

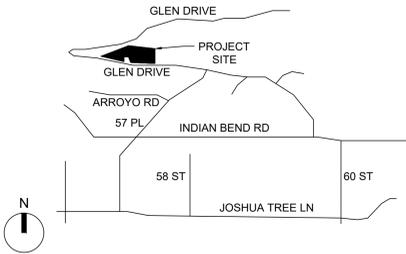
GLEN RESIDENCE

Paradise Valley, AZ

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- ST-1 BOUNDARY AND TOPOGRAPHIC SURVEY
- C-1 G&D IMPROVEMENT PLAN
- C-2 G&D IMPROVEMENT PLAN MAIN LEVEL
- C-3 G&D IMPROVEMENT STORM DRAIN PLAN
- C-4 G&D IMPROVEMENT PLAN UPPER LEVEL
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- AE AERIAL MAP EXHIBIT
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- A-4.0 EXTERIOR ELEVATION
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- A-5.0 BUILDING SECTION
- A-5.1 BUILDING SECTION
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VICINITY MAP



PARADISE VALLEY HILLSIDE NOTES

1. ALL EXTERIOR MATERIAL PALETTE SHALL BE IN ACCORDANCE WITH SECTION 2207.II.D.
2. ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 2208



KENDLE DESIGN COLLABORATIVE

6115 NORTH CATTLETRACK
SCOTTSDALE, ARIZONA 85250
PH 480.951.8558
BRENT@KENDLEDESIGN.COM
KENDLEDESIGN.COM

Glen Residence
5712 East Glen Drive
Paradise Valley, AZ 85253

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| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| △ | | |
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| △ | | |

ISSUE: 1/7/25 Formal Hillside Submittal

PROJECT NO:
CAD DWG FILE:
DRAWN BY: RVH
CHECKED BY: BK

SHEET TITLE:

COVER SHEET

A-0

LEGAL DESCRIPTION

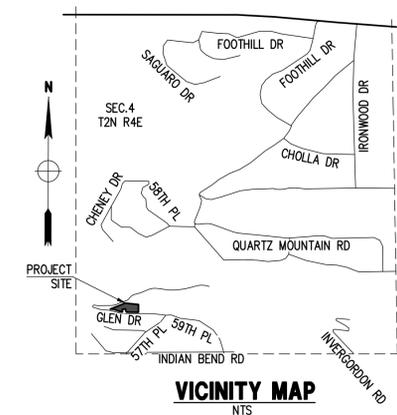
A PORTION OF TRACT "A", CLUB ESTATES NO. 2 PER MAP RECORDED IN BOOK 91 OF MAPS, PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;
 COMMENCING AT THE NORTHEAST CORNER OF LOT TWELVE (12), SECTION FOUR (4), TOWNSHIP (2) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
 THENCE SOUTH 3 DEGREES, 03 MINUTES, 34 SECONDS WEST 560.79 FEET;
 THENCE NORTH 69 DEGREES, 9 MINUTES, 30 SECONDS WEST 263.79 FEET;
 THENCE SOUTH 74 DEGREES, 28 MINUTES, 40 SECONDS WEST 124.35 FEET;
 THENCE NORTH 84 DEGREES, 54 MINUTES, 20 SECONDS WEST 239.32 FEET;
 THENCE NORTH 89 DEGREES, 56 MINUTES, 30 SECONDS WEST 261.72 FEET;
 THENCE NORTH 86 DEGREES, 58 MINUTES, 50 SECONDS WEST 310 FEET;
 THENCE NORTH 155.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF UPPER GLEN DRIVE;
 THENCE WESTERLY 743.84 FEET ALONG THE SOUTH LINE OF SAID UPPER GLEN DRIVE TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF SAID UPPER GLEN DRIVE 268.87 FEET TO THE JUNCTION WITH THE NORTH LINE OF LOWER GLEN DRIVE;
 THENCE EASTERLY ALONG THE NORTH LINE OF LOWER GLEN DRIVE 467.89 FEET;
 THENCE NORTH 120.00 FEET TO A POINT;
 THENCE NORTH 81 DEGREES 56 MINUTES 00 SECONDS WEST 207.79 FEET TO THE POINT OF BEGINNING.
 EXCEPT THAT PORTION OF THE TRACT "A" CLUB ESTATES NO. 2, ACCORDING TO BOOK 91 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE POINT COMMON TO LOT 50, LOT 51 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 57TH PLACE AS SHOWN ON SAID MAP OF CLUB ESTATES NO. 2;
 THENCE NORTH 32 DEGREES 20 MINUTES 00 SECONDS WEST 25.00 FEET TO A POINT ON THE CENTERLINE OF SAID 57TH PLACE SAID POINT MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, THE CENTRAL POINT OF WHICH BEARS NORTH 32 DEGREES 20 MINUTES 00 SECONDS WEST, 275.00 FEET DISTANT THEREFROM;
 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 54 MINUTES 30 SECONDS FOR A DISTANCE OF 100.34 FEET TO THE POINT OF INTERSECTION OF SAID 57TH PLACE WITH THE CENTERLINE OF GLEN DRIVE, SAID POINT MARKING THE BEGINNING OF A CURVE CONCAVE NORTHERLY, THE CENTER OF WHICH BEARS NORTH 5 DEGREES 10 MINUTES 00 SECONDS WEST 425.00 FEET DISTANT THEREFROM;
 THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 17 DEGREES 50 MINUTES 00 SECONDS FOR A DISTANCE OF 132.28 FEET TO A POINT MARKING THE BEGINNING OF GLEN DRIVE AS A PRIVATE ROAD AS SHOWN ON SAID MAP OF CLUB ESTATES NO. 2;
 THENCE NORTH 12 DEGREES 40 MINUTES 00 SECONDS EAST ALONG THE LINE DELINEATING THE END OF THE DEDICATED ROAD AND BEGINNING OF THE PRIVATE ROAD FOR A DISTANCE OF 25.00 FEET;
 THENCE NORTH 77 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRIVATE ROAD 110.00 FEET TO A POINT MARKING THE BEGINNING OF A CURVE CONCAVE SOUTHERLY THE CENTRAL POINT OF WHICH BEARS SOUTH 12 DEGREES 40 MINUTES 00 SECONDS WEST 500.00 FEET DISTANT THEREFROM;
 THENCE ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRIVATE ROAD THROUGH A CENTRAL ANGLE OF 18 DEGREES 10 MINUTES 00 SECONDS FOR A DISTANCE OF 158.53 FEET TO A POINT MARKING THE BEGINNING OF A REVERSE CURVE THE CENTER OF WHICH BEARS NORTH 5 DEGREES 30 MINUTES 00 SECONDS WEST 1225.00 FEET DISTANT THEREFROM;
 THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 7 DEGREES 30 MINUTES 00 SECONDS FOR A DISTANCE OF 160.35 FEET;
 THENCE NORTH 88 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 120.00 FEET TO A POINT MARKING THE BEGINNING OF A CURVE CONCAVE NORTHERLY THE CENTRAL POINT OF WHICH BEARS NORTH 2 DEGREES 00 MINUTES 00 SECONDS EAST 700.00 FEET DISTANT THEREFROM;
 THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 1 DEGREE 46 MINUTES 00 SECONDS FOR A DISTANCE OF 21.58 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 5 DEGREES 18 MINUTES 16 SECONDS A DISTANCE OF 64.81 FEET;
 THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 0 DEGREES 13 MINUTES 32 SECONDS WEST 32.90 FEET;
 THENCE NORTH 75 DEGREES 13 MINUTES 48 SECONDS EAST 52.49 FEET;
 THENCE SOUTH 14 DEGREES 46 MINUTES 12 SECONDS EAST 54.32 FEET TO THE TRUE POINT OF BEGINNING.

BOUNDARY & TOPOGRAPHIC SURVEY

5712 E GLEN DR., PARADISE VALLEY, AZ 85253

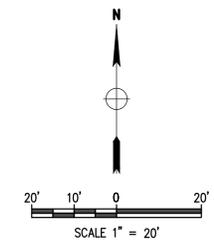
PART OF TRACT 'A' - CLUB ESTATES NO. 2

A SUBDIVISION PLAT RECORDED IN BOOK 91 OF MAPS, PAGE 07, MCR.,
 LOCATED IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T.2N, R.4E
 OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



| LEGEND | |
|---------|-------------------------|
| ● | BRASS CAP FLUSH |
| ○ | FOUND REBAR OR AS NOTED |
| ○ | SET REBAR OR AS NOTED |
| ○ | CALCULATED POINT |
| --- | PROPERTY LINE |
| --- | EASEMENT LINE |
| --- | MONUMENT LINE |
| WM | WATER METER |
| ⊗ | WATER VALVE |
| ⊕ | FIRE HYDRANT |
| ⊙ | CABLE TV RISER |
| ⊚ | TRANSFORMER |
| --- | COMMUNICATIONS LINE |
| T | CATV, PHONE |
| S | SEWER LINE |
| G | GAS LINE |
| W | WATER LINE |
| E | ELECTRIC LINE |
| - - - - | EXISTING CONTOUR |
| ○ | EXIST. SPOT ELEVATION |
| ~ | EXIST. DRAINAGE FLOW |

| ABBREVIATIONS | |
|---------------|--------------------------|
| BC | BACK OF CURB |
| BSL | BUILDING SETBACK LINE |
| (C) | CALCULATED |
| EG | EXISTING GRADE |
| EL, ELEV | ELEVATION |
| EP | EDGE OF PAVEMENT |
| EX, EXIST. | EXISTING |
| FG | FINISH GRADE |
| G | GUTTER, GAS |
| INV | INVERT |
| (M) | MEASURED |
| MCR | MARICOPA COUNTY RECORDER |
| P, PVMT | PAVEMENT |
| (R), REC. | RECORDED |
| R | RADIUS |
| R/W | RIGHT OF WAY |
| T | TANGENT, TELEPHONE |
| W | WEST, WATERLINE |
| WM | WATER METER |



UTILITIES
 WATER: EPCOR
 SANITARY SEWER: SEPTIC
 ELECTRIC: APS
 TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
 NATURAL GAS: SOUTHWEST GAS
 CABLE TV: CENTURY LINK, COX COMMUNICATIONS

FLOOD INSURANCE RATE MAP (FIRM) DATA

| COMMUNITY # | PANEL # | SUFFIX | BASE FLOOD ELEVATION |
|--------------|-----------------------|----------------------------|----------------------|
| 040049 | 1765 OF 4425 | L | N/A |
| MAP # 04013C | PANEL DATE 10/16/2013 | FIRM INDEX DATE 11/04/2015 | ZONE *# |

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SITE DATA
 APN: 169-55-026A
 ADDRESS: 5712 E GLEN DR., PARADISE VALLEY, AZ 85253
 ZONING: R-43 (HILLSIDE)
 LOT AREA: 44,786 S.F. (1.028 AC.)
 CONSTRUCTION YEAR: VACANT LOT
 QS #: 25-41

OWNER
 5712 E GLEN LLC
 15610 E SIERRA MADRE DR
 FOUNTAIN HILLS, AZ 85268

BENCHMARK
 BRASS CAP FLUSH AT THE INTERSECTION OF 60TH STREET AND E INDIAN BEND ROAD HAVING AN ELEVATION OF 1423.87 NAVD 88 DATUM, GDACS# 24524-01

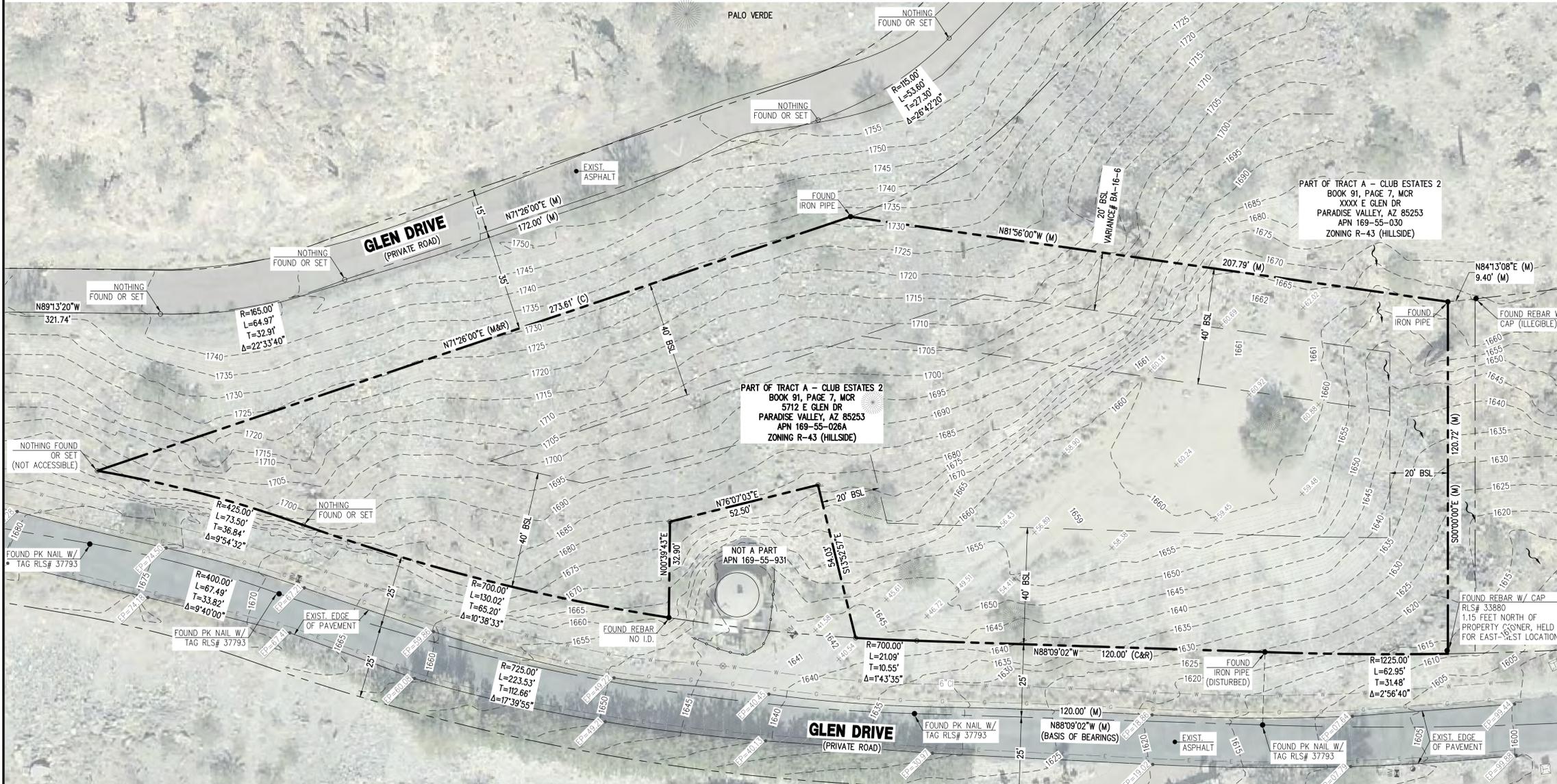
BASIS OF BEARINGS
 THE MONUMENT LINE OF GLEN DRIVE, THE BEARING OF WHICH IS N88°09'02"W.

- GENERAL NOTES**
- THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN, AND HAS ACCESS TO OR FROM A DEDICATED ROADWAY.
 - THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES AS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES, NOT SHOWN ON THIS DRAWING. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.
 - BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
 - EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED ON BOOK 91 OF MAPS, PAGE 07 AND WARRANTY DEED REC. IN DOC. 2024-0440265 RECORDS OF MARICOPA COUNTY, ARIZONA.
 - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH WOULD AFFECT THIS PARCEL.
 - ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
 - ON-SITE PLANT INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SURVEYOR ASSUMES NO LIABILITY FOR THE EVALUATION, SALVAGEABILITY, REMOVAL AND/RELOCATION OF ON-SITE PLANT MATERIALS.
 - ALL MEASURED BEARINGS AND DISTANCES EQUAL RECORD UNLESS NOTED OTHERWISE.
 - THE SURVEY MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - ANY AERIAL MAPS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT THE EXACT CURRENT CONDITIONS.
 - BUILDING SETBACKS FOR THIS PROPERTY ARE PER TOWN OF PARADISE VALLEY ZONING ORDINANCE. OWNER OR OWNERS ARCHITECT TO VERIFY SETBACKS WITH CITY OR ANY HOA JURISDICTION.

SURVEY REFERENCES

- RECORDED PLAT PER BOOK 91 OF MAPS, PAGE 07, M.C.R.
- WARRANTY DEED RECORDED IN DOC. 2024-0440265, M.C.R.

CERTIFICATE OF SURVEY
 THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT "MINIMUM STANDARDS FOR ARIZONA BOUNDARY AND TOPOGRAPHIC SURVEYS", AND THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION IN THE MONTH OF MARCH, 2025.



| | | | | | | | |
|------------|----------------|--------------|-----------------|--------------|--------------|----------------|---------------------|
| REVISIONS: | DATE: 03/28/25 | JOB: 2411339 | DESIGNED BY: NP | VERSION: 1.1 | DRAWN BY: DW | CHECKED BY: JF | PLOT DATE: 03/28/25 |
| DATE: | SCALE: 1"=20' | | | | | | |

BOUNDARY & TOPOGRAPHIC SURVEY MAP

PART OF TRACT 'A' - CLUB ESTATES NO. 2 5712 E GLEN DR., PARADISE VALLEY, AZ 85253

P. 602, 869, 1984 | F. 602, 445, 9482
 8608 N CENTRAL AVE., SUITE 208
 PHOENIX, AZ 85020
 PHOENIX@LDGENG.COM

Land DEVELOPMENT GROUP

JAMES FLACK, RLS

03/28/25

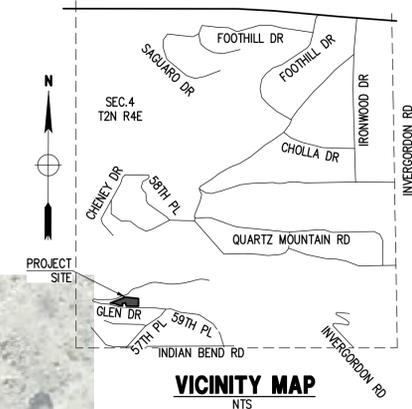
DATE

1 OF 1

AERIAL MAP EXHIBIT

GLEN RESIDENCE
5712 E GLEN DR., PARADISE VALLEY, AZ 85253
PART OF TRACT 'A' - CLUB ESTATES NO. 2

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 OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**



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 15610 E SIERRA MADRE DR
 FOUNTAIN HILLS, AZ 85268

ARCHITECT
 KENDLE DESIGN COLLABORATIVE
 6115 N CATTLETRACK ROAD,
 SCOTTSDALE, AZ 85250
 CONTACT: RICHARD VAN HORNE
 P: 480-951-8558
 WWW.KENDLEDESIGN.COM

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 BRASS CAP FLUSH AT THE INTERSECTION OF 60TH STREET AND E INDIAN
 BEND ROAD HAVING AN ELEVATION OF 1423.87 NAVD 88 DATUM, GDACS#
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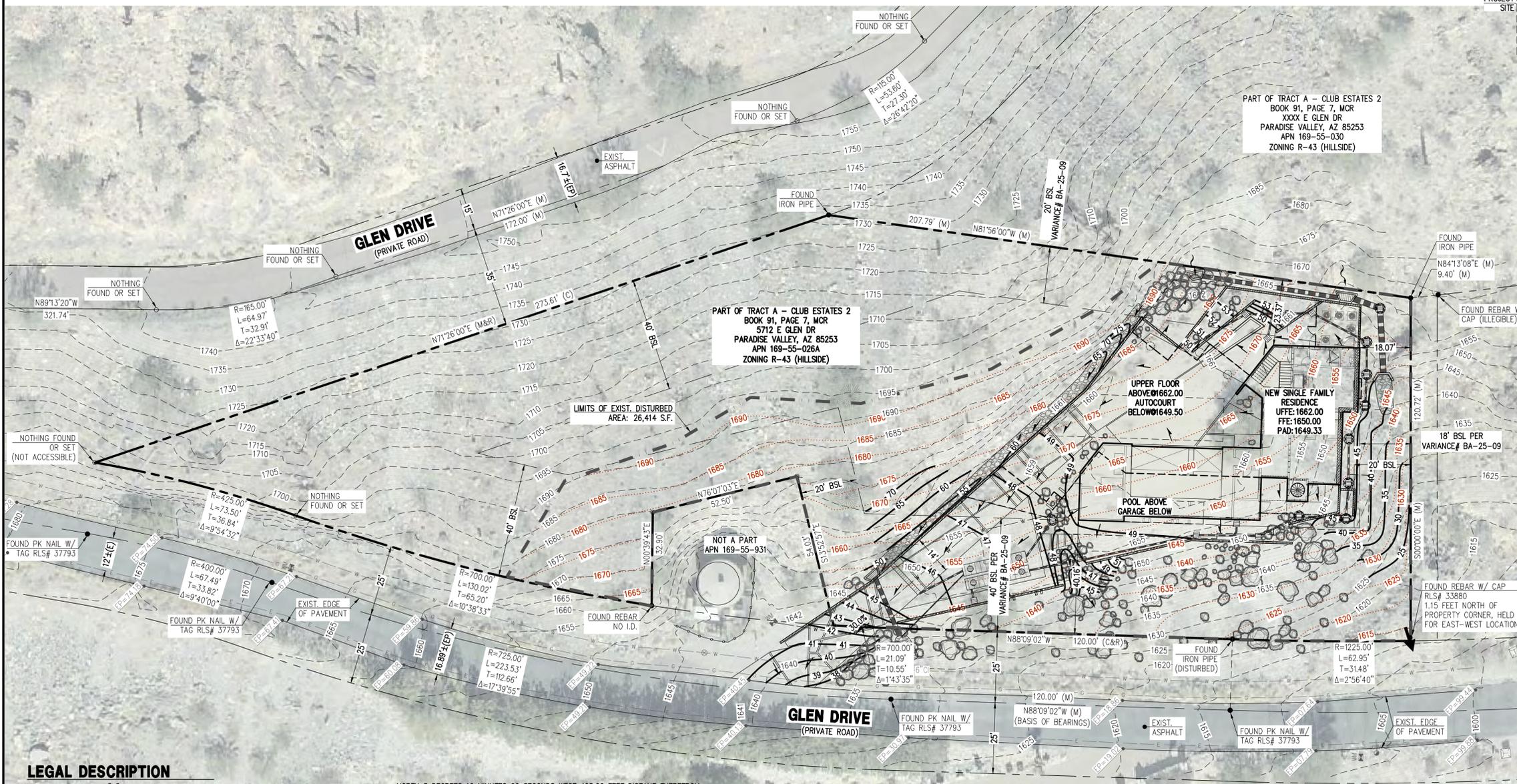
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| COMMUNITY # | PANEL # | SUFFIX | BASE FLOOD ELEVATION |
|-------------|--------------|-----------------|----------------------|
| 040049 | 1765 OF 4425 | L | N/A |
| MAP # | PANEL DATE | FIRM INDEX DATE | ZONE |
| 04013C | 10/16/2013 | 11/04/2015 | X* |

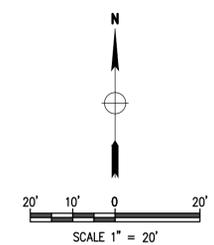
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 ELECTRIC: APS
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 THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 0 DEGREES 13 MINUTES 32 SECONDS WEST 32.90 FEET;
 THENCE NORTH 75 DEGREES 13 MINUTES 48 SECONDS EAST 52.49 FEET;
 THENCE SOUTH 14 DEGREES 46 MINUTES 12 SECONDS EAST 54.32 FEET TO THE TRUE POINT OF BEGINNING.



Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
 Call 811 or click Arizona811.com

AERIAL MAP EXHIBIT

GLEN RESIDENCE
5712 E GLEN DR.,
PARADISE VALLEY, AZ 85253

DATE: 12/17/25
 JOB: 2411339
 VERSION: 1.1
 PLOT DATE: 12/17/25

SCALE: 1"=20'
 DESIGNED BY: NP
 DRAWN BY: CM
 CHECKED BY: JJ

DATE: 12/17/25
 DESIGNED BY: NP
 DRAWN BY: CM
 CHECKED BY: JJ

REVISIONS:

Land
 DEVELOPMENT GROUP

P. 602.869.1984 | F. 602.445.9482
 8608 N CENTRAL AVE., SUITE 288
 PHOENIX, AZ 85020
 PHOENIX @ LDGEN.COM

AE
 1 OF 1

LEGAL DESCRIPTION

A PORTION OF TRACT "A", CLUB ESTATES NO. 2 PER MAP RECORDED IN BOOK 91 OF MAPS, PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, COMMENCING AT THE NORTHEAST CORNER OF LOT TWELVE (12), SECTION FOUR (4), TOWNSHIP (2) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 3 DEGREES, 03 MINUTES, 34 SECONDS WEST 560.79 FEET;

THENCE NORTH 69 DEGREES, 9 MINUTES, 30 SECONDS WEST 263.79 FEET;

THENCE SOUTH 74 DEGREES, 28 MINUTES, 40 SECONDS WEST 124.35 FEET;

THENCE NORTH 84 DEGREES, 54 MINUTES, 20 SECONDS WEST 239.32 FEET;

THENCE NORTH 89 DEGREES, 56 MINUTES, 30 SECONDS WEST 261.72 FEET;

THENCE NORTH 86 DEGREES, 58 MINUTES, 50 SECONDS WEST 310 FEET;

THENCE NORTH 155.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF UPPER GLEN DRIVE;

THENCE WESTERLY 743.84 FEET ALONG THE SOUTH LINE OF SAID UPPER GLEN DRIVE TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF SAID UPPER GLEN DRIVE 268.87 FEET TO THE JUNCTION WITH THE NORTH LINE OF LOWER GLEN DRIVE;

THENCE EASTERLY ALONG THE NORTH LINE OF LOWER GLEN DRIVE 467.89 FEET;

THENCE NORTH 120.00 FEET TO A POINT;

THENCE NORTH 81 DEGREES 56 MINUTES 00 SECONDS WEST 207.79 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE TRACT "A" CLUB ESTATES NO. 2, ACCORDING TO BOOK 91 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT COMMON TO LOT 50, LOT 51 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 57TH PLACE AS SHOWN ON SAID MAP OF CLUB ESTATES NO. 2;

THENCE NORTH 32 DEGREES 20 MINUTES 00 SECONDS WEST 25.00 FEET TO A POINT ON THE CENTERLINE OF SAID 57TH PLACE MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, THE CENTRAL POINT OF WHICH BEARS NORTH 32 DEGREES 20 MINUTES 00 SECONDS WEST, 275.00 FEET DISTANT THEREFROM;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 54 MINUTES 30 SECONDS FOR A DISTANCE OF 100.34 FEET TO THE POINT OF INTERSECTION OF SAID 57TH PLACE WITH THE CENTERLINE OF GLEN DRIVE, SAID POINT MARKING THE BEGINNING OF A CURVE CONCAVE NORTHERLY, THE CENTER OF WHICH BEARS NORTH 5 DEGREES 10 MINUTES 00 SECONDS WEST 425.00 FEET DISTANT THEREFROM;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 17 DEGREES 50 MINUTES 00 SECONDS FOR A DISTANCE OF 132.28 FEET TO A POINT MARKING THE BEGINNING OF GLEN DRIVE AS A PRIVATE ROAD AS SHOWN ON SAID MAP OF CLUB ESTATES NO. 2;

THENCE NORTH 12 DEGREES 40 MINUTES 00 SECONDS EAST ALONG THE LINE DELINEATING THE END OF THE DEDICATED ROAD AND BEGINNING OF THE PRIVATE ROAD FOR A DISTANCE OF 25.00 FEET;

THENCE NORTH 77 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRIVATE ROAD 110.00 FEET TO A POINT MARKING THE BEGINNING OF A CURVE CONCAVE SOUTHERLY THE CENTRAL POINT OF WHICH BEARS SOUTH 12 DEGREES 40 MINUTES 00 SECONDS WEST 500.00 FEET DISTANT THEREFROM;

THENCE ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRIVATE ROAD THROUGH A CENTRAL ANGLE OF 18 DEGREES 10 MINUTES 00 SECONDS FOR A DISTANCE OF 158.53 FEET TO A POINT MARKING THE BEGINNING OF A REVERSE CURVE THE CENTER OF WHICH BEARS NORTH 5 DEGREES 30 MINUTES 00 SECONDS WEST 1225.00 FEET DISTANT THEREFROM;

THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 7 DEGREES 30 MINUTES 00 SECONDS FOR A DISTANCE OF 160.35 FEET;

THENCE NORTH 88 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 120.00 FEET TO A POINT MARKING THE BEGINNING OF A CURVE CONCAVE NORTHERLY THE CENTRAL POINT OF WHICH BEARS NORTH 2 DEGREES 00 MINUTES 00 SECONDS EAST 700.00 FEET DISTANT THEREFROM;

THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 1 DEGREE 46 MINUTES 00 SECONDS FOR A DISTANCE OF 21.58 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 5 DEGREES 18 MINUTES 16 SECONDS A DISTANCE OF 64.81 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 0 DEGREES 13 MINUTES 32 SECONDS WEST 32.90 FEET;

THENCE NORTH 75 DEGREES 13 MINUTES 48 SECONDS EAST 52.49 FEET;

THENCE SOUTH 14 DEGREES 46 MINUTES 12 SECONDS EAST 54.32 FEET TO THE TRUE POINT OF BEGINNING.

GENERAL NOTES

- THIS PROJECT IS SUBJECT TO THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS FOR CONSTRUCTION SITES UNDER THE ENVIRONMENTAL PROTECTION AGENCY (EPA) GENERAL PERMIT FOR ARIZONA. OWNERS, DEVELOPERS, ENGINEERS, AND/OR CONTRACTORS ARE REQUIRED TO PREPARE ALL DOCUMENTS REQUIRED BY THIS REGULATION, INCLUDING BUT NOT LIMITED TO STORM WATER POLLUTION PROTECTION PLAN (SWPPP), NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT).
- A COPY OF THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS PROJECT, TOGETHER WITH A COPY OF THE NOTICE OF INTENT (NOI) AND THIS STORM WATER POLLUTION PROTECTION PLAN (SWPPP), SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW. THOSE ELEMENTS OF THE GRADING AND DRAINAGE PLAN PERTINENT TO OR REFERENCED ON THE SWPPP SHALL BE CONSIDERED A PART OF THE SWPPP.
- COMMUNITY DEVELOPMENT DEPARTMENT'S FIELD INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE AND/OR OFF-SITE CONSTRUCTION BEGINS, AT (480) 348-3692.
- THE OPERATOR SHALL OBTAIN A DUST CONTROL PERMIT FROM MARICOPA COUNTY HEALTH DEPARTMENT AND PERFORM MEASURES AS REQUIRED BY THE PERMIT TO PREVENT EXCESS DUST. ALL PERMITTEES MUST SUBMIT A TENTATIVE CONSTRUCTION SCHEDULE AND COMPLETION TIME.
- THE OPERATOR SHALL PERFORM, AT A MINIMUM, A VISUAL INSPECTION OF THE CONSTRUCTION SITE ONCE EVERY MONTH AND WITHIN 24 HOURS OF RAINFALL GREATER THAN OR EQUAL TO A HALF OF AN INCH OR MORE. THE OPERATOR SHALL PREPARE A REPORT DOCUMENTING HIS/HER FINDINGS ON THE CONDITIONS OF THE SWPPP CONTROLS AND NOTE ANY EROSION PROBLEM AREAS. THE OPERATOR'S REPORT IS TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL. FACILITIES SHALL BE MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION,
- ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED. PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
- THE OPERATOR SHALL AMEND THIS PLAN AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO RESOLVE ANY PROBLEM AREAS, WHICH BECOME EVIDENT DURING THE CONSTRUCTION AND/OR DURING RAINFALLS.
- THE PERMITTEE SHALL FILE A NOTICE OF TERMINATION (NOT) AFTER COMPLETION OF CONSTRUCTION AND PLACEMENT OF FINAL LANDSCAPE MATERIALS. THE NOT IS TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING INSPECTOR TO FINAL THE SWPPP PERMIT.
- THE PERMITTEE SHALL SAVE ALL RECORDS, INCLUDING THE NOI, SWPPP, NOT, AND INSPECTION REPORTS, ON FILE FOR A MINIMUM OF THREE YEARS FROM THE DATE OF FILING THE NOT.
- THE IMPLEMENTATION OF THESE PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED AND NOT SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION INSPECTOR.
- THE FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE INSTALLED AND IN OPERATION PRIOR TO ANY GRADING OR LAND CLEARING. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
- THE CONTRACTOR'S NOI MUST BE RECEIVED PRIOR TO THE SWPPP PERMIT BEING ISSUED. THE CONTRACTOR THAT WILL BE PULLING THE G&D PERMIT MUST HAVE THE SWPPP PERMIT ISSUED IN THEIR NAME.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- CONTRACTOR SHALL PROVIDE STABILIZATION FABRIC TO ALL SLOPES EQUAL TO OR GREATER THAN 3H:1V.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES WILL ENTER AND EXIT THE CONSTRUCTION SITE.
- REFER TO SHEET 2 FOR STANDARD DETAILS OF BEST MANAGEMENT PRACTICES.
- WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC.

