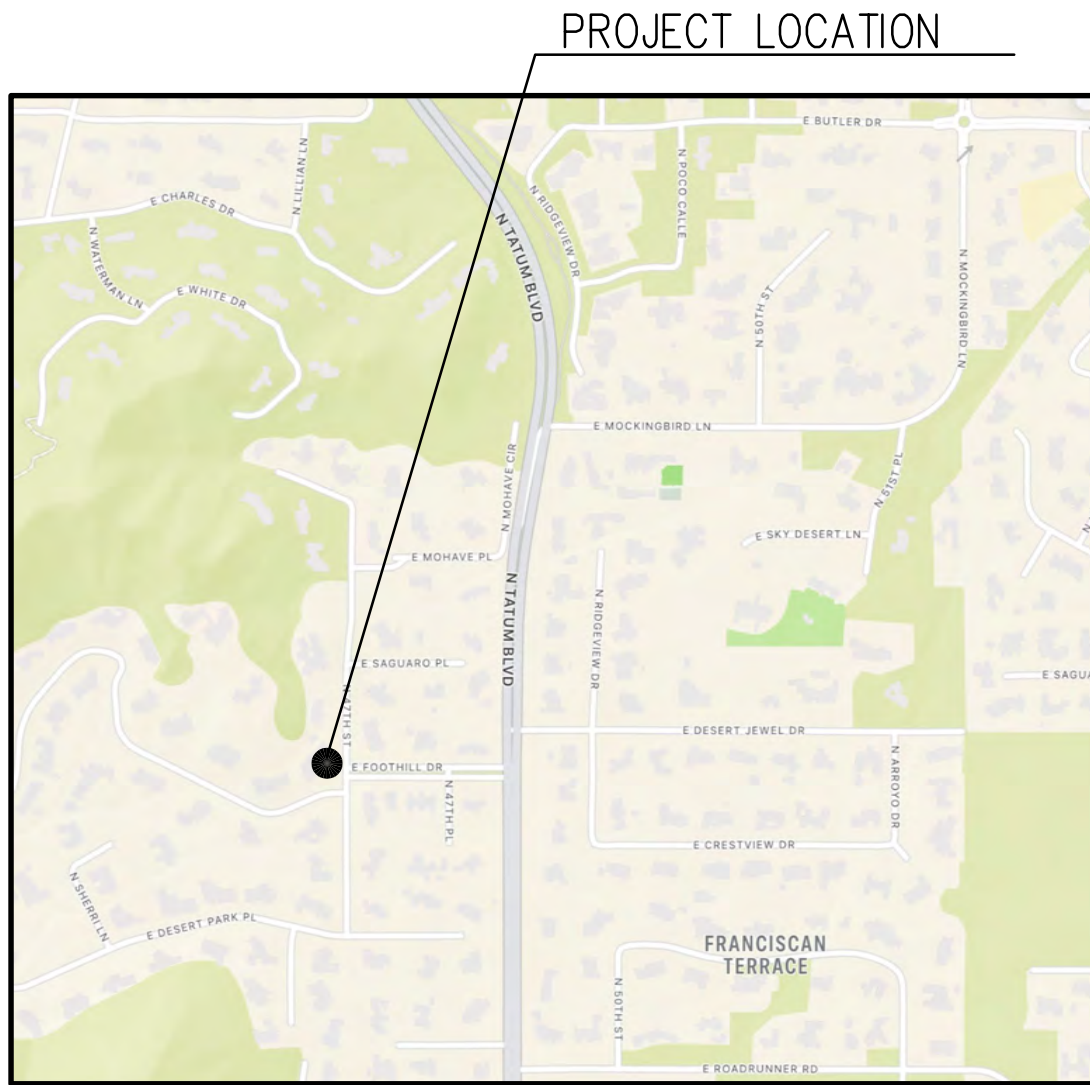


Deutsch - Alaudini Residence

REMODEL

4698 E Foothills Drive

Paradise Valley, AZ 85253



VICINITY MAP

SITE INFORMATION

OWNER OF RECORD: SETH DEUTCH and NADIA ALAUDINI  
SITE ADDRESS: 4698 E FOOTHILLS DRIVE  
PARADISE VALLEY, ARIZONA 85253

APN: 169-11-144  
ZONING: R-43  
AREA: 62,588SF

PROJECT TEAM

ARCHITECT: REALM DESIGN LLC  
4563 E CALLE VENTURA  
PHOENIX, AZ 85018  
T. 602.617.0300  
CONTACT: JACQUES LEBLANC, AIA, NCARB

STRUCTURAL ENGINEER: JUST RIGHT DESIGN  
16831 N. 98TH STREET  
SCOTTSDALE, AZ 85254  
T. 602.377-1534  
CONTACT: JASON DIAZ, P.E.

MECHANICAL ENGINEER: ROSSMAN AND ASSOCIATES CONSULTING ENGINEERS  
3608 E KENT DR  
PHOENIX, AZ 85044  
T. 602.989.6616  
CONTACT: ED ROSSMAN P.E.

ELECTRICAL ENGINEER: ROWLEY ENGINEERING  
2334 N. HUNT DR  
MESA, AZ 85203  
T. 602.303.1220  
CONTACT: BILLY ROWLEY P.E.

CIVIL ENGINEER: LDB ENGINEERING  
8808 N CENTRAL AVE, SUITE 288  
PHOENIX, AZ 85020  
T. 602-889-1954  
CONTACT: NICK PRODANOV P.E.

LANDSCAPE ARCHITECT: LEVINSON STUDIO  
PHOENIX, AZ 85020  
T. 602.680.0541  
CONTACT: BENJY LEVINSON

CONTRACTOR: TBD

SHEET INDEX

- A0.1 COVER SHEET
- A0.50 SITE PLAN
- A0.80 DEMO PLAN
- A1.0 OVERALL FLOOR PLAN
- A1.1 PARTIAL FLOOR PLANS
- A1.2 FLOOR PLANS
- A1.4 ROOF PLAN
- A2.1 LIGHTING PLAN
- A4.1 EXTERIOR ELEVATIONS
- A4.2 EXTERIOR ELEVATIONS
- A4.3 ELEVATIONS + WINDOW SCHEDULE
- A4.4 EXISTING ELEVATION PHOTOS
- A6.2 SITE SECTIONS

- C-1 GRADING AND DRAINAGE COVER SHEET
- C-2 GRADING + DRAINAGE IMPROVEMENT PLAN + CROSS SECTIONS
- C-3 GRADING AND DRAINAGE PLAN STORM DRAIN PLAN
- AE AREAL MAP EXHIBIT

- L1 OF 2 LANDSCAPE PLAN
- L2 OF 2 LANDSCAPE DETAILS

PROJECT NARRATIVE

A FULL REMODEL OF THE EXISTING HOME WITH MINOR FOOTPRINT CHANGES. THE WORK WILL INCLUDE A NEW ROOF STRUCTURE DECREASING THE OVERALL ROOF MASSING BY REDUCING THE OVERHANGS FROM 42" TO 12"AS WELL AS ADDING SOME FLAT ROOF AREAS.

ADMINISTRATION OF THE WORK:

- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF ALL CONSTRUCTION PERSONNEL AND AUTHORIZED VISITORS.
- CONTRACTOR SHALL BECOME FULLY ACQUAINTED WITH CONDITIONS RELATED TO THE WORK. ANY KNOWN DISCREPANCIES BETWEEN THE DOCUMENTS AND ACTUAL CONDITIONS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK RELATED TO THE DISCREPANCY.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO MAINTAIN AND PROTECT SYSTEMS AND FINISHES. ANY DAMAGES TO SUCH SYSTEMS AND FINISHES SHALL BE IMMEDIATELY REPAIRED IN A MANNER ACCEPTABLE TO THE ARCHITECT. IF SATISFACTORY REPAIRS CANNOT BE MADE, CONTRACTOR SHALL REPLACE SYSTEMS AND FINISHES WITH LIKE NEW QUALITY CONSTRUCTION ACCEPTABLE TO THE ARCHITECT. ALL REPAIRS AND REPLACEMENT COSTS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL CONSTRUCTION AND DEMOLITION DEBRIS. CONTRACTOR SHALL OBTAIN APPROVAL OF OWNER (AND BUILDING OWNER, IF APPLICABLE) FOR DETAILS RELATED TO REMOVAL OF TRASH, INCLUDING SUCH ISSUES AS PATH OF TRAVEL, USE OF STAIRS AND ELEVATORS, REMOVAL OF WINDOWS, LOCATION OF CHUTES AND DUMPSTERS, ETC. PRIOR TO REMOVAL OF DEBRIS. CONTRACTOR SHALL CLEAN AND REPAIR ANY DAMAGES TO EXISTING SYSTEMS SOILED OR DAMAGED BY DEBRIS REMOVAL PROCESS. IF CLEANING AND REPAIR DOES NOT RETURN SYSTEMS TO ORIGINAL CONDITION CONTRACTOR SHALL INSTALL NEW SYSTEMS.
- CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH OWNER'S (OR BUILDING OWNER'S) PROCEDURES FOR MAINTAINING A SECURE SITE AND BUILDING.
- EACH INSTALLER SHALL EXAMINE SUBSTRATE CONDITION AND/OR SITE CONDITIONS WHICH AFFECT THE QUALITY OF EACH PRODUCT TO BE INSTALLED. IF ANY CONDITIONS EXIST WHICH WILL HAVE A DETRIMENTAL EFFECT ON THE QUALITY OF THE INSTALLATION, THE INSTALLER SHALL IMMEDIATELY NOTIFY THE CONTRACTOR. INSTALLATION SHALL NOT PROCEED UNTIL THE UNSATISFACTORY CONDITIONS ARE CORRECTED. INSTALLATION SHALL SIGNIFY ACCEPTANCE OF THE CONDITIONS.
- CONTRACTOR SHALL MAINTAIN PERMITTED CONSTRUCTION DOCUMENTS AND ALL RECORD DOCUMENTS ON SITE AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COORDINATION EFFORTS OF ALL SUBCONTRACTORS.
- CONTRACTOR SHALL LAY OUT WORK AS SOON AS POSSIBLE. ANY DISCREPANCIES IN THE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

USE OF CONSTRUCTION DOCUMENTS:

- CONTRACTOR SHALL NOT SCALE DRAWINGS, ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED. CONTACT ARCHITECT IF CLARIFICATION OR ADDITIONAL INFORMATION IS REQUIRED.
- THE DRAWINGS ARE SCHEMATIC IN NATURE. MODIFICATIONS IN DUCTS, PIPING, CONDUIT AND WIRING MAY BE REQUIRED TO ACCOMMODATE ACTUAL FIELD CONDITIONS.
- DRAWINGS SHALL NOT BE REPRODUCED FOR SUBMITTALS. DRAWINGS OR PORTIONS OF DRAWINGS USED FOR SUBMITTAL WILL BE REJECTED AND RETURNED TO THE CONTRACTOR WITHOUT APPROVAL OF ARCHITECT.
- DIMENSIONS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
  - A) TO FACE OF STUD OF PARTITION OR EXTERIOR WALL.
  - B) TO CENTERLINE OF COLUMNS.
  - C) TO TOP OF STRUCTURAL FLOOR.
  - D) TO BOTTOM OF FINISHED CEILING.

DEFINITIONS:

- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE AND FINISH FACES IN THE SAME PLANE WITHOUT ANY VISIBLE JOINTS OR SURFACE IRREGULARITIES.
- "CLEAR" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS NOT ADJUSTABLE WITHOUT THE APPROVAL OF THE ARCHITECT, CLEAR DIMENSIONS ARE TYPICALLY TO FINISH FACE.
- "MAXIMUM" OR "MAX" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY GREATER THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT.
- "MINIMUM" OR "MIN" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY LESS THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT.
- "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION OR DIMENSION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT.
- "\* / \*" AS USED IN THESE DOCUMENTS SHALL MEAN THE DINSION OR QUALITY IS SLIGHTLY ADJUSTABLE TO ACCOMMODATE ACTUAL CONDIONS.

MATERIALS:

- ALL DISSIMILAR METAL MATERIALS SHALL BE ISOLATED WITH A NON-METALLIC SEPARATOR.
- ALL WOOD SHALL BE FIRE-RETARDANT-TREATED UNLESS OTHERWISE NOTED.
- ALL MATERIALS USED IN AIR DISTRIBUTION/ RETURN SHALL HAVE A FLAME-SPREAD RATINGS OF 25 AND SHALL BE APPROVED BY LOCAL BUILDING CODE AUTHORITIES.
- ALL MATERIALS USED IN FIRE-RATED ASSEMBLIES SHALL BE APPROVED BY U.L. OR OTHER RECOGNIZED STANDARD FOR USE IN SUCH ASSEMBLIES.
- ALL STEEL PRODUCTS USED IN THE EXTERIOR WALLS SHALL BE STAINLESS OR GALVANIZED. ALL EXTERIOR STEEL SHALL BE GALVANIZED UNLESS NOTED OR SPECIFIED OTHERWISE.
- ALL SHEET METAL FLASHINGS SHALL ALLOW FOR THERMAL MOVEMENT OF THE MATERIAL WITHOUT DEFLECTION AND OILCANNING.
- ALL FOUNDATION PLANS, SILLS AND SLEEPERS ON A CONCRETE SLAB WHICH IS IN DIRECT CONTACT WITH THE EARTH, & SILLS WHICH REST ON CONCRETE OR MASONARY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED AND BRANDED BY AN APPROVED AGENCY PER UBC.
- ALL LUMBER MUST BEAR AN APPROVED GRADING STAMP.
- LATH MUST BE CORROSION RESISTANT AND AS SHOWN IN IRC R703.6 WITH MINIMUM 1 INCH 20 GA. GALVANIZED WIRE FABRIC LATH.

GENERAL PROJECT SPECIFICATIONS:

THE MISPLACEMENT, ADDITION OR OMISSION OF ANY LETTER, WORD, OR PUNCTUATION MARK, OR LACK OF CAPITALIZATION OF A WORD SHALL IN NO WAY DAMAGE THE TRUE SPIRIT, INTENT, OR MEANING OF THESE SPECIFICATIONS.

WHERE SPECIFIC INSTRUCTIONS IN THESE SPECIFICATIONS REQUIRE THAT A PARTICULAR PRODUCT AND/OR MATERIAL(S) BE INSTALLED AND/OR APPLIED BY AN APPROVED APPLICATOR OF THE MANUFACTURER, IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO ENSURE THE WORK BE DONE BY AN APPROVED APPLICATOR.

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.

International Residential Code (IRC) - 2015  
International Building Code (IBC) - 2015 \*for use as referenced in the IRC\*  
International Fire Code (IFC) - 2021

ALL PRODUCTS LISTED BY I.C.C./ESR NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION FOR PRODUCTS LISTED SHALL ALSO HAVE APPROVED EVALUATION REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

MISCELLANEOUS SITE STRUCTURES, SWIMMING POOLS, SPAS, FENCES, SITE WALLS (INCLUDING RETAINING WALLS) AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.

FINISH FLOOR ELEVATION (AS-BUILT) SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR OR CIVIL ENGINEER FOR THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (F.E.M.A.) WHERE REQUIRED.

SUBSTITUTIONS:  
THE SUBCONTRACTOR SHALL BASE HIS PROPOSAL ON THE EXACT BRANDS, SYSTEMS, METHODS, AND MATERIALS SHOWN. IF THE SUBCONTRACTOR DESIRES TO MAKE SUBSTITUTIONS, HE SHALL LIST THEM WITH HIS BID + IN HIS CONTRACT. THE LISTING SHALL BE IN SUFFICIENT DETAIL TO AFFORD THE OWNER MEANS OF COMPARISON + MUST INCLUDE THE DIFFERENCE IN CONTRACT PRICE IF THE SUBSTITUTION IS ACCEPTED. SUBSTITUTIONS AFTER SIGNING THE CONTRACT SHALL BE BY CHANGE ORDER ONLY.

ERRORS AND OMISSIONS:  
IF ANY ERRORS OR OMISSIONS APPEAR IN THESE CONSTRUCTION DOCUMENTS OR SPECIFICATION DOCUMENTS, THE SUBCONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE SUBCONTRACTOR'S FAILURE TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME. THE SUBCONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED WITH ARCHITECT PRIOR TO SUBMITTING A BID OTHERWISE ALL INTERPRETATION IS FINAL.

ENERGY VALUES

Ceiling R-value	38
Wood Frame Wall R-value	13
Mass Wall R-value i	4/6
frame Floor R-value	13
Basement Wall R-value	0
Slab R-value / depth	0
Crawlspace Wall R-value	0
Fenestration U-Factor	0.40
Skylight U-Factor	0.65
Glazed fenestration SHGC	0.25

2015 IRC SPECIFICATIONS

- R319 BUILDING ADDRESS SHALL BE PERMANENT AND MINIMUM 4 INCH HIGH AND A HALF INCH STROKE. INCLUDE AS NOTE.
- R307.2 & R702.3.8 SHOWER COMPARTMENTS REQUIRE A NON ABSORBENT FINISH TO 6 FEET A.F.F. IF ANOTHER NON ABSORBENT FINISH IS USED THAN CERAMIC TILE, THE WATER-RESISTANT GYPSUM BACKING SHALL BE IN COMPLIANCE WITH ASTM C1396, C1178, OR C1278 WITH EDGES SEALED PER MANUFACTURER.
- R307.2 & R702.4.2 SHOWER COMPARTMENTS REQUIRE A NON ABSORBENT FINISH TO FEET A.F.F. WHEN CERAMIC TILE IS USED AT THE SHOWER COMPARTMENT OR TUB, THE BACKING SHALL BE CEMENT OR IN COMPLIANCE WITH ASTM C1288 FOR FIBER-CEMENT, C1325 FOR FIBER MAT CEMENT BOARDS, C1178 FOR GLASS MAT GYPSUM BACKING BOARD, OR C1278 FOR FIBER-REINFORCED GYPSUM. ALL EDGES SEALED PER MANUFACTURER.
- R703.8 AT EXTERIOR WINDOW AND DOOR OPENINGS FLASHING SHALL BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS OR REGISTERED DESIGN PROFESSIONAL.

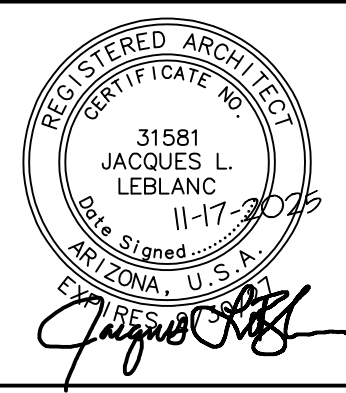
TERMITE TREATMENT

TERMITE TREATMENT IS REQUIRED ON NEW AND ALTERATION PROJECT UNDER ALL FOOTINGS, ALONG FOUNDATION WALLS AND UNDER INTERIOR SLABS ON GRADE AND EXTERIOR PORCH SLABS.

- CHEMICAL FOR TERMITE PRETREATMENT SHALL BE TERIMDOR SC OR PREMISE.
- CHLORPYRIFOS BASED CHEMICALS SHALL NOT BE USED.
- MAX SOLUTIONS IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS TO HIGHEST CONCENTRATION ALLOWABLE BY LABEL.

FIRE SPRINKLERS

AN AUTOMATIC FIRE SPRINKLER SYSTEM CONFORMING THE 2021 INTERNATIONAL FIRE CODE SHALL BE INSTALLED THROUGHOUT THE HOME. THE PERMIT SHALL BE BY DEFERRED SUBMITAL.



REVISIONS



PROJECT NO. -

DATE 11-17-2025

DRAWN BY JLL

CHECKED BY -

SHEET CONTENTS

COVER SHEET

SHEET

A 0.1

CSN GENERAL STRUCTURE  
S1.1 FOUNDATION PLAN  
S2.1 FRAMING PLAN  
S3.1 SHEAR WALL PLAN  
SD0 STRUCTURAL DETAIL  
SD0.1 STRUCTURAL DETAIL  
SD1 STRUCTURAL DETAIL  
SD2 STRUCTURAL DETAIL

M1.0 SPECIFICATIONS  
M2.0 1ST FLOOR PLAN  
M2.1 2ND FLOOR PLAN  
M3.0 HVAC CALCULATION  
P1.0 SPECIFICATIONS  
P2.0 1ST FLOOR PLAN  
P2.1 2ND FLOOR PLAN  
P3.0 ISOMETRICS

E1.1 ELECTRICAL LEGEND  
E1.2 ELECTRICAL CALCULATION  
E2.1 ELECTRICAL PLAN  
E2.2 ELECTRICAL PLAN





## Paradise Valley, AZ 85253



SITE PLAN

---

SHEET

A0.50



SCALE: 1"=20'-0"

4698 E FOOTHILL DR.,  
PARADISE VALLEY, AZ 85253  
APN 169-11-144

## AREA TABULATION

HOUSE: 9,302.9SF  
CASITA: 1,023.2SF  
TOTAL: 10,326.1SF

EXISTING DISTURBANCE	
EXISTING DISTURBANCE:	29,132 SF
FOOTPRINT 7,278.5+823.3:	8,101.8 SF



Deutsch - Alaudini Residence  
REMODEL  
4698 E Foothills Drive  
Paradise Valley, AZ 85253



REVISIONS  
A

PROJECT NO. -  
DATE 11-17-2025  
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CHECKED BY -

SHEET CONTENTS  
SITE PLAN  
WITH PHOTOS

SHEET  
A0.51



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



DEMOLITION PLAN GENERAL NOTES

1. REMOVE EXISTING CABINETS, EQUIPMENT, PLUMBING AND LIGHT FIXTURES SHOWN DASHED.  
2. REMOVE EXISTING FLOORING AND FLOOR AND WALLTILE.  
3. REMOVE EXISTING WALLS SHOWN DASHED ON PLAN AS WELL AS EXISTING AHON FRAMED FRAME ROOF.

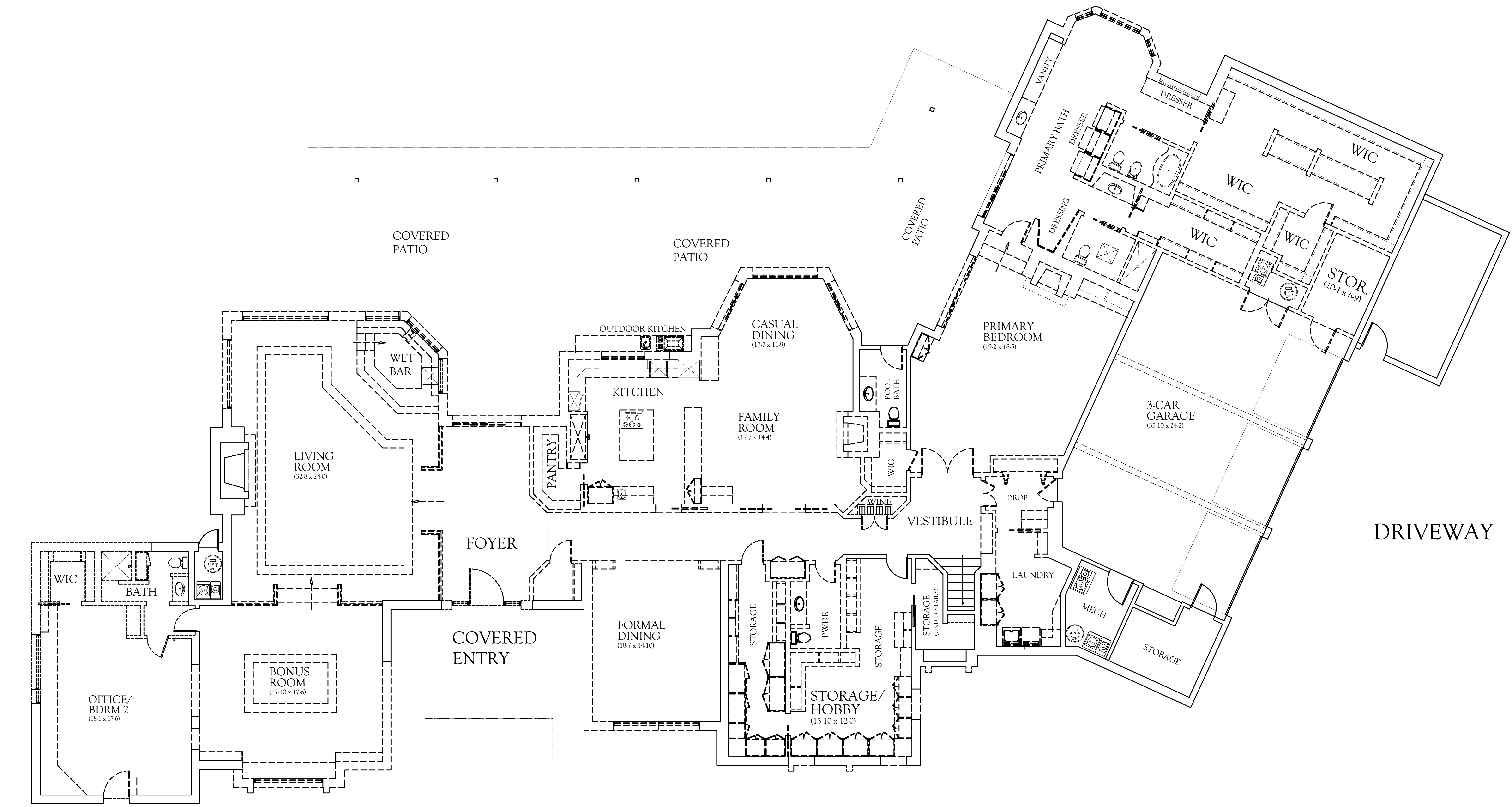
NOTE: CONTRACTOR RESPONSIBLE FOR ANY TEMPORARY SHORING NEEDED TO MAKE REQUIRED STRUCTURAL MODIFICATIONS FOR THE NEW LAYOUT. SEE STRUCTURAL PLANS FOR NEW FRAMING.



Architect  
T 602.617.0300

Deutsch - Alaudini Residence

REMODEL  
4698 E Foothills Drive  
Paradise Valley, AZ 85253



DEMO FLOOR PLANS

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

DRIVEWAY



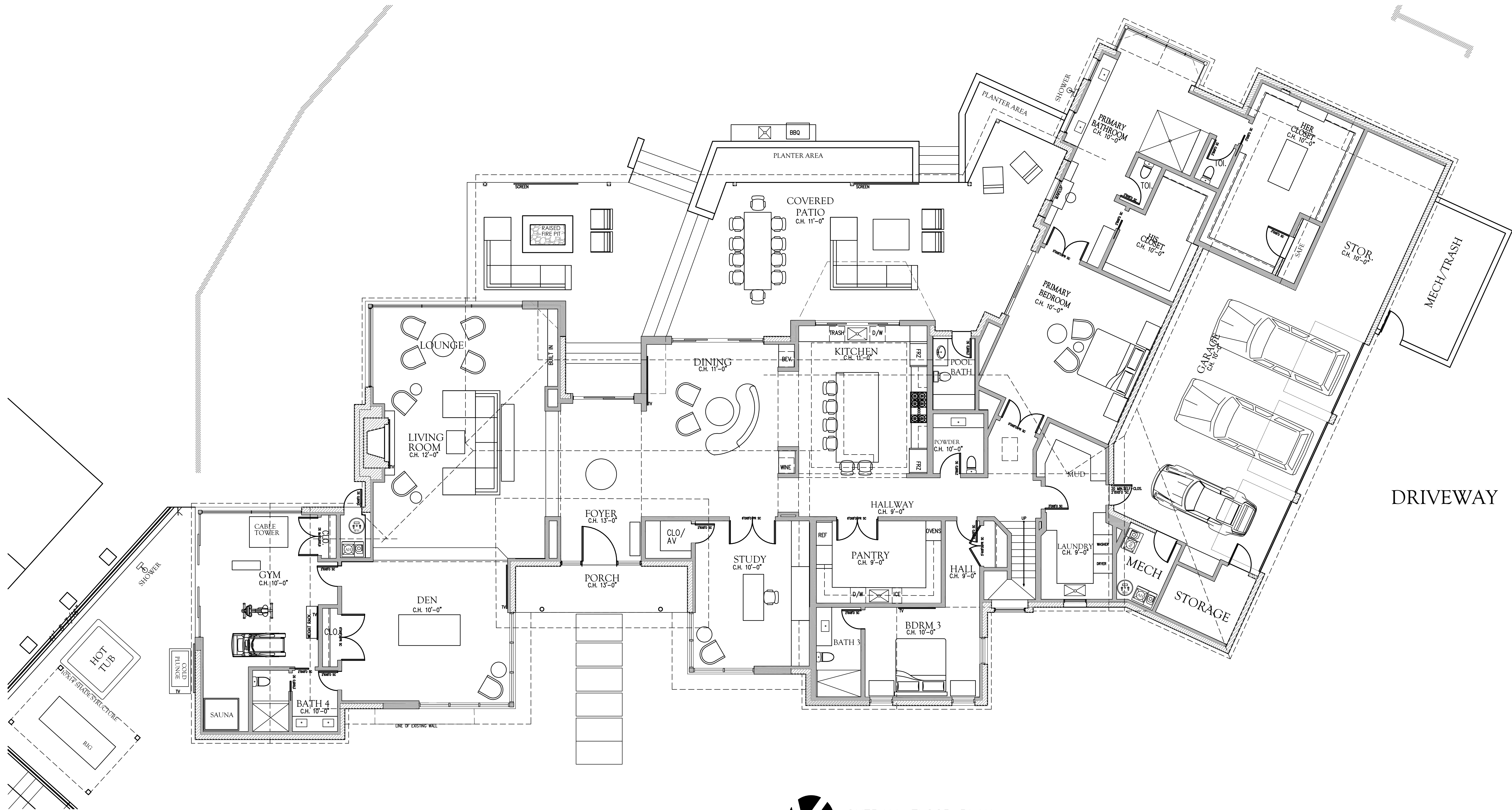
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SHEET CONTENTS -

DEMO  
FLOOR PLAN  
SHEET

A0.80



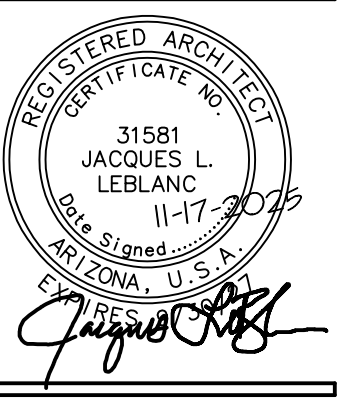


OVERALL FLOOR PLAN

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



Deutsch - Alaudini Residence  
REMODEL  
4698 E Foothills Drive  
Paradise Valley, AZ 85253



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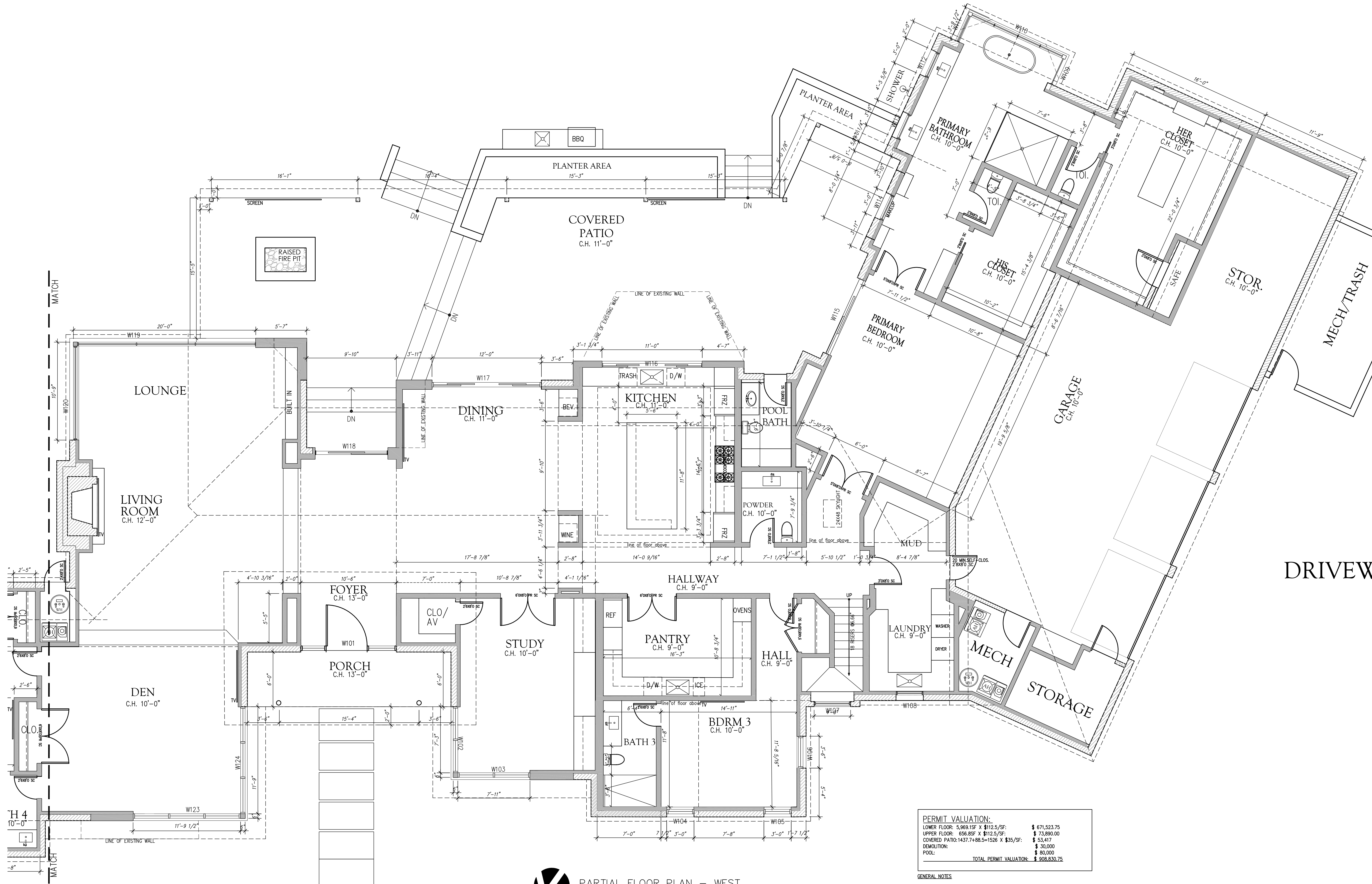
SHEET CONTENTS

FLOOR PLAN

SHEET

A1.1





PERMIT VALUATION:		
LOWER FLOOR: 5,969.13 SF X \$112.5/SF:		\$ 671,523.75
UPPER FLOOR: 656.85 SF X \$112.5/SF:		\$ 73,890.00
COVERED PATIO: 1437.7+88.5+1526 X \$35/SF:		\$ 53,417
DEMOLITION:		\$ 30,000
POOL:		\$ 80,000
TOTAL PERMIT VALUATION:		\$ 908,830.75

GENERAL NOTES  
1. ALL SHOWER WALLS TO BE FINISHED WITH A NON ABSORBENT SURFACE(CERAMIC TILE) TO CEILING  
HEIGHT- TYPICAL ALL BATHROOMS.

