @ 1.0 GPH)	15 GAL.	18	
CYCAS REVOLUTA SAGO PALM	(2 @ 1.0 GPH)	15 GAL.	10	
PHOENIX DACTYLIFERA DATE PALM	(2 @ 1.0 GPH)	20' TALL	6	
shrubs				
BOUGAINVILLEA 'ROYAL PURPLE' ROYAL PURPLE BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	64	
BOUGAINVILLEA X BUTTIANA 'ORANGE KING' 'ORANGE KING BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	49	
JUSTICIA CALIFORNICA CHUPAROSA	(1 @ 1.0 GPH)	5 GAL.	34	
JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	(1 @ 1.0 GPH)	5 GAL.	35	
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	(1 @ 1.0 GPH)	5 GAL.	9	
LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL.	85	
NERIUM OLEANDER PETITE PINK OLEANDER	(1 @ 1.0 GPH)	5 GAL.	32	
RUELLIA BRITTONIANA MEXICAN PETUNIA	(1 @ 1.0 GPH)	5 GAL.	74	
TECOMA ALATA ORANGE JUBILEE	(1 @ 1.0 GPH)	5 GAL.	25	
TECOMA STANS YELLOW BELLS	(1 @ 1.0 GPH)	5 GAL.	17	
accents				
AGAVE AMERICANA CENTURY PLANT	(1 @ 1.0 GPH)	5 GAL.	9	
ALOE BARBADENSIS ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	63	
ALOE X. BLUE ELF BLUE ELF ALOE	(1 @ 1.0 GPH)	5 GAL.	106	
ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	43	
DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	22	
HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	14	
HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	94	
PEDILANTHUS MACROCARPUS SLIPPER PLANT	(1 @ 1.0 GPH)	5 GAL.	11	
groundcover				
LANTANA MONTEVIDENSIS PURPLE LANTANA	(1 @ 1.0 GPH)	5 GAL.	96	
LANTANA 'NEW GOLD' NEW GOLD LANTANA	(1 @ 1.0 GPH)	5 GAL.	175	
SPHAGNETICOLA TRILOBATA YELLOW DOT	(1 @ 1.0 GPH)	5 GAL.	28	
TURF / HYBRID BERMUDA			3,466 SF	
inerts				
2 1" MINUS DECOMPOSED GRANITE TABLE MESA BROWN		1"-MINUS	31,715 sf	2" MINIMUM IN ALL PLANTERS

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7201 E. CAMELBACK # 250 SCOTTSDALE, ARIZONA 85251
480.225.7077

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 57576
BRANDON PAUL
Date Signed 09-30-16
ARIZONA, U.S.A.
Expires 03/31/18

Villa Rialto - Phase II
7820 EAST BASELINE ROAD
MESA, ARIZONA 85209

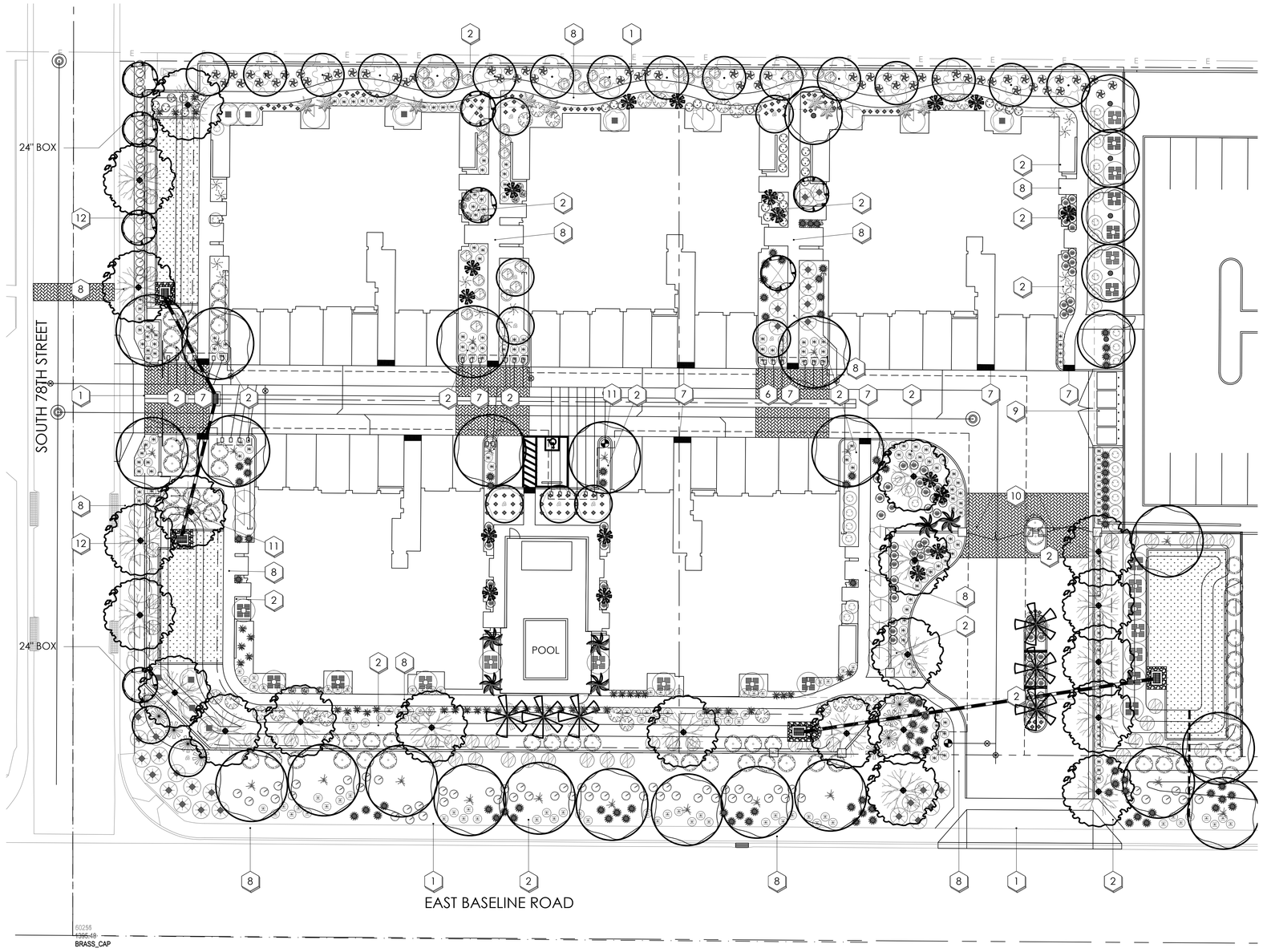
PROJECT:

SHEET TITLE:

JOB NO:	16-031
DATE:	
DRAWN BY:	B. PAUL
SUBMITTED:	06.30.2016
REVISED:	

SHEET

PL.01 of PL.02



planting key notes

1. PROPERTY LINE / RIGHT OF WAY LINE
2. DECOMPOSED GRANITE IN ALL PLANTING AREAS
3. SIGHT DISTANCE LINE PER CITY REQUIREMENTS
4. STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
5. FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
6. CURB. SEE CIVIL ENG. PLANS.
7. ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
8. SIDEWALK.
9. TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN.
10. AUTO ENTRY GATES. SEE ARCHITECT'S SITE PLAN
11. FIRE HYDRANT
12. 6'-0" MASONRY WALL (TYPICAL).

CALL TWO WORKING DAYS BEFORE YOU DIG
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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

plant legend

botanical name
common name

trees

- ACAICA SCALICINA — WILLOW ACACA
- CAESALPINIA CACALACO 'SMOOTHIE' — THORNLESS CASCALOTE
- DALBERGIA SISSOO — SISSOO TREE
- PARKINSONI HYBRID 'AZT' — 'AZT' THORNLESS PALO VERDE
- SOPHORA SECUNDIFLORA — TEXAS MOUNTAIN LAUREL
- ULMUS PARVIFOLIA — EVERGREEN ELM

palms

- BIZMARKIA NOBILIS — BIZMARK PALM
- CHAMAEROPS HUMILIS — MEDITERRANEAN FAN PALM
- CYCAS REVOLUTA — SAGO PALM
- PHOENIX DACTYLIFERA — DATE PALM

shrubs

- BOUGAINVILLEA 'ROYAL PURPLE' — ROYAL PURPLE BOUGAINVILLEA
- BOUGAINVILLEA X BUTTIANA 'ORANGE KING' — 'ORANGE KING BOUGAINVILLEA
- JUSTICIA CALIFORNICA — CHUPAROSA
- JUSTICIA SPICIGERA — MEXICAN HONEYSUCKLE
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' — GREEN CLOUD SAGE
- LEUCOPHYLLUM CANDIDUM — THUNDER CLOUD
- NERIUM OLEANDER — PETITE PINK OLEANDER
- RUELLIA BRITTONIANA — MEXICAN PETUNIA
- TECOMA ALATA — ORANGE JUBILEE
- TECOMA STANS — YELLOW BELLS

accents

- AGAVE AMERICANA — CENTURY PLANT
- ALOE BARBADENSIS — ALOE VERA
- ALOE X. BLUE ELF — BLUE ELF ALOE
- ASCLEPIAS SUBULATA — DESERT MILKWEED
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groundcover

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- LANTANA 'NEW GOLD' — NEW GOLD LANTANA
- SPHAGNETICOLA TRILOBATA — YELLOW DOT
- TURF / HYBRID BERMUDA

inerts

- 2 — 1" MINUS DECOMPOSED GRANITE TABLE MESA BROWN

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
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7201 E. CAMELBACK # 250 SCOTTSDALE, ARIZONA 85251
480.225.7077

REGISTERED LANDSCAPE ARCHITECT — CERTIFICATE NO. 57576 — STATE OF ARIZONA — Date Signed 06-30-16 — ARIZONA, U.S.A. — Expires 03/31/18

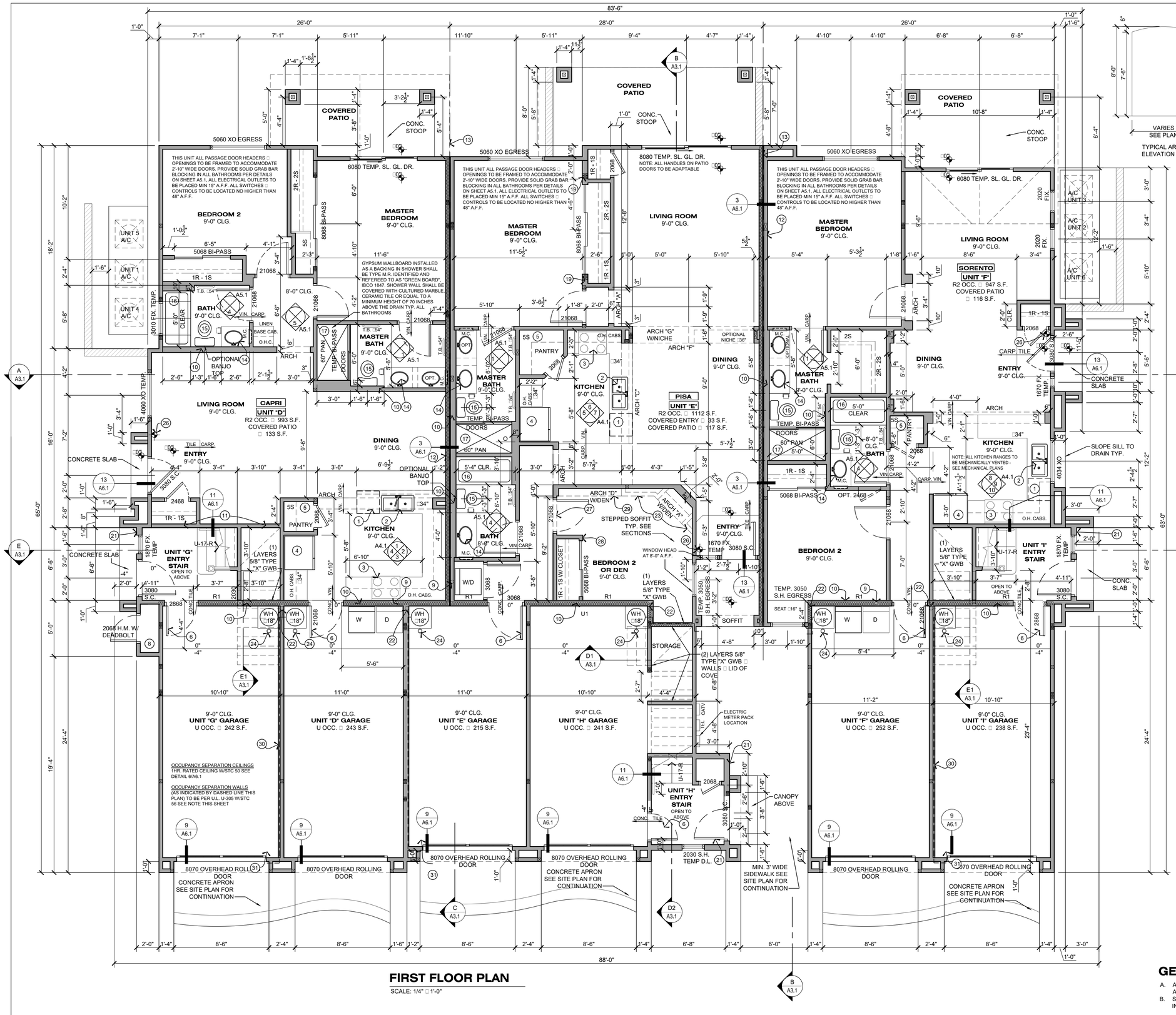
Villa Rialto - Phase II
7820 EAST BASELINE ROAD
MESA, ARIZONA 85208

PROJECT:
SHEET TITLE:

JOB NO: 16-031
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 06.30.2016
REVISED:

SHEET

PL.02 of PL.02



FIRST FLOOR PLAN

SCALE: 1/4" ☐ 1'-0"

GENERAL NOTES

A. ALL FIRST FLOOR UNITS ARE ADA ACCESSIBLE
B. STAIRS ARE DESIGNED PER 2003 INTERNATIONAL RESIDENTIAL CODE

KEYNOTES

1. DISHWASHER
2. DOUBLE SINK W/ DISPOSAL
3. RANGE W/ VENTLESS HOOD
4. REFRIGERATOR W/ ICE MAKER
5. PANTRY
6. WEATHER TIGHT 1 3/8 SOLID CORE WOOD DOORS W/SELF CLOSERS, GASKET AND SWEEP
7. NOT USED
8. FIRE RISER CLOSET
9. DRYER VENT. TYP. - SEE MECHANICAL PLAN
10. 6" PLUMBING WALL
11. FRAME WALL TO UNDERSIDE OF FLOOR SHEATHING - SEE FIRE RATING PLAN
12. TYP. 1-HR. PARTY WALL
13. CENTER LINE OF 1" AIR SPACE
14. SINK
15. TOILET
16. TUB / SHOWER W/ ROD
17. SHOWER
18. 2X4 PONY WALL
19. 2X6 WALL
20. 36" HIGH LOW WALL
21. 2'-6 WALL STAIR ☐ ENTRY TYP.
22. PRESSURE RELIEF LINE TYP. ALL WH'S
23. 12" WIDE THICKEN WALL IN OPTIONAL DEN
24. 4" DIA. STEEL PIPE SAFETY POLE - 3'-0" HIGH (12" DEEP) CONCRETE FILLED IN 12" DIA. CONCRETE BASE AND 1'-6" DEEP.
25. PROVIDE 18" WOODEN PLATFORM FOR WASHER ☐ DRYER E/ 5/8" M.R. BOARD, FINISH TO MATCH BUILDING
26. 2A-10BC FIRE EXTINGUISHER
27. FULL PARTITION WITH DEN OPTION
28. DEN OPTION WITHOUT CLOSET
29. ARCHED OPENING WITH DEN OPTION
30. ADDITIONAL 2X FLAT FURRING FOR WH DRAINS
31. P☐T RELIEF LINE

GENERAL NOTES

1. SEE EXTERIOR ELEVATIONS FOR ALL SOFFIT CONDITIONS
2. SEE FRAMING PLAN FOR SHEARWALL LOCATIONS
3. U-305
- A. NAILHEAD - EXPOSED OR COVERED WITH JOINT COMPOUND
- B. JOINTS - EXPOSED OR COVERED WITH FIBER TAPE AND JOINT COMPOUND, EXCEPT WHERE REQUIRED FO SPECIFIC EDGE CONFIGURATION. FOR TAPERED, ROUNDEDGE WALLBOARD, JOINTS COVERED WITH JOINT COMPOUND OR FIBER TAPE AND JOINT COMPOUND, AS AN ALTERBOAR, NOM 3/32 IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOAR, JOINTS REINFORCED.
- C. GYPSUM BOARD ☐5/8" THICK WALLBOARD PAPER OR VINYL SURFACED, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. WALLBOARD NAILED 7" O.C. WITH 6d CEMENT COATED NAILS1-7/8" LONG, 0.0915" SHANK DIA. AND 1/4" DIA. HEADS. WHEN USED IN WIDTHS OF OTHER THAN 48" WALLBOARD IS TO BE INSTALLED HORIZONTALLY. FOR AN ALTERNATE METHOD OF ATTACHMENT OF GYPSUM BOARDS, REFER TO ITEM 6, STEEL FRAMING MEMBERS.

4. (A) AT THE GROUND FLOOR UNITS ONLY, ELEV. AND SIZES OF LANDING AND FLOORS ON EA. SIDE OF DOORS AND HEIGHTS OF THRESHOLDS (B) LATCHING AND LOCKING HARDWARE ON DOORS SHALL COMPLY W/ U.B.C.I. 1004.3 AND ADA 4.13. (C) BUILDINGS SHALL BE PROVIDED W/ AN APPROVED AUTOMATIC SPRINKLER SYSTEM THROUGHOUT (D) EACH UNIT SHALL BE PROVIDED A (2A.ICBC) FIRE EXTINGUISHER TO BE LOCATED WITHIN EASY ACCESS - SEE FLOOR PLAN (E) WASHING MACHINE HOOK UP PROVIDE SURFACE MOUNT VALVES AT 45 DEGREES WASTE STUB, COMPLETELY CAULK. W/1 HR. FIRE RESISTIVE CAULK (F) VERTICAL CONSTRUCTION W/ COMBUSTIBLE MATERIAL SHALL NOT BEGIN PRIOR TO ACCEPTANCE OF FIRE ACCESS ROADS AND FIRE HYDRANTS.

6. ALL TUB AN SHOWER DOORS AND ENCLOSURES INDICATED ON PLANS SHALL BE OF TEMPERED GLASS
7. ALL WATER HEATERS TO SIT ON 18" HIGH PLATFORM NOTE: ALL WATER HEATER ELECTRIC - SEE ELECTRICAL PLAN
8. ALL DOORS BETWEEN GARAGES AND UNITS TO BE 1-HR. RATED FRAME AND DOOR
9. PROVIDE FIRE BLOCKING AT ALL WALL FRAMING INTERSECTION OF SOFFITS, SUSPENDED CEILINGS, COVED CEILINGS AN AROUND PIPE, DUCT, AND CHIMNEY PENETRATIONS OF CEILING OR SPACE WHERE FIRE CAN PASS
10. ALL EXT. DOORS TO HAVE ADAPTABLE HANDLE
11. CAULK. ALL PENETRATIONS WITH 1-HR FIRE RATED CAULK UL. SYS. ☐ W-L - 1017 RATED TYP. ALL PIPE PENETRATIONS
12. USE 26 GA. GALV. MTL. FOR ALL DRYER DUCTS CAULK WALL PENETRATIONS W/FIRE CAULKING AS SPECIFIED ABOVE
13. PROVIDE 1/2" ANTI SAG OR 5/8" SHEETING ON CEILINGS WITH TRUSSES AND FRAMING AT 24" O.C.
14. AIR SEALING (BLOWER DOOR TEST OR VISUAL INSPECTION), COMPLIANCE WITH THE AIR SEALING REQUIREMENTS CAN BE DETERMINED VIA TESTING OF THE BUILDING. IF TESTING WAS PERFORMED, IT SHOULD BE RECORDED WHEN THE TEST WAS CONDUCTED (AFTER ROUGH-IN AND INSTALLATION OF PENETRATIONS), THE LEAKAGE RATE FROM THE TEST, AND THE SPECIFICATIONS UNDER WHICH THE TEST WAS ADMINISTERED. THIS INFORMATION SHOULD BE AVAILABLE ON A TEST REPORT BY THE ENTITY CONDUCTING THE TEST. IF TESTING WAS NOT PERFORMED, A VISUAL INSPECTION MUST BE PERFORMED AND VERIFICATION MAY NEED TO OCCUR DURING INSULATION INSPECTION.
15. FENESTRATION U-FACTORS WERE TAKEN FROM DEFAULT TABLES. GENERAL CONTRACTOR TO ASSURE INSTALLATION OF WINDOWS WITH U-FACTOR 0.75, SHGC 0.30.
16. ALL WALL INSULATION TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS.
17. CEILING INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BLOWN INSULATION MARKED EVERY 300SF.

e project
917 W. Kathleen Rd. Phoenix AZ 85023
phone: 602/481-9282 fax: 480/359-4407
e-mail: e-project@cox.net

Rev.	Date	Submittal
	04-20-2016	Pre-Application
	08-15-2016	Follow Up

REGISTERED ARCHITECT
CERTIFICATE NO.
43178
EDMIR DZUDZA
Date Signed 08-15-2016
ARIZONA, U.S.A.