STORM WATER POLLUTION PREVENTION PLAN

GLEN RESIDENCE

5712 E GLEN DR., PARADISE VALLEY, AZ 85253

PART OF TRACT 'A' - CLUB ESTATES NO. 2

A SUBDIVISION PLAT RECORDED IN BOOK 91 OF MAPS, PAGE 07, MCR., LOCATED IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SWPPP KEY-NOTES

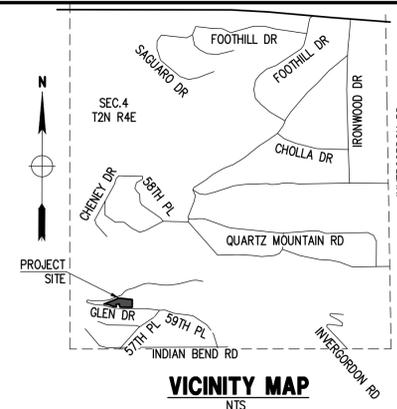
- USE EXISTING PAVERS DRIVEWAY FOR CONSTRUCTION ENTRANCE.
- DUST CONTROL PER FCDMC BMP-43 THROUGH BMP-46
- SILT FENCE PER FCDMC BMP-63 THROUGH BMP-68, EPA STANDARDS AND DETAILS, AND DETAILS ON SHEET SP-2 OR STRAW WATTLE PER MARICOPA COUNTY EROSION CONTROL MANUAL SPC-1 ORGANIC FILTER BARRIER.
- DESIGNATED CONCRETE WASHOUT VESSEL PER FCDMC BMP-99 THROUGH BMP-100 AND DETAILS ON SHEET SP-2
- DUMPSTER/TRASH CONTAINER
- DESIGNATED PAINT/SOLVENT WASHOUT VESSEL PER FCDMC BMP-99 THROUGH BMP-100 AND DETAILS ON SHEET SP-2
- DESIGNATED HAZARDOUS WASTE CONTAINMENT AREA. SEGREGATE POTENTIALLY HAZARDOUS WASTE FROM NON-HAZARDOUS CONSTRUCTION SITE WASTE. HAZARDOUS WASTES ARE NOT TO BE DISPOSED OF IN DUMPSTER AND SHALL BE HAULED TO AN APPROPRIATE DISPOSAL AND/OR RECYCLING FACILITY.
- DROP INLET PROTECTION.
- ROCK OUTLET PROTECTION.

LEGEND

- XX PROPOSED CONTOUR
- SF SILT FENCE/STRAW WATTLES
- SCE STABILIZED CONSTRUCTION ENTRANCE
- W.A. DESIGNATED WASHOUT AREA
- DESIGNATED HAZARDOUS WASTE CONTAINMENT AREA
- TRASH CONTAINER
- LIMITS OF DISTURBED

ABBREVIATIONS

- BC BACK OF CURB
- BSL BUILDING SETBACK LINE
- (C) CALCULATED
- EG EXISTING GRADE
- EL ELEV
- EP EXISTING EDGE OF PAVEMENT
- EX EXIST.
- FG FINISH GRADE
- G GUTTER, GAS
- INV INVERT
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- P, PWM PAVEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- W WEST, WATERLINE
- WM WATER METER



OWNER
5712 E GLEN LLC
15610 E SIERRA MADRE DR
FOUNTAIN HILLS, AZ 85268

ARCHITECT
KENDEL DESIGN COLLABORATIVE
6115 N CATTLETRACK ROAD,
SCOTTSDALE, AZ 85250
CONTACT: RICHARD VAN HORNE
P: 480-951-8558
WWW.KENDELDESIGN.COM

SITE DATA
APN: 169-55-026A
ADDRESS: 5712 E GLEN DR.,
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)
LOT AREA: 44,786 S.F. (1.028 AC.)
QS #: 23-41

BENCHMARK
BRASS CAP FLUSH AT THE INTERSECTION OF 60TH STREET AND E INDIAN BEND ROAD HAVING AN ELEVATION OF 1423.87 NAVD 88 DATUM, GDACS# 24524-01

BASIS OF BEARINGS
THE MONUMENT LINE OF GLEN DRIVE, THE BEARING OF WHICH IS N88°09'02"W.

FLOOD INSURANCE RATE MAP (FIRM) DATA

| COMMUNITY # | PANEL # | SUFFIX | BASE FLOOD ELEVATION |
|-------------|--------------|-----------------|----------------------|
| 040049 | 1765 OF 4425 | L | N/A |
| MAP # | PANEL DATE | FIRM INDEX DATE | ZONE |
| 04013C | 10/16/2013 | 11/04/2015 | X* |

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UTILITIES
WATER: EPCOR
SANITARY SEWER: SEPTIC
ELECTRIC: APS
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

SHEET INDEX
SP1 - SWPPP PLAN
SP2 - DETAILS

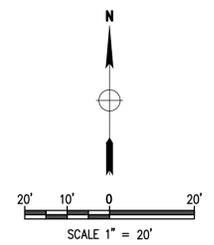
CONSTRUCTION SEQUENCE

- WALLS AND SITE IMPROVEMENTS.
- CLEAR AND GRUB.
- CONSTRUCT RETENTION/SEDIMENTATION BASINS.
- ROUGH GRADE SITE WHILE PROVIDING POSITIVE DRAINAGE TO BASINS.
- STABILIZE DENUEDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
- FINAL GRADE.
- CONSTRUCT PAVING AND SIDEWALKS.
- COMPLETE FINAL GRADING, INSTALL PERMANENT SEEDING AND LANDSCAPING.

APPROVAL

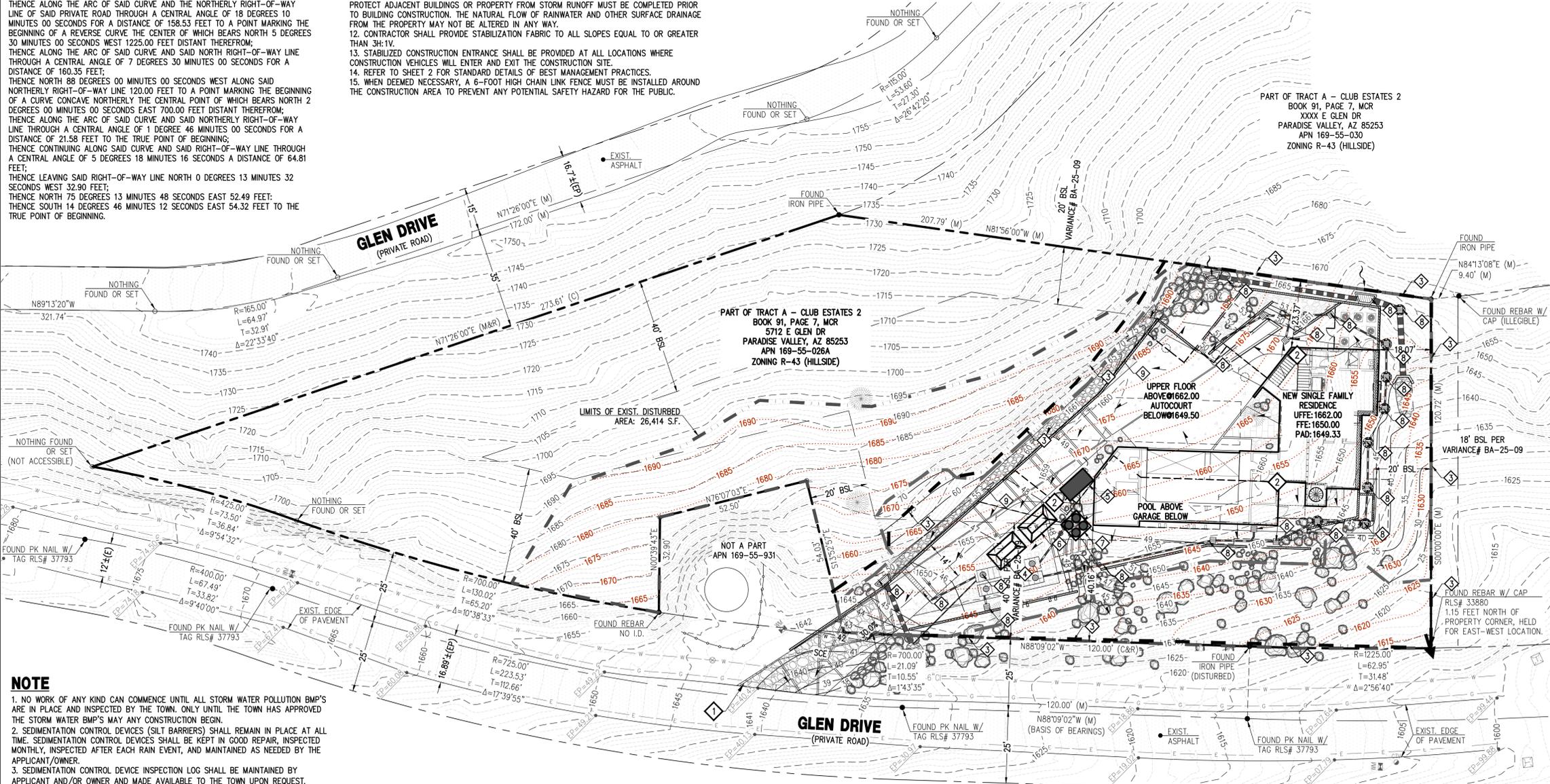
THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS OR ORDINANCES.

TOWN ENGINEER: TOWN OF PARADISE VALLEY
DATE:



NOTE

- NO WORK OF ANY KIND CAN COMMENCE UNTIL ALL STORM WATER POLLUTION BMP'S ARE IN PLACE AND INSPECTED BY THE TOWN. ONLY UNTIL THE TOWN HAS APPROVED THE STORM WATER BMP'S MAY ANY CONSTRUCTION BEGIN.
- SEDIMENTATION CONTROL DEVICES (SILT BARRIERS) SHALL REMAIN IN PLACE AT ALL TIME. SEDIMENTATION CONTROL DEVICES SHALL BE KEPT IN GOOD REPAIR, INSPECTED MONTHLY, INSPECTED AFTER EACH RAIN EVENT, AND MAINTAINED AS NEEDED BY THE APPLICANT/OWNER.
- SEDIMENTATION CONTROL DEVICE INSPECTION LOG SHALL BE MAINTAINED BY APPLICANT AND/OR OWNER AND MADE AVAILABLE TO THE TOWN UPON REQUEST.



DATE: 12/17/25
JOB: 2411339
VERSION: 1.1
PLOT DATE: 12/17/25

SCALE: 1"=20'
DESIGNED BY: NP
DRAWN BY: CM
CHECKED BY: JL

REVISIONS:

STORM WATER POLLUTION PREVENTION PLAN COVER SHEET

GLEN RESIDENCE 5712 E GLEN DR., PARADISE VALLEY, AZ 85253

P. 602.869.1984 | F. 602.445.9482
8608 N CENTRAL AVE., SUITE 208
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM

Land DEVELOPMENT GROUP

ARIZONA811
Call 811 or click Arizona811.com

SP-1
1 OF 2

STORM WATER POLLUTION PREVENTION PLAN

BEST MANAGEMENT PRACTICES DETAILS

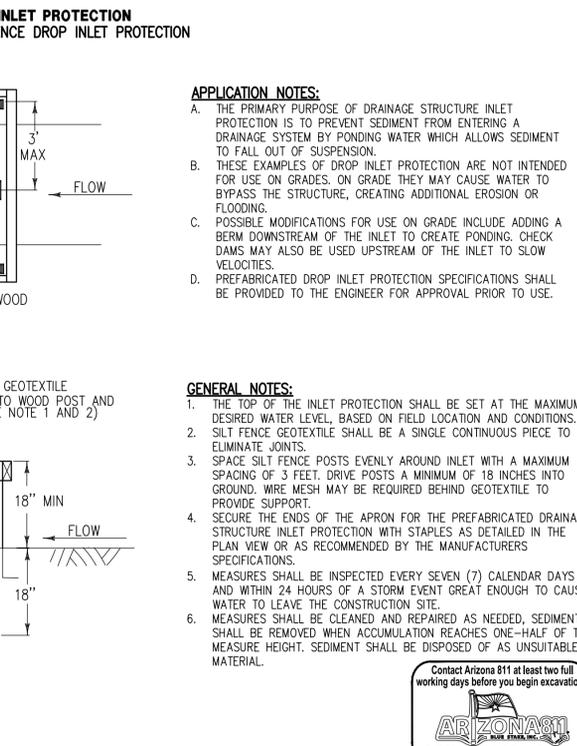
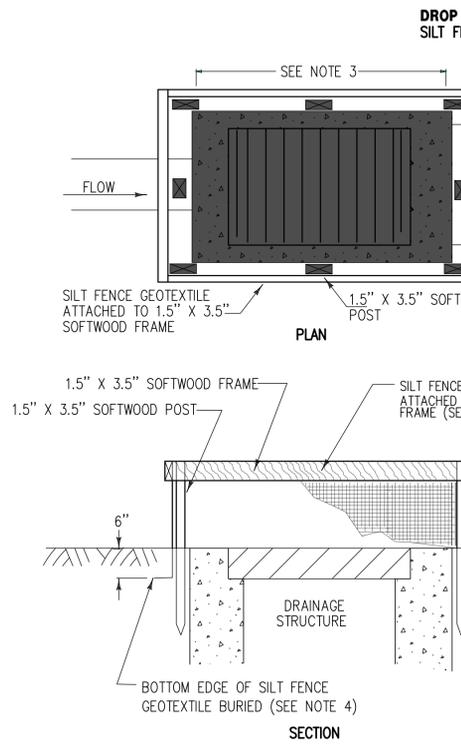
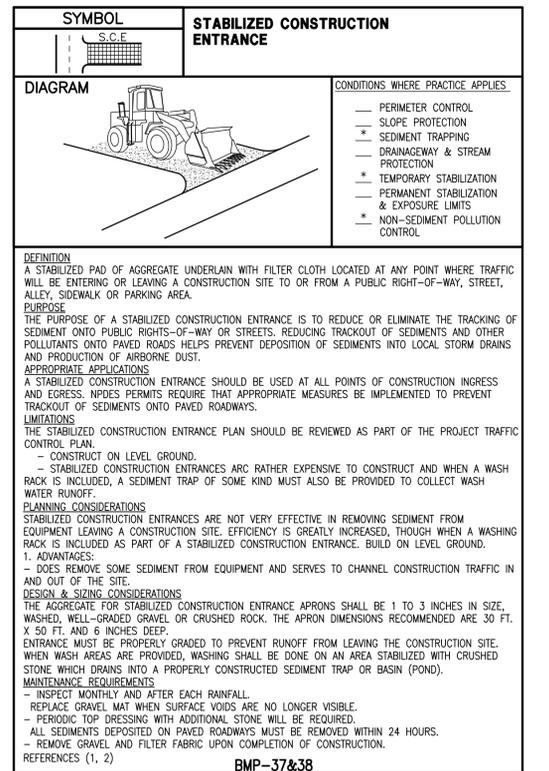
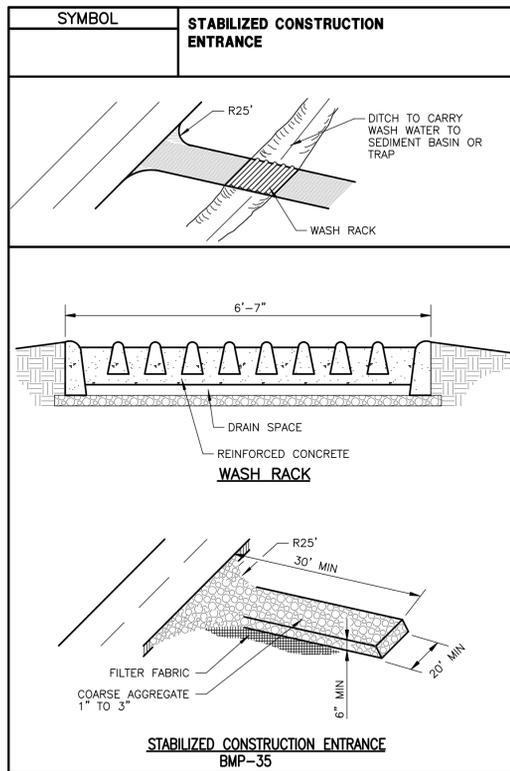
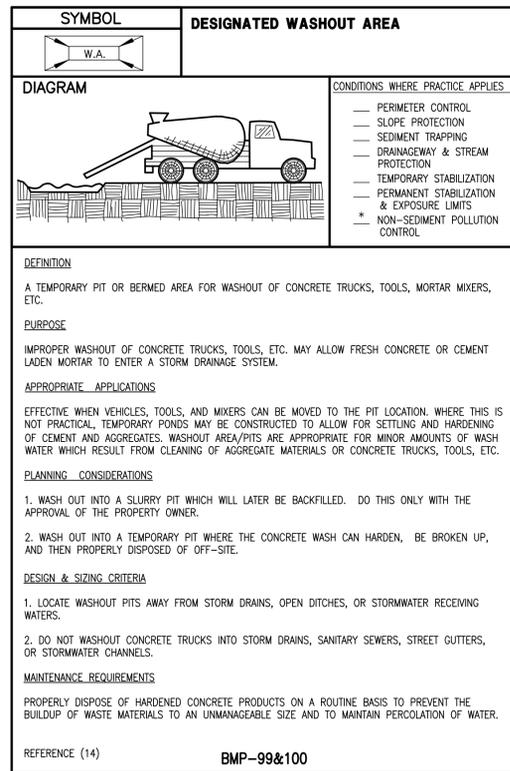
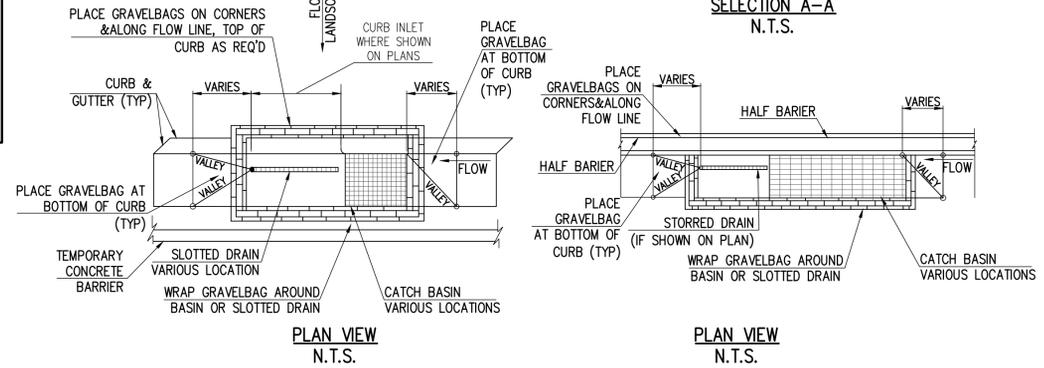
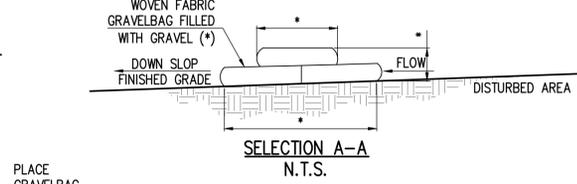
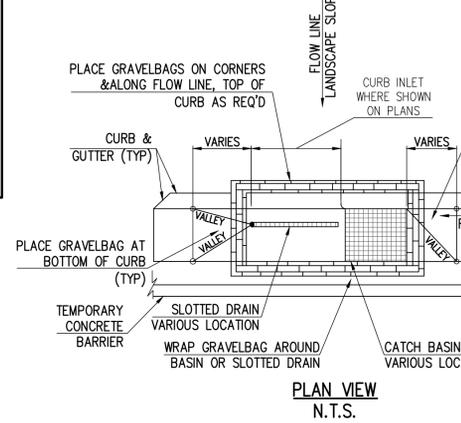
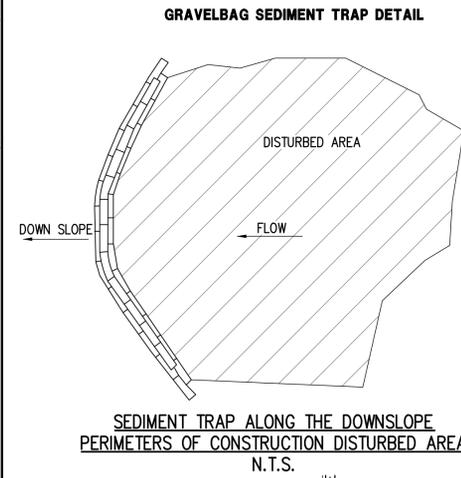
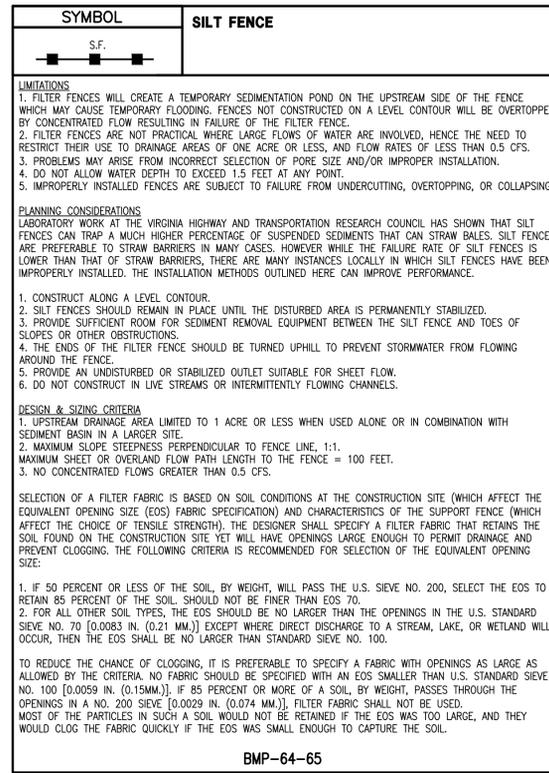
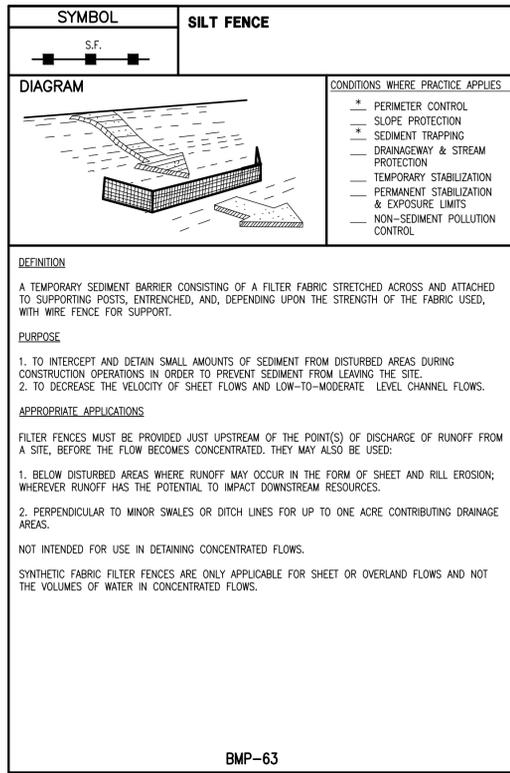
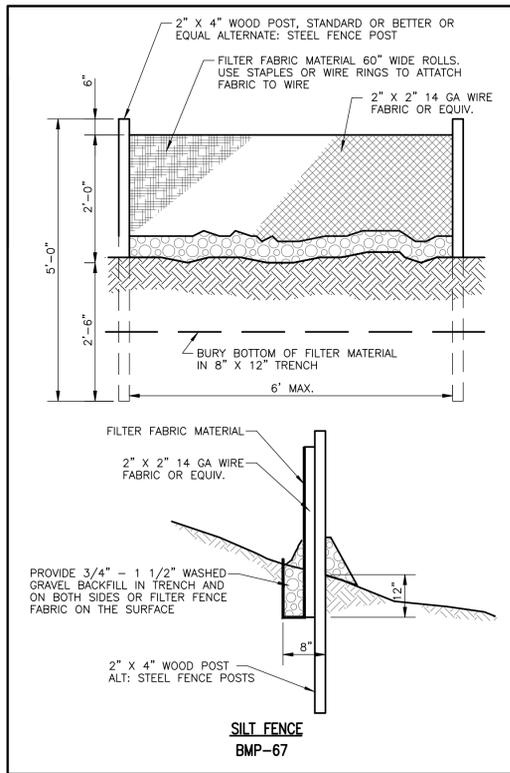
SELECTION OF FABRIC TENSILE STRENGTH AND BURSTING STRENGTH CHARACTERISTICS SHALL BE SUPPORTED WITH WIRE MESH IN AND AS RECOMMENDED BY THE FABRIC MANUFACTURER. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE LIFE AT A TEMPERATURE RANGE OF 0° F. TO 120° F.

1. TYPICAL INSTALLATION:

- FILTER FENCES ARE TO BE CONSTRUCTED ON A LEVEL CONTOUR TO MAXIMIZE THE AVAILABLE PONDING AREA AND PREVENT CONCENTRATION OF FLOW AGAINST THE FENCE.
- A. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 30 INCHES.
- B. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- C. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES.
- D. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT WIRED DIRECTLY TO THE POSTS.
- E. THE USE OF JOINTS SHOULD BE AVOIDED. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
- F. THE TRENCH SHALL BE BACKFILLED WITH 3/4-INCH MINIMUM DIAMETER WASHED GRAVEL OR COMPACTED NATIVE MATERIAL.

NOTES:

- SEE SPECIAL PROVISIONS.
- GRAVELBAG MATERIAL SHALL BE FROM POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN FABRIC. SEE SPECIAL PROVISIONS FOR MULLEN BURST STRENGTH AND ULTRAVIOLET STABILITY REQUIREMENTS.
- WHEN SEDIMENT DEPTH REACHES 3 INCHES, REMOVE AND PROPERLY DISPOSE OF ACCUMULATED MATERIAL.
- TOP OF GRAVELBAG TO BE 2 INCHES BELOW TOP OF ADJACENT ROADWAY TO ALLOW DRAINAGE INTO THE CATCH BASIN.
- GRAVELBAG BMP SHALL NOT BE APPLIED IN THE AREA OF OPEN TRAFFIC.
- THE INSTALLATION AND MAINTENANCE OF GRAVELBAG BMPs SHALL NOT NEGATIVELY IMPACT TRAFFIC SAFETY, AS WELL AS THE DESIGN FUNCTION OF ROADWAY OR BRIDGE DRAINAGE FACILITIES. FOR EROSION/SEDIMENT CONTROL PURPOSES, GRAVELBAG BMPs SHALL BE INSTALLED AND MAINTAINED TO CARRY THE STORM WATER OF AT LEAST 2-YEAR, 24-HOUR EVENTS.
- THE GRAVELBAG BMPs PAY/BID ITEM SHALL INCLUDE ALL MATERIALS USED FOR THIS BMP, ALL GROUND PREPARATION, FURNISHING, INSTALLING, FINAL REMOVAL, AND DISPOSAL OF THIS TEMPORARY BMP, AS WELL AS RETURNING THE AREA TO AN ACCEPTABLE CONDITION AS APPROVED BY THE ENGINEER.



APPLICATION NOTES:

- THE PRIMARY PURPOSE OF DRAINAGE STRUCTURE INLET PROTECTION IS TO PREVENT SEDIMENT FROM ENTERING A DRAINAGE SYSTEM BY PONDING WATER WHICH ALLOWS SEDIMENT TO FALL OUT OF SUSPENSION.
- THESE EXAMPLES OF DROP INLET PROTECTION ARE NOT INTENDED FOR USE ON GRADES ON GRADE. THEY MAY CAUSE WATER TO BYPASS THE STRUCTURE, CREATING ADDITIONAL EROSION OR FLOODING.
- POSSIBLE MODIFICATIONS FOR USE ON GRADE INCLUDING ADDING A BERM DOWNSTREAM OF THE INLET TO CREATE PONDING. CHECK DAMS MAY ALSO BE USED UPSTREAM OF THE INLET TO SLOW VELOCITIES.
- PREFABRICATED DROP INLET PROTECTION SPECIFICATIONS SHALL BE PROVIDED TO THE ENGINEER FOR APPROVAL PRIOR TO USE.

GENERAL NOTES:

- THE TOP OF THE INLET PROTECTION SHALL BE SET AT THE MAXIMUM DESIRED WATER LEVEL, BASED ON FIELD LOCATION AND CONDITIONS.
- SILT FENCE GEOTEXTILE SHALL BE A SINGLE CONTINUOUS PIECE TO ELIMINATE JOINTS.
- SPACE SILT FENCE POSTS EVENLY AROUND INLET WITH A MAXIMUM SPACING OF 3 FEET. DRIVE POSTS A MINIMUM OF 18 INCHES INTO GROUND. WIRE MESH MAY BE REQUIRED BEHIND GEOTEXTILE TO PROVIDE SUPPORT.
- SECURE THE ENDS OF THE APRON FOR THE PREFABRICATED DRAINAGE STRUCTURE INLET PROTECTION WITH STAPLES AS DETAILED IN THE PLAN VIEW OR AS RECOMMENDED BY THE MANUFACTURERS SPECIFICATIONS.
- MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT GREAT ENOUGH TO CAUSE WATER TO LEAVE THE CONSTRUCTION SITE.
- MEASURES SHALL BE CLEANED AND REPAIRED AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.

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

Call 811 or click Arizona811.com

DATE: 12/17/25
JOB: 241139
VERSION: 1.1
PLOT DATE: 12/17/25

SCALE: N.T.S.
DESIGNED BY: NP
DRAWN BY: CM
CHECKED BY: JJ

REVISIONS:

STORM WATER POLLUTION PREVENTION PLAN DETAILS

GLEN RESIDENCE
5712 E GLEN DR.,
PARADISE VALLEY, AZ 85253

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LDG ENGINEERING GROUP

Professional Engineer Seal: License No. 12345, State of Arizona, Mechanical Engineering

SP-2
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TOWN OF PARADISE VALLEY NOTES

- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC.
- PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE, ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR TO INSPECTION.
- WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES FOR FUTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED UPON FIXTURES INSTALLED.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
- POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
- A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
- MAIL BOX TO COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE R.O.W. FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED 1/2" BELOW THE TOP OF SLAB. TYPICAL FINISH GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- SOILS COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR BUILDING PADS THAT HAVE ONE (1) FOOT OR MORE OF FILL MATERIAL INDICATED. THIS INFORMATION MUST BE SUPPLIED PRIOR TO REQUEST FOR FINAL INSPECTION.
- TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
- FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STRAP AND SHEAR INSPECTION.
- REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.
- THE TOWN ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS; IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE TOWN FOR RE-APPROVAL.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SET THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
- ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE TOWN ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE IBC BY THE ICC. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
- ON DEMOLITION, GRADING, REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE TIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
- ALL PERMITTEES MUST POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, AND ADDRESS OF PROJECT.
- WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
- CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY. IF A STAGING AREA IS NEEDED ON A PROPERTY OTHER THAN THE CONSTRUCTION SITE FOR CONSTRUCTION SUPPLIES AND EQUIPMENT, THE PERMITTEE MUST OBTAIN PROPERTY OWNER AND TOWN APPROVAL. FIRST AND MUST INFORM THE ADJACENT PROPERTY OWNERS OF THE LOCATION OF STAGING AREA, AND TIME AND HOURS DURING THE DAY THE AREA WILL BE USED.
- EXCEPT AS OUTLINED IN ITEM 4, ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
- BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #561 IMPOSES RESTRICTIONS ON CONSTRUCTION WORK ON SATURDAYS, SUNDAYS AND MAJOR BUSINESS HOLIDAYS. HILLSIDE PROJECTS MAY HAVE ADDITIONAL RESTRICTIONS. EQUIPMENT WITH AUDIBLE REVERSE DIRECTION WARNING DEVICES MUST NOT BE OPERATED PRIOR TO 7:00 A.M.
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARDSHIP TOWN APPROVAL IS OBTAINED.
- THE CONTRACTOR AND PROPERTY OWNER WILL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION, OR UNTIL SUCH TIME THAT A WRITTEN, SIGNED AND LEGALLY BINDING AGREEMENT HAS BEEN REACHED BY THE PARTIES INVOLVED TO REMEDY ANY VIOLATION WITHIN A REASONABLE TIME PERIOD, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.
- THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY CONTROL GATES. THE KEY SWITCH SHALL BE INSTALLED IN A LOCATION ON THE GATE CONTROL PANEL THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE PARADISE VALLEY BUILDING DEPARTMENT.
- ALL EQUIPMENT OF ALL TRADES ON OR AFFECTING THE JOB MUST BE CLEANED ONLY IN A PRE-DETERMINED AND DESIGNATED AREA. DEBRIS AND RUNOFF FROM SAID AREA MAY NOT EXTEND BEYOND THE BUILDING AREA.
- PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
- AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
- FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

ENGINEERS NOTES

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC SEC. 1803 AND APPENDIX J.
- 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
- ALL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE.
- A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-11) PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT, FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
- COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
- ALL ON-SITE UTILITIES PER OTHERS.
- THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM'S PERFORMANCE AND MAY LEAD TO IT'S INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
- IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
- ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
- VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
- AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
- ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
- ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
- THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS.
- ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SITE AND RETAINING WALLS LAYOUT, DIMENSIONS, AND DETAILS. TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
- REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
- FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER U.N.O.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE - 5% MIN SLOPE FOR FIRST 10 FEET, U.N.O.
- ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IBC 2018, MAG AND TOWN OF PARADISE VALLEY SUPPLEMENT TO MAG.
- WATERPROOF ALL EXTERIOR WALLS 18" ABOVE FINISH GRADE-(BITUTHENE@ 3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
- ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
- ABANDONMENT OF EXISTING AND INSTALLATION OF NEW SEPTIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT.
- COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
- VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
- VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
- DISTURBED AREA: TOTAL ACRES = 0.363 ACRES < 1 ACRE; NPDES PERMIT IS NOT REQUIRED.
- REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING STRUCTURES, SITE WALLS, POOL AND PAVEMENT ETC.
- REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES.
- THE PROPOSED POOL EQUIPMENT FOR THIS PROJECT SHALL BE EQUIPPED WITH CARTRIDGE FILTER IN ORDER TO AVOID THE BACKWASH.
- THE SCOPE OF THIS GRADING AND DRAINAGE PLAN COVERS CERTAIN SITE DRAINAGE IMPROVEMENTS AS DELINEATED BY THE LIMITS OF THE CONSTRUCTION AND IN ACCORDANCE TO THE PREPARED BY THE ARCHITECT SITE PLAN, WHICH, HAS BEEN COORDINATED AND APPROVED BY THE OWNER. LAND DEVELOPMENT GROUP (LDG) ASSUMES NO LIABILITY FOR DRAINAGE ISSUES THAT MAY EXIST AND COULD CAUSE DAMAGE TO THE SUBJECT OR NEIGHBORING PROPERTIES BEYOND THE LIMITS OF THE CONSTRUCTION SHOWN ON THESE PLANS.
- THE GRADING AND DRAINAGE DESIGN PRESENTED HEREIN IS BASED ON EVALUATING STORMWATER RUNOFF RESULTING FROM A STATISTICAL ANALYSIS OF STORM EVENTS OF PARTICULAR FREQUENCY, UP TO AND INCLUDING 100-YEAR EVENT AS REQUIRED BY THE CITY OF PHOENIX AND MARICOPA COUNTY DRAINAGE DESIGN MANUALS. A STORM EVENT EXCEEDING THE 100-YEAR EVENT MAY CAUSE OR CREATE THE RISK OF GREATER STORM IMPACT THAT IS PRESENTED AND ADDRESSED ON THIS PLAN.

