Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda

Hillside Building Committee

Chair Scott Jarson, Sue-Meng Lau, Blair Portigal

Wednesday, July 15, 2026 | **8:00 AM** | **Town Hall Boardroom**

Committee Members

Chair Scott Jarson, Blair Portigal, Sue-meg Lau, Pamela Georgelos, Robert Brown, Jennifer Bryant Nagel

1. Call to Order

Notice is hereby given that members of the Committee will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

2. Executive Session

The Committee may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

3. Application Review

The Committee may take action on these items.

4. Staff Reports

A. **26-187** **Discussion and Possible Action on a Formal Review for a New Single Family Residence 5611 E Road Runner Lane (APN 168-77-004)**

Attachments:

A. Staff Report

B. Hillside & Vicinity Maps

C. Application

D. Plans

E. Notification Materials

F. Standard Approval Information

5. Committee Reports

6. Next Meeting Date

The next Hillside Building Committee meeting dates are tentatively scheduled for Wednesday, September, 09, 2026 at 8:00 a.m. and Wednesday, October, 14, 2026 at 8:00 a.m.

7. Adjournment

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the meeting.

Action Report

File #: 26-187

AGENDA TITLE:
Discussion and Possible Action on a Formal Review for a New Single Family Residence 5611 E Road Runner Lane (APN 168-77-004)

STAFF CONTACT:
Jose Mendez, 480-348-3519
Juan Gonzalez Jr., 480-348-3528

TOWN
Of
PARADISE VALLEY

STAFF REPORT

TO: **Hillside Building Committee**

FROM: **Chad Weaver, Community Development Director**
Shar Johnson, Town Engineer
Paul Michaud, Planning Manager
Jose Mendez, Hillside Development Planner
Juan Gonzalez Jr., Hillside Associate Engineer

DATE: **July 15, 2026**

DEPARTMENT: Community Development Department
Jose Mendez, (480)348-3519
Juan Gonzalez Jr., (480)348-3528

AGENDA TITLE:
Formal Review
New Single-Family Residence
Stratton Architects
5611 E Road Runner Lane (APN 168-77-004)
HILL-25-27

RECOMMENDATION:
Staff recommends the Hillside Building Committee **approve** Case HILL-25-27, a request by request by Stratton Architects, at 5611 E Road Runner Lane, for a new 28,792 square-foot (SF) Single-Family Residence.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)
The request is to construct a new 28,792 SF Single-Family Residence, with detached casita and to provide on-site retention.

Lot Data		
1.	Area of Lot	5.089 ac or 221,685 SF
2.	Area Under Roof	28,792 SF
3.	Floor Area Ratio	12.99%
4.	Building Site Slope	18.6%
5.	Allowable Disturbed Area	48,793 SF (22.01%)
6.	Existing Gross Disturbed Area	86,658 SF (39.09%)
7.a.	Proposed Gross Disturbed Area	80,342 SF (36.24%)

7.b	Proposed Net Disturbed Area	37,474 SF (16.90%)
8.	Maximum Building Height	Approximately 24 ft - 0 in
9.	Overall Height	Approximately 39 ft – 9 3/4 in
10.	Volume of Cut/Fill	9,898 C.Y.
11.	Hillside Assurance	$335,160

Single-Family Residence

The request is to construct a new 28,792 SF (18,827 SF livable) Single-Family Residence including two attached garages and an attached Casita. There is a lower-level garage as you approach the home and a main level garage toward the rear of the home to the west. The casita is approximately 1,038 SF (included in the SF livable) and is located on the north side of the home attached via a porte-cochere. The design meets the *attached structure requirements* as it is attached to the primary home via a continuous roof (trellises are not considered continuous roof); the architecture of the casita, the opening, and home blends with the overall architecture of the project (having the appearance of one structure); and there is direct access via doorways/openings (acting as primary ingress/egress between structures) that does not exceed 20 feet.

Variance

N/A.

Guesthouse and/or Accessory Structures

N/A

Driveway

An existing driveway accessing the property from E Road Runner Lane will remain in approximately the same location with a new surface material of colored concrete in light sand finish.

Pool

A pool and spa are proposed on the northeast of the home which meets setback requirements. Applicant to provide a site plan with dimensions, prior to permit issuance.

Solar

There is no proposed solar with the submittal.

Walls and Fences

The applicant is proposing retaining walls varying in height from 2 feet to 8 feet in height. The Retaining Wall may only extend six (6) inches above the material it is retaining. The maximum length of any continuous retaining wall shall not be more than 100 linear feet. No more than 300 total linear feet of wall shall be visible from any point on the property line. All pool barriers shall be View Fencing. View Fencing is not calculated in the 300-foot maximum allowable wall length. The applicant will be required to provide linear dimensions to show compliance with requirements and reduce the height of any non-compliant walls, subject to approval by the Town staff and Chair.

Building Materials

The applicant is proposing stucco SW7507 Stone Lion (LRV 38), the main house stone Colmar - ECO Outdoor (LRV 36.7), accent stone Pacific Black Flamed Solstice Stone

(LRV 9.5). The metal fascia finish in OCM Bronze matte ESR #2048 and accent steel Pure + Freeform DECO Bronze 2 #FA098, and Garage doors in custom wood (LRV TBD). The applicant will be required to provide a sample, subject to approval by Staff and Chair. All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Hardscape Materials

The applicant is proposing Berkshire Rubble Solstice stone (LRV 22.47), driveway colored concrete in light sand finish (LRV TBD), and patio pavers in 3D silver travertine honed & filled (LRV 37.29). The waterline tile is Governor Black matte finish and pool interior in Pebblesheen black eclipse. Synthetic artificial turf in Coronado.

All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations. The accent tiles proposed will be underneath stairs and will not be visible to the public. Accent tiles are permitted at the discretion of the Hillside Building Committee.

Building Lighting

Quantity	Type	Manufacturer	Model number / Description	Lumen
1 system	LED-EX	GM Lighting	NVM24S-2W- NVM24S-2W-27K-16 Foot Rolls 2700K tape light	70 Lumens/ Ft
1 system	LED- GEX	Pure Edge	NCWGH-10W-SEI-XXX-2700K-BK Black Linear Graze Fixture	122 Lumens/ Ft
23	S5	DMF	M4NCSF (housing)/ ART4A- 07T27FHT (module)/ M4TSPWH (Trim) 4" Adjustable Downlight with interchangeable optics	750 Lumens
23	WL	MP Lighting	L304-1-W27H-F-C-0-MK3-S-BZ 2-3/16" Recessed Flush to grade landscape up-light	Varies 34.4-80.5 lumens 61.8-143.3 lumens
7	Z#	Modern Forms	WS-W36406-2700K-BK Line Voltage Wall Sconce with full cutoff	320 Lumens

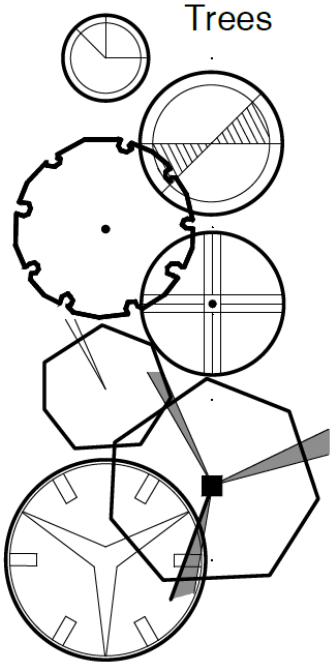
Landscape & Driveway Lighting

SYMBOL	QTY	MANUFACTURER	MODEL #	COLOR	DESCRIPTION	LUMENS
	52	FX LUMINAIRE	FB-1LED-FB	BLACK	LOW VOLTAGE UPLIGHT	114
	56	FX LUMINAIRE	RP-32-1LED-W-18R-FB	BLACK	LOW VOLTAGE PATHLIGHT	55
	12	FX LUMINAIRE	RH-3LED-W-RB-FB	BLACK	LOW VOLTAGE WALL LIGHT	86
	300 L.F.	FX LUMINAIRE	SRP-10-W	-	LED WEATHERPROOF LIGHT STRIP	28/FT
	TBD	-	- -		LOW VOLTAGE TRANSFORMER (CONTRACTOR TO DETERMINE QUANTITY REQUIRED)	-

Landscaping

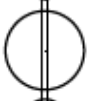
The applicant has provided the following proposed Plant List:

PLANT MATERIALS LEGEND



Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Bauhinia lunarioides Anacacho Orchid Tree	36" box	1	-
	Bursera fagaroides Elephant Tree	36" box	2	-
	Chitalpa tashkentensis Chitalpa	36" box	4	Multi-Trunk
	Olea europaea 'Swan Hill' Swan Hill Olive	60" box	1	
	Olney tesota Ironwood	(4)@ 66"-80" TO BE SELECTED BY L.A. SOURCE: Native Recources		Specimen
	Parkinsonia microphylla Foothills Palo Verde	36" box	5	-
	Prosopis velutina Native Mesquite	(13)@24" Box (32)@36" Box	37	multi-trunk

Shrubs

	Ambrosia deltoidea Triangle Leaf Bursage	1 gal.	320	-
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.	365	-
	Calliandra eriophylla Pink Fairy Duster	1 gal.	17	-
	Dianella revoluta 'Little Rev' Little Rev Flax Lily	1 gal.	104	-
	*Dodonaea viscosa* Hop Bush	5 gal.	34	-
	Eriogonum fasciculatum Flat Top Buckwheat	1 gal.	74	-
	Justicia californica Chuparosa	5 gal.	96	-
	Larrea tridentata Creosote	5 gal.	104	-
	Lavandula multifida Fernleaf Lavender	5 gal.	24	-
	Muhlenbergia rigens Deer Grass	1 gal.	37	-
	Olea europaea 'Montra' Little Ollie Dwarf Ollie	5 gal.	55	-
	Penstemon parryi Perry's Penstemon	1 gal.	10	-
	Perovskia atriplicifolia Russian Sage	1 gal.	200	-
	Salvia clevelandii Chaparral Sage	5 gal.	16	-
	Simmondsia chinensis Jojoba	5 gal.	43	-
	Sphaeralcea ambigua Globe Mallow	5 gal.	108	-
	Vaquelinia californica Arizona Rosewood	5 gal.	3	-
	Viguiera deltoidea Goldeneye	1 gal.	27	-
	Vitex trifolia 'Purpurea' Arabian Lilac	5 gal.	9	-

Groundcovers

	Glandularia pulchella Moss Verbena	1 gal.	25	-
	Melampodium leucanthum Blackfoot Daisy	1 gal.	12	-

Accents Cactus

	Agave americana Century Plant	15 gal.	3	-
	Agave bovicornuta Cow Horn Agave	15 gal.	3	-
	Agave ovatifolia Whale's Tongue Agave	15 gal.	3	-
	Agave tequilana Weber Blue Agave	15 gal.	2	-
	Agave weberi Blue Agave	5 gal.	8	-
	Agave x 'Blue Glow' Blue Glow Agave	15 gal.	5	-
	Aloe barbadensis Medicinal Aloe	5 gal.	17	-
	Aloe rudikoppe Little Red Riding Hood Aloe	5 gal.	63	-
	Asclepias subulata Desert Milkweed	5 gal.	4	-
	Dasylirion wheeleri Desert Spoon	5 gal.	2	-
	Euphorbia antisyphilitica Candelilla	5 gal.	6	-
	Euphorbia ingens 'Chocolate Drop' Chocolate Drop Cactus	15 gal.	6	-
	Euphorbia royleana Churee	15 gal.	1	-
	Fouquieria splendens Ocotillo	Large bare root	4	-
	Opuntia basilaris 'Baby Rita' Baby Rita Prickly Pear	5 gal.	35	-
	Opuntia engelmannii Engelmann's Prickly Pear	5 gal.	22	-
	Opuntia ficus-indica Indian Fig	15 gal.	7	-
	Opuntia gomei 'Old Mexico' Old Mexico Prickly Pear	5 gal.	31	-
	Opuntia violacea santa-rita Purple Prickly Pear	5 gal.	54	-
	Pachycereus pringlei Cardon	(5)@6' (2)@8' (1)@10'	(2)@3' (4)@4' (3)@5'	17 total
	Pachycereus schotti f. monstrosus Totem Pole Cactus	(4) @ 2' (2) @ 3'		6 total
	Stenocereus marginatus Mexican Fence Post	15 gal.	3	-
	Yucca baccata Banana Yucca	5 gal.	36	-
	Yucca filifera Tree Yucca	15 gal.	5	-
	Yucca rostrata Beaked Yucca	48" box	1	specimen *natural trunk

Mountain Profile Inviolate

At and above an elevation of 1,500 feet mean sea level, no development shall occur which will alter the mountain top ridge lines. Further, no structure may extend above a plane that originates on the Primary Ridge Line and angles downward from the Primary Ridge Line by twenty degrees. The property is not within the vicinity of a Primary Ridge Line and no further restrictions shall apply.

Land Disturbance

86,658 SF (39.09%) of disturbance currently exists on the lot and the building pad slope of 18.6% allows a disturbance of 48,793 SF (22.01%) on the lot. The applicant is proposing 37,474 SF (16.90%) which is less than the allowable disturbance 48,793 SF.

Grading and Drainage

The proposed construction of the property shall be required to properly retain the greater of "pre vs post" or "first flush" storm water volumes for the 100-year, 2-hour rainfall event per the Town's Storm Drainage Design Manual requirements. All historic flows shall be required to maintain the same entry and exit points on the property. The applicant is proposing to mitigate on-site retention with surface basins, 12"x12" catch basins in connection with 4", 6", and 12" pipes for conveyance, as well as check dams for water dissipation. The applicant to provide updated grading and drainage plan per Safety Improvement Plan comments provided by Engineering Staff, prior to permit approval.

Sewer

The existing site is connected to the Paradise Valley Sewer.

Fire Protection

Applicant has received Fire Marshal approval.

Hillside Safety Improvement Plan

The Applicant submitted a Safety Improvement Plan. During the 45-Day open comment period, no comments from a registered engineer were brought forward to the Town.

ANALYSIS:

The applicant has proposed a New Single-Family Residence that meets the minimum requirements of the Formal Review.

STIPULATIONS:

1.) All improvements shall be in compliance with the enclosed Standard Approval Information.

2.) Applicant to provide material samples to be tested for LRV compliance.

3.) Applicant to provide linear dimensions and accurate heights for walls to show compliance with *Article XXII Section 2207 Development Standards for walls and fences*. Plans to be reviewed and approved by staff and Chair.

4.) Applicant to provide updated Floor Area Ratio calculations to account for all trellises and extended roof eave connecting to the attached casita to be reviewed by staff and chair.

REQUIRED ACTION:
The Hillside Building Committee must consider the facts and determine if the application is in compliance with Article XXII - Hillside Development Regulations. The Hillside Building Committee may take the following actions:

1. Approve the application requests, subject to the stipulations noted by Staff and/or Hillside Building Committee.
2. Deny the application request if not compliant with Article XXII or if further information is needed.
3. Continue the application for further review.

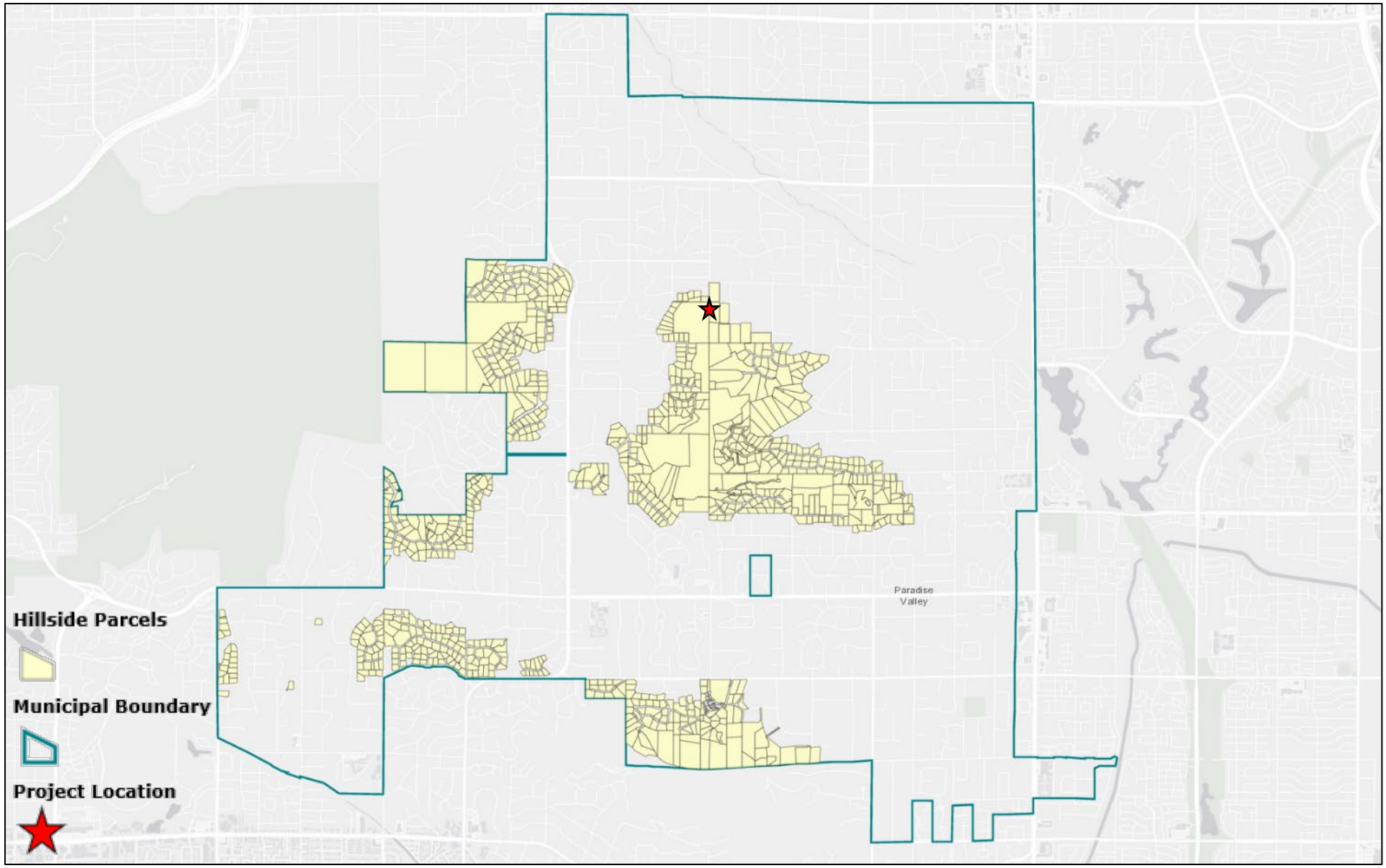
NOTICING:
Public notification was performed in accordance with the public hearing process. Staff received no comments.

NEXT STEPS:
If approved the applicant shall acquire all required permits to complete the proposed scope of work. Plans submitted to the Town for permits shall be in compliance with the plans, stipulations, and approved by the Hillside Building Committee.

ATTACHMENTS:
A. Staff Report
B. Hillside & Vicinity Maps
C. Application
D. Plans
E. Notification Materials
F. Standard Approval Information

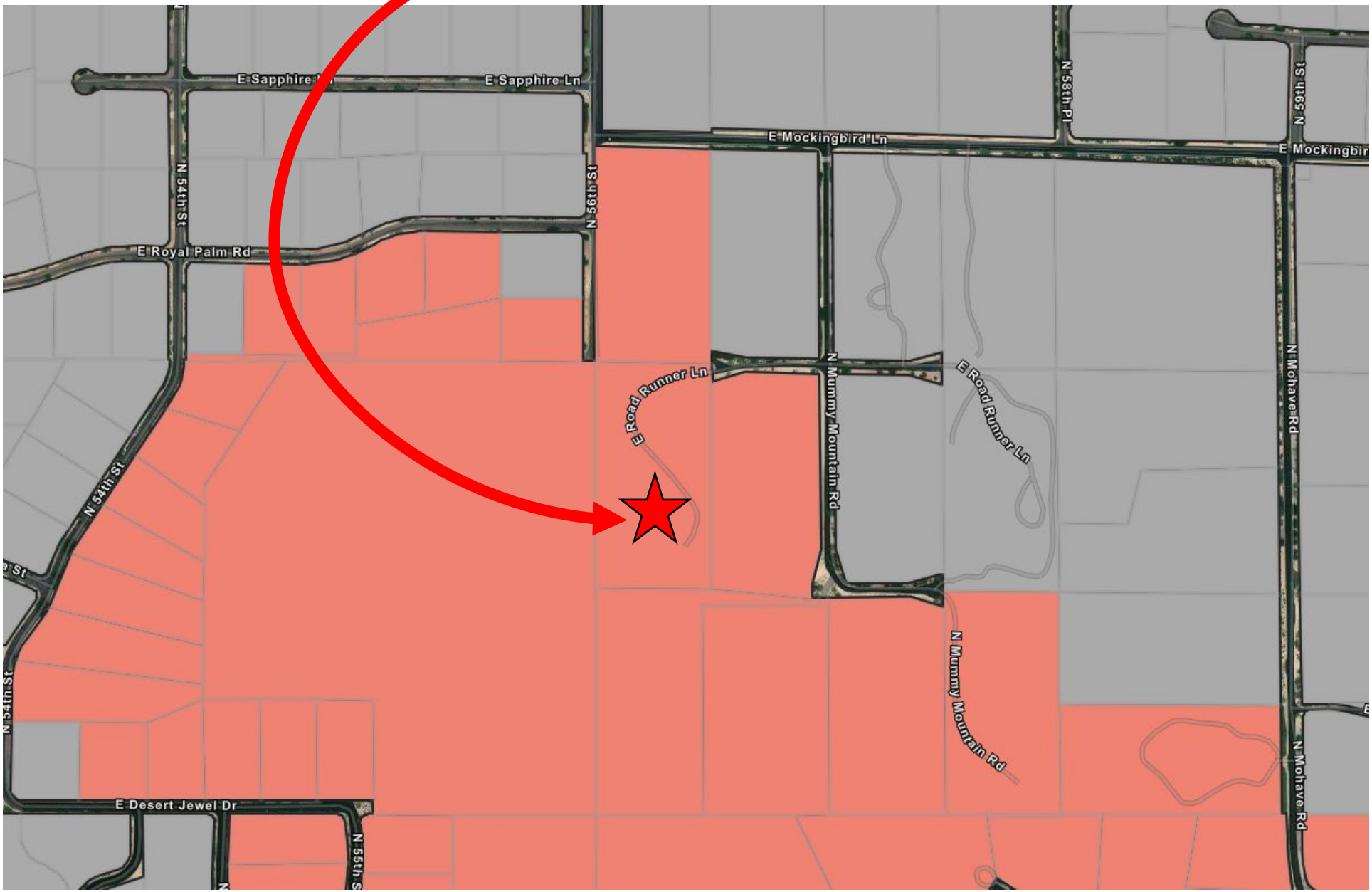
HILLSIDE MAP (OVERVIEW)

5611 E Road Runner Lane



ZONING MAP (ZOOM)

5611 E Road Runner Lane



VICINITY MAP (ZOOM)

5611 E Road Runner Lane

TOWN of PARADISE VALLEY

Hillside Application
Community Development Department
6401 E Lincoln Drive
Paradise Valley, AZ 85253

(480) 348-3692

HILLSIDE APPLICATION

DATE: 11/14/2025

SUBDIVISION NAME: Mummy Mountain Estates 1-8 TRS A & B

PROPERTY ADDRESS: 5611 E Road Runner Lane

ASSESSOR'S PARCEL NUMBER: 168-77-004

LEGAL DESCRIPTION: Lot 12, Mummy Mountain Estates, According to Book 49 of Maps, Page 40, records of Maricopa County, Arizona

SCOPE OF WORK: New Hillside Custom Home & Casita for family

ARCHITECT:

PRINT NAME	Stratton Andrews	PHONE NUMBER	(860) 331-0701
ADDRESS	7026 N Longlook Road Paradise Valley AZ		

ENGINEER:

PRINT NAME	Nick Prodanov	PHONE NUMBER	(602) 889-1984
ADDRESS	8808 N Central Ave Suite 288 Phoenix AZ		

OWNER:

PRINT NAME	Mark Rukavina	PHONE NUMBER	(602) 680-8011
ADDRESS	5524 N Quail Run Road, Paradise Valley AZ		

11/14/2025

OWNER OR AUTHORIZED AGENT SIGNATURE

DATE

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

ROAD RUNNER RESIDENCE - FINAL HILLSIDE REVIEW

5611 E ROAD RUNNER LN
PARADISE VALLEY 85253
Project No. 25-16

NEW HILLSIDE CUSTOM HOME & CASITA FOR FAMILY

SHEET INDEX

HS-0 COVER SHEET

C-1 GRADING & DRAINAGE PLAN COVER SHEET
C-2 GRADING & DRAINAGE IMPROVEMENT PLAN

S0.0 HILLSIDE GENERAL STRUCTURAL NOTES AND DETAILS

HS-1 AERIAL OVERLAY - EXISTING SITE CONDITIONS
HS-2 AERIAL OVERLAY
HS-3 AERIAL OVERLAY
HS-4 ARCHITECTURAL SITE PLAN
HS-5 ELEVATIONS
HS-6 LOWER LEVEL FLOOR PLAN
HS-7 MAIN LEVEL FLOOR PLAN
HS-8 SITE SECTIONS
HS-9 SITE SECTIONS
HS-10 EXTERIOR RENDERING
HS-11 EXTERIOR RENDERING
HS-12 EXTERIOR RENDERING
HS-13 EXTERIOR RENDERING
HS-14 EXTERIOR RENDERING
HS-15 EXTERIOR RENDERING
HS-16 EXTERIOR RENDERING
HS-17 SITE PHOTOS
HS-18 MATERIALS BOARD
HS-19 LOWER LEVEL CUT/FILL
HS-20 MAIN LEVEL CUT/FILL
HS-21 3D TOPO OFFSET

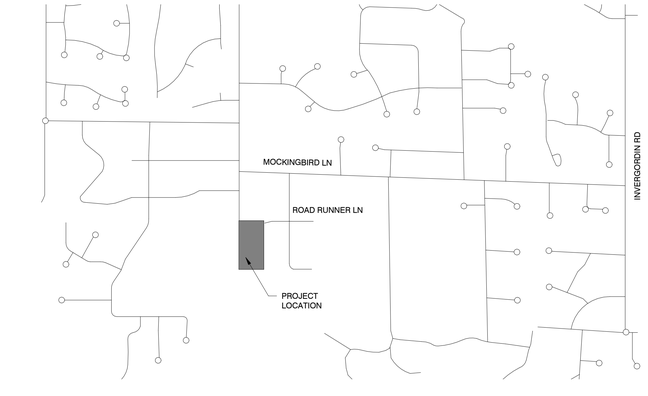
EL 1 LIGHTING MAIN FLOOR PLAN (OVERALL)
EL 2 LIGHTING MAIN FLOOR PLAN (CONT'D)
EL 3 LIGHTING MAIN FLOOR PLAN (CONT'D)
EL 4 LIGHTING MAIN FLOOR PLAN (CONT'D)
EL 5 LIGHTING MAIN FLOOR PLAN (CONT'D)
EL 6 LIGHTING LOWER AND GUEST FLOOR PLAN
EL 7 LIGHTING FIXTURES SCHEDULES
EL 8 LIGHTING FIXTURES SCHEDULES

L0.0 LANDSCAPE COVER
L2.0A NATIVE PLANT INVENTORY
L2.0B NATIVE PLANT INVENTORY
L2.1 OVERALL LAYOUT PLAN
L2.2 ENLARGED LAYOUT PLAN
L2.3 ENLARGED LAYOUT PLAN
L3.1 OVERALL PLANTING PLAN
L3.2 ENLARGED PLANTING PLAN
L3.3 ENLARGED PLANTING PLAN
L4.1 IRRIGATRION PLAN
L5.1 LIGHTING PLAN
L7.1 PLANTING DETAILS
L8.1 PLANTING SPECIFICATIONS
L8.2 IRRIGATION SPECIFICATIONS

DISTURBANCE CALCS

LOT SIZE:	=221,685 SF
ALLOWABLE FAR -25%	=55,421 SF
PROPOSED FAR	=28,882 SF
BUILDING PAD SLOPE	=18.6%
EXISTING DISTURBED	=86,658 SF
PROPOSED DISTURBANCE AREA	=80,342 SF

VICINITY MAP



ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON ARCHITECTS
7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
JESSICA L. STRATTON
STRATTON ANDREWS
4.21.2026
APPROVED
ARIZONA U.S.A.
NOT FOR CONSTRUCTION
Expires 3/31/2026

FOR FINAL HILLSIDE
DATE 4.21.2026
REV.

COVER SHEET

HS-0

OF SHEETS

25-16

This Drawing is an instrument of service and is the sole property of STRATTON ARCHITECTS, LLC. This drawing may not be reproduced or reproduction hereof used without the written permission of STRATTON ARCHITECTS, LLC.

PRELIMINARY GRADING & DRAINAGE PLAN
RUKAVINA RESIDENCE
5611 E ROAD RUNNER LN., PARADISE VALLEY, AZ 85253
LOT 12 - MUMMY MOUNTAIN ESTATES

A SUBDIVISION PLAT RECORDED IN BOOK 49 OF MAPS, PAGE 40, MCR.,
LOCATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 33, T.3N, 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 THC 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 = 1.9 ACRES > 1 ACRE; NPDES PERMIT IS REQUIRED.
49. REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING STRUCTURES, SITE WALLS, POOL AND PAVEMENT ETC.
50. REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES.
51. THE PROPOSED POOL EQUIPMENT FOR THIS PROJECT SHALL BE EQUIPPED WITH CARTRIDGE FILTER IN ORDER TO AVOID THE BACKWASH
52. THE SCOPE OF THIS GRADING AND DRAINAGE PLAN COVERS CERTAIN SITE DRAINAGE IMPROVEMENTS AS DELINEATED BY THE LIMITS OF THE CONSTRUCTION AND IN ACCORDANCE TO THE PREPARED BY THE ARCHITECT SITE PLAN, WHICH HAS BEEN COORDINATED AND APPROVED BY THE OWNER. LAND DEVELOPMENT GROUP (LDG) ASSUMES NO LIABILITY FOR DRAINAGE ISSUES THAT MAY EXIST AND COULD CAUSE DAMAGE TO THE SUBJECT OR NEIGHBORING PROPERTIES BEYOND THE LIMITS OF THE CONSTRUCTION SHOWN ON THESE PLANS.
53. THE GRADING AND DRAINAGE DESIGN PRESENTED HEREIN IS BASED ON EVALUATING STORMWATER RUNOFF RESULTING FROM A STATISTICAL ANALYSIS OF STORM EVENTS OF PARTICULAR FREQUENCY, UP TO AND INCLUDING 100-YEAR EVENT AS REQUIRED BY THE CITY OF PHOENIX AND MARICOPA COUNTY DRAINAGE DESIGN MANUALS. A STORM EVENT EXCEEDING THE 100-YEAR EVENT MAY CAUSE OR CREATE THE RISK OF GREATER STORM IMPACT THAN IS PRESENTED AND ADDRESSED ON THIS PLAN.

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	10/16/2013	11/04/2015	X*	N/A

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

LEGEND

- BRASS CAP FLUSH
- FOUND REBAR OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- MONUMENT LINE
- CATV, PHONE
- WATER LINE
- ELECTRIC LINE
- FENCE
- TRANSFORMER
- WATER METER
- TELEPHONE PEDESTAL
- EXISTING CONTOUR (1421)
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION (721.12)
- MESQUITE TREE
- PALO VERDE
- SAGUARO
- PROPOSED SPOT ELEVATION (XX.XX)
- PROPOSED CONTOUR (XX)
- EXISTING DISTURBED AREA
- PROPOSED DISTURBED AREA
- PROPOSED TRIBUTARY AREA
- STORM DRAIN PIPE
- CATCH BASIN
- RETAINING WALL
- TP: XX.XX / TW: XX.XX / TRW: XX.XX / FG: XX.XX / BW: XX.XX / TF: XX.XX — TOP OF PARAPET / TOP OF WALL / TOP OF RETAINING WALL / FINISH GRADE / BOTTOM OF WALL / TOP OF FOOTING
- TRB: XX.XX / BRB: XX.XX — TOP OF RET. BOULDERS / BACK OF RET. BOULDERS

ABBREVIATIONS

BSL	BUILDING SETBACK LINE
(C)	CALCULATED
EG	EXISTING GRADE
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX, EXIST.	EXISTING
G	GUTTER, GAS
INV	INVERT
(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: CITY OF PHOENIX
SANITARY SEWER: SEPTIC
ELECTRIC: APS
TELEPHONE: CENTURY LINK, COX COMM.
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMM.

SHEET INDEX

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

DISTURBED AREA CALCULATIONS

EXISTING LOT AREA:	221,685 S.F. (5.089 AC.)
AREA UNDER ROOF:	28,792 SF
FLOOR AREA RATIO:	12.99% < 25%
BUILDING PAD SLOPE:	18.6%
VERTICAL:	41.5 FT
HORIZONTAL:	223 FT
ALLOWABLE DISTURBED AREA:	22.01%
ALLOWABLE DISTURBED AREA:	48,793 S.F.
EXISTING DISTURBED AREA:	39.09%
EXISTING DISTURBED AREA:	86,658 S.F.
PROPOSED DISTURBED AREA:	36.24%
PROPOSED DISTURBED AREA:	80,342 S.F.
TOTAL LIVABLE FOOTPRINT:	18,827 S.F.
ATTACHED GARAGE FOOTPRINT:	2,248 S.F.
RESTORED AREAS:	28,109 S.F.
NET PROPOSED DISTURBED AREA:	37,474 S.F. (16.90%)
PERCENT OF LOT STEEPER THAN NATURAL GRADE (5% MAX.):	6,263 S.F. (2.83%)
VOLUME OF CUT:	3,776 C.Y.
VOLUME OF FILL:	6,122 C.Y.
TOTAL CUT&FILL:	9,898 C.Y.
HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE.	
GRADING PERMIT FEE:	$9,576
($168 FIRST 100 CY / $96 EA. ADDITIONAL 100 CY).	
ASSURANCE AMOUNT:	$335,160

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.

EARTHWORK QUANTITIES

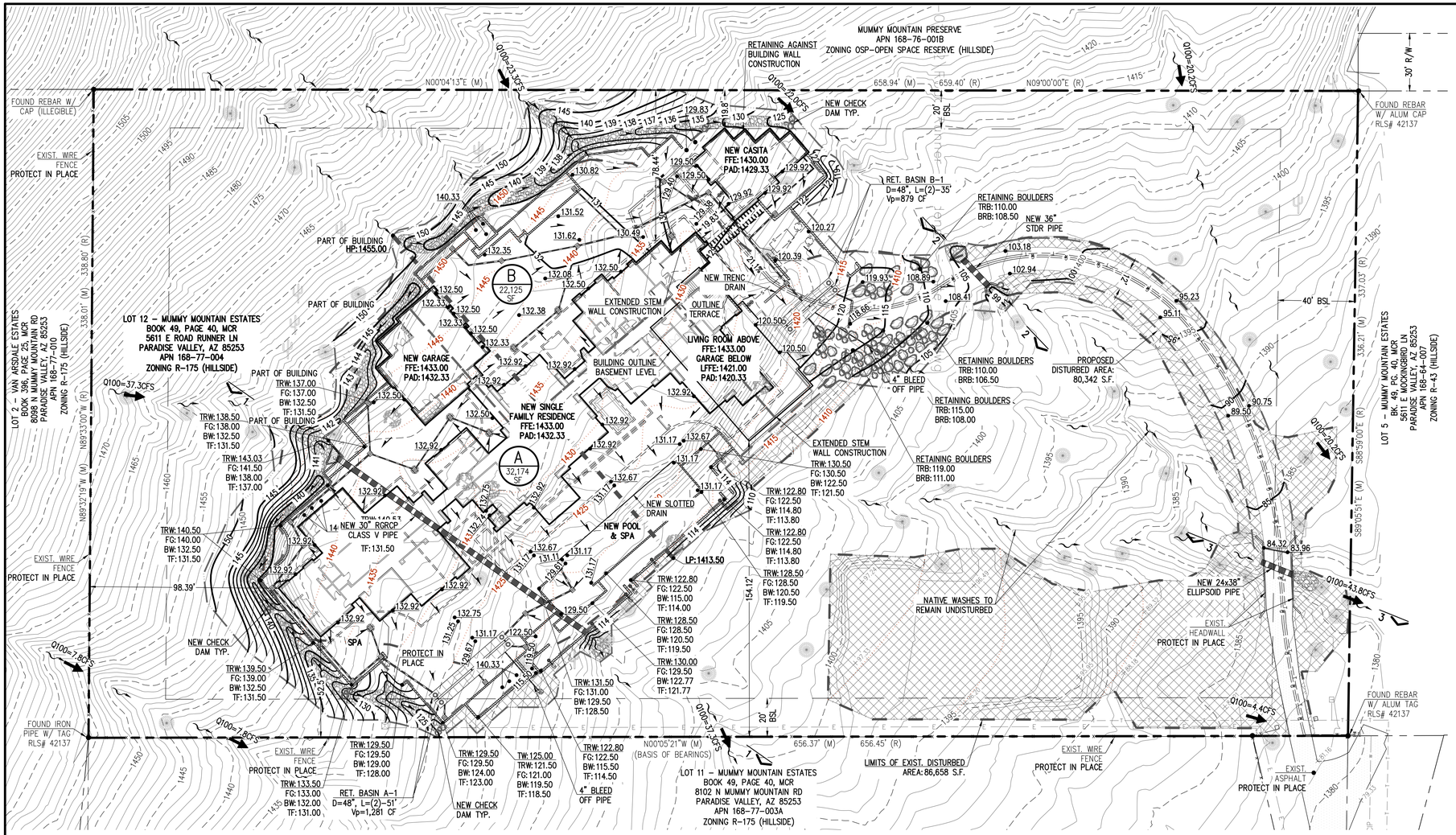
CUT:	3,644 C.Y.
CUT FOR PIPES:	132 C.Y.
FILL:	6,122 C.Y.
NET FILL:	2,346 C.Y.

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

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

GRADING SPECIFIC



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	RETENTION TYPE	PIPE LENGTH	DIA.	VOLUME PROVIDED	AS-BUILT VOLUME PROVIDED
	S.F.	Cw	C.F.	C.F.			L.F.	FT.	C.F.	C.F.
A	32,174	0.04	246	1,262 (GOVERNS)	A1	UNDERGROUND RETENTION PIPE	L=102'	D=48"	1,281	
TOTAL A			246	1,262					1,281	
B	22,125	0.04	171	868 (GOVERNS)	B1	UNDERGROUND RETENTION PIPE	L=70'	D=48"	879	
TOTAL B			171	868					879	
TOTAL			418	2,130					2,160	

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

WEIGHTED RUNOFF COEFFICIENT, Cw PRE- DEVELOPMENT AREA A

SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
	C	SF	
PAVEMENT & ROOF	0.95	0	0
NATIVE HILLSIDE	0.90	32,174	28,957
TOTAL		32,174	28,957
Cw = C * AREA / TOTAL AREA			0.90

WEIGHTED RUNOFF COEFFICIENT, Cw POST- DEVELOPMENT AREA A

SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
	C	SF	
PAVEMENT & ROOF	0.95	26,646	25,313
NATIVE HILLSIDE	0.90	5,529	4,976
TOTAL		32,174	30,289
Cw = C * AREA / TOTAL AREA			0.94

WEIGHTED RUNOFF COEFFICIENT, Cw PRE- DEVELOPMENT AREA B

SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
	C	SF	
PAVEMENT & ROOF	0.95	0	0
NATIVE HILLSIDE	0.90	22,125	19,913
TOTAL		22,125	19,913
Cw = C * AREA / TOTAL AREA			0.90

WEIGHTED RUNOFF COEFFICIENT, Cw POST- DEVELOPMENT AREA B

SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
	C	SF	
PAVEMENT & ROOF	0.95	18,512	17,586
NATIVE HILLSIDE	0.90	3,614	3,252
TOTAL		22,125	20,839
Cw = C * AREA / TOTAL AREA			0.94

NO MORE THAN 300 TOTAL LINEAR FEET OF WALL SHALL BE VISIBLE FROM ANY POINT ON THE PROPERTY LINE. ALL POOL BARRIERS SHALL BE VIEW FENCING. VIEW FENCING IS NOT CALCULATED IN THE 300FT MAXIMUM ALLOWABLE WALL LENGTH. SECTION 2207-V1-B.

