



REVISION



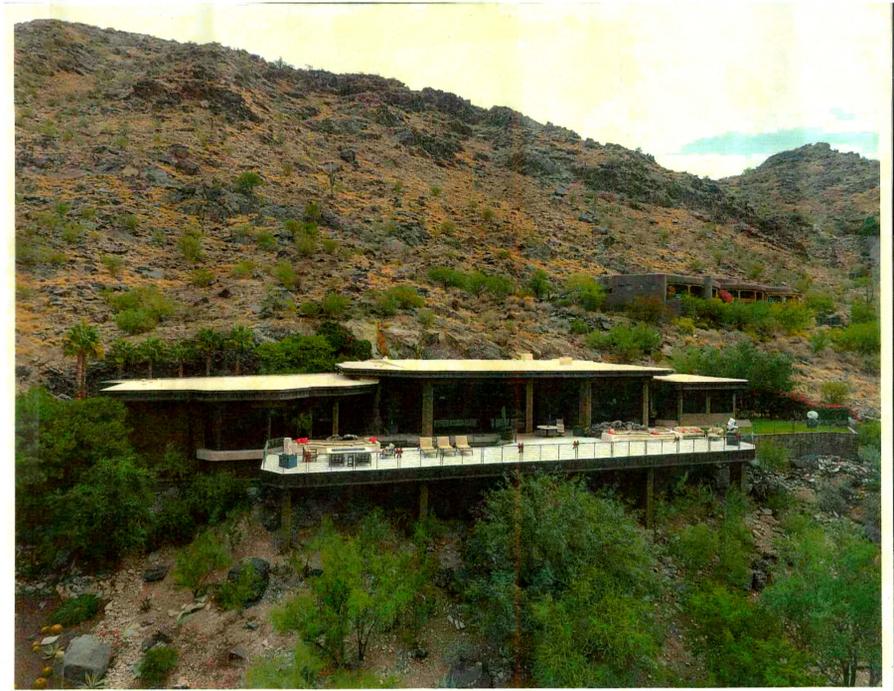
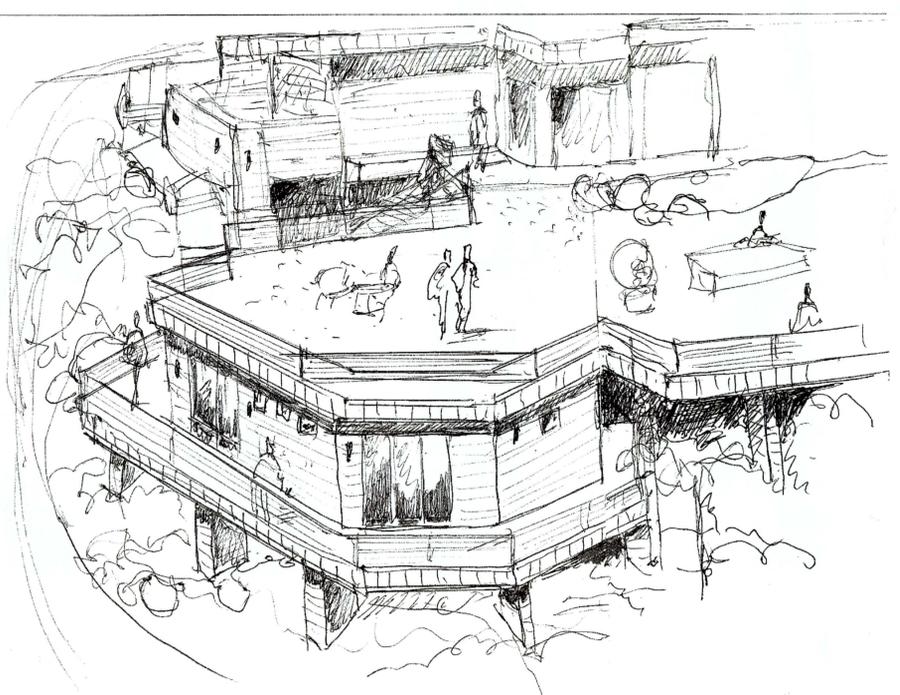
ZAJACEK ARCHITECT
AND PLANNER
1236 N. NUEVA
SCOTTSDALE, AZ 85258
PHONE: 602-541-5166

03/27/2018

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CASITA PERSPECTIVE
5514 E ROADRUNNER
PARADISE VALLEY, ARIZONA 85253

DRAWING No.
A3.2



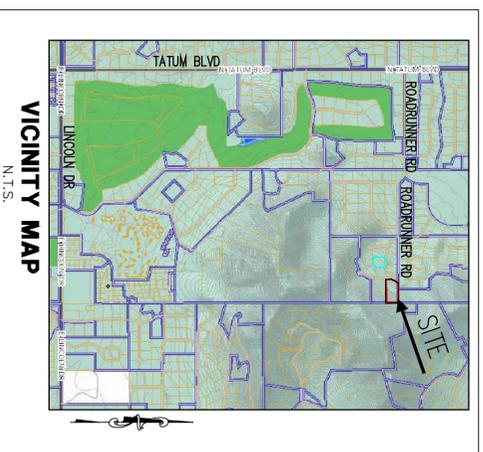
- 1.) WALLS AND FENCES IN FRONT YARD SETBACKS ABUTTING LOCAL OR COLLECTOR STREETS, OR BOTH, SHALL COMPLY WITH P.V. ZONING ORDINANCE ARTICLE XXIV AND XXII.
- 2.) ALL NEW AND EXISTING PERIMETER FENCING SHALL BE FINISHED ON BOTH SIDES PER P.V. ZONING ORDINANCE 2403.
- 3.) WHERE EXCAVATION IS TO OCCUR, THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL. SEED BANK IT CONTAINS.
- 4.) EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24"
- 5.) PURSUANT TO P.V. TOWN ORDINANCE 1008.
- 6.) ALL EXTERIOR LIGHTING TO COMPLY WITH P.V. ZONING ORDINANCE 2208 FOR FIXTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED ON FIXTURES INSTALLED. 25 WATT MAX. FOR EXPOSED FIXTURES AND 75 WATT MAX. FOR SHIELDED FLOOD LIGHTS.

PARADISE VALLEY HILLSIDE NOTES

- 1.) NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLETED 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 7:00 AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00 PM OR SUNSET, WHICHEVER IS EARLIER, THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS, OSHA ADDENDUM
- 5.) CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL.