EXPIRATION DATE: 09/30/2017
SIGNED AND SEALED ELECTRONICALLY 08-15-2016

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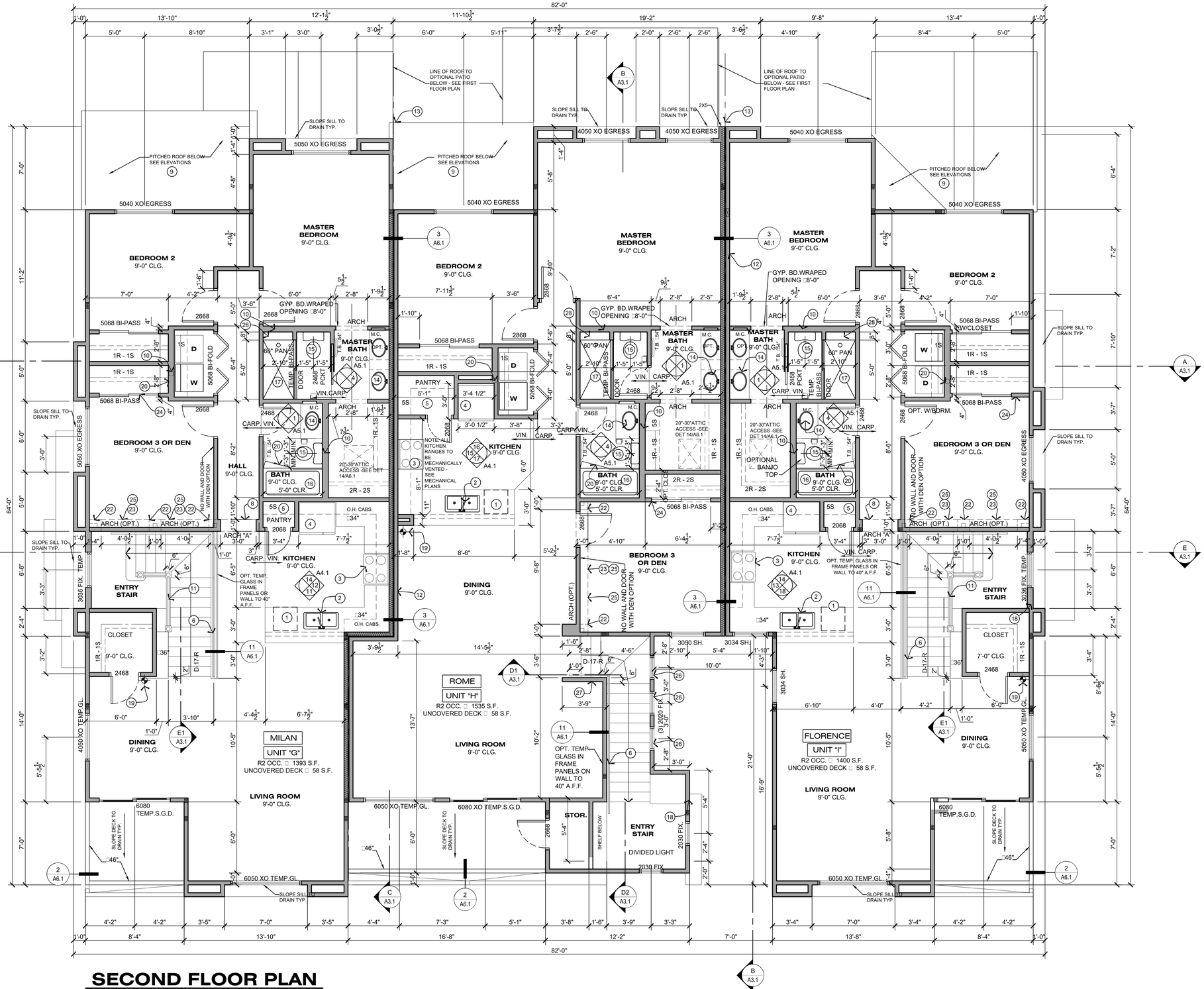
Villa Rialto Phase II

By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

6-Plex First Floor Plan

Date:	08-15-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	1/4"☐1'-0"

A200
10 OF 23

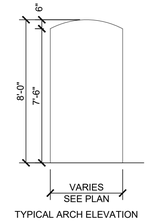


KEYNOTES

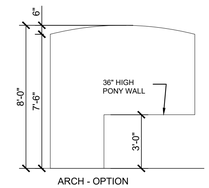
1. DISHWASHER
2. DOUBLE SINK W/ DISPOSAL
3. RANGE W/ VENTLESS HOOD
4. REFRIGERATOR W/ ICE MAKER
5. PANTRY
6. HANDRAIL □ □34" ABOVE STAIR NOSING CONTRAST COLOR W/ WALL
7. 2X6 PONY WALL □ □44-1/2" ABOVE PLYWOOD
8. STEPPED SOFFIT - SEE SECTION
9. PITCHED ROOF BELOW - SEE ELEVATIONS
10. 6" PLUMBING WALL
11. FRAME WALL TO UNDERSIDE OF FLOOR SHEATHING - SEE FIRE RATING PLAN
12. TYP. 1-HR PARTY WALL
13. CENTER LINE OF 1" AIR SPACE
14. SINK
15. TOILET
16. TUB / SHOWER W/ ROD
17. SHOWER
18. 2□6 WALL STAIR □ ENTRY TYP.
19. 2A - 10BC FIRE EXTINGUISHER
20. DRYER VENT. TYP. - SEE MECHANICAL PLAN
21. OPTIONAL SHOWER ENCLOSURE, WITH TEMPERED GLASS
22. 12"X12" PILLARS WITH DEN OPTION
23. 36" HIGH PONY WALL WITH DEN OPTION
24. DEN OPTION WITHOUT CLOSET
25. ARCHED OPENING WITH DEN OPTION
26. PRIVACY GLASS - OPTIONAL
27. OPTIONAL 42" HIGH RAILING
28. SHELF □ 36" A.F.F.

GENERAL NOTES

1. SEE EXTERIOR ELEVATIONS FOR ALL SOFFIT CONDITIONS
2. SEE FRAMING PLAN FOR SHEARWALL LOCATIONS
3.
A. LATCHING AND LOCKING HARDWARE ON DOORS SHALL COMPLY W/ I.B.C. 1004.3 AND ADA 4.13.
B. BUILDINGS SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT
D. EACH UNIT SHALL BE PROVIDED A (2A;ICBC) FIRE EXTINGUISHER TO BE LOCATED WITHIN EASY REACHING CABINET UNDER KITCHEN SINK
E. WASHING MACHINE HOOK UP
PROVIDE SURFACE MOUNT VALVES AT 45 DEGREES WASTE STUB. COMPLETELY CAULK W/1 HR. FIRE RESISTIVE CAULK
F. VERTICAL CONSTRUCTION WITH COMBUSTIBLE MATERIAL SHALL NOT BEGIN PRIOR TO ACCEPTANCE OF FIRE ACCESS ROADS AND FIRE HYDRANTS
6. ALL TUB AN SHOWER DOORS AND ENCLOSURES INDICATED ON PLANS SHALL BE OF TEMPERED GLASS
7. SEE FRAMINGS PLAN FOR STRUCTURAL POST
8. U.N.O. ALL CEILINGS TO HAVE (1) LAYER OF 5/8" TYPE "X" GYP.BD.
9. SEE FRAMING PLAN FOR ALL BEARING WALL LOCATIONS
10. SEE MECHANICAL PLAN FOR DRYER EXHAUST
11. AIR SEALING (BLOWER DOOR TEST OR VISUAL INSPECTION), COMPLIANCE WITH THE AIR SEALING REQUIREMENTS CAN BE DETERMINED VIA TESTING OF THE BUILDING. IF TESTING WAS PERFORMED, IT SHOULD BE RECORDED WHEN THE TEST WAS CONDUCTED (AFTER ROUGH-IN AND INSTALLATION OF PENETRATIONS), THE LEAKAGE RATE FROM THE TEST, AND THE SPECIFICATIONS UNDER WHICH THE TEST WAS ADMINISTERED. THIS INFORMATION SHOULD BE AVAILABLE ON A TEST REPORT BY THE ENTITY CONDUCTING THE TEST. IF TESTING WAS NOT PERFORMED, A VISUAL INSPECTION MUST BE PERFORMED AND VERIFICATION MAY NEED TO OCCUR DURING INSULATION INSPECTION.
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13. ALL WALL INSULATION TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS.
14. CEILING INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BLOWN INSULATION MARKED EVERY 300SF.



TYPICAL ARCH ELEVATION



ARCH - OPTION

UNIT 4,5,6 COVERED AREAS AND GARAGE	4432.33 SF.
DECK AREAS	216.66 SF.

GENERAL NOTES

A. STAIRS ARE DESIGNED PER IBC 2006, SEC. 1009.3. EXCEPTION 4.

e project

917 W. Kathleen Rd. Phoenix AZ 85023
phone: 602/481-9282 fax: 480/359-4407
e-mail: e-project@cox.net

Rev.	Date	Submittal
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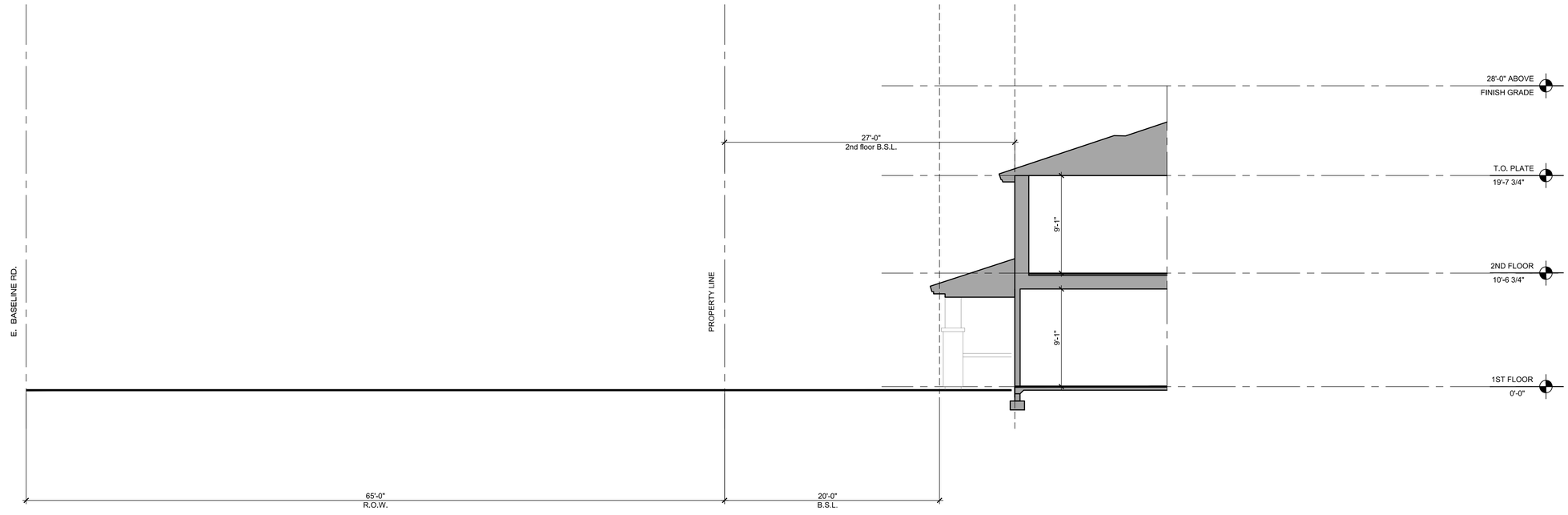
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Villa Rialto Phase II
By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

6-Plex Second Floor Plan

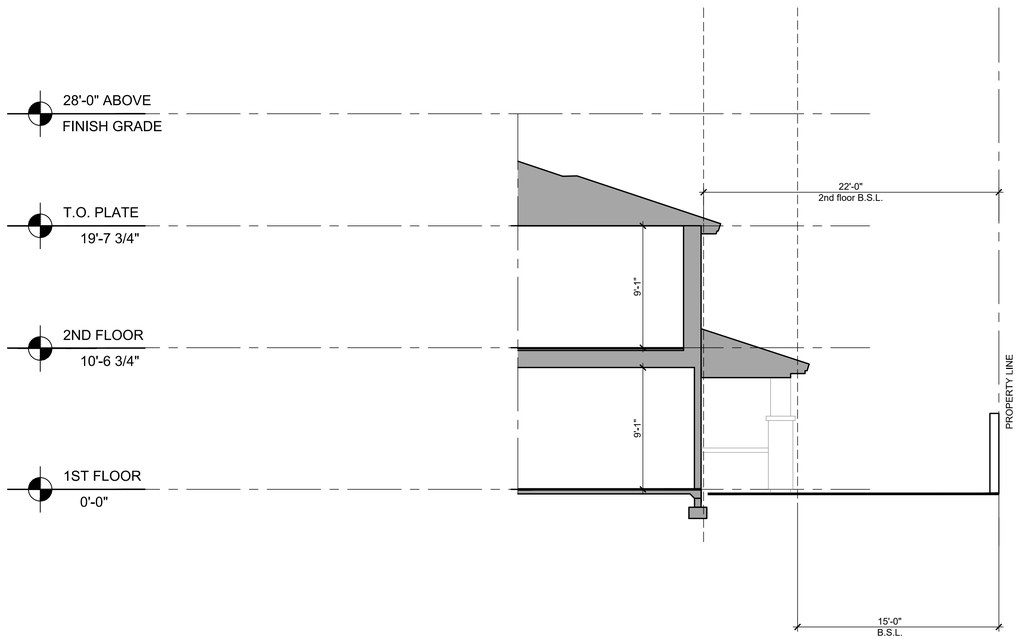
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Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	1/4"□1'-0"

A201
11 OF 23



2 SECTION

SCALE : 3/16" = 1'-0"



1 SECTION

SCALE : 3/16" = 1'-0"

e project

917 W. Kathleen Rd. Phoenix AZ 85023
phone: 602/481-9282 fax: 480/359-4407
e-mail: e-project@cox.net

Rev.	Date	Submittal
	04-20-2016	Pre-Application
	08-15-2016	Follow Up
	10-27-2016	Design Review Board

REGISTERED ARCHITECT
CERTIFICATE NO.
43178
EDMIR
DZUDZA
Date Signed 10-27-2016
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EXPIRATION DATE: 09/30/2017
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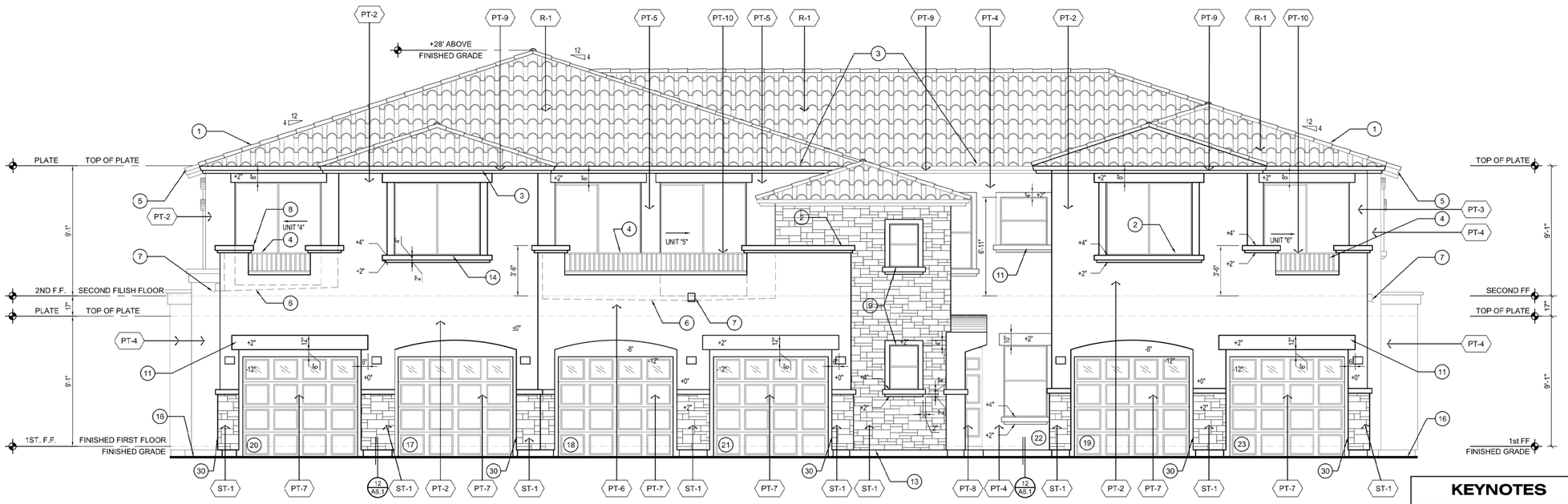
Villa Rialto
Phase II

By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Conceptual Site Sections

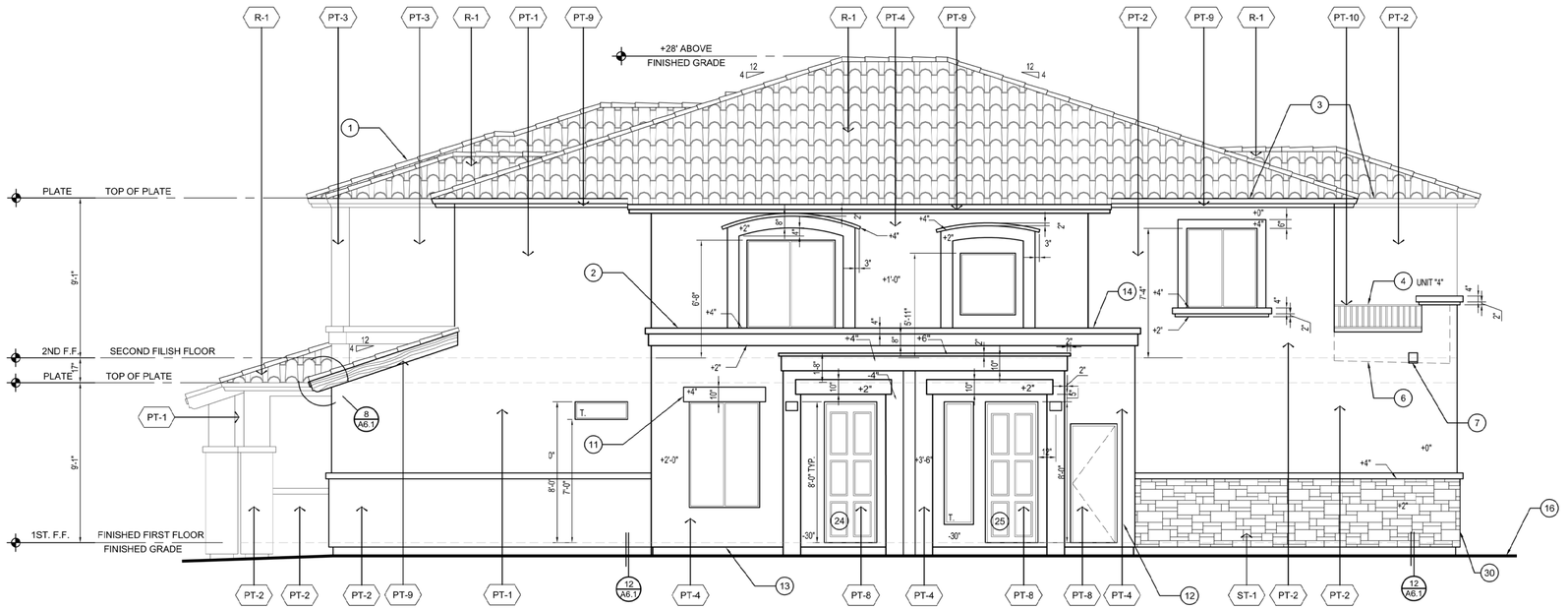
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Approved By:	ED
Scale:	3/16"□1'-0"

A104
4 OF 32



FRONT ELEVATION TYPE A-1

SCALE : 1/4" = 1'-0"



LEFT ELEVATION TYPE A-1

SCALE : 1/4" = 1'-0"