30' 15' 0 30'
SCALE 1" = 30'

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:

PRELIMINARY GRADING & DRAINAGE IMPROVEMENT PLAN

RUKAVINA RESIDEMCE
5611 E ROAD RUNNER LN, PARADISE VALLEY, AZ 85253

DATE: 07/01/26
SCALE: 1"=30'
JOB: 2504117
DESIGNED BY: NP
VERSION: 1.2
DRAWN BY: CM & ZA
CHECKED BY: JI
PLOT DATE: 07/01/26

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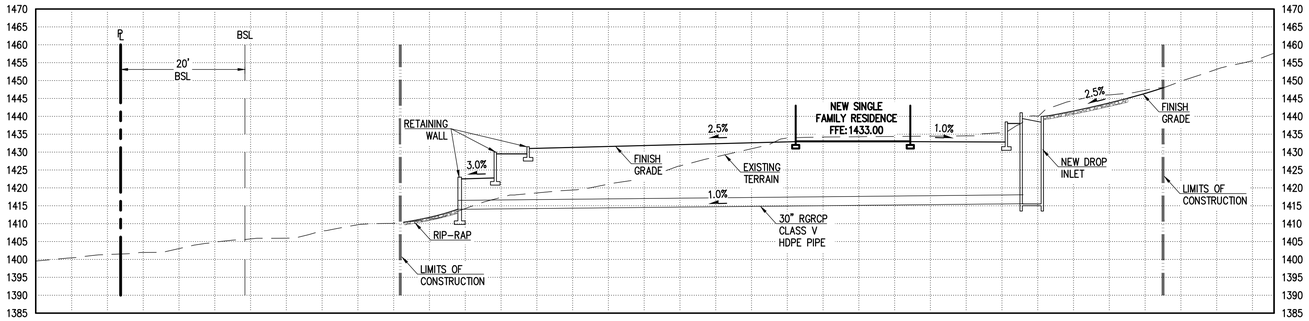
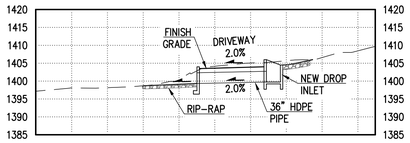
P. 602 889 1984 | F. 602 445 9482
8808 N. CENTRAL AVE., SUITE 288
PHOENIX, AZ. 85020
PHOENIX@LDGENG.COM
Land DEVELOPMENT GROUP

PRELIMINARY NOT FOR CONSTRUCTION



CROSS SECTION 1 - 1

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



CROSS SECTION 2 - 2

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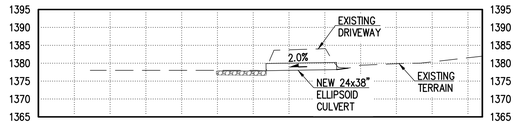

CROSS SECTION 3 - 3

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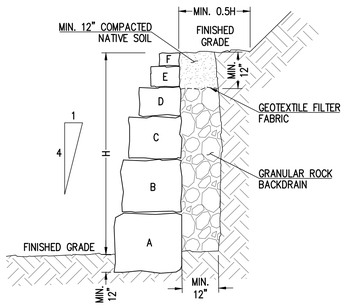


RETAINING BOULDER DETAIL

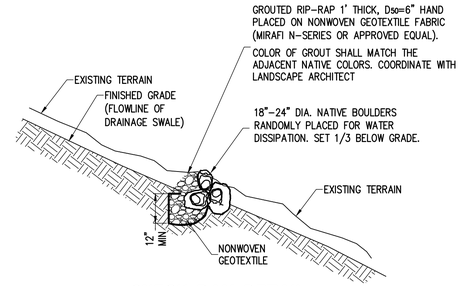
N.T.S.

ROCK SIZE

ROCK SIZE (PERSON)	ROCK WEIGHT (POUNDS)	AVERAGE DIMENSIONS (FT.)
1	50 TO 200	0.7 TO 1.1
2	200 TO 650	1.1 TO 1.6
3	650 TO 1950	1.6 TO 2.3
4	1950 TO 3900	2.3 TO 2.9
5	3900 TO 5850	2.9 TO 3.3
6	5850 TO 7800	3.3 TO 3.7

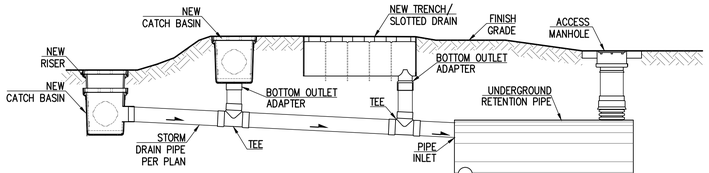
ROCK SIZE DESIGNATION

WALL HEIGHT H (FT.)	A	B	C	D	E	F
3	3	2	–	–	–	–
6	4	3	2	–	–	–
9	5	4	3	2	–	–
12	6	5	4	3	2	–
15	6	6	5	4	3	2



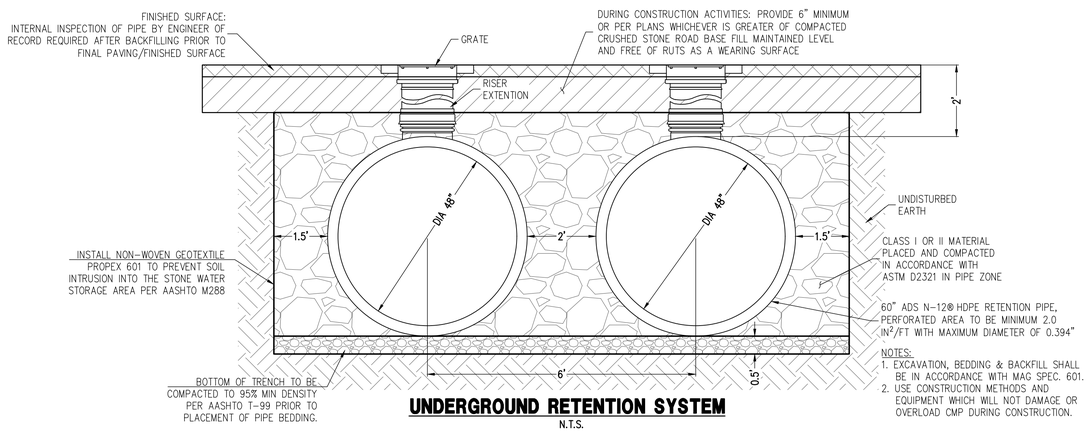
CHECK DAM DETAIL

N.T.S.



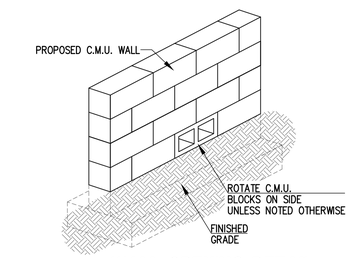
SCHEMATIC STORM DRAIN SYSTEM

N.T.S.



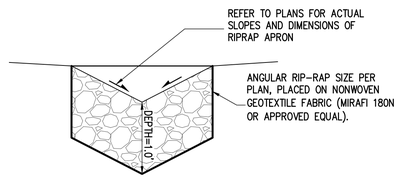
UNDERGROUND RETENTION SYSTEM

N.T.S.



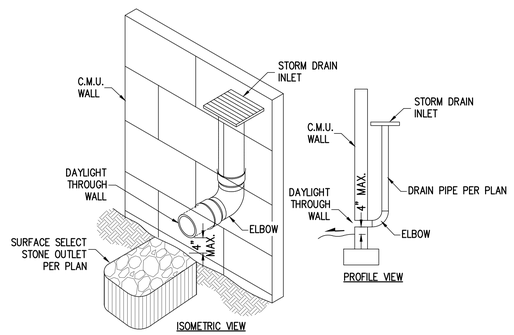
WALL OPENING DETAIL

N.T.S.



RIP-RAP DRAINAGE SWALE DETAIL

N.T.S.



STORM DRAIN OUTLET AT WALL DETAIL

N.T.S.

PERCENT PASSING	SIZE	D50 CLASS, INCHES			
		4	6	8	12
100 TO 90	1.5 D50	6	8	12	18
85 TO 70	1.3 D50	5	7	10	16
50 TO 30	1.0 D50	4	6	8	12
15 TO 5	0.67 D50	3	4	5	8
5 TO 0	0.50 D50	2	3	4	6

RIP-RAP GRADATION TABLE

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

DATE: 07/01/26
JOB: 2504117
VERSION: 1.2
PLOT DATE: 07/01/26
SCALE: HOR. 1"=20', VER. 1"=20'
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PRELIMINARY GRADING & DRAINAGE PLAN CROSS SECTIONS DETAILS

RUKAVINA RESIDEMCE
5611 E ROAD RUNNER LN,
PARADISE VALLEY, AZ 85253

P 602 889 1984 | F 602 445 9452
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM
Land DEVELOPMENT GROUP

PRELIMINARY NOT FOR CONSTRUCTION

C-3
3 OF 3

REINFORCING NOTES:

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 (Fy = 60 KSI) DEFORMED BARS FOR ALL BARS #4 AND LARGER. ASTM A615, GRADE 40 (Fy = 40 KSI) DEFORMED BARS FOR ALL BARS #3 AND SMALLER. REINFORCING TO BE WELDED SHALL CONFORM ASTM A706, GRADE 60 (Fy = 60KSI) LOW ALLOY DEFORMED BARS. NO TACK WELDING OF REINFORCING BARS ALLOWED.
2. ALL REINFORCING STEEL SHALL BE ACCURATELY PLACED AND SUPPORTED BY GALVANIZED METAL CHAIRS, SPACERS OR HANGERS. PROVIDE THE FOLLOWING MINIMUM CLEAR CONCRETE COVERAGE:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
EXPOSED TO EARTH OR WEATHER:	
#6 AND LARGER	2"
#5 AND SMALLER	1-1/2"
ALL OTHERS PER LATEST EDITION OF ACI 318.	

3. UNLESS NOTED OTHERWISE, LAP SPLICES IN CONCRETE SHALL BE CLASS "B" TENSION LAP SPLICES (2'-0" MINIMUM) PER THE LATEST EDITION OF ACI 318. STAGGER ALTERNATE SPLICES A MINIMUM OF ONE LAP LENGTH. EXTEND ALL HORIZONTAL REINFORCING CONTINUOUS AROUND CORNERS AND INTERSECTIONS OR PROVIDE BENT CORNER BARS TO MATCH AND LAP HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS.
4. REINFORCING BAR HOOKS SHALL BE STANDARD ACI HOOKS UNLESS NOTED OTHERWISE.

CONCRETE NOTES:

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
2. CONCRETE SHALL BE READY MIXED CONCRETE IN ACCORDANCE WITH ASTM C94. MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE 3,000 PSI (DESIGNED FOR 2,500 PSI U.N.O.) EXCEPT AS FOLLOWS:

SLABS ON GRADE	3,000 PSI
FOUNDATIONS	2,500 PSI

3. CEMENT SHALL CONFORM TO ASTM C150, TYPE II. AGGREGATE PER ASTM C33. LIGHTWEIGHT AGGREGATE PER ASTM C330. MAXIMUM 3 INCH SLUMP FOR SLABS ON GRADE, 4 INCH FOR OTHER CONCRETE. CONCRETE CONTAINING SUPERPLASTICIZING ADMIXTURE SHALL HAVE FIELD-VERIFIED 3 INCH MAXIMUM SLUMP PRIOR TO ADDING ADMIXTURE AND 8 INCH MAXIMUM SLUMP AT PLACEMENT. MIX DESIGNS SHALL BE DESIGNED BY THE CONCRETE PRODUCTION FACILITY IN ACCORDANCE WITH ACI 301 AND REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
4. CONCRETE SHALL BE FREE OF CHLORIDE. NO FLY ASH ADDITIVES SHALL BE USED IN CONCRETE WHEN USED IN FLATWORK OR ARCHITECTURALLY EXPOSED CONCRETE. WHEN USED, FLY ASH SHALL CONFORM TO ASTM C618, CLASS F. FLY ASH SHALL NOT REPLACE MORE THAN 15% OF CEMENT BY WEIGHT.
5. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED TO BE VIBRATED ONLY AROUND UNDERFLOOR DUCTS, ETC. CAST CLOSURE POUR AROUND COLUMNS AFTER DEAD LOAD IS APPLIED UNLESS APPROVED OTHERWISE IN WRITING BY ARCHITECT. ALL CONCRETE SLABS ON GRADE SHALL BE BOUNDED BY CONTROL JOINTS, KEYED OR SAW CUT SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 225 SQUARE FEET. KEYED CONTROL JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING. ALL OTHER JOINTS MAY BE SAW CUT.
6. CONCRETE WHICH HAS CONTAINED WATER FOR MORE THAN 90 MINUTES (60 MINUTES IF AIR TEMPERATURE EXCEEDS 85°F) SHALL NOT BE USED. RETEMPERING OF CONCRETE INITIAL SET HAS OCCURRED IS NOT PERMITTED.
7. CURE EXPOSED CONCRETE FOR A MINIMUM OF 7 DAYS IN ACCORDANCE WITH ACI 301 PROCEDURES IN ORDER TO PREVENT CRACKING. CURE WITH CURING AND SEALING COMPOUND, MOIST CURING, MOISTURE-RETAINING COVER CURING OR COMBINATIONS THEREOF.
8. CONCRETE COMPRESSIVE STRENGTH AND SLUMP SHALL BE TESTED PER ASTM C31, C39 AND C143. PROVIDE 3 CYLINDERS PER TEST FOR EACH DAY'S CONCRETE PLACEMENT OR AS DIRECTED BY THE ARCHITECT. TEST ONE CYLINDER AT 7 DAYS AND TWO AT 28 DAYS. TESTING SHALL BE DONE BY A QUALIFIED TESTING LABORATORY.

MASONRY NOTES:

1. MASONRY WORK SHALL CONFORM TO ALL REQUIREMENTS OF IBC AND ACI 530, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES." VERTICAL REINFORCING SHALL BE PER DETAILS AND AT ALL CORNERS, WALL ENDS, JAMBS AND EACH SIDE OF CONTROL JOINTS.
2. HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N, TYP 1, F'm = 1500 PSI, NET COMPRESSIVE STRENGTH OF 1900 PSI PER ASTM C140, RUNNING BOND.
3. MORTAR SHALL CONFORM TO ASTM C270 AND IRC R606.2.8, TYPE S WITH 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI, TESTED PER ASTM C780. MASONRY CEMENT, PRE-MIXED MORTAR AND RETARDANT ADDITIVES SHALL NOT BE USED.
4. GROUT SHALL CONFORM TO ASTM C476 AND IRC R606.2.12, FINE OR COARSE GROUT, WITH 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI, TESTED PER ASTM C1019. GROUT SHALL BE FREE OF FLY ASH AND/OR CHLORIDE.
5. ALL CELLS AND COURSES WITH REINFORCING AND ADDITIONAL GROUT SPACES AS REQUIRED BY THE DRAWINGS SHALL BE FILLED SOLID WITH GROUT. MAXIMUM GROUT LIFT 4'-8" WITH EACH GROUT POUR STOPPING 1-1/2 INCHES BELOW THE TOP COURSE OF LIFT. PROVIDE CLEANOUTS IF GROUT LIFT EXCEEDS 5'-0". PLACE GROUT CONTINUOUSLY. DO NOT INTERRUPT GROUTING FOR MORE THAN ONE HOUR. MECHANICALLY VIBRATE GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN ABOUT 5 MINUTES LATER. RODDING OF GROUT IS NOT ACCEPTABLE.
6. PROVIDE CONTROL JOINTS AT 20'-0" O.C. MAXIMUM.
7. ANY RADIUS WALLS SHALL HAVE A MINIMUM OF #5 VERTICALS AT 24" O.C. AND #4 HORIZONTALS AT 24' O.C. UNLESS MORE IS REQUIRED ON PLAN/DETAIL.
8. ANY STACK BOND WALLS SHALL HAVE A MINIMUM OF #4 VERTICALS AT 16" O.C. AND #4 HORIZONTALS AT 24' O.C. UNLESS MORE IS REQUIRED ON PLANS/DETAILS.

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE.
2. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
3. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, BRACING, SHORING, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SCAFFOLDING, BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS. THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION, NOR WILL THE STRUCTURAL ENGINEER BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION WITH THE SITE CONDITIONS. RESOLVE DISCREPANCIES AND OMISSIONS WITH THE ARCHITECT. PLANS AND DETAILS IN THIS SET ARE NOT TO BE SCALED.
5. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
6. WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN. WHERE NO SPECIFIC DETAIL IS SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. FOR BIDDING PURPOSES, WHERE ANY MEMBER OR STRUCTURAL ELEMENT IS SHOWN BUT NOT CALLED OUT ON THE PLANS OR DETAILS, THE LARGEST SIMILAR MEMBER OR ELEMENT USED IN THE PROJECT SHALL BE UTILIZED.
7. DESIGN LOADS:
   WIND: ULTIMATE WIND SPEED = 115 MPH (ULT.) - 3 SEC. GUST, EXPOSURE "C"
   SEISMIC: DESIGN CATEGORY "B"

FOUNDATION NOTES:

1. ALL SURFACE-LEVEL PERIMETER FOUNDATIONS AND ISOLATED EXTERIOR FOUNDATIONS SHALL BEAR ON 1'-6" OF CONTROLLED COMPACTED FILL AT A MINIMUM OF 1'-6" EMBEDMENT BELOW THE LOWEST ADJACENT FINISH PAD GRADE WITHIN 5'-0" OF PROPOSED EXTERIOR WALLS. SURFACE LEVEL INTERIOR FOOTINGS BEARING ON 1'-6" OF CONTROLLED COMPACTED FILL, MUST BE FOUNDED A MINIMUM OF 1'-6" BELOW FINISH FLOOR LEVEL. OVER-EXCAVATION AND RE-COMPACTION TO A DEPTH OF 3'-0" BELOW FINISHED PAD GRADE IS RECOMMENDED TO ACHIEVE 1'-6" OF CONTROLLED COMPACTED FILL BENEATH FOUNDATIONS. EXTEND OVER-EXCAVATION ACROSS ENTIRE BUILDING PAD AND TO A MINIMUM LATERAL DISTANCE OF 5'-0" BEYOND EXTERIOR FOUNDATION EDGES. EMBED ALL FOOTINGS IN CLOSE PROXIMITY TO RETENTION BASINS (WITHIN 5'-0") AN ADDITIONAL 1'-0" AS REQUIRED PER THE SOILS REPORT.
2. ALLOWABLE SOIL BEARING CAPACITY= 1,500 PSF, ACTIVE PRESSURE = 38PCF, COEFF. OF BASE FRICTION INDEPENDENT OF PASSIVE RESISTANCE = 0.53.
3. FOR ALL EARTHWORK REQUIREMENTS AND RECOMMENDATIONS FOR THIS PROJECT REFERENCE THE GEOTECHNICAL INVESTIGATION REPORT #2501519 DATED AUGUST 25, 2025 PREPARED BY ACS SERVICES LLC. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR ANY GEOTECHNICAL ASPECTS OF THIS PROJECT.

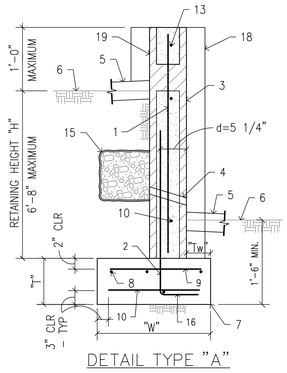
CMU RETAINING WALL SCHEDULE BEARING ON CONTROLLED COMPACTED FILL

HEIGHT "H"	REFERENCE DETAIL TYPE	"W" FTG. WIDTH	"Tw" TOE WIDTH	"T" FTG. THICKNESS	"L" LONG. BARS	HEEL REINFORCING T.O.F.	TOE REINFORCING B.O.F.	DOWELS	"V" VERTICAL BARS
0'-0" TO 2'-0"	"A"	2'-0"	0'-8"	0'-10"	3 #4 BARS	NOT REQ.	NOT REQ.	#5 AT 48" O.C. CENTERED - FULL HEIGHT EXTENSION	SEE DOWELS
2'-1" TO 4'-8"	"A"	3'-0"	0'-8"	1'-0"	4 #4 BARS	NOT REQ.	NOT REQ.	#5 AT 32" O.C. SOIL SIDE - 38" EXTENSION MIN.	#5 AT 48" O.C. CENTERED
4'-9" TO 6'-8"	"A"	4'-3"	1'-0"	1'-0"	4 #5 BARS	#5 AT 14" O.C.	NOT REQ.	#5 AT 8" O.C. SOIL SIDE - 38" EXTENSION MIN.	#5 AT 32" O.C. SOIL SIDE
6'-9" TO 8'-8"	"B"	5'-6"	1'-2"	1'-0"	6 #5 BARS	#5 AT 12" O.C.	NOT REQ.	#5 AT 8" O.C. SOIL SIDE - 38" EXTENSION MIN.	#5 AT 32" O.C. SOIL SIDE
8'-9" TO 10'-0"	"B"	6'-9"	1'-6"	1'-2"	8 #5 BARS	#5 AT 8" O.C.	#5 AT 12" O.C.	#6 AT 8" O.C. SOIL SIDE - 54" EXTENSION MIN.	#5 AT 16" O.C. SOIL SIDE
10'-1" TO 12'-0"	"C"	8'-0"	2'-0"	1'-2"	10 #5 BARS	#5 AT 8" O.C.	#5 AT 12" O.C.	#6 AT 8" O.C. SOIL SIDE - 54" EXTENSION MIN.	#5 AT 32" O.C. SOIL SIDE
12'-1" TO 13'-4"	"C"	9'-4"	2'-8"	1'-4"	10 #5 BARS	#6 AT 9" O.C.	#6 AT 14" O.C.	#7 AT 8" O.C. SOIL SIDE - 54" EXTENSION MIN.	#5 AT 24" O.C. SOIL SIDE
13'-5" TO 16'-0"	"D"	11'-9"	3'-9"	1'-6"	15 #5 BARS	#6 AT 8" O.C.	#6 AT 8" O.C.	#7 AT 8" O.C. SOIL SIDE - 54" EXTENSION MIN.	#5 AT 16" O.C. SOIL SIDE

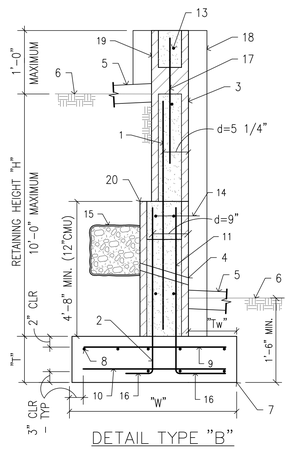
DESIGN NOTES:
1. Ka (ACTIVE LATERAL PRESSURE) = 38 PSF/FT
2. COEFFICIENT OF SOIL FRICTION FACTOR USED = 0.53 (WITHOUT PASSIVE)
3. ALLOWABLE SOIL BEARING PRESSURE USED = 1,500PSF
4. 1/3 INCREASE IN ALLOWABLE SOIL BEARING PRESSURE AT TOE (2,000 PSF)
5. FOUNDATION SHALL MEET OR EXCEED 3,000 PSI COMPRESSIVE STRENGTH (F'c)
6. GROUT LIFTS NOT TO EXCEED 4'-0"

DETAIL NOTES

1. "V" VERTICALS PER SCHEDULE - LAP DOWELS FULL HEIGHT AND VERTICALS 60 BAR DIAMETER U.N.O.
2. DOWELS PER SCHEDULE - EXTEND OUT OF FOOTING A MINIMUM OF 60 BAR DIAMETERS U.N.O.
3. LADDER REINFORCING PER G.S.N. AT 16" O.C.
4. 1" Ø WEEP HOLE AT 6'-0" O.C. - LOCATE 12" ABOVE LOWER FINISHED GRADE
5. CONCRETE SLAB WHERE SHOWN ON PLANS
6. LEVEL FINISHED GRADE
7. CONCRETE FOOTING PER SCHEDULE
8. "L" LONGITUDINAL BARS PER SCHEDULE - SPREAD EVENLY BETWEEN TOP AND BOTTOM OF FOOTING
9. TRANSVERSE HEEL REINFORCING PER SCHEDULE - LOCATE AT THE TOP OF FOOTING
10. TRANSVERSE TOE REINFORCING - LOCATE AT THE BOTTOM OF FOOTING
11. #5 DOWELS AT 16" O.C. AT NON-SOIL SIDE FACE OF MASONRY - EXTEND FULL HEIGHT OF FIRST LIFT
12. #3 HAIRPINS AT 16" O.C. EACH WAY WITH 6" BEND EACH END
13. 1 #4 CONTINUOUS IN 8" DEEP GROUTED BOND BEAM AT TOP OF WALL, FINISHED GRADE AND 48" O.C. BLW
14. 2 #4 CONTINUOUS IN 8" DEEP GROUTED BOND BEAM AT TOP AND MID-HEIGHT OF 12" AND 16" BLOCK
15. ROCK POCKET WRAPPED IN FILTER FABRIC - BOTTOM OF POCKET SHALL BE 9" ABOVE LOWER FINISHED GRADE
16. EMBED DOWEL FULL DEPTH OF FOOTING TO 3" CLR FROM BOTTOM - TERMINATE WITH STANDARD ACI HOOK
17. #5 VERTICALS AT 48" O.C. CENTERED IN SCREEN WALL ABOVE RETAINING - LAP 30" MIN. BELOW
18. VENEER AS OCCURS PER ARCH'L. DWGS.
19. 8" CMU RETAINING WALL - SOLID GROUT WALLS BELOW GRADE
20. 12" SOLID GROUTED CMU RETAINING WALL - EXTEND FOOTING DOWELS FULL HEIGHT
21. 16" SOLID GROUTED CMU RETAINING WALL - EXTEND DOWELS FULL HEIGHT. 16" WIDE NOMINAL BLOCK REQUIRED WHERE 12" CMU WALL ABOVE OCCURS - WHERE 8" CMU WALL ABOVE OCCURS DOUBLE WYTHE 8" CMU MAY BE USED AND TIED TOGETHER PER NOTE 17
22. 24" SOLID GROUTED CMU RETAINING WALL. IF MULTIPLE WYTHE MASONRY UNITS USED, TIE WYTHES TOGETHER PER NOTE 12
23. 3 #4 CONTINUOUS IN 8" DEEP GROUTED BOND BEAM AT 16" O.C. AT 24" BLOCK
24. #5 VERTICAL AT 8" O.C. - LAP 48" WITH DOWELS BELOW AND EXTEND FULL HEIGHT OF MASONRY LIFT ABOVE



DETAIL TYPE "A"



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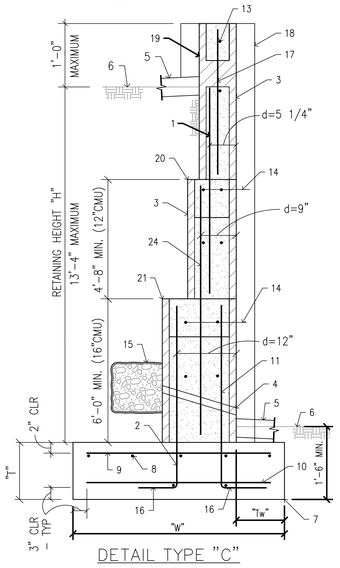

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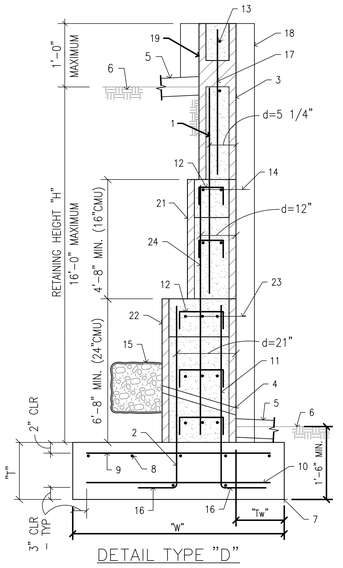

DETAIL TYPE "D"

R1 RETAINING WALL BEARING ON CONTROLLED COMPACTED FILL

NO BUILDING OR TIERED RETAINING WALL SURCHARGE ALLOWED ABOVE IN BACKFILL)

RUKAVINA RESIDENCE

5611 EAST ROAD RUNNER LANE
PARADISE VALLEY AZ 85253
Project No.XXXX

STRATTON ARCHITECTS
7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

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FOR Construction Documents
DATE 10.27.2025
REV.

HILLSIDE
GENERAL STRUCTURAL
NOTES AND DETAILS

S0.0

1 OF 1 SHEETS

23-30

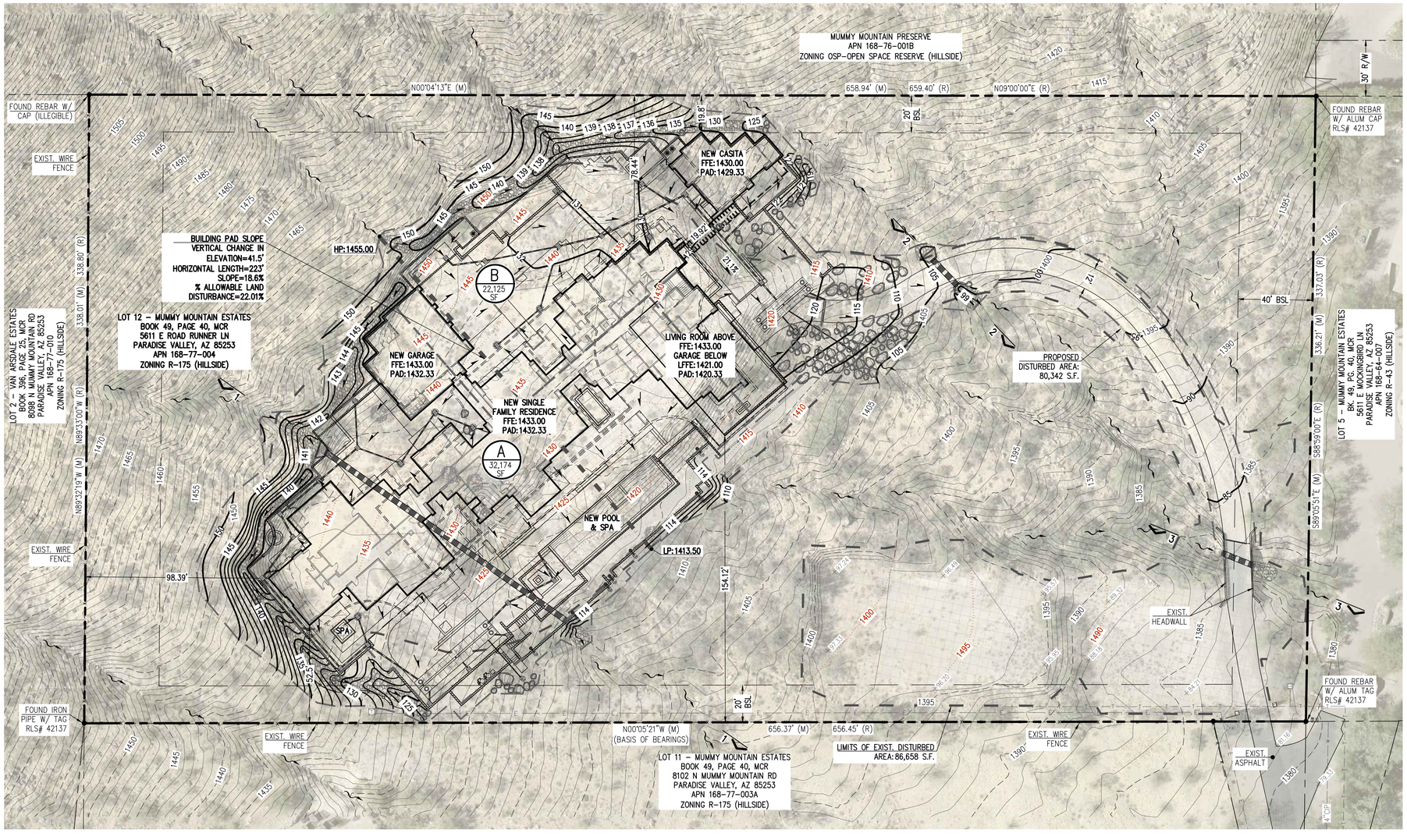
HISTORIC DISTURBANCE EXHIBIT

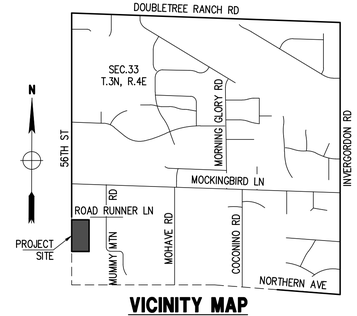
RUKAVINA RESIDENCE

5611 E ROAD RUNNER LN., PARADISE VALLEY, AZ 85253

LOT 12 - MUMMY MOUNTAIN ESTATES

A SUBDIVISION PLAT RECORDED IN BOOK 49 OF MAPS, PAGE 40, MCR.,
LOCATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 33, T.3N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA





VICINITY MAP
NTS

OWNER

MARKO ALFRED RUKAVINA III
AND CELINA MARIE RUKAVINA
5611 E ROAD RUNNER LN.,
PARADISE VALLEY, AZ 85253

SITE DATA

APN: 168-77-004
ADDRESS: 5611 E ROAD RUNNER LN., PARADISE VALLEY, AZ 85253
ZONING: R-175 HILLSIDE
LOT AREA: 221,685 S.F. (5.089 AC.)
QS #: 25-41

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

LOT 12, MUMMY MOUNTAIN ESTATES, ACCORDING TO BOOK 49 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF 56TH STREET AND MOCKINGBIRD LANE HAVING AN ELEVATION OF 1349.97 NAVD 88 DATUM, GDACS# 26101-1.

BASIS OF BEARINGS

THE FOUND EASTERLY LINE OF SUBJECT PROPERTY, THE BEARING OF WHICH IS N00°05'21"E.

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	10/16/2013	11/04/2015	X*	

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

LEGEND

1450 EXISTING CONTOUR
1450 HISTORIC CONTOUR

30' 15' 0 30'
SCALE 1" = 30'

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

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
NICK PRODANOV
DATE
U.S.A.

REVISIONS:	DATE:	SCALE: 1"=30'	DATE: 03/25/26
		DESIGNED BY: NP	JOB: 2504117
		DRAWN BY: CM & ZA	VERSION: 1.2
		CHECKED BY: JB	PLOT DATE: 03/25/26

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HISTORIC DISTURBANCE EXHIBIT

RUKAVINA RESIDEMCE
5611 E ROAD RUNNER LN,
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

AE
1 OF 1

REINFORCING NOTES:

1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 (Fy = 60 KSI) DEFORMED BARS FOR ALL BARS #4 AND LARGER. ASTM A615, GRADE 40 (Fy = 40 KSI) DEFORMED BARS FOR ALL BARS #3 AND SMALLER. REINFORCING TO BE WELDED SHALL CONFORM ASTM A706, GRADE 60 (Fy = 60KSI) LOW ALLOY DEFORMED BARS. NO TACK WELDING OF REINFORCING BARS ALLOWED.
2. ALL REINFORCING STEEL SHALL BE ACCURATELY PLACED AND SUPPORTED BY GALVANIZED METAL CHAIRS, SPACERS OR HANGERS. PROVIDE THE FOLLOWING MINIMUM CLEAR CONCRETE COVERAGE:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
EXPOSED TO EARTH OR WEATHER:	
#6 AND LARGER	2"
#5 AND SMALLER	1-1/2"
ALL OTHERS PER LATEST EDITION OF ACI 318.	

3. UNLESS NOTED OTHERWISE, LAP SPLICES IN CONCRETE SHALL BE CLASS "B" TENSION LAP SPLICES (2'-0" MINIMUM) PER THE LATEST EDITION OF ACI 318. STAGGER ALTERNATE SPLICES A MINIMUM OF ONE LAP LENGTH. EXTEND ALL HORIZONTAL REINFORCING CONTINUOUS AROUND CORNERS AND INTERSECTIONS OR PROVIDE BENT CORNER BARS TO MATCH AND LAP HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS.
4. REINFORCING BAR HOOKS SHALL BE STANDARD ACI HOOKS UNLESS NOTED OTHERWISE.

CONCRETE NOTES:

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
2. CONCRETE SHALL BE READY MIXED CONCRETE IN ACCORDANCE WITH ASTM C94. MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE 3,000 PSI (DESIGNED FOR 2,500 PSI U.N.O.) EXCEPT AS FOLLOWS:

SLABS ON GRADE	3,000 PSI
FOUNDATIONS	2,500 PSI

3. CEMENT SHALL CONFORM TO ASTM C150, TYPE II. AGGREGATE PER ASTM C33. LIGHTWEIGHT AGGREGATE PER ASTM C330. MAXIMUM 3 INCH SLUMP FOR SLABS ON GRADE, 4 INCH FOR OTHER CONCRETE. CONCRETE CONTAINING SUPERPLASTICIZING ADMIXTURE SHALL HAVE FIELD-VERIFIED 3 INCH MAXIMUM SLUMP PRIOR TO ADDING ADMIXTURE AND 8 INCH MAXIMUM SLUMP AT PLACEMENT. MIX DESIGNS SHALL BE DESIGNED BY THE CONCRETE PRODUCTION FACILITY IN ACCORDANCE WITH ACI 301 AND REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
4. CONCRETE SHALL BE FREE OF CHLORIDE. NO FLY ASH ADDITIVES SHALL BE USED IN CONCRETE WHEN USED IN FLATWORK OR ARCHITECTURALLY EXPOSED CONCRETE. WHEN USED, FLY ASH SHALL CONFORM TO ASTM C618, CLASS F. FLY ASH SHALL NOT REPLACE MORE THAN 15% OF CEMENT BY WEIGHT.
5. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED TO BE VIBRATED ONLY AROUND UNDERFLOOR DUCTS, ETC. CAST CLOSURE POUR AROUND COLUMNS AFTER DEAD LOAD IS APPLIED UNLESS APPROVED OTHERWISE IN WRITING BY ARCHITECT. ALL CONCRETE SLABS ON GRADE SHALL BE BOUNDED BY CONTROL JOINTS, KEYED OR SAW CUT SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 225 SQUARE FEET. KEYED CONTROL JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING. ALL OTHER JOINTS MAY BE SAW CUT.
6. CONCRETE WHICH HAS CONTAINED WATER FOR MORE THAN 90 MINUTES (60 MINUTES IF AIR TEMPERATURE EXCEEDS 85°F) SHALL NOT BE USED. RETEMPERING OF CONCRETE INITIAL SET HAS OCCURRED IS NOT PERMITTED.
7. CURE EXPOSED CONCRETE FOR A MINIMUM OF 7 DAYS IN ACCORDANCE WITH ACI 301 PROCEDURES IN ORDER TO PREVENT CRACKING. CURE WITH CURING AND SEALING COMPOUND, MOIST CURING, MOISTURE-RETAINING COVER CURING OR COMBINATIONS THEREOF.
8. CONCRETE COMPRESSIVE STRENGTH AND SLUMP SHALL BE TESTED PER ASTM C31, C39 AND C143. PROVIDE 3 CYLINDERS PER TEST FOR EACH DAY'S CONCRETE PLACEMENT OR AS DIRECTED BY THE ARCHITECT. TEST ONE CYLINDER AT 7 DAYS AND TWO AT 28 DAYS. TESTING SHALL BE DONE BY A QUALIFIED TESTING LABORATORY.

MASONRY NOTES:

1. MASONRY WORK SHALL CONFORM TO ALL REQUIREMENTS OF IBC AND ACI 530, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES." VERTICAL REINFORCING SHALL BE PER DETAILS AND AT ALL CORNERS, WALL ENDS, JAMBS AND EACH SIDE OF CONTROL JOINTS.
2. HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N, TYP 1, F'm = 1500 PSI, NET COMPRESSIVE STRENGTH OF 1900 PSI PER ASTM C140, RUNNING BOND.
3. MORTAR SHALL CONFORM TO ASTM C270 AND IRC R606.2.8, TYPE S WITH 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI, TESTED PER ASTM C780. MASONRY CEMENT, PRE-MIXED MORTAR AND RETARDANT ADDITIVES SHALL NOT BE USED.
4. GROUT SHALL CONFORM TO ASTM C476 AND IRC R606.2.12, FINE OR COARSE GROUT, WITH 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI, TESTED PER ASTM C1019. GROUT SHALL BE FREE OF FLY ASH AND/OR CHLORIDE.
5. ALL CELLS AND COURSES WITH REINFORCING AND ADDITIONAL GROUT SPACES AS REQUIRED BY THE DRAWINGS SHALL BE FILLED SOLID WITH GROUT. MAXIMUM GROUT LIFT 4'-8" WITH EACH GROUT POUR STOPPING 1-1/2 INCHES BELOW THE TOP COURSE OF LIFT. PROVIDE CLEANOUTS IF GROUT LIFT EXCEEDS 5'-0". PLACE GROUT CONTINUOUSLY. DO NOT INTERRUPT GROUTING FOR MORE THAN ONE HOUR. MECHANICALLY VIBRATE GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN ABOUT 5 MINUTES LATER. RODDING OF GROUT IS NOT ACCEPTABLE.
6. PROVIDE CONTROL JOINTS AT 20'-0" O.C. MAXIMUM.
7. ANY RADIUS WALLS SHALL HAVE A MINIMUM OF #5 VERTICALS AT 24" O.C. AND #4 HORIZONTALS AT 24' O.C. UNLESS MORE IS REQUIRED ON PLAN/DETAIL.
8. ANY STACK BOND WALLS SHALL HAVE A MINIMUM OF #4 VERTICALS AT 16" O.C. AND #4 HORIZONTALS AT 24' O.C. UNLESS MORE IS REQUIRED ON PLANS/DETAILS.

