THE NEW RESIDENCE ON EAST SAN MIGUEL AVE.

GENERAL NOTES:

STANDARDS AND REGULATIONS:

1. CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMANCE WITH APPLICABLE BUILDING CODES, REGULATIONS, ORDINANCES, UTILITY PROVIDER REQUIREMENTS AND SIMILAR STANDARDS.

2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND SIMILAR RELEASES REQUIRED FOR CONSTRUCTION AND OCCUPANCY. CONTRACTOR SHALL FURNISH COPIES OF ALL SUCH ITEMS TO OWNER AND ARCHITECT WITHIN TEN (10) DAYS OF RECEIPT. IF PERMITS ARE ISSUED SUBJECT TO CERTAIN CONDITIONS OR REVISIONS TO THE WORK OR IF PERMITS ARE DELAYED FOR ANY REASON, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY.

3. CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF INSPECTIONS.

4. IF APPLICABLE, CONTRACTOR SHALL FILE NOTICE OF INTENT WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA).

5. CONTRACTOR SHALL COORDINATE WORK WITH APPLICABLE UTILITY PROVIDERS.

6. CONTRACTOR SHALL BE FAMILIAR WITH REQUIREMENTS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH REFERENCED FIRE-RATED ASSEMBLY TESTS AND STANDARDS.

7. IF UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED, CONTRACTOR SHALL CEASE WORK IN THE AREA AND CONTACT ARCHITECT AND OWNER IMMEDIATELY.

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

9. ALL PRODUCTS LISTED BY ICC /N.E.R. NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE ES-ICC EVALUATION SERVICES REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

10. WORK UNDER BASE BID OF THE CONTRACT SHALL INCLUDE ALL ITEMS INDICATED OR SPECIFIED UNLESS SPECIFICALLY INDICATED AS "NOT IN CONTRACT", NOTED "N.I.C." ALSO INCLUDED IS ANY AND ALL BRING WITH WORK NECESSARY TO BRING WATER, SEWER, TELEPHONE, ELECTRICAL SERVICE AND OTHER UTILITIES SHOWN TO THE SITE, INCLUDING REPLACEMENT OF PAVING TO MEET REQUIREMENTS OF GOVERNING AUTHORITIES.

11. SPECIFICATIONS TO FOLLOW ARE BASED UPON THE SIXTEEN DIVISION CSI FORMAT. ERRORS IN SPELLING OR WORK OMISSIONS SHALL IN NO WAY DAMAGE THE TRUE SPIRIT, INTENT OR MEANING OF THESE SPECIFICATIONS. REFERENCE TO ITEMS OR COLORS "AS SELECTED" IS TO SELECTION BY THE ARCHITECT. REFERENCES TO SPECIFIC STANDARDS ARE INTENDED TO BE THE LATEST EDITION PRIOR TO THE DATE OF ISSUE TO THE SPECIFICATION.

12. SAFETY IN ALL PHASES OF CONSTRUCTION SHALL BE GOVERNED AT ALL TIMES BY PROVISIONS OF APPLICABLE LAWS.

13. CONTRACTOR SHALL COMPLY WITH, AND REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH APPLICABLE LICENSE LAWS AND BE DULY LICENSED THEREUNDER, AND SHALL ALSO COMPLY WITH THE PROVISIONS OF THE LATEST REVISIONS OF THE ARIZONA REVISED STATUTES, TITLE 32, CHAPTER 10.

14. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT SUBCONTRACTORS ARE APPROVED APPLICATORS OF THE MANUFACTURER WHERE REQUIRED.

15. THE CONTRACTOR, REGARDLESS OF ANYTHING IN THESE CONTRACT DOCUMENTS, ACCEPTS THE RESPONSIBILITY OF A WATERTIGHT, WEATHERTIGHT PROJECT.

ADMINISTRATION OF THE WORK

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF ALL CONSTRUCTION PERSONNEL AND AUTHORIZED VISITORS.

3. CONTRACTOR SHALL BECOME FULLY ACQUAINTED WITH CONDITIONS RELATED TO THE WORK. LAY OUT WORK AS SOON AS POSSIBLE. ANY KNOWN DISCREPANCIES BETWEEN THE DOCUMENTS AND ACTUAL CONDITIONS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK RELATED TO THE DISCREPANCY.

4. CONTRACTOR SHALL TAKE PRECAUTIONS TO MAINTAIN AND PROTECT SYSTEMS AND FINISHES. ANY DAMAGES TO SUCH FINISHES SHALL BE IMMEDIATELY REPAIRED IN A MANNER ACCEPTABLE TO THE ARCHITECT. IF SATISFACTORY REPAIRS CANNOT BE MADE, CONTRACTOR SHALL REPLACE SYSTEMS AND FINISHES WITH LIKE-NEW QUALITY CONSTRUCTION ACCEPTABLE TO THE ARCHITECT. ALL REPAIRS AND REPLACEMENT COSTS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.

5. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL CONSTRUCTION AND DEMOLITION DEBRIS. CONTRACTOR SHALL OBTAIN APPROVAL OF OWNER (AND BUILDING OWNER, IF APPLICABLE) FOR DETAILS RELATED TO REMOVAL OF TRASH, INCLUDING SUCH ISSUES AS PATH OF TRAVEL, USE OF STAIRS AND ELEVATORS, REMOVAL OF WINDOWS, LOCATION OF CHUTES AND DUMPSTERS, ETC., PRIOR TO REMOVAL OF DEBRIS. CONTRACTOR SHALL CLEAN AND REPAIR ANY DAMAGES TO EXISTING SYSTEMS SOILED OR DAMAGED BY DEBRIS REMOVAL PROCESS. IF CLEANING AND REPAIR DOES NOT RETURN SYSTEMS TO ORIGINAL CONDITION, CONTRACTOR SHALL INSTALL NEW SYSTEMS.

6. CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH OWNER'S (OR BUILDING OWNER'S) PROCEDURES FOR MAINTAINING A SECURE SITE AND BUILDING.

7. EACH INSTALLER SHALL EXAMINE SUBSTRATE CONDITION AND/OR SITE CONDITIONS WHICH AFFECT THE QUALITY OF EACH PRODUCT TO BE INSTALLED. IF ANY CONDITIONS EXIST WHICH WILL HAVE A DETRIMENTAL EFFECT ON THE QUALITY OF THE INSTALLATION, THE INSTALLER SHALL IMMEDIATELY NOTIFY THE CONTRACTOR. INSTALLATION SHALL NOT PROCEED UNTIL THE UNSATISFACTORY CONDITIONS ARE CORRECTED. INSTALLATION SHALL SIGNIFY ACCEPTANCE OF THE CONDITIONS.

8. CONTRACTOR SHALL MAINTAIN PERMITTED CONSTRUCTION DOCUMENTS AND ALL RECORD DOCUMENTS ON SITE AT ALL TIMES.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COORDINATION EFFORTS OF ALL SUBCONTRACTORS.

USE OF CONSTRUCTION DOCUMENTS

1. CONTRACTOR SHALL NOT SCALE DRAWINGS, ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED. CONTACT ARCHITECT IF CLARIFICATION OR ADD'L. INFORMATION IS REQUIRED.

2. THE DRAWINGS ARE SCHEMATIC IN NATURE. MODIFICATIONS IN DUCTS, PIPING, CONDUIT AND WIRING MAY BE REQUIRED TO ACCOMMODATE ACTUAL FIELD CONDITIONS.

3. DRAWINGS SHALL NOT BE REPRODUCED FOR SUBMITTALS. DRAWINGS OR PORTIONS OF DRAWINGS USED FOR SUBMITTALS WILL BE REJECTED AND RETURNED TO THE CONTRACTOR WITHOUT APPROVAL OF ARCHITECT.

4. DIMENSIONS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
   A) TO FACE OF STUD OF PARTITION OR EXTERIOR WALL.
   B) TO CENTERLINE OF COLUMNS.
   C) TO TOP OF STRUCTURAL FLOOR.
   D) TO BOTTOM OF FINISHED CEILING.

DEFINITIONS

1. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE AND FINISH FACES IN THE SAME PLANE WITHOUT ANY VISIBLE JOINTS OR SURFACE IRREGULARITIES.

2. "CLEAR" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS NOT ADJUSTABLE WITHOUT THE APPROVAL OF THE ARCHITECT. CLEAR DIMENSIONS ARE TYPICALLY TO FINISH FACE.

3. "MAXIMUM" OR "MAX" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY GREATER THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT.

4. "MINIMUM" OR "MIN" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY LESS THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT.

5. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION OR DIMENSION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT.

6. "±" AS USED IN THESE DOCUMENTS SHALL MEAN THE DIMENSION OR QUALITY IS SLIGHTLY ADJUSTABLE TO ACCOMMODATE ACTUAL CONDITIONS.

GOVERNING BUILDING CODES

2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
2014 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE

FIRE SPRINKLER SYSTEM:

A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED. SYSTEM TO BE INSTALLED IN ACCORDANCE WITH I.F.C. AND THE TOWN OF PARADISE VALLEY AMENDMENTS.

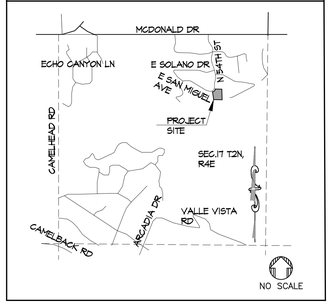
ENERGY COMPLIANCE SUMMARY

THE BUILDING THERMAL ENVELOPE (A BOUNDARY BETWEEN BETWEEN CONDITIONED AND UNCONDITIONED SPACE) SHALL COMPLY WITH CLIMATE ZONE2. ENERGY COMPLIANCE SHALL BE DEMONSTRATED BY UA TRADE-OFF (RESCHECK) OR PERFORMANCE (REM/RATE) COMPLIANCE PATH OR BY THE FOLLOWING PRESCRIPTIVE VALUES (TABLE N1102.1.2):

A. ATTIC / ROOF / CEILINGS TO HAVE A MINIMUM THERMAL RESISTANCE VALUE OF R-38
B. FRAME WALLS TO HAVE A MINIMUM THERMAL RESISTANCE VALUE OF R-13
C. FLOORS TO HAVE A MINIMUM THERMAL RESISTANCE VALUE OF R-13
D. BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:
1. ALL JOINTS, SEAMS AND PENETRATIONS
2. OPENINGS BETWEEN WINDOWS AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING
3. UTILITIES PENETRATIONS.
4. DROPPED CEILINGS ADJACENT TO THE THERMAL ENVELOPE.
5. KNEE WALLS
6. WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES R-38 VALUE.
7. BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
8. OTHER SOURCES OF INFILTRATIONS.
E. ALL WINDOWS, SKYLIGHTS AND FRENCH DOORS TO HAVE U-VALUE OF .40 MAX. BUILDING DOORS TO HAVE AIR INFILTRATION OF NO MORE NO MORE THAN 0.3 CFM/SF PER IECC 402.4.2
F. RECESSED LIGHTING TO COMPLY WITH IECC 402.4.3
G. SKYLIGHT IS 1.55F MAX. (EXCEPTIONS OF IECC 402.3.3)
H. GLAZED FENESTRATION TO HAVE AN SHGC OF .25 MAXIMUM AND OPAQUE DOORS TO HAVE A U-FACTOR OF .175 AS WELL AS WINDOWS.
I. SUPPLY AND RETURN AIR DUCTS MINIMUM INSULATION VALUE R-8

NOTE: A PERMANENT ENERGY CERTIFICATE AT TIME OF FINAL INSPECTION WILL BE REQUIRED TO BE POSTED IN THE ELECTRICAL DISTRIBUTION PANEL.

VICINITY MAP



PROJECT DATA

TAX ASSESSOR'S NUMBER	172-47-041
LEGAL DESCRIPTION	STONE CANYON, LOT 41
MCR	62-41
ZONING	R-43
OWNER	JRM 5405 LLC POBOX 2656 SCOTTSDALE, AZ 85252
SITE ADDRESS	5405 E SAN MIGUEL AVE, PARADISE VALLEY, AZ 85252
LOT AREA	57,371 SQ FT

LIVABLE/AIR CONDITIONED AREAS:

1ST FLOOR	5,059 SQ FT
2ND FLOOR	3,736 SQ FT
GUEST HOUSE	1,175 SQ FT
TOTAL	9,849 S.F.

NON-LIVABLE AREAS:

4 CAR GARAGES	1,537 SQ FT
MECHANICAL AND STORAGE ROOMS	559 SQ FT
GARAGES & MECH ROOMS total	2,096 SQ FT

COV'D. PATIOS AND PORCHES

1ST FLOOR	426 SQ FT
2nd FLOOR	658 SQ FT
ROOF OVERHANGS	391 SQ FT
	1,475 SQ FT

TOTAL AREA UNDER ROOF	13,349 SQFT

FOOTPRINT FOR DISTURBED AREA CALCS 6,936 SQ FT

LOT COVERAGE 13,349 SQ FT / 57,371 SQ FT=23.27%

BUILDING HEIGHT @ HIGHEST PT. - 24'-0" ABOVE ADJ. GRADE

PROJECT TEAM

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SHEET INDEX

A1.0	PROJECT DATA AND GENERAL NOTES	NTS
CIVIL:		
C-1	G&D COVER SHEET	(SCALE: 1" = 20'-0")
C-2	G&D IMPROVEMENT PLAN	(SCALE: 1" = 20'-0")
C-3	G&D CROSS SECTIONS & DETAILS	
C-4	DETAILS	
ARCHITECTURAL:		
A1.1	ARCHITECTURAL SITE PLAN	SCALE: 1"-1'-0"
A2.0	OVERALL PLANS	SCALE: 1/8" = 1'-0"
A2.1	1ST FLOOR PARTIAL PLAN	SCALE: 1/4" = 1'-0"
A2.2	1ST & 2ND PARTIAL FL.PLAN	SCALE: 1/4" = 1'-0"
A2.3	2ND PARTIAL FL.PLAN	SCALE: 1/4" = 1'-0"
A3.1	1ST FL RCP	SCALE: 3/16" = 1'-0"
A3.2	2ND FL RCP	SCALE: 3/16" = 1'-0"
A4.1	ROOF PLAN	SCALE: 3/16"=1'-0"
A5.1	BUILDING SECTIONS	SCALE: 1/4" = 1'-0"
A5.2	BUILDING SECTIONS	SCALE: 1/4" = 1'-0"
A5.3	BUILDING SECTIONS	SCALE: 1/4" = 1'-0"
A6.1	EXTERIOR ELEVATIONS	(SCALE: 3/16" = 1'-0")
A6.2	EXTERIOR ELEVATIONS	(SCALE: 3/16" = 1'-0")
A6.3	MATERIALS AS APPROVED BY HBC	
A8.1	DOOR & WINDOW SCHEDULE	NTS
A9.1	ARCHITECTURAL DETAILS	(SCALE: VARIES)
STRUCTURAL:		
S1.0	GENERAL STRUCTURAL NOTES	
S2.0	FOUNDATION PLAN	SCALE: 3/16"=1'-0"
S3.0	LOW ROOF / FLOOR FRAMING	SCALE: 3/16"=1'-0"
S3.1	HIGH ROOF FLOOR FRAMING	SCALE: 3/16"=1'-0"
S4.0	LOWER SHEAR WALL PLAN	SCALE: 3/16"=1'-0"
S4.1	UPPER SHEAR WALL PLAN	SCALE: 3/16"=1'-0"
S5.0	TYPICAL DETAILS	VARIES
S5.1	TYPICAL DETAILS	VARIES
S6.0	FOUNDATION DETAILS	VARIES
S6.1	FOUNDATION DETAILS	VARIES
S7.0	FRAMING DETAILS	VARIES
S7.1	FRAMING DETAILS	VARIES
S7.2	FRAMING DETAILS	VARIES
S7.3	FRAMING DETAILS	VARIES
MECHANICAL:		
M0.1	MECH, SPEC, SYMBOLS AND SHEET INDEX	
M1.1	1ST FLOOR MECHANICAL PLAN	
M1.2	2ND FLOOR MECHANICAL PLAN	
M2.1	MECHANICAL SCHEDULES, CALCULATION AND DETAILS	
PLUMBING:		
P0.1	PLUMBING SPECS SYMBOLS AND SHEET INDEX	
P1.1	1ST FLOOR PLUMBING PLAN	
P1.2	2ND FLOOR PLUMBING PLAN	
P1.3	1ST FLOOR PLUMBING GAS PLAN	
P1.4	2ND FLOOR PLUMBING GAS PLAN	
P2.1	PLUMBING SCHEDULES, CALCULATIONS, DETAILS	
P3.1	WASTE / VENT SCHEMATICS	
P3.2	GAS PIPE SCHEMATICS	
ELECTRICAL:		
E1.1	1ST FL POWER & LIGHTING PLAN	3/16" = 1'-0"
E1.2	2ND FL POWER & LIGHTING PLAN	3/16" = 1'-0"
E1.3	GENERAL NOTES/ ONE LINE DIAGRAM / CALCULATIONS	
E1.4	PANEL SCHEDULES , CALCULATIONS	

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THE NEW RESIDENCE ON
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5405 E San Miguel Ave.
Paradise Valley, AZ 85253

SET ISSUED:
04.28.2021

6	06.28.2021 TOWN OF PV COMMENTS
5	08.20.21 CLIENTS CHANGES
4	01.22.2022 CLIENT REVISIONS
3	07.20.2022 CLIENT REVISIONS
2	06.05.2023 CLIENT REVISIONS
1	08.17.2023/09.18.2023 CLIENT REVISIONS WALL TYPE CHANGES
1	01.08.2024 FIELD REVISIONS

PLAN N
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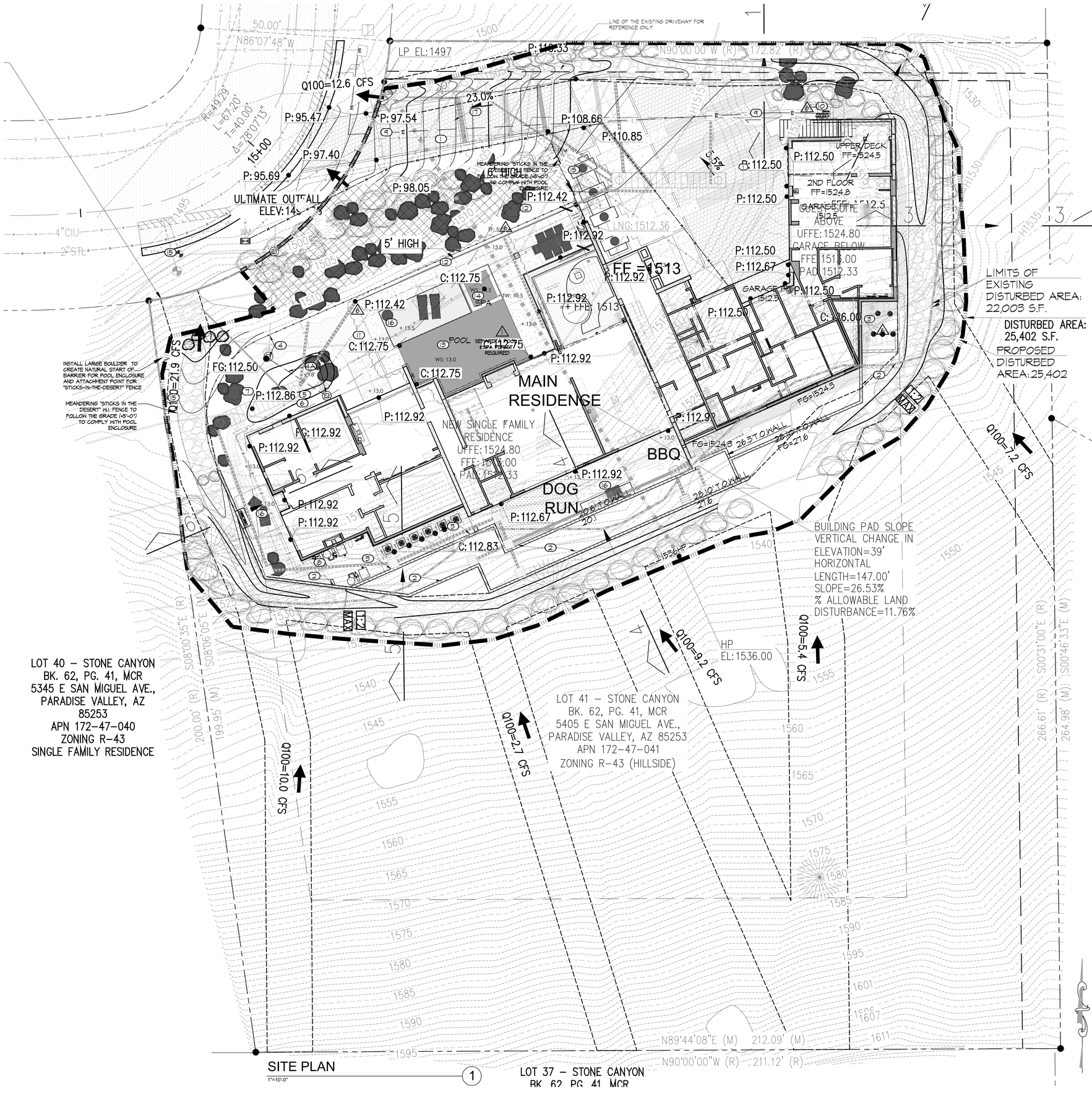
Two working days before you dig CALL FOR THE BLUE STAKES 602-263-1100 Blue Stake Center CALL COLLECT



SITE PLAN
1"=10'-0"

PROJECT DATA

TAX ASSESSOR'S NUMBER	172-47-041
LEGAL DESCRIPTION	STONE CANYON, LOT 41
MCR	62-41
ZONING	R-43
OWNER	JRM 5405 LLC POBOX 2656 SCOTTSDALE, AZ 85252
SITE ADDRESS	5405 E SAN MIGUEL AVE, PARADISE VALLEY, AZ 85252
LOT AREA	51,371 SQ FT

LIVABLE/AIR CONDITIONED AREAS:

1ST FLOOR	5,084 SQ FT
2ND FLOOR	3,136 SQ FT
GUEST HOUSE	1,173 SQ FT
TOTAL	9,344 S.F.

NON-LIVABLE AREAS:

4 CAR GARAGES	1,581 SQ FT
MECHANICAL AND STORAGE ROOMS	594 SQ FT
GARAGES & MECH ROOMS total	2,246 SQ FT

COVD. PATIOS AND PORCHES	
1ST FLOOR	426 SQ FT
2nd FLOOR	658 SQ FT
ROOF OVERHANGS	541 SQ FT
	1,415 SQ FT

TOTAL AREA UNDER ROOF 5344 SQFT

FOOTPRINT FOR DISTURBED AREA CALCS 6,936 SQ FT

LOT COVERAGE 13,344 SQ FT / 51,371 SQ FT=25.21%

BUILDING HEIGHT @ HIGHEST PT. - 24'-0" ABOVE ADJ. GRADE

DISTURBED AREA CLCULATIONS

VERTICAL 39' / HORIZONTAL 147'
BUILDING PAD SLOPE 26.53%

ALLOWABLE NET DISTURBED 11.76% =	6,748 SQ FT
GROSS EXISTING DISTURBED AREA	22,003 SQ FT
GROSS PROPOSED DISTURBED AREA	22,574 SQ FT
LESS CREDITS FOR:	
TO BE RESTORED & REVEGETATED	2,468 SQ FT
50% OF NEW DRIVEWAY	1,883 / 2 = 942 SQ FT
BUILDING FOOTPRINT	6,936 SQ FT
PROPOSED NET DISTIRBED AREA	12,585 SQ FT

SITE PLAN KEY NOTES

1. NEW DRIVEWAY AT EXISTING LOCATION
2. RETAINING WALL, STUCCOED TO MATCH THE HOUSE. SEE G4.0 FOR TOP OF WALL INFO.
3. MECHANICAL AND POOL EQUIPMENT YARDS SITE WALLS - ACOUSTA-WALL - SOUND WAVE ABSORPTION MASONRY 1'-0" ABOVE HIGHEST POINT OF EQUIPMENT
4. EXISTING ON SITE SEWER TAP AND EXISTING SEWER LINE.
4A. NEW SEWER LINE TO HOUSE.
5. WATER LINE
6. WATER SHUT OFF VALVE, WATER PRESSURE TO MEET FIRE SAFETY STANDARDS
7. GAS LINE
8. GAS METER
9. ELECTRICAL LINE
10. SES BEHIND 5'-0" SCREEN WALL
11. FIRE PIT - SEE LANDSCAPE DRAWINGS
12. SEAT BENCH 16" ABOVE ADJ. FG - SEE LANDSCAPE FOR DETAILS
13. POOL, | SEPARATE PERMIT REQUIRED
14. SPA, SEPARATE PERMIT REQUIRED
15. POOL ENCLOSURE FENCE, SEE DETAIL 2
16. SEE LANDSCAPE FOR FINISHES
17. NEW AUTOMATED GATE ((2) 6'-0"X5'-0) AT EXISTING GATE LOCATION. DESIGN TBD
18. APROXIMATE LOCATION OF NEW FIRE HYDRANT

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SITE PLAN

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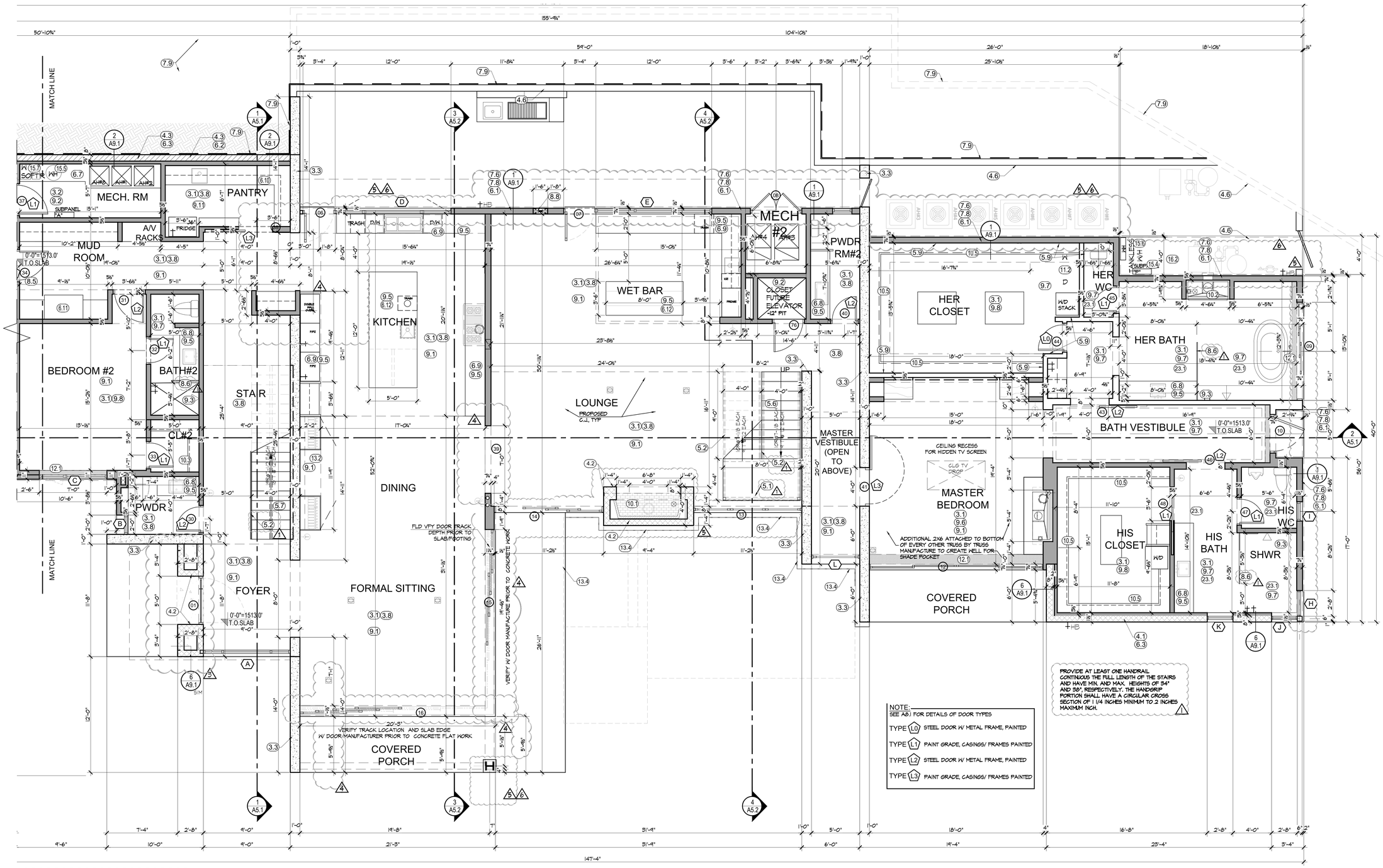

NOTE:
REFER TO SHEET A6.3 FOR ALL EXTERIOR MATERIAL SELECTION & LOCATION REFERENCING ALL KEYNOTES BELOW AS APPROVED BY HBC.

1ST FLOOR PARTIAL PLAN (1)

1/4"=1'-0"

DRAWING KEYNOTES (XX)

5.1 CONCRETE SLAB ON COMPACTED GRADE WITH MTH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF CONCRETE SLAB. SEE FLOOR PLAN TO LOCATE THE AREAS OF POLISHED CONCRETE AS FINAL FINISH VS HOOD OR CARPET. PROVIDE 5/4" DEPRESSED SLAB IN AREAS OF ENGINEERED WOOD FLOOR OR CARPET. PROVIDE CONSTRUCTION JOINTS 10'-0"X10'-0" MAX AS A METHOD FOR CONTROLLING CRACKING AND CURLING OF SLABS TO BE POLISHED.

5.2 CONCRETE SLAB ON COMPACTED GRADE SLOPED 1/8" MIN TOWARDS GARAGE DOORS WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF SLAB.

5.3 CAST IN PLACE CONCRETE WALL WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF CONCRETE WALL AT ALL AREAS BELOW GRADE (SEE NOTE 7.4 FOR WATERPROOFING). 4'X8' FORM WORK PANELS WITH SNAP OFF TIES. PLYWOOD USED STRONG WAY - FACE GRAIN PARALLEL TO SPACING, 16" VERTICAL X 24" HORIZONTAL SNAP TIE SPACING. SEE STRUCTURAL FOR DETAILS.
PROVIDE A MOCKUP PANEL FOR OWNER AND ARCHITECT APPROVAL.
COLOR-"SOUTHWEST GOLD" BY COHILLS. LRV LESS THAN 59. 3.4 36" MIN. HARD SURFACE LANDING IN FRONT OF EACH EXTERIOR DOOR IN FRONT OF DIRECTION OF TRAVEL.

5.5 DEPRESS SLAB AT ALL SHOWERS. 4" DOWN TO ACCOMMODATE "ZERO CURB" SHOWER ENTRY.

5.6 CONCRETE STEPS ON GRADE.

5.7 1-1/2" GYPCRETE TOOPING OVER 2ND FLOOR SHEATHING

5.8 LARGE FORMAT PORCELAIN OR STONE TILE FLOORING.

4.1 6x8x16 TRENDSTONE 68-UNIT FACE (FULL SIZE) MASONRY UNITS. COLOR PEEBLE BEACH BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWITH, STACK BOND, LRV=.

4.2 6x4x16 TRENDSTONE GROUND FACE MASONRY UNITS. COLOR PEEBLE BEACH BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWITH, STACK BOND, LRV=.

4.3 8x8x16 (or 12x8x16) STANDARD CONCRETE MASONRY UNIT WALL BELOW GRADE. SEE NOTE 7.4 FOR WATERPROOFING AND STRUCTURAL FOR SIZE AND REINFORCING.

4.4 8x8x16 STANDARD CONCRETE MASONRY UNIT WALL ABOVE GRADE WITH STUCCO DIRECTLY OVER CMU - SEE STRUCTURAL.

4.5 8x8x16 STANDARD CONCRETE MASONRY UNIT SITE WALL. STUCCOED DIRECTLY OVER MASONRY. MATCH HOUSE FINISH & COLOR. WHERE THE WALL SERVES AS A POOL ENCLOSURE THE TOP OF THE BARRIER SHALL BE 60 INCHES MIN ABOVE GRADE MEASURED ON THE OUTSIDE OF THE BARRIER.

4.6 ACOUSTA-WAL SYSTEM AT ALL MECHANICAL YARDS FENCE WALLS. SOUND WAVE ABSORPTION MASONRY UNIT BY OLD CASTLE ARCHITECTURAL / SUPERLITE BLOCK. STACK BOND. IN TRENDSTONE FINISH. COLOR: PEEBLE BEACH TO MATCH HOUSE WALL. TOP OF THE WALL TO BE MINIMUM OF (1) FT. HIGHER THAN THE HIGHEST POINT OF THE EQUIPMENT AT ALL MECHANICAL AND POOL EQUIPMENT YARDS.

4.7 4X16X2" TRENDSTONE GROUND FACE THIN VENEER OVER CHIMNEY STACK ABOVE ROOF

5.1 1-1/2" GYPCRETE - TROWEL FINISH @ ALL AREAS BELOW GRADE (SEE NOTE 7.4 FOR WATERPROOFING). 4'X8' FORM WORK PANELS WITH SNAP OFF TIES. PLYWOOD USED STRONG WAY - FACE GRAIN PARALLEL TO SPACING, 16" VERTICAL X 24" HORIZONTAL SNAP TIE SPACING. SEE STRUCTURAL FOR DETAILS.

5.3 1-1/2" GYPCRETE TOOPING OVER 2ND FLOOR SHEATHING

5.4 1-1/2" GYPCRETE TROWEL FINISH @ ALL AREAS BELOW GRADE (SEE NOTE 7.4 FOR WATERPROOFING). 4'X8' FORM WORK PANELS WITH SNAP OFF TIES. PLYWOOD USED STRONG WAY - FACE GRAIN PARALLEL TO SPACING, 16" VERTICAL X 24" HORIZONTAL SNAP TIE SPACING. SEE STRUCTURAL FOR DETAILS.

5.5 6" GUARDRAIL AT GREEN ROOF DECK EDGE . INSTALL AS INDICATED @HARD SURFACE EDGE - NOT EDGE OF ROOF

5.6 ROOF DECKING WITH LIGHT WEIGHT CONCRETE WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE OVER STRUCTURAL STEEL FRAMING SEE STRUCTURAL FOR LOCATIONS AND DETAILS.

5.6 OPEN TREAD STAIR- MONO STRINGER STEEL I- BEAM WITH STEEL TREAD PLATE WITH PLATE RISER HIDDE SUPPORT. TREAD PLATE COUNTER SUNK IN TO 4" WOOD TREAD COVER - SEE STRUCTURAL FOR SIZES AND DETAILS.

5.7 OPEN TREAD STAIR AT MAIN FOYER. EACH TREAD STEEL TUBE AND MOUNTING PLATE CONCELED INSTALLED INTO A CONCRETE CAST-IN-PLACE WALL. SEE STRUCTURAL.

5.8 EXPOSED H-SHAPE I BEAMS AND GOLUMNS CLEAR COATED RAW STEEL. LRV=59

5.4 CONTINES FLOOR TO CEILING STEEL PLATE INSTALLED IN HER CLOSET ON INTERIOR SIDE OF WALLS UNDER W/ 5/8 GHB - "SAFE ROOM". PROVIDE APPROPRIATE STEEL DOOR AND STEEL FRAMETED

5.10 FIRE FENCING

6.1 2x8 AT 16" O.C. HOOD STUD EXTERIOR WALL FURRED OUT TO DIMENSION WITH SHEATHING PER STRUCTURAL. SEE DETAILS (A4.1, 2/A4.1, 6/A4.1, 7/A4.1) TO CORRECTLY SET BACK OR ALIGN THE BOTTOM PLATE WITH MASONRY OR CONCRETE STEM.