GRADING AND DRAINAGE NOTES

- 1.) CERTIFICATION OF FINISH FLOORS OR BUILDING PADS IS THE RESPONSIBILITY OF THE DEVELOPER, BUILDER, OWNER AND SHALL BE SUBMITTED PRIOR TO A REQUEST FOR CERTIFICATION OF OCCUPANCY OR FINAL INSPECTION.
- 2.) 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.
- 3.) ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, PIPES, PROTECTIVE BERMS OR OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURE BEING BUILT.
- 4.) SOIL COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR BUILDING PADS THAT HAVE 1'WD (2) OR MORE FEET OF FILL MATERIAL INDICATED THIS INFORMATION SHALL BE SUPPLIED PRIOR TO POURING FOUNDATIONS. MINIMUM 95% COMPACTION PER ASTM D698. THE AREA OVER WHICH FILLS ARE TO BE MADE SHALL BE CLEARED OF ALL TRASH, TREES, STUMPS, DEBRIS OR OTHER MATERIAL NOT SUITABLE AS A FOUNDATION OR FILL. BASED ON LOCALIZATION SPECIFIED TO TEST ENGINEER BY THE APPLICABLE UTILITY COMPANIES. NO GUARANTEE OR WARRANTY BY THE CONTRACTOR IS IMPLIED OR GIVEN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITIES PRIOR TO CONSTRUCTION.
- 7.) RETAINING WALLS SHALL BE BACKFILLED WITH 1" ROCK FOR 1' X 1' BAND AT ELEVATION OF PVC KEEP BEAMS.
- 8.) DISTURBED AREAS SHALL BE REPLANTED WITH DESERT PLANTS OR DROUGHT-RESISTANT PLANTS. EXISTING VEGETATION SHALL BE RELOCATED IF DISTURBED BY CONSTRUCTION.
- 9.) SWALES AND DRAINAGE PATHS SHALL BE LINED WITH 6" MINIMUM INDIGENOUS ROCK 12" DEEP, UNLESS NOTED OTHERWISE. AND TOP OF ROCK SHALL NOT OBSTRUCT FLOW AFTER FINISH LANDSCAPING.
- 10.) ALL EXPOSED RETAINING WALLS AND FENCES SHALL BE FINISHED WITH PAINTED STUCCO UNID.
- 11.) CONTRACTOR/BUILDER SHALL NOTIFY THE ENGINEER OF ANY VARIANCES BETWEEN THESE PLANS AND ON-SITE CONDITIONS PRIOR TO STARTING ANY CONSTRUCTION.
- 12.) ALL DRAINAGE SWALES SHALL BE MAINTAINED BY OWNER TO BE FREE OF TRASH, SLIT, VEGETATION, AND DEBRIS.



CASITA ADDITION DESERT TRAILS LLC LAS BRISAS AMENDED LOT 4 5514 E ROADRUNNER RD.

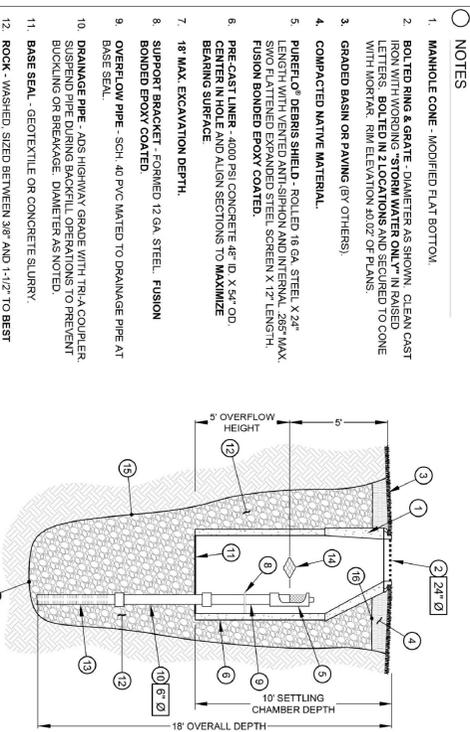
PROJECT DATA

DISTURBED AREA CALCULATIONS:

ZONING	RI-43 PER MARICOPA COUNTY ASSESSOR	ASSESSOR'S PARCEL #	169-54-029A
AREA OF LOT	2.47 ACRES	107,583 SF	
NUMBER OF RETAINING WALLS	EXISTING		
DRIVEWAY: EXISTING			
DRIVEWAY MATERIAL: COLORED CONCRETE			
COLOR: GRAY/ STAMPED			
CREDIT (100%)	8,560 SF		
SLOPE OF DRIVEWAY	17%		
AREA OF LOT	2.47 ACRES	107,583 SQUARE FEET	
EXISTING AREA UNDER ROOF	9,915 SQUARE FEET		
PROPOSED AREA UNDER ROOF	957 SQUARE FEET		
TOTAL AREA UNDER ROOF	10,872 SQUARE FEET		
FLOOR AREA RATIO	10.09%		
BUILDING PAD SLOPE	36.9% (VERTICAL/HORIZONTAL)		
VERTICAL	46 FEET		
HORIZONTAL	119.4 FEET		
ALLOWABLE DISTURBED AREA (10.0%)	10,739 SQUARE FEET		
ALLOWABLE DISTURBED AREA	9,364 SQUARE FEET		
EXISTING DISTURBED AREA	9,982 SQUARE FEET		
PROPOSED DISTURBED AREA	9,982 SQUARE FEET		
PERCENT LOT STEEPER THAN NATURAL GRADE (3% MAX)	N/A		
VOLUME CUT 10 C.Y. VOLUME FILL 0 C.Y.			
HILLSIDE ASSURANCE @ \$25/CUBIC YARD CUT & FILL = 10 C.Y X \$25 = \$250			

CURRENT	LESS DISTURBANCE	22,373 SF
	LESS BUILDING FOOTPRINT OF LIVABLE & GARAGE	-2,915 SF
	LESS DRIVEWAY	-8,560 SF
	PLUS AREA UNDER CANTILEVER X 50% (1,311 SF X 50%)	+656 SF
	LESS EXPOSE ADDITION	-190 SF
	NET DISTURBANCE	9,364 SF
PROPOSED NEW DISTURBANCE		1,880 SF
	LESS BUILDING FOOTPRINT OF LIVABLE	-937 SF
	LESS 50% CANTILEVER DECK	-325 SF
	NET DISTURBANCE	9,982 SF

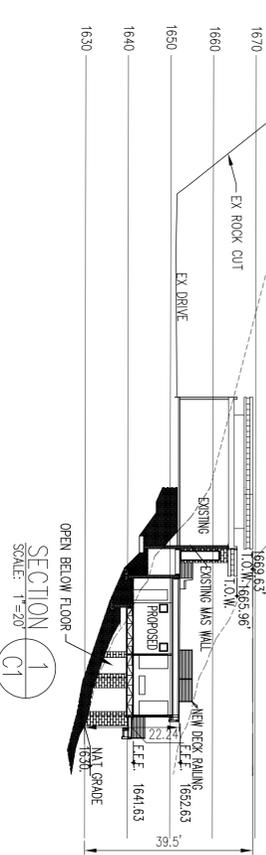
Minimax® Area Drain Detail And Specifications