FIRE SPRINKLER SYSTEM

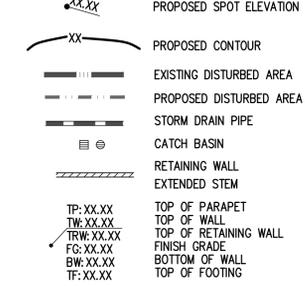
FIRE SPRINKLER SYSTEM TO BE INSTALLED PER THE REQUIREMENTS OF THE TOWN OF PARADISE VALLEY AND IN ACCORDANCE WITH I.B.C. SECT. 904.2.2 AMD. AND 2018 IFC, SEC. 903.

UTILITIES NOTES

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE @ (602) 263-1100.

**PRELIMINARY GRADING & DRAINAGE PLAN
GLEN RESIDENCE
5712 E GLEN DR., PARADISE VALLEY, AZ 85253
PART OF TRACT 'A' - CLUB ESTATES NO. 2
A SUBDIVISION PLAT RECORDED IN BOOK 91 OF MAPS, PAGE 07, MCR.,
LOCATED IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**

| LEGEND | | DISTURBED AREA CALCULATIONS | | | | | | | | | | | | | | | | | | | | | |
|--------|-------------------------|---|-------------------------|-----|----------------------|-----------------|------------|-----|--|---|--|-----|--|---------------------|---------|-----|--|--|--|-----|--|-------------------|-----------|
| ● | BRASS CAP FLUSH | EXISTING LOT AREA: | 44,786 S.F. (1,028 AC.) | | | | | | | | | | | | | | | | | | | | |
| ○ | FOUND REBAR OR AS NOTED | TOTAL AREA UNDER ROOF: | 6,958 S.F. | | | | | | | | | | | | | | | | | | | | |
| ○ | SET REBAR OR AS NOTED | FLOOR AREA RATIO: | 15.54% < 25% | | | | | | | | | | | | | | | | | | | | |
| ○ | CALCULATED POINT | (AREA UNDER ROOF/AREA OF LOT) | | | | | | | | | | | | | | | | | | | | | |
| --- | PROPERTY LINE | BUILDING PAD SLOPE: | 36.11% | | | | | | | | | | | | | | | | | | | | |
| --- | EASEMENT LINE | VERTICAL: | 39 FT | | | | | | | | | | | | | | | | | | | | |
| --- | MONUMENT LINE | HORIZONTAL: | 108 FT | | | | | | | | | | | | | | | | | | | | |
| WM | WATER METER | ALLOWABLE NET DISTURBED AREA: | 10.1% | | | | | | | | | | | | | | | | | | | | |
| ⊗ | WATER VALVE | ALLOWABLE NET DISTURBED AREA: | 4,523.4 S.F. | | | | | | | | | | | | | | | | | | | | |
| ⊕ | FIRE HYDRANT | EXISTING GROSS DISTURBED AREA: | 58,98% | | | | | | | | | | | | | | | | | | | | |
| ⊕ | FIRE HYDRANT | EXISTING GROSS DISTURBED AREA: | 26,414 S.F. | | | | | | | | | | | | | | | | | | | | |
| ⊕ | CABLE TV RISER | PROPOSED DISTURBED AREA*: | 15,815 S.F. (35.31%) | | | | | | | | | | | | | | | | | | | | |
| ⊕ | TRANSFORMER | LESS AREAS OF DISTURBANCE: | | | | | | | | | | | | | | | | | | | | | |
| --- | COMMUNICATIONS LINE | TOTAL LIVABLE FOOTPRINT: | 5,724 S.F. | | | | | | | | | | | | | | | | | | | | |
| --- | CATV, PHONE | TOTAL GARAGE FOOTPRINT: | 941 S.F. | | | | | | | | | | | | | | | | | | | | |
| --- | SEWER LINE | DRIVEWAY CREDIT | 0 S.F. | | | | | | | | | | | | | | | | | | | | |
| --- | GAS LINE | RESTORED AREAS: | 0 S.F. | | | | | | | | | | | | | | | | | | | | |
| --- | WATER LINE | NET DISTURBED AREA: | 9,150 S.F. (20.43%) | | | | | | | | | | | | | | | | | | | | |
| --- | ELECTRIC LINE | PERCENT OF LOT STEEPER THAN NATURAL GRADE (5% MAX.): | 1,906 S.F. (4.26%) | | | | | | | | | | | | | | | | | | | | |
| --- | EXISTING CONTOUR | VOLUME OF CUT: | 3,409 C.Y. | | | | | | | | | | | | | | | | | | | | |
| --- | EXIST. SPOT ELEVATION | VOLUME OF FILL: | 253 C.Y. | --- | EXIST. DRAINAGE FLOW | TOTAL CUT&FILL: | 3,662 C.Y. | --- | | HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE. | | --- | | GRADING PERMIT FEE: | \$3,624 | --- | | (\$168 FIRST 100 CY / \$96 EA. ADDITIONAL 100 CY). | | --- | | ASSURANCE AMOUNT: | \$126,840 |
| --- | EXIST. DRAINAGE FLOW | TOTAL CUT&FILL: | 3,662 C.Y. | | | | | | | | | | | | | | | | | | | | |
| --- | | HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE. | | | | | | | | | | | | | | | | | | | | | |
| --- | | GRADING PERMIT FEE: | \$3,624 | | | | | | | | | | | | | | | | | | | | |
| --- | | (\$168 FIRST 100 CY / \$96 EA. ADDITIONAL 100 CY). | | | | | | | | | | | | | | | | | | | | | |
| --- | | ASSURANCE AMOUNT: | \$126,840 | | | | | | | | | | | | | | | | | | | | |



ABBREVIATIONS

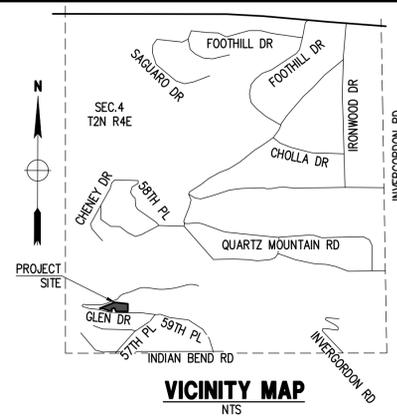
| | |
|-----------|--------------------------|
| BC | BACK OF CURB |
| BSL | BUILDING SETBACK LINE |
| (C) | CALCULATED |
| EG | EXISTING GRADE |
| EL | ELEVATION |
| EP | EDGE OF PAVEMENT |
| EX | EXISTING |
| FG | FINISH GRADE |
| G | GUTTER, GAS |
| INV | INVERT |
| (M) | MEASURED |
| MCR | MARICOPA COUNTY RECORDER |
| P, P/M/T | PAVEMENT |
| (R), REC. | RECORDED |
| R | RADIUS |
| R/W | RIGHT OF WAY |
| T | TANGENT, TELEPHONE |
| W | WEST, WATERLINE |
| WM | WATER METER |

SHEET INDEX

| | |
|-----|------------------------------------|
| C-1 | - COVER SHEET |
| C-2 | - PRELIMINARY G&D PLAN MAIN LEVEL |
| C-3 | - STORM DRAIN PLAN |
| C-4 | - PRELIMINARY G&D PLAN UPPER LEVEL |
| C-5 | - GROSS SECTIONS & DETAILS |
| AE1 | - AERIAL EXHIBIT |
| SP1 | - SWPPP DETAILS |
| SP2 | - SWPPP DETAILS |

UTILITIES

WATER: EPCCOR
SANITARY SEWER: SEPTIC
ELECTRIC: APS
TELEPHONE: CENTURY LINK, COX COMM.
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMM.



OWNER
5712 E GLEN LLC
15610 E SIERRA MADRE DR
FOUNTAIN HILLS, AZ 85268
CONTACT: RICHARD VAN HORNE
P: 480-951-8558
WWW.KENLEDDESIGN.COM

SITE DATA
APN: 169-55-026A
ADDRESS: 5712 E GLEN DR., PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)
LOT AREA: 44,786 S.F. (1,028 AC.)
QS #: 23-41
AREA SUMMARY
MAIN LEVEL:
LIVABLE: 1,635 S.F.
MECH./UNCONDITIONED: 377 S.F.
GARAGE/STORAGE: 941 S.F.
TOTAL: 2,953 S.F.
UPPER LEVEL:
LIVABLE: 4,089 S.F.
TOTAL: 4,089 S.F.
TOTAL ENCLOSED AREA: 7,330 S.F.
TOTAL AREA UNDER ROOF: 6,958 S.F.
LOT COVER: 15.54% < 25%
DISTURBED AREA: 15,815 S.F. (0.363 AC.)

ARCHITECT
KENLE DESIGN COLLABORATIVE
6115 N CATTLETRACK ROAD,
SCOTTSDALE, AZ 85250
CONTACT: RICHARD VAN HORNE
P: 480-951-8558
WWW.KENLEDDESIGN.COM

BENCHMARK
BRASS CAP FLUSH AT THE INTERSECTION OF 60TH STREET AND E INDIAN BEND ROAD HAVING AN ELEVATION OF 1423.87 NAVD 88 DATUM, GDACS# 24524-01

BASIS OF BEARINGS
THE MONUMENT LINE OF GLEN DRIVE, THE BEARING OF WHICH IS N88°09'02"W.

FLOOD INSURANCE RATE MAP (FIRM) DATA

| COMMUNITY # | PANEL # | SUFFIX | BASE FLOOD ELEVATION |
|-------------|--------------|-----------------|----------------------|
| 040049 | 1765 OF 4425 | L | N/A |
| MAP # | PANEL DATE | FIRM INDEX DATE | ZONE |
| 04013C | 10/16/2013 | 11/04/2015 | X* |

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROJECT DESCRIPTION

NEW SINGLE FAMILY RESIDENCE, NEW GARAGE, NEW DRIVEWAY, NEW POOL & SPA AND SITE IMPROVEMENTS WITH ON-SITE RETENTION.

FINISH FLOOR CERTIFICATION

I HEREBY CERTIFY THAT FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAN OF 1650.00 & 1662.00 ARE MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION ACCORDING TO THE TOWN OF PARADISE VALLEY CODE OF ORDINANCE.

Nick Podanov 12/17/25
REGISTERED CIVIL ENGINEER DATE:

APPROVAL

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS OR ORDINANCES.

TOWN ENGINEER _____ DATE _____
TOWN OF PARADISE VALLEY

| | |
|------------|----------|
| DATE: | 12/17/25 |
| JOB: | 2411339 |
| VERSION: | 1.1 |
| PLOT DATE: | 12/17/25 |

| | |
|--------------|--------|
| SCALE: | N.T.S. |
| DESIGNED BY: | NP |
| DRAWN BY: | CM |
| CHECKED BY: | JL |

| | |
|------------|--|
| DATE: | |
| REVISIONS: | |

PRELIMINARY GRADING & DRAINAGE IMPROVEMENT PLAN ON HILLSIDE LOT

GLEN RESIDENCE 5712 E GLEN DR., PARADISE VALLEY, AZ 85253

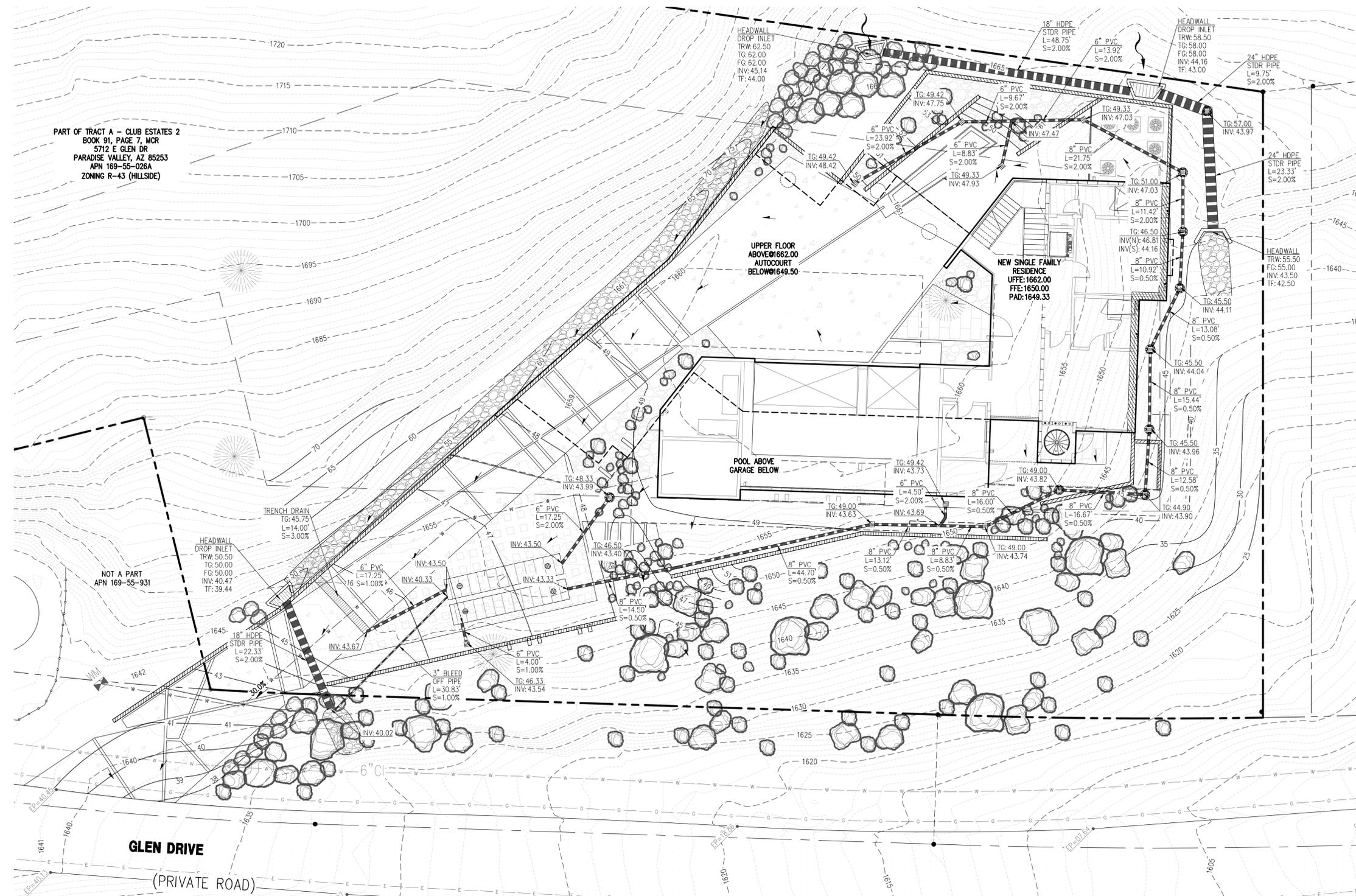
P. 602 869 1984 | F. 602 443 9482
8608 N CENTRAL AVE., SUITE 208
PHOENIX, AZ 85020
PHOENIX@LDGEN.COM



CONTACT ARIZONA 811 AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION

ARIZONA 811
Call 811 or click Arizona811.com

C-1
1 OF 5



PART OF TRACT A - CLUB ESTATES 2
 BOOK 91, PAGE 7, MCR
 5712 E GLEN DR
 PARADISE VALLEY, AZ 85253
 APN 169-55-028A
 ZONING R-43 (HILLSIDE)

NOT A PART
 APN 169-55-931

GLEN DRIVE
 (PRIVATE ROAD)

UPPER FLOOR
 ABOVE
 AUTOCOURT
 BELOW

NEW SINGLE FAMILY
 RESIDENCE
 UFFE: 1662.00
 FFE: 1650.00
 PAD: 1649.33

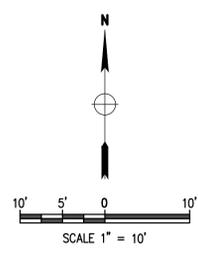
POOL ABOVE
 GARAGE BELOW

| | |
|--------------|----------|
| DATE: | 12/17/25 |
| DESIGNED BY: | NP |
| DRAWN BY: | CM |
| CHECKED BY: | JJ |
| DATE: | 12/17/25 |
| SCALE: | 1" = 10' |
| REVISIONS: | |
| DATE: | |
| DESIGNED BY: | NP |
| DRAWN BY: | CM |
| CHECKED BY: | JJ |
| DATE: | 12/17/25 |

**PRELIMINARY
 GRADING & DRAINAGE
 STORM DRAIN PLAN
 ON HILLSIDE LOT**

**GLEN RESIDENCE
 5712 E GLEN DR.,
 PARADISE VALLEY, AZ 85253**

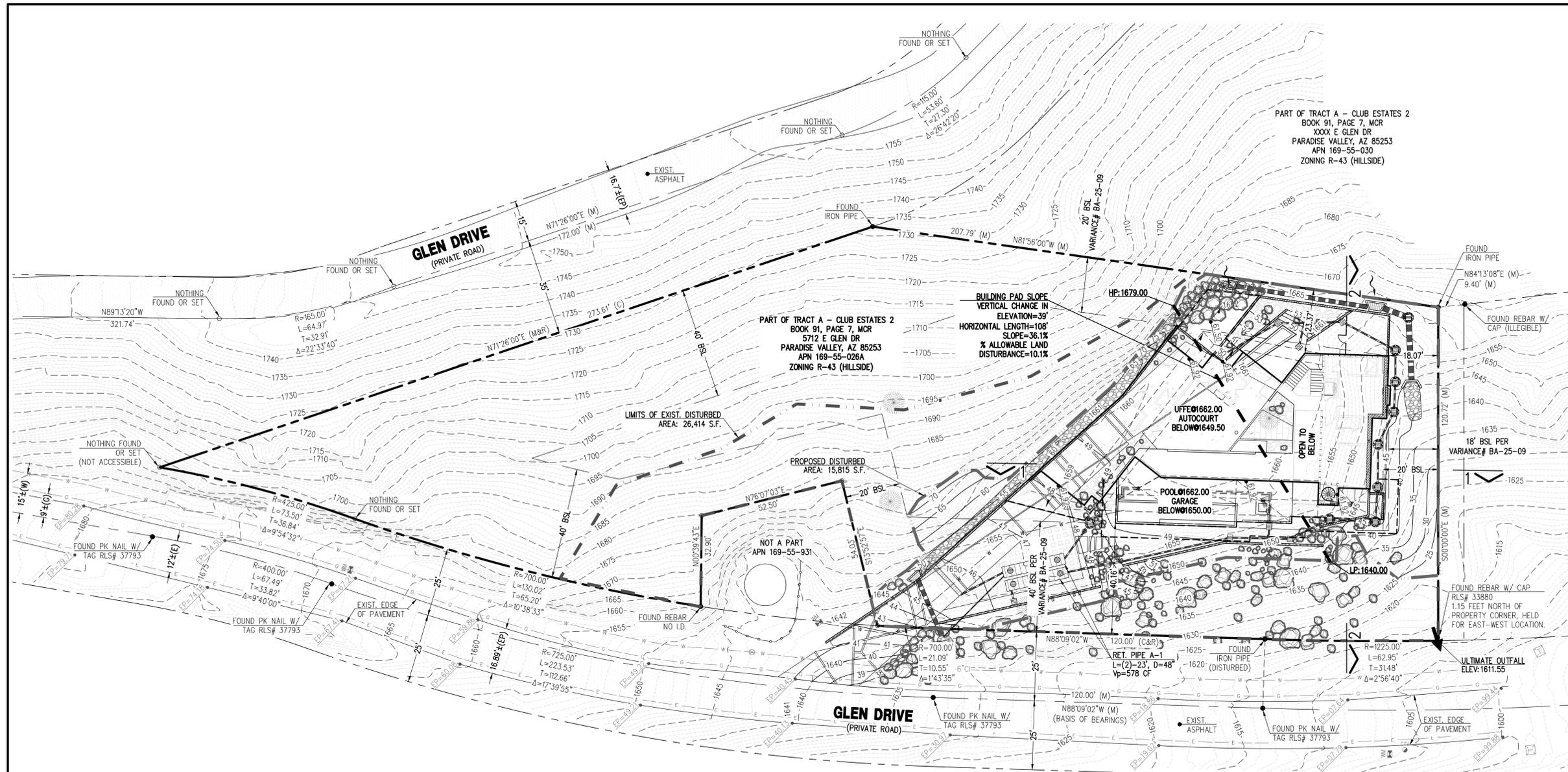
P. 602.869.1984 | F. 602.445.9482
 8608 N CENTRAL AVE., SUITE 288
 PHOENIX, AZ 85020
 PHOENIX@LDGENG.COM



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

 Call 811 or click Arizona811.com





PART OF TRACT A - CLUB ESTATES 2
 BOOK 91, PAGE 7, MCR
 XXXX E GLEN DR
 PARADISE VALLEY, AZ 85253
 APN 169-55-030
 ZONING R-43 (HILLSIDE)

PART OF TRACT A - CLUB ESTATES 2
 BOOK 91, PAGE 7, MCR
 5712 E GLEN DR
 PARADISE VALLEY, AZ 85253
 APN 169-55-026A
 ZONING R-43 (HILLSIDE)

BUILDING PAD SLOPE
 VERTICAL CHANGE IN
 ELEVATION=39'
 HORIZONTAL LENGTH=108'
 SLOPE=36.1%
 % ALLOWABLE LAND
 DISTURBANCE=10.1%

LIMITS OF EXIST. DISTURBED
 AREA: 26,414 S.F.

PROPOSED DISTURBED
 AREA: 15,815 S.F.

NOT A PART
 APN 169-55-931

GLEN DRIVE
 (PRIVATE ROAD)

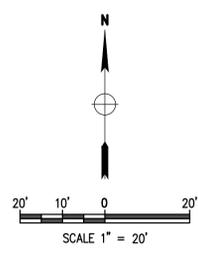
UFFE#1662.00
 AUTOCOURT
 BELOW#1649.50

POOL#1662.00
 GARAGE
 BELOW#1650.00

LP:1640.00

FOUND REBAR W/ CAP
 RLS# 33880
 1.15 FEET NORTH OF
 PROPERTY CORNER, HELD
 FOR EAST-WEST LOCATION.

ULTIMATE OUTFALL
 ELEV:1611.55



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

 Call 811 or click Arizona811.com

| | |
|--------------|----------|
| DATE: | 12/17/25 |
| DESIGNED BY: | NP |
| DRAWN BY: | CM |
| CHECKED BY: | JJ |
| DATE: | |
| SCALE: | 1"=20' |
| VERSION: | 1.1 |
| PLOT DATE: | 12/17/25 |

**PRELIMINARY
 GRADING & DRAINAGE
 IMPROVEMENT PLAN
 ON HILLSIDE LOT
 UPPER LEVEL**

**GLEN RESIDENCE
 5712 E GLEN DR.,
 PARADISE VALLEY, AZ 85253**

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



REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
 NOT FOR CONSTRUCTION

 J. J. Johnson
 U.S.A.
C-4
 4 OF 5

- GLEN RESIDENCE -

- 5712 E. Glen Drive, Paradise Valley, AZ 85253 -
 - Landscape Construction Documents -

GENERAL NOTES:

- THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
- INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
- ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
- EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY THE ARCHITECT.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
- FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
 - BLUE STAKE (ARIZONA) 1-800-782-5348
 - UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
- SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
- BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
- THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTORS WORK PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR'S CONTRACTORS EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION, AS THE PLANT MATERIAL BECOMES AVAILABLE. THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
- ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON-SITE.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT. SEE HARDPAN DETAIL.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
- ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS, AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
- ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRICULTURAL TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
- CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
- CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
- PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
- NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
- THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

- INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
- THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

DECOMPOSED GRANITE

- DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
- CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

IRRIGATION GENERAL NOTES:

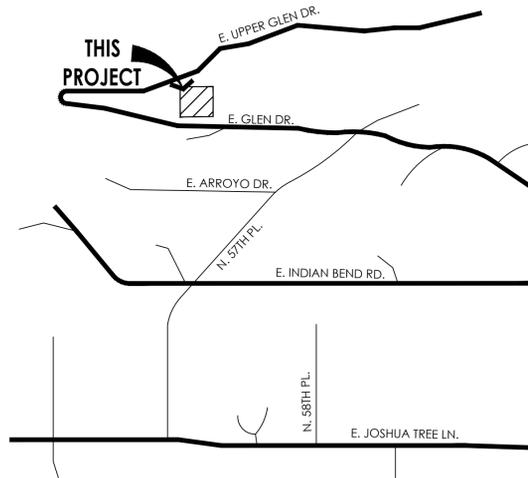
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
- THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
- INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
- ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
- VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
- WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
- REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTE #4 IF PRESSURE DIFFERS FROM THAT NOTED.
- THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
- PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE EFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORK BY THE CONTRACTOR.
- INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
- FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
- INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
- INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
- A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
- ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
- INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
- INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
- THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.E., ADJACENT TO SIDEWALK OR CURB AND OFFSET 18" WHEREVER POSSIBLE.
- A) TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
 B) TWO KEYS FOR EACH OF THE CONTROLLERS.
 C) TWO COUPLERS WITH MATCHING HOSE BIBS AND SHUT-OFF VALVE.
- ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR PVC; SCHEDULE 80 PVC FOR 2 1/2" AND SMALLER.
- ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
- SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
- ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
- CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12) FEET, DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNITED PRIOR TO TRENCH FILL IN.
- D RIP SYSTEM FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL DRIP LATERAL RUNS, AS DESCRIBED ON THE DRAWINGS.
- ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2)" INCHES OF PEA GRAVEL.
- PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICES TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
- AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
- BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6)" INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
- ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
- GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
 - FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA
 - IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
 - TURF, AND ANNUAL AREAS (6" DEPTH).
 - PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
- FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

VICINITY MAP:

SCALE: NTS



HARDSCAPE GENERAL NOTES:

- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO CIVIL PLANS PREPARED BY CIVIL ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
- ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY THE ARCHITECT. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
- THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
- UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

SHEET INDEX:

| | |
|---------------------------|------|
| COVER SHEET | L0.0 |
| LAYOUT PLAN | L2.1 |
| PLANTING PLAN | L3.1 |
| IRRIGATION PLAN | L4.1 |
| LIGHTING PLAN | L5.1 |
| HARDSCAPE DETAILS | L6.1 |
| PLANTING DETAILS | L7.1 |
| PLANTING SPECIFICATIONS | L8.1 |
| IRRIGATION SPECIFICATIONS | L8.2 |

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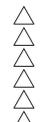
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project #:
KDC020

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N/A

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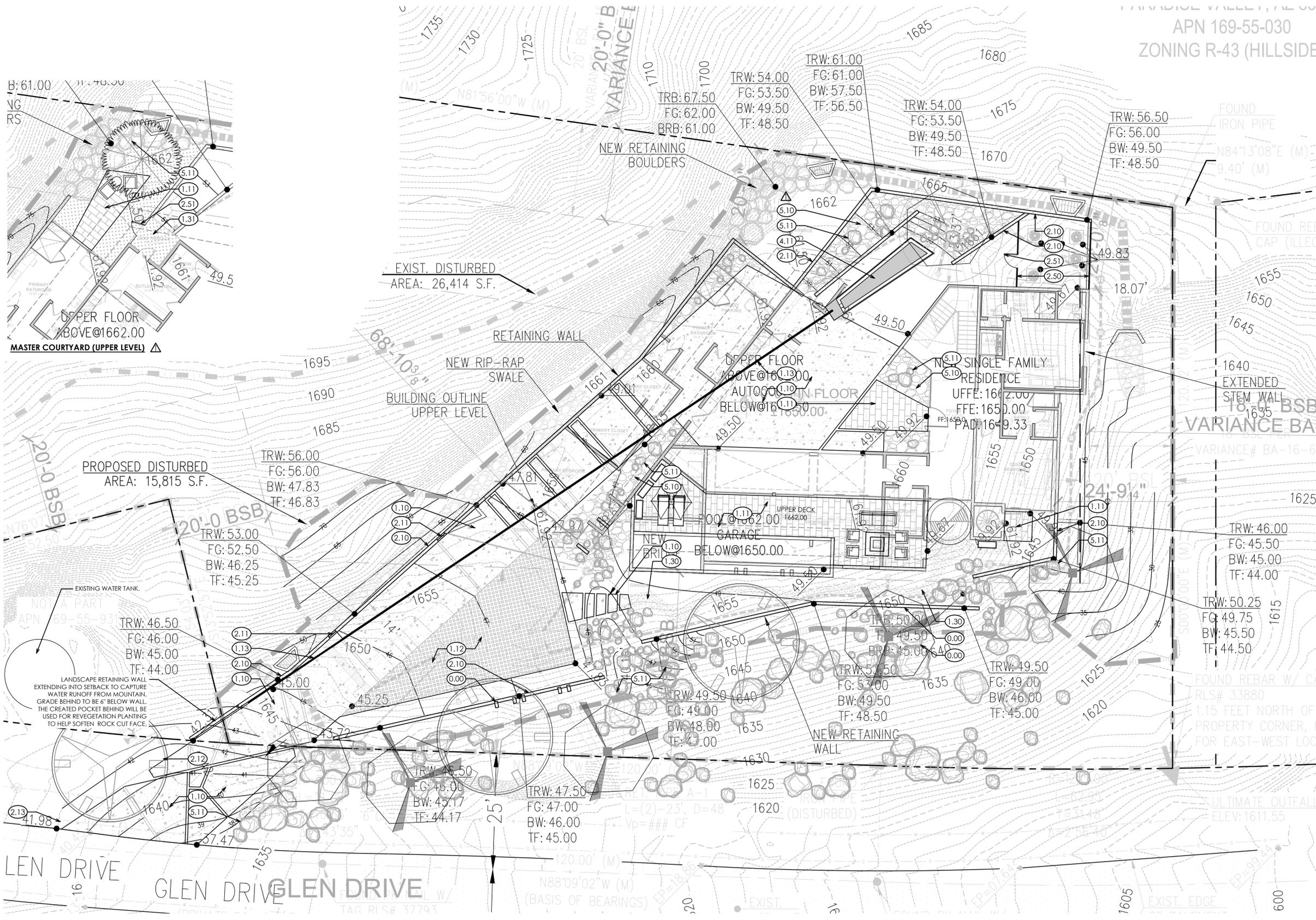
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TEAM

date:
12/18/2025

drawing:
Cover

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- KEY NOTES**
- 1.1 3/8" EXPOSED AGGREGATE COLORED CONCRETE PAVING, COLOR DAVIS: DUNE 6058. 1/4" RADIUS EDGES, SAW CUT JOINTS. FINISH ALL SIDES. LRV: 25
 - 1.1 PATIO PAVERS: SPEC TBD. RUNNING BOND PATTERN, 50% OVERLAP. SET ON SAND. MORTAR SET EDGES, NO BORDER COURSE.
 - 1.2 CONCRETE TURF BLOCK PERMEABLE PAVER WITH 1/4" MINUS DECOMPOSED GRANITE JOINTS. LRV 30.
 - 1.3 4" WIDE BRASS PLATE INLAY. SET FLUSH WITH ADJACENT CONCRETE. NATURAL PATINA FINISH.
 - 1.3 1/4" MINUS COMPACTED DECOMPOSED GRANITE PATHWAY. COLOR TBD.
 - 1.3 3/8" SCREENED PEA GRAVEL.
 - 2.1 8" WIDE CAST IN PLACE CONCRETE WALL TO MATCH ARCHITECTURE.
 - 2.1 STEEL PLATE WALL STEP DETAIL.
 - 2.1 BRASS PLATE HOUSE NUMBER.
 - 2.1 MAILBOX. TO MEET P.V. STANDARDS.
 - 2.5 STEEL PANEL FENCE.
 - 2.5 3'-0" WIDE GATE TO MACH KEY NOTE 2.50.
 - 3.3 FIRE TABLE @ BALCONY.
 - 4.1 PLAY POOL PER POOL CONTRACTOR.
 - 4.1 NEGATIVE EDGE FOUNTAIN @ ENTRY.
 - 4.12 POOL EQUIPMENT LOCATION, IN VAULT.
 - 5.1 DECORATIVE ROUGH TERRAIN. 70% 3" MINUS, SPREAD THINLY. 30% 3/4" MINUS. MATERIAL WILL BE STREWN ABOUT TO CREATE 'ROCKY/ROUGH' TERRAIN. SEE SHEET L3.1 FOR MORE INFORMATION
 - 5.1 LANDSCAPE BOULDERS TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT. CONTRACTOR TO STOCKPILE LARGE ROCK FROM SITE EXCAVATION FOR RE-USE IN THESE AREAS. A MIX OF SIZES TO BE USED (+) 3/8" MINUS. APPLY AGING PRODUCT SUCH AS NATINA TO WEATHER ROCK TO LOOK NATURAL AND MATCH HILLSIDE. NO SURFACE SELECT.

