

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, October 15, 2025

8:00 AM

Town Hall Boardroom

Committee Members

Chair Scott Jarson, Sue-Meng Lau, Blair Portigal, Robert Brown, Charles Covington, James Rose

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.

A. <u>25-224</u> Concept Review for a New Single Family Residence

6519 E Hummingbird Lane (APN 174-52-002G & 174-52-002H)

Staff Contact: Jose Mendez, 480-348-3519

Juan Gonzalez Jr., 480-348-3528

Attachments: A. Staff Report

B. Hillside & Vicinity Maps

C. Application

D. Plans

E. Notification Materials

B. <u>25-223</u> Combined Review for an Addition to an Existing Single Family

Residence

5913 N La Colina Drive (APN 169-05-067)

Staff Contact: Jose Mendez, 480-348-3519

Juan Gonzalez Jr., 480-348-3528

Attachments: A. Staff Report

B. Hillside & Vicinity Maps

C. Application

D. Plans

E. Notification Materials.pdf

F. Standard Approval Information

4. Staff Reports

5. Committee Reports

6. Next Meeting Date

The next Hillside Building Committee meeting dates are tentatively scheduled for Wednesday, November 12, 2025 at 8:00 a.m. and Wednesday, December 10, 2025 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.



Town of Paradise Valley

6401 E Lincoln Dr Paradise Valley, AZ 85253

Action Report

File #: 25-224

AGENDA TITLE:

Concept Review for a New Single Family Residence 6519 E Hummingbird Lane (APN 174-52-002G & 174-52-002H)

STAFF CONTACT:

Juan Gonzalez Jr., 480-348-3528

TOWN





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: October 15, 2025

DEPARTMENT: Community Development Department

Jose Mendez, (480)348-3519 Juan Gonzalez Jr., (480)348-3528

AGENDA TITLE:

Concept Review

New Single-Family Residence

Meredith Thomson, Thomson Architecture, LLC 6519 E Hummingbird Lane (APN 174-52-002G & 174-52-002H) HILL-25-22

RECOMMENDATION:

No recommendation is provided for the Concept Review meeting. The Hillside Building Committee will discuss, review, and give guidance to the applicant for Case HILL-25-22, a request by Meredith Thomson, Thomson Architecture, LLC, at 6519 E Hummingbird Lane, for a new Single-Family Residence with attached garages and detached Casita.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is to construct a new 16,474 square-foot Single-Family Residence with attached garages and a detached 2,633 square-foot (SF) Casita with garage.

	Lot Data					
1.	Area of Lot	3.837 ac or 167,149 SF				
2.	Area Under Roof	19,298 SF				
3.	Floor Area Ratio	11.54%				
4.	Building Site Slope	8.84%				
5.	Allowable Disturbed Area	100,289.4 SF (60.00%)				
6.	Existing Gross Disturbed Area	88,563 SF (52.98%)				
7.	Proposed Disturbed Area	89,069 SF (53.3%)				
8.	Maximum Building Height	Approximately 26 ft - 5 in				

9. Ove	rall Height	Approximately 36 ft - 5 in
10. Volu	me of Cut/Fill	5,487 C.Y.
11. Hills	ide Assurance	\$187,320.00

Single Family Residence

The request is to construct a new 16,474 SF Single-Family Residence with 11,383 SF livable area, an attached 2,531 SF garage and 64 SF mechanical, an attached covered patio approximately 2,139 SF, and a second story covered patio 357 SF which meets all height and setback requirements.

Variance

N/A.

Guesthouse and/or Accessory Structures

A detached 2,633 SF Casita with 1,402 SF livable area with attached garage & mechanical 538 SF, and 693 SF covered patio which meets all height and setback requirements.

Driveway

The property has two access driveways, one on Hummingbird Lane to the north and Meadowlark Lane to the south.

Pool

A pool is proposed adjacent to the main house on the west side of the property facing north that meets setback requirements.

Solar

There is no proposed solar.

Walls and Fences

The applicant is proposing retaining walls varying in height from 1 foot to 8 feet in height. All walls to meet setback and height requirements.

Building Materials

The applicant provided a conceptual building materials palette, but no specifications on the Light Reflection Values. Materials subject to approval prior to Formal Review. All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Hardscape Materials

The applicant did not provide Hardscape Materials. Materials subject to approval prior to Formal Review. All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Building Lighting

The applicant has not provided a building lighting plan. Building lighting plan is subject to approval prior to formal review.

Landscape & Driveway Lighting

The applicant has not provided a landscape or driveway lighting plan. Landscape and driveway lighting plan is subject to approval prior to formal review.

Landscaping

No landscape plan has been provided. Landscape plan subject to approval prior to formal review.

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

88,563 SF (52.98%) of disturbance currently exists on the lot and the building pad slope of 8.84% allows a disturbance of 100,289.4 SF (60.00%) on the lot. The applicant is proposing a net disturbance of 89,069 SF (53.3%).

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 8" pipes for conveyance, as well as check dams for water dissipation. Drainage facilities may be subject to change during the Safety Improvement Plan review.

<u>Sewer</u>

The home will be required to connect to Town of Paradise Valley Sewer.

Fire Protection

Applicant to meet with Fire Marshal prior to formal review for Fire Safety measures.

Hillside Safety Improvement Plan

The Applicant was not required to submit a Hillside Safety Improvement Plan prior to concept review.

ANALYSIS:

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

STIPULATIONS:

No stipulations are provided for the Concept Review.

REQUIRED ACTION:

The purpose of the Concept Plan Review Meeting is to discuss, review, and give suggestions and guidance to the applicant.

NOTICING:

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

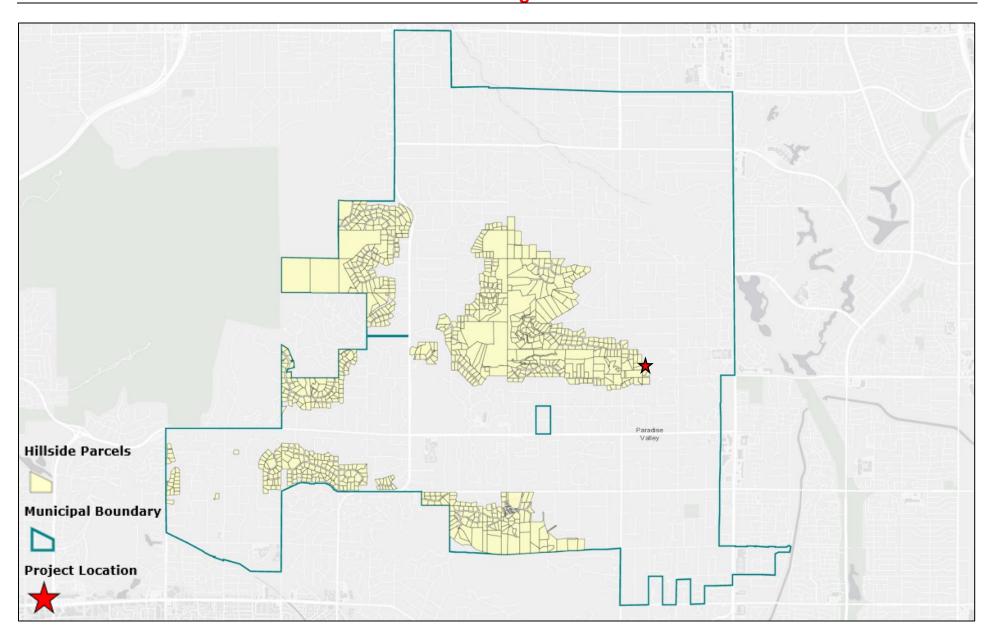
NEXT STEPS:

A detailed set of plans will be submitted for the Formal Review in accordance with Article XXII, Section 2206.I.

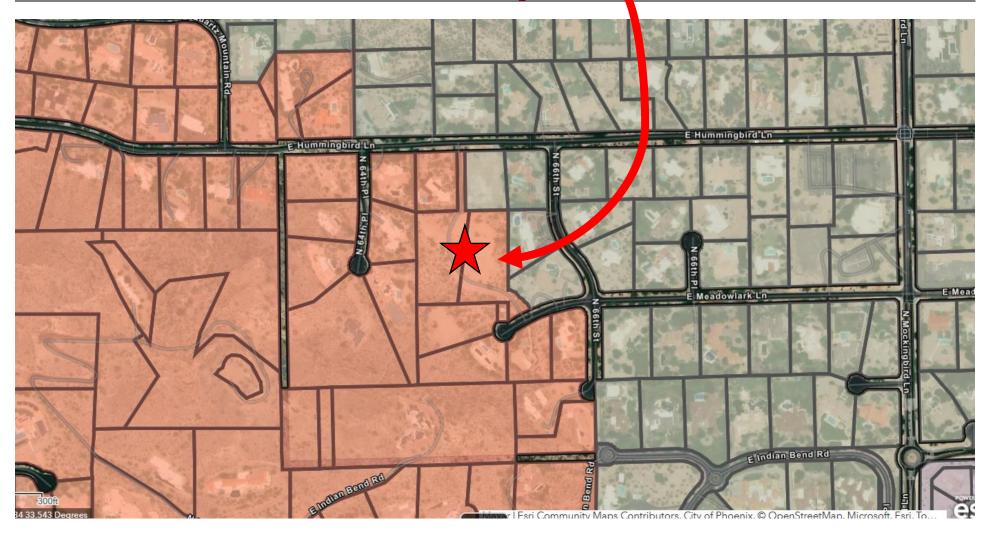
ATTACHMENTS:

- A. Staff Report
- B. Hillside & Vicinity Maps
- C. Application
- D. Plans
- E. Notification Materials

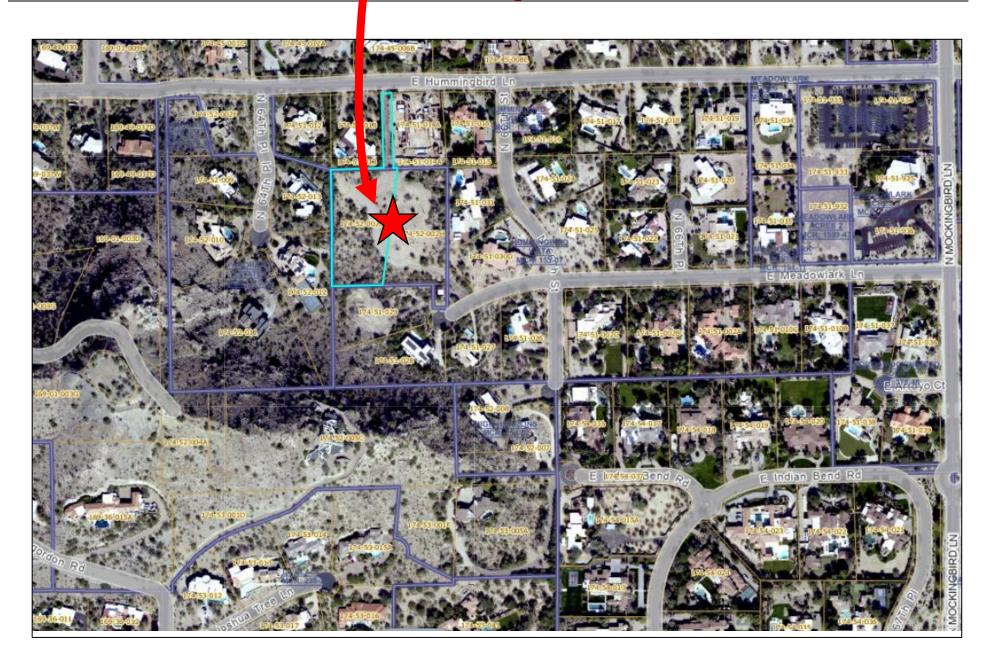
HILLSIDE MAP (OVERVIEW) 6519 E Hummingbird Lane

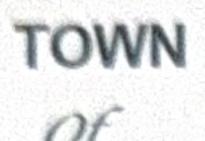


ZONING MAP (ZOOM) 6519 E Hummingbird Lane



VICINITY MAP (ZOOM) 6519 E Hummingbird Lane







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

(480) 348-3692

PARADISE VALLEY

HILLSIDE APPLICATION

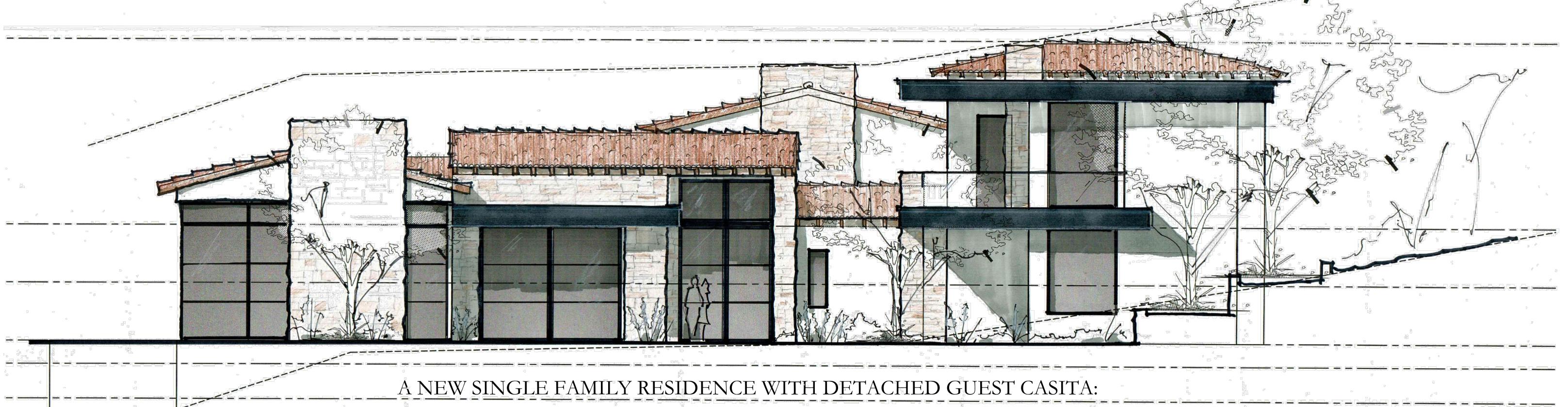
DATE:	8.21. 2025
SUBDIVISION NAME:	N/A
PROPERTY ADDRESS:	6519 E. Hummingbird Ln. Paradice Valley, 42 85253
ASSESSOR'S PARCEL NUMBER:	174-52-002H & 174-52-0026
LEGAL: DESCRIPTION	Being a lot Combination of Lots 1\$2, Meadowlark Lot Spirt, Book 1221, Page 39 M.C.P.
Detachord	New single family residence with casita. Casita. Mily residence is mainly one story with period being two story.



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

ARCHITECT:	Mercath Thoman 415-310-2372 PRINT NAME PHONE NUMBER
	Thomson Avanitature, UC ADDRESS 2302 E. Rancho Priva, Procnix, AZ 85016
ENGINEER:	NICL Prodancy 602-889-1984 PRINT NAME PHONE NUMBER
	ADDRESS Phoenix, AZ 85020
OWNER:	Mark & Katherine Stoleson
	5739 E. Cactus Wren Drive
	5739 E. Cactus Wven Drive Paradise Valley, AZ 85253
M. Ym	8.21.2025
OWNER OR AUTHORIZ	ZED DATE

AGENT SIGNATURE



The Stoleson Family

6519 E Hummingbird Lane Paradise Valley, AZ 85253

August 21st, 2025

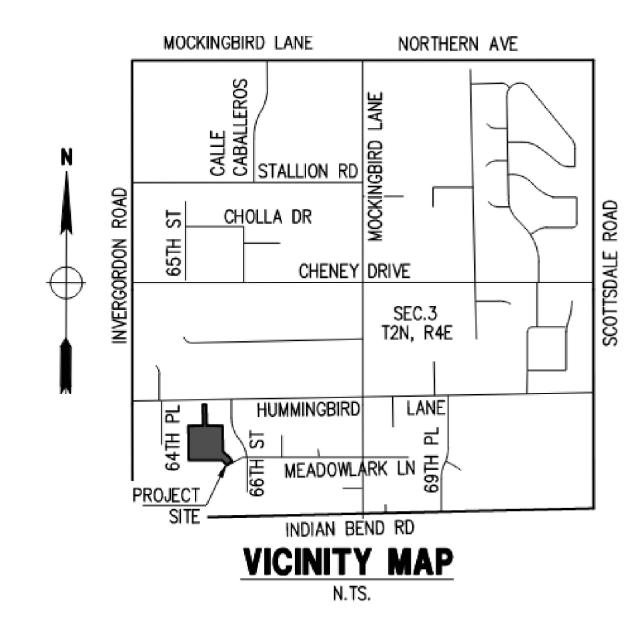
CONCEPT HILLSIDE SUBMITTAL



BUILDER:
SCHULTZ DEVELOPMENT
JOHN SCHULTZ

OWNER: MARK AND KATHERINE STOLESON ARCHITECT:
THOMSON ARCHITECTURE LLC
MEREDITH THOMSON
(t)415-310-2372
MEREDITH@MMTARCH.COM

INTERIOR DESIGNER:
OWNBY DESIGN
CLAIRE OWNBY



SCOPE OF WORK: Single family residence with detached casita. This residence will be mostly single story with a small portion being 2 story.

Please note in order to reduce grading/excavation, and to create a better visual from Hummingbird Lane, we have designed a house with two driveways. The public/guest/delivery driveway will be off of Hummingbird. The owner's/service entry will be off of Meadowlark. This keeps the garages private and hidden from view and allows a more desirable elevation from Hummingbird.

We have designed the house to parallel the existing contours on the site and also take advantage with the existing bench. Our finish floor will be approximately a foot taller than the existing bench.

Taking advantage of the bench limits the amount of excavation and regrading required.

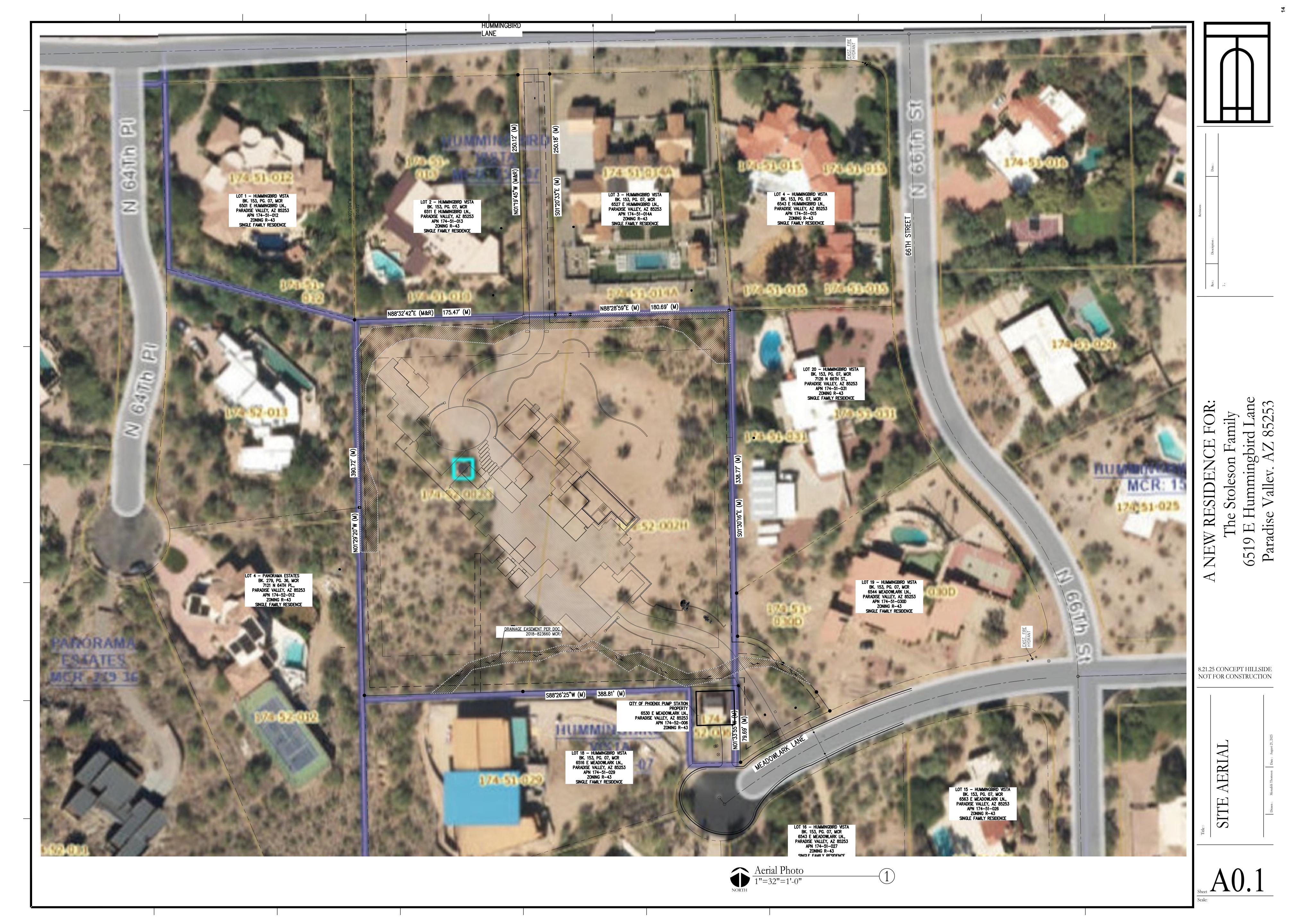
We are combining the two lots and the lot tie process is already underway with the Town of Paradise Valley and was submitted by Nick Prodanov, our civil engineer on this project.

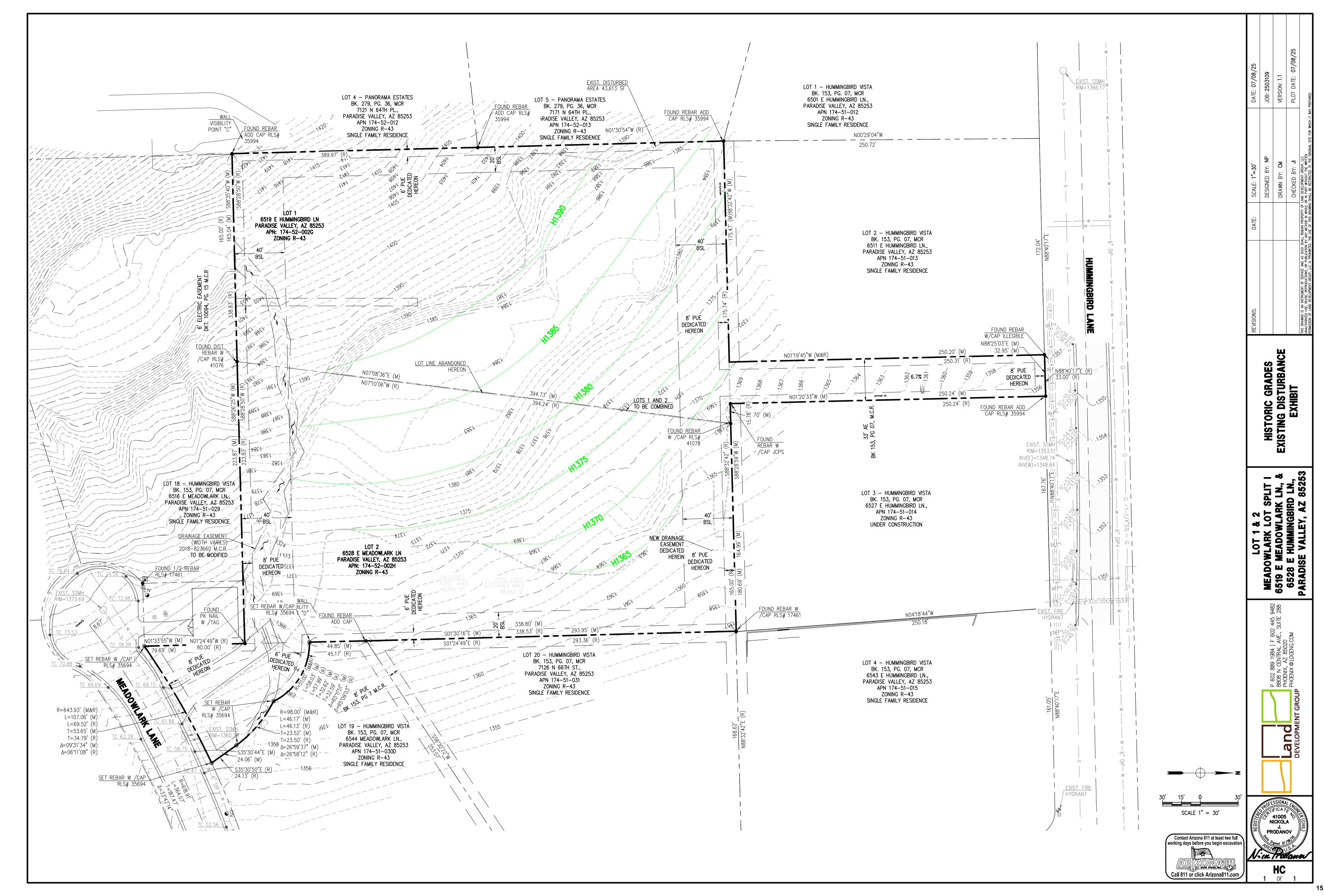
He has also provided a historical grade exhibit for reference.

Materials will consist of rubble stone, stucco, clay tile roof and some flat metal roofs. Exterior doors and window swill be steel.

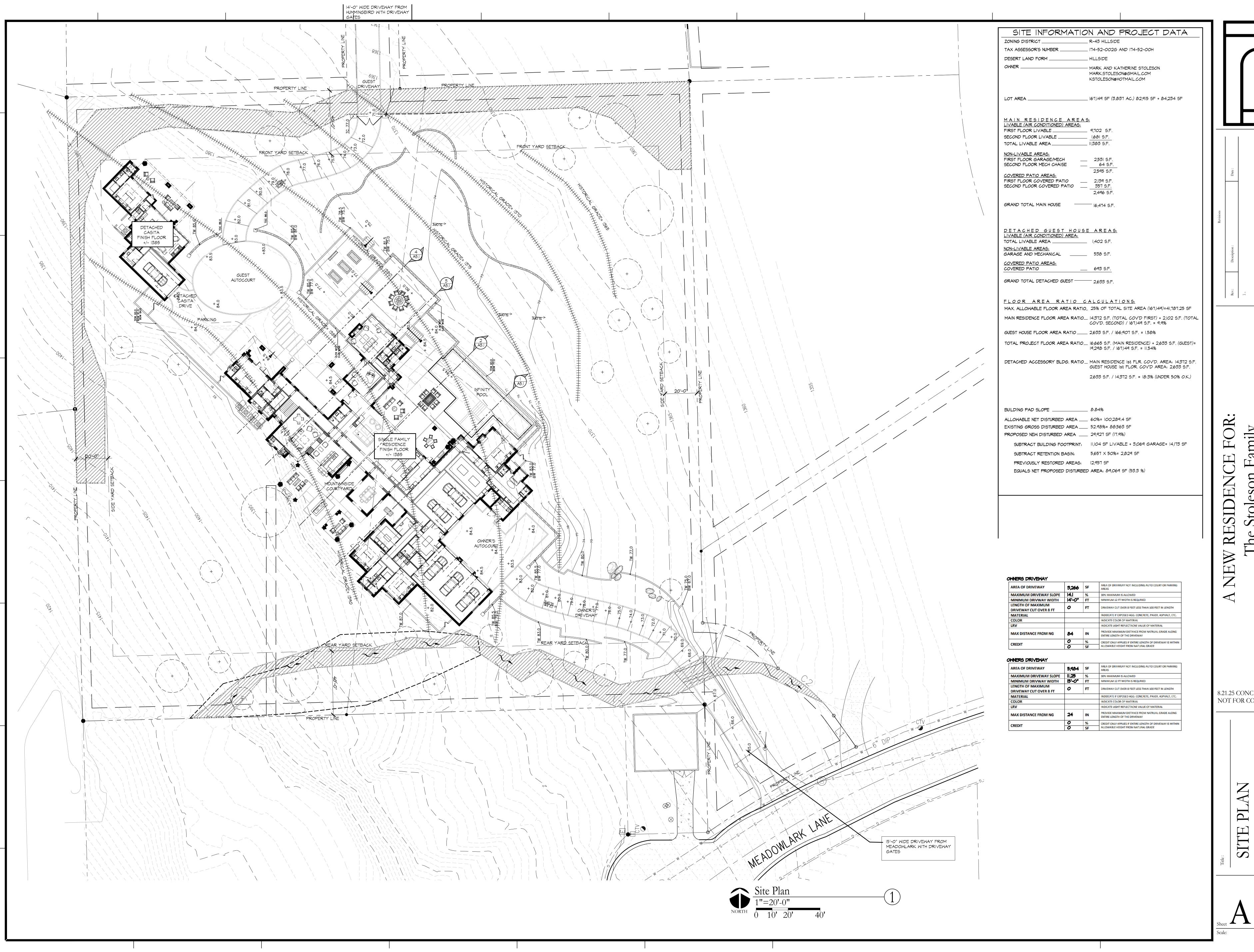
DRAWING LIST:		
DRAWING LIST:	COVER	
	AERIAL PHOTO	
	HISTORICAL GRADES	SCALE: 1"=30'-0"
	LANDSCAPE PLAN	SCALE: AS NOTED
A1.0	SITE PLAN	SCALE: 1"=20'-0"
A2.1	MAIN HOUSE MAIN FLOOR PLAN	SCALE: $\frac{1}{8}$ "=1'-0"
A2.2	MAIN HOUSE UPPER FLOOR PLAN	SCALE: $\frac{1}{8}$ "=1'-0"
A2.3	DETACHED CASITA (GUEST) FLOOR PLAN	SCALE: $\frac{1}{8}$ "=1'-0"
A4.1	MAIN HOUSE MAIN ROOF PLAN	SCALE: $\frac{1}{8}$ "=1'-0"
A4.2	DETACHED CASITA (GUEST) ROOF PLAN	SCALE: $\frac{1}{8}$ "=1'-0"
A5.1	SITE SECTIONS	SCALE: $\frac{1}{8}$ "=1'-0"
A6.1	MAIN HOUSE EXTERIOR ELEVATIONS	SCALE: $\frac{1}{8}$ "=1'-0"
A6.2	MAIN HOUSE EXTERIOR ELEVATIONS	SCALE: $\frac{1}{8}$ "=1'-0"
A6.3	DETACHED CASITA (GUEST) EXT. ELEVS	SCALE: $\frac{1}{8}$ "=1'-0"
A6.4	DESIGN INSPIRATION AND MATERIALS	NO SCALE
A6.5	3-D MODEL VIEWS	NO SCALE
CIVIL		
<u>C-1</u>	COVER SHEET	NO SCALE
C-2	OVERALL SITE PLAN	SCALE= 1"=30'
C-3	IMPROVEMENT PLAN	SCALE= 1"=30'
C-4	CROSS SECTIONS AND DETAILS	SCALE= AS NOTED