KEYNOTES

1. CONCRETE TILE ROOF OVER ONE LAYER 30 LB. PER G.A.N.'S
2. STUCCO OVER WATER PROOF MEMBRANE SLOPE FOR DRAINAGE
3. 2X6 ROUGH SAWN EAVES AND BARGE WITH 1X3 ROUGH SWAN TRIM
4. RAILING, TOP OF RAILING AT 42" A.F.F.
5. CONTINUOUS SHED ROOF STANDARD
6. CRICKET AS REQUIRED TO SCUPPER
7. 6" SQ. G.I. SCUPPER WITH DRIP EDGE
8. UNIT "F" - ENTRY DOOR SELECTION BY DEVELOPER
9. UNIT "H" STAIR WELL WINDOWS TYP.
10. OPT. COVERED PATIO
11. STUCCO WRAPPED ADHEARED FOAM POP-OUT WINDOW TRIM, TYP.
12. WESTERN 1-KOTE STUCCO SYSTEM OVER WEATHER-RESISTIVE BARRIER PER G.A.N.'S.
13. G.I. WEEP SCREED PER GENERAL NOTES
14. ALIGN POP-OUT WITH BOTTOM OF WINDOW
15. FLASH AND COUNTER FLASH AS REQUIRED TYP. AT ALL ROOF/WALL INTERSECTIONS
16. FINISHED GRADE (SLOPE FINISHED GRADE DOWNWARD AND AWAY FROM STRUCTURE AT 5/8" PER FOOT (5 PERCENT FOR A MINIMUM O FIVE FEET UNLESS AN EXISTING ENGINEERED SOILS REPORT RECOMMENDS OTHERWISE. ALL WALLS AND LANDINGS TO GROUND FLOOR UNITS TO HAVE A MAX. SLOPE OF 1/4" PER FT.)
17. UNIT "D" - GARAGE DOOR SELECTION BY DEVELOPER
18. UNIT "E" - GARAGE DOOR SELECTION BY DEVELOPER
19. UNIT "F" - GARAGE DOOR SELECTION BY DEVELOPER
20. UNIT "G" - GARAGE DOOR SELECTION BY DEVELOPER
21. UNIT "H" - GARAGE DOOR SELECTION BY DEVELOPER
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24. UNIT "D" - ENTRY DOOR SELECTION BY DEVELOPER
25. UNIT "G" - ENTRY DOOR SELECTION BY DEVELOPER
26. UNIT "F" - LIVING ROOM DOOR SELECTION BY DEVELOPER
27. UNIT "E" - LIVING ROOM DOOR SELECTION BY DEVELOPER
28. UNIT "D" - MASTER BEDROOM DOOR SELECTION BY DEVELOPER
29. UNIT "I" - ENTRY DOOR SELECTION BY DEVELOPER
30. RETURN STONE VENEER AT EACH CORNER

NOTE 1: SEE 7/A6.1 FOR WINDOW FLASHING DETAIL
NOTE 2: WINDOW GRIDS SHOWN ARE DIAGRAMMATIC ONLY-VERIFY DESIGN WITH

MATERIALS FINISH SHEDULE

	MATERIAL	FINISH	MANUFACTURER	COLOR / MATERIAL PRODUCT CODE
PT-1	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Outerbanks SW7534
PT-2	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Row House Tan SW7689
PT-3	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Colorado Trail DE6117
PT-4	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Grounded SW6089
PT-5	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Mesa Tan SW7695
PT-6	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	S'morese DE6111
PT-7	WOOD	PAINT Garage door	Sherwin -Williams	Nomadic Deser SW6107
PT-8	WOOD	PAINT Front Door	Sherwin -Williams	Night Owl SW7061
PT-9	WOOD	PAINT Fascia/Shutters	Sherwin -Williams	Bitter Chocolate SW6013
PT-10	BROUGHT IRON	PAINT Railing	Sherwin -Williams	Quaker Bronze
R-1	CONCRETE ROOF TILE	ROOF TILE	Eagle Roofing	Roof Tile Fnish 3106 CapistranoBrown, Black Flashed
ST-1	STONE VENEER	STONE VENEER	Coronado	Cultured Stone Old World Ledge Summerlin Blend
NOTE	STUCCO TEXTURE: LIGHT LACE			

e project

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Villa Rialto Phase II

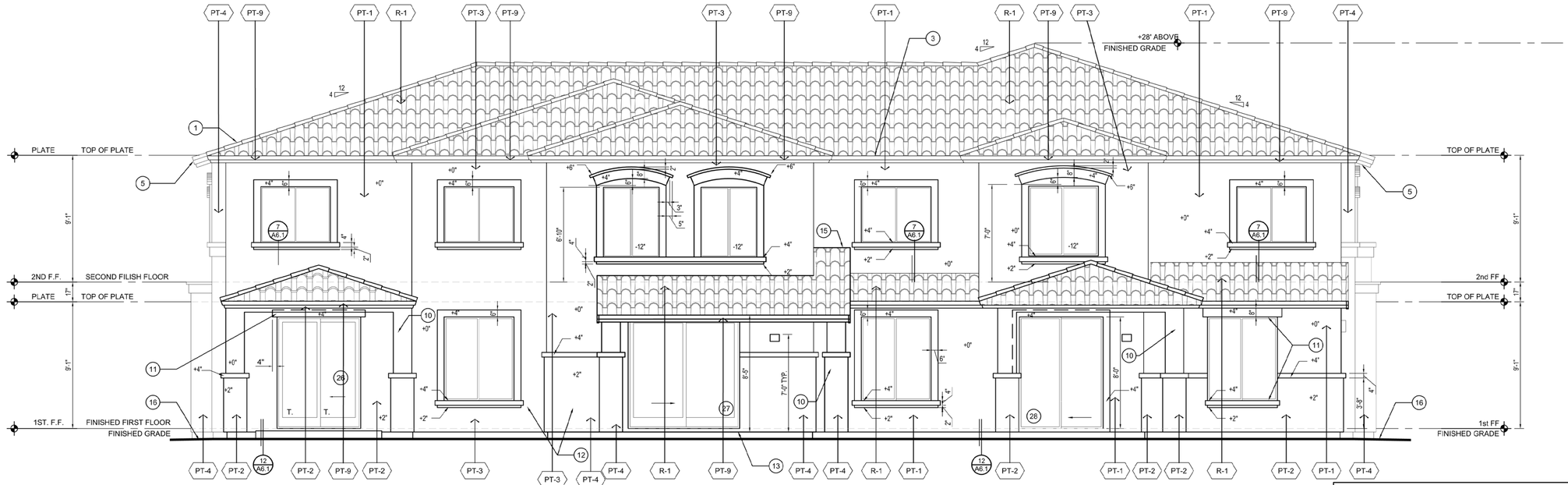
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Elevations Type A-1 Buildings #1 & #4

Date:	10-27-2016
Project No.	0813-2
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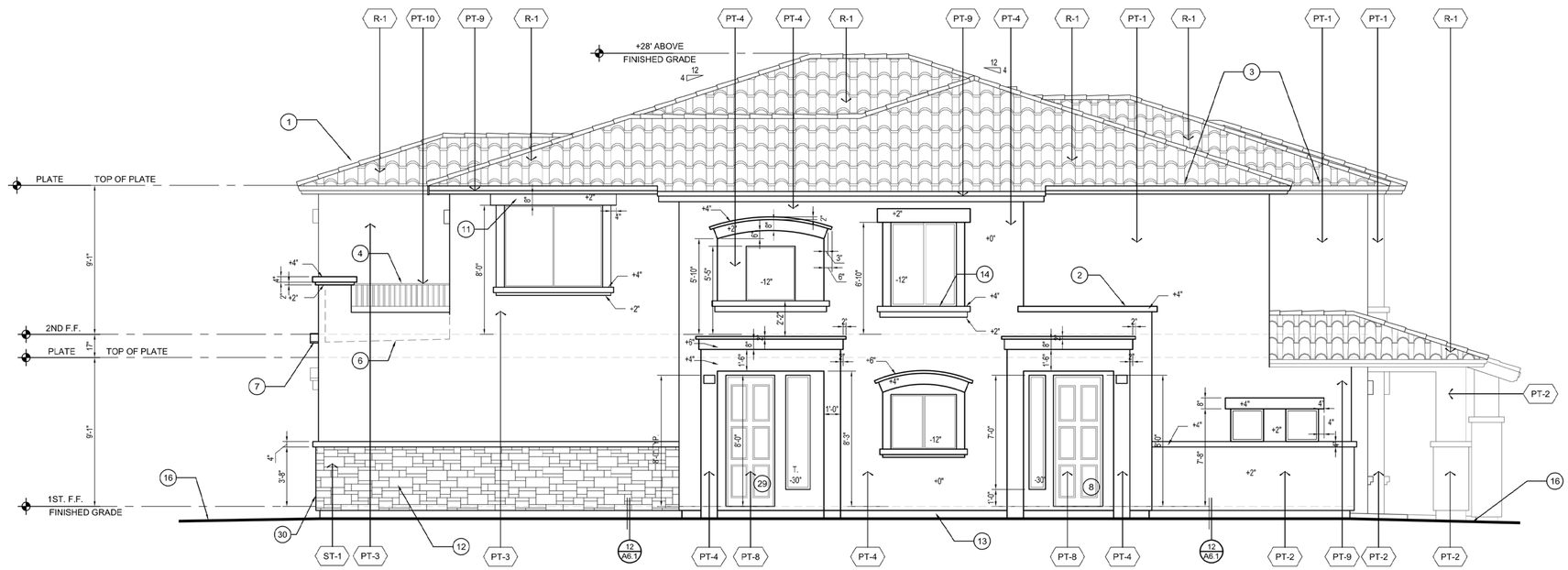
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A310
21 OF 32



REAR ELEVATION TYPE A-1

SCALE : 1/4" = 1'-0"



RIGHT ELEVATION TYPE A-1

SCALE : 1/4" = 1'-0"

KEYNOTES

1. CONCRETE TILE ROOF OVER ONE LAYER 30 LB. PER G.A.N.'S
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9. UNIT "H" STAIR WELL WINDOWS TYP.
10. OPT. COVERED PATIO
11. STUCCO WRAPPED ADHEARED FOAM POP-OUT WINDOW TRIM, TYP.
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14. ALIGN POP-OUT WITH BOTTOM OF WINDOW
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17. UNIT "D" - GARAGE DOOR SELECTION BY DEVELOPER
18. UNIT "E" - GARAGE DOOR SELECTION BY DEVELOPER
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29. UNIT "I" - ENTRY DOOR SELECTION BY DEVELOPER
30. RETURN STONE VENEER AT EACH CORNER

NOTE 1: SEE 7/A6.1 FOR WINDOW FLASHING DETAIL
NOTE 2: WINDOW GRIDS SHOWN ARE DIAGRAMMATIC ONLY-VERIFY DESIGN WITH

MATERIALS FINISH SHEDULE

	MATERIAL	FINISH	MANUFACTURER	COLOR / MATERIAL PRODUCT CODE
PT-1	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Outerbanks SW7534
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PT-5	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Mesa Tan SW7695
PT-6	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	S'morese DE6111
PT-7	WOOD	PAINT Garage door	Sherwin -Williams	Nomadic Deser SW6107
PT-8	WOOD	PAINT Front Door	Sherwin -Williams	Night Owl SW7061
PT-9	WOOD	PAINT Fascia/Shutters	Sherwin -Williams	Bitter Chocolate SW6013
PT-10	BROUGHT IRON	PAINT Railing	Sherwin -Williams	Quaker Bronze
R-1	CONCRETE ROOF TILE	ROOF TILE	Eagle Roofing	Roof Tile Fnish 3106 CapistranoBrown, Black Flashed
ST-1	STONE VENEER	STONE VENEER	Coronado	Cultured Stone Old World Ledge Summerlin Blend
NOTE	STUCCO TEXTURE: LIGHT LACE			

e project

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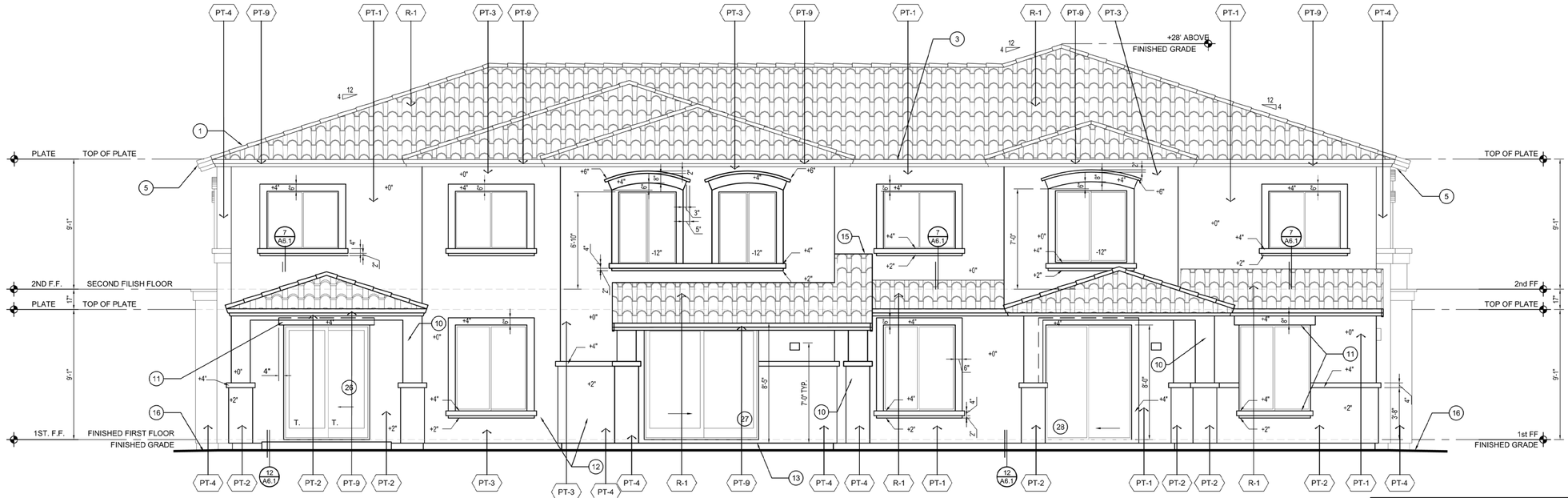
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Villa Rialto
Phase II
By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Elevations Type A-1
Buildings #1 & #4

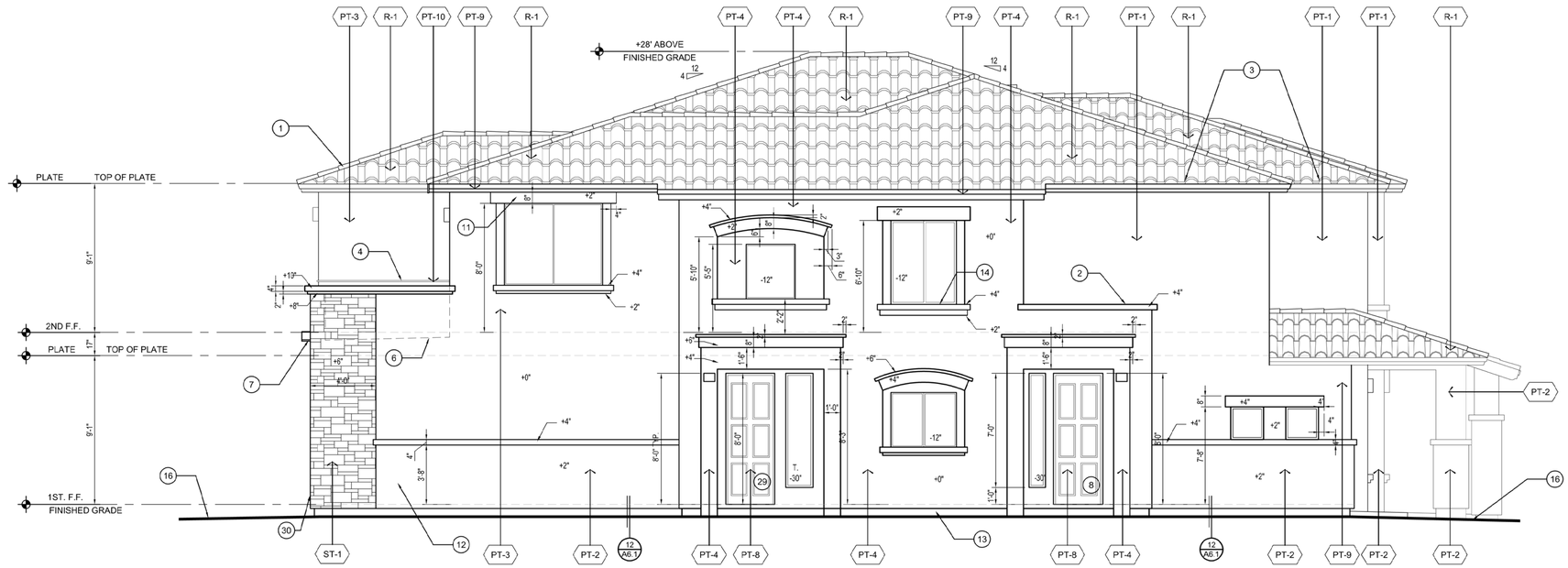
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Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	3/16"=1'-0"

A311
22 OF 32



REAR ELEVATION TYPE A-2

SCALE : 1/4" = 1'-0"



RIGHT ELEVATION TYPE A-2

SCALE : 1/4" = 1'-0"

KEYNOTES

1. CONCRETE TILE ROOF OVER ONE LAYER 30 LB. PER G.A.N.'S
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NOTE 1: SEE 7/A6.1 FOR WINDOW FLASHING DETAIL
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PT-5	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Mesa Tan SW7695
PT-6	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	S'morese DE6111
PT-7	WOOD	PAINT Garage door	Sherwin -Williams	Nomadic Deser SW6107
PT-8	WOOD	PAINT Front Door	Sherwin -Williams	Night Owl SW7061
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ST-1	STONE VENEER	STONE VENEER	Coronado	Cultured Stone Old World Ledge Summerlin Blend
NOTE	STUCCO TEXTURE: LIGHT LACE			

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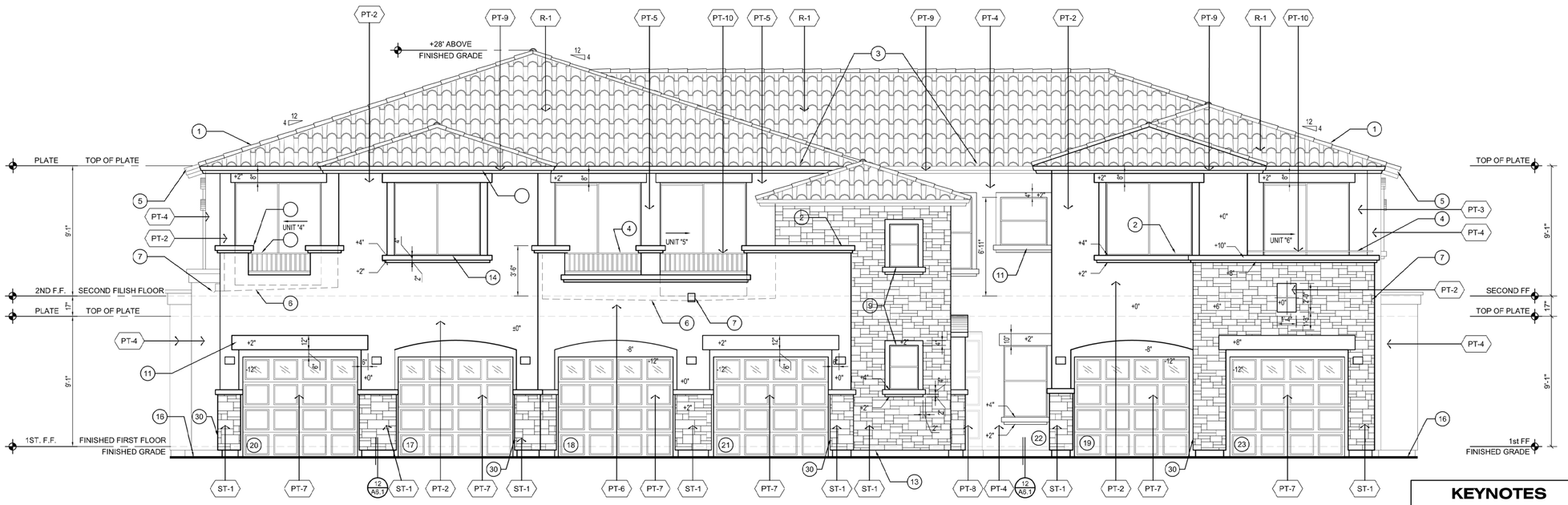
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By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Elevations Type A-2 Buildings #3

