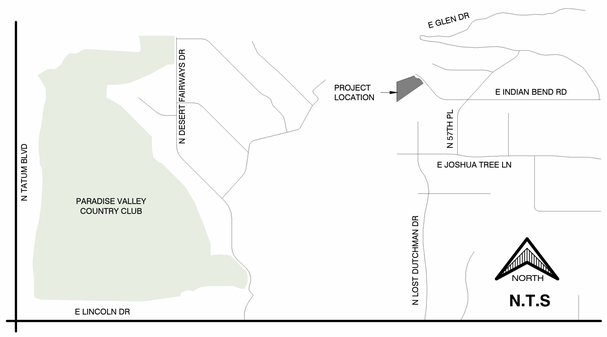


*RENDERING REPRESENTS AN ARCHITECTURAL CONCEPT AND IS INTENDED AS AN ILLUSTRATIVE EXAMPLE ONLY. FINAL DESIGN, CONSTRUCTION AND MATERIALS, INCLUDING LANDSCAPE, MAY VARY.

LOST DUTCHMAN RESIDENCE - FINAL REVIEW

5625 E INDIAN BEND RD
PARADISE VALLEY 85253
Project No. 25-05
April 17, 2025



NEW HILLSIDE CUSTOM
HOME & CASITA FOR FAMILY

SHEET INDEX

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H1.05 FLOOR PLAN - LOWER LEVEL
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STEWART RESIDENCE

5625 E INDIAN BEND RD
PARADISE VALLEY 85253
Project No.25-05

STRATTON ARCHITECTS
5090 N 40th Street Suite 170, Phoenix, Arizona 85018
(860) 331-0701

REGISTERED ARCHITECT
CERTIFICATE
70554
STRATTON
ANDREWS
4.17.2026
ARIZONA U.S.A.
Expires 3/31/2026

LEGAL ADDRESS
5625 E INDIAN BEND RD PARADISE VALLEY 85253

APN
169-55-002A

NET SITE AREA
52,356 SF

FOR FINAL HILLSIDE

DATE 4.17.2026

REV.

COVER PAGE

H0.00

25-05

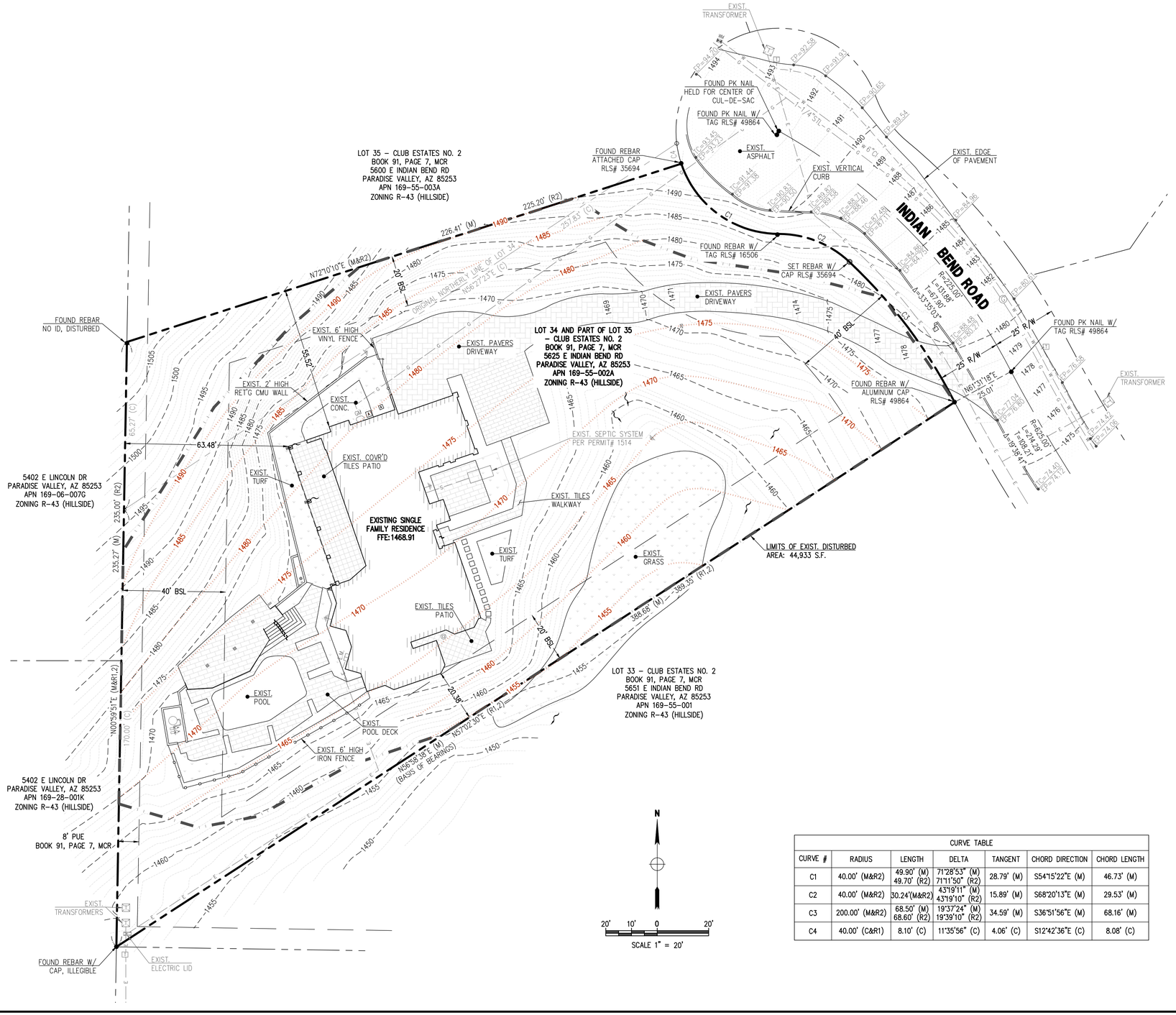
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HISTORIC DISTURBANCE EXHIBIT

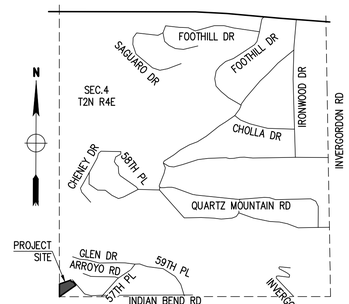
5625 E INDIAN BEND RD., PARADISE VALLEY, AZ 85253

LOT 34 AND PART OF LOT 35 - CLUB ESTATES NO. 2

A SUBDIVISION PLAT RECORDED IN BOOK 91 OF MAPS, PAGE 7, MCR.,
LOCATED IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	40.00' (M&R2)	49.90' (M) 49.70' (R2)	71°28'53" (M) 71°11'50" (R2)	28.79' (M)	S54°15'22"E (M)	46.73' (M)
C2	40.00' (M&R2)	30.24'(M&R2)	43°19'11" (M) 43°19'10" (R2)	15.89' (M)	S68°20'13"E (M)	29.53' (M)
C3	200.00' (M&R2)	68.50' (M) 68.60' (R2)	19°37'24" (M) 19°39'10" (R2)	34.59' (M)	S36°51'56"E (M)	68.16' (M)
C4	40.00' (C&R1)	8.10' (C)	11°35'56" (C)	4.06' (C)	S12°42'36"E (C)	8.08' (C)



VICINITY MAP
NTS

OWNER

NORMAN TRUST
330 W LAWRENCE RD.,
PHOENIX, AZ 85013

SITE DATA

APN: 169-55-002A
ADDRESS: 5625 E INDIAN BEND RD., PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)
LOT AREA: 52,356 S.F. (1.202 AC.)
CONSTRUCTION YEAR: 1967
QS #: 23-41

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

THAT PART OF LOTS 34 AND 35, CLUB ESTATES NO. 2, ACCORDING TO BOOK 91 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 34;

THENCE SOUTH 57 DEGREES 02 MINUTES 30 SECONDS WEST, 389.35 FEET TO THE SOUTHWEST CORNER OF LOT 34, ALSO BEING THE SOUTHWEST CORNER OF CLUB ESTATES NO. 2;

THENCE NORTH 0 DEGREES 9 MINUTES 51 SECONDS EAST ALONG THE WEST LINE OF LOTS 34 AND 35, A DISTANCE OF 235 FEET;

THENCE NORTH 72 DEGREES 10 MINUTES 10 SECONDS EAST, 225.20 FEET TO A POINT ON A CURVE ON THE WEST LINE OF INDIAN BEND ROAR, HAVING A RADIAL POINT NORTH 2 DEGREES 10 MINUTES 10 SECONDS EAST, 40 FEET.

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID ROAD ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 71 DEGREES 11 MINUTES 50 SECONDS, A DISTANCE OF 49.70 FEET TO A P.R.C. HAVING A RADIAL POINT BEARING SOUTH 0 DEGREES 58 MINUTES 20 SECONDS EAST, 40 FEET;

THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43 DEGREES 19 MINUTES 10 SECONDS, A DISTANCE OF 30.24 FEET TO A P.C.C HAVING A RADIAL POINT OF BEARING SOUTH 42 DEGREES 20 MINUTES 50 SECONDS WEST, 200 FEET;

THENCE COUNTING ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19 DEGREES 39 MINUTES 10 SECONDS, A DISTANCE OF 68.60 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

THE FOUND SOUTHERLY LINE OF SUBJECT PROPERTY, THE BEARING OF WHICH IS N56°58'38"E.

BENCHMARK

BRASS CAP FLUSH (ONLY STEM REMAINS) AT THE INTERSECTION OF 60TH STREET AND INDIAN BEND ROAD HAVING AN ELEVATION OF 1423.87 NAVD 88 DATUM, GDACS# 24524-01.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #		SUFFIX	BASE FLOOD ELEVATION
040049	1765 OF 4425		L	
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE	
04013C	09/19/2020	11/04/2015	X*	N/A

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

UTILITIES

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

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

REVISIONS: | DATE: | SCALE: 1"=20' | DATE: 08/18/25
DESIGNED BY: NP | JOB: 2502063
DRAWN BY: DL | VERSION: 1.1
CHECKED BY: JB | PLOT DATE: 08/18/25

THE DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF LAND DEVELOPMENT GROUP, LLC. UNAUTHORIZED USE, REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF LAND DEVELOPMENT GROUP, LLC. IT IS NOT TO BE USED ON ANY OTHER PROJECTS. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED.

HISTORIC DISTURBANCE EXHIBIT

LOT 34 & PART OF LOT 35 - CLUB ESTATES NO. 2 5625 E INDIAN BEND RD., PARADISE VALLEY, AZ 85253

P. 602 889 1984 | F. 602 445 9482
8808 N. CENTRAL AVE., SUITE 288
PHOENIX, AZ. 85020
PHOENIX@LDGENG.COM
Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
41005
NICKOLA
PRODANOV
Date Signed 08/18/25
ARIZONA U.S.A.

HE
1 OF 1

GRADING & DRAINAGE PLAN
STEWART RESIDENCE

5625 E INDIAN BEND RD., PARADISE VALLEY, AZ 85253
LOT 34 AND PART OF LOT 35 - CLUB ESTATES NO. 2

A SUBDIVISION PLAT RECORDED IN BOOK 91 OF MAPS, PAGE 7, MCR.,
LOCATED IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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, BARBECUE 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. LOWEST FLOOR ELEVATION CERTIFICATE (LFE) IS REQUIRED AND SHALL BE UPLOADED TO YOUR PERMIT DOCUMENTS PRIOR TO SCHEDULING OF STRAP 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. NOTIFY 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 UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARC 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 FRIABLE 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.) 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 SPECIFICALLY 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 IT'S 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 FUTURE 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 FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).
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 = 0.954 ACRES < 1 ACRE; NPDES PERMIT IS NOT 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.

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	09/19/2020	11/04/2015	X*	

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

SHEET INDEX

C-1 COVER SHEET
C-2 GRADING AND IMPROVEMENT PLAN
C-3 STORM DRAIN PLAN
C-4 CROSS SECTIONS DETAILS
C-5 DETAILS

LEGEND

- FOUND REBAR OR AS NOTED
- SET REBAR & CAP
- NOTHING FOUND OR SET
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- MAILBOX
- WM WATER METER
- SEWER CLEANOUT
- T TELECOM. PEDISTAL
- STORM DRAIN INLET
- GM GAS METER
- GAS TEST VALVE
- E.M. ELECTRIC METER
- UTILITY CONTROL BOX
- A A/C UNIT
- HOSE BIB
- POOL EQUIPMENT
- VINYL FENCE
- IRON FENCE
- STORM DRAIN PIPE
- G GAS LINE
- W WATER LINE
- T CATV, PHONE LINE
- E ELECTRIC LINE
- 1465 EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- x72.47 EXIST. SPOT ELEVATION
- PALO VERDE
- PALM TREE
- TREE
- CITRUS TREE
- MESQUITE TREE
- PIPE CACTUS
- SAGUARO
- STUMP
- XX.XX PROPOSED SPOT ELEVATION
- XX PROPOSED CONTOUR
- EXISTING DISTURBED AREA
- PROPOSED DISTURBED AREA
- STORM DRAIN PIPE
- CATCH BASIN
- RETAINING WALL
- TP: XX.XX TOP OF PARAPET
- 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
ESMT	EASEMENT
EX, EXIST.	EXISTING
G	GUTTER, GAS
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
P, PVMT	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
T	TANGENT, TELEPHONE
W	WEST, WATERLINE
WM	WATER METER

UTILITIES

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

DISTURBED AREA CALCULATIONS

EXISTING LOT AREA:	52,356 S.F. (1.202 AC.)
AREA UNDER ROOF:	11,742 SF
FLOOR AREA RATIO:	22.42%
BUILDING PAD SLOPE:	16.09%
VERTICAL:	28 FT
HORIZONTAL:	174 FT
ALLOWABLE DISTURBED AREA:	27.27%
ALLOWABLE DISTURBED AREA:	14,278 S.F.
PROPOSED DISTURBED AREA:	36,918 S.F.
EXISTING DISTURBED AREA:	85.82%
EXISTING DISTURBED AREA:	44,933 S.F.
TOTAL LIVABLE FOOTPRINT:	8,840 S.F.
ATTACHED GARAGE FOOTPRINT:	2,902 S.F.
NET PROPOSED DISTURBED AREA:	33,379 S.F. (63.75%)
PERCENT OF LOT STEEPER THAN NATURAL GRADE (5% MAX.):	2,304 S.F. (4.4%)
VOLUME OF CUT:	1,364 C.Y.
VOLUME OF FILL:	2,103 C.Y.
TOTAL CUT&FILL:	3,467 C.Y.

HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE.

GRADING PERMIT FEE:	$3,432
($168 FIRST 100 CY / $96 EA. ADDITIONAL 100 CY).	
ASSURANCE AMOUNT:	$120,120

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.

*ALL NEW PROPOSED DISTURBANCE IS WITHIN EXISTING DISTURBANCE

EARTHWORK QUANTITIES

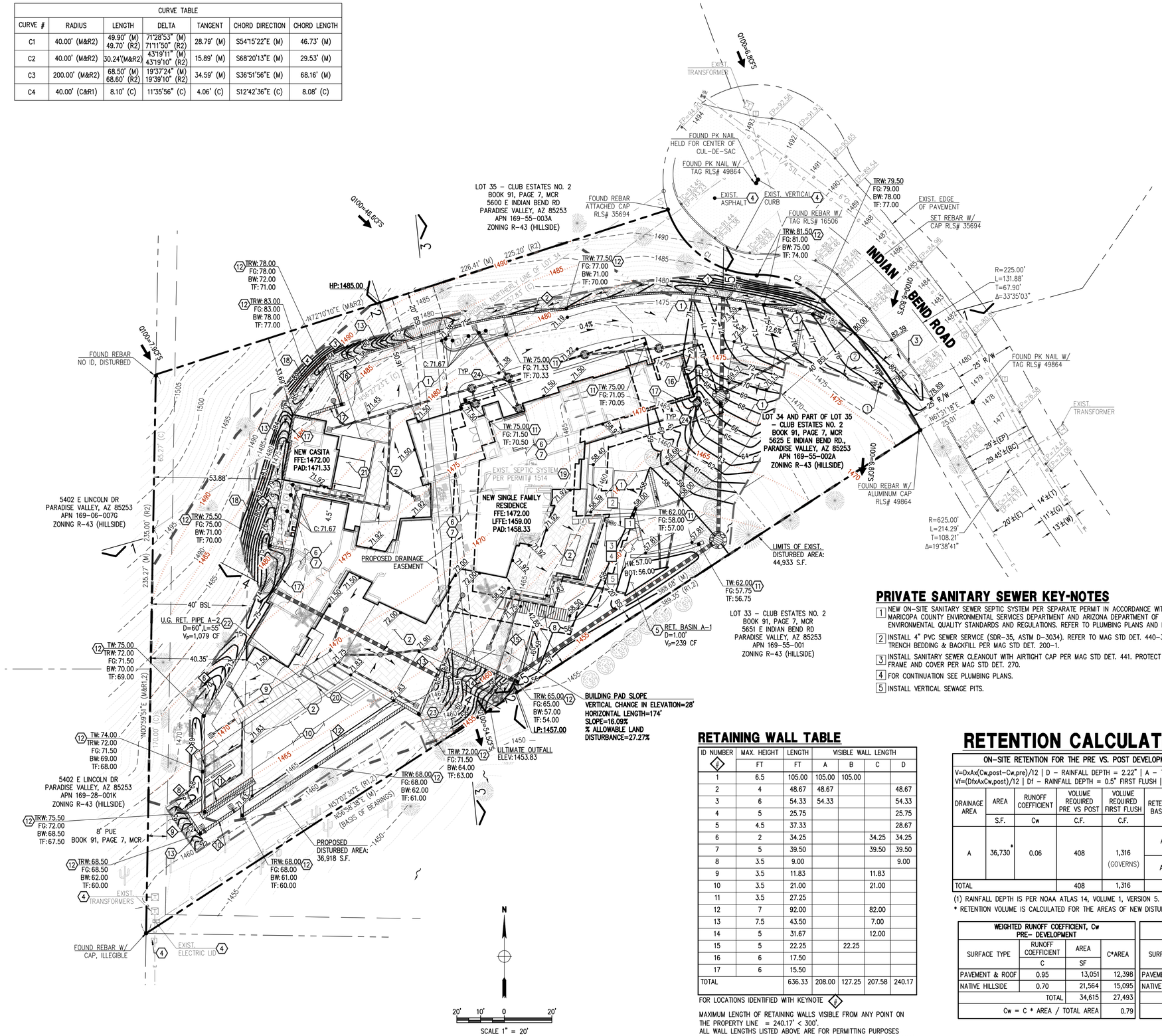
CUT:	1,364 C.Y.
FILL:	2,103 C.Y.
NET FILL:	739 C.Y.

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.

PROJECT DESCRIPTION

NE

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	40.00' (M&R2)	49.90' (M) 49.70' (R2)	71°28'53" (M) 71°11'50" (R2)	28.79' (M)	S54°15'22"E (M)	46.73' (M)
C2	40.00' (M&R2)	30.24'(M&R2)	43°19'11" (M) 43°19'10" (R2)	15.89' (M)	S68°20'13"E (M)	29.53' (M)
C3	200.00' (M&R2)	68.50' (M) 68.60' (R2)	19°37'24" (M) 19°39'10" (R2)	34.59' (M)	S36°51'56"E (M)	68.16' (M)
C4	40.00' (C&R1)	8.10' (C)	11°35'56" (C)	4.06' (C)	S12°42'36"E (C)	8.08' (C)



GRADING AND DRAINAGE KEY-NOTES

1. CONSTRUCT CONCRETE DRIVEWAY OR PAVERS ON COMPACTED SUBGRADE. THICKNESS, PATTERN, TEXTURE AND COLOR PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
2. INSTALL DECORATIVE PAVING WALKWAY. THICKNESS, PATTERN, TEXTURE AND COLOR PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
3. MATCH EXISTING GRADE.
4. PROTECT IN PLACE.
5. CONSTRUCT RETENTION BASIN AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN 2' DEEP TO MAXIMUM 80% COMPACTION, AND PER GEOTECHNICAL REPORT RECOMMENDATION.
6. CLEAR AND GRUB EXISTING SITE AREA. REMOVE ALL VEGETATION, EXISTING UTILITIES AND CONSTRUCTION DEBRIS. CUT AND FILL EXISTING TERRAIN AS NECESSARY TO ACHIEVE THE DESIGNED SUBGRADE ELEVATIONS.
7. VERIFY AND COORDINATE WITH STRUCTURAL AND GEOTECHNICAL ENGINEERS, THE ENGINEERED FILL UNDER SLAB AND FOOTINGS.
8. NEW STEPS PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
9. NEW LAWN PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
10. NEW POOL & SPA W/ CARTRIDGE FILTER SYSTEM. PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS. UNDER SEPARATE PERMIT.
11. NEW WALL PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
12. NEW RETAINING WALL PER ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS, WATERPROOF WALL. (BITUTHENE®3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
13. INSTALL NATIVE COLORED ANGULAR RIP-RAP D50=10", 1.25' THICK PLACED ON NONWOVEN GEOTEXTILE FABRIC (MIRAFI N-SERIES OR APPROVED EQUAL). SEE GRADATION TABLE ON SHEET C-4.
14. NEW CHECK DAM SEE DETAIL ON SHEET C-4.
15. NEW RIP-RAP LINED SWALE SEE DETAIL ON SHEET C-4.
16. REFER TO STRUCTURAL PLANS AND DETAILS FOR EXTENDED STEM WALL & DEEPENED FOOTING CONSTRUCTION, WATERPROOF WALL. (BITUTHENE®3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
17. REFER TO STRUCTURAL PLANS AND DETAILS FOR RETAINING AGAINST BUILDING STEM WALL CONSTRUCTION WATERPROOF WALL. (BITUTHENE®3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
18. ROCK CUT PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. REFER TO GEOTECHNICAL REPORT FOR CUT SLOPE STABILIZATION METHODS.
19. EXIST. SEPTIC SYSTEM TO BE ABANDONED PER MCESD RULES AND REGULATIONS.
20. APPROXIMATE LOCATION OF EXISTING POOL THAT WAS DEMOLISHED. REFER TO GEOTECHNICAL ENGINEER'S REPORT FOR RECOMMENDATION FOR OVEREXCAVATION AND BACKFILL OF EXISTING POOL AREA.
21. NEW WATER FEATURE PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
22. INSTALL 60" HDPE UNDERGROUND RETENTION STORAGE PIPE WITH WATER TIGHT CONNECTIONS STORM DRAIN PIPE, INCLUDING ALL FITTINGS, PIPE BEDDING AND BACKFILL PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS. PROVIDE 2' MIN. COVER. REFER TO SHEET C-3 FOR STORM DRAIN PLAN.
23. INSTALL NATIVE COLORED GROUTED ANGULAR RIP-RAP D50=15", 2' THICK PLACED ON NONWOVEN GEOTEXTILE FABRIC (MIRAFI N-SERIES OR APPROVED EQUAL). SEE GRADATION TABLE ON SHEET C-4.
24. INSTALL NATIVE COLORED ANGULAR RIP-RAP D50=6", 1' THICK PLACED ON NONWOVEN GEOTEXTILE FABRIC (MIRAFI N-SERIES OR APPROVED EQUAL). SEE GRADATION TABLE ON SHEET C-4.

PRIVATE SANITARY SEWER KEY-NOTES

1. NEW ON-SITE SANITARY SEWER SEPTIC SYSTEM PER SEPARATE PERMIT IN ACCORDANCE WITH MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS AND REGULATIONS. REFER TO PLUMBING PLANS AND DETAILS.
2. INSTALL 4" PVC SEWER SERVICE (SDR-35, ASTM D-3034). REFER TO MAG STD DET. 440-3. TRENCH BEDDING & BACKFILL PER MAG STD DET. 200-1.
3. INSTALL SANITARY SEWER CLEANOUT WITH AIRTIGHT CAP PER MAG STD DET. 441. PROTECT WITH FRAME AND COVER PER MAG STD DET. 270.
4. FOR CONTINUATION SEE PLUMBING PLANS.
5. INSTALL VERTICAL SEWAGE PITS.

PRIVATE WATER KEY-NOTES

1. CONNECT TO EXISTING WATER SERVICE, INSTALL NEW 1" WATER METER. VERIFY WITH PLUMBING PLANS.
2. INSTALL NEW 1-1/4" DOMESTIC WATER LINE. VERIFY WITH PLUMBING PLANS.
3. FOR CONTINUATION SEE PLUMBING PLANS.

RETAINING WALL TABLE

ID NUMBER (6)	MAX. HEIGHT	LENGTH	VISIBLE WALL LENGTH			
	FT	FT	A	B	C	D
1	6.5	105.00	105.00	105.00		
2	4	48.67	48.67			48.67
3	6	54.33	54.33			54.33
4	5	25.75				25.75
5	4.5	37.33				28.67
6	2	34.25			34.25	34.25
7	5	39.50			39.50	39.50
8	3.5	9.00				9.00
9	3.5	11.83			11.83	
10	3.5	21.00			21.00	
11	3.5	27.25				
12	7	92.00			82.00	
13	7.5	43.50			7.00	
14	5	31.67			12.00	
15	5	22.25		22.25		
16	6	17.50				
17	6	15.50				
TOTAL		636.33	208.00	127.25	207.58	240.17

FOR LOCATIONS IDENTIFIED WITH KEYNOTE (6)

MAXIMUM LENGTH OF RETAINING WALLS VISIBLE FROM ANY POINT ON THE PROPERTY LINE = 240.17' < 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.

RETENTION CALCULATIONS

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

V=DxAx(Cw,post-Cw,pre)/12 | D – RAINFALL DEPTH = 2.22" | A – TRIBUTARY AREA, SF | Cw – WEIGHTED RUNOFF COEFFICIENT
Vf=(DfxAxCw,post)/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.	Cw	C.F.	C.F.				S.F.	FT	C.F.	C.F.
A	36,730*	0.06	408	1,316 (GOVERNS)	A1	HW	1,457.00	405	1.00	239	
						BOTTOM	1,456.00	72			
					A2	UNDERGROUND RETENTION PIPE		L=55'	D=60"	1,079	
TOTAL			408	1,316						1,318	

(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	SF	
PAVEMENT & ROOF	0.95	13,051	12,398
NATIVE HILLSIDE	0.70	21,564	15,095
	TOTAL	34,615	27,493
	Cw = C * AREA / TOTAL AREA		0.79

WEIGHTED RUNOFF COEFFICIENT, Cw POST- DEVELOPMENT			
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
	C	SF	
PAVEMENT & ROOF	0.95	20,352	19,334
NATIVE HILLSIDE	0.70	14,263	9,984
	TOTAL	34,615	29,319
	Cw = C * AREA / TOTAL AREA		0.85

DATE: 03/29/26
SCALE: 1"=20'
DESIGNED BY: NP
DRAWN BY: CM
CHECKED BY: JH
PLOT DATE: 03/29/26
JOB: 2502063
VERSION: 1.1
REVISIONS: DATE:

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GRADING & DRAINAGE IMPROVEMENT PLAN

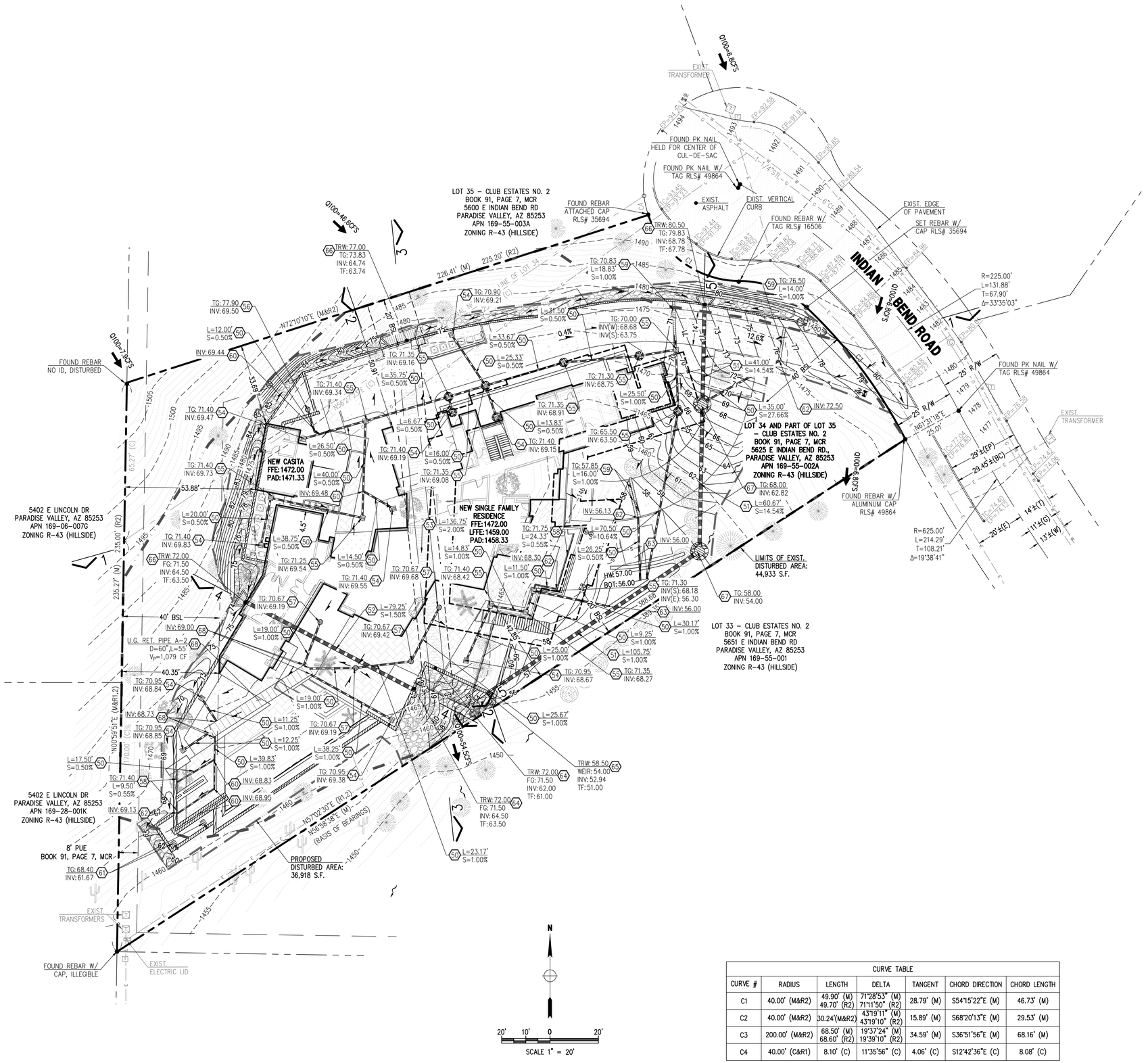
LOT 34 & PART OF LOT 35 - CLUB ESTATES NO. 2 5625 E INDIAN BEND RD, PARADISE VALLEY, AZ 85253

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

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 41005 NICOLA V. PRODANOV ARIZONA U.S.A. 09/30/26

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C-2
2 OF 5



STORM DRAIN KEY-NOTES

(50) INSTALL 8" PVC STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.