6.2 2x6 AT 24" O.C. HOOD STUD INTERIOR WALL OR FURRING AT FURRING AT MASONRY EXTERIOR WALL WITH R13 INSULATION.

6.3 2x4 AT 24" O.C. HOOD STUD INTERIOR WALL OR FURRING AT EXTERIOR MASONRY OR CONCRETE WALL WITH R13 INSULATION.

6.4 1-1/8" GLUED AND SCREWED PLYWOOD FLOOR SHEATHING WITH 1-1/2" GYPCRETE TOPPING

6.5 PREFABRICATED FLOOR TRUSS (12" O.C.) OR ROOF TRUSS PER STRUCTURAL

6.6 FIREBLOCKING: VERT. @ CEILING AND FLOORS, HORIZONTAL NOT MORE THAN 10'-0" @ WALL CEILING INTERSECTION , TYP.

6.7 24" AFF. FRAME RAISED PLATFORM AT MECHANICAL ROOMS.

6.8 BATHROOMS & LAUNDRY BASE CABINETS +36", UPPERS TO CLG. COLOR TBD

6.9 KITCHEN & WET BAR CABINETS, 36" FINISHED HEIGHT OF BASE CABINET TOP W/ 15" DEEP UPPER CABINETS, 18" ABOVE BASE CAB. VERIFY HEIGHT.

6.10 PANTRY SHELVING, MELAMINE

6.11 CUSTOM BUILT-IN MUD ROOM CABINET (BOTTOM DRAWER/ SEAT WITH (2)PLANKING COAT CLOSETS AND HANGING SPACE AT CENTER, FINISH TBD.

6.12 CUSTOM KITCHEN AND WET BAR ISLAND

6.13 FULL HEIGHT FLOOR TO CEILING CUSTOM CABINET.

6.14 FRAMED STAIR / STEPPED BENCH SEATING IN STUDY

7.1 FOAM ROOFING WITH BLENDED GRANULES. RGTS ESTATE GREY GRANULES BY LUCAS ROOFING LRV=58. ALL AREAS OF METAL SOFFIT OVERHANGS. FOAM ROOFING TO BE SHAVED OR PLANED TO CREATE A PERFECTLY EVEN PLANE WITHOUT UNDULATION OR WAVY TEXTURE

CREATE A CRICKET AT CORNER SO METAL FACIA ELEVATION LEVEL IS CONSTANT AT ALL CORNERS.

7.2 METAL ROOFING: WESTERN LOCK 1-1/2" STANDING SEAM METAL ROOFING PANELS, 1-1/2" 18" WIDE, BY WESTERN STATES METAL ROOFING. COLOR: TO BE DETERMINED!!

7.3 STANDING SEAM FLASHING AND ROOFING TRIM BY WESTERN STATES METAL.

7.4 GUTTER AND DOWNSPUTS BY WESTERN STATES METAL.

7.5 BREAK METAL AT ALL FACIAS & SOFFIT ENCLOSURES BY WESTERN STATES METAL. COLOR: TBD

7.6 STUCCO. EIFS EXTERIOR WALL COVERING SYSTEM / SYNTHETIC STUCCO BY STO OR EQ. ARMOSSTURE BARRIER (WRB) , W/ CONTINUOS INSULATION EPS, OR MINERAL WOOL (C/I) BACK DRAINAGE, APPLIED TO SUBSTRATES OF 5/8 SHEATHING PER STRUCTURAL. COLOR: DUNN EDWARDS DE6751 ASH GREY (50% DARKER, LRV 58. EXTEND FINISH GOAT BELOW HEEP SCREED MIN 4" BELOW GRADE. ESR# 1064
PROVIDE 1/2" RADIUS @ ALL HOUSE CORNERS. PROVIDE ON SITE SAMPLE WALL FOR EIFS COLOR APPROVAL.

7.7 ICYNENE INSULATION SPRAY ONTO UNDERSIDE ROOF DECK, ICC REPORT #ESR-1826, R-50 VALUE. NO VENTS REQUIRED PER IRC R806.4

7.8 ICYNENE SPRAY INSULATION @ EXTERIOR WALLS. R-19@ 2X6, R-13@5-1/2" FURRING AT MASONRY EXTERIOR, R38 @ GARAGE CEILING& DECKS OVER LIVABLE AREAS.

7.9 LIQUID-APPLIED WATERPROOFING SYSTEM - APPLIED TO THE EXTERIOR OF FOUNDATION WALLS - POLYMER - MODIFIED BITUMINOUS WATER-PROOFING MEMBRANE W/ PROTECTION BOARD W/ FOUNDATION DRAIN AT ALL WALLS BELOW GRADE BY SUPERSEAL CONSTRUCTION PRODUCTS, ESR-3108. INSTALL 4" FRENCH DRAIN W/ FILTER FABRIC COVER AT THE BOTTOM OF FOOTING AT ALL FOUNDATION WALLS BELOW GRADE.

7.10 WATERTIGHT CRICKET FOR WATER FLOW DIVERSION. 1/4" PER FT. MIN. SLOPE

7.11 SCHLUTER - KERDI WATERPROOFING MEMBRANE UNDER ALL TILED SHOWER FLOORS AND WALLS. ESR-2461

7.12 LIQUID-APPLIED WATERPROOFING SYSTEM - ELASTOMERIC MEMBRANE FOR USE FOR STONE OR CERAMIC TILE UNDERLAYMENT (POLYGOAT-AQUATIGHT OR FLEXIDECK P+D SYSTEMS BY POLYGOAT PRODUCTS - ESR- 2185

7.13 EXTENSIVE GREEN ROOF "ORNAMENTAL SEDUM" SYSTEM BY ZINCO GREEN ROOFS USA.

7.14 INTERIOR PARTITIONS & FLOOR TRUSS AT GYM SOUNDPROOF STONE MOD. INSULATION. ROCKWOOL "SAFE AND SOUND", INSTALLED WHERE INDICATED.

8.1 WESTERN WINDOW SYSTEMS/PROVIDE SHOP DRAWINGS FOR ARCHITECT AND CLIENT APPROVAL. COLOR: SATIN ANODIZED , ALL BEAMS BETWEEN CLEARSTORY WINDOWS AND DOORS AND ALL POST LOCATED AT THE CORNER OF TWO WINDOWS OR BETWEEN THE WINDOWS & DOORS SHALL BE CLAD IN BRAKE METAL TO MATCH THE COLOR OF THE WINDOW FRAMES & LOOK AS AN INTEGRAL PART OF WINDOW ASSEMBLY.
EGRESS WINDOW. PROVIDE AN OPERABLE WINDOW WITH DIRECT ACCESS TO THE OUTSIDE. MIN NET CLEAR OPENING OF 20" WIDE AND 24" HIGH AND MIN. AREA OF 5.1 S.F., MAX SILL HEIGHT OF 44" ABOVE FINISHED FLOOR.

8.2 WESTERN WINDOW SYSTEMS, MULTISLIDE DOOR SYSTEM, POCKET OR LAST PANEL FIXED AS INDICATED,COLOR:SATIN ANODIZED.

8.3 INSULATED GLASS PANELS SET IN PERIMETER SATIN ANODIZED ANODIZED FRAME 1-1/4 U CHANNEL EXTRUSION.

8.4 OVERHEAD DOOR BY WESTERN WINDOWS SYSTEMS. ALUMINUM FRAME; SATIN ANODIZED . GLASS: GRAY TINTED FINISH INSULATED TEMPERED GLASS

8.5 1-3/4"HD. SOLID CORE. 20 MIN. FIRE RATED, SELF-CLOSING, INTERIOR PANELED DOOR, TIGHT FITTING W/ GASKET SHEEP.

8.6 FRAMELESS 5/8" TEMPERED GLASS DIVIDER ENCLOSURE IN WET ROOMS OR SHOWER ENCLOSURE WITH SHOWER DOOR.

8.1, 22" x 30" ATTIC ACCESS PANEL, ATTIC TO HAVE 30" MIN. OF HEADROOM

8.8 DOGGY DOOR - VERIFY SIZE PRIOR TO FRAMING OPENING

9.1 5/8" GYP. BOARD AT INTERIOR WALLS AND CEILING PROVIDE 1/4" CORNER BID

9.2 5/8" TYPE "X" GYP. BOARD - TYP. AT ALL WALLS GARAGE & STORAGE COMMON W/ LIVING AREAS & AT GARAGE CEILINGS WITH LIVABLE SPACES ABOVE.

9.3 5/8" CEMENT, FIBER CEMENT OR GLASS MAT BACKERS FOR BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS. MIN HEIGHT OF +72"ABOVE DRAIN. DO NOT INSTALL WATER RESISTANT GHB OVER A VAPOR RETARDED IN A STEAM SHOWER OR WINE ROOMS.

9.4 5/8" M-GLASS EXTERIOR SHEATHING AT UNDERSIDE OF OVERHANGS. PAINTED TO MATCH EXTERIOR.

9.5 STONE SLAB @ ALL CABINET/VANITIES AND TUB TOPS

9.6 ENGINEER WOOD FLOORING

9.7 STONE TILE FLOORING

9.8 CARPET

9.9 EPOXY FINISH AT GARAGE FLOOR

9.10 EPOXY RESIN ON ALL EXTERIOR 2ND FLOOR DECKS. (EXCEPT THE STAR GAZING DECK AT HER OFFICE OUTDOOR DECK)

10.1 RUBBER OR CORK FLOORING IN EXERCISE ROOM. TBD

10.1 LOUNGE - PREFABRICATED FIREPLACE ISOKORN OR EQ 60" MAGNUM MODEL, BOX RAISED +16" , WITH FIXED GAS LOG INSERT AND INTERIOR HERRINGBONE FIREBRICK PATTERN W/ PERMANENTLY OPEN DAMPER. METAL GARNET SYSTEM WITH ILL. LABELED SPARK ARRESTOR AT PROJECTING FLUE TOP OF THE FLUE TO BE A MIN. OF 24" ABOVE ANY PART OF THE BUILDING WITHIN 10'-0" AND 36" MAX ABOVE ADJACENT ROOF SURFACE. INSTALLED PER MANUFACTURE REQUIREMENTS.

10.2 MASTER BEDROOM CUSTOM FIREPLACE APPLIANCE (B-VENT). INFINITY ORION SYM-ASSEMBLY BY INFINITI FIRE, PHONE: 480 528 0523 CONTACT: JIM SANDERS (602) 910 0685, PROVIDE SHOP DRAWINGS FOR APPROVAL.

10.3 HER MASTER BATHROOM CUSTOM FIREPLACE APPLIANCE (DIRECT VENT). INFINITI EDGE SYMMETRICAL ASSEMBLY WITH DIRECT VENT AND EXHAUST THRU WALL VENT BY INFINITI FIRE, PHONE: 480 528 0523 CONTACT: JIM SANDERS (602) 910 0685. PROVIDE SHOP DRAWINGS FOR APPROVAL.

10.4 HER STUDY. CUSTOM FIREPLACE APPLIANCE. INFINITI ORION ODR (OPEN CORNER) (B-VENT) BY INFINITI FIRE. PROVIDE SHOP DRAWINGS FOR APPROVAL.

10.5 GUEST SUITE CUSTOM FIREPLACE APPLIANCE (B-VENT) . INFINITI ORION SYMMETRICAL ASSEMBLY BY INFINITI FIRE, PHONE: 480 528 0523 PROVIDE SHOP DRAWINGS FOR APPROVAL.

10.6 BUILT-IN CLOSET SHELVING W/ CLOSET RODS AND LINEN SHELVES AS INDICATED.

10.7 PANTRY SHELVING - VERIFY SIZE, FINISH AND SPACING W/ OWNER.

10.8 CUSTOM MASTER CLOSET CABINETS.

11.1 EBG - HOLF 42" NG , INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS. CUSTOM STAINLESS STEEL CABINETS TBD.

11.2 WASHER & DRYER (ELECTRIC) IN MASTER CLOSET

12.1 MOTORIZED OR MANUAL SHADE IN BUILT IN SHADE POCKET.

13.1 INFRARED SAUNA UNIT BY HEALTH MATE.
ALT A. EHRGHE, IM-4436-S-CH-CL. 3 PERSON , EXTERIOR DIM 60-1/2"H X 48-5/4"D X 71-1/2"H
ALT B. ELEVATED HEALTH , BI LEVEL SAUNA - 2-70 4 PERSON, FRAMED SIZE 70"H X 65-1/8"D X X 71 -1/2"H. VERIFY FINAL SELECTION AND FRAME ACCORDINGLY.

13.2 WINE ROOM - FRAMLESS 1/2" TEMPERED GLASS DOORS WITH CUSTOM WINE RACK .

13.3 CUSTOM BUILD STEAM ROOM. SEE DETAIL 20/ A41 FOR INFO

13.4 6" POOL BOND BEAM CAP AGAINST HOUSE STEM WALL. COORDINATE STEM #POOL DEPTHS.

14.1 ELVETTE MRL OVERHEAD CABLE DRUM ELEVATOR BY INCLINATOR ELEVETTE HOME ELEVATORS. PROVIDE 8" MIN PIT. CODE 2 39X60 AT MASTER. CODE 6 39X60 AT GUEST HOUSE / GARAGE. DEALER TO PROVIDE DISHOP DRAWINGS PRIOR TO POURING THE SLAB.

15.1 CONDENSER UNIT IN MECHANICAL YARD

15.3 COMBUSTION AIR - (2) COMBUSTION AIR OPENINGS w/ MIN. 100 SQ. IN. w/ 50% FREE SPACE OR 50 SQ. IN AT EACH WALL/DOOR GRILLE 12" BELOW CEILING AND 12" ABOVE FIN. FLOOR.

15.4 APPROX. LOCATION OF NATURAL GAS SERVICE ENTRY AND METER.

15.5 WATER HEATER PER PLUMBING SPEC.

15.6 THINLESS 6 GAS WATER HEATER

15.7 SOFT WATER/FILTERED WATER SYSTEM LOCATION, TBD

15.8 POOL EQUIPMENT LOCATION

15.9 HOSE BIB - VERIFY FINAL LOCATION IN THE FIELD.

16.1 ELECTRICAL SEIS, SEE ONE-LINE DIAGRAM FOR SIZE.

16.2 ELECTRICAL SUB-PANEL

16.5 ELECTRIC VEHICLE EV CHARGING STATION.

22.1 SPEEDITE ROOF DRAIN AND OVERFLOW DRAIN, 4"

22.2 OUTDOOR SHOWER.

23.1 ELECTRIC HEATED FLOOR SCHLUTER DITRA-HEAT-DXG FOR CONCRETE FLOOR, DEPRESS SLAB FOR HIGH-DENSITY SCHLUTER POLYPROPYLENE MEMBRANE TOSEGURE SCHLUTER-DITRA-HEAT ELECTRIC HEATING CABLES IN PLACE.

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SET ISSUED:
04.28.2021

1 06.28.2021 TOWN OF PV COMMENTS
2 08.20.21 CLIENTS CHANGES
3 01.22.2022 CLIENT REVISIONS
4 07.20.2022 CLIENT REVISIONS
5 06.05.2023 CLIENT REVISIONS
6 08.11.2023/04.18.2023 CLIENT REVISIONS WALL TYPE CHANGES
7 01.08.2024 FIELD REVISIONS

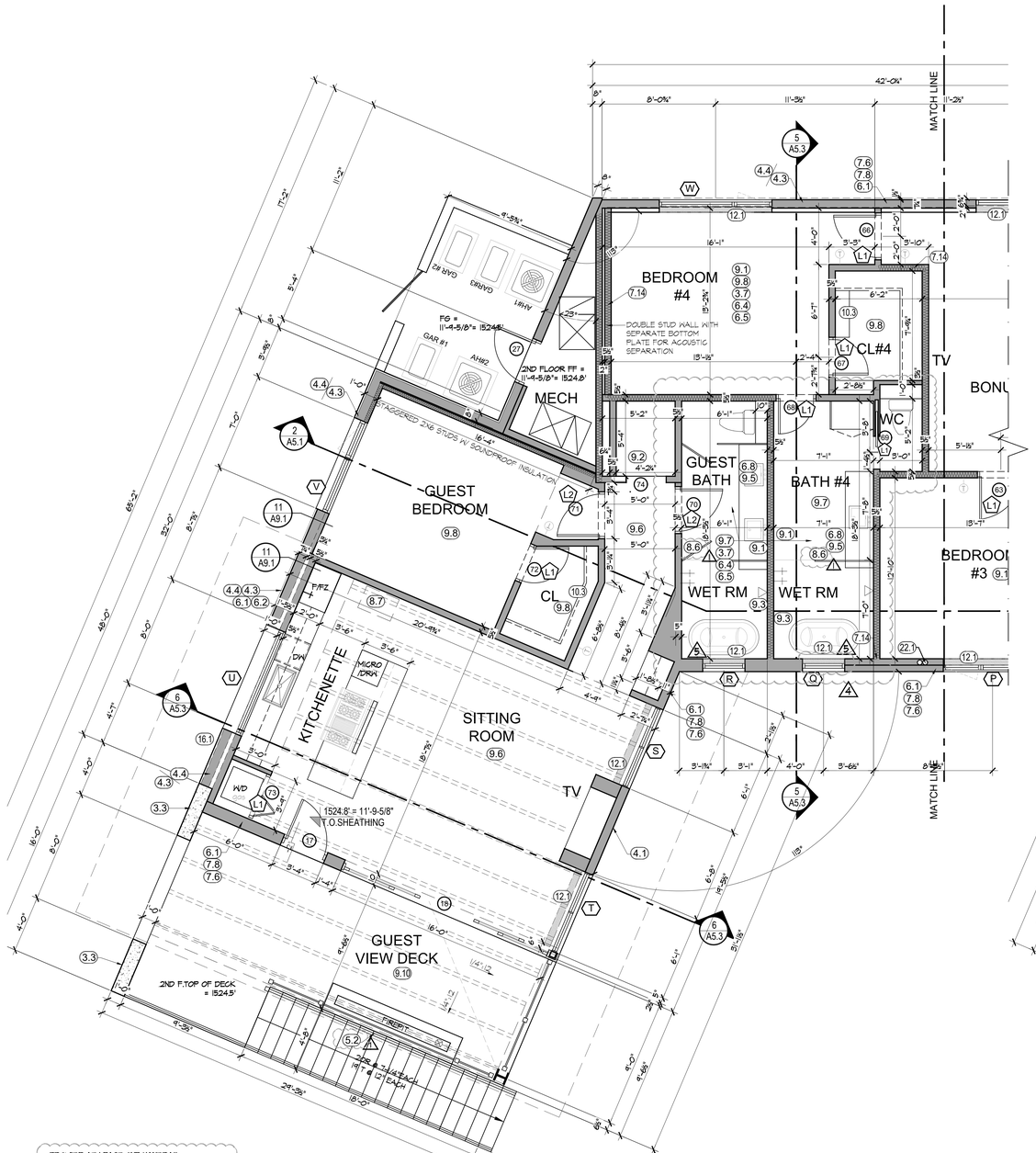
PLAN N
TRUE N

1ST PARTIAL FLOOR PLAN

Scale: 1/4"=1'-0"
Drawn by: AJ
Checked by: AJ
Sheet No:

A2.1

Sheet of

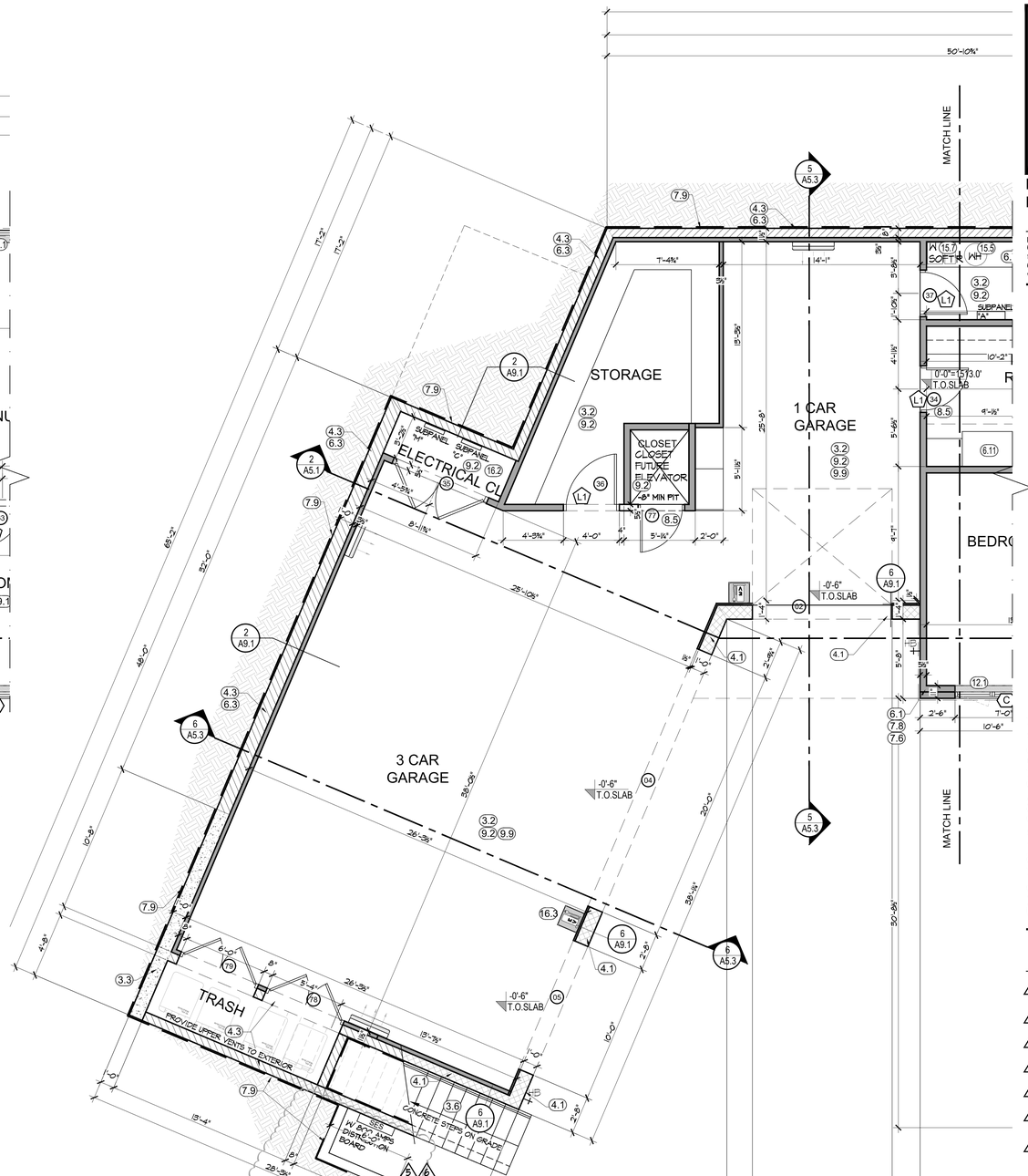


PROVIDE AT LEAST ONE HANDRAIL CONTINUOUS THE FULL LENGTH OF THE STAIRS AND HAVE MIN. AND MAX. HEIGHTS OF 34" AND 38", RESPECTIVELY. THE HANDGRIP PORTION SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4 INCHES MINIMUM TO 2 INCHES MAXIMUM INCH.

NOTE:
REFER TO SHEET A6.3 FOR ALL EXTERIOR MATERIAL SELECTION & LOCATION REFERENCING ALL KEYNOTES BELOW AS APPROVED BY HBC.

2ND FLOOR PARTIAL PLAN

1/4"=1'-0" 3



1ST FLOOR PARTIAL PLAN

1/4"=1'-0" 2

DRAWING KEYNOTES (<>)

3.1 CONCRETE SLAB ON COMPACTED GRADE WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF CONCRETE SLAB. SEE FLOOR PLAN TO LOCATE THE AREAS OF POLISHED CONCRETE AS FINAL FINISH VS HOOD OR CARPET. PROVIDE 5/4" DEPRESSED SLAB IN AREAS OF ENTRY, HOD FLOOR OR CARPET. PROVIDE CONSTRUCTION JOINTS 10'-0"X10'-0" MAX AS A METHOD FOR CONTROLLING CRACKING AND CURLING OF SLABS TO BE POLISHED.

3.2 CONCRETE SLAB ON COMPACTED GRADE SLOPED 1/8" MIN TOWARDS GARAGE DOORS WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF SLAB.

3.3 CAST IN PLACE CONCRETE WALL WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF CONCRETE WALL AT ALL AREAS BELOW GRADE (SEE NOTE 7.4 FOR WATERPROOFING). 4'X8' FORM WORK PANELS WITH SNAP OFF TIES. PLYWOOD USED STRONG WAY - FACE GRAIN PARALLEL TO SPACING, 16" VERTICAL X 24" HORIZONTAL SNAP TIE SPACING. SEE STRUCTURAL FOR DETAILS.
PROVIDE A MOCKUP PANEL FOR OWNER AND ARCHITECT APPROVAL.
COLOR-"SOUTHWEST GOLD" BY COHILLS. LRV LESS THAN 58. 3.4 36" MIN. HARD SURFACE LANDING IN FRONT OF EACH EXTERIOR DOOR IN FRONT OF DIRECTION OF TRAVEL.

3.5 DEPRESS SLAB AT ALL SHOWERS. 4" DOWN TO ACCOMMODATE "ZERO CURB" SHOWER ENTRY.

3.6 CONCRETE STEPS ON GRADE.

3.7 1-1/2" GYPCRETE TOOPING OVER 2ND FLOOR SHEATHING

3.8 LARGE FORMAT PORCELAIN OR STONE TILE FLOORING.

4.1 8x8x16 TRENDSTONE GROUND FACE (FULL SIZE) MASONRY UNITS. COLOR PEBBLE BEACH BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWYTH, STACK BOND, LRV=.

4.2. 8x4x16 TRENDSTONE GROUND FACE MASONRY UNITS. COLOR PEBBLE BEACH BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWYTH, STACK BOND, LRV=.

4.3 8X8X16 (or 12x8x16) STANDARD CONCRETE MASONRY UNIT BELOW GRADE. SEE NOTE 7.4 FOR WATERPROOFING AND STRUCTURAL FOR SIZE AND REINFORING.

4.4 8X8X16 STANDARD CONCRETE MASONRY UNIT WALL ABOVE GRADE WITH STUCCO DIRECTLY OVER CMU - SEE STRUCTURAL.

4.5 8X8X16 STANDARD CONCRETE MASONRY UNIT SITE WALL. STUCCOED DIRECTLY OVER MASONRY, MATCH HOUSE FINISH & COLOR, WHERE THE WALL SERVES AS A POOL ENCLOSURE THE TOP OF THE BARRIER SHALL BE 60 INCHES MIN ABOVE GRADE MEASURED ON THE OUTSIDE OF THE BARRIER.

4.6 AGOUSTA-WAL SYSTEM AT ALL MECHANICAL YARDS FENCE WALLS. SOUND WAVE ABSORPTION MASONRY UNIT BY OLD CASTLE ARCHITECTORAL / SUPERLITE BLOCK, STACK BOND. IN TRENDSTONE FINISH, COLOR PEBBLE BEACH TO MATCH HOUSE WALL. TOP OF THE WALL TO BE MINIMUM OF (1) FT. HIGHER THAN THE HIGHEST POINT OF THE EQUIPMENT AT ALL MECHANICAL AND POOL EQUIPMENT YARDS.

4.7 4X16X2" TRENDSTONE GROUND FACE THIN VENEER OVER CHIMNEY STACK ABOVE ROOF

5.1 14ZI" GUARDRAIL-4"X42" BEND STEEL PLATE POSTS W/STEEL CABLES, PAINTED DESISTO CHARCOAL SMUDGE, LRV I

4" MAX OPENING BETWEEN PICKETS. THE TOP OF THE HANDRAIL SHALL NOT BE LESS THAN 36" ABOVE THE ADJACENT TREAD OR LANDING. HAND GRIP PORTION OF HANDRAIL(S) SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION AND IT SHALL HAVE 1-1/2" CLEARANCE FROM WALL.

5.2 14ZI" HANDRAIL, STRUCTURAL GLASS PANELS WITH GLASS MOUNTED RAILING. THE HANDRAIL SHALL NOT BE LESS THAN 36" ABOVE THE ADJACENT TREAD OR LANDING. HAND GRIP PORTION OF HANDRAIL(S) SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION AND IT SHALL HAVE 1-1/2" CLEARANCE FROM WALL.

5.3 METAL CHIMNEY DECORATIVE CAP, PAINTED DESISTO CHARCOAL SMUDGE, LRV II

5.4. 36" GUARDRAIL AT GREEN ROOF DECK EDGE . INSTALL AS INDICATED #HARD SURFACE EDGE - NOT EDGE OF ROOF

5.5 METAL ROOF DECKING WITH LIGHT WEIGHT CONCRETE WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE OVER STRUCTURAL STEEL FRAMING SEE STRUCTURAL FOR LOCATIONS AND DETAILS.

5.6 OPEN TREAD STAIR- MONO STRINGER STEEL I- BEAM WITH STEEL TREAD PLATE WITH PLATE RISER FOR EDGE SUPPORT. TREAD PLATE COUNTER SUNK IN TO 4" WOOD TREAD COVER - SEE STRUCTURAL FOR SIZES AND DETAILS.

5.7 OPEN TREAD STAIR AT MAIN ROOF. EACH TREAD STEEL TUBE AND MOUNTING PLATE CONCELED INSTALLED INTO A CONCRETE CAST-IN-PLACE WALL. SEE STRUCTURAL.

5.8. EXPOSED H-SHAPE I BEAMS AND GOLUMNS CLEAR COATED RAW STEEL. LRV=58

5.9. CONTINUES FLOOR TO CEILING STEEL PLATE INSTALLED IN HER CLOSET ON INTERIOR SIDE OF WALLS UNDER W/ 5/8 GWB - "SAFE ROOM". PROVIDE APPROPRIATE STEEL DOOR AND STEEL FRAME TBD

5.10 PIPE RENGING

6.1 2x8 AT 16" O.C. HOOD STUD EXTERIOR WALL FURRED OUT TO DIMENSION WITH SHEATHING PER STRUCTURAL. SEE DETAILS (1/A61, 2/A61, 6/A61, 7/A61) TO CORRECTLY SET BACK OR ALIGN THE BOTTOM PLATE WITH MASONRY OR CONCRETE STEM.

6.2 2x6 AT 24" O.C. HOOD STUD INTERIOR WALL OR FURRING AT MASONRY EXTERIOR WALL WITH PLUMBING. (R/R-15 INSULATION)

6.3 2x4 AT 24" O.C. HOOD STUD INTERIOR WALL OR FURRING AT EXTERIOR MASONRY OR CONCRETE WALL WITH R15 INSULATION.

6.4 1-1/8" GUEST ROOM SCREWED PLYWOOD FLOOR SHEATHING WITH 1-1/2" GYPCRETE TOPPING

6.5 PREFABRICATED FLOOR TRUSS (12" O.C.) OR ROOF TRUSS PER STRUCTURAL

6.6 FIRERLOCKING: VERT. @ CEILING AND FLOORS, HORIZONTAL NOT MORE THAN 10'-0 @ WALL CEILING INTERSECTION , TYP.

6.7 24" AFF. FRAME RAISED PLATFORM AT MECHANICAL ROOMS.

6.8 BATHROOMS & LAUNDRY BASE CABINETS +36", UPPERS TO CLG. COLOR TBD

6.9 KITCHEN & WET BAR CABINETS, 36" FINISHED HEIGHT OF BASE CABINET TOP W/ 5" DEEP UPPER CABINETS, 18" ABOVE BASE CAB. VERIFY HEIGHT.

6.10 PANTRY SHELVING, MELAMINE

6.11 CUSTOM BUILT-IN MID ROOM CABINET (BOTTOM DRAWER/ SEAT WITH LIFTALKING COAT CLOSETS AND HANGING SPACE AT CENTER, FINISH TBD.

6.12. CUSTOM KITCHEN AND WET BAR ISLAND

6.13 FULL HEIGHT FLOOR TO CEILING CUSTOM CABINET.

6.14 FRAMED STAIR / STEPPED BENCH SEATING IN STUDY

7.1 FOAM ROOFING WITH BLENDED GRANULES. RGTS ESTATE GREY GRANULES BY LUCAS ROOFING LRV=58. ALL AREAS OF METAL SOFFIT OVERHANGS. FOAM ROOFING TO BE SHAVED OR PLANED TO CREATE A PERFECTLY EVEN PLANE WITHOUT UNDULATION OR WAVY TEXTURE. CREATE A CRICKET AT CORNER SO METAL FACIA ELEVATION LEVEL IS CONSTANT AT ALL CORNERS.

7.2 METAL ROOFING: WESTERN LOCK 1-1/2" STANDING SEAM METAL ROOFING PANELS, 1-1/2" 16" HIDE, BY WESTERN STATES METAL ROOFING. COLOR: COLOR TO BE DETERMINED!!

7.3 STANDING SEAM FLASHING AND ROOFING TRIM BY WESTERN STATES METAL.

7.4 GUTTER AND DOWNSPUTS BY WESTERN STATES METAL.

7.5 BREAK METAL AT ALL FACIAS & SOFFIT ENCLOSURES BY WESTERN STATES METAL.

COLOR: TBD

7.6 STUCCO. EIFS EXTERIOR WALL GOVERING SYSTEM / SYNTHETIC STUCCO BY STO OR EQ.
ARMOISTURE BARRIER (WRB) , W/ CONTINUOS INSULATION EPS, OR MINERAL WOOL (C/I) 4 BACK DRAINAGE, APPLIED TO SUBSTRATES OF 3/8 SHEATHING PER STRUCTURAL.
COLOR: DUNN EDWARDS DEC751 ASH GREY (50% DARKER, LRV 58. EXTEND FINISH COAT BELOW (KEEP SCREED MIN 4" BELOW GRADE. ESR# 1064

7.7 ICYNENE INSULATION SPRAY ONTO UNDERSIDE ROOF DECK, ICC REPORT #ESR-1826, R-50 VALUE. NO VENTS REQUIRED PER IRC R806.4

7.8 ICYNENE SPRAY INSULATION @ EXTERIOR WALLS. R-19@ 2X6, R-13+5=1-1/2" FURRING AT MASONRY EXTERIOR, R38 @ GARAGE CEILING 4 DECKS OVER LIVABLE AREAS.

7.9 LIQUID-APPLIED WATERPROOFING SYSTEM - APPLIED TO THE EXTERIOR OF FOUNDATION WALLS - POLYMER - MODIFIED BITUMINOUS WATER-PROOFING MEMBRANE W/ PROTECTION BOARD W/ FOUNDATION DRAIN AT ALL WALLS BELOW GRADE BY SUPERSEAL CONSTRUCTION PRODUCTS, ESR-3106. INSTALL 4" FRENCH DRAIN W/ FILTER FABRIC COVER AT THE BOTTOM OF FOOTING AT ALL FOUNDATION WALLS BELOW GRADE.

