



PROJECT ADDRESS
 5235 E SAN JUAN AVE
 PARADISE VALLEY, AZ 85253

LEGAL DESCRIPTION
 LOT 35, STONE CANYON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 62 OF MAPS, PAGE 41;

EXCEPTING ALL COAL AND OTHER MINERALS AS RESERVED TO THE UNITED STATES OF AMERICA IN THE RECORDED PATENT OF SAID LAND, PURSUANT TO THE PROVISIONS AND LIMITATION OF THE ACT OF DECEMBER 29, 1916 (STAT.862).

APN 172-47-035
 SECTION TOWNSHIP RANGE 17 2N 4E
 SUBDIVISION STONE CANYON
 ZONING R-43

SITE ACREAGE
 GROSS 2.295 ACRES
 NET (IN SETBACK) 1.318 ACRES

PROPOSED BUILDING DATA
 PROPOSED SQUARE FOOTAGE
 LIVABLE 4,655 SF
 GARAGE & STORAGE 1,963 SF
 COVERED EXTERIOR 965 SF
 POOL/PATIO 620 SF
TOTAL 8,203 SF

PROPOSED ENCROACHMENT AREA SQUARE FOOTAGE
 INTERIOR 818 SF
 COVERED EXTERIOR 341 SF
 POOL/PATIO 484 SF
TOTAL 1,643 SF

BUILDABLE AREA BY ZONING 57,396 SF

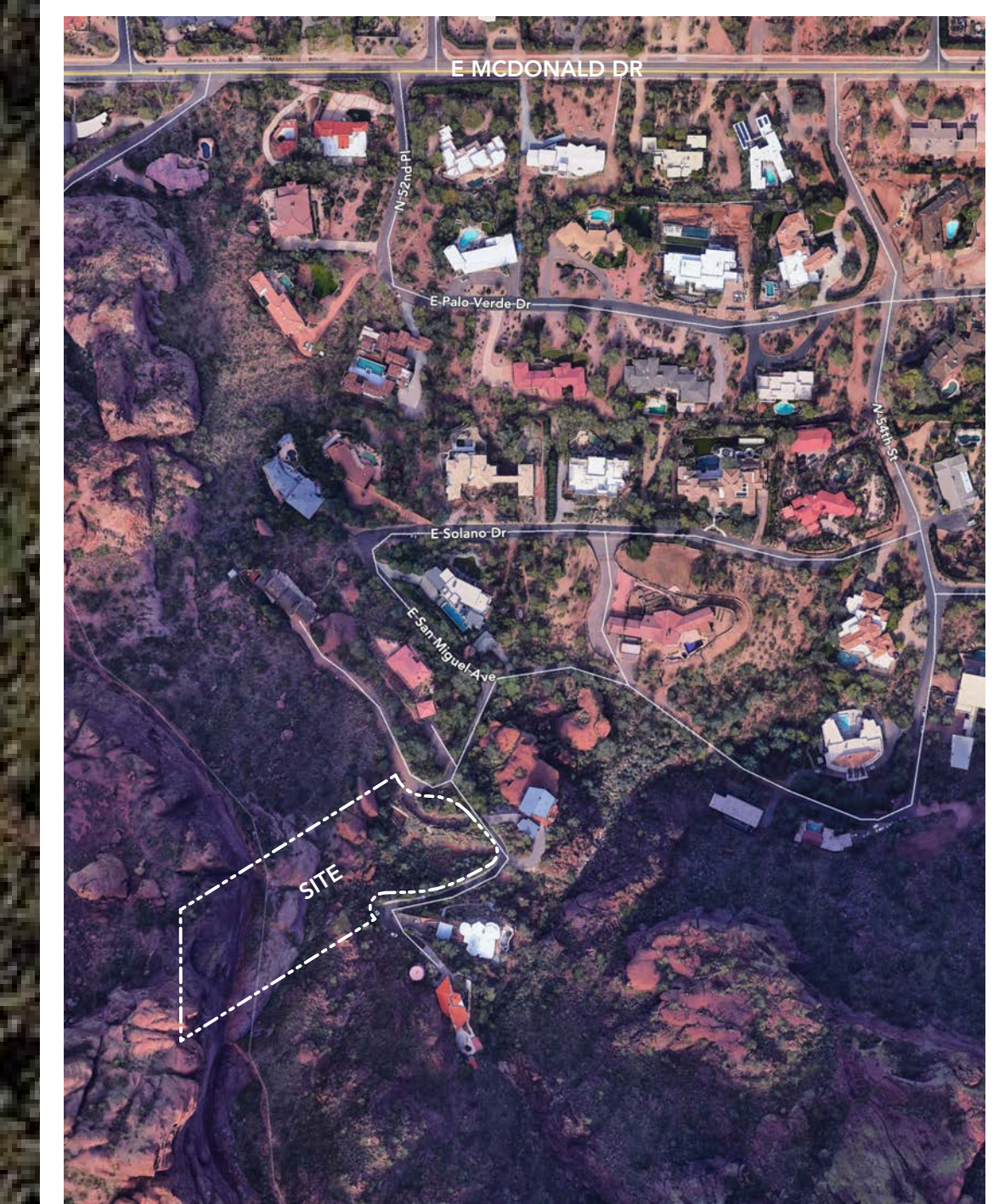
LENGTH OF EXIST. RETAINING WALL > 8'-0" 85'

FLOOR AREA RATIO 8.3%
 LOT COVERAGE 7%

ALLOWABLE NET DISTURBED AREA 13,839 SF (14.05%)
 PROPOSED NET DISTURBED AREA 11,976 SF (12.16%)

HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE = \$58,170
 GRADING PERMIT FEE = \$1,662 (\$142 FIRST 100 CY/\$95 EA. ADDITIONAL 100 CY)

NARRATIVE
 THIS PROPOSAL IS FOR A NEW, 4,655 SF SINGLE FAMILY HOUSE ON A SITE THAT HAS BEEN VACANT FOR 16 YEARS. THERE ARE FOUR VARIANCES THAT HAVE BEEN GRANTED FOR THIS SITE, WHICH ARE ATTACHED TO THE HILLSIDE DEVELOPMENT APPLICATION. THE PROGRAM FOR THE HOUSE CONSISTS OF (3) BEDROOMS, (4.5) BATHROOMS, TWO (2) CAR GARAGES (ONE ON THE UPPER PART OF THE SITE, ONE ON THE LOWER), AND A PATIO WITH A POOL.



ARCHITECTURE - INFRASTRUCTURE - RESEARCH
 airspace@a-irinc.com 480.329.1888
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STONE CANYON RESIDENCE

5235 E SAN JUAN AVE
 PARADISE VALLEY, AZ 85253

DATE: 02/17/21
 SCALE: AS SHOWN
 DRAWN: DP/JP
 JOB:

SITE PLAN

DRAWING TITLE:
 FORMAL REVIEW
 PROJECT PHASE:
 CONSTRUCTION DOCUMENTATION

FR-01

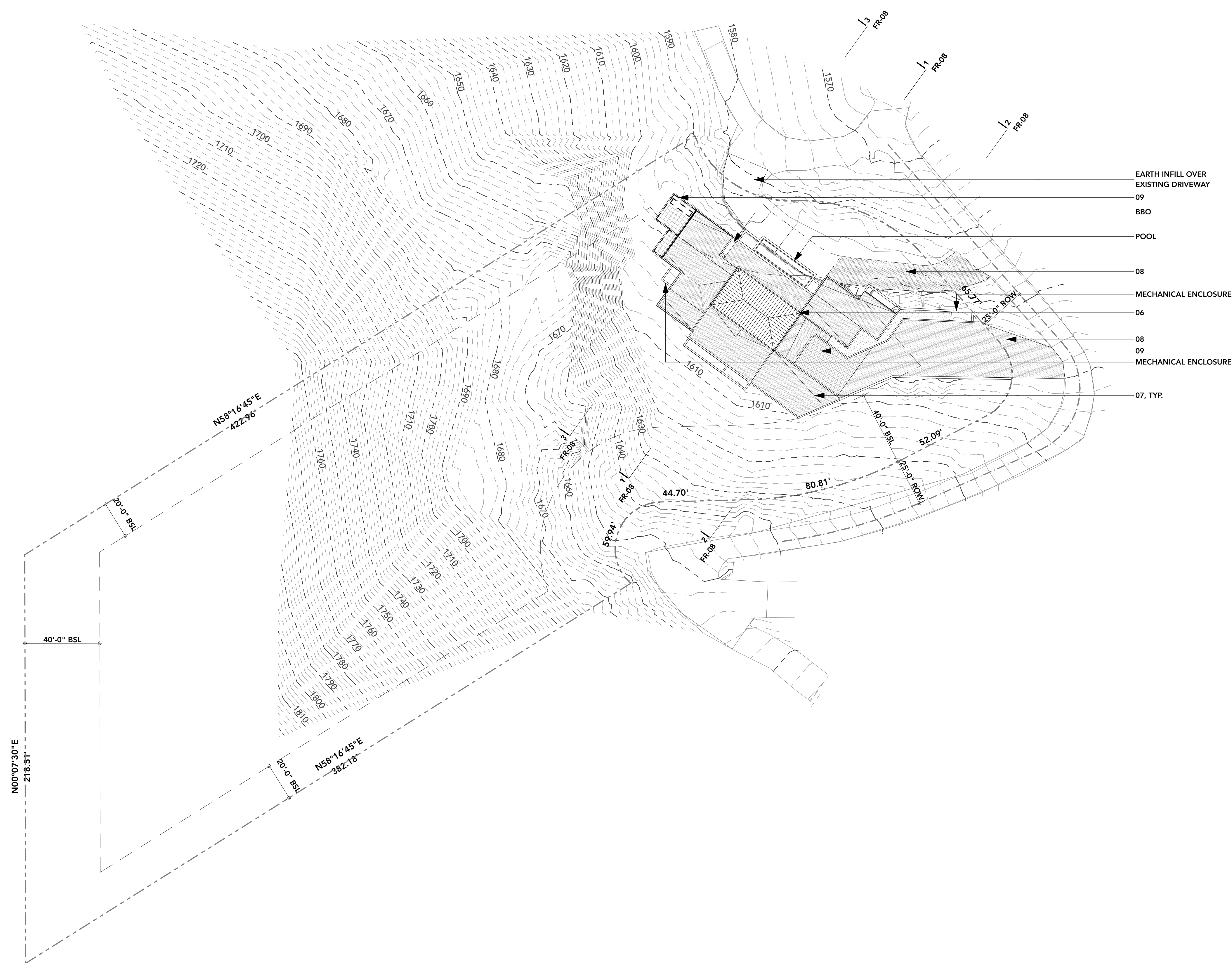
1 SITE PLAN WITH AERIAL
 SCALE 1" = 30'

2 VICINITY MAP
 SCALE 1:843

SHEET NO.

- KEYNOTES**
- 01 COLOR INTEGRATED STUCCO (LRV 38)
- SW 6108 LATTE
 - 02 BLACK BRAKE METAL (LRV 3)
- TO WRAP STRUCTURAL STEEL
 - 03 DARK BRONZE ALUMINUM (LRV 3)
- ALL DOOR/WINDOW FRAMES
 - 04 EXISTING STONE RETAINING WALL
 - 05 WOOD DOOR (LRV 26)
RIFT-SAWN AMERICAN WHITE OAK
 - 06 STANDING SEAM ROOF (LRV 3)
- BLACK KYNAR FINISH METAL
 - 07 ROOF BALLAST (LRV 29)
- 1/4" MINUS DECOMPOSED GRANITE
 - 08 STABILIZED DG DRIVEWAY (LRV 29)
- 1/4" MINUS DECOMPOSED GRANITE
 - 09 PERMEABLE PAVER (LRV 28)
- BELGARD AQUA ROC - RIO
 - 10 PAINTED SOFFIT (LRV 38)
- SW 6108 LATTE

- GENERAL NOTES**
- A ALL EXTERIOR MATERIAL PALETTE SHALL BE IN ACCORDANCE WITH SECTION 2207.II.D
 - B ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 2208



- EARTH INFILL OVER EXISTING DRIVEWAY
- 09
- BBQ
- POOL
- 08
- MECHANICAL ENCLOSURE
- 06
- 08
- 09
- MECHANICAL ENCLOSURE
- 07, TYP.

STONE CANYON RESIDENCE

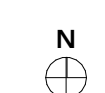
5235 E SAN JUAN AVE
PARADISE VALLEY, AZ 85253

DATE: 02/17/21
SCALE: AS SHOWN
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JOB:

SITE PLAN

DRAWING TITLE:
FORMAL REVIEW
PROJECT PHASE:
CONSTRUCTION DOCUMENTATION

FR-02



1 SITE PLAN
SCALE 1" = 30'



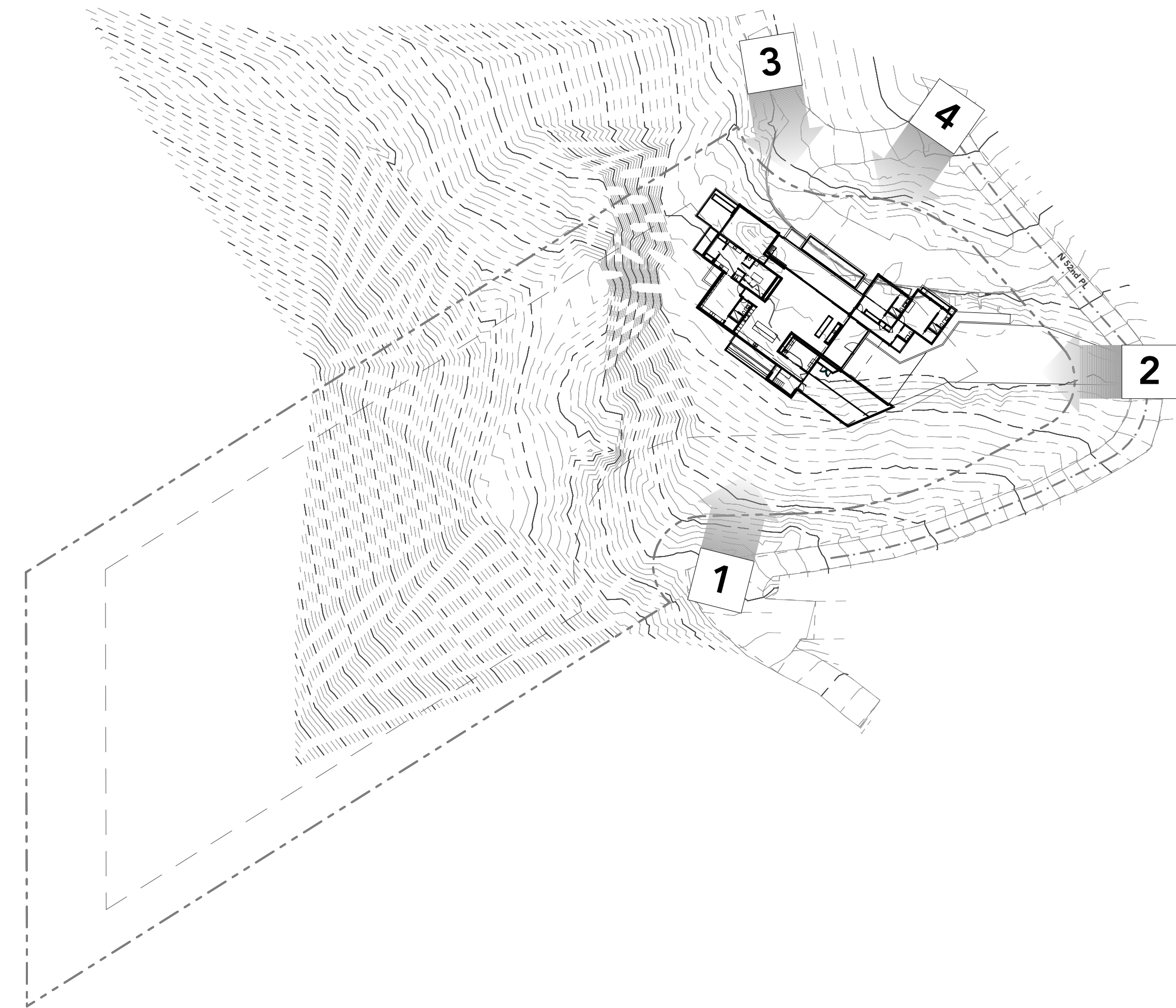
1



2



3



4

AIR

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STONE CANYON RESIDENCE

5235 E SAN JUAN AVE
 PARADISE VALLEY, AZ 85253

DATE: 02/17/21
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SITE PHOTOS

DRAWING TITLE:
 FORMAL REVIEW
 PROJECT PHASE:
 CONSTRUCTION DOCUMENTATION

FR-03

SHEET NO.