1. HOLEHOLE CONE - MODIFIED FLAT BOTTOM
2. ROLLED RING & GRATE - DIAMETER AS SHOWN, CLEAN CAST LETTERS, BOLTED IN LOCATIONS AND SECURED TO CONE WITH NORTHERN RIV ELEVATION 40.02' OF PLANS
3. GRADED BASH OR PAVING (BY OTHERS)
4. COMPACTED NATIVE MATERIAL
5. PUERTEL® DEBRIS SHIELD - ROLLED 18-GA. STEEL X 2X2 LENGTH WITH 1/2" DIA. HOLES AND 1/2" DIA. HOLES. MAX. FUSION BONDED EPOXY COATED.
6. PRE-CAST LIMER - 4000 PSI CONCRETE 4" X 10" X 5" OD BEARING SURFACE
7. 18" MAX EXCAVATION DEPTH
8. SUPPORT BRACKET - FORNED 12 GA. STEEL, FUSION BONDED EPOXY COATED
9. OVERFLOW PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT DRAIN SEAL
10. DRAINAGE PIPE - AOS HIGHWAY GRADE WITH TRIA-COUPLER SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETERS AS NOTED
11. BASE SEAL - GEOTEXTILE OR CONCRETE SLURRY
12. ROCK - WASHED SIZED BETWEEN 3/8" AND 1-1/2" TO BEST COMPLEMENT SOIL CONDITIONS
13. FLOFAST® DRAINAGE SCREEN - SCH. 40 PVC 0.120" SLOTTED W/LL SCREEN WITH 32 SLOTS PER ROW, 120" OVERALL LENGTH WITH TRIA COUPLER
14. ABSORBENT - HYDROPHOBIC-PETROCHEMICAL SPONGE WITH 128 OZ CAPACITY
15. NON-WOVEN GEOTEXTILE FABRIC
16. MOISTURE MEMBRANE - 6 MIL. PLASTIC PLACE MEMBRANE SECURELY AGAINST ECCENTRIC CONE AND HOLE SIDEWALL



DRYWELL DETAIL A
NOT TO SCALE
APPROVAL



TOWN ENGINEER DATE

LEGAL DESCRIPTION

LOT 4, LAS BRISAS AMENDED, ACCORDING TO BOOK 177 OF MAPS PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA.
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM UNITED STATES OF AMERICA.
PROPERTY ADDRESS: RD.
5514 E ROADRUNNER
PARADISE VALLEY ARIZONA 85253
TAX ASSESSOR PARCEL NO.
APN 169-54-029A
AERIAL MAPPING
AERIAL MAPPING BY KENNEY AERIAL MAPPING, DATED APRIL 29, 2011.

OWNER:

DESERT TRAILS LLC
5514 E. ROADRUNNER RD.
PARADISE VALLEY, AZ 85253
602-571-5766 (GEORGE JACZEK)

SHEET INDEX

- C1 COVER SHEET SITE PLAN
- C2 CIVIL SITE PLAN

BASIS OF BEARINGS

THE NORTH LINE OF LAS BRISAS AMENDED, ACCORDING TO BOOK 177 OF MAPS, RECORDS OF MARICOPA COUNTY, ARIZONA, AS SOUTH 89°44'05" EAST.

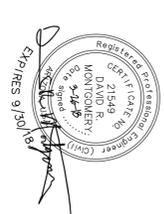
REFERENCE BENCHMARK

TOP ALUMINUM CAP AT THE NORTH QUARTER CORNER OF SECTION 5, T 2 N., R 4 E, AT THE END OF DESERT JEWEL DRIVE. ELEVATION = 1397.343 NAVD-88 (GDAC # 24502-1M)

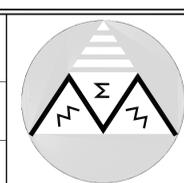
SITE BENCHMARK

TBM - TOP OF MARICOPA COUNTY BRASS CAP FLUSH IN ROADRUNNER ROAD.
ELEVATION = 1602.72 NAVD-88

ENGINEER CERTIFIES THAT THE ADDITION FINISHED FLOOR IS A MINIMUM OF 12" ABOVE THE 2 HR/100 YR WATER SURFACE ELEVATION OF N/A - EXISTING RESIDENCE



1	3-23-18	P.V. REDLINES	DRM
ND.	DATE	DESCRIPTION	BY



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ENGINEERING & MANAGEMENT, L.L.C.
16716 E. PARKVIEW AVE. SUITE 204
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e-mail: Dave@CivilAZ.com

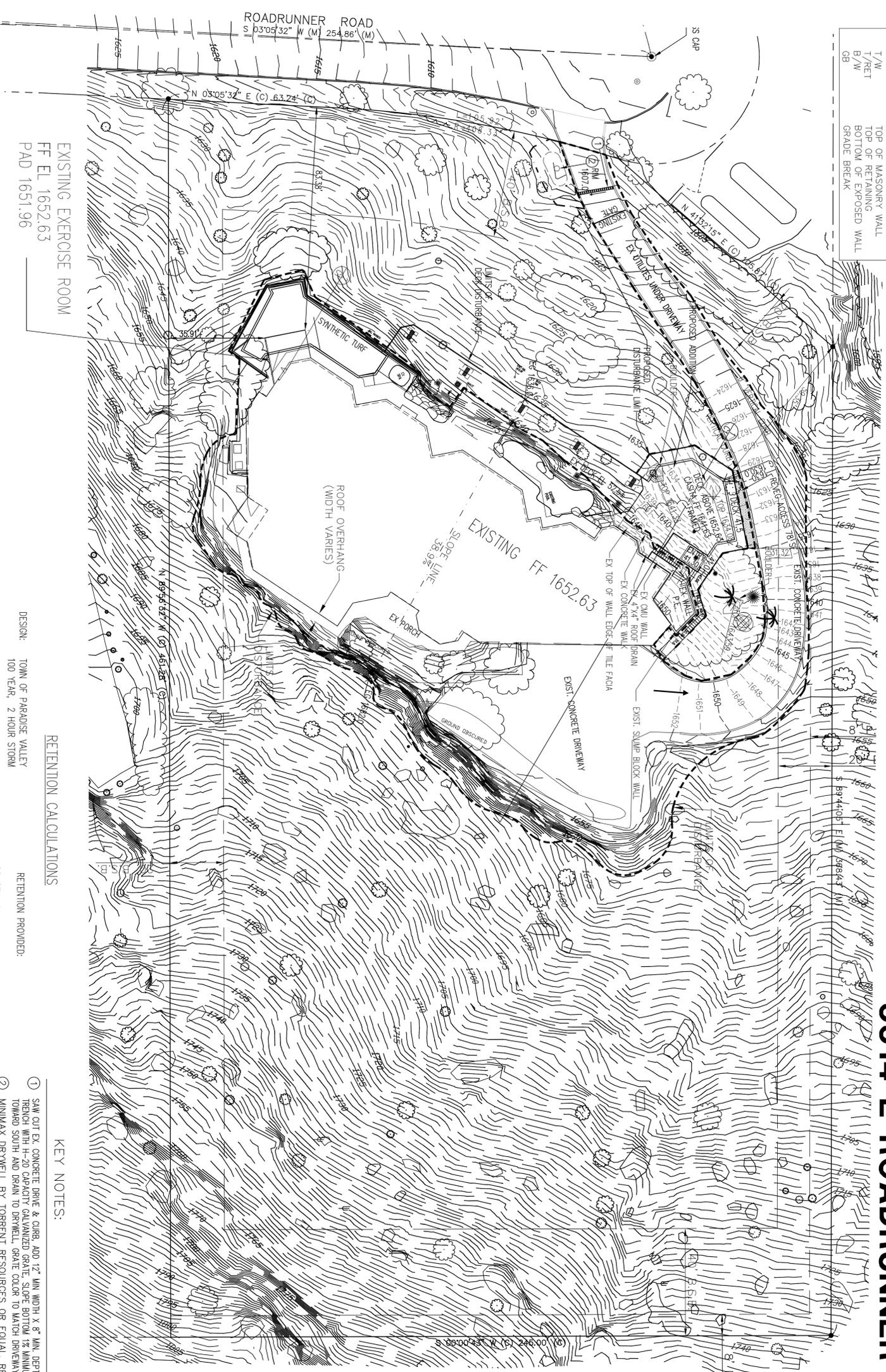
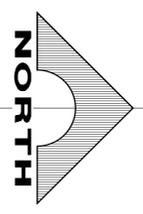
DESERT TRAILS LLC
LAS BRISAS AMENDED LOT 4
5514 E. ROADRUNNER ROAD