AREA OF LOT	3.837	ACRES	TOTAL AREA OF LOT PER SURVEY RESULTS	
ANEA OF EOT	167,149	SF	TOTAL AREA OF LOT PERSONVET RESULTS	
FOOTPRINT	19,298	SF		
FLOOR AREA RATIO	11.54	%	AREA UNDER ROOF/AREA OF LOT	
BUILDING PAD SLOPE	8.84	%	THE PERCENT OF SLOPE MEASURED AT RIGHT ANGLES TO THE	
VERTICAL HEIGHT OF SLOPE	33.2	SF	NATURAL CONTOURS ALONG A LINE PASSING THROUGH THE CENTER OF THE PROPOSED BUILDING AND TERMINATING AT THE	
HORIZONTAL LENGTH OF SLOPE	293.6	SF	ENDS OF THE DISTURBED AREA LIMITS OF THE BUILDING SITE.	
ALLOWADIE DICTURDED AREA	60	%	DER TARLE 4 CECTION 2207 III I	
ALLOWABLE DISTURBED AREA	100,289	SF	PER TABLE 1, SECTION 2207-III-J	
EXISTING DISTURBED AREA	52.98	%	IF ANY	
EXISTING DISTORBED AREA	88,563	SF	IF ANT	
/LIGROSS DISTLIBRED AREA	17.9	%	PROPOSED GROSS DISTURBANCE OF SITE	
(+)GROSS DISTURBED AREA	29,927	SF	PROPOSED GROSS DISTORBANCE OF SITE	
(-)LIVABLE AREA FOOTPRINT	11,104	SF	SUBTRACT LIVABLE AREA FOOTPRINT	
(-)GARAGE FOOTPRINT	2,531	SF	SUBTRACT ATTACHED GARAGE FOOTPRINT	
(-)DRIVEWAY CREDIT	0	SF	SUBTRACT DRIVEWAY CREDIT IF APPLICABLE	
(-)RETENTION BASIN CREDIT	2,829	SF	SUBTRACT 50% OF BASIN AREA IF APPLICABLE	
(-)FULLY RESTORED AREAS	12,957	SF	SUBTRACT AREAS RESTORED TO BOTH NATURAL GRADES AND VEGETATION	
/-\NET DISTURBED AREA	53.3	%		
(=)NET DISTURBED AREA	89,069	SF		









Rev.: Description: Date:

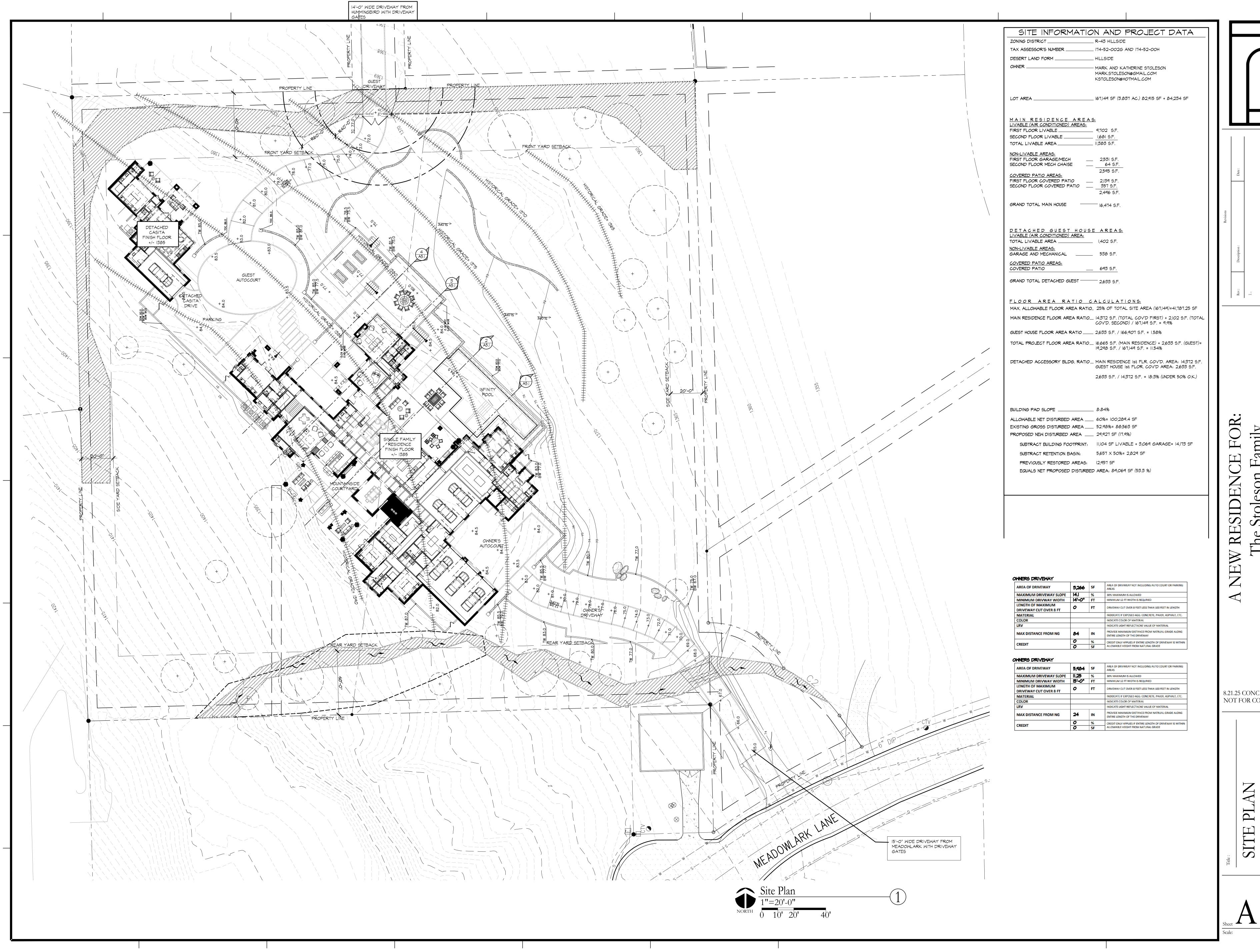
The Stoleson Family 6519 E Hummingbird La

8.21.25 CONCEPT HILLSIDE

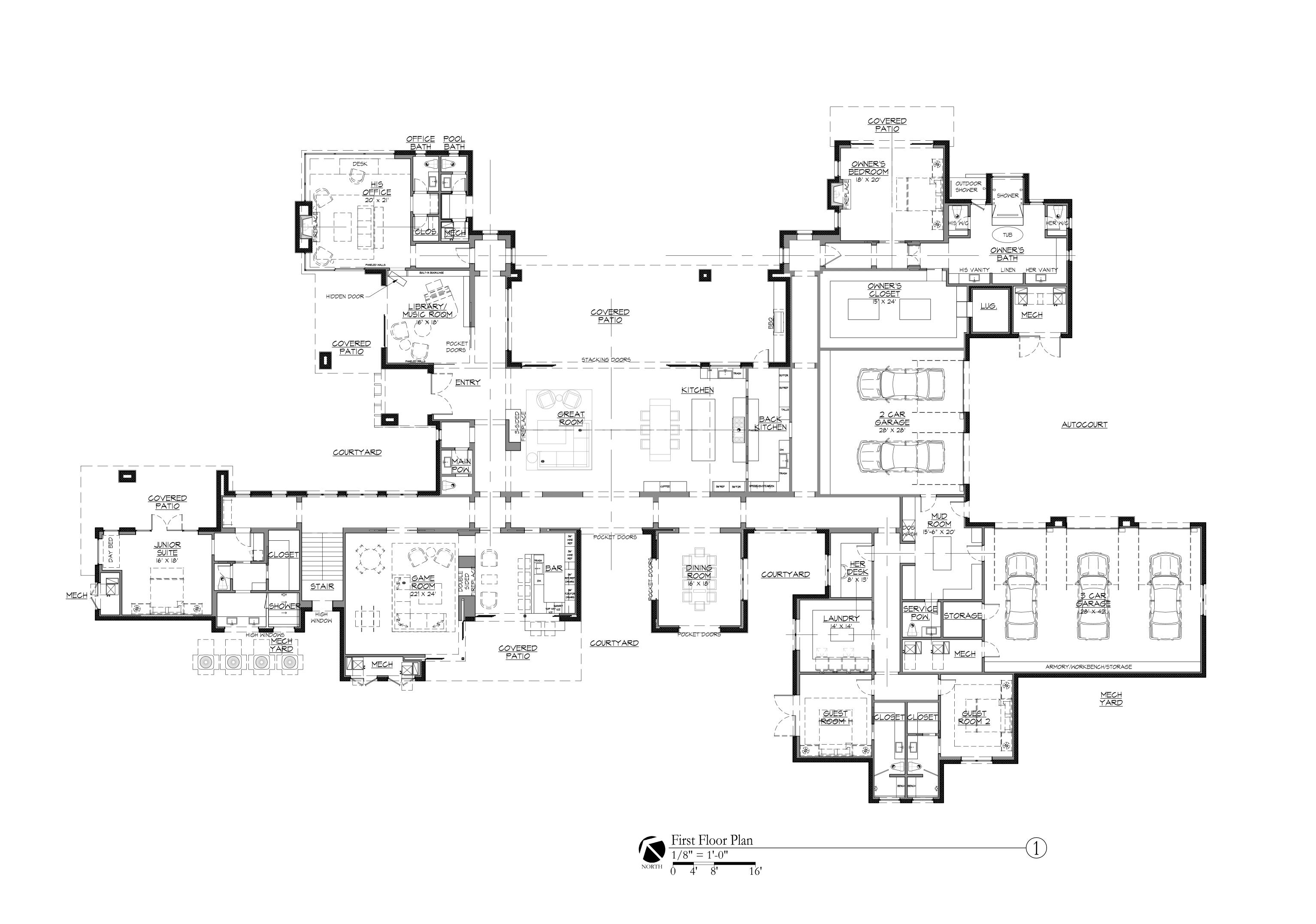
NOT FOR CONSTRUCTION

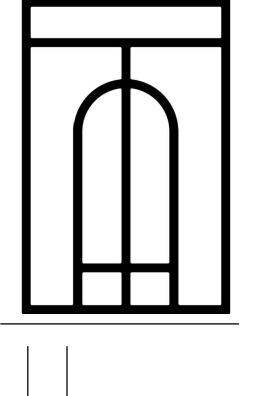
Drawn: Meredith Thomson | Date: August 21, 2025

A1.0



8.21.25 CONCEPT HILLSIDE NOT FOR CONSTRUCTION



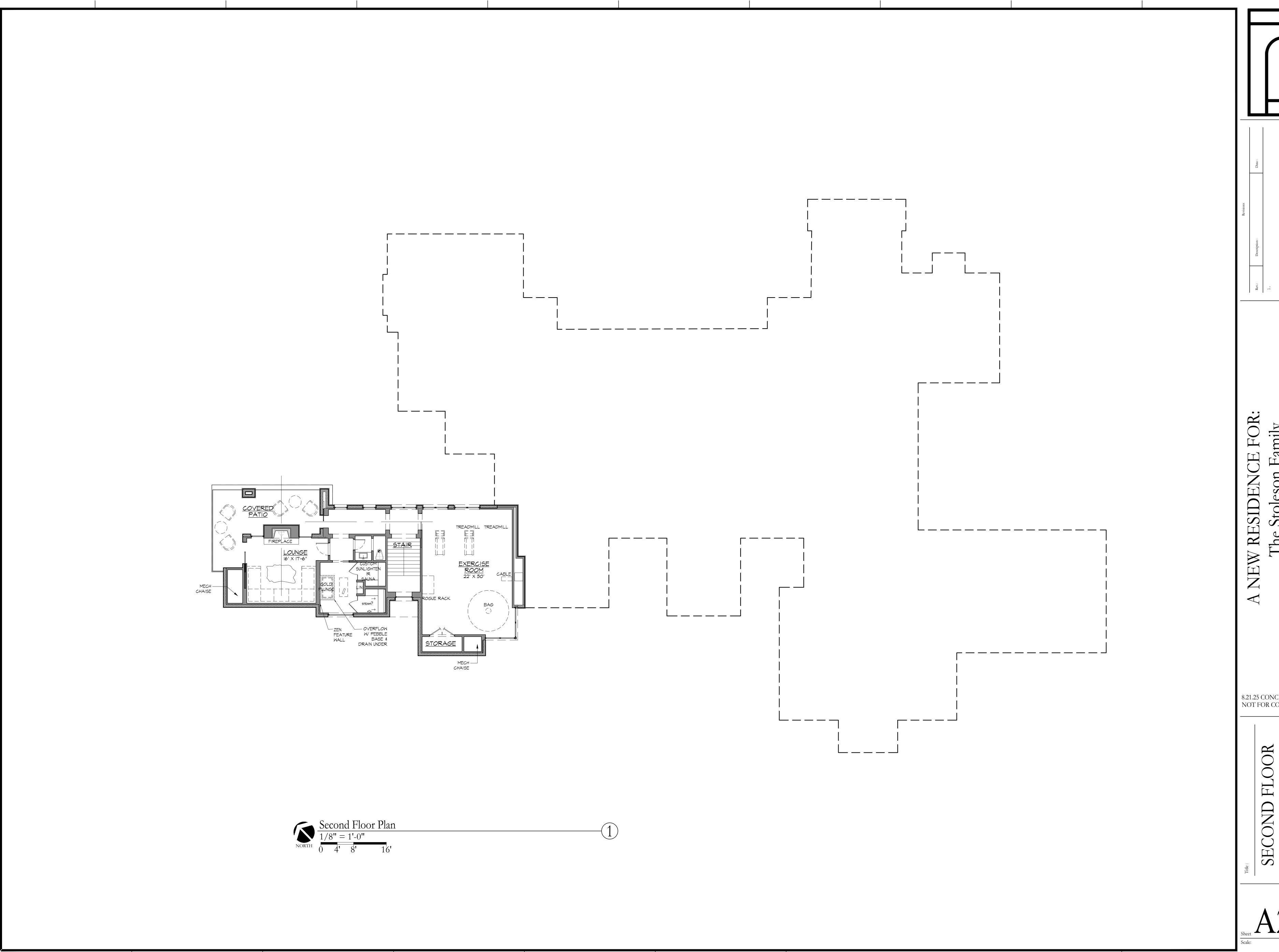


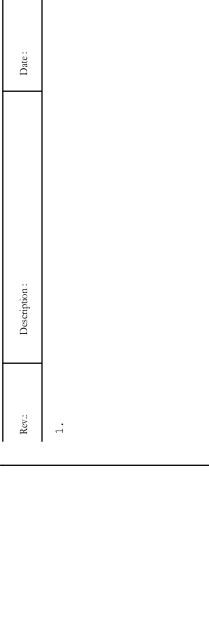
Family Stoleson 6519 E H Paradise

8.21.25 CONCEPT HILLSIDE NOT FOR CONSTRUCTION

H

FIRST PLAN

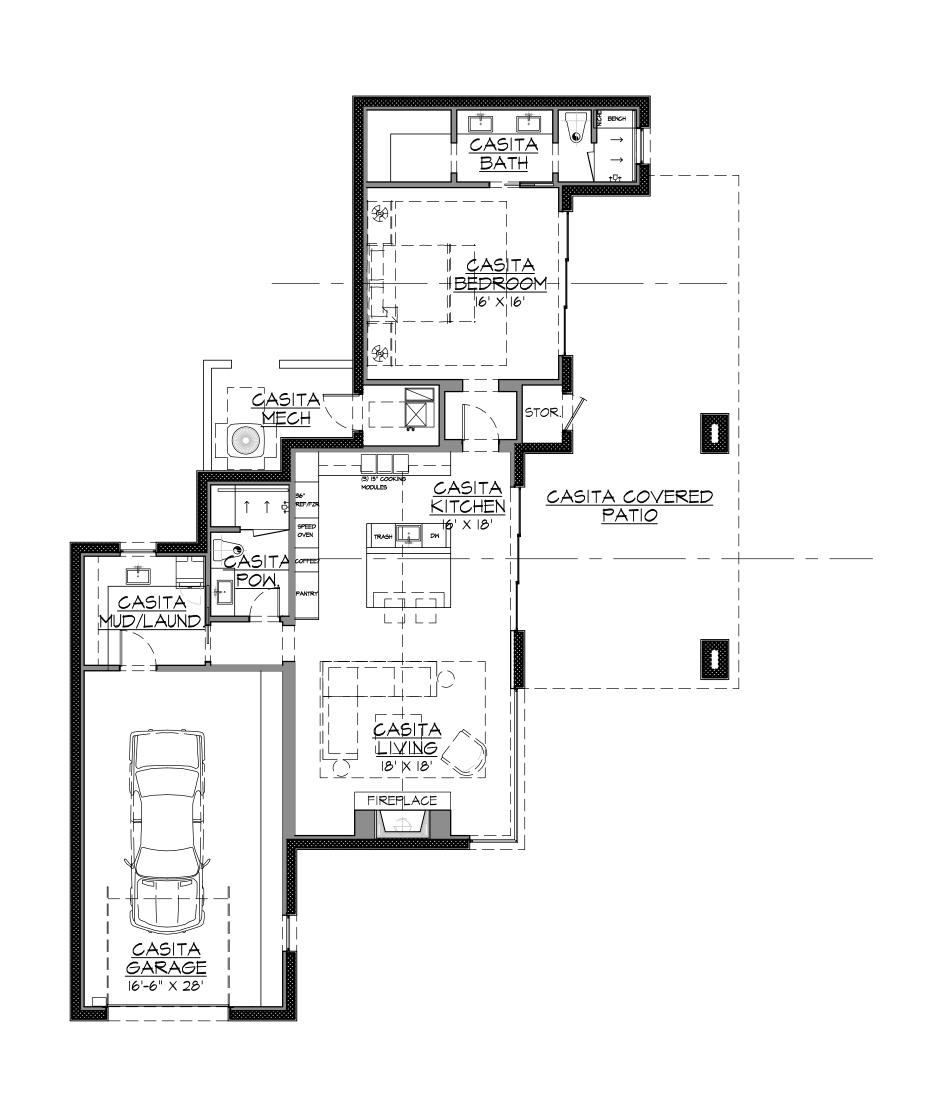


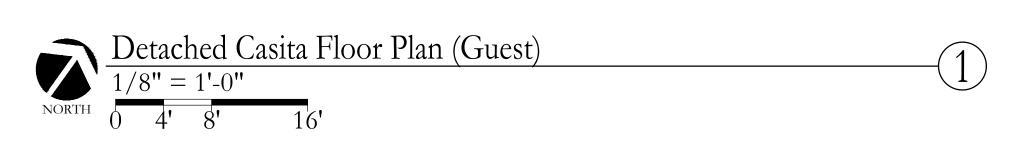


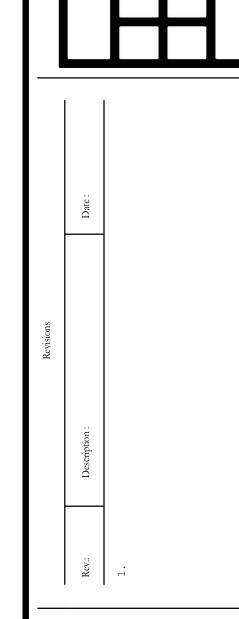
he Stoleson Family E Hummingbird Lane ise Vallev. AZ 85253 6519 E H Paradise

8.21.25 CONCEPT HILLSIDE NOT FOR CONSTRUCTION

SECOND PLAN







A NEW RESIDENCE FOR:
The Stoleson Family
6519 E Hummingbird Lane
Paradise Valley. AZ 85253

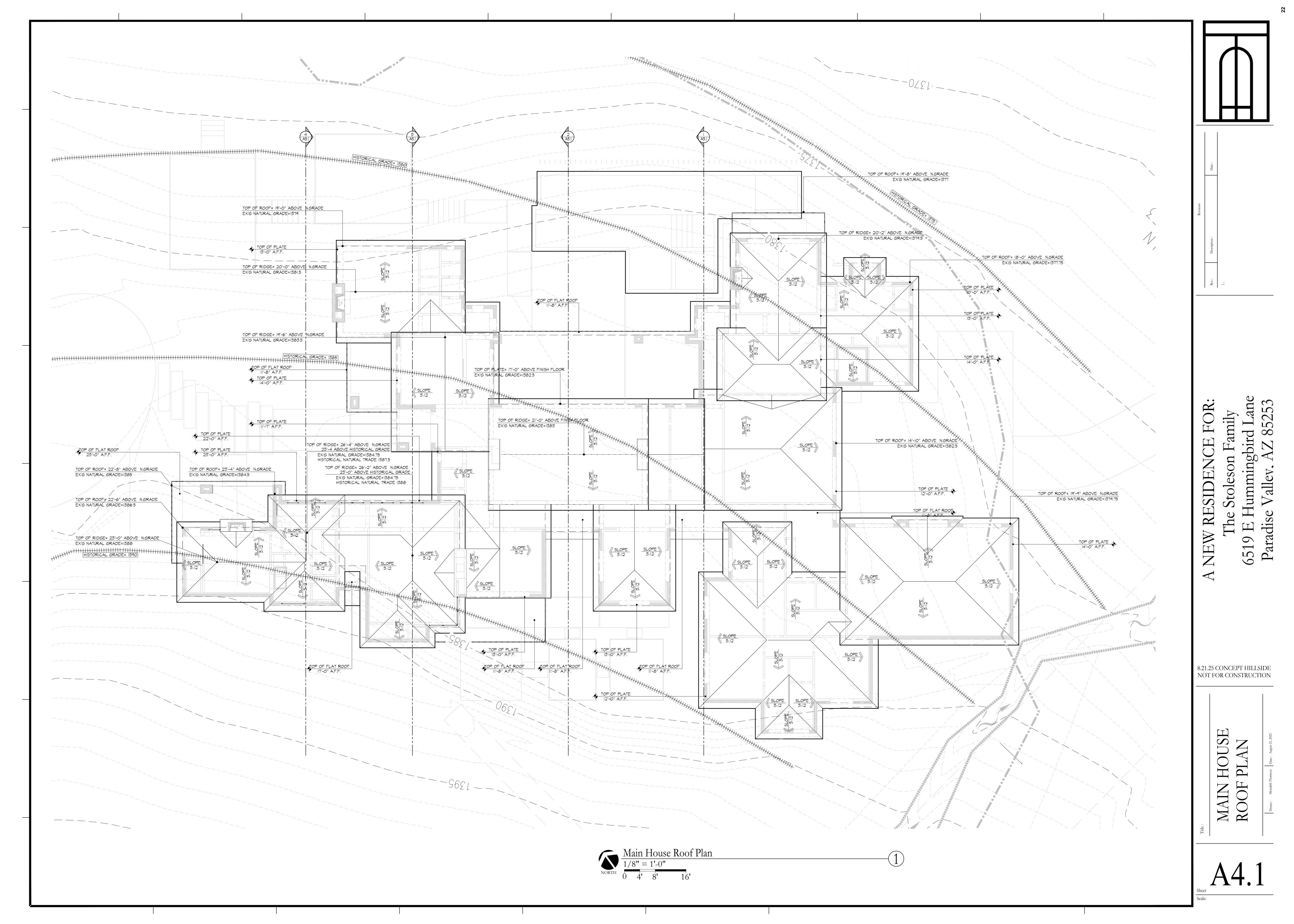
8.21.25 CONCEPT HILLSIDE NOT FOR CONSTRUCTION