STONE CANYON RESIDENCE

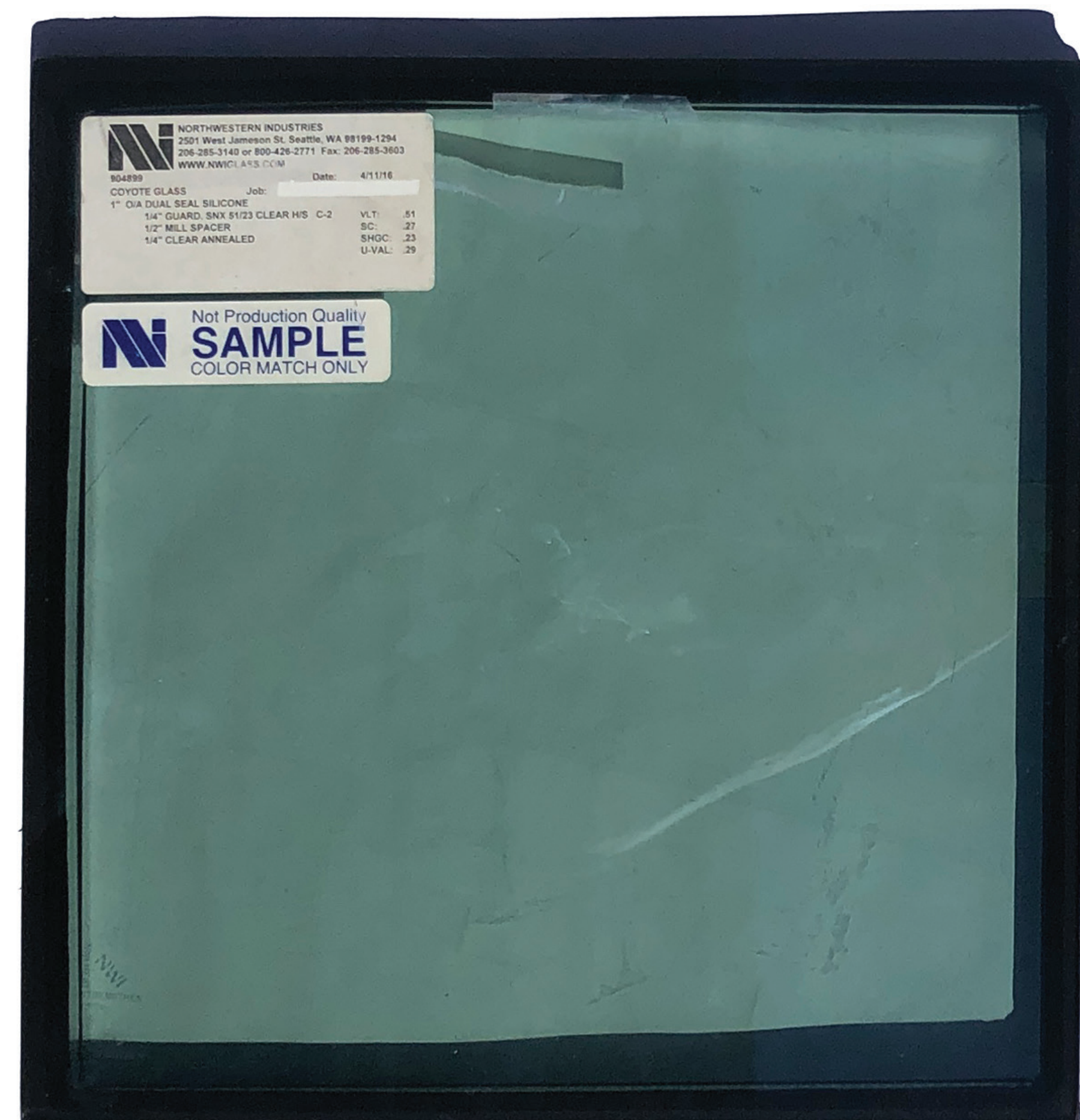
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PARADISE VALLEY, AZ 85253

DATE: 02/17/21
SCALE: AS SHOWN
DRAWN: DP/JP
JOB:

RENDERING

DRAWING TITLE:
FORMAL REVIEW
PROJECT PHASE:
CONSTRUCTION
DOCUMENTATION

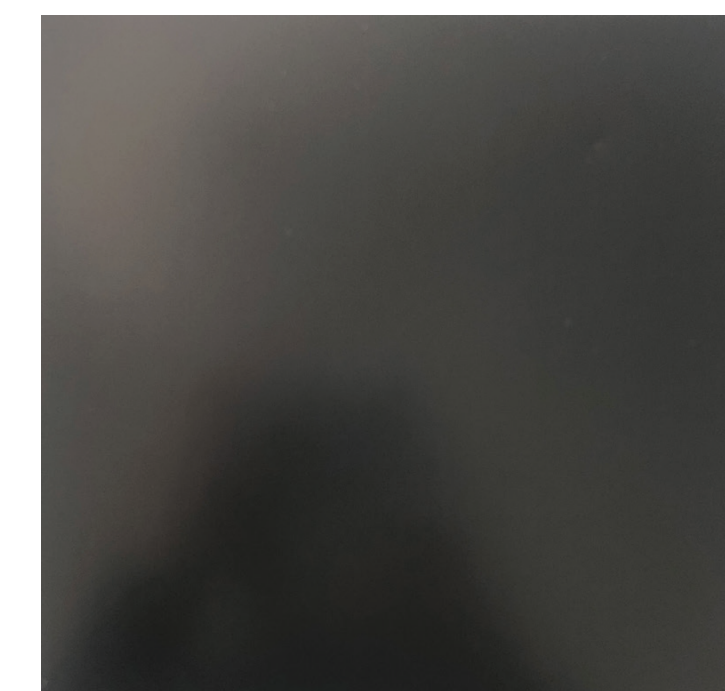
FR-04



WINDOWS
1" CLEAR IGU



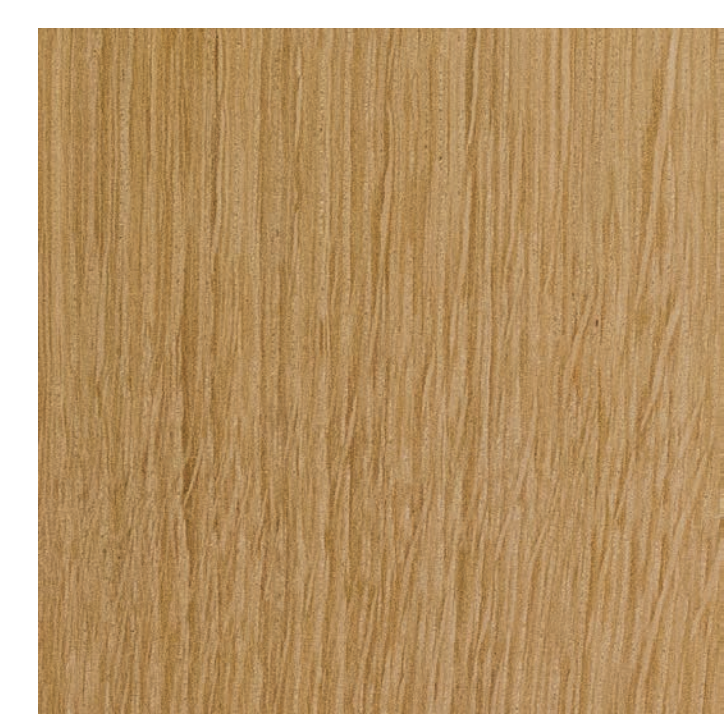
DRIVEWAYS & ROOF BALLAST
STABILIZED 1/4" MINUS
DECOMPOSED GRANITE
LRV 29



METAL ROOF & DOOR/WINDOW FRAMES
DARK BRONZE ANODIZED, KYNAR FINISH
STANDING SEAM & BRAKE METAL
LRV 3



STUCCO - WALLS & SOFFITS
SW6108 LATTE
LRV 38



FRONT DOOR & GARAGE DOOR
RIFT SAWN WHITE OAK
LRV 26



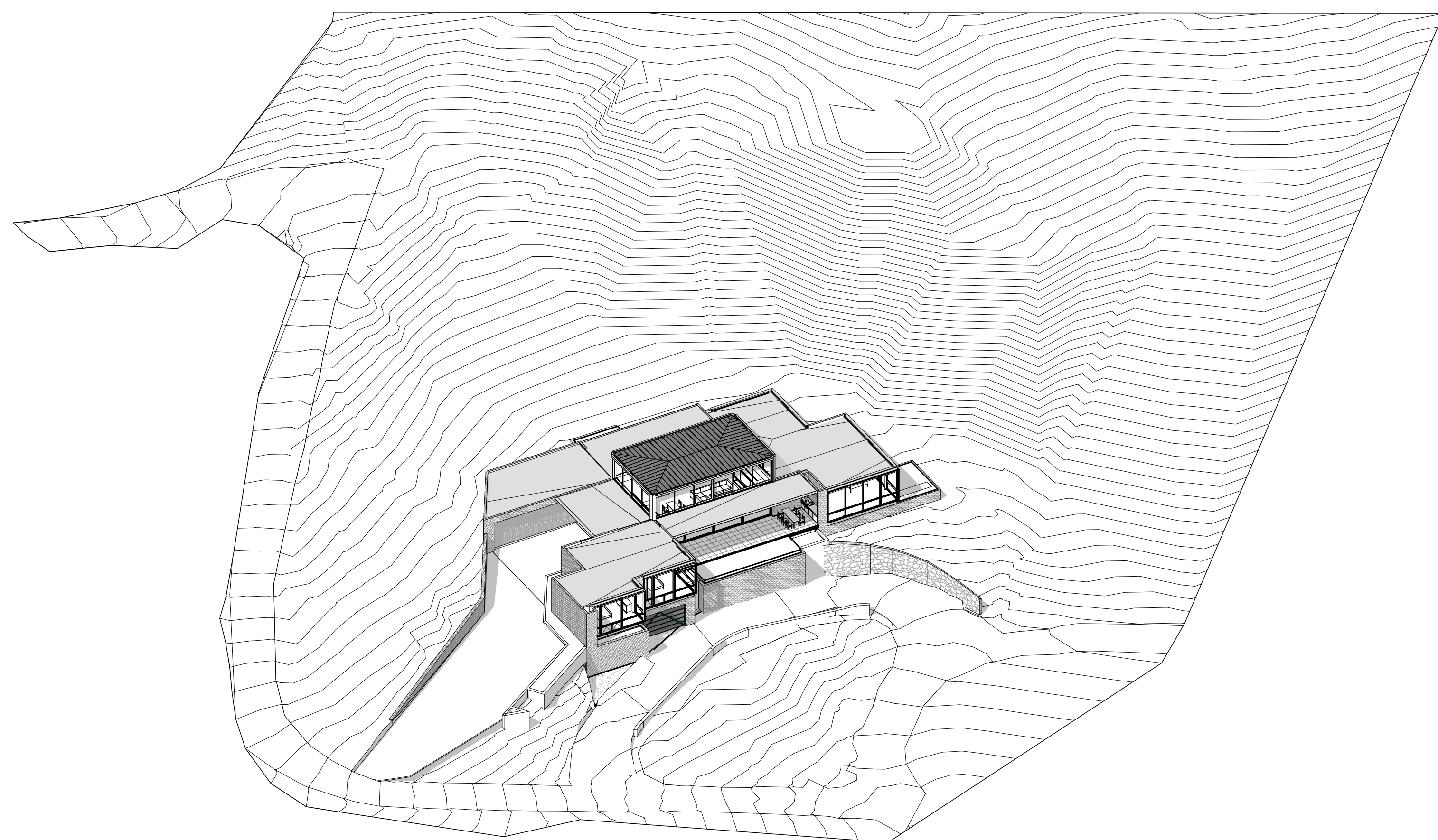
EXISTING STONE WALL
LRV 11



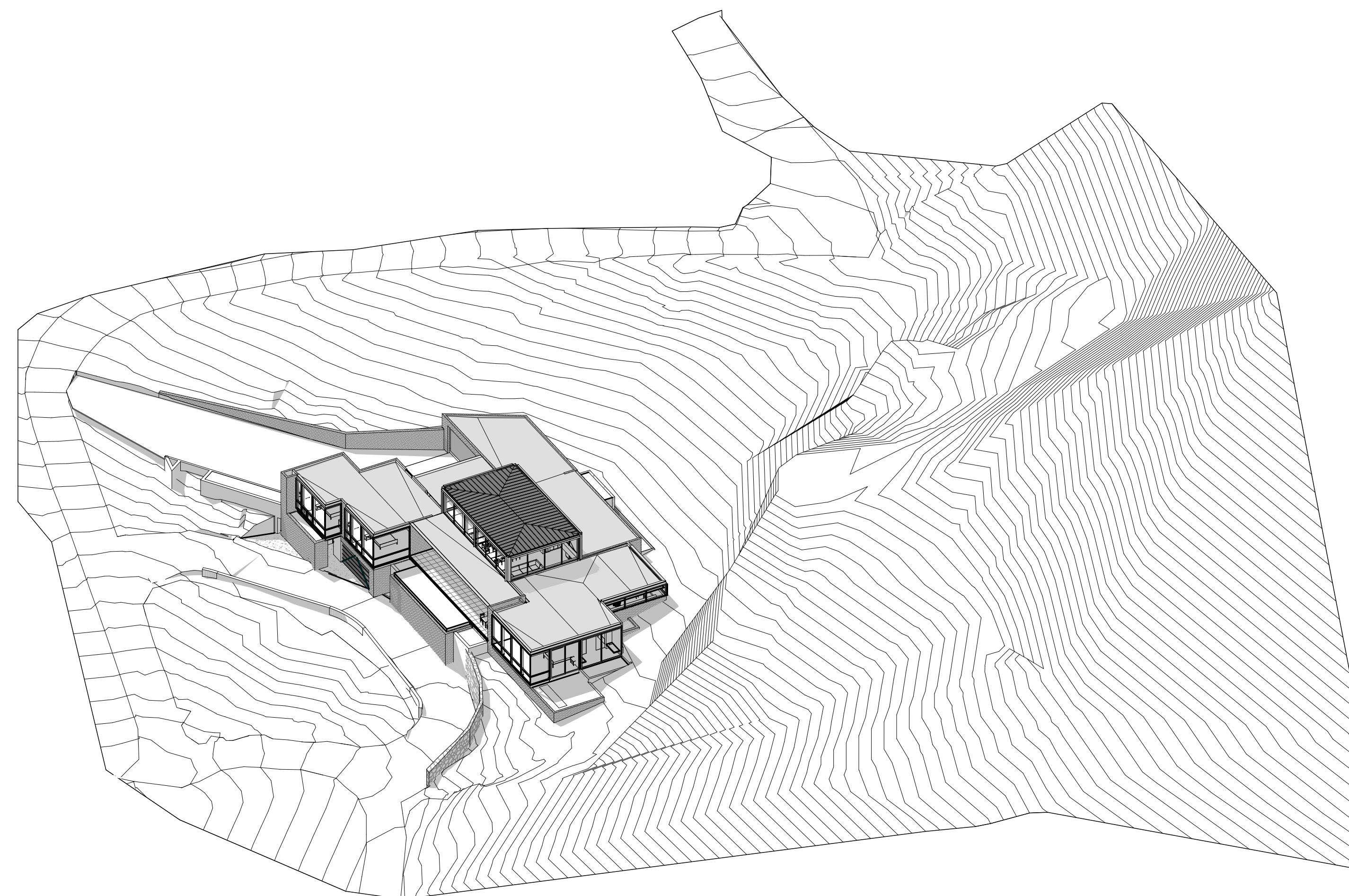
POOL FINISH
PEBBLE FINA - CLASSICO
> LRV 38