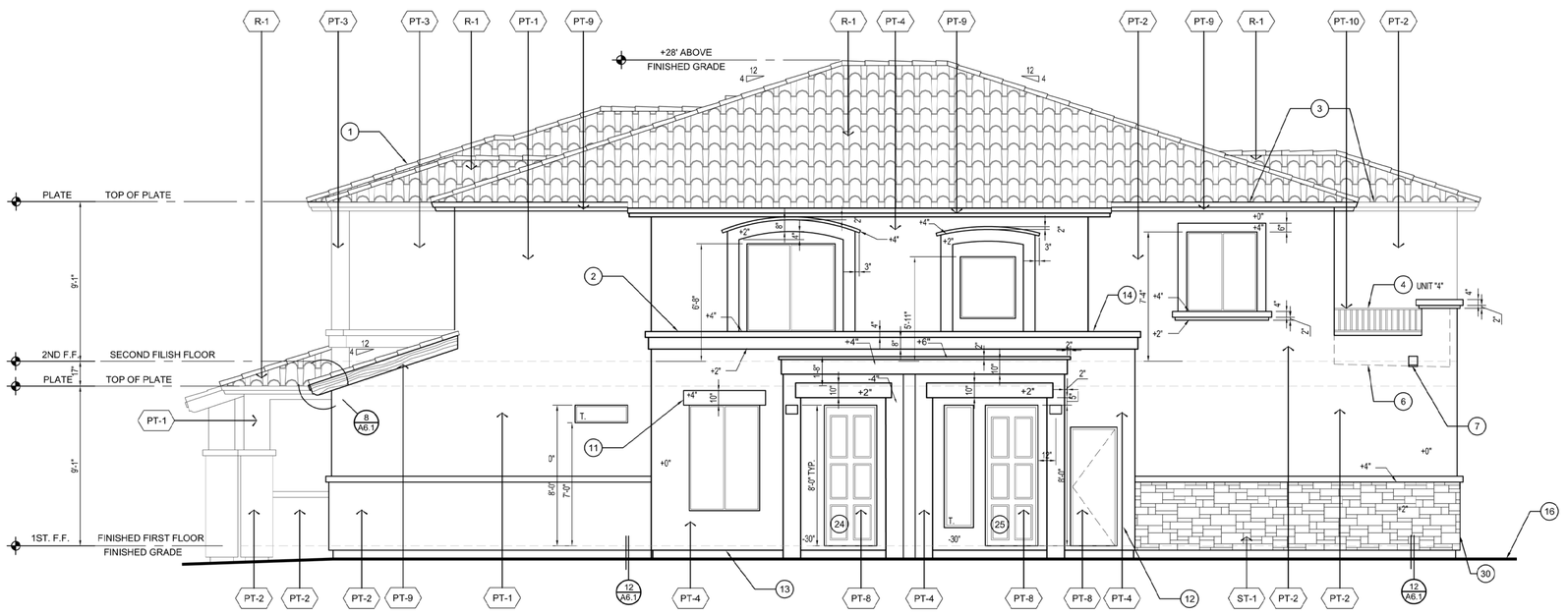
Date:	10-27-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	3/16"=1'-0"

A321
24 OF 32



FRONT ELEVATION TYPE A-2

SCALE : 1/4" = 1'-0"



LEFT ELEVATION TYPE A-2

SCALE : 1/4" = 1'-0"

KEYNOTES

1. CONCRETE TILE ROOF OVER ONE LAYER 30 LB. PER G.A.N.'S
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Villa Rialto Phase II

By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Elevations Type A-2 Buildings #3

Date:	10-27-2016
Project No.	0813-2
Drawn By:	ED
Checked By;	ED
Approved By:	ED
Scale:	3/16"=1'-0"

A320
23 OF 32



FRONT ELEVATION TYPE A1, BUILDINGS #1 & #4

SCALE : 1/4" □ 1'-0"



LEFT ELEVATION TYPE A1, BUILDINGS #1 & #4

SCALE : 1/4" □ 1'-0"

MATERIALS FINISH SHEDULE

	MATERIAL	FINISH	MANUFACTURER	COLOR / MATERIAL PRODUCT CODE
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Outerbanks SW7534
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Row House Tan SW7689
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Colorado Trail DE6117
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Grounded SW6089
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Mesa Tan SW7695
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	S'morese DE6111
	WOOD	PAINT Garage door	Sherwin -Williams	Nomadic Deser SW6107
	WOOD	PAINT Front Door	Sherwin -Williams	Night Owl SW7061
	WOOD	PAINT Fascia/Shutters	Sherwin -Williams	Bitter Chocolate SW6013
	BROUGHT IRON	PAINT Railing	Sherwin -Williams	Quaker Bronze
	CONCRETE ROOF TILE	ROOF TILE	Eagle Roofing	Roof Tile Finish 3106 CapistranoBrown, Black Flashed
	STONE VENEER	STONE VENEER	Coronado	Cultured Stone Old World Ledge Summerlin Blend

e project

917 W. Kathleen Rd. Phoenix AZ 85023
phone: 602/481-9282 fax: 480/359-4407
e-mail: e-project@cox.net

Rev.	Date	Submittal
	04-20-2016	Pre-Application
	08-15-2016	Follow Up
	10-27-2016	Design Review Board

REGISTERED ARCHITECT
CERTIFICATE NO.
43178
EDMIR
DZUDZA
10-27-2016
Date Signed
ARIZONA, U.S.A.

EXPIRATION DATE: 09/30/2017
SIGNED AND SEALED
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Villa Rialto Phase II

By KDL Investments, LLC
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Colored Elevations Type A1 Buildings #1 & #4

Date:	10-27-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED

Scale: 3/16"□1'-0"

A360
29 OF 32



REAR ELEVATION TYPE A1, BUILDINGS #1 & #4

SCALE : 1/4" □ 1'-0"



RIGHT ELEVATION TYPE A1, BUILDINGS #1 & #4

SCALE : 1/4" □ 1'-0"

MATERIALS FINISH SHEDULE

	MATERIAL	FINISH	MANUFACTURER	COLOR / MATERIAL PRODUCT CODE
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Outerbanks SW7534
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Row House Tan SW7689
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Colorado Trail DE6117
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Grounded SW6089
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Mesa Tan SW7695
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	S'morese DE6111
	WOOD	PAINT Garage door	Sherwin -Williams	Nomadic Deser SW6107
	WOOD	PAINT Front Door	Sherwin -Williams	Night Owl SW7061
	WOOD	PAINT Fascia/Shutters	Sherwin -Williams	Bitter Chocolate SW6013
	BROUGHT IRON	PAINT Railing	Sherwin -Williams	Quaker Bronze
	CONCRETE ROOF TILE	ROOF TILE	Eagle Roofing	Roof Tile Fnish 3108 CapistranoBrown, Black Flashed
	STONE VENEER	STONE VENEER	Coronado	Cultured Stone Old World Ledge Summerlin Blend

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Villa Rialto Phase II

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Colored Elevations Type A1 Buildings #1 & #4

Date:	10-27-2016
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Scale:	3/16"□1'-0"

A361
30 OF 32



FRONT ELEVATION TYPE A2, BUILDING #3

SCALE : 1/4" □ 1'-0"



LEFT ELEVATION TYPE A2, BUILDING #3

SCALE : 1/4" □ 1'-0"

MATERIALS FINISH SHEDULE

	MATERIAL	FINISH	MANUFACTURER	COLOR / MATERIAL PRODUCT CODE
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Outerbanks SW7534
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Row House Tan SW7689
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Colorado Trail DE6117
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Grounded SW6089
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Mesa Tan SW7695
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	S'morese DE6111
	WOOD	PAINT Garage door	Sherwin -Williams	Nomadic Deser SW6107
	WOOD	PAINT Front Door	Sherwin -Williams	Night Owl SW7061
	WOOD	PAINT Fascia/Shutters	Sherwin -Williams	Bitter Chocolate SW6013
	BROUGHT IRON	PAINT Railing	Sherwin -Williams	Quaker Bronze
	CONCRETE ROOF TILE	ROOF TILE	Eagle Roofing	Roof Tile Fnish 3106 CapistranoBrown, Black Flashed
	STONE VENEER	STONE VENEER	Coronado	Cultured Stone Old World Ledge Summerlin Blend

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Villa Rialto
Phase II

By KDL Investments, LLC
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Colored Elevations
Type A2
Building #3

Date:	10-27-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	3/16"□1'-0"

A370
31 OF 32



REAR ELEVATION TYPE A2, BUILDING #3

SCALE : 1/4" □ 1'-0"



RIGHT ELEVATION TYPE A2, BUILDING #3

SCALE : 1/4" □ 1'-0"

MATERIALS FINISH SHEDULE

	MATERIAL	FINISH	MANUFACTURER	COLOR / MATERIAL PRODUCT CODE
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Outerbanks SW7534
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Row House Tan SW7689
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Colorado Trail DE6117
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Grounded SW6089
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Mesa Tan SW7695
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	S'morese DE6111
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	WOOD	PAINT Front Door	Sherwin -Williams	Night Owl SW7061
	WOOD	PAINT Fascia/Shutters	Sherwin -Williams	Bitter Chocolate SW6013
	BROUGHT IRON	PAINT Railing	Sherwin -Williams	Quaker Bronze
	CONCRETE ROOF TILE	ROOF TILE	Eagle Roofing	Roof Tile Fnish 3108 CapistranoBrown, Black Flashed
	STONE VENEER	STONE VENEER	Coronado	Cultured Stone Old World Ledge Summerlin Blend

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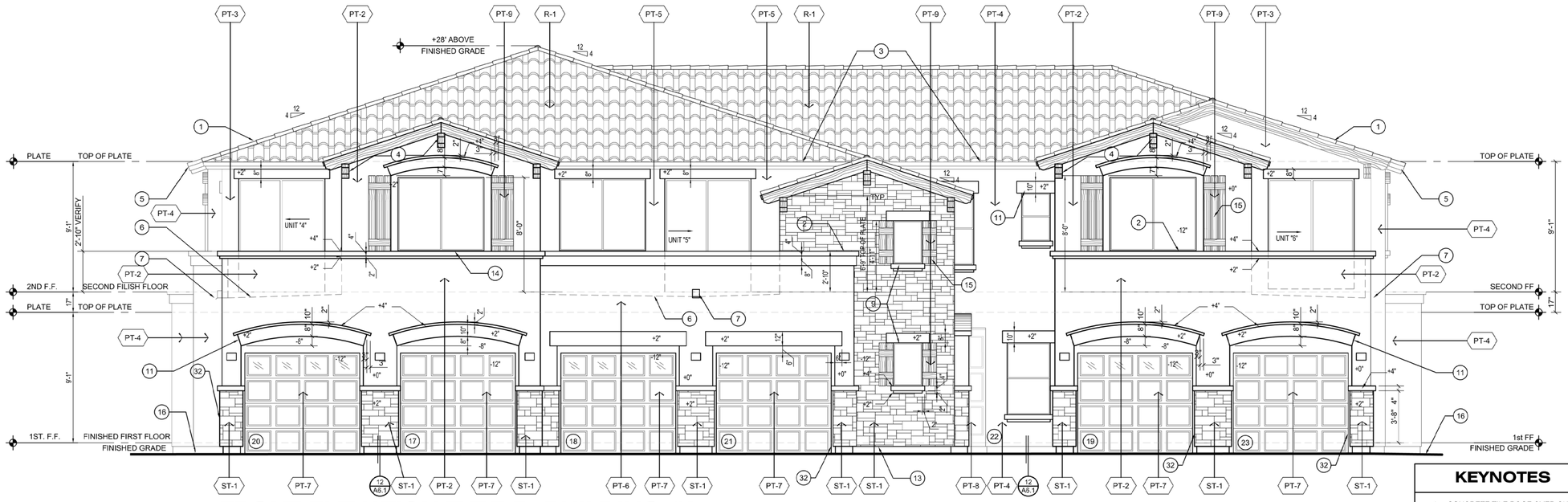
Villa Rialto
Phase II

By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Colored Elevations
Type A2
Building #3

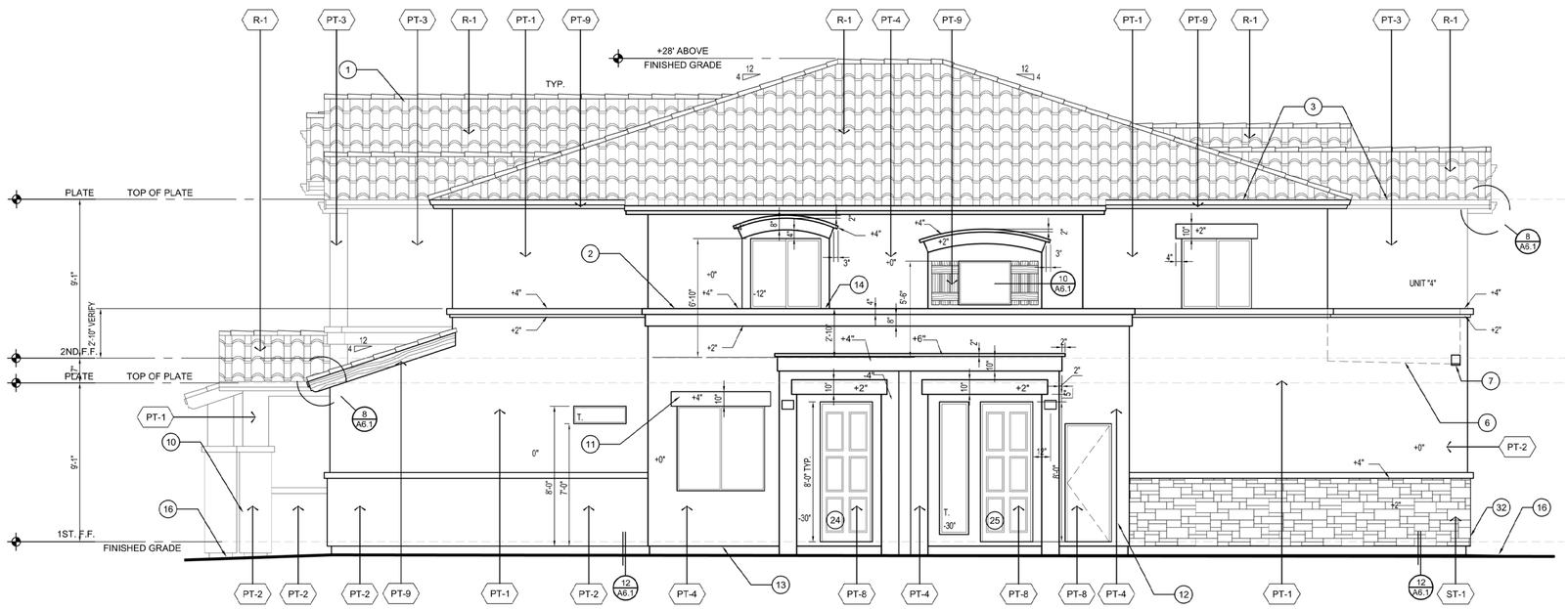
Date:	10-27-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	3/16"□1'-0"

A371
32 OF 32



FRONT ELEVATION TYPE B, BUILDING #2

SCALE : 1/4" = 1'-0"



LEFT ELEVATION TYPE B, BUILDING #2

SCALE : 1/4" = 1'-0"

KEYNOTES

1. CONCRETE TILE ROOF OVER ONE LAYER 30 LB. PER G.A.N.'S
2. STUCCO OVER WATER PROOF MEMBRANE SLOPE FOR DRAINAGE
3. 2X6 ROUGH SAWN EAVES AND BARGE WITH 1X3 ROUGH SWAN TRIM
4. ROUGH SAWN CORBEL
5. CONTINUOUS SHED ROOF STANDARD
6. CRICKET AS REQUIRED TO SCUPPER
7. 6" SQ. G.I. SCUPPER WITH DRIP EDGE
8. STEEL TRELLIS W/ 3/4" PICKETS AT 12" O.C.
9. UNIT "H" STAIR WELL WINDOWS TYP.
10. OPT. COVERED PATIO
11. STUCCO WRAPPED ADHEARED FOAM POP-OUT WINDOW TRIM, TYP.
12. WESTERN 1-KOTE STUCCO SYSTEM OVER WEATHER-RESISTIVE BARRIER PER G.A.N.'S.
13. G.I. WEEP SCREED PER GENRAL NOTES
14. ALIGN POP-OUT WITH BOTTOM OF WINDOW
15. FALSE SHUTTERS
16. FINISHED GRADE (SLOPE FINISHED GRADE DOWNWARD ABD AWAY FROM STRUCTURE AT 5/8" PER FOOT (5 PERCENT FOR A MINIMUM O FIVE FEET UNLESS AN EXISTING ENGINEERED SOILS REPORT RECOMMENDS OTHERWISE. ALL WALLS AND LANDINGS TO GROUND FLOOR UNITS TO HAVE A MAX. SLOPE OF 1/4" PER FT.)
17. UNIT "D" - GARAGE DOOR SELECTION BY DEVELOPER
18. UNIT "E" - GARAGE DOOR SELECTION BY DEVELOPER
19. UNIT "F" - GARAGE DOOR SELECTION BY DEVELOPER
20. UNIT "G" - GARAGE DOOR SELECTION BY DEVELOPER
21. UNIT "H" - GARAGE DOOR SELECTION BY DEVELOPER
22. UNIT "E" - (BEYOND) - ENTRY DOOR SELECTION BY DEVELOPER
23. UNIT "I" - GARAGE DOOR SELECTION BY DEVELOPER
24. UNIT "D" - ENTRY DOOR SELECTION BY DEVELOPER
25. UNIT "G" - ENTRY DOOR SELECTION BY DEVELOPER
26. UNIT "F" - LIVING ROOM DOOR SELECTION BY DEVELOPER
27. UNIT "E" - LIVING ROOM DOOR SELECTION BY DEVELOPER
28. UNIT "D" - MASTER BEDROOM DOOR SELECTION BY DEVELOPER
29. UNIT "I" - ENTRY DOOR SELECTION BY DEVELOPER
30. UNIT "F" - ENTRY DOOR SELECTION BY DEVELOPER
31. FLASH AND COUNTER FLASH AS REQUIRED TYP. AT ALL ROOF/WALL INTERSECTIONS
32. RETURN STONE VENEER AT EACH CORNER

NOTE 1: SEE 7/A6.1 FOR WINDOW FLASHING DETAIL
NOTE 2: WINDOW GRIDS SHOWN ARE DIAGRAMMATIC ONLY-VERIFY DESIGN WITH DEVELOPER

MATERIALS FINISH SHEDULE

	MATERIAL	FINISH	MANUFACTURER	COLOR / MATERIAL PRODUCT CODE
PT-1	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Outerbanks SW7534
PT-2	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Barrel Stove DE6216
PT-3	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Colorado Trail DE6117
PT-4	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Weathered Leather DE6105
PT-5	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Mesa Tan SW7695
PT-6	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	S'morese DE6111
PT-7	WOOD	PAINT Garage door	Sherwin -Williams	Nomadic Deser SW6107
PT-8	WOOD	PAINT Front Door	Sherwin -Williams	Night Owl SW7061
PT-9	WOOD	PAINT Fascia/Shutters	Sherwin -Williams	Bitter Chocolate SW6013
R-1	CONCRETE ROOF TILE	ROOF TILE	Eagle Roofing	Roof Tile Fnish 3106 CapistranoBrown, Black Flashed
ST-1	STONE VENEER	STONE VENEER	Coronado	Cultured Stone Old World Ledge Summerlin Blend
NOTE	STUCCO TEXTURE: FINE WORM			

e project

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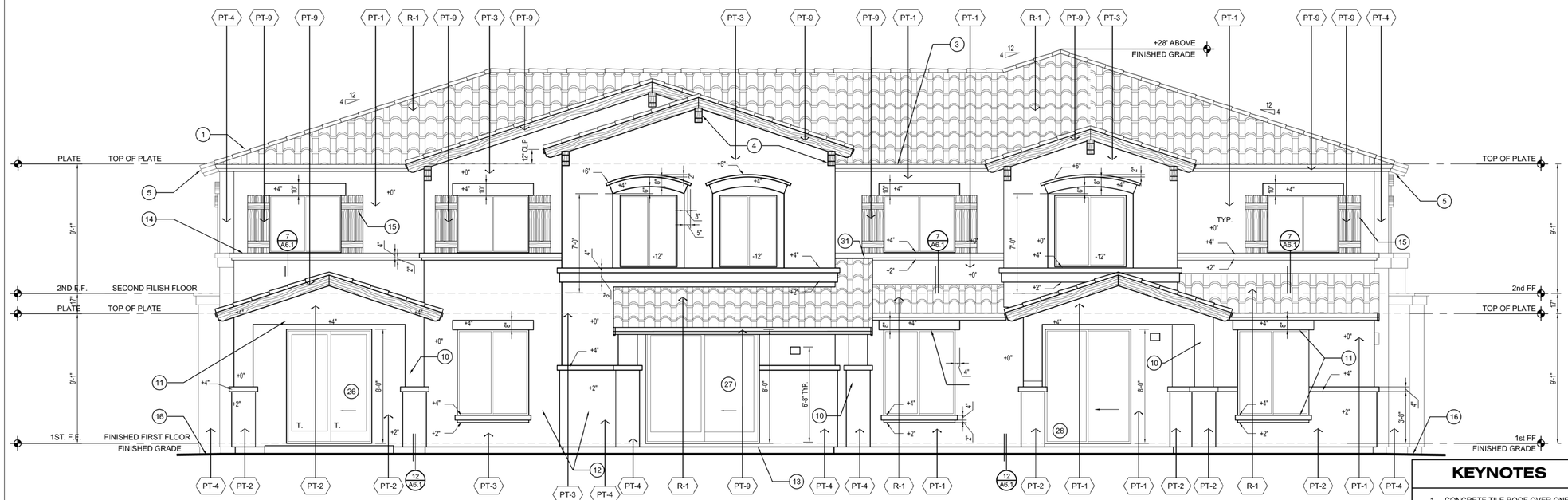
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Villa Rialto
Phase II
By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Elevations Type B
Building #2