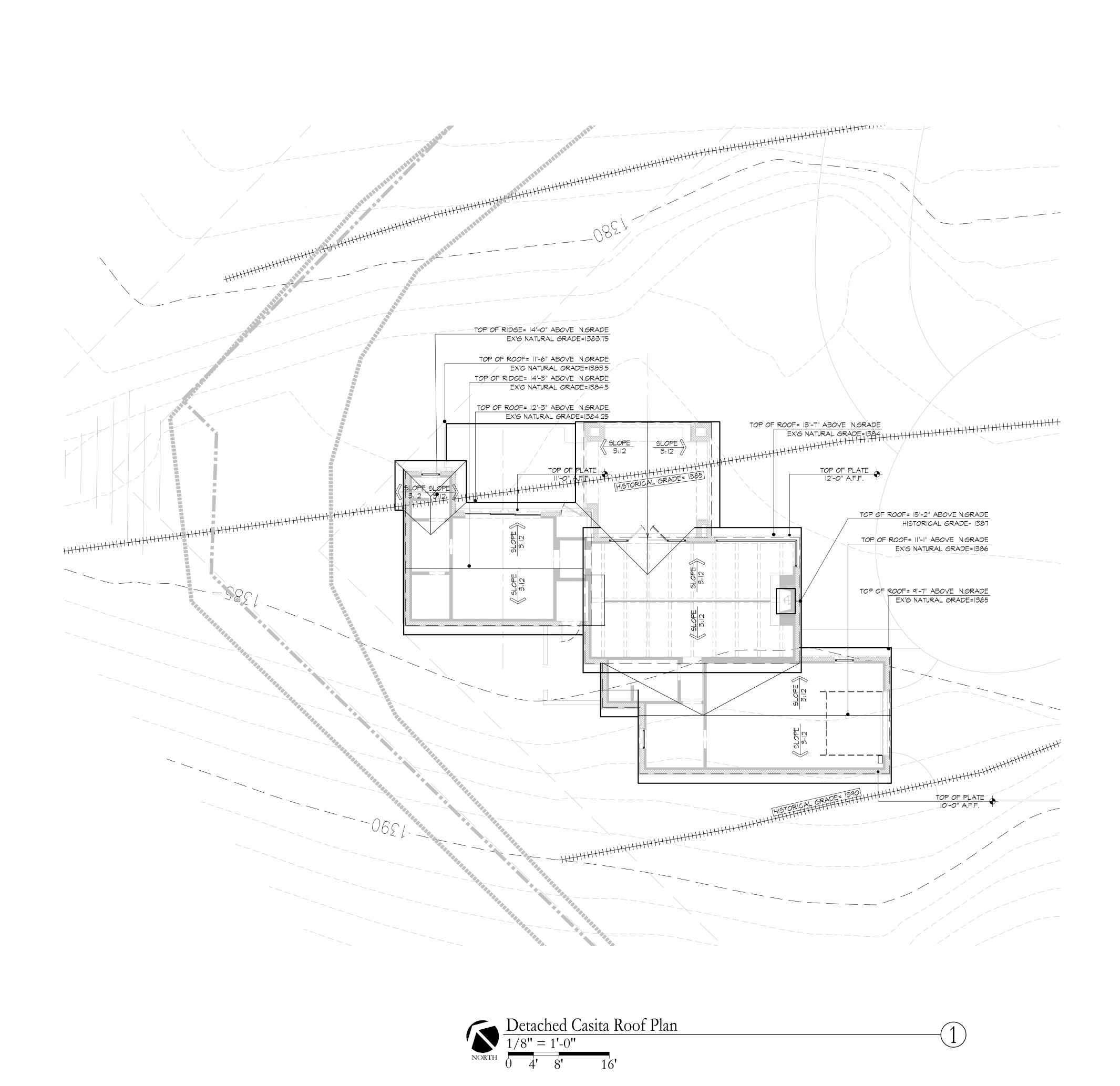
NOT FOR CONSTRUCTION

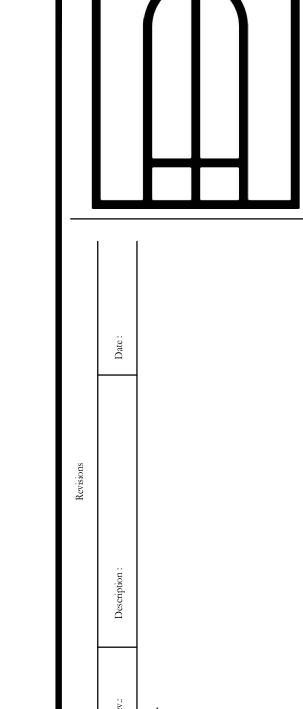
| SHEET |

DETACHED CASITA FLOOR PLAN (GUES

A2.3

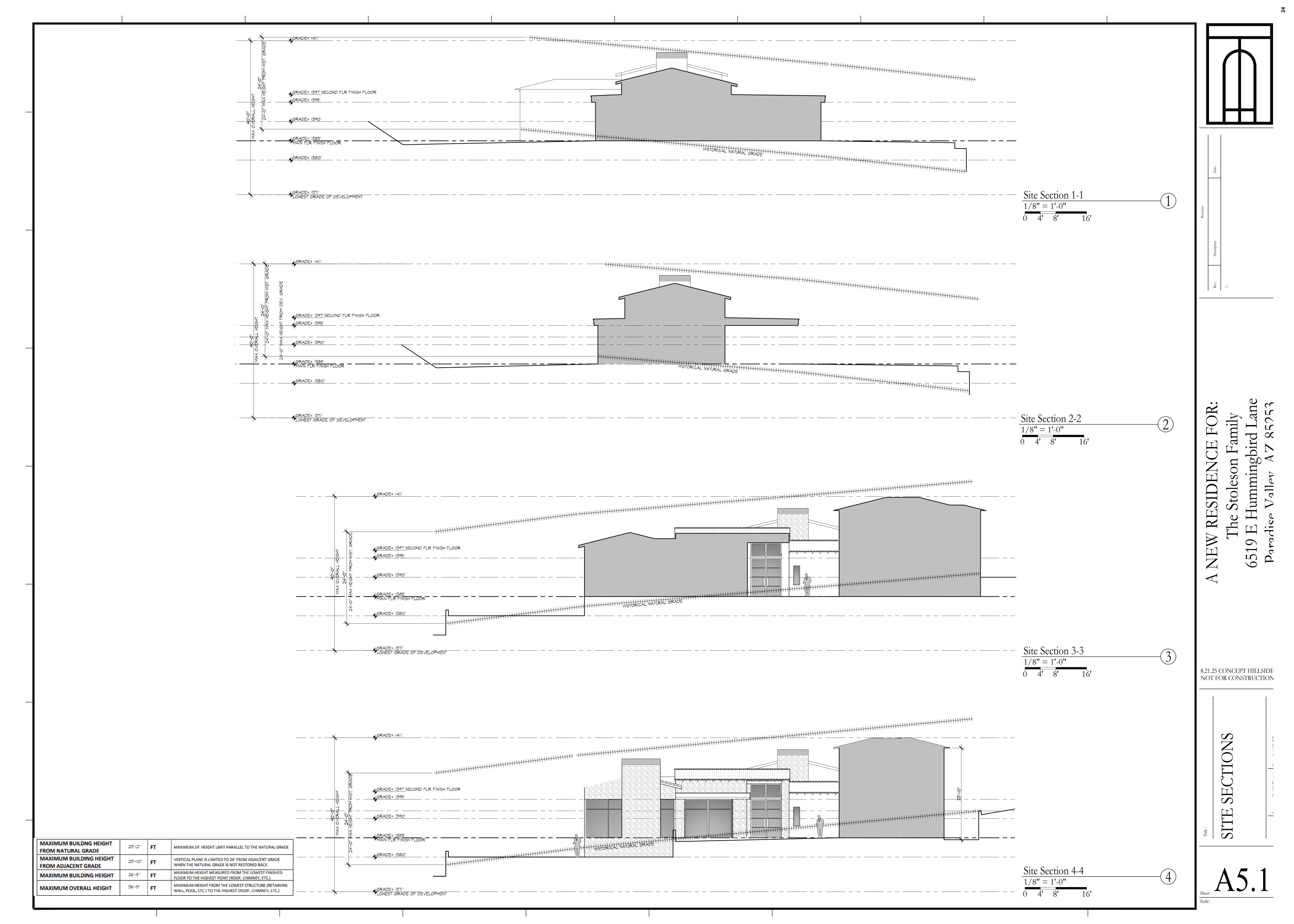


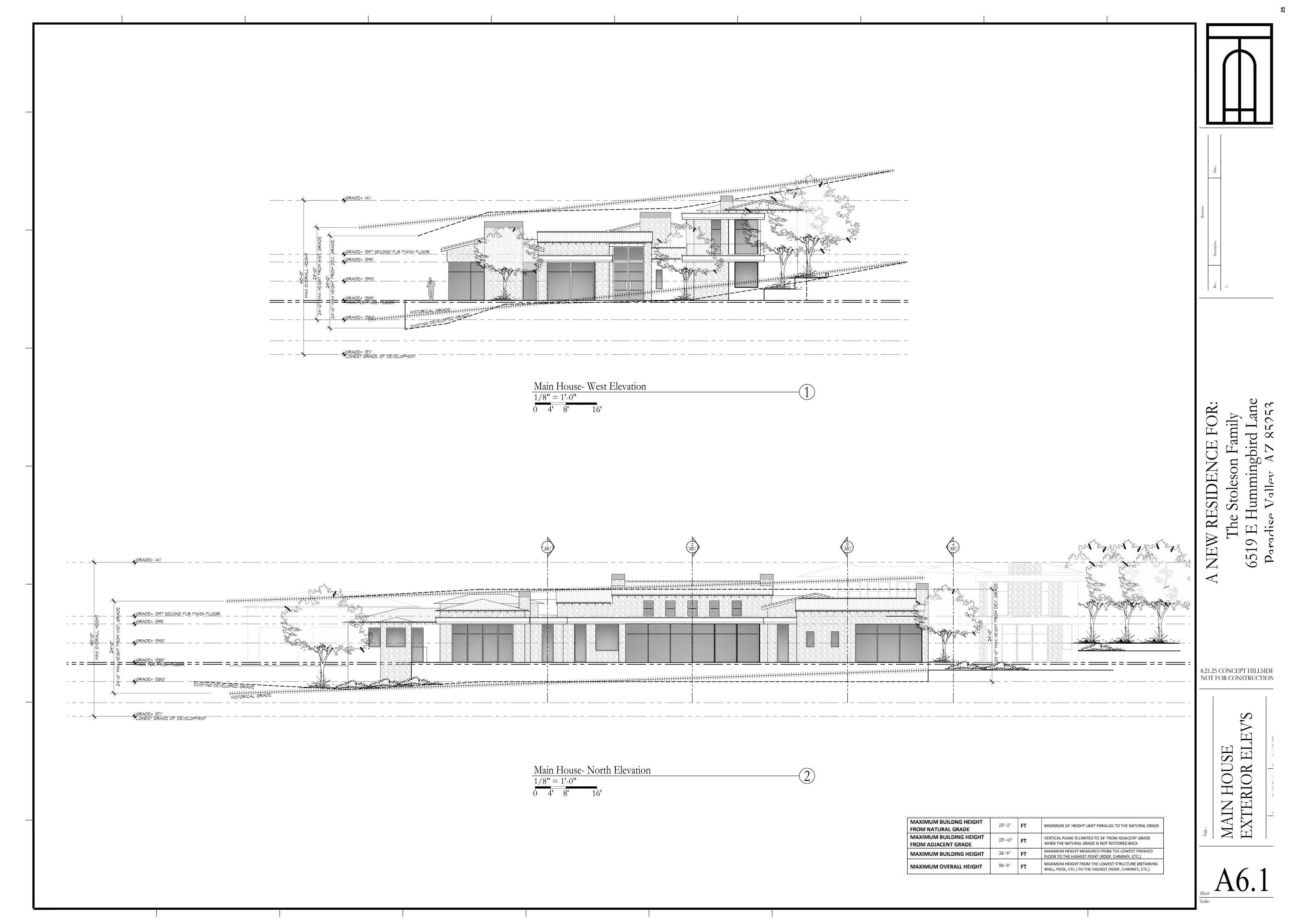


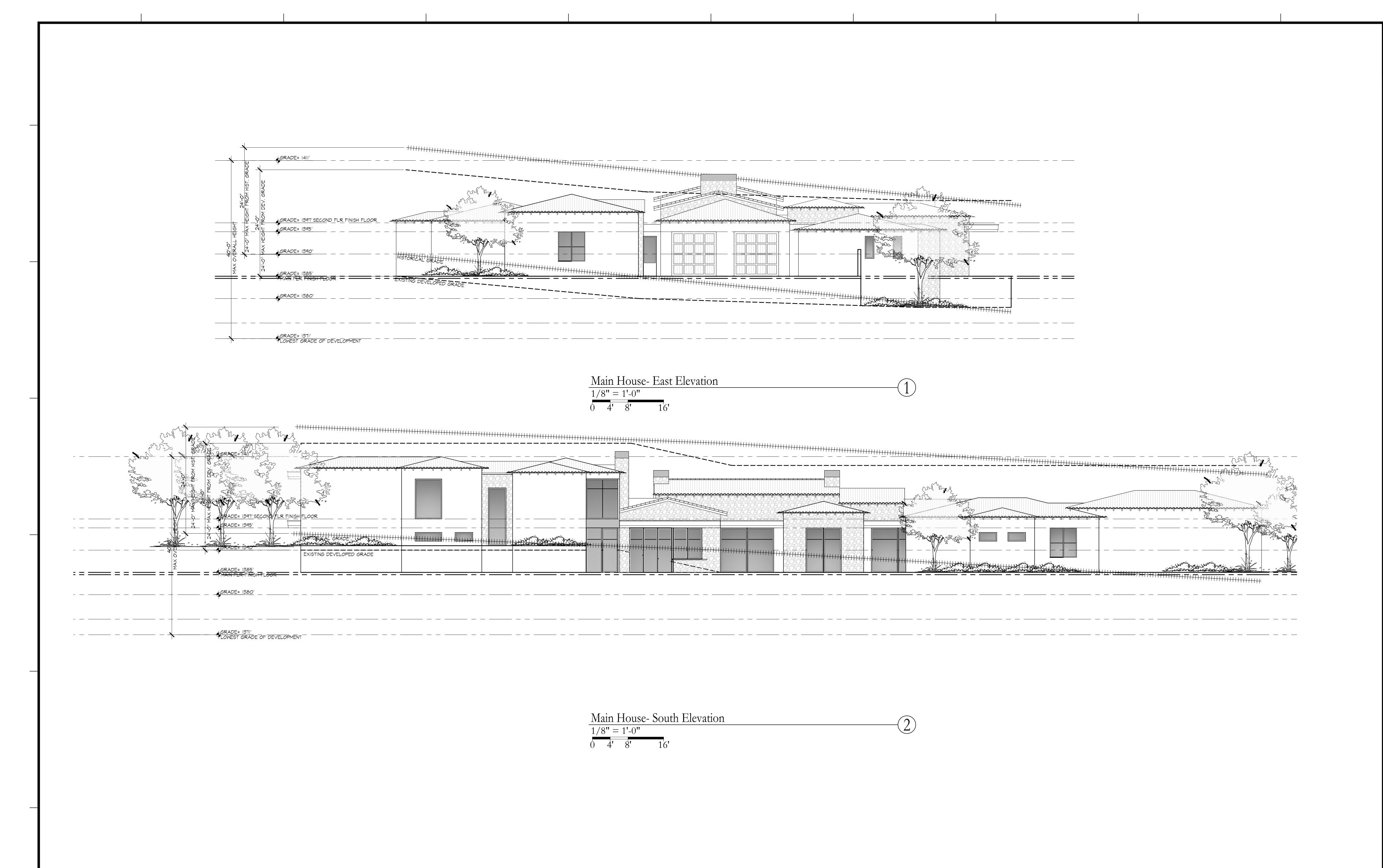


8.21.25 CONCEPT HILLSIDE

NOT FOR CONSTRUCTION







A NEW T 6519 E

8.21.25 CONCEPT HILLSIDE NOT FOR CONSTRUCTION

> AAIN HOUSE XTERIOR ELEV'S

WAXIMUM 24' HEIGHT LIMIT PARALLEL TO THE NATURAL GRADE

VERTICAL PLANE IS LIMITED TO 24' FROM ADJACENT GRADE
WHEN THE NATURAL GRADE IS NOT RESTORED BACK

MAXIMUM HEIGHT MEASURED FROM THE LOWEST FINISHED
FLOOR TO THE HIGHEST POINT (ROOF, CHIMNEY, ETC.)

MAXIMUM HEIGHT FROM THE LOWEST STRUCTURE (RETAINING
WALL, POOL, ETC.) TO THE HIGHEST (ROOF, CHIMNEY, ETC.)

MAXIMUM BUILDNG HEIGHT

MAXIMUM BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT

MAXIMUM OVERALL HEIGHT

FROM NATURAL GRADE

FROM ADJACENT GRADE

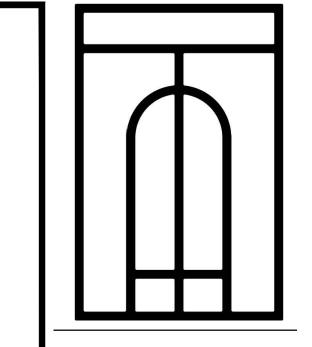
23'-2" **FT**

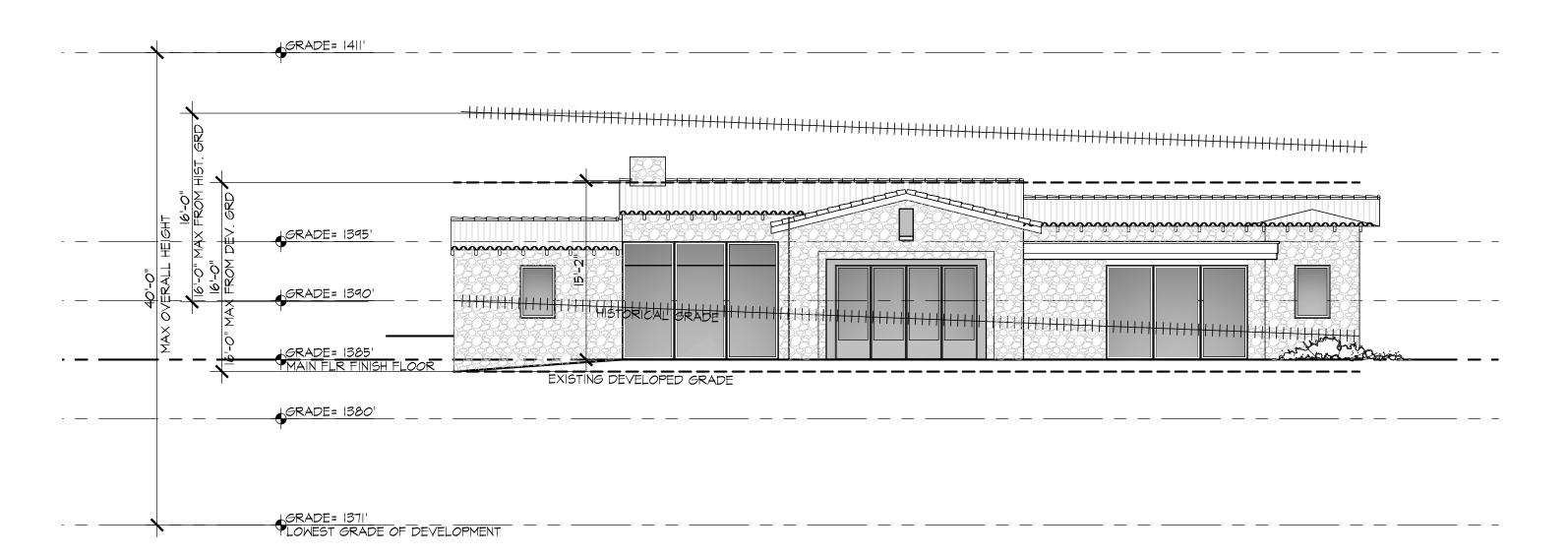
23'-10" **FT**

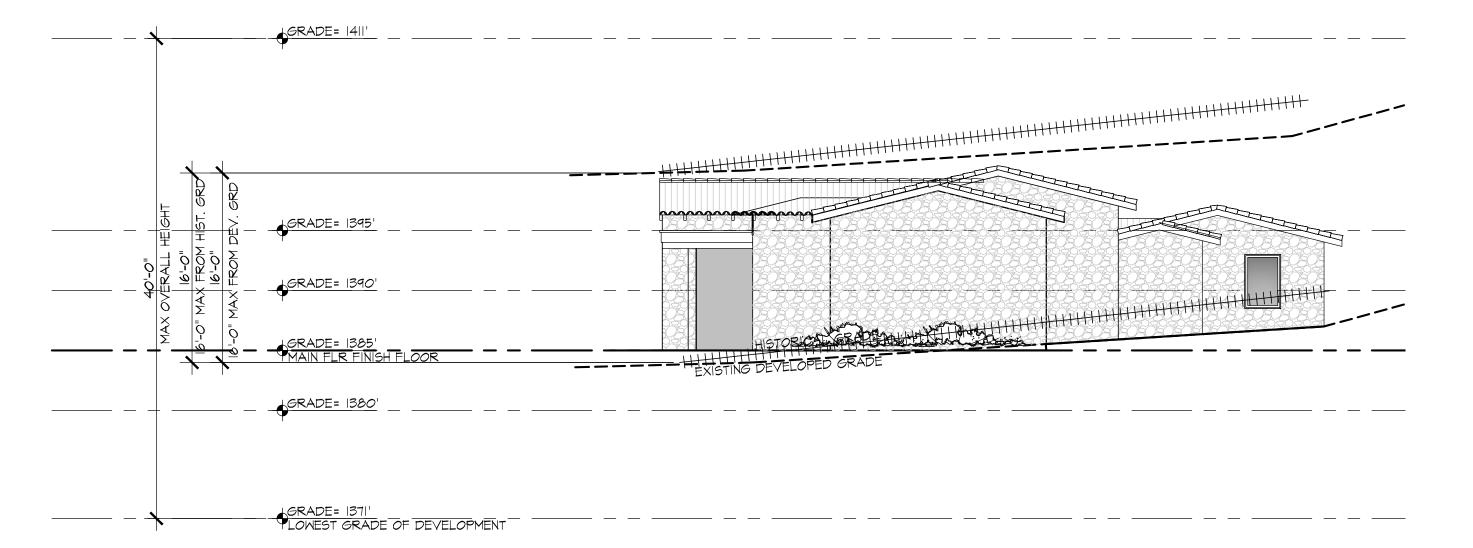
26'-5" **FT**

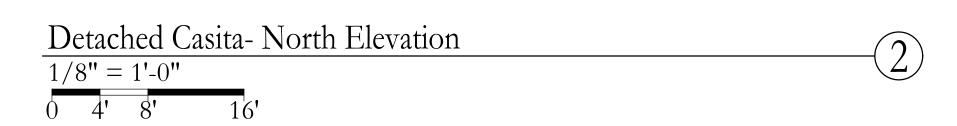
36'-5" **FT**

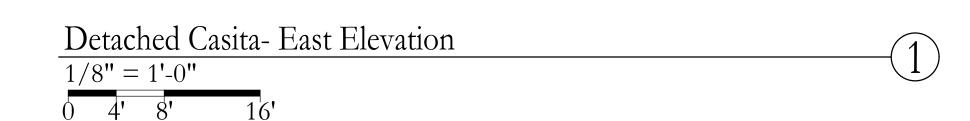
A6.2

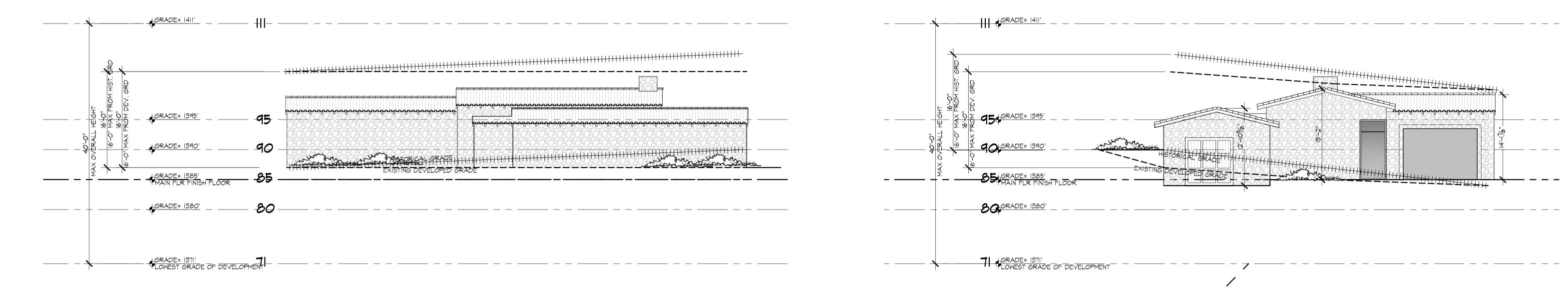


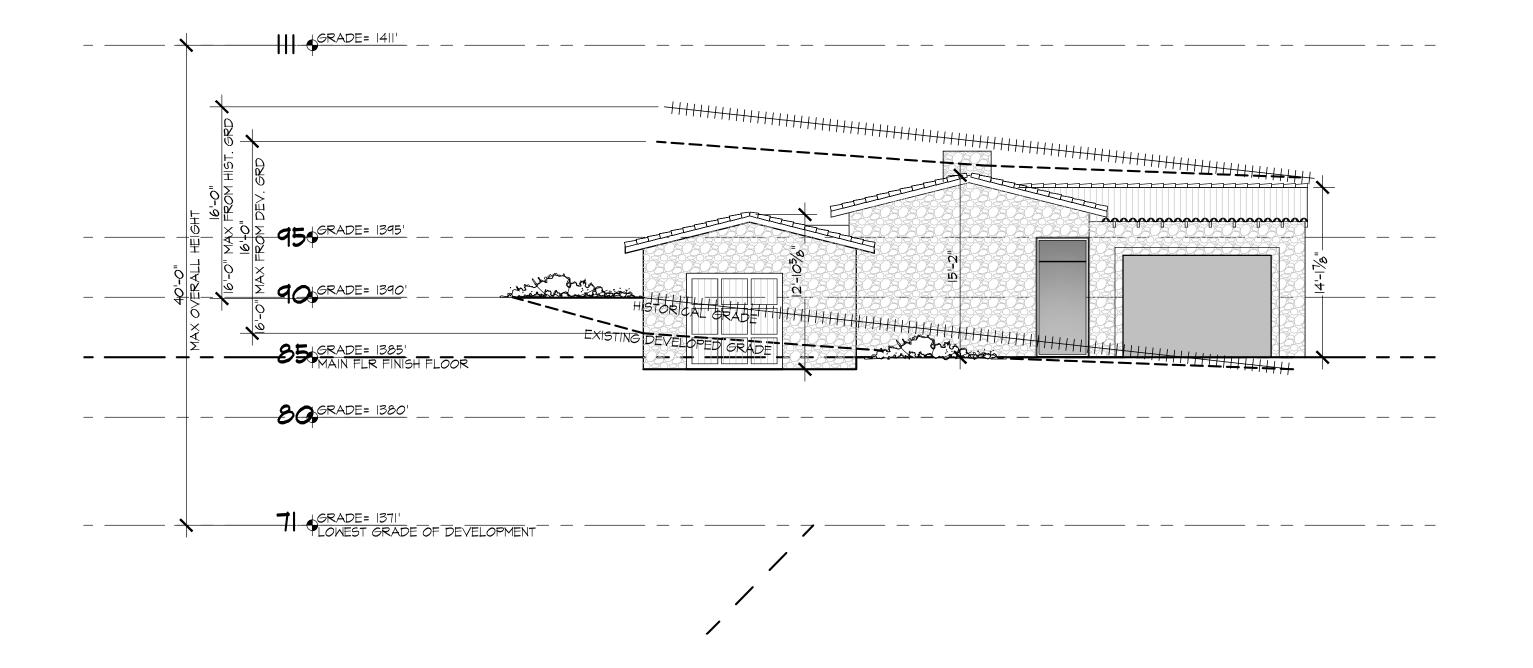












Detached Casita- South Elevation	\bigcap
1/8" = 1'-0"	4
0 4' 8' 16'	

Detached Casi	ita- West Elevation	(2)
1/8" = 1'-0"		3)
0 4' 8'	16'	

MAXIMUM BUILDNG HEIGHT FROM NATURAL GRADE	23'-2"	FT	MAXIMUM 24' HEIGHT LIMIT PARALLEL TO THE NATURAL GRADE
MAXIMUM BUILDING HEIGHT FROM ADJACENT GRADE	23'-10"	FT	VERTICAL PLANE IS LIMITED TO 24' FROM ADJACENT GRADE WHEN THE NATURAL GRADE IS NOT RESTORED BACK
MAXIMUM BUILDING HEIGHT	26'-5"	FT	MAXIMUM HEIGHT MEASURED FROM THE LOWEST FINISHED FLOOR TO THE HIGHEST POINT (ROOF, CHIMNEY, ETC.)
MAXIMUM OVERALL HEIGHT	36'-5"	FT	MAXIMUM HEIGHT FROM THE LOWEST STRUCTURE (RETAINING WALL, POOL, ETC.) TO THE HIGHEST (ROOF, CHIMNEY, ETC.)

8.21.25 CONCEPT HILLSIDE NOT FOR CONSTRUCTION

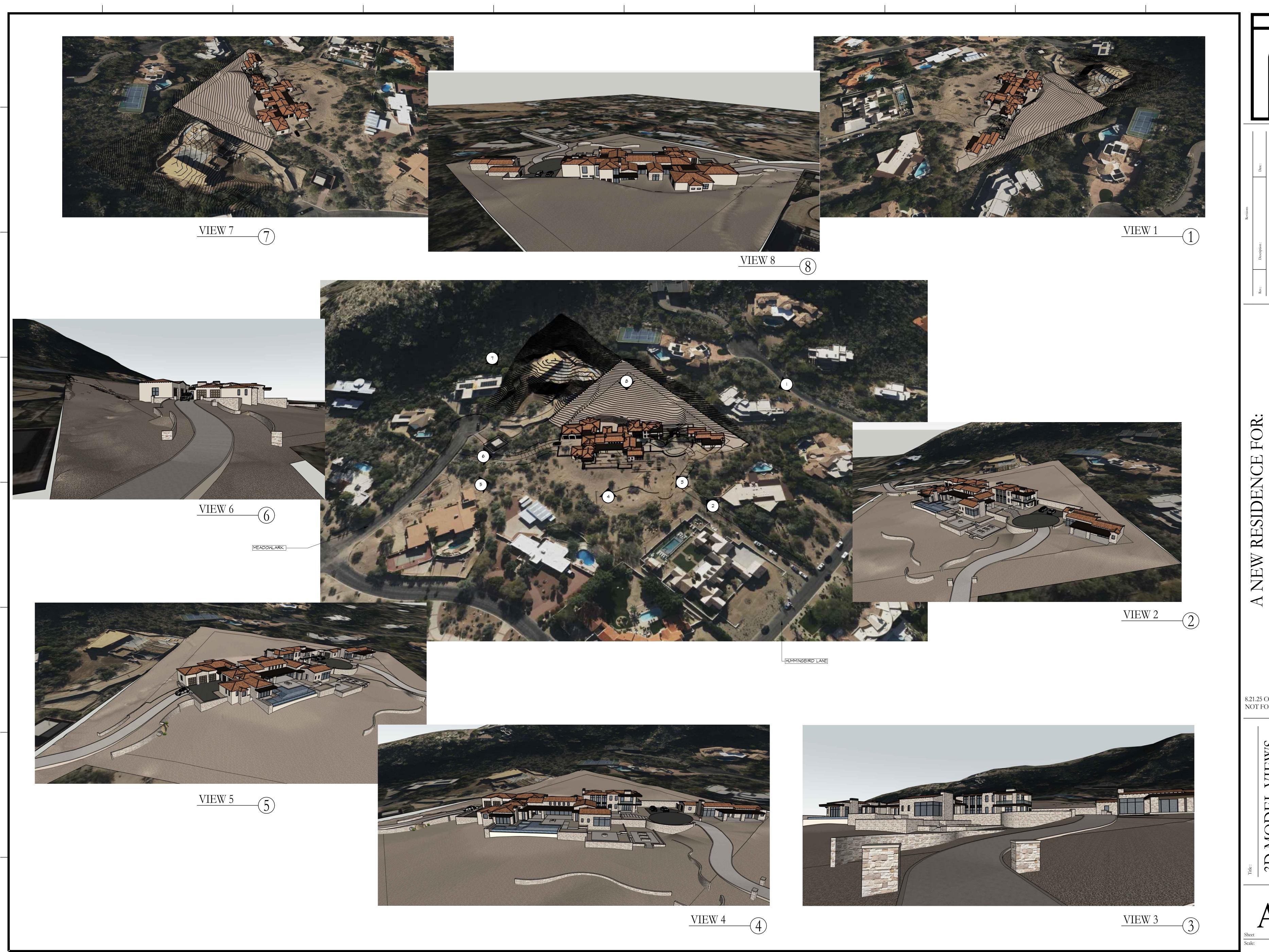


EW RESIDENCE FOR: The Stoleson Family 519 E Hummingbird Lane

8.21.25 CONCEPT HILLSIDE NOT FOR CONSTRUCTION

> DESIGN INSPIRATION

A6.4



ENCE FOK: son Family

> 65 G

8.21.25 CONCEPT HILLSIDE NOT FOR CONSTRUCTION

MODEL VIEWS

A6.5

GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC.

- PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE, ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR
- WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS
- ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES FOR FUTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED UPON
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION
- CONTROL REGULATIONS, AS AMENDED, IS REQUIRED. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM
- THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
- 10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM
- 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
- 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. . 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, I
- CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN. THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE TOWN
- 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 . 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
- 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. ALL PERMITTEES MUST POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, AND ADDRESS OF PROJECT.
- WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
- CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY. IF A STAGING AREA IS NEEDED ON A PROPERTY OTHER THAN THE CONSTRUCTION SITE FOR CONSTRUCTION SUPPLIES AND EQUIPMENT, THE PERMITTEE MUST OBTAIN PROPERTY OWNER AND TOWN APPROVAL FIRST AND MUST INFORM THE ADJACENT PROPERTY OWNERS OF THE LOCATION OF STAGING AREA, AND TIME AND HOURS DURING THE DAY THE AREA WILL BE USED.
- 7. 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. . 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. 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.
- HO. 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. 11. 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
- 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

- 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.
- 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. 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
- 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 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 BSL 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
- 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
- 47. VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS. 48. DISTURBED AREA: TOTAL ACRES = 0.954 ACRES < 1 ACRE; NPDES PERMIT IS NOT REQUIRED.</p>
- 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 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, WHITCH HAS BEEN COORDINATED AND APPROVED BY THE OWNER. LAND DEVELOPMENT GROUP (LDG) ASSUMES NO LIABILITY FOR DRAINAGE ISSUES THAT MAY EXIST AND COULD CAUSE DAMAGE TO THE SUBJECT OR NEIGHBORING PROPERTIES BEYOND THE LIMITS OF THE CONSTRUCTION SHOWN ON THESE PLANS.
- 53. THE GRADING AND DRAINAGE DESIGN PRESENTED HEREIN IS BASED ON EVALUATING STORMWATER RUNOFF RESULTING FROM A STATISTICAL ANALYSIS OF STORM EVENTS OF PARTICULAR FREQUENCY, UP TO AND INCLUDING 100-YEAR EVENT AS REQUIRED BY THE CITY OF PHOENIX AND MARICOPA COUNTY DRAINAGE DESIGN MANUALS. A STORM EVENT EXCEEDING THE 100-YEAR EVENT MAY CAUSE OR CREATE THE RISK OF GREATER STORM IMPACT THAN IS PRESENTED AND ADDRESSED ON THIS PLAN.