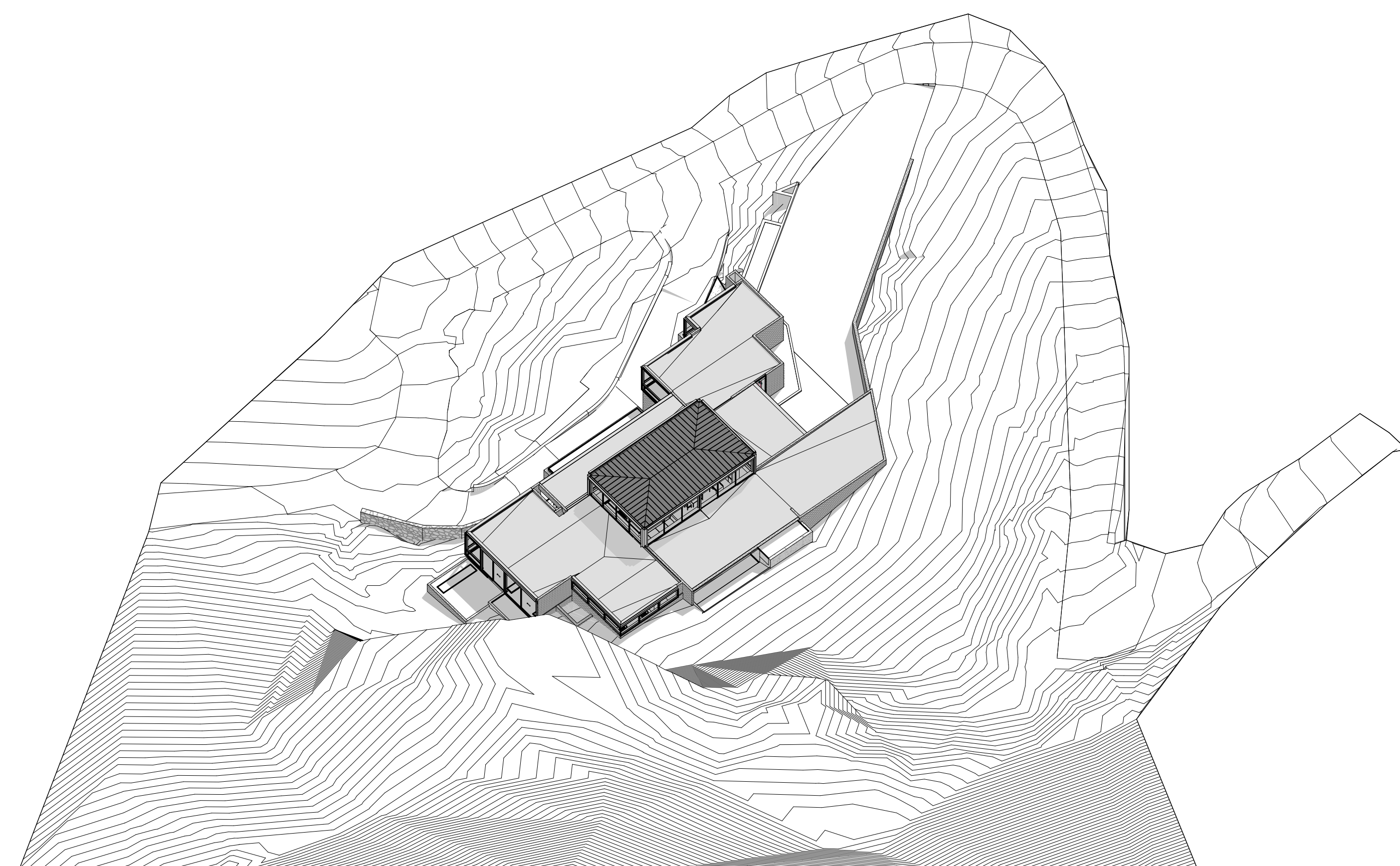
PATIOS & ENTRY
BELGARD AQUA ROC - TOSCANA
LRV 28



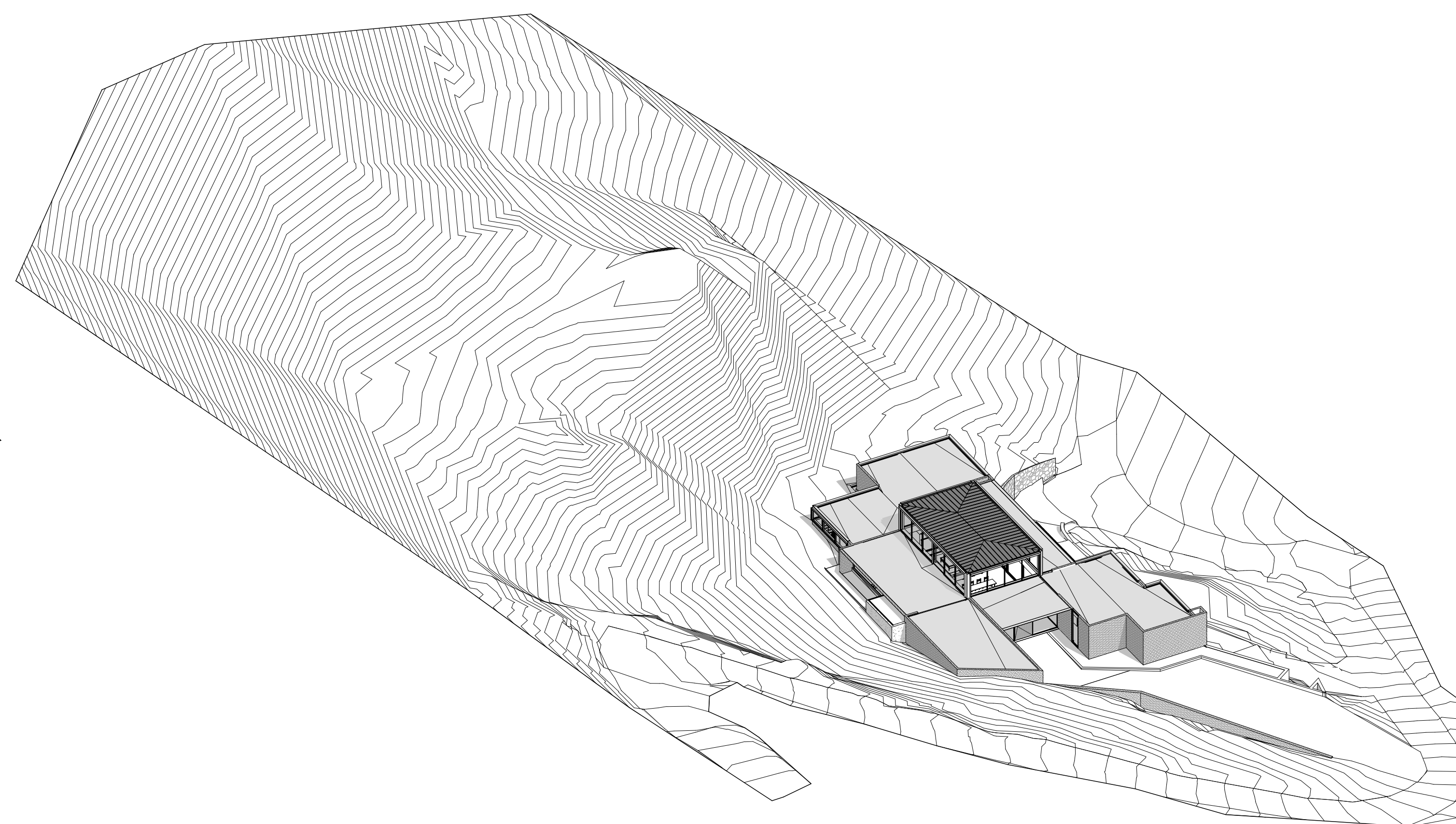
NORTHEAST



NORTHWEST



SOUTHWEST



SOUTHEAST

STONE CANYON RESIDENCE

5235 E SAN JUAN AVE
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DATE: 02/17/21
SCALE: AS SHOWN
DRAWN: DP/JP
JOB:

3D VIEWS

DRAWING TITLE

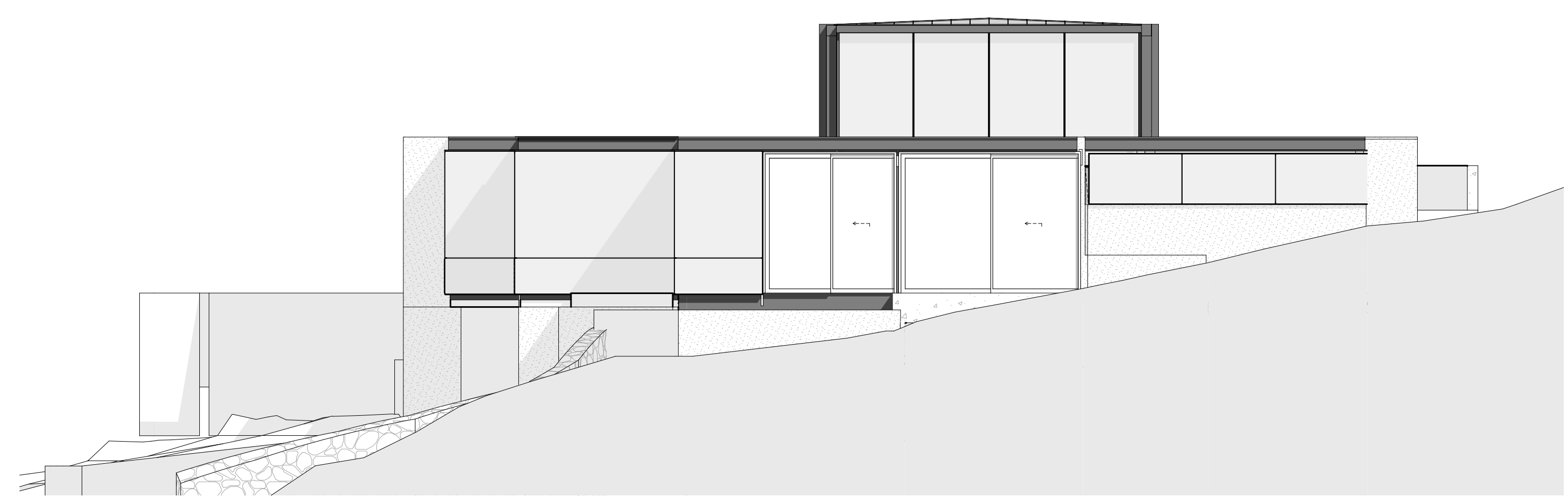
FORMAL REVIEW

PROJECT PHASE
CONSTRUCTION
DOCUMENTATION

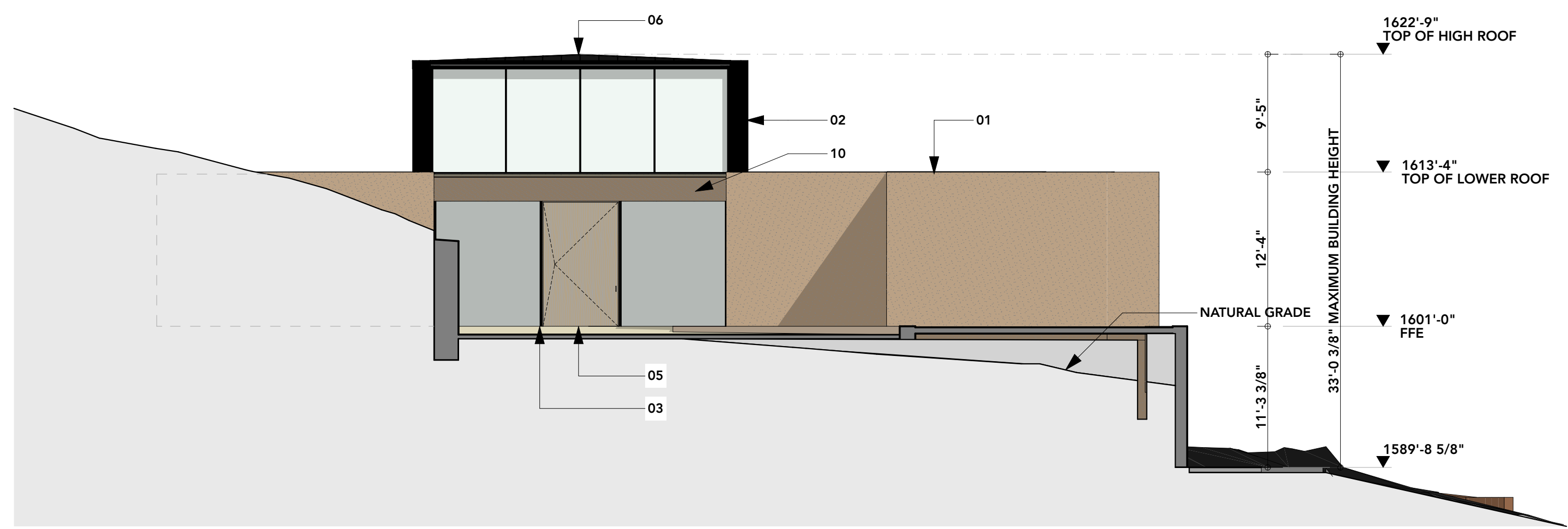
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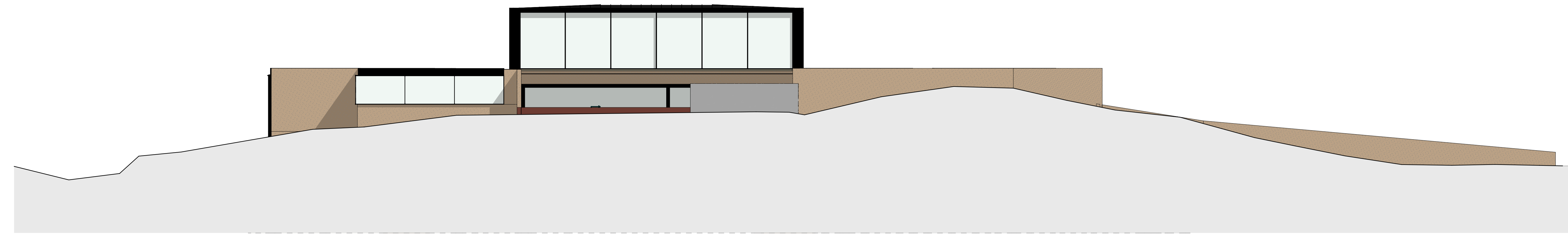
- KEYNOTES**
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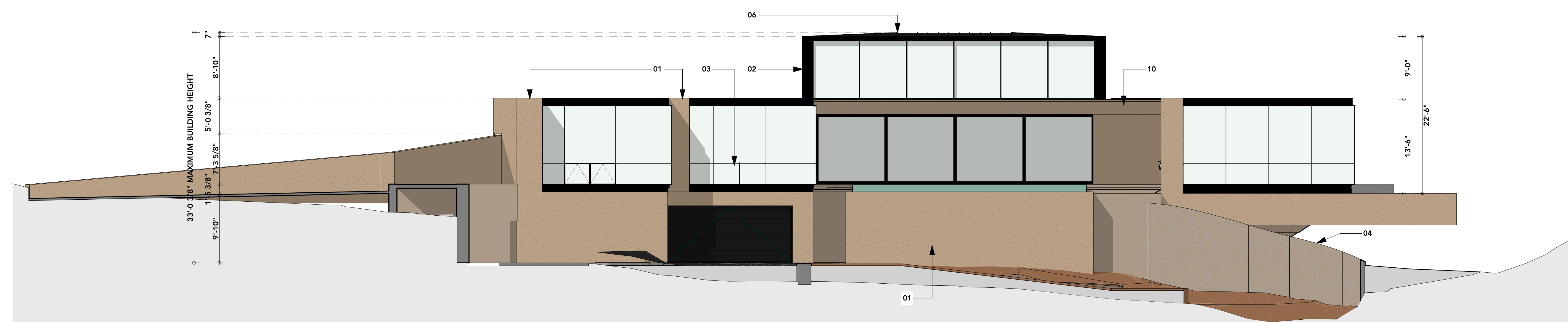
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

STONE CANYON RESIDENCE

5235 E SAN JUAN AVE
PARADISE VALLEY, AZ 85253

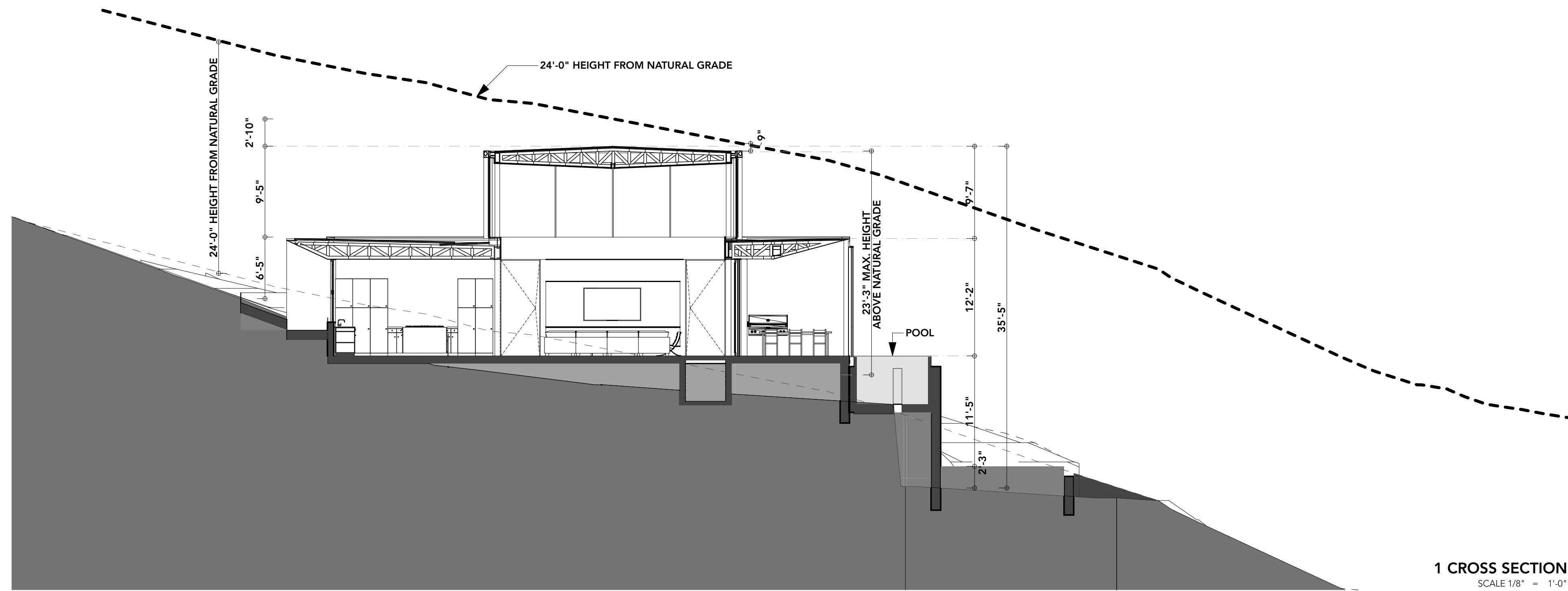
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DRAWN: DP/JP
JOB:

ELEVATIONS

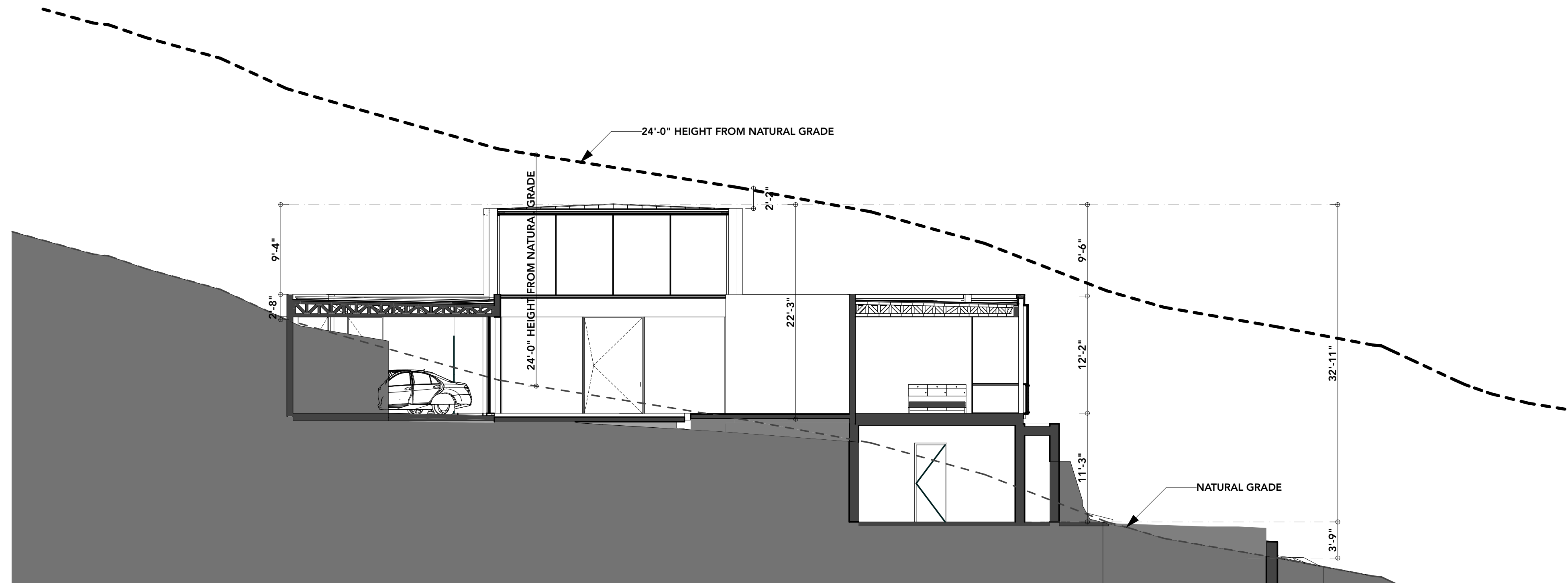
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FORMAL REVIEW
PROJECT PHASE:
CONSTRUCTION DOCUMENTATION

FR-07

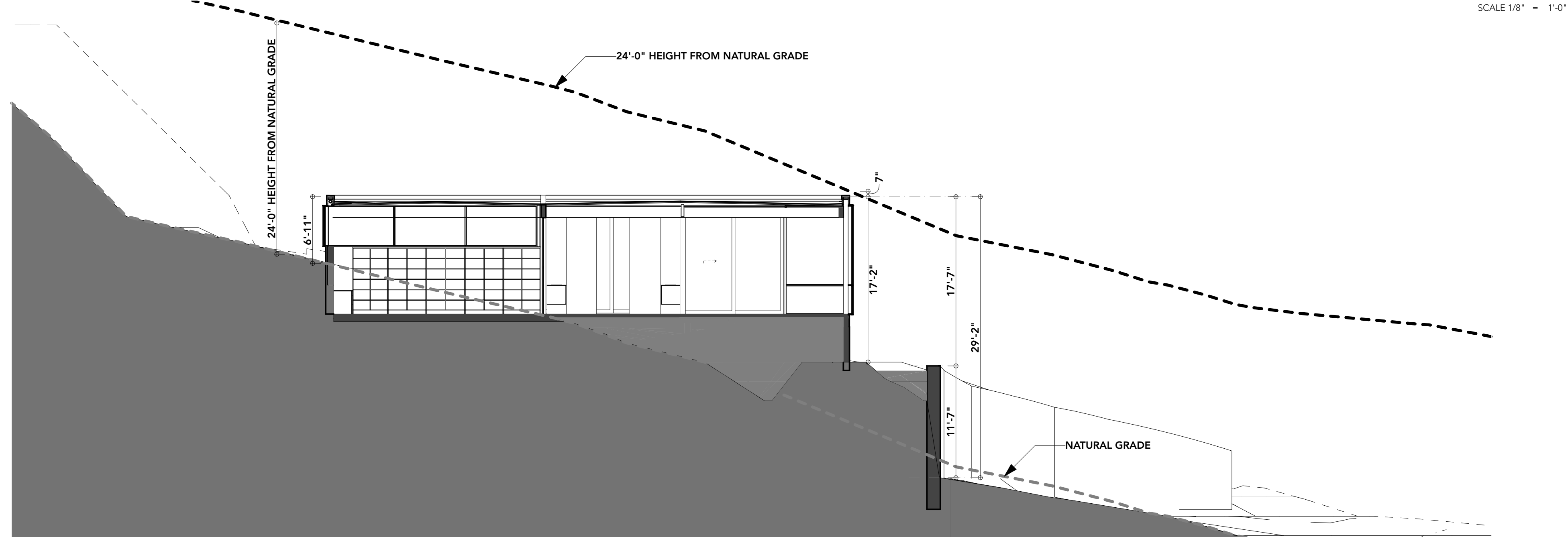
SHEET NO.



1 CROSS SECTION
SCALE 1/8" = 1'-0"



2 CROSS SECTION
SCALE 1/8" = 1'-0"



3 CROSS SECTION
SCALE 1/8" = 1'-0"

DATE: 02/17/21
SCALE: AS SHOWN
DRAWN: DP/JP
JOB:

CROSS SECTIONS

DRAWING TITLE
FORMAL REVIEW
PROJECT PHASE
CONSTRUCTION DOCUMENTATION

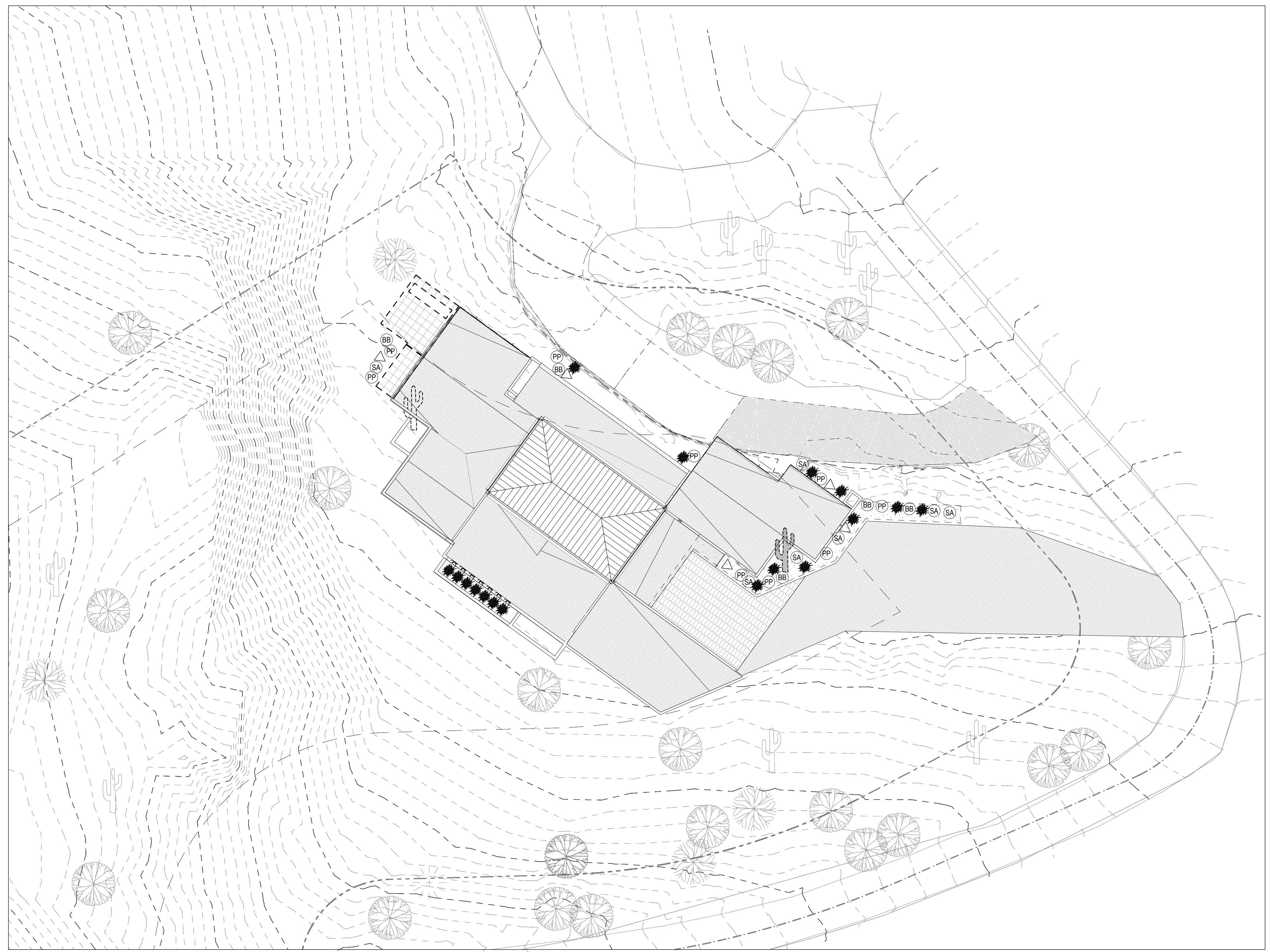
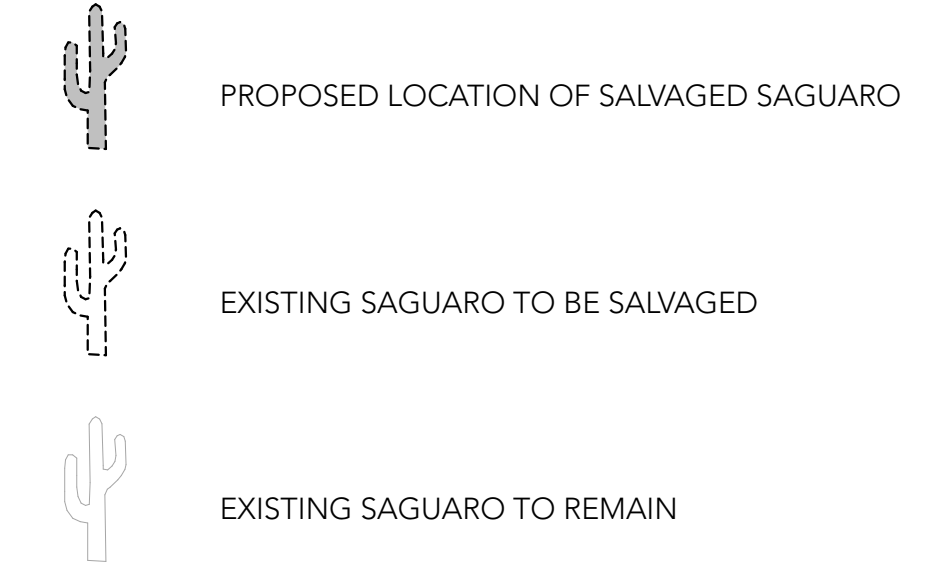
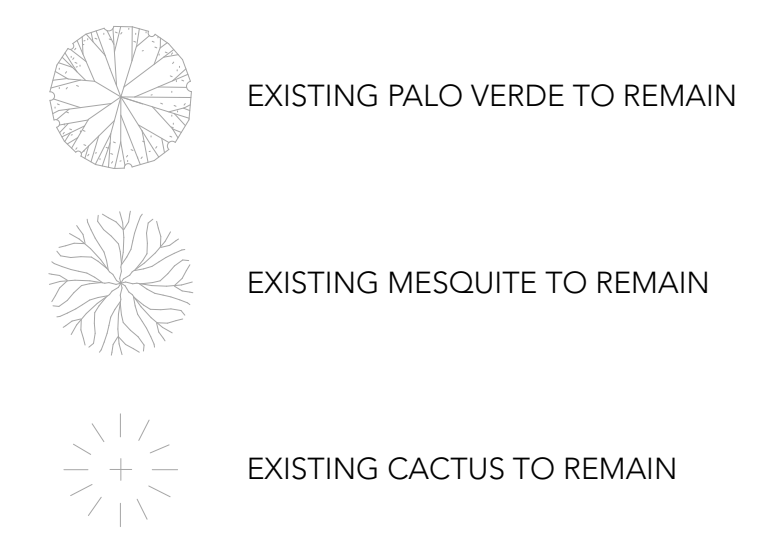
FR-08

SHEET NO.

PLANT LEGEND

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
BB	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL	5
△	OPUNTIA SANTA-RITA TUBAC	SANTA RITA PRICKLY PEAR	5 GAL	4
★	AGAVE PARRYI	PARRY'S AGAVE	3 GAL	8

ANNUALS	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
PP	PENSTEMON PARRYI	BEARDTONGUE	1 GAL	9
SA	SPHAERALCEA AMBIGUA	GLOBE MALLOW	1 GAL	5



PATH LIGHT:

OIWL SERIES **OIWL-103**
IN-GROUND DRIVE-OVER WELL LIGHT

NEW

SUGGESTED USE: For areas where search and visible light distribution is essential. Ideal for building facades, security, recreation facilities, parking lots, signs, and escape.

CONSTRUCTION: Stainless steel corrosion-proof housing with PVC lens. The one-piece aluminum gasket effectively seals against contaminants by seating off the optic chamber.

LENS: Clear lens - acid treated - radiation tempered glass lens.

LAMP/WATTAGE: 60W incandescent or 10W LED.

LISTINGS: ETL/UL for wet locations.

All specifications are subject to change without notice.

Dimensions:

Ordering Guide > Example: OIWL-103-MR16-10W-LED-12-CL

OIWL-103	12V	MR16	10W	LED	12-CL
SERIES OIWL-103 - 2 1/2" dia In-Ground Well Light	LAMP TYPE/WATTAGE MR16 (10W) (10W/120)	VOLTAGE 12V	COLOR SS - Stainless Steel		

***MUST BE USED WITH REMOTE TRANSFORMER**

418 ORACLE WWW.ORACLELIGHTING.COM TEL: (602) 888-1973 FAX: (602) 888-1977

DATE: 02/17/21
SCALE: AS SHOWN
DRAWN: DP/JP
JOB:

LANDSCAPE PLAN

DRAWING TITLE

FORMAL REVIEW

PROJECT PHASE
CONSTRUCTION DOCUMENTATION

FR-09

SHEET NO.

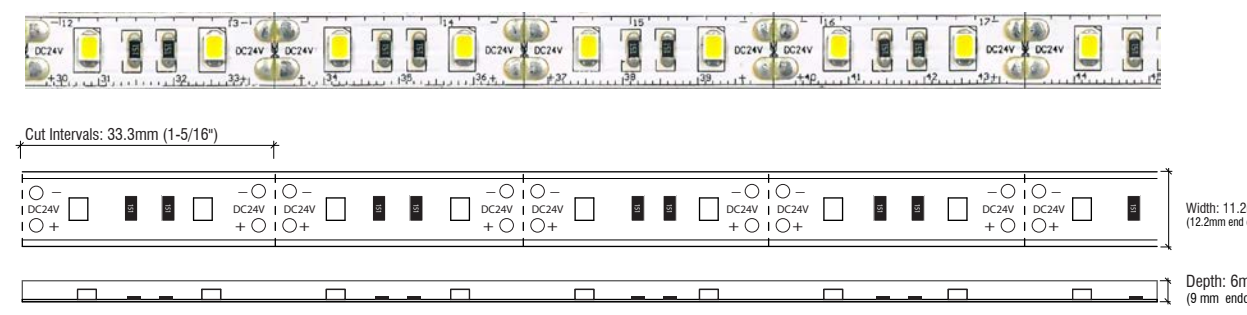


TAPE LIGHT:



PERFORMANCE 300 (OUTDOOR)
PH SERIES | RUBBER COATED | LINEAR LED LIGHTING

Fixture Type: _____
Project: _____
Location: _____



MODEL:	PH27K-WR-24V	PH30K-WR-24V	PH35K-WR-24V	PH40K-WR-24V	PH50K-WR-24V
Kelvin	2700K	3000K	3500K	4000K	5000K
Lumens	322 lm/ft	330 lm/ft	340 lm/ft	347 lm/ft	356 lm/ft
Rating	IP67	IP67	IP67	IP67	IP67

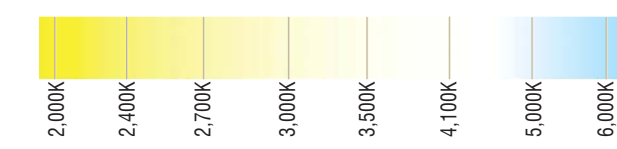
PRODUCT FEATURES

- 90+ CRI
- Dimmable
- 50,000 hour life
- 5-year warranty
- UL-listed for indoor and outdoor use
- 3M™ Industrial adhesive backing
- For use with 24V power supplies

SPECIFICATIONS

Series	PH - Performance 300 (Outdoor)
Input Voltage	24V DC / Constant Voltage
Watts per Foot	3.2W/ft @ Maximum Run Length
Beam Spread	120°
Max Run Length	Unlimited, power every 30ft
Production Intervals	1-5/16" (33.3mm)
End Cap Dimensions	1/2" (12.2mm) x 3/8" (9mm)
Tape Dimensions	7/16" (11.2mm) x 1/4" (6mm)
CRI	90+
Diode	2835
Dimming Options	PWM, Triac, 0-10V, DMX, Hi-lume
Temp Range	-40°F (-40°C) to 149°F (65°C)

KELVIN COLOR TEMPERATURE SCALE



TOTAL WATTAGE USED AT EACH LENGTH

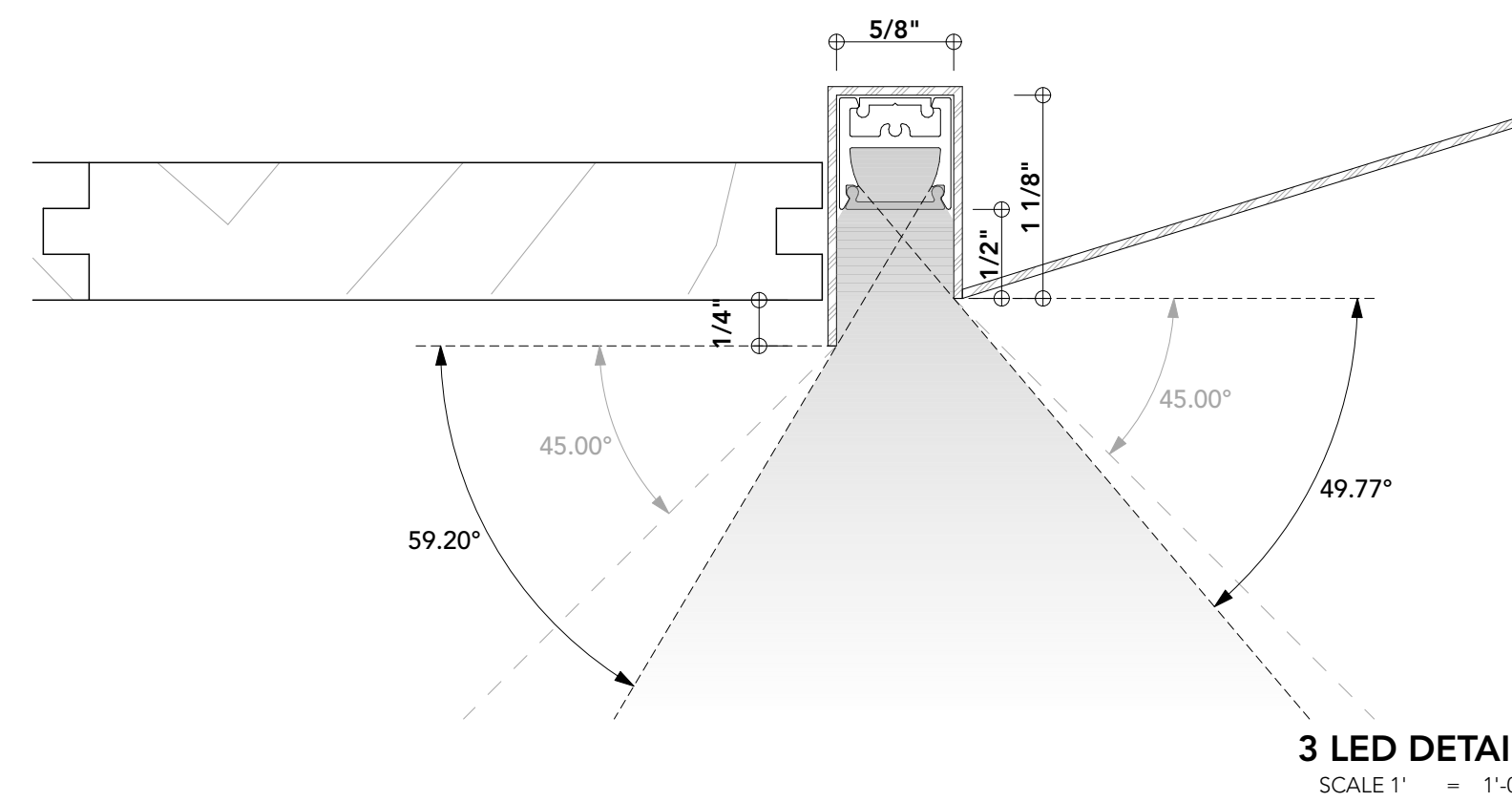
Length	1ft	2ft	3ft	4ft	5ft	6ft	7ft	8ft	9ft	10ft	11ft	12ft	13ft	14ft	15ft
4.2	8.5	12.7	16.8	21	25.4	29.2	32.9	36.9	40.5	44.2	48	51.4	54.6	57.7	
16ft	17ft	18ft	19ft	20ft	21ft	22ft	23ft	24ft	25ft	26ft	27ft	28ft	29ft	30ft	
60.7	64.3	67	70.4	71.8	75.2	77.7	80	83	85.1	86.6	88.7	91.2	93.7	94.6	

Conforms to ANSI/UL Standard E108
Certified to CAN/CSA Standard C22.2 No. 250.0



Questions/Support | 800-789-3810 | quotes@kelvix.com

042219DM



LOW VOLTAGE LANDSCAPE LIGHTING

TYPE	QTY.	MNFCTR	DESCRIPTION	FINISH	WATTAGE	LUMENS	TEMP
Path	3	Oracle	In-Ground Drive-Over Well Light	Stainless Steel	10W LED	<250	3000K
Accent	9	Oracle	'Old2' Series Spot with Hood	Weathered Brass	10W LED	<150	2800K

LOW VOLTAGE EXTERIOR BUILDING LIGHTING

TYPE	QTY.	MNFCTR	DESCRIPTION	FINISH	WATTAGE	LUMENS	TEMP
Tape	96 LF	Kelvix	Performance 300 (Outdoor)	N/A	3.2W LED	322	2700K

ALLOWABLE NUMBER OF UPLIGHTS = 13 MAX.
(ONE LIGHT PER 1,000 ALLOWABLE DISTURBED AREA AT 13,839 SF/1000 = 13 UPLIGHTS)

ALL LIGHTING SHALL HAVE A MAXIMUM COLOR TEMPERATURE OF 3000K

TAPE LED RECESSED IN BUILDING SOFFIT PER DETAIL AT LEFT. TOWN DOES NOT HAVE EXPLICIT LANGUAGE ABOUT LED TAPE LIGHT; THIS SPECIFICATION & DETAIL ARE PER PREVIOUSLY APPROVED HILLSIDE DETAIL.