DRAWN BY: KSM	DATE: 12-29-2017
CHECKED BY: DRM	PROJECT NO: 14044
SCALE: AS NOTED	
GRADING & DRAINAGE PLAN	
CASITA ADDITION	

DRAWING NO: **C1012**

CASITA ADDITION HILLSIDE SITE PLAN AND GRADING & DRAINAGE DESERT TRAILS LLC LAS BRISAS AMENDED LOT 4 5514 E ROADRUNNER RD.

LEGEND	
	IRONWOOD
	AGAVE
	TREE
	SAGUARO
	PALM TREE
	BENCHMARK
	EXISTING GRADE
	PROPOSED GRADE
	BUILDING SETBACK (BSB)
	EASEMENT
	DISTURBANCE BOUNDARY
	TOP OF RETAINING WALL
	BOTTOM OF EXPOSED WALL
	GRADE BREAK
	T/W
	T/RET
	B/W
	GB



RETENTION CALCULATIONS

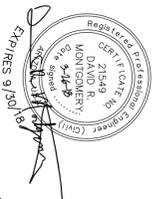
DESIGN: TOWN OF PARADISE VALLEY
100 YEAR, 2 HOUR STORM

RETENTION PROVIDED:
DRYWELL A:
DRYWELL SHALL RETAIN 75 CF MINIMUM
SEE DRYWELL DETAIL ON C1

RETENTION REQUIRED = $\frac{1600 \times 0.5 \times 0.95 / 12}{12} = 64 \text{ CF}$

KEY NOTES:

- 1 SAW CUT EX. CONCRETE DRIVE & CURB, ADD 12" MIN. WIDTH X 8" MIN. DEPTH TRENCH WITH H-20 CAPACITY GALVANIZED GRATE, SLOPE BOTTOM 1% MINIMUM TOWARD SOUTH AND DRAIN TO DRYWELL. GRATE COLOR TO MATCH DRIVEWAY COLOR.
- 2 MINIMUM DRYWELL BY TORRENT RESOURCES OR EQUAL. RETENTION CAPACITY TO MEET OR EXCEED 75 CF. SEE DETAIL A/C1



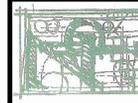
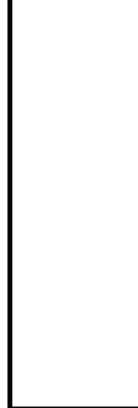
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DRAWING NO: C2012	DRAWN BY: KSM	DATE: 12-29-2017	DESERT TRAILS LLC LAS BRISAS AMENDED LOT 4 5514 E. ROADRUNNER ROAD	MONTGOMERY ENGINEERING & MANAGEMENT, L.L.C. 16716 E. PARKVIEW AVE. SUITE 204 FOUNTAIN HILLS, ARIZONA 85268 (480) 837-1845 fax (480) 837-8668 e-mail: Dave@CivilAZ.com	1	3-23-18	P.V. REDLINES	DRM
	CHECKED BY: DRM	PROJECT NO: 14044			SCALE: AS NOTED	ND.	DATE	DESCRIPTION



REVISION

NO.	DESCRIPTION



**ZAJACEK ARCHITECT
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1236 N. NUEVA
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PHONE: 602-541-5166

03/27/2018

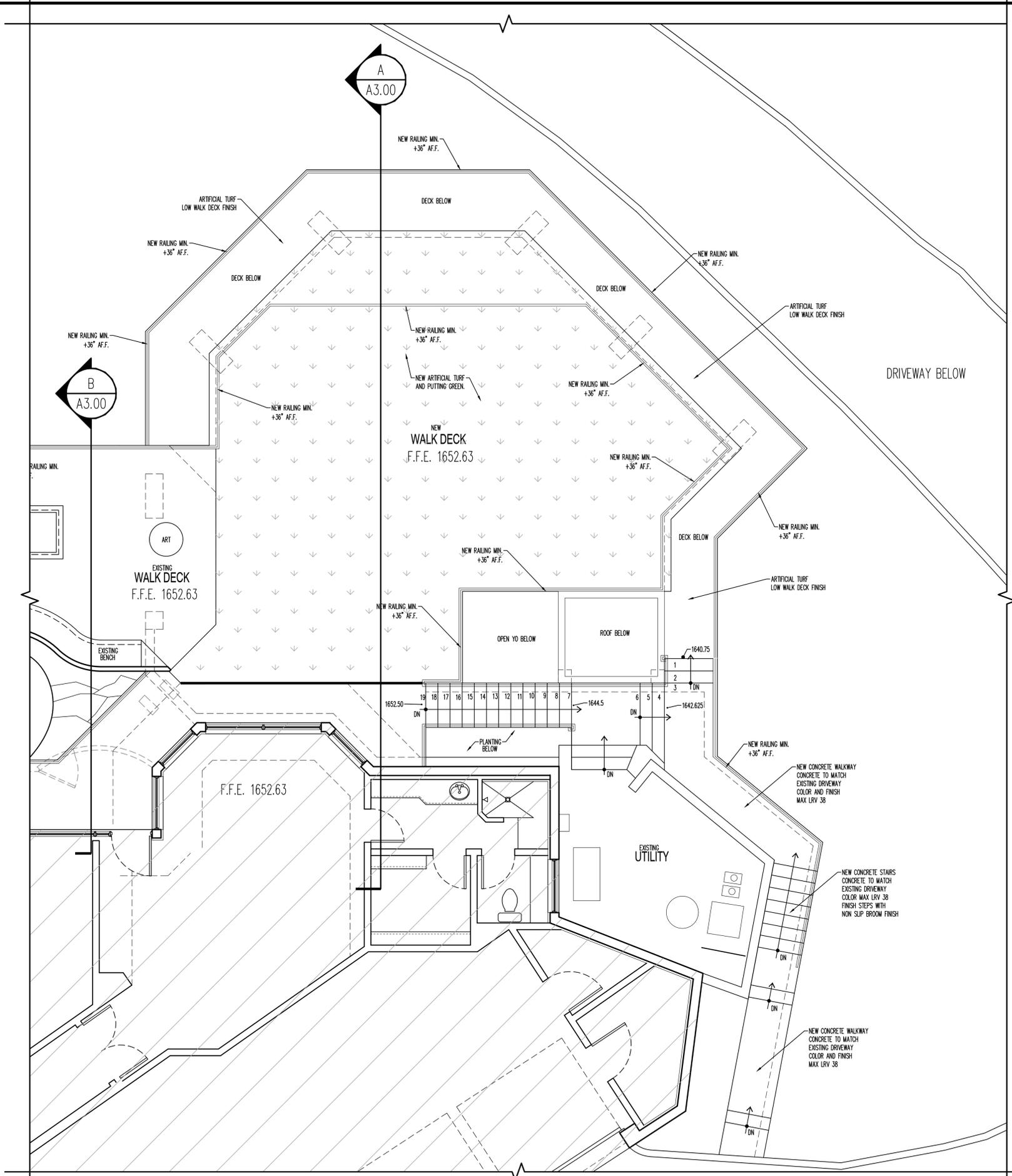
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CASITA ADDITION
5514 E ROADRUNNER
PARADISE VALLEY, ARIZONA 85253

DRAWING NO.