PARTIAL FLOOR PLAN - WEST  
SCALE: 1/4"=1'-0"  
NORTH

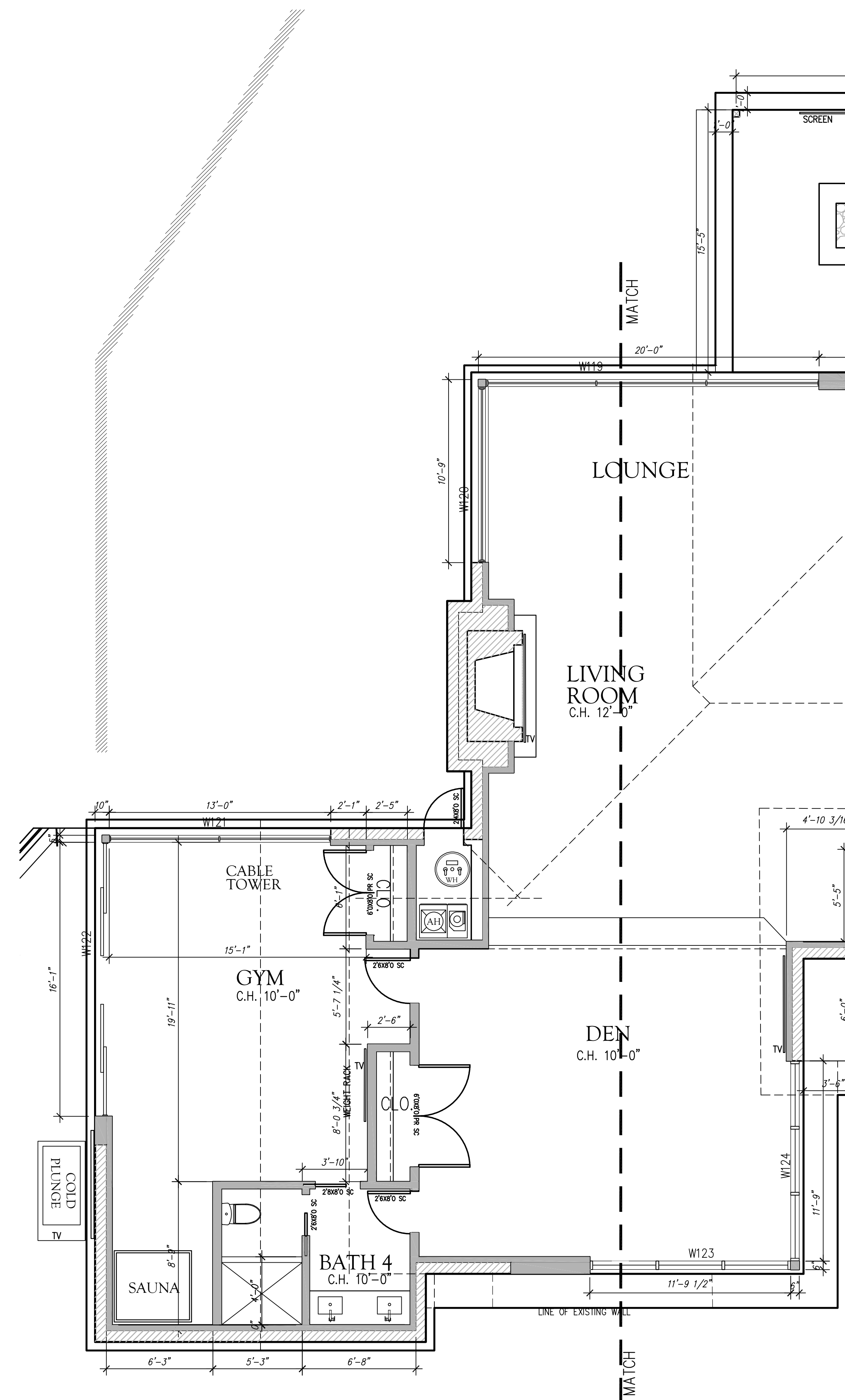




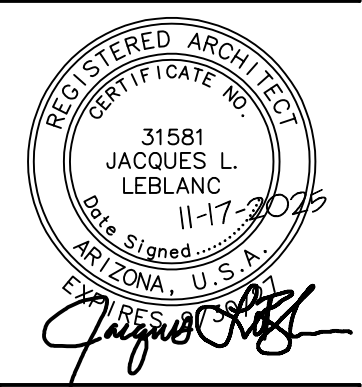
REGISTERED ARCHITECT  
 CERTIFICATE NO.  
 31581  
 JACQUES L.  
 LEBLANC  
 Date Signed 11-17-2025  
 ARIZONA, U.S.A.  
 EXPIRATION DATE 11-17-2025

PROJECT NO. —  
DATE **11-17-2025**  
DRAWN BY JLE  
CHECKED BY —

A1.2







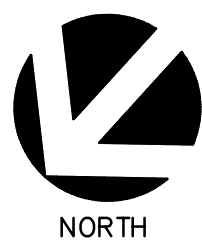
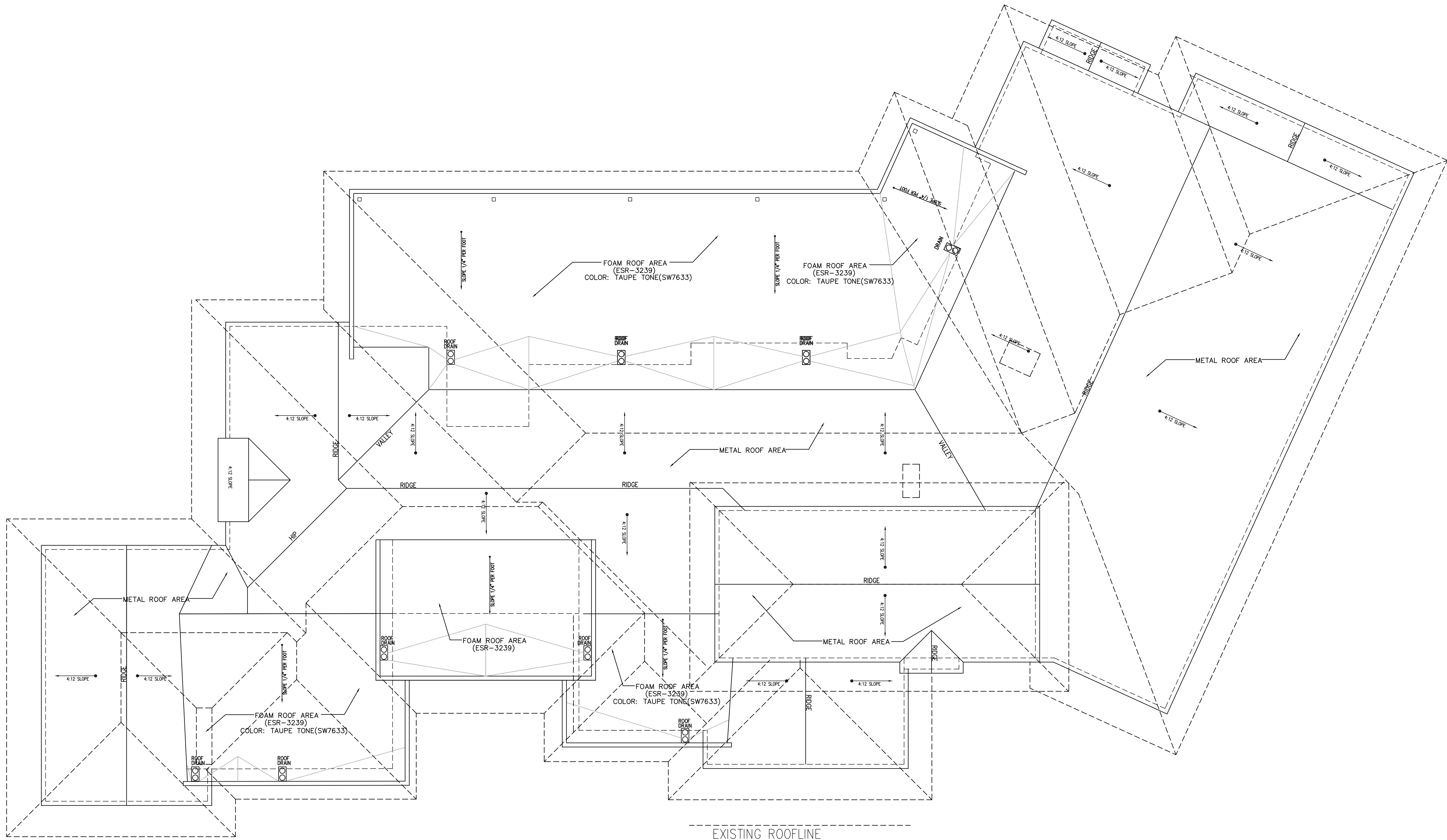
REVISIONS  
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CHECKED BY -

SHEET CONTENTS

ROOF PLAN

SHEET  
A1.4

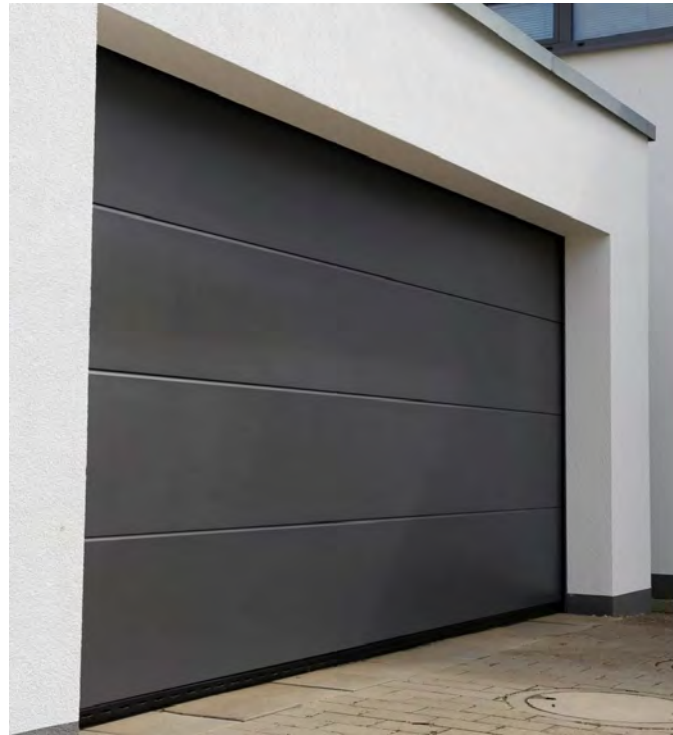


ROOF PLAN  
SCALE: 3/16"=1'-0"





Windows + doors  
Black anodized Frames



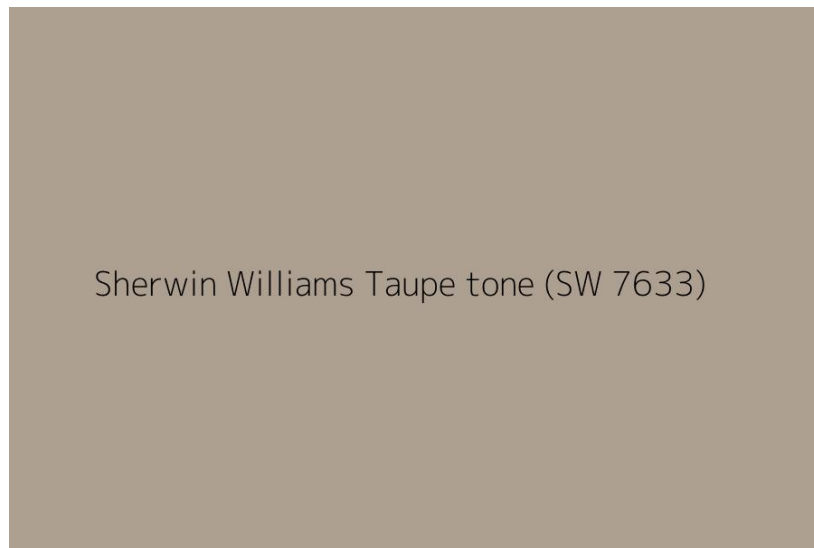
Garage door-  
Black metal + white glass



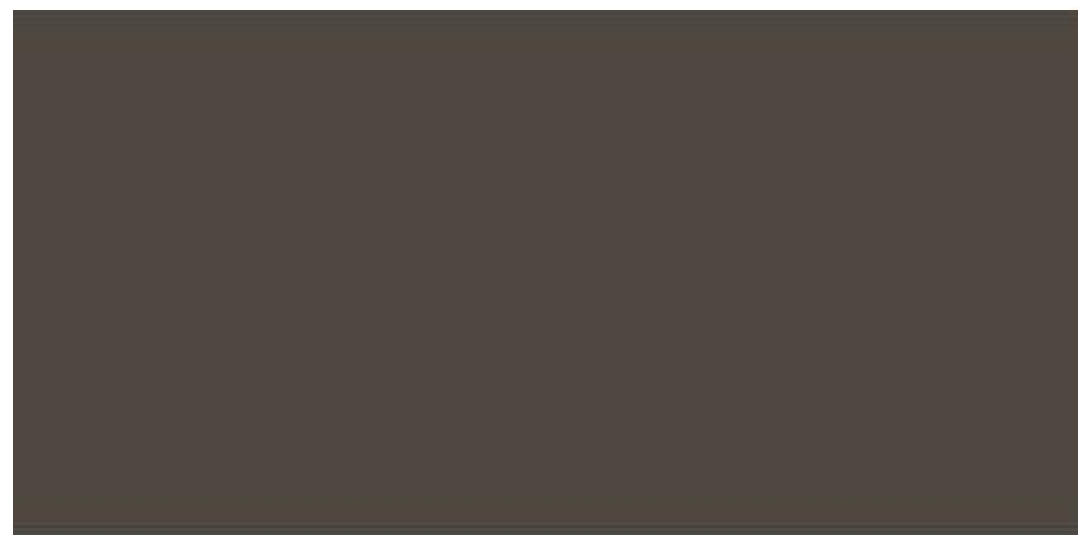
Stone- Chimeys and Planter walls  
Vision Makers:  
Tacoma Beige Sawn LRV 34



Driveway Pavers  
Belgard: Holland paver  
Color: Rio



Stucco: Sherwin Willams Taupe tone  
LRV 36



Metal Roofing and Fascia:  
Western States metal roofing: Burnished Slate



Sidewalk and patio Pavers  
Monterrey tile: Lith Antique Cream

# Deutch Alaudini Resdience

4698 E Foothill Dr

**Color Board**







# Lightology

lightology.com  
866-954-4489  
07-29-25

Project: Deutsch Alaudini Residence

Company: Realm Design LLC

Location:

Fixture Type:

SPEC #: VCS485148

Approved On:

Approved By:

## Urbandale Outdoor Wall Sconce

By Visual Comfort Studio



### Description

The Urbandale Outdoor Wall Sconce combines a handsome die-cast beveled frame with the serenity of wavy water glass. It looks right at home in both outdoor and indoor settings, and its clean lines present a tasteful contemporary aesthetic for your space. Durable StoneStrong composite construction and an integrated LED module ensure a long lifespan.



Shown in antique bronze / clear water

See attachment for replacement puck light

### Specifications

COLOR . . . . . Clear Water  
BODY FINISH . . . . . Antique Bronze  
WATTAGE . . . . . 290 Lumens  
DIMMER . . . . . Low Voltage Electronic  
DIMENSIONS . . . . . 10"W x 23"H x 8"D  
INTEGRATED LED MODULE . . . . . 1 x LED/26W/120V LED  
COUNTRY OF ORIGIN . . . . . China

### Technical Information

LAMP LIFE . . . . . 50000 hours  
COLOR RENDERING . . . . . 90 CRI  
LAMP COLOR . . . . . 2700K  
LUMENS/WATT . . . . . 73.65  
LUMINOUS FLUX . . . . . 1915 lumens



CLICK TO VIEW PRODUCT

Notes:



# WAC LIGHTING

## 120V 3-CCT Puck Light

### Undercabinet Task Luminaire

Model	Color Temp & CRI	Finish	Lumens
<input checked="" type="radio"/> HR-AC70 120 VAC - 1 Single Wired Puck Light	<input checked="" type="radio"/> 2700K/3000K/3500K - 90	<input checked="" type="radio"/> BK Black <input type="radio"/> BN Brushed Nickel <input type="radio"/> WT White	290
	<input type="text" value="3000K"/>		

Fixture Type: \_\_\_\_\_

Catalog Number: \_\_\_\_\_

Project:

Location: \_\_\_\_\_

Example: **HR-AC70-CS-WT**  
For custom requests please contact [customs@waclighting.com](mailto:customs@waclighting.com)

#### FEATURES

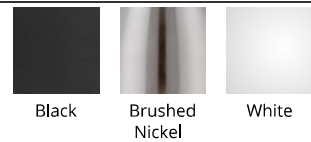
- 3-CCT Switchable between 2700K and 3500K
- Integrated LED
- Recessed or surface mounting
- Quick and easy installation
- Link up to 20 puck lights per run
- WT finish: Prevents microbial growth on the surface of the fixture
- ACLED driverless technology
- 5 year warranty

#### SPECIFICATIONS

Color Temp:	2700K/3000K/3500K
Input:	120 VAC,50/60Hz
CRI	90
Dimming:	ELV: 100-10%
Rated Life:	50,000 Hours
Standards:	ETL, cETL, Title 24 JA8 Compliant, Damp Location Listed
Construction	Die-cast aluminum with Acrylic Diffuser



#### FINISHES:







## DESCRIPTION

2" Recessed LED With Integral Driver In Connection Box

Interchangeable Reflectors, Trims & Lens Available

## FEATURES & BENEFITS

**Round, Square & Specialty** trims - designer series fixture

**27K, 30K, 40K & 5CCT** field selectable options

**CRI 90+** for True Color Rendering

**2 3/8" Thick** - Install Where Ceiling Space Is Limited

**Type IC Rated** - No Housing Required

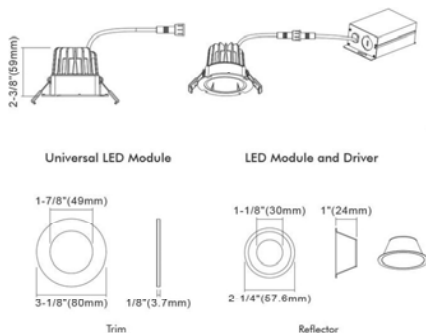
**Fast & Easy To Install** - Save On Labor

**Driver Inside Connection Box** - No Junction Box Needed

**Suitable for steam showers and saunas with shower trim 2RST**

**DIMENSIONS:** ID 1 7/8" ; OD 3 1/8" ; Cut Out Needed For Driver 2 3/4"

Ceiling Clearance Required: 4 1/2" 120V Triac Dim Driver Included



## ACCESSORIES

Sold Separately



[Flanged Mounting Plate with bars model FRP212](#)



[Flat Mounting Plate model MP234](#)



[Jumper Cable model JC10](#)



[Goof Ring OD 4 1/2" White # GR3 Black # GR3-BK](#)



Emergency Driver 8W 120-347V input  
[model # BLD-HM08D-YYY](#)

## ORDERING GUIDE

	CCT	Reflector	Trim	Beam Angle
<b>LED-2-S8W2</b>	- xxK	- 2RRxx	- 2xxx	blank for 38°
<b>27   30   40   5CCT</b>				<b>-24D for 24°</b>

Example:

<b>LED-2-S8W2</b>	<b>- 30K</b>	<b>- 2RRWH</b>	<b>- 2RTWH</b>	
	3000K	Reflector	Round Trim	38° beam
		<b>White</b>	<b>White</b>	

Default beam angle is 38°, Optional is 24°



## LIGHT FIXTURE 'B'

## LED-2-S8W2

### 2" Round / Square Recessed LED 8W Designer Series

Project: Deutsch Alaudini

Location: COVERED PATIO

Trim: 2STBK Reflector: 2RRBK Qty:

Notes:

## SPECIFICATION

Applications	Commercial & High End Residential
Energy Used	8 W
Color Temperature (K)	2700   3000   4000   5CCT: 27K-30K-35K-40K-50K
Light Output (lm)	580   600   620   520 - 560 - 610 - 620 - 630
Halogen Equivalent	50 W
Beam Angle	38° (default) or 24°
CRI	90 +
Driver Input	120V AC 50/60 Hz
J-Box Volume	6.53 in <sup>3</sup> / 2 in 2 out 12AWG
Dimming	TRIAC Dimmers 10% - 100%
Approved Location	Insulated Ceiling & Damp Locations / Wet with 2RST trim
Air Tight	Yes
Ambient Temperature	-4°F (-20°C) to +104°F (+40°C)
Projected Life	70% Light Output at 50,000 Hours
Certification	cETLus, Energy Star, T24
Warranty	5 Year

## Reflectors



<b>2RRWH</b>	<b>2RRBK</b>	<b>2RRAK</b>	<b>2RRBZ</b>	<b>2RRCH</b>
White	Black	Alzak	Bronze	Chrome

## Round Trims



<b>2RTWH</b>	<b>2RTBK</b>	<b>2RTBN</b>	<b>2RTBZ</b>	<b>2RTCP</b>	<b>2RTCH</b>
White	Black	Brushed Nickel	Bronze	Copper	Chrome

## SquareTrims



<b>2STWH</b>	<b>2STBK</b>	<b>2STBN</b>	<b>2STBZ</b>	<b>2STCP</b>	<b>2STCH</b>
White	Black	Brushed Nickel	Bronze	Copper	Chrome

**Specialty Trims** - in stock White, other colors available by custom order



<b>2RPH</b>	<b>2RSA</b>	<b>2RWW</b>	<b>2RSH</b>	<b>2RST</b>
Pinhole	Slot Aperture	Wall Wash	Square Hole	Shower Trim

## Lotus LED Lights USA

250 H Street # 301, Blaine WA 98230 tel 360-200-5500  
Hainesport NJ, Naples FL, Vancouver WA

## [www.LotusLEDLights.com](http://www.LotusLEDLights.com)

mailing addresses  
warehouses

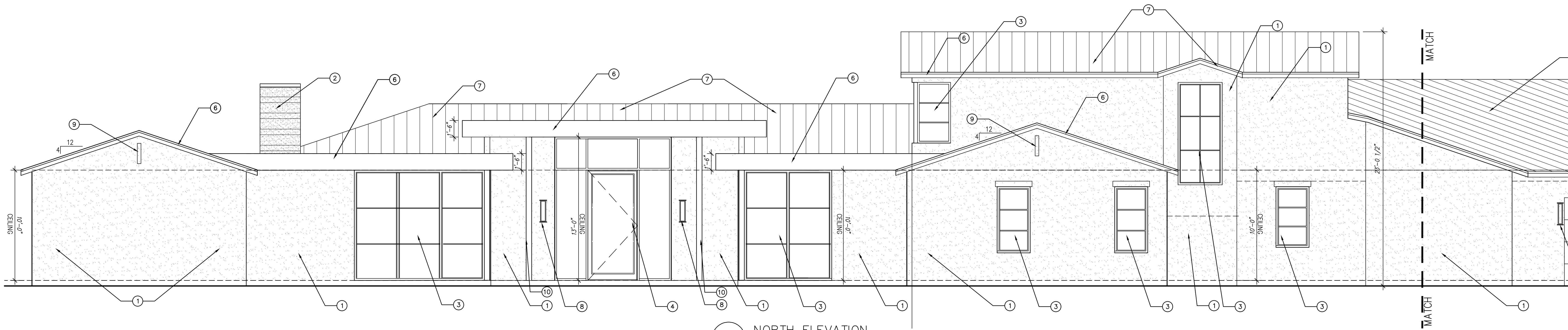
## Lotus LED Lights CANADA

1080 Cliveden Ave # 6, Delta BC V3M 6G6 tel 604-538-3090  
Delta BC & Mississauga ON

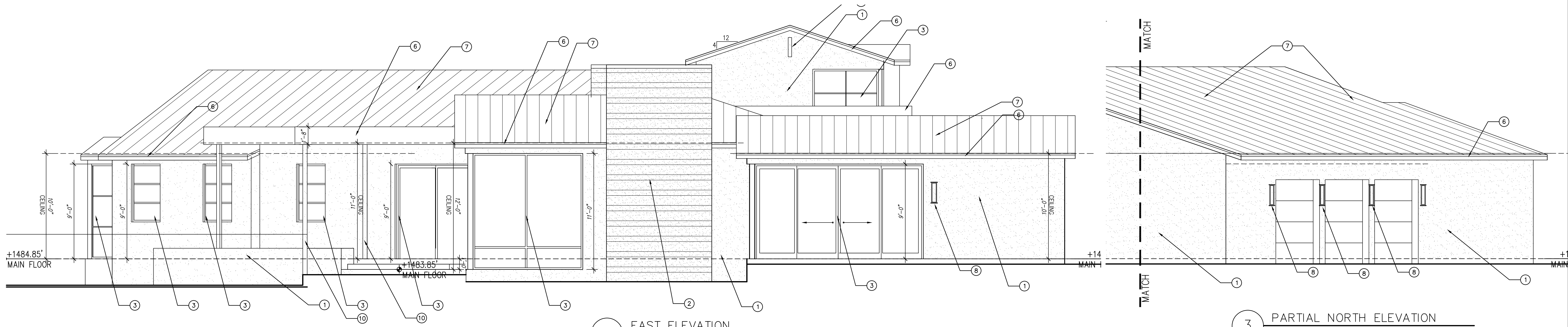


ELEVATION KEYNOTES

- WESTERN ONE COAT STUCCO PER ESR #2729, WITH MINIMUM OF 1 LAYER OF NO. 15 ASPHALT FELT COMPLYING WITH ASTM D 226 TYPE 1 WITH ON OPEN STUDS OR WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL BE 2 LAYERS OF GRADE D PAPER (FEDERAL SPECIFICATION UU-B-790A) WITH MINIMUM 2 INCH HORIZONTAL EDGE LAP AND 6 INCH VERTICAL EDGE LAPS. STUCCO COLOR: SHERWIN WILLIAMS SW 7633 TAUPE TONE- LRV 36. FLAT ROOF COATING TO MATCH STUCCO.
- LIMESTONE VENEER OVER CEMENTITIOUS SCRATCH COAT. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- MATERIAL: VISION MAKERS: TACOMA BEIGE SAWN- RADOMN HEIGHTS LRV.
- INSULATED DARK BRONZE ALUMINUM WINDOW SYSTEM WITH LOW-E GLASS. SEE PLAN FOR SIZE. SEE SHEET A4.3 FOR WINDOW ELEVATIONS.
- INSULATED DARK BRONZE ALUMINUM SLIDING OR HINGED DOORS WITH INSULATED TEMPERED LOW-E GLASS. SEE SHEET A4.3 FOR DOOR ELEVATIONS.
- INSULATED FLUSH GARAGE DOORS.
- PRE-FINISHED METAL FASCIA COLOR: MANUFACTURER: WESTERN STATES METAL ROOFING COLOR: BURNISHED SLATE.
- 24GA PRE-FINISHED STANDING SEAM METAL ROOFING OVER ATLAS ROOFING GORILLA GUARD 30 UNDERLAYMENT. MANUFACTURER: WESTERN STATES METAL ROOFING. COLOR: BURNISHED SLATE.
- DECORATIVE WALL SCONCE: URSANDALE OUTDOOR WALL SCONCE BY VISUAL COMFORT- DARK BONZE FINISH. DARK SKY COMPLIANT
- 4"x22" RECESSED SLOT IN FINISHED STUCCO.
- 6" DIA STEEL COLUMN PAINTED TO MATCH BURNISHED SLATE.

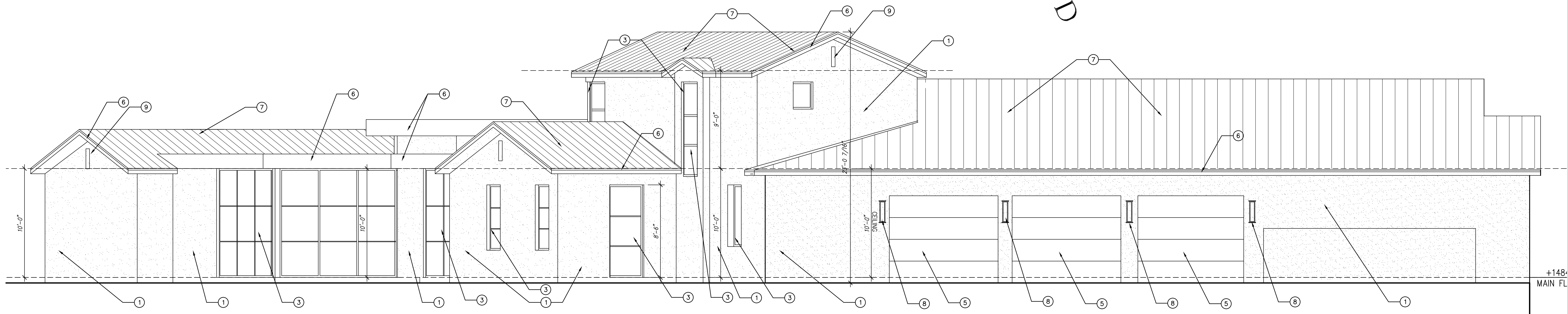


1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

3 PARTIAL NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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



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Paradise Valley, AZ 85253



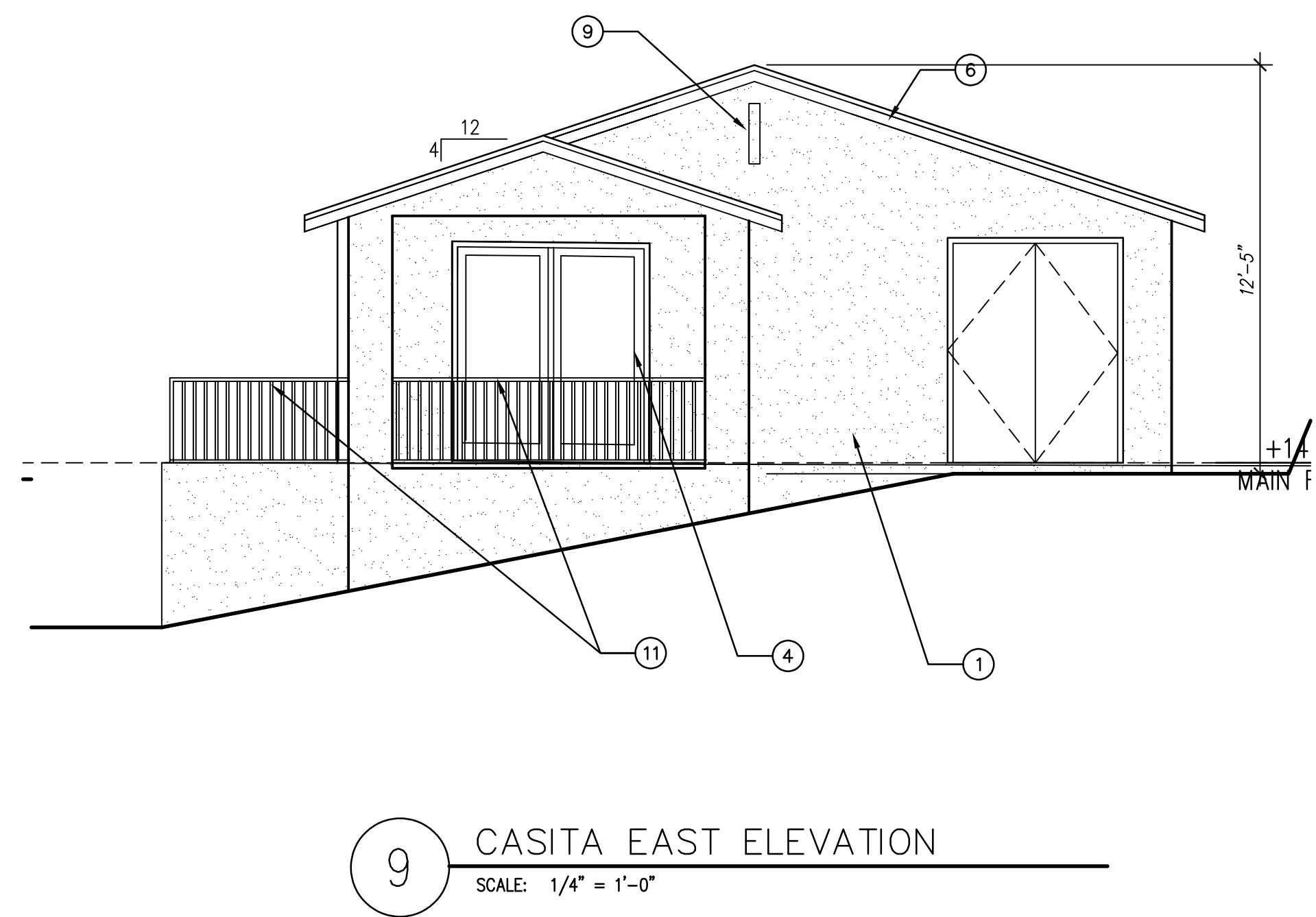
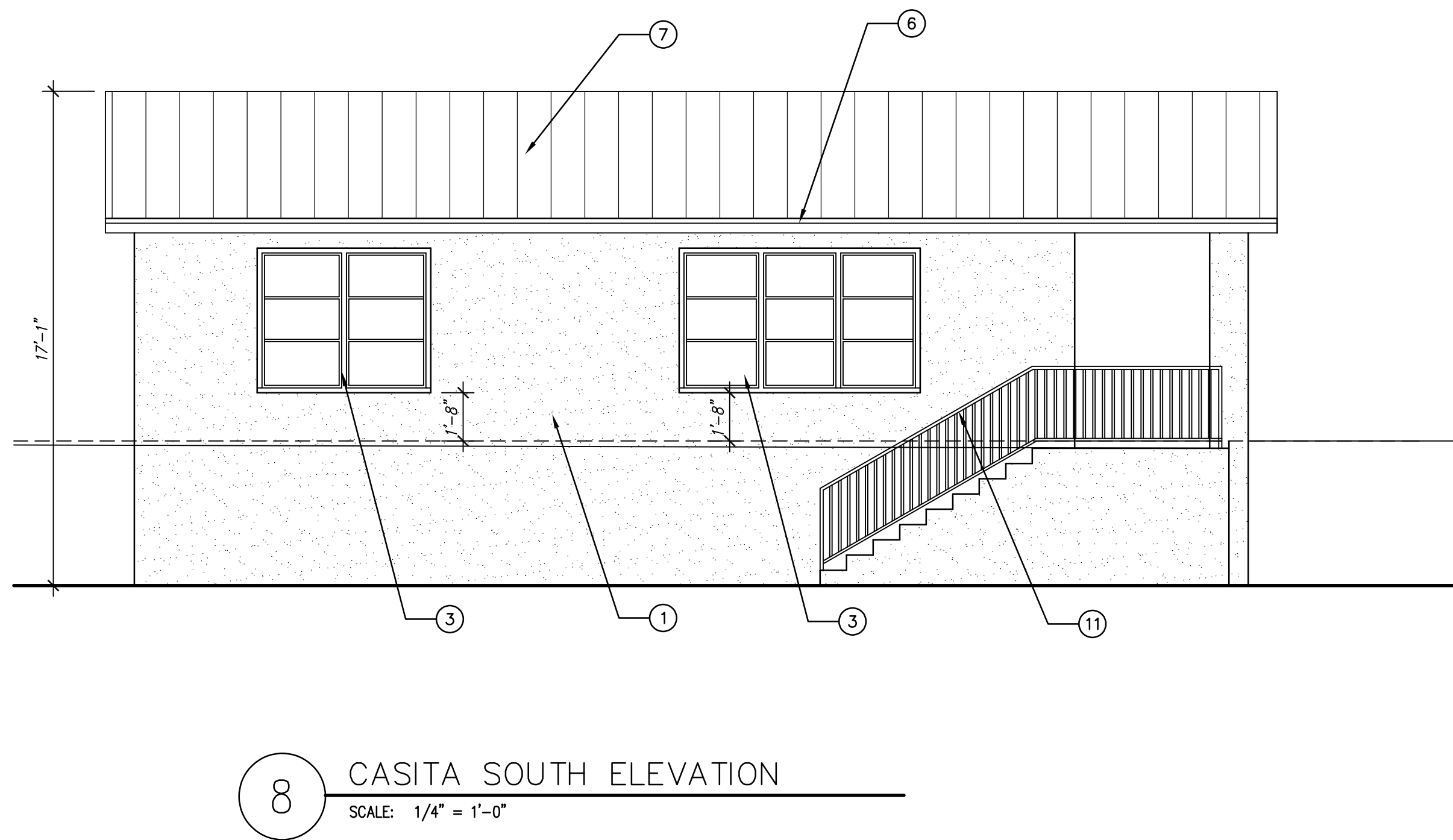
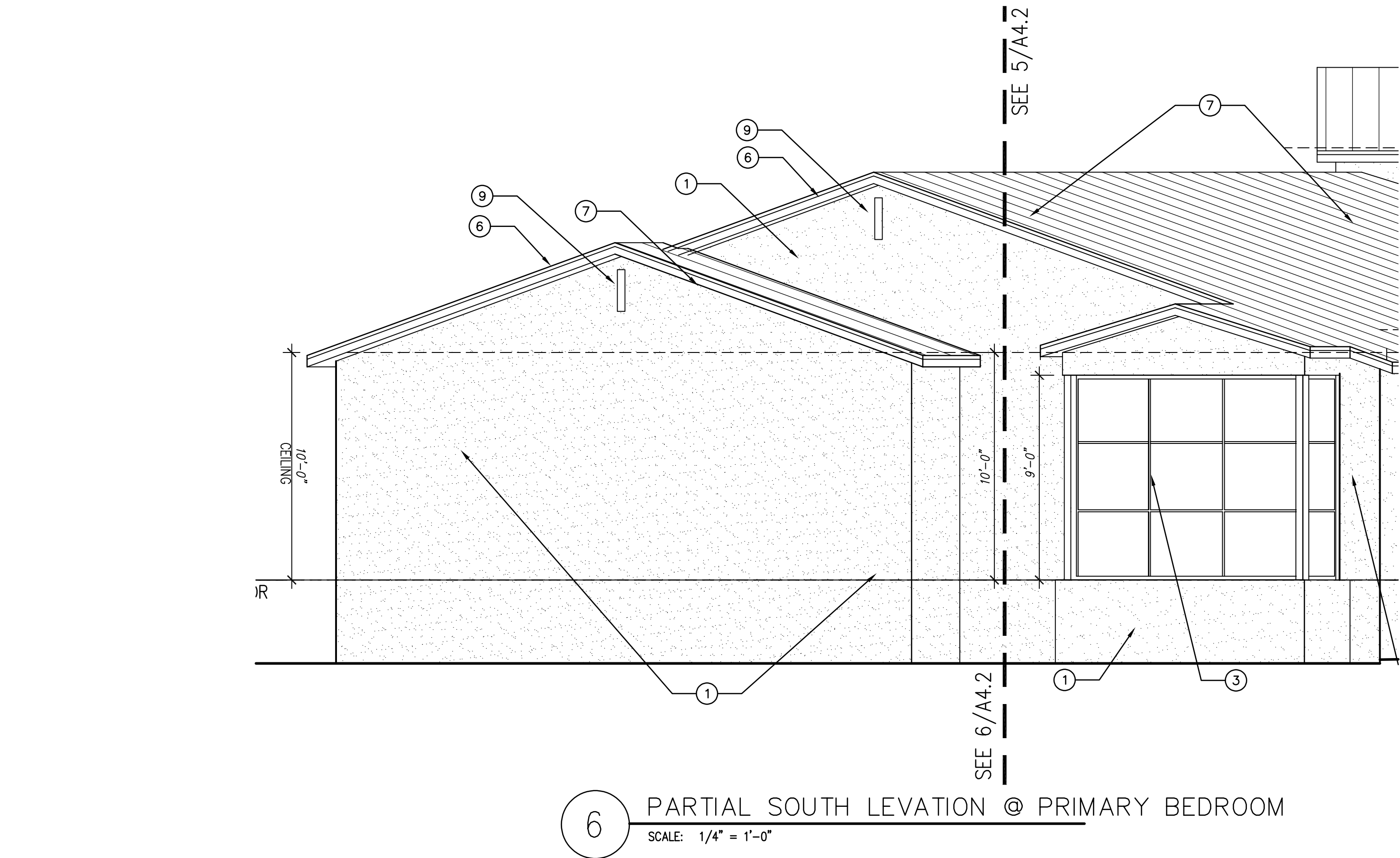
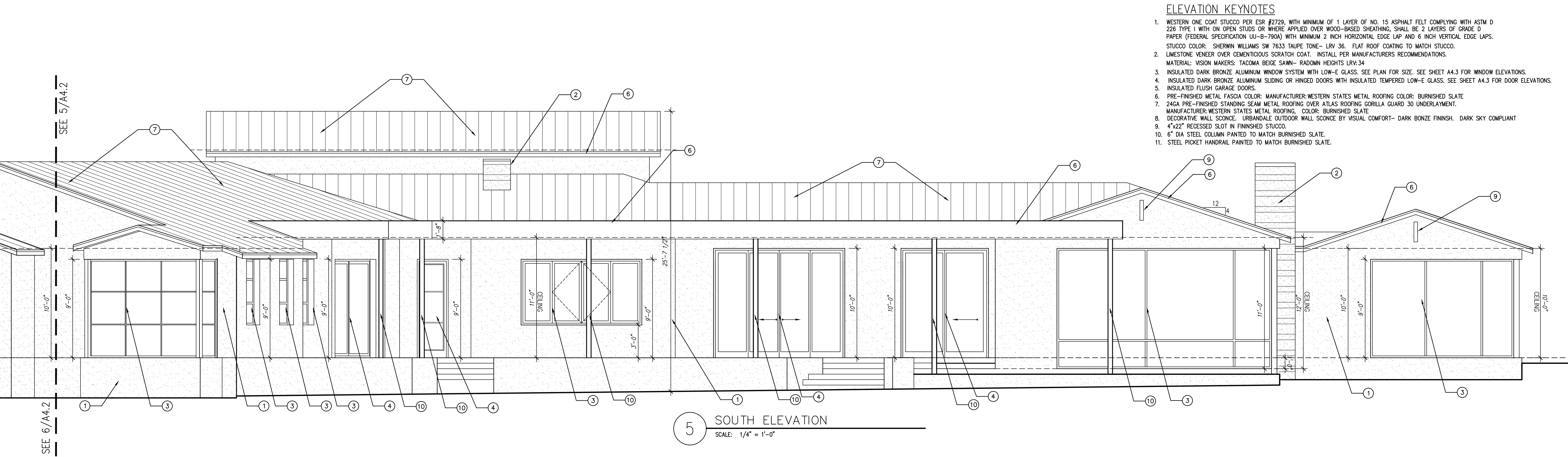
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ELEVATIONS