(51) INSTALL 18" HDPE STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.

(52) INSTALL 18" RGRCP CLASS V STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.

(53) INSTALL 4'X2' FULLY ENCASED AND WATERTIGHT PRECAST REINFORCED CONCRETE BOX CULVERT (JENSEN OR APPROVED EQUAL, DESIGNED FOR APPLICABLE STRUCTURAL LOADS FROM BUILDING FOOTINGS) WITH WATERTIGHT CONNECTIONS ON PREPARED SUBGRADE AND IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS. SEE DETAIL ON SHEET C-5.

(54) INSTALL NYLOPLAST ADS INLINE DRAIN 2712AG WITH 12" X 12" ADS 1299CGP GRATE WITH WATERTIGHT CONNECTIONS, INCLUDING ALL ADAPTERS & FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS, OR APPROVED EQUAL.

(55) INSTALL NYLOPLAST ADS DRAIN BASIN 2812AG WITH 12" X 12" ADS 1299CGP GRATE WITH WATERTIGHT CONNECTIONS, INCLUDING ALL ADAPTERS & FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS, OR APPROVED EQUAL. OR APPROVED EQUAL.

(56) INSTALL NYLOPLAST ADS INLINE BASIN 2712AG WITH 12" ATRIUM GRATE WITH WATERTIGHT CONNECTIONS, INCLUDING ALL ADAPTERS & FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS, OR APPROVED EQUAL.

(57) INSTALL NYLOPLAST ADS DRAIN BASIN 2812AG WITH 12" ATRIUM GRATE GRATE UNDER TILES ONE PEDESTALS WITH WATERTIGHT CONNECTIONS, INCLUDING ALL ADAPTERS & FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS, OR APPROVED EQUAL. OR APPROVED EQUAL.

(58) INSTALL 7000 SERIES SLOT DRAIN® SYSTEM, COMPLETE WITH ALL REQUIRED FITTINGS OR APPROVED EQUAL. REFER TO MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS. SEE DETAIL ON SHEET C-5.

(59) INSTALL 12" WIDE ACO KLASSIKDRAIN K300 TRENCH DRAIN SYSTEM. COMPLETE WITH ALL REQUIRED FITTINGS OR APPROVED EQUAL. REFER TO MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.

(60) INSTALL WYE CONNECTION INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.

(61) INSTALL 6" PVC SCH. 40 STORM DRAIN PIPE THROUGH WALL TO DAYLIGHT WITH VERTICAL RISER WITH 12" X 12" ADS 1299CGP GRATE WITH WATERTIGHT CONNECTIONS, INCLUDING ALL ADAPTERS & FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS, OR APPROVED EQUAL. SEE DET ON THIS SHEET C-4.

(62) INSTALL SLOTTED DRAIN END/BOTTOM OUTLET CONNECTION TO STORM DRAIN PIPE INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.

(63) STORM DRAIN PIPE TO DAYLIGHT AT FINISHED GRADE, SEE DETAIL ON SHEET C-4.

(64) INSTALL OUTLET HEADWALL INTEGRATED IN THE RETAINING WALL, WITH SIZES SHOWN ON PLAN, PER MAG STD DET. 501-2(MODIFIED) AND STRUCTURAL PLANS AND DETAILS.

(65) INSTALL DEPRESSED OUTLET INTEGRATED IN THE RETAINING WALL.

(66) INSTALL DROP INLET HEADWALL INTEGRATED IN THE RETAINING WALL, WITH SIZES SHOWN ON PLAN, PER MAG STD DET. 501-5(MODIFIED) AND STRUCTURAL PLANS AND DETAILS WITH TRASH RACK PER MAG STD. DET. 502-1 SET AT 60° ANGLE, MODIFIED FOR THE INLET SIZE.

(67) NEW ACCESS MANHOLE WITH BOLDED SOLID GRATE.

(68) INSTALL 60" HDPE UNDERGROUND RETENTION STORAGE PIPE WITH WATERTIGHT CONNECTIONS STORM DRAIN PIPE, INCLUDING ALL FITTINGS, PIPE BEDDING AND BACKFILL PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS. PROVIDE 2' MIN. COVER. REFER TO SHEET C-3 FOR STORM DRAIN PLAN.

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	40.00' (M&R2)	49.90' (M) 49.70' (R2)	71°28'53" (M) 71°11'50" (R2)	28.79' (M)	S54°15'22"E (M)	46.73' (M)
C2	40.00' (M&R2)	30.24'(M&R2)	43°19'11" (M) 43°19'10" (R2)	15.89' (M)	S68°20'13"E (M)	29.53' (M)
C3	200.00' (M&R2)	68.50' (M) 68.60' (R2)	19°37'24" (M) 19°39'10" (R2)	34.59' (M)	S36°51'56"E (M)	68.16' (M)
C4	40.00' (C&R1)	8.10' (C)	11°35'56" (C)	4.06' (C)	S12°42'36"E (C)	8.08' (C)

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REVISIONS:	DATE:	SCALE: 1"=20'	DATE: 03/29/26
		DESIGNED BY: NP	JOB: 2502063
		DRAWN BY: CM	VERSION: 1.1
		CHECKED BY: JM	PLOT DATE: 03/29/26

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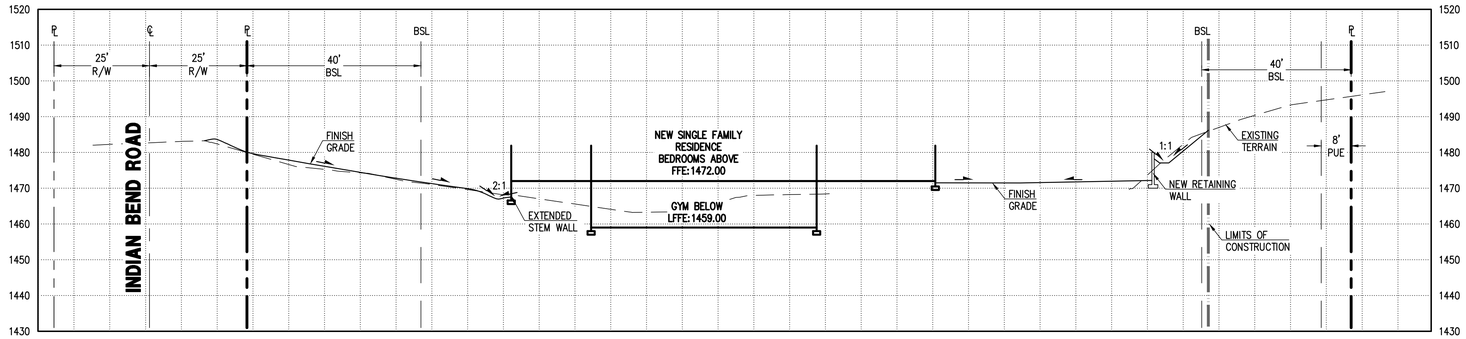
GRADING & DRAINAGE STPORM DAIN PLAN

LOT 34 & PART OF LOT 35 - CLUB ESTATES NO. 2 5625 E INDIAN BEND RD., PARADISE VALLEY, AZ 85253

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 286
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM
Land DEVELOPMENT GROUP

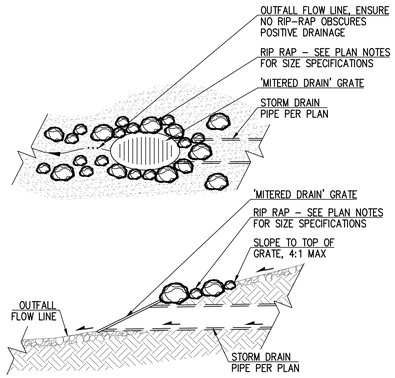
REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 41005 NICKOLA J. PRODANOV Date Signed 03/29/26 ARIZONA, U.S.A.

C-3
3 OF 5



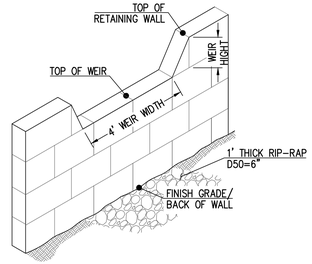
CROSS SECTION 1 - 1

SCALE HOR. 1" = 20', VER. 1" = 20'



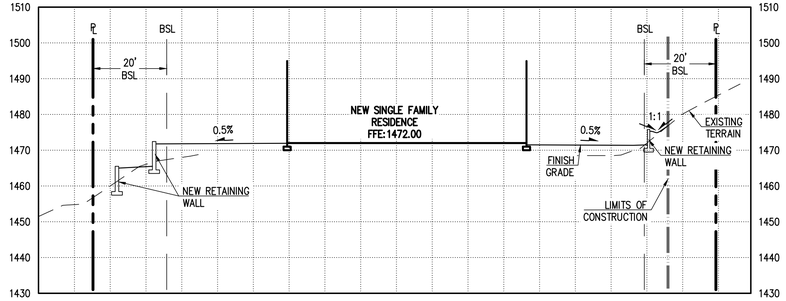
PIPE OUTLET DETAIL

N.T.S.



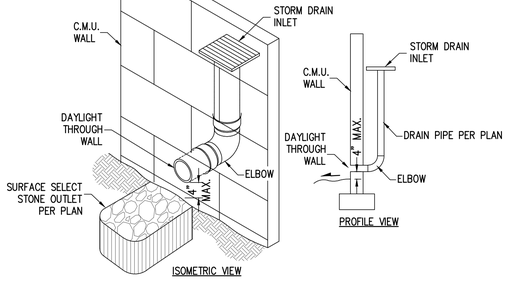
EMERGENCY OVERFLOW WALL WEIR

N.T.S.



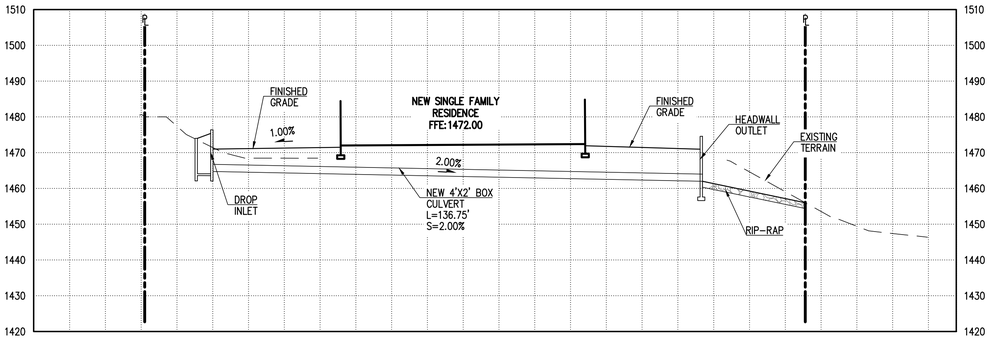
CROSS SECTION 2 - 2

SCALE HOR. 1" = 20', VER. 1" = 20'



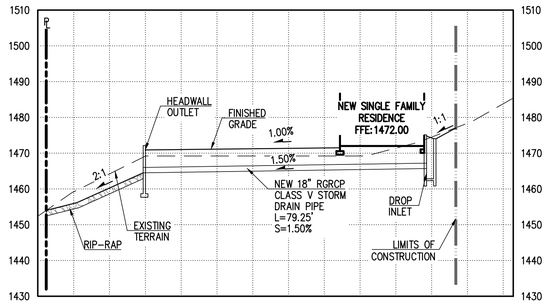
STORM DRAIN OUTLET AT WALL DETAIL

N.T.S.



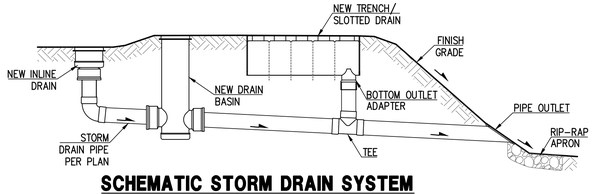
CROSS SECTION 3 - 3

SCALE HOR. 1" = 20', VER. 1" = 20'



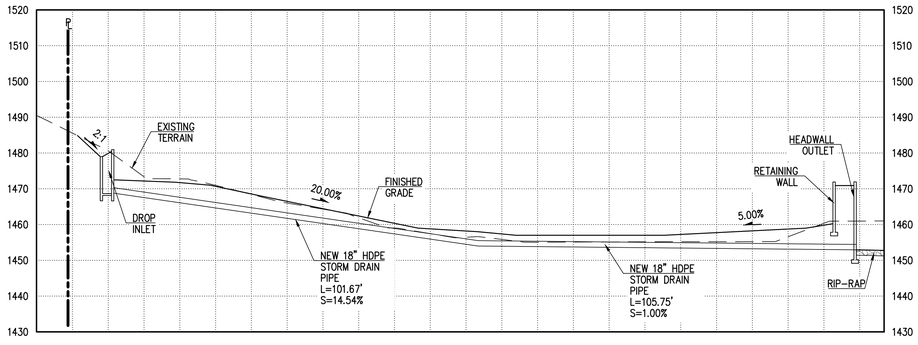
CROSS SECTION 4 - 4

SCALE HOR. 1" = 20', VER. 1" = 20'



SCHEMATIC STORM DRAIN SYSTEM

N.T.S.



CROSS SECTION 5 - 5

SCALE HOR. 1" = 20', VER. 1" = 20'

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DRAWN BY: CM
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JOB: 2502063
VERSION: 1.1
PLOT DATE: 03/29/26
REVISIONS:
DATE:

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GRADING & DRAINAGE CROSS SECTIONS DETAILS

LOT 34 & PART OF LOT 35 - CLUB ESTATES NO. 2
5625 E INDIAN BEND RD.,
PARADISE VALLEY, AZ 85253

P. 602.889.1984 | F. 602.445.9482
8828 N. CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM
Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. (CIVIL)
41005
NICKOLA J. PRODANOV
Date Signed 03/29/26
ARIZONA U.S.A.
N. Prodanov

C-4
4 OF 5

NYLOPLAST 12" DRAIN BASIN: 2812AG _ _ X

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY	EBC	MATERIAL	
DATE	03-29-06		
REVISED BY	NMH	PROJECT NO.NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

ADS Nyloplast

3126 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-189 REV E

NOTES, UNLESS OTHERWISE SPECIFIED:
1. ALL DIMENSIONS ARE IN INCHES.
2. DRAIN BODY MATERIAL: 16GA STAINLESS STEEL T304/T316
3. SPECIFYING ENGINEER IS RESPONSIBLE FOR CONCRETE ENCASEMENT AND REINFORCING BASED UPON APPLICATION AND LOCAL CODES.
4. REFER TO https://info.slotdrainsystems.com/installresources FOR INSTALLATION INSTRUCTIONS.

7000N SERIES SLOT DRAIN INSTALLATION DETAILS

REVISIONS			
REV	DESCRIPTION	DATE	BY
0	INITIAL RELEASE - R9	4/26/2019	DK
1	UPDATED THE DRAIN LAYOUT	12/2/2020	DK
2	UPDATED THE DRAIN & REBAR DETAILS	7/14/2021	DK
3	UPDATED WITH GLOBAL DRAIN TEMPLATE	5/18/2024	DK

GLOBAL DRAIN TECHNOLOGIES

DRAWING TITLE: PAVER+CONCRETE FLOOR+NEW CONSTRUCTION INSTALLATION

DRAIN SERIES: 7000N SERIES SLOT DRAIN — REV: 3

DWG NO.: IN-SD7000N-006-R3 | SIZE: B | SCALE: NTS | SHEET: 1 OF 1

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SEGMENTAL BOX CULVERT

4' TO 12' SPANS
TYPE 1

STANDARD DESIGNS AVAILABLE MEETING ASTM C1786 HL-93 OR AASHTO HS20 IN ACCORDANCE WITH AASHTO SPECIFICATIONS.

DESIGNS BASED ON SPECIAL LOADING OR DEPTHS OF BURY ARE AVAILABLE ON REQUEST. CUSTOM PIPE HOLES, ACCESS OPENINGS, AND SKEWED SECTIONS ARE AVAILABLE. STANDARD HEIGHTS AVAILABLE IN 6" INCREMENTS. CUSTOM HEIGHTS ARE AVAILABLE.

FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

H
11/17/2005
BOX CULVERTS 4-12-TYPE 1.DWG
SCALE: NTS
WIDTH

Jensen Precast reserves the right to make changes to product design and/or dimensions without notice. Please contact Jensen Precast whenever necessary for confirmation or advice on product design.

JENSEN PRECAST EST. 1968

4'-0"x2'-0" BOX CULVERT

BOX CULVERT

4' SPANS
NTS

JENSEN PRECAST

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DATE:
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GRADING & DRAINAGE IMPROVEMENT PLAN DETAILS

LOT 34 & PART OF LOT 35 - 5625 E INDIAN BEND RD., CLUB ESTATES NO. 2
PARADISE VALLEY, AZ 85253

P 602 889 1984 | F 602 445 9452
8808 N CENTRAL AVE., SUITE 280
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM
Land DEVELOPMENT GROUP

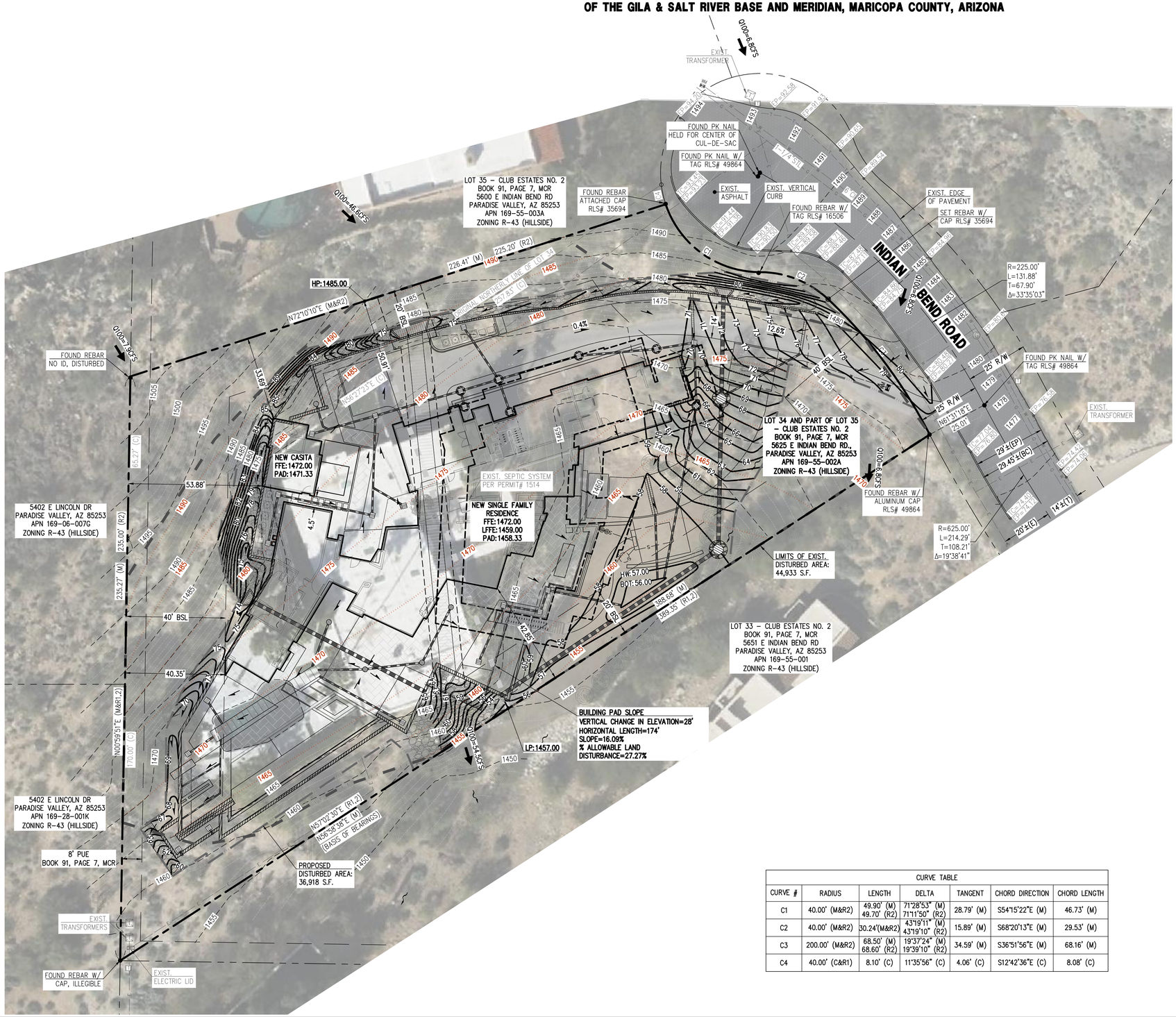
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 41005
NICKOLA J. PRODANOV
Date Signed 03/29/26
ARIZONA, U.S.A.

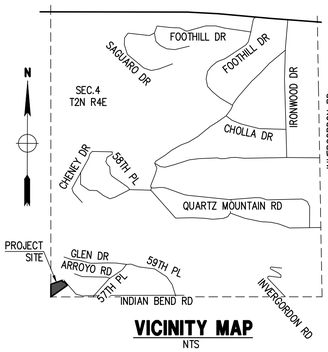
C-5
5 OF 5

AERIAL MAP EXHIBIT
STEWART RESIDENCE

5625 E INDIAN BEND RD., PARADISE VALLEY, AZ 85253
LOT 34 AND PART OF LOT 35 - CLUB ESTATES NO. 2

A SUBDIVISION PLAT RECORDED IN BOOK 91 OF MAPS, PAGE 7, MCR.,
LOCATED IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA





VICINITY MAP
NTS

OWNER
NORMAN TRUST
330 W LAWRENCE RD.,
PHOENIX, AZ 85013

ARCHITECT
STRATTON ARCHITECTS
5090 N 40TH ST, SUITE 170,
PHOENIX, AZ 85018
CONTACT: PARKER BIERTZER
P: 262-339-2481
PARKER@STRATTON-ARCHITECTS.COM

SITE DATA
APN: 169-55-002A
ADDRESS: 5625 E INDIAN BEND RD.,
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)
LOT AREA: 52,356 S.F. (1.202 AC.)
CONSTRUCTION YEAR: 1967
QS #: 23-41

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
THAT PART OF LOTS 34 AND 35, CLUB ESTATES NO. 2, ACCORDING TO BOOK 91 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 34;

THENCE SOUTH 57 DEGREES 02 MINUTES 30 SECONDS WEST, 389.35 FEET TO THE SOUTHWEST CORNER OF LOT 34, ALSO BEING THE SOUTHWEST CORNER OF CLUB ESTATES NO. 2;

THENCE NORTH 0 DEGREES 9 MINUTES 51 SECONDS EAST ALONG THE WEST LINE OF LOTS 34 AND 35, A DISTANCE OF 235 FEET;

THENCE NORTH 72 DEGREES 10 MINUTES 10 SECONDS EAST, 225.20 FEET TO A POINT ON A CURVE ON THE WEST LINE OF INDIAN BEND ROAR, HAVING A RADIAL POINT NORTH 2 DEGREES 10 MINUTES 10 SECONDS EAST, 40 FEET.

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID ROAD ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 71 DEGREES 11 MINUTES 50 SECONDS, A DISTANCE OF 49.70 FEET TO A P.R.C. HAVING A RADIAL POINT BEARING SOUTH 0 DEGREES 58 MINUTES 20 SECONDS EAST, 40 FEET;

THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43 DEGREES 19 MINUTES 10 SECONDS, A DISTANCE OF 30.24 FEET TO A P.C.C HAVING A RADIAL POINT OF BEARING SOUTH 42 DEGREES 20 MINUTES 50 SECONDS WEST, 200 FEET;

THENCE COUNTING ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19 DEGREES 39 MINUTES 10 SECONDS, A DISTANCE OF 68.60 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS
THE FOUND SOUTHERLY LINE OF SUBJECT PROPERTY, THE BEARING OF WHICH IS N56°58'38"E.

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

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #		SUFFIX	
040049	1765 OF 4425		L	BASE FLOOD ELEVATION N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE	
04013C	09/19/2020	11/04/2015	X*	

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

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	40.00' (M&R2)	49.90' (M) 49.70' (R2)	71°28'53" (M) 71°11'50" (R2)	28.79' (M)	S54°15'22"E (M)	46.73' (M)
C2	40.00' (M&R2)	30.24'(M&R2)	43°19'11" (M) 43°19'10" (R2)	15.89' (M)	S68°20'13"E (M)	29.53' (M)
C3	200.00' (M&R2)	68.50' (M) 68.60' (R2)	19°37'24" (M) 19°39'10" (R2)	34.59' (M)	S36°51'56"E (M)	68.16' (M)
C4	40.00' (C&R1)	8.10' (C)	11°35'56" (C)	4.06' (C)	S12°42'36"E (C)	8.08' (C)

LEGEND
1462 EXISTING CONTOUR
1462 EXISTING CONTOUR

N
20' 10' 0 20'
SCALE 1" = 20'

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ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

REVISIONS:	DATE:	SCALE: 1"=20'	DATE: 03/29/26
		DESIGNED BY: NP	JOB: 2502063
		DRAWN BY: CM	VERSION: 1.1
		CHECKED BY: JI	PLOT DATE: 03/29/26

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HISTORIC GRADES
EXISTING DISTURBANCE
EXHIBIT

LOT 34 & PART OF LOT 35 - CLUB ESTATES NO. 2
5625 E INDIAN BEND RD, PARADISE VALLEY, AZ 85253

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM
Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 41005
NICKOLA J PRODANOV
Date Signed 03/29/26
ARIZONA, U.S.A.

AE
1 OF 1

STORM WATER POLLUTION PREVENTION PLAN
STEWART RESIDENCE
5625 E INDIAN BEND RD., PARADISE VALLEY, AZ 85253
LOT 34 AND PART OF LOT 35 - CLUB ESTATES NO. 2
A SUBDIVISION PLAT RECORDED IN BOOK 91 OF MAPS, PAGE 7, MCR.,
LOCATED IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SWPPP KEY-NOTES

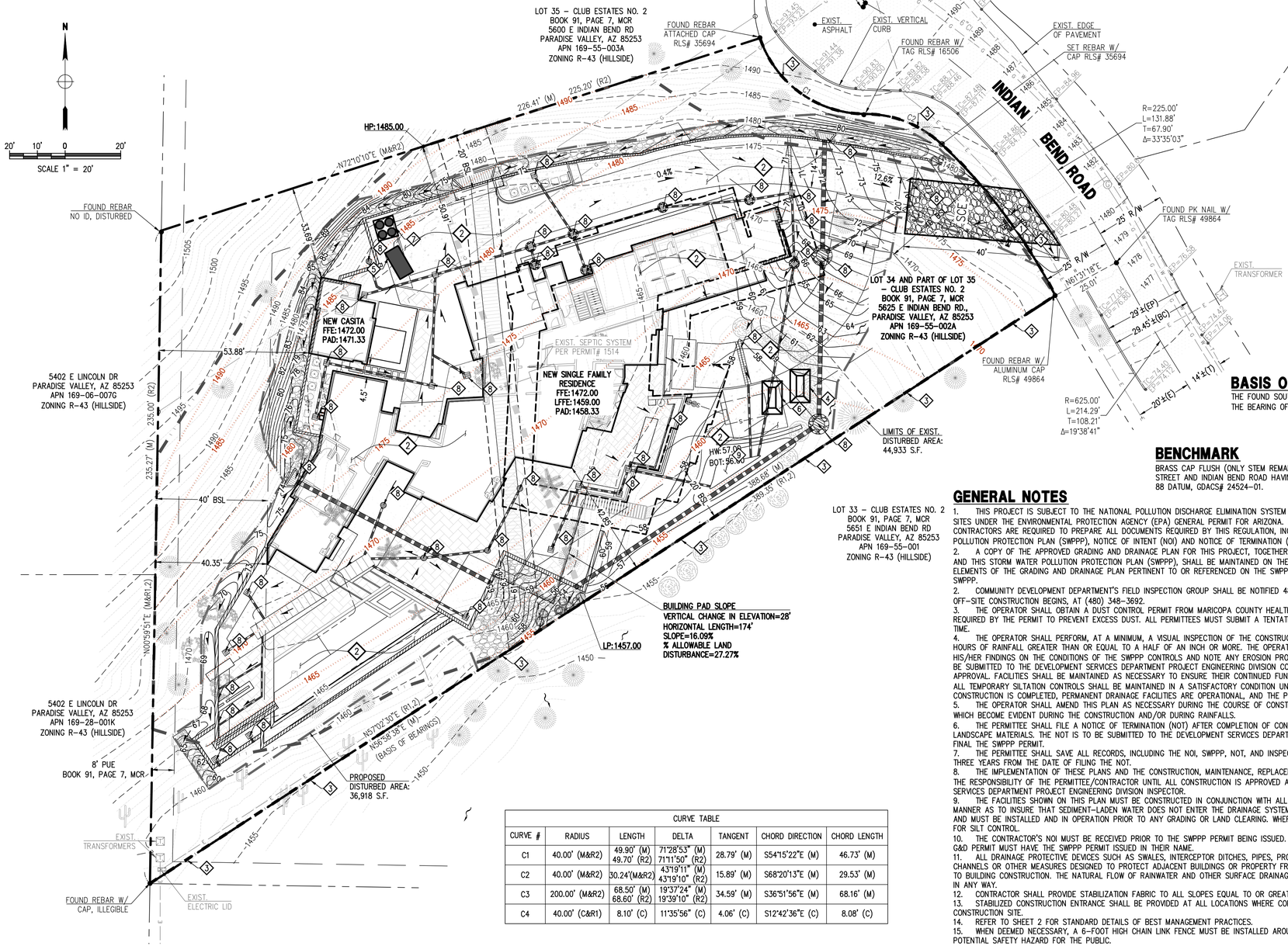
1. STABILIZED CONSTRUCTION ENTRANCE PER FCDMC BMP-37 THROUGH BMP-40 AND DETAILS ON SHEET SP-2
2. DUST CONTROL PER FCDMC BMP-43 THROUGH BMP-46
3. SILT FENCE PER FCDMC BMP-63 THROUGH BMP-68, EPA STANDARDS AND DETAILS, AND DETAILS ON SHEET SP-2 OR STRAW WATTLES PER MARICOPA COUNTY EROSION CONTROL MANUAL SPC-1 ORGANIC FILTER BARRIER.
4. DESIGNATED CONCRETE WASHOUT VESSEL PER FCDMC BMP-99 THROUGH BMP-100 AND DETAILS ON SHEET SP-2
5. DUMPSTER/TRASH CONTAINER
6. DESIGNATED PAINT/SOLVENT WASHOUT VESSEL PER FCDMC BMP-99 THROUGH BMP-100 AND DETAILS ON SHEET SP-2
7. 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.
8. DROP INLET PROTECTION.
9. RETENTION/SEDIMENTATION BASIN.