A2.1

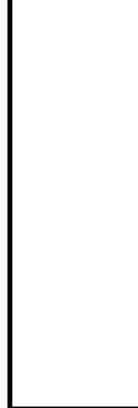


MAIN FLOOR PLAN AT GUEST HOUSE ADDITION

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



REVISION



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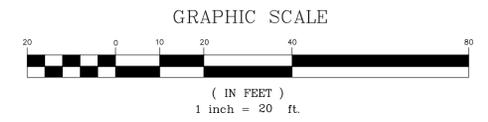
CASITA ADDITION
5514 E ROADRUNNER
PARADISE VALLEY, ARIZONA 85253

DRAWING NO.
A1.0



ARCHITECTURAL SITE PLAN

SCALE: 1"=20'-0"



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CH BEARING	CHORD
C1	14°51'46"	408.33	105.92	53.26	S10°31'25"W	105.63

LEGAL DESCRIPTION
LOT 4, LAS BRISAS AMENDED, ACCORDING TO BOOK 177 OF MAPS, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM UNITED STATES OF ARERICA.

OWNER
DESERT TRAILS LLC

PROPERTY ADDRESS
5514 E ROADRUNNER
PARADISE VALLEY, ARIZONA 85253

ZONING
R-43

AREA:
LOT AREA: 107,583 S.F.
EXISTING HOUSE FOOT PRINT: 9,915 S.F.
EXISTING DRIVEWAY & WALKWAYS: 7,754 S.F.
EXISTING WALK DECK & HARDSCAPE AREA: 5,202 S.F.
EXISTING POOL AREA: 288 S.F.
NEW GUEST HOUSE: 937 S.F.
NEW GUEST HOUSE WALK DECK: 628 S.F.
MAIN LEVEL WALK DECK ADDITION: 1,136 S.F.
WALK WAY FROM DRIVE TO GUEST HOUSE: 125 S.F.
NEW TOTAL: 25,985 S.F.

LOT COVERAGE AREA:

24.5 PERCENT

BASIS OF BEARINGS

THE NORTH LINE OF LAS BRISAS AMENDED, ACCORDING TO BOOK 177 OF MAPS, RECORDS OF MARICOPA COUNTY, ARIZONA, AS SOUTH 89°44'05" EAST.

REFERENCE BENCHMARK

TOP ALUMINUM CAP AT THE NORTH QUARTER CORNER OF SECTION 5, T 2 N, R 4 E, AT THE END OF DESERT JEWEL DRIVE.
ELEVATION = 1397.343' NAVD-88 (GDAC # 24502-1M)

SITE BENCHMARK

TBM - TOP OF MARICOPA COUNTY BRASS CAP FLUSH IN ROADRUNNER ROAD.
ELEVATION = 1602.72' NAVD-88

TAX ASSESSOR PARCEL NO.

APN 169-54-029A

ARCHITECT

ZAJACEK ARCHITECT & PLANNER
11778 EAST CORTEZ DRIVE
SCOTTSDALE, AZ 85259
PHONE: 602-541-5766

STRUCTURAL ENGINEER

IRWIN ENGINEERING
3418 E. MISSION LN.
PHONEMIC, ARIZONA, 85028
PHONE: 602-263-8289 E-MAIL: TOM@IRWINENG.COM

MUNICIPALITY

TOWN OF PARADISE VALLEY
6401 E Lincoln Dr
Paradise Valley, AZ 85253
Ph: 480-348-3692
Fx: 480-443-3236

BUILDING CODES

International Residential Code 2012 W/ AMENDMENTS
National Electrical Code 2011; W/ AMENDMENTS
International Mechanical Code 2012
International Mechanical Code 2012

SHEET INDEX

- C1 GRADING & DRAINAGE PLAN EXERCISE RM ADDITION
- C2 GRADING & DRAINAGE PLAN GUEST HOUSE ADDITION
- A1.0 ARCHITECTURAL SITE PLAN
- A2.0 OVERALL FLOOR PLAN
- A2.1 ENLARGED MAIN FLOOR PLANS
- A2.2 GUEST HOUSE FLOOR PLAN
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A3.2 PERSPECTIVE ELEVATION
- A4.0 BUILDING SECTIONS
- E1.0 ELECTRICAL PLAN