- NOTES:**
1. WALLS: IF RETAINING DAMP PROOF AND GROUT ALL CELLS BELOW GRADE. SEE PLAN FOR HEIGHT.
 2. ALL GATES AND FENCING TO MEET POOL BARRIER STANDARDS.
 3. POOL CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
 4. CONCRETE COLOR TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE 2'X2' SAMPLE OF PROPOSED CONCRETE COLOR AND FINISH FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
 5. ALL STEEL TO BE ELECTROSTATIC PAINTED TO MATCH ARCHITECTURAL STEEL. GRIND ALL WELDS SMOOTH.
 6. ALL SPOT ELEVATIONS AND CALLOUTS ARE FOR DESIGN INTENT PURPOSES ONLY. REFER TO CIVIL PLAN FOR ALL GRADING AND DRAINAGE INFORMATION.

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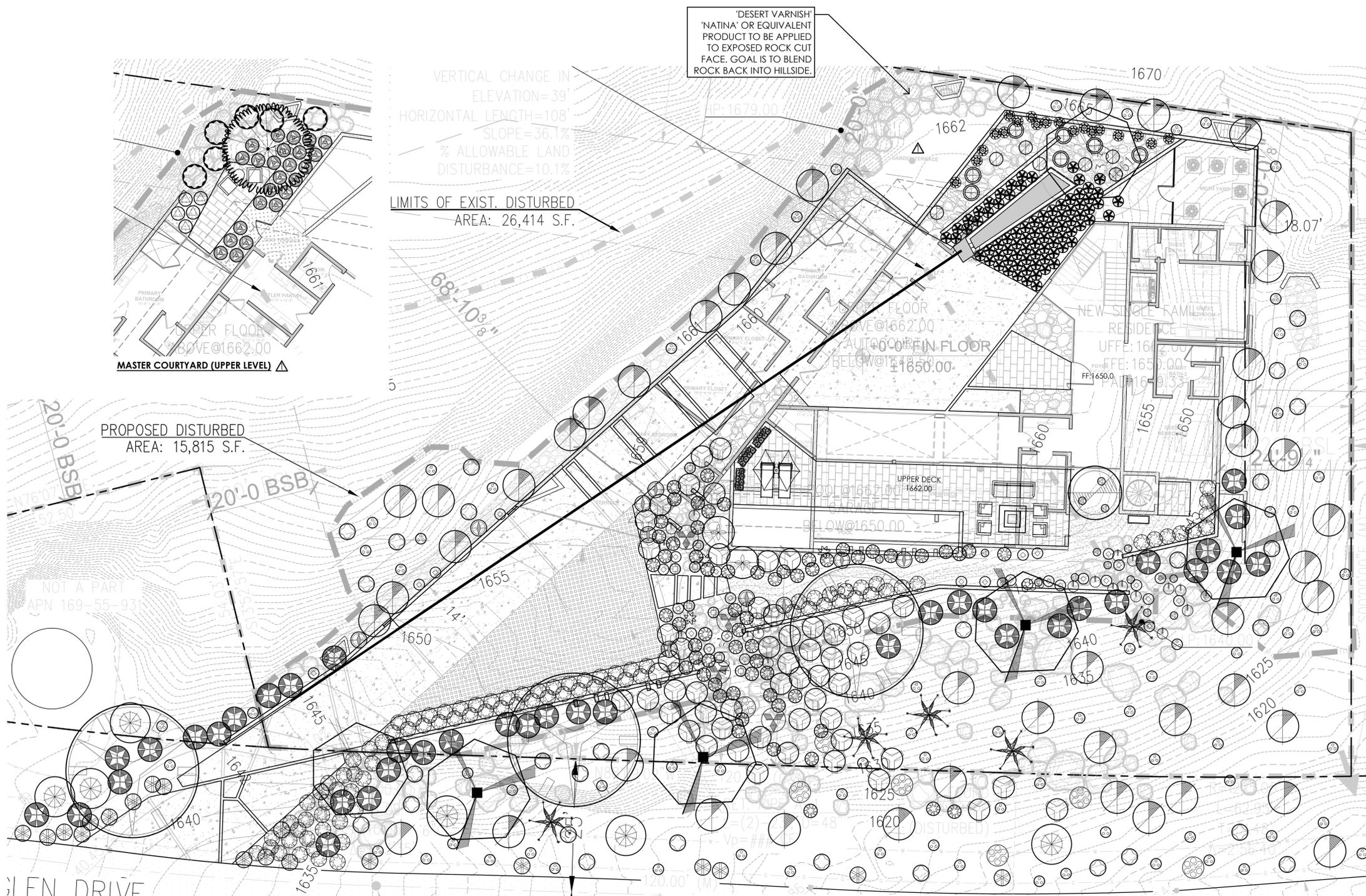


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 scale: 1"=10'-0"
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drawn by: TEAM
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drawing: Layout Plan

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VERTICAL CHANGE IN ELEVATION=39'
HORIZONTAL LENGTH=108'
SLOPE=36.1%
% ALLOWABLE LAND DISTURBANCE=10.1%

'DESERT VARNISH' 'NATINA' OR EQUIVALENT PRODUCT TO BE APPLIED TO EXPOSED ROCK CUT FACE. GOAL IS TO BLEND ROCK BACK INTO HILLSIDE.

LIMITS OF EXIST. DISTURBED AREA: 26,414 S.F.

PROPOSED DISTURBED AREA: 15,815 S.F.

REVEGETATION NOTES:
RE-VEGETATION: ALL AREAS DISTURBED BY CONSTRUCTION OR CONSTRUCTION ACCESS IN THE NATURAL AREA OR TRANSITIONAL AREA (BASICALLY ANY AREA THAT IS OUTSIDE THE FOOTPRINT OF THE OVERALL HOUSE AND SITE WALLS) SHALL BE RE-VEGETATED WITH CONTAINER SIZED NATIVE PLANT SPECIES. 75% OF ALL OF THE RE-VEGETATION PLANT MATERIAL SHALL BE THE DOMINANT SHRUB SPECIES, WHICH IS TRIANGLE LEAF BURSAUGE.

RE-VEGETATION SEED MIX: ALL AREAS DISTURBED BY CONSTRUCTION OR CONSTRUCTION ACCESS IN THE NATURAL AREA OR TRANSITION AREA (BASICALLY ANY AREA THAT IS OUTSIDE THE FOOTPRINT OF THE OVERALL HOUSE AND SITE WALLS) SHALL RECEIVE AN APPLICATION OF RE-VEGETATION SEED MIX.

RECOMMENDED APPLICATION METHOD:
1. RIP OR SCARIFY ALL AREA TO BE SEED TO A MINIMUM DEPTH OF 4".
2. COVER ALL AREAS THAT HAVE EXCESSIVE AMOUNTS OF HARD GRANITE (HARDPAN) OR ALKALINE SOIL WITH DESERT COBBLE. CONTRACTOR TO APPLY NATIVE DESERT COBBLE MIX TO MATCH THE CHARACTER OF THE NATIVE SURROUNDING AREA.
3. BROADCAST SEED MIX AT THE RATES DESCRIBED ABOVE IN A UNIFORM MANNER ENSURING THAT ALL AREAS ARE EVENLY COVERED; EITHER MECHANICAL OR HAND BROADCASTING METHODS ARE ACCEPTABLE.
4. MECHANICALLY DRAG OR RAKE ALL SEEDED AREAS AFTER ALL SEED IS UNIFORMLY APPLIED. IDEALLY THIS SHOULD HAPPEN AFTER THE BOXED PLANT MATERIAL IS INSTALLED, AND BEFORE THE SMALL CONTAINERIZED PLANTS ARE INSTALLED.
5. NO SUPPLEMENTAL IRRIGATION IS REQUIRED.

SHAPING AND FINE GRADING NOTES:
1. LANDSCAPE CONTRACTOR WILL PROVIDE A GRADING TRACTOR TO SHAPE AND FINE GRADE AT DRIVE ENTRY LANDSCAPE.
2. LANDSCAPE ARCHITECT TO FIELD DIRECT FINE GRADING WITH LANDSCAPE CONTRACTOR.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.

REVEGETATION SEED MIX

| Plant Name | Pounds/Acre |
|--|-------------|
| <i>Ericameria laricifolia</i> Turpentine Bush | 1 |
| <i>Ambrosia deltoidea</i> Bursage | 5 |
| <i>Eriogonum fasciculatum</i> Desert Buckwheat | 1 |
| <i>Prosopis velutina</i> Native Mesquite | 1 |
| <i>Calliandra eriophylla</i> Pink Fairy Duster | .5 |
| <i>Cercidium floridum</i> Blue Palo Verde | 1 |
| <i>Cercideum microphyllum</i> Foothill Palo Verde | 1 |
| <i>Baileya multiradiata</i> Desert Marigold | .5 |
| <i>Simmondsia chinensis</i> Jojoba | 1 |

NOTES:
1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. LOCATIONS OF PLANTS SHOWN ON DRAWING ARE APPROXIMATE. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL FINAL LOCATIONS PRIOR TO INSTALLATION.
5. DUE TO SEASONAL AND OR UNFORESEEN CONSTRAINTS SOME PLANT MATERIAL WILL POSSIBLY NOT BE AVAILABLE AT TIME OF INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT LIST OF ANY NON-AVAILABLE MATERIAL TO LANDSCAPE ARCHITECT FOR REPLACEMENTS TO BE SELECTED.
6. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.
7. ALL PLANT MATERIAL IS TO BE RETAIL QUALITY.
8. LANDSCAPE CONTRACTOR TO PROVIDE PICTURES OR SAMPLES OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR APPROVAL.
9. ALL PLANT MATERIAL SOURCED FROM OUTSIDE OF ARIZONA TO BE PROPERLY ACCLIMATED TO ARIZONA CLIMATE DEPENDING ON TIME OF YEAR OF INSTALLATION.
METHODS: SUN-SCREEN CLOTH/FABRIC TO BE INSTALLED ABOVE PLANT MATERIAL.

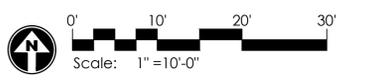
PLANT MATERIALS LEGEND

| Sym. | Plant Name | Size | Qty | Remarks |
|-----------------------|---|-----------------------------------|-----|--------------|
| Trees | | | | |
| | <i>Bursera fagaroides</i> Elephant Tree | 15 gal. | 1 | - |
| | <i>Juniperus ssp.</i> Juniper lbd | 24" box | 1 | Specimen ** |
| | <i>Olney tesota</i> Ironwood | 54" box | 2 | Specimen lbd |
| | <i>Parkinsonia microphylla</i> Foothills Palo Verde | 36" box | 4 | - |
| | <i>Prosopis velutina</i> Native Mesquite | 36" box | 3 | - |
| Shrubs | | | | |
| | <i>Agapanthus africanus</i> Lily of the Nile | 5 gal. | 5 | ** |
| | <i>Alyogyne huegii</i> Blue Hibiscus | 5 gal. | 6 | - |
| | <i>Ambrosia deltoidea</i> Triangle Leaf Bursage | 1 gal. | 77 | - |
| | <i>Bouteloua gracilis</i> 'Blonde Ambition' Blonde Ambition Blue Grama | 1 gal. | 61 | - |
| | <i>Carex divulsa</i> European Meadow Sedge | 5 gal. | 24 | ** |
| | <i>Dianella revoluta</i> 'Little Rev' Little Rev Flax Lily | 1 gal. | 81 | ** |
| | <i>Erigeron divergens</i> Spreading Fleabane | 5 gal. | 8 | - |
| | <i>Eriogonum fasciculatum</i> Flat Top Buckwheat | 5 gal. | 55 | - |
| | <i>Larrea tridentata</i> Creosote | 5 gal. | 46 | - |
| | <i>Salvia clevelandii</i> Chaparral Sage | 5 gal. | 38 | - |
| | <i>Sphaeralcea ambigua</i> Globe Mallow | 1 gal. | 28 | - |
| | <i>Vauquelinia californica</i> Arizona Rosewood | 5 gal. | 6 | - |
| | <i>Vitex trifolia</i> 'Purpurea' Arabian Lilac | 5 gal. | 2 | - |
| Groundcovers | | | | |
| | <i>Baileya multiradiata</i> Desert Marigold | 1 gal. | 31 | - |
| | <i>Glandularia rigida</i> Sandpaper Verbena | 1 gal. | 10 | - |
| | <i>Hymenoxys acaulis</i> Angelita Daisy | 1 gal. | 20 | - |
| | <i>Melampodium leucanthum</i> Blackfoot Daisy | 1 gal. | 14 | - |
| | <i>Oenothera berlandieri</i> Mexican Evening Primrose | 1 gal. | 7 | - |
| | <i>Oenothera caespitosa</i> Tufted Evening Primrose | 1 gal. | 7 | - |
| Accents Cactus | | | | |
| | <i>Agave murpheyi</i> Murphy's Agave | 5 gal. | 3 | - |
| | <i>Asclepias subulata</i> Desert Milkweed | 1 gal. | 21 | - |
| | <i>Cylindropuntia fulgida</i> Chain Fruit Cholla | 5 gal. | 7 | - |
| | <i>Euphorbia antisiphilitica</i> Candelilla | 5 gal. | 90 | - |
| | <i>Euphorbia ingens</i> 'Chocolate Drop' Chocolate Drop Cactus | 15 gal. | 19 | - |
| | <i>Fouquieria splendens</i> Ocotillo | bare root | 5 | - |
| | <i>Opuntia basilaris</i> Beavertail Prickly Pear | 5 gal. | 4 | - |
| | <i>Pachycereus schottii f. monstrosus</i> Totem Pole Cactus | (12' @ 2" tall) (9' @ 3" tall) | 21 | Single arms |

NOTE: PLANTS MARKED "*" UNDER THE REMARKS COLUMN ARE TO BE PLANTED IN PRIVATE COURTYARD AREAS HIDDEN FROM OUTSIDE VIEW.

INERTS

| Sym. | Description |
|------|--|
| | 1/4" MINUS COMPACTED DECOMPOSED GRANITE TO MATCH SURROUNDING LANDSCAPE ROCK. |
| | 3/8" SCREENED PEA GRAVEL. |
| | IN ALL PLANTING/ NATURAL AREAS: 3" MINUS DESERT COBBLE. CONTRACTOR TO STOCKPILE TOP 3" OF EXISTING DESERT SOIL TO BE RE-SPREAD AFTER PLANTING. |



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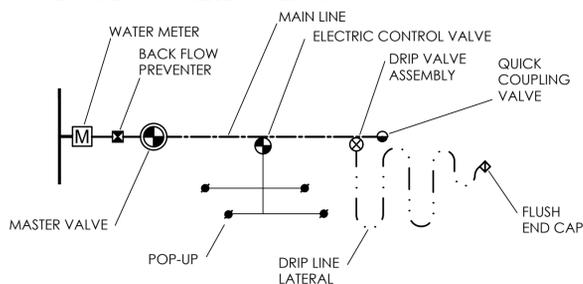
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date:
12/18/2025

drawing:
Planting Plan

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IRRIGATION GENERAL NOTES

- THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 45 PSI, AT A MINIMUM DISCHARGE OF 50 GPM AT MAINLINE POINT-OF-CONNECTION. VERIFY PRESSURE AND FLOW ON SITE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF ANY MATERIALS OR STARTING CONSTRUCTION. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE ASSUMES FULL RESPONSIBILITY FOR ANY NECESSARY SYSTEM ALTERATIONS AND ADDITIONAL COST THAT RESULT. FIELD MODIFICATIONS MAY OCCUR IN ORDER TO FULFILL THE DESIGN INTENT OF THE DRAWINGS. CONTRACTOR SHALL CONSULT WITH IRRIGATION DESIGNER AND PREPARE AS-BUILT PLANS SHOULD FIELD MODIFICATIONS BE NECESSARY.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- THESE IRRIGATION CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. THEREFORE, ALL IRRIGATION ELEMENTS GRAPHICALLY REPRESENTED IN THESE CONSTRUCTION DOCUMENTS ARE SCHEMATIC.
 - ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE. PROVED 18" DEEP, ROCK FREE COVER OVER MAINLINE AND WIRE, AND COVER 12" DEEP OVER LATERALS, 6" OVER POLY PIPE AND 1/4" PIPE, BASED ON FINISHED GRADE.
 - TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
 - USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
- PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
 - TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
 - TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
- SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. ALL PIPE AND WIRING UNDER PAVED SURFACES SHALL BE IN CLASS 200 MINIMUM PVC SLEEVES. WHETHER OR NOT SHOWN. PIPING IN SLEEVES UNDER ROADWAYS SHALL BE A MINIMUM DEPTH OF 24". PIPING IN SLEEVES UNDER SIDEWALKS SHALL BE A MINIMUM DEPTH OF 18". EXTEND SLEEVES 12" BEYOND EDGE OF PAVEMENT.
- COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
- INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES. ALL 24-VOLT WIRING SHALL BE #14 UFUL DIRECT-BURIAL, SOLID COPPER.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
- INSTALL TWO (2) #14 AWG CONTROL WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE FOR USE AS SPARES IN CASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF WIRE IN VALVE BOX.
- SYSTEM SCHEMATIC SHALL BE AS FOLLOWS:



EMITTER SCHEDULE

INSTALL PRESSURE COMPENSATING EMITTERS AS FOLLOWS:

| Plant type | Plant size | Emitters per Plant | GPH Outlet | # of Outlets | Total GPH/Plant |
|------------|------------|--------------------|------------|--------------|-----------------|
| TREES | 15 gal. | 1 Multi-Outlet | 2 GPH | 3 | 6 GPH |
| | 24" Box | 1 Multi-Outlet | 2 GPH | 4 | 8 GPH |
| | 36" Box | 1 Multi-Outlet | 2 GPH | 5 | 10 GPH |
| | 48" Box | 1 Multi-Outlet | 2 GPH | 6 | 12 GPH |

INSTALL PRESSURE COMPENSATING EMITTERS AS FOLLOWS:

| SHRUBS | Plant size | Emitters per Plant | GPH Outlet | # of Outlets | Total GPH/Plant |
|--------|------------|--------------------|------------|--------------|-----------------|
| SHRUBS | 1 gallon | 2 Single | 1/2 GPH | 2 | 1 GPH |
| | 5 gallon | 2 Single | 2 GPH | 2 | 4 GPH |

NOTES:
ALL SHRUBS SPACED 18 INCHES OR CLOSER SHALL RECEIVE ONLY ONE DRIP EMITTER. SHRUBS SPACED GREATER THAN 18 INCHES TO RECEIVE EMITTERS PER THE ABOVE SCHEDULE.

ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT TO BE LOCATED AT THE PLANT BALL, WITH THE ADDITIONAL POINTS WITHIN PLANT PIT PERIMETER.

ALL PIPING SHALL BE THOROUGHLY FLUSHED PRIOR TO EMITTER INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FLUSHING OF EMITTERS DUE TO CLOGGING FOR THE DURATION OF THE MAINTENANCE PERIOD. ANY PLANT MATERIAL THAT DIES DUE TO EMITTER CLOGGING SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.

IRRIGATION LEGEND

| SYMBOL | DESCRIPTION | NOTES |
|-----------|--|--|
| | WATER METER. ALSO PROVIDE REDUCED PRESSURE BACKFLOW PREVENTOR TO MATCH METER | - |
| | CONTROLLER | WALL-MOUNTED, PAINT TO MATCH WALL. SPEC HUNTER 'HYDRAWISE' CONTROLLER OR EQUIVALENT. |
| | CONTROL VALVE | FLUSH MOUNTED, BOX COLOR TO MATCH GROUND PLANE |
| | FERTIGATION SYSTEM | EZ-FLOW INLINE 2.5 GALLON TANK |
| NOT SHOWN | MAINLINE | CLASS 200 PVC |

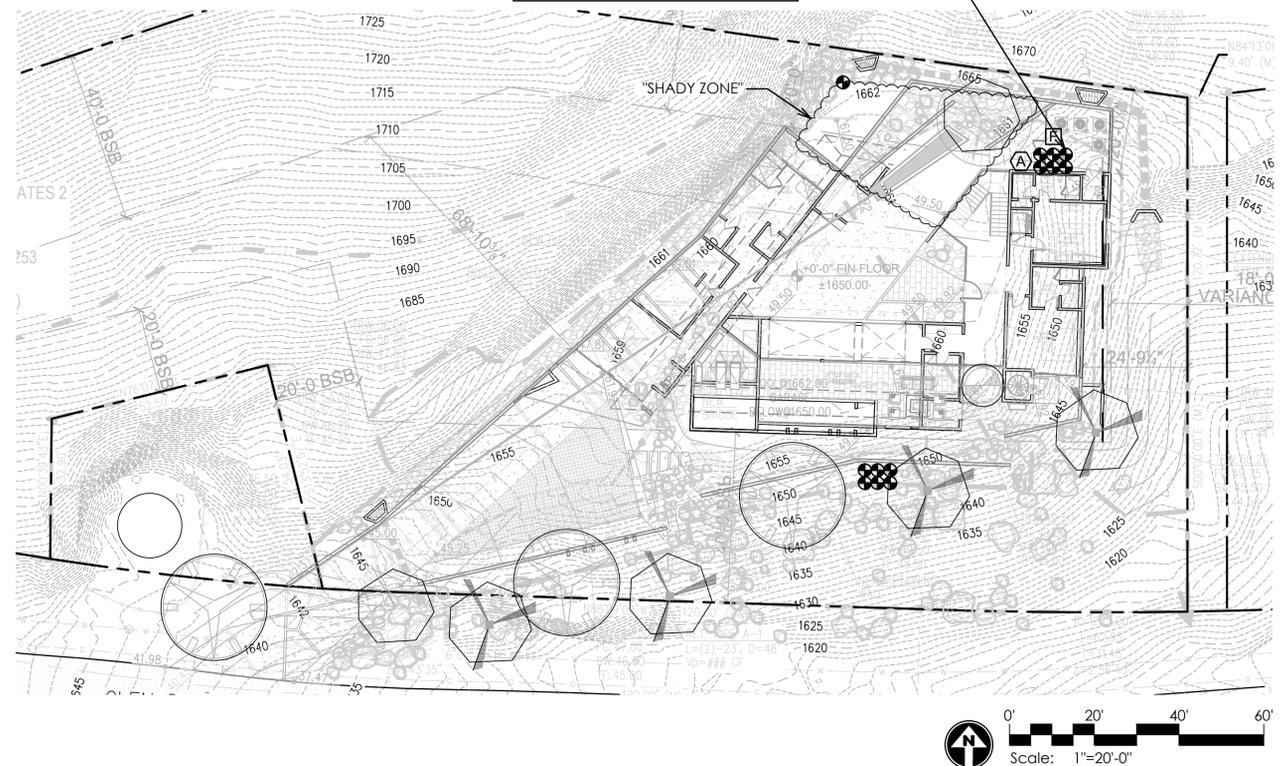
THE INSTALLATION CONTRACTOR SHALL PROGRAM THE CONTROLLER, IN ORDER TO MANAGE THE DURATION OF THE IRRIGATION CYCLE TO AVOID RUNOFF CONDITIONS

SLEEVING SCHEDULE

| PIPE OR WIRE BUNDLE | REQUIRED SLEEVE |
|-----------------------|--------------------------|
| 3/4", 1", 1-1/4" PIPE | 1-2" PVC SLEEVE PER PIPE |
| 1-1/2", 2" PIPE | 1-4" PVC SLEEVE PER PIPE |
| 1-25 CONTROL WIRES | 1-2" PVC SLEEVE |
| 26-55 CONTROL WIRES | 2-2" PVC SLEEVE |

NOTE:

- VALVE BOX LOCATIONS TO BE FIELD LOCATED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- IRRIGATION MAINLINES TO BE ALL HARD PIPE PVC. SHADE TRENCHES.
- LATERAL LINES TO BE COMMERCIAL GRADE THICK WALLED POLY PIPE. USE COLORED CODED PIPE, NO SPRAY PAINTING PIPE.
- SHADE ALL TRENCHES. TAKE EXTRA CARE TO THIS STEP DUE TO THE ROCKY NATURE OF THE TERRAIN.
- USE INLINE EMITTERS DIRECTLY PUNCTURED INTO THE LATERAL LINES, THEN RUN SPAGHETTI TO PLANT. NO FLAG EMITTERS.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS OR CONTACT LANDSCAPE ARCHITECT FOR PROPOSED IRRIGATION SYSTEM FOR APPROVAL PRIOR TO CONSTRUCTION.
- INSTALL SHUT OFF BALL VALVES AT SHADY AREAS TO BE ABLE TO FINE TUNE WATERING.
- SPECIMEN TREES TO BE ON THEIR OWN VALVE.

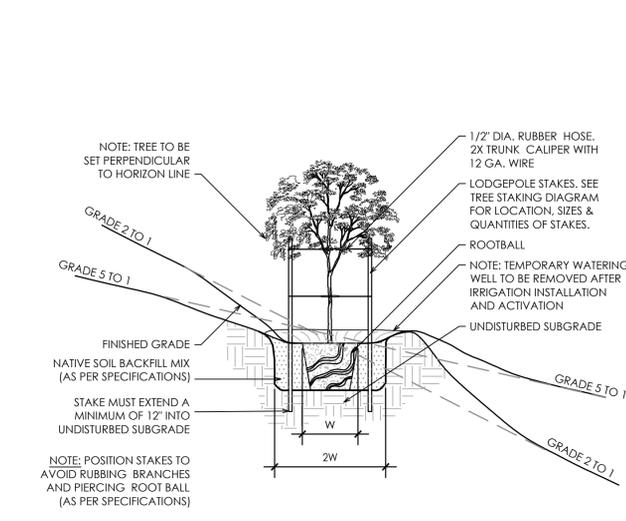


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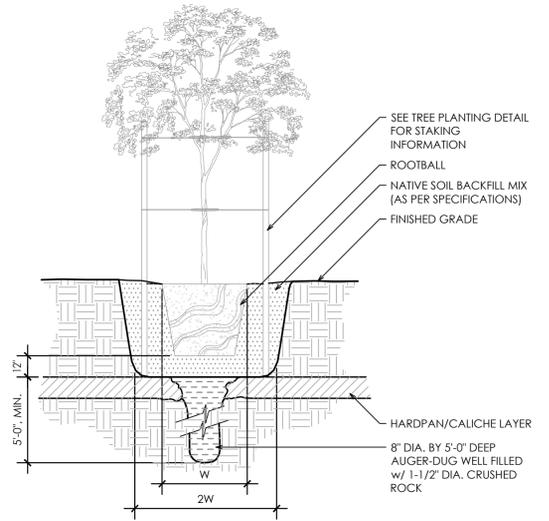
CALL TWO WORKING DAYS BEFORE YOU DIG
 (602) 263-1100
1-800-STAKE-IT
 (ORDER IN MARICOPA COUNTY)

GLEN RESIDENCE
 5712 E. Glen Drive
 Paradise Valley, AZ. 85253

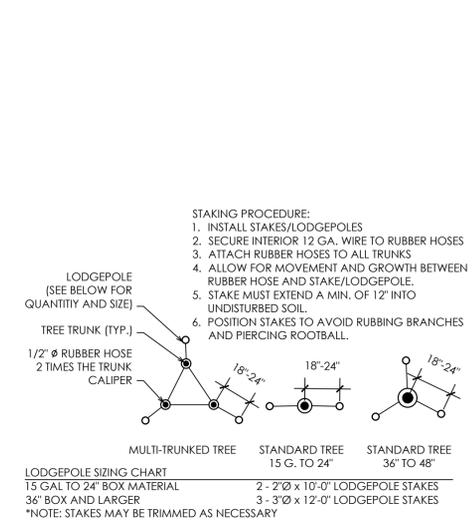
project #: KDC020 scale: 1/16"=1'-0"
 issued for: _____
 drawn by: TEAM date: 12/18/2025
 drawing: Irrigation Plan
L4.1
 of _____



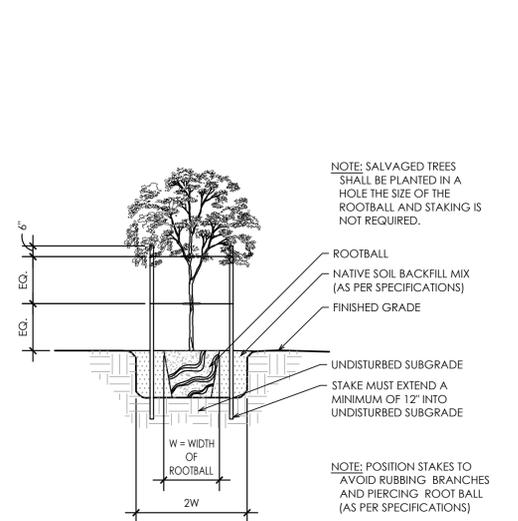
1 *Tree Planting on Slope Detail*
Scale: NTS



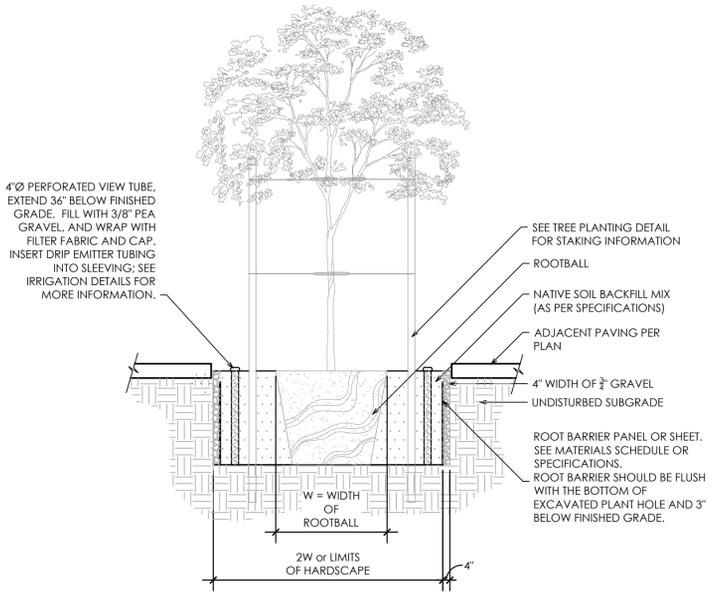
2 *Hard Pan Planting*
Scale: NTS



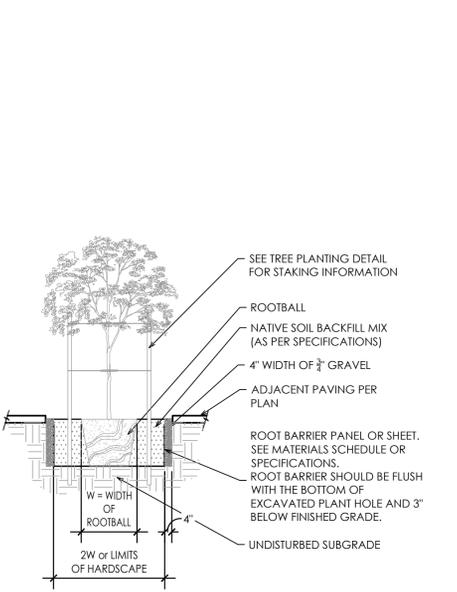
3 *Tree Staking Diagram*
Scale: NTS



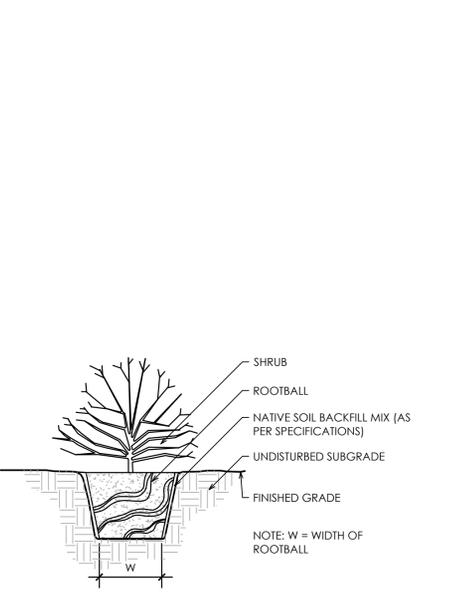
4 *Tree Planting Detail*
Scale: NTS



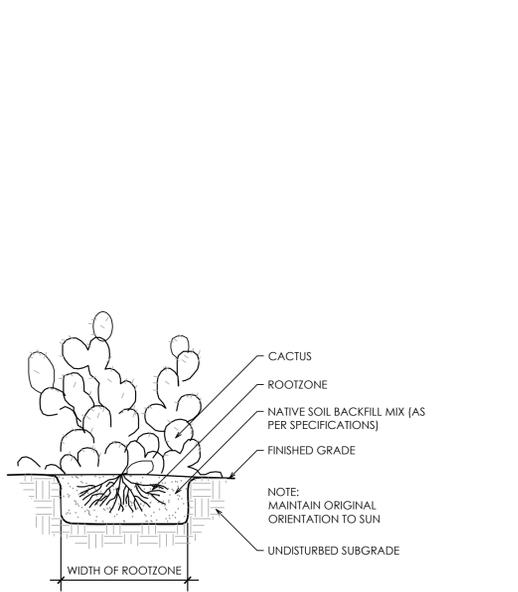
5 *Deep Watering Detail*
Scale: NTS



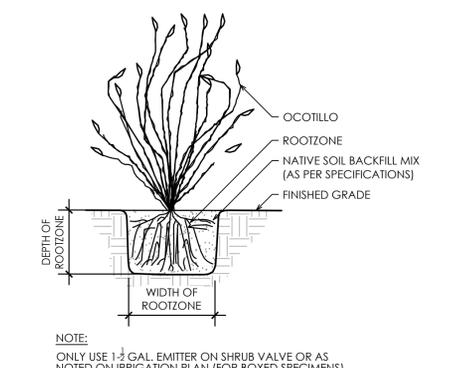
6 *Root Barrier Detail*
Scale: NTS



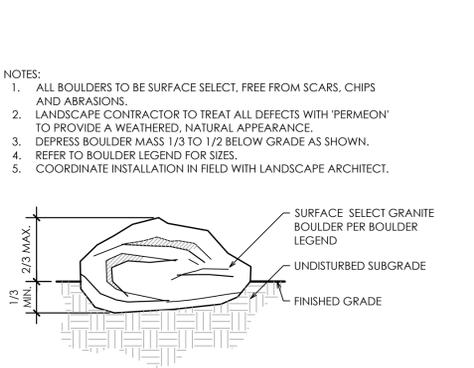
7 *Shrub Planting Detail*
Scale: NTS



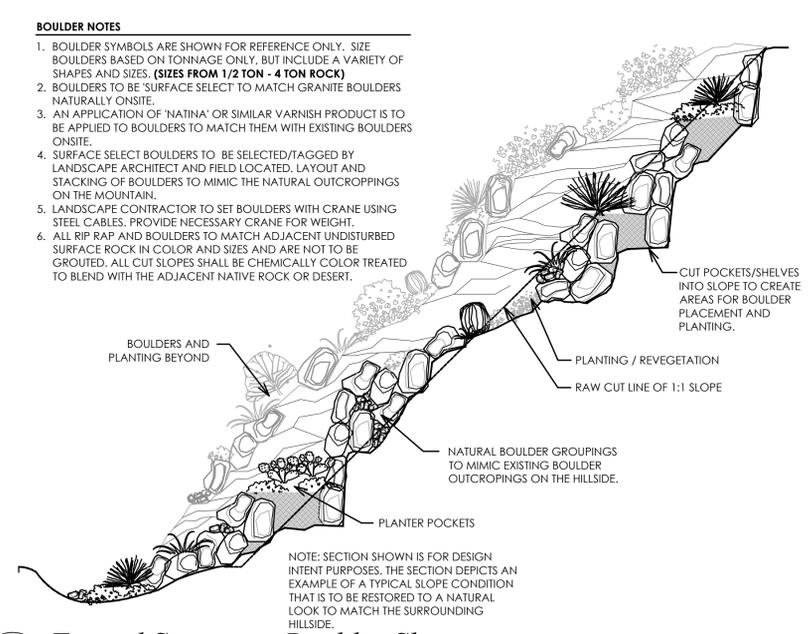
8 *Cactus Planting Detail*
Scale: NTS



9 *Ocotillo Planting Detail*
Scale: NTS



10 *Boulder Detail*
Scale: NTS



11 *Typical Section at Boulder Slope*
Scale: NTS

SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

*Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:

Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.