7.10 WATERTIGHT CRICKET FOR WATER FLOW DIVERSION. 1/4" PER FT. MIN. SLOPE

7.11 SCHLUTER - KERDI WATERPROOFING MEMBRANE UNDER ALL TILED SHOWER FLOORS AND WALLS. ESR-2467

7.12 LIQUID-APPLIED WATERPROOFING SYSTEM - ELASTOMERIC MEMBRANE FOR USE FOR STONE OR CERAMIC TILE UNDERLAYMENT (POLYGOAT-AQUATIGHT OR FLEXIDECK P-MD SYSTEMS BY POLYGOAT PRODUCTS - ESR- 2185

7.13 EXTENSIVE GREEN ROOF "ORNAMENTAL SEDUM" SYSTEM BY ZINCO GREEN ROOFS USA.

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SHRESS WINDOW, PROVIDE AN OPERABLE WINDOW WITH DIRECT ACCESS TO THE OUTSIDE. MIN NET CLEAR OPENING OF 20" WIDE AND 24" HIGH AND MIN. AREA OF 5.7 SF., MAX SILL HEIGHT OF 44"ABOVE FINISHED FLOOR.

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8.3 INSULATED GLASS PANELS SET IN PERIMETER SATIN ANODIZED ANODIZED FRAME 1-1/4 U CHANNEL EXTRUSION.

8.4 OVERHEAD DOOR BY WESTERN WINDOWS SYSTEMS. ALUMINUM FRAME, SATIN ANODIZED. GLASS: GRAY TINTED FINISH INSULATED TEMPERED GLASS

8.5 1-3/4"HD. SOLID CORE. 20 MIN. FIRE RATED, SELF-CLOSING, INTERIOR PANELED DOOR, TIGHT FITTING W/ GASKET SHEEP.

8.6 FRAMELESS 5/8" TEMPERED GLASS DIVIDER ENCLOSURE IN WET ROOMS OR SHOWER ENCLOSURE WITH SHOWER DOOR.

8.7. 22" x 30" ATTIC ACCESS PANEL. ATTIC TO HAVE 30" MIN. OF HEADROOM

8.8 DOGGY DOOR - VERIFY SIZE PRIOR TO FRAMING OPENING

9.1 5/8" GYP. BOARD AT INTERIOR WALLS AND CEILING PROVIDE 1/4" CORNER BID

9.2 5/8" TYPE 'X' GYP. BOARD - TYP. AT ALL WALLS GARAGE & STORAGE COMMON W/ LIVING AREAS & AT GARAGE CEILINGS WITH LIVABLE SPACES ABOVE.

9.3 5/8" CEMENT, FIBER CEMENT OR GLASS MAT BACKERS FOR BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS. MIN HEIGHT OF +72"ABOVE DRAIN. DO NOT INSTALL WATER RESISTANT GWB OVER

A VAPOR RETARDED IN A STEAM SHOWER OR WINE ROOMS.

9.4 5/8" M-GLASS EXTERIOR SHEATHING AT UNDERSIDE OF OVERHANGS. PAINTED TO MATCH EXTERIOR.

9.5 STONE SLAB @ ALL CABINET/VANITIES AND TUB TOPS

9.6 ENGINEER WOOD FLOORING

9.7 STONE TILE FLOORING

9.8 CARPET

9.9 EPOXY FINISH AT GARAGE FLOOR

9.10 EPOXY RESIN ON ALL EXTERIOR 2ND FLOOR DECKS. (EXCEPT THE STAR GAZING DECK AT HER OFFICE OUTDOOR DECK)

9.11 RUBBER OR CORK FLOORING IN EXERCISE ROOM, TBD

10.1 LOUNGE. PREFABRICATED FIREPLACE ISOKERN OR EQ 60" MAGNUM MODEL, BOX RAISED 16", WITH FIXED GAS LOG INSERT AND INTERIOR HERRINGBONE FIREBRICK PATTERN W/ PERMANENTLY OPEN DAMPER, METAL CHIMNEY SYSTEM WITH ILL. LABELED SPARK ARRESTOR AT PROJECTING FLUE, TOP OF THE FLUE TO BE A MIN. OF 24" ABOVE ANY PART OF THE BUILDING WITHIN 10'-0" AND 36" MAX ABOVE ADJACENT ROOF SURFACE. INSTALLED PER MANUFACTURE REQUIREMENTS.

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10.7 PANTRY SHELVING - VERIFY SIZE, FINISH AND SPACING W/ OWNER.

10.8 CUSTOM MASTER CLOSET CABINETS.

11.1 BBQ - HOLF 42" NG . INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS. CUSTOM STAINLESS STEEL CABINETS TBD.

11.2 WASHER & DRYER (ELECTRIC) IN MASTER CLOSET

12.1 MOTORIZED OR MANUAL SHADE IN BUILD IN SHADE POCKET.

13.1 INFRARED SAUNA UNIT BY HEALTH MATE.
ALT A. ENRGHS, HM-4SE-S-CO-GL, 3 PERSON , EXTERIOR DIM 60-1/2"H X 48-3/4"D X 71-1/2"H
ALT B. ELEVATED HEALTH , BI LEVEL SAUNA - 2-TO 4 PERSON, FRAMED SIZE 70"H X 65-1/8"D X 77 -1/2"H. VERIFY FINAL SELECTION AND FRAME ACCORDINGLY.

13.2 WINE ROOM . FRAMELESS 1/2" TEMPERED GLASS DOORS WITH CUSTOM WINE RACK .

13.3 CUSTOM BUILD STEAM ROOM. SEE DETAIL 20/ A41 FOR INFO

13.4 6" POOL BOND BEAM CAP AGAINST HOUSE STEM WALL. COORDINATE STEM #POOL DEPTHS.

14.1 ELVETTE MRL OVERHEAD CABLE DRUM ELEVATOR BY INCLINATOR ELEVETTE HOME ELEVATORS. PROVIDE 6" MIN PIT. CODE 2 STATIO AT MASTER. CODE 6 STATIO AT GUEST HOUSE / GARAGE. DEALER TO PROVIDE DSHOP DRAWINGS PRIOR TO POURING THE SLAB.

15.1 CONDENSER UNIT IN MECHANICAL YARD

15.2 COMBUSTION AIR - (2) COMBUSTION AIR OPENINGS w/ MIN. 100 SQ. IN. w/ 50% FREE SPACE OR 50 SQ. IN AT EACH WALL/DOOR GRILLE 12" BELOW CEILING AND 12" ABOVE FIN. FLOOR.

15.4 APPROX. LOCATION OF NATURAL GAS SERVICE ENTRY AND METER.

15.5 WATER HEATER PER PLUMBING SPEC.

15.6 THANKLESS GAS WATER HEATER

15.7 SOFT WATER/FILTERED WATER SYSTEM LOCATION, TBD

15.8 POOL EQUIPMENT LOCATION

15.9 HOSE BIB - VERIFY FINAL LOCATION IN THE FIELD.

16.1 ELECTRICAL SES, SEE ONE-LINE DIAGRAM FOR SIZE.

16.2 ELECTRICAL SUB-PANEL

16.3 ELECTRIC VEHICLE EV CHARGING STATION.

22.1 SPEEDITITE ROOF DRAIN AND OVERFLOW DRAIN, 4"

22.2 OUTDOOR SHOWER.

23.1 ELECTRIC HEATED FLOOR SCHLUTER DITRA-HEAT-DUO FOR CONCRETE FLOOR. DEPRESS SLAB FOR HIGH-DENSITY SCHLUTER POLYPROPYLENE MEMBRANE TOSEGURE SCHLUTER-DITRA-HEAT ELECTRIC HEATING CABLES IN PLACE.

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1 06.28.2021 TOWN OF PV COMMENTS
2 08.20.21 CLIENTS CHANGES
3 01.22.2022 CLIENT REVISIONS
4 07.20.2022 CLIENT REVISIONS
5 06.05.2023 CLIENT REVISIONS
6 08.17.2023/09.19.2023 CLIENT REVISIONS WALL TYPE CHANGES
1 01.08.2024 FIELD REVISIONS

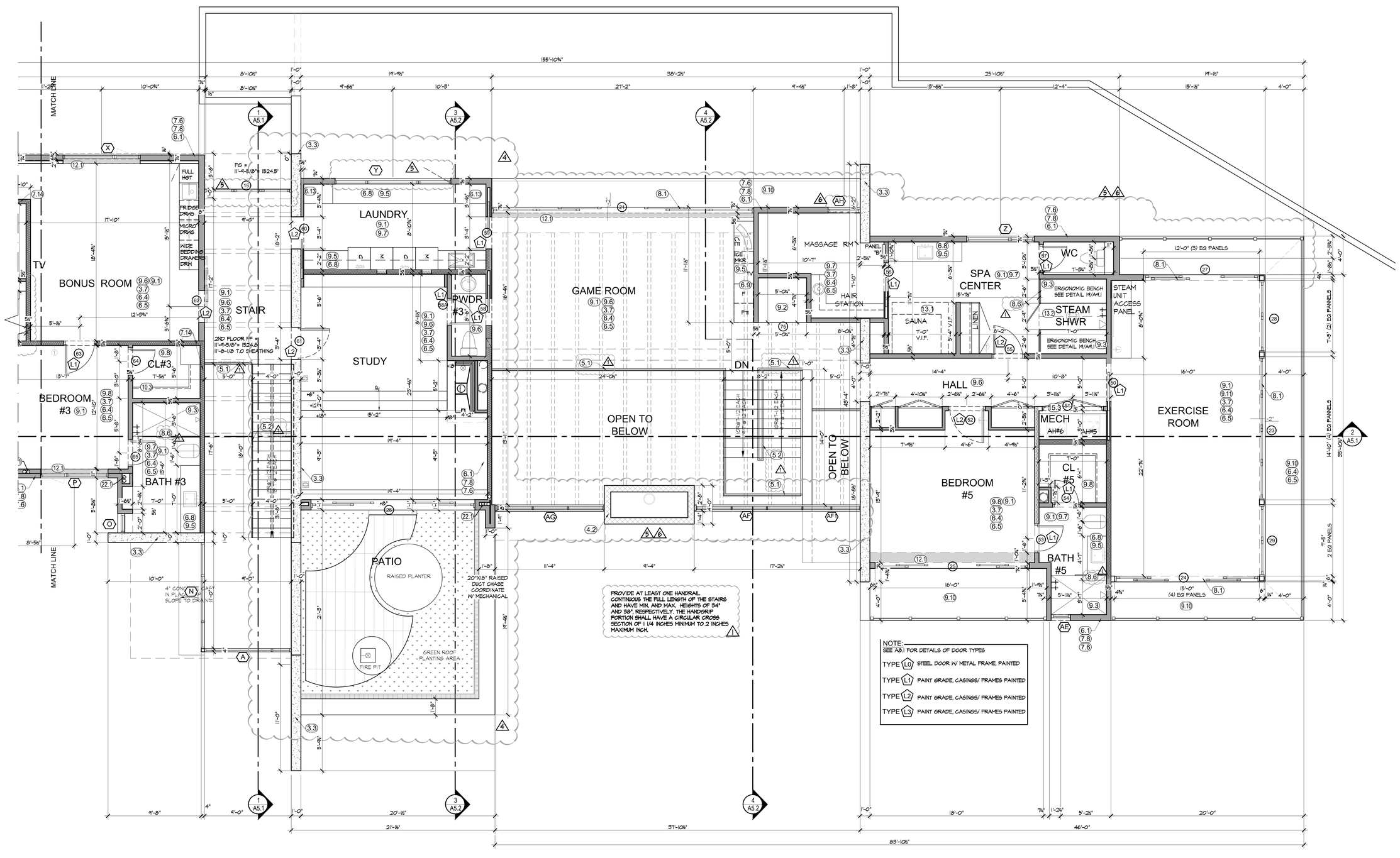
PLAN N
TRUE N

1ST & 2ND PARTIAL FLOOR PLANS

Scale: 1/4"=1'-0"
Drawn by: AJ
Checked by: AJ
Sheet No:

A2.2

Sheet of



NOTE:
SEE A8.1 FOR DETAILS OF DOOR TYPES

TYPE L0 STEEL DOOR W/ METAL FRAME, PAINTED

TYPE L1 PAINT GRADE, CASINGS/ PAINTED FRAMES PAINTED

TYPE L2 PAINT GRADE, CASINGS/ FRAMES PAINTED

TYPE L3 PAINT GRADE, CASINGS/ FRAMES PAINTED

NOTE:
REFER TO SHEET A6.3 FOR ALL EXTERIOR MATERIAL SELECTION & LOCATION REFERENCING ALL KEYNOTES BELOW AS APPROVED BY HBC.

2ND FLOOR PARTIAL PLAN

1/4"=1'-0" (4)

DRAWING KEYNOTES <x>

5.1 CONCRETE SLAB ON COMPACTED GRADE WITH WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF CONCRETE SLAB. SEE FLOOR PLAN TO LOCATE THE AREAS OF POLISHED CONCRETE AS FINAL FINISH VS HOOD OR CARPET. PROVIDE 5/4" DEPRESSED SLAB IN AREAS OF ENGINEERED HOOD FLOOR OR CARPET. PROVIDE CONSTRUCTION JOINTS 10'-0"X10'-0" MAX AS A METHOD FOR CONTROLLING CRACKING AND CURLING OF SLABS TO BE POLISHED.

5.2 CONCRETE SLAB ON COMPACTED GRADE SLOPED 1/8" MIN TOWARDS GARAGE DOORS WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF SLAB.

5.3 CAST IN PLACE CONCRETE WALL WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF CONCRETE WALL AT ALL AREAS BELOW GRADE (SEE NOTE 7.4 FOR WATERPROOFING). 4'X8' FORM WORK PANELS WITH SNAP OFF TIES. PLYWOOD USED STRONG WAY - FACE GRAIN PARALLEL TO SPACING, 16" VERTICAL X 24" HORIZONTAL SNAP TIE SPACING. SEE STRUCTURAL FOR DETAILS.
PROVIDE A MOCKUP PANEL FOR OWNER AND ARCHITECT APPROVAL.
COLOR-"SOUTHWEST GOLD" BY COHILLS. LRV LESS THAN 39. 3.4 36" MIN. HARD SURFACE LANDING IN FRONT OF EACH EXTERIOR DOOR IN FRONT OF DIRECTION OF TRAVEL.

5.5 DEPRESS SLAB AT ALL SHOWERS. 4" DOWN TO ACCOMMODATE "ZERO CURB" SHOWER ENTRY.

5.6 CONCRETE STEPS ON GRADE.

5.7 1-1/2" GYPCRETE TOOPING OVER 2ND FLOOR SHEATHING

5.8 LARGE FORMAT PORCELAIN OR STONE TILE FLOORING.

4.1 8x8x16 TRENDSTONE GROUND FACE (FULL SIZE) MASONRY UNITS, COLOR PEBBLE BEACH BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWYTH, STACK BOND, LRV-.

4.2. 8x4x16 TRENDSTONE GROUND FACE MASONRY UNITS, COLOR PEBBLE BEACH BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWYTH, STACK BOND, LRV-.

4.3 8x8x16 (or 12x8x16) STANDARD CONCRETE MASONRY UNIT HALL BELOW GRADE. SEE NOTE 7.4 FOR WATERPROOFING AND STRUCTURAL FOR SIZE AND REINFORCING.

4.4 8x8x16 STANDARD CONCRETE MASONRY UNIT HALL ABOVE GRADE WITH STUCCO DIRECTLY OVER CMU - SEE STRUCTURAL.

4.5 8x8x16 STANDARD CONCRETE MASONRY UNIT SITE WALL. STUCCOED DIRECTLY OVER MASONRY, MATCH HOUSE FINISH & COLOR, WHERE THE WALL SERVES AS A POOL ENCLOSURE THE TOP OF THE BARRIER SHALL BE 60 INCHES MIN ABOVE GRADE MEASURED ON THE OUTSIDE OF THE BARRIER.

4.6 AGOSTA-WAL SYSTEM AT ALL MECHANICAL YARDS FENCE WALLS. SOUND WAVE ABSORPTION MASONRY UNIT BY OLD CASTLE ARCHITECTURAL / SUPERLITE BLOCK, STACK BOND, IN TRENDSTONE FINISH, COLOR PEBBLE BEACH TO MATCH HOUSE WALL. TOP OF THE WALL TO BE MINIMUM OF (I) FT. HIGHER THAN THE HIGHEST POINT OF THE EQUIPMENT AT ALL MECHANICAL AND POOL EQUIPMENT YARDS.

4.7 4X16X2" TRENDSTONE GROUND FACE THIN VENEER OVER CHIMNEY STACK ABOVE ROOF

5.1 1-1/2" GUARDRAIL-4"X2" BEND STEEL PLATE POSTS WISTEEL CABLES, PAINTED DESISTO CHARCOAL SMUDGE, LRV I

4" MAX OPENING BETWEEN PICKETS. THE TOP OF THE HANDRAIL SHALL NOT BE LESS THAN 36" ABOVE THE ADJACENT TREAD OR LANDING. HAND GRIP PORTION OF HANDRAIL(S) SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION AND IT SHALL HAVE 1-1/2" CLEARANCE FROM WALL.

5.2 1-40" HANDRAIL STRUCTURAL GLASS PANELS WITH GLASS MOUNTED RAILING. THE HANDRAIL SHALL NOT BE LESS THAN 36" ABOVE THE ADJACENT TREAD OR LANDING. HAND GRIP PORTION OF HANDRAIL(S) SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION AND IT SHALL HAVE 1-1/2" CLEARANCE FROM WALL.

5.3 METAL CHIMNEY DECORATIVE CAP, PAINTED,DESISTO CHARCOAL SMUDGE, LRV II

5.4 36" GUARDRAIL AT GREEN ROOF DECK EDGE . INSTALL AS INDICATED #HARD SURFACE EDGE - NOT EDGE OF ROOF

5.5 METAL ROOF DECKING WITH LIGHT WEIGHT CONCRETE WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE OVER STRUCTURAL STEEL FRAMING SEE STRUCTURAL FOR LOCATIONS AND DETAILS.

5.6 OPEN TREAD STAIR- MONO STRINGER STEEL I- BEAM WITH STEEL TREAD PLATE WITH PLATE RISER WEDGE SUPPORT. TREAD PLATE COUNTER SINK IN TO 4" HOOD TREAD COVER - SEE STRUCTURAL FOR SIZES AND DETAILS.

5.7 OPEN TREAD STAIR AT MAIN FOYER, EACH TREAD STEEL TUBE AND MOUNTING PLATE CONCELED INSTALLED INTO A CONCRETE CAST-IN-PLACE WALL. SEE STRUCTURAL.

5.8 EXPOSED H-SHAPE I BEAMS AND COLUMNS CLEAR COATED RAW STEEL. LRV/58

5.9 CONTINUES FLOOR TO CEILING STEEL PLATE INSTALLED IN HER CLOSET ON INTERIOR SIDE OF WALLS UNDER IN/ 5/8 GWB - "SAFE ROOM". PROVIDE APPROPRIATE STEEL DOOR AND STEEL FRAME TBD

5.10 FIRE PENCING

6.1 2x8 AT 16" O.C. HOOD STUD EXTERIOR WALL FURRED OUT TO DIMENSION WITH SHEATHING PER STRUCTURAL. SEE DETAILS (/A4.1, 2/A4.1, 6/A4.1, 1/A4.1) TO CORRECTLY SET BACK OR ALIGN THE BOTTOM PLATE WITH MASONRY OR CONCRETE STEM.

6.2 2x6 AT 24" O.C. HOOD STUD INTERIOR WALL OR FURRING AT MASONRY EXTERIOR WALL WITH PLUMBING. (R/R-15 INSULATION)

6.3 2x4 AT 24" O.C. HOOD STUD INTERIOR WALL OR FURRING AT EXTERIOR MASONRY OR CONCRETE WALL WITH R25 INSULATION.

6.4 1-1/8" GLUED AND SCREWED PLYWOOD FLOOR SHEATHING WITH 1-1/2" GYPCRETE TOPPING

6.5 PREFABRICATED FLOOR TRUSS (24" O.C.) OR ROOF TRUSS PER STRUCTURAL

6.6 FIREBLOCKING: VERT. @ CEILING AND FLOORS, HORIZONTAL NOT MORE THAN 10'-0 @ WALL CEILING INTERSECTION , TYP.

6.7 24" AFF. FRAME RAISED PLATFORM AT MECHANICAL ROOMS.

6.8 BATHROOMS & LAUNDRY BASE CABINETS +36", UPPERS TO CLG. COLOR TBD

6.9 KITCHEN & WET BAR CABINETS, 36" FINISHED HEIGHT OF BASE CABINET TOP W/ 5" DEEP UPPER CABINETS, 18" ABOVE BASE CAB. VERIFY HEIGHT.

6.10 PANTRY SHELVING, MELAMINE

6.11 CUSTOM BUILT-IN MID ROOM CABINET (BOTTOM DRAWER/ SEAT WITH (2)PLANKING COAT CLOSETS AND HANGING SPACE AT CENTER, FINISH TBD.

6.12. CUSTOM KITCHEN AND WET BAR ISLAND

6.13 FULL HEIGHT FLOOR TO CEILING CUSTOM CABINET.

6.14 FRAMED STAIR / STEPPED BENCH SEATING IN STUDY

7.1 FOAM ROOFING WITH BLENDED GRANULES. ROOTS ESTATE GREY GRANULES BY LUCAS ROOFING LRV/58. ALL AREAS OF METAL SOFFIT OVERHANGS, FOAM ROOFING TO BE SHAVED OR PLANED TO CREATE A PERFECTLY EVEN PLANE WITHOUT UNDULATION OR WAVY TEXTURE. CREATE A CRICKET AT CORNER SO METAL FACIA ELEVATION LEVEL IS CONSTANT AT ALL CORNERS.

7.2 METAL ROOFING: WESTERN LOCK 1-1/2" STANDING SEAM METAL ROOFING PANELS, 1-1/2" I/8" HIDE, BY WESTERN STATES METAL ROOFING. COLOR: COLOR TO BE DETERMINED!!

7.3 STANDING SEAM FLASHING AND ROOFING TRIM BY WESTERN STATES METAL.

7.4 GUTTER AND DOWNSPUTS BY WESTERN STATES METAL.

7.5 BREAK METAL AT ALL FACIAS & SOFFIT ENCLOSURES BY WESTERN STATES METAL. COLOR: TBD

7.6 STUCCO. EIFS EXTERIOR WALL COVERING SYSTEM / SYNTHETIC STUCCO BY STO OR EQ. AR/MOISTURE BARRIER (WRB) , W/ CONTINUOS INSULATION EPS, OR MINERAL WOOL (C/I) 4 BACK DRAINAGE, APPLIED TO SUBSTRATES OF 3/8 SHEATHING PER STRUCTURAL.
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11 BBQ - NOLF 42" NG . INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS. CUSTOM STAINLESS STEEL CABINETS TBD.

11.2 WASHER & DRYER (ELECTRIC) IN MASTER CLOSET

12.1 MOTORIZED OR MANUAL SHADE IN BUILT IN SHADE POCKET.

13.1 INFRARED SAUNA UNIT BY HEALTH MATE.
ALT A. EHM24S, HH-ADE-S-CO-CL. 3 PERSON , EXTERIOR DIM 60-1/2"H X 48-3/4"D X 71-1/2"H
ALT B. ELEVATED HEALTH , BI LEVEL SAUNA - 2-TO 4 PERSON, FRAMED SIZE 10"H X 65-1/8"D X X 71 -1/2"H. VERIFY FINAL SELECTION AND FRAME ACCORDINGLY.

13.2 WHIR ROOM . FRAMLESS 1/2" TEMPERED GLASS DOORS WITH CUSTOM WHIR RACK .

13.3 CUSTOM BUILD STEAM ROOM. SEE DETAIL 20/ A4.1 FOR INFO

13.4 6" POOL BOND BEAM CAP AGAINST HOUSE STEM WALL. COORDINATE STEM #POOL DEPTHS.

14.1 ELVETE. MRL OVERHEAD CABLE DRIM ELEVATOR BY INCLINATOR ELEVETTE HOME ELEVATORS. PROVIDE 8" MIN PIT. CODE 2 55X80 AT MASTER. CODE 6 55X80 AT GUEST HOUSE / GARAGE. DEALER TO PROVIDE DSHOP DRAWINGS PRIOR TO POURING THE SLAB.

15.1 CONDENSER UNIT IN MECHANICAL YARD

15.3 COMBUSTION AIR - (2) COMBUSTION AIR OPENINGS w/ MIN. 100 SQ. IN. w/ 50% FREE SPACE OR 50 SQ. IN AT EACH WALL/DOOR GRILLE 12" BELOW CEILING AND 12" ABOVE FIN. FLOOR.

15.4 APPROX. LOCATION OF NATURAL GAS SERVICE ENTRY AND METER.

15.5 WATER HEATER PER PLUMBING SPEC.

15.6 THANKLESS GAS WATER HEATER

15.7 SOFT WATER/FILTERED WATER SYSTEM LOCATION, TBD

15.8 POOL EQUIPMENT LOCATION

15.9 HOSE BIB - VERIFY FINAL LOCATION IN THE FIELD.

16.1 ELECTRICAL SES, SEE ONE-LINE DIAGRAM FOR SIZE.

16.2 ELECTRICAL SUB-PANEL

16.3 ELECTRIC VEHICLE EV CHARGING STATION.

22.1 SPEEDITITE ROOF DRAIN AND OVERFLOW DRAIN, 4"

22.2 OUTDOOR SHOWER.

23.1 ELECTRIC HEATED FLOOR SCHLUTER DITRA-HEAT-DXG FOR CONCRETE FLOOR. DEPRESS SLAB FOR HIGH-DENSITY SCHLUTER POLYPROPYLENE MEMBRANE TOBEGRIE SCHLUTER-DITRA-HEAT ELECTRIC HEATING CABLES IN PLACE.

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THE NEW RESIDENCE ON
East San Miguel Avenue

5405 E San Miguel Ave.
Paradise Valley, AZ 85253

SET ISSUED:
04.28.2021

1 06.28.2021 TOWN OF PV COMMENTS
2 08.20.21 CLIENTS CHANGES
3 01.22.2022 CLIENT REVISIONS
4 07.20.2022 CLIENT REVISIONS
5 06.05.2023 CLIENT REVISIONS
6 08.17.2023/09.18.2023 CLIENT REVISIONS WALL TYPE CHANGES
1 01.08.2024 FIELD REVISIONS

PLAN N

2ND FLOOR PARTIAL PLAN

Scale: 1/4"=1'-0"
Drawn by: AJ
Checked by: AJ
Sheet No:

A2.3

Sheet of

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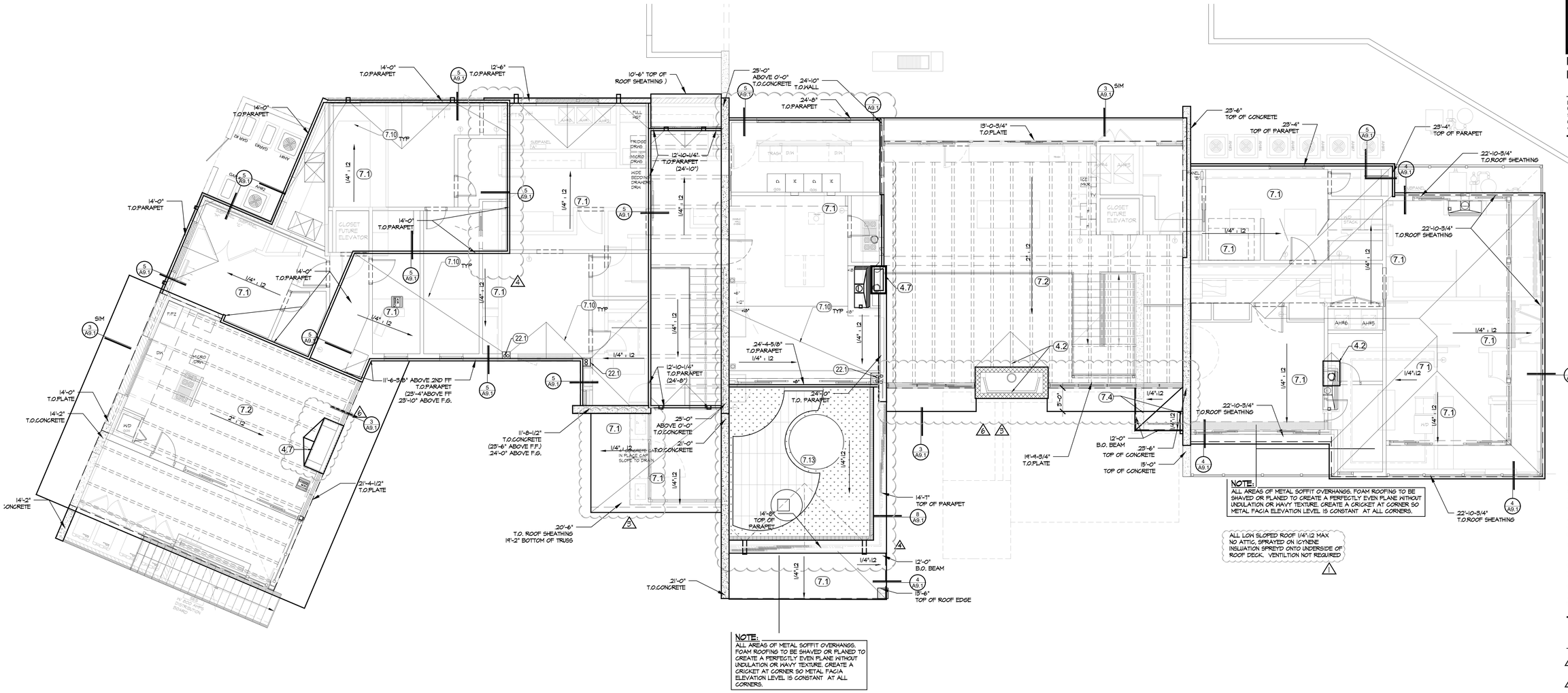
5 06.05.2023 CLIENT REVISIONS
6 08.11.2023/04.18.2023 CLIENT REVISIONS WALL TYPE CHANGES
7 01.08.2024 FIELD REVISIONS



ROOF PLAN

3/16"=1'-0" (1)

NOTE: ALL AREAS OF METAL SOFFIT OVERHANGS. FOAM ROOFING TO BE SHAVED OR PLANED TO CREATE A PERFECTLY EVEN PLANE WITHOUT UNDULATION OR HAVY TEXTURE. CREATE A CRICKET AT CORNER SO METAL FACIA ELEVATION LEVEL IS CONSTANT AT ALL CORNERS.

DRAWING KEYNOTES (K-3)

5.1 CONCRETE SLAB ON COMPACTED GRADE WITH WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF CONCRETE SLAB. SEE FLOOR PLAN TO LOCATE THE AREAS OF POLISHED CONCRETE AS FINAL FINISH VS WOOD OR CARPET. PROVIDE 3/4" DEPRESSED SLAB IN AREAS OF ENGINEERED WOOD FLOOR OR CARPET. PROVIDE CONSTRUCTION JOINTS 10'-0"X10'-0" MAX AS A METHOD FOR CONTROLLING CRACKING AND CURLING OF SLABS TO BE POLISHED .

5.2 CONCRETE SLAB ON COMPACTED GRADE SLOPED 1/8" MIN TOWARDS GARAGE DOORS WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF SLAB.

5.3 CAST IN PLACE CONCRETE WALL WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF CONCRETE WALL AT ALL AREAS BELOW GRADE (SEE NOTE 7.4 FOR WATERPROOFING). 4'X8' FORM WORK PANELS WITH SNAP OFF TIES. PLYWOOD USED STRONG WAY - FACE GRAIN PARALLEL TO SPACING, 16" VERTICAL X 24" HORIZONTAL SNAP TIE SPACING. SEE STRUCTURAL FOR DETAILS.
PROVIDE A MOCKUP PANEL FOR OWNER AND ARCHITECT APPROVAL.
COLOR-"SOUTHWEST GOLD" BY COHILLS. LRV LESS THAN 39. 3.4 56" MIN. HARD SURFACE LANDING IN FRONT OF EACH EXTERIOR DOOR IN FRONT OF DIRECTION OF TRAVEL.

5.5 DEPRESS SLAB AT ALL SHOWERS. 4" DOWN TO ACCOMMODATE "ZERO CURB" SHOWER ENTRY.

5.6 CONCRETE STEPS ON GRADE.

5.7 1-1/2" GYPCRETE TOOPING OVER 2ND FLOOR SHEATHING

5.8 LARGE FORMAT PORCELAIN OR STONE TILE FLOORING.

4.1 8x8x16 TRENDSTONE GROUND FACE (FULL SIZE) MASONRY UNITS. COLOR PEBBLE BEACH BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWYTH, STACK BOND, LRV=.

4.2. 8x4x16 TRENDSTONE GROUND FACE MASONRY UNITS. COLOR PEBBLE BEACH BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWYTH, STACK BOND, LRV=.

4.3 8x8x16 (or 12x8x16) STANDARD CONCRETE MASONRY UNIT HALL BELOW GRADE. SEE NOTE 7.4 FOR WATERPROOFING AND STRUCTURAL FOR SIZE AND REINFORCING.

4.4 8x8x16 STANDARD CONCRETE MASONRY UNIT HALL ABOVE GRADE WITH STUCCO DIRECTLY OVER CMU - SEE STRUCTURAL.

4.5 8x8x16 STANDARD CONCRETE MASONRY UNIT SITE WALL. STUCCOED DIRECTLY OVER MASONRY. MATCH HOUSE FINISH & COLOR. WHERE THE WALL SERVES AS A POOL ENCLOSURE THE TOP OF THE BARRIER SHALL BE 60 INCHES MIN ABOVE GRADE MEASURED ON THE OUTSIDE OF THE BARRIER.

4.6 ACOUSTA-WAL SYSTEM AT ALL MECHANICAL YARDS FENCE WALLS. SOUND WAVE ABSORPTION MASONRY UNIT BY OLD CASTLE ARCHITECTURAL / SUPERLITE BLOCK, STACK BOND, IN TRENDSTONE FINISH, COLOR PEBBLE BEACH TO MATCH HOUSE WALL. TOP OF THE WALL TO BE MINIMUM OF (1) FT. HIGHER THAN THE HIGHEST POINT OF THE EQUIPMENT AT ALL MECHANICAL AND POOL EQUIPMENT YARDS.

4.7 4X8X12" TRENDSTONE GROUND FACE THIN VENEER OVER CHIMNEY STACK ABOVE ROOF

5.1 +42" GUARDRAIL-4"X42" BEND STEEL PLATE POSTS W/STEEL CABLES, PAINTED DE6370 CHARCOAL SMUDGE, LRV 11

4" MAX OPENING BETWEEN PICKETS. THE TOP OF THE HANDRAIL SHALL NOT BE LESS THAN 36" ABOVE THE ADJACENT TREAD OR LANDING. HAND GRIP PORTION OF HANDRAIL(S) SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION AND IT SHALL HAVE 1-1/2" CLEARANCE FROM WALL

5.2 +40" HANDRAIL, STRUCTURAL GLASS PANELS WITH GLASS MOUNTED RAILING. THE HANDRAIL SHALL NOT BE LESS THAN 36" ABOVE THE ADJACENT TREAD OR LANDING. HAND GRIP PORTION OF HANDRAIL(S) SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION AND IT SHALL HAVE 1-1/2" CLEARANCE FROM WALL

5.3 METAL CHIMNEY DECORATIVE CAP, PAINTED,DE6370 CHARCOAL SMUDGE, LRV 11

5.4. 36" GUARDRAIL AT GREEN ROOF DECK EDGE . INSTALL AS INDICATED #HARD SURFACE EDGE - NOT EDGE OF ROOF

5.5 METAL ROOF DECKING WITH LIGHT HEIGHT CONCRETE WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE OVER STRUCTURAL STEEL FRAMING SEE STRUCTURAL FOR LOCATIONS AND DETAILS.