FIRE SPRINKLER SYSTEM

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

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

NATIVE PLANTS ALL NATIVE PLANTS IMPACTED BY

CONSTRUCTION SHALL BE RELOCATED ON SITE. SEE LANDSCAPE PLAN AND NATIVE PLANT INVENTORY AND SALVAGE PLAN.

PRELIMINARY GRADING & DRAINAGE PLAN

STOLESON RESIDENCE

6519 & 6528 E HUMMINGBIRD LN., PARADISE VALLEY, AZ 85253 LOCATED IN A PORTION OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 3, T.2N, R.4E

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

LEGEND

COMMUNICATIONS LINE

EXISTING CONTOUR

EXIST. DRAINAGE FLOW

EXIST. SPOT ELEVATION

PROPOSED SPOT ELEVATION

PROPOSED CONTOUR

STORM DRAIN PIPE

CATCH BASIN

RETAINING WALL

TOP OF WALL

FINISH GRADE

TOP OF PARAPET

BOTTOM OF WALL

TOP OF FOOTING

TOP OF RETAINING WALL

EXISTING DISTURBED AREA

PROPOSED DISTURBED AREA

-0-0-0-

TP: XX.XX

TW: XX.XX

TRW: XX.XX

FG: XX.XX

BW: XX.XX

TF: XX.XX

BC

DE

ESMT

MAG

ABBREVIATIONS

BACK OF CURB

EASEMENT

FOUND

INVERT

EXISTING GRADE

FINISH GRADE

GUTTER, GAS

MEASURED

PAVEMENT

RECORDED

RIGHT OF WAY

TOP OF CURB

UTILITIES NOTES

BLUE STAKE @ (602) 263-1100.

RADIUS

EXIST. EXISTING

BUILDING SETBACK LINE

CONCRETE, CALCULATED

FINISH FLOOR ELEVATION

MARICOPA COUNTY RECORDER

PUBLIC UTILITY EASEMENT

TANGENT, TELEPHONE

HORIZONTAL AND VERTICAL LOCATIONS OF

ALL EXISTING UTILITIES SHOWN ON THE

PLAN ARE APPROXIMATE ONLY AND WILL

BE FIELD VERIFIED BY CONTRACTOR PRIOR

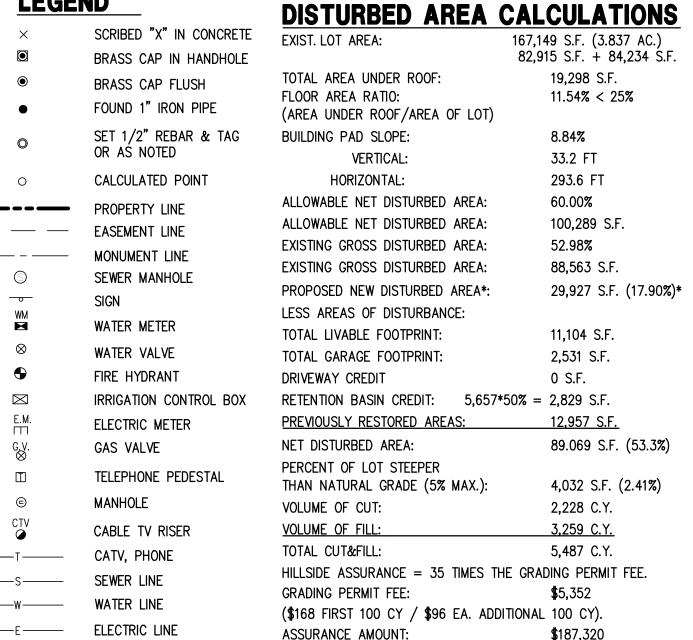
TO START OF CONSTRUCTION WORK. CALL

WEST, WATERLINE

DRAINAGE EASEMENT

TOWN OF PARADISE VALLEY

---1321___/



EARTHWORK QUANTITIES

QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY.

THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE

2,228 C.Y. 3,259 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.

GRADING SPECIFICATIONS

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

DRAINAGE STATEMENT

- 2. NEW SINGLE FAMILY RESIDENCE, NEW DETACHED CASITA, NEW DRIVEWAY, NEW GARAGE, NEW POOL & SPA AND SITE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT.
- 5. THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED PER THE APPROVED CIVIL PLANS.
- 7. CHECK DAMS, RIPRAP AND BOULDERS ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.

TOWN OF PARADISE **VALLEY HILLSIDE NOTES**

- A. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING. BUT NOT LIMITED TO LANDSCAPING. GROUND RESTORATION, FIRE FLOW, FIRE SAFETY, AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- B. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- C. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES. D. THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER,

MONDAY THROUGH FRIDAY. WITH LIMITED WORK

ON SATURDAY AND NO WORK ON SUNDAY OR

LEGAL HOLIDAYS, RAM HAMMERS AND OTHER

HEAVY EQUIPMENT CANNOT BE USED ON

MANAGER. E. CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACES AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.

SATURDAYS WITHOUT A WAIVER FROM THE TOWN

F. ALL RETAINING WALLS SHALL NOT EXTEND MORE THAN 6 INCHES ABOVE THE MATERIAL THEY RETAIN (WITH EXCEPTION OF DRIVEWAY RETAINING WALLS IN ACCORDANCE WITH 2207.VI.6).

SHEET INDEX

C-1 COVER SHEET C-2 OVERALL SITE PLAN IMPROVEMENT PLAN C-4 CROSS SECTIONS

PROJECT DESCRIPTION

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

- PERFORMED ACCORDINGLY.
- PERCENT PASSING NO. 200 SIEVE 25% MAX.
- ANY OF THE RETAINING WALLS. COMPACTION TEST RESULTS SHALL BE SUBMITTED TO THE SOILS ENGINEER AND TOWN OF PARADISE VALLEY BUILDING AND SAFETY DEPARTMENT.
- 9. ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VISUAL
- SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS. 14. CONSTRUCTION STAKING AND/OF FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT

- 1. ULTIMATE STORM OUTFALL IS LOCATED AT THE NORTHEASTERLY PROP. CORNER AT ELEVATION OF 1356.00.
- 3. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS. 4. HISTORIC DRAINAGE PATTERNS ARE RESTORED AND PRESERVED.
- 6. PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT.
- 8. ON-SITE RETENTION IS PROVIDED FOR THE FIRST FLUSH STORM EVENT FOR THE LIMITS OF DISTURBANCE.

S S STALLION RD CHOLLA DR CHENEY DRIVE HUMMINGBIRD ☱ MEADOWLÁRK ŪN 뜯/ INDIAN BEND RD **VICINITY MAP**

SITE DATA

MARK & KATHERINE STOLESON 6519 E HUMMINGBIRD LN., PARADISE VALLEY, AZ 85253

THOMSON ARCHITECTURE, LLC CONTACT: MEREDITH THOMSON P: 415-310-2372 MEREDITH@MMTARCH.COM

PHOENIX, AZ 85020

P: 602-889-1984

LANDSCAPE

BERGHOFF DESIGN GROUP

4561 E MCDOWELL RD.,

PHOENIX, AZ 85008

P: 480-481-3433

SUITE 200,

ARCHITECT

NORTHERN AVE

6528 E MEADOWLARK LN.. PARADISE VALLEY, AZ 85253 R-43 HILLSIDE LOT AREA: 82,915 S.F (1.903 AC.) 23-43

174-52-002H

174-52-002G ADDRESS: 6519 E HUMMINGBIRD LN., PARADISE VALLEY, AZ 85253 R-43 HILLSIDE LOT AREA: 84,234 S.F (1.934 AC.) QS #: 23-43

LAND SURVEYOR

OUTER LIMITS LAND SURVEYING, LLC BRIAN EARL SEARAN, RLS #54120 PO BOX 71957 PHOENIX, AZ 85050 P: 602 486 1154 EMAIL: BSEARAN@OUTERLIMITSLS.COM

NOTE: CIVIL ENGINEERING DESIGN PRESENTED HEREIN IS BASED ON THE TOPOGRAPHIC SURVEY MAP, PROVIDED IN AN ELECTRONIC FORMAT BY SURVEYOR LISTED ABOVE. LAND DEVELOPMENT GROUP, LLC ASSUMES NO LIABILITY FOR ERRORS AND

OMMISSIONS SHOWN ON THE SURVEY AND INFORMATION PROVIDED BY OTHERS

LEGAL DESCRIPTION

LOT 1 AND 2, MEADOWLARK LOT SPLIT, ACCORDING TO BOOK 1421 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA

BENCHMARK

PARADISE VALLEY BRASS CAP FLUSH, NO STAMPING ON T2N, R4E, 10N, ON INDIAN BEND ROAD, HAVING AN ELEVATION OF 1316.441, TOWN OF PARADISE VALLEY (NAVD 88) DATUM, GDACS# 24526-1.

BASIS OF BEARING

THE WEST PROPERTY LINE THE BEARING OF WHICH IS NO1°30'54"W AS SHOWN

FLOOD INSURANCE RATE MAP (FIRM) DATA

	CONTROL NATE IN	<u> </u>		
COMMUNITY # 040049	PANEL # 1765 OF 4425	SUFFIX L	BASE FLOOD	
MAP #	PANEL DATE FIRM INDEX DATE	ZONE	ELEVATION N/A	

04013C |10/16/2013 | 11/04/2015 | X* | *AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FINISH FLOOR CERTIFICATION

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

Nice Prodonov

REGISTERED CIVIL ENGINEER

TOWN OF PARADISE VALLEY

APPROVAL

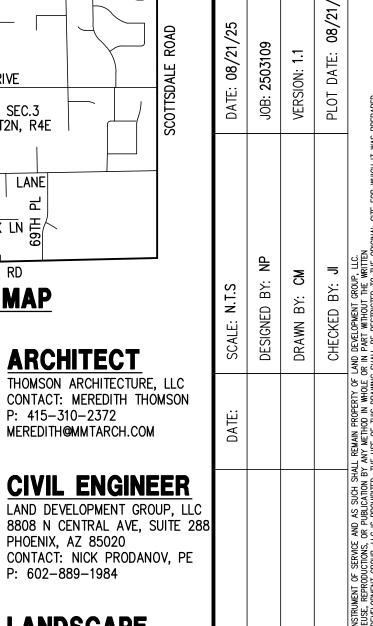
THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS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

08/21/25

DATE

DATE TOWN ENGINEER

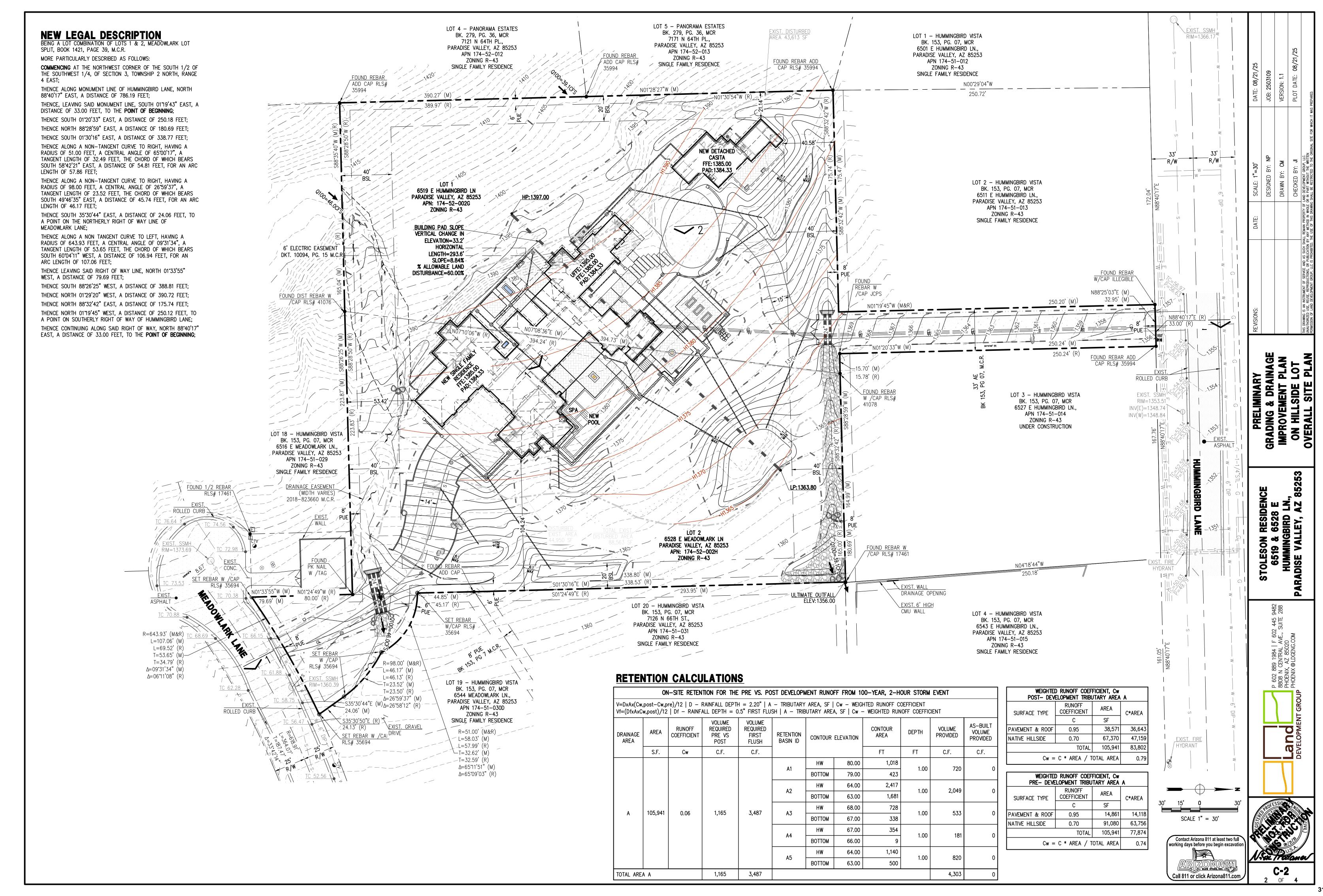
> Contact Arizona 811 at least two full orking days before you begin excavati BLUE STAKE, INC. Call 811 or click Arizona811.com

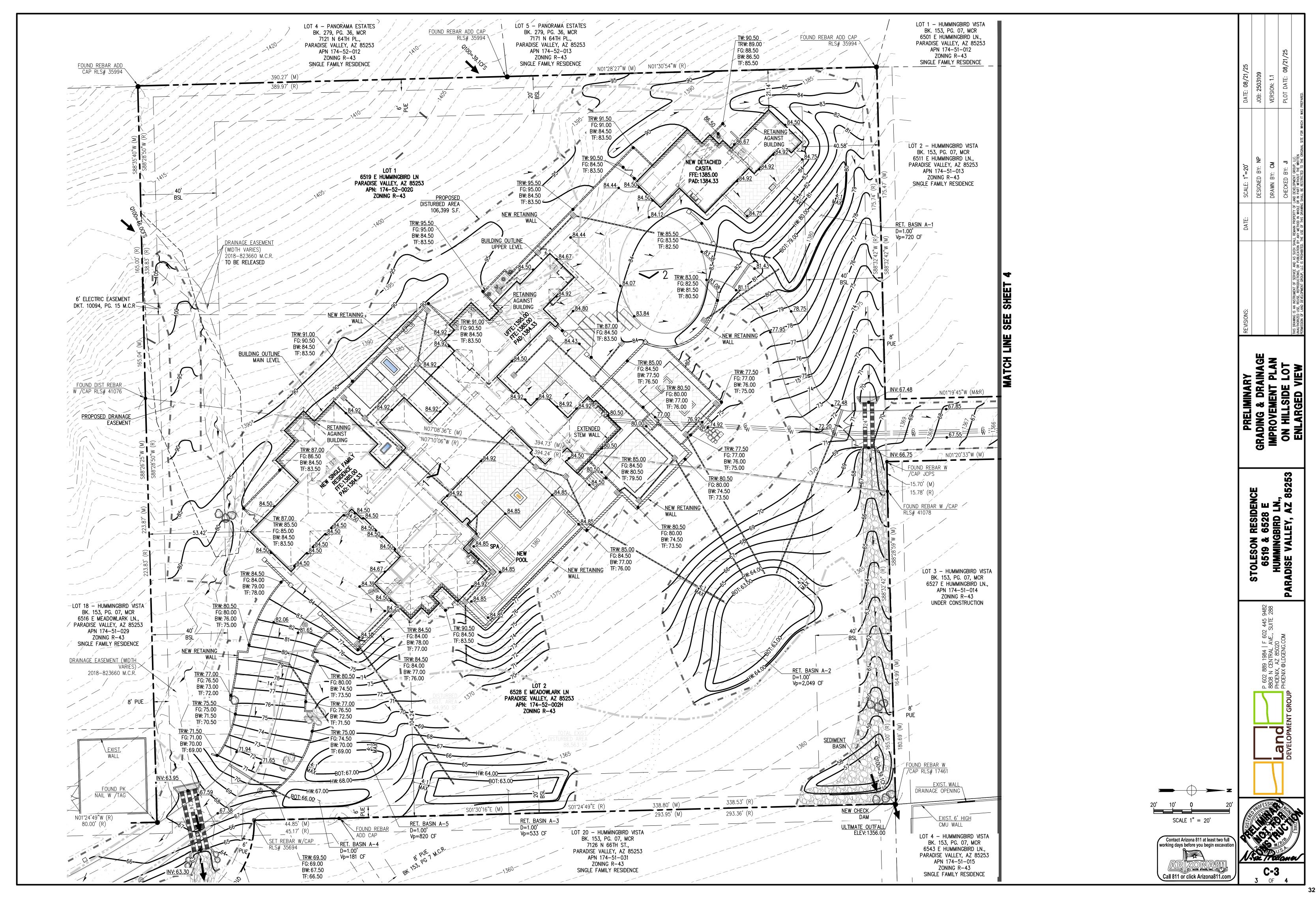


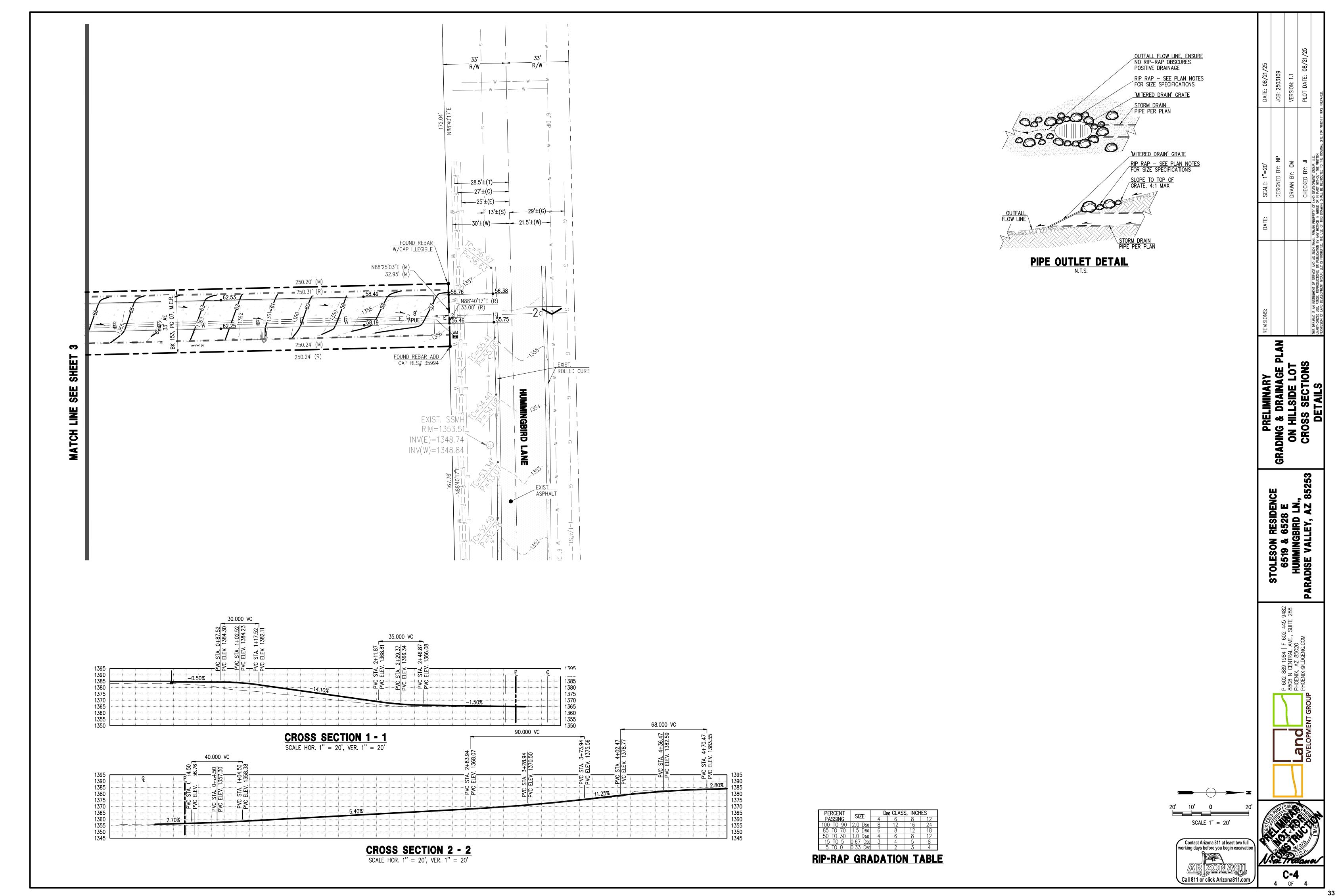
RELIMI & DR/

P 602 889 19 8808 N CENTE PHOENIX, AZ 8 PHOENIX @ LDC (C) >

OF **4**





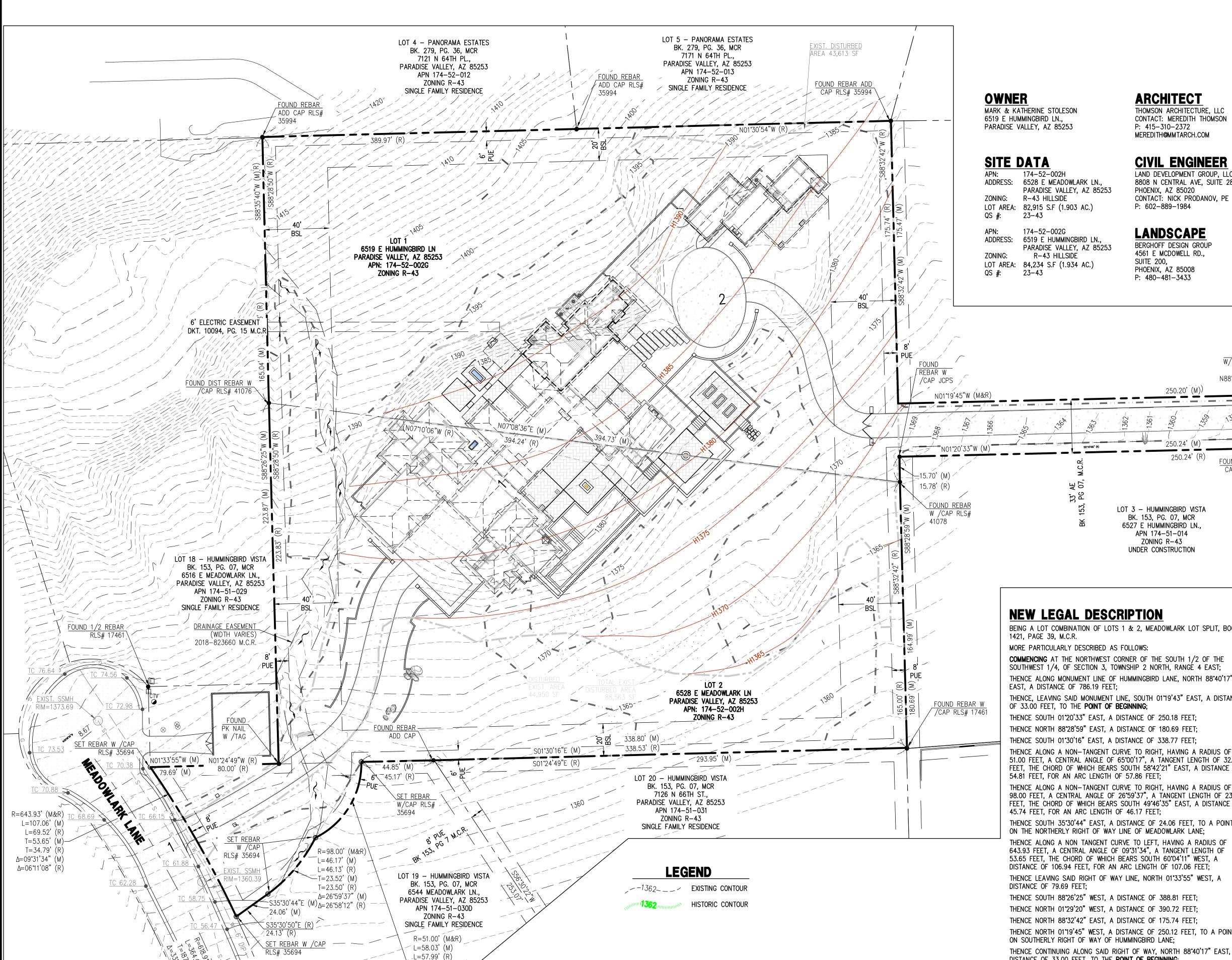


AERIAL MAP EXHIBIT

THE STOLESON FAMILY

6519 & 6528 E HUMMINGBIRD LN., PARADISE VALLEY, AZ 85253

LOCATED IN A PORTION OF THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 3, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



—T=32.62'(M)

_T=32.59' (R)

ARCHITECT

MARK & KATHERINE STOLESON THOMSON ARCHITECTURE, LLC 6519 E HUMMINGBIRD LN., CONTACT: MEREDITH THOMSON PARADISE VALLEY, AZ 85253 P: 415-310-2372

174-52-002H 6528 E MEADOWLARK LN., PARADISE VALLEY, AZ 85253 R-43 HILLSIDE LOT AREA: 82,915 S.F (1.903 AC.)

> 174-52-002G 6519 E HUMMINGBIRD LN., PARADISE VALLEY, AZ 85253 R-43 HILLSIDE

MEREDITH@MMTARCH.COM

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

LANDSCAPE

BERGHOFF DESIGN GROUP 4561 E MCDOWELL RD., SUITE 200, PHOENIX, AZ 85008 P: 480-481-3433

LAND SURVEYOR

OUTER LIMITS LAND SURVEYING, LLC BRIAN EARL SEARAN, RLS #54120 PO BOX 71957 PHOENIX, AZ 85050 P: 602 486 1154 EMAIL: BSEARAN@OUTERLIMITSLS.COM

NOTE: CIVIL ENGINEERING DESIGN PRESENTED HEREIN IS BASED ON THE TOPOGRAPHIC SURVEY MAP, PROVIDED IN AN ELECTRONIC FORMAT BY SURVEYOR LISTED ABOVE. LAND DEVELOPMENT GROUP, LLC ASSUMES NO LIABILITY FOR ERRORS AND OMMISSIONS SHOWN ON THE SURVEY AND INFORMATION PROVIDED BY OTHERS.

MOCKINGBIRD LANE

NORTHERN AVE

CHENEY DRIVI

HUMMINGBIRD

MEADOWLARK I

INDIAN BEND RD

VICINITY MAP

T2N, R4E

LEGAL DESCRIPTION

LOT 1 AND 2, MEADOWLARK LOT SPLIT, ACCORDING TO BOOK 1421 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

EXIST. SSM

INV(E)=1348.74

INV(W)=1348.84

RIM=1353.51

PARADISE VALLEY BRASS CAP FLUSH, NO STAMPING ON T2N, R4E, 10N, ON INDIAN BEND ROAD, HAVING AN ELEVATION OF 1316.441, TOWN OF PARADISE

VALLEY (NAVD 88) DATUM, GDACS# 24526-1.