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE.
2. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
3. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, BRACING, SHORING, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SCAFFOLDING, BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS. THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION, NOR WILL THE STRUCTURAL ENGINEER BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION WITH THE SITE CONDITIONS. RESOLVE DISCREPANCIES AND OMISSIONS WITH THE ARCHITECT. PLANS AND DETAILS IN THIS SET ARE NOT TO BE SCALED.
5. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
6. WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN. WHERE NO SPECIFIC DETAIL IS SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. FOR BIDDING PURPOSES, WHERE ANY MEMBER OR STRUCTURAL ELEMENT IS SHOWN BUT NOT CALLED OUT ON THE PLANS OR DETAILS, THE LARGEST SIMILAR MEMBER OR ELEMENT USED IN THE PROJECT SHALL BE UTILIZED.
7. DESIGN LOADS:
   WIND: ULTIMATE WIND SPEED = 115 MPH (ULT.) – 3 SEC. GUST, EXPOSURE "C"
   SEISMIC: DESIGN CATEGORY "B"

FOUNDATION NOTES:

1. ALL SURFACE-LEVEL PERIMETER FOUNDATIONS AND ISOLATED EXTERIOR FOUNDATIONS SHALL BEAR ON 1'-6" OF CONTROLLED COMPACTED FILL AT A MINIMUM OF 1'-6" EMBEDMENT BELOW THE LOWEST ADJACENT FINISH PAD GRADE WITHIN 5'-0" OF PROPOSED EXTERIOR WALLS. SURFACE LEVEL INTERIOR FOOTINGS BEARING ON 1'-6" OF CONTROLLED COMPACTED FILL, MUST BE FOUNDED A MINIMUM OF 1'-6" BELOW FINISH FLOOR LEVEL. OVER-EXCAVATION AND RE-COMPACTION TO A DEPTH OF 3'-0" BELOW FINISHED PAD GRADE IS RECOMMENDED TO ACHIEVE 1'-6" OF CONTROLLED COMPACTED FILL BENEATH FOUNDATIONS. EXTEND OVER-EXCAVATION ACROSS ENTIRE BUILDING PAD AND TO A MINIMUM LATERAL DISTANCE OF 5'-0" BEYOND EXTERIOR FOUNDATION EDGES. EMBED ALL FOOTINGS IN CLOSE PROXIMITY TO RETENTION BASINS (WITHIN 5'-0") AN ADDITIONAL 1'-0" AS REQUIRED PER THE SOILS REPORT.
2. ALLOWABLE SOIL BEARING CAPACITY= 1,500 PSF, ACTIVE PRESSURE = 38PCF, COEFF. OF BASE FRICTION INDEPENDENT OF PASSIVE RESISTANCE = 0.53.
3. FOR ALL EARTHWORK REQUIREMENTS AND RECOMMENDATIONS FOR THIS PROJECT REFERENCE THE GEOTECHNICAL INVESTIGATION REPORT #2501519 DATED AUGUST 25, 2025 PREPARED BY ACS SERVICES LLC. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR ANY GEOTECHNICAL ASPECTS OF THIS PROJECT.

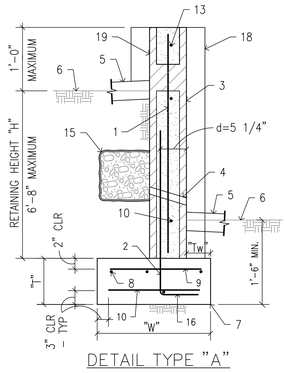
CMU RETAINING WALL SCHEDULE BEARING ON CONTROLLED COMPACTED FILL

HEIGHT "H"	REFERENCE DETAIL TYPE	"W" FTG. WIDTH	"Tw" TOE WIDTH	"T" FTG. THICKNESS	"L" LONG. BARS	HEEL REINFORCING T.O.F.	TOE REINFORCING B.O.F.	DOWELS	"V" VERTICAL BARS
0'-0" TO 2'-0"	"A"	2'-0"	0'-8"	0'-10"	3 #4 BARS	NOT REQ.	NOT REQ.	#5 AT 48" O.C. CENTERED – FULL HEIGHT EXTENSION	SEE DOWELS
2'-1" TO 4'-8"	"A"	3'-0"	0'-8"	1'-0"	4 #4 BARS	NOT REQ.	NOT REQ.	#5 AT 32" O.C. SOIL SIDE – 38" EXTENSION MIN.	#5 AT 48" O.C. CENTERED
4'-9" TO 6'-8"	"A"	4'-3"	1'-0"	1'-0"	4 #5 BARS	#5 AT 14" O.C.	NOT REQ.	#5 AT 8" O.C. SOIL SIDE – 38" EXTENSION MIN.	#5 AT 32" O.C. SOIL SIDE
6'-9" TO 8'-8"	"B"	5'-6"	1'-2"	1'-0"	6 #5 BARS	#5 AT 12" O.C.	NOT REQ.	#5 AT 8" O.C. SOIL SIDE – 38" EXTENSION MIN.	#5 AT 32" O.C. SOIL SIDE
8'-9" TO 10'-0"	"B"	6'-9"	1'-6"	1'-2"	8 #5 BARS	#5 AT 8" O.C.	#5 AT 12" O.C.	#6 AT 8" O.C. SOIL SIDE – 54" EXTENSION MIN.	#5 AT 16" O.C. SOIL SIDE
10'-1" TO 12'-0"	"C"	8'-0"	2'-0"	1'-2"	10 #5 BARS	#5 AT 8" O.C.	#5 AT 12" O.C.	#6 AT 8" O.C. SOIL SIDE – 54" EXTENSION MIN.	#5 AT 32" O.C. SOIL SIDE
12'-1" TO 13'-4"	"C"	9'-4"	2'-8"	1'-4"	10 #5 BARS	#6 AT 9" O.C.	#6 AT 14" O.C.	#7 AT 8" O.C. SOIL SIDE – 54" EXTENSION MIN.	#5 AT 24" O.C. SOIL SIDE
13'-5" TO 16'-0"	"D"	11'-9"	3'-9"	1'-6"	15 #5 BARS	#6 AT 8" O.C.	#6 AT 8" O.C.	#7 AT 8" O.C. SOIL SIDE – 54" EXTENSION MIN.	#5 AT 16" O.C. SOIL SIDE

DESIGN NOTES:
1. Ka (ACTIVE LATERAL PRESSURE) = 38 PSF/FT
2. COEFFICIENT OF SOIL FRICTION FACTOR USED = 0.53 (WITHOUT PASSIVE)
3. ALLOWABLE SOIL BEARING PRESSURE USED = 1,500PSF
4. 1/3 INCREASE IN ALLOWABLE SOIL BEARING PRESSURE AT TOE (2,000 PSF)
5. FOUNDATION SHALL MEET OR EXCEED 3,000 PSI COMPRESSIVE STRENGTH (F'c)
6. GROUT LIFTS NOT TO EXCEED 4'-0"

DETAIL NOTES

1. "V" VERTICALS PER SCHEDULE – LAP DOWELS FULL HEIGHT AND VERTICALS 60 BAR DIAMETER U.N.O.
2. DOWELS PER SCHEDULE – EXTEND OUT OF FOOTING A MINIMUM OF 60 BAR DIAMETERS U.N.O.
3. LADDER REINFORCING PER G.S.N. AT 16" O.C.
4. 1" Ø WEEP HOLE AT 6'-0" O.C. – LOCATE 12" ABOVE LOWER FINISHED GRADE
5. CONCRETE SLAB WHERE SHOWN ON PLANS
6. LEVEL FINISHED GRADE
7. CONCRETE FOOTING PER SCHEDULE
8. "L" LONGITUDINAL BARS PER SCHEDULE – SPREAD EVENLY BETWEEN TOP AND BOTTOM OF FOOTING
9. TRANSVERSE HEEL REINFORCING PER SCHEDULE – LOCATE AT THE TOP OF FOOTING
10. TRANSVERSE TOE REINFORCING – LOCATE AT THE BOTTOM OF FOOTING
11. #5 DOWELS AT 16" O.C. AT NON-SOIL SIDE FACE OF MASONRY – EXTEND FULL HEIGHT OF FIRST LIFT
12. #3 HAIRPINS AT 16" O.C. EACH WAY WITH 6" BEND EACH END
13. 1 #4 CONTINUOUS IN 8" DEEP GROUTED BOND BEAM AT TOP OF WALL, FINISHED GRADE AND 48" O.C. BLW
14. 2 #4 CONTINUOUS IN 8" DEEP GROUTED BOND BEAM AT TOP AND MID-HEIGHT OF 12" AND 16" BLOCK
15. ROCK POCKET WRAPPED IN FILTER FABRIC – BOTTOM OF POCKET SHALL BE 9" ABOVE LOWER FINISHED GRADE
16. EMBED DOWEL FULL DEPTH OF FOOTING TO 3" CLR FROM BOTTOM – TERMINATE WITH STANDARD ACI HOOK
17. #5 VERTICALS AT 48" O.C. CENTERED IN SCREEN WALL ABOVE RETAINING – LAP 30" MIN. BELOW
18. VENEER AS OCCURS PER ARCH'L. DWGS.
19. 8" CMU RETAINING WALL – SOLID GROUT WALLS BELOW GRADE
20. 12" SOLID GROUTED CMU RETAINING WALL – EXTEND FOOTING DOWELS FULL HEIGHT
21. 16" SOLID GROUTED CMU RETAINING WALL – EXTEND DOWELS FULL HEIGHT. 16" WIDE NOMINAL BLOCK REQUIRED WHERE 12" CMU WALL ABOVE OCCURS – WHERE 8" CMU WALL ABOVE OCCURS DOUBLE WYTHE 8" CMU MAY BE USED AND TIED TOGETHER PER NOTE 17
22. 24" SOLID GROUTED CMU RETAINING WALL. IF MULTIPLE WYTHE MASONRY UNITS USED, TIE WYTHES TOGETHER PER NOTE 12
23. 3 #4 CONTINUOUS IN 8" DEEP GROUTED BOND BEAM AT 16" O.C. AT 24" BLOCK
24. #5 VERTICAL AT 8" O.C. – LAP 48" WITH DOWELS BELOW AND EXTEND FULL HEIGHT OF MASONRY LIFT ABOVE



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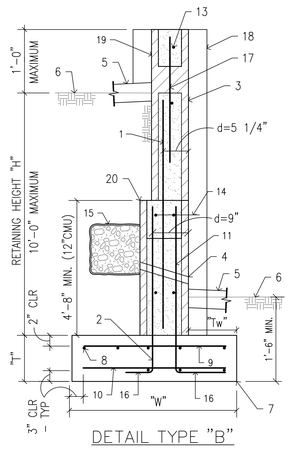

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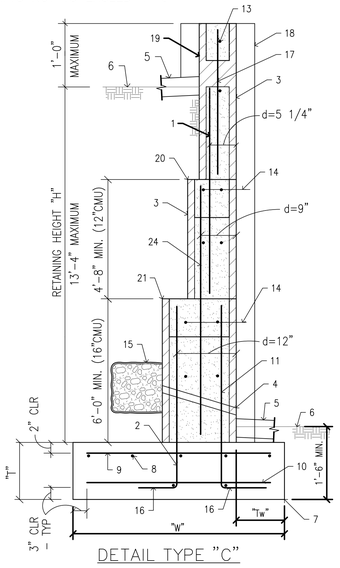

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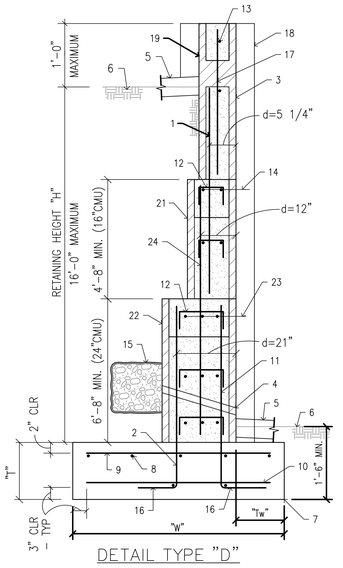

DETAIL TYPE "D"

R1 RETAINING WALL BEARING ON CONTROLLED COMPACTED FILL

NO BUILDING OR TIERED RETAINING WALL SURCHARGE ALLOWED ABOVE IN BACKFILL)

RUKAVINA RESIDENCE

5611 EAST ROAD RUNNER LANE
PARADISE VALLEY AZ 85253
Project No.XXXX

STRATTON ARCHITECTS
7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

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DOMINIC M. PETRUCELLI
10/27/25
REGISTERED PROFESSIONAL ENGINEER
ARIZONA U.S.A.

FOR Construction Documents
DATE 10.27.2025
REV.

HILLSIDE
GENERAL STRUCTURAL
NOTES AND DETAILS

S0.0

1 OF 1 SHEETS

EXISTING DISTURBANCE

1" = 30'-0"

NORTH

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON
ARCHITECTS
7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
CERTIFICATE NO.
STRATTON
ANDREWS
4.21.2026
DATE SIGNED
ARIZONA U.S.A.
NOT FOR CONSTRUCTION

Expires 3/31/2026

FOR FINAL HILLSIDE

DATE 4.21.2026

REV.

AERIAL OVERLAY - EXISTING SITE CONDITIONS

HS-1

OF SHEETS

25-16

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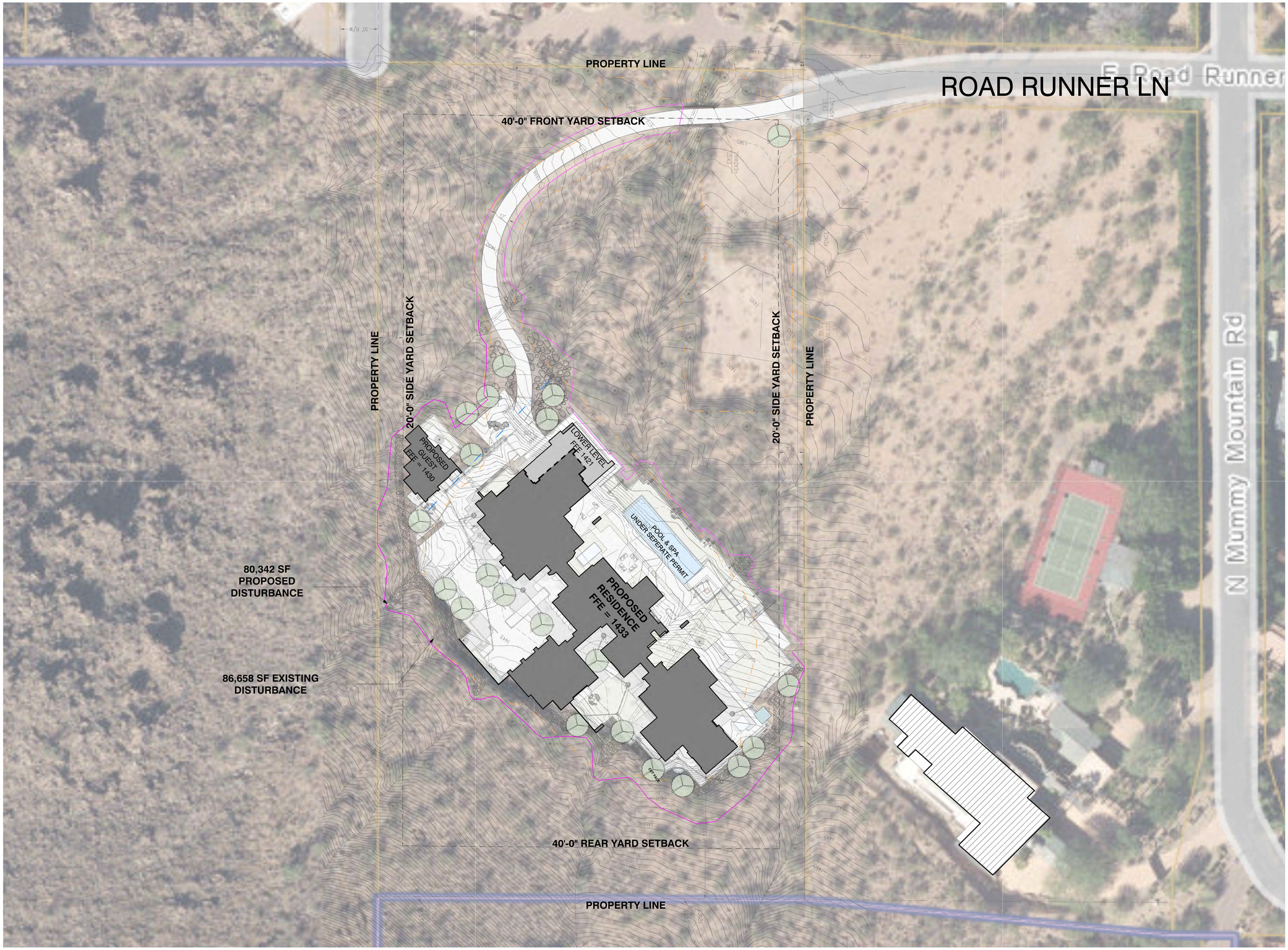

ARCHITECTURAL SITE PLAN

1" = 30'-0"

LOT SIZE:	=221,685 SF
ALLOWABLE FAR -25%	=55,421 SF
PROPOSED FAR	=28,882 SF
BUILDING PAD SLOPE	=18.6%
EXISTING DISTURBED	=86,658 SF
PROPOSED DISTURBANCE AREA	=80,342 SF

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON
ARCHITECTS
7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
STRATTON ANDREWS
4.21.2026
SIGNED
ARIZONA U.S.A.
NOT FOR CONSTRUCTION
EXPIRES 3/31/2029

FOR FINAL HILLSIDE

DATE 4.21.2026

REV.

AERIAL OVERLAY

HS-2

25-16

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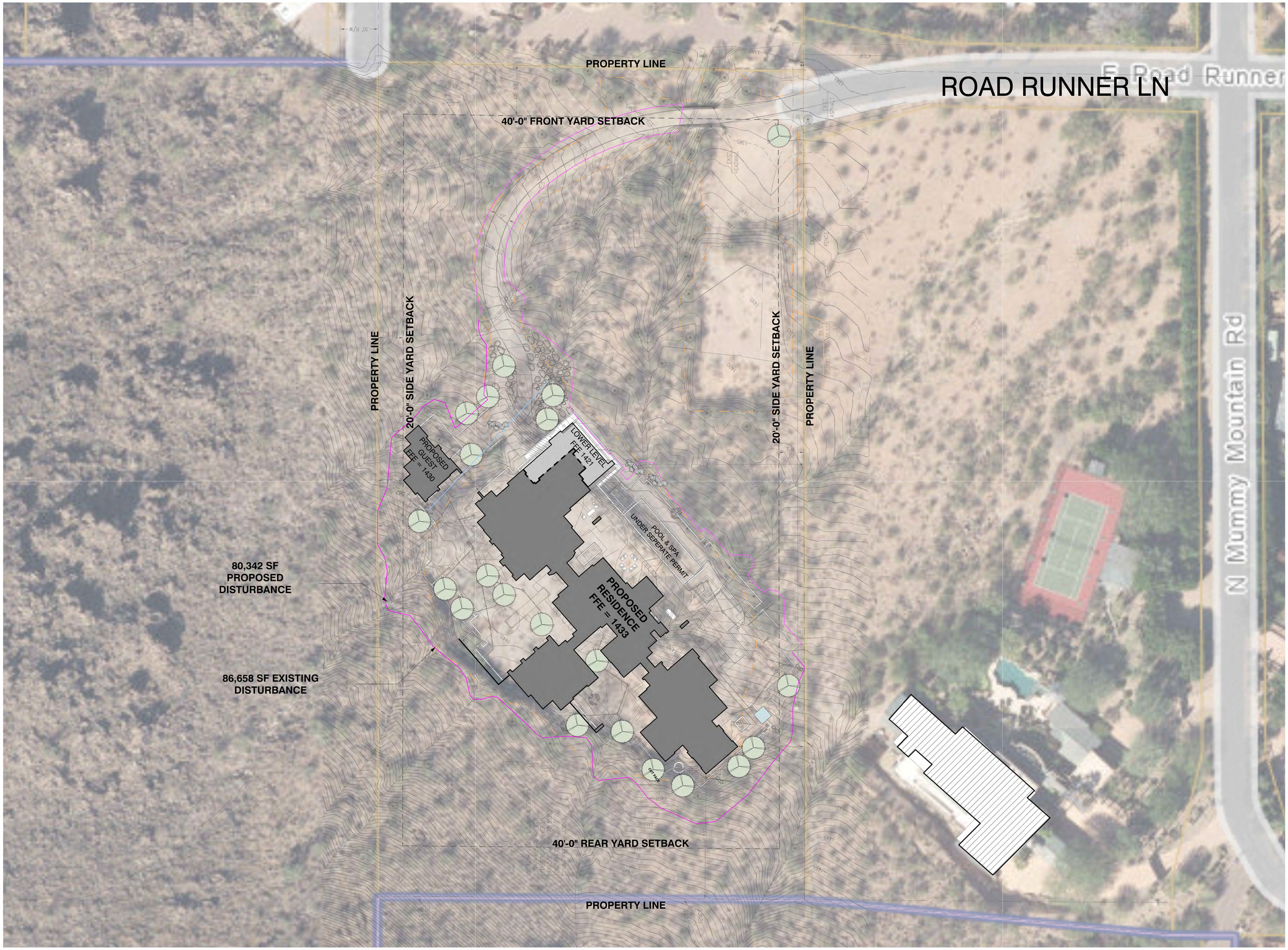

ARCHITECTURAL SITE PLAN

1" = 30'-0"

LOT SIZE:	=221,685 SF
ALLOWABLE FAR -25%	=55,421 SF
PROPOSED FAR	=28,882 SF
BUILDING PAD SLOPE	=18.6%
EXISTING DISTURBED	=86,658 SF
PROPOSED DISTURBANCE AREA	=80,342 SF

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON ARCHITECTS
7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
CHRISTOPHER
STRATTON
ANDREWS
4.21.2026
SIGNED
ARIZONA U.S.A.
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EXPIRES 3/31/2029

FOR FINAL HILLSIDE

DATE 4.21.2026

REV.

AERIAL OVERLAY

HS-3

25-16

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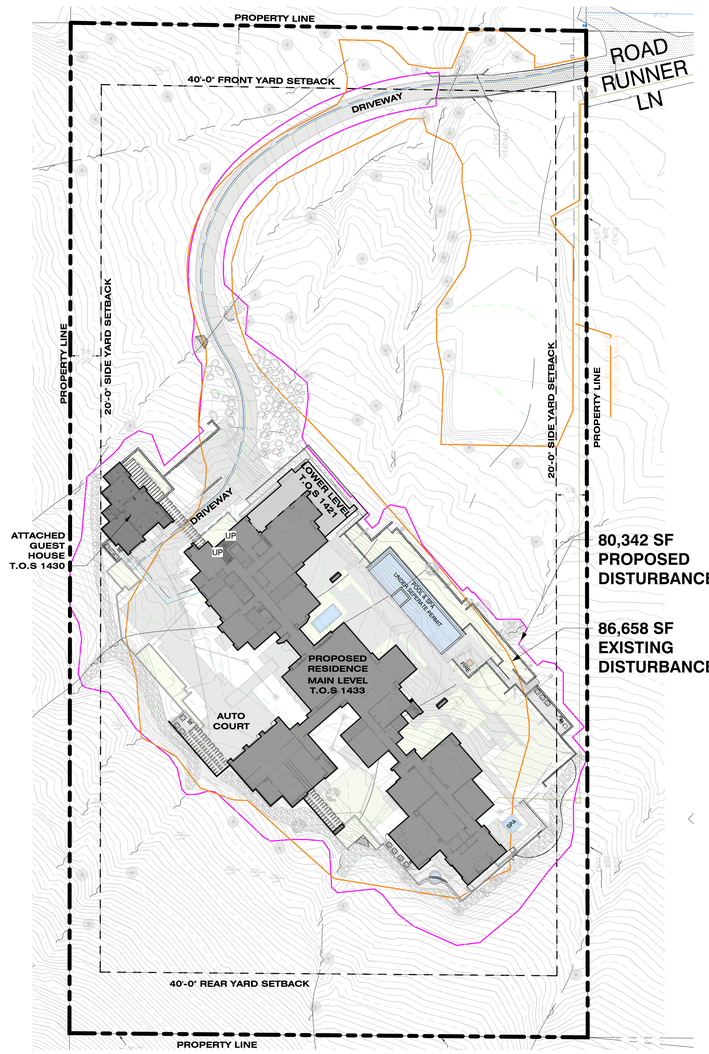
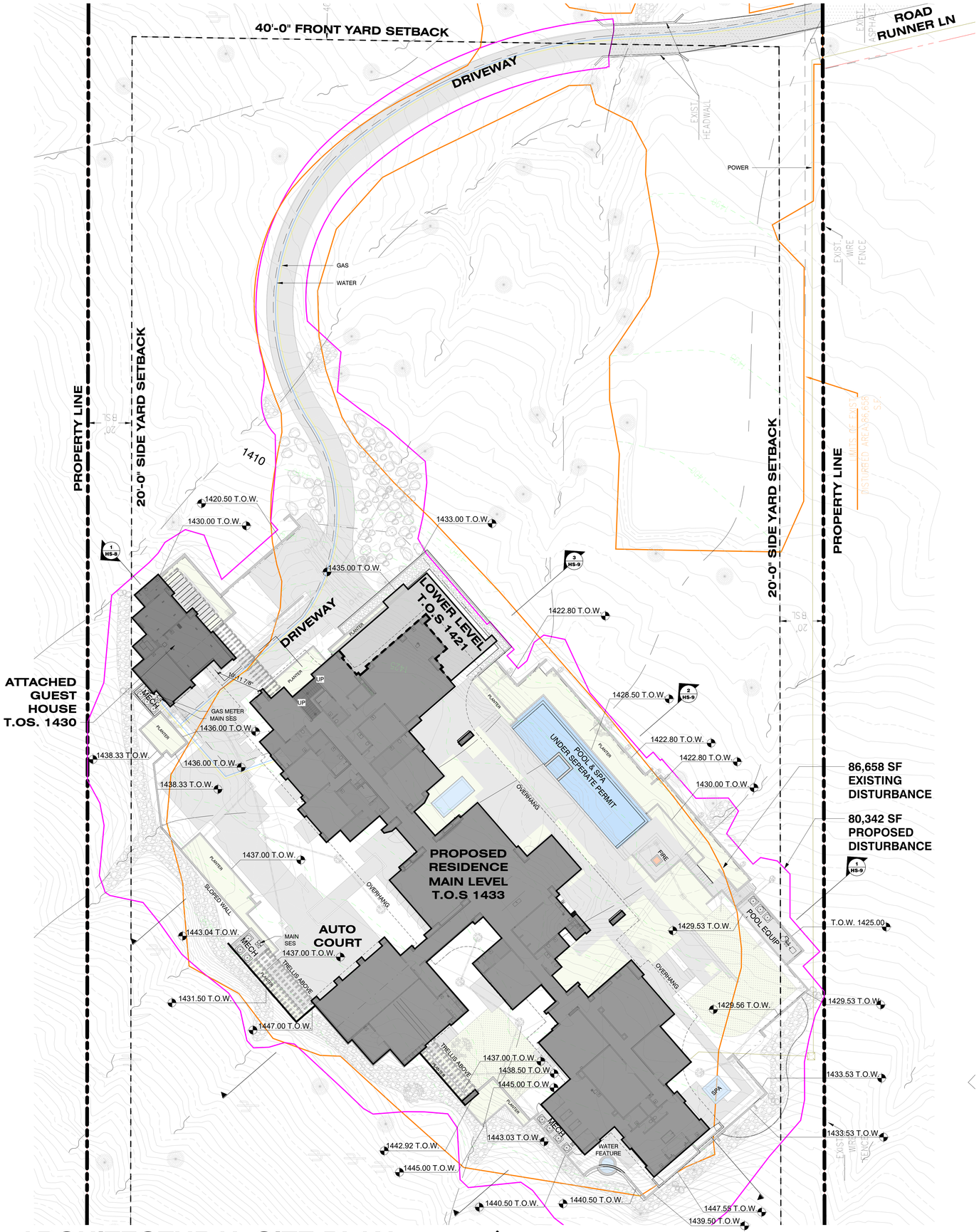


ARCHITECTURAL SITE PLAN

1" = 40'-0"

NORTH

LOT SIZE:	=221,685 SF
ALLOWABLE FAR -25%	=55,421 SF
PROPOSED FAR	=28,882 SF
BUILDING PAD SLOPE	=18.6%
EXISTING DISTURBED	=86,658 SF
PROPOSED DISTURBANCE AREA	=80,342 SF



ARCHITECTURAL SITE PLAN

1" = 20'-0"

NORTH

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON ARCHITECTS

7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
CERTIFICATE NO.
R654
STRATTON ANDREWS
5.20.2026
DATE SIGNED
ARIZONA U.S.A.
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FOR CD SET

DATE 5.20.2026

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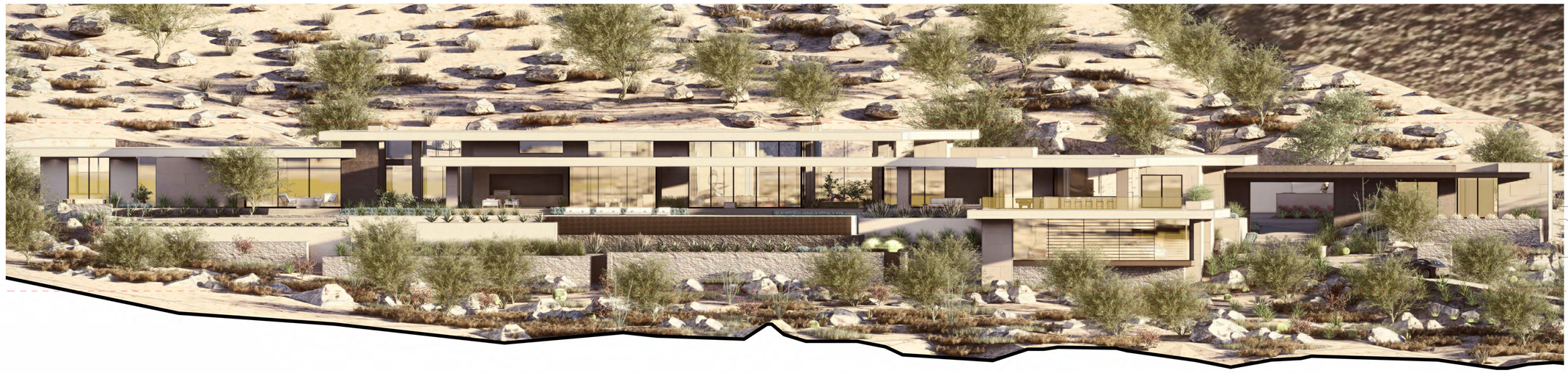
ARCHITECTURAL SITE PLAN

HS-4

OF SHEETS

25-16



WEST ELEVATION

3/32" = 1'-0"

EAST ELEVATION

3/32" = 1'-0"

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON
ARCHITECTS
7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
CERTIFICATE NO.
STRATTON
ANDREWS
4.21.2026
SIGNED
ARIZONA U.S.A.
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FOR FINAL HILLSIDE

DATE 4.21.2026

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ELEVATIONS

HS-5

25-16

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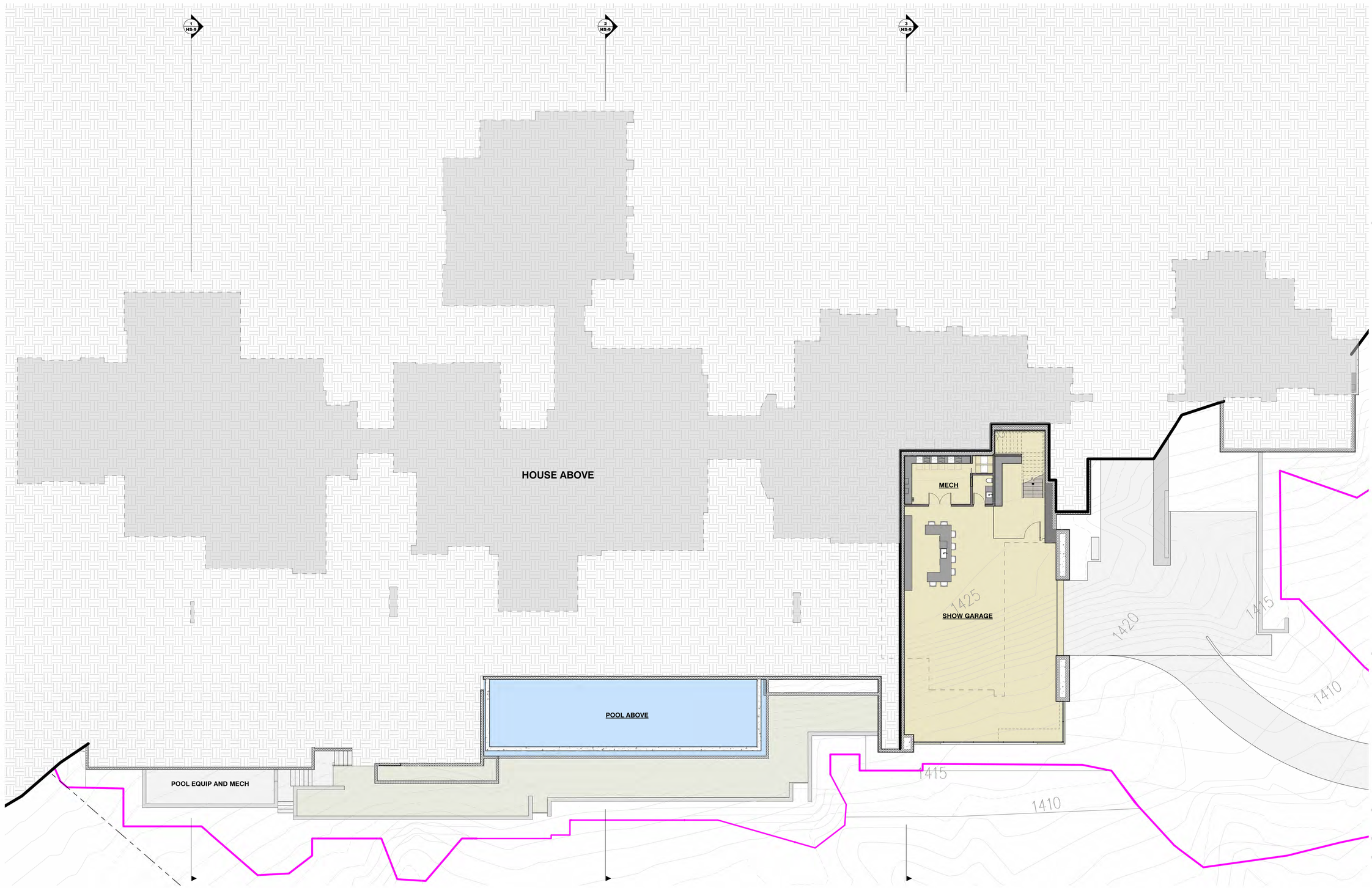

LOWER LEVEL FLOOR PLAN

1" = 10'-0"

NORTH

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON ARCHITECTS

7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
CERTIFICATE NO.
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ANDREWS
4.21.2026
ARIZONA U.S.A.
Expires 3/31/2026

NOT FOR CONSTRUCTION

FOR	FINAL HILLSIDE
DATE	4.21.2026
REV.	

LOWER LEVEL
FLOOR PLAN

HS-6

OF SHEETS

25-16

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MAIN LEVEL FLOOR PLAN

3/32" = 1'-0"

NORTH

ROAD RUNNER RESIDENCE

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Paradise Valley AZ 85253
Project No.25-16

STRATTON ARCHITECTS

7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
CERTIFICATE NO. 76054
STRATTON ANDREWS
5.20.2026
DATE SIGNED
ARIZONA U.S.A.

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FOR CD SET

DATE 5.20.2026

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MAIN LEVEL FLOOR PLAN

HS-7

OF SHEETS

25-16

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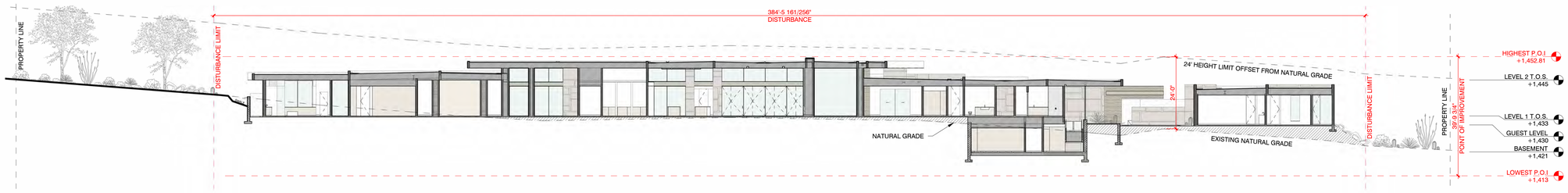
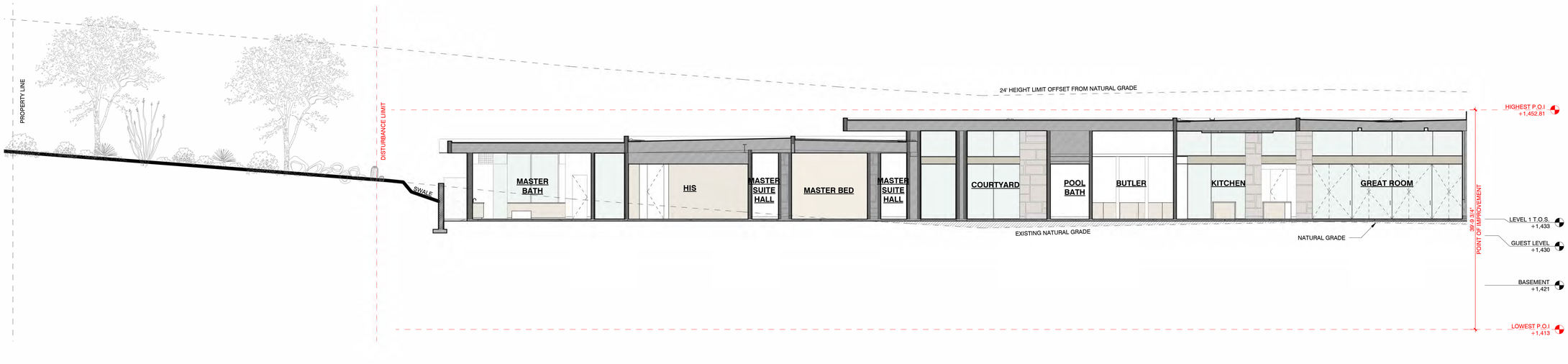


SITE SECTION 1 OVERALL

1/16" = 1'-0"

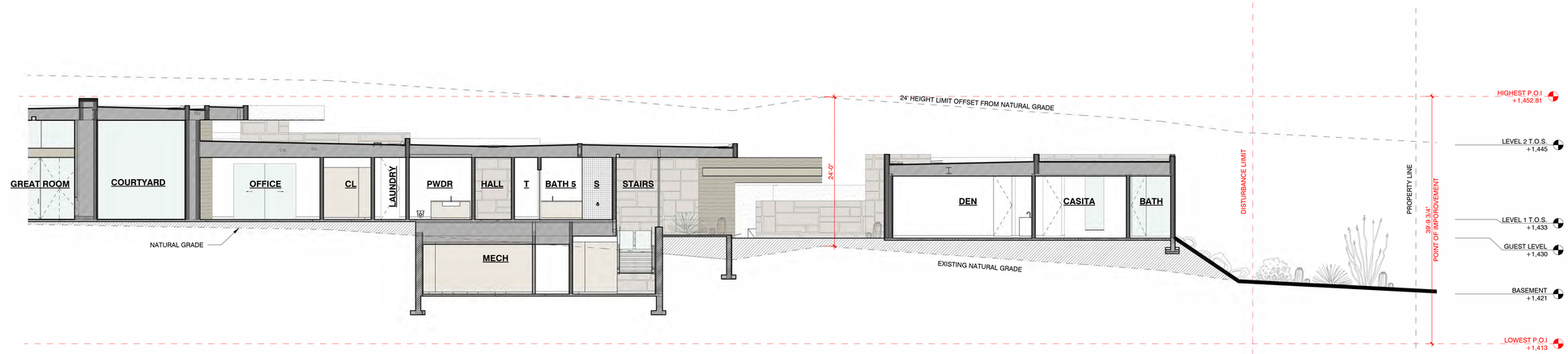


SITE SECTION 1 - PARTIAL A

1/8" = 1'-0"

MATERIAL LEGEND

- STUCCO TO COMPLY WITH HILLSIDE LRV COLOR SHERWIN WILLIAMS SW7507 STONE LION
- METAL FASCIA, FINISH OCM BRONZE ORE MATTE ESR #2048
- ACCENT STEEL - PURE+FREEFORM DECO BRONZE 2 (STOCKED FINISH) #FA098
- GLASS
- HOUSE STONE - COLMAR - ECO OUTDOOR
- HOUSE ACCENT STONE - PACIFIC BLACK FLAMED - SOLSTICE STONE
- SITE STONE - BERKSHIRE RUBBLE - SOLSTICE STONE
- FRAME CONSTRUCTION
- CMU CONSTRUCTION
- STONE OR TILE VENEER



SITE SECTION 1 - PARTIAL B

1/8" = 1'-0"

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON ARCHITECTS
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(860) 331-0701

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FOR FINAL HILLSIDE

DATE 4.21.2026

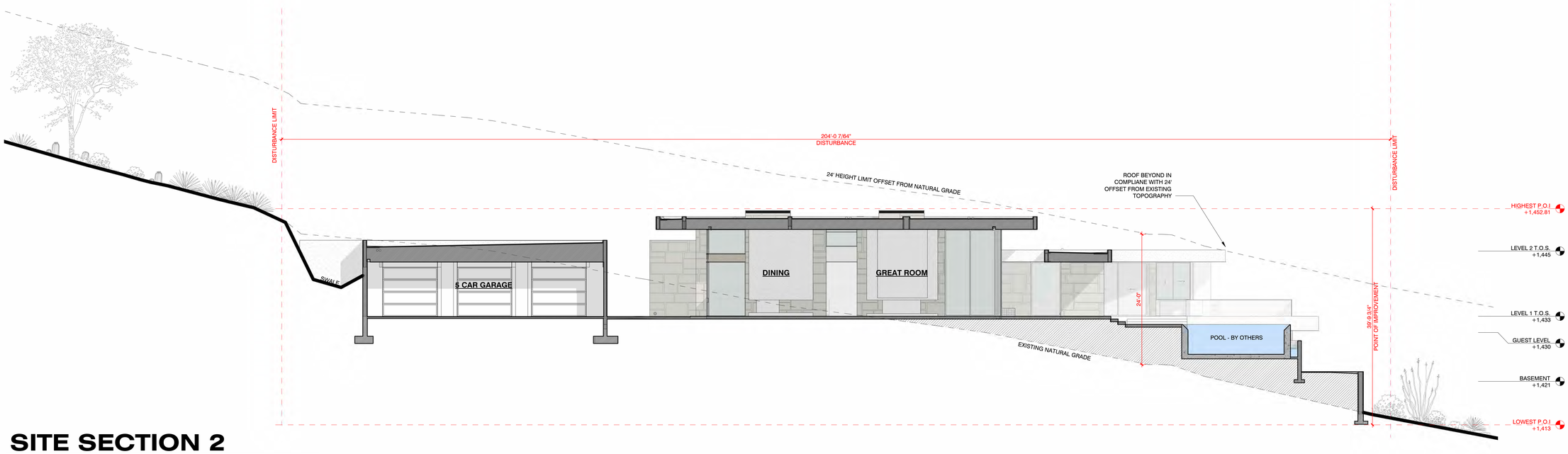
REV.