SHEET  
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  2. LIMESTONE VENEER OVER CEMENTITIOUS SCRATCH COAT. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
  3. MATERIAL: VISION MAKERS: TACOMA BEIGE SAWS- RADOMY HEIGHTS LRV:34
  4. INSULATED DARK BRONZE ALUMINUM WINDOW SYSTEM WITH LOW-E GLASS. SEE PLAN FOR SIZE. SEE SHEET A4.3 FOR WINDOW ELEVATIONS.
  5. INSULATED DARK BRONZE ALUMINUM SLIDING OR HINGED DOORS WITH INSULATED TEMPERED LOW-E GLASS. SEE SHEET A4.3 FOR DOOR ELEVATIONS.
  6. INSULATED FLUSH GARAGE DOORS.
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  9. DECORATIVE WALL SCONCE. URBAN DALE OUTDOOR WALL SCONCE BY VISUAL COMFORT- DARK BONZE FINISH. DARK SKY COMPLIANT
  10. 4"x22" RECESSED SLOT IN FINISHED STUCCO.
  11. 6" DIA STEEL COLUMN PAINTED TO MATCH BURNISHED SLATE.
  12. STEEL PICKET HANDRAIL PAINTED TO MATCH BURNISHED SLATE.

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4698 E Foothills Drive  
Paradise Valley, AZ 85253



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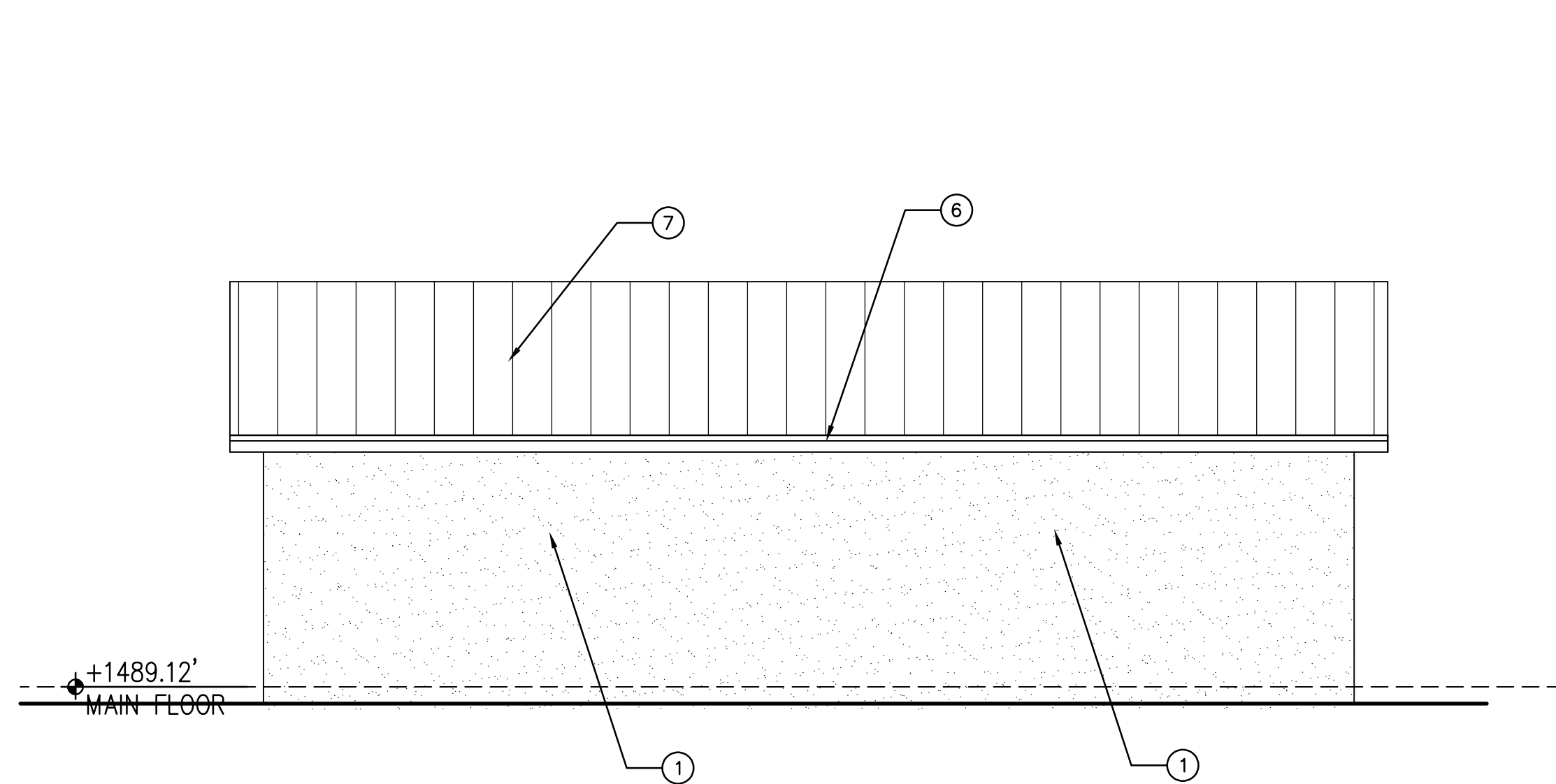
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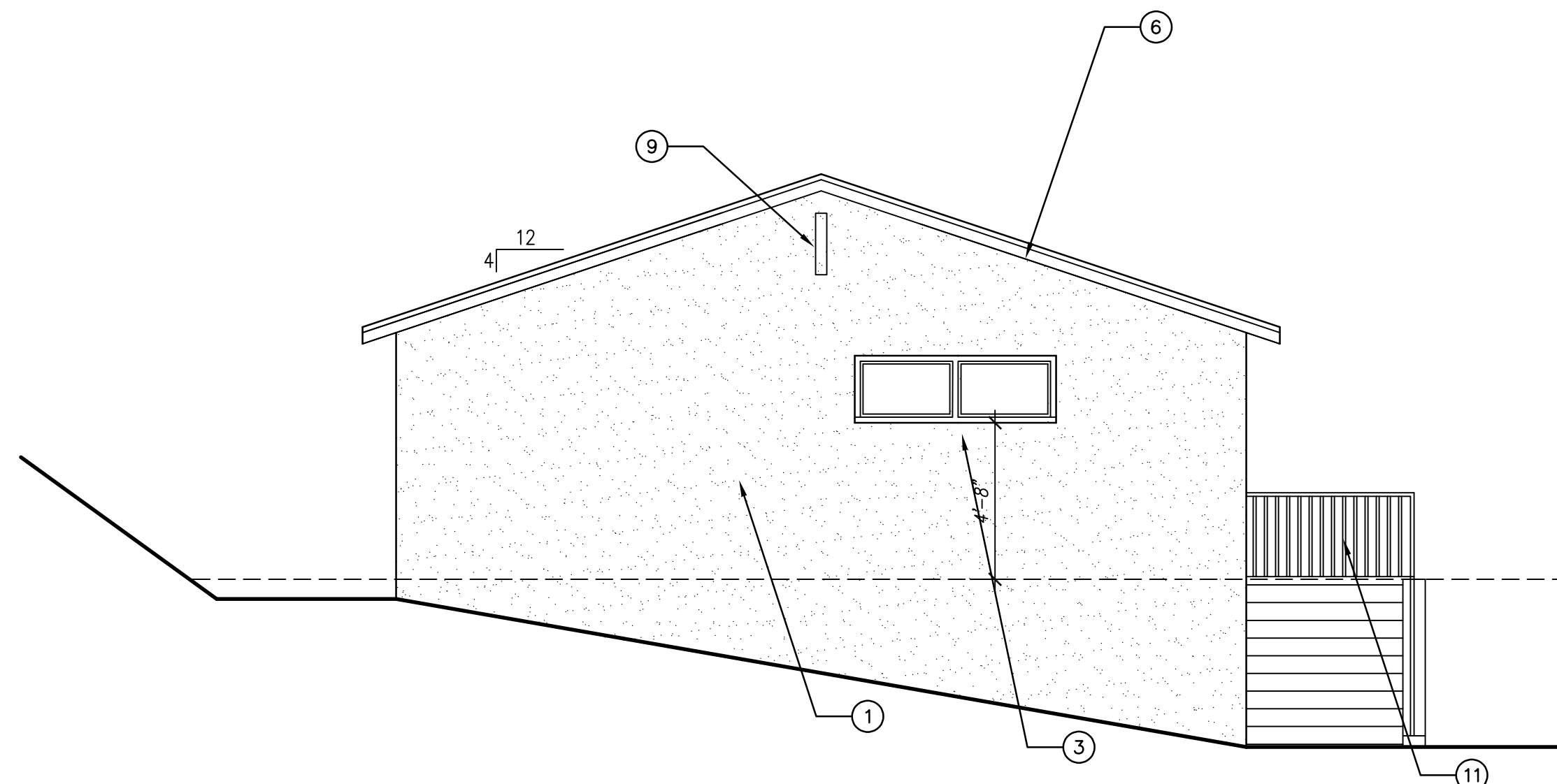


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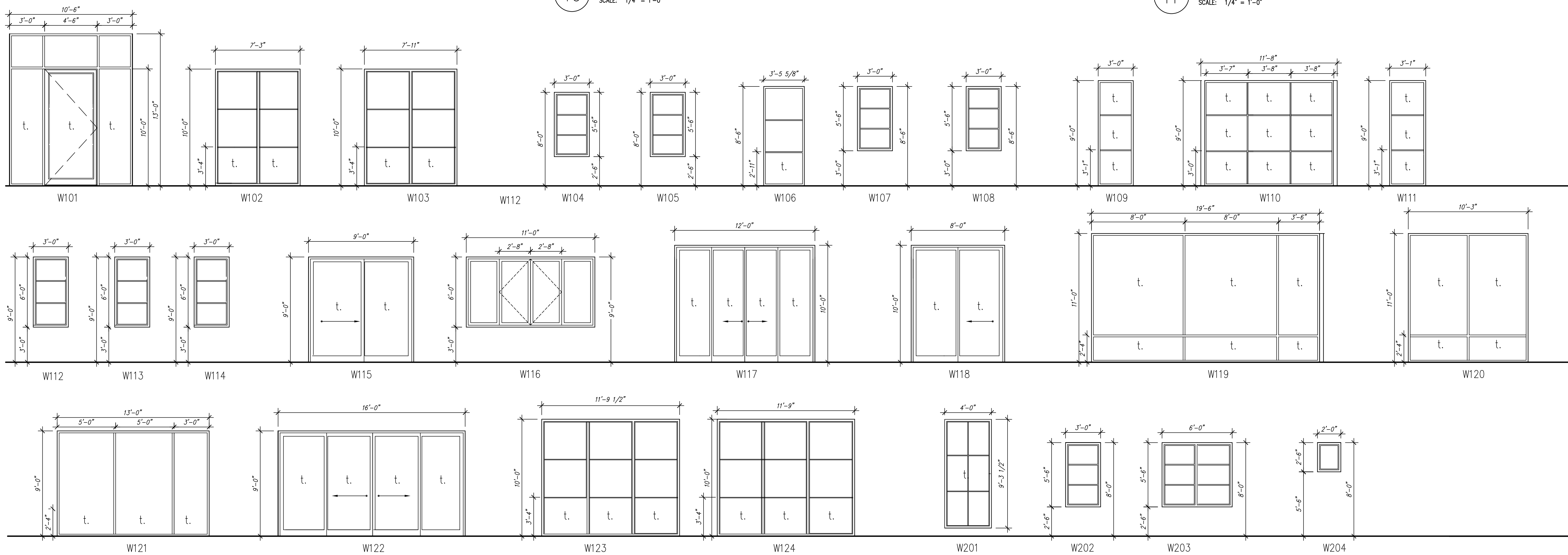
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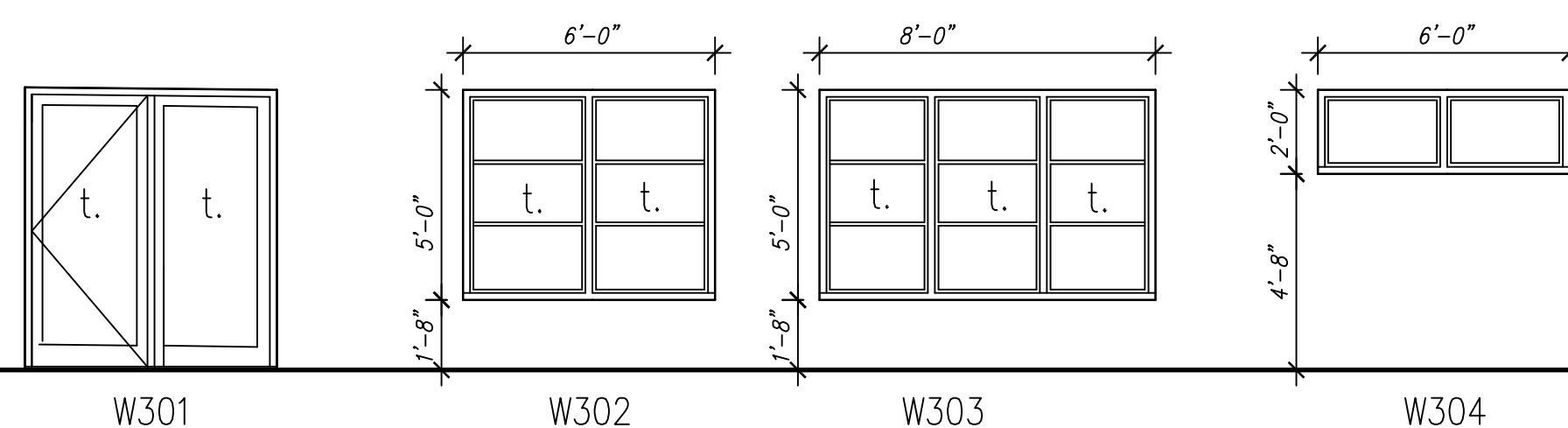
10 CASITA NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



11 CASITA WEST ELEVATION  
SCALE: 1/4" = 1'-0"



### UPPER FLOOR



12 WINDOW SCHEDULE  
SCALE: 1/4" = 1'-0"





1 NORTH ELEVATION PHOTOS  
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION PHOTOS  
SCALE: 1/4" = 1'-0"

3 SOUTH ELEVATION PHOTOS  
SCALE: 1/4" = 1'-0"



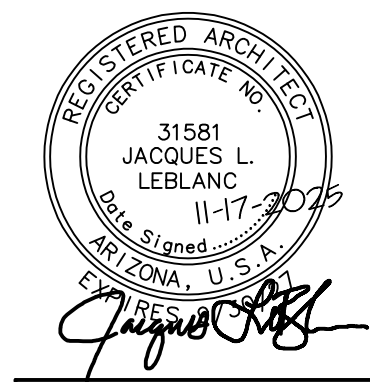
4 EAST ELEVATION PHOTOS  
SCALE: 1/4" = 1'-0"



5 CASITA PHOTO  
SCALE: 1/4" = 1'-0"



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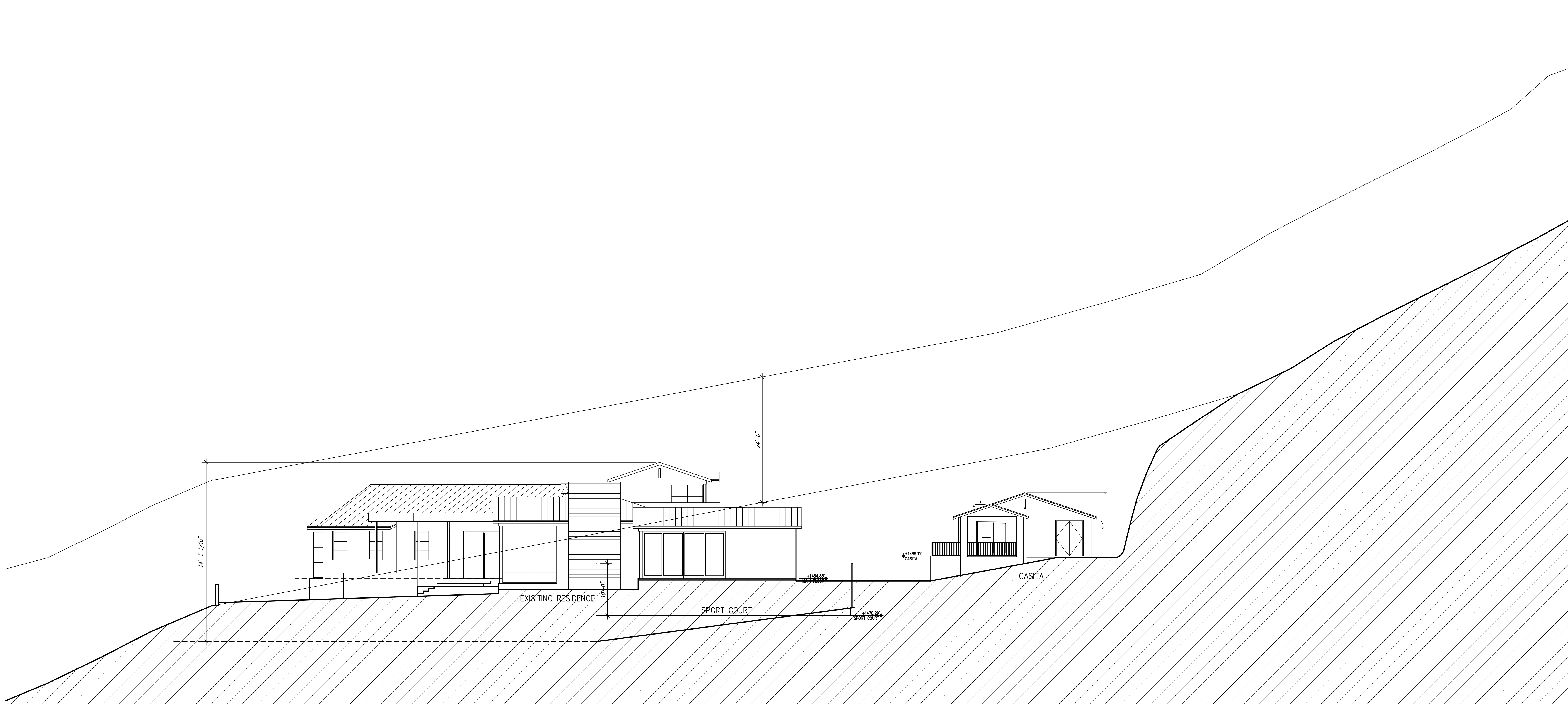
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1 SITE CROSS SECTION  
SCALE: 1/8" = 1'-0"

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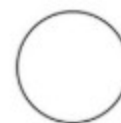
SHEET CONTENTS -

SITE CROSS SECTION  
SHEET



## Color Palette

AAMA 2604 Powder-Coating



White



Black



Dark Gray



Wood Grain



Custom







Windows + doors  
Black anodized Frames



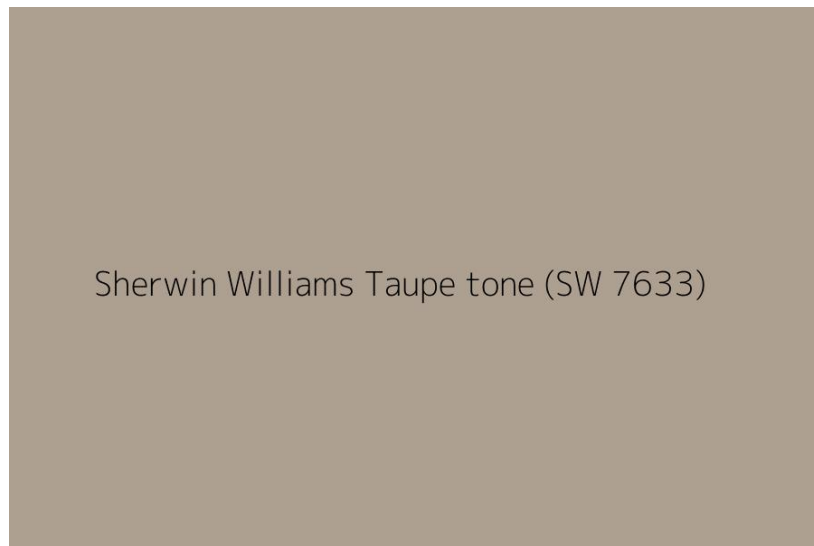
Garage door-  
Black metal + white glass



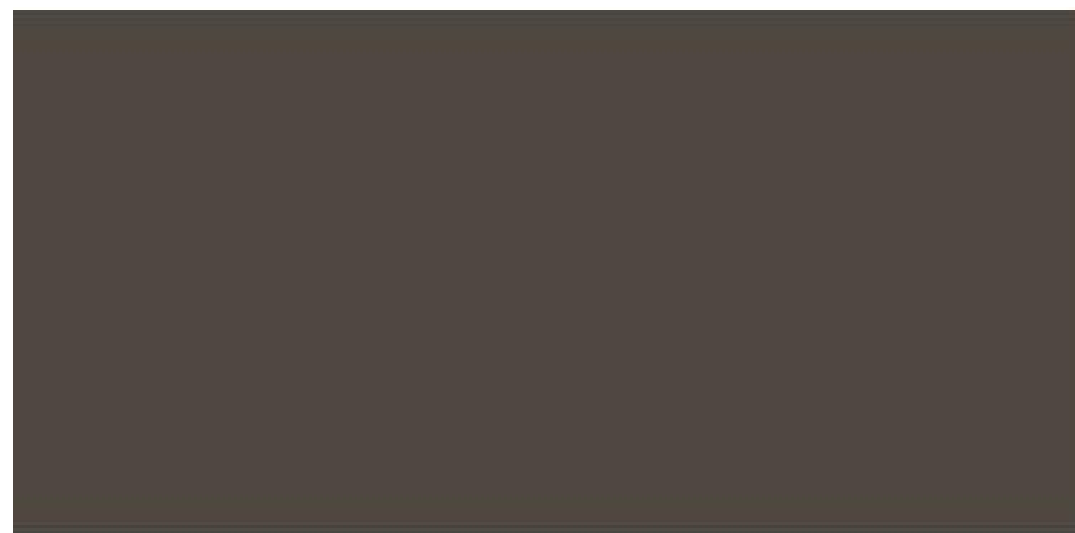
Stone- Chimeys and Planter walls  
Vision Makers:  
Tacoma Beige Sawn LRV 34  
with sealer



Driveway Pavers  
Belgard: Holland paver  
Color: Rio



Stucco: Sherwin Willams Taupe tone  
LRV 36



Metal Roofing and Fascia:  
Western States metal roofing: Burnished Slate



Sidewalk, patios+pool deck Pavers  
Moterrey tile: Silver quartz

# Deutch Alaudini Resdience

4698 E Foothill Dr

**Color Board**



TOWN OF PARADISE VALLEY NOTES

1. GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC.
2. 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.
3. 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.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
5. 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.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. 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.
9. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
12. POOL, SPA, BARBEQUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
13. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
14. A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
15. 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.
16. 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.
17. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
18. 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.
19. TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
20. FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STRIP AND SHEAR INSPECTION.
21. REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
22. 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.
23. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
24. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
25. 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.
26. 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.
27. 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.
28. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
29. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
30. 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.
31. 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.
32. 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.
33. 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.
34. 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.
35. 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.
36. 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.
37. 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 UNWANTED MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
38. 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 WARNINGS MUST NOT BE OPERATED PRIOR TO 7:00 A.M.
39. 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.
40. 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.
41. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
42. 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.
43. 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.
44. 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.
45. AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
46. 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

1. 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.
2. 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.
3. GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC SEC. 1803 AND APPENDIX J.
4. 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD SPECIFICATIONS AND STANDARD DETAILS.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. 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.
9. 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.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. 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.
12. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
13. 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.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION UNLESS SPECIALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE.
16. 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-IT) PRIOR TO ANY EXCAVATION.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
18. 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.
19. 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.
20. 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.
21. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
22. CONTRACTOR IS RESPONSIBLE FOR PROJECT AND 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.
23. 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.
24. 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.
25. ALL ON-SITE UTILITIES PER OTHERS.
26. 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 ITS INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
27. 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.
28. ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
29. VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
30. 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.
31. MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
32. ANY UTILITY IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
33. ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
34. 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.
35. ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
36. 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 FOOTING 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).
37. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
38. REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
39. FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER U.N.O.
40. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE - 5% MIN SLOPE FOR FIRST 10 FEET, U.N.O.
41. ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2018, MAG AND TOWN OF PARADISE VALLEY SUPPLEMENT TO MAG.
42. WATERPROOF ALL EXTERIOR WALLS 18" ABOVE FINISH GRADE-(BITUTHENE@ 3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
43. ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
44. 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.
45. COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
46. VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
47. VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
48. DISTURBED AREA: TOTAL ACRES = XXXX ACRES < 1 ACRE; NPDES PERMIT IS REQUIRED.
49. REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING STRUCTURES, SITE WALLS, POOL, AND PAVEMENT, ETC.
50. REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES.
51. THE PROPOSED POOL EQUIPMENT FOR THIS PROJECT SHALL BE EQUIPPED WITH CARTRIDGE FILTER IN ORDER TO AVOID THE BACKWASH.
52. 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.
53. 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 THAN 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 IFIC, 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  
DEUTSCH-ALAUDINI RESIDENCE - NEW POOL & PICKLEBALL COURT  
4698 E FOOTHILL DR., PARADISE VALLEY, AZ 85253  
LOT 62 - TATUM CANYON REPLAT  
A SUBDIVISION PLAT RECORDED IN BOOK 193 OF MAPS, PAGE 26, MCR.,  
LOCATED IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

- FOUND REBAR OR AS NOTED
- SET REBAR OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- WM WATER METER
- WV WATER VALVE
- ⊗ FIRE HYDRANT
- ⊠ IRRIGATION CONTROL BOX
- E.M. ELECTRIC METER
- A/C UNIT
- GAS METER
- TELEPHONE PEDESTAL
- SEWER CLEANOUT
- BOULDER
- STORM DRAIN INLET
- CABLE TV RISER
- MAILBOX
- SEWER MANHOLE
- HOSE BIB
- LANDSCAPE LIGHT
- POOL EQUIPMENT
- CHAINLINK FENCE
- GAS LINE
- CATV, PHONE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- COMMUNICATIONS LINE
- EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION
- PALM TREE
- TREE
- MESQUITE TREE
- PALO VERDE
- CACTUS
- SAGUARO
- STUMP
- BUSH
- OLEANDERS
- PROPOSED SPOT ELEVATION
- EXISTING DISTURBED AREA
- PROPOSED DISTURBED AREA
- STORM DRAIN PIPE
- CATCH BASIN
- RETAINING WALL
- EXTENDED STEM
- TGR:XX.XX TOP OF GUARDRAIL
- TIF:XX.XX TOP OF IRON FENCE
- TW:XX.XX TOP OF WALL
- TRW:XX.XX TOP OF RETAINING WALL
- FG:XX.XX FINISH GRADE
- BW:XX.XX BOTTOM OF WALL
- TF:XX.XX TOP OF FOOTING

ABBREVIATIONS

- BSL BUILDING SETBACK LINE
- (C) CALCULATED
- EL, ELEV ELEVATION
- EP EDGE OF PAVEMENT
- EX, EXIST. EXISTING
- G GUTTER, GAS
- INV INVERT
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- MH MANHOLE
- P, PVMT PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- WDO WALL DRAINAGE EASEMENT
- T TANGENT, TELEPHONE

DISTURBED AREA CALCULATIONS

EXISTING LOT AREA: 62,590 S.F. (1,437 AC.)  
TOTAL AREA UNDER ROOF: 10,326.1 S.F.  
FLOOR AREA RATIO: 16.50% < 25%  
(AREA UNDER ROOF/AREA OF LOT)  
BUILDING PAD SLOPE: 16.49%  
VERTICAL: 31 FT  
HORIZONTAL: 188 FT  
ALLOWABLE NET DISTURBED AREA: 27.27%  
ALLOWABLE NET DISTURBED AREA: 17,068 S.F.  
EXISTING GROSS DISTURBED AREA: 58.46%  
EXISTING GROSS DISTURBED AREA: 36,588 S.F.  
EXISTING BUILDING FOOTPRINT: 8,101.8 S.F.  
EXISTING NET DISTURBED AREA: 29,309.5 S.F. (46.83%)  
PROPOSED NEW DISTURBED AREA: 1,997 S.F. (3.01%)  
TOTAL GROSS DISTURBED AREA: 38,585 S.F. (61.65%)  
LESS AREAS OF DISTURBANCE:  
RESIDENCE FOOTPRINT: 7,278.5 S.F.  
CASITA FOOTPRINT: 823.3 S.F.  
TOTAL FOOTPRINT: 8,101.8 S.F.  
DRIVEWAY CREDIT 0 S.F.  
RETENTION BASIN CREDIT @50% 0 S.F.x50%=0 S.F.  
RESTORED AREAS: 3,705 S.F.  
NET DISTURBED AREA: 26,778.2 S.F. (42.78%)  
PERCENT OF LOT STEEPER THAN NATURAL GRADE (5% MAX.): 0 S.F. (0%)  
VOLUME OF CUT: 463 C.Y.  
VOLUME OF FILL: 254 C.Y.  
TOTAL CUT&FILL: 717 C.Y.  
HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE.  
GRADING PERMIT FEE: \$840  
(\$168 FIRST 100 CY / \$96 EA. ADDITIONAL 100 CY).  
ASSURANCE AMOUNT: \$29,400  
ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

GRADING SPECIFICATIONS

1. EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
2. THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION, CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
3. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE SOILS REPORT.
4. BEARING MATERIALS FOR FILL RESIDENCE PAD IF NATIVE MATERIAL IS USED. LARGE ROCK FRAGMENTS MUST BE REMOVED THAT ARE IN EXCESS OF SIX INCHES. REMAINING MATERIAL MUST BE SMALLER PARTICLES OF SAND AND ROCK THAT CAN BE COMPACTED INTO A DENSE CONDITION.  
MAXIMUM PARTICLE SIZE: 6 INCHES  
PERCENT PASSING NO. 40 sieve: 100%  
PERCENT PASSING NO. 200 sieve: 25% MAX.  
PLASTICITY INDEX: 10% MAX.
5. CUT-SLOPES: MAXIMUM CUT SLOPE TO BE 1.0 FEET HORIZONTAL TO 3.0 FEET VERTICAL PER GEOTECHNICAL SURVEY.
6. FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.
7. COMPACTION FILL MATERIAL MUST BE PLACED ON LEVELED BENCHES CUT INTO UNDISTURBED EXISTING HILLSIDE. PLACE FILL IN HORIZONTAL LIFTS OF THICKNESS COMPATIBLE WITH THE COMPACTION EQUIPMENT USED. COMPACT TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM A.S.T.M. DENSITY AT THE OPTIMUM MOISTURE CONTENT OF ± TWO PERCENT. THIS PERTAINS TO ALL ENGINEERED STRUCTURAL FILL SUPPORTING STRUCTURES AND INCLUDING FILL UNDER ANY OF THE RETAINING WALLS. COMPACTION TEST RESULTS SHALL BE SUBMITTED TO THE SOILS ENGINEER AND TOWN OF PARADISE VALLEY BUILDING AND SAFETY DEPARTMENT.
8. ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING PROPERTY OWNERS IN WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903-B OF IBC. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
9. ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VISUAL CONTINUITY.
10. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
11. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
12. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
13. THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS.
14. CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

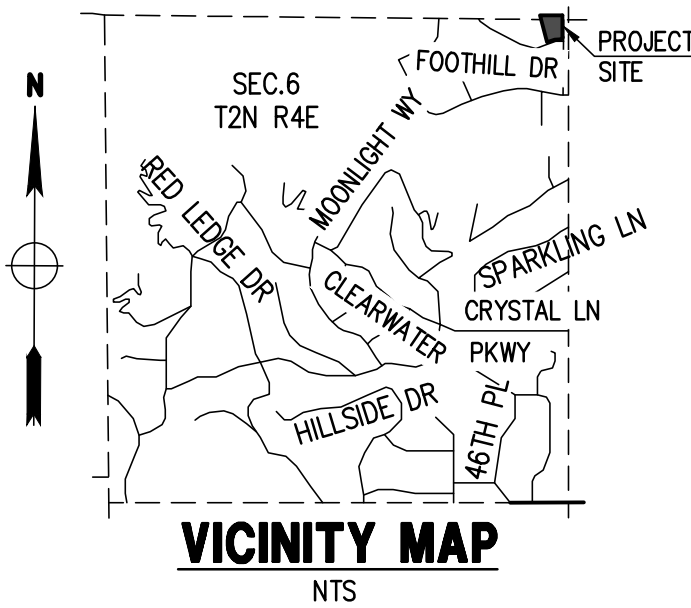
DRAINAGE STATEMENT

1. ULTIMATE STORM OUTFALL IS LOCATED AT THE NEAR OF SOUTHEASTERLY CORNER AT ELEVATION OF 1460.42.
2. NEW ADDITIONS TO EXISTING SINGLE FAMILY RESIDENCE, NEW POOL & SPA AND SITE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT.
3. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
4. HISTORIC DRAINAGE PATTERNS ARE RESTORED AND PRESERVED.
5. THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED PER THE APPROVED CIVIL PLANS.
6. PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT.
7. CHECK DAMS, RIPRAP AND BOULDERS ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.
8. ON-SITE RETENTION IS PROVIDED FOR THE FIRST FLUSH STORM EVENT FOR THE LIMITS OF DISTURBANCE.