LEGEND

- SF — SILT FENCE
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- W.A. — DESIGNATED WASHOUT AREA
- DESIGNATED HAZARDOUS WASTE CONTAINMENT AREA
- TRASH CONTAINER

SHEET INDEX

SP1 – COVER SHEET/SWPPP PLAN
SP2 – DETAILS



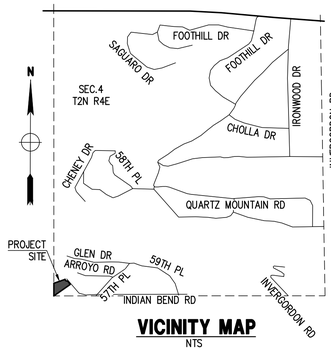
CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	40.00' (M&R2)	49.90' (M) 49.70' (R2)	71°28'53" (M) 71°11'50" (R2)	28.79' (M)	S54°15'22"E (M)	46.73' (M)
C2	40.00' (M&R2)	30.24'(M&R2)	43°19'11" (M) 43°19'10" (R2)	15.89' (M)	S68°20'13"E (M)	29.53' (M)
C3	200.00' (M&R2)	68.50' (M) 68.60' (R2)	19°37'24" (M) 19°39'10" (R2)	34.59' (M)	S36°51'56"E (M)	68.16' (M)
C4	40.00' (C&R1)	8.10' (C)	11°35'56" (C)	4.06' (C)	S12°42'36"E (C)	8.08' (C)

UTILITIES

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

NOTE

1. 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.
2. 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.
3. SEDIMENTATION CONTROL DEVICE INSPECTION LOG SHALL BE MAINTAINED BY APPLICANT AND/OR OWNER AND MADE AVAILABLE TO THE TOWN UPON REQUEST.



VICINITY MAP
NTS

OWNER

NORMAN TRUST
330 W LAWRENCE RD.,
PHOENIX, AZ 85013

ARCHITECT

STRATTON ARCHITECTS
5090 N 40TH ST, SUITE 170,
PHOENIX, AZ 85018
CONTACT: PARKER BIERTZER
P: 262-339-2481
PARKER@STRATTON-ARCHITECTS.COM

SITE DATA

APN: 169-55-002A
ADDRESS: 5625 E INDIAN BEND RD., PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)
LOT AREA: 52,356 S.F. (1.202 AC.)
DISTURBED AREA: 36,730 S.F. (0.843 AC.)
QS #: 23-41

CIVIL ENGINEER

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

ABBREVIATIONS

BSL	BUILDING SETBACK LINE
(C)	CALCULATED
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX, EXIST.	EXISTING
G	GUTTER, GAS
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
P, PVMT	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
T	TANGENT, TELEPHONE
W	WEST, WATERLINE
WM	WATER METER

LEGAL DESCRIPTION

THAT PART OF LOTS 34 AND 35, CLUB ESTATES NO. 2, ACCORDING TO BOOK 91 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 34;

THENCE SOUTH 57 DEGREES 02 MINUTES 30 SECONDS WEST, 389.35 FEET TO THE SOUTHWEST CORNER OF LOT 34, ALSO BEING THE SOUTHWEST CORNER OF CLUB ESTATES NO. 2;

THENCE NORTH 0 DEGREES 9 MINUTES 51 SECONDS EAST ALONG THE WEST LINE OF LOTS 34 AND 35, A DISTANCE OF 235 FEET;

THENCE NORTH 72 DEGREES 10 MINUTES 10 SECONDS EAST, 225.20 FEET TO A POINT ON A CURVE ON THE WEST LINE OF INDIAN BEND ROAR, HAVING A RADIAL POINT NORTH 2 DEGREES 10 MINUTES 10 SECONDS EAST, 40 FEET.

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID ROAD ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 71 DEGREES 11 MINUTES 50 SECONDS, A DISTANCE OF 49.70 FEET TO A P.R.C. HAVING A RADIAL POINT BEARING SOUTH 0 DEGREES 58 MINUTES 20 SECONDS EAST, 40 FEET;

THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43 DEGREES 19 MINUTES 10 SECONDS, A DISTANCE OF 30.24 FEET TO A P.C.C HAVING A RADIAL POINT OF BEARING SOUTH 42 DEGREES 20 MINUTES 50 SECONDS WEST, 200 FEET;

THENCE COUNTING ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19 DEGREES 39 MINUTES 10 SECONDS, A DISTANCE OF 68.60 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

THE FOUND SOUTHERLY LINE OF SUBJECT PROPERTY, THE BEARING OF WHICH IS N56°58'38"E.

BENCHMARK

BRASS CAP FLUSH (ONLY STEM REMAINS) AT THE INTERSECTION OF 60TH STREET AND INDIAN BEND ROAD HAVING AN ELEVATION OF 1423.87 NAVD 88 DATUM, GDACS# 24524-01.

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	09/19/2020	11/04/2015	X*	

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

GENERAL NOTES

1. 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).
2. 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.
3. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. CONTRACTOR SHALL PROVIDE STABILIZATION FABRIC TO ALL SLOPES EQUAL TO OR GREATER THAN 3H:1V.
13. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES WILL ENTER AND EXIT THE CONSTRUCTION SITE.
14. REFER TO SHEET 2 FOR STANDARD DETAILS OF BEST MANAGEMENT PRACTICES.
15. 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.

CONSTRUCTION SEQUENCE

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CLEAR AND GRUB.
3. CONSTRUCT RETENTION/SEDIMENTATION BASINS.
4. ROUGH GRADE SITE WHILE PROVIDING POSITIVE DRAINAGE TO BASINS.
5. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
6. FINAL GRADE AND CONSTRUCT BUILDING PADS.
7. INSTALL UNDERGROUND STORM DRAIN PIPES AND ALL UNDERGROUND UTILITIES.
8. COMPLETE BUILDING CONSTRUCTION.
9. CONSTRUCT PAVING AND SIDEWALKS.
10. 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 — DATE
TOWN OF PARADISE VALLEY

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

REVISIONS: | DATE: | SCALE: 1"=20' | DATE: 03/29/26
DESIGNED BY: NP | JOB: 2502063
DRAWN BY: CM | VERSION: 1.1
CHECKED BY: JR | PLOT DATE: 03/29/26

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

STORM WATER POLLUTION PREVENTION PLAN

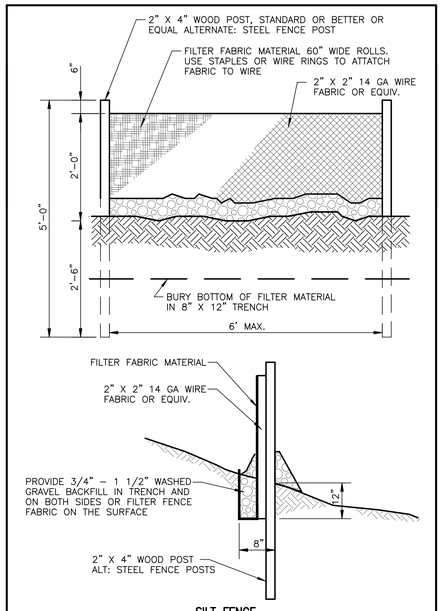
LOT 34 & PART OF LOT 35 - CLUB ESTATES NO. 2 5625 E INDIAN BEND RD., PARADISE VALLEY, AZ 85253

P: 602 889 1984 | F: 602 445 9482
8808 N. CENTRAL AVE., SUITE 288
PHOENIX, AZ. 85020
PHOENIX@LDGENG.COM
Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 41005 NICKOLA J. PRODANOV Date Signed 03/29/26 ARIZONA, U.S.A.

SP-1
1 OF 2

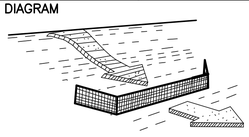
STORM WATER POLLUTION PREVENTION PLAN
BEST MANAGEMENT PRACTICES DETAILS



SILT FENCE
BMP-67

SYMBOL	SILT FENCE
S.F.	

DIAGRAM



CONDITIONS WHERE PRACTICE APPLIES
- ___ PERIMETER CONTROL
- ___ SLOPE PROTECTION
- * SEDIMENT TRAPPING
- ___ DRAINAGEWAY & STREAM PROTECTION
- ___ TEMPORARY STABILIZATION
- ___ PERMANENT STABILIZATION & EXPOSURE LIMITS
- ___ NON-SEDIMENT POLLUTION CONTROL

DEFINITION

A TEMPORARY SEDIMENT BARRIER CONSISTING OF A FILTER FABRIC STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS, ENTRENCHED, AND, DEPENDING UPON THE STRENGTH OF THE FABRIC USED, WITH WIRE FENCE FOR SUPPORT.

PURPOSE

1. TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREAS DURING CONSTRUCTION OPERATIONS IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
2. TO DECREASE THE VELOCITY OF SHEET FLOWS AND LOW-TO-MODERATE LEVEL CHANNEL FLOWS.

APPROPRIATE APPLICATIONS

FILTER FENCES MUST BE PROVIDED JUST UPSTREAM OF THE POINT(S) OF DISCHARGE OF RUNOFF FROM A SITE, BEFORE THE FLOW BECOMES CONCENTRATED. THEY MAY ALSO BE USED:

1. BELOW DISTURBED AREAS WHERE RUNOFF MAY OCCUR IN THE FORM OF SHEET AND RILL EROSION; WHEREVER RUNOFF HAS THE POTENTIAL TO IMPACT DOWNSTREAM RESOURCES.

2. PERPENDICULAR TO MINOR SWALES OR DITCH LINES FOR UP TO ONE ACRE CONTRIBUTING DRAINAGE AREAS.

NOT INTENDED FOR USE IN DETAINING CONCENTRATED FLOWS.

SYNTHETIC FABRIC FILTER FENCES ARE ONLY APPLICABLE FOR SHEET OR OVERLAND FLOWS AND NOT THE VOLUMES OF WATER IN CONCENTRATED FLOWS.

BMP-63

SYMBOL	SILT FENCE
S.F.	

LIMITATIONS
1. FILTER FENCES WILL CREATE A TEMPORARY SEDIMENTATION POND ON THE UPSTREAM SIDE OF THE FENCE WHICH MAY CAUSE TEMPORARY FLOODING. FENCES NOT CONSTRUCTED ON A LEVEL CONTOUR WILL BE OVERTOPPED BY CONCENTRATED FLOW RESULTING IN FAILURE OF THE FILTER FENCE.
2. FILTER FENCES ARE NOT PRACTICAL WHERE LARGE FLOWS OF WATER ARE INVOLVED, HENCE THE NEED TO RESTRICT THEIR USE TO DRAINAGE AREAS OF ONE ACRE OR LESS, AND FLOW RATES OF LESS THAN 0.5 CFS.
3. PROBLEMS MAY ARISE FROM INCORRECT SELECTION OF PORE SIZE AND/OR IMPROPER INSTALLATION.
4. DO NOT ALLOW WATER DEPTH TO EXCEED 1.5 FEET AT ANY POINT.
5. IMPROPERLY INSTALLED FENCES ARE SUBJECT TO FAILURE FROM UNDERCUTTING, OVERTOPPING, OR COLLAPSING.

PLANNING CONSIDERATIONS
LABORATORY WORK AT THE VIRGINIA HIGHWAY AND TRANSPORTATION RESEARCH COUNCIL HAS SHOWN THAT SILT FENCES CAN TRAP A MUCH HIGHER PERCENTAGE OF SUSPENDED SEDIMENTS THAT CAN STRAW BALES. SILT FENCES ARE PREFERABLE TO STRAW BARRIERS IN MANY CASES. HOWEVER WHILE THE FAILURE RATE OF SILT FENCES IS LOWER THAN THAT OF STRAW BARRIERS, THERE ARE MANY INSTANCES LOCALLY IN WHICH SILT FENCES HAVE BEEN IMPROPERLY INSTALLED. THE INSTALLATION METHODS OUTLINED HERE CAN IMPROVE PERFORMANCE.

1. CONSTRUCT ALONG A LEVEL CONTOUR.
2. SILT FENCES SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR SEDIMENT REMOVAL EQUIPMENT BETWEEN THE SILT FENCE AND TOES OF SLOPES OR OTHER OBSTRUCTIONS.
4. THE ENDS OF THE FILTER FENCE SHOULD BE TURNED UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. PROVIDE AN UNDISTURBED OR STABILIZED OUTLET SUITABLE FOR SHEET FLOW.
6. DO NOT CONSTRUCT IN LIVE STREAMS OR INTERMITTENTLY FLOWING CHANNELS.

DESIGN & SIZING CRITERIA
1. UPSTREAM DRAINAGE AREA LIMITED TO 1 ACRE OR LESS WHEN USED ALONE OR IN COMBINATION WITH SEDIMENT BASIN IN A LARGER SITE.
2. MAXIMUM SLOPE STEEPNESS PERPENDICULAR TO FENCE LINE, 1:1.
MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE FENCE = 100 FEET.
3. NO CONCENTRATED FLOWS GREATER THAN 0.5 CFS.

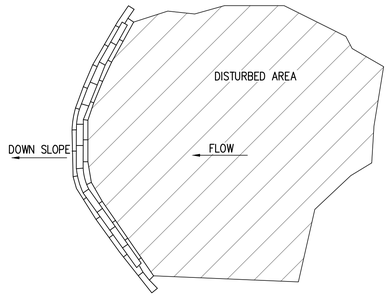
SELECTION OF A FILTER FABRIC IS BASED ON SOIL CONDITIONS AT THE CONSTRUCTION SITE (WHICH AFFECT THE EQUIVALENT OPENING SIZE (EOS) FABRIC SPECIFICATION) AND CHARACTERISTICS OF THE SUPPORT FENCE (WHICH AFFECT THE CHOICE OF TENSILE STRENGTH). THE DESIGNER SHALL SPECIFY A FILTER FABRIC THAT RETAINS THE SOIL FOUND ON THE CONSTRUCTION SITE YET WILL HAVE OPENINGS LARGE ENOUGH TO PERMIT DRAINAGE AND PREVENT CLOGGING. THE FOLLOWING CRITERIA IS RECOMMENDED FOR SELECTION OF THE EQUIVALENT OPENING SIZE:

1. IF 50 PERCENT OR LESS OF THE SOIL, BY WEIGHT, WILL PASS THE U.S. SIEVE NO. 200, SELECT THE EOS TO RETAIN 85 PERCENT OF THE SOIL. SHOULD NOT BE FINER THAN EOS 70.
2. FOR ALL OTHER SOIL TYPES, THE EOS SHOULD BE NO LARGER THAN THE OPENINGS IN THE U.S. STANDARD SIEVE NO. 70 [0.0083 IN. (0.21 MM.)] EXCEPT WHERE DIRECT DISCHARGE TO A STREAM, LAKE, OR WETLAND WILL OCCUR, THEN THE EOS SHALL BE NO LARGER THAN STANDARD SIEVE NO. 100.

TO REDUCE THE CHANCE OF CLOGGING, IT IS PREFERABLE TO SPECIFY A FABRIC WITH OPENINGS AS LARGE AS ALLOWED BY THE CRITERIA. NO FABRIC SHOULD BE SPECIFIED WITH AN EOS SMALLER THAN U.S. STANDARD SIEVE NO. 100 [0.0059 IN. (0.15MM.)]. IF 85 PERCENT OR MORE OF A SOIL, BY WEIGHT, PASSES THROUGH THE OPENINGS IN A NO. 200 SIEVE [0.0029 IN. (0.074 MM.)], FILTER FABRIC SHALL NOT BE USED. MOST OF THE PARTICLES IN SUCH A SOIL WOULD NOT BE RETAINED IF THE EOS WAS TOO LARGE, AND THEY WOULD CLOG THE FABRIC QUICKLY IF THE EOS WAS SMALL ENOUGH TO CAPTURE THE SOIL.

BMP-64-65

GRAVELBAG SEDIMENT TRAP DETAIL



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

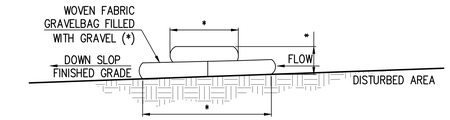
SELECTION OF FABRIC TENSILE STRENGTH AND BURSTING STRENGTH CHARACTERISTICS SHALL BE SUPPORTED WITH WIRE MESH IN AND AS RECOMMENDED BY THE FABRIC MANUFACTURER.
FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE LIFE AT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

1. TYPICAL INSTALLATION:

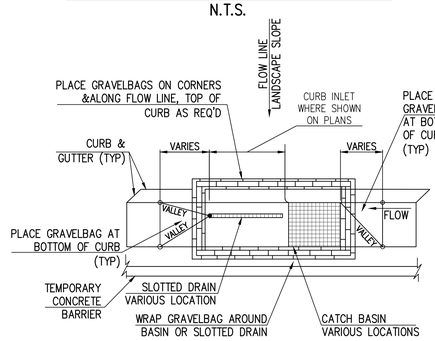
FILTER FENCES ARE TO BE CONSTRUCTED ON A LEVEL CONTOUR TO MAXIMIZE THE AVAILABLE PONDING AREA AND PREVENT CONCENTRATION OF FLOW AGAINST THE FENCE.
A. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 30 INCHES.
B. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 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:

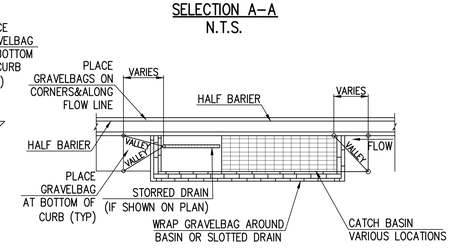
1. * SEE SPECIAL PROVISIONS.
2. GRAVELBAG MATERIEL SHALL BE FROM POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN FABRIC. SEE SPECIAL PROVISIONS FOR MULLEN BURST STRENGTH AND ULTRAVIOLET STABILITY REQUIREMENTS.
3. WHEN SEDIMENT DEPTH REACHES 3 INCHES, REMOVE. AND PROPERLY DISPOSE OF ACCUMULATED MATERIAL.
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.



SELECTION A-A
N.T.S.



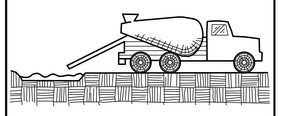
PLAN VIEW
N.T.S.



PLAN VIEW
N.T.S.

SYMBOL	DESIGNATED WASHOUT AREA
W.A.	

DIAGRAM



CONDITIONS WHERE PRACTICE APPLIES
- ___ PERIMETER CONTROL
- ___ SLOPE PROTECTION
- ___ SEDIMENT TRAPPING
- ___ DRAINAGEWAY & STREAM PROTECTION
- ___ TEMPORARY STABILIZATION
- ___ PERMANENT STABILIZATION & EXPOSURE LIMITS
- * NON-SEDIMENT POLLUTION CONTROL

DEFINITION

A TEMPORARY PIT OR BERMED AREA FOR WASHOUT OF CONCRETE TRUCKS, TOOLS, MORTAR MIXERS, ETC.

PURPOSE

IMPROPER WASHOUT OF CONCRETE TRUCKS, TOOLS, ETC. MAY ALLOW FRESH CONCRETE OR CEMENT LADEN MORTAR TO ENTER A STORM DRAINAGE SYSTEM.

APPROPRIATE APPLICATIONS

EFFECTIVE WHEN VEHICLES, TOOLS, AND MIXERS CAN BE MOVED TO THE PIT LOCATION. WHERE THIS IS NOT PRACTICAL, TEMPORARY PONDS MAY BE CONSTRUCTED TO ALLOW FOR SETTLING AND HARDENING OF CEMENT AND AGGREGATES. WASHOUT AREA/PITS ARE APPROPRIATE FOR MINOR AMOUNTS OF WASH WATER WHICH RESULT FROM CLEANING OF AGGREGATE MATERIALS OR CONCRETE TRUCKS, TOOLS, ETC.

PLANNING CONSIDERATIONS

1. WASH OUT INTO A SLURRY PIT WHICH WILL LATER BE BACKFILLED. DO THIS ONLY WITH THE APPROVAL OF THE PROPERTY OWNER.

2. WASH OUT INTO A TEMPORARY PIT WHERE THE CONCRETE WASH CAN HARDEN, BE BROKEN UP, AND THEN PROPERLY DISPOSED OF OFF-SITE.

DESIGN & SIZING CRITERIA

1. LOCATE WASHOUT PITS AWAY FROM STORM DRAINS, OPEN DITCHES, OR STORMWATER RECEIVING WATERS.

2. DO NOT WASHOUT CONCRETE TRUCKS INTO STORM DRAINS, SANITARY SEWERS, STREET GUTTERS, OR STORMWATER CHANNELS.

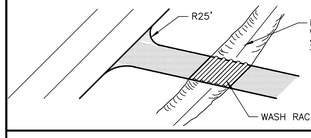
MAINTENANCE REQUIREMENTS

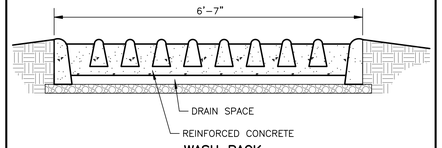
PROPERLY DISPOSE OF HARDENED CONCRETE PRODUCTS ON A ROUTINE BASIS TO PREVENT THE BUILDUP OF WASTE MATERIALS TO AN UNMANAGEABLE SIZE AND TO MAINTAIN PERCOLATION OF WATER.

REFERENCE (14)

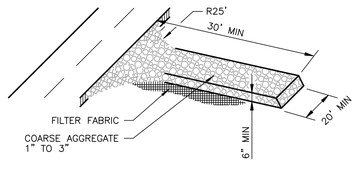
BMP-99&100

SYMBOL	STABILIZED CONSTRUCTION ENTRANCE





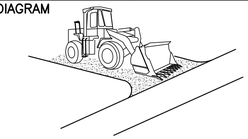
WASH RACK



STABILIZED CONSTRUCTION ENTRANCE
BMP-35

SYMBOL	STABILIZED CONSTRUCTION ENTRANCE
S.C.E	

DIAGRAM

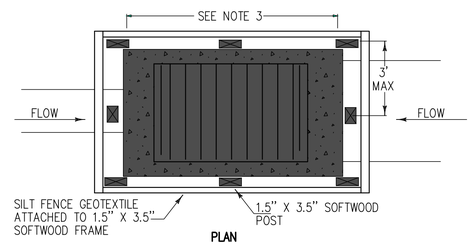


CONDITIONS WHERE PRACTICE APPLIES
- ___ PERIMETER CONTROL
- ___ SLOPE PROTECTION
- * SEDIMENT TRAPPING
- ___ DRAINAGEWAY & STREAM PROTECTION
- * TEMPORARY STABILIZATION
- ___ PERMANENT STABILIZATION & EXPOSURE LIMITS
- * NON-SEDIMENT POLLUTION CONTROL

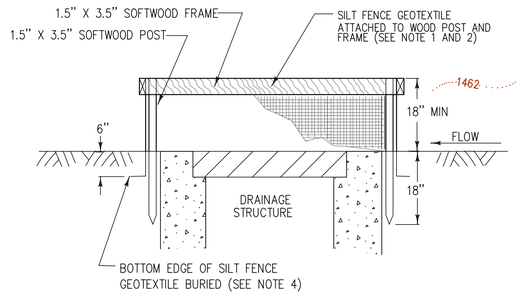
DEFINITION
A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER CLOTH LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, SIDEWALK OR PARKING AREA.
PURPOSE
THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. REDUCING TRACKOUT OF SEDIMENTS AND OTHER POLLUTANTS ONTO PAVED ROADS HELPS PREVENT DEPOSITION OF SEDIMENTS INTO LOCAL STORM DRAINS AND PRODUCTION OF AIRBORNE DUST.
APPROPRIATE APPLICATIONS
A STABILIZED CONSTRUCTION ENTRANCE SHOULD BE USED AT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS. NPDES PERMITS REQUIRE THAT APPROPRIATE MEASURES BE IMPLEMENTED TO PREVENT TRACKOUT OF SEDIMENTS ONTO PAVED ROADWAYS.
LIMITATIONS
THE STABILIZED CONSTRUCTION ENTRANCE PLAN SHOULD BE REVIEWED AS PART OF THE PROJECT TRAFFIC CONTROL PLAN.
– CONSTRUCT ON LEVEL GROUND.
– STABILIZED CONSTRUCTION ENTRANCES ARC RATHER EXPENSIVE TO CONSTRUCT AND WHEN A WASH RACK IS INCLUDED, A SEDIMENT TRAP OF SOME KIND MUST ALSO BE PROVIDED TO COLLECT WASH WATER RUNOFF.
PLANNING CONSIDERATIONS
STABILIZED CONSTRUCTION ENTRANCES ARE NOT VERY EFFECTIVE IN REMOVING SEDIMENT FROM EQUIPMENT LEAVING A CONSTRUCTION SITE. EFFICIENCY IS GREATLY INCREASED, THOUGH WHEN A WASHING RACK IS INCLUDED AS PART OF A STABILIZED CONSTRUCTION ENTRANCE. BUILD ON LEVEL GROUND.
1. ADVANTAGES:
– DOES REMOVE SOME SEDIMENT FROM EQUIPMENT AND SERVES TO CHANNEL CONSTRUCTION TRAFFIC IN AND OUT OF THE SITE.
DESIGN & SIZING CONSIDERATIONS
THE AGGREGATE FOR STABILIZED CONSTRUCTION ENTRANCE APRONS SHALL BE 1 TO 3 INCHES IN SIZE, WASHED, WELL-GRADED GRAVEL OR CRUSHED ROCK. THE APRON DIMENSIONS RECOMMENDED ARE 30 FT. X 50 FT. AND 6 INCHES DEEP.
ENTRANCE MUST BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE. WHEN WASH AREAS ARE PROVIDED, WASHING SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO A PROPERLY CONSTRUCTED SEDIMENT TRAP OR BASIN (POND).
MAINTENANCE REQUIREMENTS
– INSPECT MONTHLY AND AFTER EACH RAINFALL.
REPLACE GRAVEL MAT WHEN SURFACE VOIDS ARE NO LONGER VISIBLE.
– PERIODIC TOP DRESSING WITH ADDITIONAL STONE WILL BE REQUIRED.
ALL SEDIMENTS DEPOSITED ON PAVED ROADWAYS MUST BE REMOVED WITHIN 24 HOURS.
– REMOVE GRAVEL AND FILTER FABRIC UPON COMPLETION OF CONSTRUCTION.
REFERENCES (1, 2)

BMP-37&38

DROP INLET PROTECTION
SILT FENCE DROP INLET PROTECTION



PLAN



SECTION

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.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 Arizona Blue Stake, Inc.
Call 811 or click Arizona811.com

DATE: 03/29/26
SCALE: N.T.S.
DESIGNED BY: NP
DRAWN BY: CM
CHECKED BY: JM
PLOT DATE: 03/29/26
DATE:
REVISIONS:

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STORM WATER POLLUTION PREVENTION PLAN DETAILS

LOT 34 & PART OF LOT 35 - CLUB ESTATES NO. 2
5625 E INDIAN BEND RD.,
PARADISE VALLEY, AZ 85253

JOB: 2502063
VERSION: 1.1

P. 602 889 1984 | F. 602 445 9482
8808 N. CENTRAL AVE., SUITE 288
PHOENIX, AZ. 85020
PHOENIX@LDGENG.COM
Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 41005 NICKOLA J. PRODANOV Date Signed 03/29/26 ARIZONA U.S.A.