NEW LEGAL DESCRIPTION

BEING A LOT COMBINATION OF LOTS 1 & 2, MEADOWLARK LOT SPLIT, BOOK

LOT 3 - HUMMINGBIRD VISTA

BK. 153, PG. 07, MCR

6527 E HUMMINGBIRD LN.,

APN 174-51-014

ZONING R-43 UNDER CONSTRUCTION

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SOUTHWEST 1/4, OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 4 EAST; THENCE ALONG MONUMENT LINE OF HUMMINGBIRD LANE, NORTH 88'40'17" EAST, A DISTANCE OF 786.19 FEET;

THENCE, LEAVING SAID MONUMENT LINE, SOUTH 0119'43" EAST, A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 01°20'33" EAST, A DISTANCE OF 250.18 FEET; THENCE NORTH 88'28'59" EAST, A DISTANCE OF 180.69 FEET;

51.00 FEET, A CENTRAL ANGLE OF 65°00'17", A TANGENT LENGTH OF 32.49 FEET, THE CHORD OF WHICH BEARS SOUTH 58°42'21" EAST, A DISTANCE OF 54.81 FEET, FOR AN ARC LENGTH OF 57.86 FEET; THENCE ALONG A NON-TANGENT CURVE TO RIGHT, HAVING A RADIUS OF

98.00 FEET, A CENTRAL ANGLE OF 26°59'37", A TANGENT LENGTH OF 23.52 FEET, THE CHORD OF WHICH BEARS SOUTH 49°46'35" EAST, A DISTANCE OF 45.74 FEET, FOR AN ARC LENGTH OF 46.17 FEET; THENCE SOUTH 35°30'44" EAST, A DISTANCE OF 24.06 FEET, TO A POINT

THENCE ALONG A NON TANGENT CURVE TO LEFT, HAVING A RADIUS OF 643.93 FEET, A CENTRAL ANGLE OF 09°31'34", A TANGENT LENGTH OF 53.65 FEET, THE CHORD OF WHICH BEARS SOUTH 60°04'11" WEST, A DISTANCE OF 106.94 FEET, FOR AN ARC LENGTH OF 107.06 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 01°33'55" WEST, A DISTANCE OF 79.69 FEET;

THENCE SOUTH 88°26'25" WEST, A DISTANCE OF 388.81 FEET; THENCE NORTH 01°29'20" WEST, A DISTANCE OF 390.72 FEET; THENCE NORTH 88°32'42" EAST, A DISTANCE OF 175.74 FEET; THENCE NORTH 01"19'45" WEST, A DISTANCE OF 250.12 FEET, TO A POINT ON SOUTHERLY RIGHT OF WAY OF HUMMINGBIRD LANE;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 88°40'17" EAST, A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING;

BASIS OF BEARING

THE WEST PROPERTY LINE THE BEARING OF WHICH IS NO1°30'54"W AS SHOWN

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY # 040049		ANEL # OF 4425	SUFFIX L	BASE FLOOD
//	PANEL DATE 10/16/2013	FIRM INDEX DATE 11/04/2015	ZONE X*	ELEVATION N/A

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

ABBREVIATIONS

BACK OF CURB

BUILDING SETBACK LINE CONCRETE, CALCULATED

TOWN OF PARADISE VALLEY

DRAINAGE EASEMENT

ESMT EASEMENT EXIST. EXISTING

EXISTING GRADE FINISH GRADE

FINISH FLOOR ELEVATION FOUND

GUTTER, GAS INVERT

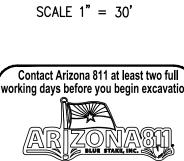
MARICOPA ASSOCIATION OF GOVERNMENTS MEASURED

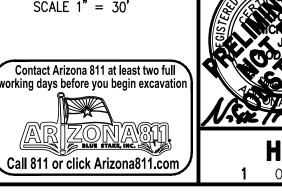
MARICOPA COUNTY RECORDER PAVEMENT

PUBLIC UTILITY EASEMENT RECORDED RADIUS

RIGHT OF WAY TANGENT, TELEPHONE WEST, WATERLINE

TOP OF CURB





P 602 889 1984 | 8808 N CENTRAL PHOENIX, AZ 8505 PHOENIX @LDCENG

HISTORIC GRADES
EXISTING DISTURBANCE
EXHIBIT

AFFIDAVIT OF MAILING NOTIFICATION

STATE OF ARIZONA			
) ss:		
County of Maricopa)		
hereby certifies that the rowners within 1500 County Assessor's Office	nailing list for the properties of the subject properties on the following date	osed project is a complete list berty, as obtained from the M September 24, 2025 the September 25, 2025.	t of property aricopa , and such
The foregoing instrum September My commission expires: September 25	Name KRISTI M HILLEBERT Notary Public - Arizona Maricopa County Commission # 635584 My Comm. Exp. September 25, 2022	NOTARY PUBLIC	•

p: 415-310-2372





September 24th, 2025

Subject: Conceptual Plan Review for a new single-family residence and detached casita

Dear Property Owner,

An application has been submitted to the Town of Paradise Valley for a single-family residence with detached casita located at 6519 E. Hummingbird Lane. 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 Wednesday, October 15th at 8:00am at the Paradise Valley Town Hall located at 6401 East Lincoln Drive.

The purpose of the Conceptual Plan Review meeting is to discuss, review, and provide suggestions and guidance to the Applicant regarding the proposed development including:

- Location of building pad, driveway and accessory uses
- Significant natural features
- Preservation of existing vegetation
- Grading concepts and their adaptation to the natural hillside topography

The Conceptual meeting provides suggestions and guidance for the Applicant. Prior to final approval of this application, there will be a Formal Hillside Building Committee Review Meeting. Notification will be sent to you for this meeting. Both meetings are open to the public and you ma feel free to attend.

If you have any questions, please call me at 415-310-2372.

Sincerely, Meredith Thomson-Architect Thomson Architecture, LLC



AFFIDAVIT OF POSTING

STATE OF ARIZONA)	
) ss:	
County of Maricopa)	
1. Meredith Thomson	depose and state that the
attached notice of proposed application	located at
10519 E. Humminabird Lanc (Planning Commis	sion/Town Council/Board of
Adjustment/Hillside Committee) meeting date of October	15th, 2025 is a true and
correct copy of a notice which I cause to be posted by the follo	
, and on the following date Sept. 25 , 2025 in the	e following location(s):
있어요. (1) 10 10 11 11 11 11 11 11 11 11 11 11 11	
6519 E. Hummingbird Lan	
All in the Town of Paradise Valley, Arizona and County a	and State aforesaid, the same
being public places in said County and in the following location	ons:
All to the Town of Paradise Valley, Arizona and County and S	State aforesaid.
DATED this 25th day of Septem	ber , 2025
40.7	2
Signature	
This affidavit was SUBSCRIBED AND SWORN to before	re me this 25^{+-} day of
2025	
KRISTI M HILLEBERT Notary Public - Arizona Maricona County	and Hillebert
TO SEA COUNTY	Y PUBLIC
My Comm. Exp. September 25, 2026	
My commission expires:	
September 25, 2026	





Town of Paradise Valley

6401 E Lincoln Dr Paradise Valley, AZ 85253

Action Report

File #: 25-223

AGENDA TITLE:

Combined Review for an Addition to an Existing Single Family Residence 5913 N La Colina Drive (APN 169-05-067)

STAFF CONTACT:

Juan Gonzalez Jr., 480-348-3528

TOWN





PARADISE VALLEY

STAFF REPORT

TO: Hillside Building Committee

FROM: Chad Weaver, Community Development Director

Shar Johnson, Town Engineer

Jose Mendez, Hillside Development Planner Juan Gonzalez Jr., Hillside Associate Engineer

DATE: October 15, 2025

DEPARTMENT: Community Development Department

Juan Gonzalez Jr., (480)348-3528

AGENDA TITLE: Combined Review Remodel/Livable Expansion

Brian Fracasse – Taylor:Fracasse Architecture 5913 N La Colina Drive (APN 169-05-067) HILL-25-21

RECOMMENDATION:

Staff recommend the Hillside Building Committee **approve** Case HILL-25-21, a request by the applicant, Brian Fracasse – Taylor:Fracasse Architecture, for a patio enclosure to add square footage under the roof.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The proposal is to modify 378 square feet (SF) of existing rear covered patio into livable space to expand into the existing kitchen underneath the existing roof. The proposed remodel will increase the total square footage of the home from 5,377 square feet to a 5,755 square foot home.

Lot Data*			
1. Area of Lot	1.24 ac or 54,016 S.F.		
Existing Footprint	Approximately 5,377 S.F.		
Proposed Footprint	Approximately 5,755 S.F.		
3. Existing Floor Area Ratio	9.95 % (5,377 S.F.)		
Proposed Floor Area Ratio	10.65 % (5,755 S.F.)		
5. Site Slope	29.7%		
Existing Disturbed Area	54,016 S.F. (100.00%)		
8. Proposed Disturbed Area	54,016 S.F. (100.00%)		

9.	Maximum Building Height	N/A
10.	Overall Height	N/A
11.	Volume of Cut/Fill	N/A
12.	Hillside Assurance	N/A

Single Family Residence

The request is to remodel an existing 5,377 square foot single-story, Single-Family Residence, to add 378 square feet, bringing the total to 5,755 square feet. Staff request the applicant to provide elevation of the addition with heights to ensure the existing roof line is not being changed.

Variance

N/A.

Guesthouse and/or Accessory Structures

N/A

Driveway

An existing driveway connects the property to N La Colina Drive.

Pool

N/A.

Solar

N/A

Walls and Fences

N/A

Building Materials

The applicant proposes re-stucco the home matching to existing. Staff is requesting the applicant to provide a sample of the existing paint color to ensure compliance. All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Hardscape Materials

The applicant has not provided materials. No changes are to be made to the existing hardscape. All materials shall have an LRV of 38 or less, per Hillside Development Regulations.

Building Lighting

There are no changes to building lighting proposed with this application.

Landscape & Driveway Lighting

The applicant is not proposing any new driveway or landscape lighting.

Landscaping

The existing landscaping will remain as the proposed improvements are interior to the home or under the existing roof of the existing home.

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 above 1,500 feet in elevation and has shown compliance with Primary Ridge Line requirements.

Land Disturbance

The lot has existing disturbance 100.00% (54,016 S.F.). With all work being done in the interior of the home and under the same roof, disturbance on the site does not change.

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 all interior work which does not change existing drainage patterns or flows.

<u>Sewer</u>

The applicant is connected to Town of Paradise Valley sewer.

Fire Protection

Applicant has received Fire Marshal approval.

Hillside Safety Improvement Plan

No safety improvement plan was required due to all work being interior.

ANALYSIS:

The applicant has proposed a remodel to the existing home that meets the requirements of the Town Code and the adopted Zoning Ordinance.

STIPULATIONS:

- 1.) All improvements shall be in compliance with the enclosed Standard Approval Information.
- 2.) Applicant to provide paint sample and specifications to ensure compliance, subject to approval by staff and chair.
- 3.) Applicant to provide elevations with heights, to ensure compliance, subject to approval by staff and chair.

REQUIRED ACTION:

The Hillside Building Committee must consider the facts and determine if the application is compliant 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.

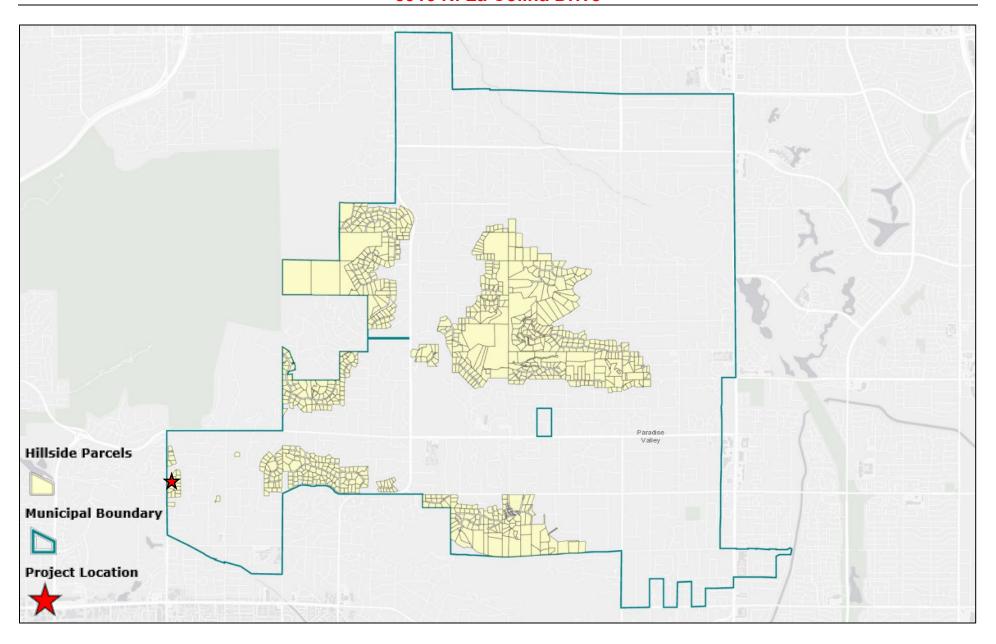
NEXT STEPS:

If approved the applicant shall acquire all required permits to complete the proposed scope of work. Plans submitted to the Town for permits shall comply 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) 5913 N. La Colina Drive



HILLSIDE MAP (ZOOM)

5913 N. La Colina Drive



VICINITY MAP (ZOOM) 5913 N. La Colina Drive



TOWN OF PARADISE VALLEY HILLSIDE DEVELOPMENT APPLICATION

STAFF CONTACT INFORMATION

Juan Gonzalez Jr., Associate Engineer 480-348-3528 jgonzalez@paradisevalleyaz.gov

Jose Mendez, Hillside Planner 480-348-3519 jmendez@paradisevalleyaz.gov

Cherise Fullbright, Lead Management Specialist 480-348-3539 cfullbright@paradisevalleyaz.gov



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

GENERAL APPLICATION INFORMATION

Development on property designated hillside within the Town limits of Paradise Valley has additional or different requirements than property not designated hillside. One such additional requirement is the Hillside Building Committee approval process before the building permit process. The property owner and/or person developing on hillside property should be familiar with the applicable regulations. If there are questions, then contact the person listed under Staff Contact Information above. Key hillside regulations to be familiar with are Article X, Article XXII, Article XXIV, Hillside Development Regulations, the Hillside Safety Improvement Measures and Process Manual, and the Town Zoning Ordinance and the Storm Drainage Design Manual.

The purpose of the **Pre-Application Review** is for the applicant to submit and present the proposed development to Town staff to discuss the level of review and provide the applicant with preliminary feedback prior to formally submitting one of the applications described below. This helps to expedite the process by assisting applicants to understand what Town procedures will apply and broadly identify how the proposal meets or lacks requirements pursuant to the Hillside Development Regulations and the Hillside Safety Improvement Measures and Process Manual.

A **Demolition-Only Review** is to ensure that disturbed areas are marked, and all demolition activity occurs within the marked area. The purpose of this review is to reduce storm water impact to downstream properties with the review and approval of a grading and drainage plan; submittal of a Storm Water Pollution Prevention Plan (SWPPP) that is inspected periodically and maintained in working order; and providing a financial assurance prior to the issuance of the demolition permit to be refunded when the lot is developed or if the site is restored back to native conditions.

The Administrative Hillside Chair Review (Chair Review) process is for the Hillside Building Committee Chair to review the submittal for compliance with the goals, purposes, and specific criteria of the Town of Paradise Valley Hillside Development Regulations. The Chair can review accessory structures and additions provided the proposed improvements do not: (i) exceed or increase the building height of the main residence; (ii) increase the existing building Footprint by more than 100 square feet; (iii) create more than 100 square feet of additional Disturbed Area; (iv) increase the length of walls by more than 15 lineal feet; (v) propose a significant addition of exterior lighting; or (vi) create a significant adverse visual impact. The Hillside Building Committee Chair will approve, approve with stipulations, forward the request to the Hillside Building Committee, or deny the submittal.

The purpose of the **Concept Plan Review Meeting (Concept Review)** is for the applicant and Town staff to discuss, review, and give guidance to the applicant regarding the proposed development, location of the building pad and accessory structures, and any other items of discussion. The owner or his representative should be prepared to demonstrate how this application relates to site conditions, significant natural features, preservation of existing vegetation, grading concepts, and adaptation to the natural hillside topography. A **Formal Hillside Building Committee Review Meeting (Formal Review) or Combined Review Hillside Building Committee Review Meeting (Combined Review)** 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.

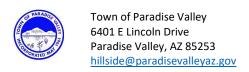


Town of Paradise Valley 6401 E Lincoln Drive Paradise Valley, AZ 85253 hillside@paradisevalleyaz.gov After approval by the Hillside Building Committee, the applicant will provide the required financial assurances to the Town Attorney's Office prior to obtaining a building permit (per Section 2205.II.B of the Hillside Ordinance and the Hillside Safety Improvement and Process Manual). The Construction Staging Plan must also be submitted to the Town prior to issuance of a building permit.

The plans for any development in the Hillside Development Area must be approved by the Town and appropriate permits issued before any clearing and grubbing, grading, bulldozing, blasting, or movement of earth is commenced. If development does not commence within twelve months after securing such approval from the Hillside Building Committee, no construction shall occur until plans have been resubmitted and re-approved or if appropriate, based upon circumstances outside the control of the applicant, a one-time six-month extension may be granted by the Town Manager or Designee.

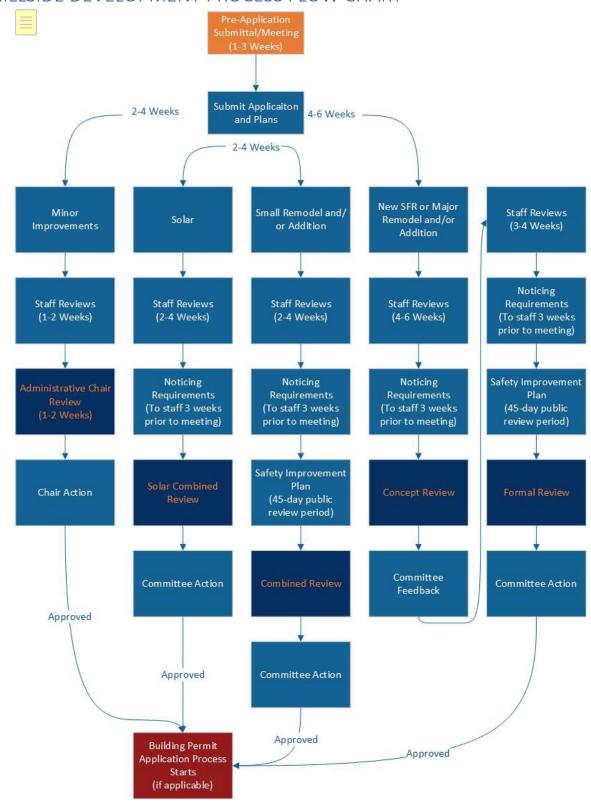
HILLSIDE DEVELOPMENT PROCESS STEPS

- 1. Review and ensure that the design is in conformance with current requirements (i.e., Hillside Development Regulations (Zoning Ordinance Article XXII) and Hillside Safety Manual (Town Code Chapter 5). Contact staff (See Page 2) with questions and/or to schedule a preliminary meeting to discuss the proposed project prior to filing the Pre-Application.
- 2. Complete the Hillside Development Pre-Application
 - a. Pursuant to Section 2205.I of the Town Zoning Ordinance, the applicant for all applications for development or building and construction within the Hillside Development Areas (Figure 1 of Article XXII, Hillside Development Regulations, of the Town Zoning Ordinance or those areas with a slope of 10-percent or greater pursuant to Section 2202 of Article XXII, Hillside Development Regulations) are required to submit a pre-application prior to making application to the Hillside Building Committee.
 - b. The pre-application is the first official means for both the applicant and Town staff to understand the scope of work, the appropriate Hillside Building Committee application(s) process (i.e., Demolition-Only Review, Chair Review, Concept Review, Formal or Combined Review), other application(s) process (e.g. variance), and necessary plans and documents. Also, it provides an opportunity to identify where the proposed scope is and is not meeting the Hillside Development Regulations and the Hillside Safety Improvement Measures and Process Manual Code.
 - c. At a minimum, the applicant shall submit a narrative describing the scope of work along with a site plan. Other plans and documents may be submitted and contact hillside@paradisevalleyaz.gov to make an appointment for the pre-application review and submittal.
 - d. During the pre-application review, staff will notify the applicant of any necessary corrections or additional information needed prior to submitting the Hillside Development Application, which may result in a meeting(s) with staff.



- 3. Complete the Hillside Development Application
 - a. After the Hillside Development Pre-Application review is complete, the applicant can submit the Hillside Development Application. This will include <u>PDF</u> copies of the stamped plans and documents for initial submittal and review. The applicant may schedule a meeting with staff to discuss any review comments. The Hillside Development Application fees are as follows:
 - \$6,600 Hillside Building Committee Review Fee (Concept & Formal Review).
 - \$1,825 Hillside Building Committee Review Fee for Solar Panels on Existing Residence.
 - \$1,550 Administrative Chair Review Fee.
 - \$875 Hillside Building Committee Re-Approval.
 - \$4,200 Combined Hillside Committee Review (includes Removal of Hillside Designation Process).
 - \$0 Hillside Demolition-Only Review (Staff-only)
 - b. Staff will review the submittal material. If all comments have been corrected and the application deemed complete, the application will be placed on the next available Hillside Building Committee agenda. Please refer to the Hillside Code Process Flow Chart and Hillside Timeline Chart below for an overview of the hillside review process. However, a meeting will not be scheduled with the Hillside Building Committee until the corrected plans are returned to and deemed complete by the Town.
 - c. The applicant shall complete the required notification and posting provisions. Notification to the property owners within 1,500 feet of the perimeter of the property generally occurs three weeks prior to the Hillside Building Committee meeting.
 - d. Please refer to the Town's Hillside Safety Improvement and Process Manual (see Section 5-10-4 of the Town Code) for safety insurance requirements, Safety Improvement Plan requirements and Construction Staging Plan requirements.

HILLSIDE DEVELOPMENT PROCESS FLOW CHART





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

TOWN





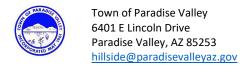
Hillside Application Community Development Department 6401 E Lincoln Drive Paradise Valley, AZ 85253

(480) 348-3692

PARADISE VALLEY

HILLSIDE APPLICATION

DATE:	04.20.25
SUBDIVISION	
NAME:	LA COLINA
PROPERTY	5913 N. LA COLINA DRIVE
ADDRESS:	PARADISE VALLEY, AZ 85253
ASSESSOR'S PARCEL NUMBER:	164-05-067
LEGAL:	LOT 17, OF LA COLINA AS RECORDED, ACCORDING TO BOOK
DESCRIPTION	177 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA,
SCOPE OF WORK:	PROV'D 378 SF NEW LIVABLE ADDITION OCCURRING
	UNDER EXST'G REAR COVERED PATIO ROOF



ARCHITECT:

PRINT NAME PHONE NUMBER

BRIAN FRACASSE, NCARB, AIA 480.659.6745

ADDRESS 4425 E. AGAVE ROAD, #120, PHOENIX, AZ 85044

ENGINEER:

PRINT NAME PHONE NUMBER

ADDRESS

reame

OWNER:

BOB MAHMOUDI 425.829.1835

PRINT NAME PHONE NUMBER

ADDRESS 5913 N. LA COLINA DRIVE, PARADISE VALLEY, AZ 85253

04.20.25

OWNER OR AUTHORIZED
AGENT SIGNATURE

DATE

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

STATEMENT OF ACCURACY

BUILDING INFORMATION¹

USE	AREA (SF) OR LENGTH (FT)
LIVABLE AREA (EXISTING)	5,377 SF
LIVABLE AREA (NEW)	378 SF
LIVABLE AREA (REMODEL)	95 SF
PERCENT NEW + REMODEL	8.8%

THE FOLLOWING CONDTIONS MAY APPLY TO REMODELS OR ADDITIONS OF 50% OR GREATER: 1) ZONING ORDINANCE, ARTICLE XXIII – SECTION 2307 REQUIRES THAT NON-CONFORMING STRUCTURES BE BROUGHT INTO COMPLIANCE IF THEY DO NOT MEET CURRENT HEIGHT, SETBACK, FINISH, AND ANY OTHER APPLICABLE ORDINANCE REQUIREMENTS. 2) ZONING ORDINANCE, ARTICLE XXIV – SECTION 2415 REQUIRES THAT NON-CONFORMING WALLS BE BROUGHT BE INTO COMPLIANCE IF THEY DO NOT MEET CURRENT HEIGHT AND/OR SETBACK REQUIREMENTS. 3) TOWN CODE, CHAPTER 13 REQUIRES FIRE SPRINKLER SYSTEMS.

VALUATION CALCULATION²

USE	UNIT - AREA (SF), LENGTH (FT), OR COUNT	VALUATION PER (UNIT)	VALUATION TOTAL
LIVABLE AREA (NEW)	378 SF	\$225.00	85,050.00
LIVABLE AREA (REMODEL)	95 SF	\$112.50	10,687.50
GARAGE		\$50.00	
STORAGE		\$50.00	
PATIOS/RAMADAS/PORHCES		\$35.00	
FENCES		\$30.00	
POOL		1% OF COST	
BBQ		\$4,200.00 (EA)	
FIREPLACE		\$5,250.00 (EA)	
WATER FOUNTAIN		\$1,000.00 (EA)	
WATER FEATURE		\$2,500.00 (EA)	
SUM	473 SF	-	95,737.50

²TOWN CODE, CHAPTER 5 REQUIRED IMPROVEMENTS MAY INCLUDE RIGHT-OF-WAY DEDICATION AND STREET IMPROVEMENTS, DRAINAGE IMPROVEMENTS, SEWER IMPROVEMENTS, FIRE HYDRANT INSTALLATION, AND ELECTRICAL UNDERGROUNDING FOR BUILDING PERMIT VALUATIONS OF \$500,000 OR GREATER CALCULATED OVER A 730 DAY PERIOD. YOU MAY USE THE TOWN MASTER FEE SCHEDULE TO DETERMINE THE MINIMUM CONSTRUCTION VALUATION: https://www.paradisevalleyaz.gov/DocumentCenter/View/104/Master-Fee-Schedule

CERTIFICATION

• I hereby certify that the above information and the information in this application is with all Federal, State, County and Town laws relating to construction and demolition.	true and accurate. I further certify that I will comply		
• I understand that any changes made during or after the hillside development process may require a modification to the statement of accuracy. Additional requirements may be required for a modified scope of work.			
• The issuance of an approval shall not be considered as an adoption by the inspector of the manifested technical construction or demolition contained in the plans and specifications, if thereafter it can be shown that any portion of the work is in conflict with any portion of the ordinances and laws of the Town of Paradise Valley, Arizona. It is agreed that this work will be done in conformity with the laws of the Town of Paradise Valley, Arizona, Maricopa County, and the State of Arizona.			
OWNER OR AUTHORIZED AGENT SIGNATURE	Authorization Letter for Agent if Value > \$25,000		

SUMMARY OF SUBMITTAL DOCUMENTS

CONCEPT REVIEW:

- 1. COVER SHEET WITH VICINITY MAP
- 2. SITE PLAN
- 3. HISTORIC/NATURAL GRADE EXHIBIT
- 4. GRADING AND DRAINAGE PLAN (WITH PRELIMINARY DISTURBANCE/CUT/FILL)
- 5. ARCHITECTURAL RENDERINGS (INCLUDING 3-D MASSINGS)
- 6. AERIAL PHOTO WITH IMPROVEMENTS AND TOPOGRAPHIC MAP

FORMAL/COMBINED REVIEW:

- 1. COVER SHEET WITH VICINITY MAP
- 2. PHOTOGRAPHS OF PROPERTY
- 3. ARCHITECTURAL RENDERINGS
- 4. 3-D MODEL
- 5. AERIAL PHOTO WITH IMPROVEMENTS AND TOPOGRAPHIC MAP
- 6. LEGAL SURVEY
- 7. HISTORIC/NATURAL GRADE EXHIBIT
- 8. GRADING & DRAINAGE PLAN (WITH PRELIMINARY DISTURBANCE/CUT/FILL)
- 9. SITE PLAN
- 10. CROSS SECTIONS
- 11. BUILDING LIGHTING PLAN
- 12. LANDSCAPE AND LANDSCAPE LIGHTING PLAN(S)
- 13. MATERIAL SAMPLE BOARD

SOLAR COMBINED REVIEW:

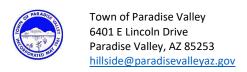
- 1. COVER SHEET
- 2. SITE PLAN
- 3. CROSS SECTIONS
- 4. AERIAL PHOTO WITH IMPROVEMENTS
- 5. SITE PHOTOS
- 6. DETAILS

DEMOLITION-ONLY REVIEW:

- 1. LEGAL SURVEY
- 2. HISTORIC/NATURAL GRADE EXHIBIT
- 3. GRADING & DRAINAGE PLAN (FOR DEMO DISTURBANCE)
- 4. STORM WATER POLLUTION PREVENTION PLAN
- 5. GRADING PERMIT APPLICATION
- 6. DEMOLITION PERMIT APPLICATION

SAFETY IMPROVEMENT PLAN (FOR FORMAL/COMBINED REVIEWS):

1. SEE HILLSIDE "SAFETY IMPROVEMENT MEASURES AND PROCESS MANUAL" (MUST BE REVIEWED AND APPROVED PRIOR TO FORMAL OR COMBINED HILLSIDE BUILDING COMMITTEE REVIEW)



REQUIRED NOTES, EXHIBITS, AND CALCULATIONS

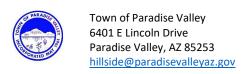
THE FOLLOWING MUST BE COMPLETED FULLY AND SUBMITTED WITH ALL OTHER REQUIRED DOCUMENTS OR THIS MAY LEAD TO REVEIW DELAYS. LABEL "N/A" IF ITEM IS NOT APPLICABLE TO SCOPE OF WORK.