SITE SECTIONS

HS-8

OF SHEETS

25-16

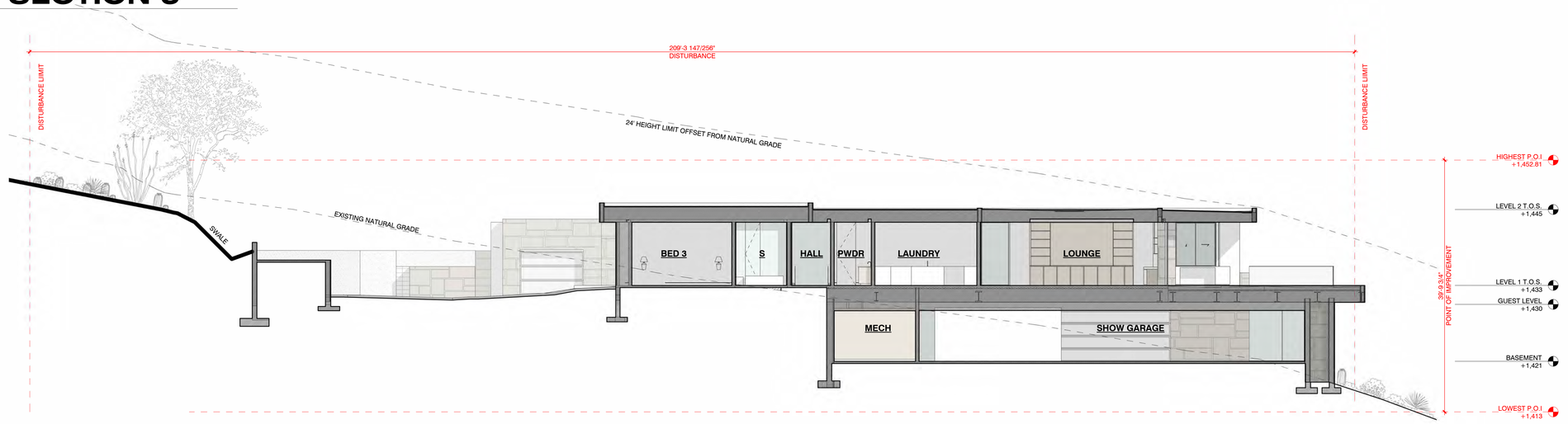


SITE SECTION 2

1/8" = 1'-0"

SITE SECTION 3

1/8" = 1'-0"



SITE SECTION 4

1/8" = 1'-0"

MATERIAL LEGEND

- STUCCO TO COMPLY WITH HILLSIDE LRV COLOR SHERWIN WILLIAMS SW7507 STONE LION
- METAL FASCIA, FINISH OCM BRONZE ORE MATTE ESR #2048
- ACCENT STEEL - PURE+FREEFORM DECO BRONZE 2 (STOCKED FINISH) #FA098
- GLASS
- HOUSE STONE - COLMAR - ECO OUTDOOR
- HOUSE ACCENT STONE - PACIFIC BLACK FLAMED - SOLSTICE STONE
- SITE STONE - BERKSHIRE RUBBLE - SOLSTICE STONE
- FRAME CONSTRUCTION
- CMU CONSTRUCTION
- STONE OR TILE VENEER

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON ARCHITECTS
7026 N Longlock Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
CERTIFICATE NO.
STRATTON
ANDREWS
4.21.2026
REGISTERED
ARIZONA U.S.A.
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Expires 3/31/2026

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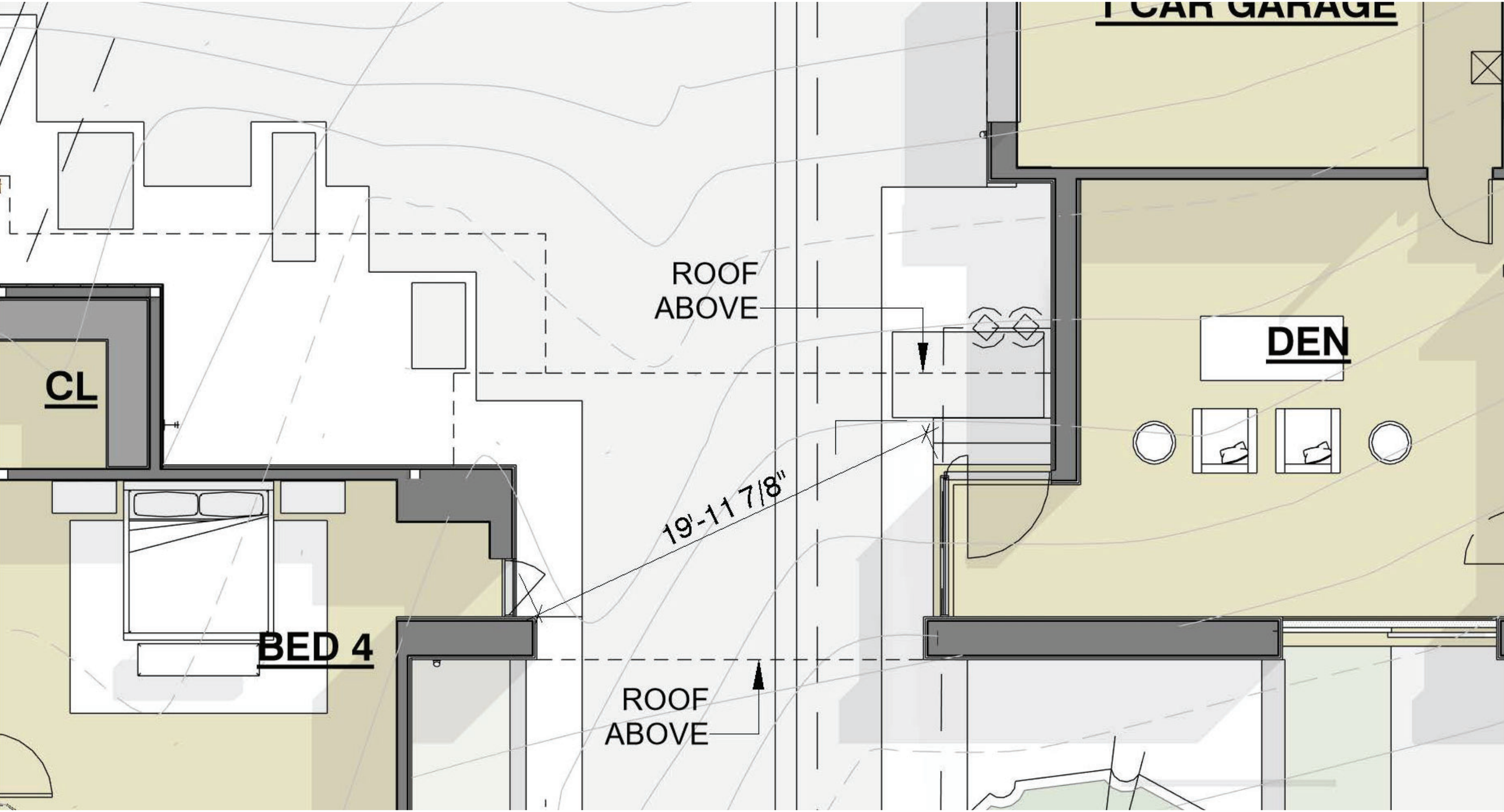
FOR FINAL HILLSIDE
DATE 4.21.2026
REV.

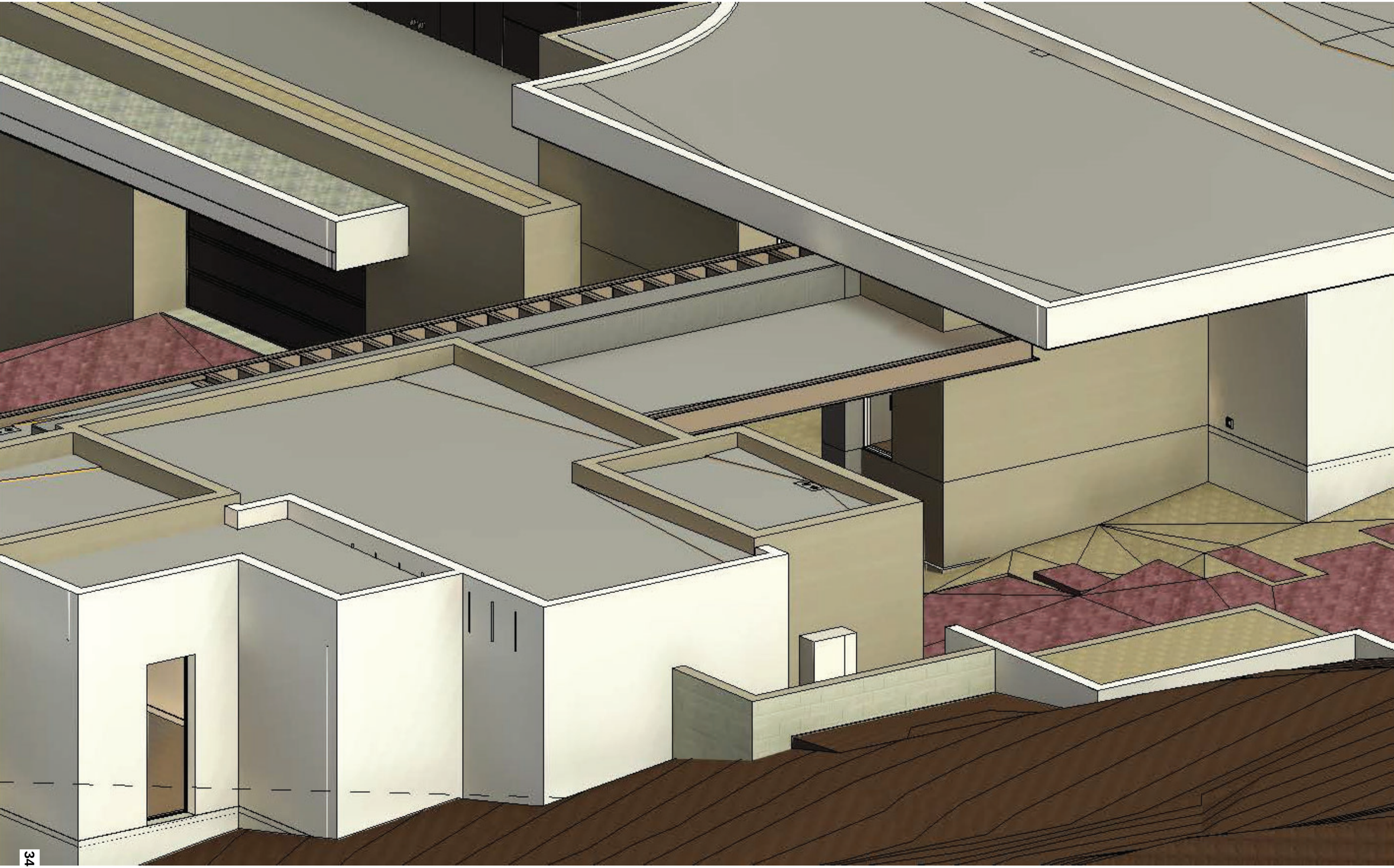
SITE SECTIONS

HS-9

OF SHEETS

25-16


1 CAR GARAGE
ROOF
ABOVE
DEN
CL
19'-11 7/8"
BED 4
ROOF
ABOVE



AERIAL VIEW

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON
ARCHITECTS
7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
CERTIFICATE
STRATTON
ANDREWS
4.21.2026
REGISTERED
ARIZONA U.S.A.
NOT FOR CONSTRUCTION

EXPIRES 3/31/2029

FOR FINAL HILLSIDE

DATE 4.21.2026

REV.

EXTERIOR
RENDERING

HS-10

25-16

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DRIVEWAY APPROACH

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON
ARCHITECTS

7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
CHRISTOPHER
STRATTON
ANDREWS
4.21.2026
SIGNED
ARIZONA, U.S.A.
NOT FOR CONSTRUCTION
EXPIRES 3/31/2029

FOR FINAL HILLSIDE

DATE 4.21.2026

REV.

EXTERIOR
RENDERING

HS-11

25-16

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AERIAL VIEW

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON
ARCHITECTS

7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
JESSICA L.
STRATTON
ANDREWS
4.21.2026
SIGNED
ARIZONA U.S.A.
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FOR FINAL HILLSIDE

DATE 4.21.2026

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EXTERIOR
RENDERING

HS-12

25-16

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YARD VIEW

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON
ARCHITECTS

7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
STRATTON
ANDREWS
4.21.2026
SIGNED
ARIZONA, U.S.A.

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EXPIRES 3/31/2029

FOR FINAL HILLSIDE

DATE 4.21.2026

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EXTERIOR RENDERING

HS-13

25-16

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AERIAL VIEW

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON
ARCHITECTS
7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
CERTIFICATE
STRATTON
RENEWS
4.21.2026
SIGNED
ARIZONA U.S.A.
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FOR FINAL HILLSIDE

DATE 4.21.2026

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EXTERIOR RENDERING

HS-14

25-16

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FRONT APPROACH

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON
ARCHITECTS
7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
CHRISTOPHER
STRATTON
ANDREWS
4.21.2026
SIGNED
ARIZONA U.S.A.
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EXTERIOR RENDERING

HS-15

25-16

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AERIAL VIEW

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON
ARCHITECTS
7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
STEVEN CRAIG
STRATTON
ANDREWS
4.21.2026
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ARIZONA U.S.A.
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EXTERIOR
RENDERING

HS-16

25-16

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POV 'S

1

2

3

4

5

6

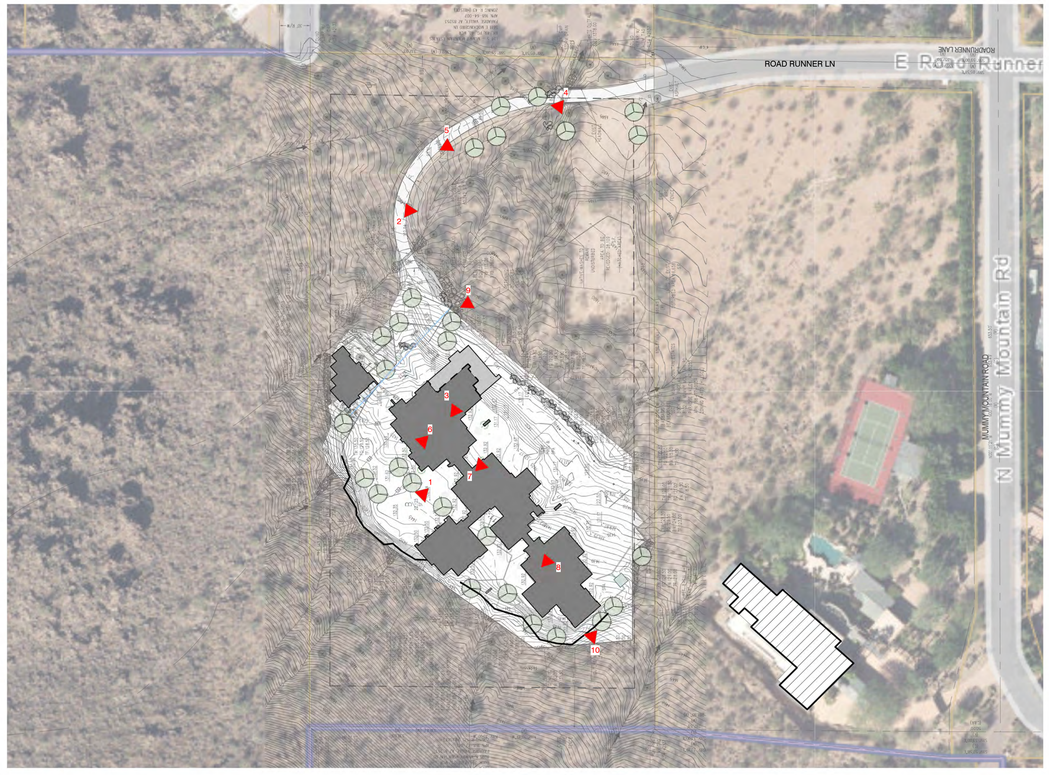
7

8

AERIALS

9

10



ARCHITECTURAL SITE PLAN

1" = 60'-0"

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON ARCHITECTS

7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
CERTIFICATE
STRATTON
ANDREWS
4.21.2026
Signed
ARIZONA U.S.A.
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DATE 4.21.2026

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SITE PHOTOS

HS-17

OF SHEETS

25-16

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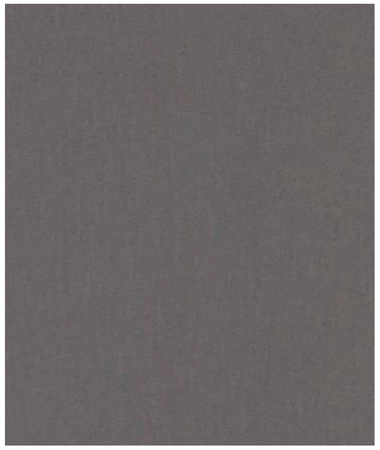
HOUSE STUCCO
SW7507 STONE LION
LRV 38

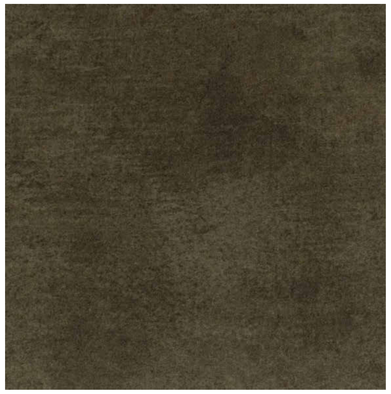


METAL FASCIA, FINISH
OCM BRONZE ORE MATTE
ESR #2048

CARDINAL GLASS
CLEAR GLASS
LOW-E COATING ON
SURFACE

DOOR & WINDOW FRAME
POWDER COAT CUSTOM COLOR

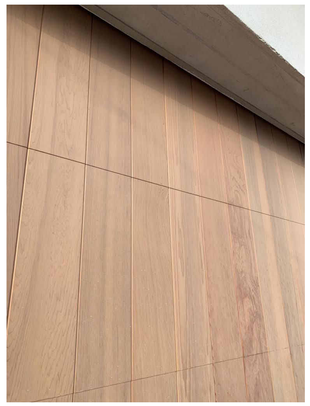
AWAKE WINDOWS AND DOORS



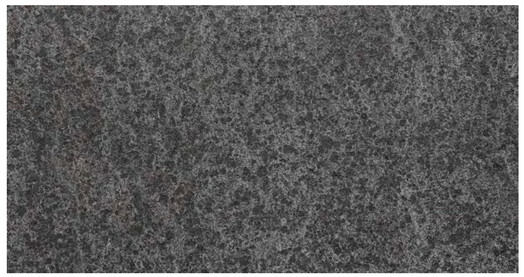
ACCENT STEEL
PURE+FREEFORM
DECO BRONZE 2 (STOCKED FINISH) #FA098

STUCCO CEILING
SW7507 STONE LION
LRV 38

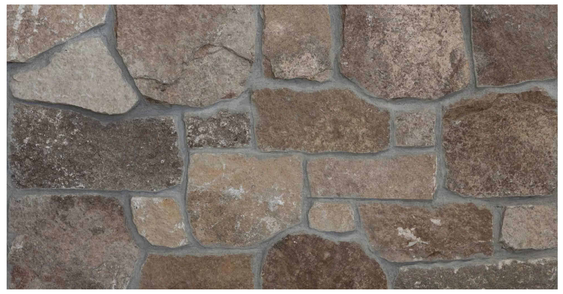
MAIN HOUSE STONE
COLMAR - ECO OUTDOOR
LRV 36.7



CUSTOM GARAGE DOORS
SOUTHWEST GARAGE DOORS



HOUSE ACCENT STONE
PACIFIC BLACK FLAMED
SOLSTICE STONE
9.5 LRV

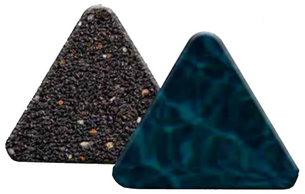


BERKSHIRE RUBBLE
SOLSTICE STONE
22.47 LRV

DRIVEWAY - COLORED CONCRETE, LIGHT SAND FINIHSH. 3/8" MIX, COLOR TBD, SAW CUT JOINTS. 1/4" RADIUS EDGE

WATERLINE TILE - GOVERNOR
BLACK 12x24 MATTE FINISH

PATIO PAVERS - 3D SILVER
TRAVERTINE HONED &
FILLED - SOLSTICE STONE
LRV 37.29



POOL INTERIOR - PEBBLESHEEN -
BLACK ECLIPSE

SYNTHETIC TURF - ARTIFICIAL LAWNS
CO - CORONADO

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON ARCHITECTS
7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
CERTIFICATE
STRATTON
ANDREWS
4.21.2026
ARIZONA U.S.A.
NOT FOR CONSTRUCTION

EXPIRES 3/31/2029

FOR FINAL HILLSIDE
DATE 4.21.2026
REV.

MATERIALS BOARD

HS-18

25-16

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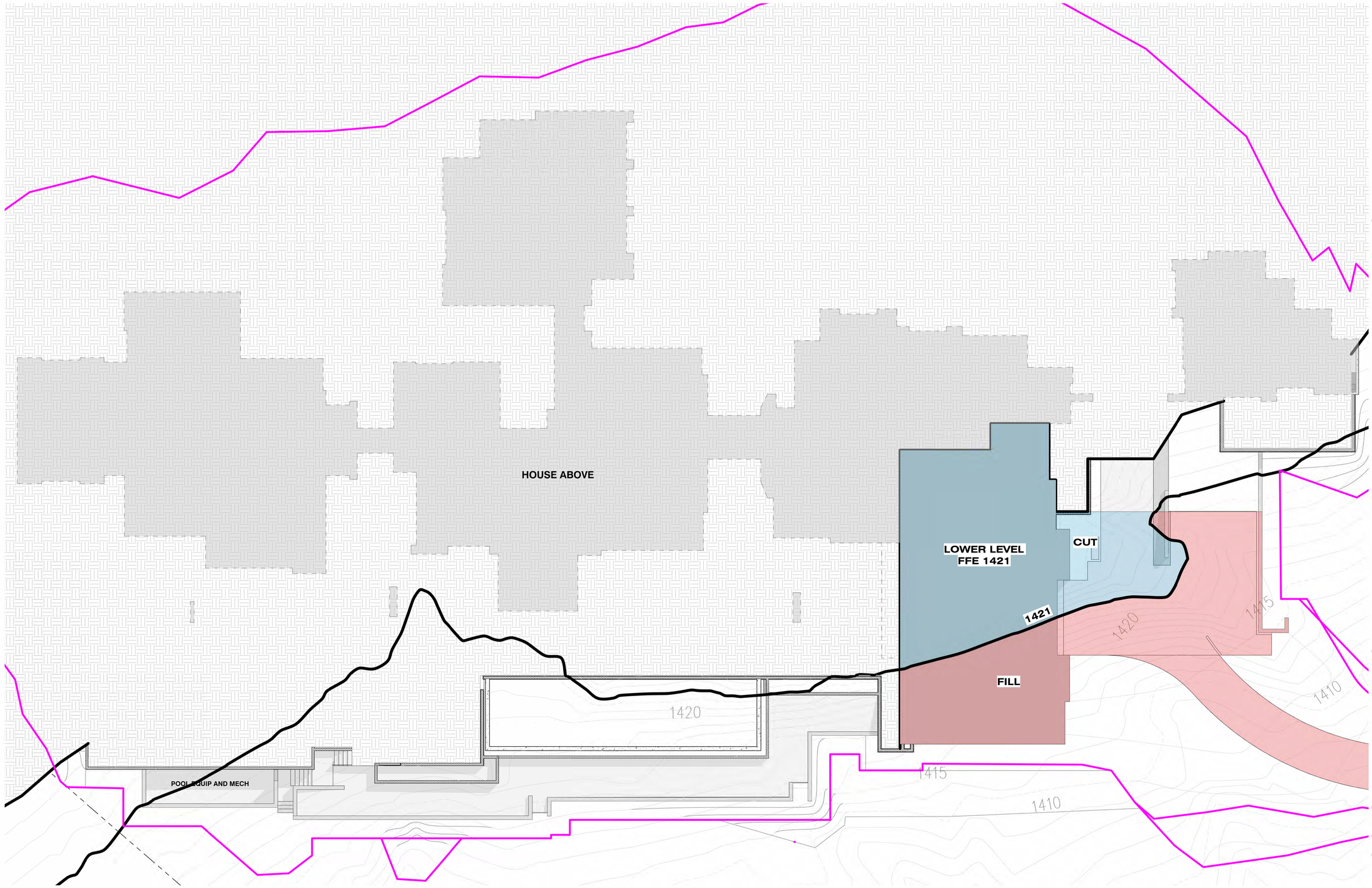

CUT: =3,644 C.Y.
FILL: =6,122 C.Y.
TOTAL CUT & FILL =9,766 C.Y.

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON
ARCHITECTS
7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
CERTIFICATE NO.
STRATTON
ANDREWS
4.21.2026
SIGNED
ARIZONA U.S.A.
NOT FOR CONSTRUCTION

Expires 3/31/2026

FOR FINAL HILLSIDE
DATE 4.21.2026
REV.

LOWER LEVEL
CUT/FILL

HS-19

OF SHEETS

25-16

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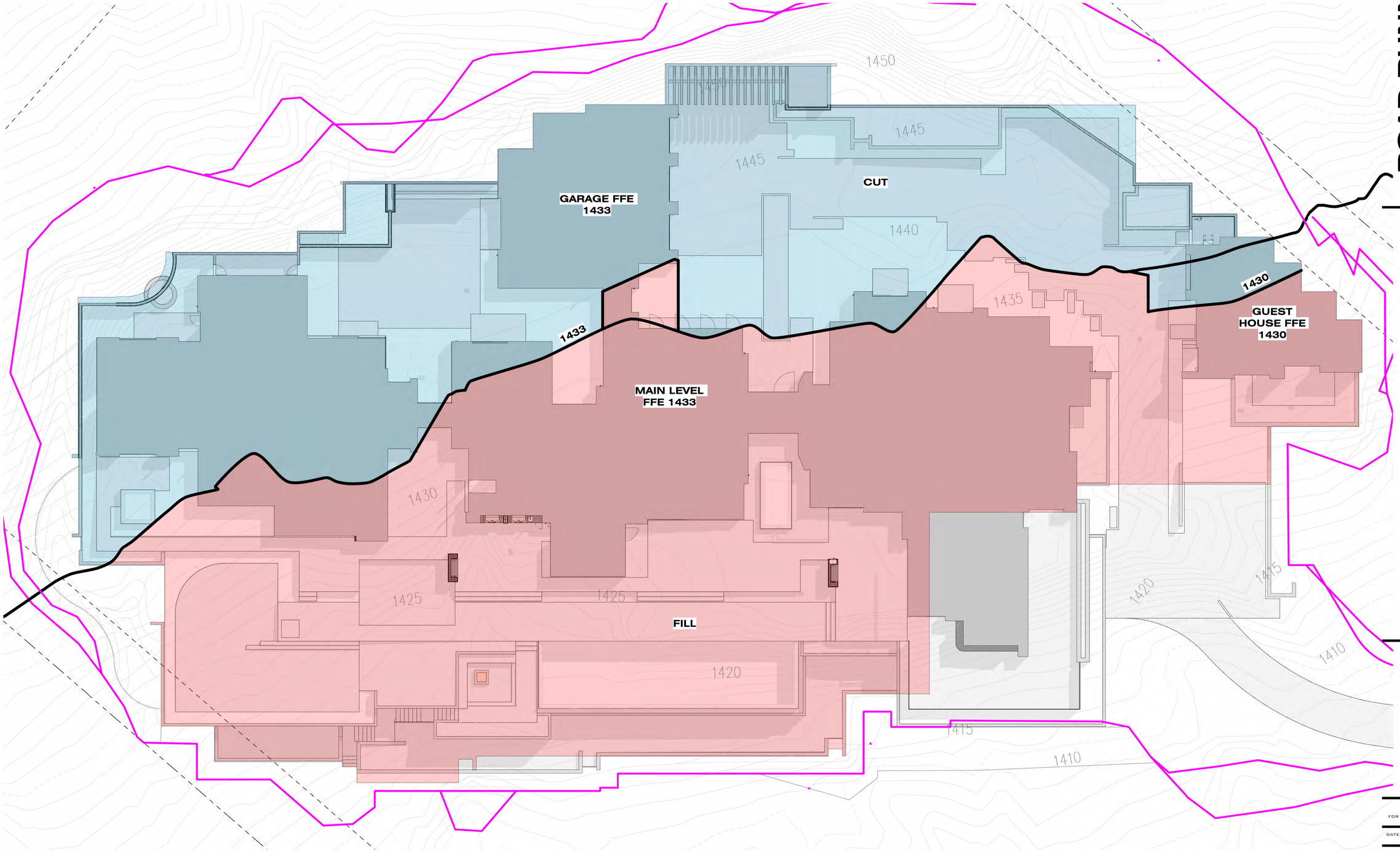

CUT: =3,644 C.Y.
FILL: =6,122 C.Y.
TOTAL CUT & FILL =9,766 C.Y.

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON
ARCHITECTS
7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
JESSICA L. ANDREWS
STRATTON
ANDREWS
4.21.2026
SIGNED
ARIZONA U.S.A.
NOT FOR CONSTRUCTION
Expires 3/31/2026

FOR FINAL HILLSIDE
DATE 4.21.2026
REV.

MAIN LEVEL CUT/FILL

HS-20
OF SHEETS

25-16

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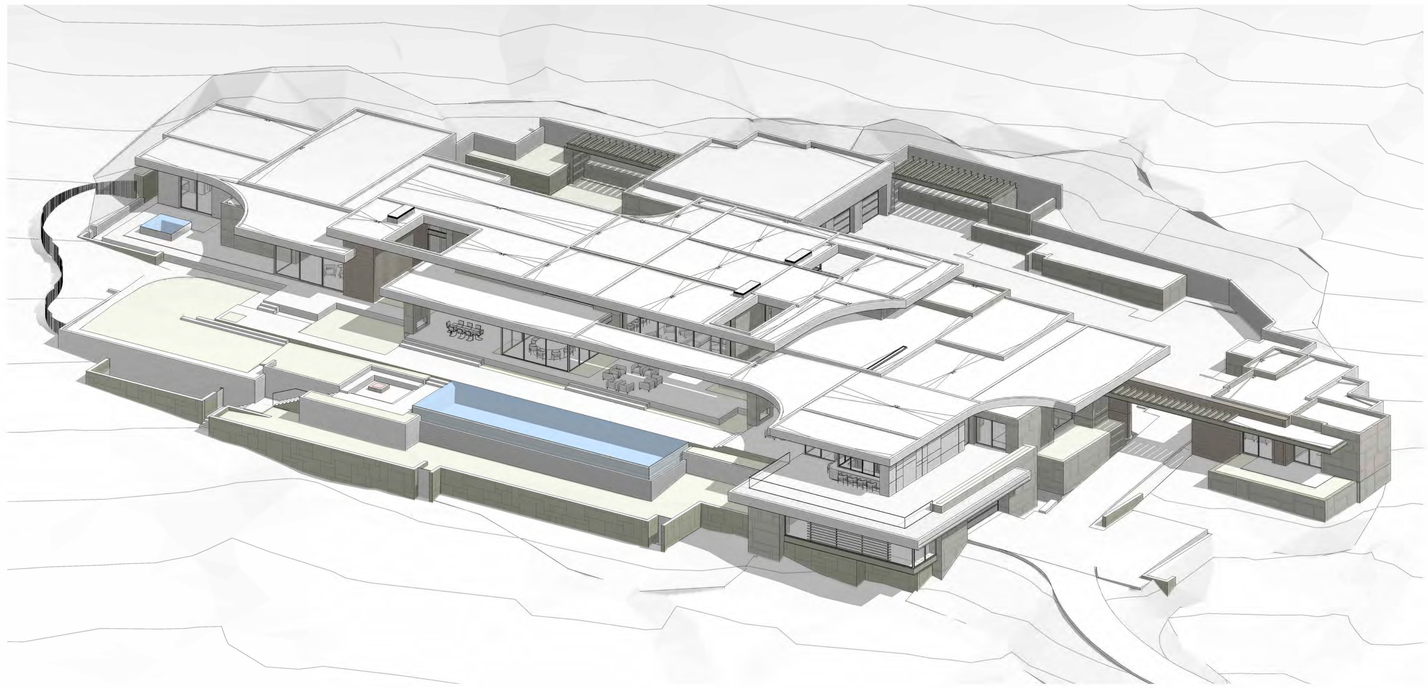
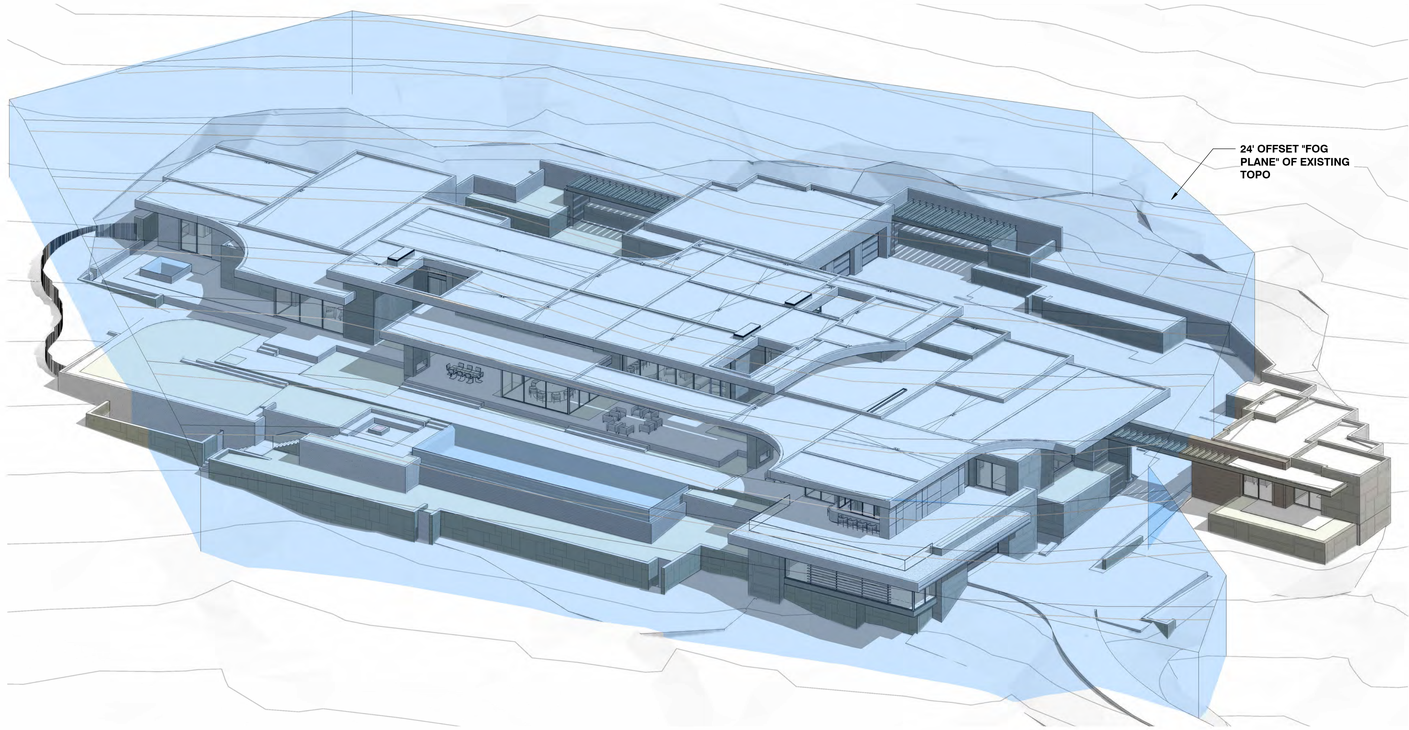


TOPO 3D NO OFFSET



TOPO 3D 24' OFFSET

ROAD RUNNER RESIDENCE

5611 E Road Runner Lane
Paradise Valley AZ 85253
Project No.25-16

STRATTON
ARCHITECTS
7026 N Longlook Way, Paradise Valley, Arizona 85253
(860) 331-0701

REGISTERED ARCHITECT
STEVEN
ANDREWS
STRATTON
4.21.2026
ARIZONA U.S.A.
NOT FOR CONSTRUCTION
Expires 3/31/2026

FOR FINAL HILLSIDE

DATE 4.21.2026

REV.