5.6 OPEN TREAD STAIR- MONO STRINGER STEEL I- BEAM WITH STEEL TREAD PLATE WITH PLATE RISSER MIDDLE SUPPORT. TREAD PLATE COUNTER SINK IN TO 4" WOOD TREAD COVER - SEE STRUCTURAL FOR SIZES AND DETAILS.

5.7 OPEN TREAD STAIR AT MAIN FOYER, EACH TREAD STEEL TUBE AND MOUNTING PLATE CONCELED INSTALLED INTO A CONCRETE CAST-IN-PLACE WALL. SEE STRUCTURAL.

5.8. EXPOSED H-SHAPE I BEAMS AND COLUMNS CLEAR COATED RAW STEEL, LRV=68

5.9. CONTINES FLOOR TO CEILING STEEL PLATE INSTALLED IN HER CLOSET ON INTERIOR SIDE OF WALLS UNDER W 5/8 GWB - "SAFE ROOM". PROVIDE APPROPRIATE STEEL DOOR AND STEEL FRAME TBD

5.10 PIPE FENCING

6.1 2x8 AT 16" O.C. WOOD STUD EXTERIOR WALL FURRED OUT TO DIMENSION WITH SHEATHING PER STRUCTURAL. SEE DETAILS (1/A6.1, 2/A6.1, 6/A6.1, 7/A6.1) TO CORRECTLY SET BACK OR ALIGN THE BOTTOM PLATE WITH MASONRY OR CONCRETE STEM.

6.2 2x6 AT 24" O.C. WOOD STUD INTERIOR WALL or FURRING AT MASONRY EXTERIOR WALL WITH PLUMBING. (R/R-15 INSULATION)

6.3 2x4 AT 24" O.C. WOOD STUD INTERIOR WALL or FURRING AT EXTERIOR MASONRY OR CONCRETE WALL WITH R15 INSULATION.

6.4 1-1/8" GLUED AND SCREWED PLYWOOD FLOOR SHEATHING WITH 1-1/2" GYPCRETE TOPPING

6.5 PREFABRICATED FLOOR TRUSS (12" O.C.) OR ROOF TRUSS PER STRUCTURAL

6.6 FIREBLOCKING- VERT. @ CEILING AND FLOORS, HORIZONTAL NOT MORE THAN 10'-0 @ WALL CEILING INTERSECTION , TYP.

6.7 24" A/F.F. FRAME RAISED PLATFORM AT MECHANICAL ROOMS.

6.8 BATHROOMS & LAUNDRY BASE CABINETS +36", UPPERS TO CLG. COLOR TBD

6.9 KITCHEN & WET BAR CABINETS, 36" FINISHED HEIGHT OF BASE CABINET TOP W/ 5" DEEP UPPER CABINETS, 18" ABOVE BASE CAB. VERIFY HEIGHT.

6.10 PANTRY SHELVING, MELAMINE

6.11 CUSTOM BUILT-IN MED ROOM CABINET (BOTTOM DRAWER/ SEAT WITH (2)PLANKING GOAT CLOSETS AND HANGING SPACE AT CENTER, FINISH TBD.

6.12. CUSTOM KITCHEN AND WET BAR ISLAND

6.13 FULL HEIGHT FLOOR TO CEILING CUSTOM CABINET.

6.14 FRAMED STAIR / STEPPED BENCH SEATING IN STUDY

7.1 FOAM ROOFING WITH BLENDED GRANULES. R6TS ESTATE GREY GRANULES BY LUCAS ROOFING LRV=68. ALL AREAS OF METAL SOFFIT OVERHANGS. FOAM ROOFING TO BE SHAVED OR PLANED TO CREATE A PERFECTLY EVEN PLANE WITHOUT UNDULATION OR HAVY TEXTURE. CREATE A CRICKET AT CORNER SO METAL FACIA ELEVATION LEVEL IS CONSTANT AT ALL CORNERS.

7.2 METAL ROOFING- WESTERN LOCK 1-1/2" STANDING SEAM METAL ROOFING PANELS, 1-1/2" (6" HIDE BY WESTERN STATES METAL ROOFING. COLOR- COLOR TO BE DETERMINED!!

7.3 STANDING SEAM FLASHING AND ROOFING TRIM BY WESTERN STATES METAL.

7.4 GUTTER AND DOWNSPUTS BY WESTERN STATES METAL.

7.5 BREAK METAL AT ALL FACIAS & SOFFIT ENCLOSURES BY WESTERN STATES METAL.

COLOR- TBD

7.6 STUCCO EIFS EXTERIOR WALL COVERING SYSTEM / SYNTHETIC STUCCO BY STO OR EQ. AIR/MOISTURE BARRIER (WRB) , W/ CONTINUOUS INSULATION EPS, OR MINERAL WOOL (C/I) 4 BACK DRAINAGE, APPLIED TO SUBSTRATES OF 5/8 SHEATHING PER STRUCTURAL.

COLOR- DANN EDWARDS DE6378 ASH GREY (50% DARKER, LRV 58. EXTEND FINISH GOAT BELOW KEEP SCREED MIN 4" BELOW GRADE. ESR# 1064

PROVIDE 1/2" RADIUS @ ALL HOUSE CORNERS. PROVIDE ON SITE SAMPLE WALL FOR EIFS COLOR APPROVAL.

7.7 ICYNENE INSULATION SPRAY ONTO UNDERSIDE ROOF DECK, ICC REPORT #ESR-1826, R-30 VALUE. NO VENTS REQUIRED PER IRC R806.4

7.8 ICYNENE SPRAY INSULATION @ EXTERIOR WALLS. R-19@ 2X6, R-13@5-1/2" FURRING AT MASONRY EXTERIOR, R38 @ GARAGE CEILING@ DECKS OVER LIVABLE AREAS.

7.9 LIQUID-APPLIED WATERPROOFING SYSTEM - APPLIED TO THE EXTERIOR OF FOUNDATION WALLS - POLYMER - MODIFIED BITUMINOUS WATER-PROOFING MEMBRANE W/ PROTECTION BOARD W/ FOUNDATION DRAIN AT ALL WALLS BELOW GRADE BY SUPERSEAL CONSTRUCTION PRODUCTS, ESR-3106. INSTALL 4" FRENCH DRAIN W/ FILTER FABRIC COVER AT THE BOTTOM OF FOOTING AT ALL FOUNDATION WALLS BELOW GRADE.

7.10 WATERTIGHT CRICKET FOR WATER FLOW DIVERSION, 1/4" PER FT. MIN. SLOPE

7.11 SCALTER - KERDI WATERPROOFING MEMBRANE UNDER ALL TILED SHOWER FLOORS AND WALLS. ESR-2461

7.12 LIQUID-APPLIED WATERPROOFING SYSTEM - ELASTOMERIC MEMBRANE FOR USE FOR STONE OR CERAMIC TILE UNDERLAYMENT (POLYCOAT-AQUATIGHT OR FLEXIDECK P-WD SYSTEMS BY POLYCOAT PRODUCTS - ESR- 2785

7.13 EXTENSIVE GREEN ROOF "ORNAMENTAL SEDUM" SYSTEM BY ZINCO GREEN ROOFS USA

7.14 INTERIOR PARTITIONS & FLOOR TRUSS AT GYM SOUNDPROOF STONE WOOL INSULATION ROCKWOOL "SAFE AND SOUND", INSTALLED WHERE INDICATED.

8.1 WESTERN WINDOW SYSTEMS-PROVIDE SHOP DRAWINGS FOR ARCHITECT AND CLIENT APPROVAL. COLOR-SATIN ANODIZED) . ALL BEAMS BETWEEN CLEARSTORY WINDOWS AND DOORS AND ALL POST LOCATED AT THE CORNER OF TWO WINDOWS OR BETWEEN THE WINDOWS & DOORS SHALL BE CLAD IN BRAKE METAL TO MATCH THE COLOR OF THE WINDOW FRAMES & LOOK AS AN INTEGRAL PART OF WINDOW ASSEMBLY.

EGRESS WINDOW- PROVIDE AN OPERABLE WINDOW WITH DIRECT ACCESS TO THE OUTSIDE. MIN. NET CLEAR OPENING OF 20" WIDE AND 24" HIGH AND MIN. AREA OF 5.7 S.F., MAX. SILL HEIGHT OF 44"ABOVE FINISHED FLOOR.

8.2 WESTERN WINDOW SYSTEMS, MULTISLIDE DOOR SYSTEM, POCKET OR LAST PANEL FIXED AS INDICATED,COLOR-SATIN ANODIZED .

8.3 INSULATED GLASS PANELS SET IN PERIMETER, SATIN ANODIZED ANODIZED FRAME 1-1/4 U CHANNEL EXTRUSION.

8.4 OVERHEAD DOOR BY WESTERN WINDOWS SYSTEMS. ALUMINUM FRAME, SATIN ANODIZED. GLASS- GRAY TINTED FINISH INSULATED TEMPERED GLASS

8.5 1-3/4"ING SOLID CORE 20 MIN. FIRE RATED, SELF-CLOSING, INTERIOR PANELED DOOR, TIGHT FITTING W/ GASKET SWEEP .

8.6 FRAMELESS 5/8" TEMPERED GLASS DIVIDER ENCLOSURE IN WET ROOMS OR SHOWER ENCLOSURE WITH SHOWER DOOR.

8T1. 22" x 30" ATTIC ACCESS PANEL, ATTIC TO HAVE 30" MIN. OF HEADROOM

8.8 DOGGY DOOR - VERIFY SIZE PRIOR TO FRAMING OPENING

9.1 5/8" GYP. BOARD AT INTERIOR WALLS AND CEILING PROVIDE 1/4" CORNER BID

9.2 5/8" TYPE "X" GYP. BOARD - TYP. AT ALL WALLS GARAGE & STORAGE COMMON W/ LIVING AREAS & AT GARAGE CEILINGS WITH LIVABLE SPACES ABOVE.

9.3 5/8" CEMENT, FIBER CEMENT OR GLASS MAT BACKERS FOR BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS. MIN. HEIGHT OF +72"ABOVE DRAIN. DO NOT INSTALL WATER RESISTANT GWB OVER A VAPOR RETARDED IN A STEAM SHOWER OR NINE ROOMS.

9.4 5/8" M-GLASS EXTERIOR SHEATHING AT UNDERSIDE OF OVERHANGS, PAINTED TO MATCH EXTERIOR.

9.5 STONE SLAB @ ALL CABINET/VANITIES AND TUB TOPS

9.6 ENGINEER WOOD FLOORING

9.7 STONE TILE FLOORING

9.8 CARPET

9.9 EPOXY FINISH AT GARAGE FLOOR

9.10 EPOXY RESIN ON ALL EXTERIOR 2ND FLOOR DECKS. (EXCEPT THE STAR GAZING DECK AT HER OFFICE OUTDOOR DECK)

9.11 RUBBER OR CORK FLOORING IN EXERCISE ROOM. TBD

10.1 LOUNGE. PREFABRICATED FIREPLACE ISOKERN OR EQ 60" MAGNUM MODEL, BOX RAISED +16" , WITH FIXED GAS LOG INSERT AND INTERIOR HERRINGBONE FIREBRICK PATTERN W/ PERMANENTLY OPEN DAMPER. METAL CHIMNEY SYSTEM WITH U.L. LABELED SPARK ARRESTOR AT PROJECTING FLUE. TOP OF THE FLUE TO BE A MIN. OF 24" ABOVE ANY PART OF THE BUILDING WITHIN 10'-0" AND 36" MAX ABOVE ADJACENT ROOF SURFACE. INSTALLED PER MANFACTURE REQUIREMENTS.

10.2 MASTER BEDROOM CUSTOM FIREPLACE APPLIANCE (B-VENT). INFINITY ORION SYM-ASSEMBLY BY INFINITI FIRE, PHONE: 480 528 0521 CONTACT JIM SANDERS (602 410 0685), PROVIDE SHOP DRAWINGS FOR APPROVAL.

10.3 HER MASTER BATHROOM CUSTOM FIREPLACE APPLIANCE (DIRECT VENT). INFINITI EDGE SYMMETRICAL ASSEMBLY WITH DIRECT VENT AND EXHAUST THRU WALL VENT BY INFINITI FIRE, PHONE: 480 528 0521 CONTACT JIM SANDERS (602 410 0685, PROVIDE SHOP DRAWINGS FOR APPROVAL.

10.4 HER STUDY. CUSTOM FIREPLACE APPLIANCE. INFINITI ORION OGR (OPEN CORNER) (B-VENT) BY INFINITI FIRE. PROVIDE SHOP DRAWINGS FOR APPROVAL.

10.5 GUEST SUITE CUSTOM FIREPLACE APPLIANCE (B-VENT) - INFINITI ORION SYMMETRICAL ASSEMBLY BY INFINITI FIRE, PHONE: 480 528 0521 PROVIDE SHOP DRAWINGS FOR APPROVAL.

10.6 BUILT-IN CLOSET SHELVING W/ CLOSET RODS AND LINEN SHELVES AS INDICATED.

10.7 PANTRY SHELVING - VERIFY SIZE, FINISH AND SPACING W/ OWNER.

10.8 CUSTOM MASTER CLOSET CABINETS.

11.1 BBQ - HOLF 42" NG . INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS. CUSTOM STAINLESS STEEL CABINETS TBD.

11.2 WASHER & DRYER (ELECTRIC) IN MASTER CLOSET

12.1 MOTORIZED OR MANUAL SHADE IN BUILD IN SHADE POCKET.

13.1 INFRARED SAUNA UNIT BY HEALTH MATE.

ALT A: ENH6B, HM-ASE-3-CD-CL, 3 PERSON , EXTERIOR DIM 60-1/2"H X 48-3/4"D X 71-1/2"H

ALT B: ELEVATED HEALTH , SI LEVEL SAUNA - 2-TO 4 PERSON, FRAMED SIZE 70"H X 65-1/8"D X X 71 -1/2"H. VERIFY FINAL SELECTION AND FRAME ACCORDINGLY.

13.2 MINE ROOM + FRAMLESS 1/2" TEMPERED GLASS DOORS WITH CUSTOM MINE RACK .

13.3 CUSTOM BUILD STEAM ROOM, SEE DETAIL 20/ A4.1 FOR INFO

14.1 6" POOL BOND BEAM CAP AGAINST HOUSE SYSTH WALL. COORDINATE SYSTH #POOL DEPTHS.

14.1 ELVETTE MRL OVERHEAD CABLE DRUM ELEVATOR BY INCLINATOR ELEVETTE HOME ELEVATORS. PROVIDE 8" MIN PIT. CODE 2 38X60 AT MASTER, CODE 6 38X60 AT GUEST HOUSE / GARAGE. DEALER TO PROVIDE DSHOP DRAWINGS PRIOR TO POURING THE SLAB.

15.1 CONDENSER UNIT IN MECHANICAL YARD

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15.7 SOFT WATER/FILTERED WATER SYSTEM LOCATION, TBD

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PLAN N

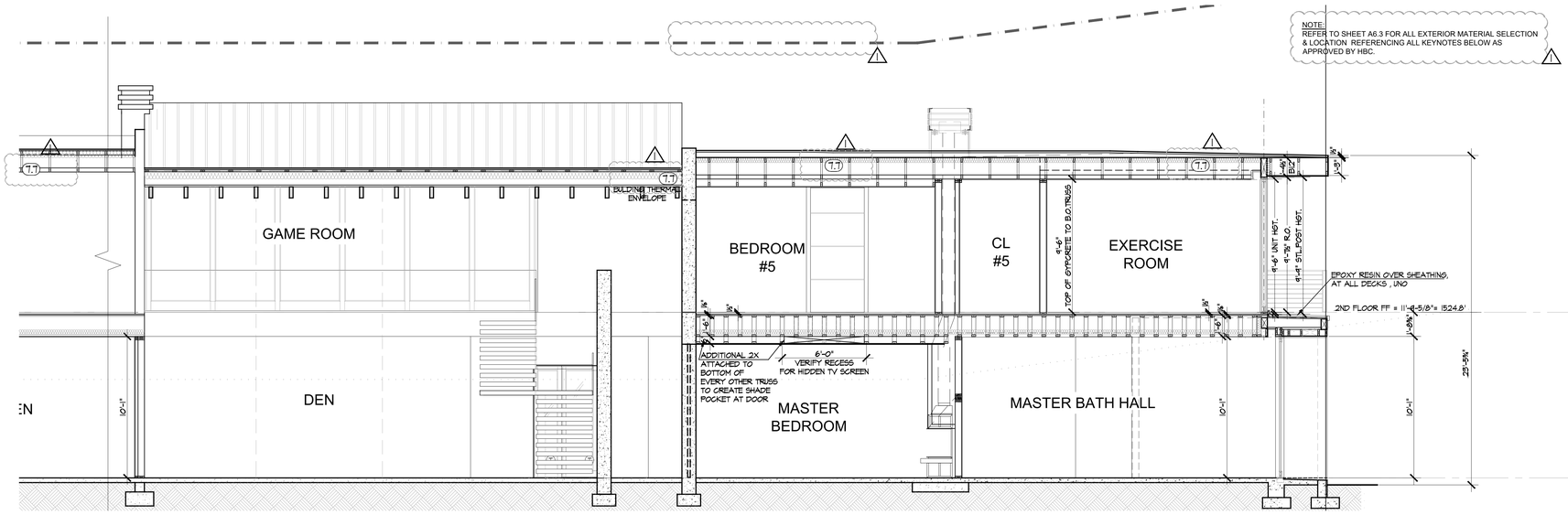
TRUE N

ROOF PLAN

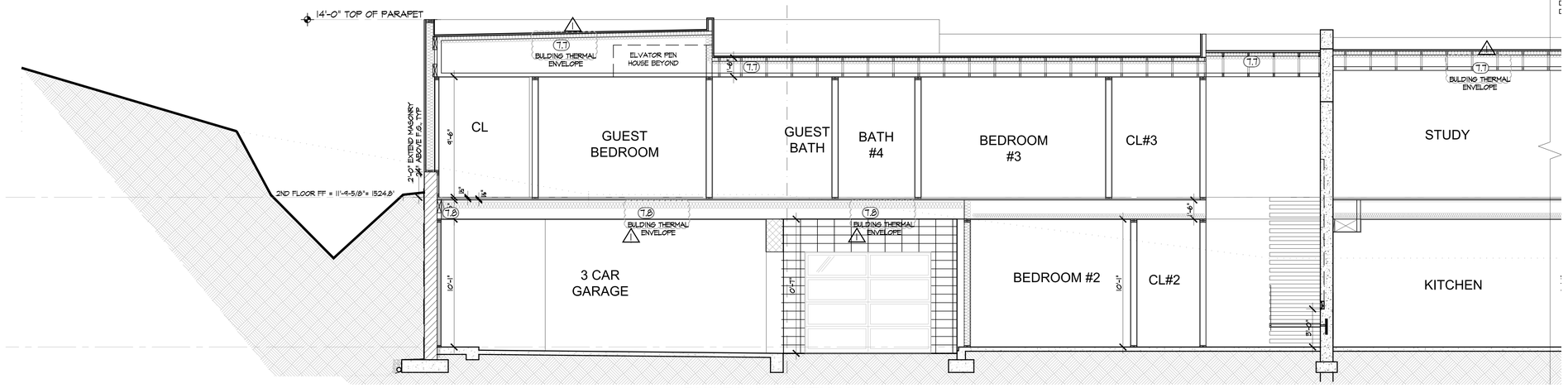
Scale: 3/16"=1'-0"
Drawn by: AJ
Checked by: AJ
Sheet No:

A4.1

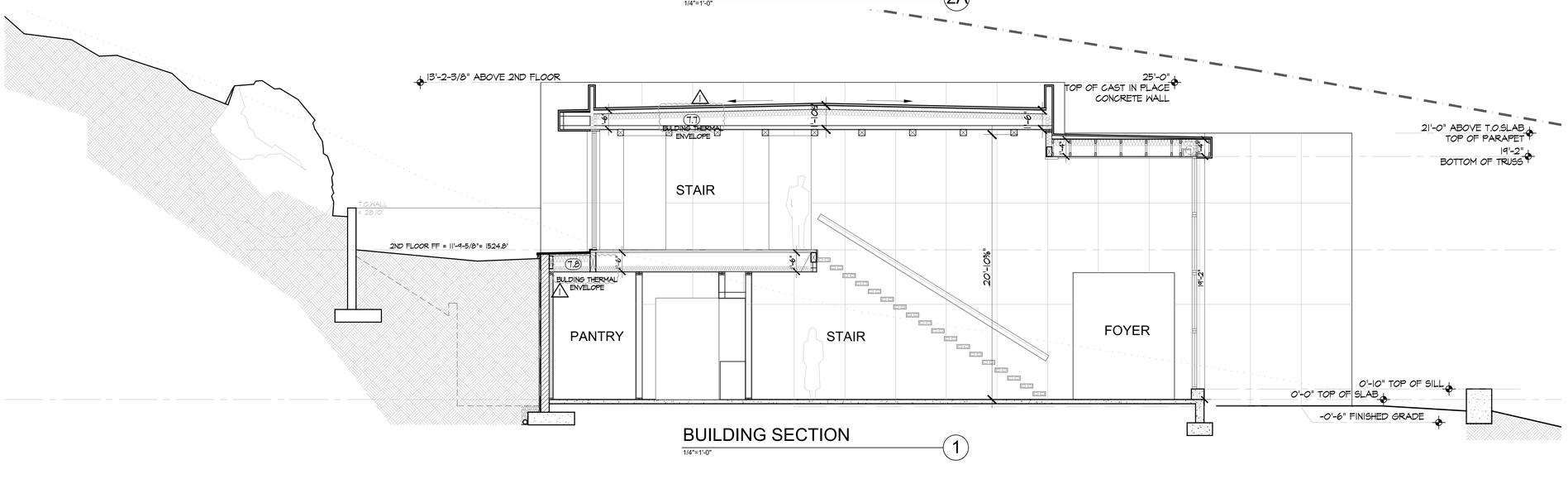
Sheet of



BUILDING SECTION 2B
1/4"=1'-0"



BUILDING SECTION 2A
1/4"=1'-0"



BUILDING SECTION 1
1/4"=1'-0"

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5.7 1-1/2" GYPCRETE TOOPING OVER 2ND FLOOR SHEATHING

5.8 LARGE FORMAT PORCELAIN OR STONE TILE FLOORING.

4.1 8x8x16 TRENDSTONE GROUND FACE (FULL SIZE) MASONRY UNITS. COLOR PEBBLE BEACH BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWYTH, STACK BOND, LRV=.

4.2 8x4x16 TRENDSTONE GROUND FACE MASONRY UNITS. COLOR PEBBLE BEACH BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWYTH, STACK BOND, LRV=.

4.3 8x8x16 (or 12x8x16) STANDARD CONCRETE MASONRY UNIT WALL BELOW GRADE. SEE NOTE 7.4 FOR WATERPROOFING AND STRUCTURAL FOR SIZE AND REINFORCING.

4.4 8x8x16 STANDARD CONCRETE MASONRY UNIT WALL ABOVE GRADE WITH STUCCO DIRECTLY OVER CMU - SEE STRUCTURAL.

4.5 8x8x16 STANDARD CONCRETE MASONRY UNIT SITE WALL. STUCCOED DIRECTLY OVER MASONRY. MATCH HOUSE FINISH & COLOR. WHERE THE WALL SERVES AS A POOL ENCLOSURE THE TOP OF THE BARRIER SHALL BE 60 INCHES MIN ABOVE GRADE MEASURED ON THE OUTSIDE OF THE BARRIER.

4.6 AGOSTA-WAL SYSTEM AT ALL MECHANICAL YARDS FENCE WALLS. BOAND HAVE ABSORPTION MASONRY UNIT BY OLD CASTLE ARCHITECTURAL / SUPERLITE BLOCK, STACK BOND, IN TRENDSTONE FINISH. COLOR PEBBLE BEACH TO MATCH HOUSE WALL. TOP OF THE WALL TO BE MINIMUM OF (1) FT. HIGHER THAN THE HIGHEST POINT OF THE EQUIPMENT AT ALL MECHANICAL AND POOL EQUIPMENT YARDS.

4.7 4X16X12" TRENDSTONE GROUND FACE THIN VENEER OVER CHIMNEY STACK ABOVE ROOF

5.1 1/4" GUARDRAIL-4"X4" BEND STEEL PLATE POSTS W/STEEL GABLES, PAINTED DESOTO CHARCOAL SMUDGE, LRV =

4" MAX OPENING BETWEEN POCKETS, THE TOP OF THE HANDRAIL SHALL NOT BE LESS THAN 36" ABOVE THE ADJACENT TREAD OR LANDING. HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION AND IT SHALL HAVE 1-1/2" CLEARANCE FROM WALL.

5.2 1/4" HAND RAIL STRUCTURAL GLASS PANELS WITH GLASS MOUNTED RAILING. THE HANDRAIL SHALL NOT BE LESS THAN 36" ABOVE THE ADJACENT TREAD OR LANDING. HAND GRIP PORTION OF HANDRAILS) SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION AND IT SHALL HAVE 1-1/2" CLEARANCE FROM WALL.

5.3 METAL CHIMNEY DECORATIVE CAP, PAINTED-DESOTO CHARCOAL SMUDGE, LRV =

5.4 36" GUARDRAIL AT GREEN ROOF DECK EDGE - INSTALL AS INDICATED #HARD SURFACE EDGE - NOT EDGE OF ROOF

5.5 METAL ROOF DECKING WITH LIGHT WEIGHT CONCRETE WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE OVER STRUCTURAL STEEL FRAMING SEE STRUCTURAL FOR LOCATIONS AND DETAILS.

5.6 OPEN TREAD STAIR- MONO STRINGER STEEL I- BEAM WITH STEEL TREAD PLATE WITH PLATE RISER WEDGE SUPPORT. TREAD PLATE COUNTER SUNK IN TO 4" WOOD TREAD COVER - SEE STRUCTURAL FOR SIZES AND DETAILS.

5.7 OPEN TREAD STAIR AT MAIN FOYER, EACH TREAD STEEL TUBE AND MOUNTING PLATE CONCEILED INSTALLED INTO A CONCRETE CAST-IN-PLACE WALL SEE STRUCTURAL.

5.8 EXPOSED W-SHAPE I BEAMS AND COLUMNS CLEAR COATED RAW STEEL, LRV=58

5.9 CONTINUES FLOOR TO CEILING STEEL PLATE INSTALLED IN HER CLOSET ON INTERIOR SIDE OF WALLS UNDER W 9.5 GHD - "SAFE ROOM", PROVIDE APPROPRIATE STEEL DOOR AND STEEL FRAMETED

5.10 PIPE FENCING

6.1 2x6 AT 16" O.C. WOOD STUD EXTERIOR WALL FURRED OUT TO DIMENSION WITH SHEATHING PER STRUCTURAL. SEE DETAILS (A4.1, A4.2, A4.3, A4.7, A4.7) TO CORRECTLY SET BACK OR ALIGN THE BOTTOM PLATE WITH MASONRY OR CONCRETE STEM.

6.2 2x4 AT 24" O.C. WOOD STUD INTERIOR WALL OR FURRING AT MASONRY EXTERIOR WALL WITH PLUMBING. (R-13 INSULATION)

6.3 2x4 AT 24" O.C. WOOD STUD INTERIOR WALL OR FURRING AT EXTERIOR MASONRY OR CONCRETE WALL WITH R13 INSULATION.

6.4 1-1/8" GLUED AND SCREWED PLYWOOD FLOOR SHEATHING WITH 1-1/2" GYPCRETE TOPPING

6.5 PREFABRICATED FLOOR TRUSS (2' O.C.) . OR ROOF TRUSS PER STRUCTRAL

6.6 FIRE BLOCKING: VERT. @ CEILING AND FLOORS, HORIZONTAL NOT MORE THAN 10'-0 X WALL CEILING INTERSECTION . TYP

6.7 24" AFF. FRAME RAISED PLATFORM AT MECHANICAL ROOMS.

6.8 BATHROOMS & LAUNDRY BASE CABINETS =36", UPPERS TO CLG. COLOR TBD

6.9 KITCHEN & WET BAR CABINETS, 36" FINISHED HEIGHT OF BASE CABINET TOP W/ 18" DEEP UPPER CABINETS, 18" ABOVE BASE CAB. VERIFY HEIGHT.

6.10 PANTRY SHELVING, MELAMINE

6.11 CUSTOM BUILT-IN MID ROOM CABINET (BOTTOM DRAWER/ SEAT WITH CLIFFLAKING GOAT CLOSETS AND HANGING SPACE AT CENTER, FINISH TBD.

6.12 CUSTOM KITCHEN AND WET BAR ISLAND

6.13 FULL HEIGHT FLOOR TO CEILING CUSTOM CABINET.

6.14 FRAMED STAIR / STEPPED BENCH SEATING IN STUDY

7.1 FOAM ROOFING WITH BLENDED GRANULES. ROTO ESTATE GREY GRANULES BY LUCAS ROOFING LRV=58. ALL AREAS OF METAL SOFFIT OVERHANGS. FOAM ROOFING TO BE SHAVED ON FLAKED TO CREATE A PERFECTLY EVEN PLANE WITHOUT UNDULATION OR WAVY TEXTURE. CREATE A CROCKET AT CORNER SO METAL FACIA ELEVATION LEVEL IS CONSTANT AT ALL CORNERS.

7.2 METAL ROOFING. WESTERN LOCK 1-1/2" STANDING SEAM METAL ROOFING PANELS. 1-1/2" 8" WIDE, BY WESTERN STATES METAL ROOFING. COLOR: COLOR TO BE DETERMINED!!

7.3 STANDING SEAM FLASHING AND ROOFING TRIM BY WESTERN STATES METAL.

7.4 GUTTER AND DOWNSPUTS BY WESTERN STATES METAL.

7.5 BREAK METAL AT ALL FACIAS & SOFFIT ENCLOSURES BY WESTERN STATES METAL. COLOR: TBD

7.6 STUCCO. EIFS EXTERIOR WALL COVERING SYSTEM / SYNTHETIC STUCCO BY STO OR EQ. AIR/MOISTURE BARRIER (WRB) W/ CONTINUOS INSULATION EPS, OR MINERAL WOOL (CI) W BACK DRAINAGE, APPLIED TO SUBSTRATES OF 7.8 SHEATHING PER STRUCTRAL.
COLOR: DUNN EDWARDS DE6751 ASH GREY (50% DARKER, LRV 58. EXTEND FINISH COAT BELOW KEEP SCREED MIN 4" BELOW GRADE. ESR# 1064
PROVIDE 1/2" RADIUS @ ALL HOUSE CORNERS. PROVIDE ON SITE SAMPLE WALL FOR EIFS COLOR APPROVAL.

7.7 LOYDINE INSULATION SPRAY ONTO UNDERSIDE ROOF DECK. ICC REPORT #ESR-1808, R- 50 VALUE. NO VENTS REQUIRED PER IRC R806.4

7.8 LOYDINE INSULATION @ EXTERIOR WALLS. R-19@ 2X6, R-13@5-1/2"TURNING AT MASONRY EXTERIOR, R30 @ GARAGE CEILING DECKS OVER LIVABLE AREAS.

7.9 LIQUID-APPLIED WATERPROOFING SYSTEM - APPLIED TO THE EXTERIOR OF FOUNDATION WALLS - POLYMER - MODIFIED BITUMINOUS WATER-PROOFING MEMBRANE W/ PROTECTION BOARD w/ FOUNDATION DRAIN AT ALL WALLS BELOW GRADE BY SUPERSEAL CONSTRUCTION PRODUCTS. ESR-1506. INSTALL 4" PERFORATED DRAIN W/ FILTER FABRIC COVER AT THE BOTTOM OF FOOTING AT ALL FOUNDATION WALLS BELOW GRADE.

7.10 WATERTIGHT CRICKET FOR WATER FLOW DIVERSION, 1/4" PER FT. MIN. SLOPE

7.11 SCHLUTER - KERDI WATERPROOFING MEMBRANE UNDER ALL TILED SHOWER FLOORS AND WALLS. ESR-2461

7.12 LIQUID-APPLIED WATERPROOFING SYSTEM - ELASTOMERIC MEMBRANE FOR USE FOR STONE OR CERAMIC TILE UNDERLAYMENT POLYGOAT-AQUATSHIT OR FLEXIDECK FMD SYSTEMS BY POLYGOAT PRODUCTS - ESR- 2785

7.13 EXTENSIVE GREEN ROOF "DRAINAGNTAL SEDUM" SYSTEM BY ZINCO GREEN ROOFS USA.

7.14 INTERIOR PARTITIONS & FLOOR TRUSS AT GYM SOUNDPROOF STONE WOOL INSULATION: ROCKWOOL "SAFE AND SOUND", INSTALLED WHERE INDICATED.

8.1 WESTERN WINDOW SYSTEMS-PROVIDE SHOP DRAWINGS FOR ARCHITECT AND CLIENT APPROVAL. COLOR:(SATIN ANODIZED) . ALL BEAMS BETWEEN CLEARSTORY WINDOWS AND DOORS AND ALL POST LOCATED AT THE CORNER OF TWO WINDOWS OR BETWEEN THE WINDOWS & DOORS SHALL BE CLAD IN BRAKE METAL TO MATCH THE COLOR OF THE WINDOW FRAMES & LOOK AS AN INTEGRAL PART OF WINDOW ASSEMBLY.
EGRESS WINDOW, PROVIDE AN OPERABLE WINDOW WITH DIRECT ACCESS TO THE OUTSIDE. MIN. NET CLEAR OPENING OF 20" WIDE AND 24" HIGH AND MIN. AREA OF 5.7 SF., MAX. SILL HEIGHT OF 44"ABOVE FINISHED FLOOR.

8.2 WESTERN WINDOW SYSTEMS, MULTISIDE DOOR SYSTEM, POCKET OR LASH PANEL FIXED AS INDICATED. COLOR:(SATIN ANODIZED)

8.3 INSULATED GLASS PANELS SET IN PERIMETER SATIN ANODIZED FRAME. 1-1/4 U CHANNEL EXTRUSION.

8.4 OVERHEAD DOOR BY WESTERN WINDOWS SYSTEMS. ALUMINUM FRAME(SATIN ANODIZED) GLASS: GRAY TINTED FINISH INSULATED TEMPERED GLASS

8.5 1-3/4"HD. SOLID CORE, 20 MIN. FIRE RATED, SELF-CLOSING, INTERIOR PANELED DOOR, TIGHT FITTING W/ GASKET SHEEP.

8.6 FRAMELESS 3/8" TEMPERED GLASS DIVIDER ENCLOSURE IN WET ROOMS OR SHOWER ENCLOSURE WITH SHOWER DOOR.

8.1 22" x 30" ATTIC ACCESS PANEL, ATTIC TO HAVE 30" MIN. OF HEADROOM

8.8 DOGGY DOOR - VERIFY SIZE PRIOR TO FRAMING OPENING

9.1 5/8" GYP. BOARD AT INTERIOR WALLS AND CEILING PROVIDE 1/4" CORNER BID

9.2 5/8" TYPE "X" GYP. BOARD - TYP. AT ALL WALLS GARAGE & STORAGE COMMON W/ LIVING AREAS & AT GARAGE CEILINGS WITH LIVABLE SPACES ABOVE.

9.3 5/8" CEMENT FIBER CEMENT OR GLASS MAT BACKERS FOR BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS. MIN. HEIGHT OF 72" ABOVE DRAIN. DO NOT INSTALL WATER RESISTANT GWB OVER A VAPOR RETARDER IN A STEAM SHOWER OR WET ROOMS.