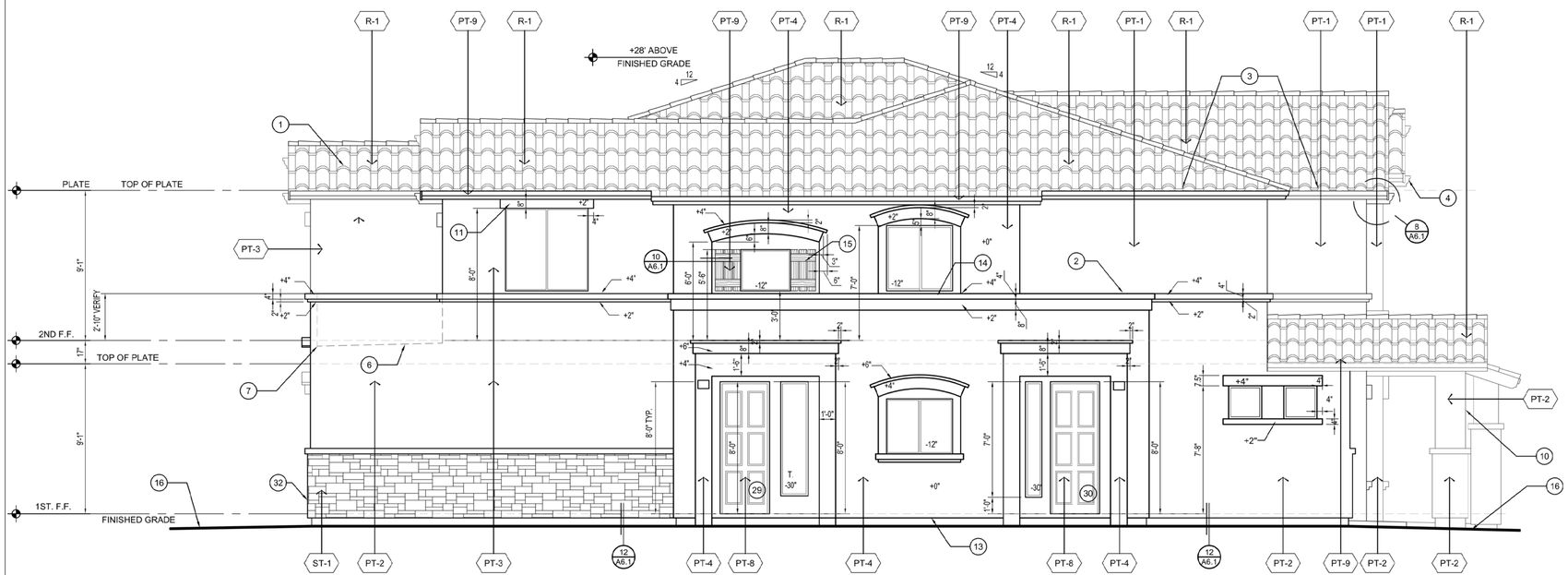
Date:	10-27-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	3/16"=1'-0"

A300
17 OF 32



REAR ELEVATION TYPE B, BUILDING #2

SCALE : 1/4" = 1'-0"



RIGHT ELEVATION TYPE B, BUILDING #2

SCALE : 1/4" = 1'-0"

KEYNOTES

1. CONCRETE TILE ROOF OVER ONE LAYER 30 LB. PER G.A.N.'S
2. STUCCO OVER WATER PROOF MEMBRANE SLOPE FOR DRAINAGE
3. 2X6 ROUGH SAWN EAVES AND BARGE WITH 1X3 ROUGH SWAN TRIM
4. ROUGH SAWN CORBEL
5. CONTINUOUS SHED ROOF STANDARD
6. CRICKET AS REQUIRED TO SCUPPER
7. 6" SQ. G.I. SCUPPER WITH DRIP EDGE
8. STEEL TRELLIS W/ 3/4" PICKETS AT 12" O.C.
9. UNIT "H" STAIR WELL WINDOWS TYP.
10. OPT. COVERED PATIO
11. STUCCO WRAPPED ADHEARED FOAM POP-OUT WINDOW TRIM, TYP.
12. WESTERN 1-KOTE STUCCO SYSTEM OVER WEATHER-RESISTIVE BARRIER PER G.A.N.'S.
13. G.I. WEEP SCREED PER GENRAL NOTES
14. ALIGN POP-OUT WITH BOTTOM OF WINDOW
15. FALSE SHUTTERS
16. FINISHED GRADE (SLOPE FINISHED GRADE DOWNWARD ABD AWAY FROM STRUCTURE AT 5/8" PER FOOT (5 PERCENT FOR A MINIMUM O FIVE FEET UNLESS AN EXISTING ENGINEERED SOILS REPORT RECOMMENDS OTHERWISE. ALL WALLS AND LANDINGS TO GROUND FLOOR UNITS TO HAVE A MAX. SLOPE OF 1/4" PER FT.)
17. UNIT "D" - GARAGE DOOR SELECTION BY DEVELOPER
18. UNIT "E" - GARAGE DOOR SELECTION BY DEVELOPER
19. UNIT "F" - GARAGE DOOR SELECTION BY DEVELOPER
20. UNIT "G" - GARAGE DOOR SELECTION BY DEVELOPER
21. UNIT "H" - GARAGE DOOR SELECTION BY DEVELOPER
22. UNIT "E" - (BEYOND) - ENTRY DOOR SELECTION BY DEVELOPER
23. UNIT "I" - GARAGE DOOR SELECTION BY DEVELOPER
24. UNIT "D" - ENTRY DOOR SELECTION BY DEVELOPER
25. UNIT "G" - ENTRY DOOR SELECTION BY DEVELOPER
26. UNIT "F" - LIVING ROOM DOOR SELECTION BY DEVELOPER
27. UNIT "E" - LIVING ROOM DOOR SELECTION BY DEVELOPER
28. UNIT "D" - MASTER BEDROOM DOOR SELECTION BY DEVELOPER
29. UNIT "I" - ENTRY DOOR SELECTION BY DEVELOPER
30. UNIT "F" - ENTRY DOOR SELECTION BY DEVELOPER
31. FLASH AND COUNTER FLASH AS REQUIRED TYP. AT ALL ROOF/WALL INTERSECTIONS
32. RETURN STONE VENEER AT EACH CORNER

NOTE 1: SEE 7/A6.1 FOR WINDOW FLASHING DETAIL
NOTE 2: WINDOW GRIDS SHOWN ARE DIAGRAMMATIC ONLY-VERIFY DESIGN WITH DEVELOPER

MATERIALS FINISH SHEDULE

	MATERIAL	FINISH	MANUFACTURER	COLOR / MATERIAL PRODUCT CODE
PT-1	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Outerbanks SW7534
PT-2	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Barrel Stove DE6216
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PT-5	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Mesa Tan SW7695
PT-6	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	S'morese DE6111
PT-7	WOOD	PAINT Garage door	Sherwin -Williams	Nomadic Deser SW6107
PT-8	WOOD	PAINT Front Door	Sherwin -Williams	Night Owl SW7061
PT-9	WOOD	PAINT Fascia/Shutters	Sherwin -Williams	Bitter Chocolate SW6013
R-1	CONCRETE ROOF TILE	ROOF TILE	Eagle Roofing	Roof Tile Fnish 3106 CapistranoBrown, Black Flashed
ST-1	STONE VENEER	STONE VENEER	Coronado	Cultured Stone Old World Ledge Summerlin Blend
NOTE	STUCCO TEXTURE: FINE WORM			

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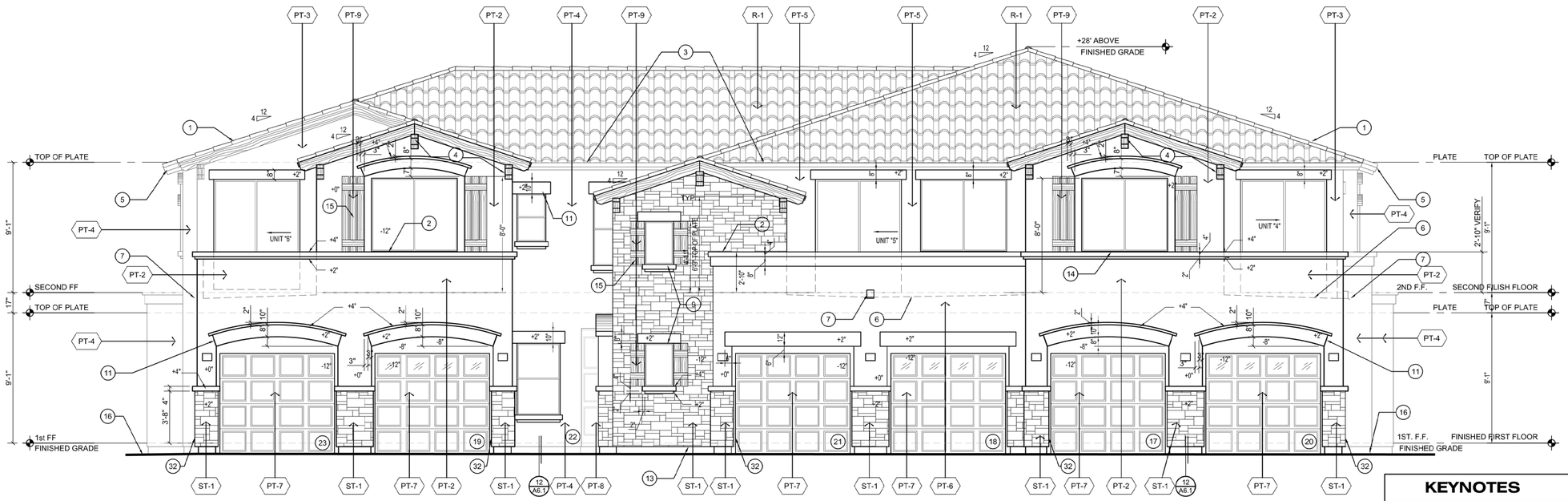
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Villa Rialto
Phase II
By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Elevations Type B
Buildings #2

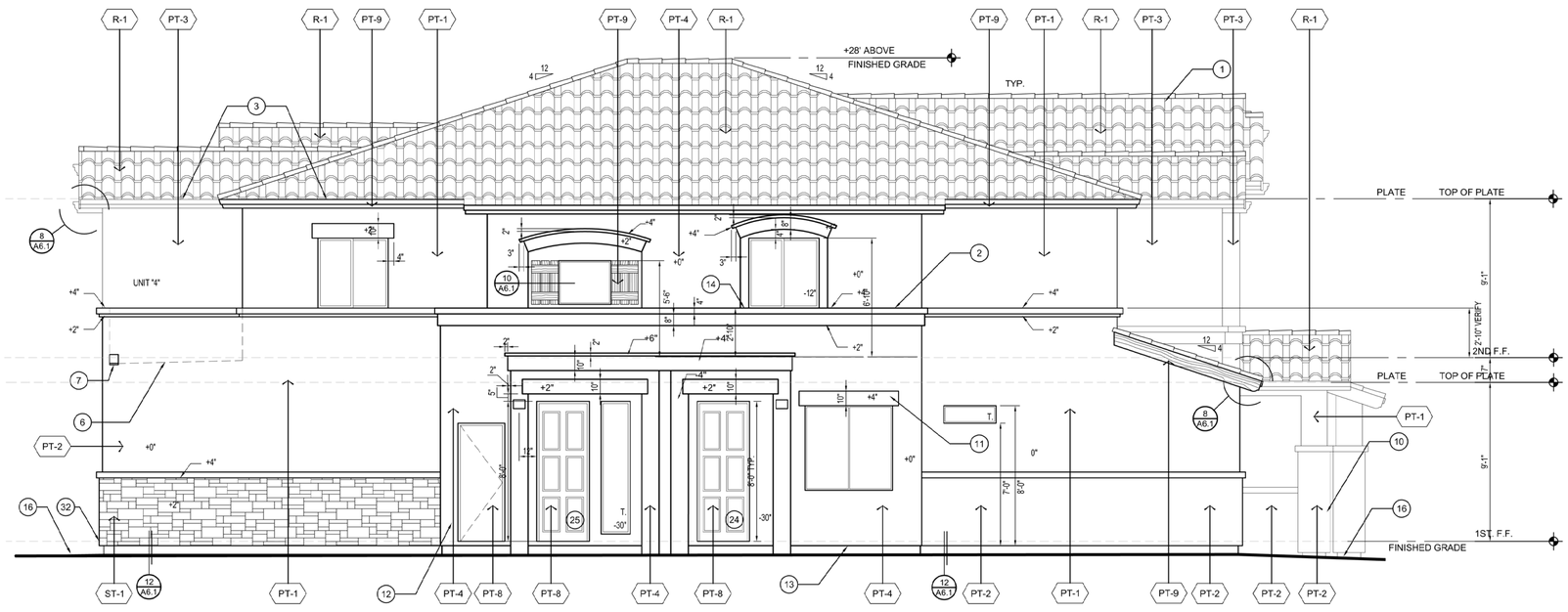
Date:	10-27-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	3/16"=1'-0"

A301
18 OF 32



FRONT ELEVATION TYPE B, BUILDING #5

SCALE : 1/4" = 1'-0"



RIGHT ELEVATION TYPE B, BUILDING #5

SCALE : 1/4" = 1'-0"

KEYNOTES

1. CONCRETE TILE ROOF OVER ONE LAYER 30 LB. PER G.A.N.'S
2. STUCCO OVER WATER PROOF MEMBRANE SLOPE FOR DRAINAGE
3. 2X6 ROUGH SAWN EAVES AND BARGE WITH 1X3 ROUGH SWAN TRIM
4. ROUGH SAWN CORBEL
5. CONTINUOUS SHED ROOF STANDARD
6. CRICKET AS REQUIRED TO SCUPPER
7. 6" SQ. G.I. SCUPPER WITH DRIP EDGE
8. STEEL TRELLIS W/ 3/4" PICKETS AT 12" O.C.
9. UNIT "H" STAIR WELL WINDOWS TYP.
10. OPT. COVERED PATIO
11. STUCCO WRAPPED ADHEARED FOAM POP-OUT WINDOW TRIM, TYP.
12. WESTERN 1-KOTE STUCCO SYSTEM OVER WEATHER-RESISTIVE BARRIER PER G.A.N.'S.
13. G.I. WEEP SCREED PER GENRAL NOTES
14. ALIGN POP-OUT WITH BOTTOM OF WINDOW
15. FALSE SHUTTERS
16. FINISHED GRADE (SLOPE FINISHED GRADE DOWNWARD ABD AWAY FROM STRUCTURE AT 5/8" PER FOOT (5 PERCENT FOR A MINIMUM O FIVE FEET UNLESS AN EXISTING ENGINEERED SOILS REPORT RECOMMENDS OTHERWISE. ALL WALLS AND LANDINGS TO GROUND FLOOR UNITS TO HAVE A MAX. SLOPE OF 1/4" PER FT.)
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26. UNIT "F" - LIVING ROOM DOOR SELECTION BY DEVELOPER
27. UNIT "E" - LIVING ROOM DOOR SELECTION BY DEVELOPER
28. UNIT "D" - MASTER BEDROOM DOOR SELECTION BY DEVELOPER
29. UNIT "I" - ENTRY DOOR SELECTION BY DEVELOPER
30. UNIT "F" - ENTRY DOOR SELECTION BY DEVELOPER
31. FLASH AND COUNTER FLASH AS REQUIRED TYP. AT ALL ROOF/WALL INTERSECTIONS
32. RETURN STONE VENEER AT EACH CORNER

NOTE 1: SEE 7/A6.1 FOR WINDOW FLASHING DETAIL
NOTE 2: WINDOW GRIDS SHOWN ARE DIAGRAMMATIC ONLY-VERIFY DESIGN WITH DEVELOPER

MATERIALS FINISH SHEDULE

	MATERIAL	FINISH	MANUFACTURER	COLOR / MATERIAL PRODUCT CODE
PT-1	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Outerbanks SW7534
PT-2	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Barrel Stove DE6216
PT-3	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Colorado Trail DE6117
PT-4	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Weathered Leather DE6105
PT-5	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Mesa Tan SW7695
PT-6	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	S'morese DE6111
PT-7	WOOD	PAINT Garage door	Sherwin -Williams	Nomadic Deser SW6107
PT-8	WOOD	PAINT Front Door	Sherwin -Williams	Night Owl SW7061
PT-9	WOOD	PAINT Fascia/Shutters	Sherwin -Williams	Bitter Chocolate SW6013
R-1	CONCRETE ROOF TILE	ROOF TILE	Eagle Roofing	Roof Tile Fnish 3106 CapistranoBrown, Black Flashed
ST-1	STONE VENEER	STONE VENEER	Coronado	Cultured Stone Old World Ledge Summerlin Blend
NOTE	STUCCO TEXTURE: FINE WORM			

e project

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Rev.	Date	Submittal
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EDMIR
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ARIZONA, U.S.A.

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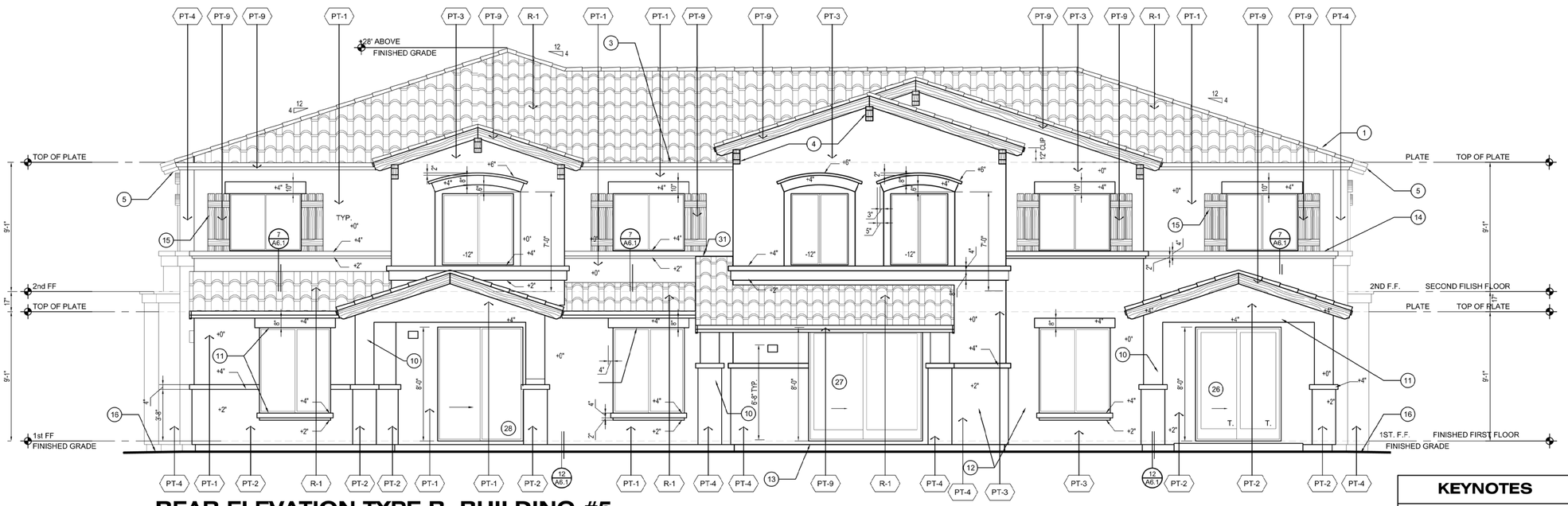
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Villa Rialto
Phase II
By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Elevations Type B
Building #5