ACCENT LIGHT:

OLD2
SERIES BRASS DIRECTIONAL SPOT LIGHT WITH HOOD

Catalog Number	OLD2-MR16-12V-WB
Project Name	
Type	Uplight

SUGGESTED USE
For areas where smooth and wide light distribution is needed. Ideal for building facades, security, recreation facilities, parking lots, signs, and displays.

CONSTRUCTION
Made of brass corrosion-proof housing. The one-piece silicone gasket effectively limits outside contaminants by sealing off the optical chamber.

FINISH - Brass corrosion-resistant polyester powder finish is standard.

LENS - Clear convex, heat- and impact-resistant tempered glass lens.

LAMP/WATTAGE - 50W incandescent or 10W LED.

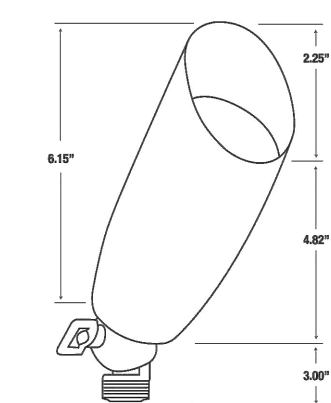
INSTALLATION - Fixtures offer an adjustable knuckle with 1/2" NPT threads for easy mounting to boxes or adapters. Bottom feed wiring.

LISTINGS - ETL/C-ETL for wet location.

All specifications are subject to change without notice.



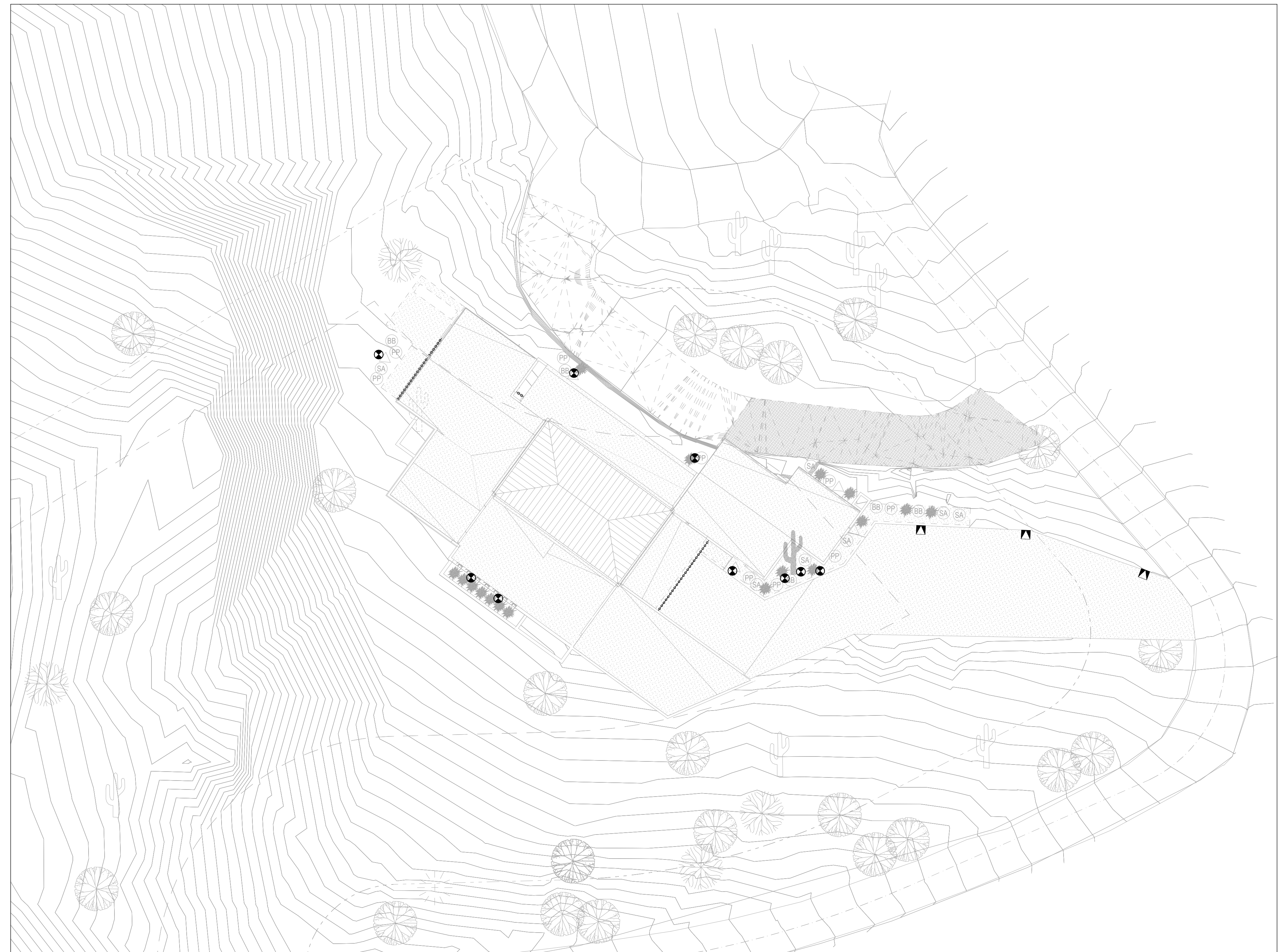
Dimensions:



Ordering Guide > Example: Ordering Guide - Example: OLD2-MR16-10W-LED-12-BZ

OLD2	MR16	12V	WB
SERIES	LAMP TYPE/WATTAGE	VOLTAGE	COLOR
OLD2-Directional Spot Light	MR16 (50W Maximum) (10W LED)	12V	PB - Polished Brass WB - Weathered Brass

***MUST BE USED WITH REMOTE TRANSFORMER**



ARCHITECTURE - INFRASTRUCTURE - RESEARCH
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DATE: 02/17/21
SCALE: AS SHOWN
DRAWN: DP/JP

LANDSCAPE & BUILDING LIGHTING PLAN

DRAWING TITLE

FORMAL REVIEW

PROJECT PHASE
CONSTRUCTION DOCUMENTATION

FR-10

SHEET NO.

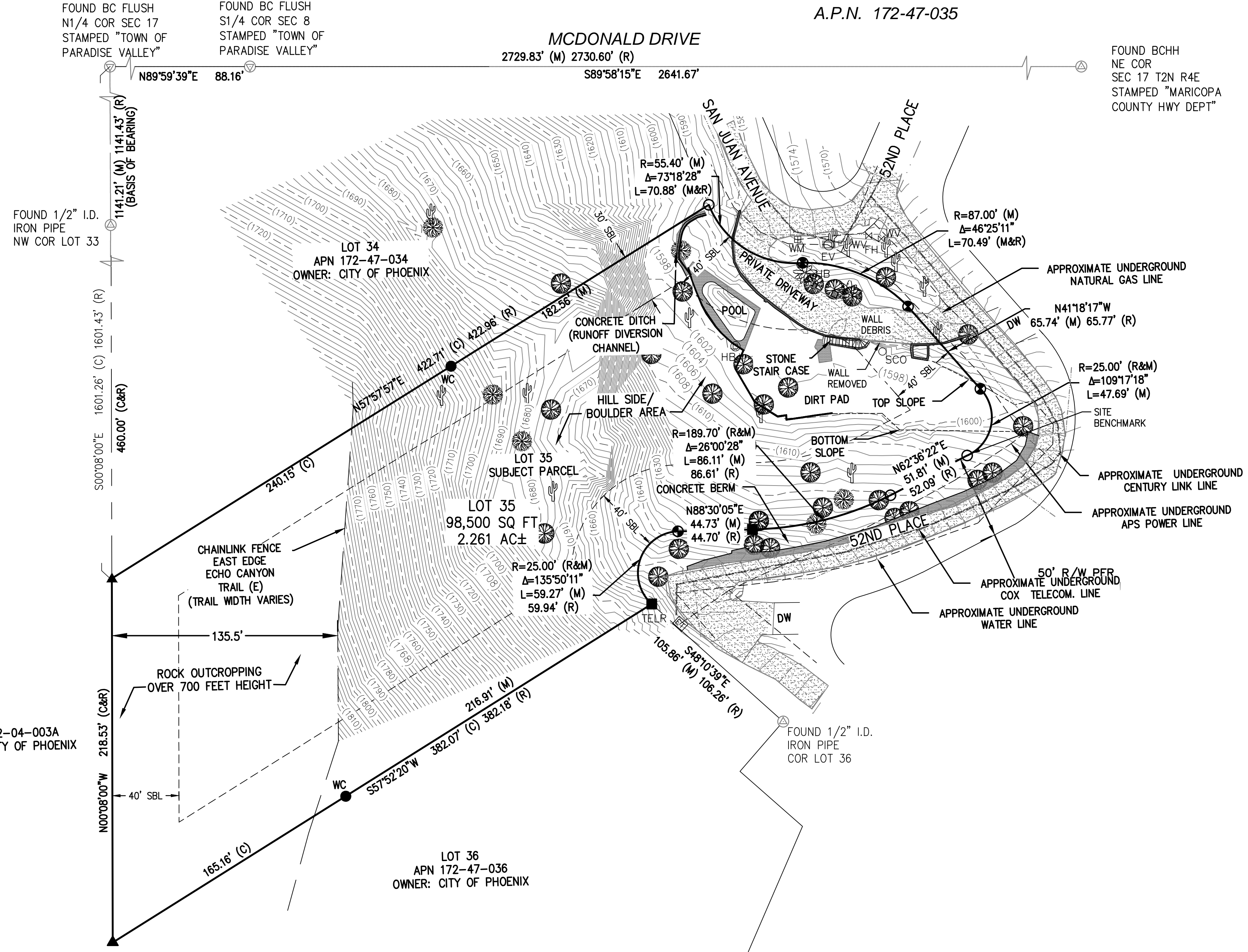
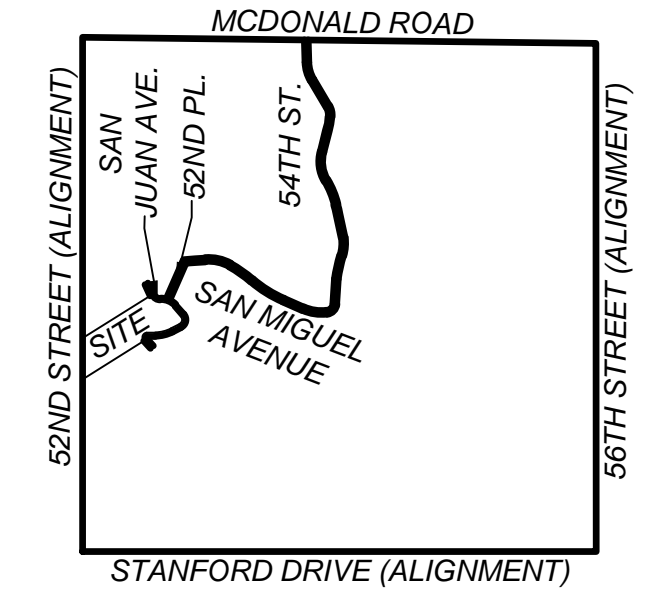
1 LANDSCAPE & BUILDING LIGHTING
SCALE 1/16" = 1'-0"



TOPOGRAPHIC SURVEY

OF LOT 35, STONE CANYON, ACCORDING TO BOOK 62 OF MAPS, PAGE 41, M.C.R. ALSO BEING A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

VICINITY MAP
NTS
NE 1/4 SEC. 17, T2N, R4E



SITE ADDRESS: 5235 E. SAN JUAN PARADISE VALLEY, AZ 85013
CURRENT OWNER: 5235 E. SAN JUAN AVE, LLC

LEGAL DESCRIPTION: LOT 35, STONE CANYON ACCORDING TO BOOK 62 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

GENERAL NOTES:
THE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED ON THE SURFACE EVIDENCE OF SAID UTILITIES AND RECORDS FROM LOCAL UTILITY COMPANIES. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES FOR THE PURPOSE OF THIS SURVEY.
THE PROPERTY HEREIN CONTAINS 98,500 SQ. FT OR 2.26 ACRES, MORE OR LESS
PROPERTY CORNERS ALONG THE WESTERN BOUNDARY ARE ON TOP OF A TALL ROCK OUTCROPPING AND ARE NOT ACCESSIBLE FROM THE SUBJECT PROPERTY.
DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
THE EASTERLY EDGE OF ECHO CANYON TRAIL E IS SHOWN AND IT'S WIDTH VARIES FROM 10'+/- AT THE NORTH PROPERTY BOUNDARY TO 25'+/- ADJACENT TO THE BASE OF SAID ROCK OUTCROPPING.
EASEMENTS THAT MAY BE ON THE RECORD PLAT ARE NOT READABLE AND THEREFORE NOT SHOWN HEREIN.
SUBJECT TO ALL MATTERS OF RECORD NOT SHOWN HEREIN.



SURVEYOR'S CERTIFICATION:
I, BRYAN O'CONNOR HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS SURVEY CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY MYSELF DURING THE MONTH OF JULY, 2018; THAT THE TOPOGRAPHIC FEATURES AND ELEMENTS OF THE PROPERTY SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT ALL MONUMENTS ACTUALLY EXISTS AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

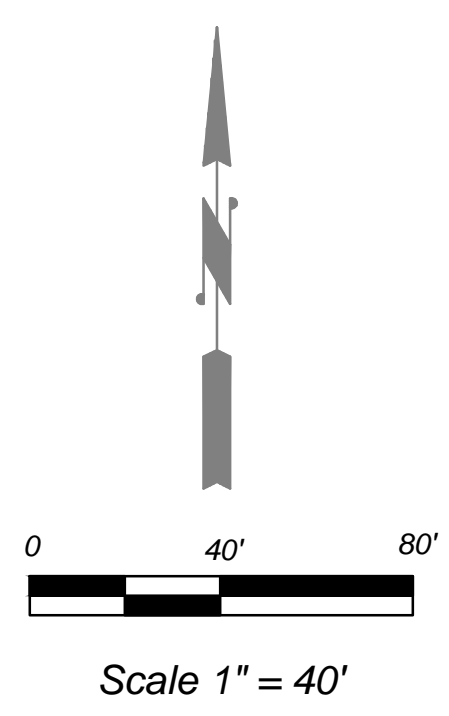
RECORD DOCUMENTS USED:
STONE CANYON, BOOK 62, PAGE 41, M.C.R.
PLSS SUBDIVISION RECORD OF SURVEY, BOOK 734, PAGE 10, M.C.R.
WARRANTY DEED: DOCUMENT NO. 2014-0362911 M.C.R.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE STONE CANYON SUBDIVISION MONUMENTED WITH A TOWN OF PARADISE VALLEY BRASS CAP FLUSH LOCATED ON MCDONALD DRIVE AND A 1/2" I.D. IRON PIPE LOCATED ON SAID WEST LINE

BENCHMARK:
THE BENCHMARK FOR THIS SURVEY IS A BRASS CAP IN HAND HOLE LOICATED AT THE INTERSECTION OF 56TH STREET AND MCDONALD DRIVE BEING GDAC POINT NUMBER 24544-1 HAVING A PUBLISHED ELEVATION OF 1417.525' (NAVD 1988 DATUM).