9.4 5/8" HI-GLASS EXTERIOR SHEATHING AT UNDERSIDE OF OVERHANGS. PAINTED TO MATCH EXTERIOR.

9.5 STONE SLAB @ ALL CABINETS/VANITIES AND TUB TOPS

9.6 ENGINEER WOOD FLOORING

9.1 STONE TILE FLOORING

9.8 CARPET

9.9 EPOXY FINISH AT GARAGE FLOOR

9.10 EPOXY RESIN ON ALL EXTERIOR 2ND FLOOR DECKS. / EXCEPT THE STAIR GAZING DECK AT HER OFFICE OUTDOOR DECK/

9.11 RUBBER OR CORK FLOORING IN EXERCISE ROOM. TBD

10.1 LOUNGE: PREFABRICATED FIREPLACE (SORREN OR EQ 60" MADRUM MODEL, BOX RAISED +18" . WITH FIXED GAS LOG INSERT AND INTERIOR HERRINGBONE FIREBRICK PATTERN W PERMANENTLY OPEN DAMPER, METAL CHIMNEY SYSTEM WITH UL LABELED SPARK ARRESTOR AT PROJECTING FLUE. TOP OF THE FLUE TO BE A MIN. OF 24" ABOVE ANY PART OF THE BUILDING WITHIN 10'-0" AND 36" MAX ABOVE ADJACENT ROOF SURFACE. INSTALLED PER MANUFACTURE REQUIREMENTS.

10.2 MASTER BEDROOM CUSTOM FIREPLACE APPLIANCE (S-VENT). INFINITY ORION SYM-ASSEMBLY BY INFINITY FIRE PHONE: 480 528 0521 CONTACT JIM SANDERS (602 910 0665. PROVIDE SHOP DRAWINGS FOR APPROVAL.

10.3 HER MASTER BATHROOM CUSTOM FIREPLACE APPLIANCE (DIRECT VENT). INFINITI EDGE SYMMETRICAL ASSEMBLY WITH DIRECT VENT AND EXHAUST THRU WALL VENT BY INFINITI FIRE PHONE: 480 528 0521. CONTACT JIM SANDERS (602 910 0665. PROVIDE SHOP DRAWINGS FOR APPROVAL.

10.4 HER STUDY: CUSTOM FIREPLACE APPLIANCE: INFINITI ORION (OR OPEN CORNER) (S-VENT) BY INFINITI FIRE PROVIDE SHOP DRAWINGS FOR APPROVAL.

10.5 GUEST SUITE CUSTOM FIREPLACE APPLIANCE (S-VENT) . INFINITI ORION SYMMETRICAL ASSEMBLY BY INFINITI FIRE PHONE: 480 528 0521 PROVIDE SHOP DRAWINGS FOR APPROVAL.

10.6 BUILT-IN CLOSET SHELVING w/ CLOSET RODS AND LINEN SHELVES AS INDICATED.

10.7 PANTRY SHELVING - VERIFY SIZE, FINISH AND SPACING w/ OWNER.

10.8 CUSTOM MASTER CLOSET CABINETS.

11.1 BBQ - HOLT 42" NG . INSTALL PER MANUFACTURER'S WRITEN SPECIFICATIONS. CUSTOM STAINLESS STEEL CABINETS TBD.

12.1 WASHER & DRYER ELECTRIC/ IN MASTER CLOSET

21 MOTORIZED OR MANUAL SHADE IN BUILD IN SHADE POCKET.

31 INFRARED SAUNA UNT BY HEALTH MATE.
ALT A. SWOOS, W=ABS-5-C-CL, 5 PERSON, EXTERIOR DIM 60-1/2"W X 48-3/4"D X 71-1/2"H
ALT B. ELEVATED HEALTH , BI LEVEL SAUNA - 2-TO 4 PERSON, FRAMED SIZE 70"H X 65-1/8"D X X 77 +/2"H. VERIFY FINAL SELECTION AND FRAME ACCORDINGLY.

51.2 WINE ROOM - FRAMLESS 1/2" TEMPERED GLASS DOORS WITH CUSTOM WINE RACK .

51.3 CUSTOM BUILD STEAM ROOM. SEE DETAIL 20/ A41 FOR INFO

51.4 6" POOL BOND BEAM CAP AGAINST HOUSE STEM WALL. COORDINATE STEM #POOL DEPTHS.

141 ELVETTE MRL OVERHEAD CABLE DRUM ELEVATOR BY INCLINATOR ELEVETTE HOME ELEVATORS. PROVIDE 8" MIN PIT. CODE 2 58/60 AT MASTER, CODE 6 58/60 AT GUEST HOUSE / GARAGE. DEALER TO PROVIDE SHOP DRAWINGS PRIOR TO POURING THE SLAB.

51 CONDENSER UNT IN MECHANICAL YARD

51.3 COMBUSTION AIR - 2) COMBUSTION AIR OPENINGS w/ MIN. 100 SQ. IN. w/ 50% FREE SPACE OR 50 SQ. IN AT EACH WALL/DOOR GRILLE 12" BELOW CEILING AND 12" ABOVE FIN. FLOOR.

51.4 APPROX. LOCATION OF NATURAL GAS SERVICE ENTRY AND METER.

51.5 WATER HEATER FOR PLUMBING SPEC.

51.6 TANKLESS GAS WATER HEATER

51.7 SOFT WATER/FILTERED WATER SYSTEM LOCATION, TBD

51.8 POOL EQUIPMENT LOCATION

51.9 HOSE BIB - VERIFY FINAL LOCATION IN THE FIELD.

61 ELECTRICAL 120, SEE ONE-LINE DIAGRAM FOR SIZE.

61.2 ELECTRICAL SUB-PANEL

61.3 ELECTRIC VEHICLE EV CHARGING STATION.

221 SPEEDFITE ROOF DRAIN AND OVERFLOW DRAIN 4"

222 OUTDOOR SHOWER.

251 ELECTRIC HEATED FLOOR SCHLUTER DITRA-HEAT-DUO FOR CONCRETE FLOOR. DEPRESS SLAB FOR HIGH-DENSITY SCHLUTER POLYPROPYLENE MEMBRANE TOSSEGURE SCHLUTER-DITRA-HEAT ELECTRIC HEATING CABLES IN PLACE.

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THE NEW RESIDENCE ON
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5405 E San Miguel Ave.
Paradise Valley, AZ 85253

SET ISSUED:
04.28.2021

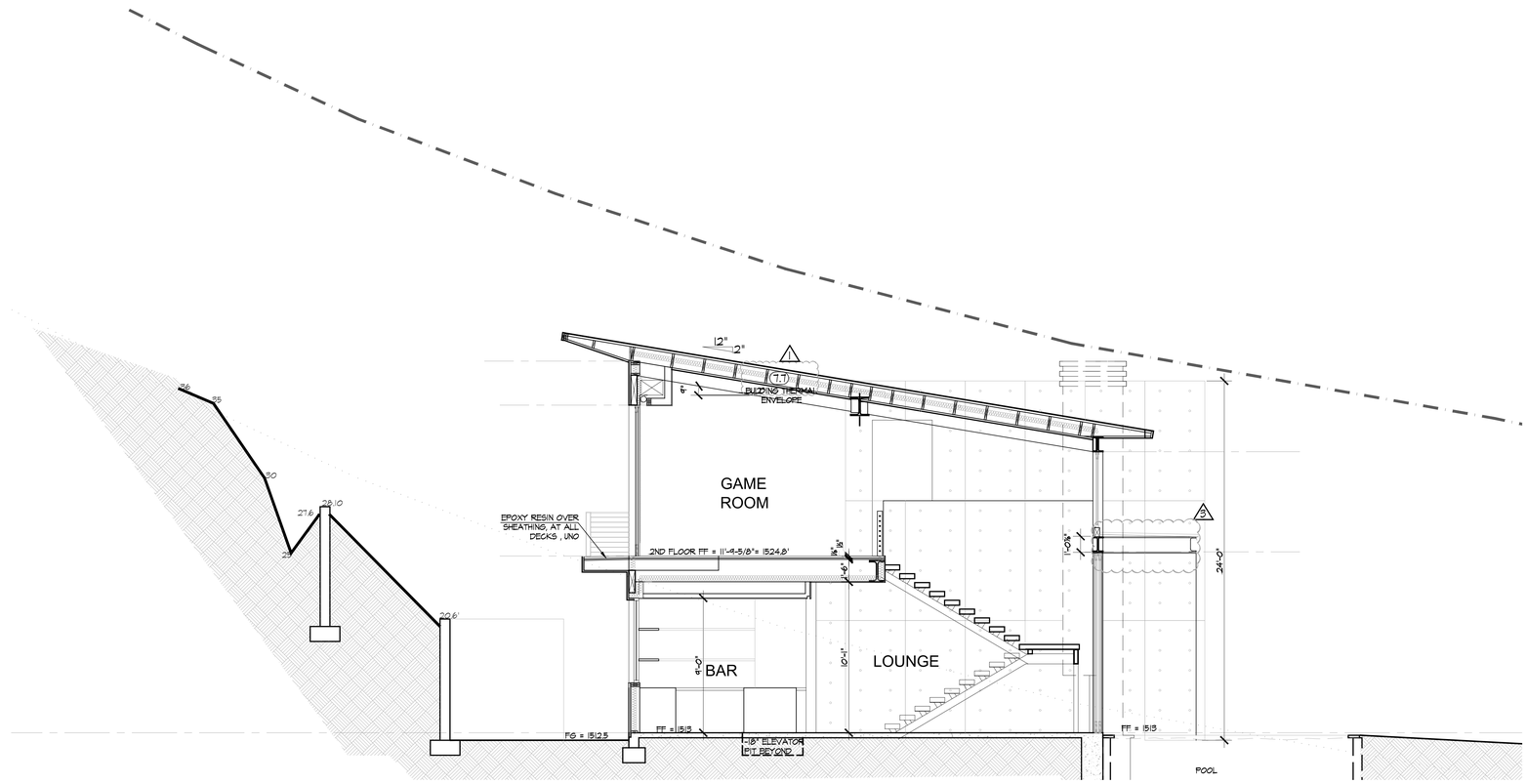
1 06.28.2021 TOWN OF PV COMMENTS
2 08.20.21 CLIENTS CHANGES
3 01.22.2022 CLIENT REVISIONS
4 07.20.2022 CLIENT REVISIONS
5 06.05.2023 CLIENT REVISIONS
6 08.17.2023/01.18.2023 CLIENT REVISIONS WALL TYPE CHANGES
7 01.08.2024 FIELD REVISIONS

BUILDING SECTIONS

Scale: 1/4"=1'-0"
Drawn by: AJ
Checked by: AJ
Sheet No:

A5.1

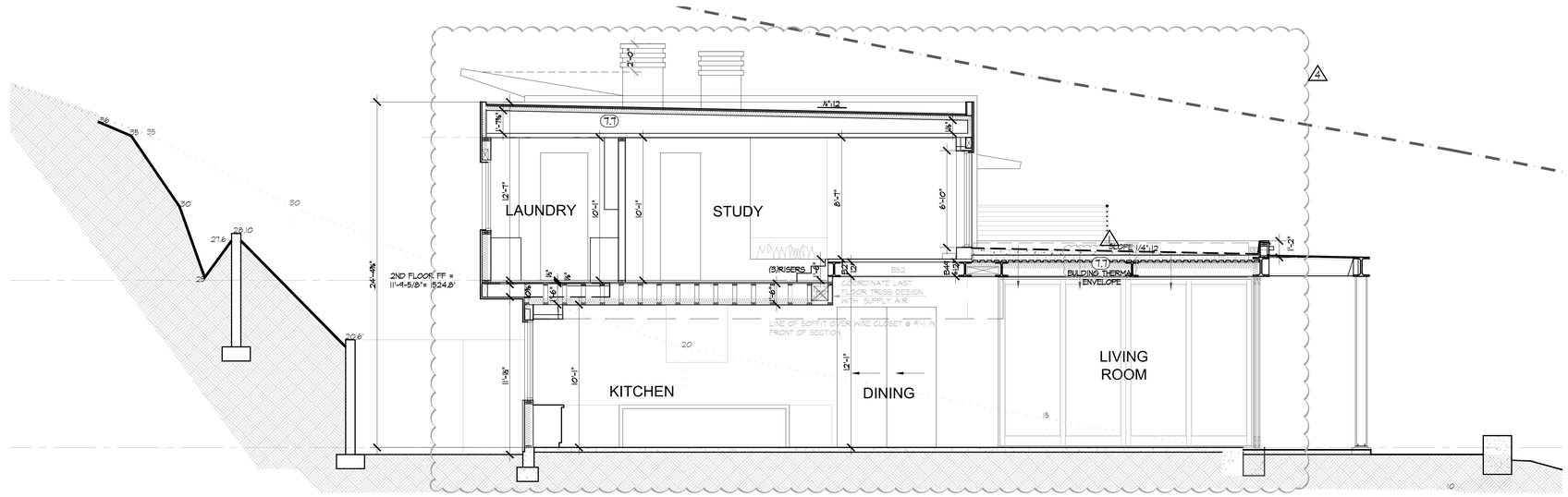
Sheet of



BUILDING SECTION

1/4"=1'-0"

4



BUILDING SECTION

1/4"=1'-0"

3

NOTE:
REFER TO SHEET A6.3 FOR ALL EXTERIOR MATERIAL SELECTION & LOCATION REFERENCING ALL KEYNOTES BELOW AS APPROVED BY HBC.

DRAWING KEYNOTES

5.1 CONCRETE SLAB ON COMPACTED GRADE WITH WITH KRYSTOL INTERNAL MEBRANE (K.I.M) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF CONCRETE SLAB. SEE FLOOR PLAN TO LOCATE THE AREAS OF POLISHED CONCRETE AS FINAL FINISH VS WOOD OR CARPET. PROVIDE 5/4" DEPRESSED SLAB IN AREAS OF ENGINEERED WOOD FLOOR OR CARPET. PROVIDE CONSTRUCTION JOINTS 10'-0"X10'-0" MAX AS A METHOD FOR CONTROLLING CRACKING AND CURLING OF SLABS TO BE POLISHED.

5.2 CONCRETE SLAB ON COMPACTED GRADE SLOPED 1/8" MIN TOWARDS GARAGE DOORS WITH KRYSTOL INTERNAL MEBRANE (K.I.M) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF SLAB.

5.3 CAST IN PLACE CONCRETE WALL WITH KRYSTOL INTERNAL MEBRANE (K.I.M) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF CONCRETE WALL AT ALL AREAS BELOW GRADE (SEE NOTE 7.4 FOR WATERPROOFING). 4'x8' FORM WORK PANELS WITH SNAP OFF TIES. PLYWOOD USED STRONG WAY - FACE GRAIN PARALLEL TO SPACING, 18" VERTICAL X 24" HORIZONTAL SNAP TIE SPACING SEE STRUCTURAL FOR DETAILS.
PROVIDE A MOCKUP PANEL FOR OWNER AND ARCHITECT APPROVAL.
COLOR-SOUTHWEST GOLD? BY CONCLS. LRV LESS THAN 58. 5.4 56" MIN. HARD SURFACE LANDING IN FRONT OF EACH EXTERIOR DOOR IN FRONT OF DIRECTION OF TRAVEL.

5.5 DEPRESS SLAB AT ALL SHOWERS. 4" DOWN TO ACCOMMODATE "ZERO CURB" SHOWER ENTRY.

5.6 CONCRETE STEPS ON GRADE.

5.7 1-1/2" GYPCRETE TOPPING OVER 2ND FLOOR SHEATHING

5.8 LARGE FORMAT PORCELAIN OR STONE TILE FLOORING.

4.1 8x8x16 TRENDSTONE GROUND FACE (FULL SIZE) MASONRY UNITS. COLOR PEEBLE BEACH BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWITH STACK BOND, LRV=.

4.2 8x4x16 TRENDSTONE GROUND FACE MASONRY UNITS, COLOR PEEBLE BEACH BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWITH, STACK BOND, LRV=.

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4.6 ACOUSTI-WALL SYSTEM AT ALL MECHANICAL YARDS FENCE WALLS. SOUND WAVE ABSORPTION MASONRY UNIT BY OLD CASTLE ARCHITECTURAL / SUPERLITE BLOCK. STACK BOND. IN TRENDSTONE FINISH. COLOR PEEBLE BEACH TO MATCH HOUSE WALL. TOP OF THE WALL TO BE MINIMUM OF (1) FT. HIGHER THAN THE HIGHEST POINT OF THE EQUIPMENT AT ALL MECHANICAL AND POOL EQUIPMENT YARDS.

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6.2 2x8 AT 24" O.C. WOOD STUD INTERIOR WALL or FURRING AT MASONRY EXTERIOR WALL WITH PLUMBING (R/R-13 INSULATION)

6.3 2x4 AT 24" O.C. WOOD STUD INTERIOR WALL OR FURRING AT EXTERIOR MASONRY OR CONCRETE WALL WITH R13 INSULATION.

6.4 1-1/8" GLUED AND SCREWED PLYWOOD FLOOR SHEATHING WITH 1-1/2" GYPCRETE TOPPING

6.5 PREFABRICATED FLOOR TRUSS (12" O.C.) OR ROOF TRUSS PER STRUCTURAL

6.6 FIRESTOPPING: VERT. @ CEILING AND FLOORS, HORIZONTAL NOT MORE THAN 10'-0 @ WALL CEILING INTERSECTION , TYP.

6.7 24" AFF. FRAME RAISED PLATFORM AT MECHANICAL ROOMS.

6.8 BATHROOMS & LAUNDRY BASE CABINETS =SW UPPERS TO CLG. COLOR TBD

6.9 KITCHEN & WET BAR CABINETS, SW FINISHED HEIGHT OF BASE CABINET TOP W 9' DEEP UPPER CABINETS, 18" ABOVE BASE CAB. VERIFY HEIGHT.

6.0 PANTRY SHELVING MELAMINE

6.11 CUSTOM BUILT-IN MUD ROOM CABINET (BOTTOM DRAWER/ SEAT WITH (2)FLANKING COAT CLOSETS AND HANGING SPACE AT CENTER, FINISH TBD

6.12. CUSTOM KITCHEN AND WET BAR ISLAND

6.13 FULL HEIGHT FLOOR TO CEILING CUSTOM CABINET.

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7.3 STANDING SEAM FLASHING AND ROOFING TRIM BY WESTERN STATES METAL.

7.4 GUTTER AND DOWNSPUTS BY WESTERN STATES METAL.

7.5 BREAK METAL AT ALL FACIAS & SOFFIT ENCLOSURES BY WESTERN STATES METAL. COLOR: TBD

7.6 STUCCO: EIFS EXTERIOR WALL COVERING SYSTEM / SYNTHETIC STUCCO BY STO OR EQ. AIR/MOISTURE BARRIER (WRB) , W/ CONTINUOS INSULATION EPS, OR MINERAL WOOL (G)1 BACK DRAINAGE, APPLIED TO SUBSTRATES OF 5/8 SHEATHING PER STRUCTURAL.
COLOR: DIAN EDWARDS DEC751 ASH GREY 150% DARKER, LRV 58. EXTEND FINISH COAT BELOW WEEP SCREED MIN 4" BELOW GRADE. ESR# 1264
PROVIDE 1/2" RADIUS @ ALL HOUSE CORNERS. PROVIDE ON SITE SAMPLE WALL FOR EIFS COLOR APPROVAL.

7.7 ICYNENE INSULATION SPRAY ONTO UNDERSIDE ROOF DECK, ICC REPORT #ESR-1826, R- 50 VALUE . NO VENTS REQUIRED PER IRC R806.4

7.8 ICYNENE INSULATION @ EXTERIOR WALLS: R-19@ 2X6; R-13@3-1/2"STURRING AT MASONRY EXTERIOR, R38 @ GARAGE CEILING& DECKS OVER LIVABLE AREAS.

7.9 LIQUID-APPLIED WATERPROOFING SYSTEM - APPLIED TO THE EXTERIOR OF FOUNDATION WALLS - POLYMER - MODIFIED BITUMINOUS WATER-PROOFING MEMBRANE W/ PROTECTION BOARD W/ FOUNDATION DRAIN AT ALL WALLS BELOW GRADE BY SUPERSEAL CONSTRUCTION PRODUCTS, DSR-5106. INSTALL 4" PERFORATED DRAIN IN FILTER FABRIC COVER AT THE BOTTOM OF FOOTING AT ALL FOUNDATION WALLS BELOW GRADE.

7.10 WATERTIGHT GROUT FOR WATER FLOW DIVERSION, 1/4" PER FT. MIN. SLOPE

7.11 SCHLUTER - KERDI WATERPROOFING MEMBRANE UNDER ALL TILED SHOWER FLOORS AND WALLS. ESR-2461

7.12 LIQUID-APPLIED WATERPROOFING SYSTEM - ELASTOMERIC MEMBRANE FOR USE FOR STONE OR CERAMIC TILE UNDERLAYMENT (POLYGOAT-AQUATIGHT OR FLEXIDECK P+M) SYSTEMS BY POLYGAT PRODUCTS - ESR- 2185

7.13 EXTENSIVE GREEN ROOF "ORNAMENTAL SEDUM" SYSTEM BY ZINCO GREEN ROOFS USA.

7.14 INTERIOR PARTITIONS & FLOOR TRUSS AT GYM SOUNDPROOF STONE WOOL INSULATION. ROCKWOOL "SAFE AND SOUND", INSTALLED WHERE INDICATED.

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8.3 INSULATED GLASS PANELS SET IN PERIMETER SATIN ANODIZED FRAME 1-1/4 U CHANNEL EXTRUSION.

8.4 OVERHEAD DOOR BY WESTERN WINDOWS SYSTEMS. ALUMINUM FRAME, (SATIN ANODIZED) GLASS: GRAY TINTED FINISH INSULATED TEMPERED GLASS

8.5 1-3/4"HD, SOLID CORE, 20 MIN. FIRE RATED, SELF-CLOSING, INTERIOR PANELED DOOR, TIGHT FITTING W/ GASKET SHEET

8.6 FRAMELESS 5/8" TEMPERED GLASS DIVIDER ENCLOSURE IN WET ROOMS OR SHOWER ENCLOSURE WITH SHOWER DOOR.

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9.1 5/8" GYP. BOARD AT INTERIOR WALLS AND CEILING PROVIDE 1/4" CORNER BID

9.2 5/8" TYPE "X" GYP. BOARD - TYP. AT ALL WALLS GARAGE & STORAGE COMMON W/ LIVING AREAS & AT GARAGE CEILINGS WITH LIVABLE SPACES ABOVE.

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9.4 5/8" M-GLASS EXTERIOR SHEATHING AT UNDERSIDE OF OVERHANGS. PAINTED TO MATCH EXTERIOR.

9.5 STONE SLAB @ ALL CABINETVANITIES AND TUB TOPS

9.6 ENGINEER WOOD FLOORING

9.7 STONE TILE FLOORING

9.8 CARPET

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9.10 EPOXY RESIN ON ALL EXTERIOR 2ND FLOOR DECKS. (EXCEPT THE STAIR GAZING DECK AT HER OFFICE OUTDOOR DECK)

9.11 RUBBER OR CORK FLOORING IN EXERCISE ROOM. TBD

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10.6 BUILT-IN CLOSET SHELVING W/ CLOSET RODS AND LINEN SHELVES AS INDICATED.

10.7 PANTRY SHELVING - VERIFY SIZE, FINISH AND SPACING W/ OWNER.

10.8 CUSTOM MASTER CLOSET CABINETS.

11.1 BBQ - HOLT 42" NG . INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS. CUSTOM STAINLESS STEEL CABINETS TBD.

12.1 WASHER & DRYER (ELECTRIC) IN MASTER CLOSET

12.1 MOTORIZED OR MANUAL SHADE IN BUILT IN SHADE POCKET.

13.1 INFRARED SAUNA UNIT BY HEALTH MATE.
ALT A: ENRG-HS-HM-A6E-S-CD-CL, 5 PERSON , EXTERIOR DIM 60-1/2"W X 48-3/4"D X 71-1/2"H
ALT B: ELEVATED HEALTH , (5 LEVEL SAUNA - 2-TO 4 PERSON, FRAMED SIZE 70"W X 65-1/8"D X X 77 -1/2"H. VERIFY FINAL SELECTION AND FRAME ACCORDINGLY.

15.2 WINE ROOM . FRAMLESS 1/2" TEMPERED GLASS DOORS WITH CUSTOM WINE RACK .

15.3 CUSTOM BUILD STEAM ROOM, SEE DETAIL 2/A1.1 FOR INFO

15.4 6" POOL BOND BEAM CAP AGAINST HOUSE STEM WALL. COORDINATE STEM #POOL DEPTHS.

14.1 ELEVETTE MRL OVERHEAD CABLE DRUM ELEVATOR BY INCLINATOR ELEVETTE HOME ELEVATORS, PROVIDE 8" MIN PIT. CODE 2 DB100 AT MASTER. CODE 4 DB140 AT GUEST HOUSE / GARAGE. DEALER TO PROVIDE DSHOP DRAWINGS PRIOR TO POURING THE SLAB.

16.1 CONDENSER UNIT IN MECHANICAL YARD

16.5 COMBUSTION AIR - (2) COMBUSTION AIR OPENINGS W/ MIN. 100 SQ. IN. W/ 50% FREE SPACE OR 50 SQ. IN AT EACH WALL/DOOR GRILLE 12" BELOW CEILING AND 12" ABOVE FIN. FLOOR.

16.4 APPROX. LOCATION OF NATURAL GAS SERVICE ENTRY AND METER.

16.5 WATER HEATER PER PLUMBING SPEC.

16.6 TANKLESS GAS WATER HEATER.

17.1 SOFT WATER/FILTERED WATER SYSTEM LOCATION, TBD

18.8 POOL EQUIPMENT LOCATION

18.9 HOSE BIB - VERIFY FINAL LOCATION IN THE FIELD.

19.1 ELECTRICAL SES. SEE ONE-LINE DIAGRAM FOR SIZE.

19.2 ELECTRICAL SUB-PANEL.

19.3 ELECTRIC VEHICLE (EV CHARGING STATION.

22.1 SPEEDITTE ROOF DRAIN AND OVERFLOW DRAIN, 4"

22.2 OUTDOOR SHOWER.

23.1 ELECTRIC HEATED FLOOR SCHLUTER DITRA+HEAT-DUO FOR CONCRETE FLOOR, DEPRESS SLAB FOR HIGH-DENSITY SCHLUTER POLYPROPYLENE MEMBRANE TOSECURE SCHLUTER®-DITRA-HEAT ELECTRIC HEATING CABLES IN PLACE.

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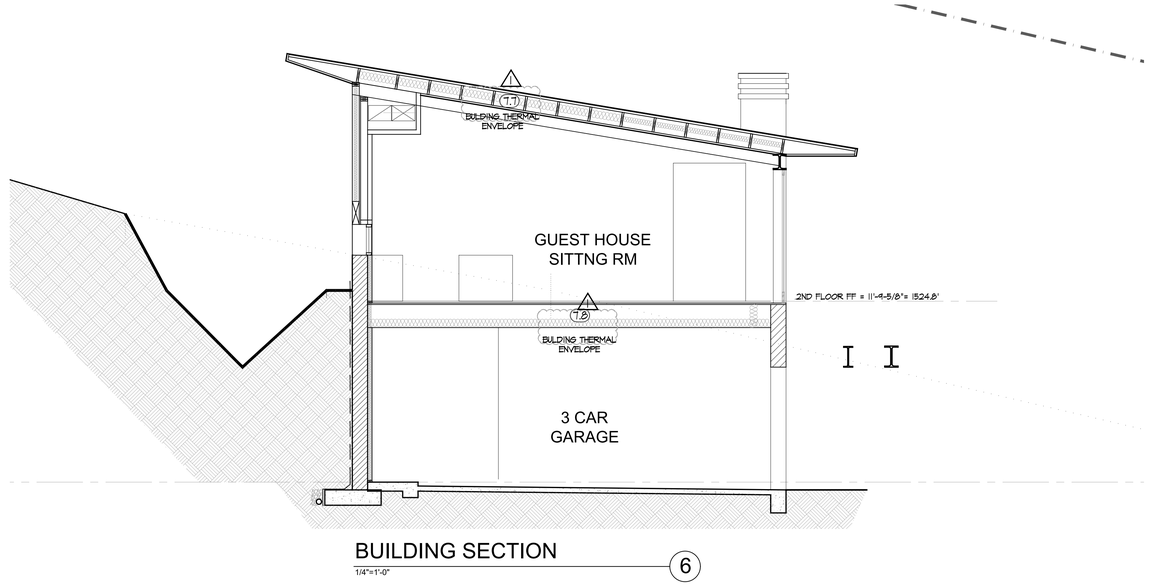
1 06.28.2021 TOWN OF PV COMMENTS
2 08.20.21 CLIENTS CHANGES
3 01.22.2022 CLIENT REVISIONS
4 07.20.2022 CLIENT REVISIONS
5 06.05.2023 CLIENT REVISIONS
6 08.17.2023/09.18.2023 CLIENT REVISIONS WALL TYPE CHANGES
1 01.08.2024 FIELD REVISIONS

BUILDING SECTIONS

Scale: 1/4"=1'-0"
Drawn by: AJ
Checked by: AJ
Sheet No:

A5.2

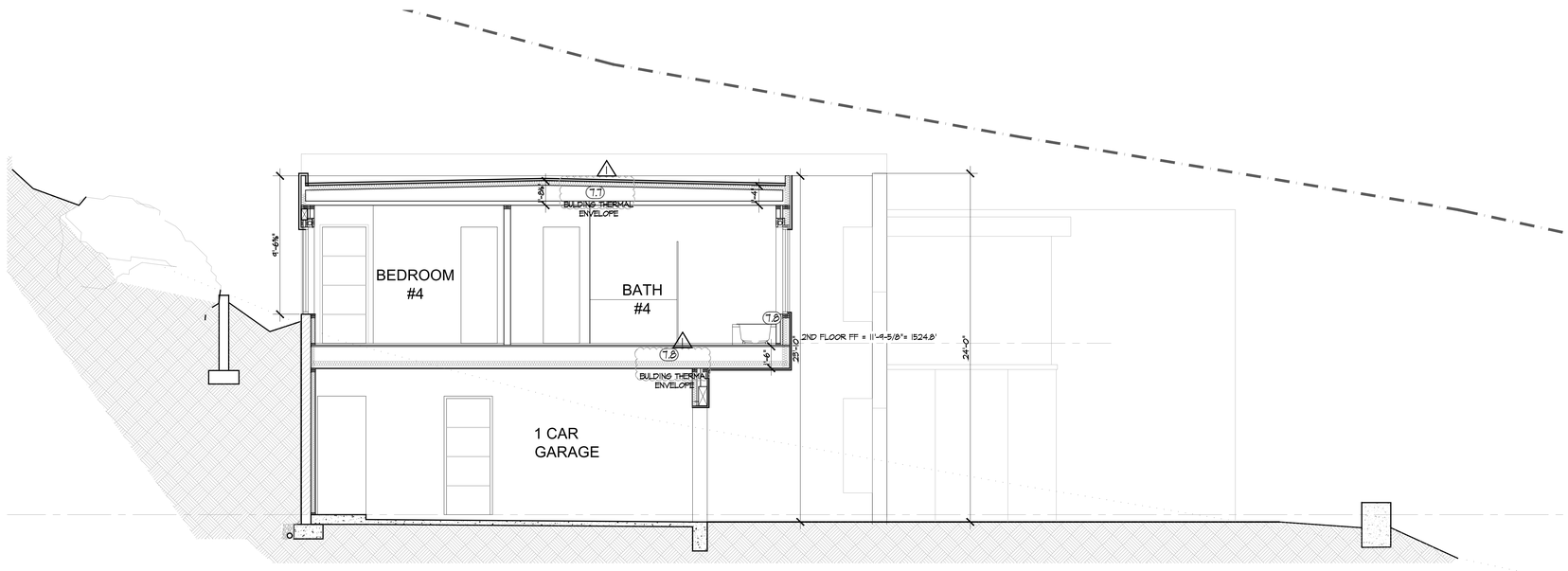
Sheet of



BUILDING SECTION

1/4"=1'-0"

6



BUILDING SECTION

1/4"=1'-0"

6

NOTE:
REFER TO SHEET A6.3 FOR ALL EXTERIOR MATERIAL SELECTION & LOCATION REFERENCING ALL KEYNOTES BELOW AS APPROVED BY HBC.

DRAWING KEYNOTES

5.1 CONCRETE SLAB ON COMPACTED GRADE WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF CONCRETE SLAB. SEE FLOOR PLAN TO LOCATE THE AREAS OF POLISHED CONCRETE AS FINAL FINISH VS WOOD OR CARPET. PROVIDE 3/4" DEPRESSED SLAB IN AREAS OF ENGINEERED WOOD FLOOR OR CARPET. PROVIDE CONSTRUCTION JOINTS 10'-0"O/C-0" MAX AS A METHOD FOR CONTROLLING CRACKING AND CURLING OF SLABS TO BE POLISHED.

5.2 CONCRETE SLAB ON COMPACTED GRADE SLOPED 1/8" MIN TOWARDS GARAGE DOORS WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF SLAB.

5.3 CAST IN PLACE CONCRETE WALL WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF CONCRETE WALL AT ALL AREAS BELOW GRADE (SEE NOTE 7.4 FOR WATERPROOFING) 4'-0X8' FORM WORK PANELS WITH SNAP OFF TIES. PLYWOOD USED STRONG WAY - FACE GRAIN PARALLEL TO SPACING, 16" VERTICAL X 24" HORIZONTAL SNAP TIE SPACING. SEE STRUCTURAL FOR DETAILS.
PROVIDE A MOCKUP PANEL FOR OWNER AND ARCHITECT APPROVAL.
COLOR-'SOUTHWEST GOLD' BY GOHILLS. LRV LESS THAN 38. 5.4 36" MIN. HARD SURFACE LANDING IN FRONT OF EACH EXTERIOR DOOR IN FRONT OF DIRECTION OF TRAVEL.

5.5 DEPRESS SLAB AT ALL SHOWERS, 4" DOWN TO ACCOMMODATE "ZERO GURB" SHOWER ENTRY.

5.6 CONCRETE STEPS ON GRADE.

5.7 1-1/2" GYPCRETE TOPPING OVER 2ND FLOOR SHEATHING

5.8 LARGE FORMAT PORCELAIN OR STONE TILE FLOORING.

4.1 8x8x16 TRENDSTONE GROUND FACE (FULL SIZE) MASONRY UNITS, COLOR PEEBLE BEACH BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWITH, STACK BOND, LRV=.

4.2 8x4x16 TRENDSTONE GROUND FACE MASONRY UNITS, COLOR PEEBLE BEACH BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWITH, STACK BOND, LRV=.

4.3 8x8x16 (or 12x8x16) STANDARD CONCRETE MASONRY UNIT WALL BELOW GRADE. SEE NOTE 7.4 FOR WATERPROOFING AND STRUCTURAL FOR SIZE AND REINFORCING.

4.4 8x8x16 STANDARD CONCRETE MASONRY UNIT WALL ABOVE GRADE WITH STUCCO DIRECTLY OVER CMU - SEE STRUCTURAL.

4.5 8x8x16 STANDARD CONCRETE MASONRY UNIT SITE WALL. STUCCOED DIRECTLY OVER MASONRY. MATCH HOUSE FINISH & COLOR, WHERE THE WALL SERVES AS A POOL ENCLOSURE THE TOP OF THE BARRIER SHALL BE 60 INCHES MIN ABOVE GRADE MEASURED ON THE OUTSIDE OF THE BARRIER.