LIMITED LIABILITY NOTE

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 TOWN OF PARADISE VALLEY AND MARICOPA COUNTY DRAINAGE DESIGN MANUALS. A STORM EVENT EXCEEDING THE 100-YEAR EVENT MAY CAUSE OR CREATE THE RISK OF GREATER STORM IMPACT THAN IS PRESENTED AND ADDRESSED ON THIS PLAN.



TOWN OF PARADISE VALLEY HILLSIDE NOTES

- A. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY, AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- B. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- C. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- D. THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER.
- E. CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.
- F. ALL RETAINING WALLS SHALL NOT EXTEND MORE THAN 6 INCHES ABOVE THE MATERIAL THEY RETAIN (WITH EXCEPTION OF DRIVEWAY RETAINING WALLS IN ACCORDANCE WITH 2207.V.6).

EARTHWORK QUANTITIES

CUT: 452 C.Y.  
CUT FROM PIPES: 11 C.Y.  
FILL: 254 C.Y.  
NET CUT: 209 C.Y.

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. NO SHRINK OR SWELL IS ASSUMED. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

OWNER

SETH DEUTSCH & NADIA ALAUDINI  
4698 E FOOTHILL DR.,  
PARADISE VALLEY, AZ 85253

LANDSCAPE ARCHITECT

LEVINSON STUDIO  
4132 E MINNEZONA AVE.,  
PHOENIX, AZ 85018  
P: 602-690-0541  
CONTACT: BENJY LEVINSON  
LEVINSONSTUDIO@GMAIL.COM

SITE DATA

APN: 169-11-144  
ADDRESS: 4698 E FOOTHILL DR.,  
PARADISE VALLEY, AZ 85253  
ZONING: R-43 (HILLSIDE)  
LOT AREA: 62,590 S.F. (1,437 AC.)  
CONSTRUCTION YEAR: 1979  
QS #: 24-38

AREA UNDER ROOF CALCULATION (EXIST+NEW)

HOUSE: 9,302.9 S.F.  
CASITA: 1,023.2 S.F.  
TOTAL AREA UNDER ROOF: 10,326.1 S.F.  
LOT COVERAGE: 16.50% < 25%

EXIST. DISTURBED AREA: 36,588 S.F. (0.840 AC.)  
PROPOSED DISTURBED AREA: 19,784 S.F. (0.454 AC.)  
OF WHICH NEW DISTURBANCE: 1,888 S.F. (0.043 AC.)  
PROPOSED TOTAL DISTURBED AREA: 38,476 S.F. (0.883 AC.)

LEGAL DESCRIPTION

LOT 62, OF TATUM CANYON, A REPLAT OF LOTS 33 THROUGH 37, 54, 56 AND 59 THROUGH 62, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 193 OF MAPS, PAGE 26.

BASIS OF BEARINGS

THE CALCULATED MONUMENT LINE OF FOOTHILL DRIVE, THE BEARING OF WHICH IS N67°17'35"E.

BENCHMARK

BRASS CAP IN HAND HOLE AT THE EAST 1/4 CORNER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 4 EAST, HAVING AN ELEVATION OF 1435.62 NAVD 88 DATUM, GDACS# 26100-1.

PROJECT DESCRIPTION

NEW ADDITIONS TO EXIST. SINGLE FAMILY RESIDENCE, NEW POOL & SPA, NEW PICKLEBALL COURT AND SITE IMPROVEMENTS WITH ON-SITE RETENTION.

UTILITIES

WATER: EPCOR  
SANITARY SEWER: TOWN OF PARADISE VALLEY  
ELECTRIC: APS  
TELEPHONE: CENTURY LINK, COX COMM.  
NATURAL GAS: SOUTHWEST GAS  
CABLE TV: CENTURY LINK, COX COMM.

SHEET INDEX

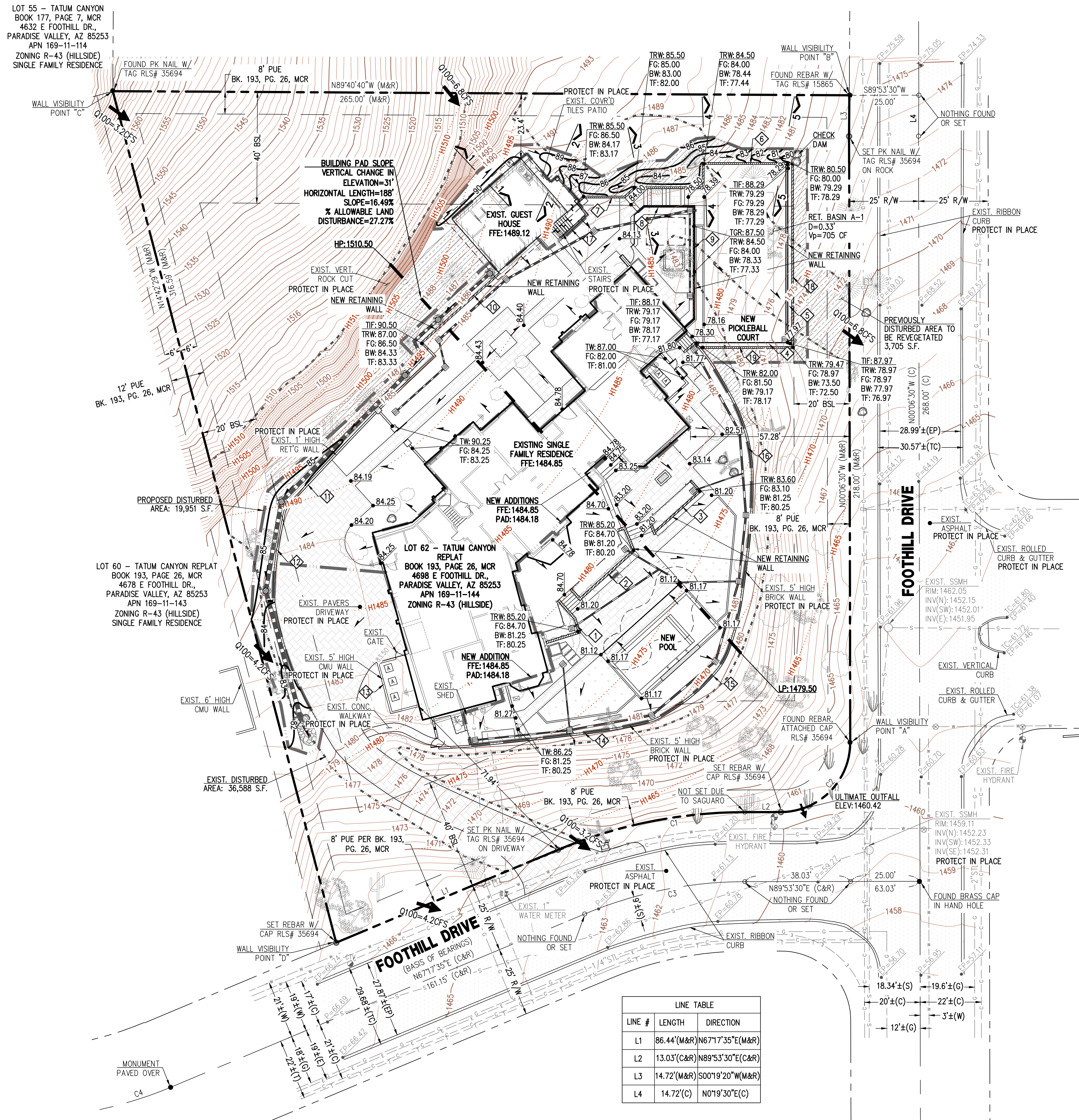
C-1 - COVER SHEET  
C-2 - IMPROVEMENT PLAN  
CROSS SECTIONS  
C-3 - STORM DRAIN PLAN  
DETAILS

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040049	1765 OF 4425	L	N/A
MAP #	PANEL DATE	FIRM EFFECT DATE	ZONE



LOT 55 - TATUM CANYON  
BOOK 177, PAGE 7, MCR  
4632 E FOOTHILL DR.,  
PARADISE VALLEY, AZ 85253  
APN 169-11-114  
ZONING R-43 (HILLSIDE)  
SINGLE FAMILY RESIDENCE



## RETENTION CALCULATIONS


ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT											
V=DfAx(Cw <sub>post</sub> -Cw <sub>pre</sub> )/12   D = RAINFALL DEPTH = 2.24"   A = TRIBUTARY AREA, SF   Cw = WEIGHTED RUNOFF COEFFICIENT V=Df(Ax Cw <sub>pre</sub> )/12   Df = RAINFALL DEPTH = 0.5" FIRST FLUSH   A = TRIBUTARY AREA, SF   Cw = WEIGHTED RUNOFF COEFFICIENT											
DRAINAGE AREA	AREA	RUNOFF COEFFICIENT	VOLUME REQUIRED PRE VS POST	VOLUME REQUIRED FIRST FLUSH	RETENTION BASIN ID	CONTOUR ELEVATION		CONTOUR AREA	DEPTH	VOLUME PROVIDED	AS-BUILT VOLUME PROVIDED
	S.F.	C <sub>w</sub>	C.F.	C.F.				S.F.	FT	C.F.	C.F.
A	16,375*	0.01	31	580 (GOVERNS)	A1	HW	78.33	2,135	0.33	705	
						BOTTOM	78.00	2,135			
TOTAL			31	580						705	


(1) RAINFALL DEPTH IS PER NOAA ATLAS 14, VOLUME 1, VERSION 5.  
\* RETENTION VOLUME IS CALCULATED FOR THE AREAS OF NEW DISTURBANCE.

WEIGHTED RUNOFF COEFFICIENT, Cw PRE- DEVELOPMENT			
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
	C		
PAVEMENT & ROOF	0.95	8,999	8,549
NATIVE HILLSIDE	0.70	7,376	5,163
TOTAL		16,375	13,712
Cw = C * AREA / TOTAL AREA			0.84

WEIGHTED RUNOFF COEFFICIENT, Cw POST- DEVELOPMENT			
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
	C		
PAVEMENT & ROOF	0.95	9,631	9,149
NATIVE HILLSIDE	0.70	6,744	4,721
TOTAL		16,375	13,870
Cw = C * AREA / TOTAL AREA			0.85

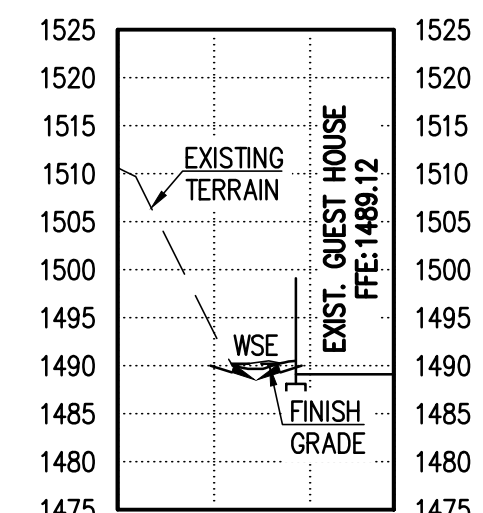
## RETAINING WALL TABLE

ID NUMBER 	MAX. HEIGHT FT	LENGTH FT	VISIBLE WALL LENGTH			
			A	B	C	D
1	4	26.50				
2	4	37.50				
3	2.5	32.60				
4	2	38.90				
5	2	64.67				
6	2	39.25		39.25	39.25	
7	7	46.60		46.60		
8	7.25	21.00				
9	7.25	50.50				
10	2.5	40.80			40.80	
11	EXIST.	81.17			81.17	81.17
12	EXIST.	33.17			33.17	33.17
13	EXIST.	28.83				28.83
14	EXIST.	77.58	77.58			77.58
15	EXIST.	88.60	88.60			
16	EXIST.	62.50	25	62.50		
17	EXIST.	17.50				
18	7	67.50	67.50	67.50		
19	7	38.90	38.90			
TOTAL		787.67	297.58	215.85	194.39	220.75

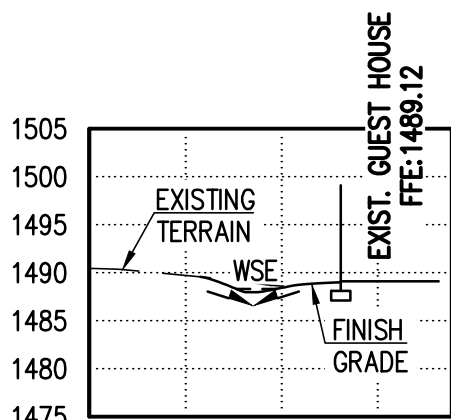
FOR LOCATIONS IDENTIFIED WITH KEYNOTE 

MAXIMUM LENGTH OF RETAINING WALLS VISIBLE FROM ANY POINT ON THE PROPERTY LINE = 297.58 < 300'.

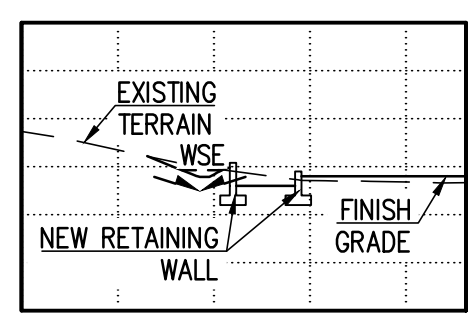
ALL WALL LENGTHS LISTED ABOVE ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACCURACY OF WALL QUANTITIES AS SHOWN. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS FOR WALL CONSTRUCTION, HEIGHT AND FINISH.



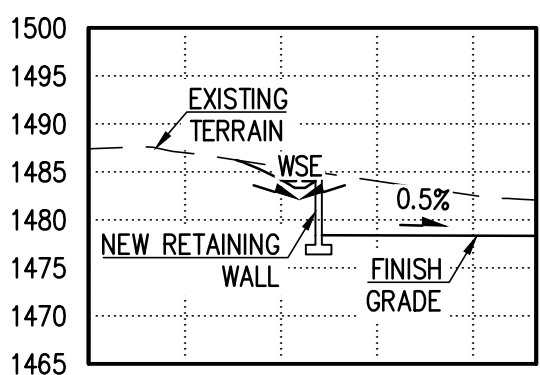
**CROSS SECTION 1 - 1**  
SCALE HOR. 1" = 20', VER. 1" = 20'



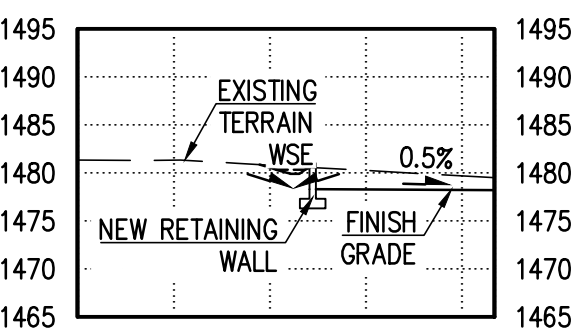
**CROSS SECTION 2 - 2**  
SCALE HOR. 1" = 20', VER. 1" = 20'



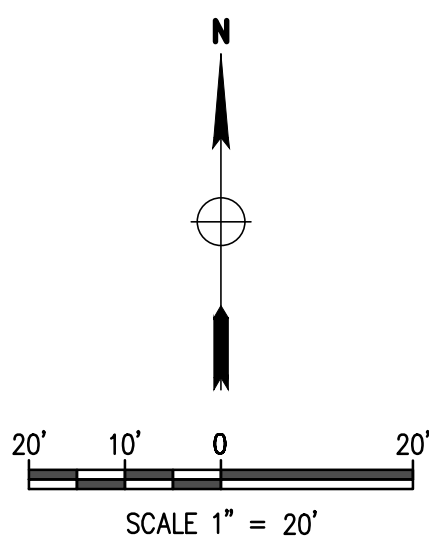
**CROSS SECTION 3 - 3**  
SCALE HOR. 1" = 20', VER. 1" = 20'



**CROSS SECTION 4 - 4**  
SCALE HOR. 1" = 20', VER. 1" = 20'

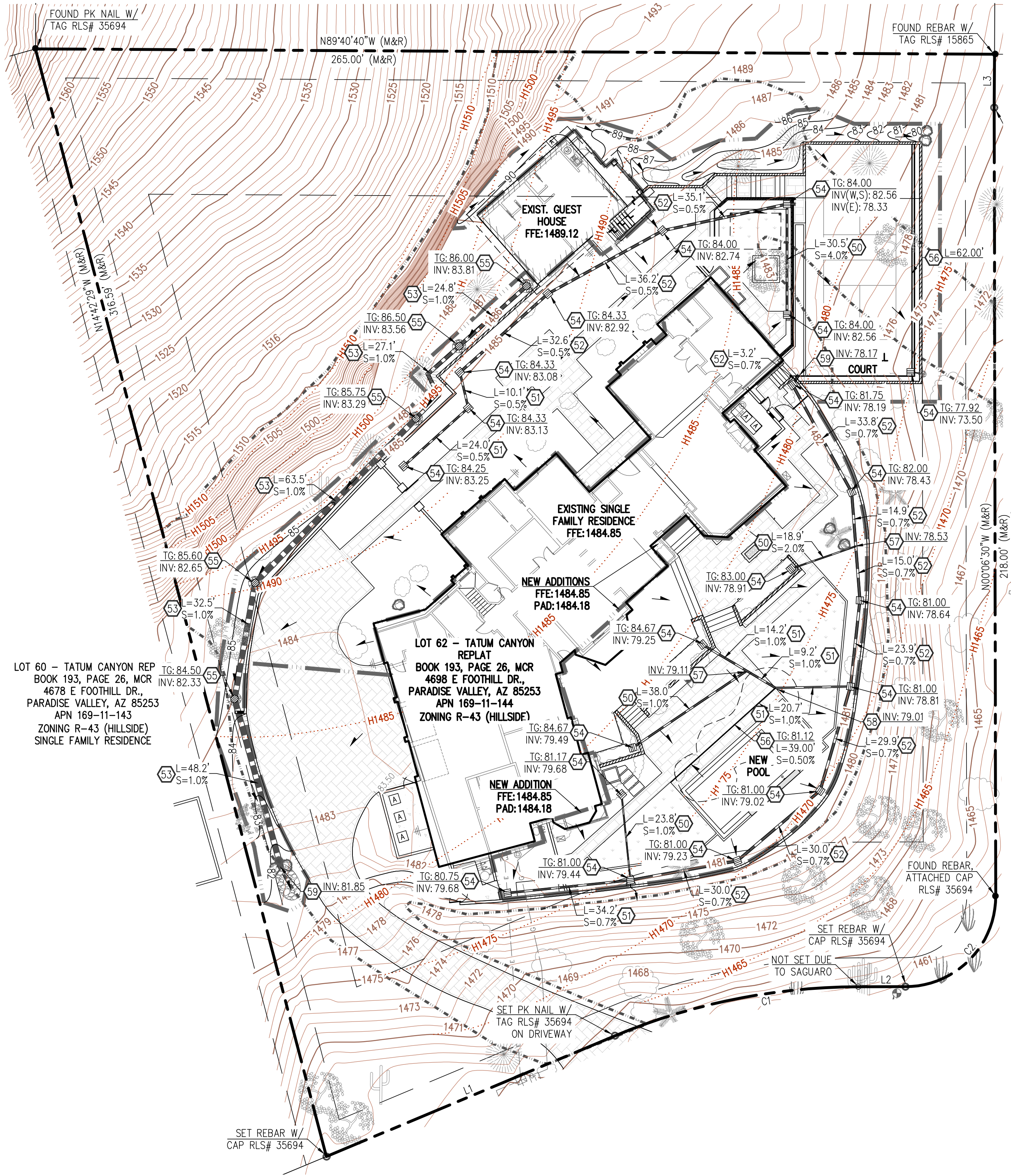


**CROSS SECTION 5 - 5**  
SCALE HOR. 1" = 20', VER. 1" = 20'



CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	175.00'(C&R)	69.02'(C&R)	22°35'55"	34.97'	S78°35'32"W	68.58'
C2	25.00'(M&R)	39.27'(M&R)	90°00'00"	25.00'	N44°33'30"E	35.36'
C3	150.00'(C&R)	59.16'(C&R)	22°35'55"(C&R)	29.97'	S78°35'32"W	58.78'
C4	150.00'(M&R)	129.17'(M&R)	49°20'23"(M&R)	68.90'	S88°02'13"E	125.22'





LOT 60 - TATUM CANYON REP  
BOOK 193, PAGE 26, MCR  
4678 E FOOTHILL DR.,  
PARADISE VALLEY, AZ 85253  
APN 169-11-143  
ZONING R-43 (HILLSIDE)  
SINGLE FAMILY RESIDENCE

LOT 62 - TATUM CANYON  
REPLAT  
BOOK 193, PAGE 26, MCR  
4698 E FOOTHILL DR.,  
PARADISE VALLEY, AZ 85253  
APN 169-11-144  
ZONING R-43 (HILLSIDE)

NEW ADDITION  
FFE:1484.85  
PAD:1484.18

EXISTING SINGLE  
FAMILY RESIDENCE  
FFE:1484.85

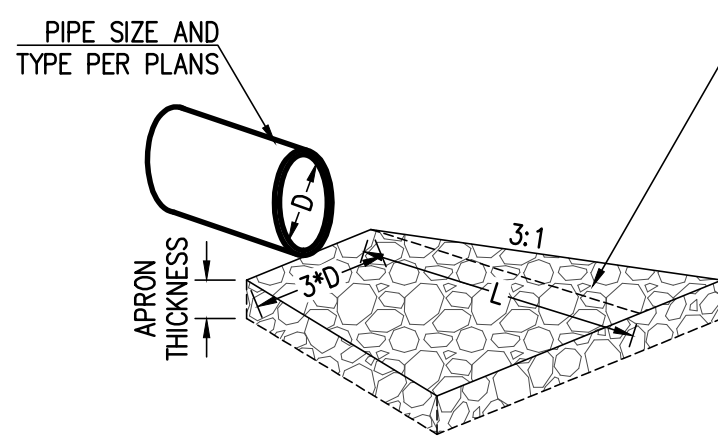
EXIST. GUEST  
HOUSE  
FFE:1489.12

PERCENT PASSING	SIZE	D <sub>50</sub> CLASS, INCHES
100 TO 90	2.0 D <sub>50</sub>	4 6 8 12
85 TO 70	1.5 D <sub>50</sub>	6 8 12 18
50 TO 30	1.0 D <sub>50</sub>	4 6 8 12
15 TO 5	0.67 D <sub>50</sub>	3 4 5 8
5 TO 0	0.33 D <sub>50</sub>	1 2 3 4

RIP-RAP GRADATION TABLE

LINE #	LENGTH	DIRECTION
L1	86.44'(M&R)	N67°17'35"E(M&R)
L2	13.03'(C&R)	N89°53'30"E(C&R)
L3	14.72'(M&R)	S00°19'20"W(M&R)
L4	14.72'(C)	N0°19'30"E(C)

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	175.00'(C&R)	69.02'(C&R)	22°35'55"	34.97'	S78°35'32"W	68.58'
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C4	150.00'(M&R)	129.17'(M&R)	49°20'23"(M&R)	68.90'	S88°02'13"E	125.22'



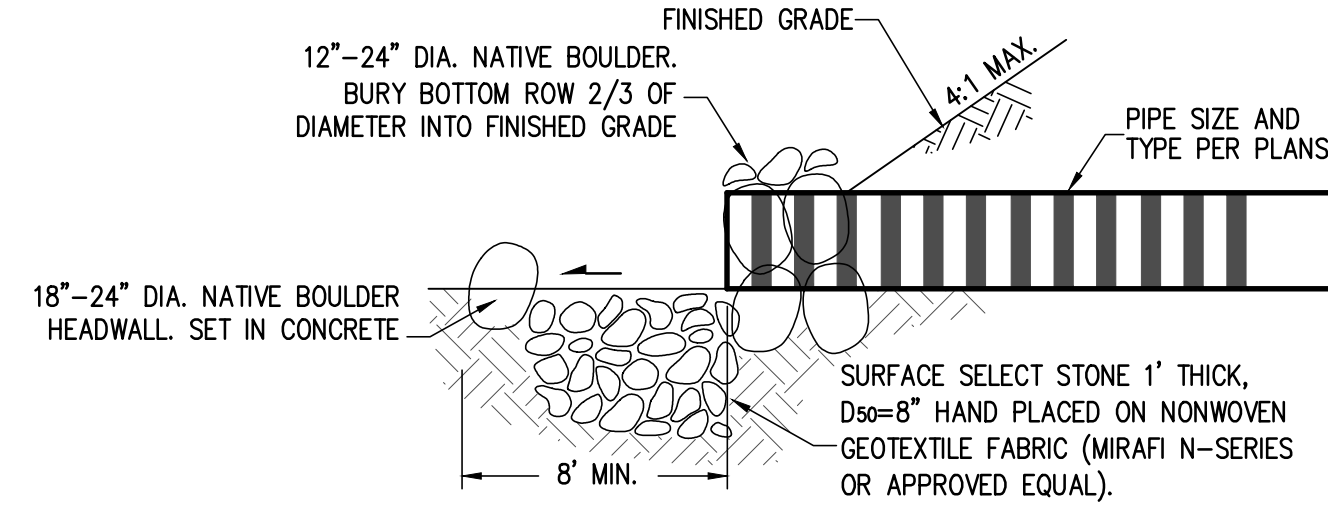
APRON LENGTH AND THICKNESS

N.T.S.

d <sub>50</sub>	APRON LENGTH (L, ft)	APRON THICKNESS (ft)
5	40	3.5d <sub>50</sub>
6	40	3.5d <sub>50</sub>
10	50	2.4d <sub>50</sub>
14	60	2.2d <sub>50</sub>
20	70	2.0d <sub>50</sub>
22	80	2.0d <sub>50</sub>

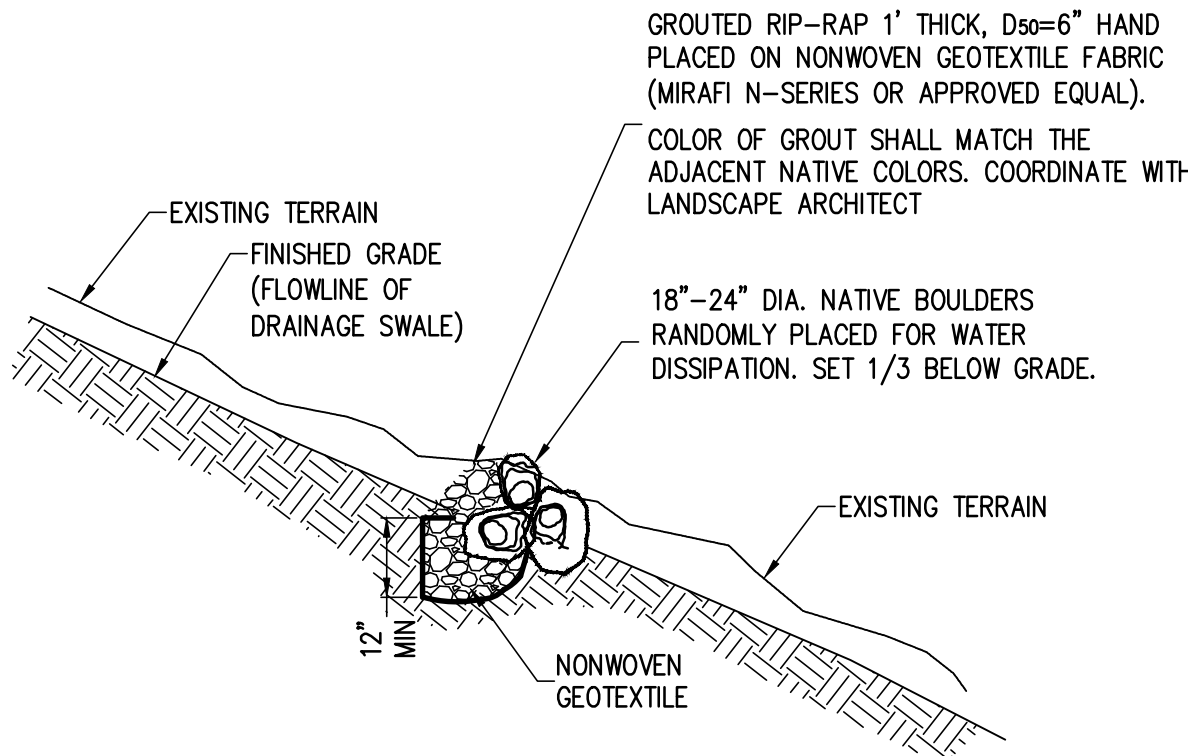
STORM DRAIN KEY-NOTES

- 50 INSTALL 4" PVC STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 51 INSTALL 6" PVC STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 52 INSTALL 8" PVC STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 53 INSTALL 12" HDPE STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 54 INSTALL NDS 1200NGB 12" CATCH BASIN WITH VERTICAL RISER AND 12" GRATE, OR APPROVED EQUAL.
- 55 INSTALL NDS 1882 18" CATCH BASIN WITH VERTICAL RISER AND 18" ATRIUM GRATE, OR APPROVED EQUAL.
- 56 INSTALL 7000 SERIES SLOT DRAIN® SYSTEM, COMPLETE WITH ALL REQUIRED FITTINGS OR APPROVED EQUAL. REFER TO MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 57 INSTALL WYE CONNECTION INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 58 INSTALL TRENCH DRAIN END/BOTTOM OUTLET CONNECTION TO STORM DRAIN PIPE INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 59 STORM DRAIN PIPE TO DAYLIGHT AT FINISHED GRADE, SEE DETAIL ON THIS SHEET.



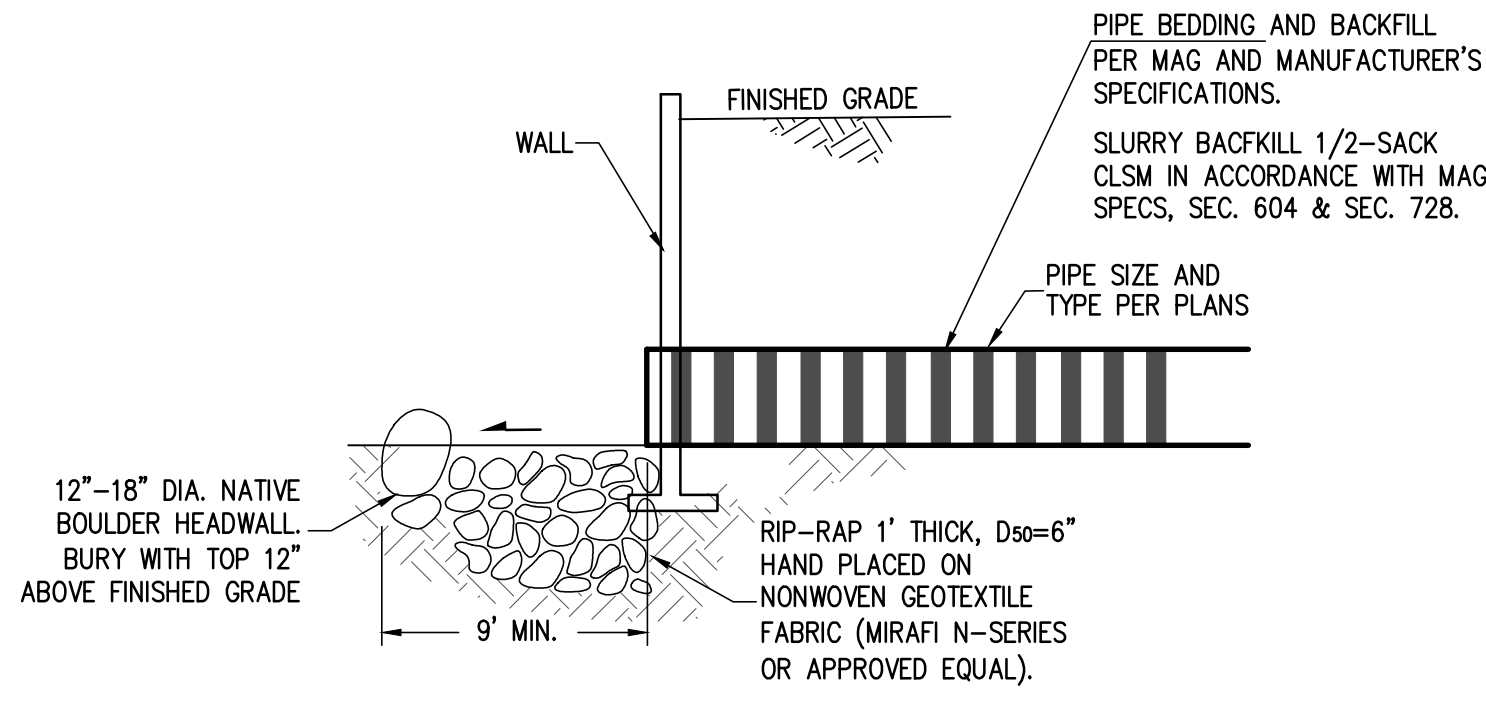
PIPE TERMINATION DETAIL

N.T.S.