SP-2
2 OF 2

DETAIL NOTES

1. VERTICALS BARS PER SCHEDULE – LAP 60 BAR DIAMETERS U.N.O. PER SCHEDULE
2. 8" CMU RETAINING WALL –SOIL GROUT ALL COURSES BELOW GRADE
3. VERTICAL CONTROL JOINT NOT TO EXCEED 20FT O.C.
4. 1"ø WEEP HOLES AT 6FT O.C.
5. CONCRETE SLAB WHERE SHOWN ON PLANS
6. MAX SOIL SLOPE PER DETAIL TYPE AT FINISHED GRADE
7. CONCRETE FOOTING PER SCHEDULE (f'c=4000PSI)
8. LONGITUDINAL BARS PER SCHEDULE
9. STAND ACI HOOK EMBEDDED FULLY INTO FOOTING 3" CLR. FROM BOTTOM
10. (1)#4 CONT. IN 8" BOND BEAM TOP OF WALL & 48"O.C.
11. ROCK POCKET WITH 40% VOIDS, BOTTOM OF POCKET SHALL BE 9" ABOVE LOWER FINISHED GRADE
12. #9 GAGE JOINT REINFORCING AT 16"O.C. VERTICALLY
13. FOOTING DOWELS PER SCHEDULE –EXTEND 60 BAR DIAMETERS INTO MASONRY ABOVE TOP OF FOOTING U.N.O.
14. WATERPROOF MEMBRANE AS REQUIRED BY ARCHITECT
15. HEEL REINFORCING PER SCHEDULE –LOCATE AT TOP OF FOOTING
16. SOLID GROUTED 12" CMU RETAINING WALL
17. (2)#4 CONTINUOUS HORIZONTALS IN 8" BOND BEAM AT TOP & MID–HEIGHT OF 12" CMU
18. #5 VERTICAL FOOTING DOWELS AT 16"O.C. OPPOSITE FACE OF 12"CMU –EXTEND 45° MIN. ABOVE TOP OF FOOTING
19. #5 VERTICAL AT 48"O.C. CENTERED IN SCREEN WALL ABOVE RETAINING WALL.
20. TOE REINFORCING AT BOTTOM OF FOOTING PER SCHEDULE
21. SOLID GROUTED 16" CMU RETAINING WALL
22. #5 AT 8"O.C. VERTICAL REINFORCING AT 8"CMU BELOW GRADE

CMU SITE RETAINING WALL ON ENGINEERED COMPACTED FILL ONLY

MAXIMUM RETAINING HEIGHT "H"	DETAIL TYPE	"W" FTG. WIDTH	"T" FTG. THICKNESS	"TW" TOE WIDTH	FOOTING DOWELS
2'–0"	"A"	2'–0"	10"	0'–8"	#5 AT 48"O.C. (CENTERED)
4'–0"	"A"	3'–0"	12"	1'–6"	#5 AT 16" O.C. (CENTERED)
6'–0"	"A"	5'–0"	12"	2'–6"	#5 AT 16" O.C. X 45° EXTENSION (SOIL SIDE)
8'–8"	"B"	6'–0"	12"	2'–6"	#5 AT 8" O.C. X 45° EXTENSION (SOIL SIDE)
10'–0"	"B"	7'–0"	14"	3'–6"	#6 AT 8" O.C. X 45° EXTENSION (SOIL SIDE)
12'–0"	"C"	8'–0"	14"	4'–0"	#6 AT 8" O.C. X 54" EXTENSION (SOIL SIDE)
14'–0"	"C"	9'–6"	16"	5'–0"	#6 AT 8" O.C. X 54" EXTENSION (SOIL SIDE)

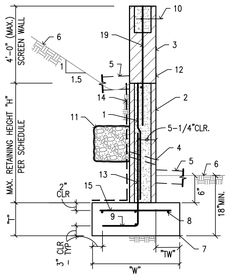
MAXIMUM RETAINING HEIGHT "H"	DETAIL TYPE	VERTICAL BARS	LONGITUDINAL BARS	HEEL BARS (T.O.F.)	TOE BARS (B.O.F.)
2'–0"	"A"	#4 AT 48"O.C. CENTERED	2 #4 BARS	#5 AT 16"O.C.	#5 AT 16"O.C.
4'–0"	"A"	#5 AT 48"O.C. CENTERED	3 #5 BARS	#5 AT 14"O.C.	#5 AT 14"O.C.
6'–0"	"A"	#5 AT 48"O.C. CENTERED	4 #5 BARS	#5 AT 12"O.C.	#5 AT 12"O.C.
8'–8"	"B"	#5 AT 16"O.C. SOIL SIDE [1]	5 #5 BARS	#5 AT 12"O.C.	#5 AT 12"O.C.
10'–0"	"B"	#5 AT 16"O.C. SOIL SIDE [1]	8 #5 BARS	#5 AT 12"O.C.	#5 AT 12"O.C.
12'–0"	"C"	#5 AT 8"O.C. SOIL SIDE [1]	10 #5 BARS	#5 AT 12"O.C.	#6 AT 12"O.C.
14'–0"	"C"	#6 AT 8"O.C. SOIL SIDE [1]	10 #5 BARS	#6 AT 12"O.C.	#6 AT 12"O.C.

DESIGN NOTE(S):
- ACTIVE PRESSURE USED = 34PCF (ENG. COMPACTED FILL)
- BEARING PRESSURE USED = 1,500PSF X 1.33 TOE INCREASE = 2,000PSF
- RETAINING WALLS SHALL BEAR ON ENGINEERED COMPACTED FILL AS RECOMMENDED IN THE GEOTECHNICAL REPORT
- FRICTION COEFF. USED WITHOUT PASSIVE = 0.62 (ENG. COMPACTED FILL)
- SOIL UNIT WEIGHT = 110PCF
- CONCRETE = 4,000PSI
- GROUT = 2,000PSI
- MORTAR = 1800PSI
- PROVIDE CONTROL JOINTS AT 20' O.C. MAX AT STRAIGHT RUNS OF WALL
- SPECIAL STRUCTURAL INSPECTION REQUIRED FOR MASONRY REINFORCING AND PLACEMENT OF GROUT.
- 2024 INTERNATIONAL BUILDING CODE

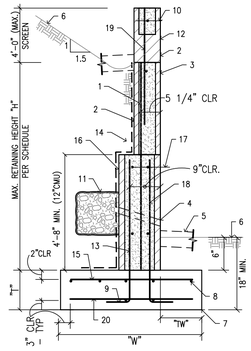
SCHEDULE NOTE(S):
1. LAP VERTICALS 72 BAR DIAMETERS

CONCRETE FOOTING COMPRESSIVE STRENGTH, f'c=4,000PSI

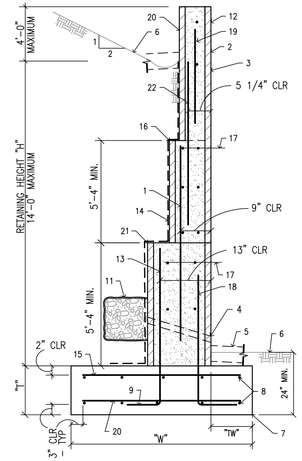
RETAINING WALLS SHALL BEAR ON ENGINEERED COMPACTED FILL AS RECOMMENDED IN THE GEOTECHNICAL REPORT



TYPE "A"



TYPE "B"



TYPE "C"

R7 SITE RETAINING WALL W/SLOPED BACKFILL ON ENGINEERED COMPACTED FILL

NO SCALE

DETAIL NOTES

1. VERTICALS BARS PER SCHEDULE – LAP 60 BAR DIAMETERS U.N.O. PER SCHEDULE
2. 8" CMU RETAINING WALL –SOIL GROUT ALL COURSES BELOW GRADE
3. VERTICAL CONTROL JOINT NOT TO EXCEED 20FT O.C.
4. 1"ø WEEP HOLES AT 6FT O.C.
5. CONCRETE SLAB WHERE SHOWN ON PLANS
6. LEVEL FINISH GRADE
7. CONCRETE FOOTING PER SCHEDULE (f'c=4000PSI)
8. LONGITUDINAL BARS PER SCHEDULE
9. STAND ACI HOOK EMBEDDED FULLY INTO FOOTING 3" CLR. FROM BOTTOM
10. (1)#4 CONT. IN 8" BOND BEAM TOP OF WALL & 48"O.C.
11. ROCK POCKET WITH 40% VOIDS, BOTTOM OF POCKET SHALL BE 9" ABOVE LOWER FINISHED GRADE
12. #9 GAGE JOINT REINFORCING AT 16"O.C. VERTICALLY
13. FOOTING DOWELS PER SCHEDULE –EXTEND 60 BAR DIAMETERS INTO MASONRY ABOVE TOP OF FOOTING U.N.O.
14. WATERPROOF MEMBRANE AS REQUIRED BY ARCHITECT
15. HEEL REINFORCING PER SCHEDULE –LOCATE AT TOP OF FOOTING
16. SOLID GROUTED 12" CMU RETAINING WALL
17. (2)#4 CONTINUOUS HORIZONTALS IN 8" BOND BEAM AT TOP & MID–HEIGHT OF 12" CMU
18. #5 VERTICAL FOOTING DOWELS AT 16"O.C. OPPOSITE FACE OF 12"CMU –EXTEND 45° MIN. ABOVE TOP OF FOOTING
19. #5 VERTICAL AT 48"O.C. CENTERED IN SCREEN WALL ABOVE RETAINING WALL
20. TOE REINFORCING AT BOTTOM OF FOOTING PER SCHEDULE
21. SOLID GROUTED 16" CMU RETAINING WALL

CMU SITE RETAINING WALL ON UNDISTURBED NATIVE SOIL OR COMPACTED FILL

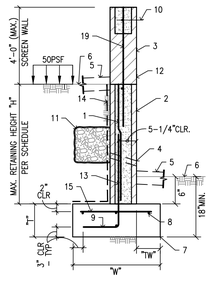
MAXIMUM RETAINING HEIGHT "H"	DETAIL TYPE	"W" FTG. WIDTH	"T" FTG. THICKNESS	"TW" TOE WIDTH	FOOTING DOWELS
2'–0"	"A"	2'–0"	10"	0'–6"	#5 AT 48"O.C. (CENTERED)
4'–0"	"A"	3'–0"	12"	0'–8"	#5 AT 16" O.C. (CENTERED)
6'–0"	"A"	4'–6"	12"	1'–0"	#5 AT 8" O.C. X 45° EXTENSION (SOIL SIDE)
8'–8"	"B"	5'–9"	12"	1'–6"	#5 AT 8" O.C. X 45° EXTENSION (SOIL SIDE)
10'–0"	"B"	7'–0"	14"	2'–0"	#6 AT 8" O.C. X 45° EXTENSION (SOIL SIDE)
12'–0"	"C"	9'–0"	14"	3'–0"	#6 AT 8" O.C. X 54" EXTENSION (SOIL SIDE)

MAXIMUM RETAINING HEIGHT "H"	DETAIL TYPE	VERTICAL BARS	LONGITUDINAL BARS	HEEL BARS (T.O.F.)	TOE BARS (B.O.F.)
2'–0"	"A"	#4 AT 48"O.C. CENTERED	2 #4 BARS	NOT REQ'D	NOT REQ'D
4'–0"	"A"	#5 AT 48"O.C. CENTERED	3 #5 BARS	#5 AT 14"O.C.	#5 AT 14"O.C.
6'–0"	"A"	#5 AT 48"O.C. SOIL SIDE	4 #5 BARS	#5 AT 12"O.C.	#5 AT 12"O.C.
8'–8"	"B"	#5 AT 16"O.C. SOIL SIDE [1]	5 #5 BARS	#5 AT 12"O.C.	#5 AT 12"O.C.
10'–0"	"B"	#5 AT 16"O.C. SOIL SIDE [1]	8 #5 BARS	#6 AT 12"O.C.	#5 AT 12"O.C.
12'–0"	"C"	#5 AT 16"O.C. SOIL SIDE [1]	10 #5 BARS	#6 AT 12"O.C.	#6 AT 12"O.C.

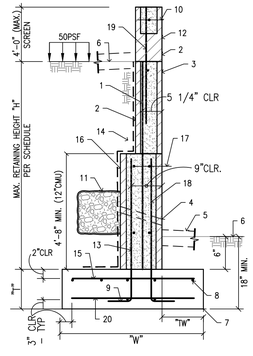
DESIGN NOTE(S):
- ACTIVE PRESSURE USED = 38PCF
- BEARING PRESSURE USED = 1,500PSF X 1.33 TOE INCREASE = 2,000PSF
- FRICTION COEFF. USED WITHOUT PASSIVE = 0.53
- SOIL UNIT WEIGHT = 110PCF
- DRIVEWAY SURCHARGE = 50PSF
- CONCRETE = 4,000PSI
- GROUT = 2,000PSI
- MORTAR = 1800PSI
- PROVIDE CONTROL JOINTS AT 20' O.C. MAX AT STRAIGHT RUNS OF WALL
- SPECIAL STRUCTURAL INSPECTION REQUIRED FOR MASONRY REINFORCING AND PLACEMENT OF GROUT.
- 2024 INTERNATIONAL BUILDING CODE

SCHEDULE NOTE(S):
1. LAP VERTICALS 72 BAR DIAMETERS

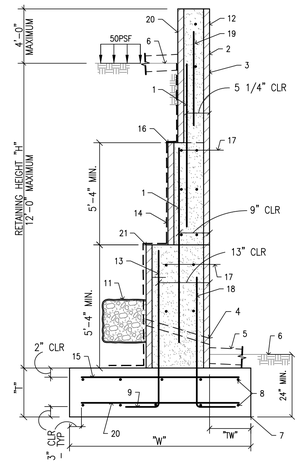
CONCRETE FOOTING COMPRESSIVE STRENGTH, f'c=4,000PSI



TYPE "A"



TYPE "B"



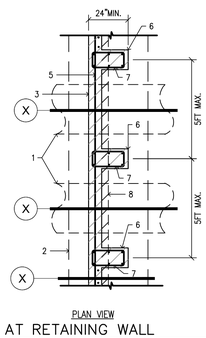
TYPE "C"

R1 SITE RETAINING WALL

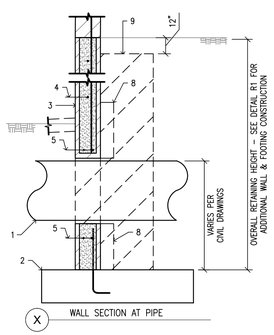
NO SCALE

DETAIL NOTES

1. DRAINAGE PIPE PER CIVIL PLANS
2. CONCRETE FOOTING PER RETAINING WALL DETAIL – SIZE FOR OVERALL RETAINING HEIGHT
3. 8" CMU WALL MIN. – SOLID GROUTED
4. #5 HORIZ. BARS AT 16"O.C.
5. (2)#5 HORIZ. BARS
6. 24"MIN. X 12" CMU SOLID GROUTED PILASTER WITH (2)#5 VERTICAL BARS AT EACH END & IN BETWEEN
7. #4 TIES AT 16"O.C. VERTICALLY – EPOXY INTO EXISTING RETAINING WALL WITH 6" EMBED AS REQUIRED
8. CMU WALL WHERE REQUIRED PER RETAINING WALL DETAIL R1
9. CMU PILASTER PER NOTE #6 BEYOND



PLAN VIEW



WALL SECTION AT PIPE

R5 PIPE PENETRATE AT RETAINING WALL

DETAIL NO.

PH STRUCTURAL
CONSULTING STRUCTURAL ENGINEERS
2812 N Norwalk, Suite 114
Mesa, AZ 85215
(480) 854-3343 | phstructural.com

Registered Professional Engineer — Certificate No. 84,844 — DOMINIC H. PETROCELLI — 04/17/26 — Not Valid Unless Signed — ARIZONA U.S.A.

SEAL:

PROJECT: STEWART RESIDENCE
HILLSIDE SUBMITTAL

ADDRESS: 5625 E INDIAN BEND RD
PARADISE VALLEY 85253

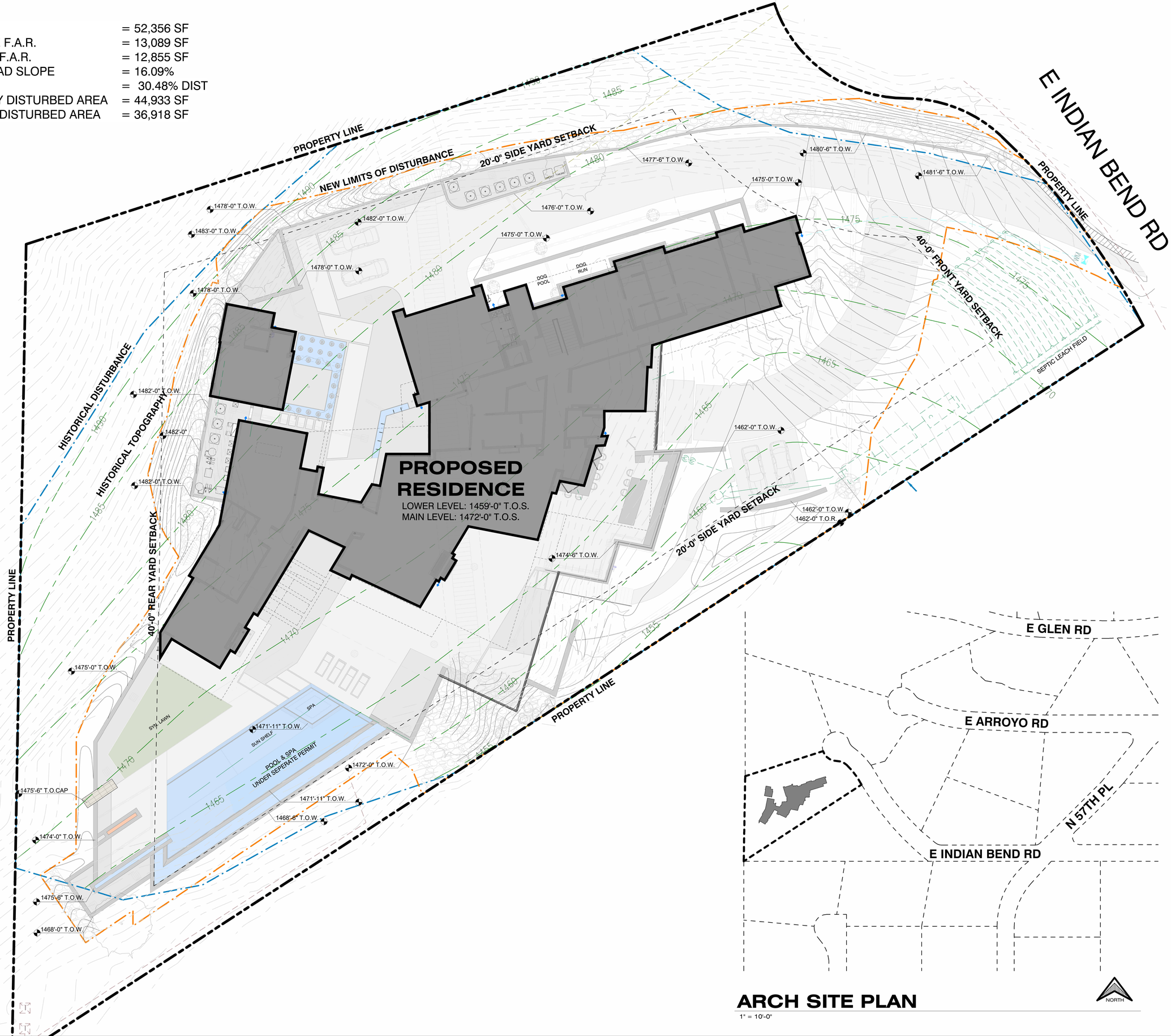
REVISIONS:

DATE SUBMITTED:	4/17/26
DRAWING SCALE:	N.T.S.
CHECKED BY:	DP
DRAWN BY:	AH
PROJECT No:	PH26090

SHEET TITLE: SITE RETAINING

SHEET NO: SK1

LOT SIZE	= 52,356 SF
ALLOWABLE F.A.R.	= 13,089 SF
PROPOSED F.A.R.	= 12,855 SF
BUILDING PAD SLOPE	= 16.09%
CATEGORY	= 30.48% DIST
PREVIOUSLY DISTURBED AREA	= 44,933 SF
PROPOSED DISTURBED AREA	= 36,918 SF



ARCH SITE PLAN

1" = 10'-0"

NORTH

STEWART RESIDENCE

5625 E INDIAN BEND RD
PARADISE VALLEY 85253
Project No.25-05

STRATTON ARCHITECTS
5090 N 40th Street Suite 170, Phoenix, Arizona 85018
(860) 331-0701

REGISTERED ARCHITECT
CERTIFICATE NO.
70654
STRATTON
ANDREWS
4.17.2026
DATE SIGNED
ARIZONA, U.S.A.
Expires 3/31/2026

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FOR FINAL HILLSIDE

DATE 4.17.2026

REV.

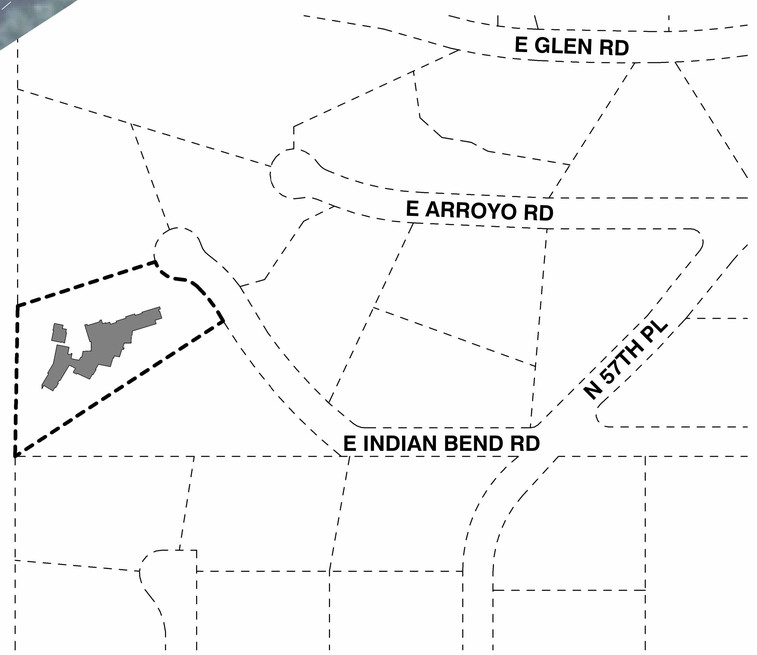
ARCH. SITE PLAN

H1.01

25-05

LOT SIZE	= 52,356 SF
ALLOWABLE F.A.R.	= 13,089 SF
PROPOSED F.A.R.	= 12,855 SF
BUILDING PAD SLOPE	= 16.09%
CATEGORY	= 30.48% DIST
PREVIOUSLY DISTURBED AREA	= 44,933 SF
PROPOSED DISTURBED AREA	= 36,918 SF

PROPERTY LINE
NEW LIMITS OF DISTURBANCE
20'-0" SIDE YARD SETBACK
1477'-6" T.O.W.
E INDIAN BEND RD
PROPERTY LINE
40'-0" FRONT YARD SETBACK
1475'-0" T.O.W.
DOG POOL
DOG RUN
HISTORICAL DISTURBANCE
HISTORICAL TOPOGRAPHY
SEPTIC LEACH FIELD
PROPOSED RESIDENCE
LOWER LEVEL: 1459'-0" T.O.S.
MAIN LEVEL: 1472'-0" T.O.S.
1462'-0" T.O.W.
1462'-0" T.O.R.
20'-0" SIDE YARD SETBACK
1474'-6" T.O.W.
1474'-11 1/4" T.O.R.
40'-0" REAR YARD SETBACK
PROPERTY LINE
1475'-0" T.O.W.
SYN. LAWN
SPA
1471'-11" T.O.W.
SUN SHELF
POOL & SPA
UNDER SEPERATE PERMIT
1471'-6 55/64" T.O.W.
1468'-6" T.O.W.
1474'-0" T.O.W.
1475'-6" T.O.W.
1465'-0" T.O.W.
PROPERTY LINE



STEWART RESIDENCE

5625 E INDIAN BEND RD
PARADISE VALLEY 85253
Project No.25-05

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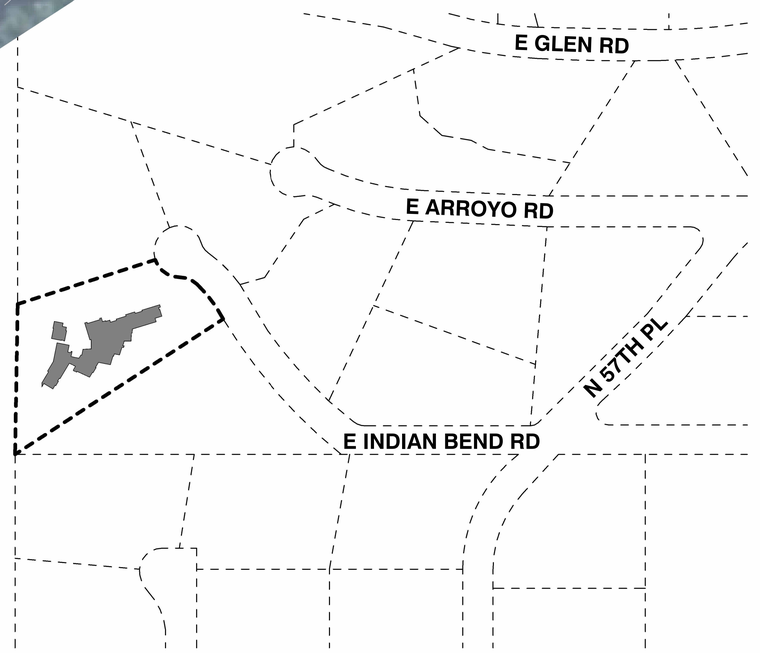
ARCH. SITE PLAN OVERLAY

H1.02

25-05

LOT SIZE	= 52,356 SF
ALLOWABLE F.A.R.	= 13,089 SF
PROPOSED F.A.R.	= 12,855 SF
BUILDING PAD SLOPE	= 16.09%
CATEGORY	= 30.48% DIST
PREVIOUSLY DISTURBED AREA	= 44,933 SF
PROPOSED DISTURBED AREA	= 36,918 SF

PROPERTY LINE
NEW LIMITS OF DISTURBANCE
20'-0" SIDE YARD SETBACK
1477'-6" T.O.W.
E INDIAN BEND RD
PROPERTY LINE
CONC. DRAINAGE BOX
30'-0" FRONT YARD SETBACK
SEPTIC LEACH FIELD
2 H1.05
DOG POOL
DOG RUN
1478'-0" T.O.W.
1475'-0" T.O.W.
1478'-0" T.O.W.
HISTORICAL DISTURBANCE
3 H1.05
HISTORICAL TOPOGRAPHY
1477'-6" T.O.W.
1472'-2" T.O.S.
PROPOSED RESIDENCE
LOWER LEVEL: 1459'-0" T.O.S.
MAIN LEVEL: 1472'-0" T.O.S.
1462'-0" T.O.W.
1462'-0" T.O.R.
20'-0" SIDE YARD SETBACK
1474'-6" T.O.W.
1474'-11 1/4" T.O.R.
40'-0" REAR YARD SETBACK
PROPERTY LINE
1475'-0" T.O.W.
SYN. LAWN
SPA
1471'-11" T.O.W.
SUN SHELF
POOL & SPA UNDER SEPERATE PERMIT
1471'-6 55/64" T.O.W.
1468'-6" T.O.W.
1474'-0" T.O.W.
1475'-6" T.O.W.
1465'-0" T.O.W.
PROPERTY LINE



STEWART RESIDENCE

5625 E INDIAN BEND RD
PARADISE VALLEY 85253
Project No.25-05

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DATE 4.17.2026
REV.

ARCH. SITE PLAN
OVERLAY - EXTERIOR
IMPROVEMENTS

H1.03

25-05



ARCHITECTURAL SITE PLAN SITE CONDITIONS

1" = 20'-0"

SITE PHOTOS

A



B



C



D



E

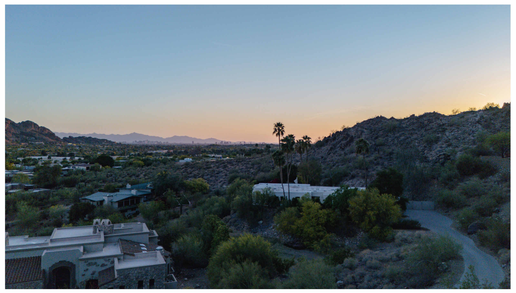


F



AERIALS

1



2



3



4



STEWART RESIDENCE

5625 E INDIAN BEND RD
PARADISE VALLEY 85253
Project No.25-05

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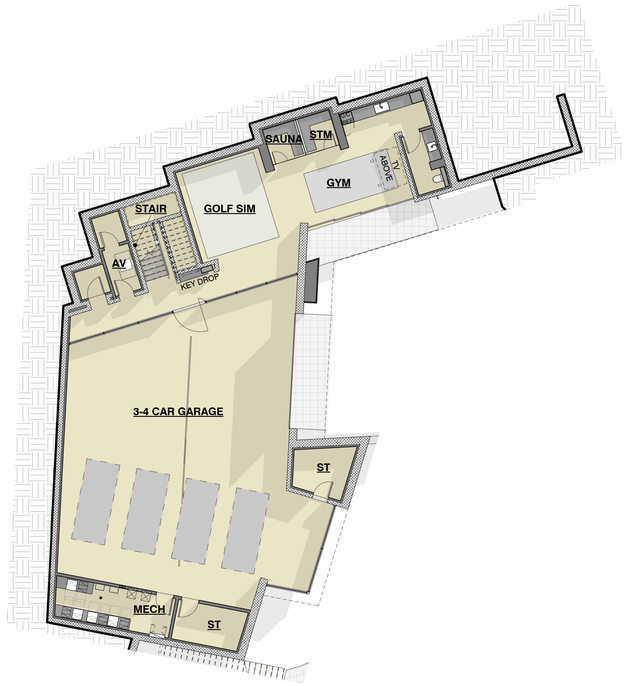
REV.

SITE PHOTOS

H1.04

25-05

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LOWER LEVEL

NORTH

3/32" = 1'-0"

STEWART RESIDENCE

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Project No.25-05

STRATTON
ARCHITECTS

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ANDREWS
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DATE 4.17.2026

REV.

FLOOR PLAN -
LOWER LEVEL

H1.05

25-05

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MAIN LEVEL

3/32" = 1'-0"

NORTH

STEWART RESIDENCE

5625 E INDIAN BEND RD
PARADISE VALLEY 85253
Project No.25-05

STRATTON ARCHITECTS

5090 N 40th Street Suite 170, Phoenix, Arizona 85018
(860) 331-0701

REGISTERED ARCHITECT
CHRISTOPHER J. STRATTON
10654
STRATTON
ANDREWS
4.17.2026
DATE SIGNED
ARIZONA, U.S.A.