4.6 AQUATA-WAL SYSTEM AT ALL MECHANICAL YARDS FENCE WALLS. SOUND HAVE ABSORPTION MASONRY UNIT BY OLD CASTLE ARCHITECTURAL / SUPERLITE BLOCK, STACK BOND, IN TRENDSTONE FINISH, COLOR PEEBLE BEACH TO MATCH HOUSE WALL. TOP OF THE WALL TO BE MINIMUM OF 3'-1" FT. HIGHER THAN THE HIGHEST POINT OF THE EQUIPMENT AT ALL MECHANICAL AND POOL EQUIPMENT YARDS.

4.7 4X16X12" TRENDSTONE GROUND FACE THIN VENEER OVER CHIMNEY STACK ABOVE ROOF

5.1 14/2" GUARDRAIL-4"HAT BEND STEEL PLATE POSTS W/STEEL CABLES, PAINTED DESRTO CHARCOAL SMUDGE, LRV =

4" MAX OPENING BETWEEN POCKETS. THE TOP OF THE HANDRAIL SHALL NOT BE LESS THAN 36" ABOVE THE ADJACENT TREAD OR LANDING. HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION AND IT SHALL HAVE 1-1/2" CLEARANCE FROM WALL.

5.2 1/2" HANDRAIL STRUCTURAL GLASS PANELS WITH GLASS MOUNTED RAILING. THE HANDRAIL SHALL NOT BE LESS THAN 36" ABOVE THE ADJACENT TREAD OR LANDING. HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION AND IT SHALL HAVE 1-1/2" CLEARANCE FROM WALL.

5.3 METAL CHIMNEY DECORATIVE CAP, PAINTED DESRTO CHARCOAL SMUDGE, LRV =

5.4 36" GUARDRAIL AT GREEN ROOF DECK EDGE . INSTALL AS INDICATED #HARD SURFACE EDGE = NOT EDGE OF ROOF

5.5 METAL ROOF DECKING WITH LIGHT WEIGHT CONCRETE WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE OVER STRUCTURAL STEEL FRAMING SEE STRUCTURAL FOR LOCATIONS AND DETAILS.

5.6 OPEN TREAD STAIR- MONO STRINGER STEEL = BEAM WITH STEEL TREAD PLATE WITH PLATE RISER WEDGE SUPPORT. TREAD PLATE COUNTER SUNK IN TO 4" WOOD TREAD COVER - SEE STRUCTURAL FOR SIZES AND DETAILS.

5.7 OPEN TREAD STAIR AT MAIN FOYER, EACH TREAD STEEL TUBE AND MOUNTING PLATE CONCEALED INSTALLED INTO A CONCRETE CAST-IN-PLACE WALL SEE STRUCTURAL.

5.8 EXPOSED W-SHAPE I BEAMS AND COLUMNS CLEAR COATED RAW STEEL, LRV=58

5.9 CONTINUES FLOOR TO CEILING STEEL PLATE INSTALLED IN HER CLOSET ON INTERIOR SIDE OF WALLS UNDER W 5-8 GHB - "SAFE ROOM", PROVIDE APPROPRIATE STEEL DOOR AND STEEL FRAMETED

5.10 PIPE FENCING

6.1 2x8 AT 16" O.C. WOOD STUD EXTERIOR WALL FURRED OUT TO DIMENSION WITH SHEATHING PER STRUCTURAL. SEE DETAILS (1/A1, 2/A1, 6/A6, 1/A7) TO CORRECTLY SET BACK OR ALIGN THE BOTTOM PLATE WITH MASONRY OR CONCRETE STEM.

6.2 2x6 AT 24" O.C. WOOD STUD INTERIOR WALL OR FURRING AT MASONRY EXTERIOR WALL WITH PLUMBING. (R-19 INSULATION)

6.3 2x4 AT 24" O.C. WOOD STUD INTERIOR WALL OR FURRING AT EXTERIOR MASONRY OR CONCRETE WALL WITH R13 INSULATION.

6.4 1-1/8" GLUED AND SCREWED PLYWOOD FLOOR SHEATHING WITH 1-1/2" GYPCRETE TOPPING

6.5 PREFABRICATED FLOOR TRUSS (2' O.C.) OR ROOF TRUSS PER STRUCTURAL

6.6 FIRESTOPPING: VERT. @ CEILING AND FLOORS, HORIZONTAL NOT MORE THAN 10'-0 @ WALL CEILING INTERSECTION. TYP

6.7 24" A.F.F. FRAME RAISED PLATFORM AT MECHANICAL ROOMS.

6.8 BATHROOMS & LAUNDRY BASE CABINETS =36", UPPERS TO CLG. COLOR TBD

6.9 KITCHEN & WET BAR CABINETS, 36" FINISHED HEIGHT OF BASE CABINET TOP W/ 18" DEEP UPPER CABINETS, 18" ABOVE BASE CAB. VERIFY HEIGHT.

6.10 PANTRY SHELVING, MELAMINE

6.11 CUSTOM BUILT-IN MID ROOM CABINET (BOTTOM DRAWER/ SEAT WITH (2)FLANKING COAT CLOSETS AND HANGING SPACE AT CENTER, FINISH TBD.

6.12 CUSTOM KITCHEN AND WET BAR ISLAND

6.13 FULL HEIGHT FLOOR TO CEILING CUSTOM CABINET.

6.14 FRAMED STAIR / STEPPED BENCH SEATING IN STUDY

7.1 FOAM ROOFING WITH BLENDED GRANULES. ROTO ESTATE GREY GRANULES BY LUCAS ROOFING LRV=58. ALL AREAS OF METAL SOFFIT OVERHANGS, FOAM ROOFING TO BE SHAVED OR PLANED TO CREATE A PERFECTLY EVEN PLANE WITHOUT UNDULATION OR WAVY TEXTURE. CREATE A CRICKET AT CORNER SO METAL FASCIA ELEVATION LEVEL IS CONSTANT AT ALL CORNERS.

7.2 METAL ROOFING: WESTERN LOCK 1-1/2" STANDING SEAM METAL ROOFING PANELS, 1-1/2" 18" WIDE, BY WESTERN STATES METAL ROOFING. COLOR: COLOR TO BE DETERMINED!!

7.3 STANDING SEAM FLASHING AND ROOFING TRIM BY WESTERN STATES METAL.

7.4 GUTTER AND DOWNSPUTS BY WESTERN STATES METAL.

7.5 BREAK METAL AT ALL FACIAS & SOFFIT ENCLOSURES BY WESTERN STATES METAL. COLOR: TBD

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10.7 PANTRY SHELVING - VERIFY SIZE, FINISH AND SPACING w/ OWNER.

10.8 CUSTOM MASTER CLOSET CABINETS.

11.1 220 - VOLT 42" NG. INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS. CUSTOM STAINLESS STEEL CABINETS TBD.

12.1 WASHER & DRYER ELECTRIC) IN MASTER CLOSET

12.2 MOTORIZED OR MANUAL SHADE IN BUILD IN SHADE POCKET.

13.1 INFRARED SAUNA UNIT BY HEALTH MATE.
ALT A. ENIGMA, HM-ASE-5-CD-CL, 5 PERSON, EXTERIOR DIM 60-1/2"W X 48-3/4"D X 71-1/2"H
ALT B. ELEVATED HEALTH , BI LEVEL SAUNA - 2-TO 4 PERSON, FRAMED SIZE 70"H X 65-1/8"D X X ??
+/-2"H. VERIFY FINAL SELECTION AND FRAME ACCORDINGLY.

13.2 WINE ROOM : FRAMLESS 12" TEMPERED GLASS DOORS WITH CUSTOM WINE RACK .

13.3 CUSTOM BUILD STEAM ROOM, SEE DETAIL 20/ A#1 FOR INFO

13.4 8" POOL BOND BEAM CAP AGAINST HOUSE STEM WALL. COORDINATE STEM #POOL DEPTHS.

14.1 ELVETTE MRL OVERHEAD CABLE DRUM ELEVATOR BY INCLINATOR ELEVETTE HOME ELEVATORS. PROVIDE 81" MIN PIT. CODE 2 2X#50 AT MASTER. CODE 6 2X#40 AT GUEST HOUSE / GARAGE. DEALER TO PROVIDE SHOP DRAWINGS PRIOR TO POURING THE SLAB.

15.1 CONDENSER UNIT IN MECHANICAL YARD

15.2 COMBUSTION AIR - (2) COMBUSTION AIR OPENINGS w/ MIN. 100 SQ. IN. w/ 50% FREE SPACE OR 50 SQ. IN AT EACH WALL/DOOR GRILLE 12" BELOW CEILING AND 12" ABOVE FIN. FLOOR.

15.4 APPROX. LOCATION OF NATURAL GAS SERVICE ENTRY AND METER.

15.5 WATER HEATER PER PLUMBING SPEC.

15.6 TANKLESS GAS WATER HEATER

15.7 SOFT WATER/FILTERED WATER SYSTEM LOCATION, TBD

15.8 POOL EQUIPMENT LOCATION

15.9 HOSE BIB - VERIFY FINAL LOCATION IN THE FIELD.

16.1 ELECTRICAL SIZE, SEE ONE-LINE DIAGRAM FOR SIZE.

16.2 ELECTRICAL SUB-PANEL

16.3 ELECTRIC VEHICLE EV CHARGING STATION.

22.1 SPEEDITITE ROOF DRAIN AND OVERFLOW DRAIN, 4"

22.2 OUTDOOR SHOWER

23.1 ELECTRIC HEATED FLOOR SCHLUTER DITRA-HEAT-DUO FOR CONCRETE FLOOR, DEPRESS SLAB FOR HIGH-DENSITY SCHLUTER POLYPROPYLENE MEMBRANE TOSSEGURE SCHLUTER®-DITRA-HEAT ELECTRIC HEATING CABLES IN PLACE.

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SET ISSUED:
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1 06.28.2021 TOWN OF PV COMMENTS
2 08.20.21 CLIENTS CHANGES
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5 06.05.2023 CLIENT REVISIONS
6 08.11.2023/09.18.2023 CLIENT REVISIONS WALL TYPE CHANGES
7 01.08.2024 FIELD REVISIONS

BUILDING SECTIONS

Scale: 1/4"=1'-0"
Drawn by: AJ
Checked by: AJ
Sheet No:

A5.3

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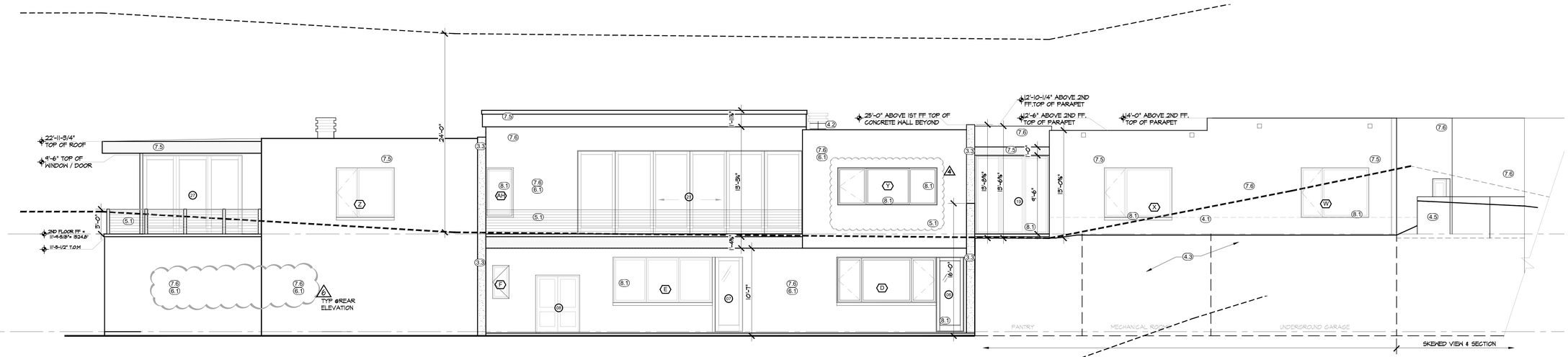
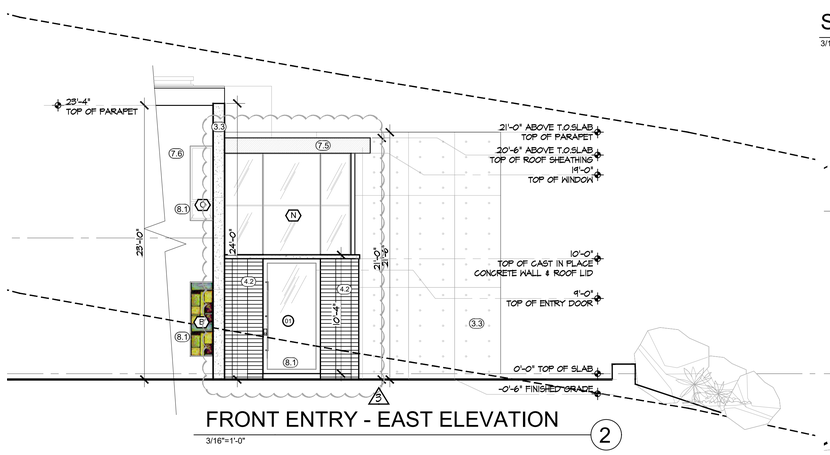


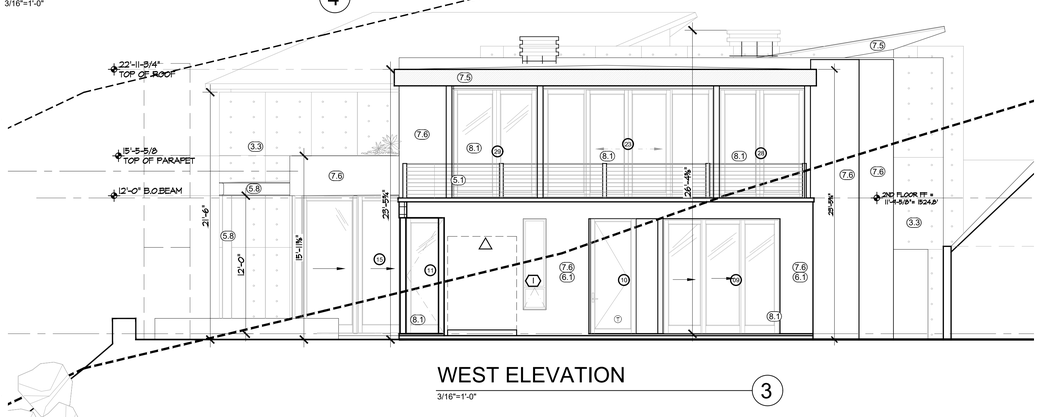
SOUTH ELEVATION - BACK 4

3/16"=1'-0"



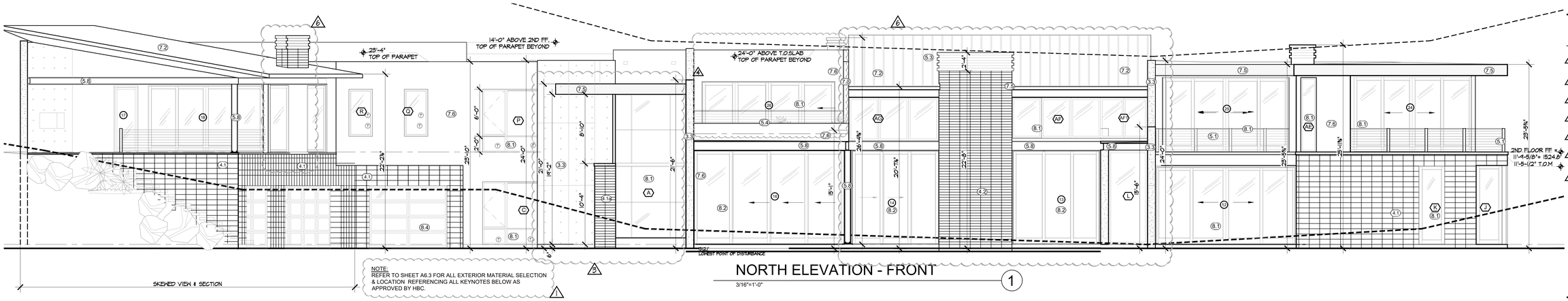
FRONT ENTRY - EAST ELEVATION 2

3/16"=1'-0"



WEST ELEVATION 3

3/16"=1'-0"



NOTE:
REFER TO SHEET A6.3 FOR ALL EXTERIOR MATERIAL SELECTION & LOCATION REFERENCING ALL KEYNOTES BELOW AS APPROVED BY HBC.

NORTH ELEVATION - FRONT 1

3/16"=1'-0"

DRAWING KEYNOTES (X.X)

5.1 CONCRETE SLAB ON COMPACTED GRADE WITH WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF CONCRETE SLAB. SEE FLOOR PLAN TO LOCATE THE AREAS OF POLISHED CONCRETE AS FINAL FINISH VS WOOD OR CARPET. PROVIDE 5/4" DEPRESSED SLAB IN AREAS OF ENGINEERED WOOD FLOOR OR CARPET. PROVIDE CONSTRUCTION JOINTS 10'-0"X10'-0" MAX AS A METHOD FOR CONTROLLING CRACKING AND CURLING OF SLABS TO BE POLISHED.

5.2 CONCRETE SLAB ON COMPACTED GRADE SLOPED 1/8" MIN TOWARDS GARAGE DOORS WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF SLAB.

5.3 CAST IN PLACE CONCRETE WALL WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF CONCRETE WALL AT ALL AREAS BELOW GRADE (SEE NOTE 7.4 FOR WATERPROOFING). 4'X8' FORM WORK PANELS WITH SNAP OFF TIES. PLYWOOD USED STRONG WAY - FACE GRAIN PARALLEL TO SPACING, 16" VERTICAL X 24" HORIZONTAL SNAP TIE SPACING, SEE STRUCTURAL FOR DETAILS.
PROVIDE A MOCKUP PANEL FOR OWNER AND ARCHITECT APPROVAL.
COLOR-"SOUTHWEST GOLD" BY COHILLS. LRV LESS THAN 39, 3.4 56" MIN. HARD SURFACE LANDING IN FRONT OF EACH EXTERIOR DOOR IN FRONT OF DIRECTION OF TRAVEL.

5.5 DEPRESS SLAB AT ALL SHOWERS. 4" DOWN TO ACCOMMODATE "ZERO CURB" SHOWER ENTRY.

5.6 CONCRETE STEPS ON GRADE.

5.7 1-1/2" GYPCRETE TOOPING OVER 2ND FLOOR SHEATHING

5.8 LARGE FORMAT PORCELAIN OR STONE TILE FLOORING.

4.1 8x8x16 TRENDSTONE GROUND FACE (FULL SIZE) MASONRY UNITS. COLOR PEBBLE BEACH BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWYTH, STACK BOND, LRV=_.

4.2 8x4x16 TRENDSTONE GROUND FACE MASONRY UNITS. COLOR PEBBLE BEACH BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWYTH, STACK BOND, LRV=_.

4.3 8x8x16 (or 12x8x16) STANDARD CONCRETE MASONRY UNIT WALL BELOW GRADE. SEE NOTE 7.4 FOR WATERPROOFING AND STRUCTURAL FOR SIZE AND REINFORCING.

4.4 8x8x16 STANDARD CONCRETE MASONRY UNIT WALL ABOVE GRADE WITH STUCCO DIRECTLY OVER CMU - SEE STRUCTURAL.

4.5 8x8x16 STANDARD CONCRETE MASONRY UNIT SITE WALL. STUCCOED DIRECTLY OVER MASONRY. MATCH HOUSE FINISH & COLOR, WHERE THE WALL SERVES AS A POOL ENCLOSURE THE TOP OF THE BARRIER SHALL BE 60 INCHES MIN ABOVE GRADE MEASURED ON THE OUTSIDE OF THE BARRIER.

4.6 ACOUSTA-WAL SYSTEM AT ALL MECHANICAL YARDS FENCE WALLS. SOUND WAVE ABSORPTION MASONRY UNIT BY OLD CASTLE ARCHITECTURAL / SUPERLITE BLOCK, STACK BOND, IN TRENDSTONE FINISH, COLOR PEBBLE BEACH TO MATCH HOUSE WALL. TOP OF THE WALL TO BE MINIMUM OF (1) FT. HIGHER THAN THE HIGHEST POINT OF THE EQUIPMENT AT ALL MECHANICAL AND POOL EQUIPMENT YARDS.

4.7 4"x4"x3/8" TRENDSTONE GROUND FACE THIN VENEER OVER CHIMNEY STACK ABOVE ROOF

5.1 42" GUARDRAIL-4"X42" BEND STEEL PLATE POSTS W/STEEL CABLES, PAINTED DE6570 CHARCOAL SMUDGE, LRV 11

4" MAX OPENING BETWEEN PICKETS. THE TOP OF THE HANDRAIL SHALL NOT BE LESS THAN 36" ABOVE THE ADJACENT TREAD OR LANDING. HAND GRIP PORTION OF HANDRAIL(S) SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION AND IT SHALL HAVE 1-1/2" CLEARANCE FROM WALL

5.2 >42" HANDRAIL, STRUCTURAL GLASS PANELS WITH GLASS MOUNTED RAILING. THE HANDRAIL SHALL NOT BE LESS THAN 36" ABOVE THE ADJACENT TREAD OR LANDING. HAND GRIP PORTION OF HANDRAIL(S) SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION AND IT SHALL HAVE 1-1/2" CLEARANCE FROM WALL.

5.3 METAL CHIMNEY DECORATIVE CAP, PAINTED DE6570 CHARCOAL SMUDGE, LRV 11

5.4, 36" GUARDRAIL AT GREEN ROOF DECK EDGE . INSTALL AS INDICATED @HARD SURFACE EDGE - NOT EDGE OF ROOF

5.5 METAL ROOF DECKING WITH LIGHT WEIGHT CONCRETE WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE OVER STRUCTURAL STEEL FRAMING SEE STRUCTURAL FOR LOCATIONS AND DETAILS.

5.6 OPEN TREAD STAIR- MONO STRINGER STEEL I- BEAM WITH STEEL TREAD PLATE WITH PLATE RISER MEDGE SUPPORT. TREAD PLATE COUNTER SINK IN TO 4" WOOD TREAD COVER - SEE STRUCTURAL FOR SIZES AND DETAILS.

5.7 OPEN TREAD STAIR AT MAIN FOYER, EACH TREAD STEEL TUBE AND MOUNTING PLATE CONCELED INSTALLED INTO A CONCRETE CAST-IN-PLACE WALL. SEE STRUCTURAL.

5.8 EXPOSED H-SHAPE I BEAMS AND COLUMS CLEAR COATED RAW STEEL, LRV=58

5.9 CONTINES FLOOR TO CEILING STEEL PLATE INSTALLED IN HER CLOSET ON INTERIOR SIDE OF WALLS UNDER W 5/8 GWB - "SAFE ROOM". PROVIDE APPROPRIATE STEEL DOOR AND STEEL FRAME TBD

5.10 PIPE FENCING

6.1 2x8 AT 16" O.C. WOOD STUD EXTERIOR WALL FURRED OUT TO DIMENSION WITH SHEATHING PER STRUCTURAL. SEE DETAILS (1/A61, 2/A61, 8/A61, 7/A61) TO CORRECTLY SET BACK OR ALIGN THE BOTTOM PLATE WITH MASONRY OR CONCRETE SYEM.

6.2 2x6 AT 24" O.C. WOOD STUD INTERIOR WALL or FURRING AT MASONRY EXTERIOR WALL WITH PLUMBING. (WR-13 INSULATION)

6.3 2x4 AT 24" O.C. WOOD STUD INTERIOR WALL OR FURRING AT EXTERIOR MASONRY OR CONCRETE WALL WITH R13 INSULATION.

6.4 1-1/8" GLUED AND SCREWED PLYWOOD FLOOR SHEATHING WITH 1-1/2" GYPCRETE TOPPING

6.5 PREFABRICATED FLOOR TRUSS (12" O.C.) OR ROOF TRUSS PER STRUCTURAL

6.6 FIRESTOPPING: VERT. @ CEILING AND FLOORS, HORIZONTAL NOT MORE THAN 10'-0 @ WALL CEILING INTERSECTION , TYP.

6.7 24" A/F, FRAME RAISED PLATFORM AT MECHANICAL ROOMS.

6.8 BATHROOMS & LAUNDRY BASE CABINETS H36", UPPERS TO CLG. COLOR TBD

6.9 KITCHEN & WET BAR CABINETS, 36" FINISHED HEIGHT OF BASE CABINET TOP W/ 5" DEEP UPPER CABINETS, 18" ABOVE BASE CAB. VERIFY HEIGHT.

6.10 PANTRY SHELVING, MELAMINE

6.11 CUSTOM BUILT-IN MED ROOM CABINET (BOTTOM DRAWER/ SEAT WITH (2)PLANKING GOAT GLOSETS AND HANGING SPACE AT CENTER, FINISH TBD.

6.12, CUSTOM KITCHEN AND WET BAR ISLAND

6.13 FULL HEIGHT FLOOR TO CEILING CUSTOM CABINET.

6.14 FRAMED STAIR / STEPPED BENCH SEATING IN STUDY

7.1 FOAM ROOFING WITH BLENDED GRANULES. R6TS EASTATE GREY GRANULES BY LUCAS ROOFING LRV=58. ALL AREAS OF METAL SOFFIT OVERHANGS. FOAM ROOFING TO BE SHAVED OR PLANED TO CREATE A PERFECTLY EVEN PLANE WITHOUT UNDULATION OR WAVY TEXTURE. CREATE A CRICKET AT CORNER SO METAL FACIA ELEVATION LEVEL IS CONSTANT AT ALL CORNERS.

7.2 METAL ROOFING- WESTERN LOCK 1-1/2" STANDING SEAM METAL ROOFING PANELS, 1-1/2" (8" HIDE, BY WESTERN STATES METAL ROOFING. COLOR- COLOR TO BE DETERMINED!!

7.3 STANDING SEAM FLASHING AND ROOFING TRIM BY WESTERN STATES METAL.

7.4 GUTTER AND DOWNSPUTS BY WESTERN STATES METAL.

7.5 BREAK METAL AT ALL FACIAS & SOFFIT ENCLOSURES BY WESTERN STATES METAL. COLOR- TBD

7.6 STUCCO EIFS EXTERIOR WALL COVERING SYSTEM / SYNTHETIC STUCCO BY STO OR EQ. AIR/MOISTURE BARRIER (WRB) , W/ CONTINUOUS INSULATION EPS, OR MINERAL WOOL (C/I) BACK DRAINAGE, APPLIED TO SUBSTRATES OF 5/8 SHEATHING PER STRUCTURAL.
COLOR- DUNN EDWARDS DE6378 ASH GREY (50% DARKER, LRV 58. EXTEND FINISH COAT BELOW KEEP SCREED MIN 4" BELOW GRADE. ESR# 1064
PROVIDE 1/2" RADIUS @ ALL HOUSE CORNERS. PROVIDE ON SITE SAMPLE WALL FOR EIFS COLOR APPROVAL.

7.7 ICYNENE INSULATION SPRAY ONTO UNDERSIDE ROOF DECK, ICC REPORT #ESR-1826, R-30 VALUE. NO VENTS REQUIRED PER IRC R806.4

7.8 ICYNENE SPRAY INSULATION @ EXTERIOR WALLS. R-19@ 2x6, R-13@5-1/2" FURRING AT MASONRY EXTERIOR, R38 @ GARAGE CEILINGS DECKS OVER LIVABLE AREAS.

7.9 LIQUID-APPLIED WATERPROOFING SYSTEM - APPLIED TO THE EXTERIOR OF FOUNDATION WALLS - POLYMER - MODIFIED BITUMINOUS WATER-PROOFING MEMBRANE W/ PROTECTION BOARD W/ FOUNDATION DRAIN AT ALL WALLS BELOW GRADE BY SUPERSEAL CONSTRUCTION PRODUCTS, ESR-3506. INSTALL 4" FRENCH DRAIN W/ FILTER FABRIC COVER AT THE BOTTOM OF FOOTING AT ALL FOUNDATION WALLS BELOW GRADE.

7.10 WATERTIGHT CRICKET FOR WATER FLOW DIVERSION, 1/4" PER FT. MIN. SLOPE

7.11 SCALTER - KERDI WATERPROOFING MEMBRANE UNDER ALL TILED SHOWER FLOORS AND WALLS, ESR-2461

7.12 LIQUID-APPLIED WATERPROOFING SYSTEM - ELASTOMERIC MEMBRANE FOR USE FOR STONE OR CERAMIC TILE UNDERLAYMENT (POLYGOAT-AQUATIGHT OR FLEXIDECK P+M) SYSTEMS BY POLYGOAT PRODUCTS - ESR- 2785

7.13 EXTENSIVE GREEN ROOF "ORNAMENTAL SEDUM" SYSTEM BY ZINCO GREEN ROOFS USA

7.14 INTERIOR PARTITIONS & FLOOR TRUSS AT GYM SOUNDPROOF STONE WOOL INSULATION ROCKWOOL "SAFE AND SOUND", INSTALLED WHERE INDICATED.

8.1 WESTERN WINDOW SYSTEMS-PROVIDE SHOP DRAWINGS FOR ARCHITECT AND CLIENT APPROVAL. COLOR- SATIN ANODIZED) . ALL BEAMS BETWEEN CLEARSTORY WINDOWS AND DOORS AND ALL POST LOCATED AT THE CORNER OF TWO WINDOWS OR BETWEEN THE WINDOWS & DOORS SHALL BE CLAD IN BRAKE METAL TO MATCH THE COLOR OF THE WINDOW FRAMES & LOOK AS AN INTEGRAL PART OF WINDOW ASSEMBLY.
EGRESS WINDOW. PROVIDE AN OPERABLE WINDOW WITH DIRECT ACCESS TO THE OUTSIDE. MIN. NET CLEAR OPENING OF 20" WIDE AND 24" HIGH AND MIN. AREA OF 5.7 S.F., MAX. SILL HEIGHT OF 44" ABOVE FINISHED FLOOR.

8.2 WESTERN WINDOW SYSTEMS, MULTISLIDE DOOR SYSTEM, POCKET OR LAST PANEL FIXED AS INDICATED.COLOR SATIN ANODIZED .

8.3 INSULATED GLASS PANELS SET IN PERIMETER SATIN ANODIZED ANODIZED FRAME 1-1/4 U CHANNEL EXTRUSION.

8.4 OVERHEAD DOOR BY WESTERN WINDOWS SYSTEMS. ALUMINUM FRAME, SATIN ANODIZED , GLASS. GRAY TINTED FINISH INSULATED TEMPERED GLASS

8.5 I-SLAYING SOLID CORE 20 MIN. FIRE RATED, SELF-CLOSING, INTERIOR PANELED DOOR, TIGHT FITTING W/ GASKET SWEEP .

8.6 FRAMELESS 5/8" TEMPERED GLASS DIVIDER ENCLOSURE IN WET ROOMS OR SHOWER ENCLOSURE WITH SHOWER DOOR.

8.7 .22" x 30" ATTIC ACCESS PANEL, ATTIC TO HAVE 50" MIN. OF HEADROOM

8.8 DOGGY DOOR - VERIFY SIZE PRIOR TO FRAMING OPENING

9.1 5/8" GYP. BOARD AT INTERIOR WALLS AND CEILING PROVIDE 1/4" CORNER BID

9.2 5/8" TYPE "X" GYP. BOARD - TYP. AT ALL WALLS GARAGE & STORAGE COMMON W/ LIVING AREAS & AT GARAGE CEILINGS WITH LIVABLE SPACES ABOVE.

9.3 5/8" CEMENT, FIBER CEMENT OR GLASS MAT BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS. MIN. HEIGHT OF +72"ABOVE DRAIN, DO NOT INSTALL WATER RESISTANT GWB OVER A VAPOR RETARDED IN A STEAM SHOWER OR WINE ROOMS.

9.4 5/8" M-GLASS EXTERIOR SHEATHING AT UNDERSIDE OF OVERHANGS, PAINTED TO MATCH EXTERIOR.

9.5 STONE SLAB @ ALL CABINETT/VANITIES AND TUB TOPS

9.6 ENGINEER WOOD FLOORING

9.7 STONE TILE FLOORING

9.8 CARPET

9.9 EPOXY FINISH AT GARAGE FLOOR

9.10 EPOXY RESIN ON ALL EXTERIOR 2ND FLOOR DECKS. (EXCEPT THE STAR GAZING DECK AT HER OFFICE OUTDOOR DECK)

9.11 RUBBER OR CORK FLOORING IN EXERCISE ROOM. TBD

10.1 LOUNGE. PREFABRICATED FIREPLACE ISOKERN OR EQ 60" MAGNUM MODEL, BOX RAISED +16" , WITH FIXED GAS LOG INSERT AND INTERIOR HERRINGBONE FIREBRICK PATTERN W/ PERMANENTLY OPEN DAMPER. METAL CHIMNEY SYSTEM WITH U.L. LABELED SPARK ARRESTOR AT PROJECTING FLUE. TOP OF THE FLUE TO BE A MIN. OF 24" ABOVE ANY PART OF THE BUILDING WITHIN 10'-0" AND 36" MAX ABOVE ADJACENT ROOF SURFACE. INSTALLED PER MANUFACTURE REQUIREMENTS.

10.2 MASTER BEDROOM CUSTOM FIREPLACE APPLIANCE (B-VENT). INFINITY ORION SYM-ASSEMBLY BY INFINITY FIRE, PHONE: 480 528 0521 CONTACT JIM SANDERS (602 410 0685), PROVIDE SHOP DRAWINGS FOR APPROVAL.

10.3 HER MASTER BATHROOM CUSTOM FIREPLACE APPLIANCE (DIRECT VENT). INFINITI EDGE SYMMETRICAL ASSEMBLY WITH DIRECT VENT AND EXHAUST THRU WALL VENT BY INFINITI FIRE, PHONE: 480 528 0521 CONTACT JIM SANDERS (602 410 0685, PROVIDE SHOP DRAWINGS FOR APPROVAL.

10.4 HER STUDY. CUSTOM FIREPLACE APPLIANCE. INFINITI ORION OGR (OPEN CORNER) (B-VENT) BY INFINITI FIRE. PROVIDE SHOP DRAWINGS FOR APPROVAL.

10.5 GUEST SUITE CUSTOM FIREPLACE APPLIANCE (B-VENT) - INFINITI ORION SYMMETRICAL ASSEMBLY BY INFINITI FIRE, PHONE: 480 528 0521 PROVIDE SHOP DRAWINGS FOR APPROVAL.

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10.8 CUSTOM MASTER CLOSET CABINETS.

11.1 BBQ - HOLF 42" NG . INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS. CUSTOM STAINLESS STEEL CABINETS TBD.

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12.1 MOTORIZED OR MANUAL SHADE IN BUILT IN SHADE POCKET.

13.1 INFRARED SAUNA UNIT BY HEALTH MATE.
ALT A: EHHGH3, HM-ASE-3-CD-CL, 3 PERSON , EXTERIOR DIM 60-1/2"W X 48-3/4"D X 71-1/2"H
ALT B: ELEVATED HEALTH , SI LEVEL SAUNA - 2-TO 4 PERSON, FRAMED SIZE 70"H X 65-1/8"D X 71-1/2"H. VERIFY FINAL SELECTION AND FRAME ACCORDINGLY.

13.2 MINE ROOM = FRAMELESS 1/2" TEMPERED GLASS DOORS WITH CUSTOM MINE RACK .

13.3 CUSTOM BUILD STEAM ROOM. SEE DETAIL 20/ A41 FOR INFO

14.1 6' POOL BOND BEAM CAP AGAINST HOUSE SYEM WALL. COORDINATE SYEM #POOL DEPTHS.