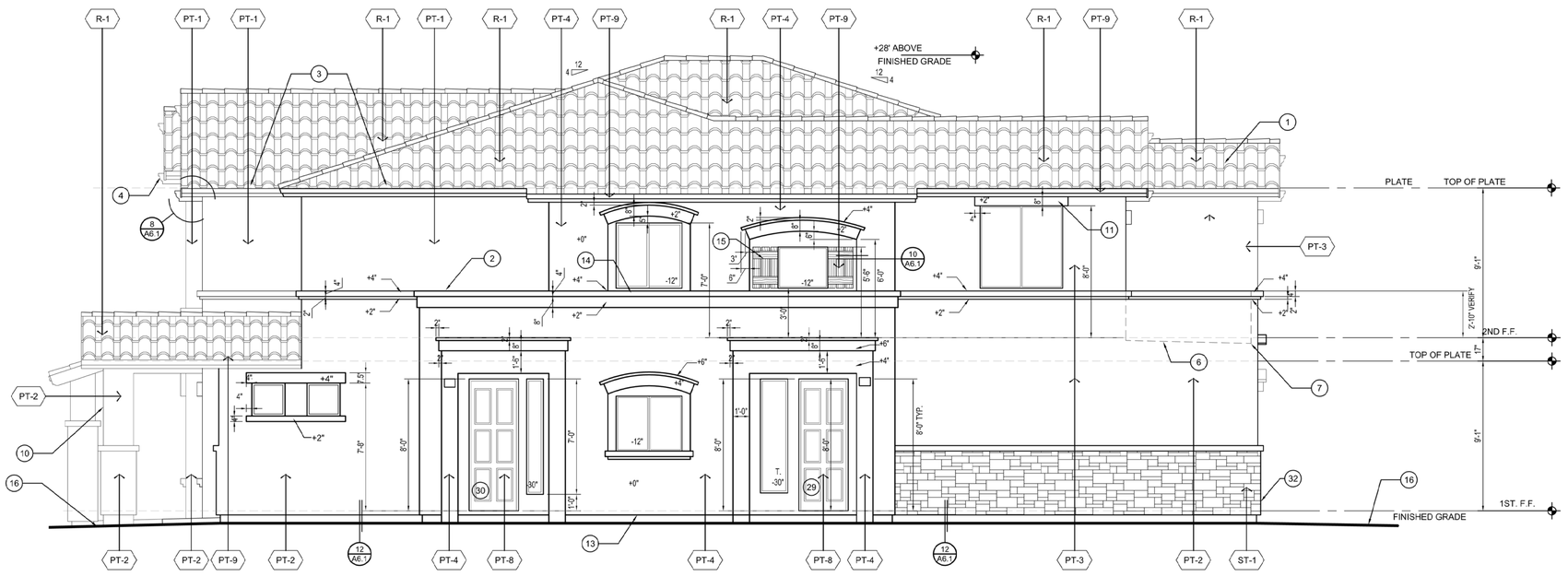
Date:	10-27-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	3/16"=1'-0"

A302
19 OF 32



REAR ELEVATION TYPE B, BUILDING #5

SCALE : 1/4" = 1'-0"



LEFT ELEVATION TYPE B, BUILDING #5

SCALE : 1/4" = 1'-0"

KEYNOTES

1. CONCRETE TILE ROOF OVER ONE LAYER 30 LB. PER G.A.N.'S
2. STUCCO OVER WATER PROOF MEMBRANE SLOPE FOR DRAINAGE
3. 2X6 ROUGH SAWN EAVES AND BARGE WITH 1X3 ROUGH SWAN TRIM
4. ROUGH SAWN CORBEL
5. CONTINUOUS SHED ROOF STANDARD
6. CRICKET AS REQUIRED TO SCUPPER
7. 6" SQ. G.I. SCUPPER WITH DRIP EDGE
8. STEEL TRELLIS W/ 3/4" PICKETS AT 12" O.C.
9. UNIT "H" STAIR WELL WINDOWS TYP.
10. OPT. COVERED PATIO
11. STUCCO WRAPPED ADHEARED FOAM POP-OUT WINDOW TRIM, TYP.
12. WESTERN 1-KOTE STUCCO SYSTEM OVER WEATHER-RESISTIVE BARRIER PER G.A.N.'S.
13. G.I. WEEP SCREED PER GENRAL NOTES
14. ALIGN POP-OUT WITH BOTTOM OF WINDOW
15. FALSE SHUTTERS
16. FINISHED GRADE (SLOPE FINISHED GRADE DOWNWARD ABD AWAY FROM STRUCTURE AT 5/8" PER FOOT (5 PERCENT FOR A MINIMUM O FIVE FEET UNLESS AN EXISTING ENGINEERED SOILS REPORT RECOMMENDS OTHERWISE. ALL WALLS AND LANDINGS TO GROUND FLOOR UNITS TO HAVE A MAX. SLOPE OF 1/4" PER FT.)
17. UNIT "D" - GARAGE DOOR SELECTION BY DEVELOPER
18. UNIT "E" - GARAGE DOOR SELECTION BY DEVELOPER
19. UNIT "F" - GARAGE DOOR SELECTION BY DEVELOPER
20. UNIT "G" - GARAGE DOOR SELECTION BY DEVELOPER
21. UNIT "H" - GARAGE DOOR SELECTION BY DEVELOPER
22. UNIT "E" - (BEYOND) - ENTRY DOOR SELECTION BY DEVELOPER
23. UNIT "I" - GARAGE DOOR SELECTION BY DEVELOPER
24. UNIT "D" - ENTRY DOOR SELECTION BY DEVELOPER
25. UNIT "G" - ENTRY DOOR SELECTION BY DEVELOPER
26. UNIT "F" - LIVING ROOM DOOR SELECTION BY DEVELOPER
27. UNIT "E" - LIVING ROOM DOOR SELECTION BY DEVELOPER
28. UNIT "D" - MASTER BEDROOM DOOR SELECTION BY DEVELOPER
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31. FLASH AND COUNTER FLASH AS REQUIRED TYP. AT ALL ROOF/WALL INTERSECTIONS
32. RETURN STONE VENEER AT EACH CORNER

NOTE 1: SEE 7/A6.1 FOR WINDOW FLASHING DETAIL
NOTE 2: WINDOW GRIDS SHOWN ARE DIAGRAMMATIC ONLY-VERIFY DESIGN WITH DEVELOPER

MATERIALS FINISH SHEDULE

	MATERIAL	FINISH	MANUFACTURER	COLOR / MATERIAL PRODUCT CODE
PT-1	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Outerbanks SW7534
PT-2	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Barrel Stove DE6216
PT-3	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Colorado Trail DE6117
PT-4	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Weathered Leather DE6105
PT-5	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Mesa Tan SW7695
PT-6	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	S'morese DE6111
PT-7	WOOD	PAINT Garage door	Sherwin -Williams	Nomadic Deser SW6107
PT-8	WOOD	PAINT Front Door	Sherwin -Williams	Night Owl SW7061
PT-9	WOOD	PAINT Fascia/Shutters	Sherwin -Williams	Bitter Chocolate SW6013
R-1	CONCRETE ROOF TILE	ROOF TILE	Eagle Roofing	Roof Tile Fnish 3106 CapistranoBrown, Black Flashed
ST-1	STONE VENEER	STONE VENEER	Coronado	Cultured Stone Old World Ledge Summerlin Blend
NOTE	STUCCO TEXTURE: FINE WORM			

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Villa Rialto Phase II
By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Elevations Type B Buildings #5

Date:	10-27-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	3/16"=1'-0"

A303
20 OF 32



FRONT ELEVATION TYPE B, BUILDING #2

SCALE : 1/4" □ 1'-0"



LEFT ELEVATION TYPE B, BUILDING #2

SCALE : 1/4" □ 1'-0"

MATERIALS FINISH SHEDULE

	MATERIAL	FINISH	MANUFACTURER	COLOR / MATERIAL PRODUCT CODE
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Outerbanks SW7534
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Barrel Stove DE6216
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Colorado Trail DE6117
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Weathered Leather DE6105
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Mesa Tan SW7695
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	S'morese DE6111
	WOOD	PAINT Garage door	Sherwin -Williams	Nomadic Deser SW6107
	WOOD	PAINT Front Door	Sherwin -Williams	Night Owl SW7061
	WOOD	PAINT Fascia/Shutters	Sherwin -Williams	Bitter Chocolate SW6013
	CONCRETE ROOF TILE	ROOF TILE	Eagle Roofing	Roof Tile Fnish 3108 CapistranoBrown, Black Flashed
	STONE VENEER	STONE VENEER	Coronado	Cultured Stone Old World Ledge Summerlin Blend

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Villa Rialto
Phase II

By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Colored Elevations
Type B
Building #2

Date:	10-27-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	3/16"□1'-0"

A350
25 OF 32



FRONT ELEVATION TYPE B, BUILDING #5

SCALE : 1/4" □ 1'-0"



RIGHT ELEVATION TYPE B, BUILDING #5

SCALE : 1/4" □ 1'-0"

MATERIALS FINISH SHEDULE

	MATERIAL	FINISH	MANUFACTURER	COLOR / MATERIAL PRODUCT CODE
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Outerbanks SW7534
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Barrel Stove DE6216
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Colorado Trail DE6117
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Weathered Leather DE6105
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Mesa Tan SW7695
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	S'morese DE6111
	WOOD	PAINT Garage door	Sherwin -Williams	Nomadic Deser SW6107
	WOOD	PAINT Front Door	Sherwin -Williams	Night Owl SW7061
	WOOD	PAINT Fascia/Shutters	Sherwin -Williams	Bitter Chocolate SW6013
	CONCRETE ROOF TILE	ROOF TILE	Eagle Roofing	Roof Tile Fnish 3108 CapistranoBrown, Black Flashed
	STONE VENEER	STONE VENEER	Coronado	Cultured Stone Old World Ledge Summerlin Blend

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Villa Rialto Phase II

By KDL Investments, LLC
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Colored Elevations Type B Building #5

Date:	10-27-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	3/16"□1'-0"

A352
27 OF 32



REAR ELEVATION TYPE B, BUILDING #2

SCALE : 1/4" □ 1'-0"



RIGHT ELEVATION TYPE B, BUILDING #2

SCALE : 1/4" □ 1'-0"

MATERIALS FINISH SHEDULE

	MATERIAL	FINISH	MANUFACTURER	COLOR / MATERIAL PRODUCT CODE
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Outerbanks SW7534
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Barrel Stove DE6218
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Colorado Trail DE6117
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Weathered Leather DE6105
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Mesa Tan SW7695
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	S'morese DE6111
	WOOD	PAINT Garage door	Sherwin -Williams	Nomadic Deser SW6107
	WOOD	PAINT Front Door	Sherwin -Williams	Night Owl SW7061
	WOOD	PAINT Fascia/Shutters	Sherwin -Williams	Bitter Chocolate SW6013
	CONCRETE ROOF TILE	ROOF TILE	Eagle Roofing	Roof Tile Fnish 3108 CapistranoBrown, Black Flashed
	STONE VENEER	STONE VENEER	Coronado	Cultured Stone Old World Ledge Summerlin Blend

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Villa Rialto
Phase II

By KDL Investments, LLC
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Colored Elevations
Type B
Building #2

Date:	10-27-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	3/16"□1'-0"

A351
26 OF 32



REAR ELEVATION TYPE B, BUILDING #5

SCALE : 1/4" □ 1'-0"



LEFT ELEVATION TYPE B, BUILDING #5

SCALE : 1/4" □ 1'-0"

MATERIALS FINISH SHEDULE

	MATERIAL	FINISH	MANUFACTURER	COLOR / MATERIAL PRODUCT CODE
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Outerbanks SW7534
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Barrel Stove DE6216
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Colorado Trail DE6117
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Weathered Leather DE6105
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Sherwin -Williams	Mesa Tan SW7695
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	S'morese DE6111
	WOOD	PAINT Garage door	Sherwin -Williams	Nomadic Deser SW6107
	WOOD	PAINT Front Door	Sherwin -Williams	Night Owl SW7061
	WOOD	PAINT Fascia/Shutters	Sherwin -Williams	Bitter Chocolate SW6013
	CONCRETE ROOF TILE	ROOF TILE	Eagle Roofing	Roof Tile Fnish 3108 CapistranoBrown, Black Flashed
	STONE VENEER	STONE VENEER	Coronado	Cultured Stone Old World Ledge Summerlin Blend

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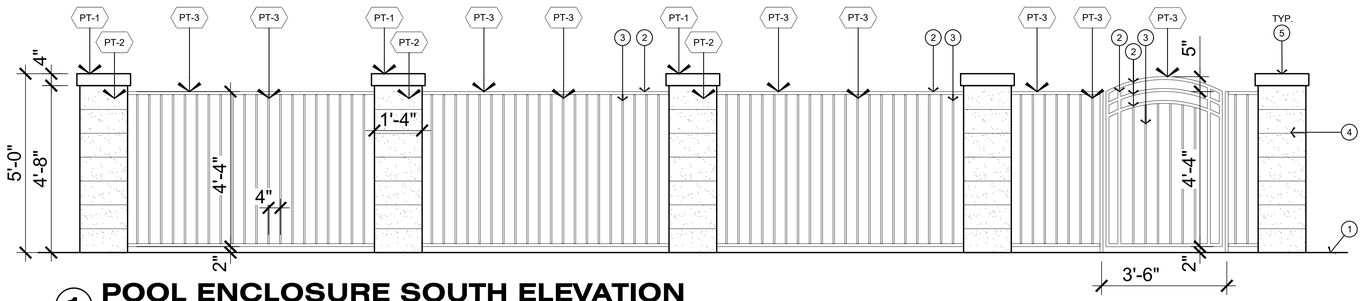
Villa Rialto
Phase II

By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Colored Elevations
Type B
Building #5

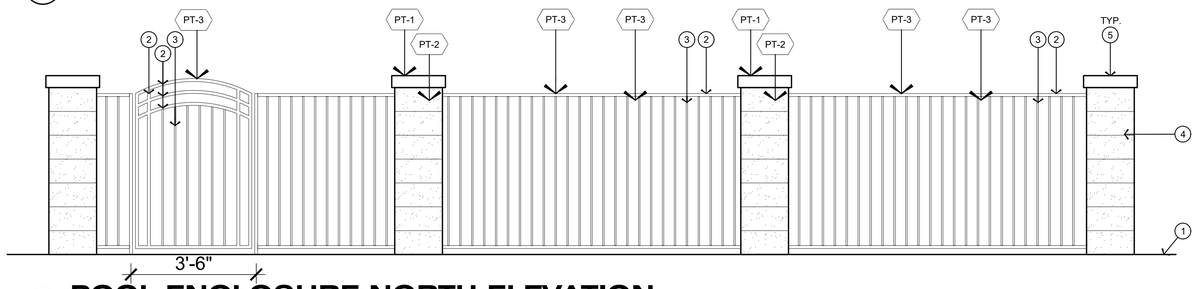
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Checked By:	ED
Approved By:	ED
Scale:	3/16"□1'-0"

A353
28 OF 32



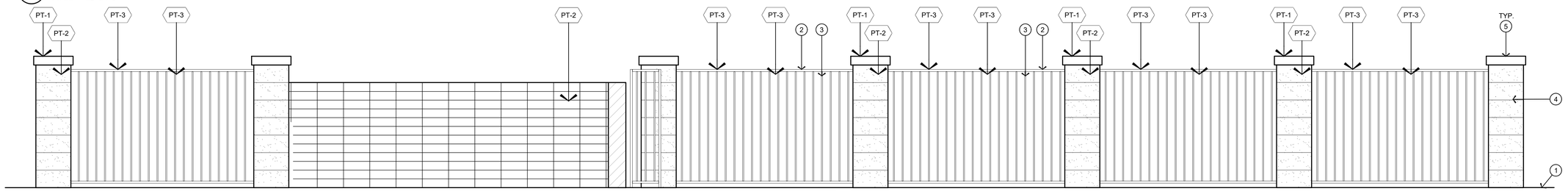
1 POOL ENCLOSURE SOUTH ELEVATION

SCALE : 1/2" = 1'-0"



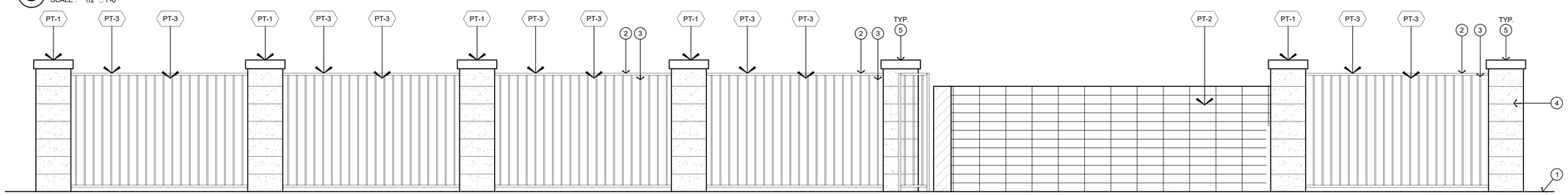
2 POOL ENCLOSURE NORTH ELEVATION

SCALE : 1/2" = 1'-0"



3 POOL ENCLOSURE EAST ELEVATION

SCALE : 1/2" = 1'-0"



4 POOL ENCLOSURE WEST ELEVATION

SCALE : 1/2" = 1'-0"

KEYNOTES

1. FINISH GRADE
2. 1" SQ. STEEL RAIL
3. 1/2" SQ. METAL PICKETS (4" O.C.)
4. 16" MASONRY PILASTER
5. HAND-MORTARED CAP WITH STUCCO □ PAINT

MATERIALS FINISH SHEDULE

TAG	MATERIAL	FINISH	MANUFACTURER	COLOR / MATERIAL PRODUCT CODE
PT-1	1-KOTE STUCCO SYSTEM	PAINT Accent Color - Cap	Dunn Edwards	Daydreaming DET 678
PT-2	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edwards	Baked Potato DEC 717
PT-3	1-KOTE METAL	PAINT Railing	Shercin-Williams	Best Bronze SW6160

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Villa Rialto
Phase II

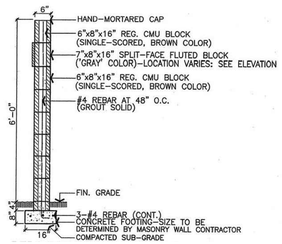
By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Pool Enclosure Elevations

Date:	10-27-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED

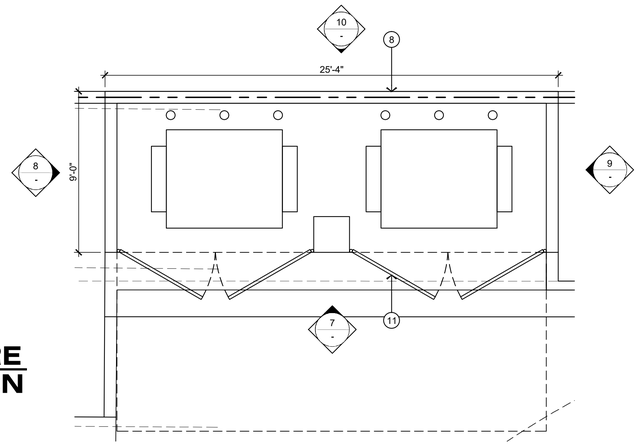
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A160



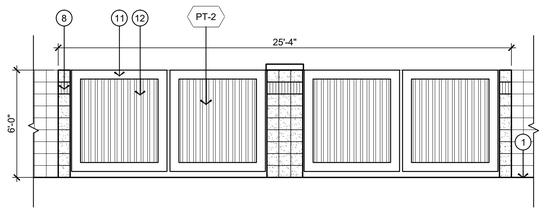
11 TRASH ENCLOSURE SECTION

SCALE : 1/2" = 1'-0"



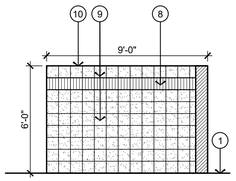
6 TRASH ENCLOSURE PLAN

SCALE : 1/2" = 1'-0"



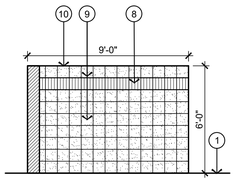
7 TRASH ENCLOSURE WEST ELEVATION

SCALE : 1/2" = 1'-0"



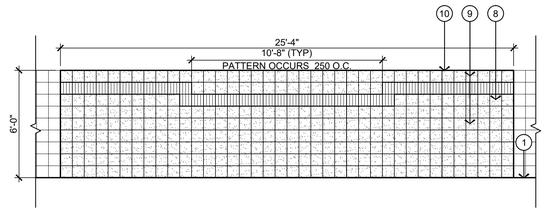
9 TRASH ENCLOSURE SOUTH ELEVATION

SCALE : 1/2" = 1'-0"



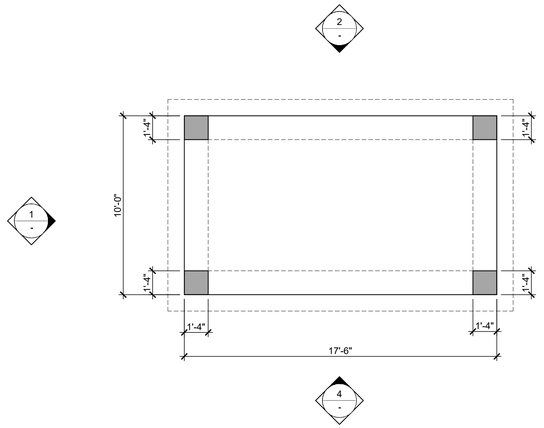
8 TRASH ENCLOSURE NORTH ELEVATION

SCALE : 1/2" = 1'-0"



10 TRASH ENCLOSURE EAST ELEVATION

SCALE : 1/2" = 1'-0"