3D TOPO OFFSET

HS-21

OF SHEETS

25-16

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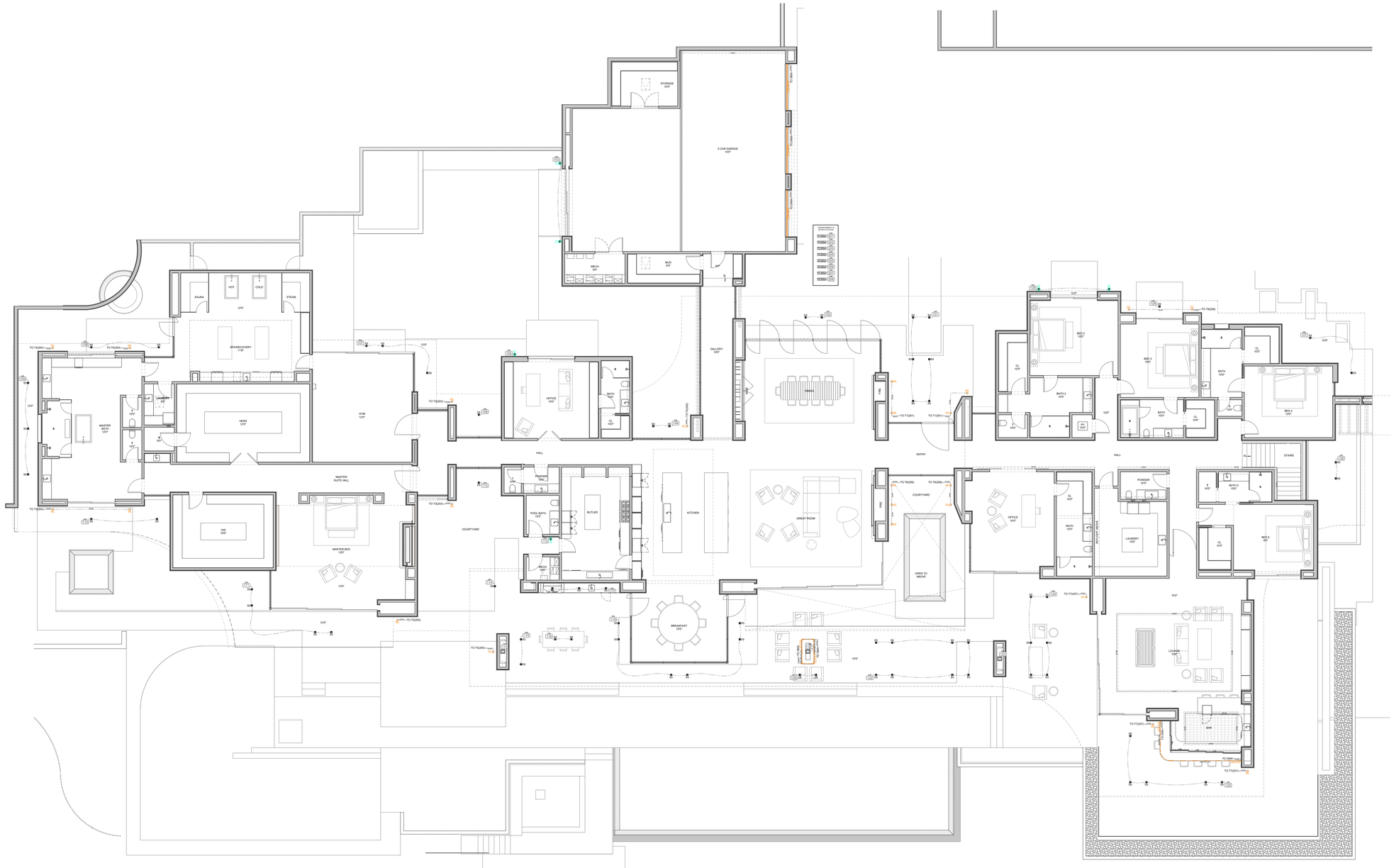

1 MAIN FLOOR PLAN (OVERALL)
LIGHTING PLAN

SCALE: NOT TO SCALE

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 DESIGN'S 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

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
SCP	SWITCHED RECESSED CLOCK RECEPTACLE
FP	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

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 25, 2026

SCALE: AS NOTED

REVISIONS:
1
2
3

RUKAVINA RESIDENCE
5611 E ROAD RUNNER LANE
PARADISE VALLEY, AZ

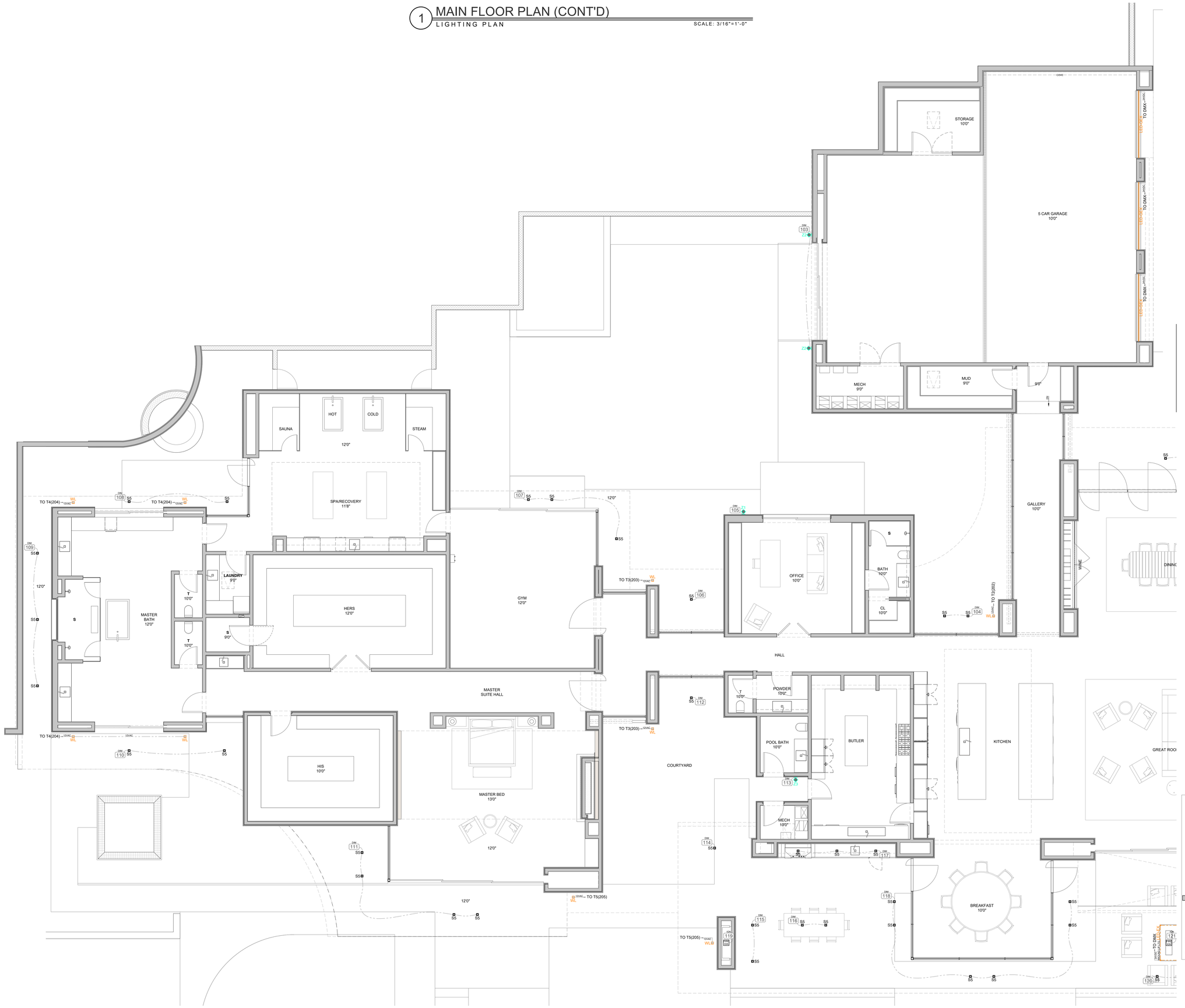
HILLSIDE REVIEW

SHEET NUMBER:
EL 1

1 MAIN FLOOR PLAN (CONT'D)

LIGHTING PLAN

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



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

HILLSIDE REVIEW

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 25, 2026

SCALE: AS NOTED

REVISIONS:
1
2
3

RUKAVINA RESIDENCE
5611 E ROAD RUNNER LANE
PARADISE VALLEY, AZ

SHEET NUMBER:

EL 2

1 MAIN FLOOR PLAN (CONT'D)

LIGHTING PLAN

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

GENERAL NOTES

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FIRE LOG	ELECTRIC FIREPLACE IGNITOR
KP	LIGHTING CONTROL KEYPAD
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DRAWN BY:
JOHNNY ANGUIZ

DATE: MARCH 25, 2026

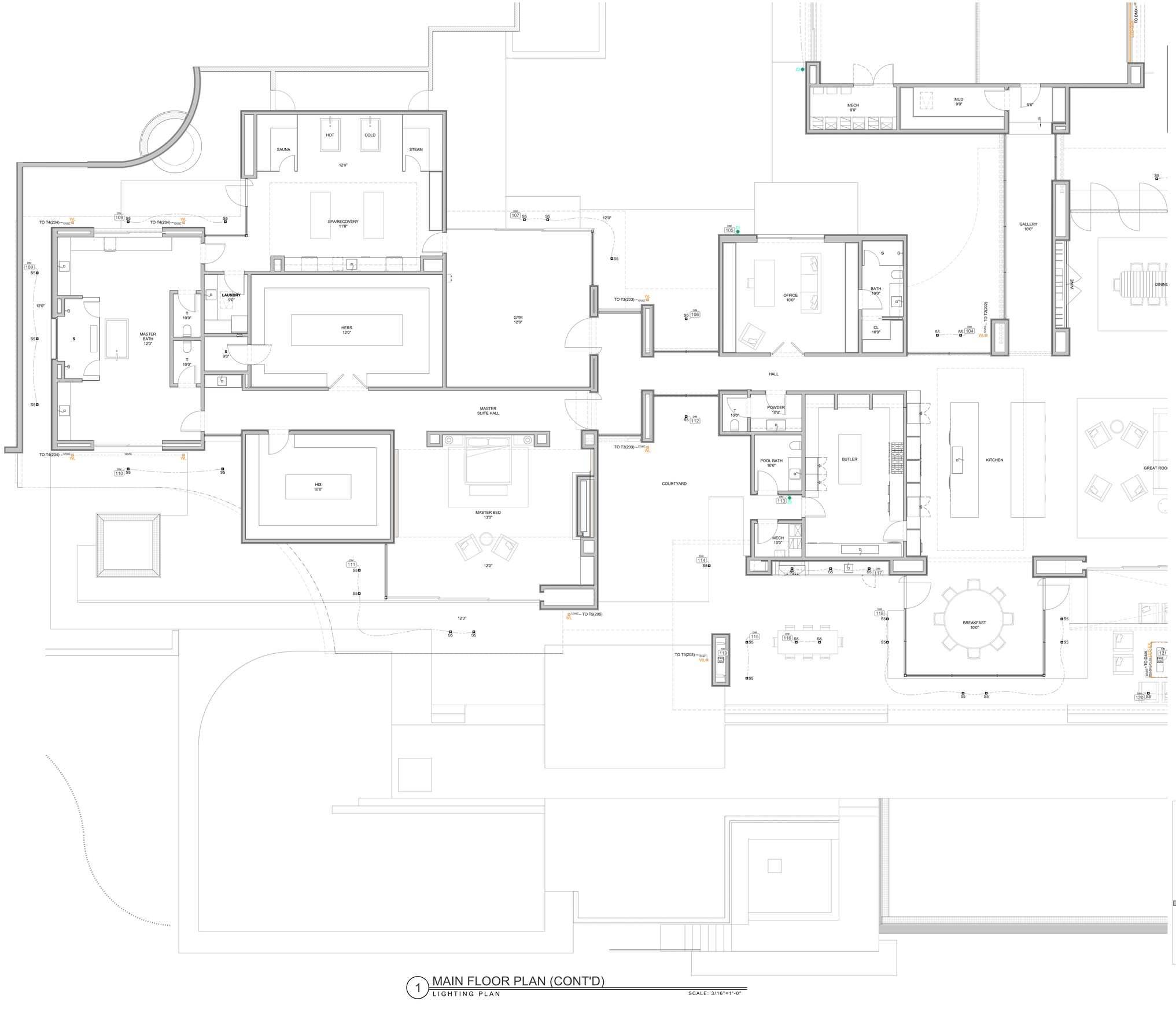
SCALE: AS NOTED

REVISIONS:
1
2
3

RUKAVINA RESIDENCE
5611 E ROAD RUNNER LANE
PARADISE VALLEY, AZ

SHEET NUMBER:

EL 3



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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
CP	SWITCHED RECESSED CLOCK RECEPTACLE
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER
	CEILING MOUNTED EXHAUST FAN
FPL IGN	ELECTRIC FIREPLACE IGNITOR
KP	LIGHTING CONTROL KEYPAD
XXX	LIGHTING CONTROL SWITCHLEG
	LIGHTING CONTROL ENCLOSURE

1 MAIN FLOOR PLAN (CONT'D)
LIGHTING PLAN
SCALE: 3/16"=1'-0"

KEVIN J. FLOWER
LIGHTING DESIGN
20650 N. 29th Place Suite 106
P H O E N I X , A Z 8 5 0 5 0
WWW.KEVINJFLOWER.COM
T 602.341.3667

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DRAWN BY:
JOHNNY ANGUIZ

DATE: MARCH 25, 2026

SCALE: AS NOTED

REVISIONS:
1
2
3

RUKAVINA RESIDENCE
5611 E ROAD RUNNER LANE
PARADISE VALLEY, AZ

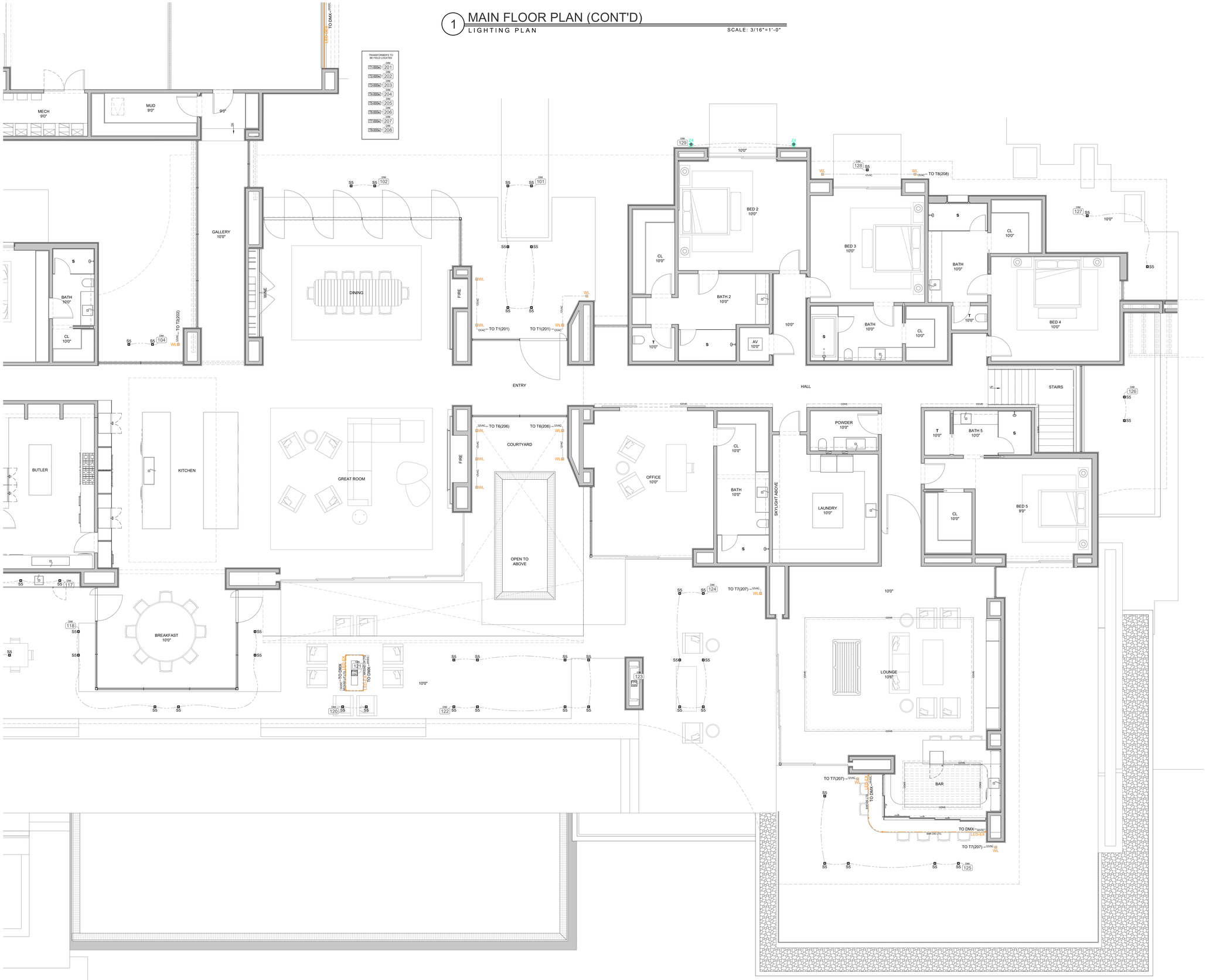
HILLSIDE REVIEW

SHEET NUMBER:
EL 4

1 MAIN FLOOR PLAN (CONT'D)

LIGHTING PLAN

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



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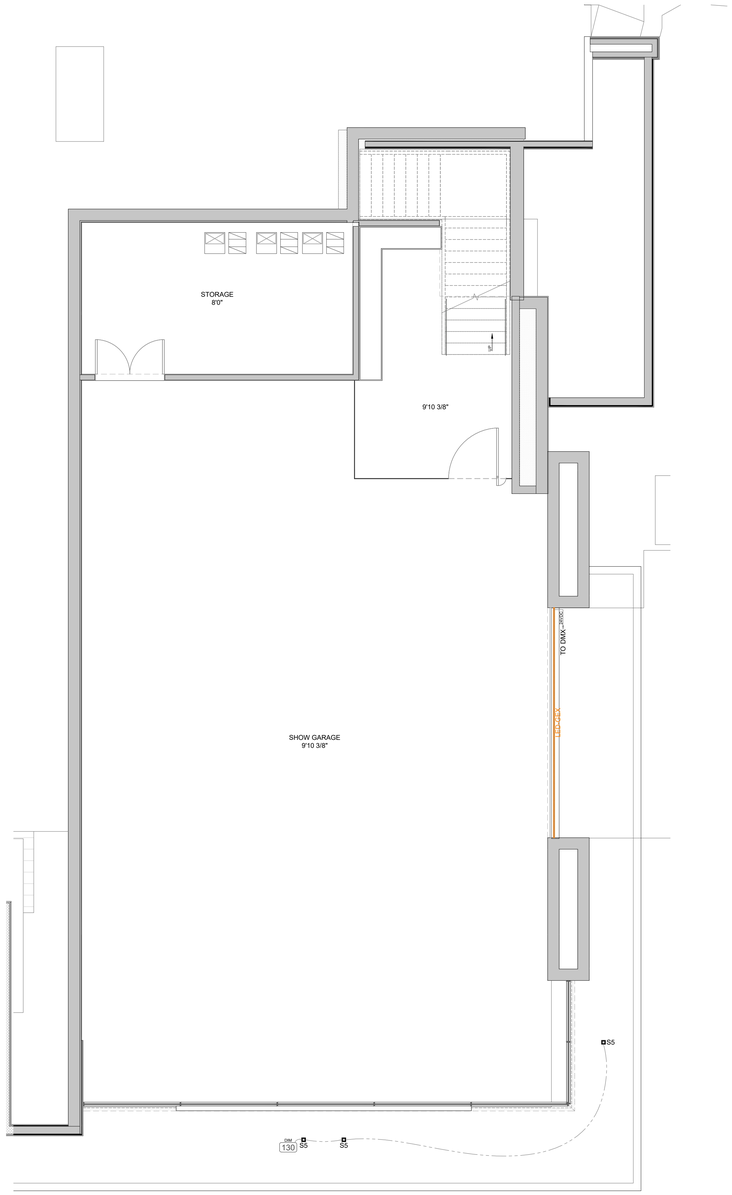
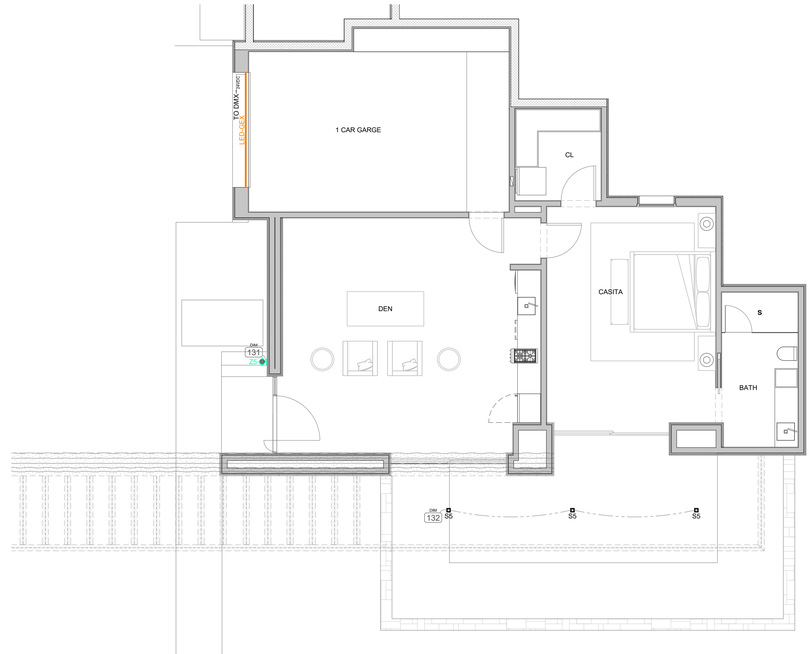


2 LOWER FLOOR PLAN
LIGHTING PLAN

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



3 GUEST HOUSE FLOOR PLAN
LIGHTING PLAN

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

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RUKAVINA RESIDENCE
5611 E ROAD RUNNER LANE
PARADISE VALLEY, AZ

HILLSIDE REVIEW

SHEET NUMBER:

EL 6

KEVIN J. FLOWER LIGHTING DESIGN

20650 N. 29th Place Suite 106
Phoenix, AZ 85050
602.448.5007

Lighting Fixture Schedule

Project: 5611 E Road Runner

Quantity	Type	Manufacturer	Model Number / Description	Volts	Lamp Type	Watts
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
1 SYSTEM	LED-GEX	PURE EDGE	NCWGB-10W-SEI-XXX-2700K-BK - BLACK LINEAR GRAZE FIXTURE - 122 Lumens / Ft Recessed Linear Downlight with Integrated Black Louver	24VDC	Integral LED lamp	4.4w/ft
23	S5	DMF	M4NCSF (Housing) / ART4A-07T27FHT (Module)/ M4TSPWH(Trim) - Trim to be Painted Color of Ceiling - 750 Lumens 2700K 4" Adjustable 2700K Downlight with interchangeable Optics	120V AC	Integral LED lamp	12.5
23	WL	MP LIGHTING	L304-1-WZ7H-F-C-[ ]-0-MK3-S-BZ - 110 Lumens 2-3/16" Recessed Flush to Grade Landscape Uplight	Varies	Integral LED lamp	1
7	Z#	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 = 76,869 SQ / 1,000 SQ = 76 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.

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SHEET NUMBER:

HILLSIDE REVIEW

EL 7

TYPE LED-EX

NeoVisionMini
24VDC Neon LED Tape
Specification Sheet

GMLighting®

Project Name | Type
Catalog # | Date

24 VOLT | UL/ULC | 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	68 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)	7 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 LED-GEX

NOVA WALL GRAZER
24VDC REMOTE POWER, STATIC WHITE & WARM DIM

PURE EDGE Pure Smart Lighting | WiZ PRO

DESIGNED BY GREGORY KAY | ASSEMBLED IN AMERICA REV 08.24.25

DESCRIPTION
The Nova Ceiling Wall Grazer offers direct, crisp, up-to 95+ CRI light in a clean and contemporary style. The Nova Ceiling Wall Grazer offers multiple power and mounting options. The 4.6" Floating Square Canopy mounts to a standard square junction box anywhere along the fixture. The 1" Rectangle (**1RE**) J-Box (included) offers a power connection option that is hidden for a more streamlined look. Components included with the system; 8' Power Cable, 1/2" ceiling mounted standoffs provided every 2' for fixture support at the ceiling. Lengths range from 12" to 240" and can be ordered in various increments. Comes with a 20° beam spread lens and optional Black or White Louvers along with a variety of finishes. Fixture includes a 5 year prorated warranty. For custom designs and quotes, send drawings to design@PureEdgeLighting.com

INSTALLATION
- Mounts to a Standard Junction Box, pre-wired from 24VDC Remote Power Supply up to 100 Watts (sold separately) at maximum 40' away
- 1/2" long ceiling-mounted standoff is included for drywall applications
- Includes your choice of Canopy, 1" Rectangle Junction Box (1RE), 4.6" Square Canopy (4SQ), T-Bar Clips every 2' (**TBA, TBB, TBE**) include 2" plenum power feed
- May be recessed in ceilings, perimeters, and coves

FINISHES

LENS
Wall Grazer lens, offered with optional Black or White Louver

LAMPING
- Offered in multiple color temperatures including two Warm Dim options of **27D** & **30D** that dim down to 1900K
- 50,000 Hour Lamp Life

REMOTE POWER SUPPLIES' & DIMMERS (SOLD SEPARATELY)
- Pure Smart™ WiZ Pro Power Supplies & Controls
- UNI Driver: Universal Dimming (**ELV, TRIAC, 0-10V**)
- ELV & TRIAC Smart Dimmer & Switch
- DALI/DALI-2
- Electronic Low Voltage (**ELV**)* 50W (fits inside the junction box)
- Lutron Hi-Lume/Ecosystem

*In-Wall Mounting and drop ceiling Kits available for select power supplies
**ELV power supplies are not compatible with nLight, use only Universal power supplies

APPLICATIONS
Indoor only - kitchens, dining rooms, hallways, conference rooms, offices, architectural, & general retail

APPROVALS
Damp Location, Class 2 wiring, ETL Listed, RoHS, Assembled in America, Patent Pending, JA8 compliant with universal power supplies in 27K> CCT. Click the link to access our full Title 24 compliance listings:
puredgelighting.com/resources

For quick & easy reference, plus the most up-to-date pricing, use our Nova Wall Grazer Static White & Warm Dim Configurator

System	Wattage Per Foot	Canopy	Nominal Size	Color Temperature	Finish
NCWG — Nova Ceiling Wall Grazer NCWGB — Nova Ceiling Wall Grazer with Black Louver NCWGW — Nova Ceiling Wall Grazer with White Louver	5W — 4 ft Max - 240" 7W — 5.5 watts / 144" 7W — 7.2 watts / 192" 10W — 8.8 watts / 120" (10ft.) max length	4SQ — 4" Square Split TBA — T-Bar Mounting clips, compatible with 15/16" and 9/16" T-Bar systems where the ceiling panels are flush with the grid, and 15/16" regular ceiling panels. TBB — T-Bar Mounting clips, compatible with 15/16" and 9/16" T-Bar systems where the ceiling panels sit below T-Bar grid (includes spacer) TBE — T-Bar Mounting clips, compatible with Slotted T-Bar Drop Ceiling systems with ½" openings, and mounts flush anywhere along the T-Bar grid SD1 — 9ft Power Lead Out End SD2 — 9ft Power Leads Both Ends	1RE — 1" Rectangle with Junction Box 4SQ — 4" Square Split *Check lengths listed on length chart (page 3)	12-240" — Order in various increments from 12" to 240"	24K — 2400K Incandescent White 27K — 2700K Incandescent White 27D — 2700K Warm Dim (5W only) 30K — 3000K Neutral White 30D — 3000K Warm Dim (5W only) 35K — 3500K Neutral White 40K — 4000K Cool White	BK — Satin Black CR — Chrome SN — Satin Nickel WH — White

PROJECT	FIXTURE TYPE	DATE

TYPE LED-GEX

NOVA WALL GRAZER
24VDC REMOTE POWER, STATIC WHITE & WARM DIM

PURE EDGE Pure Smart Lighting | WiZ PRO

REV 08.24.25

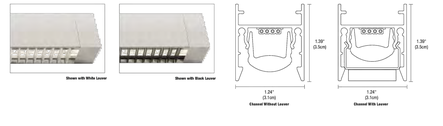
Lamp Data: Lamp data for Nova Ceiling Wall Grazer

NCWG																	
DESCRIPTION	20 Degree Wall Grazer Lens without Louver																
WATTS PER FOOT	5						7w (1.2 watts)						10w				
CRI/IN TEMPERATURE	24K	27K	27D*	30K	30D*	35K	40K	24K	27K	30K	35K	40K	24K	27K	30K	35K	40K
LUMENS PER FOOT (lm/ft)	374	375	333	398	333	331	348	473	478	498	573	603	616	622	648	746	784
LUMENS PER WATT (lm/w)	62	63	67	65	67	75	79	65	65	68	78	83	64	65	68	76	82
CRI	90+	95+	93+	95+	92+	85+	85+	90+	95+	95+	85+	85+	90+	95+	95+	85+	85+

NCWGW																	
DESCRIPTION	20 Degree Wall Grazer Lens with White Louver																
WATTS PER FOOT	5w (4.4 watts)							7w (7.2 watts)					10w				
CRI/IN TEMPERATURE	24K	27K	27D*	30K	30D*	35K	40K	24K	27K	30K	35K	40K	24K	27K	30K	35K	40K
LUMENS PER FOOT (lm/ft)	170	171	200	178	200	205	216	260	262	296	309	350	374	382	388	402	462
LUMENS PER WATT (lm/w)	39	39	42	41	42	47	49	40	41	42	49	51	40	40	42	48	51
CRI	90+	95+	93+	95+	92+	85+	85+	90+	95+	95+	85+	85+	90+	95+	95+	85+	85+

NCWGB																	
DESCRIPTION	20 Degree Wall Grazer Lens with Black Louver																
WATTS PER FOOT	5w (4.4 watts)							7w (7.2 watts)					10w				
CRI/IN TEMPERATURE	24K	27K	27D*	30K	30D*	35K	40K	24K	27K	30K	35K	40K	24K	27K	30K	35K	40K
LUMENS PER FOOT (lm/ft)	130	122	142	127	142	146	153	208	210	219	252	265	271	274	285	328	345
LUMENS PER WATT (lm/w)	27	28	30	29	32	33	35	29	29	30	35	36	28	28	30	34	36
CRI	90+	95+	93+	95+	92+	85+	85+	90+	95+	95+	85+	85+	90+	95+	95+	85+	85+

*27D, 30D - Warm Dim (4.8 Watts)



30K 20° 7W CLEAR LENS

DISTANCE	BEAM	FOOT CANDLE
12in	2in	742 FC
18in	3in	316 FC
24in	4in	179 FC
36in	6in	114 FC

30K 20° 10W CLEAR LENS

DISTANCE	BEAM	FOOT CANDLE
12in	2in	896 FC
18in	3in	382 FC
24in	4in	214 FC
36in	6in	136 FC

PROJECT	FIXTURE TYPE	DATE

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

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: ART4A07T27NST

PRODUCT CODE	LUMENS		COLORMETRIC	CCT		BEAM SPREAD		FINISH		DIMMING	
ART4A			T								
ART4A Adjustable	07	750 lm	T True Spectrum®	27	2700K	NS	Narrow Spot (15°) [3]	Blank	Black	T	TRIAC/ELV
	10	1000 lm		30	3000K	SP	Spot (25°)	W	White	D	DALI-2 [4]
				35	3500K	FL	Flood (40°)				
				40	4000K	LS	Linear Spread (60° x30°)				
				3W	Warm Dim [5] (3000K~ 1800K)	SF	Soft Focus [6]				
				T1	Tunable White [4] (4000K~ 1800K)	NH	Narrow Spot w/ Hex Louver [7]				
						SH	Spot w/ Hex Louver [8]				
						FH	Flood w/ Hex Louver [8]				

[3] Only available in 1000 lm
[4] Only available in 750 lm for DALI-2
[5] Not available in Warm Dim or Tunable White
[6] Only available in 750m Static CCT with TRIAD Dimming and available with 1000 lm WD
[7] Not available in Warm Dim, Tunable White or DALI-2
[8] Not available for DALI-2
[9] 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 [10,11]
		BZ	Bronze [11]		
		CD	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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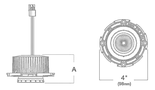
TYPE S5

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

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TYPE S5

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
M4TSQWHFL

Pinhole
M4TSPWH

Pinhole Flangeless
M4TSPWHFL

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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 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
P H O E N I X , A Z 8 5 0 5 0
WWW.KEVINJFLOWER.COM
T 602.341.3667

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DRAWN BY:
JOHNNY ANGUIZ

DATE: MARCH 25, 2026

SCALE: AS NOTED

REVISIONS:
1
2
3

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 *	Beam Angle *	Lens	Accessories * (optional)	Internal Angle Bracket *	Mounting Kit * (optional)	Flange & Back Box *	Trim Finish *
L304	1 1W 2 2W	W22R 2200K 80+ W20H 2000K 90+ W27H 2700K 90+ W30H 3000K 90+ W40H 4100K 90+	SS super spot 8° S spot 12° N narrow flood 24° 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 18 15° angle X custom	MK1 vertical surface MK2 ingrained	**Octagonal Aluminum Back Box with...** 0 standard flange 3828H 2-7/8" (73mm) F paving stone flange - depth: 5-1/2" (138mm) * **Pipe *:** **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. For components included, refer to Luminaire Construction section. See pg.3 for back box and flange options.
3. Paving stone flange is also recommended for a better cement/concrete flush.
4. Factory set height of 11-13/16" (300mm). Visit QR.C for details.
5. 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 systems or inverse will not be covered under warranty. Consult MP Lighting for recommended drivers. If the fixture has an option to be installed with a dimming control system, consult a dimming system manufacturer with minimum load below (enabling). 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

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

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. For components included, refer to Luminaire Construction section. See pg.3 for back box and flange options.
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MP Lighting © | www.mplighting.com | info@mplighting.com | 604.708.1184 2025-09-9 | pg.1

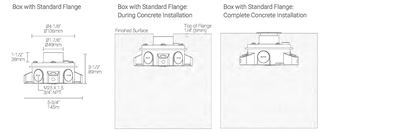
TYPE WL

MP LIGHTING

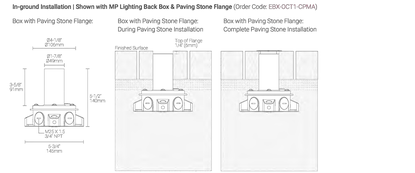
Mounting Options & Dimensions

LED Insert Dimensions

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



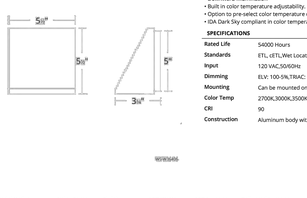
In-ground Installation | Shown with MP Lighting Back Box & Paving Stone Flange (Order Code: EBX-OCT1-CPMA)



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
- ACLED 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 silk screened diffuser

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
○ WS-W36406 6"	○ 2200K	○ 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

LIGHT CONTROL SYMBOL LEGEND

$	SINGLE POLE SWITCH
$C	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
FP	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T#	REMOTE LOW VOLTAGE TRANSFORMER
	CEILING MOUNTED EXHAUST FAN
FIRE Lock	ELECTRIC FIREPLACE IGNITOR
XX	LIGHTING CONTROL KEYPAD
XXX	LIGHTING CONTROL SWITCHLEG
	LIGHTING CONTROL ENCLOSURE

RUKAVINA RESIDENCE
5611 E ROAD RUNNER LANE
PARADISE VALLEY, AZ

HILLSIDE REVIEW

SHEET NUMBER:

EL 8

- ROADRUNNER RESIDENCE -

- 5611 E. Roadrunner Ln. Paradise Valley, AZ. 85253 -

- Landscape Construction Documents -

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 FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
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.
5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
7. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
   A) BLUE STAKE (ARIZONA) 1-800-782-5348
   B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
8. 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.
9. 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.
10. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
11. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
12. 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.
13. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
15. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
16. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
17. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
18. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
19. 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.
20. 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 BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
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 HARDPAN 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 WALKS, 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 "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
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 ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
17. CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
18. CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
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'-0" BY 50'-0" TYPICAL MOCK-UP 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.

IRRIGATION GENERAL NOTES:

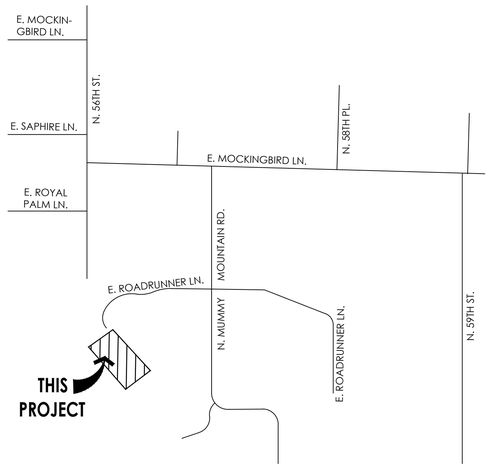
1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
2. THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.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

GRADING GENERAL NOTES:

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 FEES 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.

VICINITY MAP:

SCALE: NTS



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 REVISIONS 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 BEFORE PROCEEDING FURTHER.

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Avoid cutting underground utility lines. It's costly.
Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)

CONSULTANT TEAM

CLIENT:
MARK RUKAVINA

LANDSCAPE ARCHITECT:
GREEY | PICKETT
7144 E. STETSON DRIVE
SUITE 205
SCOTTSDALE, AZ 85251
PHONE: (480) 609-0009
FAX: (480) 609-0068
CONTACT: RUSS GREEY

ARCHITECT:
STRATTON ARCHITECTS
5090 N. 40TH ST, STE 170
PHOENIX, AZ. 85018
PHONE: (860) 331-0701
CONTACT: ANDREW STRATTON

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0068f

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
28448
RUSSELL E. GREEY
Registered 02/2006
ARIZONA, U.S.A.
Expires 10/31/2026

NOT FOR CONSTRUCTION

ROADRUNNER RESIDENCE
5611 E. Roadrunner Ln.
Paradise Valley, AZ. 85253

revisions:

project #: SAA112
scale: N/A
issued for:
drawn by: TEAM
date: 03/19/2026
drawing: Cover

L0.0

of

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GENERAL SALVAGE NOTES:

1. PLANT MATERIALS MUST BE INDIVIDUALLY TAGGED IN THE FIELD AT THE TIME THE INVENTORY PLANS ARE SUBMITTED. TAGGED MATERIALS MUST BE CLEARLY MARKED WITH WATERPROOF INK AND INCLUDE THE NUMBER WHICH CORRESPONDS TO THE NUMBER SHOWN ON THE PLANS.

2. ALL PLANT MATERIALS MUST REMAIN ON SITE UNTIL THE SALVAGE PLAN IS APPROVED.

3. TAGS MUST BE ATTACHED SO THAT THEY WILL REMAIN ON THE PLANT FOR THE DURATION OF THE SALVAGE AND NURSERY STORAGE PERIOD.

4. ALL SALVAGEABLE MATERIAL IS TO BE CLEARLY FLAGGED WITH TAPE OR PLASTIC TAGS VISIBLE FROM ALL DIRECTIONS. TAGS SHALL BE NUMBERED TO CORRESPOND WITH THE PLANT INVENTORY PLAN AND LEGEND.

COLOR CODE AS FOLLOWS:
RED - SALVAGE AND RELOCATE
WHITE - PRESERVE AND PROTECT IN PLACE
BLUE - DESTROY, NOT SALVAGEABLE AND CANNOT REMAIN IN PLACE

5. ALL SALVAGEABLE PLANTS WILL BE STORED AT AN ON-SITE HOLDING YARD AND WILL BE RE-PLANTED ON-SITE AT A LATER DATE.

6. ALL MISCELLANEOUS CACTI UNDER 3' IN HEIGHT WILL BE SALVAGED AND STORED IN THE NURSERY IF THEY ARE WITHIN THE BUILDING ENVELOPE AND AFFECTED BY CONSTRUCTION.

7. UPON REMOVAL OF SALVAGEABLE NATIVE PLANTS THE SALVAGE CONTRACTOR SHALL SUBMIT A LIST IDENTIFYING THE TAG NUMBER OF THE PLANTS SURVIVING SALVAGE OPERATIONS TO THE CITY'S LANDSCAPE INSPECTOR PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PROJECT PROPERTY LINES PRIOR TO SALVAGE. ANY PLANT MATERIAL THAT IS LABELED SALVAGEABLE OR NON-SALVAGEABLE OUTSIDE OF FINAL STAKING BOUNDARIES IS TO REMAIN IN PLACE UNLESS OTHERWISE DIRECTED BY OWNER.