Plants - all shrubs and cacti other than trees, saguaros, ocotillos, palms and turf. Plant Material - all trees, saguaros, ocotillos, palms, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

- Topsoil for backfill mix (trees and shrubs).
- Wood Shavings/Mulch.
- Tree supports.
- Decomposed granite.
- Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractor's additional expense.

Submit samples of decomposed granite for approval of gradation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturer's comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

- Topsoil and planting backfill.
- Soil PH.
- Particle size, percentage soil texture.
- Percentage organic material.
- Percolation rate.
- Nutrient level analysis.
- All macro, secondary and micro nutrient salinity.
- ESP.
- Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

- Irrigated trees and shrubs.
- Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-lie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Palm Trees, Saguaros and Ocotillos: Warranty that trees, palm trees, saguaros and ocotillos will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractor's maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or gridded trees, palm trees, saguaros and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees, palm trees, saguaros and ocotillos shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings: Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, cacti, groundcovers, vines and perennials shall be subject to an additional 90 day maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

- Silt: 20-45 %
- Clay: 15-20 %
- Sand: 30-60 %
- Organic Material (natural or otherwise): 2 % minimum
- pH: 7.0-8.3
- Saluble salts: 1,500 ppm.
- Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersal - use only for sulfur. Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; pH factor, 4.0 to 4.5, no soil amendments are required for salvaged plant material and cacti unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: Copper naphthenate impregnated lodge pole 10 feet in length for 5 gallon and 15 gallon, and 12 feet in length for 24-inch box and larger. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; No. 10, black, pliable, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.

Hose Covering: 1/2 inch minimum diameter; 2-ply reinforced rubber, new garden hose.

Tree Guards: ArborGard+ by Deep Root, or equal.

Tree Guys: Minimum 3 per tree; No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 30 and 36 box tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Eanco Chemical Company.

Contact herbicide shall be Round-up as manufactured by Monsanto.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections of source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

Decomposed granite coverage shall be a minimum 2-inch thickness unless noted otherwise on plans. Decomposed granite shall be the size and color as specified on plans, and shall be taken from a single quarry.

2.09 BOULDERS

Boulders are to be Surface Select or as noted on the plans. Boulder size as noted on the plans and approved by the Owner's Representative. Boulders are to be harvested, delivered and placed in a manner to avoid marking, scraping or damaging the natural condition of the boulder. All scarred boulders are to be treated with Permeon (or equal) to provide a natural appearance of the desert vamin.

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE

Place 2-inches unless otherwise noted, in all planting areas. Decomposed granite shall extend below all plant material, trees, and cactus. Decomposed granite finish grade 1-1/2-inch below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORTS

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings. Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible, if rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any stocking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

Tree Guard: Install tree guard on all trees located in turf areas per manufacturer's recommendations.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not water saguaros after planting. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Top dress planting areas with 2 inches of top dressing after planting.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf., and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.11b TURF ARTIFICIAL

1.1 SUMMARY

A. Provide all labor, materials, equipment, and tools necessary for the complete installation of synthetic grass surface. The system shall consist of, but not necessarily be limited to, the following:

- Synthetic grass consisting of fibers that are a minimum of 1.54 inch long, Turf fiber construction consisting of polyethylene monofilament and either textured monofilament fibers tufted to a 3-layer stabilized woven polypropylene fabric (primary backing), with a non-urethane, 100% recyclable secondary backing.
- Synthetic Grass Infill, consisting of anti-microbial acrylic coated round silica particles, designed to provide the look, feel, and performance of optimally maintained natural grass. Envtroll or equivalent.

1.3 SUBMITTALS

- Comply with Section 01 33 00 Submittals Procedures.
- Product Data: Submit manufacturer's product data, including installation instructions and subsurface instructions.
- Warranty: Submit manufacturer's standard 10 year warranty.

PART 2 - PRODUCTS

2.1 SYNTHETIC GRASS SURFACE

- Aggregate Base - Crushed angular hard stone, 1/2" minus compactible stone (not clean). (Refer to Section 3.2.8)
 - Synthetic grass: Artificial Lawns Co., 'Coronado' 1180 S. 7th Ave, Phoenix AZ (623) 584-1456
 - Face Weight: 90 oz.
 - Face Yarn Type: Polyethylene
 - Pile Height: 2"
 - Tufting Gauge: 3/8"
 - Backing: Stabilized triple layered woven polypropylene
 - Total Product Weight: 107 oz.
 - Warranty: 15 year fade
- Synthetic Grass Infill: Enviroll from Pioneer, 310 N. Pasadena St., Gilbert, AZ 85233 Phone (480) 926-8200 or approved equal. Coating: Priority acrylic, iron oxide and chromium oxide.
- Splicing Material: 1000 denier coated nylon (Cordura®) 12" wide minimum. E. Adhesive: Synthetic Turf Adhesive

PART 3 - EXECUTION

3.1 GROUND PREPARATION

- General: The ground area to receive synthetic grass surface is indicated on the drawings.
- Leveling and Site Preparation: All organic material and organic debris to be removed. Soil to be graded level and stabilized (compacted). Compaction shall be done with mechanical compactors, including vibratory compactors, and/or powered tampers, and rollers.

3.2 BASE AND SYNTHETIC GRASS CONSTRUCTION

- General: The area to be smooth and graded to allow proper drainage. Refer to grading plan.
- Compacted Aggregate Base: Place 4 inches of aggregate base as leveling layer compacted to 90% of max density per AASHTO T99. Compaction shall be done with mechanical compactors, including vibratory compactors, and/or powered tampers, and rollers. Aggregate size should be 1/4" minus (compactible).
- Synthetic Grass: Place turf and cut to fit configuration as shown on Drawings. Splice seams. All seams must be attached with splicing film/fabric and adhesive as approved by the manufacturer for this type of installation of their product.
- Infill: Apply layers of synthetic grass infill evenly with a spreader and broom the turf fibers with stiff bristle broom to stand fibers up and allow infill to settle into the bottom. Broom in until round quartz silica sand approximately 3 pounds per square foot.
- Anchoring/Edging: Edges of turf will be secured to ground with mechanical fasteners, stakes or edging.

3.12 WATERING

Water all plants immediately after planting, except for saguaros, with hose in planting hole until material about the roots is completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery Stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractor's expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen tree, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and staking of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.



GLEN RESIDENCE
5712 E. Glen Drive
Paradise Valley, AZ 85253



project #:
KDC020

scale:
N/A

issued for:

drawn by:
TEAM

date:
12/18/2025

drawing:
Planting Specifications

L8.1

of

SECTION - 02810 IRRIGATION

PART I - GENERAL

1.01 WORK INCLUDED

Work of this Section generally includes a provision of an underground irrigation system including the following:

- *Trenching, stockpiling excavation materials, and refilling trenches.
- *Complete systems including but not limited to piping, backflow preventer assemblies, valves, fittings, heads, controller wiring and final adjustments to ensure efficient coverage as determined by Consultant.
- *Water connections.
- *Replacements of unsatisfactory materials.
- *Clean-up, inspection, and approval.
- *Tests.

1.02 REFERENCES

Perform Work in accordance with requirement of Conditions of the Contract and division 01 - General Requirements as well as provisions of all applicable laws, codes, ordinances, rules and regulations. Conform to requirements of reference information listed below except where more stringent requirements are shown or specified in Contract Documents.

- American Society for Testing and Materials (ASTM) - Specifications and Test Methods specifically referenced in this Section.
- Underwriters Laboratories (UL) - UL Wires and Cables.

1.03 QUALITY ASSURANCE

Installer Qualifications - Installer shall have had considerable experience and demonstrated ability in the installation of irrigation system(s) of specified type(s) in a neat, orderly and responsible manner in accordance with recognized standards of workmanship. To demonstrate ability, experience and financial stability necessary for this Project, submit if requested by Consultant, prior to contract award the following:

- List of 3 projects completed in the last 2 years of similar complexity to this Project. Description of projects shall include:

- Name of project.
- Location.
- Owner.
- Brief description of work and project budget.

- Current company financial statement.

Special Requirements:

- Tolerances - Specified depths of pressure supply lines and laterals and pitch of pipes are minimums. Settlement of trenches is cause for removal of finish grade treatment, refilling, recompaction, and repair of finish grade treatment.
- Coordination with Other Contracts - Protect, maintain, and coordinate Work with Work under other Sections.
- Damage to Other Improvements - Contractor shall replace or repair damage to grading, soil preparation, seeding, sodding, or planting done under other Sections during work associated with installation of irrigation system at no additional cost to Owner.
- Work involving substantial plumbing for installation of backflow preventers, copper service and related work shall be executed by licensed and bonded plumber(s), performed in accordance with prevailing codes and regulations.
- Work involving connection to, installation, or extension of 120 volt or greater electrical service, shall be executed by a licensed and bonded electrician, performed in accordance with prevailing codes and regulations.

1.04 SUBMITTALS

Prepare and make submittals in accordance with conditions of the Contract.

Records Drawings (As-Builts):

- At onset of irrigation installation contractor shall secure mylar sepia of site plan from Landscape Architect. Make blue-line or black-line prints for every week on Project. At end of every day, revise prints for Work accomplished that day in red ink. As-built sepia shall be brought up-to-date at close of working day on every Friday by a qualified draftsman. One up-to-date print shall be mailed to Consultant on Monday of each week. An additional print of record plan(s) shall be available at Project Site. Upon completion of Project submit for review, prior to final acceptance, final set of as-built mylar sepia. Dimension from two permanent points of reference (building corners, sidewalk, road intersections or permanent structures), location of the following items:

- Connection to existing water lines.
- Routing of pressure supply lines (dimension every 100 feet along routing).
- Electric control valves.
- Quick coupling valves.
- Drip line blow-out stubs.
- Control wire routing (if not with pressure supply line).
- Other related equipment as directed by Consultant.

- Consultant will not certify any pay request submitted by the Contractor if the as-built drawings are not current, and processing of pay request will not occur until as-builts are updated.

- Prior to scheduling walk-through for substantial completion, contractor to submit all as-builts information to consultant for approval.

Controller Drawings - Do not prepare controller drawings until record (as-built) drawings have been approved by Consultant.

- Provide controller drawing, automatic controller.

- Controller drawing may be same size reproduction of record drawing, if scale permits fitting inside controller door without folding drawing. If photo reduction prints are required, keep reduction to maximum size possible to retain full legibility.
- Controller drawing shall be blue-line print of actual as-built system, showing area covered by that controller.
- Identify area of coverage of each remote control valve, using a distinctly different pastel color for each zone. Highlight heads, lateral piping, and control valves.
- Following review of controller drawings by Consultant, hermetically seal each drawing between two layers of 20 mm thick clear plastic.
- Controller drawing shall be completed and approved by Consultant prior to final completion walk-through of irrigation system.
- Attach approved controller drawing to inside of each controller door using self adhesive Velcro strips.

Operation Manual: Submit 3 sets of operations manual to Consultant for approval or prior to scheduling final completion walk-through. Manual to include the following in 1 x 3 ring binder:

- Index sheet stating project name, and listing contractor name, address, phone number and contract person including Primary Sub-Contractors.
- Manufacturer cut sheets for all material components of irrigation system. Highlight or circle specific model or item.

1.05 DELIVERY, STORAGE & HANDLING

Deliver, unload, store and handle materials, packaging, bundling, products, in dry, weatherproof condition in manner to prevent damage, breakage, deterioration, intrusion, ignition, and vandalism. Deliver in original unopened packaging containers prominently displaying manufacturer name, volume quantity, contents, instructions, and conformance to local, state and federal law.

1.05 DELIVERY, STORAGE & HANDLING (CONT.)

Remove and replace cracked, broken, or contaminated items or elements prematurely exposed to moisture, inclement weather, snow, ice, temperature extremes, fire or job site damage.

Handling of PVC Pipe - Exercise care in handling, loading and storing of PVC pipe. All PVC pipe shall be transported in a vehicle which allows length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads. All sections of pipe that have been dented or damaged shall be discarded, and if installed, shall be removed and replaced with new piping.

1.06 JOBSITE CONDITIONS

Protection of Property:

- Preserve and protect all trees, plants, monuments, structures, and paved areas from damage due to Work of this Section. In the event damage does occur, all damage to inanimate items shall be completely repaired or replaced to satisfaction of Owner. All injury to living plants shall be repaired by Owner, and all costs of such repairs shall be charged to and paid by Contractor.
- Protect buildings, walks, walls, and other property from damage. Flare and barricade open ditches. Damage caused to asphalt, concrete, or other building material surfaces shall be repaired or replaced at no cost to Owner. Restore disturbed areas to original condition.

Existing Trees:

- All trenching or other Work under limb spread of any and all evergreens or low branching deciduous material shall be done by hand or by other methods so as to prevent damage to limbs or branches.
- Where it is necessary to excavate adjacent to existing trees, use all possible care to avoid injury to trees and tree roots. Excavation in areas where 2 inches and larger roots occur, shall be done by hand. Roots 2 inches or larger in diameter, except directly in the path of pipe conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scaring or excessive drying. Where a trenching machine is operated close to trees having roots smaller than 2 inches in diameter, wall of trench adjacent to tree shall be hand rimmed, making clean cuts through roots. Roots 1 inch and larger in diameter shall be painted with two coats of Tree Seal. Trenches adjacent to trees shall be closed within 24 hours, and when this is not possible, side of trench adjacent to tree shall be kept shaded with moistened burlap or canvas.

Protection and Repair of Underground Lines:

- Request proper utility company to stake exact location (including depth) of all underground electric, gas, or telephone lines. Take whatever precautions are necessary to protect these underground lines from damage. In the event damage does occur, all damage shall be repaired by Contractor unless other arrangements have been made.
- Replacement of Paving and Curbs - Where trenches and lines cross existing roadways, paths, curbing, etc., damage to these shall be kept to a minimum and shall be restored to original condition.

1.07 WARRANTY / GUARANTY

Remove and replace cracked, broken, or contaminated items or elements prematurely exposed to moisture, inclement weather, snow, ice, temperature extremes, fire or job site damage.

Handling of PVC Pipe - Exercise care in handling, loading and storing of PVC pipe. All PVC pipe shall be transported in a vehicle which allows length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads. All sections of pipe that have been dented or damaged shall be discarded, and if installed, shall be removed and replaced with new piping.

1.08 MAINTENANCE

Furnish the following maintenance items to Owner prior to final Acceptance:

- 2 sets of special tools required for moving, disassembling, and adjusting each type of sprinkler head and valve supplied on this Project.
- 2 keys for each automatic controller.
- 1 quick coupler key and matching hose swivel.

1.09 EXTRA STOCK

In addition to the installed system, furnish the following items to Owner: A 4 per 100 installed drip emitters of each type used.

PART II - PRODUCTS

2.01 MATERIALS

General Piping:

- Pressure Supply Lines (downstream of backflow prevention units) - Class 200 BE (1)
- Non-pressure lines - Class 200 BE -
- Drip Tubing - Hardie EHD 2057-050 DURAX-POL Blue Stripe Hose.
- Emitter Tubing - by emitter manufacturer.

Plastic pipe and Fittings:

1. Identification Markings:

- All pipe to be identified with following indelible markings:
 - Manufacturers Name.
 - Nominal pipe size.
 - Schedule of class.
 - Pressure Rating.
 - NSF (National Sanitation Foundation) seal of approval.
 - Date of extrusion.
- Solvent Weld Pipe - Manufactured from virgin polyvinyl chloride (PVC) compound in accordance with ASTM D2241 and ASTM D1784; cell classification 12245-B, Type 1, Grade 1.

a. Fittings - Standard weight, Schedule 40, injection molded PVC; complying with ASTM D1784 and D2466, cell classification 12454-B.

- Threads - Injection molded type (where required).
- Tees and ells - Side gated.
- Threaded Nipples - ASTM D2464, Schedule 80 with molded threads.
- Joint Cement and Primer - Type as recommended by manufacturer of pipe and fittings.

Low Pressure/Volume Systems:

- Emitters as indicated on drawings.

- Drip Tubing - manufactured of flexible vinyl chloride compound conforming to ASTM D1248, Type 1, Class C, Category 4, P14 and ASTM D3350 for PE 12211.0.

- Fittings - As recommended by tubing manufacturer.

- Drip Valve Assembly - Type and size shown on drawings.

- Wye Strainer - Plastic/Fiberglass construction with 150 mesh nylon screen and blow out assembly.

2.01 MATERIALS (CONT.)

- Control Valve - 2 way, solenoid pilot operated type made of synthetic, non-corrosive material; diaphragm activated and slow closing. Include freely pivoted seat seat retained (mounted) without attachment to diaphragm.
- Pressure Reducing Valve - Plastic/Fiberglass construction with adjusting nut.

Copper Pipe and Fittings:

- Copper Pipe - Type K hard tempered.
- Fittings - Wrought copper, solder joint type.

- Joints - Soldered with solder, 45% silver, 15% copper, 16% zinc, and 24% cadmium and solids at 1125 F and liquids at 1145F.

Brass Pipe and Fittings:

- Brass Pipe - 85% red brass, AMSI Schedule 40 screwed pipe.
- Fittings - Medium brass, screwed 125 pound class.

Quick Coupling Valves - Brass two-piece body designed for working pressure of 150 psi; operable with quick coupler. Equip quick coupler with locking rubber cover.

Valve Boxes:

- Drip Line Blow-out Stubs, and Wire Stub Box - Carson #910-12.
- 3/4 inch through 2 inch Control Valves - Carson #1419-13B.
- Drip Valve Assemblies - Carson #1419-13B.
- Control Wiring Splices - Carson #910-12.

Electrical Control Wiring:

- Low Voltage:
 - Electrical Control Wire - AWG UF UL approved No.14 gauge direct burial copper wire for all control wires, and No.12 gauge direct burial copper wire for all common wires.
 - Wire Colors:
 - Control Wires - Red.
 - Common Wires - White.
 - Master Valve Wires - Blue.
 - Future Wires - Same as control and common wire (labeled at terminations).
 - If multiple controllers are utilized, and wire paths of different controllers cross each other, both common and control wires from each controller shall be different colors approved by Consultant.
 - Control wire connections and splices shall be made with 3M direct bury splice, Rain Bird Fentile connectors, or similar dry splice method.
- High Voltage - Type required by local codes and ordinances, of proper size to accommodate needs of equipment serviced.

Electric Control Valves - As noted on drawings

Pipe bedding material - Construction grade sand approved by Consultant.

Automatic Controller - As shown on drawings.

Backflow Preventer - As shown on drawings.

PART III - EXECUTION

3.01 INSPECTION:

Examine areas and conditions under which Work of this Section is to be performed. Do not proceed with Work until unsatisfactory conditions have been corrected.

Grading operations, with the exception of final grading, shall be completed and approved by Owner prior to staking or installation of any portion of irrigation system except sleeving.

3.02 PREPARATION

Staking shall Occur as Follows:

- Mark with powdered lime or marking paint, routing of pressure supply line and flag heads and control valve locations for first series of zones as directed by Consultant. Contact Consultant 48 hours in advance and request review of staking. Consultant will review staking and direct changes if required. Staking review does not relieve installer from coverage problems due to improper placement of heads other staking.

Install sleeving under all asphalt paving and concrete walks, prior to concreting and paving operations, to accommodate piping and wiring. Compact backfill around sleeves to 95% Standard Proctor Density within 2% of optimum moisture content in accordance with ASTM D1557.

Trenching - Trench excavation shall follow, as much as possible, layout shown on Drawing. Dig trenches straight and support pipe continuously on bottom of trench. Trench bottom shall be clean and smooth with all rock and organic debris removed. Pressure supply line trenches shall be over-excavated as required to allow for bedding material. Trench depth shall be uniform as required to meet minimum depth requirements for type of piping.

1. Clearances:

- Piping smaller than 3 inches - Trenches shall have a minimum width of 7 inches.
- Line clearance - Provide not less than 6 inches of clearance between each line, and not less than 12 inches of clearance between lines of other trades.

2. Pipe and Wire Depth:

- Pressure Supply Piping - 24 inches from top of pipe.
- Non-pressure piping (pop-up) - 18 inches from top of pipe.
- Control Wiring - Side and bottom of pressure supply line.
- Drip tubing - 12 inches from top of pipe.
- Emitter tubing - 12 inches from top of pipe (non slope plantings). 4 inches from top of pipe (slopes 2:1 or greater).

- Boring will be permitted only where pipe must pass under obstruction(s) which cannot be removed, and must be approved by consultant if not specifically indicated on construction drawings. Final density of backfill shall match that of surrounding soil. Use of sleeves of suitable diameter is acceptable if installed first by jacking or boring, and pipe laid through sleeves. Observe same precautions as though pipe were installed in open trench.

3.03 INSTALLATION

Locate other equipment as near as possible to location designated on construction drawings. Deviations shall be approved by Consultant prior to installation.

PVC Piping:

- Snake pipe in trench as much as possible to allow for expansion and contraction.
- When pipe laying is not in progress, or at end of each day, close pipe ends with tight plug or cap. (Perform work in accordance with good practices prevailing in piping trades).
- Coordinate pressure supply line installation with required bedding operations.
- Stake all above grade PVC piping per details.

3.03 INSTALLATION (CONT.)

- Use 45 degree ells when making perpendicular crossings of above grade PVC piping, to depress bottom pipe.

- Lay pipe and make all plastic to plastic joints in accordance with manufacturers recommendations.

Drip Tubing:

- Install fitting connections per manufacturers recommendations.
- Use only manufacturer provided or recommended hole punch when making penetrations in drip tubing for insert fittings. Use of other hole punch shall be cause for immediate removal and replacement of all installed drip tubing.
- Install drip line blow-out stubs at all dead ends of drip tubing.
- Any deviations from drip tube routing shown on drawings must be approved by consultant prior to installation.

Control Wiring:

1. Low Voltage Wiring:

- Bury control wiring between controller and electric valves in pressure supply line trenches, with wires consistently located below and to one side of pipe, on top of initial pipe bedding, or in separate trenches.
- Bundle all 24 volt wires at 10 foot intervals with electrical or duct tape.
- Provide an expansion loop at pressure supply line angle fittings, every electric control valve location (in valve box), and at minimum 500 feet intervals. Form expansion loop by wrapping wire at least 8 times around an inch pipe and with drawing pipe.
- Make splices and electric control valve connections using Rainbird Fentile connectors or similar dry splice method.
- Install control wire splices not occurring at control valve in a separate splice valve box.
- Install one control wire for each control valve.
- Run 2 spare # 14-1 control wires from controller pedestal to last electric control valve operated by controller on each and every leg of pressure supply line. Label spare wires at controller and wire stub box. Loop a minimum of 24 inches from all spare wires inside every control valve box operated by controller.
- Run all future control wires from controller pedestal to point indicated on drawings. Call a minimum of ten (10) feet at termination and install in 10 inch round valve box. Label all wires at termination.

2. High Voltage Wiring for Automatic Controller:

- Provide 120 volt power connection to automatic controller.

Automatic Controller:

- Install controller in accordance with manufacturers instructions as detailed and where shown on Drawings.
- Connect remote control valves to controller in numerical sequence as shown on Drawings.
- Final location of controller shall be approved by Consultant prior to installation.
- Each controller shall have a dedicated separate ground wire.
- Above ground conduit shall be rigid galvanized with appropriate fittings. Below ground conduit shall be Schedule 40 PVC.

Quick Coupling Valves:

Install quick couplers on double swing-joint assemblies of Schedule 80 PVC pipe; flush to grade. Angled nipple relative to pressure supply line shall be no more than 45 degrees and no less than 10 degrees. Install quick coupling as detailed.

Drip Valve Assemblies - Install drip valve assembly as detailed.

Drip Emitters - Install drip emitters as detailed.

Valve Boxes:

- Install one valve box for each type of valve installed as detailed, flush with grade for all sodded areas and above grade for all planted areas.
- Valve box extensions are not acceptable except for master valve.
- Install gravel sump after compaction of all trenches. Valve box to rest on gravel sump. Place final portion of gravel inside valve box to ensure valve box is backfilled and compacted.
- Brand all valve box lids. Letter and number size shall be no smaller than 1 inch and no greater in size than 1- inches. Depth of branding shall be no more than 1/8 inch into valve box lid as follows:

- Control valves - Brand controller letter and station number on lid of each control valve box.
- Quick Coupling Valves - Brand quick coupling valve box lids with letter Q.C..
- Wire Splices - Brand all wire splice box lids with letters W.S.
- Drip Tubing Blow-out Stubs - Brand controller letter and station number on lid of each drip tubing blow-out box lid.

Backflow Preventer - Install as detailed Drawings.

Control Wiring:

- All control wiring to be laid to bottom and side of pressure supply line trench. Separate wire trenches will not be allowed unless approved by Consultant prior to installation.

Backfilling - Do not begin backfilling operation until required system tests have been completed. Backfill shall not be done in freezing weather except with prior approval by Consultant. Leave trenches slightly mounded to allow for settlement after backfilling is completed. Trenches shall be finish graded prior to walk-through of system by Consultant.

- All pressure supply lines shall be bedded with construction grade sand 4 inches below invert of pipe, to 6 inches above top of pipe and width of trench when site conditions are rocky or otherwise unfavorable.
- Materials - Excavated material is generally considered satisfactory for backfill purposes after completing bedding requirements. Backfill material shall be free of rubbish, vegetable matter, frozen materials, and stones larger than 2 inches in maximum dimension. Do not mix subsoil with topsoil. Material not suitable for backfill shall be hauled away. Contractor shall be responsible for providing suitable backfill if excavated material is unacceptable or not sufficient to meet backfill, compaction, and final grade requirements.

- Do not leave trenches open for a period of more than 48 hours. Open excavations shall be protected in accordance with OSHA regulations.
- Compact backfill to 90% maximum density in 6 lifts, determined in accordance with ASTM D155-7 utilizing the following methods:

- Mechanical tampering.
- Puddling or ponding. Puddling or ponding and/or jetting is prohibited within 10'-0" of building or foundation walls.

Piping Under Paving:

- Provide for a minimum cover of 24 inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphalt concrete or concrete paving.
- Piping shall be bedded with construction grade sand or squeegee - 6 inches below pipe to 6 inches above pipe and width of excavation.

3.03 INSTALLATION (CONT.)

- Compact backfill material in 6 inch lifts at 95% maximum density determined in accordance with ASTM D1557 using manual or mechanical tamping devices.
- Set in place, cap, and pressure test all piping under paving, in presence of Consultant or Owner prior to backfilling and paving operations.

- Piping under existing walk or concrete pavement shall be done by jacking, boring, or hydraulic driving, but where cutting or breaking of walks and/or concrete is necessary, it shall be done and replaced at no cost to Owner. Obtain permission and prior approval to cut or break walks and/or concrete from Owner.

3.04 FIELD QUALITY CONTROL

Flushing - After piping, risers, and valves are in place and connected, but prior to installation of sprinkler heads, quick coupling valves, and air release valves, thoroughly flush piping system under full head of water pressure from dead end fittings. Maintain flushing for 5 minutes through furthest valves. Cap riser after flushing.

Testing - Conduct tests in presence of Consultant. Arrange for presence of Consultant a minimum of 48 hours in advance of testing. Supply force pump and all other test equipment.

- After backfilling, and installation of all control valves, quick coupling valves, fill pressure supply line with water, and pressurize to 40 PSI over the designated static pressure or 120 PSI, whichever is greater, for a period of 2 hours.
- Leakage, Pressure Loss - Test is acceptable if no leakage or loss of pressure is evident during test period.
- Leaks - Detect and repair leaks.
- Retest system until pressure can be maintained for duration of test.
- Before final acceptance, pressure supply line shall remain under pressure for a period of 48 hours.

Walk Through for Substantial Completion:

- Arrange for Consultants presence a minimum of 48 hours in advance of walk-through.
- Entire System shall be completely installed and operational prior to scheduling of walk-through. All sodded areas are to be complete with head height and valve boxes adjusted accordingly.
- Operate each zone in its entirety for Consultant at time of walk through and open all valve boxes.
- Consultant shall generate a list of items to be corrected prior to Final Completion.
- Furnish all materials and perform all Work required to correct all inadequacies due to deviations from Contract Documents, and as directed by Consultant.
- During walk-through, expose all drip emitters under operations for observation by Consultant to demonstrate that they are performing and installed as designed; prior to placing of all mulch material. Schedule separate walk-through if necessary.

Walk-Through for Final Completion:

- Arrange for Consultants presence a minimum of 48 hours in advance of walk through.
- Show evidence to Consultant that Owner has received all accessories, charts, record drawings, and equipment as required before Final Completion walk-through is scheduled.
- Operate each zone identified as deficient at substantial completion walk-through for Consultant at time of final completion walk-through to ensure correction of all incomplete items.
- Items deemed not acceptable by Consultant shall be reworked to complete satisfaction of Consultant.
- If after request to Consultant for walk-through for Final Completion of irrigation system, Consultant finds items during walk through, Contractor shall be charged for all subsequent walkthroughs. Funds will be withheld from final payment and/or retained to Contractor, in amount equal to additional time and expenses required by Consultant to conduct and document further walk-through as deemed necessary to ensure compliance with Contract Documents.

3.05 ADJUSTING

Upon substantial completion of installation, fine-tune entire system by regulating valves, adjusting patterns and break-up arms/screws, and setting pressure reducing valves or throttling control valve flow controls at proper pressure to provide optimum and efficient coverage. Flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible. Heads of same type shall be operating at same pressure +/- 7%.

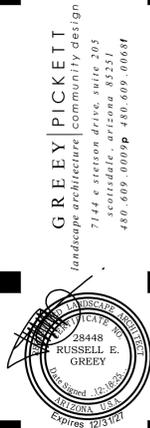
If it is determined that irrigation adjustments will provide proper and more adequate coverage, make such adjustments prior to Final Acceptance, as directed, at no additional cost to Owner. Adjustments may also include changes in nozzle sizes, degrees of arc, and control valve throttling.

All sprinkler heads shall be set perpendicular to finish grade unless otherwise designated.

Areas which do not conform to designated operation requirements due to unauthorized changes or poor installation practices shall be immediately corrected at no additional cost to the Owner.