THE SITE BENCHMARK FOR THIS SURVEY IS A 1" IRON PIPE WITH TAG AZLS 30361 LOCATED AT THE SOUTHERLY MOST EASTERLY PC OF THE SUBJECT PROPERTY HAVING AN ELEVATION OF 1608.95 (NAVD 1988 DATUM).

LEGEND					
⊕	FOUND AS NOTED	BC	BRASS CAP FLUSH	☀	CACTUS
▲	CALCULATED NOTHING FOUND OR SET	SQ. FT.	SQUARE FEET	🌴	MESQUITE TREE
●	FOUND PK NAIL TAGGED "WC RLS 30361"	DW	DRIVEWAY	🌴	PALM TREE
■	FOUND PK NAIL TAGGED RLS 30361	WC	WITNESS CORNER	🌴	PALO VERDE TREE
○	FOUND 1/2" I.D. IRON PIPE TAGGED RLS 30361	—	PROPERTY LINE	🌵	SAGUARO CACTUS
⦿	FOUND 1/2" REBAR CAPPED RLS 9428 OR AS NOTED	WM	WATER METER	🌳	TREE (UNKNOWN TYPE)
(C)	CALCULATED DISTANCE	EV	ELECTRIC VAULT		
(R)	RECORD DISTANCE PER BK. 62 PG. 41 M.C.R.	ET	ELECTRIC TRANSFORMER		
(M)	MEASURED DISTANCE	HB	HOSE BIB		
M.C.R.	MARICOPA COUNTY RECORD	TEL	TELECOMMUNICATIONS RISER		
A.P.N.	ASSESSOR PARCEL NUMBER	FH	FIRE HYDRANT		
▭	BLOCK WALL (RETAINING)	WV	WATER VALVE		
▭	ROCK WALL (RETAINING)	SCO	SEWER CLEAN OUT		
▭	PAVEMENT (ASPHALT)	*	SIGHT LIGHT		
▭	CONCRETE				



A-01

Global Land Surveying LLC P.O. BOX 2132 PEORIA, ARIZONA 85380 623 330-6835	
Bruce Kelley 4659 East Foothill Drive Paradise Valley, AZ 85253	DATE: 8/15/18 SCALE: AS SHOWN SHEET 1 OF 1
NE 1/4 SEC. 17 T 2N R 4E JOB# 1807018	

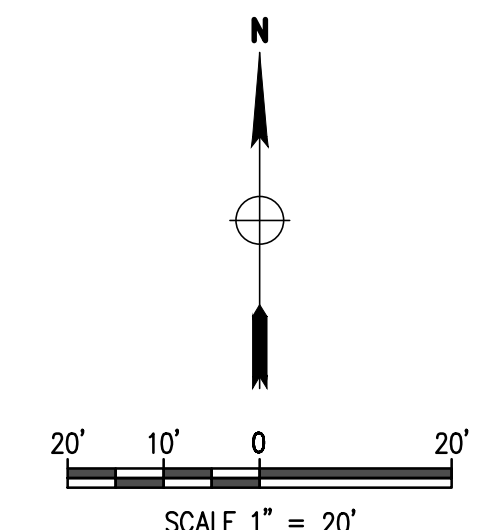
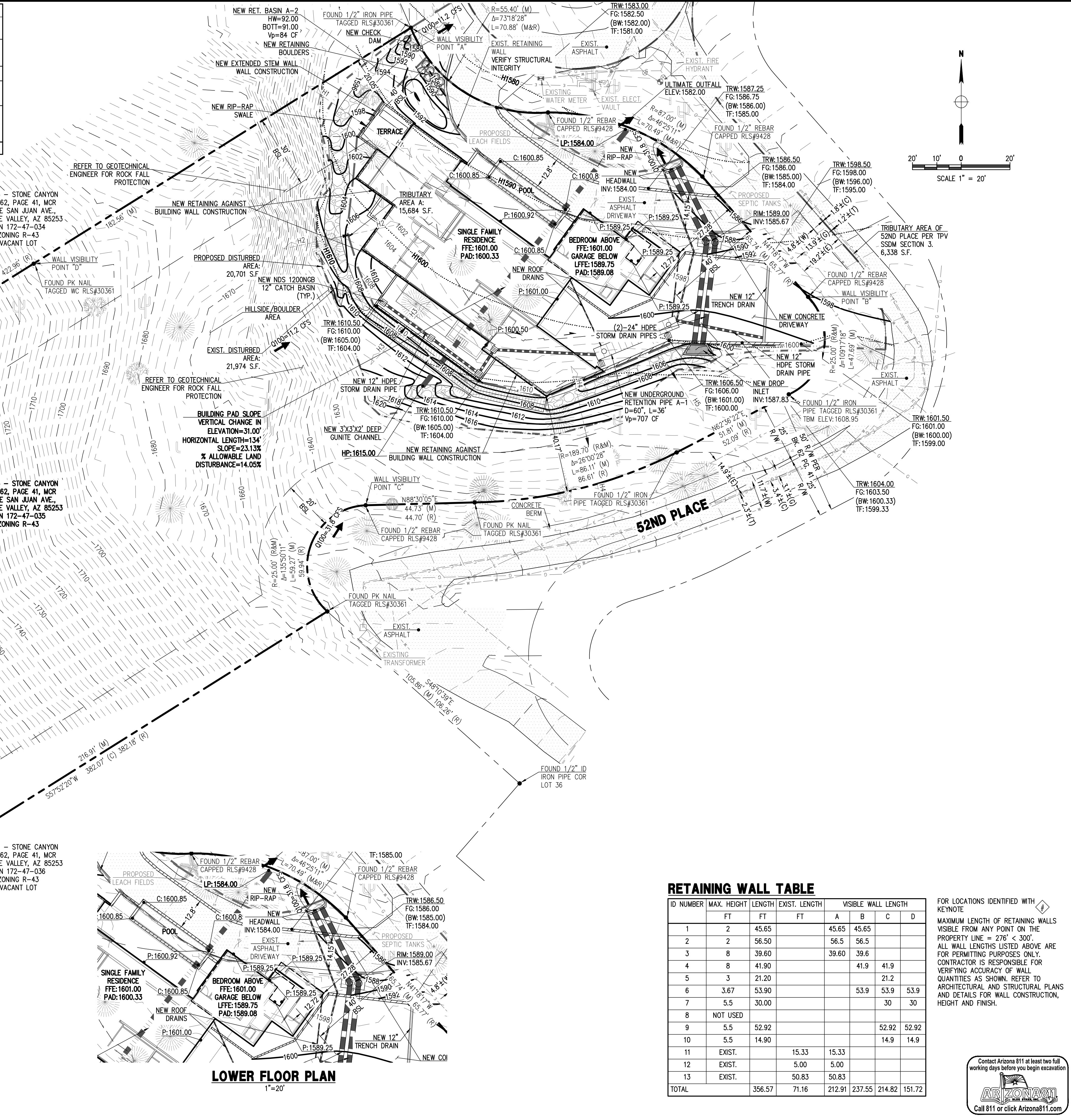
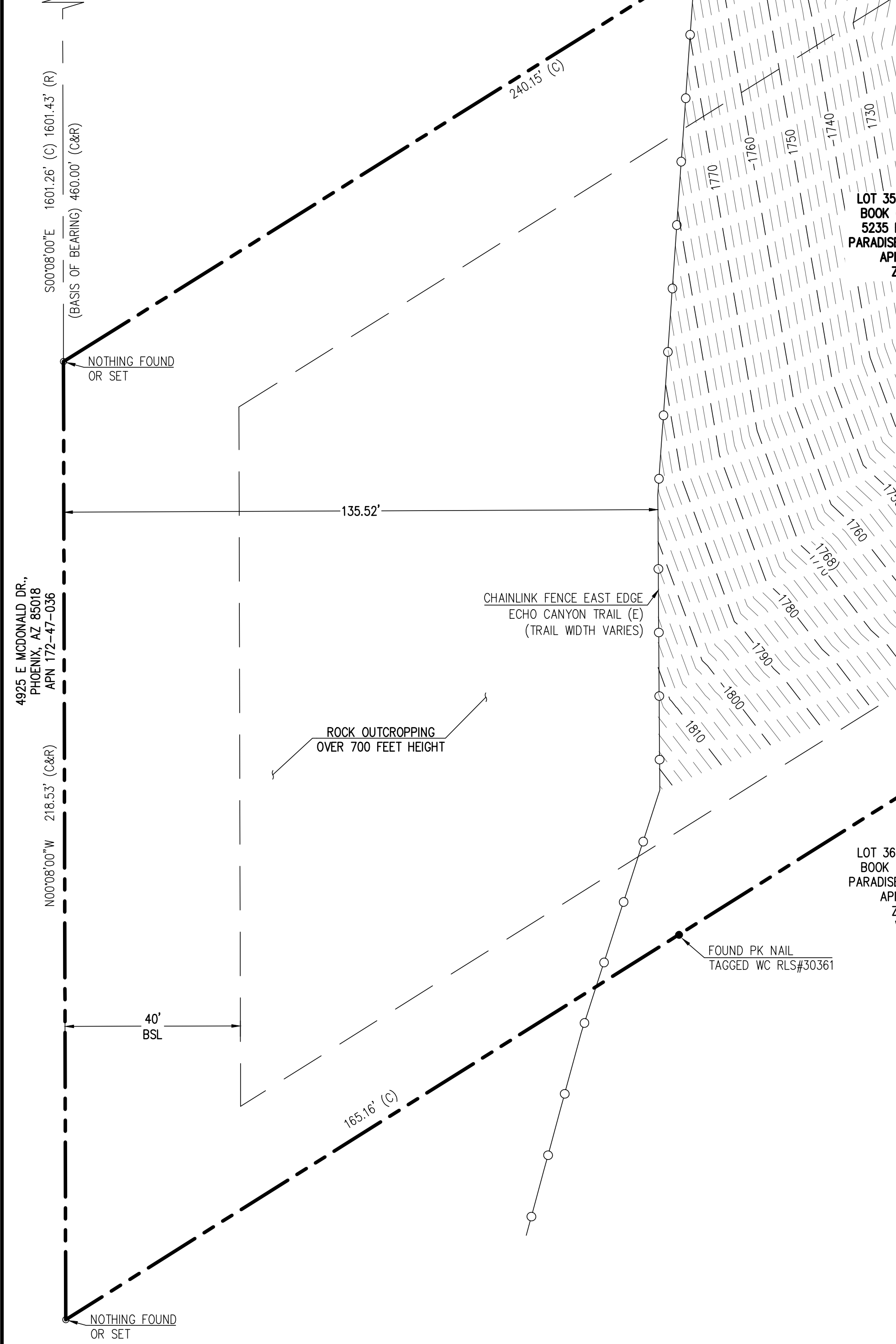
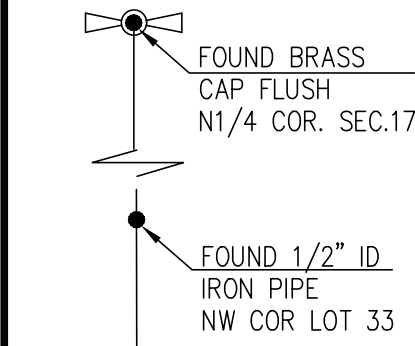
ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT

$V = D \times A \times (C_{w,post} - C_{w,pre}) / 12$ | D - RAINFALL DEPTH = 2.21" | A - TRIBUTARY AREA, SF | C_w - WEIGHTED RUNOFF COEFFICIENT
 $V_f = (D \times A \times C_{w,post}) / 12$ | Df - RAINFALL DEPTH = 0.5" FIRST FLUSH | A - TRIBUTARY AREA, SF | C_w - WEIGHTED RUNOFF COEFFICIENT

DRAINAGE AREA	AREA S.F.	RUNOFF COEFFICIENT C_w	VOLUME REQUIRED		RETENTION BASIN ID	CONTOUR ELEVATION		DEPTH FT	VOLUME PROVIDED C.F.	AS-BUILT VOLUME PROVIDED C.F.
			PRE VS POST C.F.	FIRST FLUSH C.F.		S.F.	FT			
A	22,022	0.17	689	798	A1	UNDERGROUND HDPE PIPE	L=36'	D=60"	707	
					A2	HW	1,592.00		165	
						BOTTOM	1,591.00	1.00	84	
TOTAL			689	798					790	

(1) RAINFALL DEPTH IS PER NOAA ATLAS 14, VOLUME 1, VERSION 5.
 * HALF OF THE 52ND PLACE RIGHT OF WAY AREA IS ADDED THE CALCULATIONS AS PER STORM DRAINAGE DESIGN MANUAL OF TPV

WEIGHTED RUNOFF COEFFICIENT, C_w PRE- DEVELOPMENT				WEIGHTED RUNOFF COEFFICIENT, C_w POST- DEVELOPMENT			
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA	SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
PAVEMENT & ROOF	0.95	0	0	PAVEMENT & ROOF	0.95	14,706	13,971
NATIVE HILLSIDE	0.70	22,022	15,415	NATIVE HILLSIDE	0.70	7,316	5,121
TOTAL		22,022	15,415	TOTAL		22,022	19,092
$C_w = C * AREA / TOTAL AREA$			0.70	$C_w = C * AREA / TOTAL AREA$			0.87



RETAINING WALL TABLE

ID NUMBER	MAX. HEIGHT	LENGTH	EXIST. LENGTH	VISIBLE WALL LENGTH			
				A	B	C	D
1	2	45.65		45.65	45.65		
2	2	56.50		56.5	56.5		
3	8	39.60		39.60	39.6		
4	8	41.90			41.9	41.9	
5	3	21.20				21.2	
6	3.67	53.90			53.9	53.9	53.9
7	5.5	30.00				30	30
8	NOT USED						
9	5.5	52.92				52.92	52.92
10	5.5	14.90				14.9	14.9
11	EXIST.		15.33	15.33			
12	EXIST.		5.00	5.00			
13	EXIST.		50.83	50.83			
TOTAL		356.57	71.16	212.91	237.55	214.82	151.72

FOR LOCATIONS IDENTIFIED WITH KEYNOTE
 MAXIMUM LENGTH OF RETAINING WALLS VISIBLE FROM ANY POINT ON THE PROPERTY LINE = 276' < 300'.
 ALL WALL LENGTHS LISTED ABOVE ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACCURACY OF WALL QUANTITIES AS SHOWN. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS FOR WALL CONSTRUCTION, HEIGHT AND FINISH.