9. CONTRACTOR TO VERIFY WITH OWNER ALL PLANT MATERIAL LABELED SALVAGEABLE OR NON-SALVAGEABLE ADJACENT TO N.A.O.S. BOUNDARIES AND /OR DRAINAGE WAYS

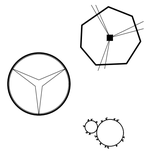
INVENTORY COMPLETED BY: (CITY APPROVED FOR INVENTORY)

ARIZONA SPECIALTY CACTUS
PHONE: 602-694-3496
E-MAIL: AZSPECIALTYCACTUS@GMAIL.COM
CONTACT: ALEX GREEY

SALVAGE TO BE COMPLETED BY: (CITY APPROVED FOR SALVAGE)

BLACK EAGLE NURSERIES AND MAINTENANCE
ADDRESS: 5226 32ND STREET
PHOENIX AZ. 85040
PHONE: 602-323-1558
E-MAIL: CZORNS@BLACKEAGLEAZ.COM
CONTACT: CLAY ZORNS

PLANT SYMBOL LEGEND:



Parkinsonia	Palo Verde
Prosopis velutina	Mesquite
Carnegiea gigantea	Saguaro

INVENTORY COMPLETED BY:

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Tag#	Species	Condition	Inventory Designatio	Intended Designatio	Salvageability Comments	Caliper Inches	Tree Height-Ft.	Tree Width-Ft.	Cacti Height-LF
1	Palo Verde	Good	RIP	Remain		8	12	17	
2	Palo Verde	Good	RIP	Remain		4	10	15	
3	Palo Verde	Good	RIP	Remain		5	13	15	
4	Palo Verde	Good	RIP	Remain		5	10	15	
5	Palo Verde	Good	RIP	Remain		5	12	13	
6	Palo Verde	Good	RIP	Remain		4	8	12	
7	Palo Verde	Good	RIP	Remain		5	11	14	
8	Palo Verde	Good	RIP	Remain		10	14	17	
9	Palo Verde	Good	RIP	Remain		10	14	16	
10	Palo Verde	Good	RIP	Remain		10	14	15	
11	Palo Verde	Good	RIP	Remain		4	8	8	
12	Palo Verde	Good	RIP	Remain		5	8	8	
13	Palo Verde	Good	RIP	Remain		6	12	15	
14	Mesquite	Good	RIP	Remain		10	12	17	
15	Palo Verde	Good	RIP	Remain		6	12	15	
16	Palo Verde	Good	RIP	Remain		4	10	15	
17	Palo Verde	Good	RIP	Remain		5	7	10	
18	Palo Verde	Good	RIP	Remain		5	10	15	
19	Saguaro	Good	S	Salvage		20	4		
20	Palo Verde	Good	RIP	Remain		4	7	15	
21	Palo Verde	Good	RIP	Remain		5	15	15	
22	Palo Verde	Good	RIP	Remain		5	12	15	
23	Palo Verde	Good	RIP	Remain		5	7	14	
24	Palo Verde	Good	RIP	Remain		4	9	13	
25	Palo Verde	Good	RIP	Remain		4	9	15	
26	Palo Verde	Good	RIP	Remain		6	14	16	
27	Palo Verde	Good	RIP	Remain		4	9	12	
28	Palo Verde	Good	RIP	Remain		4	12	16	
29	Palo Verde	Good	RIP	Remain		12	15	20	
30	Palo Verde	Good	RIP	Remain		7	12	15	
31	Palo Verde	Good	RIP	Remain		5	9	14	
32	Palo Verde	Good	RIP	Remain		10	15	18	
33	Palo Verde	Good	RIP	Remain		10	13	16	
34	Palo Verde	Good	RIP	Remain		10	15	18	
35	Palo Verde	Poor	D	Destroy	Split Head	6	15	17	
36	Palo Verde	Poor	D	Destroy	In Wash	4	10	14	
37	Palo Verde	Poor	D	Destroy	Branch Die Back	10	15	15	
38	Palo Verde	Poor	D	Destroy	Branch Die Back	10	15	20	
39	Palo Verde	Poor	D	Destroy	Branch Die Back	4	9	15	
40	Palo Verde	Poor	D	Destroy	On Ledge	12	13		
41	Palo Verde	Poor	D	Destroy	On Ledge	5	16	18	
42	Palo Verde	Poor	D	Destroy	On Ledge	5	16		
43	Palo Verde	Poor	D	Destroy	Leaning	8	16	17	
44	Palo Verde	Good	S	Salvage		12	15	17	
45	Palo Verde	Poor	D	Destroy	Branch Die Back	12	10	18	
46	Palo Verde	Poor	D	Destroy	Branch Die Back	8	12	17	
47	Palo Verde	Poor	D	Destroy	Branch Die Back	4	13	15	
48	Palo Verde	Poor	D	Destroy	Branch Die Back	5	12	15	

Summary

	Salvage Plants
1	Trees on this site to be salvaged totaling 62 caliper inches
1	Cacti on this site to be salvaged totaling 4 lateral feet
2	Total Plants to Salvage
	Unsalvageable Plants (Destroy)
13	Trees on this site that are not salvageable (destroy) totaling 93 caliper inches
0	Cacti on this site that not salvageable totaling 0 caliper inches
13	Total Plants to Destroy (Unsalvageable)
	Plants to Remain
33	Trees on site to remain in place

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0099 p 480.609.0066 f

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ROADRUNNER

5611 E. Roadrunner Ln.
Paradise Valley, AZ. 85253

revisions:

project #: SAA112
scale: 1"=20'-0"
issued for:

drawn by: TEAM
date: 03/19/2026

drawing:
Native Plant Inventory

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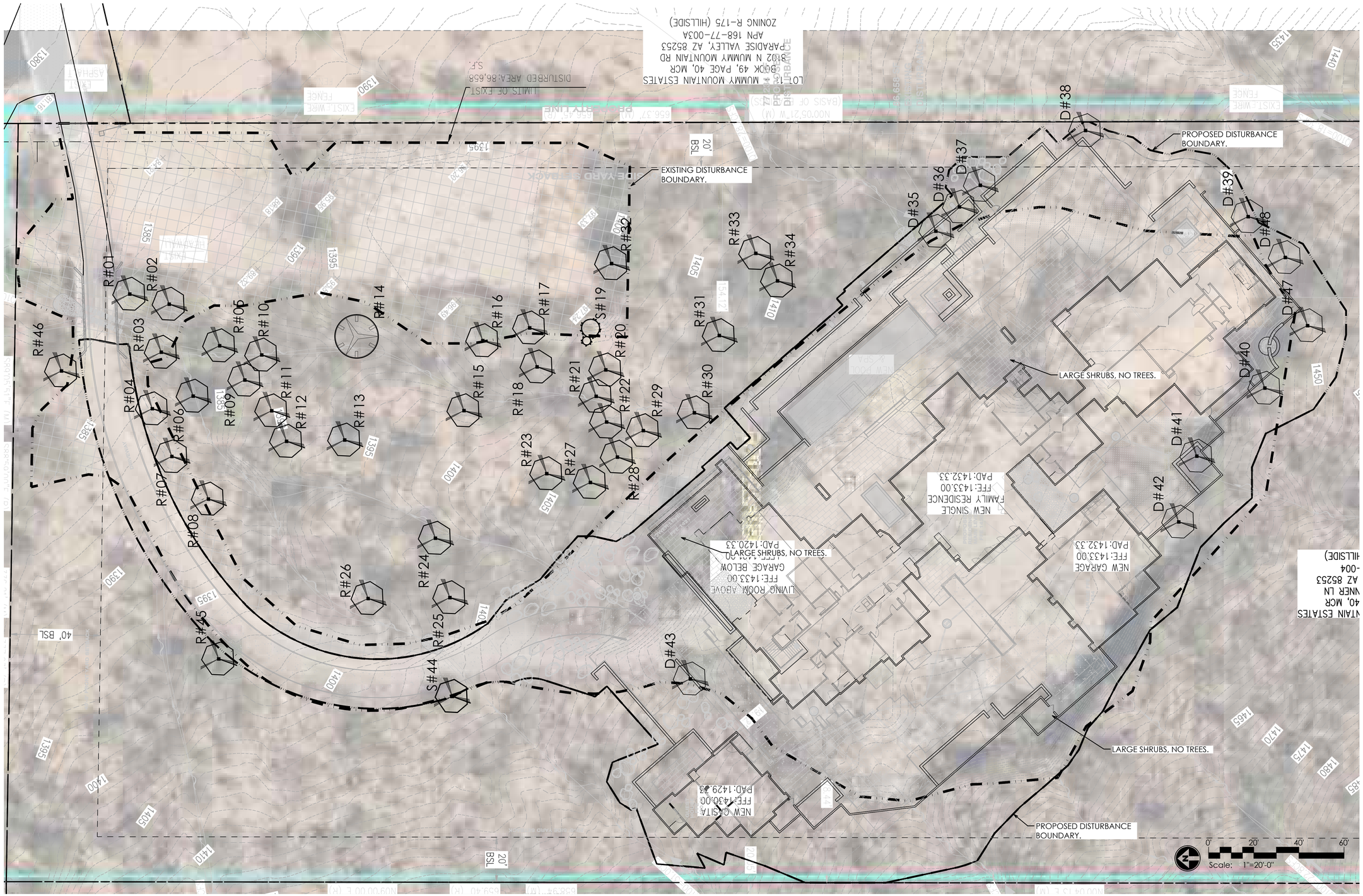

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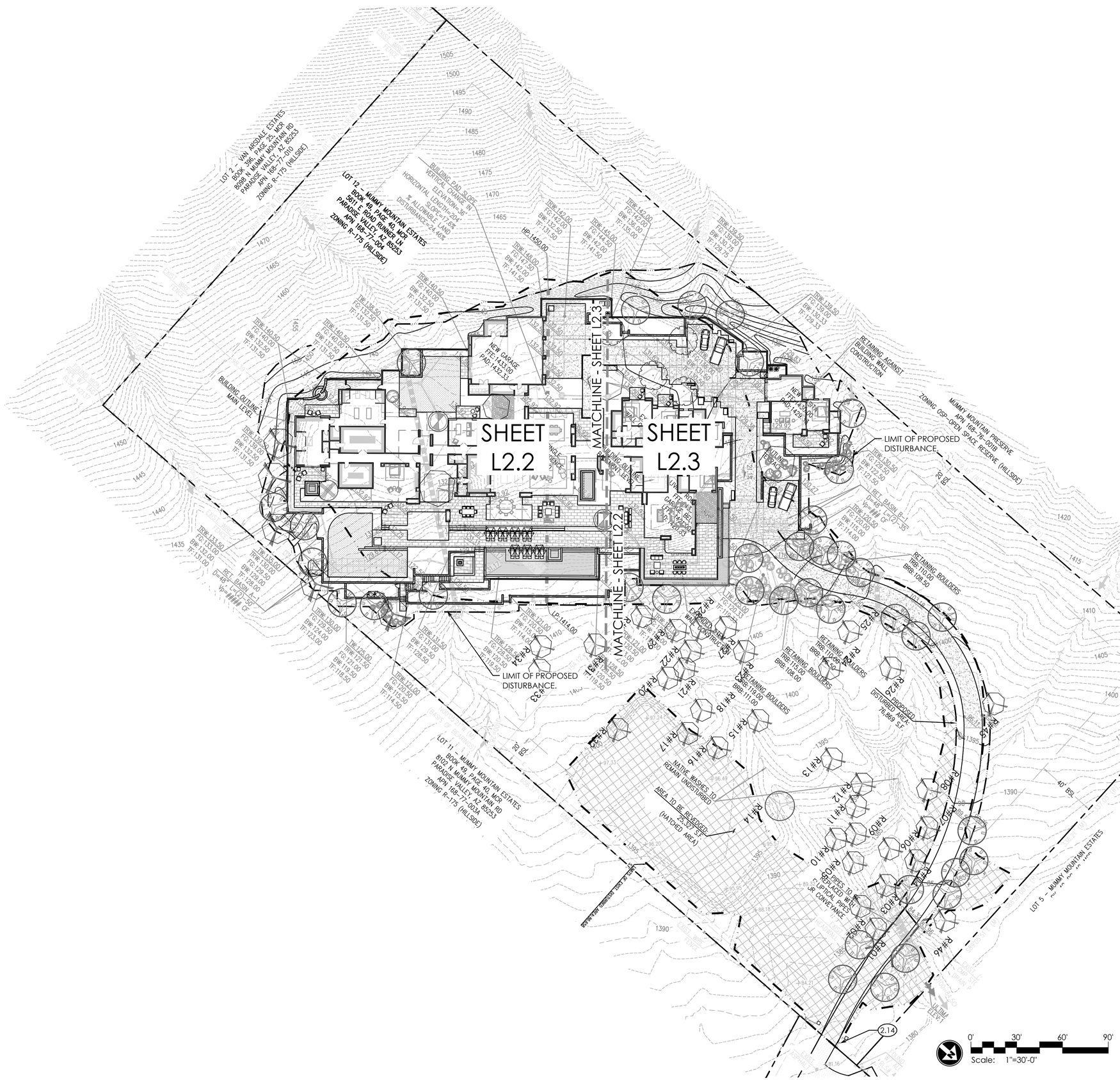

KEY NOTES

1.10 COLORED CONCRETE, LIGHT EXPOSED FINISHED, 3/8" MIX, COLOR TBD. SAW CUT JOINTS. 1/4" RADIUS EDGE.

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landscape architecture | community design
7144 e stetson drive, suite 205
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ROADRUNNER RESIDENCE

5611 E. Roadrunner Ln.
Paradise Valley, AZ. 85253

revisions:

project #: SAA112

scale: 1"=30'-0"

issued for:

drawn by: TEAM

date: 03/19/2026

drawing: Overall Layout Plan

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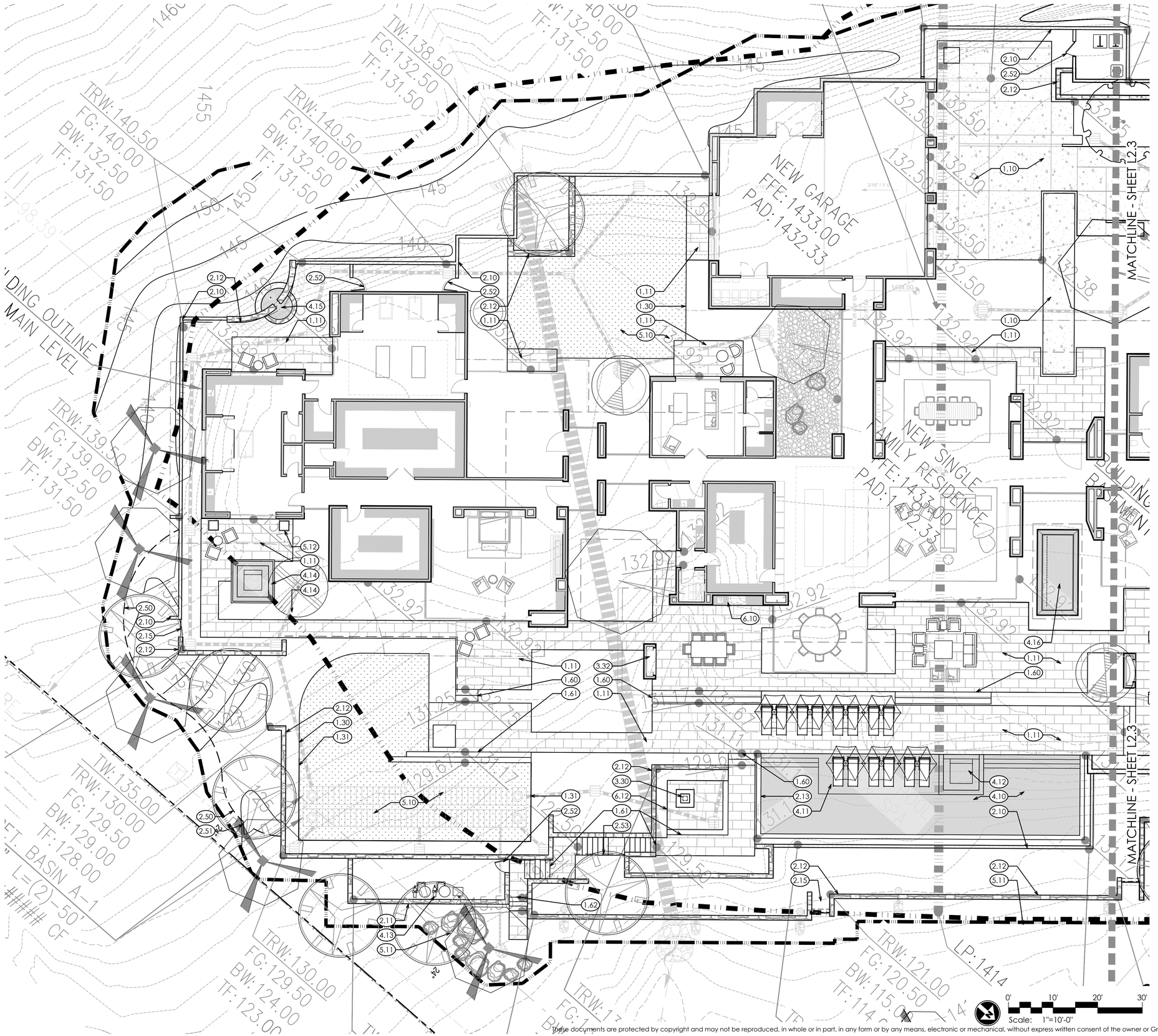

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drawing: Enlarged Layout Plan

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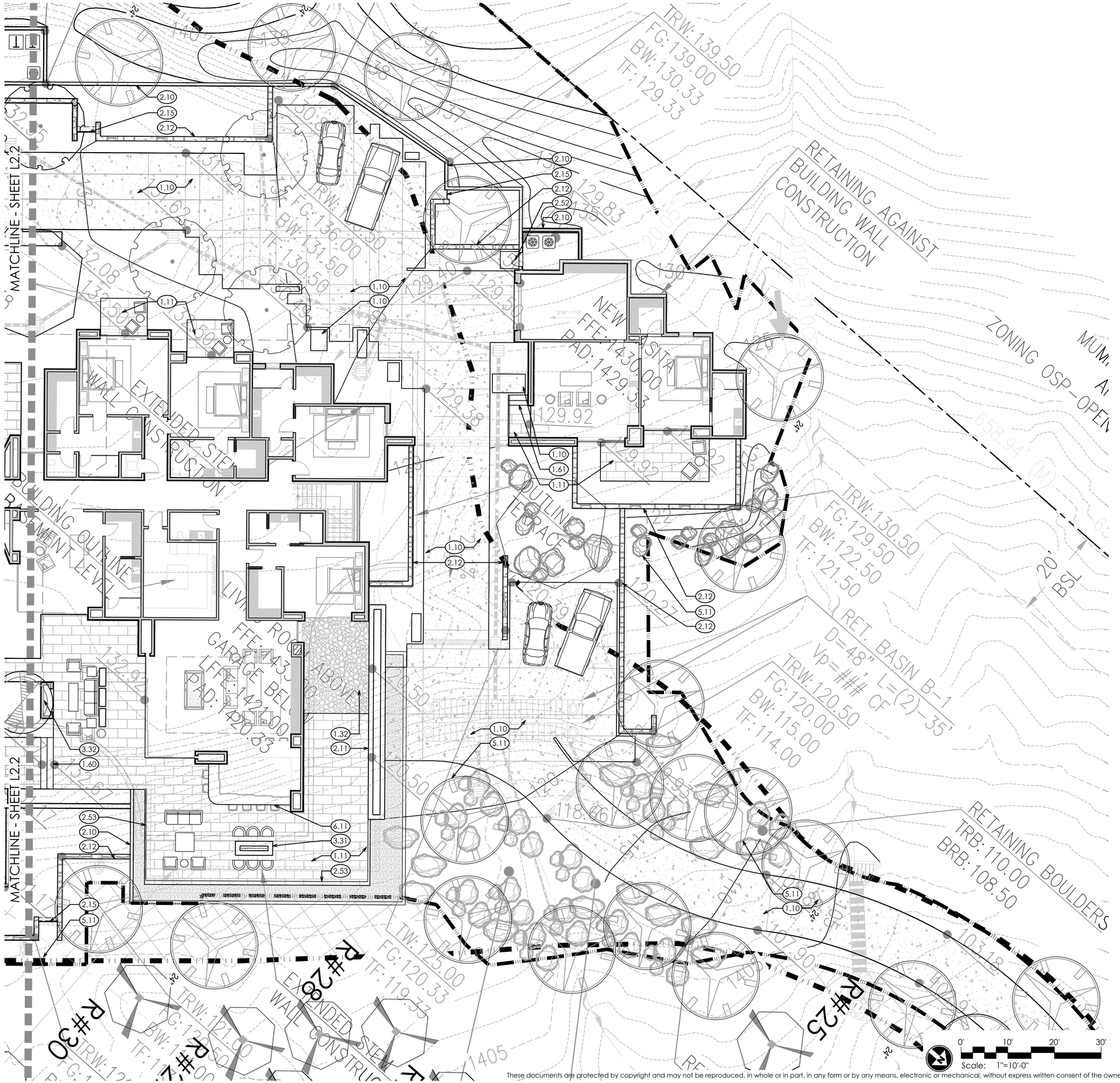

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3. POOL CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
4. CONCRETE COLOR TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE 2'X2' SAMPLE OF PROPOSED CONCRETE COLOR AND FINISH FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
5. ALL STEEL TO BE ELECTROSTATIC PAINTED TO MATCH ARCHITECTURAL STEEL. GRIND ALL WELDS SMOOTH.
6. ALL SPOT ELEVATIONS AND CALLOUTS ARE FOR DESIGN INTENT PURPOSES ONLY.REFER TO CIVIL PLAN FOR ALL GRADING AND DRAINAGE INFORMATION.
7. **CONTRACTOR TO PROVIDE SAMPLES ONSITE OF ALL PROPOSED MATERIALS, FOR APPROVAL BY OWNER PRIOR TO PURCHASE OR INSTALL.**

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0099 p 480.609.0066 f

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
28448
RUSSELL E. GREEY
Registered 02/2026
ARIZONA, U.S.A.
Expires 12/31/26

NOT FOR CONSTRUCTION

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

RESIDENCE

ROADRUNNER

5611 E. Roadrunner Ln.
Paradise vAlley, AZ. 85253

revisions:

project #: SAA112
scale: 1"=10'-0"
issued for:
drawn by: TEAM
date: 03/19/2026
drawing: Enlarged Layout Plan

L2.3

of

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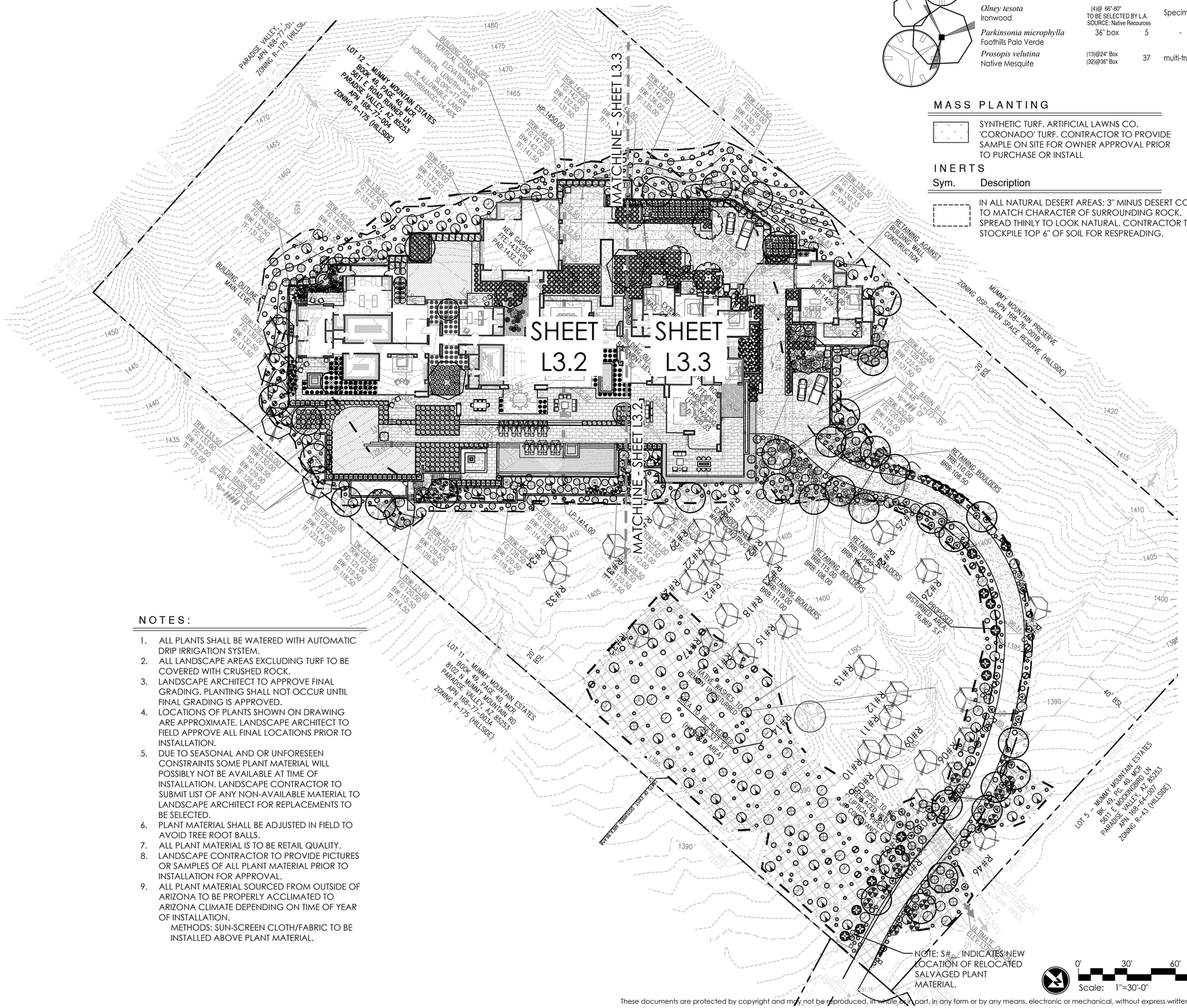
SHEET L3.2
SHEET L3.3
MATCHLINE - SHEET L3.3
MATCHLINE - SHEET L3.2
NEW GARAGE FFE:1,433.50 PAD:1432.33
BUILDING OUTLINE - MAIN LEVEL
BUILDING PAD SLOPE: VERTICAL CHANGE IN ELEVATION=36" HORIZONTAL LENGTH=204" SLOPE=17.6% % ALLOWABLE DISTURBANCE=24.46%
PARADISE VALLEY, AZ APN 168-77-001 PARADISE VALLEY ZONING R-175 (HILLSIDE)
LOT 12 - MUMMY MOUNTAIN ESTATES BOOK 49, PAGE 40, MCR 5511 E. ROAD RUNNER LN PARADISE VALLEY, AZ 85253 APN 168-77-004 ZONING R-175 (HILLSIDE)
LOT 11 - MUMMY MOUNTAIN ESTATES BOOK 49, PAGE 40, MCR 8102 N MUMMY MOUNTAIN RD PARADISE VALLEY, AZ 85253 APN 168-77-003A ZONING R-175 (HILLSIDE)
LOT 5 - MUMMY MOUNTAIN ESTATES BK. 49, PG. 40, MCR 5611 E. MOCKINGBIRD LN PARADISE VALLEY, AZ 85253 APN 168-64-007 ZONING R-43 (HILLSIDE)
MUMMY MOUNTAIN PRESERVE APN 168-76-001B ZONING OSP-OPEN SPACE RESERVE (HILLSIDE)
RETAINING AGAINST BUILDING WALL CONSTRUCTION
RETAINING BOULDERS
RETAINING WALL
PROPOSED DISTURBED AREA: 16,869 S.F.
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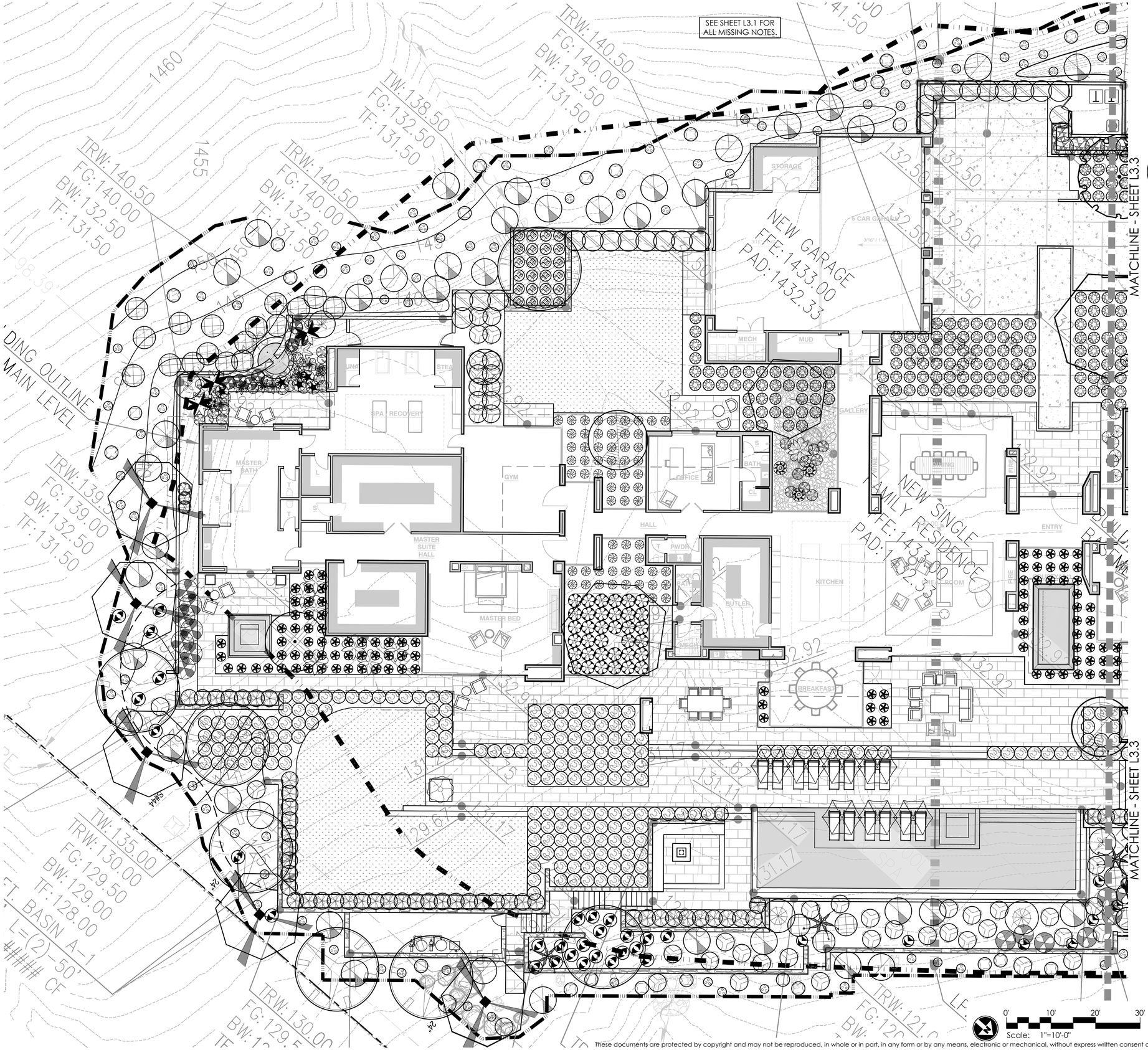

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Bauhinia lunarioides Anacacho Orchid Tree	36" box	1	-
	Bursera fagaroides Elephant Tree	36" box	2	-
	Chitalpa tashkentensis Chitalpa	36" box	4	Multi-Trunk
	Olea europaea 'Swan Hill' Swan Hill Olive	60" box	1	
	Olney tesota Ironwood	(4)@ 66"-80" TO BE SELECTED BY L.A. SOURCE: Native Recources		Specimen
	Parkinsonia microphylla Foothills Palo Verde	36" box	5	-
	Prosopis velutina Native Mesquite	(13)@24" Box (32)@36" Box	37	multi-trunk
Shrubs				
	Ambrosia deltoidea Triangle Leaf Bursage	1 gal.	320	-
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.	365	-
	Calliandra eriophylla Pink Fairy Duster	1 gal.	17	-
	Dianella revoluta 'Little Rev' Little Rev Flax Lily	1 gal.	104	-
	Dodonaea viscosa Hop Bush	5 gal.	34	-
	Eriogonum fasciculatum Flat Top Buckwheat	1 gal.	74	-
	Justicia californica Chuparosa	5 gal.	96	-
	Larrea tridentata Creosote	5 gal.	104	-
	Lavandula multifida Fernleaf Lavender	5 gal.	24	-
	Muhlenbergia rigens Deer Grass	1 gal.	37	-
	Olea europaea 'Montra' Little Ollie Dwarf Ollie	5 gal.	55	-
	Penstemon parryi Perry's Penstemon	1 gal.	10	-
	Perovskia atriplicifolia Russian Sage	1 gal.	200	-
	Salvia clevelandii Chaparral Sage	5 gal.	16	-
	Simmondsia chinensis Jojoba	5 gal.	43	-
	Sphaeralcea ambigua Globe Mallow	5 gal.	108	-
	Vaquelinia californica Arizona Rosewood	5 gal.	3	-
	Viguiera deltoidea Goldeneye	1 gal.	27	-
	Vitex trifolia 'Purpurea' Arabian Lilac	5 gal.	9	-
Groundcovers				
	Glandularia pulchella Mass Verbena	1 gal.	25	-
	Melampodium leucanthum Blackfoot Daisy	1 gal.	12	-
Accents Cactus				
	Agave americana Century Plant	15 gal.	3	-
	Agave bovicornuta Cow Horn Agave	15 gal.	3	-
	Agave ovatifolia Whale's Tongue Agave	15 gal.	3	-
	Agave tequilana Weber Blue Agave	15 gal.	2	-
	Agave weberi Blue Agave	5 gal.	8	-
	Agave x 'Blue Glow' Blue Glow Agave	15 gal.	5	-
	Aloe barbadensis Medicinal Aloe	5 gal.	17	-
	Aloe rudikoppe Little Red Riding Hood Aloe	5 gal.	63	-
	Asclepias subulata Desert Milkweed	5 gal.	4	-
	Dasylirion wheeleri Desert Spoon	5 gal.	2	-
	Euphorbia antisyphilitica Candelilla	5 gal.	6	-
	Euphorbia ingens 'Chocolate Drop' Chocolate Drop Cactus	15 gal.	6	-
	Euphorbia royleana Churee	15 gal.	1	-
	Fouquieria splendens Ocotillo	Large bare root	4	-
	Opuntia basilaris 'Baby Rita' Baby Rita Prickly Pear	5 gal.	35	-
	Opuntia engelmannii Engelmann's Prickly Pear	5 gal.	22	-
	Opuntia ficus-indica Indian Fig	15 gal.	7	-
	Opuntia gomei 'Old Mexico' Old Mexico Prickly Pear	5 gal.	31	-
	Opuntia violacea santa-rita Purple Prickly Pear	5 gal.	54	-
	Pachycereus pringlei Cardon	(5)@6' (2)@8' (1)@10'	(2)@3' (4)@4' (3)@5'	17 total
	Pachycereus schotti f. monstrosus Totem Pole Cactus	(4) @ 2' (2) @ 3'		6 total
	Stenocereus marginatus Mexican Fence Post	15 gal.	3	-
	Yucca baccata Banana Yucca	5 gal.	36	-
	Yucca filifera Tree Yucca	15 gal.	5	-
	Yucca rostrata Beaked Yucca	48" box	1	specimen "natural trunk"

GREEY | PICKETT
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ROADRUNNER RESIDENCE

5611 E. Roadrunner Ln.
Paradise vAlley, AZ. 85253

revisions:

project #: SAA112
scale: 1"=10'-0"
issued for:
drawn by: TEAM
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drawing: Enlarged Planting Plan

L3.2

of

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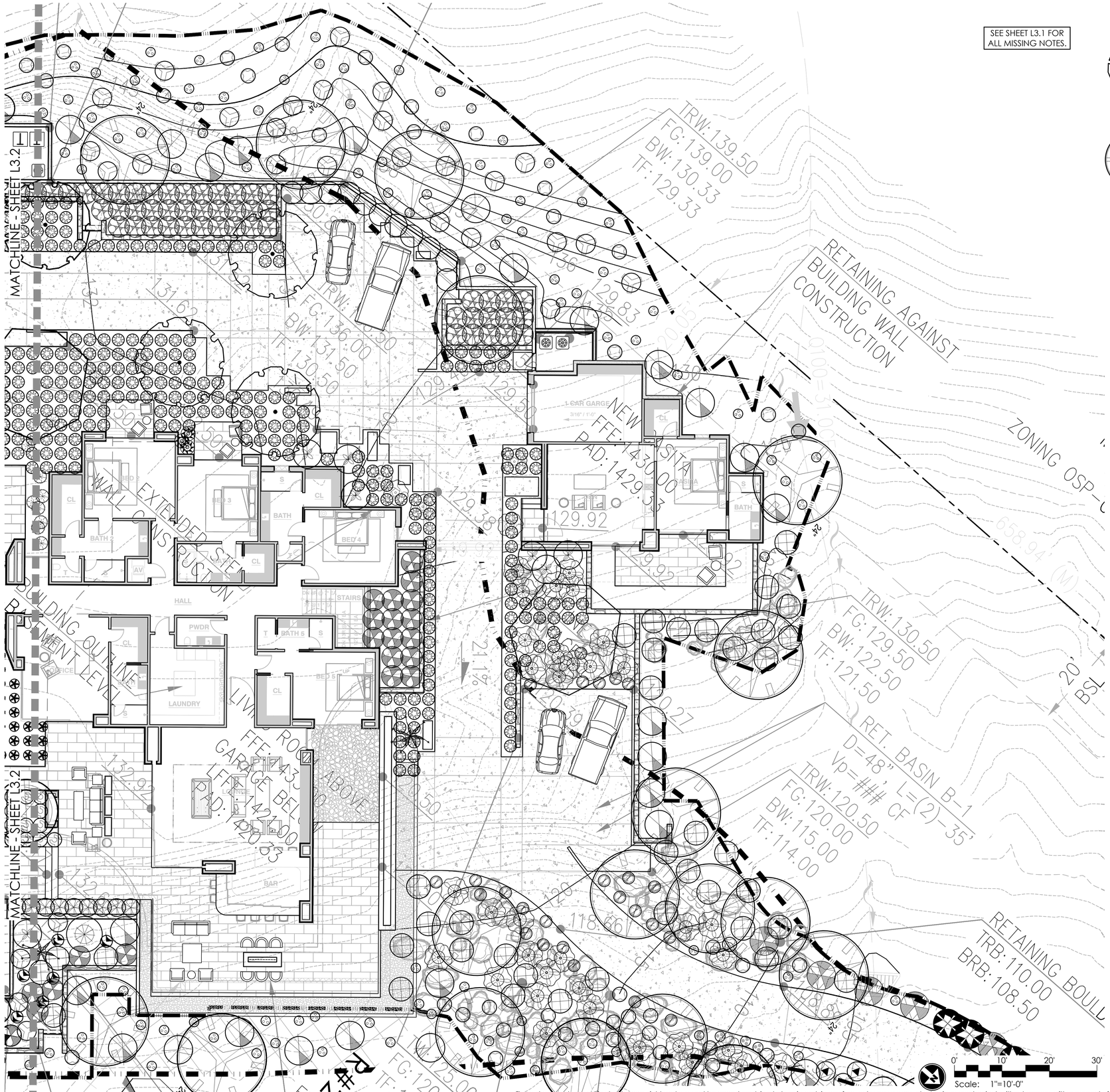
SEE SHEET L3.1 FOR ALL MISSING NOTES.