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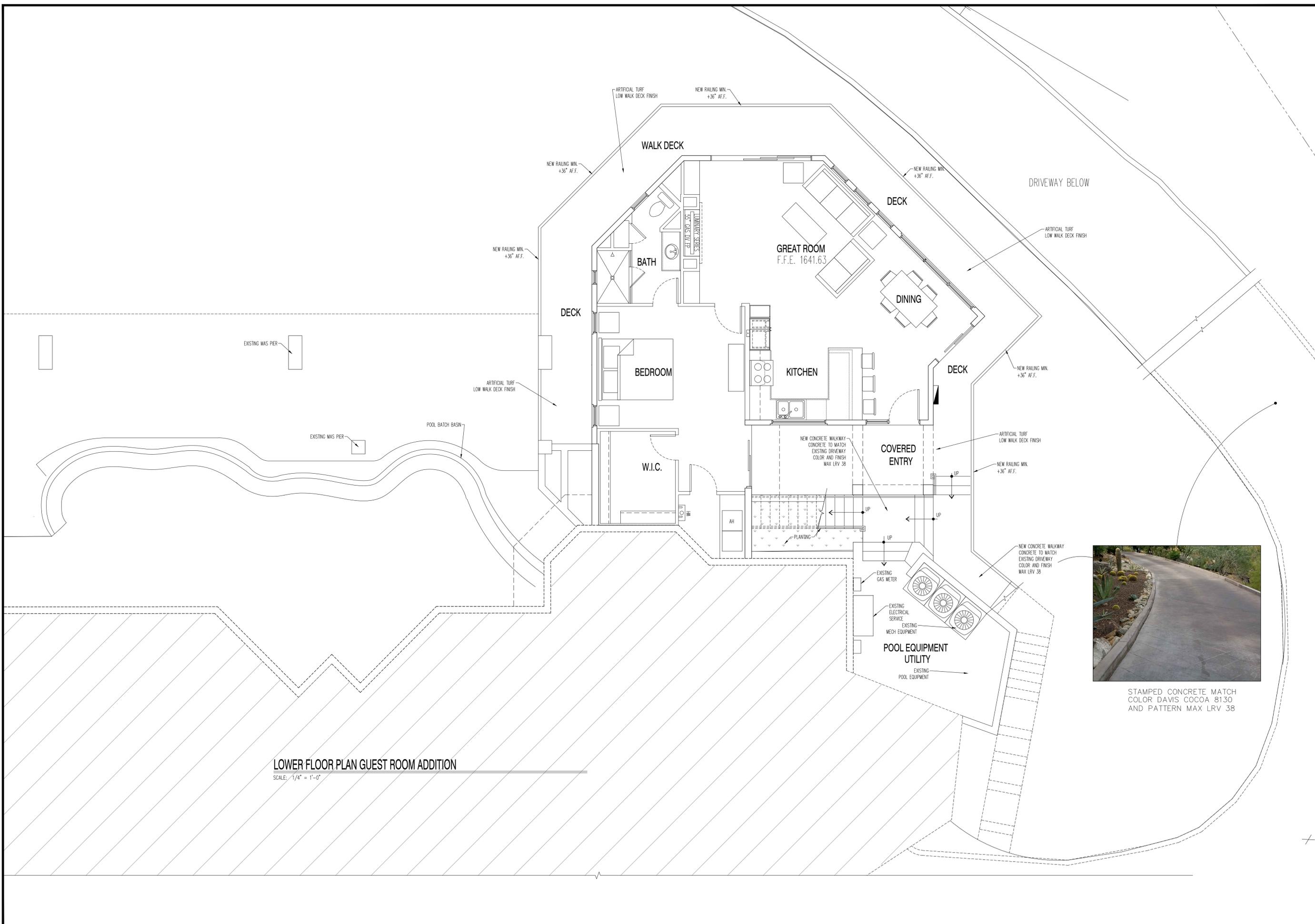
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CASTIA ADDITION
5514 E ROADRUNNER
PARADISE VALLEY, ARIZONA 85253

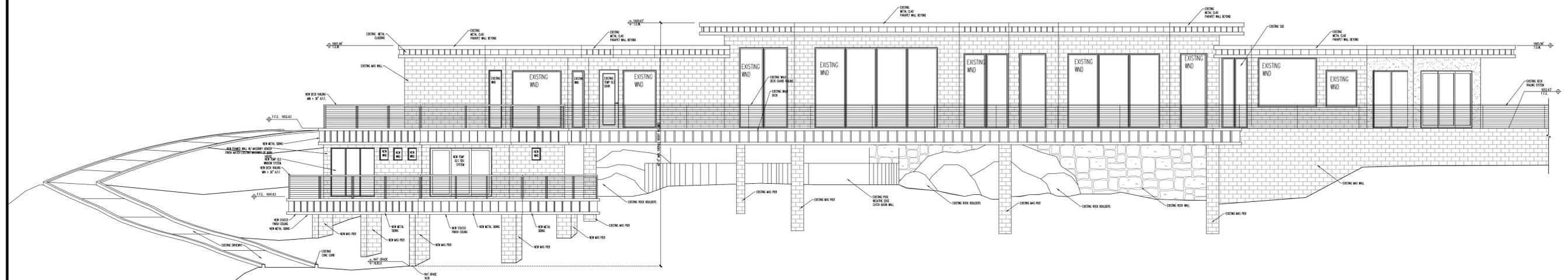
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A2.2



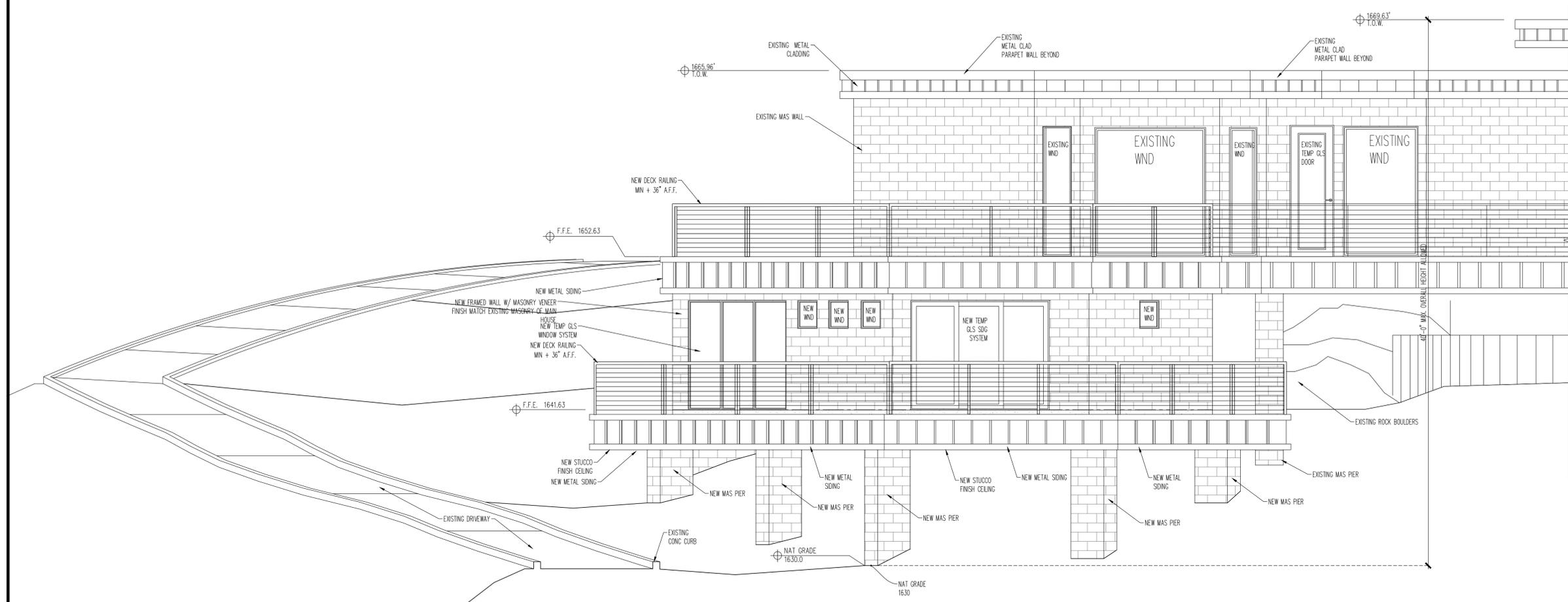
LOWER FLOOR PLAN GUEST ROOM ADDITION

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



OVERALL WEST ELEVATION (REAR)

SCALE: 1/8" = 1'-0"



ENLARGED WEST ELEVATION (REAR)

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



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 AND PLANNER
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 SCOTTSDALE, AZ 85258
 PHONE: 602-541-5166