CHECK DAM DETAIL

N.T.S.



PIPE TERMINATION DETAIL

N.T.S.

North arrow and scale bar (1" = 20').

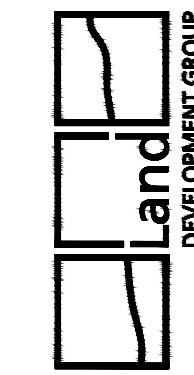
Contact Arizona 811 at least two full working days before you begin excavation.

ARIZONA 811 logo.

PRELIMINARY  
GRADING & DRAINAGE PLAN  
STORM DRAIN PLAN  
DETAILS

DEUTSCH-ALAUDINI RESIDENCE -  
NEW POOL & PICKLEBALL COURT  
4698 E FOOTHILLS DR.,  
PARADISE VALLEY, AZ 85253

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



REGISTERED PROFESSIONAL ENGINEER  
CERTIFICATE NO. 41005  
NICKOLA J. PRODANOV  
LICENSED IN THE STATE OF ARIZONA  
C-3  
3 OF 3

REVISIONS:	DATE:	SCALE: 1"=20'	DATE: 12/03/25
		DESIGNED BY: NP	JOB: 2403085
		DRAWN BY: ZA	VERSION: 1.1
		CHECKED BY: JJ	PLOT DATE: 12/03/25

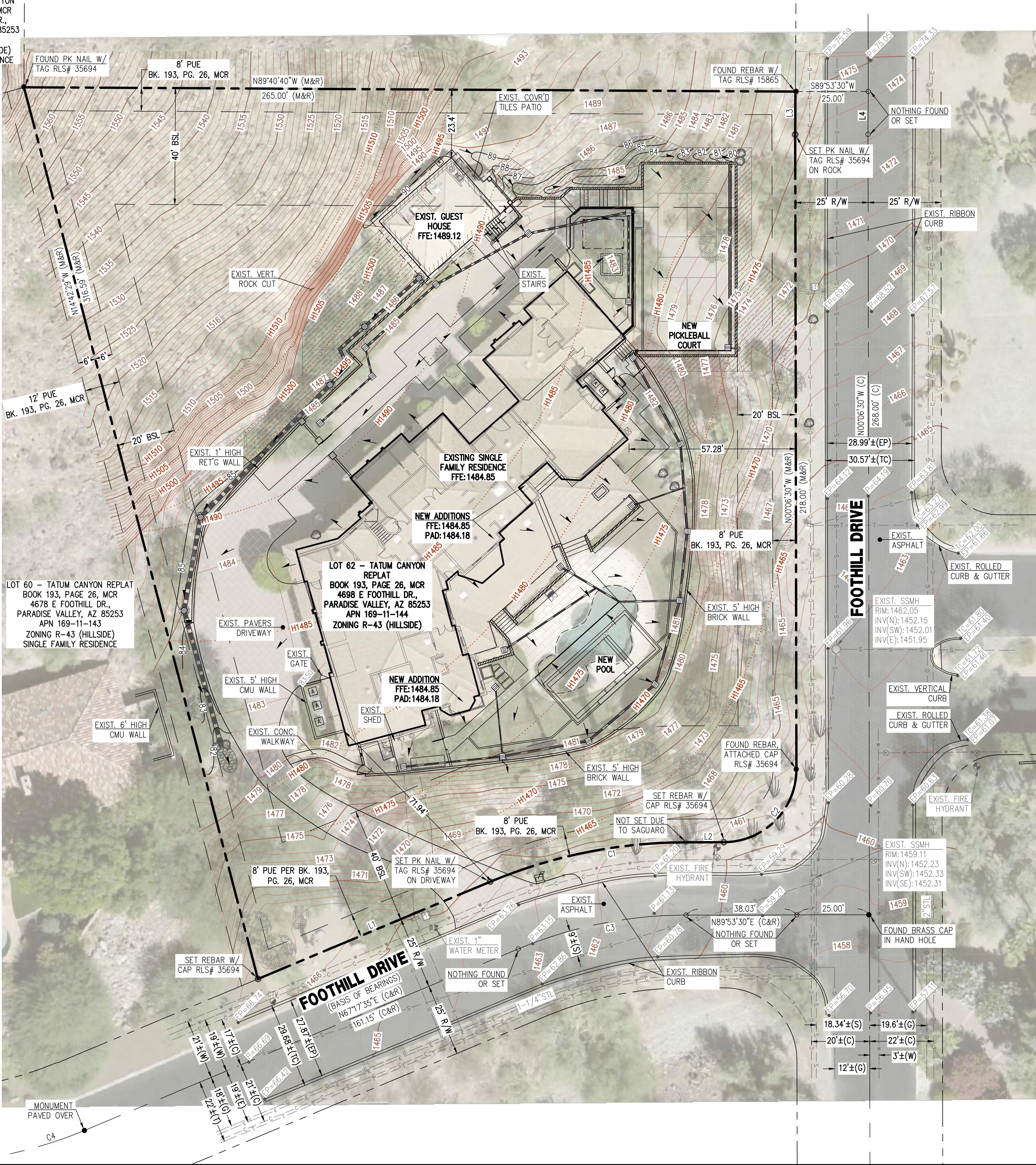
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF LAND DEVELOPMENT GROUP, LLC. UNAUTHORIZED USE, REUSE, REPRODUCTION, OR PUBLICATION OF ANY METHOD IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF LAND DEVELOPMENT GROUP, LLC IS PROHIBITED. ANY USE OF THIS DRAWING SHALL BE LIMITED TO THE ORIGINAL SIZE FOR WHICH IT WAS PREPARED.



AERIAL MAP EXHIBIT  
DEUTSCH-ALAUDINI RESIDENCE - NEW POOL & PICKLEBALL COURT  
4698 E FOOTHILL DR., PARADISE VALLEY, AZ 85253  
LOT 62 - TATUM CANYON REPLAT

A SUBDIVISION PLAT RECORDED IN BOOK 193 OF MAPS, PAGE 26, MCR.,  
LOCATED IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

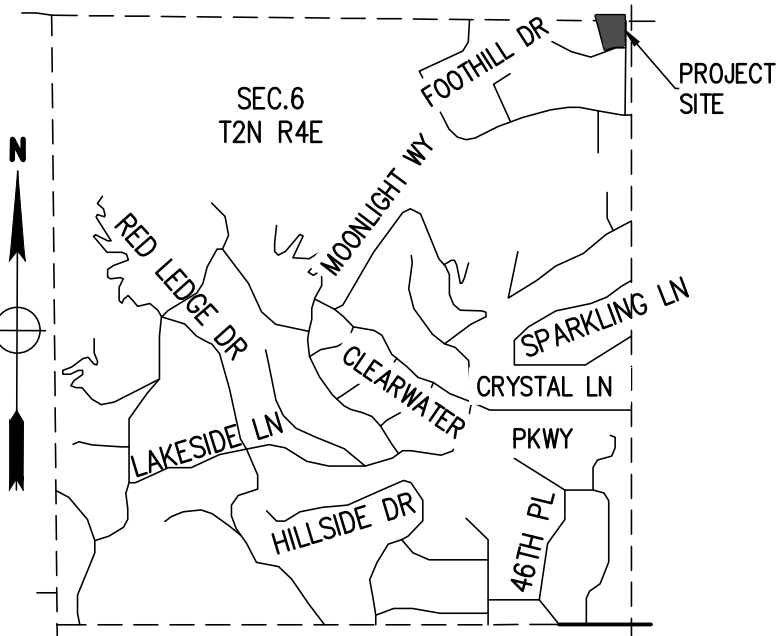
LOT 55 - TATUM CANYON  
BOOK 177, PAGE 7, MCR  
4632 E FOOTHILL DR.,  
PARADISE VALLEY, AZ 85253  
APN 169-11-114  
ZONING R-43 (HILLSIDE)  
SINGLE FAMILY RESIDENCE



LOT 60 - TATUM CANYON REPLAT  
BOOK 193, PAGE 26, MCR  
4678 E FOOTHILL DR.,  
PARADISE VALLEY, AZ 85253  
APN 169-11-143  
ZONING R-43 (HILLSIDE)  
SINGLE FAMILY RESIDENCE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	86.44'(M&R)	N67°17'35"E(M&R)
L2	13.03'(C&R)	N89°53'30"E(C&R)
L3	14.72'(M&R)	S00°19'20"W(M&R)
L4	14.72'(C)	N01°19'30"E(C)

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	175.00'(C&R)	69.02'(C&R)	22°35'55"	34.97'	S78°35'32"W	68.58'
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C3	150.00'(C&R)	59.16'(C&R)	22°35'55"(C&R)	29.97'	S78°35'32"W	58.78'
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VICINITY MAP  
NTS

**OWNER**  
SETH DEUTSCH & NADIA ALAUDINI  
4698 E FOOTHILL DR.,  
PARADISE VALLEY, AZ 85253

**LANDSCAPE ARCHITECT**  
LEVINSON STUDIO  
4132 E MINNEZONA AVE.,  
PHOENIX, AZ 85018  
P: 602-690-0541  
CONTACT: BENJY LEVINSON  
LEVINSONSTUDIO@GMAIL.COM

**SITE DATA**  
APN: 169-11-144  
ADDRESS: 4698 E FOOTHILL DR.,  
PARADISE VALLEY, AZ 85253  
ZONING: R-43 (HILLSIDE)  
LOT AREA: 62,590 S.F. (1.437 AC.)  
CONSTRUCTION YEAR: 1979  
QS #: 24-38

**CIVIL ENGINEER**  
LAND DEVELOPMENT GROUP, LLC  
8808 N CENTRAL AVE, SUITE 288  
PHOENIX, AZ 85020  
CONTACT: NICK PRODANOV, PE  
P: 602-889-1984

**LEGAL DESCRIPTION**  
LOT 62, OF TATUM CANYON, A REPLAT OF LOTS 33 THROUGH 37, 54, 56 AND 59 THROUGH 62, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 193 OF MAPS, PAGE 26.

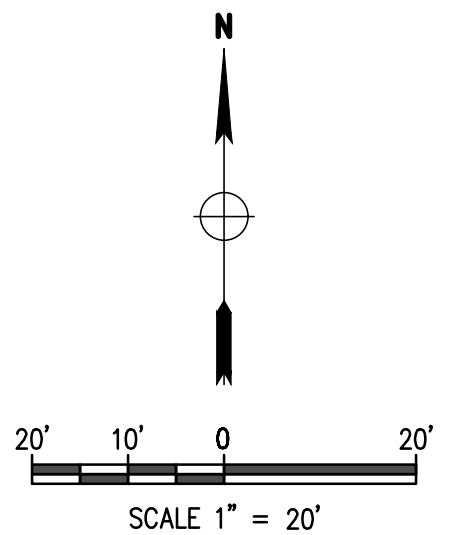
**BASIS OF BEARINGS**  
THE CALCULATED MONUMENT LINE OF FOOTHILL DRIVE, THE BEARING OF WHICH IS N67°17'35"E.

**BENCHMARK**  
BRASS CAP IN HAND HOLE AT THE EAST 1/4 CORNER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 4 EAST, HAVING AN ELEVATION OF 1435.62 NAVD 88 DATUM, GDACS# 26100-1.

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	09/19/2020	X*

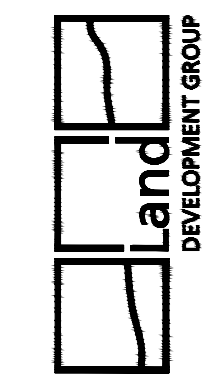
\*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



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

AERIAL MAP EXHIBIT  
DEUTSCH-ALAUDINI RESIDENCE -  
NEW POOL & PICKLEBALL COURT  
4698 E FOOTHILLS DR.,  
PARADISE VALLEY, AZ 85253

P: 602-889-1984 | F: 602-445-9482  
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PHOENIX @ LDGNC.COM

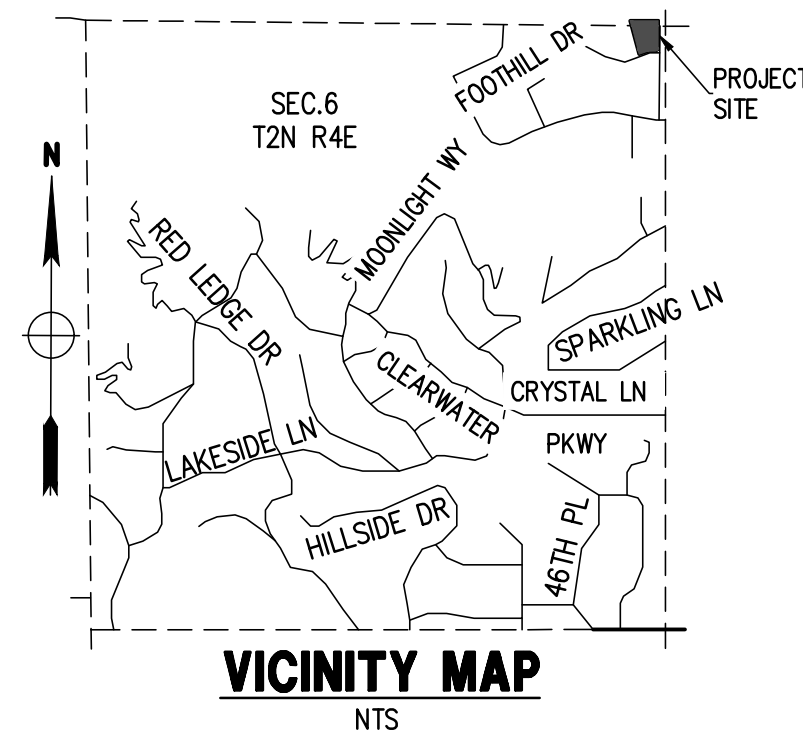


REGISTERED PROFESSIONAL ENGINEER  
41005  
NICKOLA J. PRODANOV  
LICENSED IN ARIZONA  
AE  
1 OF 1



STORM WATER POLLUTION PREVENTION PLAN  
DEUTSCH-ALAUDINI RESIDENCE - NEW POOL & PICKLEBALL COURT  
4698 E FOOTHILL DR., PARADISE VALLEY, AZ 85253  
LOT 62 - TATUM CANYON REPLAT

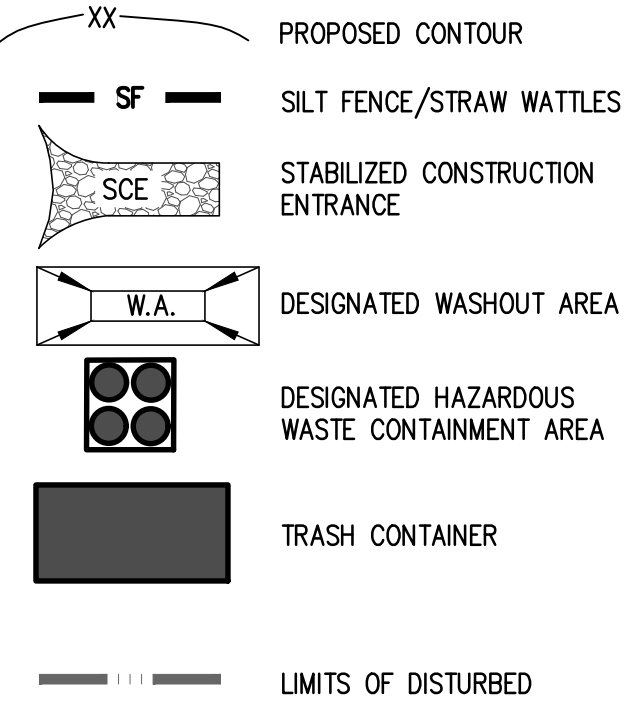
A SUBDIVISION PLAT RECORDED IN BOOK 193 OF MAPS, PAGE 26, MCR.,  
LOCATED IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION
C1	175.00'(C&R)	69.02'(C&R)	22°35'55"	34.97'	S78°35'32"W
C2	25.00'(M&R)	39.27'(M&R)	90°00'00"	25.00'	N44°53'30"E
C3	150.00'(C&R)	59.16'(C&R)	22°35'55'(C&R)	29.97'	S78°35'32"W
C4	150.00'(M&R)	129.17'(M&R)	49°20'23'(M&R)	68.90'	S88°02'13"E

LOT 55 - TATUM CANYON  
BOOK 177, PAGE 7, MCR  
4632 E FOOTHILL DR.,  
PARADISE VALLEY, AZ 85253  
APN 169-11-114  
ZONING R-43 (HILLSIDE)  
SINGLE FAMILY RESIDENCE

LEGEND



ABBREVIATIONS

BSL	BUILDING SETBACK LINE
(C)	CALCULATED
EL	ELEVATION
EP	EDGE OF PAVEMENT
EX, EXIST.	EXISTING
G	GUTTER, GAS
INV	INVERT
L/S	LANDSCAPE
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
MH	MANHOLE
P, PVMT	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
WDO	WALL DRAINAGE EASEMENT
T	TANGENT, TELEPHONE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	86.44'(M&R)	N67°17'35"E(M&R)
L2	13.03'(C&R)	N89°53'30"E(C&R)
L3	14.72'(M&R)	S00°19'20"W(M&R)
L4	14.72'(C)	N0°19'30"E(C)

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 WATTLES 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.
- RETENTION/SEDIMENTATION BASIN.
- ROCK OUTLET PROTECTION.

UTILITIES

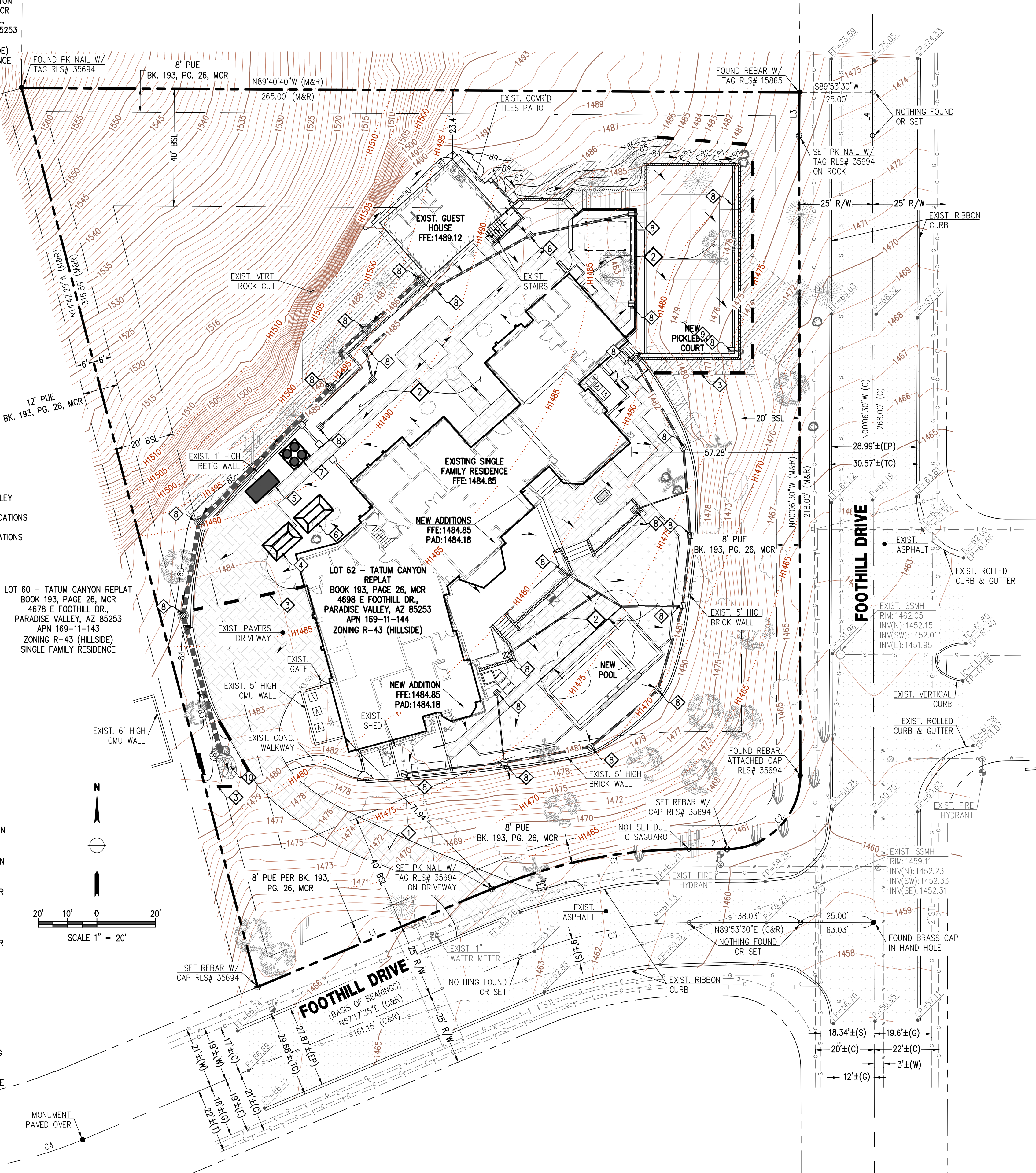
WATER: EPOR  
SANITARY SEWER: TOWN OF PARADISE VALLEY  
ELECTRIC: APS  
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS  
NATURAL GAS: SOUTHWEST GAS  
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

SHEET INDEX

SP1 - SWPPP PLAN  
SP2 - DETAILS

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.



OWNER

SETH DEUTSCH & NADIA ALAUDINI  
4698 E FOOTHILL DR.,  
PARADISE VALLEY, AZ 85253

LANDSCAPE ARCHITECT

LEVINSON STUDIO  
4132 E MINNEZONA AVE.,  
PHOENIX, AZ 85018  
P: 602-690-0541  
CONTACT: BENJY LEVINSON  
LEVINSONSTUDIO@GMAIL.COM

SITE DATA

APN: 169-11-144  
ADDRESS: 4698 E FOOTHILL DR.,  
PARADISE VALLEY, AZ 85253  
ZONING: R-43 (HILLSIDE)  
LOT AREA: 62,590 S.F. (1.437 AC.)  
CONSTRUCTION YEAR: 1979  
QS #: 24-38

CIVIL ENGINEER

LAND DEVELOPMENT GROUP, LLC  
8808 N CENTRAL AVE, SUITE 288  
PHOENIX, AZ 85020  
CONTACT: NICK PRODANOV, PE  
P: 602-889-1984

AREA UNDER ROOF CALCULATION (EXIST+NEW):  
HOUSE: 9,302.9 S.F.  
CASITA: 1,023.2 S.F.  
TOTAL AREA UNDER ROOF: 10,326.1 S.F.  
LOT COVERAGE: 16.50% < 25%

EXIST. DISTURBED AREA: 36,588 S.F. (0.840 AC.)  
PROPOSED DISTURBED AREA: 19,784 S.F. (0.454 AC.)  
OF WHICH NEW DISTURBANCE: 1,888 S.F. (0.043 AC.)  
PROPOSED TOTAL DISTURBED AREA: 38,476 S.F. (0.883 AC.)

LEGAL DESCRIPTION

LOT 62, OF TATUM CANYON, A REPLAT OF LOTS 33 THROUGH 37, 54, 56 AND 59 THROUGH 62, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 193 OF MAPS, PAGE 26.

BASIS OF BEARINGS

THE CALCULATED MONUMENT LINE OF FOOTHILL DRIVE, THE BEARING OF WHICH IS N67°17'35"E.

BENCHMARK

BRASS CAP IN HAND HOLE AT THE EAST 1/4 CORNER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 4 EAST, HAVING AN ELEVATION OF 1435.62 NAVD 88 DATUM, GDACS# 26100-1.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX L	BASE FLOOD ELEVATION
040049	1765 OF 4425		
#	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	09/19/2020	X*

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

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.

CONSTRUCTION SEQUENCE

- WALLS AND SITE IMPROVEMENTS.
- CLEAR AND GRUB.
- CONSTRUCT RETENTION/SEDIMENTATION BASINS.
- ROUGH GRADE SITE WHILE PROVIDING POSITIVE DRAINAGE TO BASINS.
- STABILIZE DENUDED 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

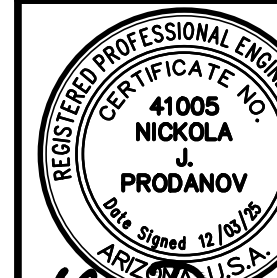
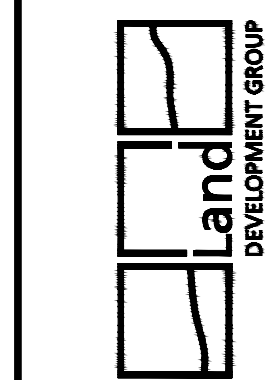
DATE



STORM WATER POLLUTION PREVENTION PLAN COVER SHEET

DEUTSCH-ALAUDINI RESIDENCE - NEW POOL & PICKLEBALL COURT  
4698 E FOOTHILLS DR.,  
PARADISE VALLEY, AZ 85253

P: 602-889-1984 | F: 602-445-9482  
8808 N CENTRAL AVE, SUITE 288  
PHOENIX, AZ 85020  
PHOENIX @ LDENG.COM



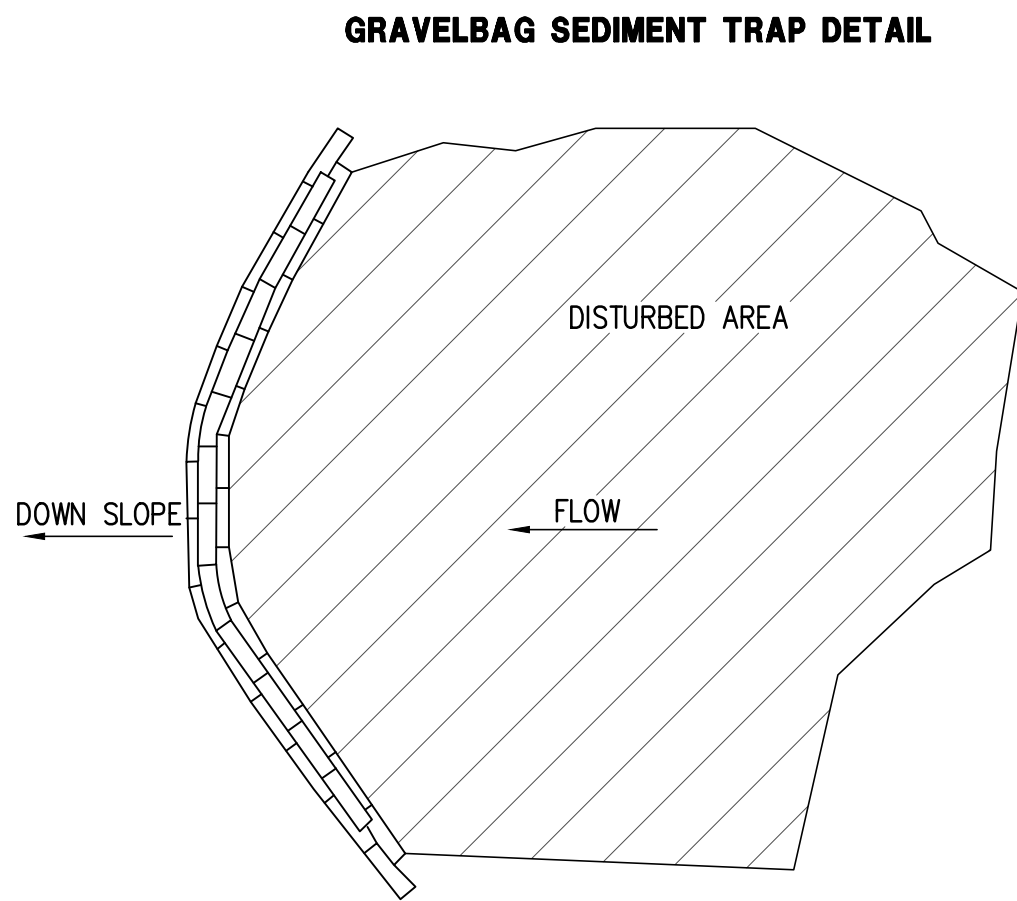
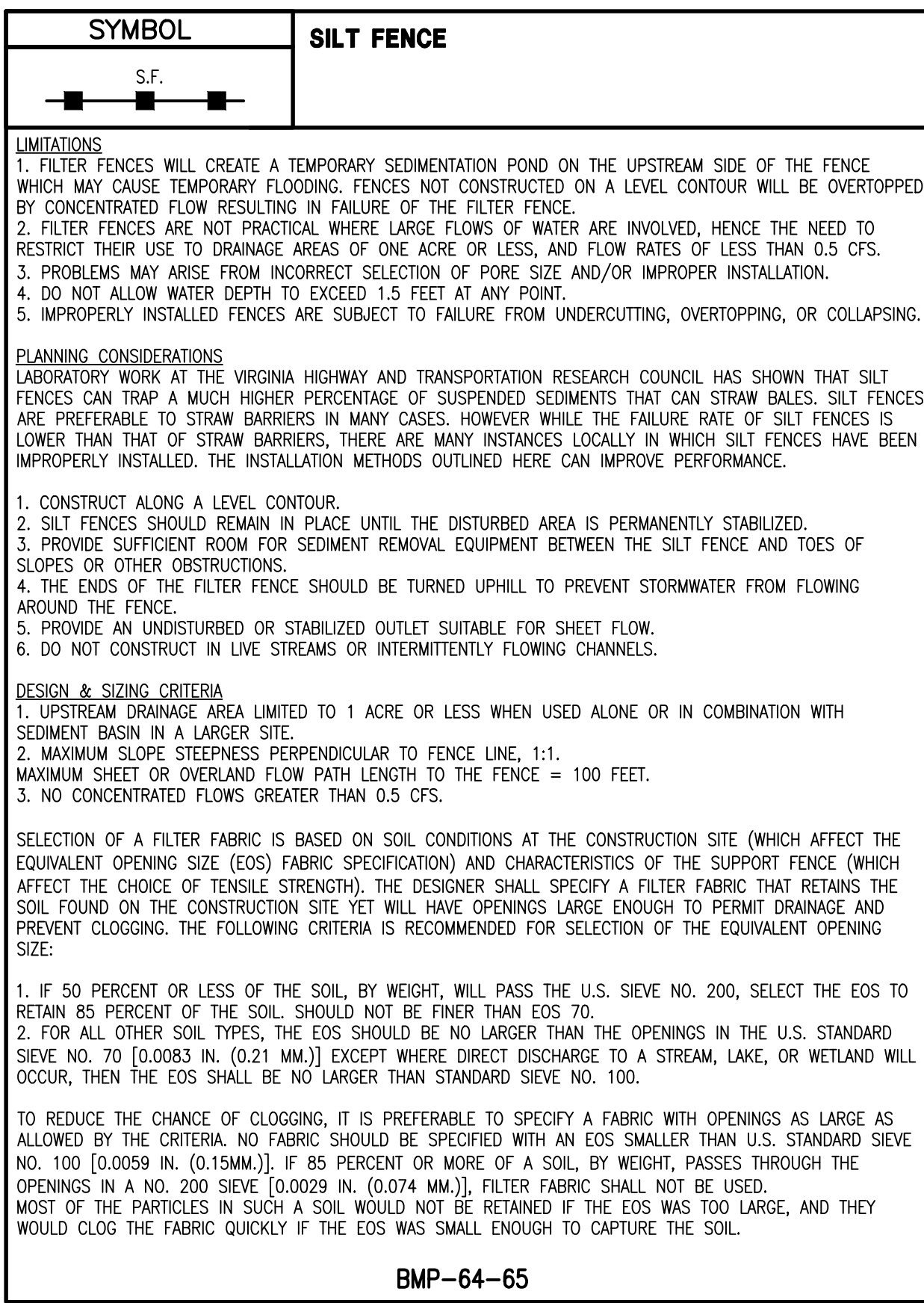
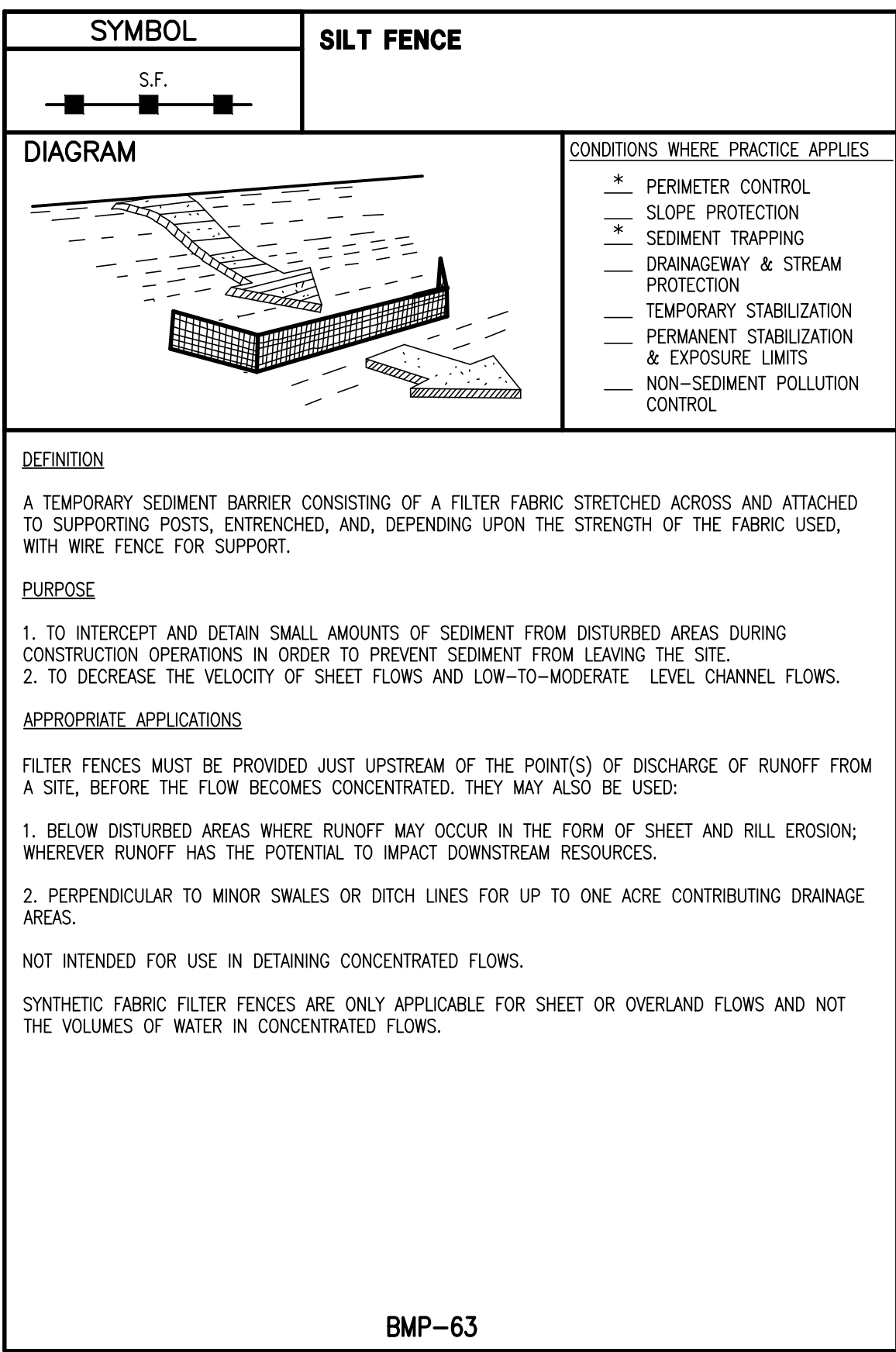
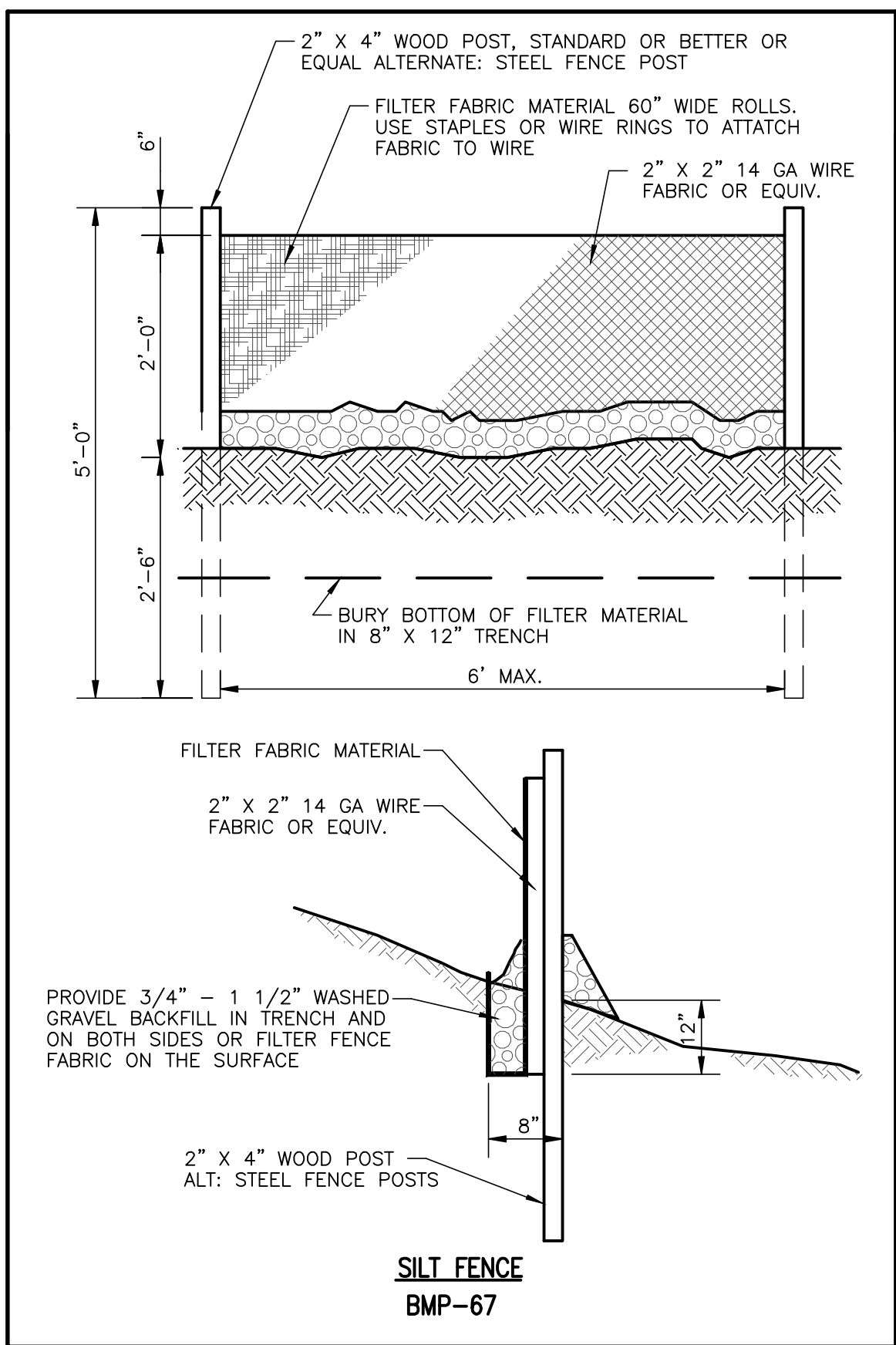
SP-1  
1 OF 2