14.2 ELEVETTE MRL OVERHEAD CABLE DRUM ELEVATOR BY INCLINATOR ELEVETTE HOME ELEVATORS. PROVIDE 8" MIN PIT. CODE 2 38X60 AT MASTER. CODE 6 38X60 AT GUEST HOUSE / GARAGE. DEALER TO PROVIDE DSHOP DRAWINGS PRIOR TO POURING THE SLAB.

15.1 CONDENSER UNIT IN MECHANICAL YARD

15.2 COMBUSTION AIR - (2) COMBUSTION AIR OPENINGS W/ MIN. 100 SQ. IN. W/ 50% FREE SPACE OR 50 SQ. IN AT EACH WALL/DOOR GRILLE 12" BELOW CEILING AND 12" ABOVE FIN. FLOOR.

15.4 APPROX. LOCATION OF NATURAL GAS SERVICE ENTRY AND METER.

15.5 WATER HEATER PER PLUMBING SPEC.

15.6 THANKLESS GAS WATER HEATER

15.7 SOFT WATER-FILTERED WATER SYSTEM LOCATION, TBD

15.8 POOL EQUIPMENT LOCATION

15.9 HOSE BIB - VERIFY FINAL LOCATION IN THE FIELD.

16.1 ELECTRICAL SES, SEE ONE-LINE DIAGRAM FOR SIZE.

16.2 ELECTRICAL SUB-PANEL

16.5 ELECTRIC VEHICLE EV CHARGING STATION.

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22.2 OUTDOOR SHOWER.

25.1 ELECTRIC HEATED FLOOR SCHLUTER DITRA-HEAT-DUO FOR CONCRETE FLOOR. DEPRESS SLAB FOR HIGH-DENSITY SCHLUTER POLYPROPYLENE MEMBRANE TOSEGURE SCHLUTER-DITRA-HEAT ELECTRIC HEATING CABLES IN PLACE.

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THE NEW RESIDENCE ON
East San Miguel Avenue

5405 E San Miguel Ave.
Paradise Valley, AZ 85253

SET ISSUED:
04.28.2021

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EXTERIOR ELEVATIONS

Scale: 3/16"=1'-0"
Drawn by: AJ
Checked by: AJ
Sheet No:

A6.1

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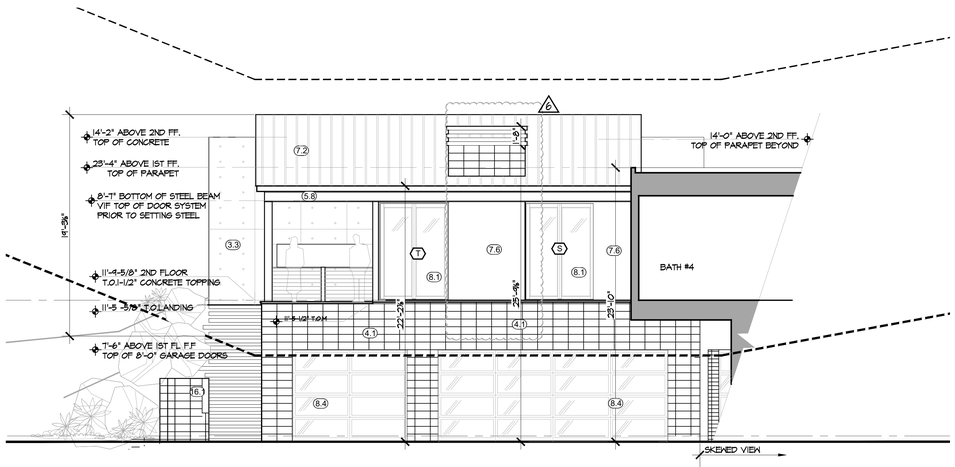
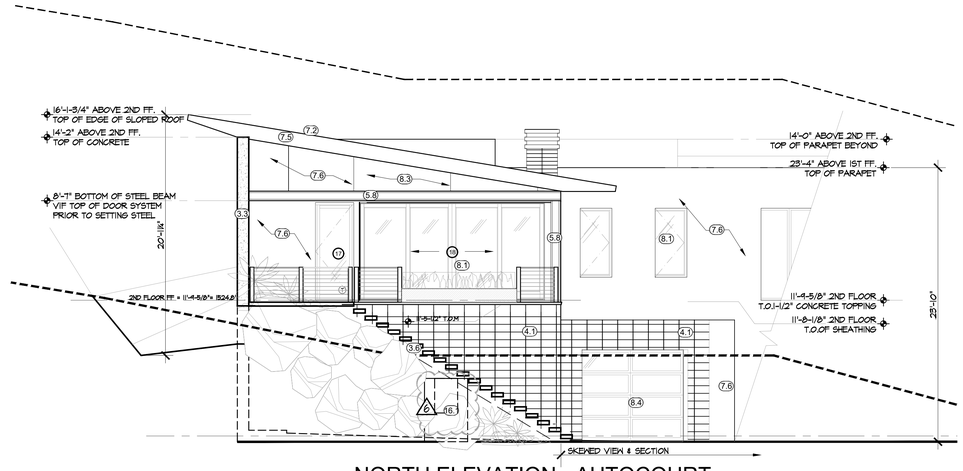
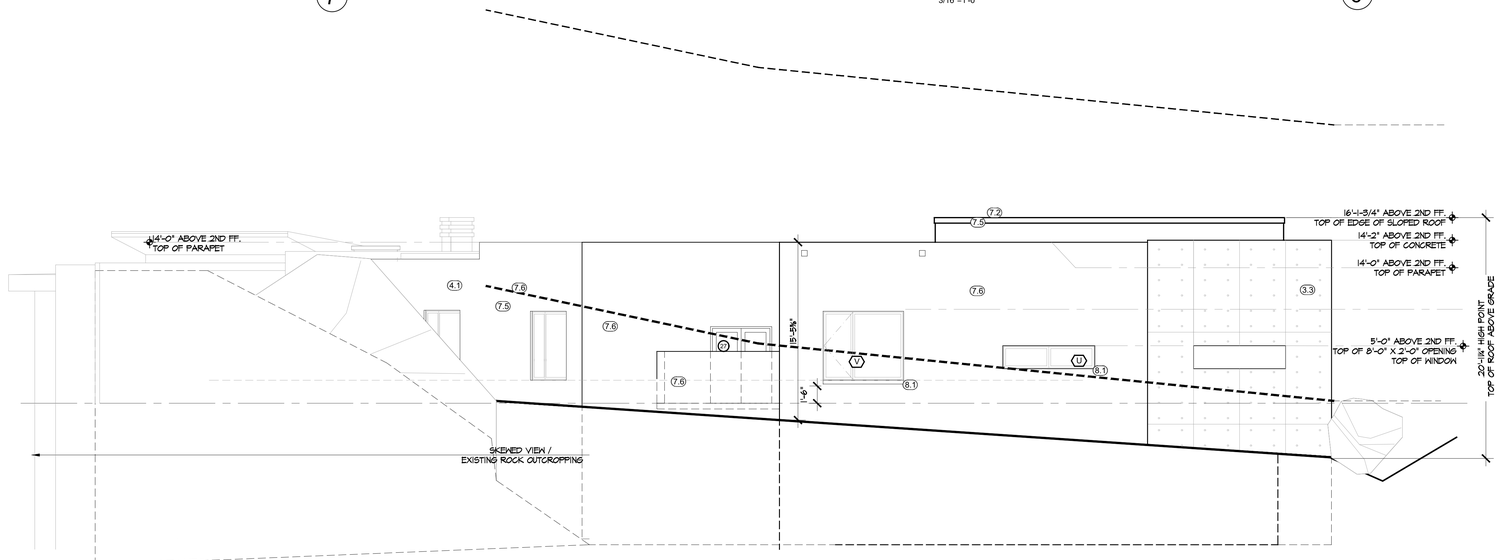


WEST ELEVATION - AUTOCOURT 7
3/16"=1'-0"



NORTH ELEVATION - AUTOCOURT 6
3/16"=1'-0"



EAST ELEVATION 5
3/16"=1'-0"

NOTE:
REFER TO SHEET A6.3 FOR ALL EXTERIOR MATERIAL SELECTION & LOCATION REFERENCING ALL KEYNOTES BELOW AS APPROVED BY HBC.

DRAWING KEYNOTES (XX)

5.1 CONCRETE SLAB ON COMPACTED GRADE WITH WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF CONCRETE SLAB. SEE FLOOR PLAN TO LOCATE THE AREAS OF POLISHED CONCRETE AS FINAL FINISH VS HOOD OR CARPET, PROVIDE 5/4" DEPRESSED SLAB IN AREAS OF ENGINEERED HOOD FLOOR OR CARPET. PROVIDE CONSTRUCTION JOINTS 10'-0"X10'-0" MAX AS A METHOD FOR CONTROLLING CRACKING AND CURLING OF SLABS TO BE POLISHED.
5.2 CONCRETE SLAB ON COMPACTED GRADE SLOPED 1/8" MIN TOWARDS GARAGE DOORS WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF SLAB.
5.3 CAST IN PLACE CONCRETE WALL WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE BY KRYTON TO LOWER PERMEABILITY OF CONCRETE WALL AT ALL AREAS BELOW GRADE (SEE NOTE 7.4 FOR WATERPROOFING). 4'X8' FORM WORK PANELS WITH SNAP OFF TIES. PLYWOOD USED STRONG WAY - FACE GRAIN PARALLEL TO SPACING, 18" VERTICAL X 24" HORIZONTAL SNAP TIE SPACING. SEE STRUCTURAL FOR DETAILS.
PROVIDE A MOCKUP PANEL FOR OWNER AND ARCHITECT APPROVAL.
COLOR-"SOUTHWEST GOLD" BY GOWLLS, LRV LESS THAN 38, S.4 36" MIN. HARD SURFACE LANDING IN FRONT OF EACH EXTERIOR DOOR IN FRONT OF DIRECTION OF TRAVEL.
5.5 DEPRESS SLAB AT ALL SHOWERS. 4" DOWN TO ACCOMMODATE "ZERO CURB" SHOWER ENTRY.
5.6 CONCRETE STEPS ON GRADE.
5.7 1-1/2" GYPCRETE TOOPING OVER 2ND FLOOR SHEATHING
5.8 LARGE FORMAT PORCELAIN OR STONE TILE FLOORING.
4.1 8x8x16 TRENDSTONE GROUND FACE (FULL SIZE) MASONRY UNITS. COLOR PEEBLE BEACH BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWITH, STACK BOND, LRV=_
4.2. 8x4x16 TRENDSTONE GROUND FACE MASONRY UNITS. COLOR PEEBLE BEACH BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWITH, STACK BOND, LRV=_
4.3 8x8x16 (or (2x8x16) STANDARD CONCRETE MASONRY UNIT MALL BELOW GRADE. SEE NOTE 7.4 FOR WATERPROOFING AND STRUCTURAL FOR SIZE AND REINFORCING.
4.4 8x8x16 STANDARD CONCRETE MASONRY UNIT MALL ABOVE GRADE WITH STUCCO DIRECTLY OVER CMU - SEE STRUCTURAL.
4.5 8x8x16 STANDARD CONCRETE MASONRY UNIT SITE WALL. STUCCOED DIRECTLY OVER MASONRY, MATCH HOUSE FINISH & COLOR, WHERE THE WALL SERVES AS A POOL ENCLOSURE THE TOP OF THE BARRIER SHALL BE 60 INCHES MIN ABOVE GRADE MEASURED ON THE OUTSIDE OF THE BARRIER.
4.6 ACOUSTA-WAL SYSTEM AT ALL MECHANICAL YARDS FENCE WALLS. SOUND WAVE ABSORPTION MASONRY UNIT BY OLD CASTLE ARCHITECTURAL / SUPERLITE BLOCK, STACK BOND, IN TRENDSTONE FINISH, COLOR PEBBLE BEACH TO MATCH HOUSE WALL. TOP OF THE WALL TO BE MINIMUM OF (1) FT. HIGHER THAN THE HIGHEST POINT OF THE EQUIPMENT AT ALL MECHANICAL AND POOL EQUIPMENT YARDS.
4.7 4'x4'x12" TRENDSTONE GROUND FACE THIN VENEER OVER CHIMNEY STACK ABOVE ROOF
5.1 14'-2" GUARDRAIL-4"x12" BEND STEEL PLATE POSTS W/STEEL CABLES, PAINTED DE6570 CHARCOAL SMUDGE, LRV II
4" MAX OPENING BETWEEN PICKETS. THE TOP OF THE HANDRAIL SHALL NOT BE LESS THAN 36" ABOVE THE ADJACENT TREAD OR LANDING. HAND GRIP PORTION OF HANDRAIL(S) SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION AND IT SHALL HAVE 1-1/2" CLEARANCE FROM WALL.
5.2 +60" HANDRAIL, STRUCTURAL GLASS PANELS WITH GLASS MOUNTED RAILING. THE HANDRAIL SHALL NOT BE LESS THAN 36" ABOVE THE ADJACENT TREAD OR LANDING. HAND GRIP PORTION OF HANDRAIL(S) SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION AND IT SHALL HAVE 1-1/2" CLEARANCE FROM WALL.
5.3 METAL CHIMNEY DECORATIVE CAP, PAINTED DE6570 CHARCOAL SMUDGE, LRV II
5.4. 36" GUARDRAIL AT GREEN ROOF DECK EDGE . INSTALL AS INDICATED #HARD SURFACE EDGE - NOT EDGE OF ROOF
5.5 METAL ROOF DECKING WITH LIGHT HEIGHT CONCRETE WITH KRYSTOL INTERNAL MEBRANE (KIM) CONCRETE ADMIXTURE OVER STRUCTURAL STEEL FRAMING SEE STRUCTRAL FOR LOCATIONS AND DETAILS.
5.6 OPEN TREAD STAIR- MONO STRINGER STEEL I- BEAM WITH STEEL TREAD PLATE WITH PLATE RISER MIDDLE SUPPORT. TREAD PLATE COUNTER SINK IN TO 4" WOOD TREAD COVER - SEE STRUCTRAL FOR SIZES AND DETAILS.
5.7 OPEN TREAD STAIR AT MAIN FOYER, EACH TREAD STEEL TUBE AND MOUNTING PLATE CONCELED INSTALLED INTO A CONCRETE CAST-IN-PLACE WALL SEE STRUCTRAL.
5.8. EXPOSED W-SHAPE I BEAMS AND COLUMNS CLEAR COATED RAW STEEL, LRV=58
5.9. CONTINUES FLOOR TO CEILING STEEL PLATE INSTALLED IN HER CLOSET ON INTERIOR SIDE OF WALLS UNDER W 5/8 GWB - "SAFE ROOM". PROVIDE APPROPRIATE STEEL DOOR AND STEEL FRAME TBD
5.10 PIPE FENCING
6.1 2x8 AT 16" O.C. WOOD STUD EXTERIOR WALL FURRED OUT TO DIMENSION WITH SHEATHING PER STRUCTRAL. SEE DETAILS (/A6), 2/A6), 6/A6), 7/A6) TO CORRECTLY SET BACK OR ALIGN THE BOTTOM PLATE WITH MASONRY OR CONCRETE STEM.
6.2 2x6 AT 24" O.C. WOOD STUD INTERIOR WALL OR FURRING AT MASONRY EXTERIOR WALL WITH PLUMBING. (WR-13 INSULATION)
6.3 2x4 AT 24" O.C. WOOD STUD INTERIOR WALL OR FURRING AT EXTERIOR MASONRY OR CONCRETE WALL WITH R13 INSULATION.
6.4 1-1/8" GLUED AND SCREWED PLYWOOD FLOOR SHEATHING WITH 1-1/2" GYPCRETE TOPPING
6.5 PREFABRICATED FLOOR TRUSS (12" O.C.) OR ROOF TRUSS PER STRUCTRAL
6.6 FIRERLOCKING. VERT. @ CEILING AND FLOORS, HORIZONTAL NOT MORE THAN 10'-0 II WALL CEILING INTERSECTION , TYP.
6.7 24" AFF, FRAME RAISED PLATFORM AT MECHANICAL ROOMS.
6.8 BATHROOMS & LAUNDRY BASE CABINETS +36", UPPERS TO CLG. COLOR TBD
6.9 KITCHEN & WET BAR CABINETS, 36" FINISHED HEIGHT OF BASE CABINET TOP W/ 15" DEEP UPPER CABINETS, 18" ABOVE BASE CAB. VERIFY HEIGHT.
6.10 PANTRY SHELVING, MELAMINE
6.11 CUSTOM BUILT-IN MID ROOM CABINET (BOTTOM DRAWER/ SEAT WITH (2)FLANKING COAT CLOSETS AND HANGING SPACE AT CENTER, FINISH TBD.
6.12. CUSTOM KITCHEN AND WET BAR ISLAND
6.13 FULL HEIGHT FLOOR TO CEILING CUSTOM CABINET.
6.14 FRAMED STAIR / STEPPED BENCH SEATING IN STUDY
7.1 FOAM ROOFING WITH BLENDED GRANULES. ROTS ESTATE GREY GRANULES BY LUCAS ROOFING LRV=58, ALL AREAS OF METAL SOFFIT OVERHANGS. FOAM ROOFING TO BE SHAVED OR PLANED TO CREATE A PERFECTLY EVEN PLANE WITHOUT UNDULATION OR WAVY TEXTURE. CREATE A CRICKET AT CORNER SO METAL FACIA ELEVATION LEVEL IS CONSTANT AT ALL CORNERS.
7.2 METAL ROOFING: WESTERN LOCK 1-1/2" STANDING SEAM METAL ROOFING PANELS, 1-1/2" 18" HIDE, BY WESTERN STATES METAL ROOFING. COLOR: COLOR TO BE DETERMINED!!
7.3 STANDING SEAM FLASHING AND ROOFING TRIM BY WESTERN STATES METAL.
7.4 GUTTER AND DOWNSPUTS BY WESTERN STATES METAL.
7.5 BREAK METAL AT ALL FACIAS & SOFFIT ENCLOSURES BY WESTERN STATES METAL. COLOR: TBD
7.6 STUCCO. EIFS EXTERIOR WALL COVERING SYSTEM / SYNTHETIC STUCCO BY STO OR EQ. AIR/MOISTURE BARRIER (WRB) , W/ CONTINUOUS INSULATION EPS, OR MINERAL WOOL (C)1.8 BACK DRAINAGE, APPLIED TO SUBSTRATES OF 5/8 SHEATHING PER STRUCTRAL.
COLOR: DUNN EDWARDS DE6351 ASH GREY BOIS DARKER, LRV 58. EXTEND FINISH COAT BELOW (KEEP SCREED MIN 4" BELOW GRADE, ESR# 1064
PROVIDE 1/2" RADIUS @ ALL HOUSE CORNERS. PROVIDE ON SITE SAMPLE WALL FOR EIFS COLOR APPROVAL.
7.7 ICYNENE INSULATION SPRAY ONTO UNDERSIDE ROOF DECK, ICC REPORT #ESR-1826, R-30 VALUE. NO VENTS REQUIRED PER IRC R806.4
7.8 ICYNENE SPRAY INSULATION @ EXTERIOR WALLS. R-19@ 2X6, R-15@5-1/2" FURRING AT MASONRY EXTERIOR, R38 @ GARAGE CEILING4 DECKS OVER LIVABLE AREAS.
7.9 LIQUID-APPLIED WATERPROOFING SYSTEM - APPLIED TO THE EXTERIOR OF FOUNDATION WALLS - POLYMER - MODIFIED BITUMINOUS WATER-PROOFING MEMBRANE W/ PROTECTION BOARD W/ FOUNDATION DRAIN AT ALL WALLS BELOW GRADE BY SUPERSEAL CONSTRUCTION PRODUCTS, ESR-1506. INSTALL 4" FRENCH DRAIN W/ FILTER FABRIG COVER AT THE BOTTOM OF FOOTING AT ALL FOUNDATION WALLS BELOW GRADE.
7.10 WATERTIGHT CRICKET FOR WATER FLOW DIVERSION, 1/4" PER FT. MIN. SLOPE
7.11 SCHLUTER - KERDI WATERPROOFING MEMBRANE UNDER ALL TILED SHOWER FLOORS AND WALLS. ESR-2467
7.12 LIQUID-APPLIED WATERPROOFING SYSTEM - ELASTOMERIC MEMBRANE FOR USE FOR STONE OR CERAMIC TILE UNDERLAYMENT (POLYCOAT-AQUATIGHT OR FLEXIDECK P+W) SYSTEMS BY POLYCOAT PRODUCTS - ESR- 2185
7.13 EXTENSIVE GREEN ROOF "ORNAMENTAL SEDUM" SYSTEM BY ZINCO GREEN ROOFS USA.
7.14 INTERIOR PARTITIONS & FLOOR TRUSS AT @1/4 SOUNDPROOF STONE WOOL INSULATION. ROCKWOOL "SAFE AND SOUND", INSTALLED WHERE INDICATED.
8.1 WESTERN WINDOW SYSTEMS-PROVIDE SHOP DRAWINGS FOR ARCHITECT AND CLIENT APPROVAL. COLOR SATIN ANODIZED) , ALL BEAMS BETWEEN CLEARSTORY WINDOWS AND DOORS AND ALL POST LOCATED AT THE CORNER OF TWO WINDOWS OR BETWEEN THE WINDOWS & DOORS SHALL BE CLAD IN BRAKE METAL TO MATCH THE COLOR OF THE WINDOW FRAMES & LOOK AS AN INTEGRAL PART OF WINDOW ASSEMBLY.
EGRESS WINDOW. PROVIDE AN OPERABLE WINDOW WITH DIRECT ACCESS TO THE OUTSIDE. MIN. NET CLEAR OPENING OF 20" WIDE AND 24" HIGH AND MIN. AREA OF 5.7 S.F., MAX. SILL HEIGHT OF 44"ABOVE FINISHED FLOOR.
8.2 WESTERN WINDOW SYSTEMS, MULTISLIDE DOOR SYSTEM, POCKET OR LAST PANEL FIXED AS INDICATED,COLOR SATIN ANODIZED .
8.3 INSULATED GLASS PANELS SET IN PERIMETER SATIN ANODIZED ANODIZED FRAME 1-1/4 U CHANNEL EXTRUSION.
8.4 OVERHEAD DOOR BY WESTERN WINDOWS SYSTEMS. ALUMINUM FRAME, SATIN ANODIZED , GLASS: GRAY TINTED FINISH INSULATED TEMPERED GLASS
8.5 +5'-6"H.D. SOLID CORE, 20 MIN. FIRE RATED, SELF-CLOSING, INTERIOR PANELED DOOR, TIGHT FITTING W/ GASKET SWEEP .
8.6 FRAMELESS 5/8" TEMPERED GLASS DIVIDER ENCLOSURE IN WET ROOMS OR SHOWER ENCLOSURE WITH SHOWER DOOR.
8.1. 22" x 30" ATTIC ACCESS PANEL, ATTIC TO HAVE 30" MIN. OF HEADROOM
8.8 DOGGY DOOR - VERIFY SIZE PRIOR TO FRAMING OPENING
9.1 5/8" GYP. BOARD AT INTERIOR WALLS AND CEILING PROVIDE 1/4" CORNER BID
9.2 5/8" TYPE 'X' GYP. BOARD - TYP. AT ALL WALLS GARAGE & STORAGE COMMON W/ LIVING AREAS & AT GARAGE CEILINGS WITH LIVABLE SPACES ABOVE.
9.3 5/8" CEMENT, FIBER CEMENT OR GLASS MAT BACKERS FOR BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS. MIN. HEIGHT OF +72"ABOVE DRAIN, DO NOT INSTALL WATER RESISTANT GWB OVER A VAPOR RETARDED IN A STEAM SHOWER OR WINE ROOMS.
9.4 5/8" M-GLASS EXTERIOR SHEATHING AT UNDERSIDE OF OVERHANGS. PAINTED TO MATCH EXTERIOR.
9.5 STONE SLAB @ ALL CABINET/VANITIES AND TUB TOPS
9.6 ENGINEER WOOD FLOORING
9.7 STONE TILE FLOORING
9.8 CARPET
9.9 EPOXY FINISH AT GARAGE FLOOR
9.10 EPOXY RESIN ON ALL EXTERIOR 2ND FLOOR DECKS. (EXCEPT THE STAR GAZING DECK AT HER OFFICE OUTDOOR DECK)
9.11 RUBBER OR CORK FLOORING IN EXERCISE ROOM. TBD
10.1 LOUNGE. PREFABRICATED FIREPLACE ISOKERN OR EQ 60" MAGNUM MODEL, BOX RAISED +16" , WITH FIXED GAS LOG INSERT AND INTERIOR HERRINGBONE FIREBRICK PATTERN W/ PERMANENTLY OPEN DAMPER, METAL CHIMNEY SYSTEM WITH UL LABELED SPARK ARRESTOR AT PROJECTING FLUE. TOP OF THE FLUE TO BE A MIN. OF 24" ABOVE ANY PART OF THE BUILDING WITHIN 10'-0" AND 56" MAX ABOVE ADJACENT ROOF SURFACE INSTALLED PER MANUFACTURE REQUIREMENTS.
10.2 MASTER BEDROOM CUSTOM FIREPLACE APPLIANCE (S-VENT). INFINITY ORION SYM-ASSEMBLY BY INFINITI FIRE, PHONE: 480 528 0522 CONTACT JM SANDERS (602 910 0685, PROVIDE SHOP DRAWINGS FOR APPROVAL.
10.3 HER MASTER BATHROOM CUSTOM FIREPLACE APPLIANCE (DIRECT VENT). INFINITI EDGE SYMMETRICAL ASSEMBLY WITH DIRECT VENT AND EXHAUST THRU WALL VENT BY INFINITI FIRE, PHONE: 480 528 0522 CONTACT JM SANDERS (602 910 0685, PROVIDE SHOP DRAWINGS FOR APPROVAL.
10.4 HER STUDY. CUSTOM FIREPLACE APPLIANCE. INFINITI ORION OCR (OPEN CORNER (S-VENT) BY INFINITI FIRE. PROVIDE SHOP DRAWINGS FOR APPROVAL.
10.5 GUEST SUITE CUSTOM FIREPLACE APPLIANCE (S-VENT) . INFINITI ORION SYMMETRICAL ASSEMBLY BY INFINITI FIRE, PHONE: 480 528 0522 PROVIDE SHOP DRAWINGS FOR APPROVAL.
10.6 BUILT-IN CLOSET SHELVING W/ CLOSET RODS AND LINEN SHELVES AS INDICATED.
10.7 PANTRY SHELVING - VERIFY SIZE, FINISH AND SPACING W/ OWNER.
10.8 CUSTOM MASTER CLOSET CABINETS.
11.1 BBQ - HOLF 42" NG . INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS. CUSTOM STAINLESS STEEL CABINETS TBD.
11.2 WASHER & DRYER (ELECTRIC) IN MASTER CLOSET
12.1 MOTORIZED OR MANUAL SHADE IN BUILT IN SHADE POCKET.
13.1 INFRARED SAUNA UNIT BY SUNLITE MATE.
ALT A. ENRIGHT, HM-ASE-3-CD-CL, 3 PERSON , EXTERIOR DIM 60-1/2"W X 48-3/4"D X 71-1/2"H
ALT B. ELEVATED HEALTH , III LEVEL SAUNA - 2-70 4 PERSON, FRAMED SIZE 70"H X 65-1/8"D X X 71 -1/2"H. VERIFY FINAL SELECTION AND FRAME ACCORDINGLY.
13.2 WINE ROOM . FRAMELESS 1/2" TEMPERED GLASS DOORS WITH CUSTOM WINE RACK .
13.3 CUSTOM BUILD STEAM ROOM. SEE DETAIL 20/ A4.1 FOR INFO
13.4 6" POOL BOND BEAM CAP AGAINST HOUSE SITEM WALL. COORDINATE SITEM #POOL DEPTHS.
14.1 ELVETTE MRL OVERHEAD CABLE DRUM ELEVATOR BY INCLINATOR ELEVETTE HOME ELEVATORS. PROVIDE 8" MIN PIT. CODE 2 35X60 AT MASTER. CODE 6 35X60 AT GUEST HOUSE / GARAGE. DEALER TO PROVIDE DSHOP DRAWINGS PRIOR TO POURING THE SLAB.
15.1 CONDENSER UNIT IN MECHANICAL YARD
15.3 COMBUSTION AIR - (2) COMBUSTION AIR OPENINGS w/ MIN. 100 SQ. IN. w/ 50% FREE SPACE OR 50 SQ. IN AT EACH WALL/DOOR GRILLE 12" BELOW CEILING AND 12" ABOVE FIN. FLOOR.
15.4 APPROX. LOCATION OF NATURAL GAS SERVICE ENTRY AND METER.
15.5 WATER HEATER PER PLUMBING SPEC.
15.6 THANKLESS GAS WATER HEATER
15.7 SOFT WATER-FILTERED WATER SYSTEM LOCATION, TBD
15.8 POOL EQUIPMENT LOCATION
15.9 HOSE BIB - VERIFY FINAL LOCATION IN THE FIELD.
16.1 ELECTRICAL SES, SEE ONE-LINE DIAGRAM FOR SIZE.
16.2 ELECTRICAL SUB-PANEL
16.3 ELECTRIC VEHICLE EV CHARGING STATION.
22.1 SPEEDITITE ROOF DRAIN AND OVERFLOW DRAIN, 4"
22.2 OUTDOOR SHOWER.
23.1 ELECTRIC HEATED FLOOR SCHLUTER DITRA-HEAT-DUO FOR CONCRETE FLOOR, DEPRESS SLAB FOR HIGH-DENSITY SCHLUTER POLYPROPYLENE MEMBRANE TOSEGURE SCHLUTER®-DITRA-HEAT ELECTRIC HEATING CABLES IN PLACE.

THE NEW RESIDENCE ON
East San Miguel Avenue
5405 E San Miguel Ave.
Paradise Valley, AZ 85253

SET ISSUED:
04.28.2021

1 06.28.2021 TOWN OF PV COMMENTS
2 08.20.21 CLIENTS CHANGES
3 01.22.2022 CLIENT REVISIONS
4 07.20.2022 CLIENT REVISIONS
5 06.05.2023 CLIENT REVISIONS
6 08.17.2023/09.18.2023 CLIENT REVISIONS WALL TYPE CHANGES
1 01.08.2024 FIELD REVISIONS

EXTERIOR ELEVATIONS

Scale: 1/4"=1'-0"
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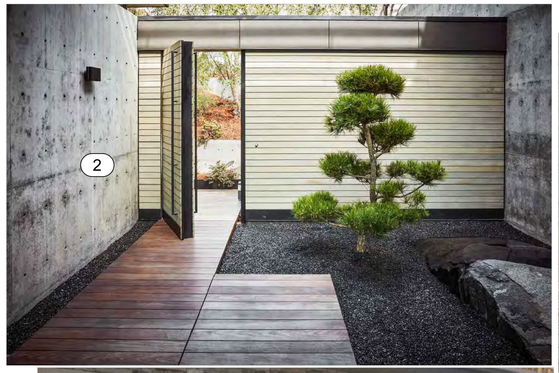
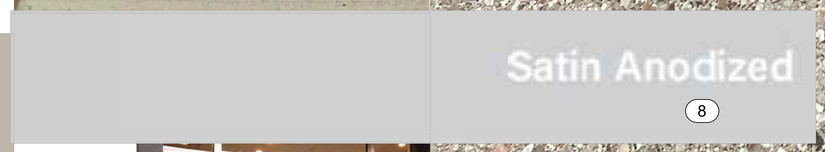
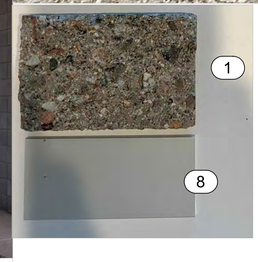
Checked by: AJ
Sheet No:

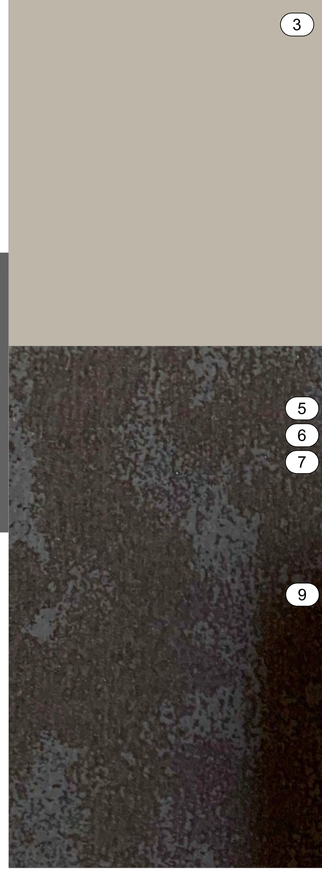
A6.2

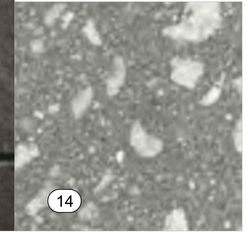
Sheet of











EXTERIOR FINISHES LEGEND

EXPOSED CMU : (1) TRENDSTONE GROUND FACE MASONRY UNITS. COLOR PEBBLE BEACH (4) BY OLDCASTLE SUPERLIGHT - ECHELON - TRENWITH, STACK BOND,

CAST IN PLACE CONCRETE: (2) 4X8 FORM WORK PANELS WITH SNAP OFF TIES COLOR: GREY LRV<38

STUCCO: (3) DUNN EDWARDS DE6151 ASH GREY 150% DARKER, SAND TEXTURE, LRV 38

FOAM ROOF: (4) FOAM ROOFING WITH BLENDED GRANULES: RG73 ESTATE GREY GRANULES BY LUCAS ROOFING LRV<38

METAL ROOF: (5) STANDING SEAM ROOFING, SITE PULLED SHEET METAL COIL BY OCM (OLD COUNTRY MILLWORK INC) MIDNIGHT COAL, LRV<38

METAL FACIA: (6) SHEET METAL WITH PVDF FINISH BY OCM , COLOR: MIDNIGHT COAL, LRV<38

SOFFITS & OVERHANGS : (7) SAME SHEET METAL AS FACIA SEE ABOVE

DOOR / WINDOW COLOR :- (8) WESTERN WINDOWS SYSTEMS: ALL DOORS AND WINDOW, COLOR SATIN ANODIZED (4)

EXPOSED H-SHAPE I BEAMS AND COLUMNS (9) CLEAR COATED RAW STEEL, LRV<38

EXTERIOR GUARDRAIL (10) 4"X36" BEND STEEL PLATE POSTS W/STEEL CABLES, PAINTED DE6370 CHARCOAL SMUDGE, LRV 11 80% CLR. OPEN MIN.

GARAGE DOORS (11) OVERHEAD DOOR BY WESTERN WINDOWS SYSTEMS: ALUMINUM FRAME: SATIN ANODIZED WITH INSULATED TEMPERED GLASS, W/SMOKED TINTED GLASS (4)

CUSTOM METAL CHIMNEY CAP (12) CUSTOM METAL PAINTED:DE6370 CHARCOAL SMUDGE, LRV 11

AUTOCOURT & DRIVEWAY (13) BELGARD PAVER "GRAPHITE BLEND" LRV<38

PATIOS & WALKWAYS (14) ARTISTIC PAVER "SILVER SAM" LRV < 38

ACOUSTA-WAL - SYSTEM - ALL MECHANICAL YARDS WALL : LRV<38 (15) SOUND WAVE ABSORPTION MASONRY UNIT BY OLD CASTLE ARCHITECTURAL / SUPERLITE BLOCK, STACK BOND, IN TRENDSTONE FINISH, PEBBLE BEACH

STICKS-IN-DESERT FENCING (16) PAINTED: DE6370 CHARCOAL SMUDGE, LRV 11 (4)

GREEN ROOF SYSTEM (17) VEGETATED ROOFING SYSTEM - LIGHTWEIGHT GROWING MEDIUM 4" TO 6" MAX. SUPPORTING SMALL, HARDY PLANT MATERIAL THAT ARE ACCESSED FOR MAINTANCE ONLY.