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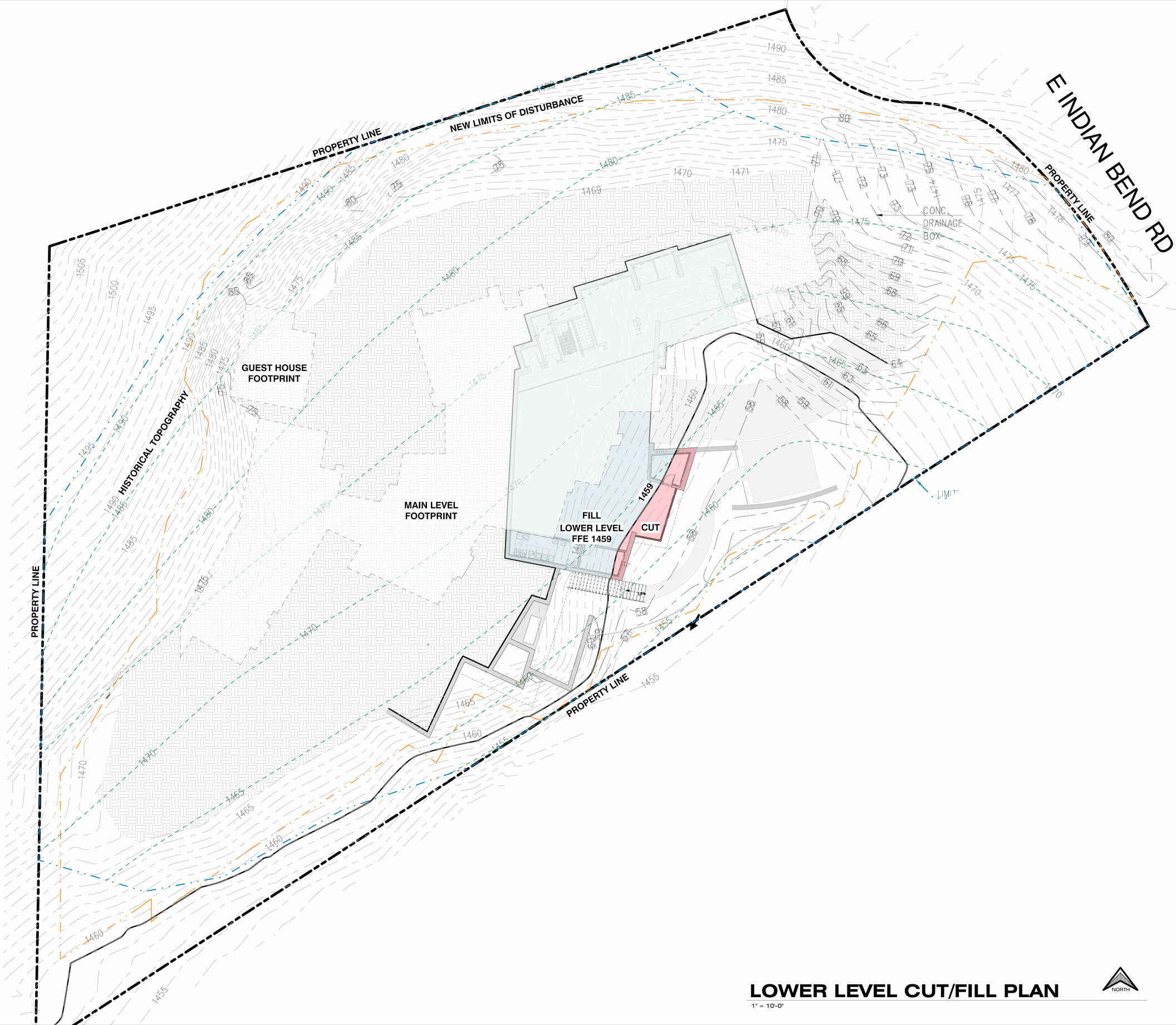
DATE 4.17.2026

REV.

FLOOR PLAN

H1.06

25-05



LOWER LEVEL CUT/FILL PLAN

1" = 10'-0"

NORTH

STEWART RESIDENCE

5625 E INDIAN BEND RD
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Project No.25-05

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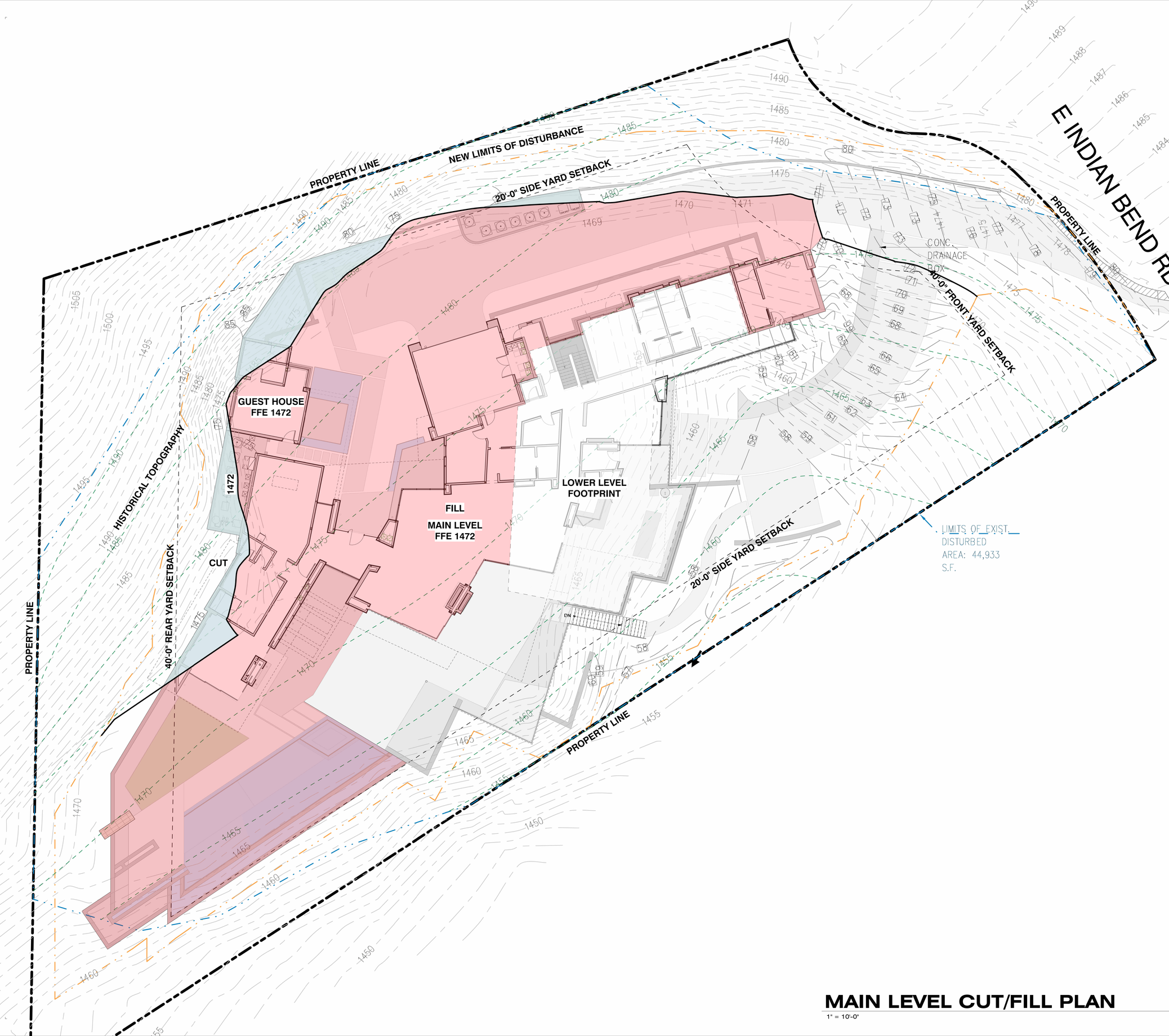
DATE 4.17.2026

REV.

FLOOR PLAN - LOWER LEVEL CUT/FILL
H1.07

25-05

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MAIN LEVEL CUT/FILL PLAN

1" = 10'-0"

NORTH

STEWART RESIDENCE

5625 E INDIAN BEND RD
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Project No.25-05

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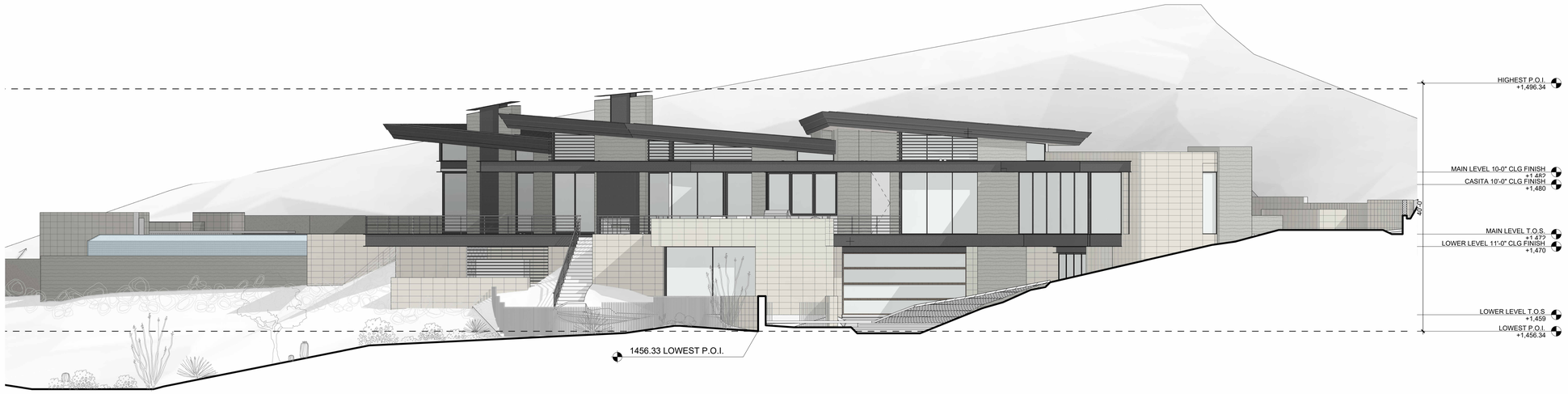
DATE 4.17.2026

REV.

FLOOR PLAN - MAIN LEVEL CUT/FILL

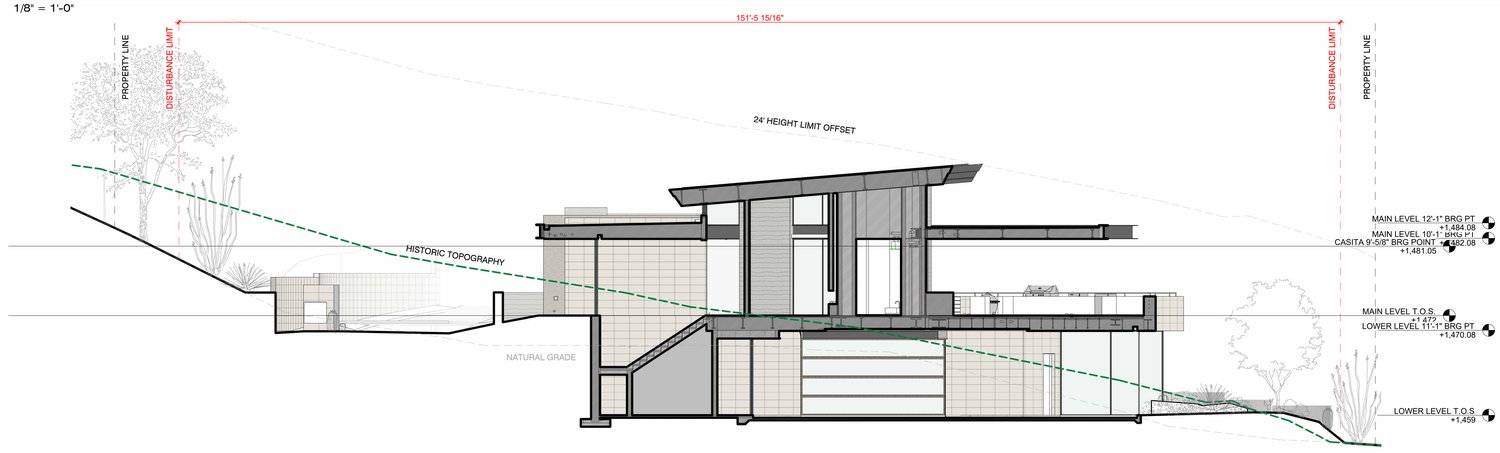
H1.08

25-05



FRONT ELEVATION - POINT OF IMPROVEMENT DIAGRAM

1/8" = 1'-0"

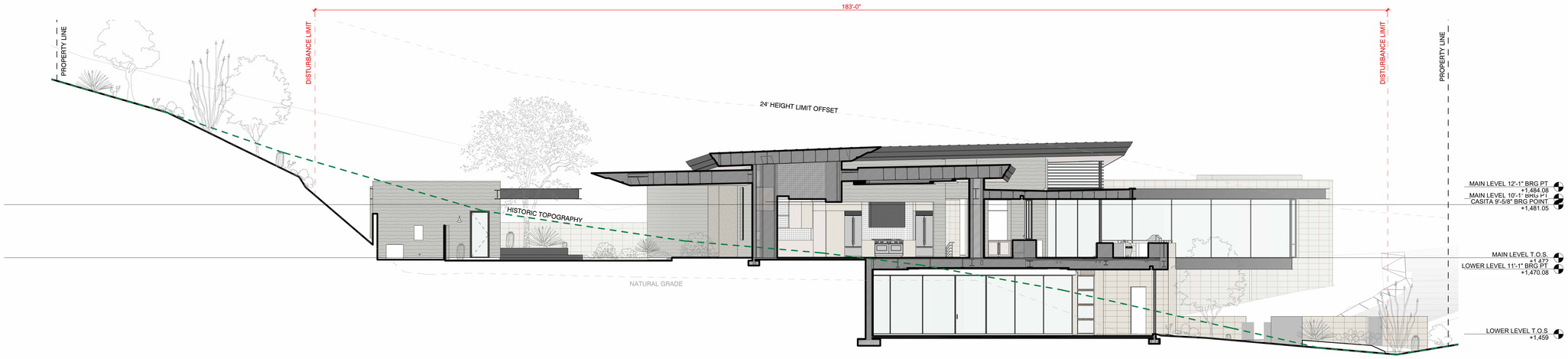


MATERIAL LEGEND

- EXPOSED STRUCTURAL STEEL & FASCIA
  COLOR: POWDER COAT - MATTE BLACK
- STUCCO
  COLOR: BENJAMIN MOORE - ROCKPORT GRAY
- EXTERIOR STONE VENEER
  COLOR: SOLSTICE STONE - MESQUITE BRUSHED
- GLASS
  CARDINAL GLASS - CLEAR - LOW E COATING
- 8X8X24 ECHELON FINISH CONCRETE BLOCK -
  COLOR - TRENDSTONE PEARLY WHITE
  PATTERN: STACK BOND - RAKE HORIZONTAL
  JOINT - FLUSH VERTICAL JOINT
- FRAME CONSTRUCTION
- CMU CONSTRUCTION

BUILDING SECTION 01

1/8" = 1'-0"



BUILDING SECTION 02

1/8" = 1'-0"

STEWART RESIDENCE

5625 E INDIAN BEND RD
PARADISE VALLEY 85253
Project No.25-05

STRATTON ARCHITECTS
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DATE 4.17.2026

REV.

LOWEST P.O.I.
DIAGRAM

H1.09

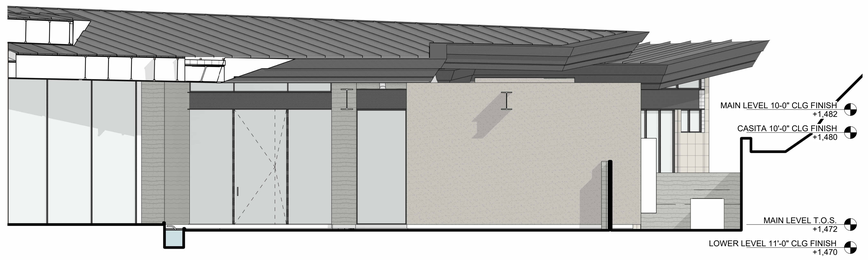
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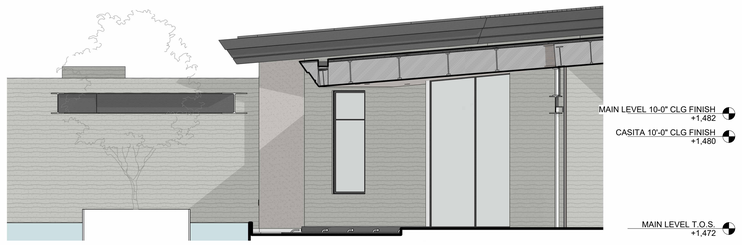
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1 NORTH ELEVATION

3/16" = 1'-0"





2 NORTH ELEVATION AT MAIN ENTRANCE Copy 1

3/16" = 1'-0"

3 WEST ELEVATION AT GARAGE Copy 1

3/16" = 1'-0"



4 EAST ELEVATION AT BEDROOM WING Copy 1

3/16" = 1'-0"

GENERAL NOTES

1. MAG ONE-COAT STUCCO COMPLIANCE
   PROGRAM: ALL ONE- COAT STUCCO SYSTEMS SHALL BE APPLIED BY MFR. APPROVED INSTALLERS. AN APPROVED WEATHER RESISTIVE BARRIER SHALL BE APPLIED OVER ALL FRAMING AND WOOD BASED SHEATHING. ONE-COAT STUCCO SYSTEM SHALL BE "WESTERN ONE KOTE" STUCCO SYSTEM (ICC ESR #1607). THIS ONE-COAT STUCCO SYSTEM SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER CONFORMING TO IRC R 703.9.
2. PROVIDE WEATHER FLASHING/PROOFING AT EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS AND VENTS PER R703.8
3. PAINT ALL UTILITARIAN METAL TO MATCH STUCCO U.N.O.
   WEEP SCREED TO BE INSTALLED PER IRC R703.6.2.1
4. STUCCO/PLASTER FINISH MATERIAL TO BE INSTALLED PER IRC R703.6.2.

WINDOW NOTES

1. EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE OR EXTERIOR WINDOW OR DOOR FOR EMERGENCY ESCAPE OR RESCUE. THE OPENING SHALL PROVIDE A MIN. OF 5.7 S.F. OF NET CLEAR OPENING. THE OPENING SHALL PROVIDE A MIN. OF 24" CLEAR OPENING HEIGHT AND 20" CLEAR OPENING WIDTH. WHERE WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THE FINISH SILL HEIGHT SHALL NOT EXCEED 44" ABOVE FINISH FLOOR.
2. PRIMARY WINDOWS (BEDROOMS, LIVING, ETC.) SHALL BE RECESSED MIN 6" TO FACE OF GLASS
3. SECONDARY WINDOWS (BATHROOMS, CLOSETS, ETC.) SHALL BE RECESSED MIN. 4"
4. DIVIDED LIGHTS SHALL BE TRUE DIVIDED OR SIMULATED LIGHT W/ EXTERNAL MUNTINS ON EACH SIDE OF GLASS WITH SHADOW BAR BETWEEN PANES. GLAZING SHALL BE LOW-E COATED CLEAR GLASS.

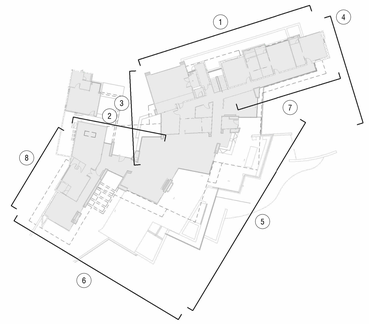
CONTRACTOR NOTE

CONTRACTOR TO REVIEW ROOF EDGE DETAILS AND EXTERIOR STONE LAYOUT WITH ARCHITECT. CONTRACTOR TO CREATE FULL SCALE MOCK UP OF ROOF EDGE AND STONE CAP DETAILS.

MATERIAL LEGEND

- STUCCO TO COMPLY WITH G1
  COLOR TBD
  ESR #1607
- METAL FASCIA
  ESR #2048
- WOOD COMPOSITE
- GLASS
- 8X8X16 TRENDSTONE POLISHED CONCRETE BLOCK - COLOR - PEPPERCORN STACK BOND - RACK HORIZONTAL JOINT - FLUSH VERTICAL JOINT

KEYNOTES



KEYPLAN

STEWART RESIDENCE

5625 E INDIAN BEND RD
PARADISE VALLEY 85253
Project No.25-05

STRATTON ARCHITECTS
5090 N 40th Street Suite 170, Phoenix, Arizona 85018
(860) 331-0701

REGISTERED ARCHITECT
CERTIFICATE NO.
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STRATTON
ANDREWS
4.17.2026
DATE SIGNED
ARIZONA, U.S.A.
Expires 3/31/2026

FOR FINAL HILLSIDE

DATE 4.17.2026

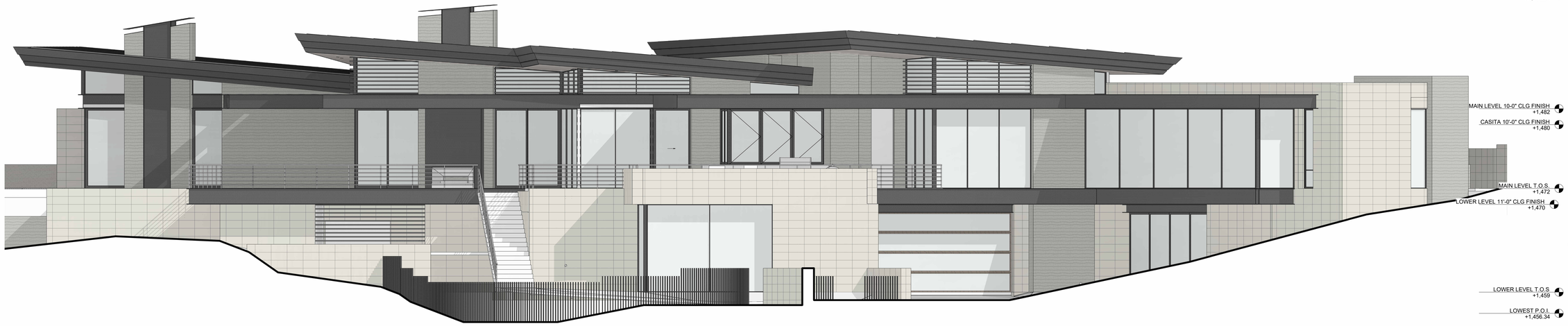
REV.

EXTERIOR ELEVATIONS

H1.10

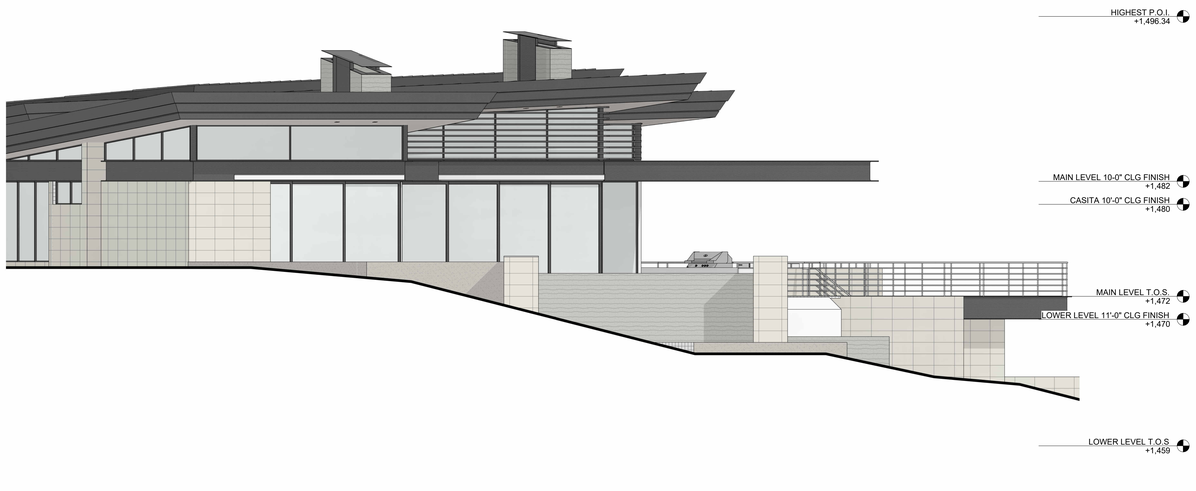
25-05

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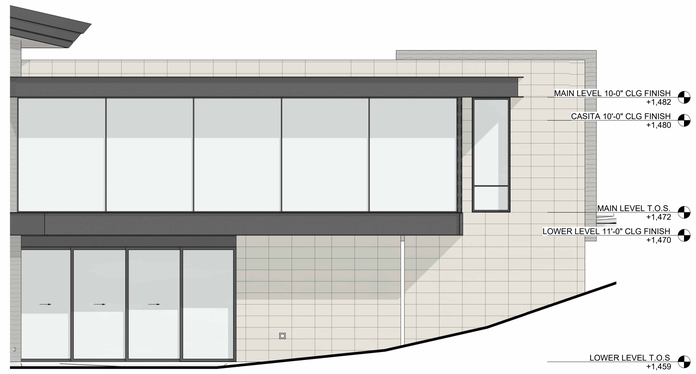
5 EAST ELEVATION

3/16" = 1'-0"



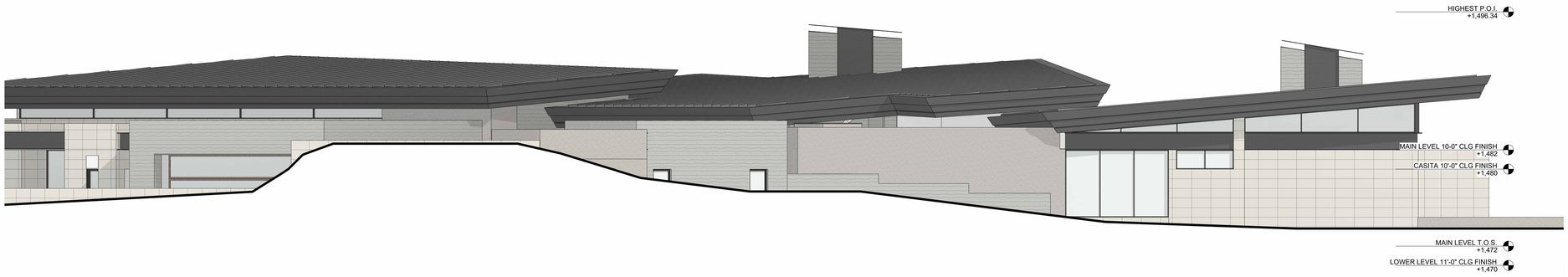
6 SOUTH ELEVATION

3/16" = 1'-0"



7 SOUTH ELEVATION AT BEDROOM WING Copy 1

3/16" = 1'-0"



8 WEST ELEVATION

3/16" = 1'-0"

GENERAL NOTES

1. MAG ONE-COAT STUCCO COMPLIANCE PROGRAM: ALL ONE- COAT STUCCO SYSTEMS SHALL BE APPLIED BY MFR. APPROVED INSTALLERS. AN APPROVED WEATHER RESISTIVE BARRIER SHALL BE APPLIED OVER ALL FRAMING AND WOOD BASED SHEATHING. ONE-COAT STUCCO SYSTEM SHALL BE "WESTERN ONE KOTE" STUCCO SYSTEM (ICC ESR #1607). THIS ONE-COAT STUCCO SYSTEM SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER CONFORMING TO IRC R 703.9.
2. PROVIDE WEATHER FLASHING/PROOFING AT EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS AND VENTS PER R703.8
3. PAINT ALL UTILITARIAN METAL TO MATCH STUCCO U.N.O.
4. WEEP SCREED TO BE INSTALLED PER IRC R703.6.2.1
5. STUCCO/PLASTER FINISH MATERIAL TO BE INSTALLED PER IRC R703.6.2.

WINDOW NOTES

1. EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE OR EXTERIOR WINDOW OR DOOR FOR EMERGENCY ESCAPE OR RESCUE. THE OPENING SHALL PROVIDE A MIN. OF 5.7 S.F. OF NET CLEAR OPENING. THE OPENING SHALL PROVIDE A MIN. OF 24" CLEAR OPENING HEIGHT AND 20" CLEAR OPENING WIDTH. WHERE WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THE FINISH SILL HEIGHT SHALL NOT EXCEED 44" ABOVE FINISH FLOOR
2. PRIMARY WINDOWS (BEDROOMS, LIVING, ETC.) SHALL BE RECESSED MIN 6" TO FACE OF GLASS
3. SECONDARY WINDOWS (BATHROOMS, CLOSETS, ETC.) SHALL BE RECESSED MIN. 4"
4. DIVIDED LIGHTS SHALL BE TRUE DIVIDED OR SIMULATED LIGHT W/ EXTERNAL MUNTINS ON EACH SIDE OF GLASS WITH SHADOW BAR BETWEEN PANES. GLAZING SHALL BE LOW-E COATED CLEAR GLASS.

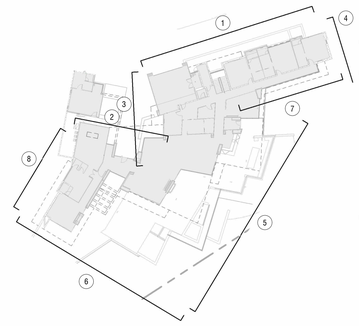
CONTRACTOR NOTE

CONTRACTOR TO REVIEW ROOF EDGE DETAILS AND EXTERIOR STONE LAYOUT WITH ARCHITECT. CONTRACTOR TO CREATE FULL SCALE MOCK UP OF ROOF EDGE AND STONE CAP DETAILS.