DATE: 12/03/25	JOB: 2403085	DESIGNED BY: NP	SCALE: 1"=20'
VERSION: 1.1	DRAWN BY: ZA	CHECKED BY: JJ	DATE:
PLOT DATE: 12/03/25			REVISIONS:

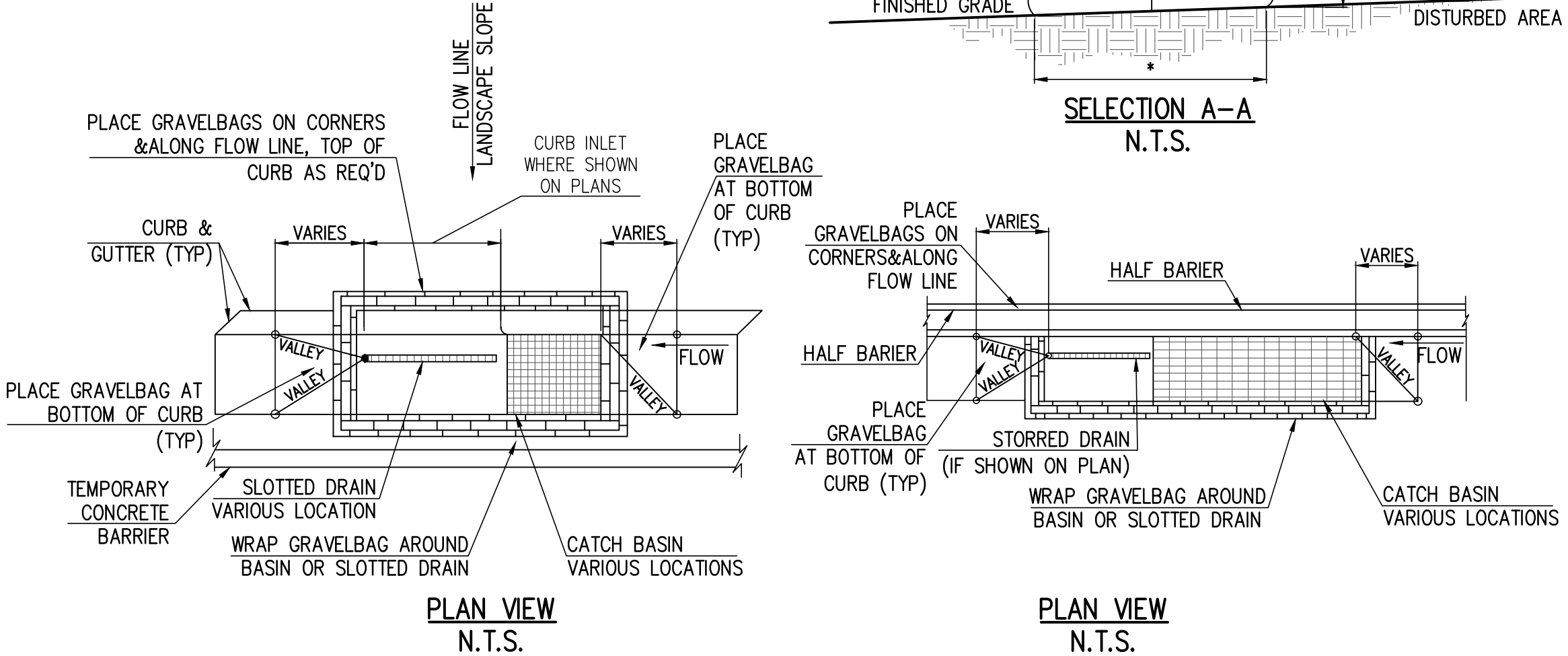


# STORM WATER POLLUTION PREVENTION PLAN

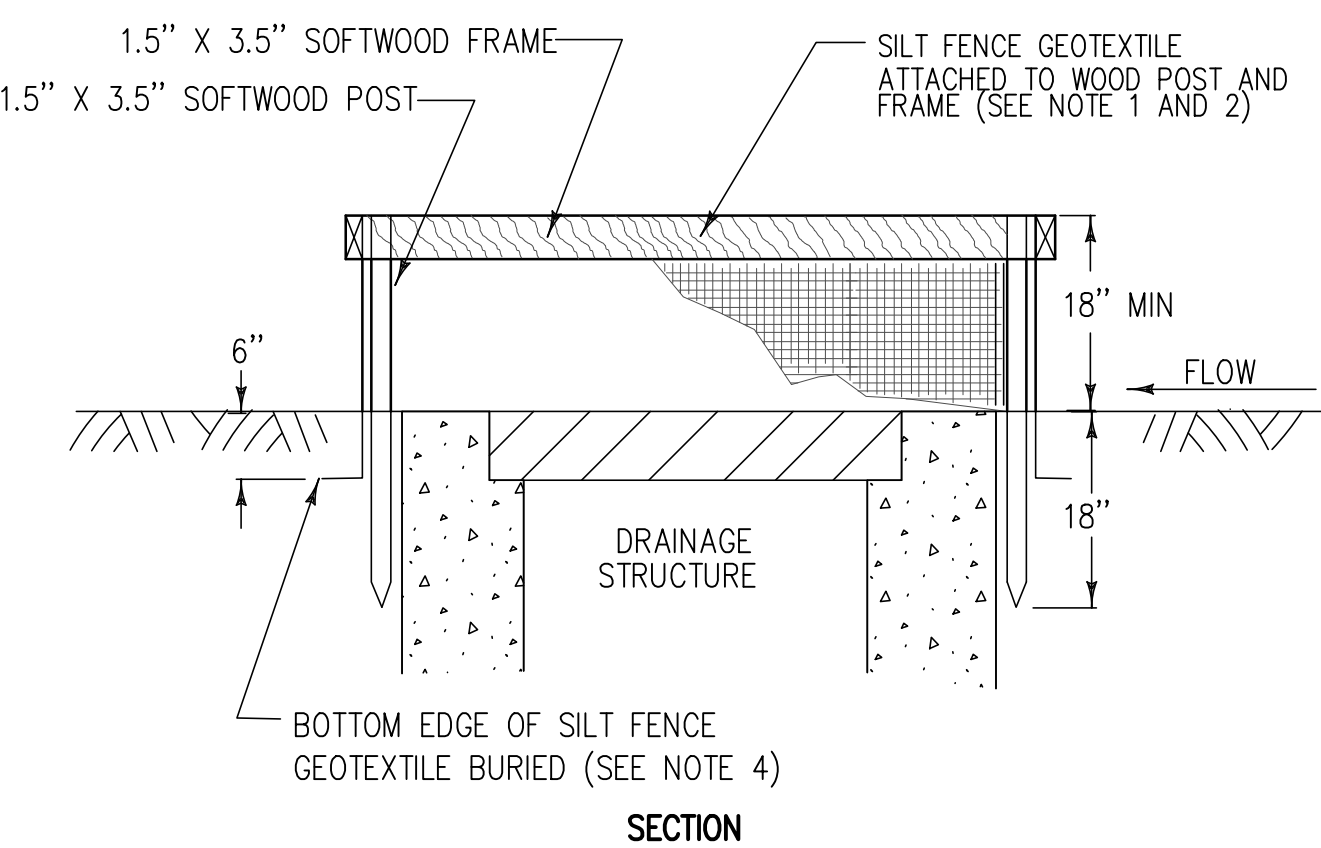
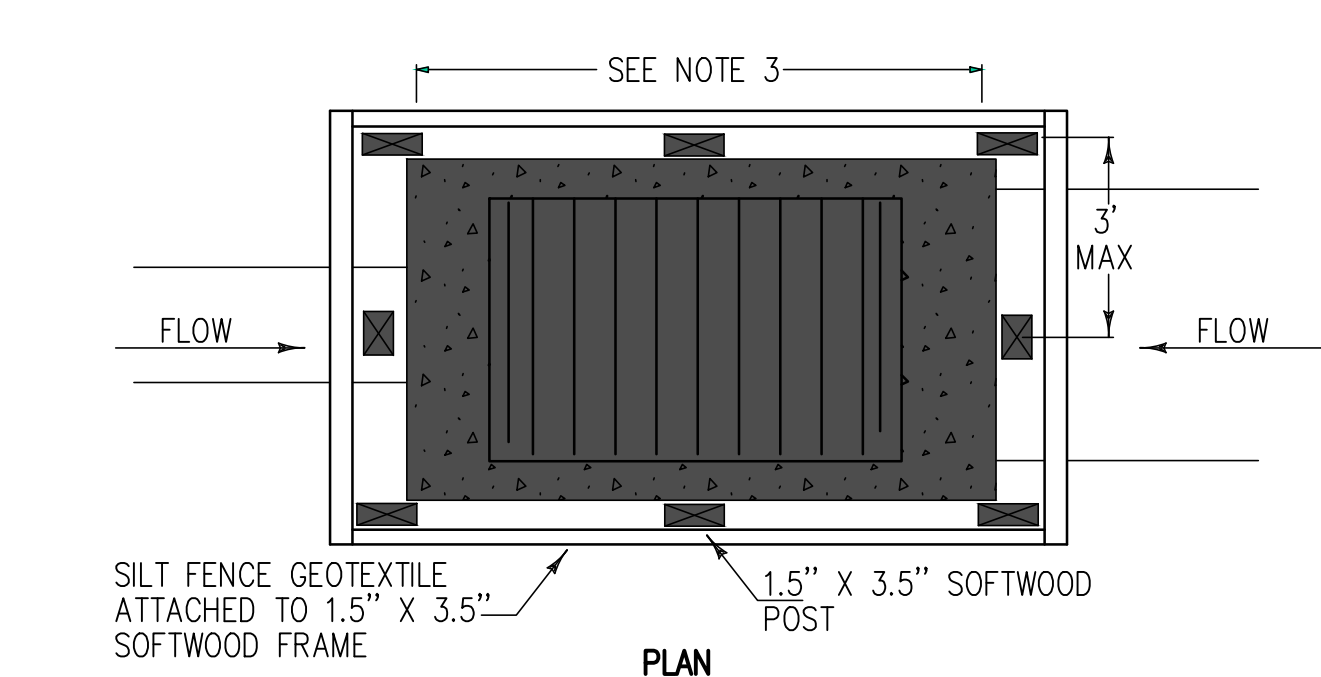
## BEST MANAGEMENT PRACTICES DETAILS



**SEDIMENT TRAP ALONG THE DOWNSLOPE PERIMETERS OF CONSTRUCTION DISTURBED AREA N.T.S.**



**DROP INLET PROTECTION SILT FENCE DROP INLET PROTECTION**



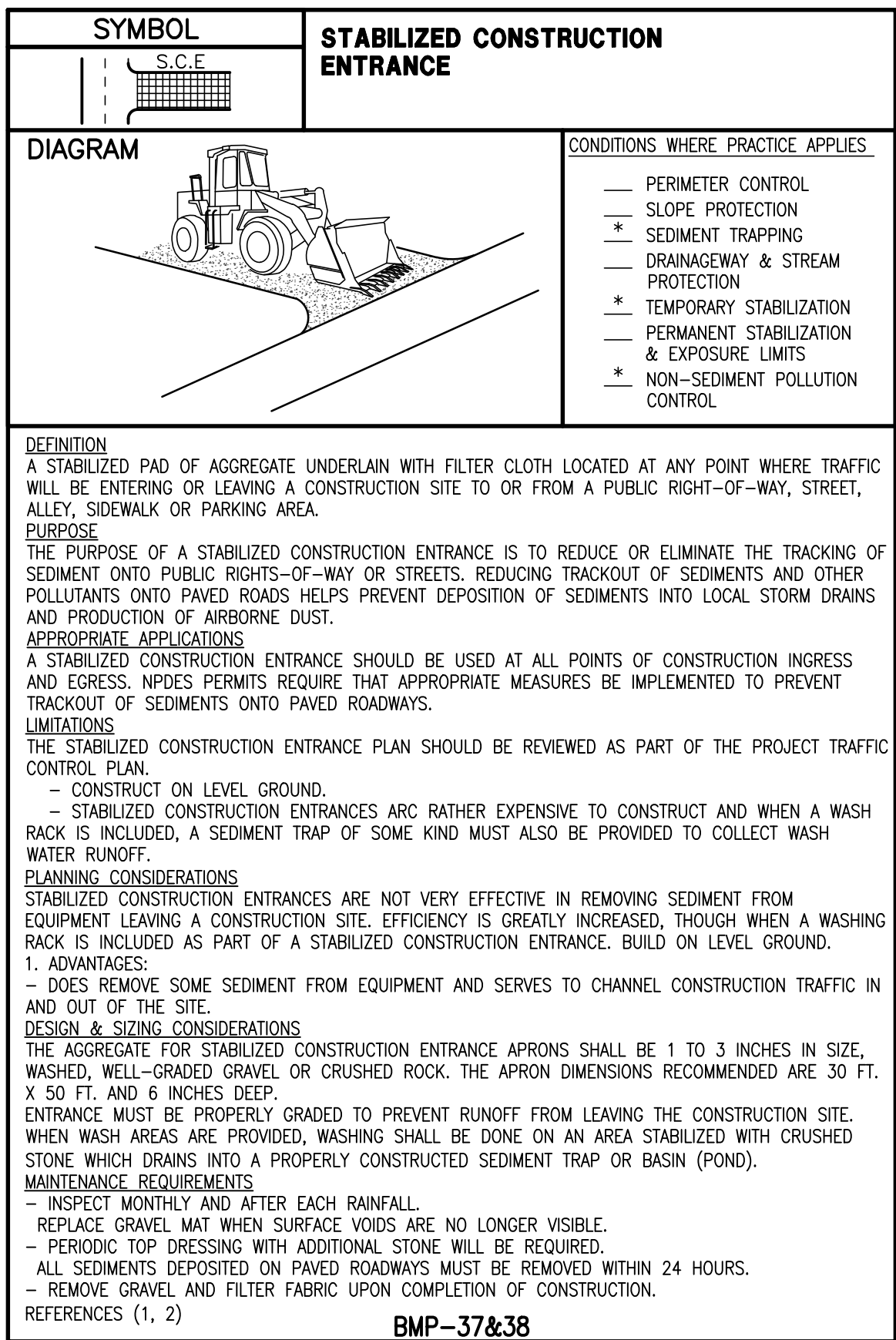
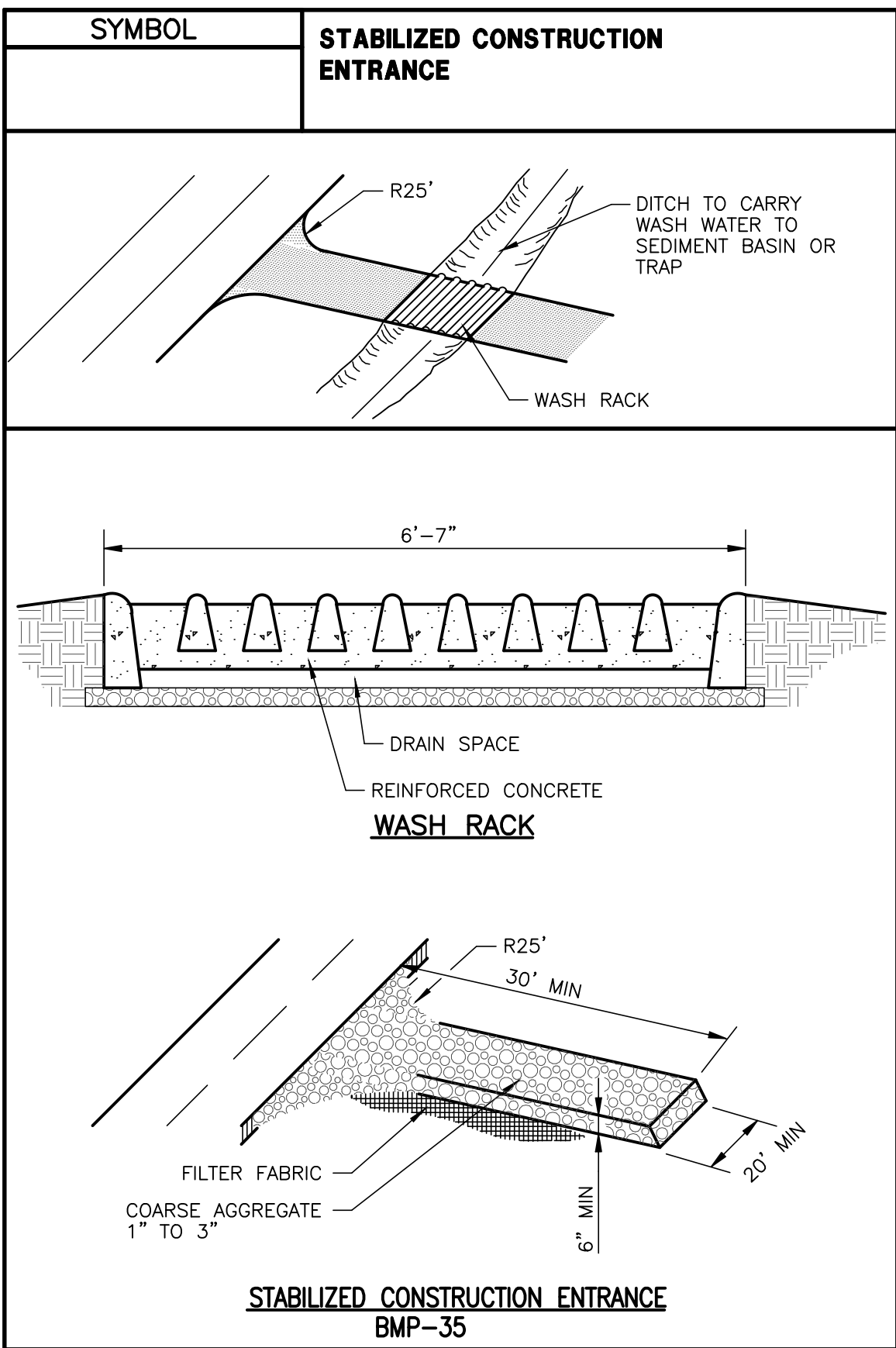
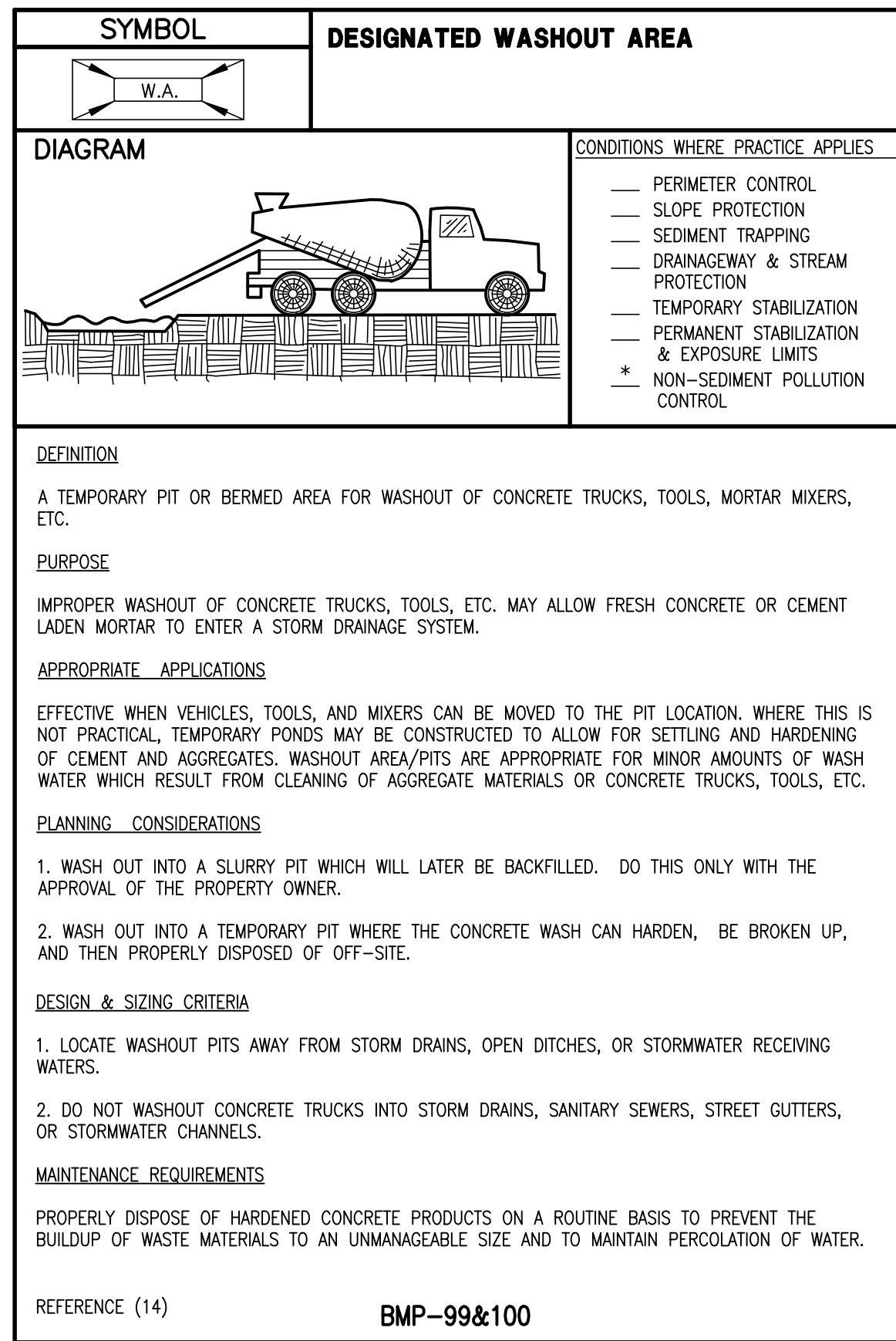
SELECTION OF FABRIC TENSILE STRENGTH AND BURSTING STRENGTH CHARACTERISTICS SHALL BE SUPPORTED WITH WIRE MESH IN AND AS RECOMMENDED BY THE FABRIC MANUFACTURER. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE LIFE AT 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 FENCE MAY BE ELIMINATED AND THE FILTER FABRIC STAPLED OR 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:

1. \* SEE SPECIAL PROVISIONS.
2. GRAVELBAG MATERIAL SHALL BE FROM POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN FABRIC. SEE SPECIAL PROVISIONS FOR MULLEN BURST STRENGTH AND ULTRAVIOLET STABILITY REQUIREMENTS.
3. WHEN SEDIMENT DEPTH REACHES 3 INCHES, REMOVE, AND PROPERLY DISPOSE OF ACCUMULATED MATERIAL.
4. TOP OF GRAVELBAG TO BE 2 INCHES BELOW TOP OF ADJACENT ROADWAY TO ALLOW DRAINAGE INTO THE CATCH BASIN.
5. GRAVELBAG BMP SHALL NOT BE APPLIED IN THE AREA OF OPEN TRAFFIC.
6. 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.
7. 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:

- A. 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.
- B. 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.
- C. POSSIBLE MODIFICATIONS FOR USE ON GRADE INCLUDE ADDING A BERM DOWNSTREAM OF THE INLET TO CREATE PONDING. CHECK DAMS MAY ALSO BE USED UPSTREAM OF THE INLET TO SLOW VELOCITIES.
- D. PREFABRICATED DROP INLET PROTECTION SPECIFICATIONS SHALL BE PROVIDED TO THE ENGINEER FOR APPROVAL PRIOR TO USE.

### GENERAL NOTES:

1. THE TOP OF THE INLET PROTECTION SHALL BE SET AT THE MAXIMUM DESIRED WATER LEVEL, BASED ON FIELD LOCATION AND CONDITIONS.
2. SILT FENCE GEOTEXTILE SHALL BE A SINGLE CONTINUOUS PIECE TO ELIMINATE JOINTS.
3. 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.
4. 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.
5. 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.
6. 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.





REVEGETATION PLANT LIST

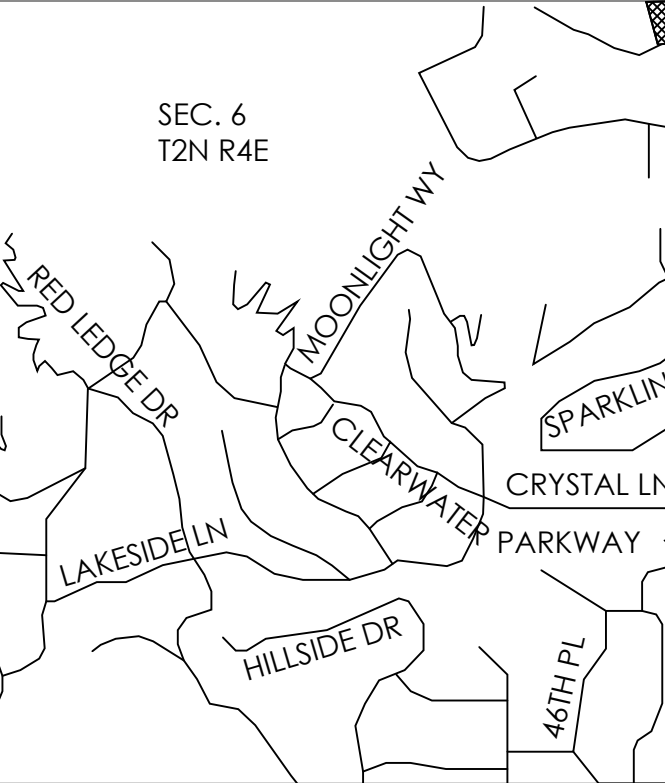
Botanical Name	Common Name
Trees:	
Acacia Greggii	Catclaw Acacia
Canotia Halocantha	Crucifixion Thorn
Cercidium Floridum	Blue Palo Verde
Cercidium Microphyllum	Foothills Palo Verde
Chilopsis Linearis	Desert Willow
Fouquiera Splendens	Ocotillo
Prosopis Velutina	Native Mesquite

Shrubs and Color Plants:

*Ambrosia Deltoidea	Triangle Bursage
Baileya Multiradiata	Desert Marigold
Calliandra Eriophylla	Pink Fairy Duster
Dalea Pulchra	Pea Bush
Ephedra species	Mormon Tea
Ericameria Laricifolia	Turpentine Bush
Eriogonum Fasciculatum	Buckwheat
Hyptis Emoryi	Desert Lavender
Justicia Californica	Chuparosa
Larrea Tridentata	Creosote
Lycium Fremontii	Wolfberry
Melampodium Leucanthum	Blackfoot Daisy
Penstemon Eatonii	Penstemon
Psilostrophe Cooperi	Paper Flower
Simmondsia Chinensis	Jajoba
Yucca Baccata	Banana Yucca
Yucca Elata	Soaptree Yucca
Viguiera Deltoidea	Goldeneye

Revegetation Cacti:	
Carnegiea Gigantaea	Saguaro
Echinocereus Englemannii	Hedgehog
Ferocactus Acanthodes	Barrel Cactus
Opuntia Englemannii	Prickly Pear

\*Area Base Shrub



VICINITY MAP  
NOT TO SCALE

TREE / PLANT LEGEND		PRIVATE & SEMI-PRIVATE ZONES ONLY	
Botanical Name	Common Name	Size	Quantity
Olneya tesota	Ironwood Tree	36" Box	1
Olea europaea 'Swan Hill'	Standard Fruitless Olive Tree	36" Box	7
Chamaerops humilis	Mediterranean Fan Palm	Transplant	1
Rosa species	Standard Roses - Pink / Red	5 gallon	32
Eremophylla maculata	Valentine Sage	5 gallon	7
Hibiscus rosa sinensis	Red Hibiscus Flower	5 gallon	10
Salvia darcyi	Red Salvia	5 gallon	21
Leucophyllum langmaniae	Rio Bravo Sage	5 gallon	38
Tecomaria capensis	Cape Honeysuckle	5 gallon	41
Aloe ferox	Tree Aloe	5 gallon	4
Muhlenbergia capillaris	Regal Mist	5 gallon	18
Aloe striata	Coral Aloe	5 gallon	20
Russelia equisetiformis	Coral Fountain	5 gallon	35
Ficus pumila	Creeping Fig	5 gallon	15
Bignonia capreolata	Tangerine Crossvine	5 gallon	10
Rosa banksiae	Lady Bank's Rose Vine	5 gallon	16
Lantana camara x hybrid	Irene	5 gallon	16
Lantana camara x hybrid	Pink Caprice	5 gallon	8
Lantana camara x hybrid	Dallas Red	5 gallon	11
Lantana montevidensis	Purple Trailing Lantana	5 gallon	80
Varies	Annual Flowers	flats / fill area	48 sf
Varies	Desert Perennial Mix	1 gallon / 2' o.c.	32

PLANT LEGEND		RESTORATION ZONES	
Botanical Name	Common Name	Size	Quantity
Cercidium microphylla	Foothill Palo Verde (multi)	15 gallon	4
Fouquiera splendens	Ocotillo	Bareroot	4
Simmondsia chinensis	Jajoba	5 gallon	23
Larrea tridentata	Creosotebush	5 gallon	19
Justicia californica	Chuparosa	5 gallon	16
Sphaeralcea ambigua	Globe Mallow	5 gallon	6
Encelia farinosa	Brittlebush	5 gallon	17
Ambrosia deltoidea	Triangle Bursage	5 gallon	33
Baileya multiradiata	Desert Marigold	5 gallon	9
Chrysactina mexicana	Damianita Flower	5 gallon	7

CA



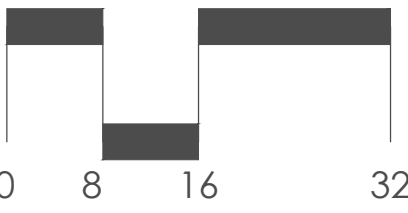
LOW-VOLTAGE LANDSCAPE LIGHTING LEGEND							
	Description	Manufacturer	Product	Color	Type	Filter	Lumens
1	spot light	FX Luminaire	QB-1	Bronze (FB)	LED	amber	37
	path light	FX Luminaire	RP-32	Bronze (FB)	LED	amber	55
	wall light	FX Luminaire	RH-ZDC	Bronze (FB)	LED	amber	98
	flood light	FX Luminaire	PB-1	Bronze (FB)	LED	amber	67
	micro spot	FX Luminaire	QZ-1	Bronze (FB)	LED	amber	62
	submersible	FX Luminaire	LP-1	Brass	LED	amber	74
	wall light	FX Luminaire	LF-1	Bronze (FB)	LED	amber	95

LANDSCAPE NOTES:

- Contractor shall verify all site conditions prior to beginning work. There will be no consideration of change of materials or costs based on lack of site inspection by the contractor.
- Discrepancies between the construction documents and the site should be immediately brought to the attention of Levinson Studio.
- Before work begins, the Landscape Contractor shall review the project with a representative from Levinson Studio.
- All plant material must meet ANA specifications as well as adhere to Town of Paradise Valley ordinances.
- Levinson Studio shall approve any and all plant material substitutions.
- See engineering drawings for drainage flows. Landscape Contractor shall leave the approved grading, and drainage unaltered.
- All earthwork is to be done so that all water drains away from house, walls, pool and other structures as per Grading & Drainage Plans.
- Prior to digging, all underground utilities are to be located and protected. Landscape Contractor shall call Blue Stake (263-1100) to confirm utilities' location.
- Double stake all 24" box and smaller trees outside root ball.
- Berms must not to exceed a 4:1 slope.
- All irrigation runoff shall be directed away from the sidewalk and curb.
- Landscape Contractor shall contact Levinson Studio before each application of pre-emergent herbicide.
- All plants shall be watered by an automatic drip irrigation system.
- Plant material to be low water consumptive.
- See architectural drawings for details of masonry walls.
- See native plant salvage plan for a list of trees to be salvaged or remain on this site. A copy of this list can be found on this Sheet L2 of this set.
- No existing trees are designated to be salvaged from this site. Refer to Native Plant Salvage Plan and Inventory for clarification.
- All all natural Revegetation areas shall be raked out to expose existing granite fines soil wherever possible. Any existing 1" to 6" rock found within the building envelope (inside the limits of work) shall be stockpiled. This rock is to be artfully dispersed and tamped into the grade. Groundplanes outside private the areas shall resemble the original undisturbed desert floor. Examples of this can be found in preserved native desert land surrounding this neighborhood. Revegetation areas to also be seeded with a Native Seed Mix. See Sheet L1 for 45" hatching, indicating revegetation areas and Sheet L2 for seed mix.
- All groundplanes in planting areas in private walled in areas shall receive 1/2" minus decomposed granite at 2" depth (1/2" below paved surfaces). Color: Table Mesa
- All newly installed plant material in shall receive the appropriate amount of water delivered by an underground, timer controlled drip system. All emitters to be Xeri-bug or equal; Installed underground. Flag emitters will not be accepted.
- All irrigation equipment to be screened from view with plant material.
- All proposed plants shall be listed in Town of ParadiseValley plant list for each appropriate planting zone. No proposed plants shall appear on Town of Paradise Valley list of prohibited plants.
- All erosion prone areas will be stabilized using on-site native stone in the form of rip-rap to prevent on-site erosion.
- No existing plant material shall salvaged from or replanted on this site as per a native plant salvage assessment performed by Native Resources on 7/25/22.
- Any additional disturbed areas in N.A.O.S. areas shall meet Town of Paradise Valley standards of (1) one plant per 20 square feet to restore. See Revegetation Notes for methodology and revegetation plant list for native plants to be used if any additional restoration is required.