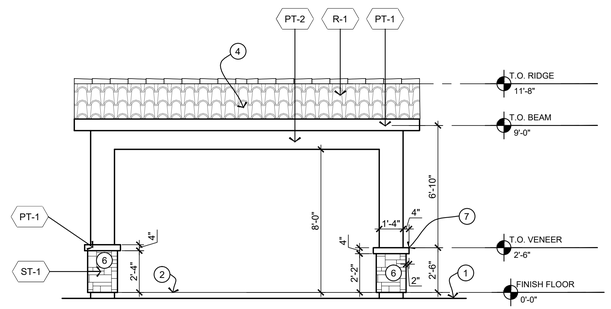


1 GAZEBO FLOOR PLAN

SCALE : 1/4" = 1'-0"

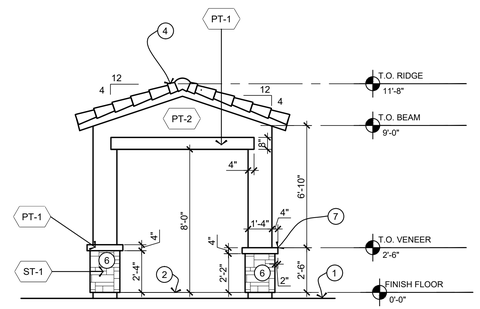
KEYNOTES

1. FINISH GRADE
2. CONCRETE SLAB OR STEP - REFER TO FOUNDATION PLAN.
3. TYP. STUCCO SYSTEM - REFER TO GENERAL ELEVATION NOTES
4. CONCRETE TILE ROOF SYSTEM (ICBO #2656) - REFER TO GENERAL ELEVATION NOTES.
5. 2" STUCCO POP-OUT
6. STONE VENEER
7. 4" STUCCO POP-OUT
8. 7" X 8" X 16" SPLIT-FACE FLUTED BLOCK
9. 6" X 8" X 16" REG. CMU BLOCK (SINGLE-SCORED, BROWN COLOR)
10. 8" THICK, 6'-0" HIGH CMU WALL
11. 6" X 3" TUBE STEEL GATE
12. METAL B DECK, PAINTED



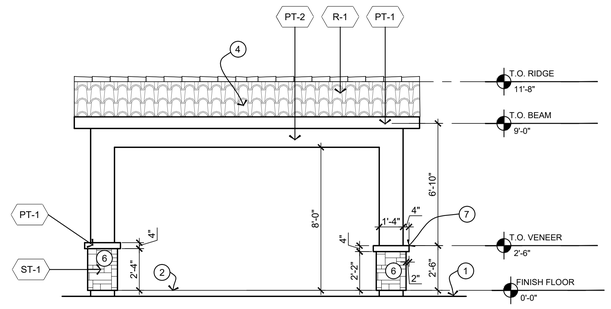
3 GAZEBO NORTH ELEVATION

SCALE : 1/4" = 1'-0"



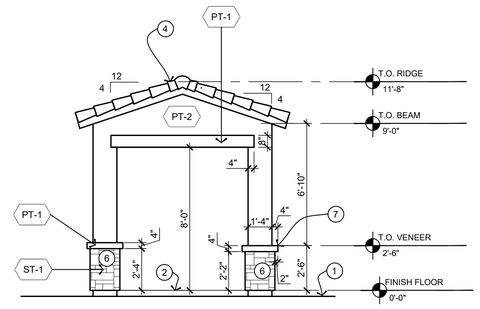
2 GAZEBO WEST ELEVATION

SCALE : 1/4" = 1'-0"



5 GAZEBO SOUTH ELEVATION

SCALE : 1/4" = 1'-0"



4 GAZEBO EAST ELEVATION

SCALE : 1/4" = 1'-0"

MATERIALS FINISH SHEDULE

TAG	MATERIAL	FINISH	MANUFACTURER	COLOR / MATERIAL PRODUCT CODE
PT-1	1-KOTE STUCCO SYSTEM	PAINT Accent Color - Cap	Dunn Edwards	Daydreaming DET 678
PT-2	1-KOTE STUCCO SYSTEM	PAINT Accent Color	Dunn Edwards	Baked Potato DEC 717
PT-3	1-KOTE METAL	PAINT Railing	Dunn Edwards	Best Bronze SW6160
ST-1	STONE VENEER	STONE VENEER	Boral Cultured Stone	Chardonnay
R-1	CONCRETE ROOF TILE	ROOF TILE	Eagle Roofing Products	Capistrano 518 Terracotta Gold

e project

917 W. Kathleen Rd. Phoenix AZ 85023
phone: 602/481-9282 fax: 480/359-4407
e-mail: e-project@cox.net

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REGISTERED ARCHITECT
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Villa Rialto Phase II

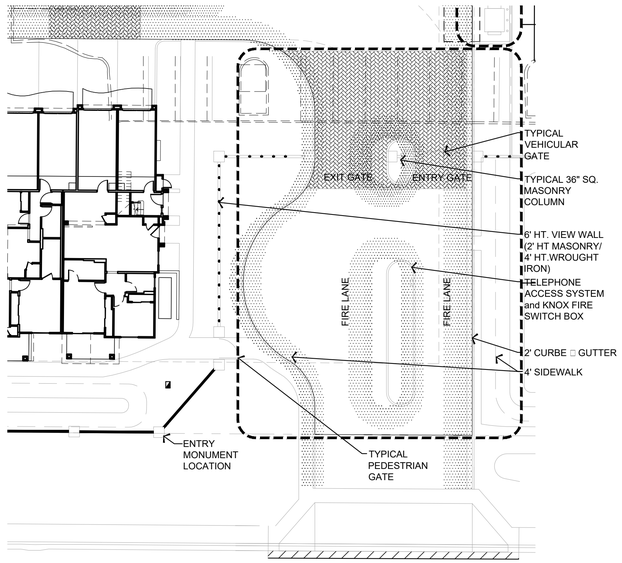
By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Pool Cabana & Trash Enclosure Floor Plan & Elevations

Date:	10-27-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED

Scale: 1/2"=1'-0"

A170



E. BASELINE RD.

VEHICULAR GATE SITE PLAN

SCALE: 1"=20'-0"

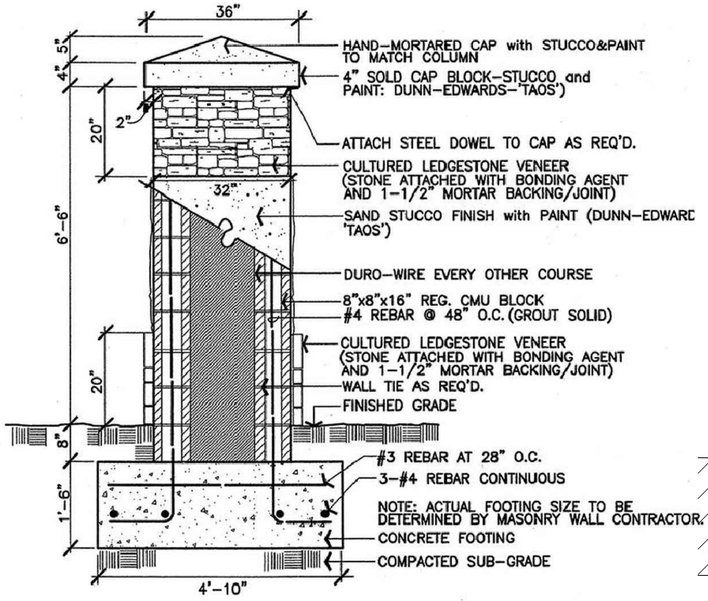
NORTH 0 10 20 40

NOTE: PROVIDE A KNOX BOX and STROBE ACCESS SYSTEM

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MATERIALS FINISH SCHEDULE

	MATERIAL	FINISH	MANUFACTURER	COLOR MATERIAL PRODUCT CODE
	1-KOTE STUCCO SYSTEM	PAINT Accent Color - Cap	Dunn Edvards	Daydreaming DET 678
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edvards	Baked Potato DEC 717
	1-KOTE METAL	PAINT Railing	Shervin-Williams	Best Bronze SW6160
	STONE VENEER	STONE VENEER	Boral Cultured Stone	Chardonnay

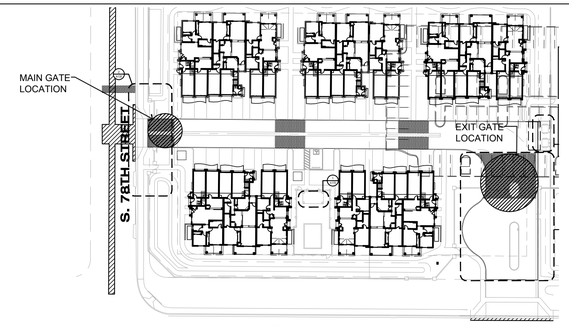


MASONRY COLUMN DETAIL

NOT TO SCALE

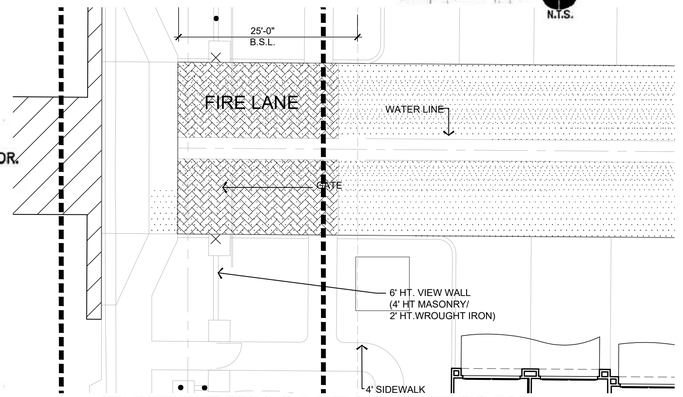
BEFORE ANY DIGGING, CALL 'BLUE-STAKE'

TWO WORKING DAYS BEFORE YOU DIG CALL FOR THE BLUE STAKES 263-1100 BLUE STAKE CENTER CALL COLLECT



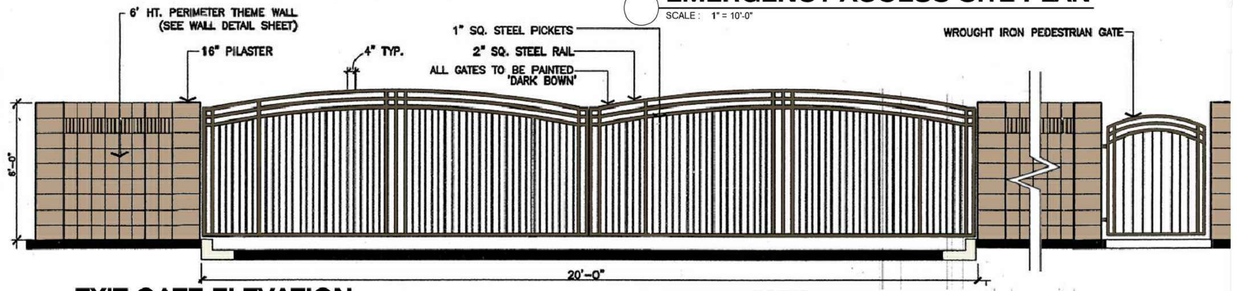
E. BASELINE RD.

LOCATION MAP NORTH N.T.S.



EMERGENCY ACCESS SITE PLAN

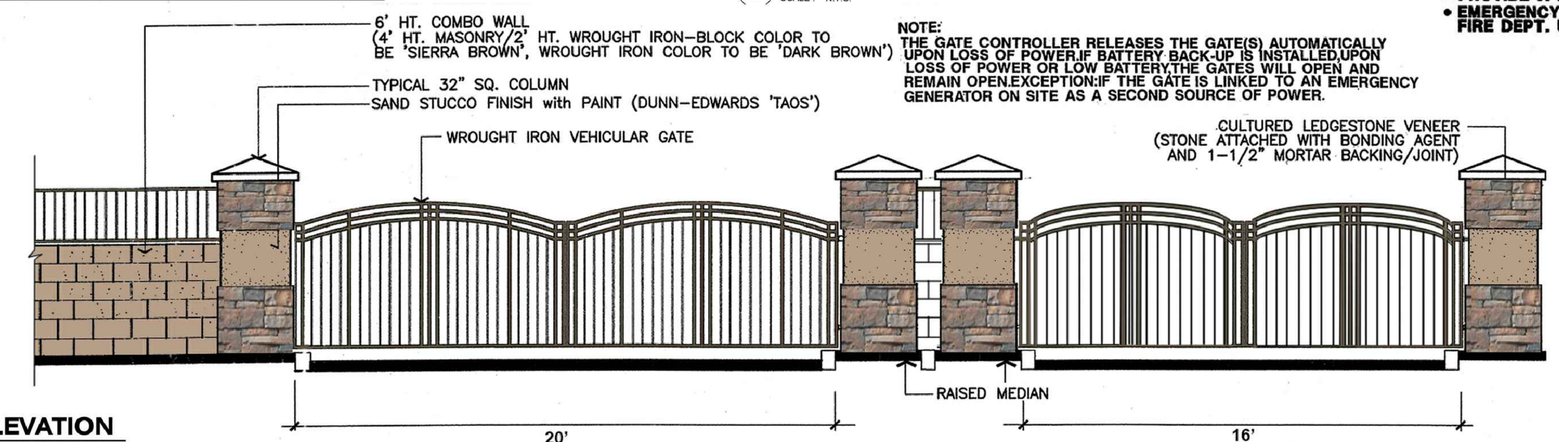
SCALE : 1" = 10'-0"



1 EXIT GATE ELEVATION

SCALE : N.T.S.

NOTES,
- **PROVIDE A KNOX BOX ACCESS SYSTEM.**
- **EMERGENCY GATE SHALL BE FULLY AUTOMATIC FOR FIRE DEPT. USE ONLY**



NOTE:
THE GATE CONTROLLER RELEASES THE GATE(S) AUTOMATICALLY UPON LOSS OF POWER.IF BATTERY BACK-UP IS INSTALLED,UPON LOSS OF POWER OR LOW BATTERY,THE GATES WILL OPEN AND REMAIN OPEN.EXCEPTION:IF THE GATE IS LINKED TO AN EMERGENCY GENERATOR ON SITE AS A SECOND SOURCE OF POWER.

2 MAIN GATE ELEVATION

SCALE : N.T.S. VIEW LOOKING WEST

NOTE: PROVIDE A KNOX BOX and STROBE ACCESS SYSTEM

33'x33' SIGHT VISIBILITY TRIANGLE NOTE:
NO STRUCTURES, LANDSCAPING, IRRIGATION COMPONENTS, FENCE, WALL, BERM TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT AS MEASURED FROM THE CENTERLINE OF THE STREET SHALL BE PLACED WITHIN THE REQUIRED 33x33 FOOT SIGHT VISIBILITY TRIANGLES.

SIGHTLINE NOTE:
ALL TREES WITHIN THE SIGHT VISIBILITY LINES TO BE TRIMMED UP AND MAINTAINED AT A 7' MIN. CANOPY HEIGHT, AND ALL GROUND COVER TO BE MAINTAINED AT A MAX. HEIGHT OF 24". NO SHRUBS ARE ALLOWED IN THE SIGHT VISIBILITY LINES.

THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS F ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE ORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE OR ANY DAMAGES TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED URING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION F UTILITIES IN ADVANCE OF TRENCHING.

e project
917 W. Kathleen Rd. Phoenix AZ 85023
phone: 602/481-9282 fax: 480/359-4407
e-mail: e-project@cox.net

Rev.	Date	Submittal
	04-20-2016	Pre-Application
	08-15-2016	Follow Up
	10-27-2016	Design Review Board

REGISTERED ARCHITECT CERTIFICATE NO. 43178 EDMIR DZUDZA 10-27-2016 Date Signed ARIZONA, U.S.A.

EXPIRATION DATE: 09/30/2017
SIGNED AND SEALED ELECTRONICALLY 10-27-2016

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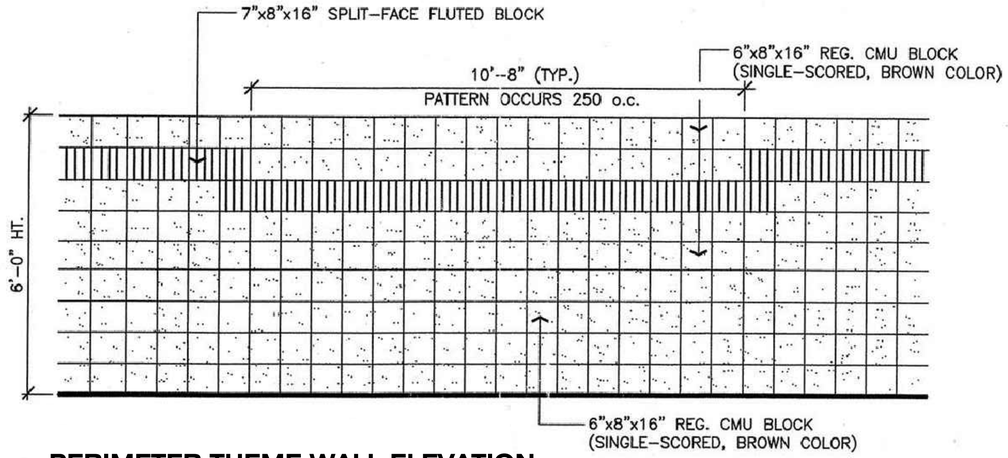
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Villa Rialto Phase II
By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Site Details

Date:	10-27-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	AS NOTED

A140 C
11 OF 32



5 PERIMETER THEME WALL ELEVATION

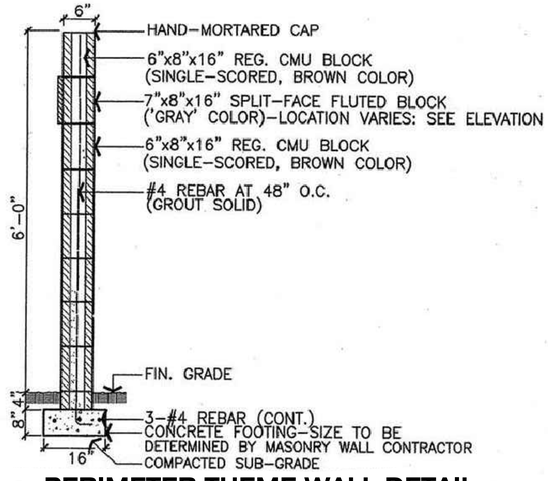
SCALE : N.T.S.

A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING.

NOTE:
FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, AND IF ANY ALTERATIONS TO THE LANDSCAPE ARCHITECTURE PLANS OCCUR IT SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OR DURING THE WORK PHASE.

NOTE:
MUST MAINTAIN A 7' MINIMUM CLEARANCE FROM ALL FIRE HYDRANTS IN ALL DIRECTIONS TO NEW OR ANY WALLS

NOTE: ALL VIEW FENCING WALL DESIGN MUST MEET ALL CITY OF MESA POOL BARRIER REQUIREMENTS

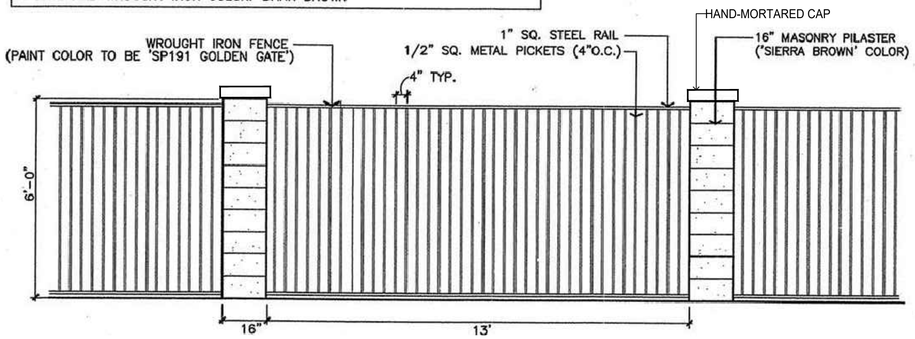


3 PERIMETER THEME WALL DETAIL

SCALE : N.T.S.

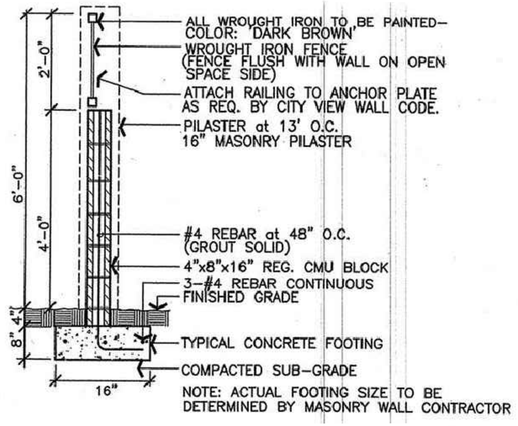
MATERIALS LIST:

- TYPICAL MASONRY COLUMN with LEDGESTONE VENEER(WROUGHT IRON COMBO THEME WALL ONLY) ('WISCONSIN WEATHER EDGE' LEDGESTONE: CSV-2091')
- MASONRY CAP TO HAVE SMOOTH STUCCO FINISH
- 6' HEIGHT BROWN MASONRY WALL WITH BANDING-(BANDING TO BE GRAY SPLIT-FACE FLUTED BLOCK)- AS SHOWN ON DETAIL THIS SHEET
- GATE AND WROUGHT IRON COLOR: DARK BROWN



4 6' HIGH WROUGHT IRON FENCE ELEVATION

SCALE : N.T.S.