3.06 CLEANING

Maintaining continuous cleaning operation throughout duration of Work. Dispose of off-site at no additional cost to Owner, all trash or debris generated by installation of irrigation system.



revisions:



project #:
KDC020

scale:
N/A

issued for:

drawn by:
TEAM

date:
12/18/2025

drawing:
Irrigation Specifications

L8.2

of



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5



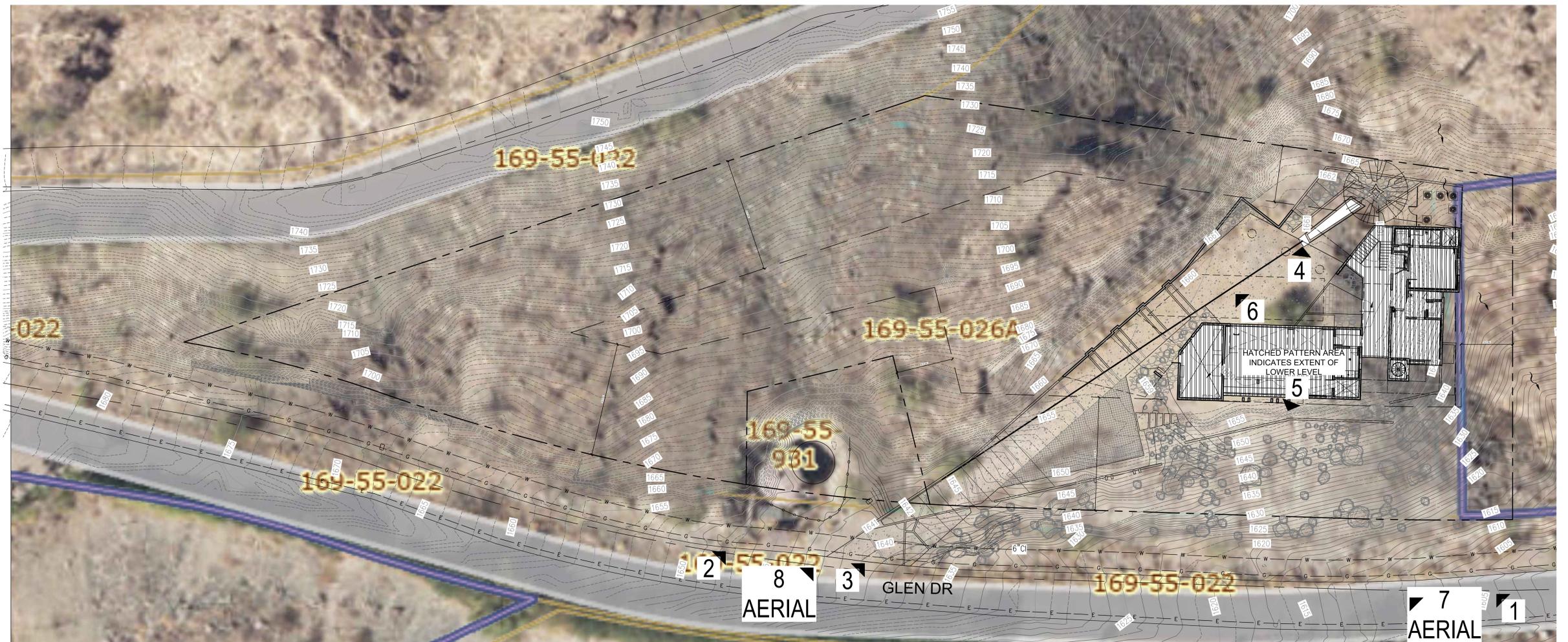
IMAGE 6



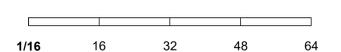
IMAGE 7



IMAGE 8



SITE PLAN



KENDLE DESIGN COLLABORATIVE

6115 NORTH CATTLETRACK
 SCOTTSDALE, ARIZONA 85250
 PH 480.951.8558
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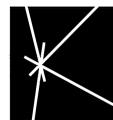
ISSUE: 1/7/25 Formal Hillside Submittal

PROJECT NO:
 CAD DWG FILE:
 DRAWN BY: RVH
 CHECKED BY: BK

SHEET TITLE:

AERIAL PHOTO & SITE PHOTOS

A-1.0



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ISSUE: 1/7/25 Formal Hillside Submittal

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| CHECKED BY: BK | |

SHEET TITLE:

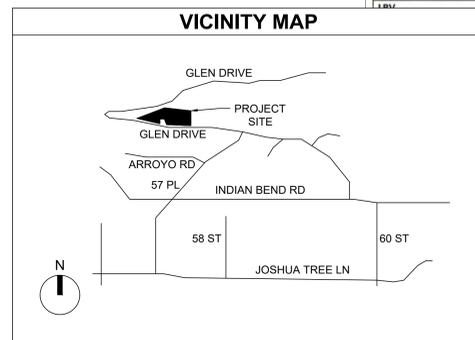
RENDERING

A-2.0

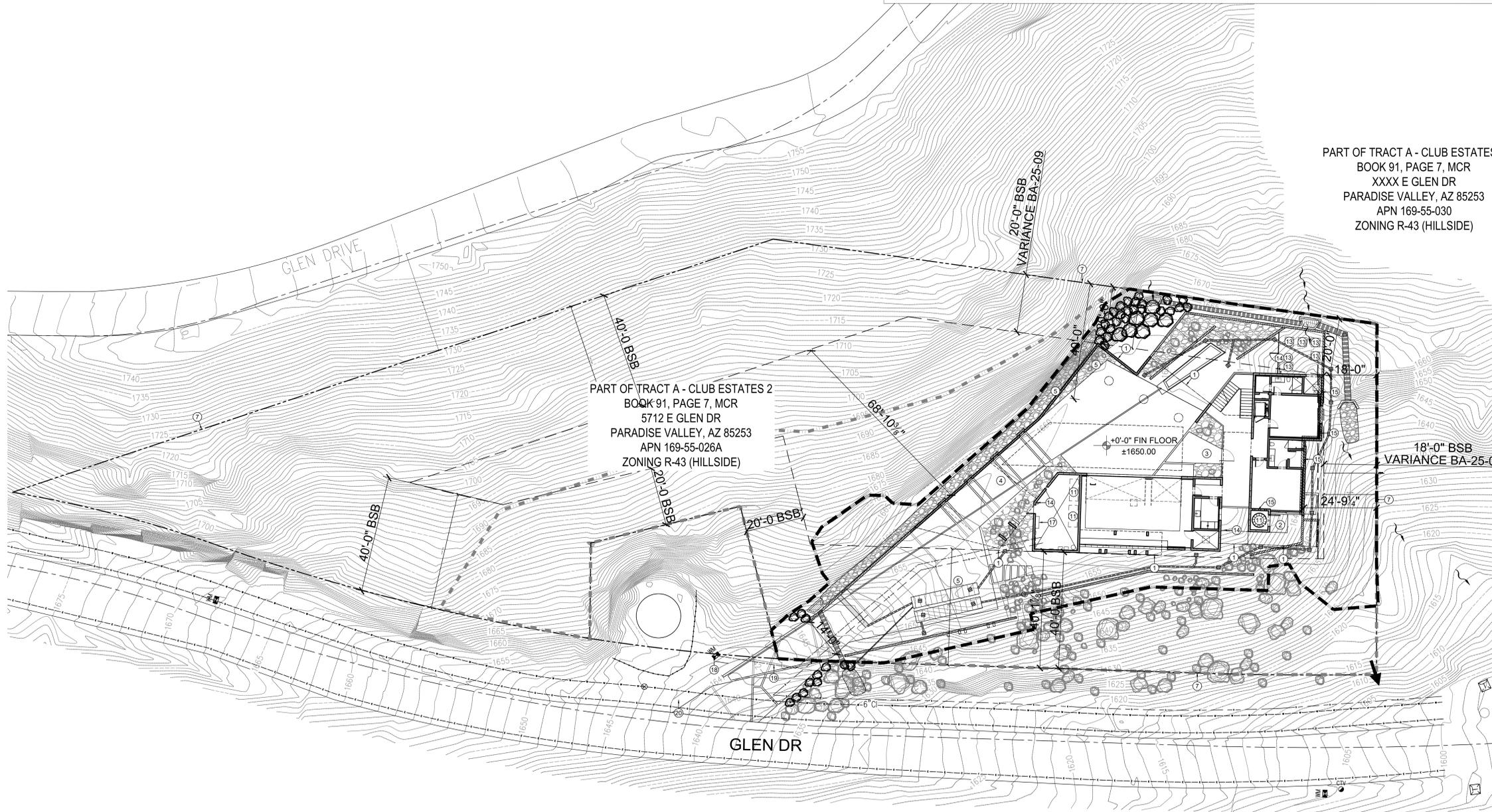
| | | | |
|---|-------------------------|-----------|--|
| AREA OF DRIVEWAY | 1,969 SF | SF | AREA OF DRIVEWAY NOT INCLUDING AUTO COURT OR PARKING AREAS |
| MAXIMUM DRIVEWAY SLOPE | 30% | % | 30% MAXIMUM IS ALLOWED |
| MINIMUM DRIVEWAY WIDTH | 14' | FT | MINIMUM 12 FT WIDTH IS REQUIRED |
| LENGTH OF MAXIMUM DRIVEWAY CUT OVER 8 FT | 40' | FT | DRIVEWAY CUT OVER 8 FEET LESS THAN 100 FEET IN LENGTH |
| MATERIAL | EXP. AGG. COLORED CONC. | | INDICATE IF EXPOSED AGG. CONCRETE, PAVEMENT, ASPHALT, ETC. |
| COLOR | COLOR DAVIS: DUNE | | INDICATE COLOR OF MATERIAL |
| LRV | 25 | | INDICATE LIGHT REFLECTANCE VALUE OF MATERIAL |
| MAX DISTANCE FROM NG | 9' | IN | PROVIDE MAXIMUM DISTANCE FROM NATURAL GRADE ALONG ENTIRE LENGTH OF THE DRIVEWAY |
| CREDIT | 0 | % | CREDIT ONLY APPLIES IF ENTIRE LENGTH OF DRIVEWAY IS WITHIN ALLOWABLE HEIGHT FROM NATURAL GRADE |
| | 0 | SF | |

| PROJECT DATA | |
|--------------|---|
| ADDRESS: | 5712 EAST GLEN DRIVE PARADISE VALLEY, AZ 85253 |
| LEGAL: | A SUBDIVISION PLAT RECORDED IN BOOK 91 OF MAPS, PAGE 07, MCR, LOCATED IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T.2N, R.4E OF THE GILA & SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA |
| ZONING: | RE-43 |
| LOT AREA: | 44,786 SQ FT (1.028 AC.) |
| PARCEL #: | 169-55-026A |

| GENERAL NOTES | |
|---------------|--|
| NOTES: | |
| 1. | SEE CIVIL AND LANDSCAPE DRAWINGS FOR ALL INFORMATION ON SITE WALL & FENCE HEIGHTS, DETAILS, TYP. |
| 2. | SEE CIVIL PLANS FOR PROPOSED GRADING AND DRAINAGE |



| SITE PLAN KEYNOTES | |
|--------------------|---|
| ① | LINE OF ROOF, CEILING, OR FLOOR ABOVE |
| ② | COVERED TERRACE |
| ③ | COVERED ENTRY |
| ④ | DRIVEWAY. SEE LANDSCAPE DRAWINGS FOR FINISH SPECS. |
| ⑤ | GUEST PARKING. SEE LANDSCAPE DRAWINGS FOR FINISH SPECS. |
| ⑥ | HARDSCAPE. SEE LANDSCAPE DRAWINGS FOR FINISH SPECS. |
| ⑦ | PROPERTY LINE |
| ⑧ | SITE WALL. SEE EXTERIOR ELEVATIONS FOR FINISH SPECS. SEE STRUCTURAL FOR REINFORCING REQUIREMENTS WHERE RETAINING. |
| ⑨ | SPIRAL STAIR CASE. ACCESS FOR POOL SERVICE. KEYPAD LOCK |
| ⑩ | 5'-0" MIN., 6'-0" MAX. "STICKS IN THE DESERT" POOL FENCE TO COMPLY WITH CITY OF PHOENIX BARRIER REQUIREMENTS. SEE DETAIL 1 ON THIS SHEET FOR DETAIL AND HEIGHT INFORMATION |
| ⑪ | POOL EQUIPMENT, UNDER SEPARATE PERMIT |
| ⑫ | MECHANICAL/EQUIPMENT SCREEN WALL, 6'-0" MAXIMUM HEIGHT. FINISH PER EXTERIOR ELEVATIONS OR W&D SCHEDULE. SEE W&D SCHEDULE FOR DETAILS |
| ⑬ | MECHANICAL EQUIPMENT ON CONCRETE PAD |
| ⑭ | HOSE BIBB WITH BACKFLOW PREVENTER INSTALLED. SEE IRC P2902.2 AND P2701.1. COORDINATE HOSE BIBB LOCATIONS WITH IRRIGATION DRAWINGS. WOODFORD MODEL B74 BOX FOR NON-FREEZING AREAS, W/ FLAT DOOR, FINISH: TBD, P INLET OPTION |
| ⑮ | SEE CIVIL DRAWINGS FOR ROOF DRAIN CONTINUATION |
| ⑯ | PLANTER. SEE LANDSCAPE DOCUMENTS |
| ⑰ | PREFERRED SES PANEL LOCATION |
| ⑱ | WATER METER (VERIFY W/ G&D) |
| ⑲ | WATER LINE (VERIFY W/ G&D) |
| ⑳ | MAILBOX UNDER SEPARATE PERMIT. TO BE INSTALLED PER USPS AND CITY OF PHOENIX REQUIREMENTS. COORDINATE LOCATION WITH OWNER. SEE DETAIL # ON A-## FOR DESIGN INTENT. |



PART OF TRACT A - CLUB ESTATES 2
BOOK 91, PAGE 7, MCR
XXX E GLEN DR
PARADISE VALLEY, AZ 85253
APN 169-55-030
ZONING R-43 (HILLSIDE)

PART OF TRACT A - CLUB ESTATES 2
BOOK 91, PAGE 7, MCR
5712 E GLEN DR
PARADISE VALLEY, AZ 85253
APN 169-55-026A
ZONING R-43 (HILLSIDE)

SITE PLAN

1/16 16 32 64 96



KENDLE DESIGN COLLABORATIVE
6115 NORTH CATTLETRACK
SCOTTSDALE, ARIZONA 85250
PH 480.951.8558
BRENT@KENDLEDESIGN.COM
KENDLEDESIGN.COM

Glen Residence
5712 East Glen Drive
Paradise Valley, AZ 85253

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| MARK | DATE | DESCRIPTION |
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ISSUE: 1/7/25 Formal Hillside Submittal

PROJECT NO:
CAD DWG FILE:
DRAWN BY: RVH
CHECKED BY: BK

SHEET TITLE:
ARCHITECTURAL SITE PLAN
A-1.0

- ### FLOOR PLAN KEYNOTES
- 1 LINE OF ROOF, CEILING, OR FLOOR ABOVE
 - 2 LINE OF CEILING FEATURE ABOVE. SEE RCP
 - 3 LINE OF SKYLIGHT ABOVE. SEE RCP FOR ADDITIONAL INFORMATION
 - 4 CABINETS PER INTERIOR DESIGNER
 - 5 CLOSET STORAGE, PER INTERIOR DESIGNER
 - 6 KITCHEN ISLAND W/ EATING BAR, SEE INTERIOR ELEVATIONS
 - 7 GARAGE STORAGE BY OWNERS
 - 8 DISHWASHER, PER INTERIOR DESIGNER.
 - 9 TRASH PULLOUT
 - 10 REFRIGERATOR/FREEZER WITH R/O WATER
 - 11 UNDERCOUNTER REFRIGERATOR, PER INTERIOR INT. DESIGNER.
 - 12 ICE MAKER W/ R/O WATER AND FLOOR DRAIN
 - 13 OVEN, PER INTERIOR DESIGNER AND HOME OWNER
 - 14 TEA BAR PER INTERIOR DESIGNER
 - 15 GAS COOKTOP, SPEC PER HOMEOWNER AND INTERIOR DESIGNER
 - 16 CLOTHES WASHER AND DRYER, PER HOME OWNER AND INTERIOR DESIGNER
 - 17 BRIDGE ON METAL GRATE. SEE DETAIL # ON A-##
 - 18 FUTURE GAS BBQ, UNDER SEPARATE PERMIT
 - 19 GAS METER
 - 20 FIRE FEATURE, SEE SPEC ON SHEET A-3.3
 - 21 SHOWER AND/OR TUB W/ CLEAR TEMPERED GLASS SURROUND AND A NON-ABSORBENT SURFACE 72" AFF (IRC R307.2) SEE INTERIOR ELEVATIONS. HINGED SHOWER DOORS SHALL OPEN OUTWARD (R308.4.5 & P2708.1)
 - 22 SHOWER BENCH
 - 23 SINK, SEE INT. ELEVATIONS
 - 24 SINK W/ R/O WATER
 - 25 TOILET, PER HOME OWNER AND INTERIOR DESIGNER
 - 26 PAVERS ON PEDESTALS, DRAINS TO BE SET BELOW AND OUTLET TO LANDSCAPE BELOW. SEE DETAIL # ON A-##
 - 27 INTERIOR GUARDRAIL SEE DETAIL # ON A-##
 - 28 HOSE BIB WITH BACKFLOW PREVENTER INSTALLED. SEE IRC P2902.2 AND P2701.1. SEE ARCHITECTURAL SITE PLAN FOR SPEC.
 - 29 WATER HEATER, SEE PLUMBING PLANS FOR SPECS. T&P LINES CONNECT TO FLOOR DRAIN, NO EXTERIOR WALL PENETRATIONS FOR DRAIN OR CONDENSATE LINES
 - 30 WATER SOFTENER
 - 31 A/C COMPRESSOR ON CONCRETE SLAB
 - 32 AIR HANDLER UNIT, SEE MECHANICAL DRAWINGS, T&P LINES CONNECT TO FLOOR DRAIN, NO EXTERIOR WALL PENETRATIONS FOR DRAIN OR CONDENSATE LINES
 - 33 MECHANICAL SCREEN WALL, 6'-0" MAXIMUM HEIGHT, FINISH PER EXTERIOR ELEVATIONS OR W&D SCHEDULE
 - 34 SMOKE/CARBON MONOXIDE DETECTOR, SEE RCP FOR ADDITIONAL NOTES
 - 35 AV CLOSET
 - 36 TV, PROVIDE POWER AT RECESSED BOX, MOUNTING BY OWNER. SEE INT. ELEV.
 - 37 ELEVATOR, "ECLIPSE" GEARED MACHINE ROOM-LESS, 1L, 40" x 54" x 96" CAB, LUXURY MDF PEARL MATRIX WITH BLACKENED STAINLESS STEEL FIXTURES, WITH THE AUTOMATIC BI-FOLD GATE (POWDER COATED BLACK). FL-1 FLOORING
 - 38 POOL UNDER SEPARATE PERMIT. SEE POOL ENGINEERS DRAWINGS
 - 39 STAIRS, SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
 - 40 40" TEMPERED GLASS GUARDRAIL AFF (+36" AFF CODE MINIMUM), SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION. TEMPERED GLASS RAILING SYSTEM
 - 41 GUARDRAIL, SEE EXTERIOR ELEVATIONS FOR SPEC.
 - 42 -
 - 43 ROOF DRAIN IN WALL, SEE ROOF PLAN FOR DRAIN LOCATION, SEE EXTERIOR ELEVATIONS AND ARCHITECTURAL SITE PLAN FOR DOWNSPOUT LOCATIONS
 - 44 RECESSED SHADE POCKET, SEE RCP FOR ADDITIONAL INFORMATION
 - 45 SES, SEE ELECTRICAL DRAWINGS
 - 46 ELECTRICAL PANEL A, SEE ELECTRICAL DRAWINGS
 - 47 ELECTRICAL PANEL B, SEE ELECTRICAL DRAWINGS
 - 48 ELECTRICAL PANEL B1, SEE ELECTRICAL DRAWINGS
 - 49 ELECTRICAL PANEL C, SEE ELECTRICAL DRAWINGS
 - 50 ELECTRICAL PANEL P, SEE ELECTRICAL DRAWINGS
 - 51 1-HOUR FIRE SEPARATION ON ALL WALLS AND CEILINGS OF THIS ROOM W/ 5/8" TYPE X W/ NAILING AT 6" O.C. PER R302.6 & TABLE R702.3.5. FIREBLOCKING REQUIRED PER R302.11

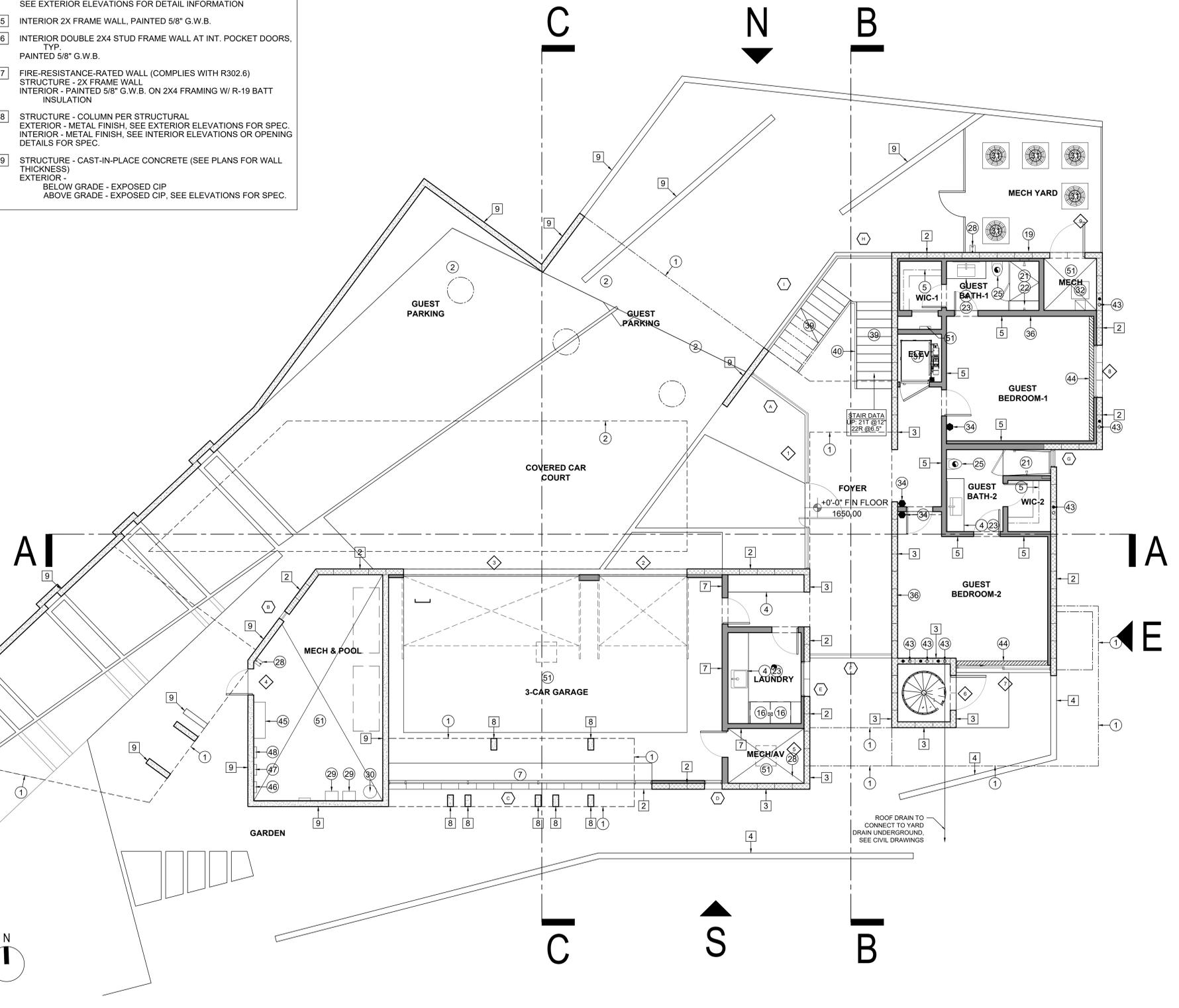
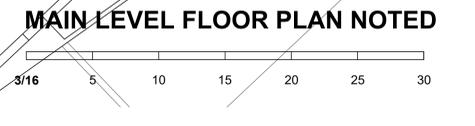
- ### GENERAL NOTES
1. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ALL INFORMATION ON SITE WALL & FENCE HEIGHTS, DETAILS, TYP.
 2. U.N.O., ALL NEW EXTERIOR AND INTERIOR FRAME WALLS ARE 2 x 6 STUD FRAMES (MINIMUM). OTHER WALL THICKNESS ARE INDICATED WITH NOTES ON THIS PLAN OR DIMENSIONS ON DIMENSIONED PLAN.
 3. PROVIDE MOISTURE-RESISTANT DRYWALL & CERAMIC TILE 72" (MIN.) ABOVE DRAIN AT TUBS / SHOWERS & VERIFY MAX. HEIGHT w/ OWNER
 4. SEE THE REFLECTED CEILING PLANS (SHEETS A-9) FOR FURR-DOWN LOCATIONS TOP OF OPENINGS AND CEILING HEIGHTS.
 5. SEE THIS FLOOR PLAN FOR OCCURRENCES OF GAS APPLIANCES.
 6. SEE SHEETS A-4 FOR WINDOW AND DOOR SCHEDULES AND DETAILS
 7. PROVIDE SOUND ATTENUATION BATT, INSULATION AT ALL PLUMBING WALLS AND AT ALL BEDROOMS WALLS, AND CEILINGS TYP.
 8. SEE SHEETS A-0.1 FOR ABBREVIATION KEY AND ALL OTHER GENERAL NOTES
 9. PROVIDE COMBUSTION AIR TO ALL FIREPLACES AT ALL LOCATIONS WITH AIR INTAKE LOCATED AT AN ELEVATION NO HIGHER THAN THE FIREBOX. (R1006.1)
 10. PROVIDE PERMANENTLY INSTALLED APPROVED DECORATIVE APPLIANCE / GAS LOG SET @ EACH MASONRY FIREPLACE (R1004.4)
 11. ALL GLAZING WITHIN 24" OF FLOOR / FINISH GRADE OR WITHIN 24" OF DOORS OR IN SHOWER OR TUB AREAS TO BE TEMPERED GLASS
 12. SEE INTERIOR ELEVATIONS SHEETS FOR MORE INFORMATION ON CABINETS, APPLIANCES, BUILT-INS AND WALL FINISHES, TYPICAL.

- ### LEGEND / SYMBOL KEY
- HOSE BIB
 - GAS TAP TO APPLIANCE
 - =DOOR IDENTIFICATION NUMBER. SEE SCHEDULE FOR INFORMATION.
 - =WINDOW IDENTIFICATION. SEE SCHEDULE FOR INFORMATION.
 - =MASONRY/CONCRETE BEARING WALL, SEE WALL TYPE
 - =FRAME WALL

- ### STAIR AND HANDRAIL NOTES
- STAIR WIDTH**
SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH (IRC-R311.7.1)
- TREADS & RISERS**
THE MAX. RISER HEIGHT SHALL BE 7 3/4" AND THE MIN. TREAD DEPTH SHALL BE 10" (IRC-R311.7.5.1)
- WINDER TREADS**
SHALL HAVE A MIN. TREAD DEPTH OF 10" MEASURED AT A POINT 12" FROM THE SIDE HERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MIN. TREAD DEPTH OF 6" AT ANY POINT (IRC-R311.7.5.2)
- LANDING WIDTH**
SHALL NOT BE LESS THAN THE STAIRWAY OR DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. DIM. OF 36" MEASURED IN THE DIRECTION OF TRAVEL. (IRC-R311.7.6)
- HANDRAIL HEIGHT**
SHALL BE A MIN. OF 34" AND A MAX. OF 38" MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, AND SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS (IRC-R311.7.8.1)
- GUARDRAIL HT**
SHALL NOT BE LESS THAN 36" (IRC-R312.1)
- RAIL SPACING**
RAILS SHALL BE SPACED SO AS NOT TO ALLOW PASSAGE OF A SPHERE 4" IN DIA. (IRC-R312.1.3)

- ### WALL BLOCKING
- PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL BATHROOMS ALONG SHOWER AND WATER CLOSET WALLS. PROVIDE SOLID BLOCKING FROM +1'-9" AFF TO +3'-9" AFF.

- ### WALL TYPE SCHEDULE
- 1 STRUCTURE - STRUCTURE - 2X STUD FRAME. (SEE PLANS FOR WALL THICKNESS DIMENSIONS). R-19 BATT INSULATION EXTERIOR - METAL FINISH, SEE ELEVATIONS FOR SPEC. INTERIOR - PAINTED 5/8" G.W.B.
 - 2 STRUCTURE - 8x24" CMU EXTERIOR - EXPOSED CMU, SEE ELEVATIONS FOR SPEC. INTERIOR - PAINTED 5/8" G.W.B. ON 2X4 FRAMING W/ R-13 BATT INSULATION. SEE PLANS
 - 3 STRUCTURE - 8"x24" CMU STRUCTURE - 8x24" CMU EXTERIOR - EXPOSED CMU, SEE ELEVATIONS FOR SPEC.
 - 4 STRUCTURE - 8" x 24 CMU SITE WALL EXTERIOR - EXPOSED CMU, METAL GATES AS OCCURS ON PLAN, SEE EXTERIOR ELEVATIONS FOR DETAIL INFORMATION
 - 5 INTERIOR 2X FRAME WALL, PAINTED 5/8" G.W.B.
 - 6 INTERIOR DOUBLE 2X4 STUD FRAME WALL AT INT. POCKET DOORS, TYP. PAINTED 5/8" G.W.B.
 - 7 FIRE-RESISTANCE-RATED WALL (COMPLIES WITH R302.6) STRUCTURE - 2X FRAME WALL INTERIOR - PAINTED 5/8" G.W.B. ON 2X4 FRAMING W/ R-19 BATT INSULATION
 - 8 STRUCTURE - COLUMN PER STRUCTURAL EXTERIOR - METAL FINISH, SEE EXTERIOR ELEVATIONS FOR SPEC. INTERIOR - METAL FINISH, SEE INTERIOR ELEVATIONS OR OPENING DETAILS FOR SPEC.
 - 9 STRUCTURE - CAST-IN-PLACE CONCRETE (SEE PLANS FOR WALL THICKNESS)
EXTERIOR -
BELOW GRADE - EXPOSED CIP
ABOVE GRADE - EXPOSED CIP, SEE ELEVATIONS FOR SPEC.