THE FOLLOWING NOTES ARE REQUIRED ON ALL ARCHITECTURAL AND CIVIL COVER SHEETS:

AREA OF LOT	1.24	ACRES	TOTAL AREA OF LOT PER SURVEY RESULTS
AREA OF LOT	54,016	SF	TOTAL AREA OF LOT PER SURVEY RESULTS
FOOTPRINT	8,416	SF	
FLOOR AREA RATIO	15.58	%	AREA UNDER ROOF/AREA OF LOT
BUILDING PAD SLOPE		%	THE PERCENT OF SLOPE MEASURED AT RIGHT ANGLES TO THE
VERTICAL HEIGHT OF SLOPE	70	SF	NATURAL CONTOURS ALONG A LINE PASSING THROUGH THE CENTER OF THE PROPOSED BUILDING AND TERMINATING AT THE
HORIZONTAL LENGTH OF SLOPE		SF	ENDS OF THE DISTURBED AREA LIMITS OF THE BUILDING SITE.
ALLOWABLE DISTURBED AREA		%	PER TABLE 1, SECTION 2207-III-J
ALLOWABLE DISTORBED AREA		SF	FER TABLE 1, SECTION 2207-III-J
EXISTING DISTURBED AREA		%	IF ANY
		SF	II ANT
(+)GROSS DISTURBED AREA		%	PROPOSED GROSS DISTURBANCE OF SITE
(+)GROSS DISTORDED AREA		SF	THOTOSED GROSS DISTORDANCE OF SITE
(-)LIVABLE AREA FOOTPRINT		SF	SUBTRACT LIVABLE AREA FOOTPRINT
(-)GARAGE FOOTPRINT		SF	SUBTRACT ATTACHED GARAGE FOOTPRINT
(-)DRIVEWAY CREDIT		SF	SUBTRACT DRIVEWAY CREDIT IF APPLICABLE
(-)RETENTION BASIN CREDIT		SF	SUBTRACT 50% OF BASIN AREA IF APPLICABLE
(-)FULLY RESTORED AREAS		SF	SUBTRACT AREAS RESTORED TO BOTH NATURAL GRADES AND VEGETATION
(-)NET DISTURBED AREA		%	
(=)NET DISTURBED AREA		SF	

THE FOLLOWING NOTES ARE REQUIRED ON ALL CIVIL COVER SHEETS:

PERCENT OF LOT STEEPER THAN NATURAL GRADE	%	5% MAX IS ALLOWED
VOLUME OF CUT	CY	CALCULATATE TOTAL CUT AND FILL REQRUIED TO RESTORE THE
VOLUME OF FILL	CY	SITE BACK TO THE ORIGINAL NATURAL GRADES AFTER
GROSS VOLUME OF CUT + FILL	CY	CONSTRUCTION
GRADING PERMIT FEE	\$	FOR <= 10,000 CY OF CUT + FILL: \$142 FIRST 100 CY + \$95 EACH ADDITIONAL 100 CY FOR > 10,000 CY OF CUT + FILL: \$9,547 FIRST 10,000 CY + \$95 EACH ADDITIONAL 1,000 CY
HILLSIDE ASSURANCE	\$	35 X GRADING PERMIT FEE



THE FOLLOWING TABLE IS REQUIRED ON ALL CIVIL SITE PLANS:

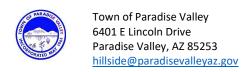
# OF RETAININNG WALLS				
RETAINING WALL ID #	LENGTH		HEIGHT	
(EX) WALL ID "EX"	100		8	
N/A				
		FT		FT
MAXIMUM CONTINOUS WALL		FT	MAXIMUM CONTINOL RETAINING WALLS SHA	
LENGTH OF SINGLE WALL		"	LINEAR FEET PER SECT	
MAXIMUM LENGTH OF			MAXIMUM LENGTH OF	-
VISIBLE RETAING WALLS			WALLS MEASURED FRO AROUND THE PROPER	
MEASURED FROM ANY POINT		FT	300 L.F. PER SECTION 2	
AROUND THE PROPERTY			THE POINT/LOCATION	
AROUND THE FROI ERT			RETAINING WALLS ON	THE SITE PLAN.

10 ENTRIES FOR A WALL ARE PROVIDED ABOVE. IF NECESSARY, ADD MORE ON PLANS. COMPLETE ABOVE SHEET TO THE EXTENT POSSIBLE.

THE FOLLOWING TABLE AND NOTES ARE REQUIRED ON ALL ARCHITECTURAL AND CIVIL SITE PLANS:

AREA OF DRIVEWAY	SI	F	AREA OF DRIVWEAY NOT INCLUDING AUTO COURT OR PARKING AREAS
MAXIMUM DRIVEWAY SLOPE	%	6	30% MAXIMUM IS ALLOWED
MINIMUM DRIVWAY WIDTH	F	Т	MINIMUM 12 FT WIDTH IS REQURIED
LENGTH OF MAXIMUM DRIVEWAY CUT OVER 8 FT	F	Т	DRIVEWAY CUT OVER 8 FEET LESS THAN 100 FEET IN LENGTH
MATERIAL			INDIDCATE IF EXPOSED AGG. CONCRETE, PAVER, ASPHALT, ETC.
COLOR			INDICATE COLOR OF MATERIAL
LRV			INDICATE LIGHT REFLECTACNE VALUE OF MATERIAL
MAX DISTANCE FROM NG	IN	N	PROVIDE MAXIMUM DISTANCE FROM NATRUAL GRADE ALONG ENTIRE LENGTH OF THE DRIVEWAY
CREDIT	%	6	CREDIT ONLY APPLIES IF ENTIRE LENGTH OF DRIVEWAY IS WITHIN
	SI	F	ALLOWABLE HEIGHT FROM NATURAL GRADE

N/A EXISTING PER APPROVED PLANS, 06.01.88



THE FOLLOWING TABLE IS REQUIRED ON ALL ARCHITECTURAL ELEVATION AND SECTION SHEETS:

MAXIMUM BUILDNG HEIGHT FROM NATURAL GRADE	FT	MAXIMUM 24' HEIGHT LIMIT PARALLEL TO THE NATURAL GRADE
MAXIMUM BUILDING HEIGHT FROM ADJACENT GRADE	FT	VERTICAL PLANE IS LIMITED TO 24' FROM ADJACENT GRADE WHEN THE NATURAL GRADE IS NOT RESTORED BACK
MAXIMUM BUILDING HEIGHT	FT	MAXIMUM HEIGHT MEASURED FROM THE LOWEST FINISHED FLOOR TO THE HIGHEST POINT (ROOF, CHIMNEY, ETC.)
MAXIMUM OVERALL HEIGHT	FT	MAXIMUM HEIGHT FROM THE LOWEST STRUCTURE (RETAINING WALL, POOL, ETC.) TO THE HIGHEST (ROOF, CHIMNEY, ETC.)

ACCESSORY STRUCTURES ARE LIMITED TO 16' FROM NATURAL GRADE IN HEIGHT VS 24' FOR MAIN RESIDENCE.

THE FOLLOWING TABLE IS REQUIRED ON ALL BUILDING LIGHTING SHEETS:

TYPE OF LIGHT FIXTURE	SYMBOL	QUANTITY	FINISH	LUMENS	TEMPERATURE
(EX) WALL SCONCE		5	BRONZE	735	2700K
N/A					

6 ENTRIES FOR A FIXTURES ARE PROVIDED ABOVE. ADD MORE, IF NECESSARY, ON PLANS. COMPLETE ABOVE SHEET TO THE EXTENT POSSIBLE. MAXIMUM OUTPUT FOR BUILDING MOUNTED LIGHTS IS 750 LUMENS. MAXIMUM COLOR TEMPERTAURE IS 3000K.

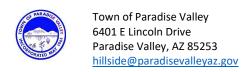
THE FOLLOWING TABLE IS REQUIRED ON ALL LANDSCAPE PLAN SHEETS:

COMMON PLANT NAME (SCIENTIFIC NAME)	SYMBOL	QUANTITY	TYPE
(EX) FOOTHILL PALO VERDE (Parkinsonia microphylla)	•	7	TREE
N/A			

THE FOLLOWING TABLE IS REQUIRED ON ALL LANDSCAPE LIGHTING SHEETS:

TYPE OF LIGHT FIXTURE	SYMBOL	QUANTITY	FINISH	LUMENS	TEMPERATURE
(EX) UP LIGHT	▼	12	BLACK	145	3000K
N/A					

6 ENTRIES FOR A FIXTURES ARE PROVIDED ABOVE. IF NECESSARY, ADD MORE ON PLANS. COMPLETE ABOVE SHEET TO THE EXTENT POSSIBLE. 1 UP LIGHT IS ALLOWED FOR EVERY 1000 SQUARE FEET OF <u>ALLOWABLE</u> DISTURBANCE IS ALLOWED PER LOT. MAXIMUM OUTPUT FOR DOWN LIGHTS IS 250 LUMENS AND 150 LUMENS FOR UP LIGHTS. MAXIMUM COLOR TEMPERTAURE IS 3000K.



MAHMOUDIRESIDENCE

ADDITION/REMODEL 5913 N. LA COLINA DRIVE PARADISE VALLEY, AZ 85253

CONSULTANTS LEGEND GENERAL NOTES SHEET INDEX OWNER: MAHMOUDI LIVING TRUST AO.O PROJECT DATA, GENERAL NOTES 20. CONTRACTOR SHALL BE REQUIRED TO FURNISH THREE SETS OF BOND PRINTS, SCALED AND DETAILED 3219 E. CAMELBACK ROAD ALL WORK SHALL CONFORM WITH REQUIREMENTS OF THE LOCAL GOVERNING BUILDING CODE, LOCAL EXISTING/REFERENCE SITE PLAN, NOTES NORTH DESIGNATION SHOP DRAWINGS, MANUFACTURER SUBMITTALS AND COLOR/FINISH SAMPLES TO THE ARCHITECT FOR PMB 843 ZONING, NATIONAL ELECTRIC CODE, N.F.P.A., OSHA, AND ALL OTHER CODES, RULES AND REGULATIONS ALL FOUNDATION & FRAMING PLANS, DETAILS PHOENIX, AZ 85018 REVIEW AND APPROVAL PRIOR TO FABRICATION AND/OR PROCUREMENT. SUCH SUBMITTALS SHALL BE IN THEIR LATEST EDITIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER WORK OF THIS TYPE. THE DEMO & FLOOR PLANS, ELEC PANEL SCHEDULES, CONTACT: BOB MAHMOUDI ISSUED ON A TIMELY BASIS, ALLOWING A 10 WORKING DAY PERIOD OF TIME FOR REVIEW AND APPROVAL CONTRACTOR SHALL POLICE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS. ELEC ONE-LINE DIAGRAM DOOR AND WINDOW SCHEDULES, NOTES TEL: (425) 829-1835 THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT, USING HIS BEST SKILL ATTENTION. THE REFLECTED CEILING PLAN, NOTES ROOM NAME & NUMBER ARCHITECTURE: TAYLOR:FRACASSE . PROVIDE BLOCKING BEHIND ALL WALL MOUNTED DOOR STOPS, AND AS REQUIRED FOR ALL MILLWORK, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, A7.0 DETAILS AND SECTIONS DESIGNATION ARCHITECTURE, INC SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE ETC. ALL WOOD BLOCKING, AND FURRING AND BACKING SHALL BE NONCOMBUSTIBLE 4425 E AGAVE ROAD #120 CONTRACT. THE CONTRACTOR SHALL EMPLOY A COMPETENT SUPERINTENDENT WHO SHALL BE IN FIRE-RETARDANT-TREATED WOOD OR METAL. ALL REQUIRED RATED MATERIALS SHALL BEAR PHOENIX, AZ 85044 IDENTIFICATION SHOWING FIRE PERFORMANCE RATING THEREOF. ATTENDANCE AT THE PROJECT SITE DURING THE PROGRESS OF THE WORK. CONTACT: BRIAN FRACASSE ELEVATION (ARCHITECTURAL OR TEL: (480) 659-6745 THE CONTRACTOR SHALL INSPECT THE PREMISES IMMEDIATELY TO CHECK EXISTING CONDITIONS. SHOULD 22. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE IN A CLEAN AND SAFE MILLWORK) PLAN THE CONTRACTOR FIND CONDITIONS WHICH HE BELIEVES WOULD IMPEDE HIS WORK, THEN SUCH CONDITIONS CONDITION, INCLUDING PROPER REMOVAL OF WASTE MATERIAL. WASTE MATERIAL SHALL NOT BE STORED STRUCTURAL TLCP STRUCTURAL, LLC SYMBOL MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO DO SO WILL CONSTITUTE NOTICE THAT WITHIN OR NEAR THE BUILDING. DUMPSTERS PROVIDED FOR THE DISPOSAL OF WASTE MATERIAL SHALL ENGINEER: 3033 N. 44TH STREET #150 CONTRACTOR IS FULLY SATISFIED WITH THE EXISTING CONDITIONS AND THAT HE INTENDS TO PERFORM HIS BE REMOVED AWAY FROM THE BUILDING BUT MAY BE STORED ON SITE DAILY. PROTECT EXISTING PHOENIX, AZ 85018 OBLIGATIONS WITH NO ALLOWANCE EITHER IN TIME OR MONEY FOR ANY IMPEDIMENTS TO HIS WORK. ASPHALT PARKING SURFACE AND REPAIR AT NO EXPENSE TO THE BUILDING OWNER ANY DAMAGE CAUSED SECTION CONTACT: ERIK CARTER BY THE USE OF THE DUMPSTERS. (ARCHITECTURAL OR TEL: (602) 553-8155 4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THROUGH INSPECTION OF THE JOB SITE. MILLWORK) PLAN DRAWINGS AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK, ANY AND ALL 23. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL COMBUSTIBLE FLUIDS INCLUDING SYMBOL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED AND CLARIFICATION SHALL BE OBTAINED FROM PAINTS, PRIMERS, SEALERS, SOLVENTS AND ADHESIVES COMPLY, AND ARE BEING USED IN ACCORDANCE CONTRACTOR: THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF WITH THE PRODUCT MANUFACTURER'S WRITTEN INSTRUCTIONS. GENERAL CONTRACTOR SHALL PROVIDE INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BEING BORN BY THE STORAGE FOR SUCH MATERIALS AWAY FROM THE BUILDING. USE OF THE BUILDING OR THE PARKING KEY CONTRACTOR. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND GARAGE FOR SUCH STORAGE IS PROHIBITED. CONDITIONS IN FIELD. IF DIMENSIONAL ERROR OCCURS OR CONDITIONS NOT COVERED IN THE DRAWINGS IS 24. DRAWINGS ASSUME THE EXISTING BUILDING TO BE IN COMPLIANCE WITH CODE REQUIREMENTS, ANY ENCOUNTERED, CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE COMMENCING THAT PORTION OF THE UTILITIES VIOLATIONS OF CODES IN EXISTING BUILDING DISCOVERED DURING THE COURSE OF CONSTRUCTION WILL WORK. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. ALL WRITTEN DIMENSIONS TO BE VERIFIED IN THE FIELD. BE IMMEDIATELY TO THE ATTENTION OF THE BUILDING OWNER AND ARCHITECT. GENERAL CONTRACTOR SHALL REVIEW FIELD CONDITIONS AND FURRED OUT PERIMETER WALLS, MAKING 25. GENERAL CONTRACTOR SHALL COORDINATE ALL WORK WITH TENANT PRIOR TO COMMENCEMENT. ALLOWANCE TO INSURE THAT ALL ELECTRICAL/TELEPHONE AND MISC. COVER PLATES AND JUNCTION LEGAL DESCRIPTION 26. MOUNTING HEIGHT FOR TELEPHONE AND ELECTRICAL OUTLETS TO BE 18" A.F.F. UNLESS OTHERWISE NOTED. BOXES WILL FLUSH OUT EXACTLY TO FINISHED FACE, SUCH THAT NO GAPS ARE EVIDENT. CITY OF PHOENIX WATER: DETAIL REFERENCE ELECTRICAL/TELEPHONE OUTLET COMBINATIONS TO BE MOUNTED OTHER SIDE OF THE SAME STUD. OUTLETS IA4.0 DETAILS ARE USUALLY KEYED ONCE ON THE DRAWINGS AND ARE TYPICAL FOR SIMILAR CONDITIONS STAGGERED FROM ONE SIDE TO THE OTHER WALLS TO INHIBIT TRANSFER OF SOUND. SEWER: TOWN OF PARADISE VALLEY THROUGHOUT, UNLESS OTHERWISE NOTED. OT 17, OF LA COLINA AS RECORDED, ACCORDING TO BOOK 177 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, 27. ALL WALLS CONTAINING WASTE LINES SHOULD BE CONSTRUCTED OF 6" STUDS OR AS REQUIRED TO ELECTRIC: THE CONTRACTOR SHALL COMMUNICATE WITH THE BUILDING OWNER TO ASCERTAIN ANY AND ALL OWNER ACCOMMODATE PLUMBING LINES. REQUIREMENTS FOR TENANT IMPROVEMENT WORK. ANY COSTS ASSOCIATED WITH THE OWNER'S 250 G. PROPANE TANK REQUIREMENTS SHALL BE INCLUDED IN THE IN THE SCOPE OF THIS CONTRACT. ANY ITEMS IN CONFLICT 28. EQUIPMENT AND APPLIANCES: CONTRACTOR SHALL PROVIDE AND INSTALL EQUIPMENT AND/OR WITH THE DRAWINGS SHALL BE RESOLVED PRIOR TO BID SUBMITTAL. APPLIANCES AS SPECIFIED UNLESS OTHERWISE NOTED. 29. PERFORMANCE OF WORK: IN PERFORMING THE WORK PRESCRIBED HEREIN AND IN DRAWINGS OF THIS THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES FOR THE PROPER PROTECTION OF THE VICINITY MAP PROJECT DATA EXISTING FACILITY, INCLUDING, BUT NOT LIMITED TO, EXISTING FLOORING, BASE, GLAZING AND WORK, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ALL EXISTING CONSTRUCTION DISTURBED, RELOCATED, DAMAGED OR ALTERED AS REQUIRED TO HIDE ALL EVIDENCE OF SAID ARCHITECTURAL METAL WORK. THE GENERAL CONTRACTOR SHALL IDENTIFY, PRIOR TO BEGINNING OF DISTURBANCE, RELOCATION, DAMAGE OR ALTERATION AND TO FINISH THIS CONSTRUCTION TO MATCH NEW

WORK, ANY AREAS OF EXISTING DAMAGE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PATCH AND REPAIR. AT HIS OWN COST OF ANY DAMAGE TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION OR THAT OF HIS SUB-CONTRACTORS OR SUPPLIERS. IN ADDITION, THE GENERAL

CONTRACTOR SHALL FOLLOW ALL SAFETY REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION OVER

AND HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTIONS AND APPROVALS OF HIS WORK.

ALL WALLS SHALL BE CONSTRUCTED STRAIGHT AND TRUE. WALLS TO RECEIVE WALL COVERING MUST BE

PER FINISHED FLOOR MATERIAL REQUIREMENTS FOR PREPARING SURFACE PRIOR TO INSTALLATION OF

14. THE ARCHITECT SHALL HAVE ACCESS TO THE DEMISED PREMISES AT ALL TIMES. ANY INFERIOR MATERIAL

15. A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOBSITE FOR REVIEW

16. THE CONTRACTOR SHALL GUARANTEE IN WRITING ALL LABOR, MATERIALS, AND WORKMANSHIP INSTALLED

SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

1. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL

19. STUD PARTITIONS TO BE ANCHORED SO AS TO RESIST A LATERAL LOAD OF 5 P.S.F. AS FOLLOWS:

BOTTOM PLATE: ANCHOR TO SUB-FLOOR WITH .145" POWER DRIVEN PINS AT 24" O.C.

TOP PLATE: FASTEN TO DECK OR CEILING GRID AS INDICATED.

KNOWLEDGE OR EFFORT. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE

18. IF REQUIRED BY CODE TO BE PLACED IN ADDITIONAL OR DIFFERENT LOCATIONS THAN PLANS INDICATE,

VERIFY EXACT LOCATION OF EXIT SIGNS, ALARM SPEAKERS AND FIRE EXTINGUISHER CABINETS PRIOR TO

BY HIM FOR A PERIOD OF NOT LESS THAN ONE (I) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY

THE OWNER EXCEPT AS MODIFIED HEREIN OR ON OTHER DRAWINGS. SHOULD DEFECTS OCCUR, ALL WORK

MANUFACTURER'S PREPARATION AND INSTALLATION GUIDELINES FOR EACH TYPE OF WALL COVERING

12. CONCRETE FLOORS ARE TO BE FILLED AND FLOATED TO MEET STANDARD SMOOTHNESS AND LEVELING

13. VERIFY WITH ARCHITECT CHALKED WALL PLACEMENT LINES PRIOR TO PLACEMENT OF STUDS AND FOR

OR WORKMANSHIP SHALL BE REMOVED UPON DEMAND AND WORK SHALL BE RECONSTRUCTED AS

1. ALL PENETRATION OF EXISTING FIRE RATED MEMBRANES SHALL BE PROTECTED AS REQUIRED. REPAIR

IO. ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR,

FLOATED OUT, IF REQUIRED, AND SIZED PRIOR TO INSTALLATION OF WALLCOVERING. FOLLOW

ANY DAMAGE TO EXISTING FIRE PROTECTED MATERIALS.

CLEARANCE REQUIREMENTS. CALL FOR INSPECTION.

FINISHED FLOORING.

APPROVED BY THE ARCHITECT.

BY THE ARCHITECT IF NEEDED.

30. DIMENSIONS ARE FROM FACE TO FACE WHERE INDICATED AS CLEAR.

39. REFER TO RCP FOR DRYWALL SOFFIT LOCATIONS AND DETAIL REFERENCES.

PERTAINING TO BUILDING ACCESSIBILITY FOR THE HANDICAPPED.

ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

OTHER PLAN ELEMENT) EITHER AS INDICATED.

COATS AND TWO FINISH COATS.

INTENDED TO ALIGN UNLESS OTHERWISE DIMENSIONED.

31. CENTER PARTITION ON CENTERLINE OF EXTERIOR WINDOW WALL MULLION, EXCEPT AS NOTED OTHERWISE.

32. CENTER PARTITION ON COLUMN; OR BY-PASS SIDE OF COLUMN; OR ALIGN WITH ONE SIDE OF COLUMN (OR

34. PARTITIONS, END OF PARTITIONS, AND OTHER ELEMENTS WHICH APPEAR TO ALIGN WITH EACH OTHER ARE

35. PERIMETER GYP. BD.WALLS BELOW WINDOWS ARE TO BE TAPED, MUDDED, AND PAINTED WITH TWO PRIME

36. ALL MILLWORK SHALL CONFORM TO THE A.W.I. "PREMIUM GRADE" QUALITY STANDARD UNLESS OTHERWISE

SURFACE OF 5/8" GYP. BD. WALL FACE BEYOND THE ACCEPTED MILLWORK. REFER TO DRAWINGS/SPECS

FOR SPECIFIC INFORMATION CONCERNING VENEER/LAMINATE MATERIALS AND LEVEL OF FINISH AND/OR

38. ALL BASE CABINET COUNTERTOPS TO BE SCRIBED TO WALL WHEREVER BACK SPLASH DOES NOT OCCUR.

40. WE CERTIFY TO THE BEST OF OUR KNOWLEDGE AND INFORMATION WE HAVE COMPLIED WITH APPLICABLE

PORTIONS OF THE ANSI STANDARD NO. AII7.I-1992, THE AMERICANS WITH DISABILITIES ACT OF 1990 -

41. ALL ITEMS EXPRESSED, DRAWN NOTED, OR SPECIFIED WITHIN THESE DOCUMENTS SHALL BE PROVIDED AND

42. FIELD VERIFY LOCATIONS FOR CORE DRILLS AND WALL FEEDS FOR SYSTEM FURNITURE. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. CALL ARCHITECT FOR FINAL ROUGH-IN APPROVAL

43. FIELD VERIFY DIMENSIONS NOTED AS "CRITICAL" FOR SYSTEMS FURNITURE AND COORDINATE WITH

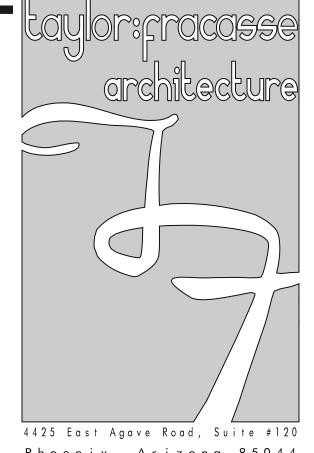
ARCHITECT FOR FINAL APPROVAL PRIOR TO PLACEMENT OF WALL TRACKS AND STUDS.

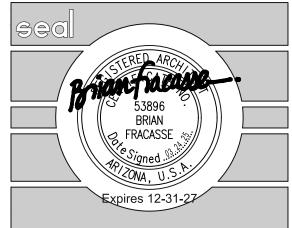
INSTALLED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. ANY ITEMS NOT INCLUDED AND REQUIRED

ADAAG AND THE ARIZONA DISABILITIES ACT- AZDAAG AS WELL AS ALL LOCAL CODE REQUIREMENTS

37. AT TERMINATION OF MILLWORK PERPENDICULAR TO GYPSUM BOARD PARTITION PROVIDE A MINIMUM

33. ALIGN NEW PARTITION WITH EXISTING PARTITION OR OTHER NEW PARTITIONS OTHERWISE LOCATED.





SCOPE OF WORK:

PROJECT ADDRESS:

YEAR CONSTRUCTED:

PROJECT SCOPE:

SITE INFORMATION:

SETBACKS: FRONT:

EXST'G LIVABLE SF:

TOTAL LIVABLE:

EXST'G GARAGE:

EXST'G STORAGE:

EXST'G MECHANICAL:

EXST'G COV'D PATIOS:

TOTAL LOT COVERAGE:

LOT COVERAGE:

SUB-DIVISION:

PARCEL #:

LOT #:

Q.S.:

THIS SITE

Dr. Paradise

SCALE: N.T.S.

Valley, AZ 85253

E Palo Verde Dr

E San Miguel Pl

E Rancho Dr

2015 INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 INTERNATIONAL BUILDING CODE (IBC)

NEW LIVABLE (UNDER EXST'G ROOF):

COV'D PATIO TO LIVABLE:

2015 INTERNATIONAL FIRE CODE (IFC)

OWNER NAME:

ZONING:

NEW LIVABLE ADDITION, UNDER EXST'G ROOF

MAHMOUDI LIVING TRUST

GOVERNING CODES (WITH APPLICABLE CITY OF PARADISE VALLEY AMENDMENTS)

1989

RI-35

1,200 SF

LA COLINA

164-05-067

15'-0", 40'-0"

26-42

5913 N. LA COLIBNA DRIVE

PARADISE VALLEY, AZ 85253

54,016 SQ FT (1.24 ACRES)

5,755 SF

1,390 SF

361 SF

176 SF

734 SF

(378) SF

8,416 SF (15.58%)

ISSUE DATE: 12.18.24 JOB NUMBER 24-062 SCALE: AS NOTED

DRAWN: CHECKED: TITLE: PROJECT DATA

NOTES, CONSULTANTS

ISSUED FOR PERMIT



taylor: pracasse architecture, inc.

4425 E. Agave Rd., Suite #120, Phoenix, AZ 85044
Tel: (480) 659–6745

July 31, 2025

5913 N. LA COLINA DRIVE

" Context Photos"



Photo #1

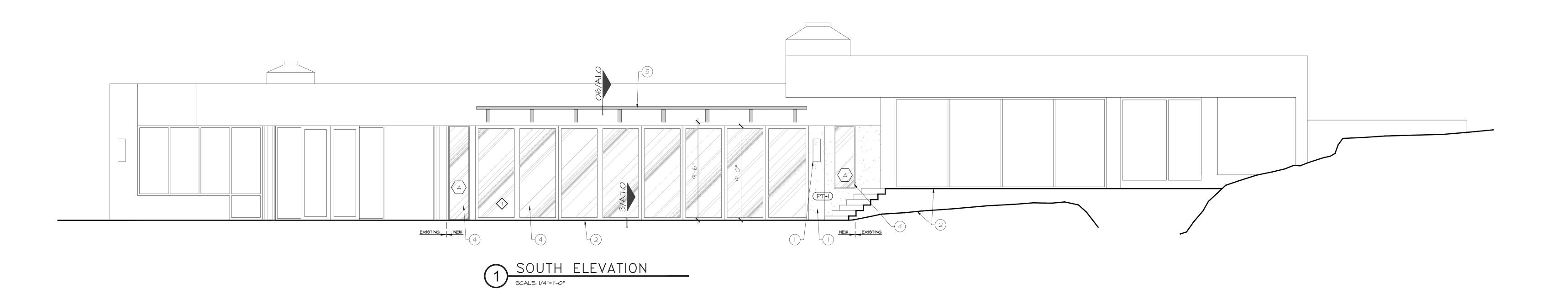
Area of scope of work, under exst'g roof (at east)



Photo #2
Area of scope of work, under exst'g roof (at west)

KEY NOTES	EXTERIOR FINISH LEGEND	EXTERIOR FINISHES
TYPICAL EXTERIOR WALL WITH ONE-KOTE STUCCO FINISH OVER 1" FOAM INSUTLATION ON 2X6 MIN STUDS AT 16" O.C. OMEGA ESR-1194. EXST'G FINISHED GRADE. EXTERIOR WALL SCONCE LIGHT FIXTURE, RELOCATED FROM DEMO. LOW-E ALUMINUM FRAMED DOUBLE PANE WINDOWDOOR SYSTEM. STEEL SHADE TRELLIS, REFER TO DETAIL.	PT-I) PAINT (FIELD): MFGR: SHERWIN WILLIAMS STYLE: ELASTOMERIC, FLAT COLOR: T.B.D. LOCATION: FIELD	STUCCO: EXTERIOR STUCCO TO BE ONE-COAT SMOOTH SYNTHETIC STUCCO WITH INTEGRAL COLOR TOP, ICC-ES REPORT #ESR-1471.
	NOTE: ALL MATERIALS AND COLORS SHALL MATCH EXISTING, V.I.F. (WINDOWS, STUCCO FINISH AND PAINT COLORS, ETC.	