DATE: 07/29/21
 JOB: 1912261
 VERSION: 21
 PLOT DATE: 07/29/21

DATE: 07/29/21
 SCALE: 1"=20'
 DESIGNED BY: NP
 DRAWN BY: CM
 CHECKED BY: JJ

REVISIONS:

PRELIMINARY GRADING & DRAINAGE IMPROVEMENT PLAN

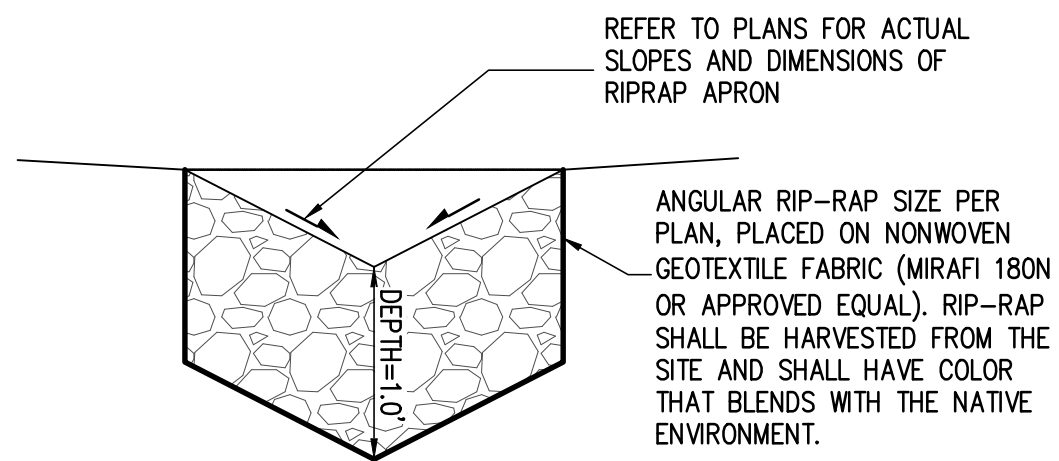
LOT 35 - STONE CANYON 5235 E SAN JUAN AVE., PARADISE VALLEY, AZ 85253

P: 602.889.1984 | F: 602.445.9482
 8808 N CENTRAL AVE., SUITE 288
 PHOENIX, AZ 85020
 PHOENIXVALDENG.COM

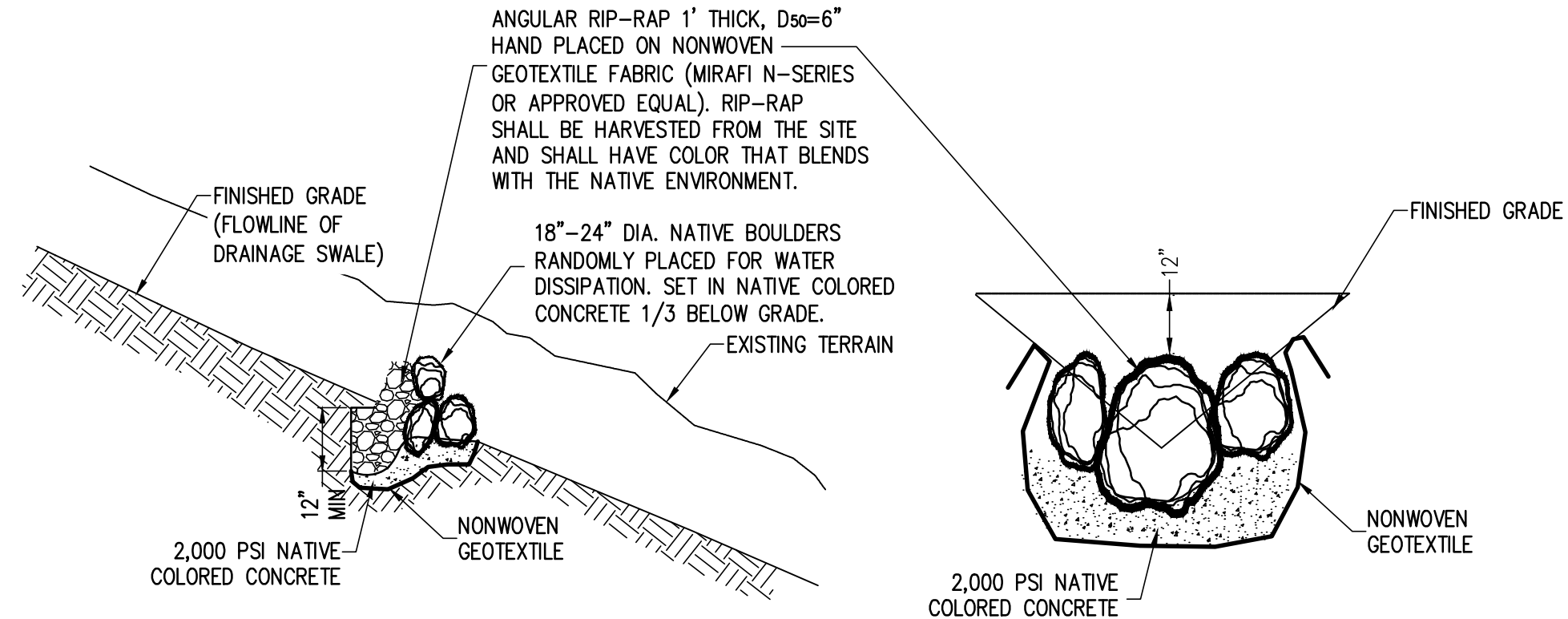
land DEVELOPMENT GROUP

Arizona Professional Engineer Seal: Michael J. Valenzuela, License No. 12345, State of Arizona.

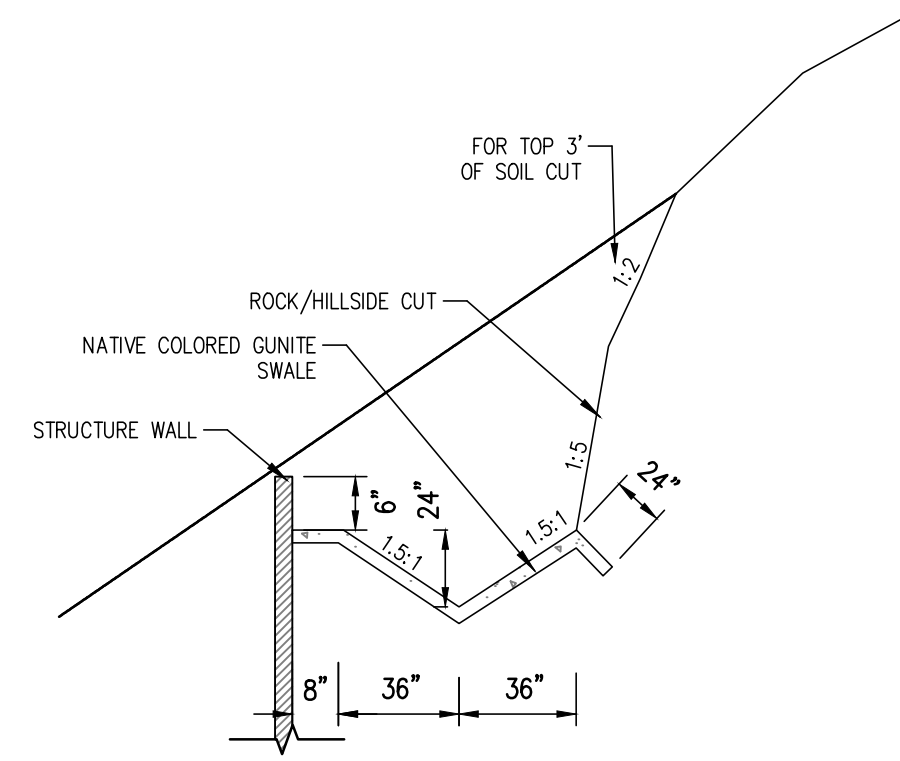
C-2
 2 OF 3



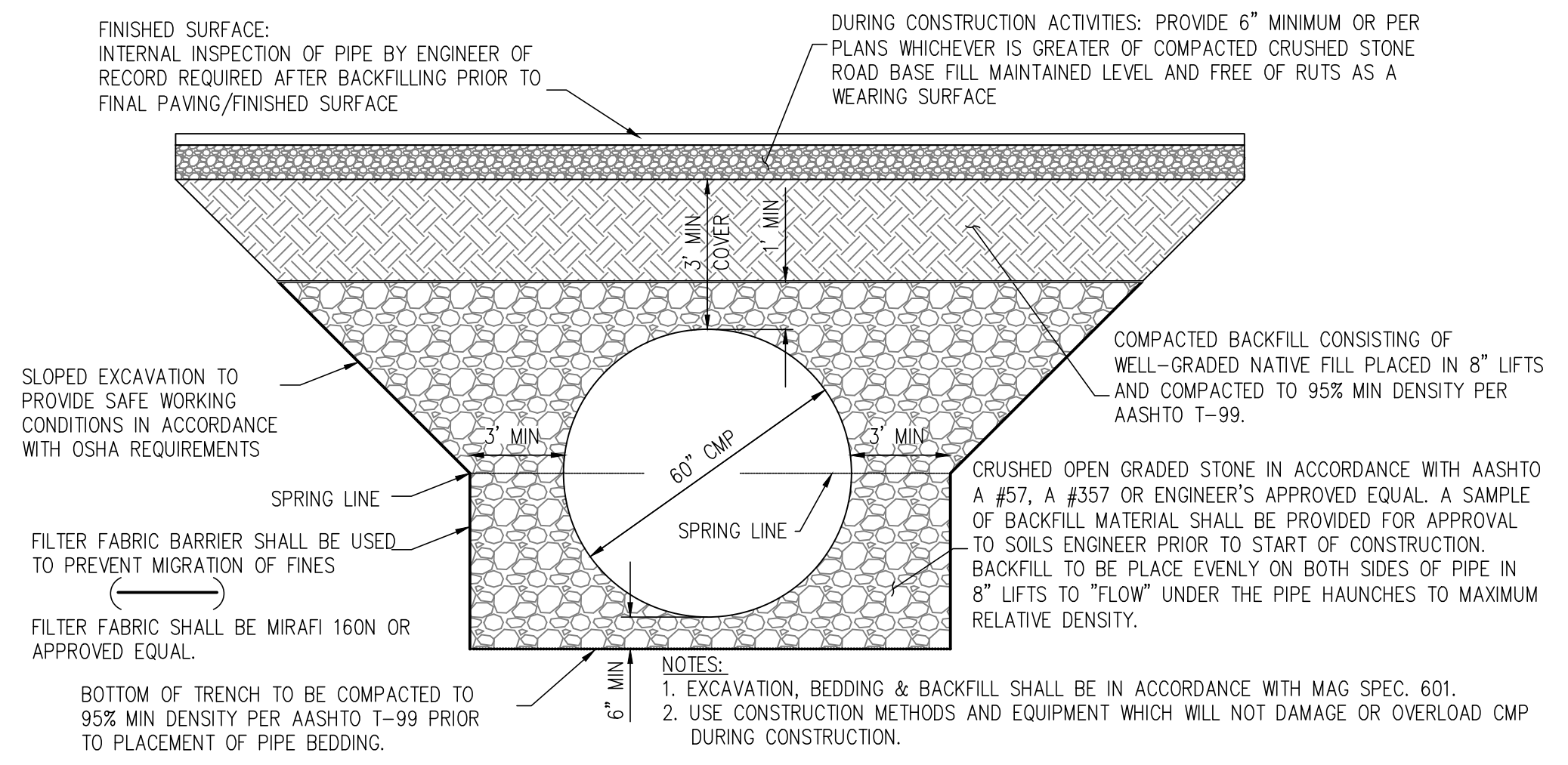
RIP-RAP DRAINAGE SWALE DETAIL
N.T.S.



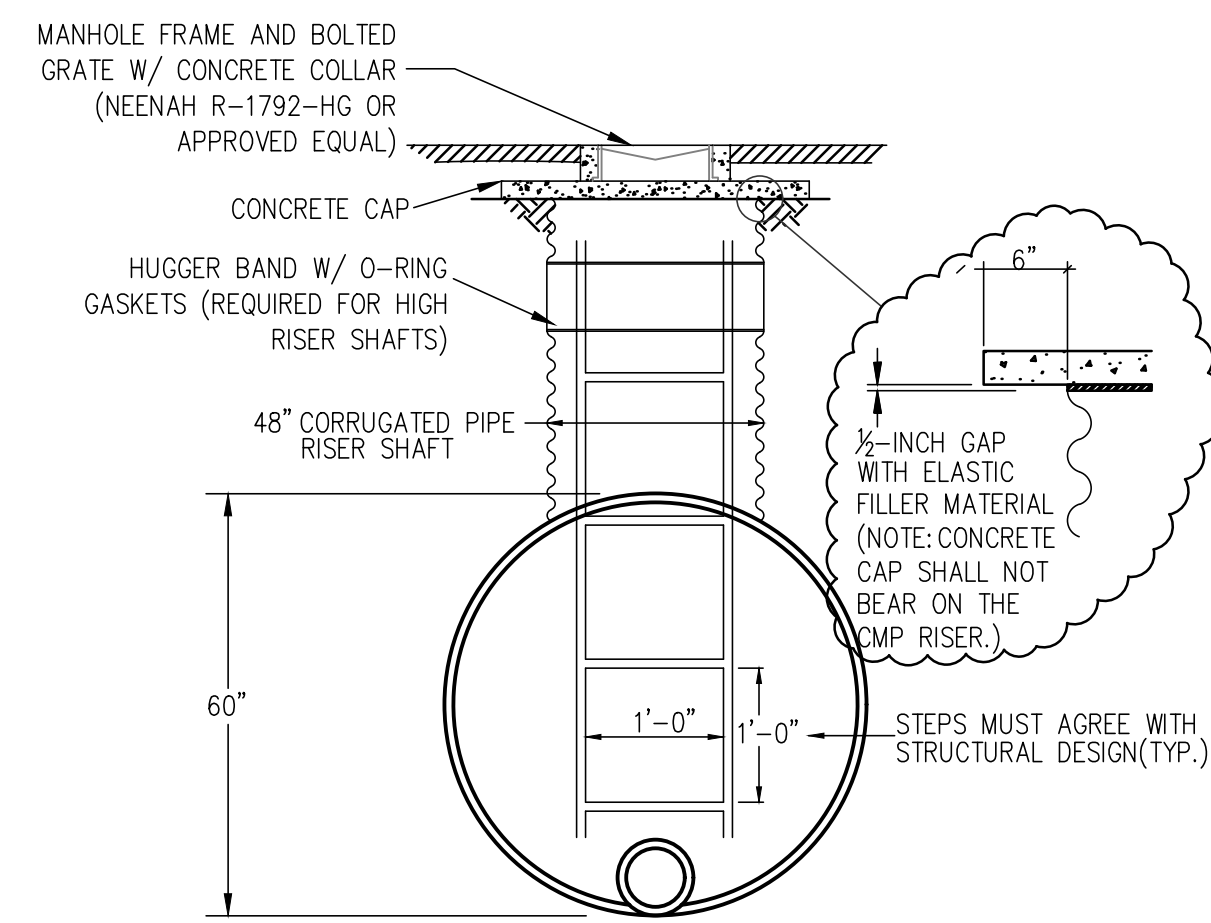
CHECK DAM DETAIL
N.T.S.



GUNITE SWALE DETAIL
N.T.S.



RETENTION STORAGE PIPE BEDDING
N.T.S.



ACCESS MANHOLE
N.T.S.

REVISIONS:	DATE:	SCALE:	DESIGNED BY:	DATE:	07/29/21
		N.T.S.	NP	JOB:	1912261
			CM	VERSION:	21
			JJ	PLOT DATE:	07/29/21

PRELIMINARY GRADING & DRAINAGE DETAILS

LOT 35 - STONE CANYON
5235 E SAN JUAN AVE.,
PARADISE VALLEY, AZ 85253

P. 602.889.1984 | F. 602.445.9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIXLANDGEN.COM

Contact Arizona 811 at least two full working days before you begin excavation