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ISSUE: 1/7/25 Formal Hillside Submittal

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| PROJECT NO: | |
| CAD DWG FILE: | |
| DRAWN BY: RVH | |
| CHECKED BY: BK | |

- FLOOR PLAN KEYNOTES**
- LINE OF ROOF, CEILING, OR FLOOR ABOVE
 - LINE OF CEILING FEATURE ABOVE. SEE RCP
 - LINE OF SKYLIGHT ABOVE. SEE RCP FOR ADDITIONAL INFORMATION
 - CABINETS PER INTERIOR DESIGNER
 - CLOSET STORAGE, PER INTERIOR DESIGNER
 - KITCHEN ISLAND W/ EATING BAR, SEE INTERIOR ELEVATIONS
 - GARAGE STORAGE BY OWNERS
 - DISHWASHER, PER INTERIOR DESIGNER.
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 - UNDERCOUNTER REFRIGERATOR, PER INTERIOR INT. DESIGNER.
 - ICE MAKER W/ R/O WATER AND FLOOR DRAIN
 - OVEN, PER INTERIOR DESIGNER AND HOME OWNER
 - TEA BAR PER INTERIOR DESIGNER
 - GAS COOKTOP, SPEC PER HOMEOWNER AND INTERIOR DESIGNER
 - CLOTHES WASHER AND DRYER, PER HOME OWNER AND INTERIOR DESIGNER
 - BRIDGE ON METAL GRATE. SEE DETAIL # ON A-##
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 - SINK, SEE INT. ELEVATIONS
 - SINK W/ R/O WATER
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 - INTERIOR GUARDRAIL SEE DETAIL # ON A-##
 - HOSE BIBB WITH BACKFLOW PREVENTER INSTALLED. SEE IRC P2902.2 AND P2701.1. SEE ARCHITECTURAL SITE PLAN FOR SPEC.
 - WATER HEATER, SEE PLUMBING PLANS FOR SPECS. T&P LINES CONNECT TO FLOOR DRAIN, NO EXTERIOR WALL PENETRATIONS FOR DRAIN OR CONDENSATE LINES
 - WATER SOFTENER
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 - AIR HANDLER UNIT, SEE MECHANICAL DRAWINGS, T&P LINES CONNECT TO FLOOR DRAIN, NO EXTERIOR WALL PENETRATIONS FOR DRAIN OR CONDENSATE LINES
 - MECHANICAL SCREEN WALL, 6'-0" MAXIMUM HEIGHT, FINISH PER EXTERIOR ELEVATIONS OR W&D SCHEDULE
 - SMOKE/CARBON MONOXIDE DETECTOR, SEE RCP FOR ADDITIONAL NOTES
 - AV CLOSET
 - TV, PROVIDE POWER AT RECESSED BOX. MOUNTING BY OWNER. SEE INT. ELEV.
 - ELEVATOR, "ECLIPSE" GEARED MACHINE ROOM-LESS, 1L, 40" x 54" x 96" CAB, LUXURY MDF PEARL MATRIX WITH BLACKENED STAINLESS STEEL FIXTURES, WITH THE AUTOMATIC BI-FOLD GATE (POWDER COATED BLACK). FL-1 FLOORING
 - POOL UNDER SEPARATE PERMIT. SEE POOL ENGINEERS DRAWINGS
 - STAIRS, SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
 - 40" TEMPERED GLASS GUARDRAIL AFF (+36" AFF CODE MINIMUM), SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION. TEMPERED GLASS RAILING SYSTEM
 - GUARDRAIL, SEE EXTERIOR ELEVATIONS FOR SPEC.
 -
 - ROOF DRAIN IN WALL, SEE ROOF PLAN FOR DRAIN LOCATION, SEE EXTERIOR ELEVATIONS AND ARCHITECTURAL SITE PLAN FOR DOWNSPOUT LOCATIONS
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 - 1-HOUR FIRE SEPARATION ON ALL WALLS AND CEILINGS OF THIS ROOM W/ 5/8" TYPE X W/ NAILING AT 6" O.C. PER R302.6 & TABLE R702.3.5. FIREBLOCKING REQUIRED PER R302.11

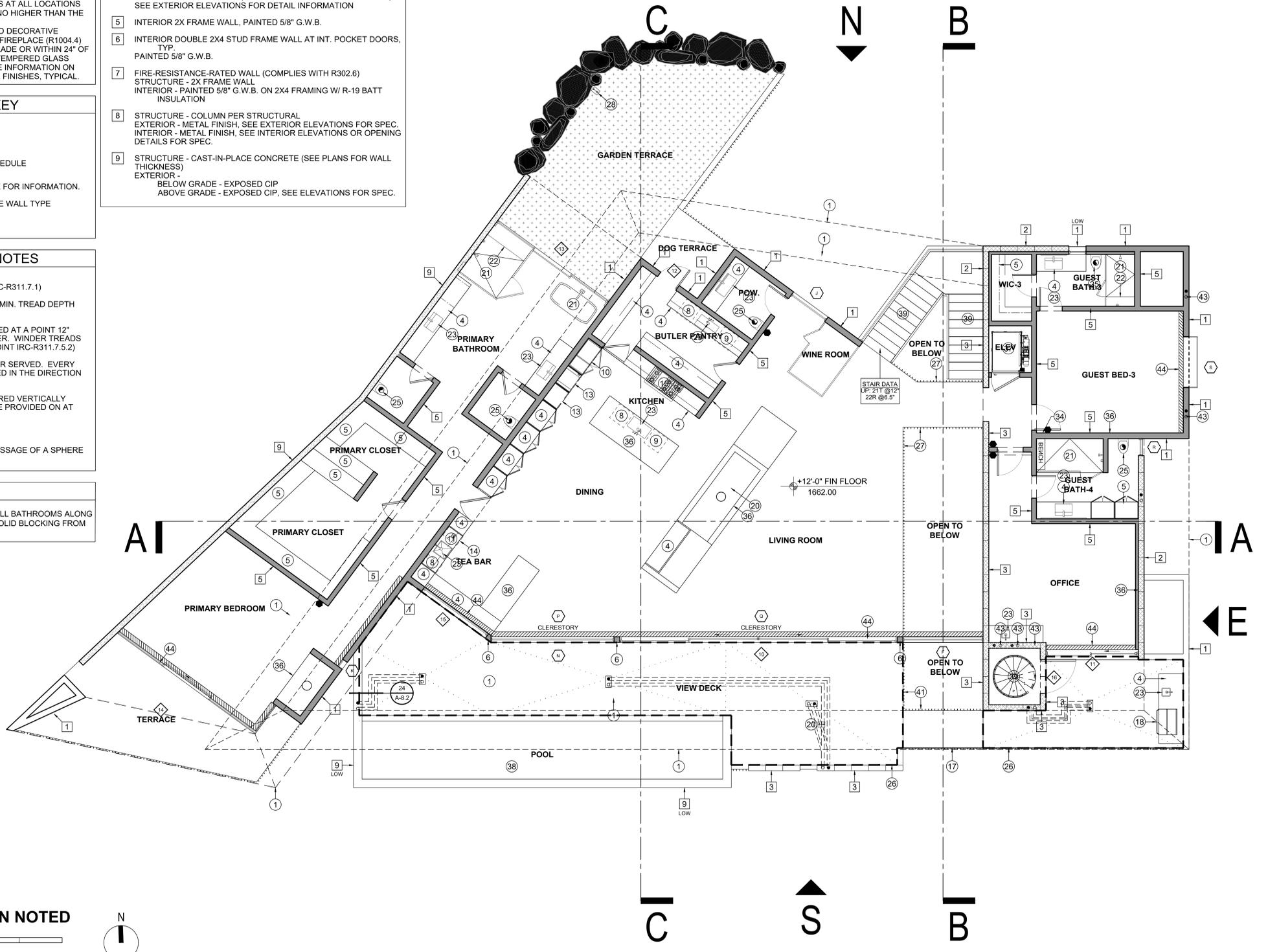
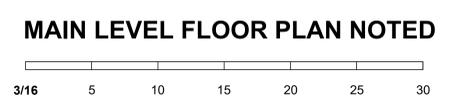
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 - U.N.O., ALL NEW EXTERIOR AND INTERIOR FRAME WALLS ARE 2 x 6 STUD FRAMES (MINIMUM). OTHER WALL THICKNESS ARE INDICATED WITH NOTES ON THIS PLAN OR DIMENSIONS ON DIMENSIONED PLAN.
 - PROVIDE MOISTURE-RESISTANT DRYWALL & CERAMIC TILE 72" (MIN.) ABOVE DRAIN AT TUBS / SHOWERS & VERIFY MAX. HEIGHT w/ OWNER LOCATIONS TOP OF OPENINGS AND CEILING HEIGHTS.
 - SEE THE REFLECTED CEILING PLANS (SHEETS A-9) FOR FURR-DOWN LOCATIONS TOP OF OPENINGS AND CEILING HEIGHTS.
 - SEE THIS FLOOR PLAN FOR OCCURRENCES OF GAS APPLIANCES.
 - SEE SHEETS A-4 FOR WINDOW AND DOOR SCHEDULES AND DETAILS
 - PROVIDE SOUND ATTENUATION BATT, INSULATION AT ALL PLUMBING WALLS AND AT ALL BEDROOMS WALLS, AND CEILINGS TYP.
 - SEE SHEETS A-0.1 FOR ABBREVIATION KEY AND ALL OTHER GENERAL NOTES
 - PROVIDE COMBUSTION AIR TO ALL FIREPLACES AT ALL LOCATIONS WITH AIR INTAKE LOCATED AT AN ELEVATION NO HIGHER THAN THE FIREBOX (R1006.1)
 - PROVIDE PERMANENTLY INSTALLED APPROVED DECORATIVE APPLIANCE / GAS LOG SET @ EACH MASONRY FIREPLACE (R1004.4)
 - ALL GLAZING WITHIN 24" OF FLOOR / FINISH GRADE OR WITHIN 24" OF DOORS OR IN SHOWER OR TUB AREAS TO BE TEMPERED GLASS
 - SEE INTERIOR ELEVATIONS SHEETS FOR MORE INFORMATION ON CABINETS, APPLIANCES, BUILT-INS AND WALL FINISHES, TYPICAL.

- LEGEND / SYMBOL KEY**
- HOSE BIB
 - GAS TAP TO APPLIANCE
 - DOOR IDENTIFICATION NUMBER. SEE SCHEDULE FOR INFORMATION.
 - WINDOW IDENTIFICATION. SEE SCHEDULE FOR INFORMATION.
 - MASONRY/CONCRETE BEARING WALL, SEE WALL TYPE
 - FRAME WALL

- STAIR AND HANDRAIL NOTES**
- STAIR WIDTH SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH (IRC-R311.7.1)
- TREADS & RISERS
THE MAX. RISER HEIGHT SHALL BE 7 3/4" AND THE MIN. TREAD DEPTH SHALL BE 10" (IRC-R311.7.5.1)
- WINDER TREADS
SHALL HAVE A MIN. TREAD DEPTH OF 10" MEASURED AT A POINT 12" FROM THE SIDE HERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MIN. TREAD DEPTH OF 6" AT ANY POINT (IRC-R311.7.5.2)
- LANDING WIDTH
SHALL NOT BE LESS THAN THE STAIRWAY OR DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. DIM. OF 36" MEASURED IN THE DIRECTION OF TRAVEL (IRC-R311.7.6)
- HANDRAIL HEIGHT
SHALL BE A MIN. OF 34" AND A MAX. OF 38" MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, AND SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS (IRC-R311.7.8.1)
- GUARDRAIL HT
SHALL NOT BE LESS THAN 36" (IRC-R312.1)
- RAIL SPACING
RAILS SHALL BE SPACED SO AS NOT TO ALLOW PASSAGE OF A SPHERE 4" IN DIA. (IRC-R312.1.3)

- WALL BLOCKING**
- PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL BATHROOMS ALONG SHOWER AND WATER CLOSET WALLS. PROVIDE SOLID BLOCKING FROM +1'-9" AFF TO +3'-9" AFF.

- WALL TYPE SCHEDULE**
- STRUCTURE - STRUCTURE - 2X STUD FRAME, (SEE PLANS FOR WALL THICKNESS DIMENSIONS), R-19 BATT INSULATION EXTERIOR - METAL FINISH, SEE ELEVATIONS FOR SPEC. INTERIOR - PAINTED 5/8" G.W.B.
 - STRUCTURE - 8x24" CMU EXTERIOR - EXPOSED CMU, SEE ELEVATIONS FOR SPEC. INTERIOR - PAINTED 5/8" G.W.B. ON 2X4 FRAMING W/ R-13 BATT INSULATION. SEE PLANS
 - STRUCTURE - 8"x24 CMU STRUCTURE - 8x24" CMU EXTERIOR - EXPOSED CMU, SEE ELEVATIONS FOR SPEC.
 - STRUCTURE - 8" x 24 CMU SITE WALL EXTERIOR - EXPOSED CMU, METAL GATES AS OCCURS ON PLAN, SEE EXTERIOR ELEVATIONS FOR DETAIL INFORMATION
 - INTERIOR 2X FRAME WALL, PAINTED 5/8" G.W.B.
 - INTERIOR DOUBLE 2X4 STUD FRAME WALL AT INT. POCKET DOORS, TYP. PAINTED 5/8" G.W.B.
 - FIRE-RESISTANCE-RATED WALL (COMPLIES WITH R302.6) STRUCTURE - 2X FRAME WALL INTERIOR - PAINTED 5/8" G.W.B. ON 2X4 FRAMING W/ R-19 BATT INSULATION
 - STRUCTURE - COLUMN PER STRUCTURAL EXTERIOR - METAL FINISH, SEE EXTERIOR ELEVATIONS FOR SPEC. INTERIOR - METAL FINISH, SEE INTERIOR ELEVATIONS OR OPENING DETAILS FOR SPEC.
 - STRUCTURE - CAST-IN-PLACE CONCRETE (SEE PLANS FOR WALL THICKNESS) EXTERIOR - BELOW GRADE - EXPOSED CIP ABOVE GRADE - EXPOSED CIP, SEE ELEVATIONS FOR SPEC.



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ISSUE: 1/7/25 Formal Hillside Submittal

PROJECT NO:
 CAD DWG FILE:
 DRAWN BY: RVH
 CHECKED BY: BK

SHEET TITLE:
MAIN LEVEL FLOOR PLAN NOTED
A-3.2

GENERAL NOTES

NOTES:

- SEE A-4 SHEETS FOR HEAD, JAMB AND SILL DETAILS FOR EACH EXTERIOR OPENING.
- SEE DETAIL ## ON A-## FOR TYPICAL EXTERIOR OUTER CORNER DETAIL AT STANDING SEAM METAL FINISH.
- SEE DETAIL ## ON A-## FOR TYPICAL EXTERIOR INNER CORNER DETAIL AT STANDING SEAM METAL FINISH.
- SEE DETAIL ## ON A-## FOR TYPICAL STANDING SEAM METAL FINISH PATTERNING.
- SEE DETAIL ## ON A-## FOR BASE FLASHING DETAIL AT STANDING SEAM METAL FINISH.
- CONTRACTOR TO PROVIDE FULL-SIZED MOCK-UP OF ALL FINISH FOR REVIEW AND APPROVAL BY OWNER & ARCHITECT.
- SEE ROOF PLANS (A-7 SHEETS) FOR ROOF SLOPES.

INSULATION SPECIFICATIONS

BUILDING THERMAL ENVELOPE MUST BE DURABLY SEALED TO LIMIT INFILTRATION OR LEAKAGE. SEE IECC SECTION 402.4.

ROOF:

R-VALUE R-38 MINIMUM. INSTALLED AT UNDERSIDE OF ROOF DECK. ICYNENE CLASSIC MAX SELECT SPRAY-IN-PLACE LOW DENSITY OPEN CELLED POLYURETHANE FOAM INSULATION MANUFACTURED BY ICYNENE, INC. INSULATION SPRAYED FROM INSIDE OF BUILDING TO FILL ALL CRACKS, VOIDS AND TO COVER ALL SURFACES OF THE ROOF ASSEMBLY. ICC REPORT ESR 1826

WALLS:

R-VALUE R-13 MINIMUM. ICYNENE CLASSIC MAX SELECT SPRAY-IN-PLACE LOW DENSITY OPEN CELLED POLYURETHANE FOAM INSULATION MANUFACTURED BY ICYNENE, INC. INSULATION SPRAYED FROM INSIDE OF BUILDING TO FILL ALL CRACKS, VOIDS AND TO COVER ALL SURFACES OF THE ROOF ASSEMBLY. ICC REPORT ESR 1826

STATE SOUND ATTENUATION REQUIREMENTS PER ARS 28-8482

FRAME EXTERIOR WALL ASSEMBLY

WESTERN ONE-COAT STUCCO SYSTEM, ICC-ES ESR-2729, OVER 1" THICK 1.5 P.C.F. DENSITY TYPE 2 T&G E.P. BOARD (ON AIS BOARD AT ATTIC AREAS) OVER 2 LAYERS OF GRADE 'D' BUILDING PAPER OR 1 LAYER TYPE 15 ASPHALT SATURATED ORGANIC FELT OVER 3/8" O.S.B. OVER 2X6'S AT 16" O.C. STAGGER JOINTS LAPPED MINIMUM 6" VERTICAL AND 2" HORIZONTAL WITH BUILDING PAPER OR FELT.

PROVIDE A GALVANIZED CORROSION RESISTANT METAL WEEP SCREED AS MANUFACTURED BY 'FRY REGLET CORPORATION' LOS ANGELES, CA. OF EXTRUDED ALUMINUM .050" THICK WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PLACED A MINIMUM 3/4 INCH BELOW THE FOUNDATION PLATE LINE ON ALL FRAME WALLS AND A MINIMUM 4 INCHES ABOVE ADJACENT FINISH GRADE. INSTALL PER TOWN APPROVED DETAILS.

CORNER REINFORCEMENT - 'K-LATH CORP.' KWIK CORNER FOR EXTERIOR ANGLES (PER MANUFACTURER'S INSTALLATION INSTRUCTIONS).

ONE-COAT STUCCO SYSTEM

ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS. ALL WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.

THE BUILDING DEVELOPMENT DIVISION WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER.

A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR THE PROPERTY OWNER.

MEMBRANE UNDERLAYMENT SPECIFICATION

THE WEATHER RESISTIVE BARRIER SHALL BE A HIGH-TEMPERATURE, SELF-ADHERING RUBBERIZED ASPHALT MEMBRANE UNDERLAYMENT WITH SPLIT-RELEASE FILM SIMILAR TO CARLISLE WIP 300 HT. INSTALL AND OVERLAP JOINTS PER MANUFACTURER'S SPECIFICATIONS.

EXTERIOR FINISH SPECIFICATIONS

METAL:

MTL-1: BRAKE METAL FINISH KG RUSTIC METAL FINISHES "VULCAN STEEL". SEE DETAILS ## AND ## ON A-## FOR ASSEMBLY AND SPACING INFORMATION. 22 GAUGE. SEE MEMBRANE UNDERLAYMENT SPECIFICATION ON THIS SHEET. SEE DETAIL ## ON A-## FOR ADDITIONAL ASSEMBLY INFORMATION.

MTL-2: FLAT METAL FINISH
22 GAUGE MIN. METAL, FINISH: TO MATCH MTL-1. VERTICAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. HORIZONTAL JOINTS TO USE A PITTSBURGH SEAM.

MTL-3: BRAKE METAL FINISH
22 GAUGE MIN. METAL, FINISH TO MATCH MTL. GLAZING SYSTEM ON HOUSE. VERTICAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. HORIZONTAL JOINTS TO USE A PITTSBURGH SEAM.

MTL-4: METAL SPARK ARRESTOR
METAL SCREEN COVER PAINTED TO MATCH GLAZING FRAMES. SEE ROOF PLAN FOR DETAIL. PAINTED FINISH TO MATCH GLAZING SYSTEM. CARDINAL PAINT. COLOR: P000-BK247 FS 37038 BLACK FLAT (VERIFY COLOR W/ OWNER AND ARCHITECT).

CONCRETE:

CONC-1: CAST-IN-PLACE CONCRETE
INTEGRAL COLOR: DAVIS PEWTER LRV: 31. COORDINATE CONTROL JOINT LOCATIONS, PANEL LAYOUT, & SNAP TIE LAYOUT W/ ARCHITECT & ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO ALSO PROVIDE SAMPLE WALL MOCK-UP. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

MASONRY:

CMU-1: 8x8x24 TRENDSTONE
COLOR: MALIBU SAND LRV: 37.
FINISH: GROUND BOND; STACKED. VERTICAL JOINTS: V-JOINT, HORIZONTAL JOINTS: V-JOINT, MORTAR COLOR: COHILL'S TBD. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

NOTES:

- VERIFY ALL FINISHES W/ OWNER AND ARCHITECT. CONTRACTOR TO PROVIDE MINIMUM 24"x24" SAMPLE FINISHES ON SITE FOR REVIEW & APPROVAL BY OWNER AND ARCHITECT.
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- EXTERIOR ELEVATION KEYNOTES**
- MTL-4: METAL SPARK ARRESTOR
 - STEEL PLATE GUARDRAIL. 3'-4" AFF. 1/2" x 2" 4" O.C.
 - WD-1: WOOD CEILING
 - CMU-1 MASONRY FINISH.
 - CONC-1: CAST-IN-PLACE CONCRETE
 - STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH
 - 1" LOW-E INSULATED DOOR OR WINDOW GLAZING
 - EXISTING TOPOGRAPHY
 - PROPOSED TOPOGRAPHY
 - MTL-DOOR SEE WINDOW AND DOOR SCHEDULE
 - CONC-1 SITE WALLS
 - DRIVEWAY, SEE LANDSCAPE PLANS. REFER TO CIVIL DRAWINGS
 - POOL & WATER FEATURE, UNDER SEPARATE PERMIT.
 - HARDSCAPE
 - OVERHEAD GARAGE DOOR

ROOF LEGEND AND NOTES

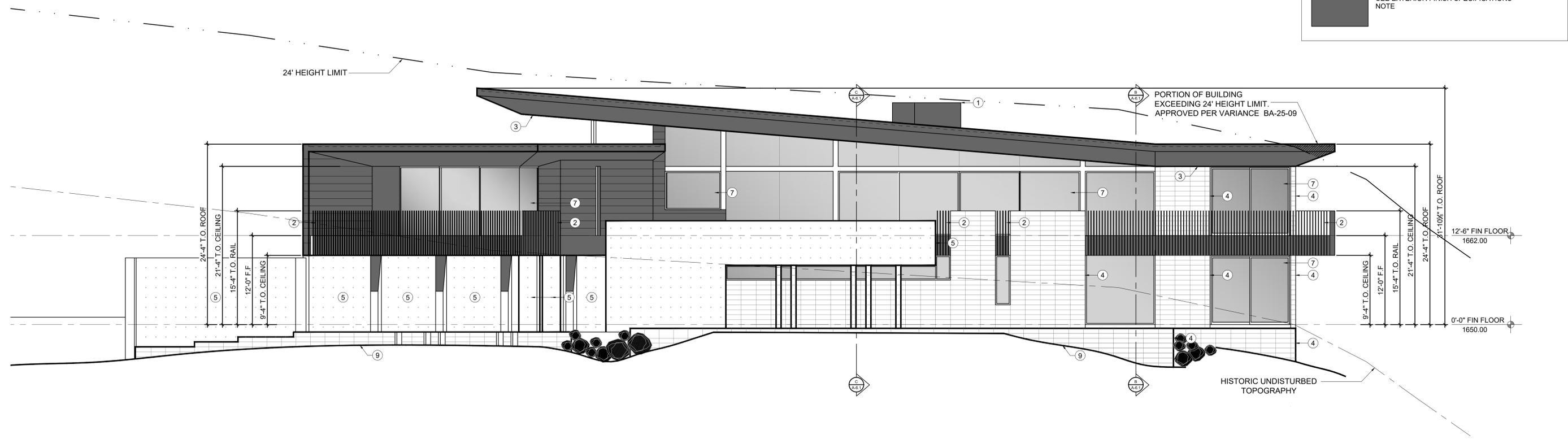
CMU-1 SEE EXTERIOR FINISH SPECIFICATIONS NOTE

CONC-1 SEE EXTERIOR FINISH SPECIFICATIONS NOTE

GLAZING/OPENINGS SEE EXTERIOR ELEVATIONS SPECIFICATIONS. SEE WINDOW AND DOOR DETAILS FOR ADDITIONAL INFORMATION

MTL-1. SEE EXTERIOR FINISH SPECIFICATIONS NOTE

MTL-2. SEE EXTERIOR FINISH SPECIFICATIONS NOTE



EXTERIOR ELEVATIONS

3/16 5 10 15 20 25 30



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ISSUE: 1/7/25 Formal Hillside Submittal

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DRAWN BY: RVH
CHECKED BY: BK

SHEET TITLE:
EXTERIOR ELEVATIONS
A-4.0

GENERAL NOTES

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EXTERIOR FINISH SPECIFICATIONS

MTL-1: BRAKE METAL FINISH
22 GAUGE MIN. METAL, G RUSTIC METAL FINISHES "VULCAN STEEL". VERTICAL JOINTS TO USE A GROOVED FLAT LOCK SEAM. HORIZONTAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. SEE DETAIL 41 ON A-8.4 FOR INTENT.

MTL-2: FLAT METAL FINISH
INDUSTRY METAL CO. COLOR: TO MATCH MTL-1. 22 GAUGE MIN. METAL. VERTICAL JOINTS TO USE A GROOVED FLAT LOCK SEAM. HORIZONTAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. SEE DETAIL 41 ON A-8.4 FOR INTENT.

MTL-3: BRAKE METAL FINISH
22 GAUGE MIN. METAL, FINISH TO MATCH MTL. GLAZING SYSTEM ON HOUSE. VERTICAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. HORIZONTAL JOINTS TO USE A PITTSBURGH SEAM.

MTL-4: METAL SPARK ARRESTOR
METAL SHROUD, PAINTED TO MATCH GLAZING SYSTEM. CARDINAL PAINT. COLOR: P000-BK247 (FS 37038 BLACK FLAT). VERIFY COLOR W/ OWNER AND ARCHITECT. SEE ROOF PLAN FOR DETAIL.

CONCRETE:
CONC-1: CAST-IN-PLACE CONCRETE
INTEGRAL COLOR: DAVIS PEWTER LRV: 31. COORDINATE CONTROL JOINT LOCATIONS, PANEL LAYOUT, & SNAP TIE LAYOUT W/ ARCHITECT & ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO ALSO PROVIDE SAMPLE WALL MOCK-UP. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

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FINISH: GROUND. BOND: STACKED. VERTICAL JOINTS: V-JOINT. HORIZONTAL JOINTS: V-JOINT. MORTAR COLOR: COHILL'S TBD. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

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 - ARCHITECT TO REVIEW SHOP DRAWINGS FOR FLASHING CONDITIONS. CONTRACTOR TO PROVIDE MOCK-UP OF FLASHING CONDITIONS FOR ARCHITECT'S REVIEW.

STUCCO:
STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH SYSTEM (SOFFITS)
5/8" EXTERIOR GRADE FIBERGLASS MAT-FACED GYPSUM BOARD W/ MOISTURE & MOLD RESISTANCE SUCH AS DENSGLASS "GOLD" SHEATHING. INTEGRALLY COLORED SYNTHETIC STUCCO W/ FREESTYLE FINISH & COLOR TO MATCH STC-1. SEE DETAILS TAGGED ON RCP FOR CEILING REVEAL(S) AT SELECT EXTERIOR WALLS.

GLAZING/OPENINGS:
1" LOW-E INSULATED DOOR OR WINDOW GLAZING
DARK BRONZE ANODIZED ALUMINUM FRAMES/CLEAR TEMP. GLASS. SATIN ETCH SECOND SURFACE WHERE OCCURS PER WINDOW AND DOOR SCHEDULE.

OVERHEAD GARAGE DOOR (SOLID)
FINISH TO MATCH MTL-1 ON HOUSE (SPlice PLATE AT VERTICALS W/ S-LOCK HORIZONTAL SEAMS). JACKSHAFT OPENER.

WOOD:
WD-1: WOOD CEILING
WOOD SPECIES PER INTERIOR SPECIFICATIONS. 5-1/2" T&G PLANKS MILLED TO CREATE 1/8" GAP BETWEEN PLANKS WHEN INSTALLED. SEE DETAIL 42 ON A-8.4. WOOD GRAIN TO CONTINUE WHEN TURNING A CORNER. SEALER: CLEAR WATER-BASED SEALER W/ UV PROTECTION.

EXTERIOR ELEVATION KEYNOTES

- MTL-4: METAL SPARK ARRESTOR
- STEEL PLATE GUARDRAIL. 3'-4" AFF. 1/2" x 2" 4" O.C. PTD TO MATCH MTL-1
- WD-1: WOOD CEILING
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- HARDSCAPE
- OVERHEAD GARAGE DOOR
- MTL-3

ROOF LEGEND AND NOTES

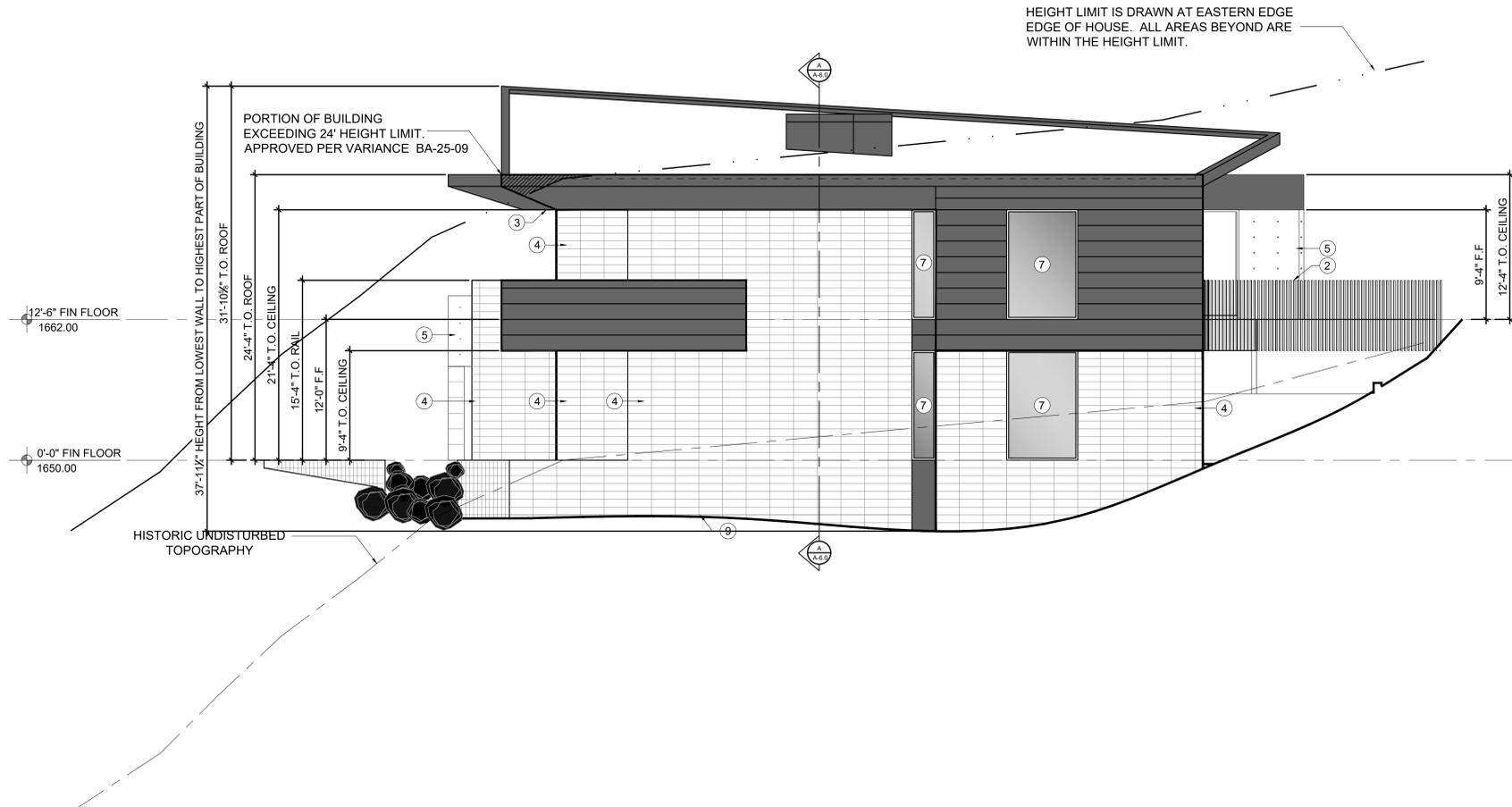
CMU-1
SEE EXTERIOR FINISH SPECIFICATIONS NOTE

CONC-1
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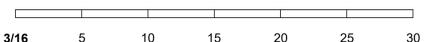
GLAZING/OPENINGS
SEE EXTERIOR ELEVATIONS SPECIFICATIONS. SEE WINDOW AND DOOR DETAILS FOR ADDITIONAL INFORMATION

MTL-1.
SEE EXTERIOR FINISH SPECIFICATIONS NOTE

MTL-2.
SEE EXTERIOR FINISH SPECIFICATIONS NOTE



EXTERIOR ELEVATIONS



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| DRAWN BY: RVH | |
| CHECKED BY: BK | |

SHEET TITLE:
EXTERIOR ELEVATIONS
A-4.1

GENERAL NOTES

NOTES:

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FINISH: GROUND BOND; STACKED. VERTICAL JOINTS: V-JOINT, HORIZONTAL JOINTS: V-JOINT. MORTAR COLOR: COHILL'S TBD. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

STUCCO:

STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH SYSTEM (SOFFITS)
5/8" EXTERIOR GRADE FIBERGLASS MAT-FACED GYPSUM BOARD W/ MOISTURE & MOLD RESISTANCE SUCH AS DENGLASS "GOLD" SHEATHING. INTEGRALLY COLORED SYNTHETIC STUCCO W/ FREESTYLE FINISH & COLOR TO MATCH STC-1. SEE DETAILS TAGGED ON RCP FOR CEILING REVEAL(S) AT SELECT EXTERIOR WALLS.

GLAZING/OPENINGS:

1" LOW-E INSULATED DOOR OR WINDOW GLAZING
DARK BRONZE ANODIZED ALUMINUM FRAMES/CLEAR TEMP. GLASS. SATIN ETCH SECOND SURFACE WHERE OCCURS PER WINDOW AND DOOR SCHEDULE.

WOOD:

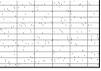
WD-1: WOOD CEILING
3/4" T&G CLEAR VERTICAL GRAIN DOUGLASS FIR, STAIN TBD. COMBINATION OF 2", 4", AND 6" T&G PLANKS MILLED TO CREATE 1/8" GAP BETWEEN PLANKS WHEN INSTALLED. SEE DETAIL ## ON A-#.# FOR LAYOUT. WOOD GRAIN TO CONTINUE WHEN TURNING A CORNER. SEALER: CLEAR WATER-BASED SEALER W/ UV PROTECTION.

NOTES:

- VERIFY ALL FINISHES W/ OWNER AND ARCHITECT. CONTRACTOR TO PROVIDE MINIMUM 24"x24" SAMPLE FINISHES ON SITE FOR REVIEW & APPROVAL BY OWNER AND ARCHITECT.
- ARCHITECT TO REVIEW SHOP DRAWINGS FOR FLASHING CONDITIONS. CONTRACTOR TO PROVIDE MOCK-UP OF FLASHING CONDITIONS FOR ARCHITECT'S REVIEW.