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
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	Bursera fagaroides Elephant Tree	36" box	2	-
	Chitalpa tashkentensis Chitalpa	36" box	4	Multi-Trunk
	Olea europaea 'Swan Hill' Swan Hill Olive	60" box	1	
	Olney tesota Ironwood	(4)@ 66"-80" TO BE SELECTED BY L.A. SOURCE: Native Recources		Specimen
	Parkinsonia microphylla Foothills Palo Verde	36" box	5	-
	Prosopis velutina Native Mesquite	(13)@24" Box (32)@36" Box	37	multi-trunk
Shrubs				
	Ambrosia deltoidea Triangle Leaf Bursage	1 gal.	320	-
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.	365	-
	Calliandra eriophylla Pink Fairy Duster	1 gal.	17	-
	Dianella revoluta 'Little Rev' Little Rev Flax Lily	1 gal.	104	-
	Dodonaea viscosa Hop Bush	5 gal.	34	-
	Eriogonum fasciculatum Flat Top Buckwheat	1 gal.	74	-
	Justicia californica Chuparosa	5 gal.	96	-
	Larrea tridentata Creosote	5 gal.	104	-
EL	*Lavandula multifida* Fernleaf Lavender	5 gal.	24	-
	Muhlenbergia rigens Deer Grass	1 gal.	37	-
	Olea europaea 'Montra' Little Ollie Dwarf Ollie	5 gal.	55	-
	Penstemon parryi Perry's Penstemon	1 gal.	10	-
	Perovskia atriplicifolia Russian Sage	1 gal.	200	-
	Salvia clevelandii Chaparral Sage	5 gal.	16	-
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	Dasylirion wheeleri Desert Spoon	5 gal.	2	-
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	Euphorbia ingens 'Chocolate Drop' Chocolate Drop Cactus	15 gal.	6	-
	Euphorbia royleana Churee	15 gal.	1	-
	Fouquieria splendens Ocotillo	Large bare root	4	-
	Opuntia basilaris 'Baby Rita' Baby Rita Prickly Pear	5 gal.	35	-
	Opuntia engelmannii Engelmann's Prickly Pear	5 gal.	22	-
	Opuntia ficus-indica Indian Fig	15 gal.	7	-
	Opuntia gomei 'Old Mexico' Old Mexico Prickly Pear	5 gal.	31	-
	Opuntia violacea santa-rita Purple Prickly Pear	5 gal.	54	-
	Pachycereus pringlei Cardon	(5)@6' (2)@8' (1)@10'	(2)@3' (4)@4' (3)@5'	17 total
	Pachycereus schotti f. monstrosus Totem Pole Cactus	(4) @ 2' (2) @ 3'		6 total
	Stenocereus marginatus Mexican Fence Post	15 gal.	3	-
	Yucca baccata Banana Yucca	5 gal.	36	-
	Yucca filifera Tree Yucca	15 gal.	5	-
	Yucca rostrata Beaked Yucca	48" box	1	specimen *natural trunk

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IRRIGATION GENERAL NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 65 PSI, AT A MINIMUM DISCHARGE OF 50 GPM AT MAINLINE POINT-OF-CONNECTION. VERIFY PRESSURE AND FLOW ON SITE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF ANY MATERIALS OR STARTING CONSTRUCTION. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE ASSUMES FULL RESPONSIBILITY FOR ANY NECESSARY SYSTEM ALTERATIONS AND ADDITIONAL COST THAT RESULT. FIELD MODIFICATIONS MAY OCCUR IN ORDER TO FULFILL THE DESIGN INTENT OF THE DRAWINGS. CONTRACTOR SHALL CONSULT WITH IRRIGATION DESIGNER AND PREPARE AS-BUILT PLANS SHOULD FIELD MODIFICATIONS BE NECESSARY.

2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.

3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

5. THESE IRRIGATION CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. THEREFORE, ALL IRRIGATION ELEMENTS GRAPHICALLY REPRESENTED IN THESE CONSTRUCTION DOCUMENTS ARE SCHEMATIC.

   A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE. PROVED 18" DEEP, ROCK FREE COVER OVER MAINLINE AND WIRE, AND COVER 12" DEEP OVER LATERALS, 6" OVER POLY PIPE AND 1/4" PIPE, BASED ON FINISHED GRADE.

   B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.

   C. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.

6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:

   A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.

   B. TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.

7. SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.

8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. ALL PIPE AND WIRING UNDER PAVED SURFACES SHALL BE IN CLASS 200 MINIMUM PVC SLEEVES. WHETHER OR NOT SHOWN. PIPING IN SLEEVES UNDER ROADWAYS SHALL BE A MINIMUM DEPTH OF 24'. PIPING IN SLEEVES UNDER SIDEWALKS SHALL BE A MINIMUM DEPTH OF 18". EXTEND SLEEVES 12" BEYOND EDGE OF PAVEMENT.

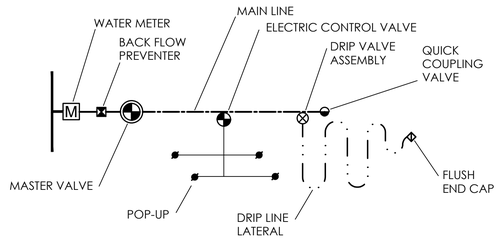
9. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.

10. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES. ALL 24-VOLT WIRING SHALL BE #14 UFUL DIRECT-BURIAL, SOLID COPPER.

11. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.

12. INSTALL TWO (2) #14 AWG CONTROL WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE FOR USE AS SPARES IN CASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF WIRE IN VALVE BOX.

13. SYSTEM SCHEMATIC SHALL BE AS FOLLOWS:



EMITTER SCHEDULE

INSTALL PRESSURE COMPENSATING EMITTERS AS FOLLOWS:

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

INSTALL PRESSURE COMPENSATING EMITTERS AS FOLLOWS:

SHRUBS	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 LEGEND

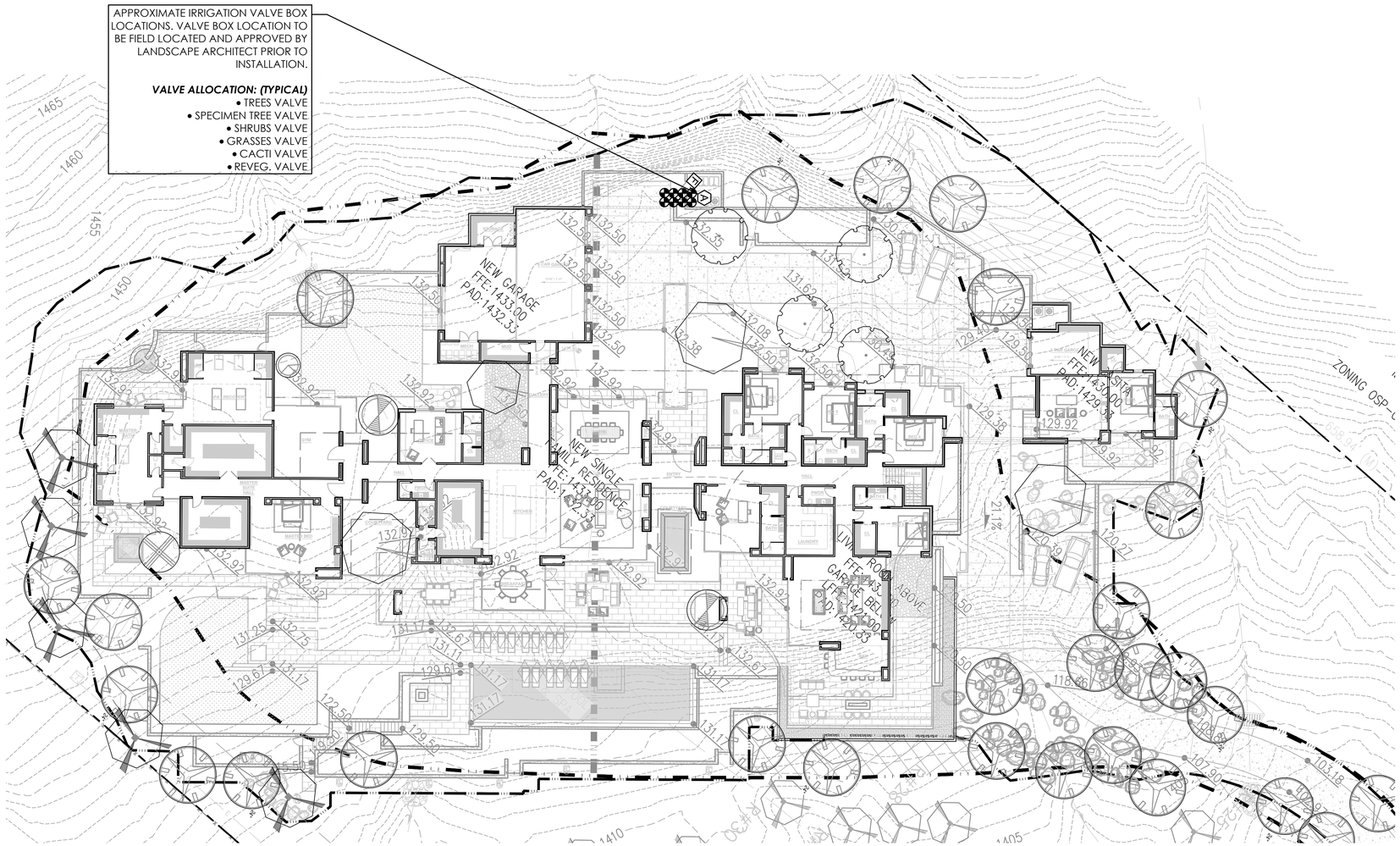
SYMBOL	DESCRIPTION	NOTES
M	WATER METER. ALSO PROVIDE REDUCED PRESSURE BACKFLOW PREVENTOR TO MATCH METER	-
A	CONTROLLER	WALL-MOUNTED, PAINT TO MATCH WALL. **SPEC HUNTER 'HPC' CONTROLLER OR EQUIVALENT.**
	CONTROL VALVE QTY. TBD	FLUSH MOUNTED, BOX COLOR TO MATCH GROUND PLANE
NOT SHOWN	MAINLINE	CLASS 200 PVC
F	FERTIGATION SYSTEM	EZ-FLOW INLINE 5 GALLON

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

SLEEVING SCHEDULE

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

NOTE:
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.**



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landscape architecture | community design
7144 e stetson drive, suite 203
scottsdale, arizona 85251
480.609.0009 p 480.609.0066f

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
28448
RUSSELL E. GREEY
Date Signed 02/13/26
ARIZONA U.S.A.
Expires 10/31/26

NOT FOR CONSTRUCTION

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

RESIDENCE

ROADRUNNER

5611 E. Roadrunner Ln.
Paradise Valley, AZ. 85253

revisions:

project #: SAA112
scale: 1"=20'-0"
issued for:
drawn by: TEAM
date: 03/19/2026

drawing: Irrigation Plan

L4.1

of

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LIGHTING FIXTURE SCHEDULE

SYMBOL	QTY	MANUFACTURER	MODEL #	COLOR	DESCRIPTION	LUMENS
	52	FX LUMINAIRE	FB-1LED-FB	BLACK	LOW VOLTAGE UPLIGHT	114
	56	FX LUMINAIRE	RP-32-1LED-W-18R-FB	BLACK	LOW VOLTAGE PATHLIGHT	55
	12	FX LUMINAIRE	RH-3LED-W-RB-FB	BLACK	LOW VOLTAGE WALL LIGHT	86
	300 L.F.	FX LUMINAIRE	SRP-10-W	-	LED WEATHERPROOF LIGHT STRIP	28/FT
	TBD	-	- -		LOW VOLTAGE TRANSFORMER (CONTRACTOR TO DETERMINE QUANTITY REQUIRED)	-

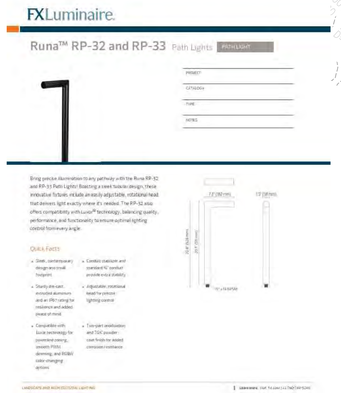
LIGHTING NOTES

1. CONTRACTOR SHALL VERIFY ALL SPECIFICATIONS, COLORS, AND FINISHES WITH OWNER PRIOR TO ORDERING OR INSTALLING.
2. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL LIGHTS.
3. ALL LIGHTS TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT.
4. ALL LIGHTS TO BE 2,700K COLOR TEMPERATURE.

HILLSIDE OUTDOOR LIGHTING REQUIREMENTS:

AREA OF LOT:	221,685 S.F.
ALLOWABLE DISTURBED AREA: (24.46%)	54,224 S.F.
LANDSCAPE UP-LIGHTING: LIMITED TO ONE (1) FIXTURE PER 1000 S.F. OF ALLOWABLE DISTURBED AREA.	
UP-LIGHTS PERMITTED:	54
UP-LIGHTS PROVIDED:	52

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



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7144 e stetson drive, suite 203
scottsdale, arizona 85251
480.609.0099 p 480.609.0066 f

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
28448
RUSSELL E. GREEY
Active
12/31/2016
Expires 12/31/16
NOT FOR CONSTRUCTION

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

ROADRUNNER RESIDENCE

5611 E. Roadrunner Ln.
Paradise Valley, AZ. 85253

revisions:

project #: SAA112

scale: 1"=30'-0"

issued for:

drawn by: TEAM

date: 03/19/2026

drawing: Lighting Plan

L5.1

of

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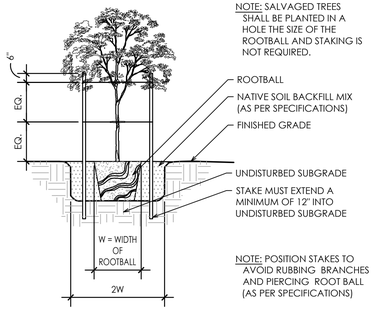
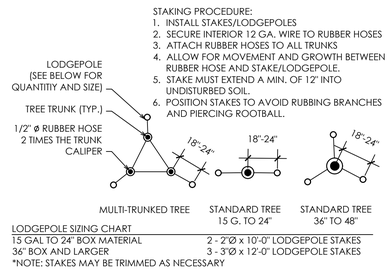
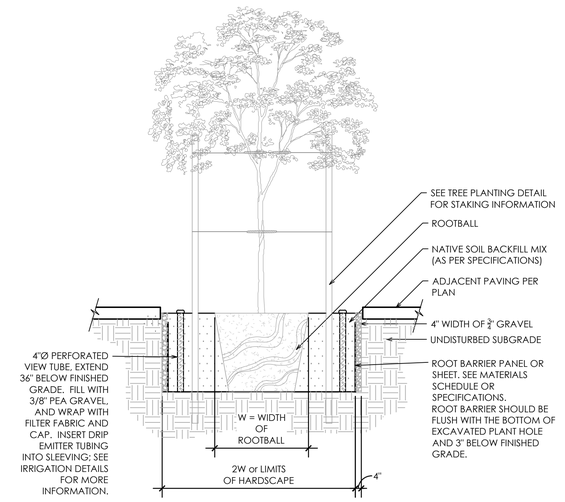


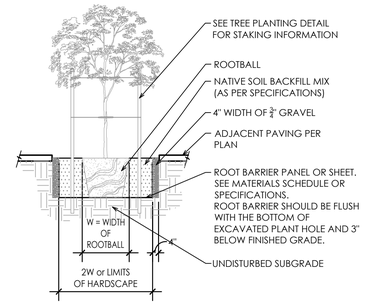
01 Tree Planting Detail
SCALE: NTS



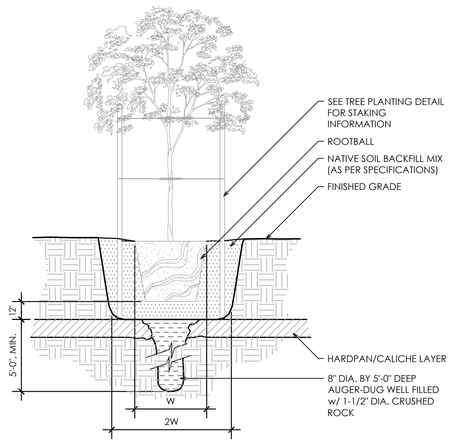
02 Tree Staking Detail
SCALE: NTS



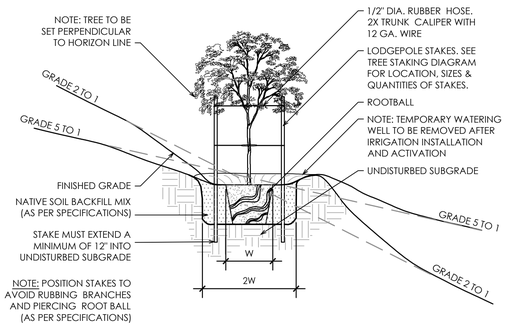
03 Deep Watering Detail
SCALE: NTS



04 Root Barrier Detail
SCALE: NTS



05 Hardpan Planting Detail
SCALE: NTS



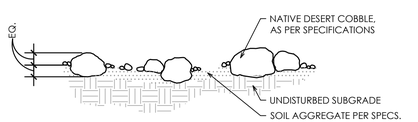
06 Tree Planting on a Slope Detail
SCALE: NTS

NATIVE DESERT COBBLE
Collection of Native Desert Cobble

A. Collection of desert pavement cobble shall occur prior to construction and after the completion of plant material salvage.
B. The Contractor shall salvage the top 4" of native desert cobble within the proposed construction area and stockpile the material in a secure location away from construction activities. The Owner's Representative and / or the Landscape Architect shall coordinate an appropriate location for the salvaged native desert cobble material with the Contractor.

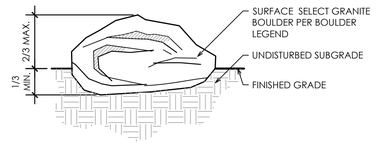
Installation of Native Desert Cobble

A. Installation shall occur as the final step in the landscape process and shall be implemented in such a way as to blend with the undisturbed native areas.
B. The methods and sequencing proposed in this specification may require adjustment to match existing conditions in each specific area.
C. Perform all work with hand tools rather than powered equipment.
D. Upon completion of landscaping, ensure that final grade has been established, including removal of irrigation wells, and blending and rounding of slopes.
E. Create troughs of varying shapes *no less than 2'x8' and approximately 2" deep* and rake in any cobble sized rock that was exposed during the landscape process.
F. Cover the trough with soil to expose only the top half of the cobbles. The cobble should appear as an outcropping and should be placed in locations and at a frequency that matches the existing native areas. The quantity of cobble used will vary depending on the quantity of cobble exposed during the landscape operation.
G. Randomly shovel or scatter the soil/aggregate mixture over the disturbed areas in varying depths no greater then 1/2". Cover approximately 80% of the disturbed areas with the landscape aggregate.
H. Cobbles 4" and greater, that were collected with the soil/aggregate mixture should be half buried. Cobbles less than 4" can be left on the surface. No special placement of these cobbles is intended.
I. Pass over all landscape aggregate and cobble outcrop areas with a straw boom to blend.

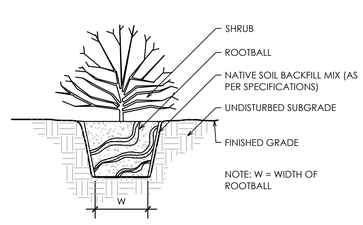


07 Desert Cobble Mix
SCALE: NTS

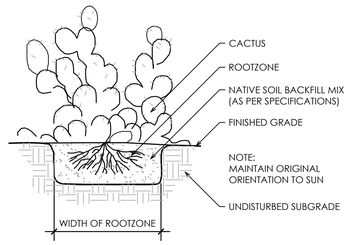
NOTES:
1. ALL BOULDERS TO BE SURFACE SELECT, FREE FROM SCARS, CHIPS AND ABRASIONS.
2. LANDSCAPE CONTRACTOR TO TREAT ALL DEFECTS WITH 'PERMEON' TO PROVIDE A WEATHERED, NATURAL APPEARANCE.
3. DEPRESS BOULDER MASS 1/3 TO 1/2 BELOW GRADE AS SHOWN.
4. REFER TO BOULDER LEGEND FOR SIZES.
5. COORDINATE INSTALLATION IN FIELD WITH LANDSCAPE ARCHITECT.



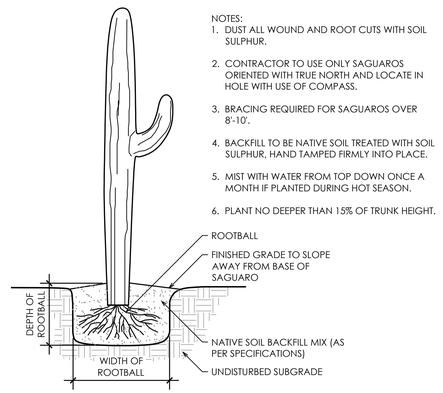
08 Boulder Laying detail
SCALE: NTS



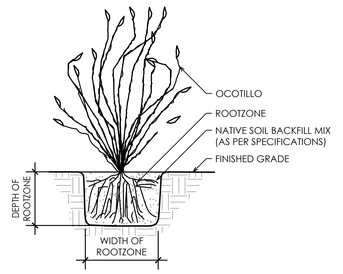
09 Shrub Planting Detail
SCALE: NTS



10 Cacti Planting Detail
SCALE: NTS



11 Saguaro/ Cardon Planting Detail
SCALE: NTS



NOTE:
ONLY USE 1-½ GAL. EMITTER ON SHRUB VALVE OR AS NOTED ON IRRIGATION PLAN (FOR BOXED SPECIMENS).

12 Ocotillo Planting Detail
SCALE: NTS

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scottsdale, arizona 85251
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REGISTERED LANDSCAPE ARCHITECT
28448
RUSSELL E. GREEY
Registered 02-10-1994
ARIZONA, U.S.A.
Expires 12/31/2026
NOT FOR CONSTRUCTION

ROADRUNNER RESIDENCE

5611 E. Roadrunner Ln.
Paradise Valley, AZ. 85253

revisions:

project #: SAA112
scale: As Noted
issued for:
drawn by: TEAM
date: 03/19/2026

drawing: Planting Details

L7.1

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SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:
Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.
Plants - all shrubs and cacti other than trees, saguaros, ocotillos, palms and turf.
Plant Material - all trees, saguaros, ocotillos, palms, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK

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

1.03 SOURCE QUALITY CONTROL

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

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

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

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

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

a. Topsoil for backfill mix (trees and shrubs).
b. Wood Shavings/Mulch.
c. Tree supports.
d. Decomposed granite.
e. Boulders.

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

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

1.06 PRODUCT DATA

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

1.07 CERTIFICATES AND TEST REPORTS

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

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

a. Topsoil and planting backfill.
b. Soil PH.
c. Particle size, percentage soil texture.
d. Percentage organic material.
e. Percolation rate.
f. Nutrient level analysis.
g. All macro, secondary and micro nutrient salinity.
h. ESP.
i. Free lime.

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

Separate recommendations to be submitted for each crop. Crop to be identified as:
a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

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

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

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

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

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

1.10 SITE CONDITIONS

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

Maintain grade stakes set by others until directed otherwise.

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

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

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

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

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

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

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

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

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

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

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

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

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

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

2.04 TREE SUPPORTS

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

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

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

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

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

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

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

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

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

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

2.06 PLANTING MATERIAL

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

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

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

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

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

2.09 BOULDERS

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

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

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

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

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

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

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

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

3.04 LANDSCAPE FINE GRADING

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

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

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

3.05 DECOMPOSED GRANITE

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

3.06 HERBICIDE APPLICATION

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

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

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

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

3.07 TREE SUPPORT

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.
Staked Trees: Stake trees as shown on the drawings within 48-hours of planting. Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

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

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

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

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

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

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

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

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

Mix thoroughly outside the hole before start of backfilling.

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

3.09 BACKFILLING

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

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

Finish grade to 2 inches below headers or concrete work.

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

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

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

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

3.11 TURF SOD

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

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

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

3.11b TURF ARTIFICIAL

1.1 SUMMARY

A. Provide all labor, materials, equipment, and tools necessary for the complete installation of synthetic grass surface. The system shall consist of, but not necessarily be limited to, the following:
   a) Synthetic grass consisting of fibers that are a minimum of 1.54 inch long. Turf fiber construction consisting of polyethylene monofilament and either texturized monofilament fibers tufted to a 3-layer stabilized woven polypropylene fabric (primary backing), with a non-urethane, 100% recyclable secondary backing.
   b) Synthetic Grass Infill, consisting of anti-microbial acrylic coated round silica particles, designed to provide the look, feel, and performance of optimally maintained natural grass. Envirofill or equivalent.

1.3 SUBMITTALS

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

PART 2 - PRODUCTS

2.1 SYNTHETIC GRASS SURFACE

A. Aggregate Base - Crushed angular hard stone, ¼" minus compactible stone (not clean). (Refer to Section 3.2-B)
   Synthetic grass: Artificial Lawns Co. 'Coronado'
   1180 S. 7th Ave, Phoenix AZ (623) 584-1456
   a) Face Weight 80 oz.
   b) Face Yarn Type: Polyethylene
   c) Pile Height: 2"
   d) Tufting Gauge: 3/8"
   e) Backing: Stabilized triple layered woven polypropylene
   f) Total Product Weight 107 oz.
   g) Warranty: 15 year fade
C. Synthetic Grass Infill: Envirofill from Pioneer, 310 N. Pasadena St., Gilbert, AZ 85233 Phone (480) 926-8200 or approved equal. Coating: Priority acrylic, iron oxide and chromium oxide.
D. Splicing Material: 1000 denier coated nylon (Cordura®) 12" wide minimum. E. Adhesive: Synthetic Turf Adhesive

PART 3 - EXECUTION

3.1 GROUND PREPARATION

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

3.2 BASE AND SYNTHETIC GRASS CONSTRUCTION

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

3.12 WATERING

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

3.13 CLEAN UP

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

3.14 ADJUSTMENT

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

3.15 MAINTENANCE PERIOD

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

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

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

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

3.16 FIELD QUALITY CONTROL

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

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

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0099 p 480.609.0068 f

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
28448
RUSSELL E. GREEY
Registered 02/2006
ARIZONA, U.S.A.
Expires 10/31/2026

NOT FOR CONSTRUCTION

RESIDENCE

ROADRUNNER

5611 E. Roadrunner Ln.
Paradise vAlley, AZ. 85253

revisions:

project #: SAA112
scale: N/A
issued for:
drawn by: TEAM
date: 03/19/2026
drawing: Planting Specifications

L8.1

of

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SECTION - 02810 IRRIGATION

PART I - GENERAL

1.01 WORK INCLUDED

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

*Trenching, stockpiling excavation materials, and refilling trenches.

*Complete systems including but not limited to piping, backflow preventer assemblies, valves, fittings, heads, controller wiring and final adjustments to ensure efficient coverage as determined by Consultant.

*Water connections.

*Replacements of unsatisfactory materials.

*Clean-up, inspection, and approval.

*Tests.

1.02 REFERENCES

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

1. American Society for Testing and Materials (ASTM) - Specifications and Test Methods specifically referenced in this Section.

2. Underwriters Laboratories (UL) - UL Wires and Cables.

1.03 QUALITY ASSURANCE

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

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

   a. Name of project.
   b. Location.
   c. Owner.
   d. Brief description of work and project budget.

2. Current company financial statement.

Special Requirements:

1. Tolerances - Specified depths of pressure supply lines and laterals and pitch of pipes are minimums. Settlement of trenches is cause for removal of finish grade treatment, refilling, recompaction, and repair of finish grade treatment.

2. Coordination with Other Contracts - Protect, maintain, and coordinate Work with Work under other Sections.

3. Damage to Other Improvements - Contractor shall replace or repair damage to grading, soil preparation, seeding, sodding, or planting done under other Sections during work associated with installation of irrigation system at no additional cost to Owner.

4. Work involving substantial plumbing for installation of backflow preventers, copper service and related work shall be executed by licensed and bonded plumber(s), performed in accordance with prevailing codes and regulations.

5. Work involving connection to, installation, or extension of 120 volt or greater electrical service, shall be executed by a licensed and bonded electrician, performed in accordance with prevailing codes and regulations.

1.04 SUBMITTALS

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

Records Drawings (As-Builts):

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

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

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

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

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

1. Provide controller drawing, automatic controller.

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

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

1. Index sheet stating project name, and listing contractor name, address, phone number and contract person including Primary Sub-Contractors.

2. Manufacturer cut sheets for all material components of irrigation system. Highlight or circle specific model or item.

1.05 DELIVERY, STORAGE & HANDLING

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

1.05 DELIVERY, STORAGE & HANDLING (CONT.)

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

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

1.06 JOBSITE CONDITIONS

Protection of Property:

1. Preserve and protect all trees, plants, monuments, structures, and paved areas from damage due to Work of this Section. In the event damage does occur, all damage to inanimate items shall be completely repaired or replaced to satisfaction of Owner. All injury to living plants shall be repaired by Owner, and all costs of such repairs shall be charged to and paid by Contractor.

2. Protect buildings, walks, walls, and other property from damage. Flare and barricade open ditches. Damage caused to asphalt, concrete, or other building material surfaces shall be repaired or replaced at no cost to Owner. Restore disturbed areas to original condition.

Existing Trees:

1. All trenching or other Work under limb spread of any and all evergreens or low branching deciduous material shall be done by hand or by other methods so as to prevent damage to limbs or branches.

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

Protection and Repair of Underground Lines:

1. Request proper utility company to stake exact location (including depth) of all underground electric, gas, or telephone lines. Take whatever precautions are necessary to protect these underground lines from damage. In the event damage does occur, all damage shall be repaired by Contractor unless other arrangements have been made.

2. Replacement of Paving and Curbs - Where trenches and lines cross existing roadways, paths, curbing, etc., damage to these shall be kept to a minimum and shall be restored to original condition.

1.07 WARRANTY / GUARANTY

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

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

1.08 MAINTENANCE

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

1. 2 sets of special tools required for moving, disassembling, and adjusting each type of sprinkler head and valve supplied on this Project.

2. 2 keys for each automatic controller.

3. 1 quick coupler key and matching hose swivel.

1.09 EXTRA STOCK

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

PART II - PRODUCTS

2.01 MATERIALS

General Piping:

1. Pressure Supply Lines (downstream of backflow prevention units) - Class 200 BE (1)

2. Non-pressure lines - Class 200 BE - .

3. Drip Tubing - Hardie EHD 2057-050 DURA-POL Blue Stripe Hose.

4. Emitter Tubing - by emitter manufacturer.

Plastic pipe and Fittings:

1. Identification Markings:

   a. All pipe to be identified with following indelible markings:
      1) Manufacturers Name.
      2) Nominal pipe size.
      3) Schedule of class.
      4) Pressure Rating.
      5) NSF (National Sanitation Foundation) seal of approval.
      6) Date of extrusion.

2. Solvent Weld Pipe - Manufactured from virgin polyvinyl chloride (PVC) compound in accordance with ASTM D2241 and ASTM D1784; cell classification 12245-B, Type 1, Grade 1.

   a. Fittings - Standard weight, Schedule 40, injection molded PVC; complying with ASTM D1784 and D2466, cell classification 12454-B.
      1) Threads - Injection molded type (where required).
      2) Tees and ells - Side gated.
   b. Threaded Nipples - ASTM D2464, Schedule 80 with molded threads.
   c. Joint Cement and Primer - Type as recommended by manufacturer of pipe and fittings.

Low Pressure/Volume Systems:

1. Emitters as indicated on drawings.

2. Drip Tubing - manufactured of flexible vinyl chloride compound conforming to ASTM D1248, Type 1, Class C, Category 4, P14 and ASTM D3350 for PE 1221110.

3. Fittings - As recommended by tubing manufacturer.

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

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

2.01 MATERIALS (CONT.)

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

Copper Pipe and Fittings:

1. Copper Pipe - Type K hard tempered.

2. Fittings - Wrought copper, solder joint type.

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

Brass Pipe and Fittings:

1. Brass Pipe - 85% red brass, AMSI Schedule 40 screwed pipe.

2. Fittings - Medium brass, screwed 125 pound class.

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

Valve Boxes:

1. Drip Line Blow-out Stubs, and Wire Stub Box - Carson #910-12.

2. 3/4 inch through 2 inch Control Valves - Carson #1419-13B.

3. Drip Valve Assemblies - Carson #1419-13B.

4. Control Wiring Splices - Carson #910-12.

Electrical Control Wiring:

1. Low Voltage:

   a. Electrical Control Wire - AWG UF UL approved No.14 gauge direct burial copper wire for all control wires, and No.12 gauge direct burial copper wire for all common wires.
   b. Wire Colors:
      1) Control Wires - Red.
      2) Common Wires - White.
      3) Master Valve Wires - Blue.
      4) Future Wires - Same as control and common wire (labeled at terminations).
   c. If multiple controllers are utilized, and wire paths of different controllers cross each other, both common and control wires from each controller shall be different colors approved by Consultant.
   d. Control wire connections and splices shall be made with 3M direct bury splice, Rain Bird Pentite connectors, or similar dry splice method.

2. High Voltage - Type required by local codes and ordinances, of proper size to accommodate needs of equipment serviced.

Electric Control Valves - As noted on drawings

Pipe bedding material - Construction grade sand approved by Consultant.

Automatic Controller - As shown on drawings.

Backflow Preventer - As shown on drawings.

PART III - EXECUTION

3.01 INSPECTION:

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

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

3.02 PREPARATION

Staking shall Occur as Follows:

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

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

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

1. Clearances:

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

2. Pipe and Wire Depth:

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

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

3.03 INSTALLATION

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

PVC Piping:

1. Snake pipe in trench as much as possible to allow for expansion and contraction.

2. When pipe laying is not in progress, or at end of each day, close pipe ends with tight plug or cap. (Perform work in accordance with good practices prevailing in piping trades).

3. Coordinate pressure supply line installation with required bedding operations.

4. Stake all above grade PVC piping per details.

3.03 INSTALLATION (CONT.)

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

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

Drip Tubing:

1. Install fitting connections per manufacturers recommendations.

2. Use only manufacturer provided or recommended hole punch when making penetrations in drip tubing for insert fittings. Use of other hole punch shall be cause for immediate removal and replacement of all installed drip tubing.

3. Install drip line blow-out stubs at all dead ends of drip tubing.

4. Any deviations from drip tube routing shown on drawings must be approved by consultant prior to installation.

Control Wiring:

1. Low Voltage Wiring:

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

2. High Voltage Wiring for Automatic Controller:

   a. Provide 120 volt power connection to automatic controller.

Automatic Controller:

1. Install controller in accordance with manufacturers instructions as detailed and where shown on Drawings.

2. Connect remote control valves to controller in numerical sequence as shown on Drawings.

3. Final location of controller shall be approved by Consultant prior to installation.

4. Each controller shall have a dedicated separate ground wire.

5. Above ground conduit shall be rigid galvanized with appropriate fittings. Below ground conduit shall be Schedule 40 PVC.

Quick Coupling Valves:

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

Drip Valve Assemblies - Install drip valve assembly as detailed.

Drip Emitters - Install drip emitters as detailed.

Valve Boxes:

1. Install one valve box for each type of valve installed as detailed, flush with grade for all sodded areas and above grade for all planted areas.

2. Valve box extensions are not acceptable except for master valve.

3. Install gravel sump after compaction of all trenches. Valve box to rest on gravel sump. Place final portion of gravel inside valve box after valve box is backfilled and compacted.

4. Brand all valve box lids. Letter and number size shall be no smaller than 1 inch and no greater in size than 1- inches. Depth of branding shall be no more than 1/8 inch into valve box lid as follows:

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

Backflow Preventer - Install as detailed Drawings.

Control Wiring:

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

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

1. All pressure supply lines shall be bedded with construction grade sand 4 inches below invert of pipe, to 6 inches above top of pipe and width of trench when site conditions are rocky or otherwise unfavorable.

2. Materials - Excavated material is generally considered satisfactory for backfill purposes after completing bedding requirements. Backfill material shall be free of rubbish, vegetable matter, frozen materials, and stones larger than 2 inches in maximum dimension. Do not mix subsoil with topsoil. Material not suitable for backfill shall be hauled away. Contractor shall be responsible for providing suitable backfill if excavated material is unacceptable or not sufficient to meet backfill, compaction, and final grade requirements.

3. Do not leave trenches open for a period of more than 48 hours. Open excavations shall be protected in accordance with OSHA regulations.

4. Compact backfill to 90% maximum density in 6 lifts, determined in accordance with ASTM D155-7 utilizing the following methods:

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

Piping Under Paving:

1. Provide for a minimum cover of 24 inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphalt concrete or concrete paving.

2. Piping shall be bedded with construction grade sand or squeegee - 6 inches below pipe to 6 inches above pipe and width of excavation.

3.03 INSTALLATION (CONT.)

3. Compact backfill material in 6 inch lifts at 95% maximum density determined in accordance with ASTM D1557 using manual or mechanical tamping devices.

4. Set in place, cap, and pressure test all piping under paving, in presence of Consultant or Owner prior to backfilling and paving operations.

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

3.04 FIELD QUALITY CONTROL

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

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

1. After backfilling, and installation of all control valves, quick coupling valves, fill pressure supply line with water, and pressurize to 40 PSI over the designated static pressure or 120 PSI, whichever is greater, for a period of 2 hours.

2. Leakage, Pressure Loss - Test is acceptable if no leakage or loss of pressure is evident during test period.

3. Leaks - Detect and repair leaks.

4. Retest system until pressure can be maintained for duration of test.

5. Before final acceptance, pressure supply line shall remain under pressure for a period of 48 hours.

Walk Through for Substantial Completion:

1. Arrange for Consultants presence a minimum of 48 hours in advance of walk-through.

2. Entire System shall be completely installed and operational prior to scheduling of walk-through. All sodded areas are to be complete with head height and valve boxes adjusted accordingly.

3. Operate each zone in its entirety for Consultant at time of walk through and open all valve boxes.

4. Consultant shall generate a list of items to be corrected prior to Final Completion.

5. Furnish all materials and perform all Work required to correct all inadequacies due to deviations from Contract Documents, and as directed by Consultant.

6. During walk-through, expose all drip emitters under operations for observation by Consultant to demonstrate that they are performing and installed as designed; prior to placing of all mulch material. Schedule separate walk-through if necessary.

Walk-Through for Final Completion:

1. Arrange for Consultants presence a minimum of 48 hours in advance of walk through.

2. Show evidence to Consultant that Owner has received all accessories, charts, record drawings, and equipment as required before Final Completion walk-through is scheduled.

3. Operate each zone identified as deficient at substantial completion walk-through for Consultant at time of final completion walk-through to ensure correction of all incomplete items.

4. Items deemed not acceptable by Consultant shall be reworked to complete satisfaction of Consultant.

5. If after request to Consultant for walk-through for Final Completion of irrigation system, Consultant finds items during walk through, Contractor shall be charged for all subsequent walkthroughs. Funds will be withheld from final payment and/or retainage to Contractor, in amount equal to additional time and expenses required by Consultant to conduct and document further walk-through as deemed necessary to ensure compliance with Contract Documents.

3.05 ADJUSTING

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

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

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

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

3.06 CLEANING

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

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009 p 480.609.0004 f

REGISTERED LANDSCAPE ARCHITECT
28448
RUSSELL E. GREEY
STATE OF ARIZONA
Registered 02-20-2004
Expires 12/31/2026

NOT FOR CONSTRUCTION

ROADRUNNER RESIDENCE

5611 E. Roadrunner Ln.
Paradise vAlley, AZ. 85253

revisions:

project #: SAA112
scale: N/A
issued for:
drawn by: TEAM
date: 03/19/2026
drawing: Irrigation Specifications

L8.2

of

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AFFIDAVIT OF MAILING NOTIFICATION

STATE OF Arizona)

) ss:

County of Maricopa)

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the mailing list for the proposed project is a complete list of property owners within 1,5000 feet of the subject property, as obtained from the Maricopa County Assessor's Office on the following date June 16, 2026, and such notification has been mailed on the following date June 17, 2026.

Signature

The foregoing instrument was acknowledged by me this 19th day of June, 2026, by Amy Andrews.

Name

Sonora Rose

NOTARY PUBLIC

My commission expires:

August 18, 2028

SONORA ROSE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 670351
Expires August 18, 2028

Hillside Formal Plan Review Notification

June 16th, 2026

Subject: Formal Plan Review for a new custom hillside home

Dear Property Owner,

An application has been submitted to the Town of Paradise Valley for a new custom hillside residence located at 5611 E Road Runner Ln. In compliance with Town requirements, this letter is being sent to you as a courtesy to inform you of the pending application. The Hillside Building Committee will be reviewing this application on July 15th at 8:00 AM at the Paradise Valley Town Hall located at 6401 East Lincoln Drive.

The purpose of the Formal Plan Review meeting is for the Hillside Building Committee to review the submittal for compliance with the goals, purposes, and specific criteria of the Town of Paradise Valley Hillside Development Regulations.

The Hillside Building Committee will approve, approve with stipulations, continue, or deny the submittal. This meeting is open to the public and you may feel free to attend.

If you have any questions, please call me at 860-331-0701.