MATERIAL LEGEND

- STUCCO TO COMPLY WITH G1 COLOR TBD ESR #1607
- WOOD COMPOSITE
- GLASS
- 6X8X16 TRENDSTONE POLISHED CONCRETE BLOCK - COLOR - PEPPERCORN STACK BOND - RACK HORIZONTAL JOINT - FLUSH VERTICAL JOINT

KEYNOTES



KEYPLAN

STEWART RESIDENCE

5625 E INDIAN BEND RD
PARADISE VALLEY 85253
Project No.25-05

STRATTON
ARCHITECTS
5090 N 40th Street Suite 170, Phoenix, Arizona 85018
(860) 331-0701

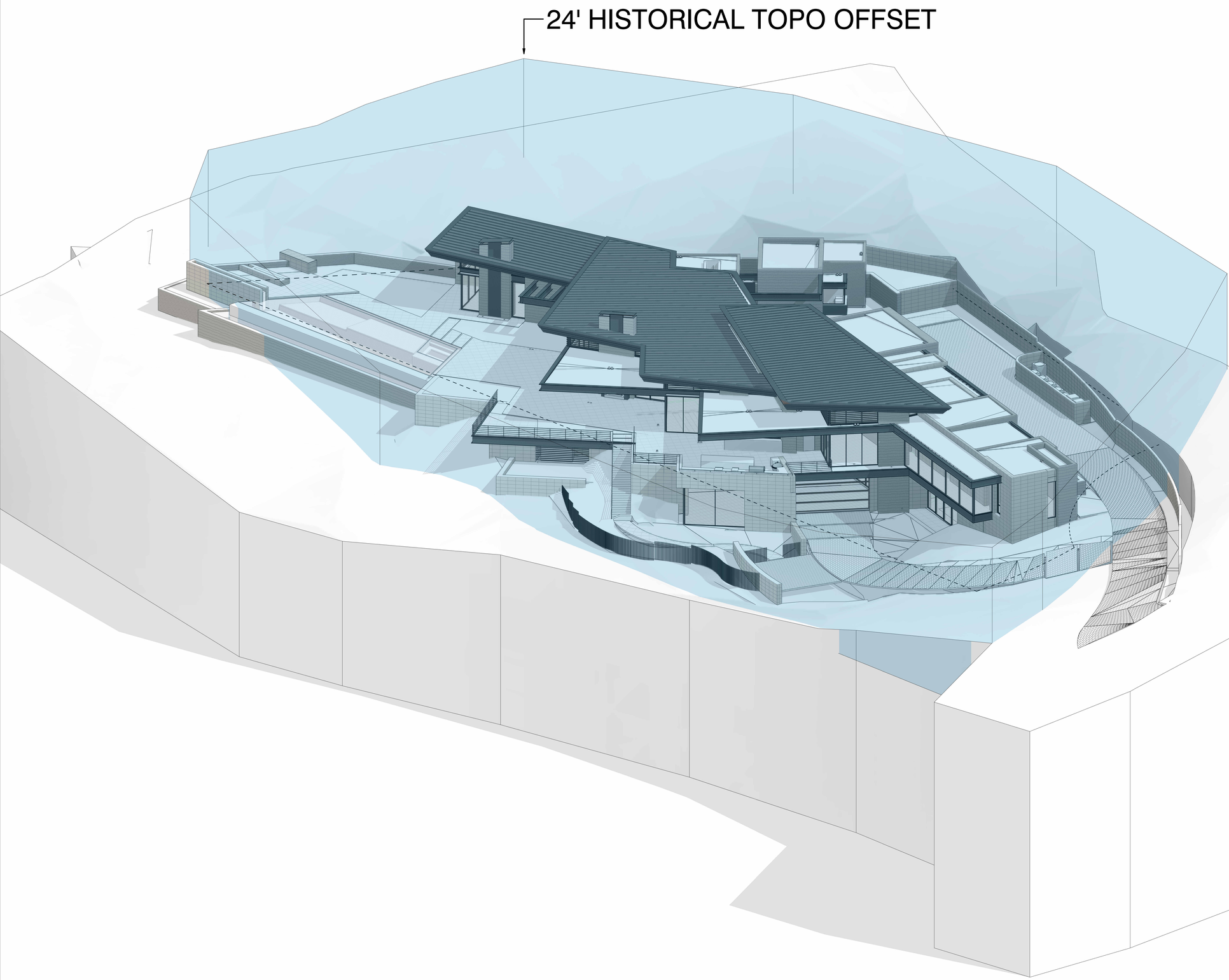
REGISTERED ARCHITECT
CERTIFICATE NO.
70654
STRATTON
ANDREWS
4.17.2026
DATE SIGNED
ARIZONA, U.S.A.
Expires 3/31/2026

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FOR FINAL HILLSIDE
DATE 4.17.2026
REV.

EXTERIOR ELEVATIONS

H1.11



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REV.

3D TOPO OFFSET DIAGRAM

NORTH

3D TOPO OFFSET DIAGRAM

H1.12

25-05



AERIAL VIEW - EAST

STEWART RESIDENCE

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PARADISE VALLEY 85253
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DATE 4.17.2026

REV.

EXTERIOR
RENDERING -AERIAL

H1.13

25-05

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AERIAL VIEW - SOUTHEAST

STEWART RESIDENCE

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REV.

EXTERIOR
RENDERING - AERIAL

H1.14

25-05



AERIAL VIEW - SOUTH

STEWART RESIDENCE

5625 E INDIAN BEND RD
PARADISE VALLEY 85253
Project No.25-05

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REV.

EXTERIOR
RENDERING - AERIAL

H1.15

25-05

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ELEVATION - NORTH

STEWART RESIDENCE

5625 E INDIAN BEND RD
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Project No.25-05

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4.17.2026
DATE SIGNED
ARIZONA U.S.A.

Expires 3/31/2026

FOR FINAL HILLSIDE

DATE 4.17.2026

REV.

EXTERIOR RENDERING - ELEVATION

H1.16

25-05



ELEVATION - EAST

STEWART RESIDENCE

5625 E INDIAN BEND RD
PARADISE VALLEY 85253
Project No.25-05

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FOR FINAL HILLSIDE

DATE 4.17.2026

REV.

EXTERIOR RENDERING - ELEVATION

H1.17

25-05



ELEVATION - SOUTHEAST

STEWART RESIDENCE

5625 E INDIAN BEND RD
PARADISE VALLEY 85253
Project No.25-05

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5090 N 40th Street Suite 170, Phoenix, Arizona 85018
(860) 331-0701

REGISTERED ARCHITECT
CERTIFICATE NO.
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STRATTON
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4.17.2026
DATE SIGNED
ARIZONA U.S.A.

Expires 3/31/2026

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FOR FINAL HILLSIDE

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REV.

EXTERIOR RENDERING - ELEVATION

H1.18



ELEVATION - SOUTH

STEWART RESIDENCE

5625 E INDIAN BEND RD
PARADISE VALLEY 85253
Project No.25-05

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FOR FINAL HILLSIDE

DATE 4.17.2026

REV.

EXTERIOR RENDERING - ELEVATION

H1.19

25-05

EXTERIOR STRUCTURAL STEEL -
POWDER COAT - MATTE BLACK
LRV EST. 2-7



DOOR & WINDOW SASH -
AWAKE WINDOWS & DOORS - MATTE BLACK
LRV EST. 2-7



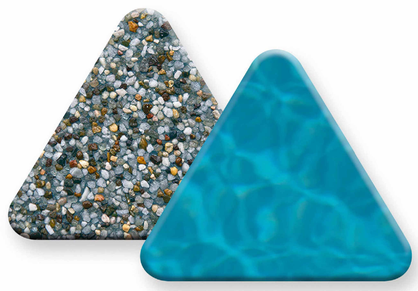
EXTERIOR GLASS -
CARDINAL GLASS - CLEAR
LOW E COATING



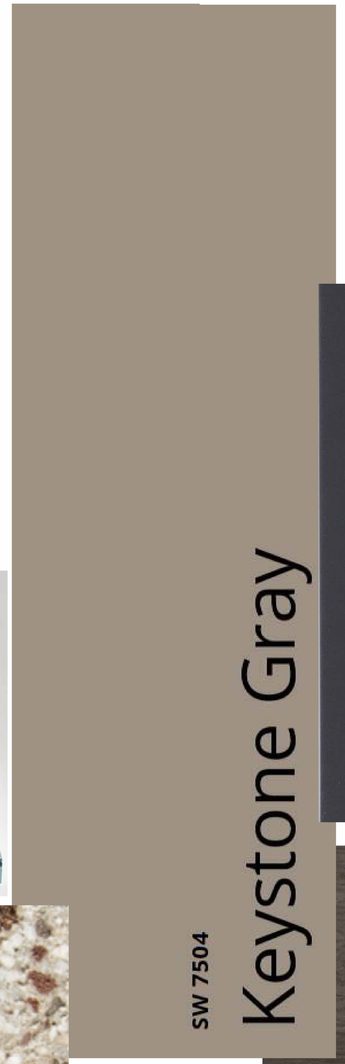
ARCHITECTURAL FINISH BLOCK -
ECHELON - TRENDSTONE PEARLY WHITE
LRV 36



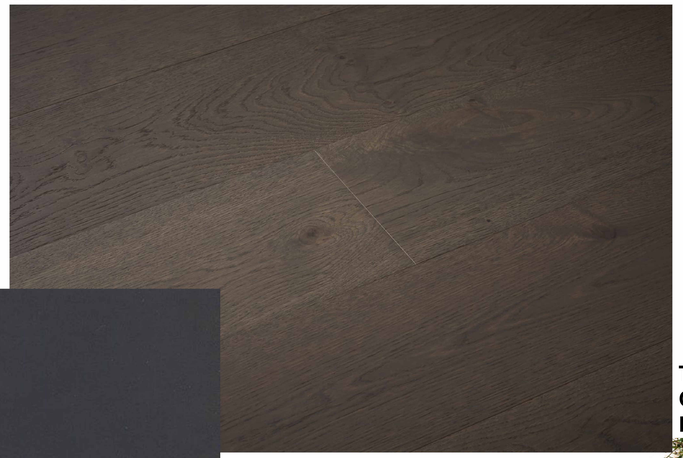
POOL LINER -
PEBBLE TEC - PEBBLE SHEEN BLUE GRANITE
LRV MAX. 36



STUCCO -
BENJAMIN MOORE - ROCKPORT GRAY
LRV 36



TONGUE & GROOVE CEILING -
HAVWOODS - ROTHBURY
LRV MAX. 36





BREAKMETAL FASCIA -
OLD COUNTRY MILLWORK - MATTE BLACK
LRV EST. 2-7

TURF -
OLIVE PRO - SYNTHETIC TURF 70 OZ.
LRV 26

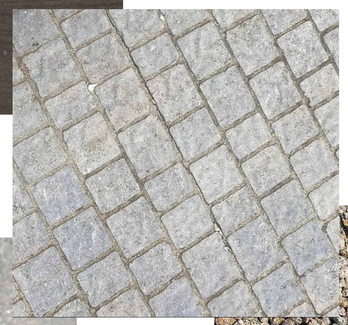




EXTERIOR PAVERS & POOL COPING -
MONTERREY TILE - DESERT PORCELAIN
LRV MAX. 38



EXTERIOR STONE VENEER -
SOLSTICE STONE - MESQUITE BRUSHED
LRV 33



DRIVE PAVERS -
ACKER STONE - PALERMO
LRV MAX. 38



MAIN DRIVE MATERIAL -
ACID ETCHED CONCRETE - SANDSTONE 5237
LRV MAX. 38



AGGREGATE -
MADISON GOLD 3/4" DO
LRV MAX. 30

STRATTON
ARCHITECTS

A. 5203 East Lincoln Drive Paradise Valley, Arizona 85253
P. (860) 331-0701

STEWART RESIDENCE

5625 E INDIAN BEND RD
PARADISE VALLEY 85253
Project No.25-05

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GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

7. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

9. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

10. ALL WIRE USED SHALL BE COPPER

11. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR LIGHTING DESIGN, KJF LIGHTING DESIGN, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR KJF LIGHTING DESIGNS' APPROVAL.

12. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST KJF LIGHTING DESIGN DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (N1104.1)

2. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

3. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

4. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).

5. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS



1 MAIN FLOOR PLAN
LIGHTING PLAN
SCALE: 3/16"=1'-0"

LIGHT CONTROL SYMBOL LEGEND

- SINGLE POLE SWITCH
- SINGLE POLE JAMB SWITCH
- SINGLE POLE MOTION SWITCH
- SINGLE POLE TIMER SWITCH
- SINGLE POLE DIMMER
- 1/2 SWITCHED DUPLEX RECEPTACLE
- SWITCHED RECESSED CLOCK RECEPTACLE
- 1/2 SWITCHED FLOOR PLUG RECEPTACLE
- REMOTE LOW VOLTAGE TRANSFORMER
- CEILING MOUNTED EXHAUST FAN
- ELECTRIC FIREPLACE IGNITOR
- LIGHTING CONTROL KEYPAD
- LIGHTING CONTROL SWITCHLEG
- LIGHTING CONTROL ENCLOSURE

KEVIN J. FLOWER
LIGHTING DESIGN

20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

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DRAWN BY:
JOHNNY ANGUIZ

DATE: MARCH 26, 2026

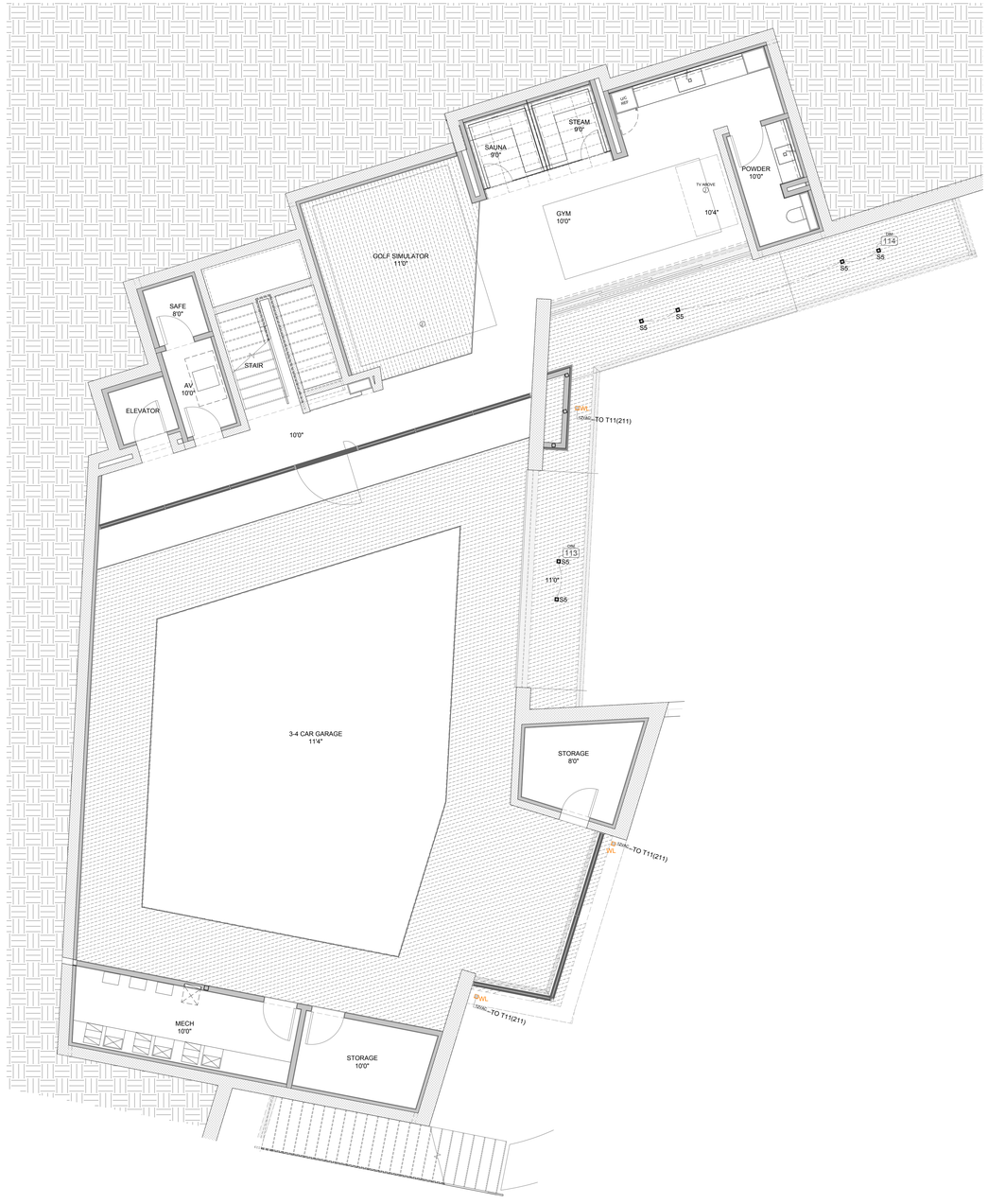
SCALE: AS NOTED

REVISIONS:
1
2
3

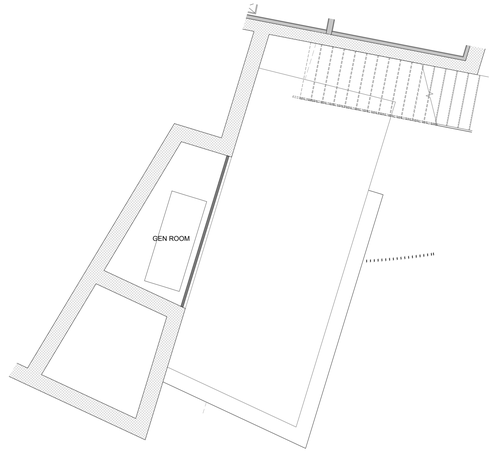
STEWART RESIDENCE

HILLSIDE SUBMITTAL

SHEET NUMBER:
EL 1



2 LOWER FLOOR PLAN
LIGHTING PLAN
SCALE: 3/16"=1'-0"



4 GENERATOR ROOM
LIGHTING PLAN
SCALE: 3/16"=1'-0"

GENERAL NOTES

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LIGHT CONTROL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$J	SINGLE POLE JAMB SWITCH
$MD	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
SCF	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER
	CEILING MOUNTED EXHAUST FAN
FIRE IGNITOR	ELECTRIC FIREPLACE IGNITOR
XX	LIGHTING CONTROL KEYPAD
XXX	LIGHTING CONTROL SWITCHLEG
	LIGHTING CONTROL ENCLOSURE

KEVIN J. FLOWER
LIGHTING DESIGN

20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
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T 602.341.3667

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DRAWN BY:
JOHNNY ANGUIZ

DATE: MARCH 26, 2026

SCALE: AS NOTED

REVISIONS:
1
2
3

STEWART RESIDENCE

SHEET NUMBER:

HILLSIDE SUBMITTAL

EL 2

KEVIN J. FLOWER LIGHTING DESIGN

Lighting Fixture Schedule

20650 N. 29th Place,Suite 106
Phoenix, AZ 85050
6024485007

Project: Stewart Residence

Quantity	Type	Manufacturer	Model Number / Description	Volts	Lamp Type	Watts
2	BM	HEVI-LITE	HL-360-BK-BLED-FL-27K-12-w/ SM01-BK - 300 Lumens 2-1/4" Beam Mounted Adjustable Accent - Requires Remote Low Voltage Driver	12VAC	integral LED lamp	8
6	GU	FX LUMINAIRE	MO-3LED-SQ-WI - 150 Lumens 3.3" Low Voltage Steplight - Mounted on Top of Step Aiming towards Step - Requires Remote Low Voltage Driver	120V AC	integral LED lamp	3
1 SYSTEM	LED-EX	GM LIGHTING	NVM24S-2W-27K-16 - 16 Foot Rolls of 2700K Tape Light - 70 Lumens / Ft Recessed Linear Tape Light Under Cap / or Bar Die - Completely Out of Direct View	24VDC	integral LED lamp	2.2w/ft
46	SS	DMF	M4NCSF (Housing) / ART4A-07727THT (Module)/ M4TSPWHTrim) - Trim to be Painted Color of Ceiling - 750 Lumens 2700K 4" Adjustable 2700K Downlight with interchangeable Optics	120V AC	integral LED lamp	12.5
19	WL	MP LIGHTING	L304-1-W27H-F-C-I I-O-MK1-S-BZ - 110 Lumens 2-3/16" Recessed Flush to Grade Landscape Uplight	Varies	integral LED lamp	1
1	ZI	MODERN FORMS	WS-W36406 - 2700K - BK - 320 Lumens Line Voltage Wall Sconce with Full Cutoff	120	integral LED lamp	12

*** ALL FIXTURES INSTALLED IN EXTERIOR CONDITIONS MUST BE DAMP OR WET RATED.
*** ALL FIXTURES ARE TO BE APPROVED BY OWNER BEFORE ORDERING.
*** ALL LINEAR PRODUCT MUST BE FIELD MEASURED BEFORE ORDERING.
*** ALL LED PRODUCT IS TO BE FIELD VERIFIED FOR PROPER COLOR RENDERING BEFORE ORDERING
*** ALL TRIM COLORS TO BE VERIFIED WITH HOME OWNER BEFORE ORDERING.

TOTAL DISTURBED AREA = 35,287 SQ / 1,000 SQ = 35 Uplights Allowed

TOTAL LOAD

WIRE GAUGE

	CLASS 2 DRIVERS										NOT CLASS 2 - NOT RECOMMENDED		
24V	10W .42A	20W .83A	30W 1.3A	40W 1.7A	50W 2.1A	60W 2.5A	70W 2.9A	80W 3.3A	90W 3.75A	100W 4.2A	150W 6.25A	200W 8.33A	300W 12.5A
20 AWG	85 FT.	43 FT.	27 FT.	21 FT.	17 FT.	14 FT.	12 FT.	11 FT.	9 FT.	8 FT.	4 FT.	DON'T USE	DON'T USE
18 AWG	134 FT.	68 FT.	45 FT.	33 FT.	27 FT.	22 FT.	19 FT.	17 FT.	15 FT.	14 FT.	7 FT.	5 FT.	3.5 FT.
16 AWG	215 FT.	109 FT.	72 FT.	54 FT.	43 FT.	36 FT.	31 FT.	27 FT.	24 FT.	22 FT.	11 FT.	9 FT.	5.7 FT.
14 AWG	345 FT.	174 FT.	115 FT.	86 FT.	69 FT.	57 FT.	49 FT.	43 FT.	39 FT.	36 FT.	19 FT.	14 FT.	9 FT.
12 AWG	298 FT.	272 FT.	181 FT.	135 FT.	108 FT.	90 FT.	77 FT.	68 FT.	61 FT.	56 FT.	30 FT.	22 FT.	15 FT.
10 AWG	422 FT.	397 FT.	263 FT.	197 FT.	158 FT.	131 FT.	112 FT.	98 FT.	97 FT.	82 FT.	45 FT.	35 FT.	22.7 FT.

GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

7. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

9. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

10. ALL WIRE USED SHALL BE COPPER

11. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR LIGHTING DESIGN, KJF LIGHTING DESIGN, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR KJF LIGHTING DESIGNS' APPROVAL.

12. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST KJF LIGHTING DESIGN DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (N1104.1)

2. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

3. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

4. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).

5. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

KEVIN J. FLOWER
LIGHTING DESIGN
20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

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DRAWN BY: JOHNNY ANGUIZ

DATE: MARCH 26, 2026

SCALE: AS NOTED

REVISIONS:
1
2
3

STEWART RESIDENCE

LIGHT CONTROL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$J	SINGLE POLE JAMB SWITCH
$MD	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
CR	SWITCHED RECESSED CLOCK RECEPTACLE
GFP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER
	CEILING MOUNTED EXHAUST FAN
EFI	ELECTRIC FIREPLACE IGNITOR
	LIGHTING CONTROL KEYPAD
XXX	LIGHTING CONTROL SWITCHLEG
	LIGHTING CONTROL ENCLOSURE

SHEET NUMBER:

HILLSIDE SUBMITTAL

EL 3

TYPE BM

SPECIFICATIONS

DESCRIPTION:
Compact MR16 adjustable accent fixture.
Suitable for wet/damp/dry location installations.

MATERIAL:
Primary metal material is 6061 aluminum.
HL-360 - Machined Aluminum (Standard)
HL-360-T - Machined Stainless Steel
HL-360-26 - Machined Brass

FINISH:
AA - Anodized Satin Aluminum
AP - Powder Coat Aluminum
BK - Powder Coat Black
BZ - Powder Coat Bronze
WT - Powder Coat White
N - Natural, for Stainless Steel and Brass

HALOGEN LAMPING OPTION:
Lamp Type - 12V halogen MR16 lamp, bi-pin GX5.3 base, 50W max, not included (standard).

LED OPTIONS
Integral high output LED, warm white 85 CRI (90 available)
2700K, 3000K Standard (**4000K, 5000K, & 6000K** available)
3LED - 3W LED - 180 lumens
8LED - 8W LED - 300 lumens
8LED-E - 8.4W LED - 565 lumens

OPTICS
3LED and 8LED:
SP - Spot, 12°
FL - Flood, 34°
FL - Flood, 50°
8LED-E:
SP - Spot 14°
FL - Narrow Flood, 25°
MF - Medium Flood, 30°
FL - Flood, 40°

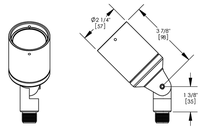
VOLTAGE:
TR - 12 VAC output transformer required, not included.

MOUNTING:
Fixture is designed with a 1/2-NPS adjustable mounting stem.

OPTIONS:
Glare shields
GL-10 - Short Angled, aluminum
GL-11 - Angled, aluminum
GL-12 - Angled, brass
GL-13 - Straight, aluminum
GL-14 - Straight, brass
Lenses/Louvers/Color Filters
LA-1 - Hexcell Louver (Black)
LA-2 - Linear lens
LA-3 - Linear spread lens
LA-4 - Soft focus lens (diffused)
LA-5 - Moonlight lens
LA-6 - Blue lens
See fixture accessories for more information.

RATING:
Wet/damp/dry location.





ETL Intertek — MADE IN THE USA

ORDER SPECIFICATION: ____ - ____ - ____ - ____ - ____ - ____
(Fixture - Finish - Lamping - Voltage - Options/Access.)

PROJECT:

APPROVED:

NOTE:

TYPE:

HEVI LITE, INC.
9714 Variel Ave, Chatsworth, CA 91311
Tel., (818) 341-8091 - Fax (818) 998-1986
Web Site http://www.hevilite.com

CATALOG NUMBER
HL-360

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TYPE GU

FXLuminaire.

LED Wall Lights

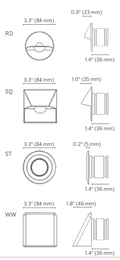


PROJECT
CATALOG #
TYPE
NOTES

MO Recessed Wall Light **DESIGNER PREMIUM**

This glare-free wall light in 1 or 3 LED. Available in four brass faceplate options. An RGBW version is also available for use with Luxor®Systems.

Quick Facts
- Die-cast brass construction
- Natural, powder-coated, or antiqued brass finish
- Lumileds® integrated LEDs
- Color temperature filters
- Compatible with Luxor Technology
- Phase and Luxor dimmable
- Input voltage: 10 to 15 VAC/VDC



LANDSCAPE & ARCHITECTURAL LIGHTING

TYPE GU

MO Recessed Wall Light SPECIFICATIONS

Output	1 LED	3 LED	ZD3LEDT	ZDC
Total Lumens[†‡]	13 to 68	33 to 169	21 to 102	61
Input Voltage	10 to 15 V	110 to 15 V	110 to 15 V	11 to 15 V
Input Power	2.0 W	4.2 W	4.2 W	6.0 W
Power Consumption (VA)	2.4 W	4.5 W	4.5 W	7.2 W
Efficacy (lm/W)	18	21	29	19
Color Rendering Index (CRI)	80+	80+	--	80+
Max Candelas[‡]	31	79	195	51
Dimming				
Primary Dimming (Transformer)				
Secondary Dimming (Fixture)	Phase**, Luxor	Phase**, Luxor	Phase**, Luxor	Luxor
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) Hrs	72,000	72,000	72,000	72,000
BUG Rating (RD & SQ)	B0-U1-G0	B0-U1-G1	B0-U1-G1	B0-U1-G0

† *Measured using the 3,900K CCT. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).*
‡ *Measured using the Round (RD) faceplate. Multipliers for other faceplates include: 1.0 (Square), 2.0 Spot), and 0.4 (Wall Wash).*
** *For optimal performance, use a trailing-edge (reverse phase-cut) dimmer.*

Learn more. Visit fxl.com | +1-760.744.5240

TYPE GU

MO Recessed Wall Light ORDERING INFORMATION

Fixture	Luxor Option + Output	Faceplate	Finish
MO*	ILED *Zone, 60 lm*	RD *Round*	BS *Natural Brass*
	ILED *Zone, 165 lm*	SQ *Square*	BZ *Bronze Metallic*
	ZD3LED *Zone/Dim, 3 LED, 165 lm*	ST *Spot*	DG *Desert Granite*
	ZD3LEDT** *Wildlife-Friendly Amber (585 to 595 nm)*	WW *Wall Wash*	WI *Weathered Iron*
	ZDC *Zone/Dim/Color, 90 lm*		SB *Sedona Brown*
			FB *Black*
			FW *Flat White*
			SV *Silver*
			NP *Nickel Plate*
			AB *Antique Bronze*
			AT *Antique Tumbled*

EXAMPLE FIXTURE CONFIGURATION:
MO-ZDC-RD-SV
*Includes 2.0" (51 mm) Conduit Sleeve (2500206000G).
** *Available with ZD Luxor option and CU, AB, or AT finishes only.*

MO - ____ - ____ - ____ - ____

ACCESSORIES: Specify Separately

Item	Code
MOUNTING BRACKET FOR MO RECESSED WALL LIGHT *1.3" H x 3.2" W (33 mm x 81 mm)*	MOBRKT
STANDARD OPTICS KIT	ALEDOPTICSKIT
WALL LIGHT CONNECTION KIT	EKITWALL

Δ = LED option

Learn more. Visit fxl.com | +1-760.744.5240

TYPE LED-EX

NeoVisionMini
24VDC Neon LED Tape
Specification Sheet

GMLighting®

Project Name | Type | Catalog # | Date

24 VOLT | UNIT | IP 65 | UL | 5 Yr WARRANTY





PRODUCT OVERVIEW

Narrow profile LED with curvable Side-Flex is a 4mm wide slim profile LED neon light designed for flexible and dynamic lighting applications. It features a horizontal bend capability, allowing for versatile installation in intricate designs. Designed for applications that require ultra-rich light and color saturation. Available in 2700K, 3000K, and 4000K White LEDs, providing a range of color temperatures suitable for various lighting needs. The well-diffused light output ensures even, soft, and eye-friendly illumination. IP65 waterproof standards, ensuring durability and suitability for both indoor and outdoor use.