- EXTERIOR ELEVATION KEYNOTES**
- MTL-4: METAL SPARK ARRESTOR
 - STEEL PLATE GUARDRAIL. 3'-4" AFF. 1/2" x 2" 4" O.C.
 - WD-1: WOOD CEILING
 - CMU-1 MASONRY FINISH.
 - CONC-1: CAST-IN-PLACE CONCRETE
 - STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH
 - 1" LOW-E INSULATED DOOR OR WINDOW GLAZING
 - EXISTING TOPOGRAPHY
 - PROPOSED TOPOGRAPHY
 - MTL-DOOR SEE WINDOW AND DOOR SCHEDULE
 - CONC-1 SITE WALLS
 - DRIVEWAY, SEE LANDSCAPE PLANS, REFER TO CIVIL DRAWINGS
 - POOL & WATER FEATURE, UNDER SEPARATE PERMIT.
 - HARDSCAPE
 - OVERHEAD GARAGE DOOR

ROOF LEGEND AND NOTES

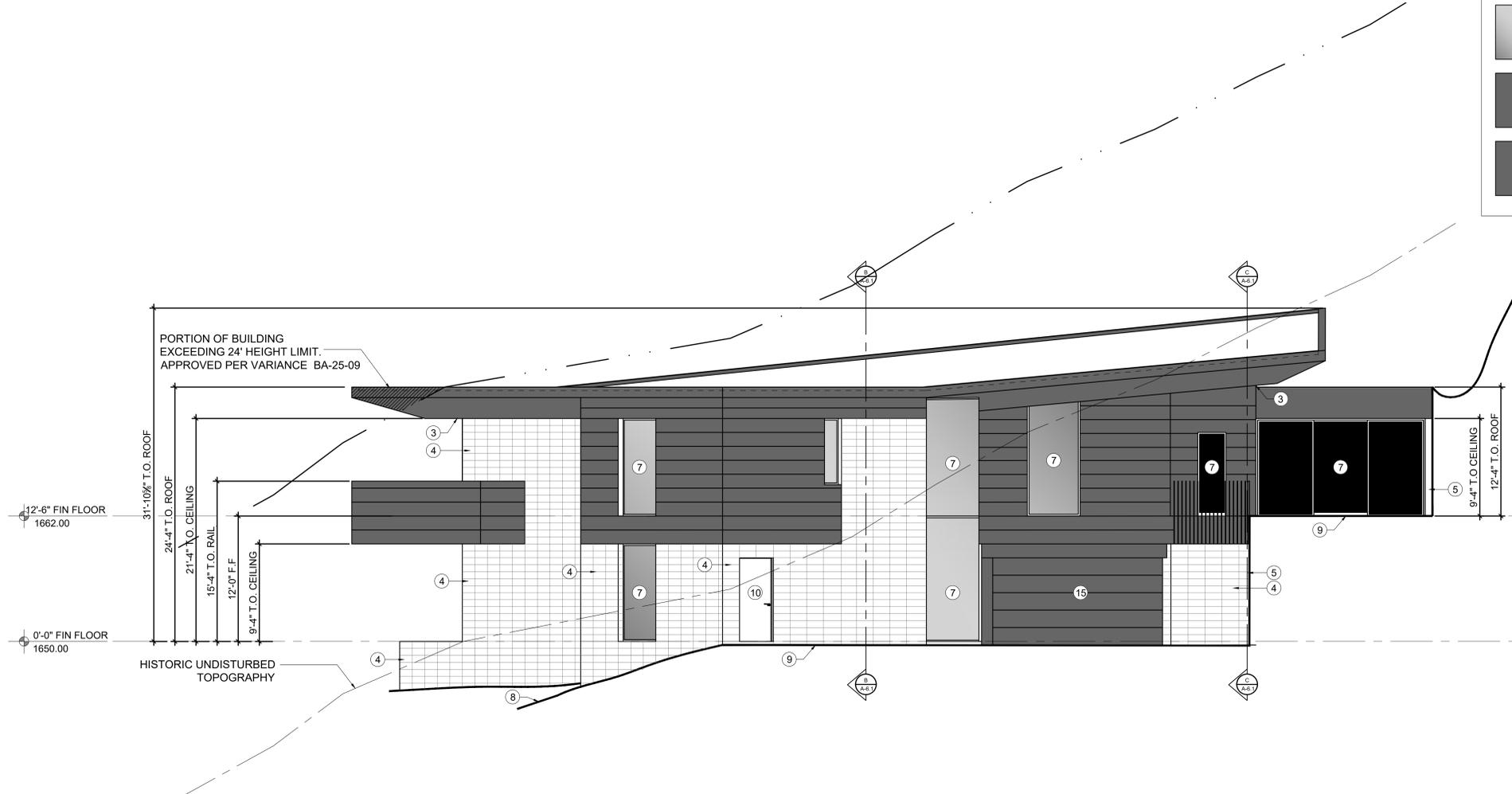
 CMU-1
SEE EXTERIOR FINISH SPECIFICATIONS NOTE

 CONC-1
SEE EXTERIOR FINISH SPECIFICATIONS NOTE

 GLAZING/OPENINGS
SEE EXTERIOR ELEVATIONS SPECIFICATIONS. SEE WINDOW AND DOOR DETAILS FOR ADDITIONAL INFORMATION

 MTL-1.
SEE EXTERIOR FINISH SPECIFICATIONS NOTE

 MTL-2.
SEE EXTERIOR FINISH SPECIFICATIONS NOTE



EXTERIOR ELEVATIONS

3/16 5 10 15 20 25 30



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ISSUE: 1/7/25 Formal Hillside Submittal

PROJECT NO: _____
 CAD DWG FILE: _____
 DRAWN BY: RVH
 CHECKED BY: BK

SHEET TITLE:
EXTERIOR ELEVATIONS
A-4.2

GENERAL NOTES

NOTES:

- SEE A-4 SHEETS FOR HEAD, JAMB AND SILL DETAILS FOR EACH EXTERIOR OPENING.
- SEE DETAIL ## ON A-# FOR TYPICAL EXTERIOR OUTER CORNER DETAIL AT STANDING SEAM METAL FINISH.
- SEE DETAIL ## ON A-# FOR TYPICAL EXTERIOR INNER CORNER DETAIL AT STANDING SEAM METAL FINISH.
- SEE DETAIL ## ON A-# FOR TYPICAL STANDING SEAM METAL FINISH PATTERNING.
- SEE DETAIL ## ON A-# FOR BASE FLASHING DETAIL AT STANDING SEAM METAL FINISH.
- CONTRACTOR TO PROVIDE FULL-SIZED MOCK-UP OF ALL FINISH FOR REVIEW AND APPROVAL BY OWNER & ARCHITECT.
- SEE ROOF PLANS (A-7 SHEETS) FOR ROOF SLOPES.

INSULATION SPECIFICATIONS

BUILDING THERMAL ENVELOPE MUST BE DURABLY SEALED TO LIMIT INFILTRATION OR LEAKAGE, SEE IECC SECTION 402.4.

ROOF:
R-VALUE R-38 MINIMUM. INSTALLED AT UNDERSIDE OF ROOF DECK. ICYNENE CLASSIC MAX SELECT SPRAY-IN-PLACE LOW DENSITY OPEN CELLED POLYURETHANE FOAM INSULATION MANUFACTURED BY ICYNENE, INC. INSULATION SPRAYED FROM INSIDE OF BUILDING TO FILL ALL CRACKS, VOIDS AND TO COVER ALL SURFACES OF THE ROOF ASSEMBLY. ICC REPORT ESR 1826

WALLS:
R-VALUE R-13 MINIMUM. ICYNENE CLASSIC MAX SELECT SPRAY-IN-PLACE LOW DENSITY OPEN CELLED POLYURETHANE FOAM INSULATION MANUFACTURED BY ICYNENE, INC. INSULATION SPRAYED FROM INSIDE OF BUILDING TO FILL ALL CRACKS, VOIDS AND TO COVER ALL SURFACES OF THE ROOF ASSEMBLY. ICC REPORT ESR 1826

STATE SOUND ATTENUATION REQUIREMENTS PER ARS 28-8482

FRAME EXTERIOR WALL ASSEMBLY

WESTERN ONE-KOTE STUCCO SYSTEM, ICC-ES ESR-2729, OVER 1" THICK 1.5 P.C.F. DENSITY TYPE 2 T&G E.P. BOARD (ON AIS BOARD AT ATTIC AREAS) OVER 2 LAYERS OF GRADE 'D' BUILDING PAPER OR 1 LAYER TYPE 15 ASPHALT SATURATED ORGANIC FELT OVER 3/8" O.S.B. OVER 2x6'S AT 16" O.C. STAGGER JOINTS LAPPED MINIMUM 6" VERTICAL AND 2" HORIZONTAL WITH BUILDING PAPER OR FELT.

PROVIDE A GALVANIZED CORROSION RESISTANT METAL WEEP SCREED AS MANUFACTURED BY 'FRY REGLET CORPORATION' LOS ANGELES, CA. OF EXTRUDED ALUMINUM .050" THICK WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PLACED A MINIMUM 3/4 INCH BELOW THE FOUNDATION PLATE LINE ON ALL FRAME WALLS AND A MINIMUM 4 INCHES ABOVE ADJACENT FINISH GRADE. INSTALL PER TOWN APPROVED DETAILS.

CORNER REINFORCEMENT - 'K-LATH CORP.' KWIK CORNER FOR EXTERIOR ANGLES (PER MANUFACTURER'S INSTALLATION INSTRUCTIONS).

ONE-COAT STUCCO SYSTEM

ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS. ALL WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.

THE BUILDING DEVELOPMENT DIVISION WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER.

A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR THE PROPERTY OWNER.

MEMBRANE UNDERLAYMENT SPECIFICATION

THE WEATHER RESISTIVE BARRIER SHALL BE A HIGH-TEMPERATURE, SELF-ADHERING RUBBERIZED ASPHALT MEMBRANE UNDERLAYMENT WITH SPLIT-RELEASE FILM SIMILAR TO CARLISLE WIP 300 HT. INSTALL AND OVERLAP JOINTS PER MANUFACTURER'S SPECIFICATIONS.

EXTERIOR FINISH SPECIFICATIONS

METAL:

MTL-1: BRAKE METAL FINISH KG RUSTIC METAL FINISHES "VULCAN STEEL". SEE DETAILS ## AND ## ON A-# FOR ASSEMBLY AND SPACING INFORMATION. 22 GAUGE. SEE MEMBRANE UNDERLAYMENT SPECIFICATION ON THIS SHEET. SEE DETAIL ## ON A-# FOR ADDITIONAL ASSEMBLY INFORMATION.

MTL-2: FLAT METAL FINISH
22 GAUGE MIN. METAL, FINISH: TO MATCH MTL-1. VERTICAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. HORIZONTAL JOINTS TO USE A PITTSBURGH SEAM.

MTL-3: BRAKE METAL FINISH
22 GAUGE MIN. METAL, FINISH TO MATCH MTL. GLAZING SYSTEM ON HOUSE. VERTICAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. HORIZONTAL JOINTS TO USE A PITTSBURGH SEAM.

MTL-4: METAL SPARK ARRESTOR
METAL SCREEN COVER PAINTED TO MATCH GLAZING FRAMES. SEE ROOF PLAN FOR DETAIL. PAINTED FINISH TO MATCH GLAZING SYSTEM. CARDINAL PAINT. COLOR: P000-BK247 FS 37038 BLACK FLAT (VERIFY COLOR W/ OWNER AND ARCHITECT).

CONCRETE:

CONC-1: CAST-IN-PLACE CONCRETE
INTEGRAL COLOR: DAVIS PEWTER LRV: 31. COORDINATE CONTROL JOINT LOCATIONS, PANEL LAYOUT, & SNAP TIE LAYOUT W/ ARCHITECT & ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO ALSO PROVIDE SAMPLE WALL MOCK-UP. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

MASONRY:

CMU-1: 8x8x24 TRENDSTONE
COLOR: MALIBU SAND LRV: 37.
FINISH: GROUND. BOND: STACKED. VERTICAL JOINTS: V-JOINT.
HORIZONTAL JOINTS: V-JOINT. MORTAR COLOR: COHILL'S TBD. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

STUCCO:

STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH SYSTEM (SOFFITS)
5/8" EXTERIOR GRADE FIBERGLASS MAT-FACED GYPSUM BOARD W/ MOISTURE & MOLD RESISTANCE SUCH AS DENSGLOSS "GOLD" SHEATHING. INTEGRALLY COLORED SYNTHETIC STUCCO W/ FREESTYLE FINISH & COLOR TO MATCH STC-1. SEE DETAILS TAGGED ON RCP FOR CEILING REVEAL(S) AT SELECT EXTERIOR WALLS.

GLAZING/OPENINGS:

1" LOW-E INSULATED DOOR OR WINDOW GLAZING
DARK BRONZE ANODIZED ALUMINUM FRAMES/CLEAR TEMP. GLASS. SATIN ETCH SECOND SURFACE WHERE OCCURS PER WINDOW AND DOOR SCHEDULE.

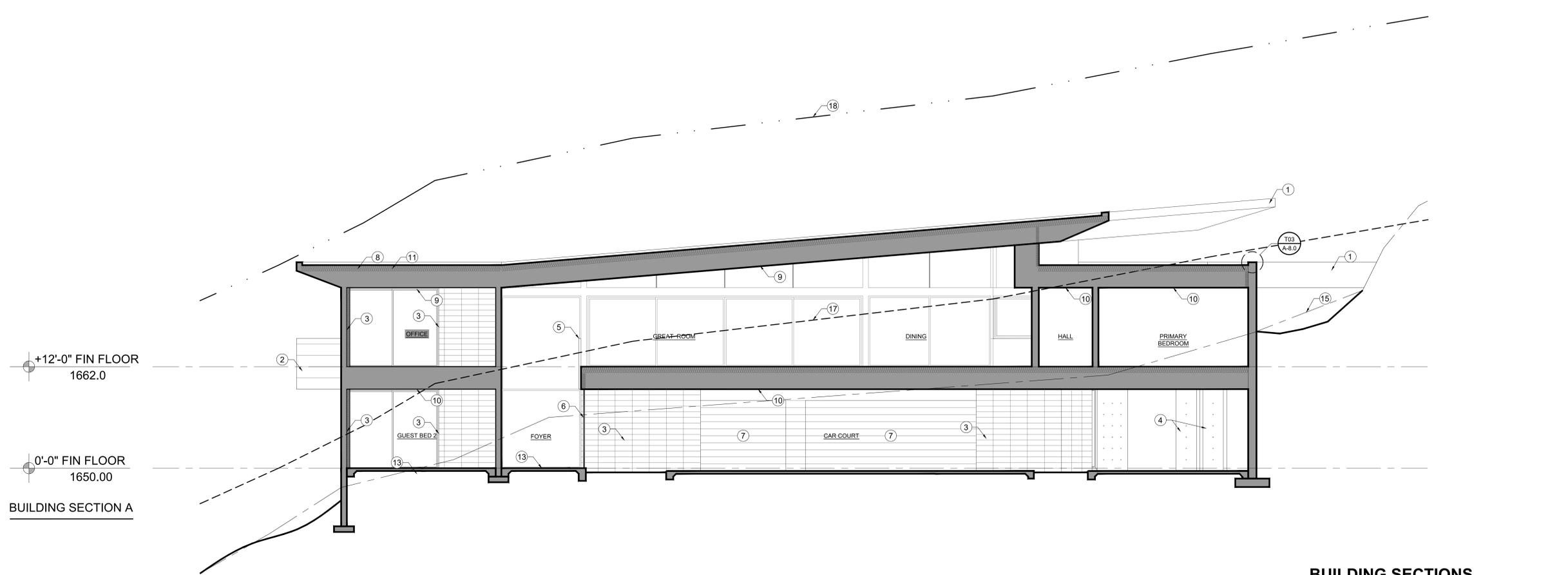
WOOD:

WD-1: WOOD CEILING
3/4" T&G CLEAR VERTICAL GRAIN DOUGLASS FIR, STAIN TBD. COMBINATION OF 2", 4", AND 6" T&G PLANKS MILLED TO CREATE 1/8" GAP BETWEEN PLANKS WHEN INSTALLED. SEE DETAIL ## ON A-# FOR LAYOUT. WOOD GRAIN TO CONTINUE WHEN TURNING A CORNER. SEALER: CLEAR WATER-BASED SEALER W/ UV PROTECTION.

NOTES:

- VERIFY ALL FINISHES W/ OWNER AND ARCHITECT. CONTRACTOR TO PROVIDE MINIMUM 24"x24" SAMPLE FINISHES ON SITE FOR REVIEW & APPROVAL BY OWNER AND ARCHITECT.
- ARCHITECT TO REVIEW SHOP DRAWINGS FOR FLASHING CONDITIONS. CONTRACTOR TO PROVIDE MOCK-UP OF FLASHING CONDITIONS FOR ARCHITECT'S REVIEW.

- BUILDING SECTION KEYNOTES**
- MTL-1: BRAKE METAL FINISH
 - MTL-3: BRAKE METAL FINISH
 - CMU-1 MASONRY FINISH.
 - CONC-1: CAST-IN-PLACE CONCRETE
 - STEEL PLATE GUARDRAIL. 3'-4" AFF. 1/2" x 2" x 4" O.C.
 - 1" LOW-E INSULATED DOOR OR WINDOW GLAZING
 - OVERHEAD GARAGE DOOR
 - FLAT ROOF. SEE ROOF PLAN FOR MORE INFORMATION
 - WD-1: WOOD CEILING
 - CEILING. SEE RCP FOR SPEC
 - INSULATION. SEE INSULATION SPEC ON THIS SHEET
 - FLOOR FRAMING. SEE STRUCTURE PLANS, SEE FLOOR FINISH PLAN FOR FINISH INFO
 - 4" CONCRETE OVER 4" TERMITE TREATED ABC, SEE FLOOR FINISH PLANS FOR SPEC
 - MILLWORK. SEE INTERIOR ELEVATIONS FOR FINISH INFORMATION
 - EXISTING TOPOGRAPHY
 - PROPOSED TOPOGRAPHY
 - NATURAL EXISTING (HISTORIC) TOPOGRAPHY
 - 24' SLOPING HEIGHT LIMITS HISTORIC GRADE FOR TOWN OF PARADISE VALLEY
 - POOL & SPA. UNDER SEPARATE PERMIT. SEE LANDSCAPE DRAWINGS FOR FINISH AND DETAIL INFORMATION
 - DRIVEWAY. SEE LANDSCAPE PLANS, REFER TO CIVIL DRAWINGS
 - BOULDER RETAINING. SEE CIVIL DRAWINGS FOR MORE INFORMATION
 - FIREPLACE
 - TYP. INT. WALL: 5/8" PAINTED GYP. BOARD (U.N.O. ON INTERIOR ELEVATIONS) OVER 2x6'S AT 16" O.C.
 - FLAT ROOF. SEE ROOF PLAN FOR MORE INFORMATION



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ISSUE: 1/7/25 Formal Hillside Submittal

PROJECT NO: _____
CAD DWG FILE: _____
DRAWN BY: RVH
CHECKED BY: BK

SHEET TITLE:
BUILDING SECTIONS
A-5.0

| BUILDING SECTION KEYNOTES | |
|---------------------------|--|
| 1 | MTL-1: BRAKE METAL FINISH |
| 2 | MTL-3: BRAKE METAL FINISH |
| 3 | CMU-1 MASONRY FINISH. |
| 4 | CONC-1: CAST-IN-PLACE CONCRETE |
| 5 | STEEL PLATE GUARDRAIL, 3'-4" AFF. 1/2" x 2" 4" O.C. |
| 6 | 1" LOW-E INSULATED DOOR OR WINDOW GLAZING |
| 7 | OVERHEAD GARAGE DOOR |
| 8 | FLAT ROOF, SEE ROOF PLAN FOR MORE INFORMATION |
| 9 | WD-1: WOOD CEILING |
| 10 | CEILING, SEE RCP FOR SPEC |
| 11 | INSULATION, SEE INSULATION SPEC ON THIS SHEET |
| 12 | FLOOR FRAMING, SEE STRUCTURE PLANS, SEE FLOOR FINISH PLAN FOR FINISH INFO |
| 13 | 4" CONCRETE OVER 4" TERMITES TREATED ABC, SEE FLOOR FINISH PLANS FOR SPEC |
| 14 | MILLWORK, SEE INTERIOR ELEVATIONS FOR FINISH INFORMATION |
| 15 | EXISTING TOPOGRAPHY |
| 16 | PROPOSED TOPOGRAPHY |
| 17 | NATURAL EXISTING (HISTORIC) TOPOGRAPHY |
| 18 | 24' SLOPING HEIGHT LIMITS HISTORIC GRADE FOR TOWN OF PARADISE VALLEY |
| 19 | POOL & SPA, UNDER SEPARATE PERMIT. SEE LANDSCAPE DRAWINGS FOR FINISH AND DETAIL INFORMATION |
| 20 | DRIVEWAY, SEE LANDSCAPE PLANS, REFER TO CIVIL DRAWINGS |
| 21 | BOULDER RETAINING, SEE CIVIL DRAWINGS FOR MORE INFORMATION |
| 22 | FIREPLACE |
| 23 | TYP. INT. WALL: 5/8" PAINTED GYP. BOARD (U.N.O. ON INTERIOR ELEVATIONS) OVER 2x6's AT 16" O.C. |
| 24 | FLAT ROOF, SEE ROOF PLAN FOR MORE INFORMATION |

| GENERAL NOTES | |
|---------------|---|
| NOTES: | 1. SEE A-4 SHEETS FOR HEAD, JAMB AND SILL DETAILS FOR EACH EXTERIOR OPENING. |
| | 2. SEE DETAIL ## ON A-## FOR TYPICAL EXTERIOR OUTER CORNER DETAIL AT STANDING SEAM METAL FINISH. |
| | 3. SEE DETAIL ## ON A-## FOR TYPICAL EXTERIOR INNER CORNER DETAIL AT STANDING SEAM METAL FINISH. |
| | 4. SEE DETAIL ## ON A-## FOR TYPICAL STANDING SEAM METAL FINISH PATTERNING. |
| | 5. SEE DETAIL ## ON A-## FOR BASE FLASHING DETAIL AT STANDING SEAM METAL FINISH. |
| | 6. CONTRACTOR TO PROVIDE FULL-SIZED MOCK-UP OF ALL FINISH FOR REVIEW AND APPROVAL BY OWNER & ARCHITECT. |
| | 7. SEE ROOF PLANS (A-7 SHEETS) FOR ROOF SLOPES. |

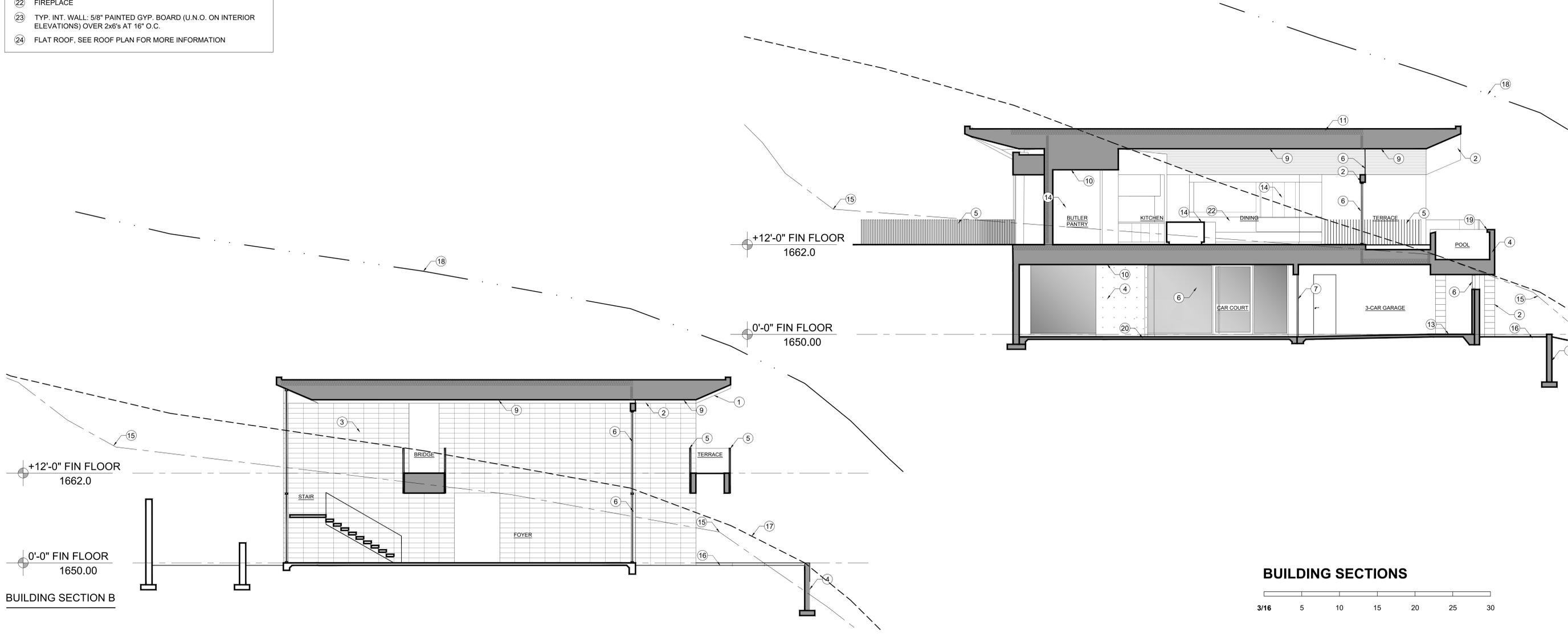
| INSULATION SPECIFICATIONS | |
|--|---|
| BUILDING THERMAL ENVELOPE MUST BE DURABLY SEALED TO LIMIT INFILTRATION OR LEAKAGE, SEE IECC SECTION 402.4. | |
| ROOF: | R-VALUE R-38 MINIMUM. INSTALLED AT UNDERSIDE OF ROOF DECK. ICYNENE CLASIC MAX SELECT SPRAY-IN-PLACE LOW DENSITY OPEN CELLED POLYURETHANE FOAM INSULATION MANUFACTURED BY ICYNENE, INC. INSULATION SPRAYED FROM INSIDE OF BUILDING TO FILL ALL CRACKS, VOIDS AND TO COVER ALL SURFACES OF THE ROOF ASSEMBLY. ICC REPORT ESR 1826 |
| WALLS: | R-VALUE R-13 MINIMUM. ICYNENE CLASIC MAX SELECT SPRAY-IN-PLACE LOW DENSITY OPEN CELLED POLYURETHANE FOAM INSULATION MANUFACTURED BY ICYNENE, INC. INSULATION SPRAYED FROM INSIDE OF BUILDING TO FILL ALL CRACKS, VOIDS AND TO COVER ALL SURFACES OF THE ROOF ASSEMBLY. ICC REPORT ESR 1826 |
| STATE SOUND ATTENUATION REQUIREMENTS PER ARS 28-8482 | |

| FRAME EXTERIOR WALL ASSEMBLY | |
|--|--|
| WESTERN ONE-KOTE STUCCO SYSTEM, ICC-ES ESR-2729, OVER 1" THICK 1.5 P.C.F. DENSITY TYPE 2 T&G E.P. BOARD (ON AIS BOARD AT ATTIC AREAS) OVER 2 LAYERS OF GRADE 'D' BUILDING PAPER OR 1 LAYER TYPE 15 ASPHALT SATURATED ORGANIC FELT OVER 3/8" O.S.B. OVER 2x6'S AT 16" O.C. STAGGER JOINTS LAPPED MINIMUM 6" VERTICAL AND 2" HORIZONTAL WITH BUILDING PAPER OR FELT. | |
| PROVIDE A GALVANIZED CORROSION RESISTANT METAL WEEP SCREED AS MANUFACTURED BY 'FRY REGLET CORPORATION' LOS ANGELES, CA. OF EXTRUDED ALUMINUM .050" THICK WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" THICKES PLACED A MINIMUM 3/4" INCH BELOW THE FOUNDATION PLATE LINE ON ALL FRAME WALLS AND A MINIMUM 4" INCHES ABOVE ADJACENT FINISH GRADE. INSTALL PER TOWN APPROVED DETAILS. | |
| CORNER REINFORCEMENT - 'K-LATH CORP.' KWIK CORNER FOR EXTERIOR ANGLES (PER MANUFACTURER'S INSTALLATION INSTRUCTIONS). | |

| ONE-COAT STUCCO SYSTEM | |
|---|--|
| ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS. ALL WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING. | |
| THE BUILDING DEVELOPMENT DIVISION WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER. | |
| A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR THE PROPERTY OWNER. | |

| MEMBRANE UNDERLAYMENT SPECIFICATION | |
|---|--|
| THE WEATHER RESISTIVE BARRIER SHALL BE A HIGH-TEMPERATURE, SELF-ADHERING RUBBERIZED ASPHALT MEMBRANE UNDERLAYMENT WITH SPLIT-RELEASE FILM SIMILAR TO CARLISLE WIP 300 HT. INSTALL AND OVERLAP JOINTS PER MANUFACTURER'S SPECIFICATIONS. | |

| EXTERIOR FINISH SPECIFICATIONS | |
|--------------------------------|---|
| METAL: | MTL-1: BRAKE METAL FINISH KG RUSTIC METAL FINISHES "VULCAN STEEL". SEE DETAILS ## AND ## ON A-## FOR ASSEMBLY AND SPACING INFORMATION. 22 GAUGE. SEE MEMBRANE UNDERLAYMENT SPECIFICATION ON THIS SHEET. SEE DETAIL ## ON A-## FOR ADDITIONAL ASSEMBLY INFORMATION. |
| | MTL-2: FLAT METAL FINISH 22 GAUGE MIN. METAL, FINISH: TO MATCH MTL-1. VERTICAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. HORIZONTAL JOINTS TO USE A PITTSBURGH SEAM. |
| | MTL-3: BRAKE METAL FINISH 22 GAUGE MIN. METAL, FINISH TO MATCH MTL. GLAZING SYSTEM ON HOUSE. VERTICAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. HORIZONTAL JOINTS TO USE A PITTSBURGH SEAM. |
| | MTL-4: METAL SPARK ARRESTOR METAL SCREEN COVER PAINTED TO MATCH GLAZING FRAMES. SEE ROOF PLAN FOR DETAIL. PAINTED FINISH TO MATCH GLAZING SYSTEM. CARDINAL PAINT, COLOR: P000-BK247 FS 37038 BLACK FLAT (VERIFY COLOR W/ OWNER AND ARCHITECT). |
| CONCRETE: | CONC-1: CAST-IN-PLACE CONCRETE INTEGRAL COLOR: DAVIS PEWTER LRV: 31. COORDINATE CONTROL JOINT LOCATIONS, PANEL LAYOUT, & SNAP TIE LAYOUT W/ ARCHITECT & ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO ALSO PROVIDE SAMPLE WALL MOCK-UP. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS. |
| MASONRY: | CMU-1: 8x8x24 TRENDSTONE COLOR: MALIBU SAND LRV: 37. FINISH: GROUND, BOND, STACKED. VERTICAL JOINTS: V-JOINT, HORIZONTAL JOINTS: V-JOINT. MORTAR COLOR: COHILL'S TBD. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS. |
| NOTES: | 1. VERIFY ALL FINISHES W/ OWNER AND ARCHITECT. CONTRACTOR TO PROVIDE MINIMUM 24"x24" SAMPLE FINISHES ON SITE FOR REVIEW & APPROVAL BY OWNER AND ARCHITECT. 2. ARCHITECT TO REVIEW SHOP DRAWINGS FOR FLASHING CONDITIONS. CONTRACTOR TO PROVIDE MOCK-UP OF FLASHING CONDITIONS FOR ARCHITECT'S REVIEW. |
| STUCCO: | STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH SYSTEM (SOFFITS) 5/8" EXTERIOR GRADE FIBERGLASS MAT-FACED GYPSUM BOARD W/ MOISTURE & MOLD RESISTANCE SUCH AS DENSGLASS "GOLD" SHEATHING. INTEGRALLY COLORED SYNTHETIC STUCCO W/ FREESTYLE FINISH & COLOR TO MATCH STC-1. SEE DETAILS TAGGED ON RCP FOR CEILING REVEAL(S) AT SELECT EXTERIOR WALLS. |
| GLAZING/OPENINGS: | 1" LOW-E INSULATED DOOR OR WINDOW GLAZING DARK BRONZE ANODIZED ALUMINUM FRAMES/CLEAR TEMP. GLASS. SATIN ETCH SECOND SURFACE WHERE OCCURS PER WINDOW AND DOOR SCHEDULE. |
| WOOD: | WD-1: WOOD CEILING 3/4" T&G CLEAR VERTICAL GRAIN DOUGLASS FIR, STAIN TBD. COMBINATION OF 2", 4", AND 6" T&G PLANKS MILLED TO CREATE 1/8" GAP BETWEEN PLANKS WHEN INSTALLED. SEE DETAIL ## ON A-## FOR LAYOUT. WOOD GRAIN TO CONTINUE WHEN TURNING A CORNER. SEALER: CLEAR WATER-BASED SEALER W/ UV PROTECTION. |



BUILDING SECTIONS
3/16 5 10 15 20 25 30

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ISSUE: 1/7/25 Formal Hillside Submittal

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| PROJECT NO: | |
| CAD DWG FILE: | |
| DRAWN BY: | RVH |
| CHECKED BY: | BK |

SHEET TITLE:
BUILDING SECTIONS
A-5.1



VIEW 1



VIEW 4



VIEW 2



VIEW 5



VIEW 3



VIEW 6



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ISSUE: 1/7/25 Formal Hillside Submittal

PROJECT NO:
CAD DWG FILE:
DRAWN BY: RVH
CHECKED BY: BK

SHEET TITLE:

**MASSING
MODEL**

A-7.0

CONCRETE TURF BLOCK PERMEABLE PAVER
WITH 1/4" MINUS DECOMPOSED GRANITE JOINTS. LRV 30.



METAL 4
PAINTED FINISH TO MATCH GLAZING SYSTEM. CARDINAL PAINT, COLOR: P000-BK247 FS 37038 BLACK FLAT



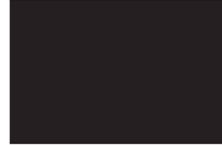
3/8" EXPOSED AGGREGATE COLORED CONCRETE PAVING, COLOR DAVIS:
DUNE 6058. 1/4" RADIUS EDGES, SAW CUT JOINTS. FINISH ALL SIDES. LRV: 25



CAST IN PLACE CONCRETE WALL
INTEGRAL COLOR: DAVIS PEWTER LRV: 31



METAL 4
PAINTED FINISH TO MATCH GLAZING SYSTEM. CARDINAL PAINT, COLOR: P000-BK247 FS 37038 BLACK FLAT



POOL
PEBBLE-TEC. PEBBLE-SHEEN. COLOR: BLACK ONYX LRV: 6.84.



MASONRY
BLOCKLITE. DOESKIN W/ GROUND FACE, RUNNING BOND. LRV: 13.98



WOOD CEILING
3/4" T&G CLEAR VERTICAL GRAIN DOUGLASS FIR W/ CLEAR SEALER LRV: 32.4



GLAZING
CLEAR, LOW-E INSULATED GLAZING IN DARK BRONZE ANODIZED FRAME



METAL 1
MTL-1: BRAKE METAL FINISH KG RUSTIC METAL FINISHES "VULCAN STEEL", LRV: 7.86



GUARDRAIL
42" STEEL BAR GUARDRAIL PAINTED MATCH MTL-1



Durango Stone, Travertine 24" x 48"
LRV: 35



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NOTE: THE EXTERIOR MATERIAL PALETTE SHALL BE IN ACCORDANCE WITH SECTION 2207.II.D.

SHEET TITLE:

EXTERIOR MATERIALS

A-8.0