Sincerely,
Stratton Andrews

STRATTON
ARCHITECTS

Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley, AZ 85253
hillside@paradisevalleyaz.gov

AFFIDAVIT OF POSTING

STATE OF ARIZONA)

) ss:

County of Maricopa)

I, Stratton Andrews, depose and state that the attached notice, of proposed application Final hillside review PA-26-20) located at 5611 E Road Runner Lane for the (Planning Commission/Town Council/Board of Adjustment/Hillside Committee) meeting date of July 15th, 2026 is a true and correct copy of a notice which I cause to be posted by the following day of the week Monday, and on the following date June 22nd, 2026 in the following location(s):

5611 E. Road Runner Lane, Paradise Valley, AZ 85253
-see attached photos

All in the Town of Paradise Valley, Arizona and County and State aforesaid, the same being public places in said County and in the following locations:

All to the Town of Paradise Valley, Arizona and County and State aforesaid.

DATED this Tuesday day of June 23rd, 2026.

Signature

This affidavit was SUBSCRIBED AND SWORN to before me this 23rd Tuesday day of June, 2026

Sonora Rose

NOTARY PUBLIC

My commission expires:

August 18, 2028

SONORA ROSE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 670351
Expires August 18, 2028

Add a Caption

Monday • Jun 22, 2026 • 10:59 AM Adjust

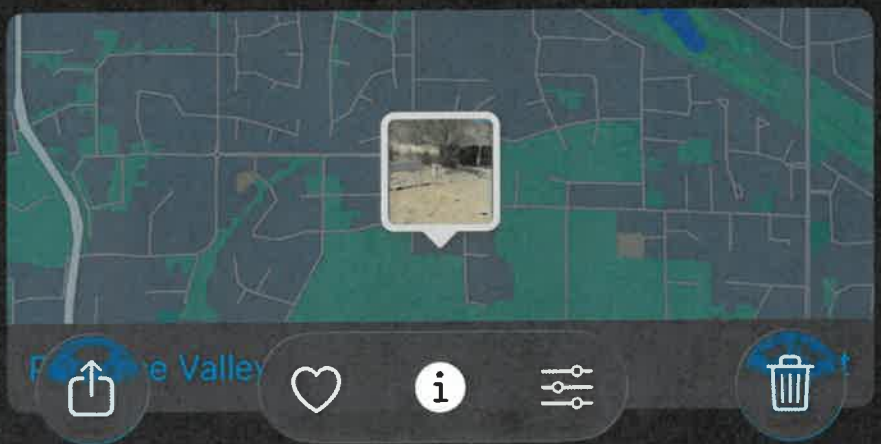
IMG_4997

Apple iPhone 16 Pro HEIF

Main Camera — 24 mm ƒ1.78

24 MP • 5712 × 4284 • 7.2 MB STANDARD

ISO 80 | 24 mm | 0 ev | ƒ1.78 | 1/7353 s



STRATTON
NOTICE OF
HEARING

Parcel Number	Owner	Property Address	Mailing Address
168-56-002	AAV TRUST I	5551 E ORCHID LN PARADISE VALLEY 85253	5551 E ORCHID LN PARADISE VALLEY AZ USA 85253
168-56-003	5531 E ORCHID LANE LLC	5531 E ORCHID LN PARADISE VALLEY 85253	9073 9073 COUNTY ROAD CC.8 IDALIA CO USA 80735
168-57-024	ZIMMERMAN-PEMBLETON TRUST	5743 E CABALLO DR PARADISE VALLEY 85253	5743 N CABALLO DR PARADISE VALLEY AZ USA 85253
168-57-025	MCKELVEY DEREK/JENNIFER	5739 E CABALLO DR PARADISE VALLEY 85253	5739 E CABALLO DR PARADISE VALLEY AZ USA 85253
168-57-031	CHARLES M AND RACHEL L LOFTIN FAMILY TRUST	8501 N 56TH ST PARADISE VALLEY 85253	8501 N 56TH ST PARADISE VALLEY AZ USA 85253
168-57-032	JORVA PARTNERS B LP	5665 E CABALLO DR PARADISE VALLEY 85253	5665 E CABALLO DR PARADISE VALLEY AZ USA 85253
168-57-033C	HINKSON HOLDINGS LLC	5625 E CABALLO DR PARADISE VALLEY 85253	15455 N GREENWAY HAYDEN LOOP UNIT C2 SCOTTSDALE AZ USA 85260
168-63-004	MACARCO IX LLC	8242 N MOHAVE RD PARADISE VALLEY 85253	2899 N GARRETT LN FLAGSTAFF AZ USA 86001
168-63-012	KAHN LAWRENCE S/ADOLYN M TR	5881 E SAPPHIRE LN PARADISE VALLEY 85253	5881 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-63-021	2011 DEMARK IRREVOCABLE CHILDRENS TRUST	8301 N 58TH PL PARADISE VALLEY 85253	8301 N 58TH PL PARADISE VALLEY AZ USA 85253
168-63-022	GERDTS MARY/MCKINNEY DOUGLAS	8353 N 58TH PL PARADISE VALLEY 85253	8353 N 58TH PL PARADISE VALLEY AZ USA 85253
168-64-004	MATSON MELISSA/MARK	5724 E MOCKINGBIRD LN PARADISE VALLEY 85253	5724 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-64-005	GO CITRUS 1 LLC	5636 E MOCKINGBIRD LN PARADISE VALLEY 85253	ONE E WASHINGTON ST STE 2700 PHOENIX AZ USA 85004
168-64-007	CHIDA TSE PARADISE VALLEY QUALIFIED PERSONAL RE	5611 E MOCKINGBIRD LN PARADISE VALLEY 85253	5611 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-64-008	ZHENG FAMILY LLC	5665 E MOCKINGBIRD LN PARADISE VALLEY 85253	5665 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-64-009	NORTON ROBERT III/AMY ELIZABETH	5701 E MOCKINGBIRD LN PARADISE VALLEY 85253	5701 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-64-010	SANTINA PV LLC	5747 E MOCKINGBIRD LN PARADISE VALLEY 85253	5747 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-64-931	BIEN-WILLNER JERALD/ROBYN	5602 E MOCKINGBIRD LN PARADISE VALLEY 85253	5602 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-64-932	GOLDEN STITCH VENTURES LLC	5748 E MOCKINGBIRD LN PARADISE VALLEY 85253	7016 E SUNNYVALE RD SCOTTSDALE AZ USA 85253
168-65-001A	CHARLES J SLACK JR & ELIZABETH JOINT REV		2710 S RURAL RD TEMPE AZ USA 85282
168-65-004	ZAMORA CHRISTOPHER J	5402 E SAPPHIRE LN PARADISE VALLEY 85253	5402 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-005	VINE EAST LIMITED LLC	5414 E SAPPHIRE LN PARADISE VALLEY 85253	5414 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-006	CHRIST REVOCABLE TRUST	5430 E SAPPHIRE LN PARADISE VALLEY 85253	5430 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-007	KASSISIEH FAMILY TRUST	5502 E SAPPHIRE LN PARADISE VALLEY 85253	5502 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-008	MARK AND SUSAN BAUER FAMILY TRUST	5516 E SAPPHIRE LN PARADISE VALLEY 85253	5516 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-009	WELTY FAMILY LIVING TRUST	5532 E SAPPHIRE LN PARADISE VALLEY 85253	5532 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-010	DRUMMOND DANIEL M/BARBARA J	5529 E SAPPHIRE LN PARADISE VALLEY 85253	1 MEADOW CT HUNTINGTON IN USA 46750
168-65-011	DEBORAH G LENTSCH 2009 IRREVOCABLE TRUST	5509 E SAPPHIRE LN PARADISE VALLEY 85253	5509 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-012	WILHOIT FAMILY TRUST	5437 E SAPPHIRE LN PARADISE VALLEY 85253	5437 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-013	CHEN JOSEPH/YANG JING	5419 E SAPPHIRE LN PARADISE VALLEY 85253	5419 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-014	CUMMISKEY FAMILY TRUST	5401 E SAPPHIRE LN PARADISE VALLEY 85253	5401 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-015	SIR GREGORY M/ERIN M TR	5347 E SAPPHIRE LN PARADISE VALLEY 85253	5347 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-017	WESTGAARD BEVERLY J TR	5330 E ROYAL PALM RD PARADISE VALLEY 85253	5330 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-65-018	SMITH LISA F	5346 E ROYAL PALM RD PARADISE VALLEY 85253	5346 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-65-019	ROYAL PALM PV LLC	5402 E ROYAL PALM RD PARADISE VALLEY 85253	7373 E DOUBLETREE RANCH RD STE 135 SCOTTSDALE AZ USA 85258
168-65-020	ROYAL PALM LLC	5420 E ROYAL PALM RD PARADISE VALLEY 85253	10810 N TATUM BLVD STE 102-768 PHOENIX AZ USA 85028
168-65-021	RICHARD W SHAPIRO AND JUNE J SHAPIRO REV TR	5430 E ROYAL PALM RD PARADISE VALLEY 85253	6001 E VIA LOS CABALLOS PARADISE VALLEY AZ USA 85253
168-65-022	GLUCKSMAN STEPHEN A/ROSE MELANIE L TR	5454 E ROYAL PALM RD PARADISE VALLEY 85253	5454 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-65-023	FAST N COOL TRUST	5510 E ROYAL PALM RD PARADISE VALLEY 85253	5510 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-65-024	BIEN-WILLNER GEORGE/ADRIENNE J	5580 E ROYAL PALM RD PARADISE VALLEY 85253	3641 N 39TH AVE PHOENIX AZ USA 85019
168-65-025	VOSS REVOCABLE TRUST	5529 E ROYAL PALM RD PARADISE VALLEY 85253	5529 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-65-026			
168-65-027	DANADIN LLC	5507 E ROYAL PALM RD PARADISE VALLEY 85253	1130 S BARDEAUX AVE YUMA AZ USA 85364
168-65-028	PASQUALE CAMPANILE REVOCABLE TRUST	5437 E ROYAL PALM RD PARADISE VALLEY 85253	5437 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-65-029	GUNDAPPA BHAGYASHREE	5427 E ROYAL PALM RD PARADISE VALLEY 85253	9727 N 130TH PL SCOTTSDALE AZ USA 85259
168-65-030	GILA MONSTER LLC	8229 N 54TH ST PARADISE VALLEY 85253	8229 N 54TH ST PARADISE VALLEY AZ USA 85253
168-65-031	PETER TROCCOLI SURVIVORS TRUST	5401 E ROYAL PALM RD PARADISE VALLEY 85253	5401 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-65-032	SCHULTZ MILLER TRUST	5347 E ROYAL PALM RD PARADISE VALLEY 85253	5347 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253

168-65-033	EBNER REVOCABLE TRUST	5353 E ROYAL PALM RD PARADISE VALLEY 85253	5353 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-65-034A	HESSER TECHNOLOGIES LLC	5531 E MOCKINGBIRD LN PARADISE VALLEY 85253	5531 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-65-036	GARG DEEPANSHU/GUPTA SMITA	5501 E MOCKINGBIRD LN PARADISE VALLEY 85253	5501 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-65-037	LANGO LUKE/SYDNEY	5441 E MOCKINGBIRD LN PARADISE VALLEY 85253	5441 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-65-038	STEPHEN J AND BARBARA A LACY REVOCABLE TRUST	5425 E MOCKINGBIRD LN PARADISE VALLEY 85253	5425 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-66-017	AHMAD TAUQIR ZULFIQAR ESTATE OF	5339 E ROYAL PALM RD PARADISE VALLEY 85253	5339 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-75-014	SHAFFER-PETERS FAMILY TRUST	8223 N LOMA LN PARADISE VALLEY 85253	14866 SANCTUARY LN LIBERTYVILLE IL USA 60048
168-75-017	ANDREW J ONDRACEK AND JACQUELINE ONDRACEK LI	8100 N 54TH ST PARADISE VALLEY 85253	8100 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-018	COOK GLENN C/ROSILENE R TR	8114 N 54TH ST PARADISE VALLEY 85253	8114 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-019	LANGBEIN FAMILY REVOCABLE TRUST	8202 N 54TH ST PARADISE VALLEY 85253	5301 E VISTA RICA ST PARADISE VALLEY AZ USA 85253
168-75-020	BRIDGE BOWL LLC	8216 N 54TH ST PARADISE VALLEY 85253	8216 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-021	BEBBINGTON FAMILY TRUST	8215 N 54TH ST PARADISE VALLEY 85253	8215 54TH ST PARADISE VALLEY AZ USA 85253
168-75-022	GHEBLEH FARID/PUNE TR	8201 N 54TH ST PARADISE VALLEY 85253	8201 N 54TH ST PARADISE AZ USA 85253
168-75-023	GERALD AND PAMELA HALL FAMILY TRUST	8129 N 54TH ST PARADISE VALLEY 85253	8129 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-024	PBI TRUST/MAMOLEN MARCUS P	8113 N 54TH ST PARADISE VALLEY 85253	8113 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-025	FOWLS FAMILY TRUST	8101 N 54TH ST PARADISE VALLEY 85253	8101 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-026	54TH STREET PARADISE VALLEY LLC	8031 N 54TH ST PARADISE VALLEY 85253	885 WOODSTOCK RD 430-248 ROSWELL GA USA 30075
168-75-027	JOHN AND DAWN REVOCABLE TRUST	8015 N 54TH ST PARADISE VALLEY 85253	8015 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-029	DESERT JEWEL DRIVE L L C	5416 E DESERT JEWEL DR PARADISE VALLEY 85253	1200 N 52ND ST PHOENIX AZ USA 85008
168-75-030	MCLAUGHLIN DAVID J/CRAWFORDMCLAUGHLIN P BRA	5432 E DESERT JEWEL DR PARADISE VALLEY 85253	5432 E DESERT JEWEL DR PARADISE VALLEY AZ USA 85253
168-75-031	BARNETT 2024 REVOCABLE TRUST	5446 E DESERT JEWEL DR PARADISE VALLEY 85253	5446 E DESERT JEWEL DR PARADISE VALLEY AZ USA 85253
168-75-032	HIRSCHEY VIRGINIA/JOSHUA	5460 E DESERT JEWEL DR PARADISE VALLEY 85253	5460 E DESERT JEWEL DR PARADISE VALLEY AZ USA 85253
168-75-033	VERMA AVTAR C/SATYA P	5474 E DESERT JEWEL DR PARADISE VALLEY 85253	5474 E DESERT JEWEL DR PARADISE VALLEY AZ USA 85253
168-76-001B	MUMMY MOUNTAIN PRESERVE TRUST		6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253
168-77-001D	MUMMY MOUNTAIN 19 LLC	8055 N MUMMY MOUNTAIN RD PARADISE VALLEY 85253	2525 E CAMELBACK RD STE 700 PHOENIX AZ USA 85016
168-77-002	HANLON CECILIA M	8101 N MUMMY MOUNTAIN RD PARADISE VALLEY 85253	8101 N MUMMY MOUNTAIN RD PARADISE VALLEY AZ USA 85253
168-77-003A	MIDDELTON JAMIE	8102 N MUMMY MOUNTAIN RD PARADISE VALLEY 85253	8102 MUMMY MOUNTAIN RD PARADISE VALLEY AZ USA 852532242
168-77-004	RUKAVINA MARKO ALFRED III/CELINA MARIE	5611 E ROAD RUNNER LN PARADISE VALLEY 85253	6203 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253
168-77-007	DONNA M KREBS REVOCABLE TRUST	8040 N MUMMY MOUNTAIN RD PARADISE VALLEY 85253	1513 FAIRFIELD BEACH RD FAIRFIELD CT USA 06824
168-77-008	BLUE 888 LLC	8020 N MUMMY MOUNTAIN RD PARADISE VALLEY 85253	6037 E DONNA CIR PARADISE VALLEY AZ USA 85253
168-77-009	8060 N MUMMY ROAD LLC	8060 N MUMMY MOUNTAIN RD PARADISE VALLEY 85253	8805 TAMIAMI TRL N 240 NAPLES FL USA 34108
168-77-010	JAMIE L MIDDLETON 2002 TRUST	8098 N MUMMY MOUNTAIN RD PARADISE VALLEY 85253	8102 N MUMMY MOUNTAIN RD PARADISE VALLEY AZ USA 85253
168-78-002	THURSTON RAY R & AMY L	8000 N MOHAVE RD PARADISE VALLEY 85253	8000 N MOHAVE PARADISE VALLEY AZ USA 85253
168-78-003	MOHAVE ROAD TRUST	8040 N MOHAVE RD PARADISE VALLEY 85253	101-2600 AIRPORT RD WINDSOR ON CAN N8V 1A1
168-78-004B	PARVEEN KAURKHANUJA QUAL PERSONAL RESD TRUST	8110 N MOHAVE RD PARADISE VALLEY 85253	8110 N MOHAVE RD PARADISE VALLEY AZ USA 85253
168-78-004E	MACARCO IX LLC	8112 N MOHAVE RD PARADISE VALLEY 85253	2899 N GARRETT LN FLAGSTAFF AZ USA 86001
169-04-014	ONE16 LLC	5902 E FOOTHILL DR N PARADISE VALLEY 85253	7114 E STETSON DR STE 400 SCOTTSDALE AZ USA 85251
169-04-015A	HILLSDALE COLLEGE	5880 E FOOTHILL DR PARADISE VALLEY 85253	33 E COLLEGE ST HILLSDALE MI USA 49242
169-04-015B	WEAR REED BARTLETT TR/LINDA ANN TR	5880 E FOOTHILL DR N PARADISE VALLEY 85253	5880 E FOOTHILL DR N PARADISE VALLEY AZ USA 85253
169-04-029A	KRAEMER RICHARD C/CAROLE A TR	5843 E FOOTHILLS DR N PARADISE VALLEY 85253	8236 PECAN GROVE CIR TEMPE AZ USA 85284
169-04-029B	MUMMY MOUNTAIN PRESERVE TRUST		6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253
169-04-034	MUMMY ESTATES LLC		2001 E CAMPBELL AVE STE 103 PHOENIX AZ USA 85016
169-04-035	MUMMY ESTATES LLC		2001 E CAMPBELL AVE STE 103 PHOENIX AZ USA 85016
169-04-036	DEBRA HARKINS TRUST	7800 N SAGUARO DR PARADISE VALLEY 85253	7800 N SAGUARO DR PARADISE VALLEY AZ USA 85253
169-06-004E	PLENGE ROBERT W/DORRANCE BENNETT ETAL TR		6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253
169-06-041	BEACH JAMES L/SUZANNE TR	7932 N 54TH ST PARADISE VALLEY 85253	7932 N 54TH ST PARADISE VALLEY AZ USA 85253
169-06-066	TRUST FBO MICHAEL AND GENEVIEVE HOGAN	7914 N 54TH PL PARADISE VALLEY 85253	7914 N 54TH PL PARADISE VALLEY AZ USA 85253
169-06-067	LERONA PETRONIO T/TERSITA E TR	7934 N 54TH ST PARADISE VALLEY 85253	7934 N 54TH ST PARADISE VALLEY AZ USA 85253
169-06-068	BARRY HANDWERKER TRUST NUMBER ONE/LYNNE HAI	5455 E DESERT JEWEL DR PARADISE VALLEY 85253	750 PRAIRIE RD GLENCOE IL USA 60022

169-06-069	LEVINE KYLE B/PEPIN CRAIG	7927 N 54TH PL PARADISE VALLEY 85253	1108 LAKESIDE AVE S SEATTLE WA USA 98144
169-06-070	BRIDGE BOWL LLC	7915 N 54TH PL PARADISE VALLEY 85253	8216 N 54TH ST PARADISE VALLEY AZ USA 85253
169-06-071	KRUEGER LIVING TRUST	7903 N 54TH PL PARADISE VALLEY 85253	7903 N 54TH PL PARADISE VALLEY AZ USA 85253
169-06-073	MUMMY MOUNTAIN PRESERVE TRUST	7829 N 55TH ST PARADISE VALLEY 85253	6401 E LINCOLN DR PARADISE VALLEY AZ USA 852534399
169-06-076B	UR PROJECT20 LLC	7941 N 55TH ST PARADISE VALLEY 85253	2720 N VAL VISTA DR MESA AZ USA 85213
169-06-101	JFBB ENTERPRISES INC	7929 N 55TH ST PARADISE VALLEY 85253	7929 N 55TH ST PARADISE VALLEY AZ USA 85253
169-06-102	MUMMY MOUNTAIN PRESERVE TRUST	7919 N 55TH ST PARADISE VALLEY 85253	6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253

Parcel Number	Owner	Property Address	Mailing Address
168-56-002	AAV TRUST I	5551 E ORCHID LN PARADISE VALLEY 85253	5551 E ORCHID LN PARADISE VALLEY AZ USA 85253
168-56-003	5531 E ORCHID LANE LLC	5531 E ORCHID LN PARADISE VALLEY 85253	9073 9073 COUNTY ROAD CC.8 IDALIA CO USA 80735
168-57-024	ZIMMERMAN-PEMBLETON TRUST	5743 E CABALLO DR PARADISE VALLEY 8525	5743 N CABALLO DR PARADISE VALLEY AZ USA 85253
168-57-025	MCKELVEY DEREK/JENNIFER	5739 E CABALLO DR PARADISE VALLEY 8525	5739 E CABALLO DR PARADISE VALLEY AZ USA 85253
168-57-031	CHARLES M AND RACHEL L LOFTIN FAMILY TRUST	8501 N 56TH ST PARADISE VALLEY 85253	8501 N 56TH ST PARADISE VALLEY AZ USA 85253
168-57-032	JORVA PARTNERS B LP	5665 E CABALLO DR PARADISE VALLEY 8525	5665 E CABALLO DR PARADISE VALLEY AZ USA 85253
168-57-033C	HINKSON HOLDINGS LLC	5625 E CABALLO DR PARADISE VALLEY 8525	15455 N GREENWAY HAYDEN LOOP UNIT C2 SCOTTSDALE AZ USA 85260
168-63-004	MACARCO IX LLC	8242 N MOHAVE RD PARADISE VALLEY 8525	2899 N GARRETT LN FLAGSTAFF AZ USA 86001
168-63-012	KAHN LAWRENCE S/ADOLYN M TR	5881 E SAPPHIRE LN PARADISE VALLEY 8525	5881 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-63-021	2011 DEMARK IRREVOCABLE CHILDRENS TRUST	8301 N 58TH PL PARADISE VALLEY 85253	8301 N 58TH PL PARADISE VALLEY AZ USA 85253
168-63-022	GERDTS MARY/MCKINNEY DOUGLAS	8353 N 58TH PL PARADISE VALLEY 85253	8353 N 58TH PL PARADISE VALLEY AZ USA 85253
168-64-004	MATSON MELISSA/MARK	5724 E MOCKINGBIRD LN PARADISE VALLEY	5724 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-64-005	GO CITRUS 1 LLC	5636 E MOCKINGBIRD LN PARADISE VALLEY	ONE E WASHINGTON ST STE 2700 PHOENIX AZ USA 85004
168-64-007	CHIDA TSE PARADISE VALLEY QUALIFIED PERSONAL RESIDENCE	5611 E MOCKINGBIRD LN PARADISE VALLEY	5611 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-64-008	ZHENG FAMILY LLC	5665 E MOCKINGBIRD LN PARADISE VALLEY	5665 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-64-009	NORTON ROBERT III/AMY ELIZABETH	5701 E MOCKINGBIRD LN PARADISE VALLEY	5701 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-64-010	SANTINA PV LLC	5747 E MOCKINGBIRD LN PARADISE VALLEY	5747 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-64-931	BIEN-WILLNER JERALD/ROBYN	5602 E MOCKINGBIRD LN PARADISE VALLEY	5602 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-64-932	GOLDEN STITCH VENTURES LLC	5748 E MOCKINGBIRD LN PARADISE VALLEY	7016 E SUNNYVALE RD SCOTTSDALE AZ USA 85253
168-65-001A	CHARLES J SLACK JR & ELIZABETH JOINT REV		2710 S RURAL RD TEMPE AZ USA 85282
168-65-004	ZAMORA CHRISTOPHER J	5402 E SAPPHIRE LN PARADISE VALLEY 8525	5402 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-005	VINE EAST LIMITED LLC	5414 E SAPPHIRE LN PARADISE VALLEY 8525	5414 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-006	CHRIST REVOCABLE TRUST	5430 E SAPPHIRE LN PARADISE VALLEY 8525	5430 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-007	KASSISIEH FAMILY TRUST	5502 E SAPPHIRE LN PARADISE VALLEY 8525	5502 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-008	MARK AND SUSAN BAUER FAMILY TRUST	5516 E SAPPHIRE LN PARADISE VALLEY 8525	5516 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-009	WELTY FAMILY LIVING TRUST	5532 E SAPPHIRE LN PARADISE VALLEY 8525	5532 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-010	DRUMMOND DANIEL M/BARBARA J	5529 E SAPPHIRE LN PARADISE VALLEY 8525	1 MEADOW CT HUNTINGTON IN USA 46750
168-65-011	DEBORAH G LENTSCH 2009 IRREVOCABLE TRUST	5509 E SAPPHIRE LN PARADISE VALLEY 8525	5509 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-012	WILHOIT FAMILY TRUST	5437 E SAPPHIRE LN PARADISE VALLEY 8525	5437 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-013	CHEN JOSEPH/YANG JING	5419 E SAPPHIRE LN PARADISE VALLEY 8525	5419 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-014	CUMMISKEY FAMILY TRUST	5401 E SAPPHIRE LN PARADISE VALLEY 8525	5401 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-015	SIR GREGORY M/ERIN M TR	5347 E SAPPHIRE LN PARADISE VALLEY 8525	5347 E SAPPHIRE LN PARADISE VALLEY AZ USA 85253
168-65-017	WESTGAARD BEVERLY J TR	5330 E ROYAL PALM RD PARADISE VALLEY 85	5330 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-65-018	SMITH LISA F	5346 E ROYAL PALM RD PARADISE VALLEY 85	5346 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-65-019	ROYAL PALM PV LLC	5402 E ROYAL PALM RD PARADISE VALLEY 85	7373 E DOUBLETREE RANCH RD STE 135 SCOTTSDALE AZ USA 85258
168-65-020	ROYAL PALM LLC	5420 E ROYAL PALM RD PARADISE VALLEY 85	10810 N TATUM BLVD STE 102-768 PHOENIX AZ USA 85028
168-65-021	RICHARD W SHAPIRO AND JUNE J SHAPIRO REV TR	5430 E ROYAL PALM RD PARADISE VALLEY 85	6001 E VIA LOS CABALLOS PARADISE VALLEY AZ USA 85253
168-65-022	GLUCKSMAN STEPHEN A/ROSE MELANIE L TR	5454 E ROYAL PALM RD PARADISE VALLEY 85	5454 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-65-023	FAST N COOL TRUST	5510 E ROYAL PALM RD PARADISE VALLEY 85	5510 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-65-024	BIEN-WILLNER GEORGE/ADRIENNE J	5580 E ROYAL PALM RD PARADISE VALLEY 85	3641 N 39TH AVE PHOENIX AZ USA 85019
168-65-025	VOSS REVOCABLE TRUST	5529 E ROYAL PALM RD PARADISE VALLEY 85	5529 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-65-026			

168-65-027	DANADIN LLC	5507 E ROYAL PALM RD PARADISE VALLEY 85	1130 S BARDEAUX AVE YUMA AZ USA 85364
168-65-028	PASQUALE CAMPANILE REVOCABLE TRUST	5437 E ROYAL PALM RD PARADISE VALLEY 85	5437 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-65-029	GUNDAPPA BHAGYASHREE	5427 E ROYAL PALM RD PARADISE VALLEY 85	9727 N 130TH PL SCOTTSDALE AZ USA 85259
168-65-030	GILA MONSTER LLC	8229 N 54TH ST PARADISE VALLEY 85253	8229 N 54TH ST PARADISE VALLEY AZ USA 85253
168-65-031	PETER TROCCOLI SURVIVORS TRUST	5401 E ROYAL PALM RD PARADISE VALLEY 85	5401 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-65-032	SCHULTZ MILLER TRUST	5347 E ROYAL PALM RD PARADISE VALLEY 85	5347 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-65-033	EBNER REVOCABLE TRUST	5353 E ROYAL PALM RD PARADISE VALLEY 85	5353 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-65-034A	HESSER TECHNOLOGIES LLC	5531 E MOCKINGBIRD LN PARADISE VALLEY	5531 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-65-036	GARG DEEPANSHU/GUPTA SMITA	5501 E MOCKINGBIRD LN PARADISE VALLEY	5501 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-65-037	LANGO LUKE/SYDNEY	5441 E MOCKINGBIRD LN PARADISE VALLEY	5441 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-65-038	STEPHEN J AND BARBARA A LACY REVOCABLE TRUST	5425 E MOCKINGBIRD LN PARADISE VALLEY	5425 E MOCKINGBIRD LN PARADISE VALLEY AZ USA 85253
168-66-017	AHMAD TAUQIR ZULFIQAR ESTATE OF	5339 E ROYAL PALM RD PARADISE VALLEY 85	5339 E ROYAL PALM RD PARADISE VALLEY AZ USA 85253
168-75-014	SHAFFER-PETERS FAMILY TRUST	8223 N LOMA LN PARADISE VALLEY 85253	14866 SANCTUARY LN LIBERTYVILLE IL USA 60048
168-75-017	ANDREW J ONDRACEK AND JACQUELINE ONDRACEK LIVING TRU	8100 N 54TH ST PARADISE VALLEY 85253	8100 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-018	COOK GLENN C/ROSILENE R TR	8114 N 54TH ST PARADISE VALLEY 85253	8114 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-019	LANGBEIN FAMILY REVOCABLE TRUST	8202 N 54TH ST PARADISE VALLEY 85253	5301 E VISTA RICA ST PARADISE VALLEY AZ USA 85253
168-75-020	BRIDGE BOWL LLC	8216 N 54TH ST PARADISE VALLEY 85253	8216 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-021	BEBBINGTON FAMILY TRUST	8215 N 54TH ST PARADISE VALLEY 85253	8215 54TH ST PARADISE VALLEY AZ USA 85253
168-75-022	GHEBLEH FARID/PUNE TR	8201 N 54TH ST PARADISE VALLEY 85253	8201 N 54TH ST PARADISE AZ USA 85253
168-75-023	GERALD AND PAMELA HALL FAMILY TRUST	8129 N 54TH ST PARADISE VALLEY 85253	8129 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-024	PBI TRUST/MAMOLEN MARCUS P	8113 N 54TH ST PARADISE VALLEY 85253	8113 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-025	FOWLS FAMILY TRUST	8101 N 54TH ST PARADISE VALLEY 85253	8101 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-026	54TH STREET PARADISE VALLEY LLC	8031 N 54TH ST PARADISE VALLEY 85253	885 WOODSTOCK RD 430-248 ROSWELL GA USA 30075
168-75-027	JOHN AND DAWN REVOCABLE TRUST	8015 N 54TH ST PARADISE VALLEY 85253	8015 N 54TH ST PARADISE VALLEY AZ USA 85253
168-75-029	DESERT JEWEL DRIVE L L C	5416 E DESERT JEWEL DR PARADISE VALLEY	1200 N 52ND ST PHOENIX AZ USA 85008
168-75-030	MCLAUGHLIN DAVID J/CRAWFORDMCLAUGHLIN P BRAD	5432 E DESERT JEWEL DR PARADISE VALLEY	5432 E DESERT JEWEL DR PARADISE VALLEY AZ USA 85253
168-75-031	BARNETT 2024 REVOCABLE TRUST	5446 E DESERT JEWEL DR PARADISE VALLEY	5446 E DESERT JEWEL DR PARADISE VALLEY AZ USA 85253
168-75-032	HIRSCHEY VIRGINIA/JOSHUA	5460 E DESERT JEWEL DR PARADISE VALLEY	5460 E DESERT JEWEL DR PARADISE VALLEY AZ USA 85253
168-75-033	VERMA AVTAR C/SATYA P	5474 E DESERT JEWEL DR PARADISE VALLEY	5474 E DESERT JEWEL DR PARADISE VALLEY AZ USA 85253
168-76-001B	MUMMY MOUNTAIN PRESERVE TRUST		6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253
168-77-001D	MUMMY MOUNTAIN 19 LLC	8055 N MUMMY MOUNTAIN RD PARADISE VAI	2525 E CAMELBACK RD STE 700 PHOENIX AZ USA 85016
168-77-002	HANLON CECILIA M	8101 N MUMMY MOUNTAIN RD PARADISE VAI	8101 N MUMMY MOUNTAIN RD PARADISE VALLEY AZ USA 85253
168-77-003A	MIDDELTON JAMIE	8102 N MUMMY MOUNTAIN RD PARADISE VAI	8102 MUMMY MOUNTAIN RD PARADISE VALLEY AZ USA 852532242
168-77-004	RUKAVINA MARKO ALFRED III/CELINA MARIE	5611 E ROAD RUNNER LN PARADISE VALLEY	6203 E JOSHUA TREE LN PARADISE VALLEY AZ USA 85253
168-77-007	DONNA M KREBS REVOCABLE TRUST	8040 N MUMMY MOUNTAIN RD PARADISE VAI	1513 FAIRFIELD BEACH RD FAIRFIELD CT USA 06824
168-77-008	BLUE 888 LLC	8020 N MUMMY MOUNTAIN RD PARADISE VAI	6037 E DONNA CIR PARADISE VALLEY AZ USA 85253
168-77-009	8060 N MUMMY ROAD LLC	8060 N MUMMY MOUNTAIN RD PARADISE VAI	8805 TAMIAMI TRL N 240 NAPLES FL USA 34108
168-77-010	JAMIE L MIDDLETON 2002 TRUST	8098 N MUMMY MOUNTAIN RD PARADISE VAI	8102 N MUMMY MOUNTAIN RD PARADISE VALLEY AZ USA 85253
168-78-002	THURSTON RAY R & AMY L	8000 N MOHAVE RD PARADISE VALLEY 85253	8000 N MOHAVE PARADISE VALLEY AZ USA 85253
168-78-003	MOHAVE ROAD TRUST	8040 N MOHAVE RD PARADISE VALLEY 85253	101-2600 AIRPORT RD WINDSOR ON CAN N8V 1A1
168-78-004B	PARVEEN KAURKHANUJA QUAL PERSONAL RESD TRUST	8110 N MOHAVE RD PARADISE VALLEY 85253	8110 N MOHAVE RD PARADISE VALLEY AZ USA 85253
168-78-004E	MACARCO IX LLC	8112 N MOHAVE RD PARADISE VALLEY 85253	2899 N GARRETT LN FLAGSTAFF AZ USA 86001
169-04-014	ONE16 LLC	5902 E FOOTHILL DR N PARADISE VALLEY 852	7114 E STETSON DR STE 400 SCOTTSDALE AZ USA 85251

169-04-015A	HILLSDALE COLLEGE	5880 E FOOTHILL DR PARADISE VALLEY 8525	33 E COLLEGE ST HILLSDALE MI USA 49242
169-04-015B	WEAR REED BARTLETT TR/LINDA ANN TR	5880 E FOOTHILL DR N PARADISE VALLEY 852	5880 E FOOTHILL DR N PARADISE VALLEY AZ USA 85253
169-04-029A	KRAEMER RICHARD C/CAROLE A TR	5843 E FOOTHILLS DR N PARADISE VALLEY 85	8236 PECAN GROVE CIR TEMPE AZ USA 85284
169-04-029B	MUMMY MOUNTAIN PRESERVE TRUST		6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253
169-04-034	MUMMY ESTATES LLC		2001 E CAMPBELL AVE STE 103 PHOENIX AZ USA 85016
169-04-035	MUMMY ESTATES LLC		2001 E CAMPBELL AVE STE 103 PHOENIX AZ USA 85016
169-04-036	DEBRA HARKINS TRUST	7800 N SAGUARO DR PARADISE VALLEY 8525	7800 N SAGUARO DR PARADISE VALLEY AZ USA 85253
169-06-004E	PLENGE ROBERT W/DORRANCE BENNETT ETAL TR		6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253
169-06-041	BEACH JAMES L/SUZANNE TR	7932 N 54TH ST PARADISE VALLEY 85253	7932 N 54TH ST PARADISE VALLEY AZ USA 85253
169-06-066	TRUST FBO MICHAEL AND GENEVIEVE HOGAN	7914 N 54TH PL PARADISE VALLEY 85253	7914 N 54TH PL PARADISE VALLEY AZ USA 85253
169-06-067	LERONA PETRONIO T/TERSITA E TR	7934 N 54TH ST PARADISE VALLEY 85253	7934 N 54TH ST PARADISE VALLEY AZ USA 85253
169-06-068	BARRY HANDWERKER TRUST NUMBER ONE/LYNNE HANDWERKI	5455 E DESERT JEWEL DR PARADISE VALLEY	750 PRAIRIE RD GLENCOE IL USA 60022
169-06-069	LEVINE KYLE B/PEPIN CRAIG	7927 N 54TH PL PARADISE VALLEY 85253	1108 LAKESIDE AVE S SEATTLE WA USA 98144
169-06-070	BRIDGE BOWL LLC	7915 N 54TH PL PARADISE VALLEY 85253	8216 N 54TH ST PARADISE VALLEY AZ USA 85253
169-06-071	KRUEGER LIVING TRUST	7903 N 54TH PL PARADISE VALLEY 85253	7903 N 54TH PL PARADISE VALLEY AZ USA 85253
169-06-073	MUMMY MOUNTAIN PRESERVE TRUST	7829 N 55TH ST PARADISE VALLEY 85253	6401 E LINCOLN DR PARADISE VALLEY AZ USA 852534399
169-06-076B	UR PROJECT20 LLC	7941 N 55TH ST PARADISE VALLEY 85253	2720 N VAL VISTA DR MESA AZ USA 85213
169-06-101	JFBB ENTERPRISES INC	7929 N 55TH ST PARADISE VALLEY 85253	7929 N 55TH ST PARADISE VALLEY AZ USA 85253
169-06-102	MUMMY MOUNTAIN PRESERVE TRUST	7919 N 55TH ST PARADISE VALLEY 85253	6401 E LINCOLN DR PARADISE VALLEY AZ USA 85253

TOWN
Of
PARADISE VALLEY

Standard Approval Information

1. All construction documents submitted for permit reviews shall include all approved Hillside-approved documents, including but not limited to, approved material references, cross sections, landscape plans, lighting plans, and lighting specifications. Any changes to the Hillside-approved plans may result in delays in permit plan review and inspection processes. Any proposed changes should be reported to the Staff to determine compliance with Hillside Development Regulations. Changes may be subject to a Staff, Chair, or Committee review.

2. All construction documents submitted for permit reviews shall include all approved Hillside-approved documents, including but not limited to, approved material references, cross sections, landscape plans, lighting plans, and lighting specifications.

3. The Applicant shall submit a Construction Staging Plan to the Town per the Hillside Safety Improvement Measures and Process Manual for review and approval prior to being issued a building permit.

4. The Applicant shall submit a liability insurance policy for the proposed project in the amount of $2 million per occurrence and $5 million aggregate naming the Town of Paradise Valley as an additional insured prior to being issued a building permit.

5. Prior to issuance of a permit, the Applicant shall submit a Hillside Assurance in the amount of $335,160.

6. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. All offsite parking shall be located on the same side of the street. No construction materials will be allowed to be stored on the Town's right-of-way.

7. All recommendations provided in the Safety Improvement Plan shall be followed by the applicant. An Arizona Registered Engineer contracted by the applicant shall review, for compliance with the recommendations provided in the Safety Improvement Plan, the proposed plans prior to submitting for a permit. The contracted Arizona Registered Engineer shall provide a sealed letter stating that the plans submitted are in accordance with the Safety Improvement Plan. Any field work related to the Safety Improvement Plan, including but not limited to rock bolting, rock cuts, mesh placement, and boulder stabilization methods, shall be inspected by a qualified Special Inspector contracted by the applicant. The qualified inspector shall be required to provide a written verification that the improvements were completed per plan prior to the final approval.

8. No final approval or certificate of occupancy shall be issued until all Hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.

9. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to demolition and during construction and shall conform to the approved individual site analysis plan. Photos of the staking shall be provided prior to issuance of a demolition and/or building permit.

10. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.

11. The Hillside Building Committee review is not a complete building permit review of grading and drainage plans. Additional comments may be generated during the building permit review process. Offsite improvements such as curb installation may be required during the permitting process.

12. Desert varnish, such as Eonite or equivalent, shall be provided on all exposed rock cuts.

13. Natural stone selections shall not exceed the maximum allowable LRV of 38, unless explicitly approved by the Hillside Building Committee. Care should be taken when selecting to ensure that the maximum LRV is not exceeded. Failure to comply with may result in delays obtaining a Certificate of Occupancy.

14. A landscape as-built plan shall be provided by the landscape designer at the time of the Final Hillside inspection and prior to the issuance of a Certificate of Occupancy. See Stipulation #1 for more information.

15. A suitable desert seed mix shall be provided for all undisturbed areas requiring revegetation and all retention basins. Any existing non-native fountain or buffel grasses shall be removed from the property.