03/27/2018

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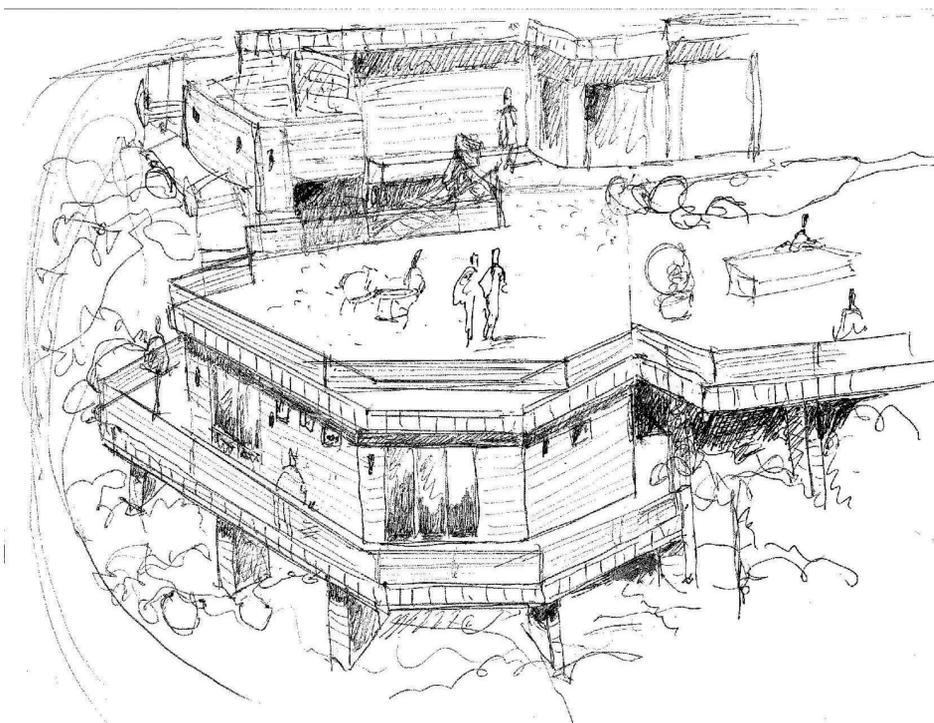
CASITA ELEVATIONS
 5514 E ROADRUNNER
 PARADISE VALLEY, ARIZONA 85253

DRAWING No.
 A3.0



EXISTING HOUSE PHOTO

SCALE: NOT TO SCALE



CASITA PERSPECTIVE

SCALE: NOT TO SCALE



REVISION



ZAJACEK ARCHITECT
AND PLANNER
1236 N. NUEVA
SCOTTSDALE, AZ 85258
PHONE: 602-541-5166

03/27/2018

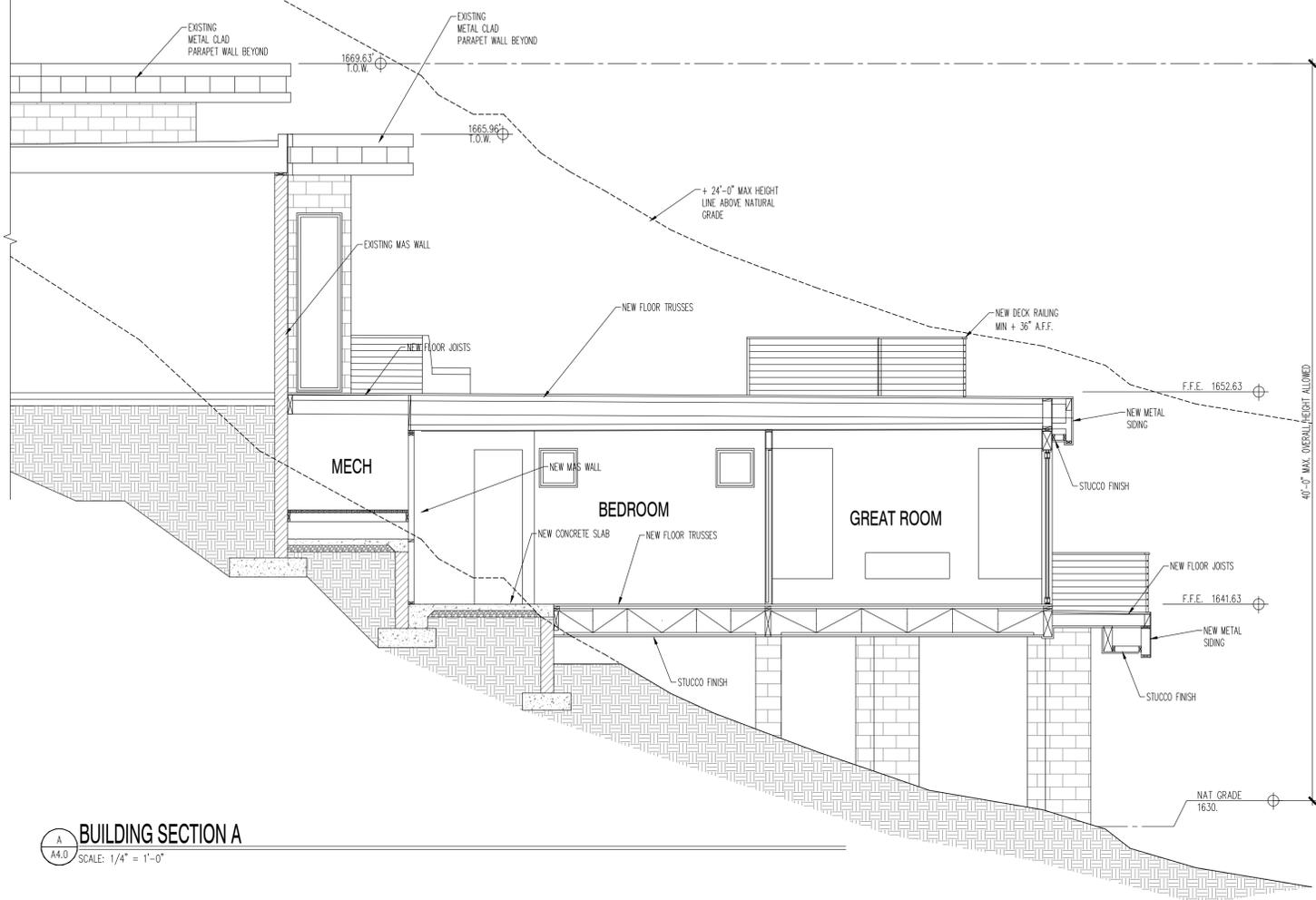
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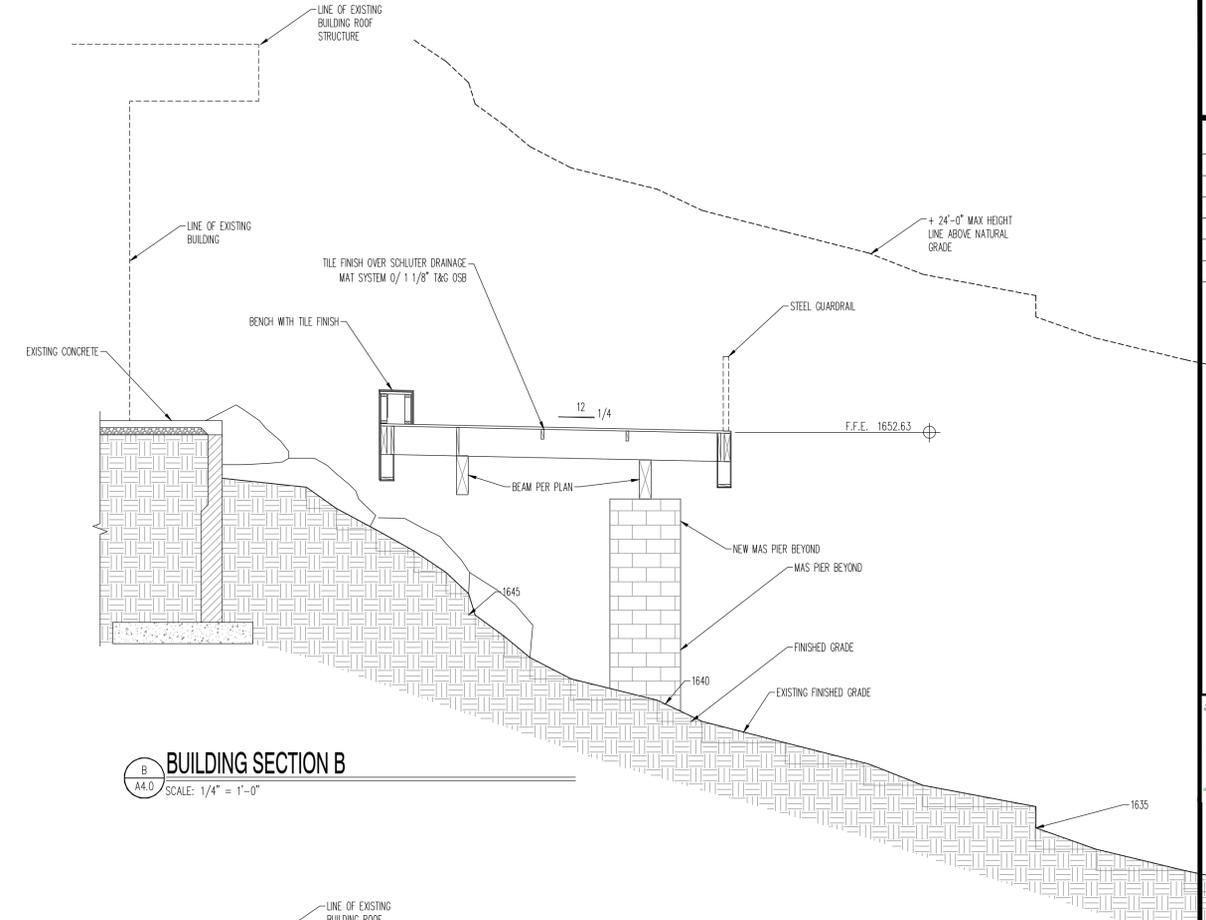
CASITA PERSPECTIVE
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PARADISE VALLEY, ARIZONA 85253