INSULATION SPECIFICATIONS	MAG ONE COAT STUCCO COMPLIANCE
EXST'G ROOF: FIBERGLASS BATT INSULATION (R-38) OVER I" THERMOSEAL (ESR #3228) SPRAY APPLIED POLYURETHANE FOAM INSULATION (AS PER SECTION 4.4.2.2), (R-5), SPRAYED FROM INSIDE OF STRUCTURE TO FILL ALL CRACKS (PER IRC, R316.5.3.3), VOIDS AND TO COVER ALL SURFACES OF THE ROOF ASSEMBLY. NEW WALLS: FIBERGLASS BATT INSULATION (R-I9) OVER I" POLYURETHANE CLOSED CELL FOAM INSULATION (R-5) SPRAYED FROM INSIDE OF STRUCTURE TO FILL ALL CRACKS, VOIDS AND TO COVER ALL SURFACES OF THE WALL ASSEMBLY.	ALL ONE COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS. ALL APPROVED WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING THE BUILDING SAFETY DIVISION WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURERS APPROVED APPLICATION OF THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR THE PROPERTY OWNER.
EXTERIOR WALL ASSEMBLY	FRAME EXTERIOR WALL ASSEMBLY
AIR AND WATER RESISTIVE BARRIER, OVER 3/8" EXTERIOR PLYWOOD SHEATHING, OVER 2 X 6 WOOD STUDS AT 16" O.C. (STAGGER JOINTS LAPPED MINIMUM 6" VERTICAL AND 2" HORIZONTAL WITH WATER RESISTIVE BARRIER) (PER ESR-1844).	WESTERN ONE-KOTE STUCCO SYSTEM, ESR-1471 OVER I" THICK 1.5 P.C.F. DENSITY TYPE 2 T&G E.P. BOARD OVER 2 LAYERS C GRADE 'D' BUILDING PAPER OVER 3/8" O.S.E OVER METAL STUDS, STAGGER JOINTS LAPPED MINIMUM 6" VERTICAL AND 2" HORIZONTAL WITH BUILDING PAPER OR FELT WEEP SCREED - AS MANUFACTURED BY 'FR' REGLET CORP.' LOS ANGELES,CA. OF EXTRUDED ALUMINUM .050" THICK CORNER REINFORCEMENT - 'K-LATH CORP.' KWIK CORNER FOR EXTERIOR ANGLES (PER MFRG. INSTALLATION INSTRUCTIONS)



4425 East Agave Road, Suite #120
Phoenix, Arizona 85044
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SERED ARC.

STRED ARC.

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www. taylorfracasse.com

LA COLINA DRIVE ISE VALLEY, AZ 85253

TOWN COMMENTS Ø3.24.25

ISSUE DATE: 12.18.24

JOB NUMBER: 24-062

SCALE: AS NOTED

DRAWN: BF

CHECKED: BF

TITLE: ELEVATION,

NOTES

A 5 0

ISSUED FOR PERMIT



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Tel: (480) 659–6745

July 31, 2025

5913 N. LA COLINA DRIVE

" Site Aerial Photos"



Photo #1

Page | 1

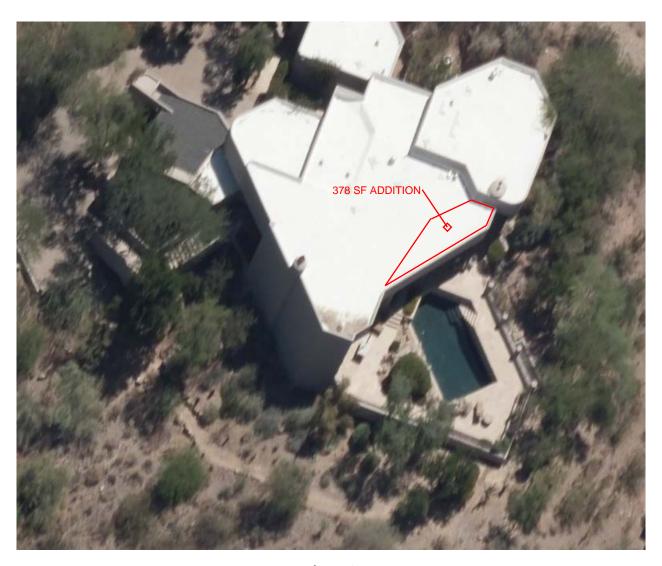
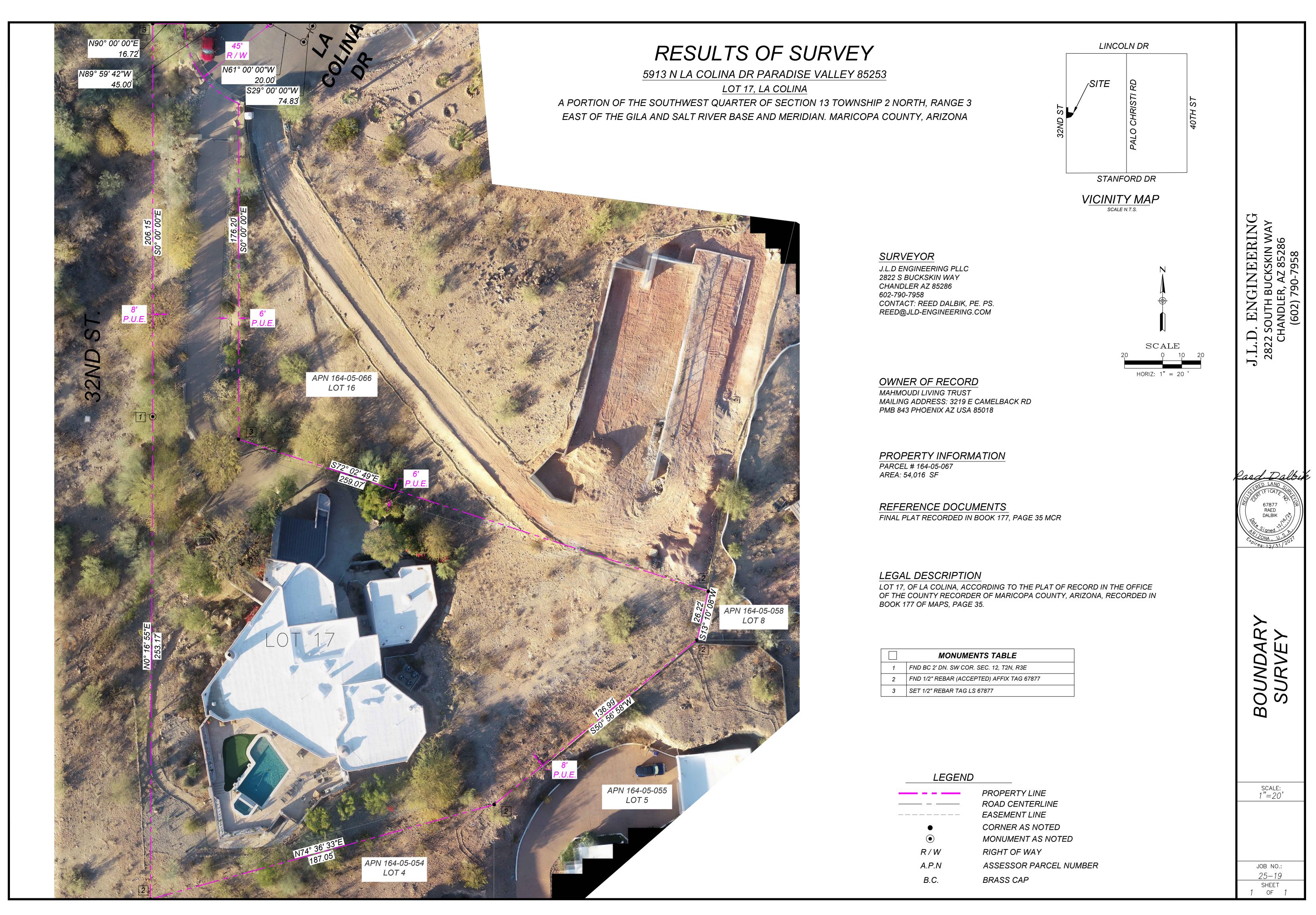


Photo #2



Photo #3



5913 N LA COLINA DR PARADISE VALLEY 85253

LOT 17. LA COLINA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13 TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. MARICOPA COUNTY. ARIZONA

TOWN OF PARADISE VALLEY GENERAL NOTES

- 1. PRIOR TO THE FIRST INSPECTION OF STRUCTURES WITHIN 3 FEET OF A SETBACK LINE, THE PROPERTY PINS SHALL BE PLACED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR OF THE STATE OF ARIZONA, AND THE PROPERTY LINE(S) IDENTIFIED.
- 2. 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
- 3. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL MUNICIPALITY UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS.
- 4. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE. AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- 6. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR TYPE, LOCATION, HEIGHT, WATTAGE, AND LUMEN BASED UPON THE FIXTURES INSTALLED PURSUANT TO SECTION 1023 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR NON-HILLSIDE PROPERTIES, SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR HILLSIDE PROPERTIES. OR AS SPECIFIED IN THE SPECIAL USE PERMIT FOR SPECIAL USE PERMIT PROPERTIES.
- 7. A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED
- 8. A SEPARATE RIGHT-OF-WAY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION
- 9. 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.
- 10. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES
- 11. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT
- 12. ALL NEW AND EXISTING ELECTRICAL SERVICE LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY REQUIREMENTS.
- 13. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, AND TO SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF AN ENGINEERING CONSTRUCTION PERMIT
- 14. EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4' BEHIND ULTIMATE BACK OF CURB LOCATION.
- 15. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8" ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- 16. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER TOWN CODE. ARTICLE 5-2.
- 17. ALL FILL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95%.
- 18. SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL INSPECTION.
- 19. FOR BUILDING PADS THAT HAVE 1' OR MORE OF FILL MATERIAL. SOILS COMPACTION TEST RESULTS ARE REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO PRE-SLAB INSPECTION.
- 20. FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STRAP AND SHEAR INSPECTION.
- 21. MAIL BOXES SHALL COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE RIGHT-OF-WAY FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
- 22. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE.
- 23. TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS.
- 24. THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN. ANY CONSTRUCTION QUANTITIES SHOWN ARE NOT VERIFIED BY THE TOWN.
- 25. THE APPROVAL OF THE PLANS IS VALID FOR 180 DAYS. IF A PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN 180 DAYS, THE PERMIT MUST BE RENEWED.
- 26. A TOWN INSPECTOR WILL INSPECT ALL WORK WITHIN THE TOWN'S RIGHTS-OF-WAY. NOTIFY TOWN INSPECTION SERVICES TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO
- 27. WHENEVER EXCAVATION IS NECESSARY. CALL ARIZONA811 BY DIALING 811 OR 602-263-1100. TWO (2) WORKING DAYS BEFORE EXCAVATION BEGINS.
- 28. 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.
- 29. PERMIT HOLDER SHALL 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'S 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, ADDRESS OF PROJECT AND TOWN CONTACT NUMBER, 480-348-3556
- 30. 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.
- 31. 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.
- 32. ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN'S RIGHT-OF-WAY.
- 33. CONSTRUCTION ACTIVITIES ARE PERMITTED BETWEEN THE HOURS OF 7 AM AND 5 PM MONDAY THROUGH FRIDAY. CONSTRUCTION ACTIVITIES MAY START ONE (1) HOUR EARLIER DURING THE SUMMER (MAY 1ST THROUGH SEPTEMBER 30TH).
- 34. THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARDSHIP. TOWN APPROVAL SHALL BE REQUIRED.
- 35. THE CONTRACTOR AND PROPERTY OWNER SHALL 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.
- 36. A KEYED SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY GATES. THE KEYED SWITCH SHALL BE INSTALLED IN A LOCATION THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE TOWN'S BUILDING SAFETY DEPARTMENT.
- 37. 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.
- 38. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW. ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
- 39. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES. INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT PROPOSED AND EXISTING IMPROVEMENTS FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.

HILLSIDE NOTES

- 1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- 2. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- 3. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- 4. THE USE OF HYDRAULIC RAM HAMMERS. OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK. INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER.
- 5. CONSTRUCTION STAKING AND /OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA. THE FOLLOWING NOTE TO BE ADDED TO GRADING AND DRAINAGE AND ANY CIVIL PLANS: "CONSTRUCTION/DISTURBANCE STAKING TO REMAIN IN PLACE FOR THE DURATION OF THE PROJECT. ANY DAMAGE OR REMOVAL WILL REQUIRE RESTAKING."
- 6. ALL RETAINING WALLS SHALL NOT EXTEND MORE THAN 6 INCHES ABOVE THE MATERIAL THEY RETAIN (WITH EXCEPTION OF DRIVEWAY RETAINING WALLS IN ACCORDANCE WITH 2207.VI.6).

LEGAL DESCRIPTION

LOT 17. OF LA COLINA. ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 177 OF MAPS. PAGE 35.

LOT COVERAGE

EXST'G LIVABLE SF: NEW LIVABLE (UNDER EXST'G ROOF): TOTAL LIVABLE:	5,311 SF 318 SF 5,755 SF
EXST'G GARAGE:	1,390 SF
EXST'G STORAGE:	361 SF
EXST'G MECHANICAL:	176 SF
EXST'G COV'D PATIOS:	734 SF
COV'D PATIO TO LIVABLE:	(378) SF
TOTAL LOT COVERAGE. 8416 SE	(15 58%)

EARTHWORK QUANTITIES

CUT: 0 CY FILL: 0 CY NET: 0 CY

NATIVE PLANTS STATEMENT

ALL NATIVE PLANTS IMPACTED BY CONSTRUCTION SHALL BE RELOCATED ON SITE. SEE LANDSCAPE PLAN AND NATIVE PLANT INVENTORY & SALVAGE PLAN

OWNER OF RECORD

MAHMOUDI LIVING TRUST MAILING ADDRESS: 3219 E CAMELBACK RD PMB 843 PHOENIX AZ USA 85018

PHONE: 425-829-1835

AS - BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR/ENGINEER

REGISTRATION NUMBER

DATE

DRAINAGE STATEMENT

- a. ULTIMATE STORM WATER OUTFALL ELEVATION = 1337.42'. THIS OUTFALL IS AT THE HISTORICAL PATH OF THE FLOW
- PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING
- c. THE LOWEST FINISH FLOOR ELEVATION OF 1339.67 IS SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED
- d. THERE IS NO OFFSITE FLOW COMING TO THE SITE. FLO-2D SHOWS THE STREET HAS THE CAPACITY TO CARRY THE OFFSITE FLOW IN THE STREET.

TOWN OF PARADISE VALLEY APPROVAL SIGNATURE BLOCK

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

FEMA BLOCK

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
40049	1760 10/16/2013	L	7/20/2021	X	N/A

SHEET INDEX

- 1 NOTES 2 - PLAN SHEET
- 3 SWPPP PLAN

STANFORD DR

LINCOLN DR

VICINITY MAP

FINISH FLOOR ELEVATION STATEMENT

THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVE PROTECTION FROM FLOODING CAUSED BY ONE HUNDRED YEAR STORM, AND ARE IN ACCORDING WITH TOWN OF PARADISE VALLEY

ENGINEER

J.L.D ENGINEERING PLLC 2822 S BUCKSKIN WAY CHANDLER AZ 85286 602-790-7958 CONTACT: REED DALBIK, PE. PS.

BENCHMARK

FD 1/2" RB 2" MARICOPA COUNTY AL CAP 1.2' DN STAMPED "T2N R3E S11 S12 S14 S13 2004 RLS 21782" SW COR. SEC. 12, T2N, R3E ELEV = 1,304.575NAVD 88

AREA: 54.016 SF = 1.24 ACFOOTPRINT: 8.416 SF

PROPERTY INFORMATION

FLOOR AREA PATIO: 15.58 % VERTICAL HEIGHT OF SLOPE: 70 SF

PARCEL # 164-05-067

ZONING: R-43

PERCENT OF LOT STEEPER THAN NATURAL GRADE 4.6% **VOLUME OF CUT: 0 CY VOLUME OF FILL: 0 CY** NET CUT / FILL: 0 CY

ADDRESS: 5913 N LA COLINA DR PARADISE VALLEY 85253

AREA OF DRIVEWAY: 6,504 SF MAXIMUM DRIVEWAY SLOPE: 29.7 % MAXIMUM DRIVEWAY WIDTH: 20.1 FT LENGTH OF MAXIMUM DRIVEWAY CUT OVER 8 FT: 0 FT MATERIAL: CONCRETE COLOR: LIGHT RED MAXIMUM DISTANCE FROM NG: 0 IN

PROJECT SCOPE

NEW LIVABLE ADDITION. UNDER **EXISTING ROOF**

UTILITY PROVIDERS

- ELECTRICAL APS
- WATER EPCOR USA - INTERNET - AT&T
- SEWER PARADISE VALLEY SEWER

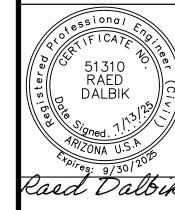
DISTRUBED AREA CALCULATIONS

TOTAL DISTURBED AREA = 0 SF (THE NEW LIVABLE ADDITION AREA IS ALREADY DEVELOPED AND IT'S CURRENTLY USED AS A PATIO TO THE POOL AREA AND IT ALREADY HAS AN EXISTING ROOF)



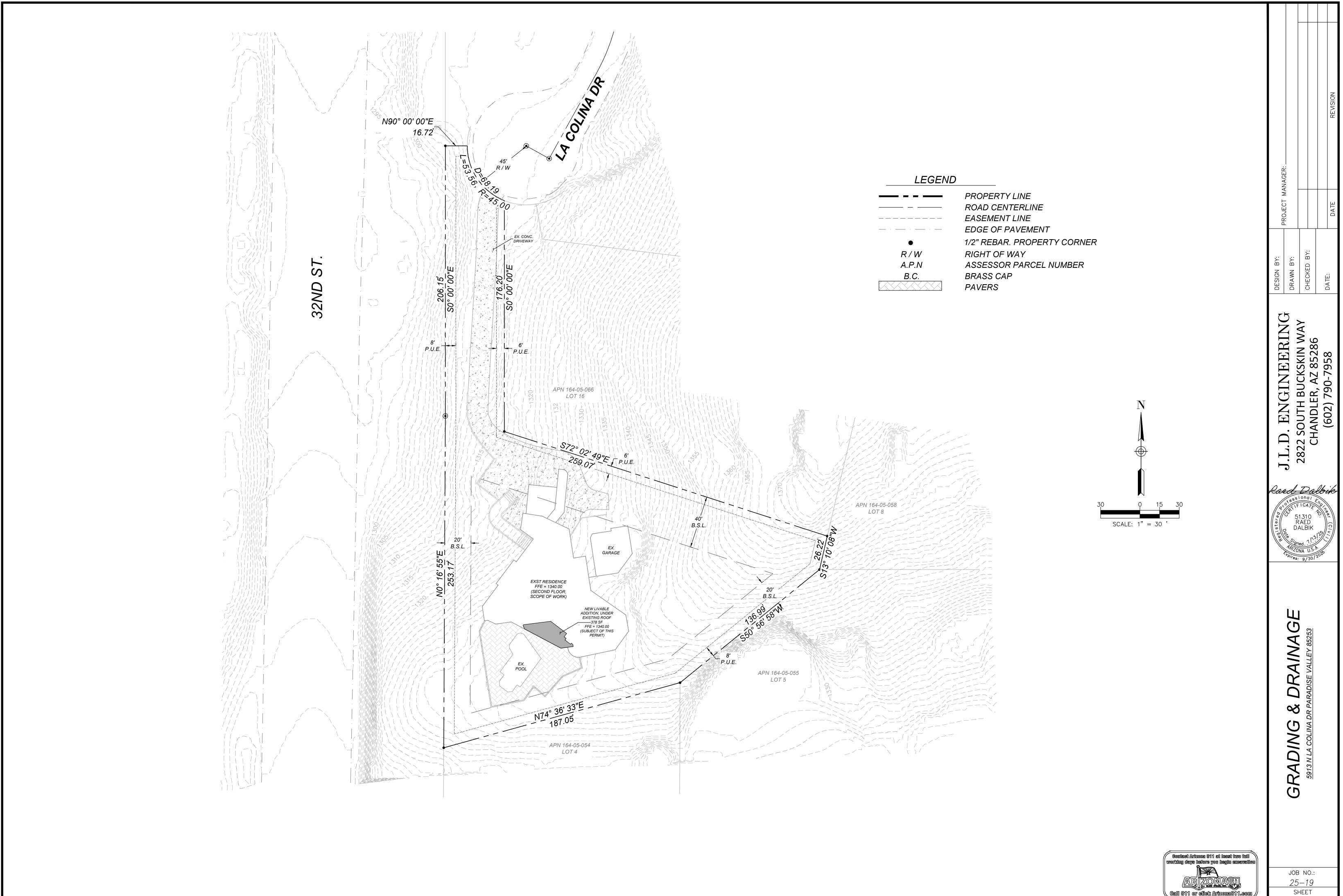
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ERING \square



DIN **RA** 5913.

> JOB NO.: 25-19 of 3



SHEET 2 OF 3

S.W.P.P.P GENERAL NOTES

- A COPY OF THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS PROJECT, TOGETHER WITH A COPY OF THE NOTICE OF INTENT (NOI) AND THIS STORM WATER MANAGEMENT PLAN (SWMP), SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW. THOSE ELEMENTS OF THE GRADING AND DRAINAGE PLAN PERTINENT TO OR REFERENCED ON THE SWMP SHALL BE CONSIDERED A PART OF THE SWMP.
- PLANNING & DEVELOPMENT DEPARTMENT'S CIVIL/SITE INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE AND/OR OFF-SITE CONSTRUCTION BEGINS, AT (602) 262-7811.
- THE OPERATOR SHALL OBTAIN A DUST CONTROL PERMIT FROM MARICOPA COUNTY HEALTH DEPARTMENT AND PERFORM MEASURES AS REQUIRED BY THE PERMIT TO PREVENT EXCESS DUST
- 4. THE OPERATOR SHALL PERFORM. AT A MINIMUM. A VISUAL INSPECTION OF THE CONSTRUCTION SITE ONCE EVERY MONTH AND WITHIN 24 HOURS OF RAINFALL GREATER THAN OR EQUAL TO A HALF OF AN INCH OR MORE. THE OPERATOR SHALL PREPARE A REPORT DOCUMENTING HIS/HER FINDINGS ON THE CONDITIONS OF THE SWMP CONTROLS AND NOTE ANY EROSION PROBLEM AREAS. THE OPERATOR'S REPORT IS TO BE SUBMITTED TO THE PLANNING & DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR FOR REVIEW AND APPROVAL. FACILITIES SHALL BE MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION. ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED. PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL. AND THE POTENTIAL FOR EROSION HAS PASSED
- 5. THE OPERATOR SHALL AMEND THIS PLAN AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO RESOLVE ANY PROBLEM AREAS. WHICH BECOME EVIDENT DURING THE CONSTRUCTION AND/OR DURING RAINFALLS.
- 6. THE PERMITTEE SHALL FILE A NOTICE OF TERMINATION (N.O.T.) AFTER COMPLETION OF CONSTRUCTION AND PLACEMENT OF FINAL LANDSCAPE MATERIALS. THE N.O.T. IS TO BE SUBMITTED TO THE PLANNING & DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR TO FINAL THE SWMP PERMIT.
- 7. THE PERMITTEE SHALL SAVE ALL RECORDS, INCLUDING THE N.O.I., SWMP, N.O.T., AND INSPECTION REPORTS, ON FILE FOR A MINIMUM OF THREE YEARS FROM THE DATE OF FILING THE N.O.T.
- 8. THE IMPLEMENTATION OF THESE PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED AND THE N.O.T. IS SUBMITTED TO THE PLANNING & DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR.
-). THE FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE INSTALLED AND IN OPERATION PRIOR TO ANY GRADING OR LAND CLEARING. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
- 10. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

GENERAL NOTES

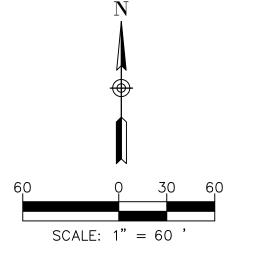
- NO WORK OF ANY KIND MAY COMMENCE UNTIL ALL STORM WATER POLLUTION BMP'S ARE INSTALLED, INSPECTED AND APPROVED BY TOWN.
- SEDIMENTATION CONTROL DEVICES SHALL REMAIN IN PLACE AFTER DEMOLITION IS COMPLETE SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED MONTHLY, AFTER EACH RAIN EVENT AND MAINTAINED AS NEEDED TO BE KEPT IN PROPER WORKING ORDER BY PERMIT APPLICANT AND/OR OWNER. SEDIMENTATION CONTROL DEVICE INSPECTION LOG SHALL BE MAINTAINED BY APPLICANT AND/OR OWNER AND MADE AVAILABLE TO THE TOWN UPON REQUEST

STORM WATER MANAGEMENT PLAN

5913 N LA COLINA DR PARADISE VALLEY 85253

CONSTRUCTION NOTES

- CONCRETE TRUCK WASHOUT VESSEL
- PAINT/SOLVENT WASHOUT VESSEL
-) EXISTING CONCRETE DRIVEWAY



LEGEND

STRAW BALE BARRIER

PROPERTY LINE

ROAD CENTER LINE

SILT FENCE

a. Posts shall be spaced a maximum of 6 feet apart and driven securely into the ground a minimum of 30 inches. b. A trench shall be excavated approximately 8 inches wide and 12 inches deep along the line of posts and upslope from the barrier. . When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts usin heavy duty wire staples at least 1 inch long, tie wires or hog rings. The wire shall extend into the trench a minimum The standard strength filter fabric shall be stapled or wired to the fence, and 20 inches of the fabric shall extend into the trench. When

mesh support fence may be eliminated and the filter fabric stapled or wired directly to the posts. e. The use of joints should be avoided. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6-inch overlap and both ends securely fastened to the post. f. The trench shall be backfilled with 3/4" minimum diameter washed

extra-strength filter fabric and closer post spacing are used, the wire

MAINTENANCE REQUIREMENTS

gravel or compacted native material.

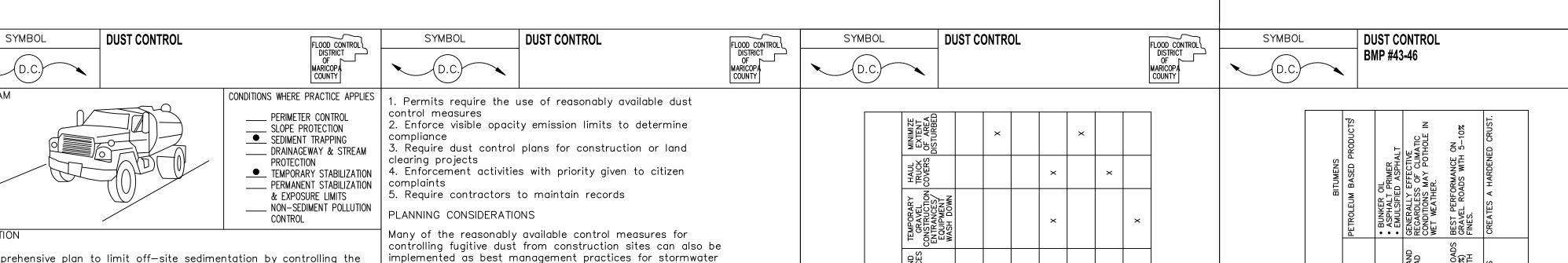
nspect monthly during dry periods and immediately after each rainfall. Repair as necessary. Sediment must be removed when it reaches approximately one third the height of the fence, especially if heavy rains are expected. Filter fences should not be removed until the upslope area has been permanently stabilized.



HILLSIDE NOTES

- 1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- 2. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE
- 3. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- 4. THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER. AND 6:00PM OR SUNSET. WHICHEVER IS EARLIER. MONDAY THROUGH FRIDAY. WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER.
- 5. CONSTRUCTION STAKING AND /OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA. THE FOLLOWING NOTE TO BE ADDED TO GRADING AND DRAINAGE AND ANY CIVIL PLANS: "CONSTRUCTION/DISTURBANCE STAKING TO REMAIN IN PLACE FOR THE DURATION OF THE PROJECT. ANY DAMAGE OR REMOVAL WILL REQUIRE RESTAKING."
- 6. ALL RETAINING WALLS SHALL NOT EXTEND MORE THAN 6 INCHES ABOVE THE MATERIAL THEY RETAIN (WITH EXCEPTION OF DRIVEWAY RETAINING WALLS IN ACCORDANCE WITH 2207.VI.6).





A comprehensive plan to limit off—site sedimentation by controlling the sites potential for producing air borne fugitive dust and track—out of

sediments which are transported from construction sites by stormwater runoff, wind, erosion and vehicle trackout are often re—dispersed to the air by subsequent vehicular traffic and high winds. Likewise, these sediments may be transported by the next rainfall into public storm sewer systems. Implementation of control measures to minimize the generation of fugitive dust from construction sites will also limit quantity of sediments in stormwater.

APPROPRIATE APPLICATIONS

Primary sources of dust from development and construction activities are: |

Grading operations (land clearing and earthmoving) 2. Drilling and blasting 3. Batch drop operations (loader operation) 4. Exposed areas, cleared unstabilized area Vehicle traffic on unpaved surfaces

Sediment tracking on paved surfaces . Blasting and wrecking ball operations 6. Soil and debris storage piles

The contractor is responsible for complying with the requirements of the air pollution control permit. Refer to appendix D for additional informatior on dust control in Maricopa County. The division of air pollution control's

5. Furnish stabilized construction road entrances and vehicle wash down areas . Stabilize unpaved haul roads, parking and staging areas Implement dust control measures for material stockpiles

pollution prevention. Those best management practices include:

. Pave, vegetate, or chemically stabilize access points to

3. Provide for wet suppression or chemical stabilization of

4. Provide for rapid cleanup of sediments deposited on paved

8. Prevent drainage of sediment—laden stormwater onto paved

2. Provide covers for trucks transporting materials that

contribute dust

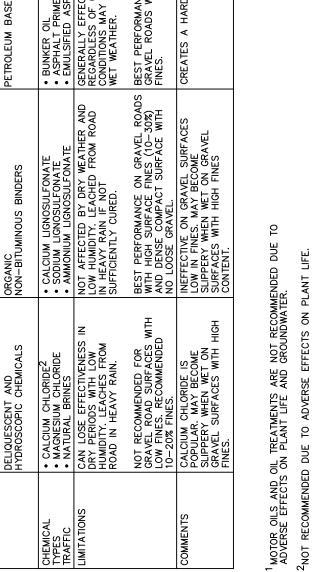
exposed soils

' surfaces 9. Stabilize abandoned construction sites using vegetation or chemical stabilization methods 10. Limit the amount of areas disturbed by clearing and earth

moving operations by scheduling these activities in phases The following table, dust control application provides guidance on the appropriate best management practices recommended for typical field operations and conditions. There are many products available as dust palliatives for chemically stabilizing gravel roadways and stockpiles. The types of chemicals abailable and recommendations for their use are

tabulated in the chart of commonly used dust palliatives.