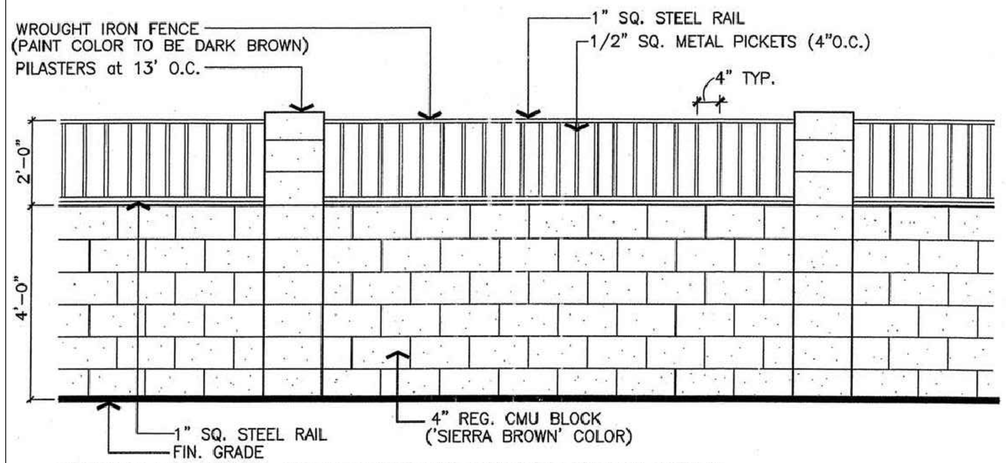
MASONRY/WROUGHT IRON COMBO THEME WALL DETAIL

1

SCALE : N.T.S.

2 6' HIGH VIEW WALL DETAIL

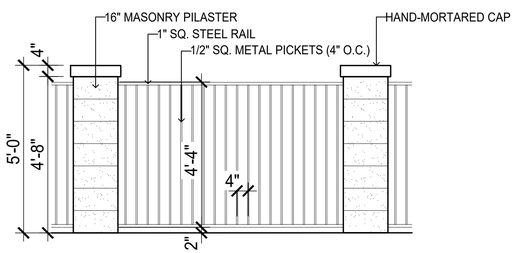
SCALE : N.T.S.



PERIMETER WALL ADJACENT TO GATED ENTRY ONLY

6 4' MASONRY/2' WROUGHT IRON COMBO WALL ELEVATION

SCALE : N.T.S.



5' HIGH TYPICAL POOL FENCE ELEVATION

7

SCALE : N.T.S.

e project
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Villa Rialto
Phase II
By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Site Details

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Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	AS NOTED

A120

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- DECORATIVE BRICK SURFACE
- DIMPLED PEDESTRIAN RAMP SURFACE
- 24 INCH VERTICAL CURB □ GUTTER
- 24 INCH ROLLED CURB
- 6 INCH CONCRETE CURB
- DRIVE — INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- O.H.E. — OVERHEAD ELECTRIC LINE
- SET 1/2" REBAR CAPPED 42137 (UNLESS OTHERWISE NOTED)
- 4 — SCHEDULE B ITEM
- BACK FLOW PREVENTER
- BIKE RACK
- DOWN GUY
- E — ELECTRIC BOX
- EC — ELECTRIC CABINET
- E — ELECTRIC METER
- T — ELECTRIC TRANSFORMER
- FIRE HYDRANT
- FLAG POLE
- GUARD POST OR GATE POST
- HANDICAPPED SPACE
- METAL GRATE (RECTANGULAR)
- K — GATE KEY PAD
- LIGHT POLE
- M — MAIL BOX
- POWER POLE
- POWER POLE W/ UNDERGROUND ELECTRIC
- SEWER CLEAN OUT
- D — STORM DRAIN MANHOLE
- S — SEWER MANHOLE
- SO — STUB OUT
- TELEPHONE RISER
- T — TRAFFIC SIGNAL BOX
- TV — CABLE TELEVISION RISER
- WATER METER
- WATER VALVE
- A.P.N. — ASSESSORS PARCEL NUMBER
- M.C.R. — MARICOPA COUNTY RECORDS
- R/W — RIGHT OF WAY
- BK. — BOOK
- PG. — PAGE
- (TYP.) — TYPICAL
- W.C. — WITNESS CORNER
- N.A.P. — NOT A PART
- N.B.D.A. — NO BUILDINGS - DIRT AREA

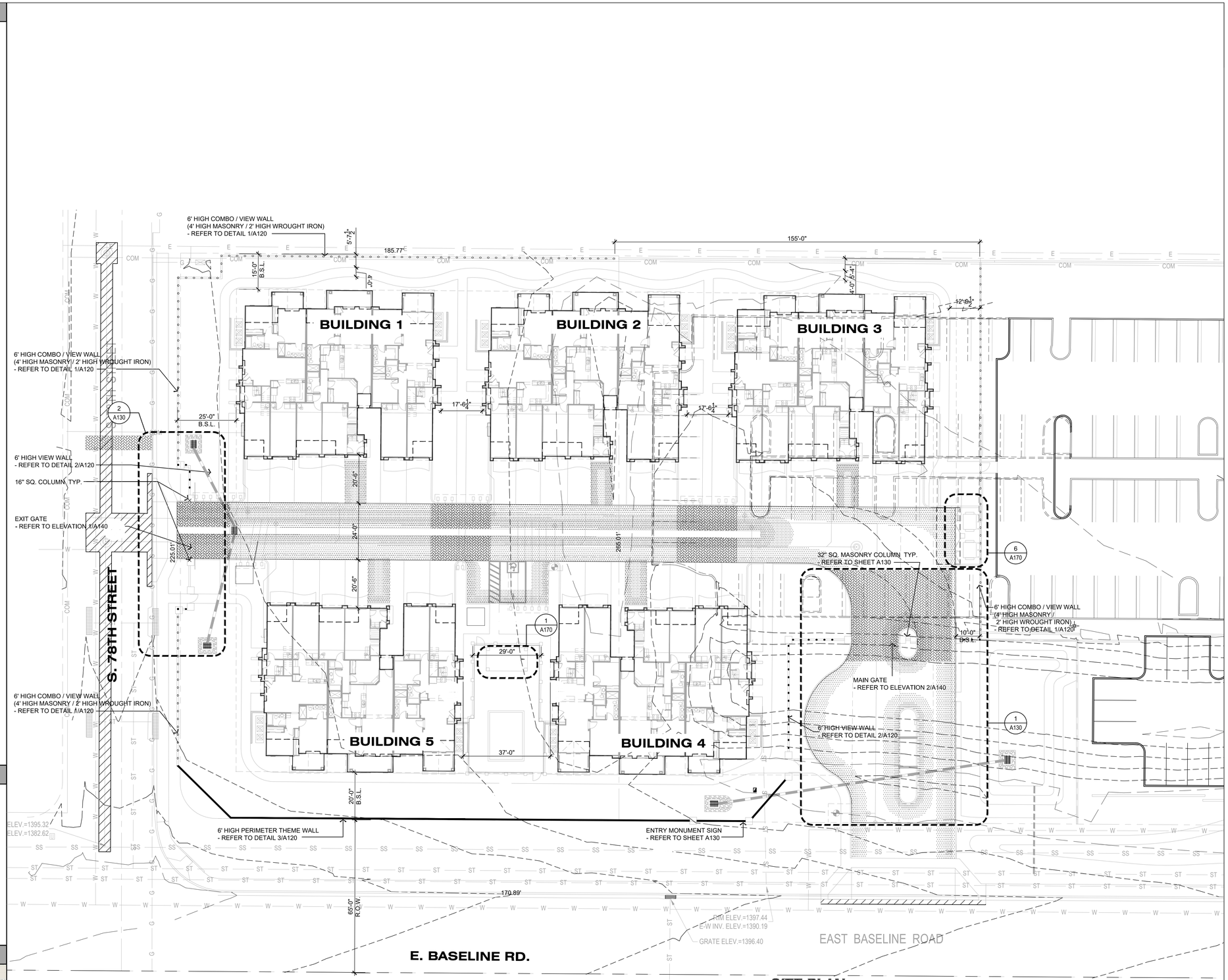
WALL LEGEND

- 6' HIGH PERIMETER THEME WALL
- 6' HIGH VIEW WALL (2' HIGH MASONRY / 4' HIGH WROUGHT IRON)
- 6' HIGH COMBO / VIEW WALL (4' HIGH MASONRY / 2' HIGH WROUGHT IRON)
- 32" SQ. MASONRY COLUMN
- 16" PILASTER / COLUMN

FOR ALL WALL DETAILS SEE WALL DETAIL SHEET □A120

VICINITY MAP





SITE WALLS PLAN

SCALE : 1"□20'-0"

N 0 5' 10' 20'

SCALE: 1"□20'-0"

NOTE : FOR FOR CHURCH PARKING PLANS REFER TO SHEET A105

e project

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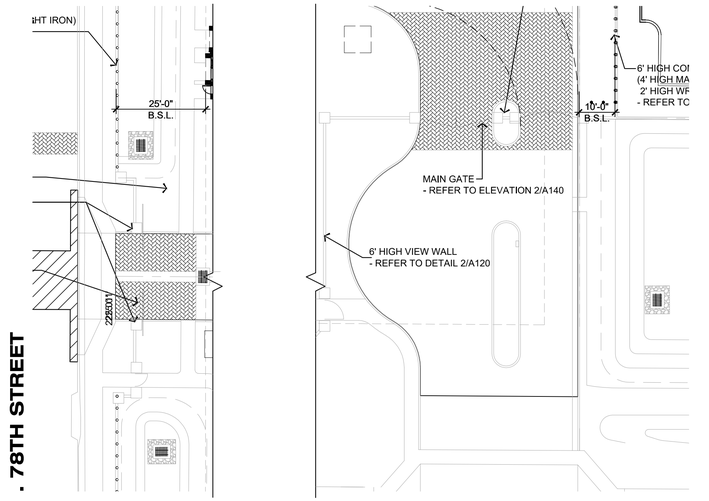
Villa Rialto Phase II

By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Site Walls Plan

Date:	10-27-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED
Scale:	1"□20'-0"

A110
6 OF 32

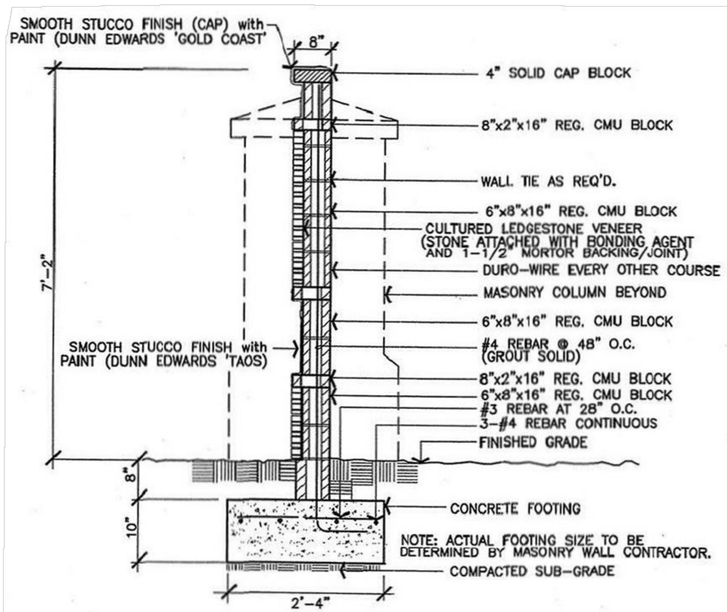


2 WEST GATE ENLARGED SITE PLAN

SCALE : 1" □ 20'-0"

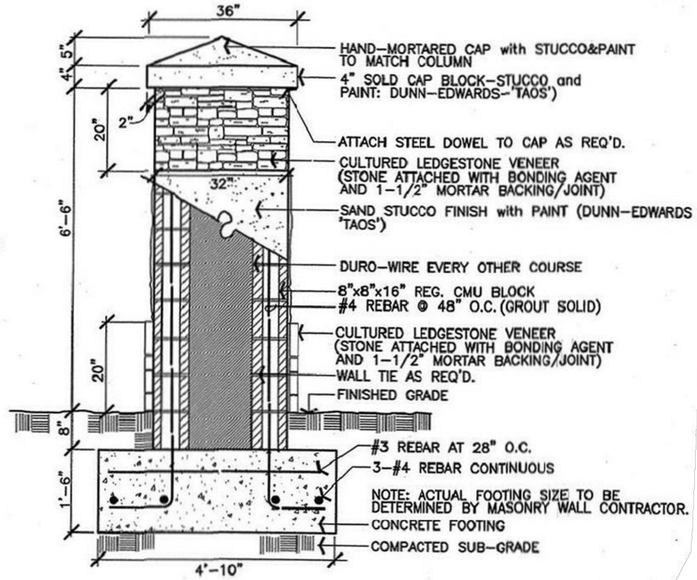
1 ENTRY MONUMENT SITE PLAN

SCALE : 1" □ 20'-0"



ENTRY MONUMENT SECTION DETAIL

NOT TO SCALE



ENTRY MONUMENT COLUMN DETAIL

NOT TO SCALE

WALL CONTRACTOR IS RESPONSIBLE IN OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MESA BUILDING DEPARTMENT.

A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING.

BEFORE ANY DIGGING, CALL 'BLUE-STAKE'

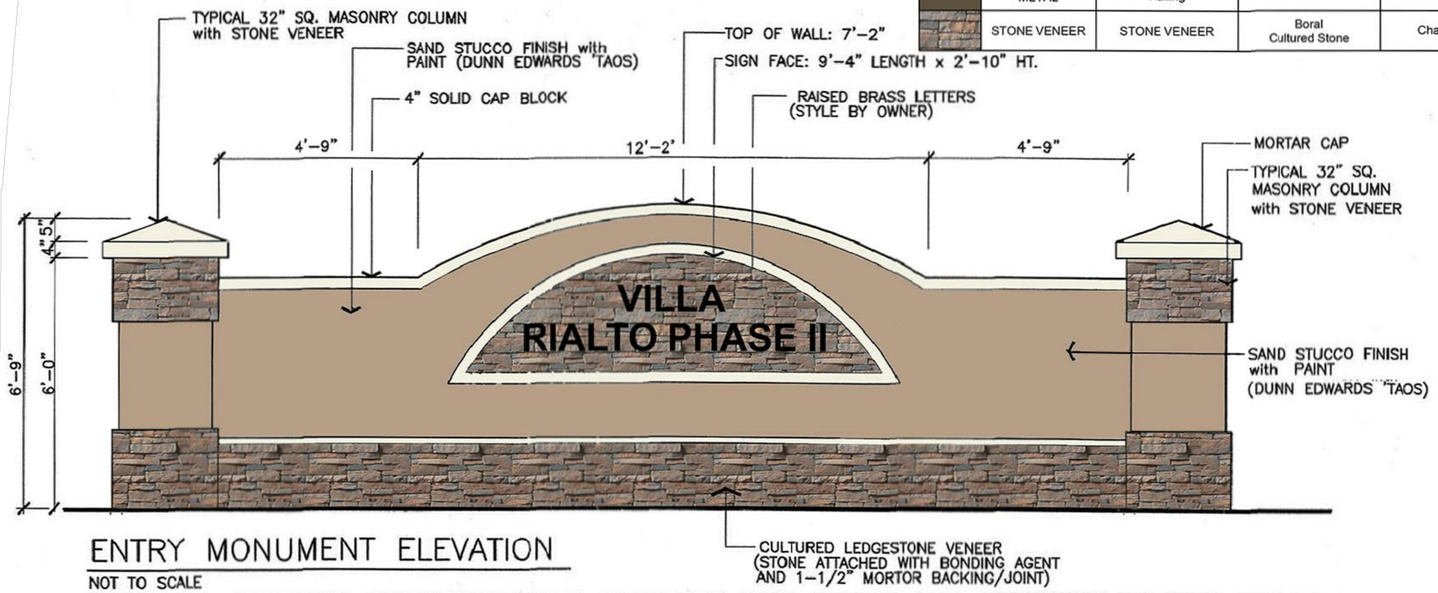
TWO WORKING DAYS BEFORE YOU DIG
CALL FOR THE BLUE STAKES
263-1100
BLUE STAKE CENTER
CALL COLLECT

MATERIALS FINISH SCHEDULE

	MATERIAL	FINISH	MANUFACTURER	COLOR MATERIAL PRODUCT CODE
	1-KOTE STUCCO SYSTEM	PAINT Accent Color - Cap	Dunn Edvards	Daydreaming DET 678
	1-KOTE STUCCO SYSTEM	PAINT Body Color	Dunn Edvards	Baked Potato DEC 717
	1-KOTE METAL	PAINT Railing	Shervin-Williams	Best Bronze SW6160
	STONE VENEER	STONE VENEER	Boral Cultured Stone	Chardonnay

NOTES:

1. ALL MASONRY WALLS TO BE STRUCTURALLY ENGINEERED FOR PROPER STABILITY BY A CERTIFIED STRUCTURAL ENGINEER.
2. ALL SIGNAGE PER REQUIRED SEPARATE PERMIT FROM CITY OF MESA.
3. SIGNAGE FACE AND LETTERING TO CONFORM TO CITY OF SCOTTSDALE SIGNAGE CODES AND SPECIFICATIONS.

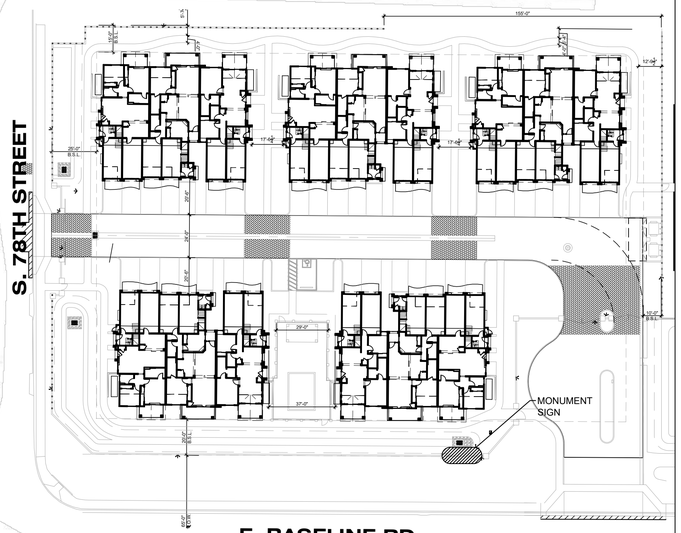


ENTRY MONUMENT ELEVATION

NOT TO SCALE

NOTE: ALL EXTERIOR SIGNS REQUIRE A SEPARATE SIGN PERMIT AND COMPATIBILITY WITH BUILDING ARCHITECTURE.

NOTE: SIGNAGE MONUMENT/SIGNS WILL BE COVERED UNDER A SEPERATE CITY OF MESA PERMIT.



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Rev.	Date	Submittal
	04-20-2016	Pre-Application
	08-15-2016	Follow Up
	10-27-2016	Design Review Board

REGISTERED ARCHITECT
CERTIFICATE NO.
43178
EDMIR DZUDZA
Date Signed 10-27-2016
ARIZONA, U.S.A.

EXPIRATION DATE: 09/30/2017
SIGNED AND SEALED ELECTRONICALLY 10-27-2016

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Villa Rialto Phase II
By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Site Details

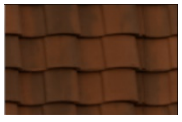
Date:	10-27-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED

Scale: AS NOTED

A130 C

Villa Rialto – Phase II

7820 E Baseline Rd
Mesa AZ

	Material	*Finish*	*Manufacturer*	*Color Code*
	1-Kote Stucco System	Paint Body Color	Sherwin-Williams	Outerbanks SW7534
	1-Kote Stucco System	Paint Body Color	Dunn Edwards	Barrel Stove DE6216
	1-Kote Stucco System	Paint Body Color	Dunn Edwards	Colorado Trail DE6117
	1-Kote Stucco System	Paint Body Color	Dunn Edwards	Weathered Leather DE6105
	1-Kote Stucco System	Paint Body Color	Sherwin-Williams	Mesa Tan SW7695
	1-Kote Stucco System	Paint Body Color	Dunn Edwards	S'morese DE6111
	Wood	Paint Garage door	Sherwin-Williams	Nomadic Desert SW6107
	Wood	Paint Front door	Sherwin-Williams	Night Owl SW7061
	Wood	Paint Fascia/Shutters	Sherwin-Williams	Bitter Chocolate SW6013
	Concrete Roof Tile	Roof Tile	Eagle Roofing	Roof Tile Finish 3106 Capistrano Brown, Black Flashed
	Stone Veneer	Stone Veneer	Coronado	Cultured Stone Old World Ledge Summerlin Blend