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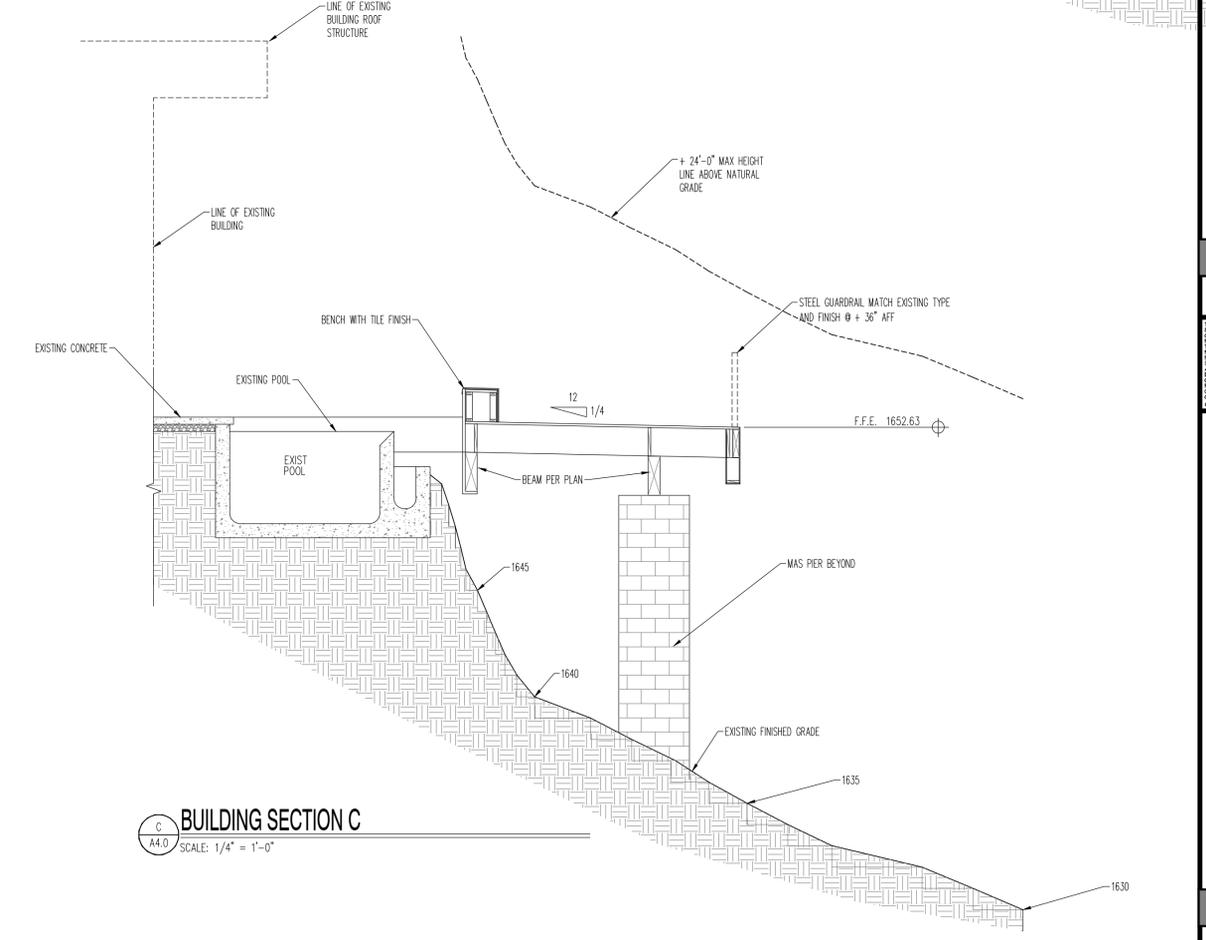
A3.2



A
A4.0
BUILDING SECTION A
SCALE: 1/4" = 1'-0"



B
A4.0
BUILDING SECTION B
SCALE: 1/4" = 1'-0"



C
A4.0
BUILDING SECTION C
SCALE: 1/4" = 1'-0"



NO.	REVISION



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CASITA SECTIONS
5514 E ROADRUNNER
PARADISE VALLEY, ARIZONA 85253

DRAWING No.
A4.0