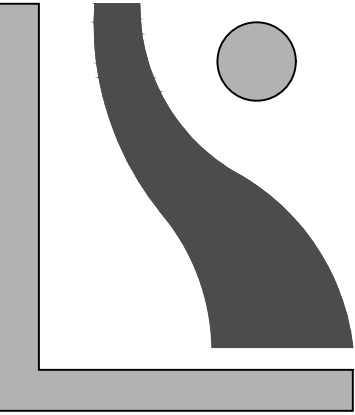
LIGHTING NOTES:

- All landscape lighting fixtures shall be set so the source of light can not be seen from any neighboring property.
- All spot and path type fixtures to be colored to match the Decomposed Granite topdressing used in the planting area in which it is installed.
- All spot and path type fixtures to be concealed with plant material.
- Site lighting must be directed onto vegetation or prominent site features and directed toward owner's residence.
- There are no colored lamps proposed for this project.
- Refer to lighting manufacturer fixture specification 8.5" X 11" sheets attached with this submittal for clarification on proposed fixtures.
- All Lighting must comply with the Town Of Paradise Valley "Dark Sky" ordinance and Lumen requirements.
- CCT for all landscape lighting fixtures shall not exceed 3000 K.
- Outdoor lighting fixtures shall be sufficiently shielded and aimed such that light trespass is minimized and glare from the light emitting and/or reflecting parts of a luminaries is not visible from any adjacent property.
- All outdoor light fixtures with light output greater than 2250 initial lumens shall be fully shielded. Fixtures with light output ranges from 1125 to 2250 initial lumens shall be at least partially shielded.
- Lights shall be equipped with a permanent automatic shut-off device to ensure light fixtures not be operational between the hours of 11 pm & sunrise.
- Outdoor lighting fixtures shall be sufficiently shielded and aimed such that spillage of light onto adjacent properties is minimized and glare from the light emitting and/or reflecting parts of a luminaire is not visible from any adjacent property. All exterior lighting must provide for significant shielding to ensure that light sources and lamps are not visible from neighboring property; no bare lamps will be permitted.
- See Lighting Legend, this sheet for landscape light fixture call-outs for house exterior lighting by others.
- Ensure the angle of the light is no more than 45° to meet low voltage lighting requirements to avoid excessive glare.
- Landscape un-lighting shall not exceed 150 lumens. For all other uses



Consult Arizona 611 at least two full working days before you begin excavation

Call 611 or visit Arizona611.com



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pool design • site planning • landscape designer  
Beniy Levinson  
4132 east minnezona avenue  
phone 602.690.0541

REVISIONS

DATE: 9.2.2025

DATE: 9.4.2025

DATE: 9.11.2025

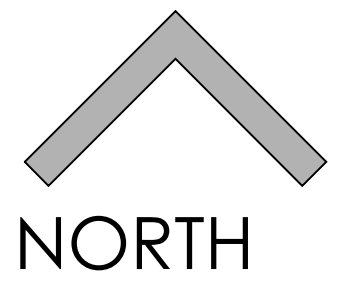
DATE: 9.16.2025

1 DATE: 11.19.2025

2 DATE: 11.21.2025

3 DATE: 12.2.2025

DEUTSCH-ALAUDINI RESIDENCE  
4698 EAST FOOTHILL DRIVE  
PARADISE VALLEY, ARIZONA 85253



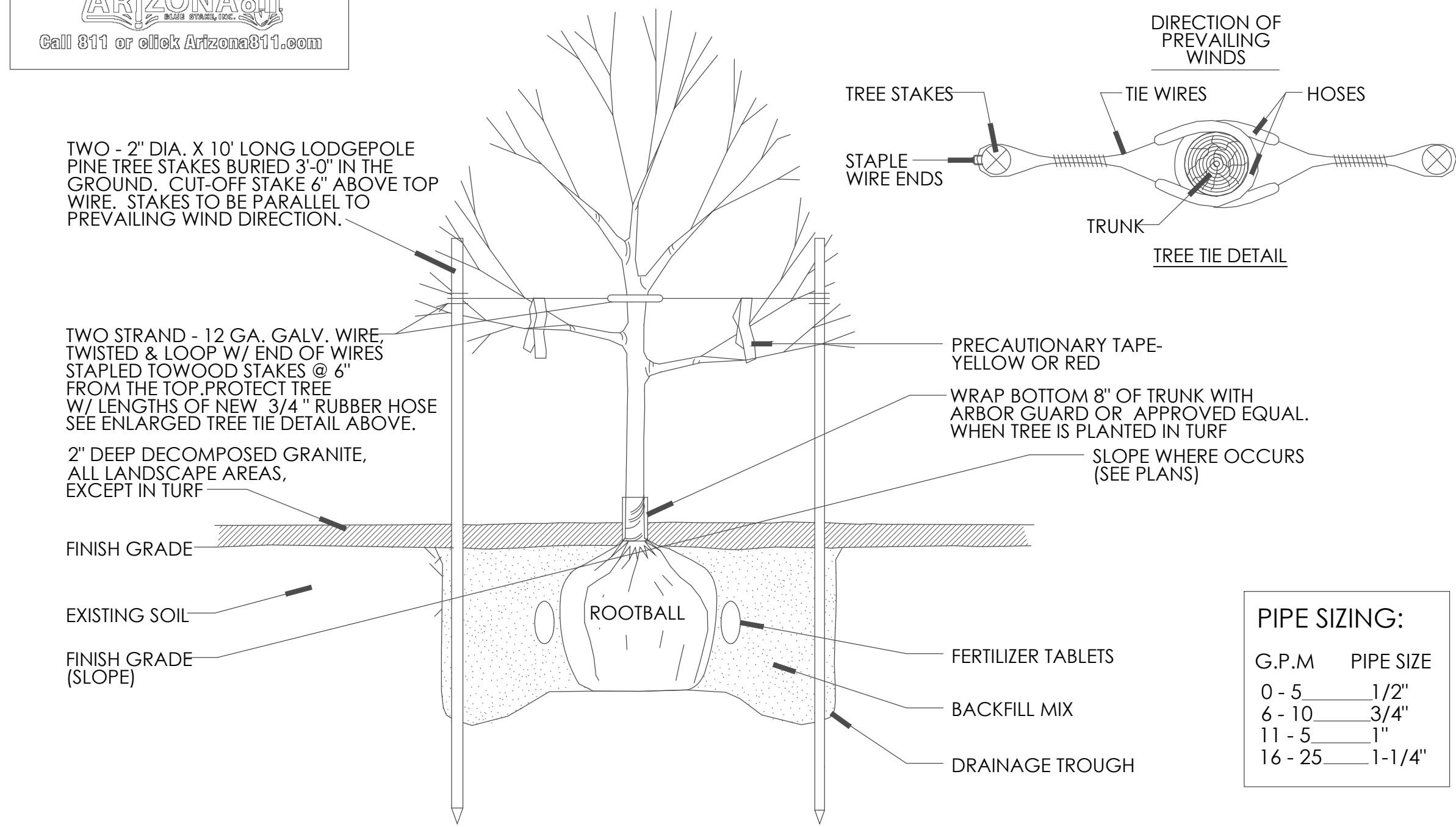
LANDSCAPE PLAN

DATE: 08.12.2025

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

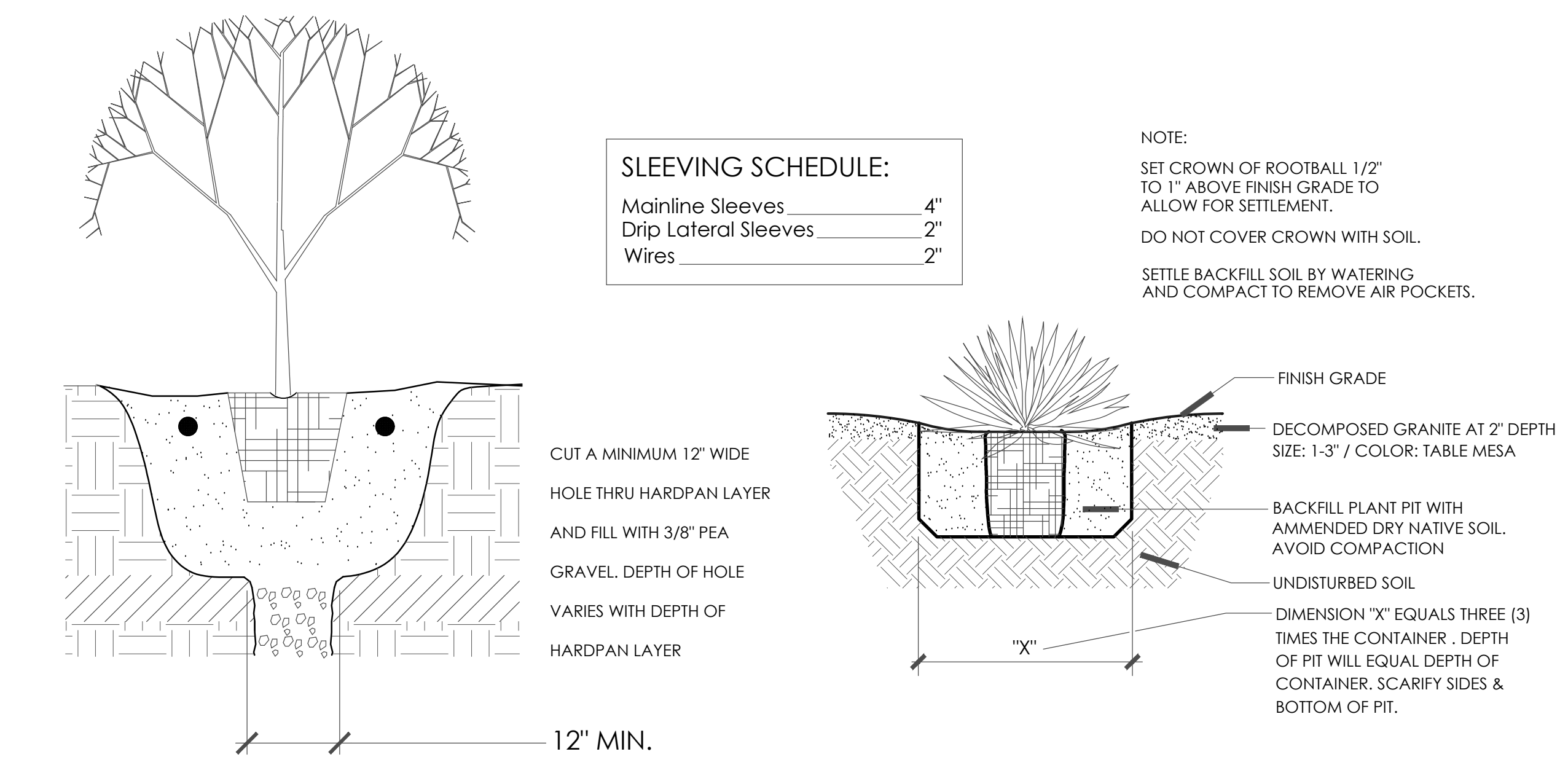
SHEET:





TYPICAL TREE PLANTING & STAKING

NOT TO SCALE

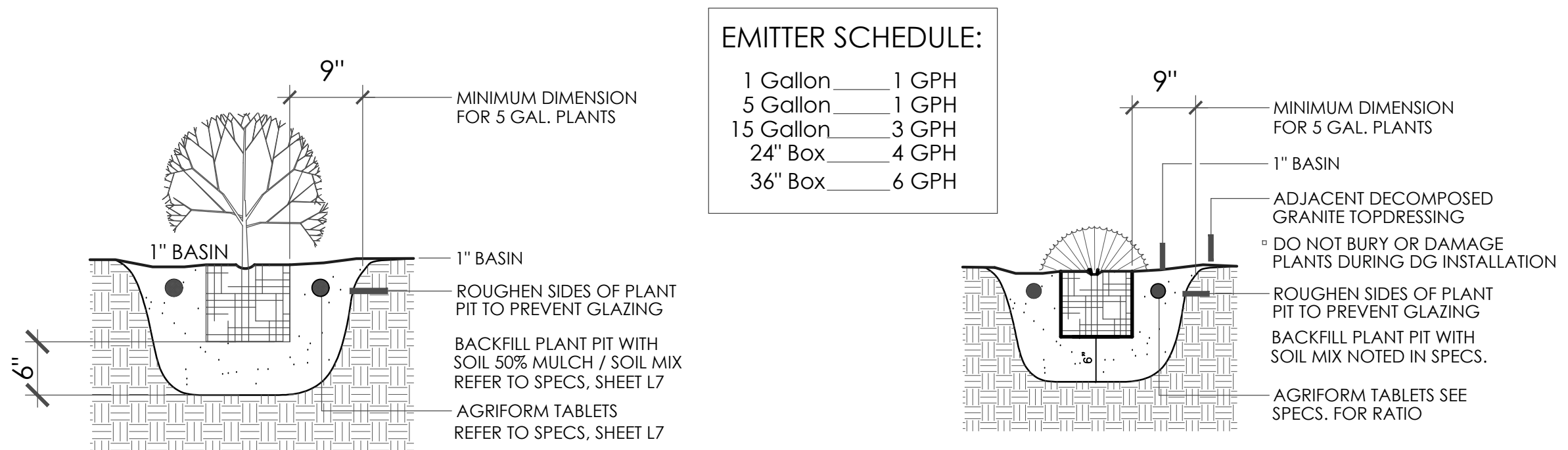


PLANTING IN HARDPAN

NTS

ACCENT & CACTUS PLANTING

NTS



SHRUB PLANTING DETAIL

NTS

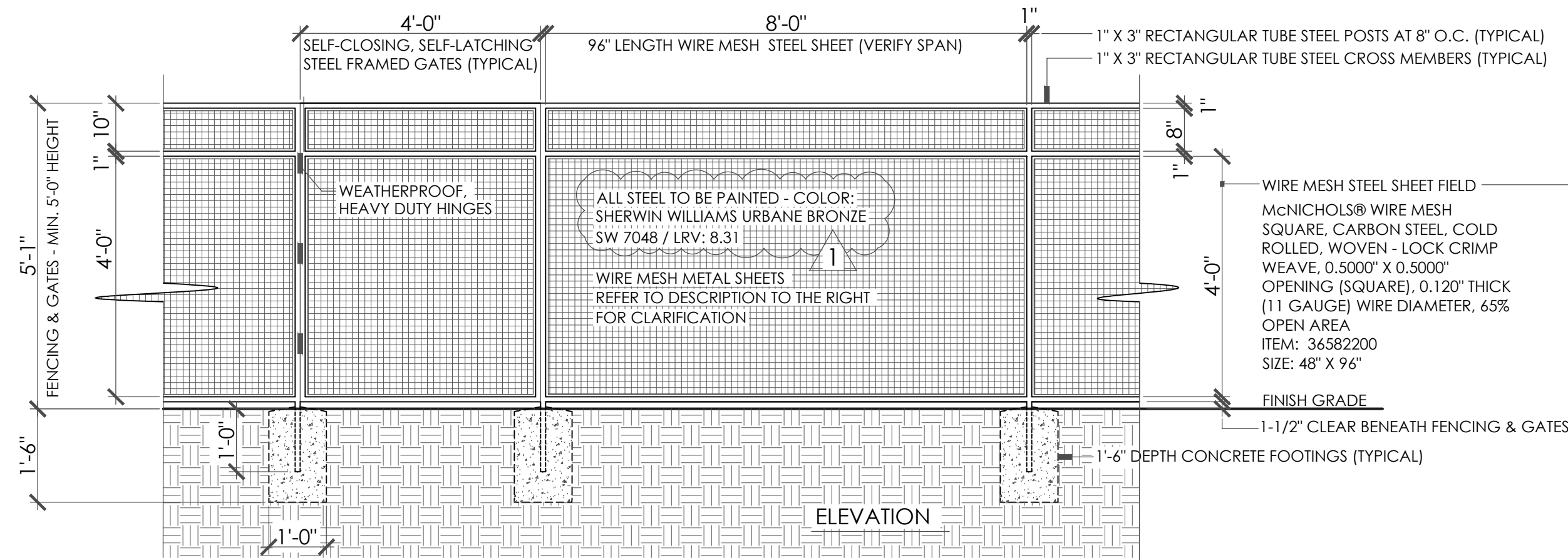
GROUND COVER PLANTING DETAIL

NTS

REVEGETATION PLAN NOTES:

1. All salvage plant relocation and revegetation shall be completed prior to the issuance of the Certificate of Occupancy.
2. Boulders and salvaged surface material shall be provided in disturbed area to match and blend with surrounding desert character.
3. Non-native decomposed granite shall not be provided in NAOS area or unenclosed areas.
4. Areas within the SDT are to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangles shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.
5. Retention/detention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional final plans staff review and approval.
6. All rights-of-way adjacent to this property shall be revegetated and maintained by the property owner.
7. No landscape lighting is allowed in the NAOS areas.
8. All signs require separate permits and approvals.
9. New landscaping, including salvaged plant material, and landscaping indicated to remain, which is destroyed, damaged, or expires during construction shall be replaced with like size, kind, and quantity prior to the issuance of the Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services Staff.
10. All revegetated NAOS shall be watered for 3 years. At the end of 3 years or once plant material has become established, the irrigation systems to the revegetated NAOS shall be permanently disconnected.
11. All landscape irrigation systems shall be separated from the domestic water supply by a backflow preventer in accordance with Town of Paradise Valley and MAG Supplement Standards Detail number 2354.
12. Plantings within any Revegetated N.A.O.S. Area shall be landscaped with plant species to match the original desert species and densities found on the site prior to development. Densities for revegetation plantings shall be approximately 1 plant per 20 square feet.
13. All newly installed plant material in NAOS shall receive the appropriate amount water delivered by an underground, timer controlled drip system. All emitters to be Xeri-bug or equal; Installed underground. Flag emitters will not be accepted. All irrigation delivered to plan material in the Revegetated NAOS shall be discontinued once new plant material has been established (3 years).
14. Boulders and rock features disturbed or scarred by construction and riprap shall be treated with a desert varnish (Eonite or equal).
15. All salvaged plants to be stored at a temporary holding yard to be planted on this site as a part of landscape installation project.
16. Refer to Landscape Plan, Sheet L1 for proposed re-planting locations for salvaged material for this site.
17. Upon completion of installation of plant material, the revegetated areas shall be seeded with revegetation seed mix. Seed mix shall contain seeds extracted from the same native plant species as were found on this site and surrounding nearby undisturbed areas prior to construction. Refer to Revegetation Plant List, this sheet.
18. All groundplanes in proposed revegetation areas in NAOS areas shall be raked out to expose granite soil where possible. All groundplanes in N.A.O.S. areas shall resemble the natural desert floor found on the site and surrounding undisturbed desert prior to development. Imported decomposed granite is not permitted in NAOS areas.
19. Any additional disturbed areas shall meet Town of Paradise Valley standards of one plant per 20 square feet to restore.
20. Contractor to ensure the house power panel and all visible utilities are screened from view.

Symbol	Botanical Name	Common Name	Percent in mix
	Ambrosia Deltoidea	Triangle Bursage	50%
	Larrea Tridentata	Creosote	25%
	Baileya Multiradiata	Desert Marigold	10%
	Sphaeralcea ambigua	Globe Mallow	10%
	Encelia farinosa	Brittlebush	5%



POOL GATES + FENCING

IRRIGATION NOTES:

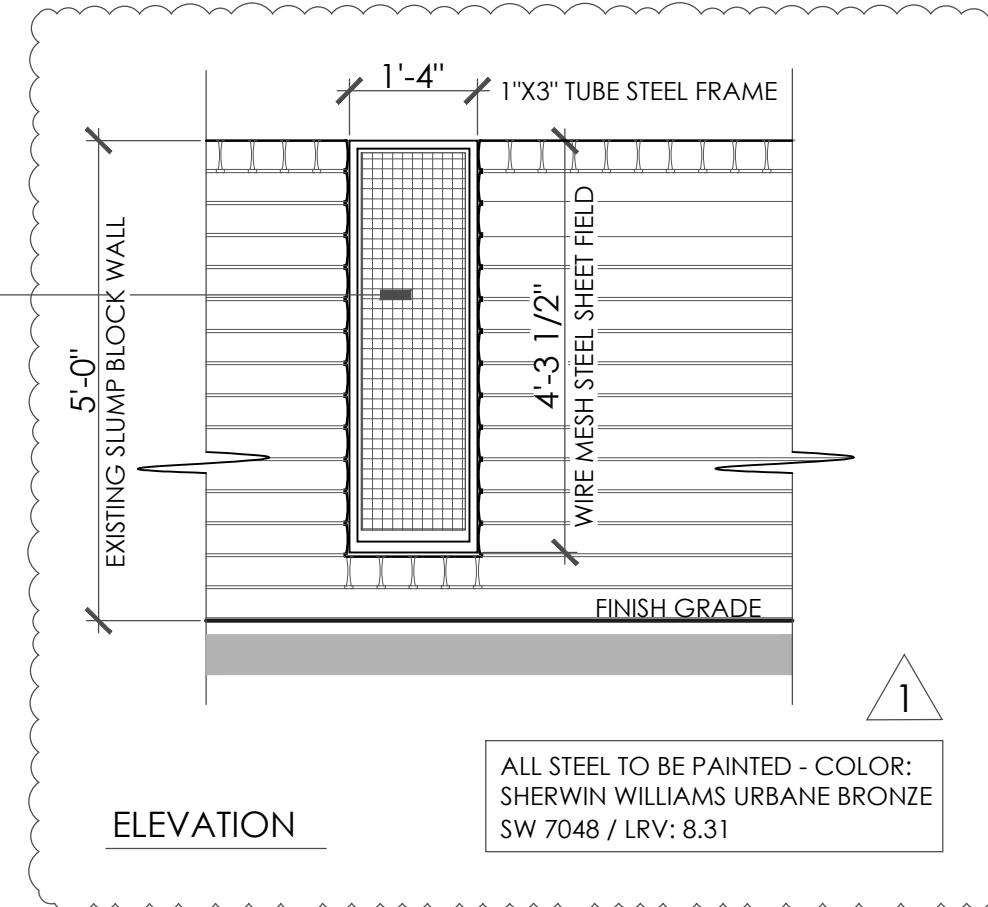
1. Landscape contractor shall verify location and size of water meter.
2. Irrigation and electrical sleeves to be schedule 40 PVC. All sleeves extend at least 12" beyond structures. Allow min. 4" to 6" from end of sleeves to first fitting. All sleeves 24" below grade.
3. Landscape Contractor shall be responsible for all landscape sleeving. Coordinate as necessary to verify existing sleeves installed by others. Install Schedule sleeves as necessary, if existing sleeves cannot be located.
4. Locate (tan) valve boxes at grade in planting areas.
5. Locate emitters on uphill side of plants on sloped planting areas.
6. All pea gravel in valve boxes to be cleaned from top of valve so valve is completely visible. Lip of valve boxes to be clean of debris.
7. Locate pressure regulator and "Y" strainer as required. Remote control valve to be located in separate (adjacent) valve box, or a jumbo valve box may be used.
9. All plants requiring more than one drip emitter shall have emitters distributed evenly around edge of rootball.
10. Testing and flushing of irrigation system shall be performed after completion of each section, or completion of entire installation. Any necessary repairs are at Landscape Contractor's direct expense. System shall be in complete working order prior to final payment by Owner.
11. Contractor shall service the system on request during the guarantee period but shall be paid for any work not covered by the warranty.
12. Prior to Owner's approval, an irrigation "tune-up" must be performed:
  - a. All drip systems to be flushed beginning with a "Y" strainer and working away from pressure regulator.
  - b. All drip tubes to be cut 1" above grade
13. All introduced and existing plants must be irrigated with an automatic drip irrigation system that is completely buried and tied to electronic controller.
14. Landscape contractor shall locate existing components in an inconspicuous location. If components cannot be located or re-used, new like components shall be utilized to provide proper water requirements to proposed plantings. All equipment to be screened with the appropriate plant material.
15. All newly installed plant material shall receive the appropriate amount of water delivered by an underground, timer controlled drip system. All emitters to be Xeri-bug or equal; Installed underground. Flag emitters will not be accepted.
16. All irrigation and lighting equipment shall be installed out of field of view, screened from with plant material and painted to match the color of the wall on which it is mounted.
17. All drip emitters shall be trimmed and adjusted to the level of the existing grade.

Botanical Name	Common Name
<b>Trees:</b>	
Acacia Greggii	Catclaw Acacia
Canotia Halocantha	Crucifixion Thorn
Cercidium Floridum	Blue Palo Verde
Cercidium Microphyllum	Foothills Palo Verde
Chilopsis Linearis	Desert Willow
Fouquieria Spondens	Ocotillo
Prosopis Velutina	Native Mesquite
<b>Shrubs and Color Plants:</b>	
*Ambrosia Deltoidea	Triangle Bursage
Baileya Multiradiata	Desert Marigold
Calliandra Eriophylla	Pink Fairy Duster
Dalea Pulchra	Pea Bush
Ephedra species	Mormon Tea
Eriocameria Laricafolia	Turpentine Bush
Eriogonum Fasciculatum	Buckwheat
Hypis Emoryi	Desert Lavender
Justicia Californica	Chuparosa
Larrea Tridentata	Creosote
Lycium Fremontii	Walberry
Melampodium Leucanthum	Blackfoot Daisy
Penstemon Eatonii	Penstemon
Psilistophe Cooperi	Paper Flower
Simmondsia Chinensis	Jojoba
Yucca Baccata	Banana Yucca
Yucca Elata	Scaoptree Yucca
Viguiera Deltoidea	Goldeneye
<b>Revegetation Cacti:</b>	
Carnegiea Gigantaea	Saguaro
Echinocereus Englemannii	Hedgehog
Ferocactus Acanthodes	Barrel Cactus
Opuntia Englemannii	Prickly Pear
<b>*Area Base Shrub</b>	

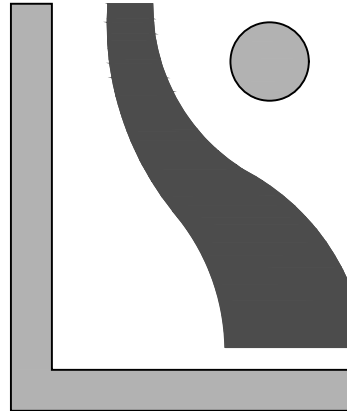
NATIVE PLANT SALVAGE ASSESSMENT  
BY NATIVE RESOURCES ON 6/9/2025  
  
4698 EAST FOOTHILL DRIVE  
PARADISE VALLEY, ARIZONA 85253

SUMMARY	Trees	Cacti	Total
Salvageable	0	0	0
Non-Salvageable	5	0	5
Remain In Place	5	4	9
Total Plants	10	4	14

NO.	TYPE	CALIPER	WIDTH	HEIGHT	STATUS	COMMENTS
1	Cercidium microphylla / Foothill Palo Verde	10"	15'	12'	NS	Rocks / Flared Roots / Branch Dieback
2	Cercidium microphylla / Foothill Palo Verde	6"	10'	12'	NS	Poor Structure / Rocks
3	Cercidium microphylla / Foothill Palo Verde	8'	14'	10'	NS	Exposed Roots / On Slope / Rocks
4	Cercidium microphylla / Foothill Palo Verde	4"	8'	9'	RIP	On Slope
5	Cercidium microphylla / Foothill Palo Verde	12"	18'	14'	RIP	Cluster / On Slope / Poor Structure
6	Cercidium microphylla / Foothill Palo Verde	10"	15'	15'	RIP	On Slope / Rocks / Branch Damage
7	Cercidium microphylla / Foothill Palo Verde	18"	14'	16'	RIP	Wide Base / Trunk Damage / Proximity To Street
8	Fouquiera spendens / Ocotillo			12'	RIP	Declining / Poor Structure
9	Ferocactus wislizeni / Barrel Cactus			5'	RIP	(2) Heads
10	Fouquiera spendens / Ocotillo			12'	RIP	
11	Carnegiea gigantea / Saguaro Cactus			55'	RIP	
12	Prosopis velutina / Velvet Mesquite	36"	35'	25'	RIP	Poor Structure/ On Slope / Rocks
13	Prosopis velutina / Velvet Mesquite	18"	20'	20'	RIP	Cambium Damage / Proximity to Hardscape
14	Prosopis velutina / Velvet Mesquite	10"	16'	15'	RIP	Declining / Branch Dieback / Proximity to Rock



FENCE PANEL (EXISTING WALL) SCALE: 1/2" =1'-0"



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phoenix, arizona 85018  
levinsonstudio@gmail.com

REVISIONS

DATE: 09.2.2025

DATE: 09.4.2025

DATE: 9.11.2025

DATE: 9.16.2025

DATE: 11.19.2025

DEUTSCH-ALAUDINI RESIDENCE  
4698 EAST FOOTHILL DRIVE  
PARADISE VALLEY, ARIZONA 85253

NOTES + DETAILS

DATE: 08.12.2025

SCALE: VARIES

SHEET:



Angled  
Orientation

PROJECT

CATALOG #

TYPE

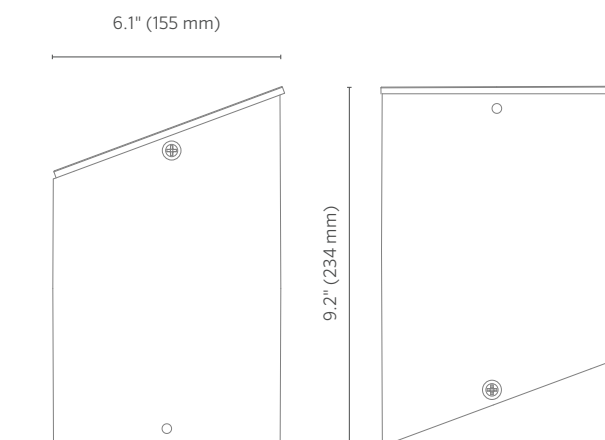
NOTES

## KG Well Light **DESIGNER PREMIUM**

Reversible angled or flat-top well light in 3, 6, or 9 LED.  
RGBW capable with **Luxor®** systems.

### Quick Facts

- Die-cast brass or aluminum construction
- Powder-coat, natural, or antiqued brass finishes
- Cree® integrated LEDs
- Reversible design for flat or angled installation
- Tamper-resistant features
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V





# KG Well Light SPECIFICATIONS

Output	3LED	6LED	9LED	ZDC
Total Lumens <sup>†</sup>	128	265	321	123
Input Voltage	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	4.2	8.2	10.0	9.1
VA	4.5	9.7	10.7	11.0
Efficacy (Lumens/Watt)	30	32	32	23
Color Rendering Index (CRI)	80+	80+	80+	80+
Center Beam Candlepower*				
Spot (17-20)	408	747	901	166
Dimming	PWM, Phase**	PWM, Phase**	PWM, Phase**	--
RGBW Available	No	No	No	Yes
Luxor Compatibility				
Default	Zoning	Zoning	Zoning	--
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	--
ZDC Option	--	--	--	Zoning/Dimming/Color
Minimum Rated Life (L90/B10)	55,000 Hrs	55,000 Hrs	55,000 Hrs	55,000 Hrs

\* Information not available for Flood or Wide Flood.

\*\* For optimal performance, use a trailing-edge, phase-cut dimmer.

† Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

## FX Luminaire

FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

## Materials

Die-cast C360 brass, A380 aluminum, or composite grid faceplate and aluminum A380 sealed housing with stainless steel hardware. ABS construction sleeve.

## Socket

Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture.

## Lamp

Integrated module with Cree LEDs. Gold-plated connectors and conformal coat for maximum reliability and corrosion resistance. Proprietary on-board intelligent driver uses firmware-controlled temperature regulation, maximizing LED life in excess of the rated 50,000 hrs. Field upgradeable and replaceable, the LEDs are rated to 50,000 hrs. Maximum drive current: 1 A.

## Optics

Polycarbonate color temperature adjustment lenses included with fixture: 2,700K (preinstalled), 3,900K (no lens), 4,500K, and 5,200K. Interchangeable optics for 10°, 20°, 30°-32°, or 55°-58° distributions ordered pre-assembled to fixture. Color temperature and beam angle lenses field serviceable. Beam angle is calculated using LM-79 method for SSL luminaires.

## Wiring

18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 5' (1.5 m) length

## Power

Input 10-15 VAC, 50/60 Hz. Remote transformer required (specify separately).

## Housing

Die-cast aluminum housing with capacity for 1LED, 3LED, 6LED, 9LED, or ZDC integrated LEDs.

## Construction Sleeve

Bronze-colored ABS composite construction sleeve with flat (0°) or angled (20°) installation options.

## Faceplate

Die-cast brass or aluminum flat faceplate with window and hemicycle eye drop pattern or composite grid with CB finish.

## Lens

Tempered glass lens with shock resistance and high tolerance for thermal expansion and stress.

## Finish

Two-layer protection of sulfuric acid anodization and polyester TGIC powder coat, providing superior outdoor weathering in all conditions. Tested to ASTM standards.

## Hardware

Black oxide stainless steel hardware.

## Ambient Operating Temperature

0°F to 140°F (-18°C to 60°C)

## Weight

3.8 lbs. (1.7 kg)

## Control

ZD or ZDC options utilize Luxor technology to zone light fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard fixture is zoneable with Luxor.

## Manufacturing

9001:2015 ISO certified facility

## Sustainability

Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

## Installation Requirements

Designed for installation in the upward direction only.

## International Compliance

Compliant per IEC 60598-1 and IEC 60598-2-7 by selecting the "e" version in parts builder.

## Warranty

10-year limited warranty.