FEATURES

- Designed for simple field assembly
- 4mm W X 8mm H
- Tape encased in UV resistant silicone
- Dimmable
- White and color LED options
- 120° Viewing angle
- Maximum run: 16'4", custom cuts available - see factory

SPECIFICATIONS

ELECTRICAL
- 24VDC
- 2W per foot

PHOTOMETRIC
- White: 2700K | 3000K or 4000K at 90+ CRI, 9>50

CERTIFICATION
- cULus
- IP65

ENVIRONMENTAL
- Outdoor & wet location rated
- UV resistant
- Ambient operating temp: -4°F to +104°F (-20°C to +40°C)

WARRANTY
- 5 years

TYPE LED-EX

NeoVisionMini
24VDC Neon LED Tape
Specification Sheet

GMLighting®

ORDERING INFORMATION

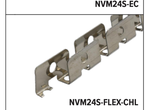
Example: **NVM24S-2W-27K-16**

Catalog No.	Watts/Ft Max.	Color Temp	Lumens/Ft	Max. Run
NVM24S-2W-27K-16	2W	2700K	70 Lm	16 ft 4 in
NVM24S-2W-30K-16	2W	3000K	63 Lm	16 ft 4 in
NVM24S-2W-40K-16	2W	4000K	59 Lm	16 ft 4 in
NVM24S-2W-AM-16	2W	Amber (590nm pk)	14 Lm	16 ft 4 in
NVM24S-2W-BL-16	2W	Blue (470nm pk)	13 lm	16 ft 4 in
NVM24S-2W-GR-16	2W	Green (519nm pk)	59 lm	16 ft 4 in
NVM24S-2W-OR-16	2W	Orange (610nm pk)	15 lm	16 ft 4 in
NVM24S-2W-RD-16	2W	Red (630nm pk)	? lm	16 ft 4 in

ACCESSORIES

Catalog No.	Description
NVM24S-EC	End Cap, Molded Silicone (sealant not included)
NVM24S-MC-A	Back Mounting Clips, Aluminum (20 clips, 20 SS screws)
NVM24S-CHL-A4	Rigid Channel, Aluminum, 4ft
NVM24S-FLEX-CHL	Flexible Channel, Stainless Steel, 1m 105 holes & screws
TAPE-DS-VHB-4MMW	4mm wide x 6m VHB tape
TOOL-PH0-HEX	PH0 Phillips head, 1/4" hex drive bit











TYPE S5

Artafex

Project:	Type:
Product Code:	Date:

V022626



4" Square Adjustable

HIGH PERFORMANCE Produces up to 1000 lumens of True Spectrum® lighting for natural, true-to-life colors without sacrificing stellar efficiency

PRECISE CONTROL Field-changeable light distribution ranging from 15° to 90°+

DIM TO DARK Smooth, flicker-free dimming down to 0.1% with centralized or local control

FAST INSTALL Integrated driver, plug-and-play connection, and Twist & Lock Trims

MODULAR DESIGN Flexibility during and after installation with interchangeable modules, optics and trims

INSTALLATION

Ceiling Thickness
New Construction: 1/2" up to 1 3/4"
Spray Foam: 1/2" up to 2"
Remodel: 5/8" up to 1 1/4"
Low Profile: 1/2" up to 1 1/4"
Super Shallow: 1/2" up to 1 1/2"

Ceiling Material
Drywall, Millwork, Concrete, Acoustic Ceiling

TRIMS

Style
Standard, Flangeless, Round On Square, Pinhole

Finish
White, Black, Custom Color (RAL Color)

SPECIALTY LENSE

Hexcell Louver

LIGHT OUTPUT & DISTRIBUTION

Module
Adjustable

Adjustment
360° direction aim, 45° tilt

Lumens (Power)
750 lm (9.5W) | 1000 lm (12.5W)

Color Quality
True Spectrum®, 2-step SDCM

Color Temperature
2700K | 3000K | 3500K | 4000K | Warm Dim (3000K–1800K) | Tunable White (4000K–1800K)

Beam Spread
15° Narrow Spot | 25° Spot | 40° Flood | 60° x 30° Linear Spread | Soft Focus

POWER & CONTROLS

Input Voltage
120/277V

Dimming
TRIAC/ELV (1%), DALI-2 (0.1%)

RATINGS & CERTIFICATIONS

IC (Insulation Contact) Rated
ASTM E283 Certified Air Tight
Chicago Plenum
UL Listed for Damp Location
RoHS Compliant
DarkSky Approved *(CCT less than or equal to 3000K, non-decorative trims only)*
Code compliant for use in fire-rated assemblies up to a maximum of 2-hours

WARRANTY

10 year limited warranty; 50,000 hours

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TYPE S5

dmf

Artafex
4" Square Adjustable

PRODUCT BUILDER

M SERIES HOUSING EXAMPLE: M4NCSS

PRODUCT CODE	APPLICATION		SHAPE		RATING	
M4			S			
M4 | 4" Housing	NC	New Construction	S	Square	S	Standard
	NS	Super Shallow [1,2]			F	Fire Rated
	CP	Chicago Plenum [1]				
	LT	Low Profile, TRIAC/ELV (3" Plenum)				
	RM	Remodel				
	SF	Spray Foam [1]				

[1] *Only available in Standard rating* [2] *Only compatible with Flanged trims*

ARTAFEX 4" ADJUSTABLE MODULE EXAMPLE: ART4A07727NST

PRODUCT CODE	LUMENS	COLORMETRIC	CCT	BEAM SPREAD	FINISH	DIMMING
ART4A						
ART4A | Adjustable	07 | 750 lm	T | True Spectrum®	27 | 2700K	NS | Narrow Spot (15°)[1]	[Blank] | Black	T | TRIAC/ELV
	10 | 1000 lm		30 | 3000K	SP | Spot (25°)	W | White	D | DALI-2 [2]
			35 | 3500K	FL | Flood (40°)		
			40 | 4000K	LS | Linear Spread (60° x30°)		
			3W | Warm Dim [3] (3000K– 1800K)	SF | Soft Focus [4]		
			T1 | Tunable White [5] (4000K– 1800K)	NH | Narrow Spot w/ Hex Louver [7]		
				SH | Spot w/ Hex Louver [8]		
				FH | Flood w/ Hex Louver [8]		

[1] *Only available in 1000 lm*
[2] *Only available in 750 lm for DALI-2*
[3] *Not available in Warm Dim or Tunable White*
[4] *Only available in 750lm Static CCT with TRIAC Dimming and available with 1000 lm WD*
[5] *Not available in Warm Dim, Tunable White or DALI-2*
[7] *Not available for DALI-2*
[8] *Only available in 750 lm Tunable White, and 1000 lm Warm Dim or Static CCT*

M SERIES TRIM & ACCESSORY EXAMPLE: M4TSQWH

PRODUCT CODE	FINISH		OPTION	
M4TSQ | Round on Square	WH | White		[Blank] | None	
M4TSP | Pinhole [10]	BK | Black		FL | Flangeless [10,12]	
	BZ | Bronze [11]			
	CO | Clear Diffuse [11]			
	CC | Custom Color (RAL Colors)			

M4XSMUD	Flangeless Mud Plate *(Required for flangeless drywall application)*
M4KSTEMPLATE	Wood Template *(Recommended for flangeless trim wood installation)*

[10] *Only available in White or Black finish*
[11] *Bronze is available for both round on square and round on square Flangeless; Clear Diffuse is available for round on square only (not Flangeless).*
[12] *Mud plate is required for all FL trims except for wood ceiling applications; Not compatible with Remodel, Spray foam or Super Shallow housing.*

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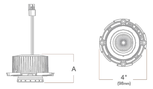
TYPE S5

dmf

Artafex
4" Square Adjustable

MODULE





Measurements	A
Standard	2 3/8" [60 mm]
DALI-2	21/2" [64 mm]

SUMMARY

	STATIC CCT	WARM DIM	TUNABLE WHITE
CCT	2700K, 3000K, 3500K, 4000K	3000K - 1800K	4000K - 1800K
LUMENS (POWER)	750 lm (9.5W) 1000 lm (12.5W)	1000 lm (12.5W)	750 lm (12.5W)
EFFICACY	78 lm/W, 80 lm/W	80 lm/W	60 lm/W
COLOR QUALITY	True Spectrum® 98 CRI, 2-step SDCM	True Spectrum® 93 CRI, 2-step SDCM	True Spectrum® 93 CRI, 3-step SDCM
BEAM SPREAD	Narrow Spot (15°), Spot (25°), Flood (40°), Linear Spread (60° x 30°), Soft Focus	Spot (25°), Flood (40°), Linear Spread (60° x 30°)	Spot (25°), Flood (40°), Linear Spread (60° x 30°)
DIMMING	TRIAC/ELV [1], DALI-2	TRIAC/ELV [1], DALI-2	DALI-2
LED CHIP	Cree Pro 9	Bridgelux	Bridgelux
LISTINGS	ENERGY STAR® qualified [2], California Title 24 2016-2022 JA8-E compliant, UL Listed for Damp Location, UL Certified US-CA, Declare, RoHS compliant, DALI-2 Compliant, Dark Sky Compliant [3]		
ADJUSTMENT	360° directional aim, 45° tilt		
SLOPE CEILING COMPATIBILITY	Up to 45°		

[1] *Dimming at 120V only*
[2] *Refer to ENERGY STAR Certified light fixtures database*
[3] *DarkSky Approved is only applicable to CCT Options less than or equal to 3000K*

ADDITIONAL

INPUT VOLTAGE: 120/277V, 50/60Hz
MAX INPUT CURRENT (120V): 0.13 amps
MAX INPUT CURRENT (277V): 0.065 amps
CONNECTOR: PowerPlug® Luminaire Disconnect Model 182, 6-pin Molex
POWER FACTOR: Greater than 0.9
TOTAL HARMONIC DISTORTION: Less than 20%
AMBIENT OPERATING TEMPERATURE: -20°C to 40°C
WARRANTY: 10 year limited warranty; 50,000 hours at 70% lumen maintenance

DMF LIGHTING 1118 E. 223rd St. Carson, CA 90745 323.934.7779 info@dmflighting.com **dmfLuxury.com**
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TYPE S5

dmf

Artafex
4" Square Adjustable

TRIMS



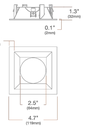
M Series
4" Square Trims
M4TS

SUMMARY

CONSTRUCTION: Die-cast aluminum
INSTALLATION: Twist & Lock

Round On Square
M4TSQWH





Round On Square Flangeless
M4TSQWFL





Pinhole
M4TSPWH



Pinhole Flangeless
M4TSPWFL



DMF LIGHTING 1118 E. 223rd St. Carson, CA 90745 323.934.7779 info@dmflighting.com **dmfLuxury.com**
© 2026 *DMF Lighting. All Rights Reserved. Specifications subject to change without notice. See website for U.S. and international patent information.*

TYPE WL

MP LIGHTING

L304
EXTERIOR | INTERIOR
In-grade | For ground, ceilings, walls, and stairs
Wet, Damp, and Dry location



Ordering Information — Clear Form

Date : Quantity :
Project : Note :
Type :

Specifications

Luminaire | Example Code: L304-2-W30H-N-C [ ]-0-MK3-S-S6

Product	Version	CCT & CRI [1]	Beam Angle [1]	Lens	Accessories [1] (optional)	Internal Angle Bracket [1]	Mounting Kit [1] (optional)	Flange & Back Box [1]	Trim Finish [1]
L304	1 120 V 2 277 V	W22S 2200K 80+ W30H 3000K 90+ W27N 2700K 90+ W30H 3000K 90+ W35H 3500K 90+ W41H 4100K 90+	SS super spot 8° S spot 13° N narrow flood 25° F flood 40° W wide flood 120°	C clear F frosted	LM louver, matte anodized LB louver, black anodized HM hex louver, matte anodized HB hex louver, black anodized AB angled louver, black anodized SB straight louver, black anodized QB square louver, black anodized RB ring louver, black anodized	0 no angle 15 15° angle X custom	MK1 vertical surface MK3 inground	Octagonal Aluminum Back Box with : S standard flange (WBP) 2-7/8" [72mm] deep zero flange (WBP) 6-1/2" [138mm] deep zero flange Pipe [1]: PIPE 1-5/8" PVC pipe length 11-13/16" (300mm) NB no back box or flange	Aluminum Finishes: MA matte clear anodized BA black anodized BZ bronze powder coated Stainless Steel Finish: SS stainless steel 316

System Components (Ordered Separately)

Remote Driver : * Consult MP Lighting Website or Factory.

Important Notes

Specification
1. Refer to pg.2 - for Light Quality and Colour Consistency.
2. See Light Distribution section for illustration of different combinations of beam angles and angle bracket. Super Spot beam angle is only available with clear lens, and is not available with louver accessories or angle brackets.
3. Louvers will be below the glass cover. Only available when there is no Internal Angle Bracket.
4. Internal angle bracket is factory set, and cannot be field adjusted. 5° increments to a maximum of 15° without accessories.
5. Mounting kit is ordered separately. Please consult factory.
6. For components included, refer to Luminaire Construction section. See pg.3 for back box and flange options.
7. Paving stone flange is also recommended for a better cement/concrete flow.
8. Factory set length of 11-13/16" (300mm). Visit EEE.C for details.
9. Different finish options are only applicable to trim ring and not for LED module housing. Refer to Appendix or MP Lighting website for complete look of luminaire with different trim finish options.

Warranty Notes & Disclaimer
Malfunction and damage to product due to incompatible dimming system or misuse will not be covered under warranty. Consult MP Lighting for recommended drives. If the fixture has an option to be installed with a dimming control system, consult a dimming system manufacturer with minimum load before installing. MP Lighting reserves the right, at its sole discretion, at any time and without notice, to make design changes to any of our products. Consult MP Lighting website for most updated documentation.

TYPE WL

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L304
EXTERIOR | INTERIOR
In-grade | For ground, ceilings, walls, and stairs
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Luminaire | Example Code: L304-2-W30H-N-C [ ]-0-MK3-S-S6

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TYPE WL

MP LIGHTING

Mounting Options & Dimensions

LED Insert Dimensions

Fixture Top View 3D View Beam



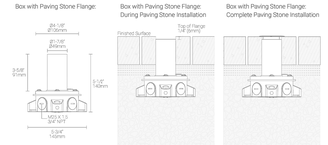
In-ground Installation | Shown with MP Lighting Back Box & Standard Flange (Order Code: EBX-OCT1-CSMA)

Box with Standard Flange Box with Standard Flange: During Concrete Installation Box with Standard Flange: Complete Concrete Installation



In-ground Installation | Shown with MP Lighting Back Box & Paving Stone Flange (Order Code: EBX-OCT1-CPMA)

Box with Paving Stone Flange: Box with Paving Stone Flange: During Paving Stone Installation Box with Paving Stone Flange: Complete Paving Stone Installation



TYPE Z



Project:
Location:
Fixture Type:
Catalog Number:

AVAILABLE FINISHES:

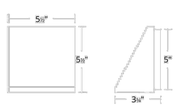
Flue
WS-W36406

PRODUCT DESCRIPTION
Fundamental geometry. An opaque triangular shade shelters LED light sources, providing diffused downward illumination while protecting the nighttime sky.

FEATURES
- ALCED driverless technology
- Downward illumination
- Built in color temperature adjustability. Switch from 2700K/3000K/3500K/4000K
- Option to pre-select color temperature or adjust in the field
- IDA Dark Sky compliant in color temperatures of 3000K or lower

SPECIFICATIONS

Rated Life	54000 Hours
Standards	ETL, cETL,Wet Location Listed,IP65,Dark Sky Friendly
Input	120 VAC,50/60Hz
Dimming	ELV: 100-5%,TRIAC: 100-10%
Mounting	Can be mounted on wall vertically or upside down
Color Temp	2700K,3000K,3500K,4000K
CRI	90
Construction	Aluminum body with slit screened diffuser



Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W36406 6"	2700K	BK Black	12.1W	1000	320
	3000K	BK Black	12.1W	1000	320
	3500K	BK Black	12.1W	1000	320
	4000K	BK Black	12.1W	1000	320

Example: **WS-W36406-40-BK**
For custom requests please contact customs@modernforms.com

ModernForms.com | Phone: (866) 810-6615 | Fax (800) 526-2585
Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122
Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

MODERN FORMS

TYPE WL

MP LIGHTING

L304
EXTERIOR | INTERIOR
In-grade | For ground, ceilings, walls, and stairs
Wet, Damp, and Dry location



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GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.

3. ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

4. ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.

5. ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.

6. FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.

7. ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.

8. ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.

9. ALL STEP LIGHTS SHALL BE MOUNTED AT +1'-6" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.

10. ALL WIRE USED SHALL BE COPPER

11. IN ORDER TO MAINTAIN THE INTEGRITY OF OUR LIGHTING DESIGN, KJF LIGHTING DESIGN, WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR KJF LIGHTING DESIGNS APPROVAL.

12. THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST KJF LIGHTING DESIGN DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.

13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602.448.5007 FOR CLARIFICATION.

PROJECT NOTES

1. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (N1104.1)

2. ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2).

3. EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3).

4. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).

5. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURED/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.

6. ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS

KEVIN J. FLOWER
LIGHTING DESIGN

20650 N. 29th Place Suite 106
PHOENIX, AZ 85050
WWW.KEVINJFLOWER.COM
T 602.341.3667

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DRAWN BY:
JOHNNY ANGUIZ

DATE: MARCH 26, 2026

SCALE: AS NOTED

REVISIONS:
1
2
3

LIGHT CONTROL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$J	SINGLE POLE JAMB SWITCH
$MD	SINGLE POLE MOTION SWITCH
$T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
	1/2 SWITCHED DUPLEX RECEPTACLE
	SWITCHED RECESSED CLOCK RECEPTACLE
GFP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER
	CEILING MOUNTED EXHAUST FAN
FIRE	ELECTRIC FIREPLACE IGNITOR
KP	LIGHTING CONTROL KEYPAD
XXX	LIGHTING CONTROL SWITCHLEG
	LIGHTING CONTROL ENCLOSURE

STEWART RESIDENCE

HILLSIDE SUBMITTAL

SHEET NUMBER:

EL 4

Stewart Residence

5625 E. INDIAN BEND RD. PARADISE VALLEY, AZ 85253

GENERAL NOTES:

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

PLANTING GENERAL NOTES:

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

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

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

DECOMPOSED GRANITE

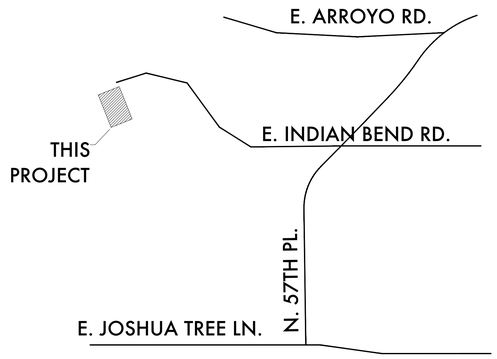
1. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
2. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT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

GENERAL GRADING NOTES:

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

HARDSCAPE GENERAL NOTES:

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



VICINITY MAP

CONSULTANT TEAM:

LANDSCAPE DESIGNER:
ROOTS FIRST LANDSCAPE
7147 EAST RANCHO VISTA DRIVE, SUITE 121
SCOTTSDALE, ARIZONA 85251
CONTACT: HARRISON HOFFMAN
P: 480.665.5735

ARCHITECT:
STRATTON ARCHITECTS
5090 N. 40TH ST. STE. 170
PHOENIX, AZ 85018
CONTACT: ANDREW STRATTON
P: 860.331.0701

SHEET INDEX:

L-0	COVER SHEET
L-1	NPI
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L-3	LIGHTING PLAN
L-4	LIGHTING SPEC SHEET
L-5	HARDSCAPE PLAN
L-6	PLANTING DETAILS
L-7	IRRIGATION PLAN

ROOTS FIRST
LANDSCAPE | DESIGN | CONSTRUCTION

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rootsfirstlandscape.com

STEWART RESIDENCE
5625 EAST INDIAN BEND ROAD PARADISE VALLEY, ARIZONA 85253

DATE
03.25.2026

REVISIONS

#	date	note
1.		
2.		
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5.		

SHEET #
COVER SHEET
L-0 of 7

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

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NATIVE PLANT INVENTORY PLAN

5625 E. Indian Bend Road Paradise Valley, AZ

NATIVE PLANT INVENTORY
TREE RELOCATORS, INC.
6436 E. Clinton Street Scottsdale, AZ 85254
Office: 480-947-6118
Neil Price: 602-376-9986
Fax: 480-361-4824
treerelocators@cox.net

To: Planning Department, **Town of Paradise Valley**

Date: 8-26-25

ORDERED BY: Harrison

Subject: **Roots First**
5625 E. Indian Bend Road

Tag Colors: **Red** - Salvage
Blue - Unsalvageable
White - Remain in Place

Remarks: I have looked over the native plants on site at the described location. I have determined that

Tag#	Size	Species	Condition	Disposition	# Arms	Height	Width	Comments
1	10"	Palo Verde	Poor	Remain in Place				
2	10"	Palo Verde	Poor	Remain in Place				
3	4' L.F.	Barrel's	Good	Remain in Place	2			
4	3'	Barrel	Good	Salvageable				
5	3'	Barrel	Good	Salvageable				
6	9"	Palo Verde	Poor	Unsalvageable				Die Back
7	8"	Palo Verde	Good	Salvageable				
8	8"	Palo Verde	Poor	Unsalvageable				Multiple Trunks
9	10"	Palo Verde	Poor	Remain in Place				
10	6'	Saguaro	Good	Remain in Place				
11	8"	Palo Verde	Good	Salvageable				
12	10"	Palo Verde	Poor	Unsalvageable				Multiple Trunks
13	10"	Palo Verde	Poor	Remain in Place				
14	10"	Palo Verde	Poor	Unsalvageable				Trunk Disease
15	10"	Mesquite	Poor	Unsalvageable				Die Back
16	12"	Palo Verde	Poor	Unsalvageable				Multiple Trunks
17	8"	Palo Verde	Poor	Unsalvageable				Structure
18	6"	Palo Verde	Poor	Unsalvageable				Lateral root
19	12"	Palo Verde	Poor	Unsalvageable				Multiple Trunks
20	12"	Palo Verde	Poor	Unsalvageable				Angled Trunk
21	7"	Palo Verde	Poor	Unsalvageable				Slope
22	8"	Palo Verde	Poor	Unsalvageable				Slope
23	15'	Saguaro	Poor	Remain in Place				
24	12"	Palo Verde	Poor	Unsalvageable				Trunk Disease
25	12' L.F.	Saguaro	Fair	Salvageable	1			
26	4.5'	Saguaro	Fair	Remain in Place				
27	10"	Palo Verde	Poor	Remain in Place				
28	12"	Palo Verde	Poor	Remain in Place				
29	4"	Palo Verde	Poor	Remain in Place				
30	12"	Desert Willow	Poor	Unsalvageable				Dying
31	8"	Palo Verde	Poor	Unsalvageable				Structure
32	10'	Saguaro	Good	Remain in Place				
33	12'	Saguaro	Good	Salvageable				

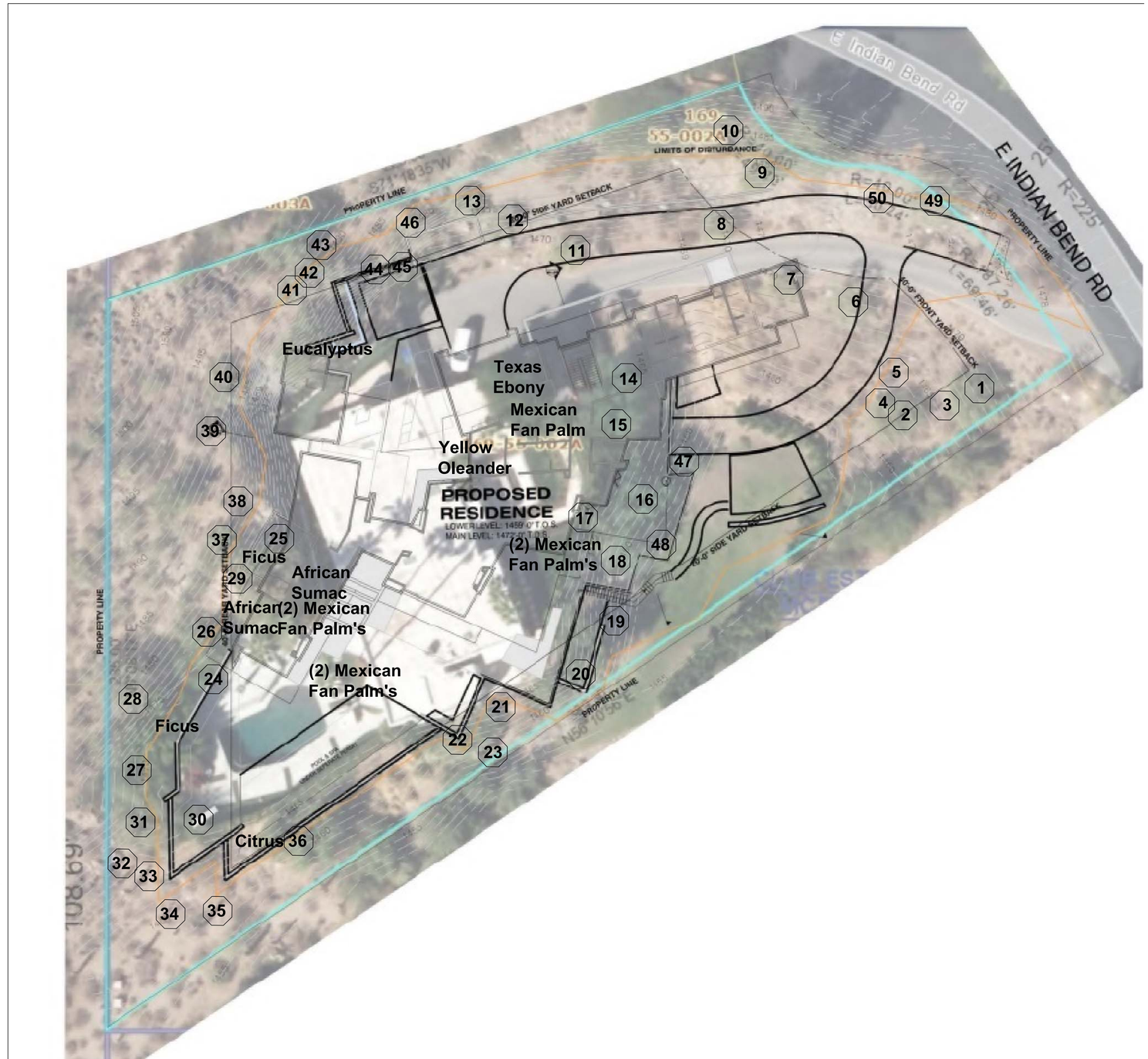
Tag#	Size	Species	*Condition*	Disposition	# Arms	Height	Width	Comments
34	7'	Saguaro	Good	Remain in Place				
35	14'	Saguaro	Good	Remain in Place				
36	12"	Palo Verde	Poor	Unsalvageable				Trunk Disease
37	8"	Palo Verde	Poor	Remain in Place				
38	3'	Barrel	Good	Remain in Place				
39	6"	Palo Verde	Poor	Remain in Place				
40	8"	Palo Verde	Poor	Remain in Place				
41	8"	Palo Verde	Poor	Remain in Place				
42	3'	Saguaro	Good	Remain in Place				
43	8"	Palo Verde	Poor	Remain in Place				
44	8"	Palo Verde	Poor	Unsalvageable				Angled Trunk
45	8"	Palo Verde	Poor	Unsalvageable				Multiple Trunks
46	7"	Palo Verde	Poor	Remain in Place				
47	7"	Palo Verde	Poor	Unsalvageable				Multiple Trunks
48	10"	Palo Verde	Poor	Unsalvageable				Slope
49	12"	Palo Verde	Poor	Unsalvageable				Slope
50	3'	Barrel	Good	Salvageable				

L.F. - Linear Feet

Native Plant Summary

Plant Totals	Tree	Cactl
Remain In Place	13	12
Salvage	2	2
Destroy	21	0
Total	36	14

Overall Totals	
Remain In Place	25
Salvage	4
Destroy	21
Total	50



\# Indicates Existing Native Plant

PLANT PLAN & SALVAGE CONTRACTOR:
Tree Relocators, Inc.
6502 N. 81st Place
Scottsdale, AZ
O. 480-947-6118 F. 480-361-4824
E. treerelocators@cox.net

N

PLANT LIST

TREES

SYMBOL	BOTANICAL	COMMON	QTY.	SIZE
IW 60"	Olneya tesota	Ironwood	1	60" BOX
NM 36"	Prosopis velutina	Native Mesquite	7	36" BOX
BPV 36"	Cercidium floridum	Blue Palo Verde	4	36" BOX

SUCCULENTS & ACCENTS

SYMBOL	BOTANICAL	COMMON	QTY.	SIZE
	Aloe 'Hercules'	Hercules Aloe	4	15g
	Euphorbia resinifera	Moroccan Mound Cactus	17	15g
	Carnegiea gigantea	Saguaro spears	3	various sizes
	Agave weberii	Weber's Agave	4	15g
	Aloe x 'Blue Elf'	Blue Elf Aloe	35	5g

SUCCULENTS & ACCENTS

SYMBOL	BOTANICAL	COMMON	QTY.	SIZE
	Agave parryi 'truncata'	Parry's Agave	5	15g
	Stenocereus marginatus	Mexican fence Post	11	15g
	Opuntia microdasys	Bunny Ears Prickly Pear	8	15g
	Opuntia santa-rita	Purple Prickly Pear	3	15g
FF	Asclepias subulata	Desert Milkweed	16	15g
	Yucca rostrata	Beaked Yucca	3	15g
	Agave victoriae-reginae	Queen Victoria Agave	7	15g
	Echinopsis peruviana	San Pedro Macho	2	15g
	Aloe barbadensis	Medicinal Aloe	19	15g

SHRUBS

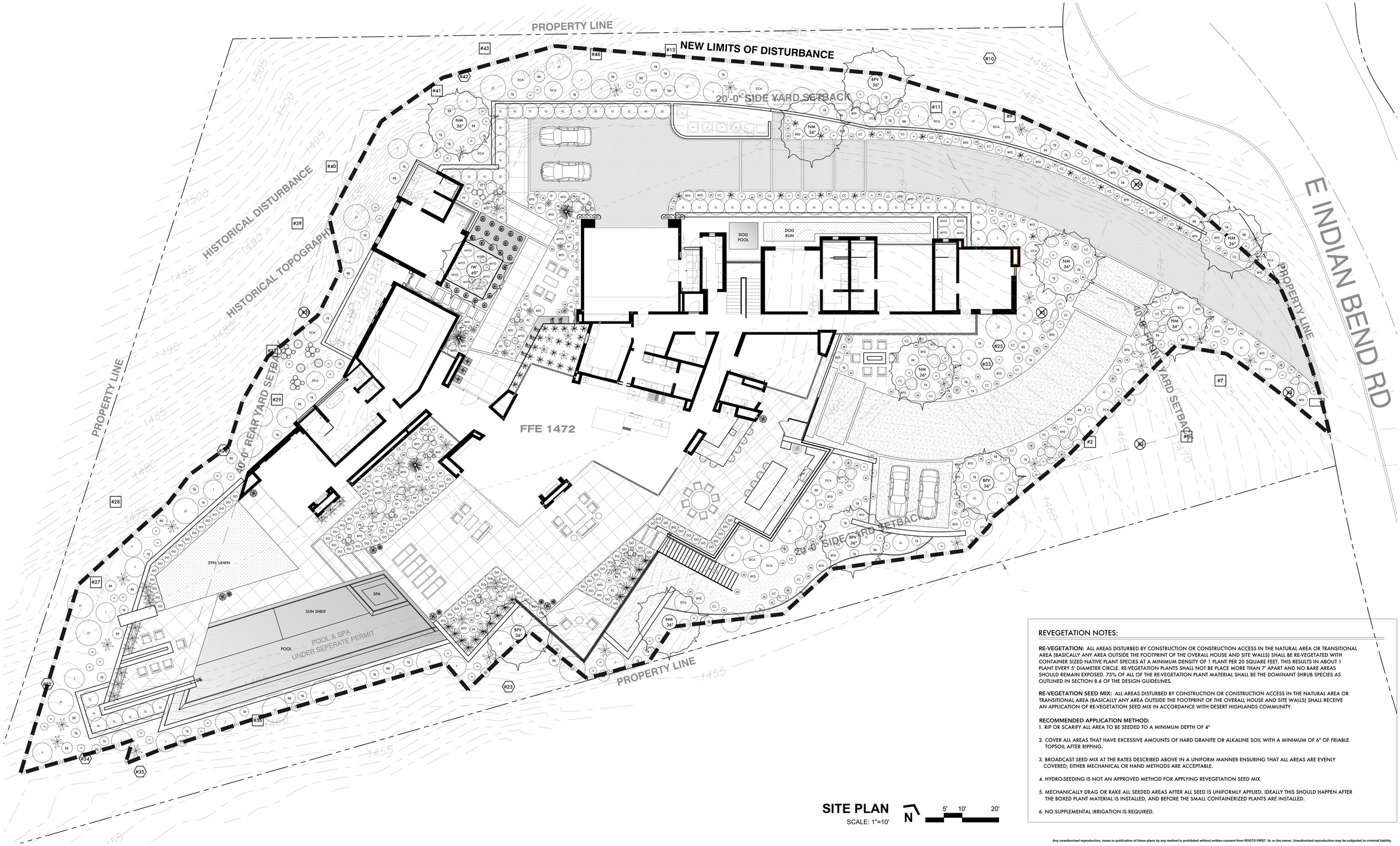
SYMBOL	BOTANICAL	COMMON	QTY.	SIZE
TR	Ericameria laricifolia	Turpentine Bush	70	5g
DO	Olea europaea 'Montra'	Dwarf Ollie	84	5g
PP	Penstemon parryi	Parry's Penstemon	18	5g
LL	Leucophyllum langmaniae 'Lynns'	Lynn's Legacy Sage	64	5g
BB	Encelia farinosa	Brittlebush	42	5g
LT	Larrea tridentata	Creosote	24	5g
J	Simmondsia chinensis	Jojoba	31	5g
	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	15	5g

GROUNDCOVERS

SYMBOL	BOTANICAL	COMMON	QTY.	SIZE
MYO	Myoporum parvifolium 'Pink'	Dwarf Myoporum	15	5g
M	Baileya multiradiata	Desert Marigold	126	5g
BFD	Melampodium leucanthum	Blackfoot Daisy	60	5g
DCA	Acacia redolens	Desert Carpet Acacia	25	5g
CC	Convolvulus cneorum	Bush Morning Glory	41	5g

VINES

SYMBOL	BOTANICAL	COMMON	QTY.	SIZE
	Ficus Pumila	Creeping Fig	7	5g



SITE PLAN
SCALE: 1"=10'

N 5' 10' 20'

REVEGETATION NOTES:

RE-VEGETATION: ALL AREAS DISTURBED BY CONSTRUCTION OR CONSTRUCTION ACCESS IN THE NATURAL AREA OR TRANSITIONAL AREA (BASICALLY ANY AREA OUTSIDE THE FOOTPRINT OF THE OVERALL HOUSE AND SITE WALLS) SHALL BE RE-VEGETATED WITH CONTAINER SIZED NATIVE PLANT SPECIES AT A MINIMUM DENSITY OF 1 PLANT PER 20 SQUARE FEET. THIS RESULTS IN ABOUT 1 PLANT EVERY 5' DIAMETER CIRCLE. RE-VEGETATION PLANTS SHALL NOT BE PLACE MORE THAN 7' APART AND NO BARE AREAS SHOULD REMAIN EXPOSED. 75% OF ALL OF THE RE-VEGETATION PLANT MATERIAL SHALL BE THE DOMINANT SHRUB SPECIES AS OUTLINED IN SECTION 8.6 OF THE DESIGN GUIDELINES.