MAINTENANCE REQUIREMENTS approach to reduce air pollution from construction sites will be to require: Dust control is an ongoing process during site construction. Re-application of dust control measure may be necessary until construction is complete.



Raed Dalbik

DALBIK

JOB NO.: SHEET

OF 3

LOAD SUMMARY (SES)

DIVERSIFIED LOADS

NON-DIVERSIFIED LOADS

EXISTING GEN. PWR & LIGHTING @ 3VA/Sf

LAUNDRY ROOM CIRCUIT (NEC 210.11 & 210.52)

EXISTING CU & AH UNIT (46.1 MCA CU AND 3.3 FLA AH @ 240V/1-PH)

EXISTING CU & AH UNIT (27.0 MCA CU AND 2.1 FLA AH @ 240V/1-PH)

NEW ROOFTOP AC UNIT (17.5 FLA @ 240V/1-PHASE)

WATER HEATER (4.5kW @ 240V/1-PHASE)

TOTAL NON-DIVERSIFIED LOAD

TOTAL NON-DIVERSIFIED LOAD

TOTAL AMPS ON SES @ 240V/1-PHASE

TOTAL DIVERSIFIED LOAD

TOTAL VA ON SES

NEW GEN. PWR & LIGHTING @ 3VA/sf

CLOTHES DRYER - 24A @ 240V/1-PHASE

DISPOSAL/DISHWASHER

TOTAL CONNECTED LOAD

FIRST 10,000VA @ 100%

TOTAL DIVERSIFIED LOAD

POOL SUB-PANEL

REMAINDER @ 40% PER NEC

BATHROOM DEDICATED RECEPT

STOVE/RANGE (240V)

MICROWAVE

APPLIANCE CIRCUIT (NEC 210.11 & 210.52)

LOAD

1,500

4,800

1,500

1,500

1,500

7,680

1,500

LOAD

11,856

6,984

11,520

4,200

4,500

TOTAL VA

16,131

1,134

1,500

4,800

9,000

4,500

3,000

23,040

6,000

69,105

10,000

23,642

33,642

TOTAL VA

11,856

20,952

4,200

13,500

62,028

11,520

	200AMP 120/240V -PHASE, 3-WIR	Œ, FI	LUSt	1 Ma	DUN"	ΓEΙ	2, N	EMA I, IO/22K SERIES RATED, M.L.O.	
NOTE	DESCRIPTION	CU WIRE	C/B		C/	Ви	CU VIRE	DESCRIPTION	NOT
Е	AN ROOM LIGHTS BLIND CONTROLS	# 4 # 4	15/1		5 <u> </u> 2 5 <u> </u>			GARAGE LIGHTS HALL RECEPTS	E
	ALARM SYSTEM POWER GARAGE LIGHTS HALL AND BATH LIGHTS	# 4	_	3	20 1	1	‡I2	WINDOW SHADE CONTROL KIT	E
Е	GEN LIGHTING	#14	15/	1 5	15 5	1	‡I4	GARAGE DOOR RECEPT & MECH RM LTG	E
E	PANTRY DISHWASHER & PANTRY RECEPT	#12	20/	7 7 8	20	#	‡I2	KITCHEN BUN WARMER	E
Е	KIT PLASMA TV	#12	20/	9 10	20	1	‡I2	GRAFIC-EYE & ART SCREEN	E
Е	PANTRY MICROWAVE & COUNTER RECEPT	#14			20 2	1	‡I2	MEDIA ROOM COMPONENTS	E
E	AV ROOM RECEPTS	#14		۱۰	20 4	1	‡I2	BAR PLASMA TV	E
E	PANTRY BUN WARMER AND RECEPTS	#14	ν	10	20 6	1	‡I2	GRAFIC-EYE & GEN. LTG & SCREEN	E
N	NEW 2TON AC UNIT	#10	30/	13	20 3			KITCHEN DISPOSAL	E
			/ 2	19 2 2	15/ 015/			UNDER SINK RECEPTS GFCI OUTSIDE KITCHEN	E
	- PROVIDE AFCI TYPE BREAKER G - GFO PROVIDE LOCK-ON DEVICE. O - LO	CIT		BRI	EAK	ER		N - NEW BREAKER E - EXISTING BREAKER	

EXIST. SERVICE ENTRANCE S 400A, 240V/IP, 3W, NEMA 3 BRACED FOR 100,000A.	
	SUB-PANEL SU
\ \	FEEDERS TO REMAIN UNCHANGED (TYPICAL). BONDING AND GROUNDING SYSTEM TO REMAIN UNCHANGED.
UNCHANGEI	AL ONE-LINE DIAGRAM

	DOOR SCHEDULE						
MARK	SIZE	TYPE	MATERIAL	GLAZING	REMARKS		
	30'-0" × 9'-0"	SLIDER STACK 6-PANEL DOOR SYSTEM	GLASS/METAL	TEMPERED	LEFT MOST PANEL TO BE OPERABLE/ACCESS DOOR, EXTERIOR GLASS DOOR WITH SEALS & THRESHOLD, TEMPERED GLASS PER IRC R308.4		

NOTES

- DOOR AND WINDOW SIZES GIVEN ARE NOMINAL DIMENSIONS, FIELD VERIFY ALL OPENINGS PRIOR TO FABRICATION. AND VERIFY ACTUAL ROUGH OPENING REQUIREMENTS WITH MANUFACTURER. ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- 3. DOORS LEADING INTO THE HOUSE FROM THE GARAGE SHALL BE SELF CLOSING, SELF LATCHING. 4. WINDOWS LOCATED MORE HAN 72" ABOVE FINISH GRADE SHALL HAVE THE LOWEST PART OF CLEAR OPENING OF THE
- WINDOW TO BE MINIMUM 24" ABOVE THE FLOOR IN WHICH IT SERVES. 5. IN ALL SLEEPING AREAS, PROVIDE AN OPERABLE WINDOW OR DOOR AREA MINIMUM OF 5.7 SQ. FT. DIRECTLY TO THE OUTSIDE. MINIMUM NET OPERABLE WIDTH SHALL BE 20" AND HEIGHT 24". MAXIMUM SILL HEIGHT NOT TO EXCEED 44" AT
- SLEEPING AREAS. 6. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.

WINDOW S	CHEDULE
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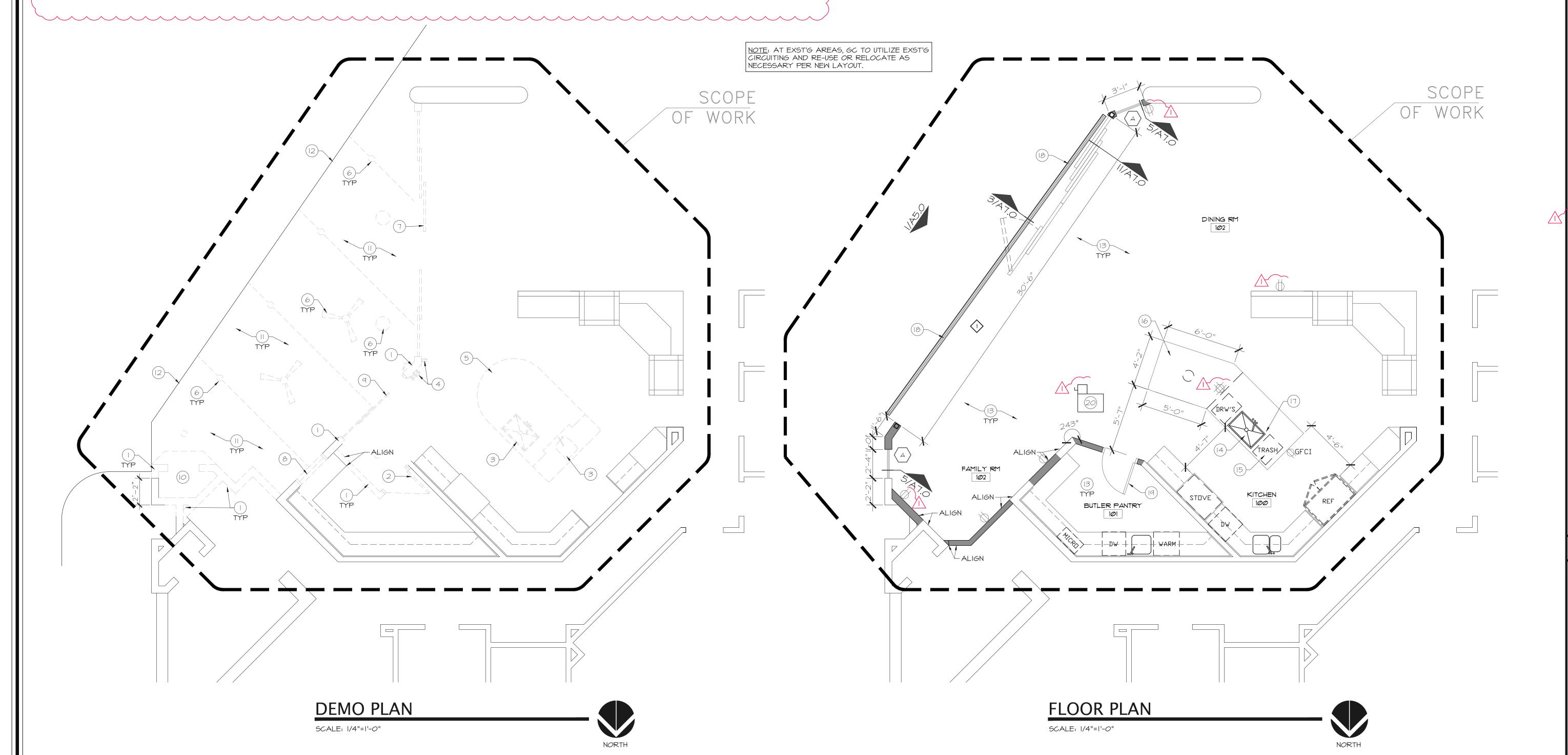
MARK	SIZE	TYPE	MATERIAL	GLAZING	REMARKS
	$2'-\varnothing" \times 8'-\varnothing"$	FIXED	METAL/GLASS	LOW-E INSULATED	U = .25 SHGC = .25, HEAD HEIGHT TO MATCH SLIDING DOOR

NOTES

- DOOR AND WINDOW SIZES GIVEN ARE NOMINAL DIMENSIONS, FIELD VERIFY ALL OPENINGS PRIOR TO FABRICATION, AND VERIFY ACTUAL ROUGH OPENING REQUIREMENTS WITH MANUFACTURER. ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.

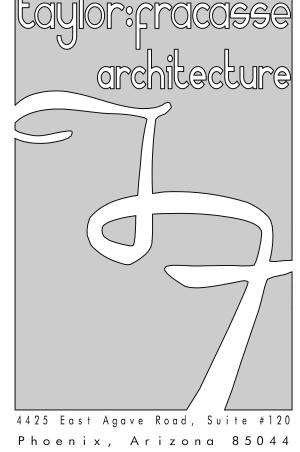
 DOORS LEADING INTO THE HOUSE FROM THE GARAGE SHALL BE SELF CLOSING, SELF LATCHING.
- 4. WINDOWS LOCATED MORE HAN 12" ABOVE FINISH GRADE SHALL HAVE THE LOWEST PART OF CLEAR OPENING OF THE
- WINDOW TO BE MINIMUM 24" ABOVE THE FLOOR IN WHICH IT SERVES. ». IN ALL SLEEPING AREAS, PROVIDE AN OPERABLE WINDOW OR DOOR AREA MINIMUM OF 5.7 SQ. FT. DIRECTLY TO THE
- OUTSIDE. MINIMUM NET OPERABLE WIDTH SHALL BE 20" AND HEIGHT 24". MAXIMUM SILL HEIGHT NOT TO EXCEED 44" AT

6. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.



GENERAL NOTES

- I GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION WORK AND COORDINATION OF SAME, INCLUDING MECHANICAL, ELECTRICAL AND PLUMBING, UNLESS OTHERWISE NOTED. 2 COORDINATE ALL DEMOLITION WORK WITH NEW PLAN TO ENSURE
- EFFICIENCIES ARE MET. ALL EXISTING UTILITIES ARE TO REMAIN AND BE REVISED ACCORDINGLY. 3 FIELD VERIFY EXISTING EQUIPMENT AND CONDITIONS PRIOR TO
- COMMENCING DEMOLITION. REPORT ANY DISCREPANCIES FROM PLAN TO THE ARCHITECT IMMEDIATELY. 4 GENERAL CONTRACTOR AT NO EXPENSE TO THE OWNER, SHALL REPAIR OR REPLACE AS REQUIRED ANY DAMAGED MATERIALS, FINISHES AND
- EQUIPMENT SCHEDULED TO REMAIN IN PLACE. 5 WHENEVER EXISTING EQUIPMENT, PIPING, DUCTS, ETC. ARE REQUIRED TO BE REMOVED, SUCH REMOVAL IS TO INCLUDE ALL ANCHORS, HANGERS, ETC. AFTER REMOVAL, ALL FLOORS, WALLS AND CEILINGS SHALL BE PATCHED AND FINISHED TO MATCH ADJACENT SURFACES.
- 6 ALL DIMENSIONS INDICATED ARE APPROXIMATE. GENERAL CONTRACTOR IS TO FIELD VERIFY REFERENCING ALL PLANS AND ADJUSTING ACCORDINGLY.
- ALL SALVAGE REMAINS PROPERTY OF THE OWNER AT OWNERS DISCRETION. GENERAL CONTRACTOR TO COORDINATE WITH OWNER ITEMS TO BE SALVAGED.
- 8 PROTECTION OF EXISTING UTILITIES SHALL INCLUDE BUT NOT BE LIMITED TO HVAC, LIGHTING, PLUMBING, ETC. (VERIFY WITH NEW M/P DRAWINGS).

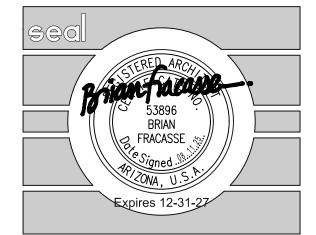


Tel: 480.659.6745 www.taylorfracasse.com

INTERIORS • RESEARCH DESIG

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KEY NOTES

- DEMO EXISTING WALL/BUILDING ELEMENT AND DISPOSE OF, REMOVE ELECTRICAL WHEN NEEDED, TERMINATE POWER BACK TO SOURCE. CAREFULLY PROTECT ADJACENT SURFACES AS REQUIRED.
- REMOVE EXISTING DOOR AND FRAME AND RELOCATE INTO NEW WALL.
- DEMO EXST'G PLUMBING UTILIZE EXST'G SUPPLIES AND DRAINS PER NEW FLOOR PLAN AS REQ'D.
- REMOVE EXISTING POWER OUTLETS AND LIGHT SWITCHES AS SHOWN, RELOCATE POWER AND CIRCUITING PER NEW FLOOR PLAN.
- DEMO EXISTING MILLWORK AND DISPOSE OF AS REQ'D.
- REMOVE EXISTING FANS, LIGHTING, AND SPEAKERS, UTILIZE POWER FOR NEW INTERIOR LIGHTING.
- REMOVE EXISTING SLIDER DOORS AND FRAME, STAGE DOOR PER OWNER DIRECTION. SHORE ROOF & CEILING AS NECESSARY, PREP AREA
- FOR NEW CONSTRUCTION.
- 8) REMOVE EXISTING WINDOW, STORE PER OWNER DIRECTION.
- 9) REMOVE EXISTING SLIDING GLASS DOOR, STORE PER OWNERS REQUEST.
- REMOVE EXISTING FIREPLACE AND DISPOSE OF AS NECESSARY, UTILIZE NEW CHIMNEY PER NEW LAYOUT.
- REMOVE EXISTING EXTERIOR SOFFIT FINISH, STRIP TO FRAMING AND PREP
- AREAS FOR NEW INTERIOR DRYWALL FINISH. 12) LINE OF EXISTING EDGE OF PARAPET/SOFFIT.
- PROVIDE I/2" DRYWALL, (PER IRC, TABLE R702.3.5) SAG-RESISTANT AT 3) CLNGS W/ SMOOTH FINISH, PAINTED. FASTEN DRYWALL WITH 13 GA, I 5/8"
- LONG, 19/64" HEAD, .098" DIA. SCREWS AT 12" O.C.) PROVIDE PLUMBING FIXTURES AS SHOWN, UTILIZE EXISTING PLUMBING
- SUPPLIES AND DRAINS, FIXTURES AS SELECTED OWNER.
- RELOCATED TRASH DRAWER, PROV'D POWER AT NEW LOCATION. MILLWORK AND CABINETRY AS SELECTED BY DESIGNER
- AND INSTALLED BY GENERAL CONTRACTOR.
- OUNTER MOUNT GARBAGE DISPOSAL BUTTON.
- TRENCH DRAIN AT EXISTING CONCRETE, SAWCUT AND ROUTE TO DRAIN INTO ADJACENT LANDSCAPE AREA.
- 19) RELOCATED DOOR FROM DEMOLITION.
- NEW 2T A/C UNIT ON ROOF. DAIKIN DPI6HM244IA 240V/I-PHASE, I7.5FLA, 20.4MCA, 30.0 MOCP. PROVIDE 30A, 250V, 2P/2F NEMA 3R DISCONNECT SWITCH FUSED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. ENSURE GENERAL USE RECEPTACLE IS WITHIN 25' OF NEW UNIT, OR PROVIDE NEW AS NECESSARY. TIE NEW UNIT INTO PANEL "A", CIRCUIT 17-19.

TOWN COMMENTS

12.18.24

AS NOTED

24-062

∠¹\ Ø3.24.25

ISSUE DATE:

JOB NUMBER:

SCALE:

DRAWN:

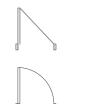
CHECKED:

LEGEND

EXISTING WALL AND/OR BUILDING ELEMENT TO BE REMOVED

EXISTING WALL TO REMAIN

NEW WOOD STUD WALL



EXISTING DOOR

NEW DOOR PER NOTES

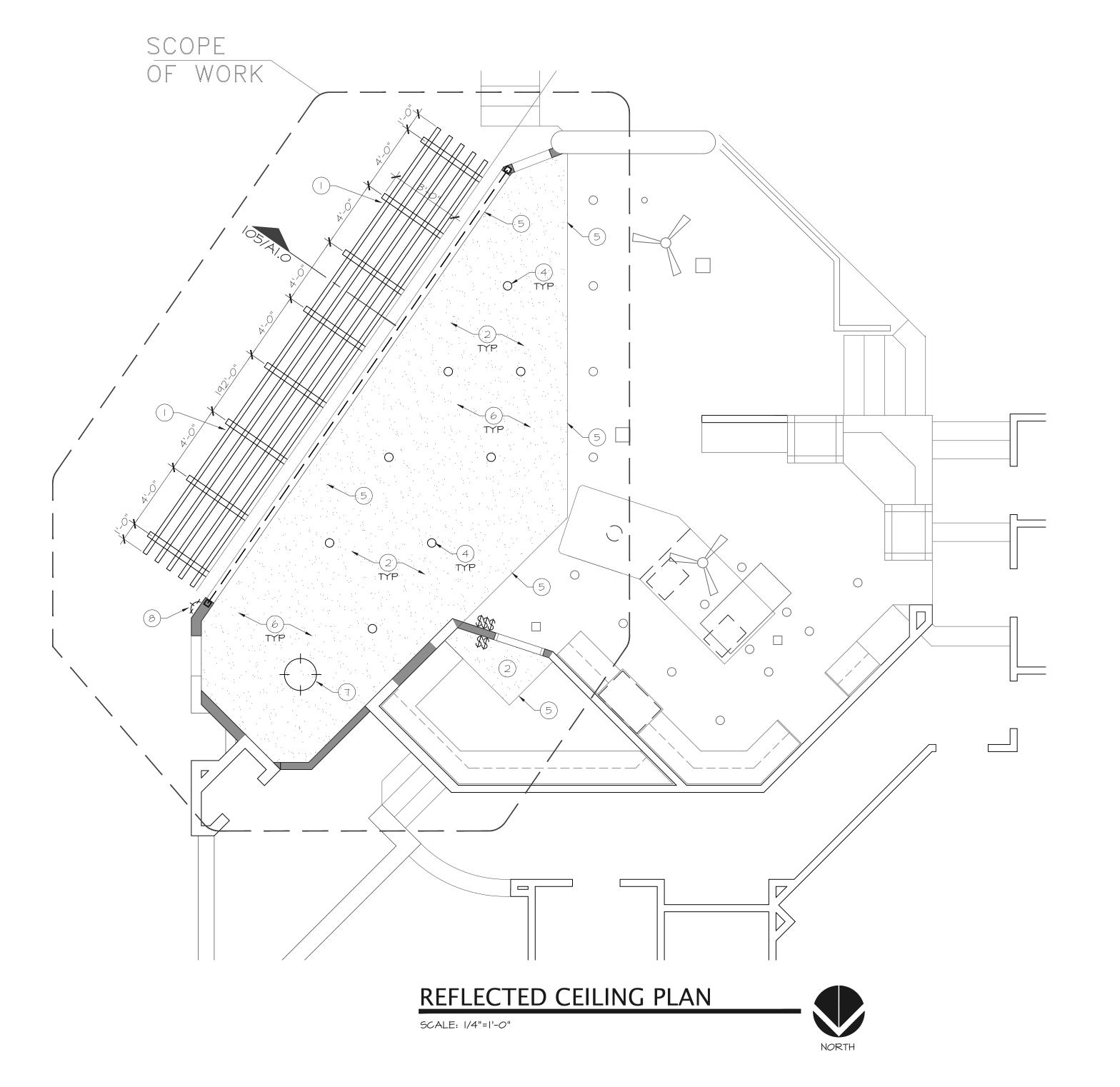
MALL SMITCH

120 V. DUPLEX POWER OUTLET

ISSUED FOR PERMIT

TITLE: DEMO & FLOOR

PLANS, DR SCHED, NOTES



GENERAL NOTES

I GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION WORK AND COORDINATION OF SAME, INCLUDING MECHANICAL, ELECTRICAL AND PLUMBING, UNLESS OTHERWISE NOTED. 2 COORDINATE ALL DEMOLITION WORK WITH NEW PLAN TO ENSURE

EFFICIENCIES ARE MET. ALL EXISTING UTILITIES ARE TO REMAIN AND BE REVISED ACCORDINGLY. 3 FIELD VERIFY EXISTING EQUIPMENT AND CONDITIONS PRIOR TO COMMENCING DEMOLITION. REPORT ANY DISCREPANCIES FROM PLAN TO

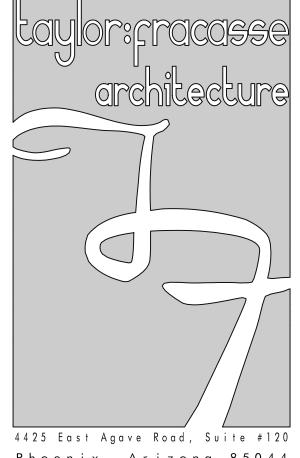
THE ARCHITECT IMMEDIATELY. 4 GENERAL CONTRACTOR AT NO EXPENSE TO THE OWNER, SHALL REPAIR OR REPLACE AS REQUIRED ANY DAMAGED MATERIALS, FINISHES AND

EQUIPMENT SCHEDULED TO REMAIN IN PLACE. 5 WHENEVER EXISTING EQUIPMENT, PIPING, DUCTS, ETC. ARE REQUIRED TO BE REMOVED, SUCH REMOVAL IS TO INCLUDE ALL ANCHORS, HANGERS, ETC. AFTER REMOVAL, ALL FLOORS, WALLS AND CEILINGS SHALL BE PATCHED AND FINISHED TO MATCH ADJACENT SURFACES.

6 ALL DIMENSIONS INDICATED ARE APPROXIMATE. GENERAL CONTRACTOR IS TO FIELD VERIFY REFERENCING ALL PLANS AND ADJUSTING ACCORDINGLY.

ALL SALVAGE REMAINS PROPERTY OF THE OWNER AT OWNERS DISCRETION. GENERAL CONTRACTOR TO COORDINATE WITH OWNER ITEMS TO BE SALVAGED.

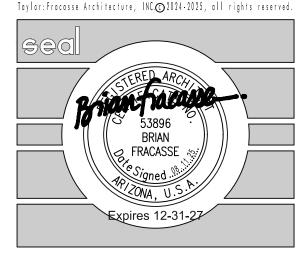
8 PROTECTION OF EXISTING UTILITIES SHALL INCLUDE BUT NOT BE LIMITED TO HVAC, LIGHTING, PLUMBING, ETC. (VERIFY WITH NEW M/P DRAWINGS).



Phoenix, Arizona 85044 Tel: 480.659.6745

www. taylorfracasse.com

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KEY NOTES

- PATIO SOFFIT TRELLIS, REFER TO DETAIL.
- PROVIDE I/2" DRYWALL, SAG-RESISTANT (PER IRC, TABLE R702.3.5) AT CLNGS W/ SMOOTH FINISH, PAINTED. FASTEN DRYWALL WITH 13 GA, I 5/8" LONG, 19/64" HEAD, .098" DIA. SCREMS AT 12" O.C.)
- PROV'D (2) NEW WALL MOUNTED EXTERIOR SCONCE LIGHT FIXTURES, TO MATCH EXISTING WITH NEW SWITCH AS SHOWN.
- PROV'D NEW RECESSED FLUSH MOUNT LED CAN LIGHTS TO MATCH $^{\prime}$ EXST'G, TIE INTO EXST'G CIRCUITING AND RELOCATED SWITCHING.
- LINE OF EXISTING TO NEW DRYWALL CEILING.
- PROVIDE R-38 INSULATION AT ALL AREAS OF NEW LIVABLE EXPANSION CEILING AREA.
- PROV'D NEW CHANDELIER FIXTURE, AS SELECTED BY OWNER, PROV'D SWITCHING.
- RELOCATED WALL SCONCE LIGHT FIXTURE FROM DEMO.

LEGEND

2"X6" WOOD FRAMED WALL W/ R-19 INSULATION AND CONT $\frac{1}{2}$ " TYPE "X" GYPSUM BOARD AT INTERIOR, STUCCO SYSTEM AT EXTERIOR TO MATCH EXISTING (REFER TO DETAIL I/A7-0)

EXISTING WALL TO REMAIN SINGLE SWITCH; "3"=3-WAY, "D"=DIMMER

WALL SCONCE LIGHT

CEILING MOUNTED LIGHT RECESSED CAN LIGHT PENDANT LIGHT FIXTURE

/-- ELECTRICAL WIRING

ISSUE DATE: 12.18.24 JOB NUMBER: 24-062 SCALE: AS NOTED DRAWN: CHECKED: TITLE: FLOOR PLAN DR SCHED, NOTES

ISSUED FOR PERMIT



taylor: pracasse architecture, inc.

4425 E. Agave Rd., Suite #120, Phoenix, AZ 85044
Tel: (480) 659–6745

July 31, 2025

5913 N. LA COLINA DRIVE

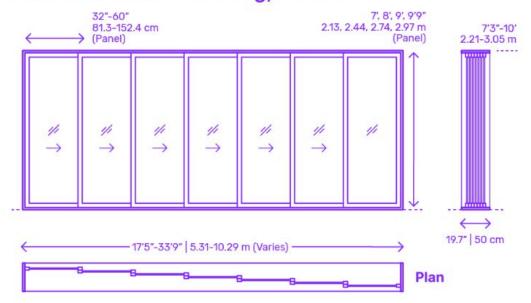
" Material Samples/Project Specifications"



Slide Stack Door

30'-0" w. x 9'-0' H. tempered with tinted panels to match exst'g house

Dimensions.com Multi-Slide Door - Stacking, 7 Panels





Wall Sconce Light

Wall sconce, to be relocated to new scope of work

AFFIDAVIT OF MAILING NOTIFICATION

STATE OF ARIZONA)
) ss:
County of Maricopa)
In accordance with the re	equirements of the Town of Paradise Valley, the undersigned
hereby certifies that the r	nailing list for the proposed project is a complete list of property
owners within 1,500	feet of the subject property, as obtained from the Maricopa
•	on the following date <u>SEPTEMBER 23</u> , 202 <u>5</u> , and such
notification has been mai	led on the following date SEPTEMBER 24, 2025.
Bran / a Signature	CWY .
	ent was acknowledged by me this 27th day of ,2025, by Brien Fracasse. Name NOTARY PUBLIC
My commission expires:	
05/27/2029	NICHOLAS FELTCH Notary Public - Arizona Pinal County Commission # 684214 My Comm. Expires May 27, 2029

AFFIDAVIT OF POSTING

STATE OF ARIZONA)
) ss:
I, BRIAN FRACASSE/TAY LOR FRACASSE, ARCA, depose and state that the attached notice, of proposed application NEW 378 DLIVABLE AND NON located at 5913 N· LA COLINA DR. for the (Planning Commission/Town Council/Board of Adjustment/Hillside Committee) meeting date of OCTOBER 15, 2025 is a true and correct copy of a notice which I cause to be posted by the following day of the week THURSD, and on the following date SEPTEMBER 25, 2025 in the following location(s):
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 27 Th day of SEPTEMBER, 20 <u>5</u> . Signature
This affidavit was SUBSCRIBED AND SWORN to before me this 27th day of September, 2025. NOTARY PUBLIC
My commission expires:
NICHOLAS FELTCH Notary Public - Arizona Pinal County Commission # 684214 My Comm. Expires May 27, 2029





TOWN





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 Hillsideapproved documents, including but not limited to, approved material references, cross sections, landscape plans, lighting plans, and lighting specifications.
- 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 \$0
- 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.