## Listings





# KG Well Light ORDERING INFORMATION

Fixture	Luxor Option	Compliance	Output	Finish
KG*	■ [default] Zone	■ [default] UL Listed	■ 3LED 128 Lumens	■ BS Natural Brass
	■ ZD Zone/Dim	■ e CE Certified	■ 6LED 265 Lumens	■ BZ Bronze Metallic
			■ 9LED 321 Lumens	■ DG Desert Granite
	■ ZDC Zone/Dim/Color		■ [default] 123 Lumens	■ WI Weathered Iron
				■ SB Sedona Brown
				■ FB Black
				■ CB** Camo Bronze

\*\*Composite grid faceplate

EXAMPLE FIXTURE CONFIGURATION: KG-ZD-6LED-BS

KG

-

-

-

-

\*Includes 6" (152 mm) Reversible (Flat/Angled) Conduit Sleeve (250011630000)


## Accessory: Specify Separately

Item	Code
■ CLEAR PROTECTIVE INSERT 2.5" (64 mm) x 12" (305 mm)	KG-CPI



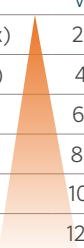
## KG 3LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 23.9°	Horizontal 23.8°
4.2' (1.3 m)	22.8 fc (245 lx)	1.8' (0.6 m)	1.8' (0.6 m)
8.3' (2.5 m)	5.7 fc (61 lx)	3.5' (1.1 m)	3.5' (1.1 m)
12.5' (3.8 m)	2.5 fc (27 lx)	5.3' (1.6 m)	5.3' (1.6 m)
16.7' (5.1 m)	1.5 fc (16 lx)	7.0' (2.1 m)	7.0' (2.1 m)
20.8' (6.3 m)	0.9 fc (10 lx)	8.8' (2.7 m)	8.8' (2.7 m)
25.0' (7.6 m)	0.6 fc (7 lx)	10.6' (3.2 m)	10.5' (3.2 m)



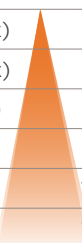
## KG 6LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 27.8°	Horizontal 27.9°
4.2' (1.3 m)	42.7 fc (460 lx)	2.1' (0.6 m)	2.1' (0.6 m)
8.3' (2.5 m)	10.7 fc (115 lx)	4.1' (1.3 m)	4.1' (1.3 m)
12.5' (3.8 m)	4.8 fc (52 lx)	6.2' (1.9 m)	6.2' (1.9 m)
16.7' (5.1 m)	2.7 fc (29 lx)	8.3' (2.5 m)	8.3' (2.5 m)
20.8' (6.3 m)	1.7 fc (18 lx)	10.3' (3.1 m)	10.3' (3.1 m)
25.0' (7.6 m)	1.2 fc (13 lx)	12.4' (3.8 m)	12.4' (3.8 m)




## KG 9LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 27.9°	Horizontal 27.0°
4.2' (1.3 m)	51.7 fc (557 lx)	2.1' (0.6 m)	2.0' (0.6 m)
8.3' (2.5 m)	13.0 fc (140 lx)	4.1' (1.3 m)	4.0' (1.2 m)
12.5' (3.8 m)	5.8 fc (62 lx)	6.2' (1.9 m)	6.0' (1.8 m)
16.7' (5.1 m)	3.2 fc (35 lx)	8.3' (2.5 m)	8.0' (2.4 m)
20.8' (6.3 m)	2.1 fc (23 lx)	10.4' (3.2 m)	10.0' (3.1 m)
25.0' (7.6 m)	1.4 fc (15 lx)	12.4' (3.8 m)	12.0' (3.7 m)



## KG zDC Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 54.4°	Horizontal 38.9°
4.2' (1.3 m)	4.4 fc (47 lx)	4.4' (1.3 m)	3.0' (0.9 m)
8.3' (2.5 m)	1.1 fc (12 lx)	9.0' (2.7 m)	6.1' (1.9 m)
12.5' (3.8 m)	0.5 fc (5 lx)	13.4' (4.1 m)	9.2' (2.8 m)
16.7' (5.1 m)	0.3 fc (3 lx)	17.8' (5.4 m)	12.2' (3.7 m)
20.8' (6.3 m)	0.2 fc (2 lx)	22.3' (6.8 m)	15.3' (4.7 m)
25.0' (7.6 m)	0.1 fc (1 lx)	26.7' (8.1 m)	18.3' (5.6 m)



Cree is a registered trademark of Cree Inc. MoistureBlock is a trademark of DSM&T Co. Inc.

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PROJECT \_\_\_\_\_

CATALOG # \_\_\_\_\_

TYPE \_\_\_\_\_

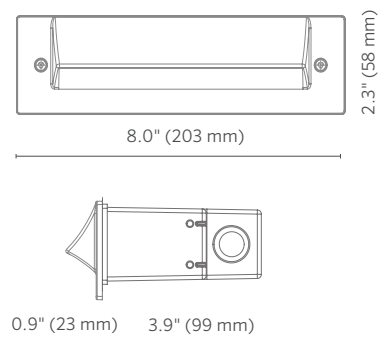
NOTES \_\_\_\_\_

## HS Wall Light **DESIGNER PLUS**

The modern, low-profile HS wall light provides a soft, floor-grazing light output in recessed applications.

### Quick Facts

- Die-cast aluminum
- Tamper-resistant features
- Two-layer, marine-grade anodization and powder-coat finish
- Cree® integrated LEDs
- Input voltage: 10-15 V
- Phase and PWM dimmable
- Compatible with Luxor® technology





# HS Wall Light SPECIFICATIONS

Output	2LED	ZDC
Total Lumens <sup>†</sup>	100	165
Input Voltage	10-15 V	11-15 V
Input Power (W)	3.5	8.1
VA	3.8	8.6
Efficacy (Lumens/Watt)	28	20
Color Rendering Index (CRI)	80+	80+
Max Candela	72	116
Dimming	PWM, Phase**	--
RGBW Available	No	Yes
Luxor Compatibility		
Default	Zoning	--
ZD Option	Zoning/Dimming	--
ZDC Options	--	Zoning/Dimming/Color
Minimum Rated Life (L90/B10)	55,000 Hrs	55,000 Hrs

<sup>†</sup> Measurements taken with C (3,900K) source. For W (2,700K) data, multiply by 0.80.

\*\* For optimal performance, use trailing-edge, phase-cut dimmer

## FX Luminaire

FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

## Materials

Die-cast aluminum A380 faceplate and housing, polycarbonate construction sleeve, stainless steel hardware.

## Socket

Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture.

## Power

Input 10-15 VAC/VDC, 50/60 Hz. Remote transformer required (specify separately).

## Lamp

Integrated module with Cree LEDs at specified 2,700K or 3,900K. Gold-plated connectors and conformal coating for maximum reliability and corrosion resistance. Proprietary onboard intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 55,000 hrs. Maximum drive current: 1 A.

## Lens

Polycarbonate clear lens with shock resistance and high tolerance for thermal expansion and stress.

## Optics

Polycarbonate frosted wide-angle lens.

## Wiring

18 AWG (1 mm); SPT-1W; 220°F (105°C); 300 V; 10' (3 m) length

## Housing

Die-cast A380 aluminum body with capacity for 2LED integrated LED board or ZDC integrated board.

## Weight

1.3 lbs. (0.6 kg)

## Faceplate

Die-cast aluminum faceplate with UV-stabilized polycarbonate lens. Meets requirements for IK09 impact test.

## Construction Sleeve

Polycarbonate construction sleeve with vertical and horizontal ½" (1.3 mm) NPT knockouts. Approved for installation in concrete. Construction cover included.

## Finish

Two-layer protection of sulfuric acid anodization and polyester TGIC powder coat, providing superior outdoor weathering in all conditions. Tested to ASTM standards.

## Ambient Operating Temperature

0°F to 140°F (-17°C to 60°C)

## Hardware

Polycarbonate construction sleeve with vertical and horizontal ½" (1.3 mm) NPT knockouts. Approved for installation in concrete. Construction cover included. Stainless steel machine screws.

## Control

ZD or ZDC utilizes Luxor technology to zone fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard fixture is zoneable with Luxor.

## Sustainability

Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

## Installation Requirements

Designed for installation in the downward lighting direction only.

## Manufacturing

9001:2015 ISO certified facility

## Warranty

10-year limited warranty

## International Compliance

Compliant per IEC 60598-1 and IEC 60598-2-7 by selecting "e" option in parts builder.

## Listings





# HS Wall Light ORDERING INFORMATION

Fixture	Luxor Option	LED	Color Temperature	Compliance	Finish
HS*	■ [default] Zone	■ 2LED 100 Lumens	■ W Warm 2,700K	■ [default] North America (UL Listed)	■ BZ Bronze Metallic
	■ ZD Zone/Dim		■ C Cool 3,900K	■ e International (CE Certified)	■ DG Desert Granite
	■ ZDC Zone/Dim/Color	■ [default] 165 Lumens	■ [default] RGBW		■ WI Weathered Iron
					■ SB Sedona Brown
					■ FB Black
					■ WG White Gloss
					■ FW Flat White
					■ AL Almond
					■ SV Silver

\*Includes Mounting Kit (MKHS)

EXAMPLE FIXTURE CONFIGURATION:  
HS-2LED-W-BZ

HS

-

-

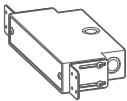
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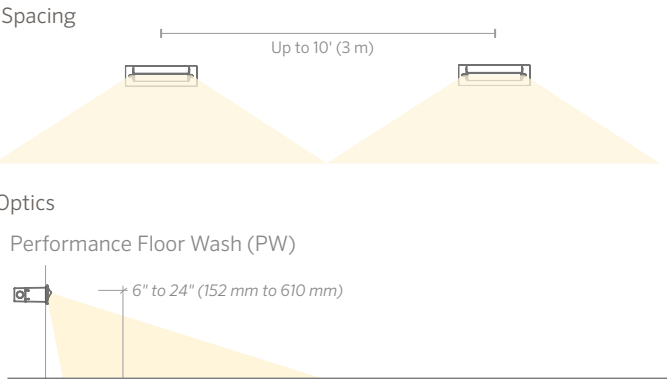
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## Mounting Options

Item	Code
■ MOUNTING KIT HS	MKHS



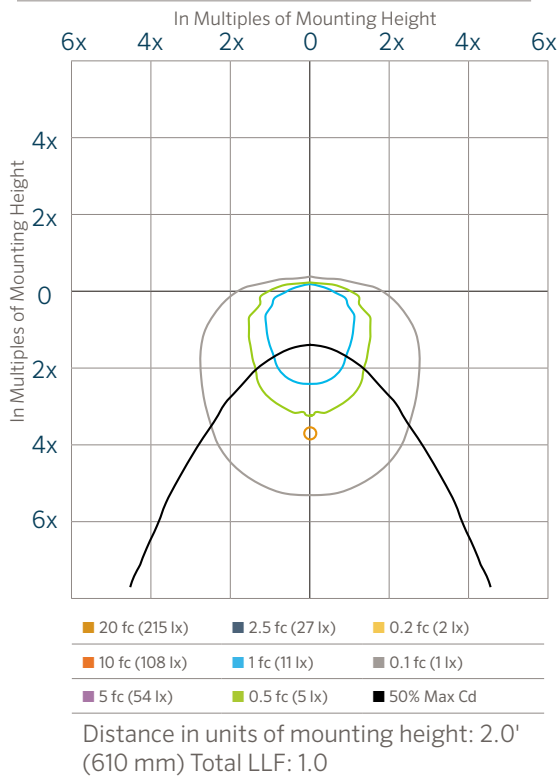
## SPACING AND ORIENTATION



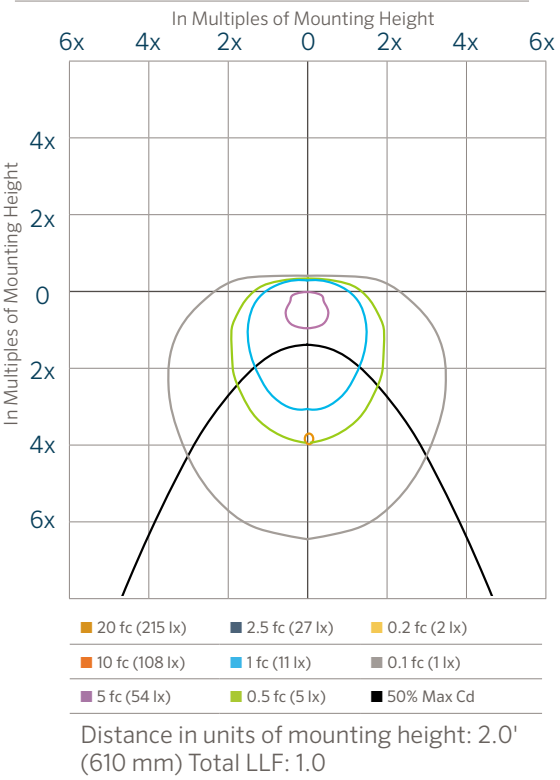


# HS Wall Light SPECIFICATIONS

HS 2LED Isofootcandle Plot



HS zDC Isofootcandle Plot



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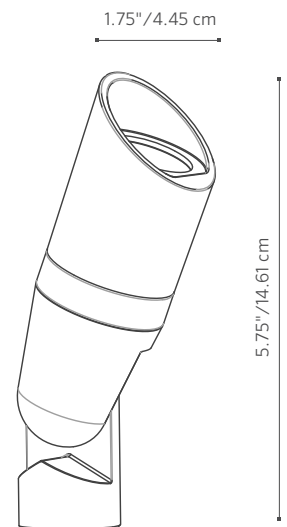




*The QZ is the smallest up light offered in the FX LED line. With only a 1LED option it's capable of all the same features and optics of the larger LED up lights like the NP and FB, but in a smaller package. The QZ is also capable of zoning and dimming on a Luxor ZD System with the added ZD option.*

## QZ: Up Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watts
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	34.9
MAX LUMENS:	62
CRI (Ra)	79.8







## QZ: Up Light

**FACTORY INSTALLED OPTIONS:** Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	FIXTURE	QZ
2	OPTIONAL ZD	ZD (Refer to the Luxor page in the Lighting Control section)
3	LAMP	1LED (50,000 avg. life hours)
4	FINISH	WG, FW, AL, BZ, DG, WI, VF, SB, FB

**EXAMPLE:** QZ-ZD-1LED-WI = QZ - ZD Option - 1LED Board - Weathered Iron Finish

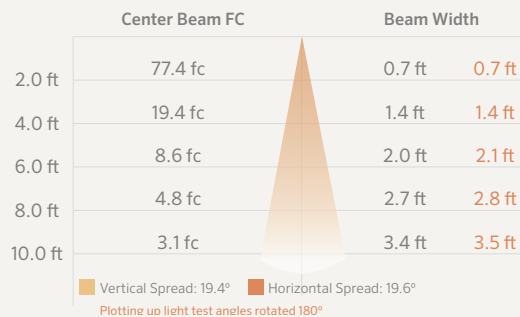
**FIELD INSTALLED OPTIONS:** Order Individually

Mounts	Beam Angle Lenses
<b>Long Slot Spike (Included)</b> (250015840000) 2.5" x 10"	<b>LENS OPTIONS</b>
<b>Super Slot Spike</b> (753900) 2" x 10"	<b>Diffuser</b> 18° (preassembled/most fixtures)
<b>SuperJ-Box</b> (SJ-XX**) 2.5" x 12"	<b>Flood Lens</b> 30-32° (1 notch)
<b>Post Mount</b> (PM-XX**) 2.5" x 13"	<b>Wide Flood Lens</b> 56-58° (2 notches)

**EXAMPLE:** 753900 = Super Slot Spike

### PHOTOMETRICS:

QZ 1LED ILLUMINANCE AT A DISTANCE



Beam angle is calculated using LM-79 method for SSL Luminaires:  
"Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

### POWDER COAT

	<b>WG</b> = White Gloss
	<b>FW</b> = Flat White
	<b>AL</b> = Almond
	<b>BZ</b> = Bronze Metallic
	<b>DG</b> = Desert Granite
	<b>WI</b> = Weathered Iron
	<b>VF</b> = Verde Speckle
	<b>SB</b> = Sedona Brown
	<b>FB</b> = Flat Black

The QZ includes a 1 LED board, your choice of finish, 4 ft lead wire and a Super Slot Spike.

All QZ up lights come standard with amber, green, blue and frosted filters

\*\* Denotes finish code







PROJECT

CATALOG #

TYPE

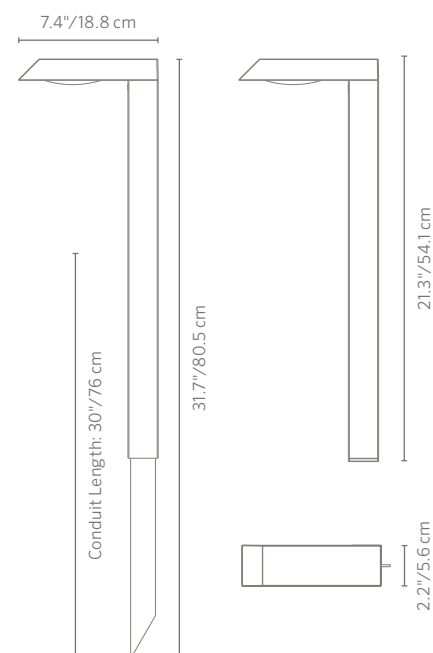
NOTES

## M-PL DESIGNER PLUS

The ultra-modern M-PL path light combines the versatility of die-cast aluminum with minimalist aesthetics to complement a range of contemporary installations.

### Quick Facts

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs
- Color temperature filters
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V
- 10-year limited warranty





# M-PL Path Light SPECIFICATIONS

Lamp	1 LED	ZDC
Halogen Lumen Output Equivalent	20W	10W
Input Voltage	10 to 15 V	11 to 15 V
VA Total (Use this number to size the transformer)	2.4W	4.3W
Watts Used	2.0	3.6
Lumens per Watt (Efficacy)	36	21
Max Lumens	73	36
CRI (Ra)	83	82
Center Beam Candlepower (CBCP)	85	25
Dimming	PWM, Phase**	PWM, Phase**
RGBW Available	No	Yes
Luxor Compatibility		
Default	Zoning	Zoning
ZD Option	Zoning/Dimming	Zoning/Dimming
ZDC Option	N/A	Color
Minimum Rated Life (L90)	50,000 Hrs	50,000 Hrs
CCT		
Amber Filter	2,700K	N/A
Frosted Filter	3,900K	N/A

## FX Luminaire

FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of highly efficient lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

## Materials

Die-cast aluminum A380 housing and extruded riser with stainless steel hardware.

## Power

Input 10-15VAC/VDC 50/60Hz. Remote transformer required (specify separately).

## Lamp

Integrated module with Cree LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary on-board intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 50,000 hrs. Maximum drive current: 1 A.

## Socket

Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the luminaire.

## Optics

Polycarbonate color temperature adjustment lenses included with luminaire: 2,700K (preinstalled) and 3,900K (clear lens). Color temperature lenses are field serviceable.

## Wiring

18 AWG SPT-1W 105°C 300V 3-meter length

## Housing

Die-cast aluminum housing with capacity for rectangular 1LED integrated LED.

## Lens

Frosted polycarbonate lens with high tolerance for thermal expansion, stress, and abuse.

## Finish

Two-layer protection of sulfuric acid anodization and polyester TGIC powder coat, providing superior outdoor weathering in all conditions. Tested to ASTM standards.

## Weight

3.2 lbs. (1.45 kg)

## Manufacturing

ISO 9001:2015 certified facility

## Hardware

Tamper-resistant stainless steel hardware. Ships with 30" length of 1" conduit.

## Ambient Operating Temperature

0°F to 140°F (-18°C to 60°C)

## Control

Luxor ZD or ZDC utilizes Luxor technology to zone luminaires in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard luminaire is zoneable with Luxor ZD or Luxor ZDC.

## Sustainability

Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability

## Installation Requirements

Designed for installation in the downward lighting direction only.

## Warranty

10-year limited warranty.

## Listings





# M-PL Path Light ORDERING INFORMATION

Fixture Size	Luxor Option	Lamp	Compliance	Finish		
M-PL	<div><div></div>[default] Zone</div>	<div><div></div>1LED 2.0W/2.4A</div>	<div><div></div>[default] North America (UL-listed)</div>	<div><div></div>BZ Bronze</div>	<div><div></div>SB Sedona Brown</div>	<div><div></div></div>
	<div><div></div>ZD Zone/Dim</div>	<div><div></div>[default ZDC option] 3.6W/4.3VA</div>	<div><div></div>E Int'l (CE approved)</div>	<div><div></div>SV Silver</div>	<div><div></div>AL Almond</div>	<div><div></div></div>
	<div><div></div>ZDC Zone/Dim/Color</div>			<div><div></div>FB Black</div>	<div><div></div>WG White Gloss</div>	<div><div></div></div>
				<div><div></div>DG Desert Granite</div>	<div><div></div>FW Flat White</div>	<div><div></div></div>
				<div><div></div>WI Weathered Iron</div>		

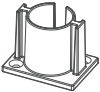
EXAMPLE FIXTURE CONFIGURATION:

M-PL-ZD-1LED-SV

\* Ships with 30" length of 1" conduit

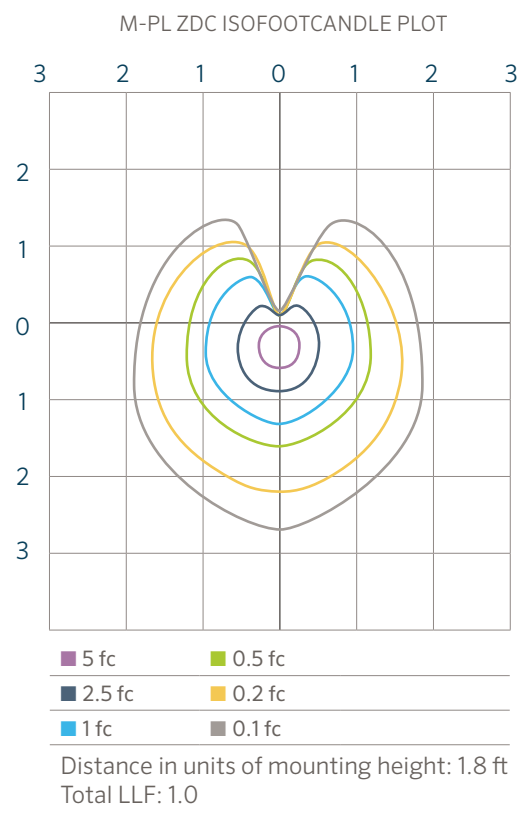
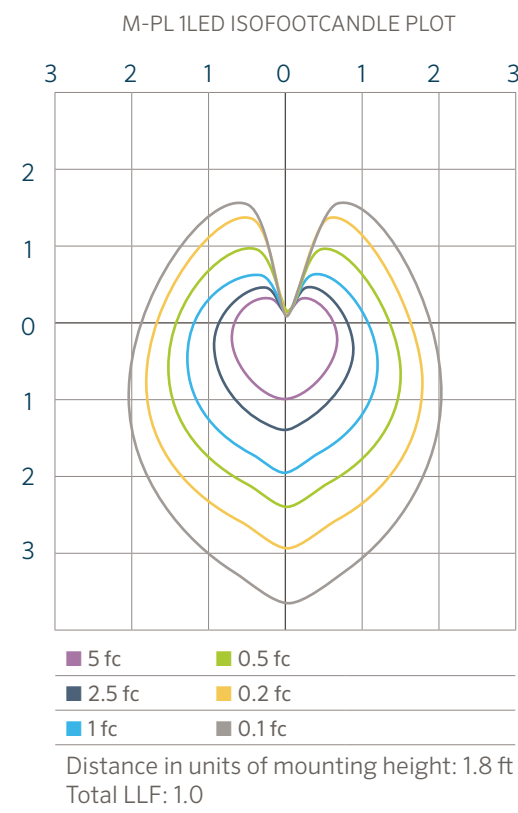
M-PL -  -  -  -

MOUNTING OPTIONS: Specify Separately

Mounts	Catalog No.
<div><div></div>M-PL DECK MOUNT 1.75" x 1.75" x 2" [4.4 cm x 3.2 cm x 5.1 cm]</div>	<div>M-PL-DM-XX*</div> <div></div>

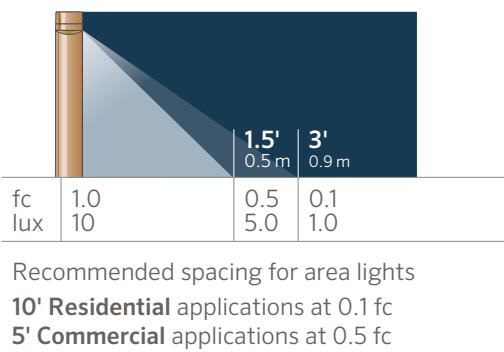
\* XX = Power coat color code





FIXTURE SPACING

M-PL 1 LED or ZDC







PROJECT

CATALOG #

TYPE

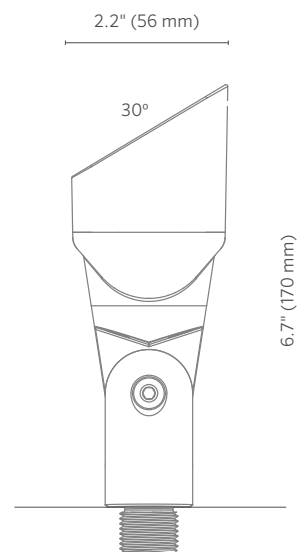
NOTES

## PB Up Light **DESIGNER PLUS**

Medium-sized wall wash light in 1 or 3 LED.  
Available in brass construction. RGBW  
capable with Luxor® **ZDC** systems.

### Quick Facts

- Brass construction
- Natural or antique brass finishes
- Cree® integrated LEDs
- ProAim™ adjustability
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V





# PB Up Light SPECIFICATIONS

Output	1LED	3LED	3LEDT	ZDC
Total Lumens†	67	160	146	122
Input Voltage	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	2.0	4.2	4.2	6.0
VA	2.4	4.5	4.5	7.2
Efficacy (Lumens/Watt)	34	39	42	37
Color Rendering Index (CRI)	83	82	--	83
Center Beam Candlepower	37	93	304	122
Dimming	PWM, Phase**	PWM, Phase**	PWM, Phase**	--
RGBW Available	No	No	No	Yes
Luxor Compatibility				
Default	Zoning	Zoning	--	--
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	--
ZDC Option	--	--	--	Zoning/Dimming/Color
Minimum Rated Life (L70)	50,000 Hrs	50,000 Hrs	50,000 Hrs	50,000 Hrs

\*\* For optimal performance, use a trailing-edge, phase-cut dimmer.

† Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

## FX Luminaire

FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of highly efficient lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

## Materials

Die-cast C360 brass housing, shroud, and knuckle/base assembly with brass hardware.

## Socket

Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture.

## Lamp

Integrated module with Cree LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary on-board intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 50,000 hrs. Maximum drive current: 1 A.

## Optics

Polycarbonate color temperature adjustment lenses included with fixture: 2,700K (preinstalled), 3,900K (no lens), 4,500K, and 5,200K. Color temperature lenses field serviceable. Beam angle is calculated using LM-79 method for SSL luminaires.

## Wiring

18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 10' (3 m) length.

## Shroud

Die-cast brass shroud with 30° cutoff.

## Power

Input 10-15VAC/VDC 50/60Hz. Remote transformer required (specify separately).

## Housing

Die-cast brass housing with capacity for 1LED, 3LED, or ZDC integrated LEDs.

## Knuckle

Die-cast brass knuckle with ½"-14 (13 mm) NPSM threads. Compress and lock features prevent slip after installation. 9° increments adjustability over 220° of vertical adjustment.

## Lens

Tempered frosted glass lens with shock resistance and high tolerance for thermal expansion and stress.

## Finish

Options of natural brass finish, or antiqued finish with brushed (Antique Bronze) or tumbled (Antique Tumbled) effect. Antique finishes sealed with a clear TGIC powder coat layer.

## Hardware

Brass angle lock screw with setscrew. Includes ProAim ratcheting ABS spike for 360° horizontal rotation in 10° increments. Tamper-resistant locking screw included.

## Ambient Operating Temperature

0°F to 140°F (-18°C to 60°C)

## Weight

2.4 lbs. (1.1 kg)

## Control

ZD or ZDC options utilize Luxor technology to zone light fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard fixture is zoneable with Luxor.

**Installation Requirements**  
Designed for installation in the upward direction only.

## Manufacturing

ISO 9001:2015 certified facility

## Wildlife-Friendly Lighting

Available with wildlife-friendly amber LEDs.

## International Compliance

Compliant per IEC 60598-1 and IEC 60598-2-7 when used with ground mount ("GM-XX") accessory, or alternate mount greater than or equal to IP65, or by selecting the "e" version.

## Sustainability

Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

## Warranty













10-year limited warranty.

## Listings





# PB Up Light ORDERING INFORMATION

Fixture	Luxor Option	Output	Compliance	Finish			
PB*	■ [default] Zone	■ 1LED 67 Lumens	■ [default] ½" (13 mm) Thread UL-Listed	■ BS Natural Brass		■ WG White Gloss	
	■ ZD Zone/Dim	■ 3LED 160 Lumens	■ e Bracket Mount CE Approved	■ BZ Bronze Metallic		■ FW Flat White	
		■ 3LEDT** Wildlife-Friendly Amber (585-595 nm)		■ DG Desert Granite		■ AL Almond	
	■ ZDC Zone/Dim/Color	■ [default] 122 Lumens		■ WI Weathered Iron		■ AB Antique Bronze	
				■ SB Sedona Brown		■ AT Antique Tumbled	
				■ FB Black		■ NP Nickel Plate	









EXAMPLE FIXTURE CONFIGURATION: PB-ZD-1LED-AT






\* Ships with ProAim ratcheting spike

\*\* Available with ZD Luxor option and BS, AB, AT, or NP finishes only.

## MOUNTING OPTIONS: Specify Separately

Mounts	Code	
■ SUPER J-BOX 2.5" (64 mm) x 12" (305 mm)	SJ-XX*	
■ POST MOUNT 2.5" (64 mm) x 13" (330 mm)	PM-XX*	
■ GROUND MOUNT 2.7" (67 mm) Diameter	GM-XX*	
■ VERSABOX® 2.2" (57 mm) x 1.5" (39 mm)	VB-050-XX*	
■ GUTTER MOUNT 4.0" (102 mm) x 4.0" (102 mm)	GM-SS	
■ MINI J-BOX 3.5" (89 mm) x 1.3" (34 mm)	MJ-050-XX*	
■ TREE BOX 5.4" (138 mm) x 1.9" (49 mm)	TB-XX*	
■ WALL PLATE: Round 5.0" (127 mm) Diameter	WP-RD-050-XX*	

## COUPLING OPTIONS: Specify Separately

Couplings	Code	
■ STRAIGHT 1.3" (32 mm) x 2.0" (51 mm)	COUP-XX*	
■ 90° ELBOW 1.3" (32 mm) x 2.0" (51 mm)	ELBW-050-XX*	
■ T-MOUNT 3.0" (76 mm) x 2.2" (57 mm)	TMNT-050-XX*	

## RISER OPTIONS: Specify Separately

Riser	Code	
■ RISER 1.0" (25 mm) Diameter	YY-R-GT-XX*	

\*YY = riser height in inches (6" increments between 6" and 36"; 150 mm increments between 150 mm and 900 mm), XX = finish code



## PB 1LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
	Foot-Candle (Lux)	Vertical 73.3°	Horizontal 95.6°
4' (1.2 m)	2 fc (25 lx)	6' (1.8 m)	9' (2.7 m)
8' (2.4 m)	0.6 fc (7 lx)	12' (3.6 m)	18' (5.4 m)
12' (3.7 m)	0.2 fc (2 lx)	18' (5.4 m)	27' (8.1 m)
16' (4.9 m)	0.1 fc (1 lx)	24' (7.3 m)	35' (10.8 m)
20' (6.1 m)	0.1 fc (1 lx)	30' (9.1 m)	44' (13.4 m)
24' (7.3 m)	0.1 fc (1 lx)	36' (10.9 m)	53' (16.1 m)

## PB 3LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
	Foot-Candle (Lux)	Vertical 29.2°	Horizontal 30.30°
4' (1.2 m)	19 fc (203 lx)	2' (0.6 m)	2.2' (0.7 m)
8' (2.4 m)	5 fc (60 lx)	4' (1.3 m)	4.3' (1.3 m)
12' (3.7 m)	2 fc (23 lx)	6' (1.9 m)	6.5' (2.0 m)
16' (4.9 m)	1.2 fc (13 lx)	8' (2.5 m)	8.7' (2.7 m)
20' (6.1 m)	0.8 fc (9 lx)	10' (3.2 m)	10.8' (3.3 m)
24' (7.3 m)	0.5 fc (5 lx)	13' (3.9 m)	13' (3.9 m)

## PB 3LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
	Foot-Candle (Lux)	Vertical 69.4°	Horizontal 93.0°
4' (1.2 m)	6 fc (62 lx)	6' (1.7 m)	8' (2.6 m)
8' (2.4 m)	1.5 fc (16 lx)	11' (3.4 m)	17' (5.2 m)
12' (3.7 m)	0.7 fc (8 lx)	17' (5.0 m)	25' (7.7 m)
16' (4.9 m)	0.4 fc (4 lx)	22' (6.8 m)	34' (10.3 m)
20' (6.1 m)	0.2 fc (2 lx)	28' (8.4 m)	42' (12.9 m)
24' (7.3 m)	0.2 fc (2 lx)	33' (10.1 m)	51' (15.4 m)

## PB zDC Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
	Foot-Candle (Lux)	Vertical 52.3°	Horizontal 54.1°
4' (1.2 m)	7.6 fc (82 lx)	4' (1.2 m)	4' (1.3 m)
8' (2.4 m)	1.9 fc (21 lx)	8' (2.4 m)	8' (2.5 m)
12' (3.7 m)	0.9 fc (10 lx)	12' (3.6 m)	12' (3.8 m)
16' (4.9 m)	0.5 fc (5 lx)	16' (4.8 m)	16' (5.0 m)
20' (6.1 m)	0.3 fc (3 lx)	20' (6.0 m)	20' (6.2 m)
24' (7.3 m)	0.2 fc (2 lx)	24' (7.2 m)	25' (7.5 m)

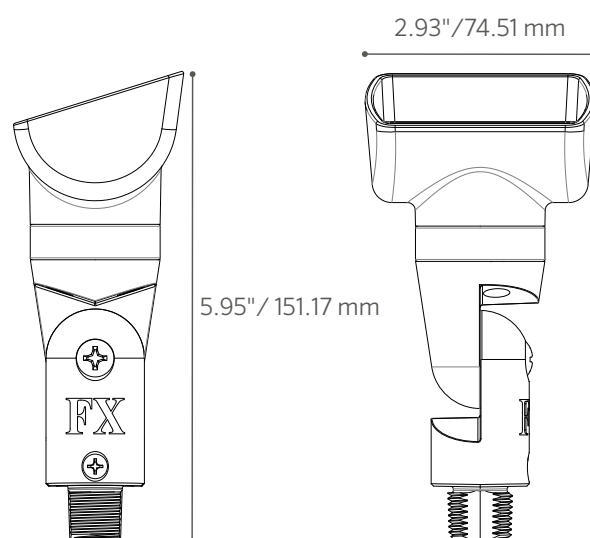
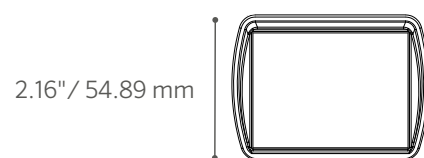




*The petite QB LED up light from FX Luminaire® is a 1LED wall wash light with all the same features of the larger PB, and is compatible with Luxor.*

### QB: Up Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	37
MAX LUMENS:	73
CRI (Ra)	85







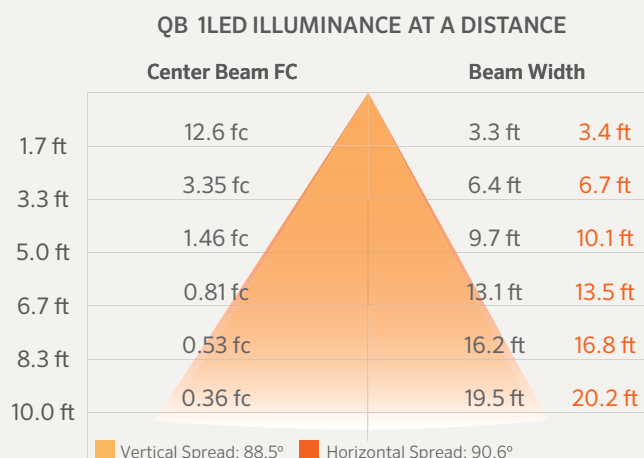
## QB: Up Light

**FACTORY INSTALLED OPTIONS:** Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	FIXTURE	QB
2	OPTIONAL ZD	ZD (Refer to the Luxor page in the Lighting Control section)
3	LAMP	1LED (50,000 avg. life hours)
4	FINISH	BZ, DG, WI, SB, FB, WG, FW, AL, VF, SV

**EXAMPLE:** QB-ZD-1LED-BZ = QB - ZD Option - 1LED Board - Bronze Metallic

### PHOTOMETRICS:



Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum. It is calculated using LM-79 method for SSL Luminaires.

### POWDERCOAT



**WG** = White Gloss



**FW** = Flat White



**SV** = Silver



**AL** = Almond



**BZ** = Bronze Metallic



**DG** = Desert Granite



**WI** = Weathered Iron



**VF** = Verde Speckle



**SB** = Sedona Brown



**FB** = Flat Black



All QB up lights come standard with amber, green, blue and frosted filters

The QB includes a 1 LED board, your choice of finish, 4 ft lead wire and a Super Slot Spike.