RE-VEGETATION SEED MIX: ALL AREAS DISTURBED BY CONSTRUCTION OR CONSTRUCTION ACCESS IN THE NATURAL AREA OR TRANSITIONAL AREA (BASICALLY ANY AREA OUTSIDE THE FOOTPRINT OF THE OVERALL HOUSE AND SITE WALLS) SHALL RECEIVE AN APPLICATION OF RE-VEGETATION SEED MIX IN ACCORDANCE WITH DESERT HIGHLANDS COMMUNITY.

RECOMMENDED APPLICATION METHOD:

1. RIP OR SCARIFY ALL AREA TO BE SEEDED TO A MINIMUM DEPTH OF 4"
2. COVER ALL AREAS THAT HAVE EXCESSIVE AMOUNTS OF HARD GRANITE OR ALKALINE SOIL WITH A MINIMUM OF 6" OF FRIABLE TOPSOIL AFTER RIPPING.
3. BROADCAST SEED MIX AT THE RATES DESCRIBED ABOVE IN A UNIFORM MANNER ENSURING THAT ALL AREAS ARE EVENLY COVERED; EITHER MECHANICAL OR HAND METHODS ARE ACCEPTABLE.
4. HYDRO-SEEDING IS NOT AN APPROVED METHOD FOR APPLYING REVEGETATION SEED MIX.
5. MECHANICALLY DRAG OR RAKE ALL SEEDED AREAS AFTER ALL SEED IS UNIFORMLY APPLIED. IDEALLY THIS SHOULD HAPPEN AFTER THE BOXED PLANT MATERIAL IS INSTALLED, AND BEFORE THE SMALL CONTAINERIZED PLANTS ARE INSTALLED.
6. NO SUPPLEMENTAL IRRIGATION IS REQUIRED.

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STEWART RESIDENCE

5625 EAST INDIAN BEND ROAD PARADISE VALLEY, ARIZONA 85253

DATE
03.25.2026

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SHEET #
PLANTING PLAN
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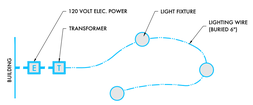
LIGHTING SCHEDULE

ID	FIXTURE NAME	MANUFACTURE	MODEL	FINISH	TYPE	WATTAGE	LUMENS	COLOR TEMP.	QTY
P	PATH LIGHT	FX LUMINAIRE	* M-PK	FLAT BLACK	1 LED	2.4W	67	2700K	12
	UP LIGHT	FX LUMINAIRE	* FB	FLAT BLACK	3 LED	4.4W	282	2700K	14
	WASH LIGHT	FX LUMINAIRE	* PB	FLAT BLACK	3 LED	4.4W	265	2700K	12
	STEP LIGHT (PLATE)	FX LUMINAIRE	* LF	FLAT BLACK	1 LED	2.2W	95	2700K	13
	WATER LIGHT	FX LUMINAIRE	* LL	NATURAL BRASS	3 LED	4.2W	225	2700K	18
	IN GRADE LIGHT	FX LUMINAIRE	* FC CW	FLAT BLACK	3 LED	4.4W	301	2700K	19
								TOTAL FIXTURES:	88

T TRANSFORMER FX LUMINAIRE DX.300W.SS

E 120 VOLT ELECTRICAL POWER FOR CONTROLLER

SYSTEM SCHEMATIC SHALL BE AS FOLLOWS:



GENERAL LIGHTING NOTES:

1. THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSES ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING SAFETY CODES AND ORDINANCES.
2. FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHALL FIELD VERIFY THE ACTUAL PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION.
3. ALL PATH LIGHTS ARE TO BE INSTALLED AT A MINIMUM OF 12 INCHES FROM ANY SIDEWALK OR VERTICAL STRUCTURE.
4. ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED AT +/- 6" BELOW FINISH GRADE PER ELECTRICAL CODE.
5. IN ORDER TO MINIMIZE FUTURE DISTURBANCE, ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS DRIVEWAYS AND WALLS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL HARDSCAPE SURFACES USING A MINIMUM 1 INCH PVC PIPE.
7. ALL UNDERGROUND SPLICES SHALL BE UL-486A RATED AND INSTALLED IN UNDERGROUND J-BOXES WITH WATER TIGHT CONNECTIONS LEAVING 12 INCHES OF EXCESS WIRE SLACK.
8. ALL EXTERIOR 120 - VOLT ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE.
9. ALL TRANSFORMERS PLUGGED INTO AN OUTDOOR RECEPTACLE SHALL HAVE AN "IN USE" COVER. CONTRACTOR SHALL INSTALL TAYMAC TYPE COVERS AT ALL OUTLETS.
10. ALL PLUG-IN TRANSFORMERS SHALL HAVE A DRIP LOOP IN THE POWER CORD.
11. ALL EXPOSED CONDUITS SHALL BE PAINTED TO MATCH SURROUNDINGS.
12. CONTRACTOR TO CENTER FEED THE SYSTEM WHEN AT ALL POSSIBLE and VERIFY ALL WIRE CONNECTIONS ARE AT THE FIXTURES.

HILLSIDE OUTDOOR LIGHTING REQUIREMENTS:

AREA OF LOT: 52,356 S.F.
ALLOWABLE DISTURBED AREA: (27.27%) 14,278 S.F.

LANDSCAPE UP-LIGHTING: LIMITED TO ONE (1) FIXTURE PER 1000 S.F. OF ALLOWABLE DISTURBED AREA.

UP-LIGHTS PERMITTED: 14 LIGHTS
UP-LIGHTS PROVIDED: 14 LIGHTS

NOTE: ALL OTHER LIGHTING IS CONSIDERED 'SAFETY LIGHTING' USED TO ILLUMINATE VEHICULAR AND PEDESTRIAN CIRCULATION, AND DOES NOT EMIT LIGHT RAYS ABOVE A HORIZONTAL PLANE.



SITE PLAN

SCALE: 1"=10'

N 5' 10' 20'

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STEWART RESIDENCE

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SHEET #
LIGHTING PLAN
L-3 of 7

FXLuminaire

LED Path Lights



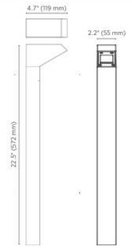
PROJECT

CATALOG #

TYPE

NOTES

M-PK Path Light DESIGNER PLUS



Made with durable die-cast aluminum, the stylish M-PK path light adds elegance and sophistication to modern lighting installations.

Quick Facts

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

LANDSCAPE LIGHTING

PATH LIGHT

FXLuminaire

LED Up Lights



Similar in style to its bigger brother the NP, the FB fits nicely into smaller landscapes and tight spaces. Accommodating up to a 3 LED Board, the FB offers all the same up light benefits of the NP in a more compact package.

FB: Up Light

NUMBER OF LEDS:	1	3
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4	4.5
WATTS USED:	2.0	4.2
LUMENS PER WATT (EFFICACY)	31.1	40.2
MAX LUMENS:	60	155
CCT (Kx)	78.6	78.4



Learn more about FX Luminaire up lights. Visit: fxl.com

760.744.5240

UP LIGHT

FXLuminaire

LED Up Lights



The FB is a compact LED wall wash lighting solution. Available in 1 or 3 LED with full color lens options of frosted, blue, amber, and green included. The wider angle of the FB allows a broader lighting option for larger structures and spaces. Engineered with solid construction, yet petite in size.

PB: Up Light

NUMBER OF LEDS:	1	3
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4	4.5
WATTS USED:	2.0	4.2
LUMENS PER WATT (EFFICACY)	34	37
MAX LUMENS:	71	151
CCT (Kx)	67.3	67



Learn more about FX Luminaire up lights. Visit: fxl.com

760.744.5240

WASH LIGHT

FXLuminaire

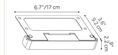
LED Wall Lights



The LF is our LED under-the-cap hardscape wall light. It can easily be fitted between a block wall and capstone for a neat, clean installation. Due to its modular bracket design, the LF can even be installed under railings and existing construction.

LF: Wall 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 this number to size the transformer)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	37
MAX LUMENS:	77
CCT (Kx)	81.6



Learn more about FX Luminaire wall lights. Visit: fxl.com

760.744.5240

STEP LIGHT

FXLuminaire

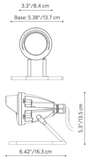
LED Underwater Lights



The soothing ambiance created by a landscape water feature can be beautifully enhanced with well-designed lighting. The LL produces a powerful underwater light source to illuminate plants, rocks, fish, or a cascading waterfall. Filter options allow you to control shape, color, and strength of light output.

LL: Underwater Light

NUMBER OF LEDS:	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	35 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4	4.5	13.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY)	25.4	31	31.8	31.1
MAX LUMENS:	-	133	282	378
CRI (Ra)	68.5	67.9	80.2	67.5



Learn more about FX Luminaire underwater lights. Visit: fxl.com

760.744.5240

WATER LIGHT

FXLuminaire

LED Well Lights



The subterranean FC introduces glare-free controlled illumination into smaller scale spaces. The variety of cowling and lamp options allows the FC to have an answer to most of lighting's pint-size problems.

FC: Well Light

NUMBER OF LEDS:	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	35 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4	4.5	13.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY)	40.2	47.3	36.9	45.5
MAX LUMENS:	78.7	185.1	333.8	418.9
CRI (Ra)	78.8	81.2	78.9	79.7



Learn more about FX Luminaire well lights. Visit: fxl.com/products

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IN GRADE LIGHT

FXLuminaire

Lighting Controller



PROJECT

CATALOG #

TYPE

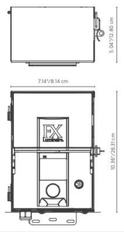
NOTES

DX Controller

The DX controller is an easy-to-program, low-voltage lighting transformer that brings customers the convenience of pre-installed astronomical timing and event-based programming. This means there is no need for end users to buy plug-in accessories such as timers and photocells.

Quick Facts

- Digital facepack control with built-in astronomical timing
- External input option
- Event-based programming with timed offsets
- 150- and 300-watt models
- Multi-tap output (12V, 13V, 14V)
- Powder-coated galvanized steel and stainless steel options



LANDSCAPE LIGHTING

TRANSFORMER

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480.665.5735

rootsfirstlandscape.com

STEWART RESIDENCE

5625 EAST INDIAN BEND ROAD PARADISE VALLEY, ARIZONA 85253

DATE

03.25.2026

REVISIONS

#	date	note
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SHEET #

LIGHTING CUTSHEET

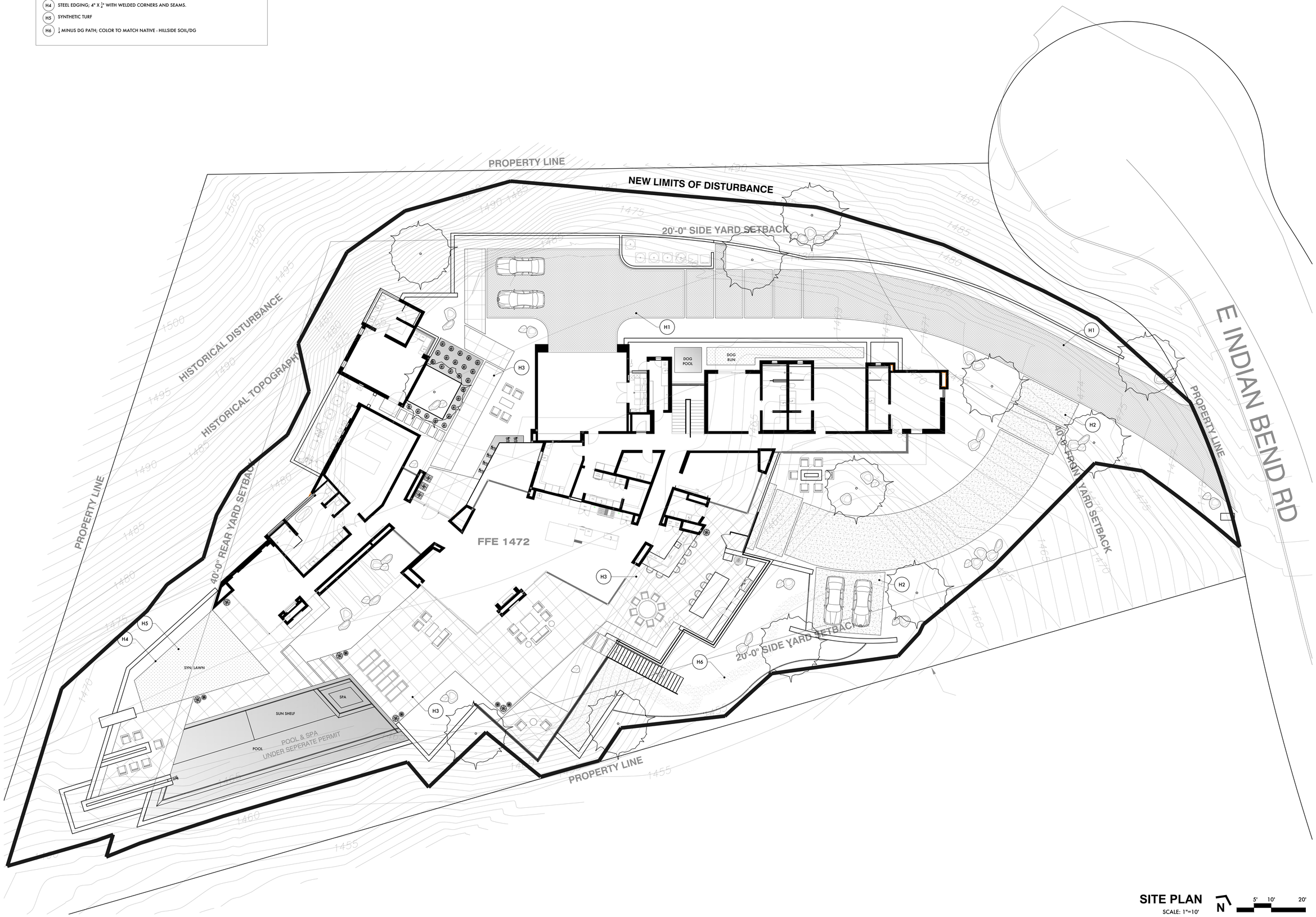
L-4 of 7

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SCHEDULE

FLATWORK, EDGING, AND SPECIALTY TOP DRESSING

- H1 — BELGARD HOLLAND RIO TUMBLED ; 4" X 4"; RUNNING BOND; SAND SET W/ MORTAR EDGE.(LRV:24)
- H2 — P.I.P CONCRETE; ACID ETCHED FINISH; SAW CUT JOINTS. COLOR: CHARCOALS (LRV:24)
- H3 — 24" x 24" PORCELAIN TILE; MORTAR SET OVER CONCRETE BASE (LRV:24)
- H4 — STEEL EDGING; 4" X ¼" WITH WELDED CORNERS AND SEAMS.
- H5 — SYNTHETIC TURF
- H6 — ¼ MINUS DG PATH; COLOR TO MATCH NATIVE - HILLSIDE SOIL/DG



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5625 EAST INDIAN BEND ROAD PARADISE VALLEY, ARIZONA 85253

SITE PLAN
SCALE: 1"=10'

N 5' 10' 20'

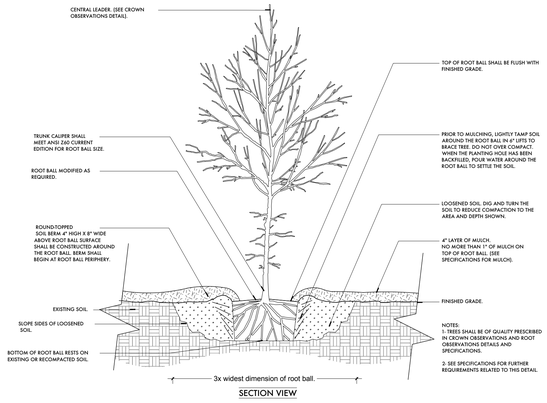
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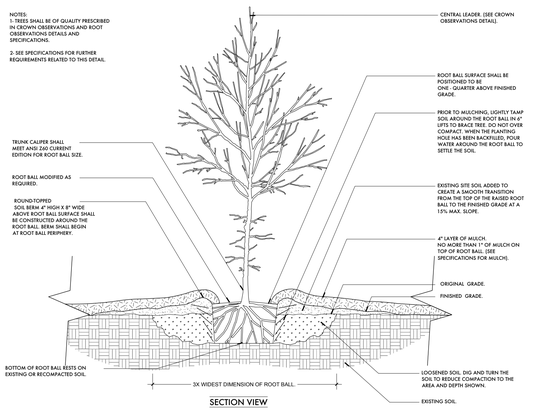
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SHEET #
HARDSCAPE PLAN
L-5 of 7

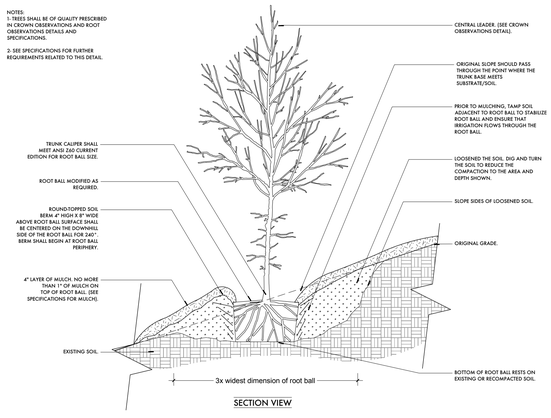
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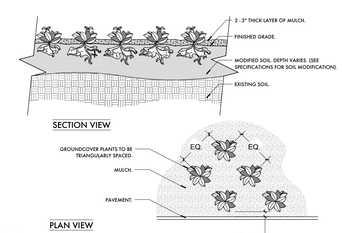
P1 TYPICAL TREE PLANTING
SCALE: 1/2"=1'



P2 TREE PLANTING- POORLY DRAINED SOIL
SCALE: 1/2"=1'

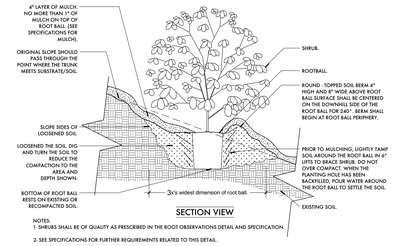


P3 TREE PLANTING- ON SLOPE (5%-50%)
SCALE: 1/2"=1'



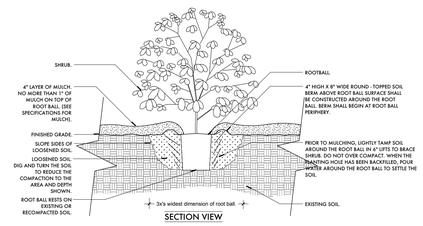
NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

P4 TYPICAL GROUND COVER PLANTING
SCALE: 1/2"=1'



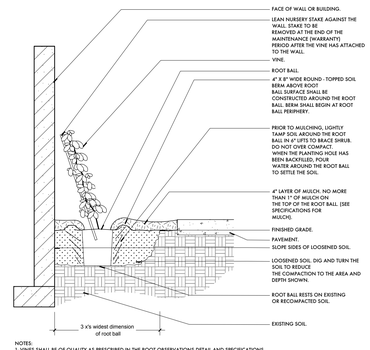
NOTES:
1- SHRUBS SHALL BE OF QUALITY AS PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATION.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

P5 SHRUB PLANTING- ON SLOPE (5%-50%)
SCALE: 1/2"=1'



NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

P6 TYPICAL SHRUB PLANTING
SCALE: 1/2"=1'



NOTES:
1- VINES SHALL BE OF QUALITY AS PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

P7 TYPICAL STAKED VINE PLANTING
SCALE: 1/2"=1'

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SHEET #

PLANTING DETAILS

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Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or visit Arizona811.com

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EMITTER SCHEDULE:

INSTALL PRESSURE COMPENSATING EMITTERS AS FOLLOWS:

TREES

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

INSTALL PRESSURE COMPENSATING EMITTERS AS FOLLOWS:

SHRUBS

Plant Size	Emitters/Plant	GPH/Outlet	# of Outlets	Total GPH/Plant
1 gallon	2 Single per Plant	1/2 GPH	2	1 GPH
5 gallon	2 Single per Plant	2 GPH	2	4 GPH

NOTES:

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

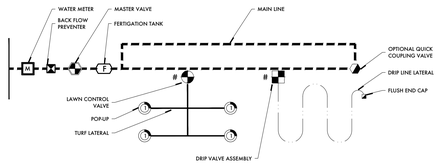
ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT TO BE LOCATED AT THE PLANT BALL, WITH THE ADDITIONAL POINTS WITHIN PLANT PIT PERIMETER.

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

IRRIGATION SCHEDULE

ID	TYPE	MANUFACTURE	DESCRIPTION
M	METER		SEE CIVIL PLANS OR SIZING
	CONTROL VALVE	HUNTER	FLUSH MOUNTED; BOX COLOR TO MATCH GROUND PLANE
C	CONTROLLER	HUNTER QTY TBD	WALL MOUNTED, PAINT TO MATCH WALL

SYSTEM SCHEMATIC SHALL BE AS FOLLOWS:



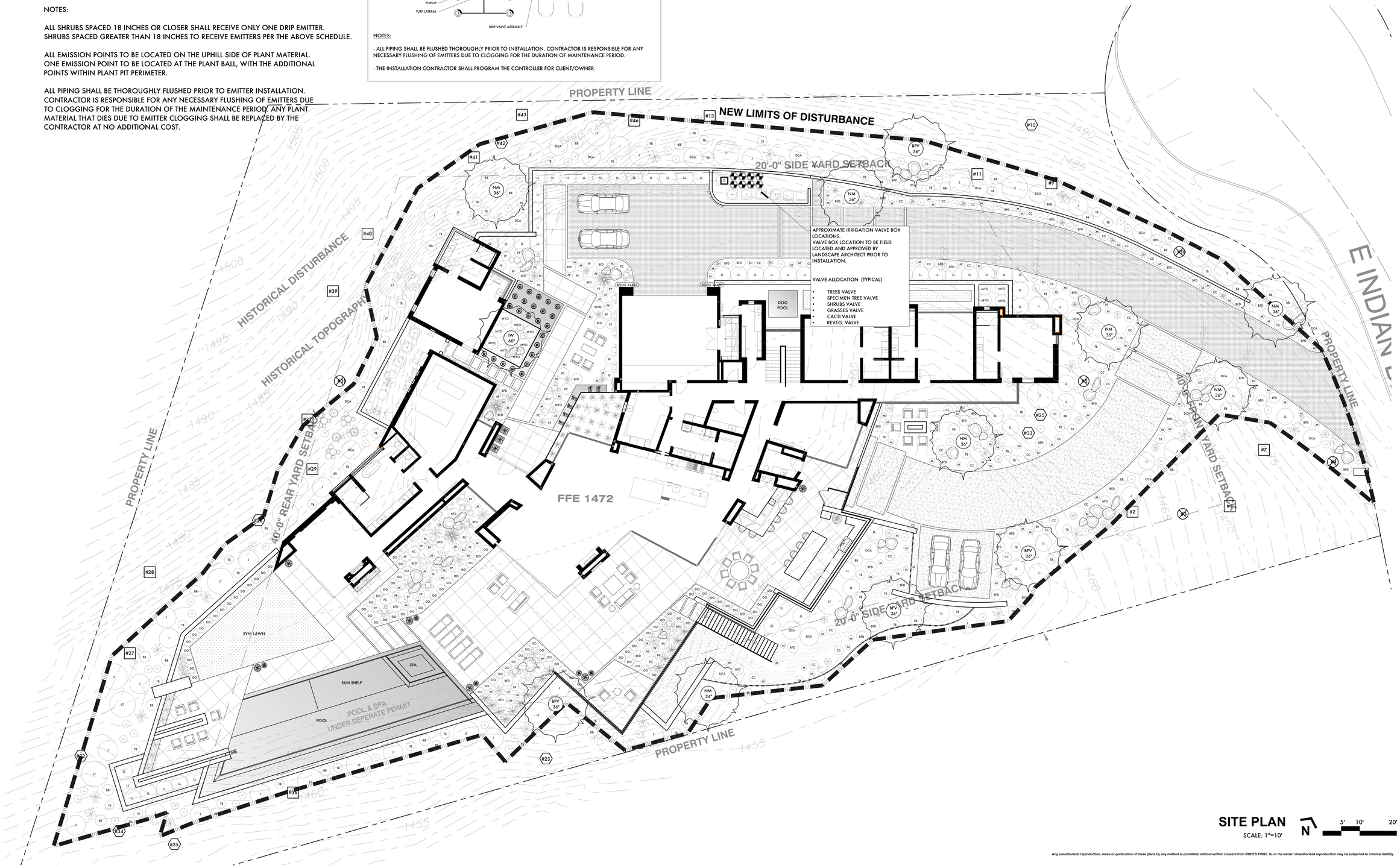
NOTES:

- ALL PIPING SHALL BE FLUSHED THOROUGHLY PRIOR TO INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FLUSHING OF EMITTERS DUE TO CLOGGING FOR THE DURATION OF MAINTENANCE PERIOD.

- THE INSTALLATION CONTRACTOR SHALL PROGRAM THE CONTROLLER FOR CLIENT/OWNER.

NOTES:

1. IRRIGATION MAINLINES TO BE ALL HARD PIPE PVC, SCH 40.
2. DIRECT PUNCTURE INLINE EMITTERS INTO LATERALS, THEN RUN SPAGHETTI TO PLANT. NO FLAG EMITTERS.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS OR CONTACT LANDSCAPE ARCHITECT FOR PROPOSED IRRIGATION SYSTEM FOR APPROVAL PRIOR TO CONSTRUCTION.
4. ALL LATERAL LINES TO BE COMMERCIAL GRADE THICK WALL POLYPIPE WITH COLOR CODING ON PIPE. *NO SPRAY PAINT* SHADE PIPE WHERE ROCKY.
5. VALVES SHOWN ON PLAN TO SERVE AS A GUIDE. CONTRACTOR TO ADD VALVES AS NECESSARY TO ZONE THE YARD AND MEET IRRIGATION NEEDS OF ALL PLANT MATERIAL.



SITE PLAN
SCALE: 1"=10'

N 5' 10' 20'

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IRRIGATION PLAN
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