GUARDRAIL MOVED BACK@HARD SURFACE LINE (NOT EDGE OF ROOF)

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THE NEW RESIDENCE ON
East San Miguel Avenue

5405 E San Miguel Ave.
Paradise Valley, AZ 85253

SET ISSUED:
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7 01.08.2024 FIELD REVISIONS

MATERIAL BOARD

Scale:
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Sheet No:

A6.3

Sheet of

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Hinkley Vapor 28" [ ] Outdoor Wall Light

PRODUCT DETAILS

Brighten the exterior of your home with the attractive style of this Vapor large outdoor wall light.

Additional Info:

Designed with aluminum, this Vapor large outdoor wall light by Hinkley exudes a sleek and industrial personality. The bronze finish is rich and attractive, and sure to complement surrounding details. The crackle glass completes the design with exceptional detail and character.

- 28" high x 4 3/4" wide. Extends 3 3/4" from the wall. Backplate is 4 3/4" square.
- Includes one 35 watt GU-10 base bulb. Maximum 35 watt bulb. 500 LUMENS
- Vapor contemporary large outdoor wall light by Hinkley.
- Bronze finish. Aluminum construction. Crackle glass.
- Wet location rated for outdoor use. Can also be used indoors. ADA compliant

HINKLEY

Shop all Hinkley

Y

Modern Forms Double Down 18"H Black LED Outdoor Wall Light

PRODUCT DETAILS

Bask in the radiant bliss of minimalist-inspired modern charm with this black LED wall light, full of sleek lines and cascading glow.

Additional Info:

Sleek metallic shine marries modern simplicity in the clean lines of this two-light outdoor wall light by Modern Forms. Constructed of solid aluminum, install with the lights pointing up or down for a stunning, cascading glow. Brighten up the side of any house with the dimmable energy-efficient LED lighting featured in this geometric fixture. ADA-compliant and dark sky friendly, the sleek black finish elevates and streamlines.

- 18" high x 5" wide. Extends 4" from the wall.
- Backplate is 16 1/4" high x 4" wide x 3/4" deep.
- Includes two dimmable 5.5 watt high-powered replaceable LED modules; 275 lumen light output, comparable to a 25 watt incandescent. 3000K color temperature. 90 CRI.
- Two-light energy-efficient LED outdoor wall light from the Double Down collection by Modern Forms.
- Black finish over solid aluminum construction.
- Can be installed with lights pointing up or down.
- ADA compliant design.
- Smooth and continuous dimming with an electronic low voltage (ELV) dimmer.
- LEDs average 50,000 hours at 3 hours per day.
- CEC Title 24 compliant. Dark sky friendly.
- Universal input voltage driver (120V-240V-277V) located in 4" junction box.
- Custom CCT options available by special order.

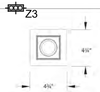
MODERN FORMS LUMINAIRES + SMART FANS

Shop all Modern Forms

MT-3LD111 - 1 Light Mini LED Multiple Spots

Z1 Z2 Z3

WAC LIGHTING
Responsible Lighting®



Fixture Type: Z1

Catalog Number:

Project: SAN MIGUEL

Location:

PRODUCT DESCRIPTION

Integral housing adjustable recessed spot light.

FEATURES

- Energy Star® rated
- Title 24 California Energy Comission Compliant (90 CRI versions)
- Individually adjustable luminaires
- Complete unit includes housing & trim
- All housings are Non-IC rated
- 30° visual cutoff for glare control
- 25° vertical tilt, 350° horizontal rotation.

PHOTOMETRY

Beam Angle: 25°

FIXTURE PERFORMANCE

Model	Type	Color Temp	Watts	Lumens	Efficacy	CRI
MT-3LD111NA-F30	New Construction	3000K	11W	755	69 Lm/W	85
MT-3LD111R-F30	Remodel					
MT-3LD111NA-F930	New Construction	3000K	11W	670	59 Lm/W	90
MT-3LD111R-F930	Remodel					

SPECIFICATIONS

Construction: Die-cast aluminum heat sink painted black. Trim, housing and junction box are 20 gauge steel. Frame and hanger bars are heavy gauge galvanized steel.

J-Box (New Construction): Seven knockouts and four Romex® style wiring connectors provided for ease of installation. Rated for branch wiring.

Driver: 120V Input

Light Source: High output LED (included with housing)

Dimming: Dim to 10% with electronic low voltage (ELV) dimmer.

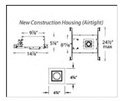
Mounting: Supplied with hanger bars, adjustable from 14½"-25" to accommodate various joist construction and grid sizes. Haniger bars include a captive mounting "screw-nail" for ease of installation. Accommodates surface up to 1" thick. 4⅛" x 4⅛" cutout. See instruction sheet for details on installation using spackle ring.

Finish: Abrasion resistant powder coat paint in Black (BK).

Standards: ETL & cETL listed.

Body Finish: White / Black Reflector
Lamp: 1 x LED/11W/120V LED
Wattage: 11W
Dimmer: Low Voltage Electronic
Dimensions: 6"W x 4.6"H x 4.1"D

Technical Information
Luminous Flux: 670 lumens
Lumens/Watt: 60.91
Lamp Color: 3000 K
Color Rendering: 90 CRI
Beam Angle: 25°
Lamp Life: 60000 hours
Function: Adjustable Accent
Ceiling Type: Drywall with Trim
Housing Type: New Construction NON IC
Housing Height: 5"
Aperture Shape: Rectangular
Aperture Size: 0.000"

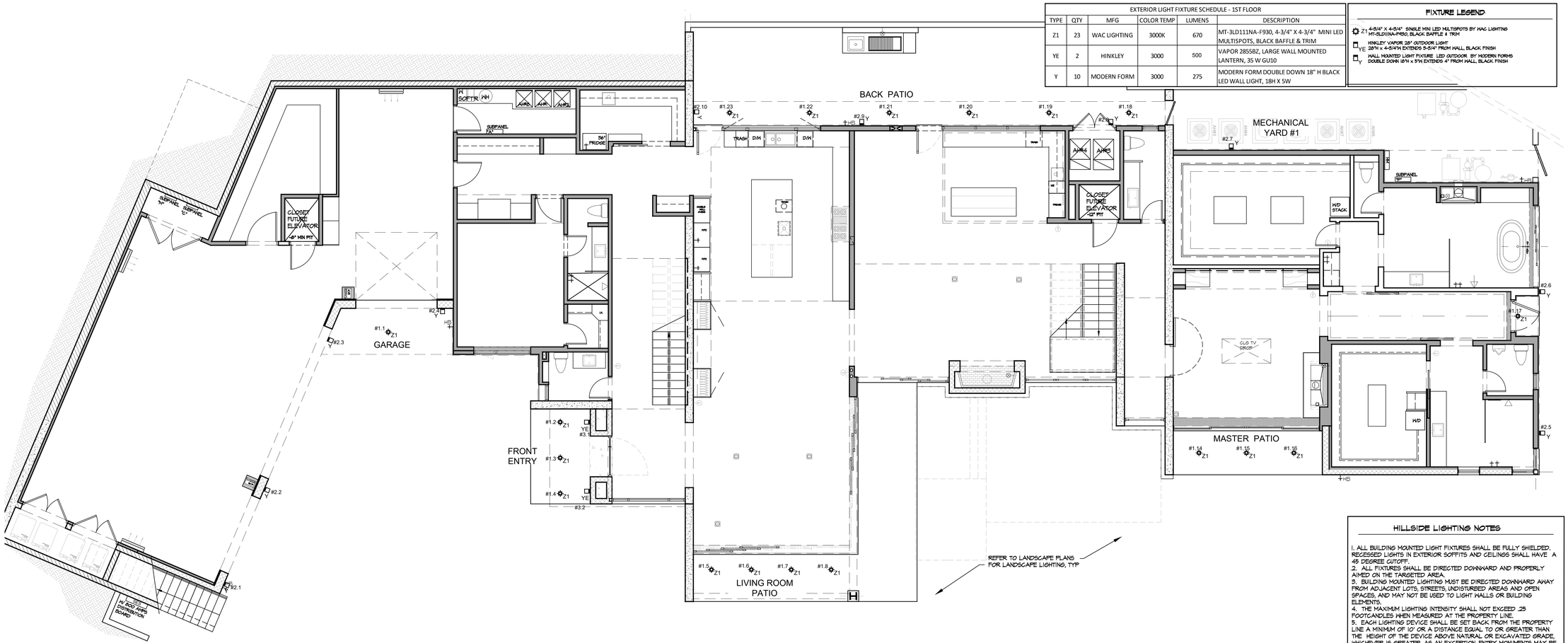


Address: 1718 W. Fullerton Ave.

EXTERIOR LIGHT FIXTURE SCHEDULE - 1ST FLOOR					
TYPE	QTY	MFG	COLOR TEMP	LUMENS	DESCRIPTION
Z1	23	WAC LIGHTING	3000K	670	MT-3LD111NA-F930, 4-3/4" X 4-3/4" MINI LED MULTISPOTS, BLACK BAFFLE & TRIM
YE	2	HINKLEY	3000	500	VAPOR 2855BZ, LARGE WALL MOUNTED LANTERN, 35 W GU10
Y	10	MODERN FORM	3000	275	MODERN FORM DOUBLE DOWN 18" H BLACK LED WALL LIGHT, 18H X 5W

FIXTURE LEGEND

- Z1 4-3/4" X 4-3/4" SINGLE MINI LED MULTISPOTS BY WAC LIGHTING MT-3LD111NA-F930, BLACK BAFFLE & TRIM
- YE HINKLEY VAPOR 28" OUTDOOR LIGHT 28"H x 4-3/4"W EXTENDS 3-3/4" FROM WALL, BLACK FINISH
- Y WALL MOUNTED LIGHT FIXTURE. LED OUTDOOR. BY MODERN FORMS DOUBLE DOWN 18"H x 5"W EXTENDS 4" FROM WALL, BLACK FINISH



1ST FLOOR LIGHTING PLAN
3/16"=1'-0"
1

HILLSIDE LIGHTING NOTES

1. ALL BUILDING MOUNTED LIGHT FIXTURES SHALL BE FULLY SHIELDED. RECESSED LIGHTS IN EXTERIOR SOFFITS AND CEILINGS SHALL HAVE A 45 DEGREE CUTOFF.
2. ALL FIXTURES SHALL BE DIRECTED DOWNWARD AND PROPERLY AIMED ON THE TARGETED AREA.
3. BUILDING MOUNTED LIGHTING MUST BE DIRECTED DOWNWARD AWAY FROM ADJACENT LOTS, STREETS, UNDISTURBED AREAS AND OPEN SPACES, AND MAY NOT BE USED TO LIGHT WALLS OR BUILDING ELEMENTS.
4. THE MAXIMUM LIGHTING INTENSITY SHALL NOT EXCEED .25 FOOTCANDLES WHEN MEASURED AT THE PROPERTY LINE.
5. EACH LIGHTING DEVICE SHALL BE SET BACK FROM THE PROPERTY LINE A MINIMUM OF 10' OR A DISTANCE EQUAL TO OR GREATER THAN THE HEIGHT OF THE DEVICE ABOVE NATURAL OR EXCAVATED GRADE, WHICHEVER IS GREATER. AS AN EXCEPTION, ENTRY MONUMENTS MAY BE LIGHTED PROVIDED THE LIGHTING SOURCE DOES NOT EXCEED THE EQUIVALENT PROJECTED BRIGHTNESS OF 250 LUMENS.
6. ALL LUMINAIRES SHALL BE SUBJECT TO THE FOLLOWING LIMITATIONS:
A. LUMINAIRES SHALL NOT EXCEED 750 LUMENS WHEN ATTACHED TO A STRUCTURE AND CONFINED TO THE IMMEDIATE VICINITY OF A BUILDING ENTRANCE OR OUTDOOR LIVING AREA.
B. LUMINAIRES SHALL NOT EXCEED 250 LUMENS FOR ALL OTHER USES.
C. LUMINAIRES SHALL NOT EXCEED 150 LUMENS FOR LANDSCAPE UP-LIGHTING.
D. MOTION SENSOR/ DETECTOR LIGHT FIXTURES ARE PERMITTED FOR SECURITY LIGHTING. SECURITY LIGHTING MUST BE CONTROLLED SEPARETELY FROM ALL OTHER LIGHTING.
E. SECURITY LIGHTS MUST BE ON TIMERS THAT REGULATE THEIR OPERATION TIME TO A MAXIMUM OF 10 MINUTES AND LIMITED TO LAMPS WITH A MAXIMUM OF 750 LUMENS.
F. ROPE LIGHT SHALL NOT EXCEED 3.6 WATTS PER INCANDESCENT ROPE LIGHT

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THE NEW RESIDENCE ON
East San Miguel Avenue

5405 E San Miguel Ave.
Paradise Valley, AZ 85253

SET ISSUED:
04.28.2021

1 06.28.2021 TOWN OF PV COMMENTS
2 08.20.21 CLIENTS CHANGES
3 01.22.2022 CLIENT REVISIONS
4 07.20.2022 CLIENT REVISIONS
5 08.05.2023 CLIENT REVISIONS
6 08.17.2023/09.18.2023 CLIENT REVISIONS WALL TYPE CHANGES
7 01.08.2024 FIELD REVISIONS

PLAN NORTH

LIGHTING PLAN

Scale: 3/16"=1'-0"
Drawn by: AJ
Checked by: AJ
Sheet No:

E1.1

Sheet of

-MCDADE RESIDENCE-

- 5405 E. San Miguel Ave., Paradise Valley, AZ 85253 -
- Landscape Construction Documents -

GENERAL NOTES:

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

PLANTING GENERAL NOTES:

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

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

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

DECOMPOSED GRANITE

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

IRRIGATION GENERAL NOTES:

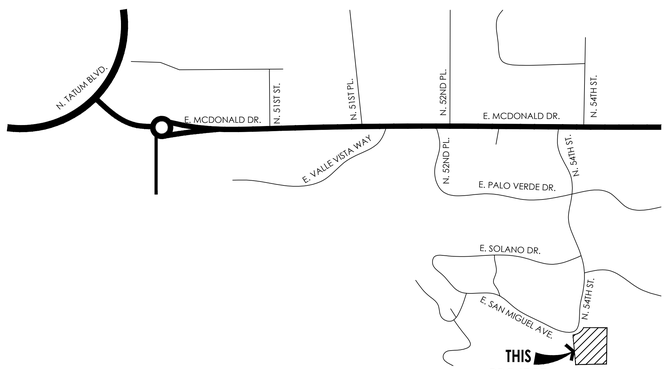
1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
2. THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.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

GRADING GENERAL NOTES:

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

VICINITY MAP:

SCALE: NTS



HARDSCAPE GENERAL NOTES:

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

SHEET INDEX:

COVER SHEET	L0.0
LAYOUT PLAN	L2.1
PLANTING PLAN	L3.1
LIGHTING PLAN	L5.1
HARDSCAPE DETAILS	L6.1-L6.3
PLANTING DETAILS	L7.1

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EXPIRES 09/30/25

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revisions:

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drawn by: TEAM
date: 03/20/2024
drawing: Cover

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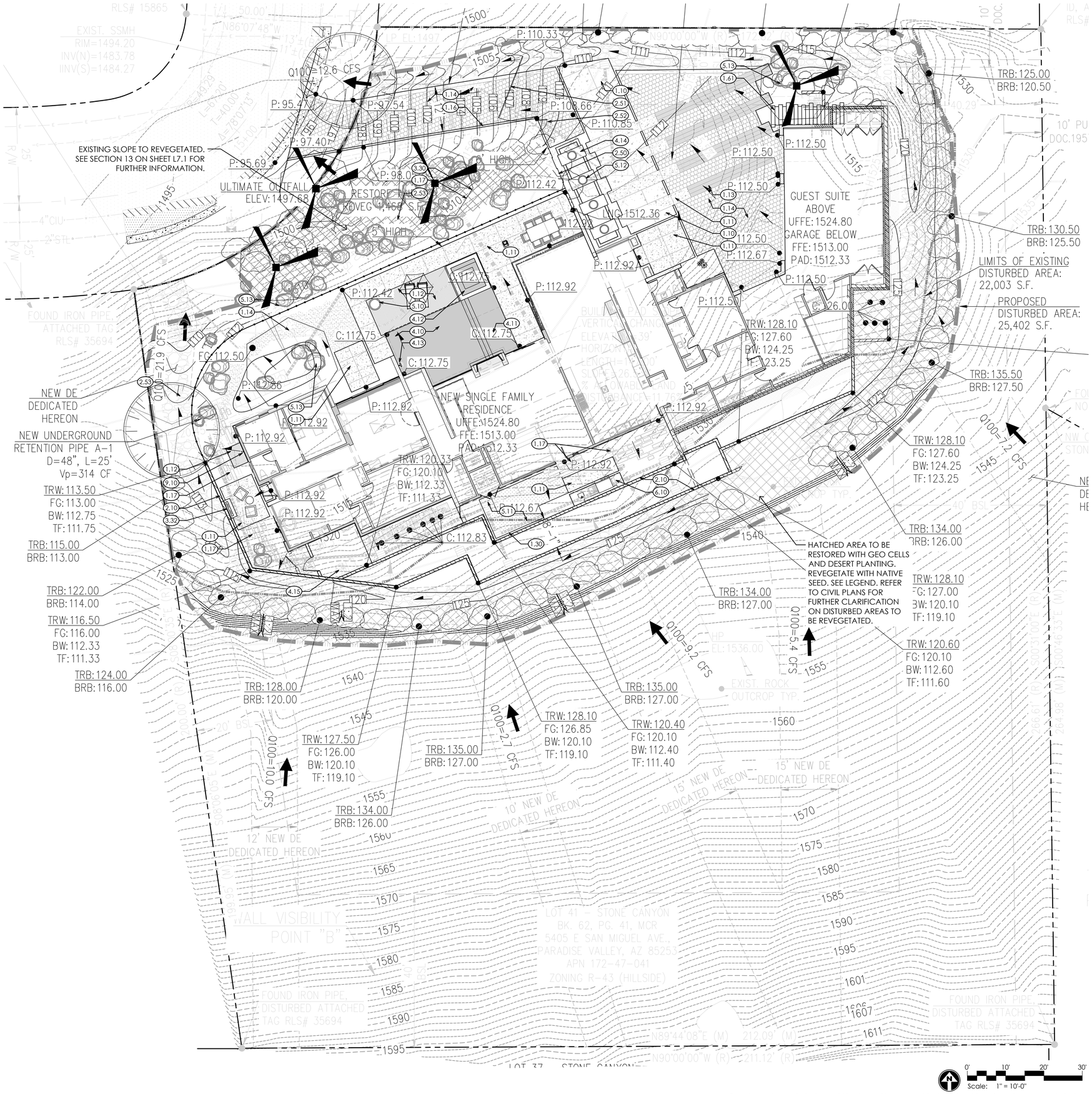


KEY NOTES

1.10 CONCRETE PAVING. 3/8" EXPOSED AGGREGATE FINISH. SAW CUT SCORE JOINTS. SQUARE EDGES AND NO ROUND TOOLING. SANDSTONE 5237 COLOR, **LRV: 22**

1.11 COLORED CONCRETE PAVING, ACID WASH FINISH, SANDSTONE 5237 COLOR. SAW CUT SCORE JOINTS. SQUARE EDGES & NO ROUND TOOLING. **LRV:22**

1.17 IPE WOOD DECK, PER CONTRACTOR. **LRV:18**

1.18 CONCRETE PAVERS AT DRIVEWAY: BELGARD MODULINE SERIES: 3X12 SIZE, STACKED BOND, CHARCOAL COLOR. SAND SET, MORTAR SET BORDER. **LRV:15**

1.19 CONCRETE PAVERS AT DRIVEWAY: BELGARD MODULINE SERIES: 12X12 SIZE, STACKED BOND, DESERT BLEND COLOR. SAND SET, MORTAR SET BORDER. **LRV:18**

1.13 1/4" MINUS COMPACTED DECOMPOSED GRANITE. MADISON GOLD COLOR.

1.14 6" CONCRETE CURB. FINISH TO MATCH KEYNOTE 1.11.

1.17 LINEAR STEPPING STONE PATHWAYS. FLAGSTONE SNAP CUT IN 10" WIDE SECTIONS, RANDOM LENGTHS. PUDDLE SET WITH GRAVEL JOINTS. LAYOUT PER LANDSCAPE ARCHITECT IN FIELD. **LRV:28**

1.30 3/16" THICK STEEL ANGLE LANDSCAPE HEADER.

1.6 CONCRETE STEPS ALONG DRIVEWAY. 6" RISERS, TREAD PER PLAN. FINISH TO MATCH KEYNOTE 1.11.

2.10 8" WIDE MASONRY WALL. STUCCO AND PAINT TO MATCH HOUSE. FLAT STUCCO CAP, SLOPE TO DRAIN. HEIGHT PER PLAN.

2.50 STEEL PANEL FENCE AT ENTRY.

2.51 STEEL VEHICLE PIVOT GATE.

2.52 GATE TO MATCH STEEL PANEL WALL.

2.53 'STICKS IN THE DESERT' REBAR FENCE WHERE NECESSARY. #4 REBAR @ 4'O.C., 5'-0" HIGH.

3.30 STEEL FIRE PIT AT SEATING AREA, DESIGN TBD.

3.31 FIRE PIT AT DECK PATIO.

3.32 FIRE FEATURE AT MASTER PATIO.

4.10 INVISIBLE EDGE POOL, PER CONTRACTOR.

4.11 POOL SHELF. MAXIMUM 9" OF WATER DEPTH.

4.12 18' HIGH RAISED NEGATIVE EDGE SPA, PER CONTRACTOR.

4.13 STAINLESS STEEL SCUPPER WATER FEATURE AT POOL.

4.14 RAISED NEGATIVE EDGE REFLECTING WATER FEATURE AT ENTRY.

4.15 POOL EQUIPMENT LOCATION.

5.10 PLANTER POT. CONTRACTOR TO PROVIDE PLUMBING FOR IRRIGATION AND DRAINAGE. POT TO BE SELECTED BY LANDSCAPE ARCHITECT.

5.11 SYNTHETIC TURF. ARTIFICIAL LAWNS CO. 'CORONADO' TURF. CONTRACTOR TO PROVIDE SAMPLE ON SITE FOR OWNER APPROVAL PRIOR TO PURCHASE OR INSTALL.

5.12 LANDSCAPE PLANTER.

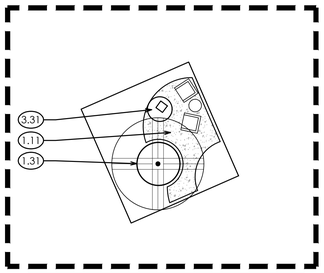
5.13 BOULDERS TO MATCH CHARACTER OF SURROUNDING NATURAL HILLSIDE. TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT.

6.10 BBQ AND COUNTER.

2.10 OUTDOOR SHOWER. VALVES AND HARDWARE PER INTERIOR DESIGNER.

NOTES:

1. WALLS: IF RETAINING DAMP PROOF AND GROUT ALL CELLS BELOW GRADE. SEE PLAN FOR HEIGHT.
2. ALL GATES AND FENCING TO MEET POOL BARRIER STANDARDS.
3. **POOL CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.**
4. CONCRETE COLOR TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE 2'X2' SAMPLE OF PROPOSED CONCRETE COLOR AND FINISH FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
5. ALL STEEL TO BE ELECTROSTATIC PAINTED TO MATCH ARCHITECTURAL STEEL. GRIND ALL WELDS SMOOTH.
6. ALL SPOT ELEVATIONS AND CALLOUTS ARE FOR DESIGN INTENT PURPOSES ONLY.REFER TO CIVIL PLAN FOR ALL GRADING AND DRAINAGE INFORMATION.



UPPER LEVEL DECK:
SCALE: 1" = 10'

Scale: 1" = 10'-0"

GREEY | PICKETT
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MCDADE RESIDENCE

5405 E. San Miguel Ave.
Paradise Valley, AZ 85253

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drawn by: TEAM
date: 03/20/2024

drawing: Layout Plan

L2.1
of

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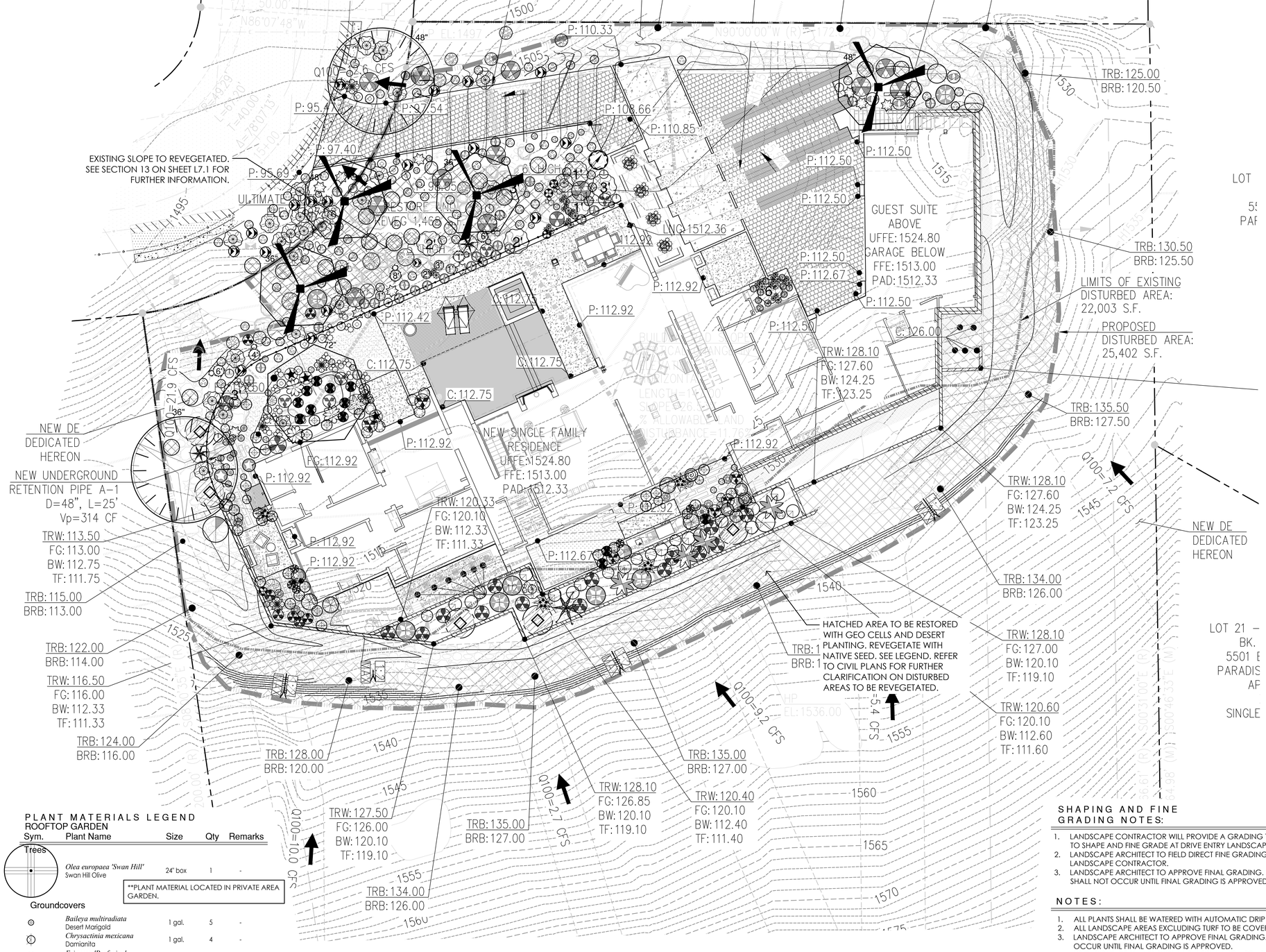


PLANT MATERIALS LEGEND

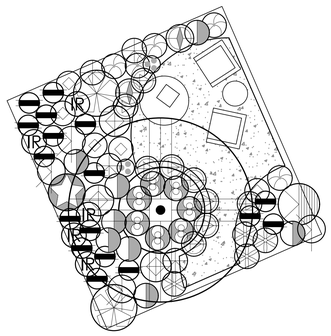
Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Olney tesota Ironwood	72" box.	1	NATIVE RESOURCES
	Parkinsonia microphylla Foothills Palo Verde	2@36" 2@48"		NATIVE RESOURCES
	Prosopis velutina Native Mesquite	48" box.	2	-
Shrubs				
	Alyogyne hueglii Blue Hibiscus	5 gal.	1	-
	Ambrosia deltoidea Triangle Leaf Bursage	1 gal.	79	R
	Artemisia x 'Powis Castle' Powis Castle Wormwood	1 gal.	30	-
	Justicia californica Chuparosa	5 gal.	18	R
	Larrea tridentata Creosote	5 gal.	1	R
	Olea europaea 'Montra' Little Ollie Dwarf Ollie	5 gal.	4	-
	Penstemon parryi Perry's Penstemon	1 gal.	18	R
	Perovskia atriplicifolia Russian Sage	5 gal.	2	-
	Rhaphiolepis indica 'Ballerina' Indian Hawthorne	5 gal.	3	-
	Rhus ovata Sugarbush	15 gal.	5	-
	Rosmarinus officinalis 'Tuscan Blue' Upright Rosemary	5 gal.	5	-
	Salvia clevelandii Chaparral Sage	5 gal.	7	-
	Salvia greggii Autumn Sage	5 gal.	1	-
	Salvia leucantha Mexican Bush Sage	5 gal.	12	-
	Simmondsia chinensis Jojoba	5 gal.	4	R
	Sphaeralcea ambigua Globe Mallow	5 gal.	1	R
Groundcovers				
	Baileya multiradiata Desert Marigold	1 gal.	14	R
	Glandularia rigida Sandpaper Verbena	1 gal.	28	-
	Melampodium leucanthum Blackfoot Daisy	1 gal.	32	R
	Myoporum Parvifoluim Trailing Myoporum	1 gal.	6	-
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal.	17	-
	Teucrium chamaedrys Germander	1 gal.	6	-
	Viguiera deltoidea Goldeneye	1 gal.	3	R
Accents Cactus				
	Agave americana Century Plant	5 gal.	4	-
	Agave bovicornuta Cow Horn Agave	5 gal.	2	-
	Agave celsii Agave mitis	5 gal.	5	-
	Agave deserti Desert Agave	5 gal.	12	R
	Agave ovatifolia Whale's Tongue Agave	15 gal.	4	-
	Agave weberi Blue Agave	5 gal.	3	-
	Agave x 'Blue Glow' Blue Glow Agave	5 gal.	3	-
	Aloe ferox Cape Aloe	5 gal.	8	-
	Aloe 'Hercules' Hercules Aloe	24" Box	1	-
	Asclepias subulata Desert Milkweed	5 gal.	7	-
	Carnegiea gigantea Saguaro	1@1' 2@8'	1@4' 1@6'	R
	Cylindropuntia arbuscula Pencil Cholla	5 gal.	1	-
	Cylindropuntia bigelovii Teddy Bear Cholla	5 gal.	4	R
	Cylindropuntia fulgida Chainfruit Cholla	5 gal.	8	R
	Echinocereus engelmannii Hedgehog Cactus	5 gal.	38	R
	Echinocereus triglochidiatus Claret Cup	5 gal.	4	-
	Euphorbia antisyphilitica Candelilla	5 gal.	7	-
	Euphorbia resinifera Moroccan Mound	15 gal.	11	-
	Euphorbia royleana Churee	5 gal.	4	-
	Euphorbia xanti Baja Spurge	15 gal.	1	-
	Ferocactus wislizenii Fishhook Barrel Cactus	bare root	12@1' 3@3'	5@2' 1@4' R
	Fouquieria macdougalii Mexican Tree Ocotillo	15 gal.	2	-
	Fouquieria splendens Ocotillo	bare root	1	R
	Furcraea macdougallii MacDougall's Century Plant	15 gal.	1	-
	Myrtillocactus geometrizans 'Monstrose' Blue Myrtle Cactus	15 gal.	1	-
	Opuntia basilaris Beavertail Prickley Pear	5 gal.	5	-
	Opuntia engelmannii Engelmann's Prickley Pear	5 gal.	12	R
	Opuntia ficus-indica Indian Fig	15 gal.	22	-
	Opuntia gomei 'Old Mexico' Old Mexico Prickly Pear	5 gal.	2	-
	Opuntia robusta Silver Dollar Prickley Pear	15 gal.	6	-
	Pedilanthus bracteatus Tall Slipper Plant	5 gal.	1	-
	Trichocereus grandiflorus Argentinian torch cactus	5 gal.	11	-
	Yucca baccata Banana Yucca	5 gal.	26	R
	Yucca elata Soaptree Yucca	2@1' 3@3'	2@2' 1@6'	R

PLANT MATERIAL NOTED WITH **(R) ARE TO BE PLANTED IN THE REVEGETATION AREAS. ALL NATIVE PLANT MATERIAL

PLANT MATERIALS LEGEND
ROOFTOP GARDEN

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Olea europaea 'Swan Hill' Swan Hill Olive	24" box	1	-
Groundcovers				
	Baileya multiradiata Desert Marigold	1 gal.	5	-
	Chrysactinia mexicana Damianita	1 gal.	4	-
	Erigeron 'Profusion' Profusion Fleabane Daisy	1 gal.	8	-
	Gaura lindheimeri Pink Gaura	1 gal.	5	-
	Glandularia rigida Sandpaper Verbena	1 gal.	2	-
	Hymenoxys acaulis Angelita Daisy	1 gal.	4	-
	Jacobaea martima Dusty miller	1 gal.	9	-
	Melampodium leucanthum Blackfoot Daisy	1 gal.	2	-
	Setcreasea pallida 'pale puma' Pale Puma Purple Heart	1 gal.	7	-
	Teucrium chamaedrys Germander	1 gal.	4	-
Shrubs				
	Artemisia x 'Powis Castle' Powis Castle Wormwood	1 gal.	3	-
	Lavandula species Lavender	1 gal.	17	-
	Olea europaea 'Montra' Little Ollie Dwarf Ollie	1 gal.	2	-
	Rhaphiolepis indica 'Ballerina' Indian Hawthorne	1 gal.	3	-
	Rosa 'Korbin' Iceberg Floribunda Rose	1 Gal.	5	-
	Rosmarinus officinalis 'Tuscan Blue' Upright Rosemary	1 gal.	1	-

PLANT MATERIAL LOCATED IN PRIVATE AREA GARDEN.



UPPER LEVEL DECK: ROOFTOP GARDEN
SCALE: NTS

MASS PLANTING

SYNTHETIC TURF (TURF PER SPEC.) ARTIFICIAL LAWNS CO. 'CORONADO' TURF. CONTRACTOR TO PROVIDE SAMPLE ON SITE FOR OWNER APPROVAL PRIOR TO PURCHASE OR INSTALL.

INERTS

Sym.	Description
	IN ALL PLANTING AREAS INSIDE WALLS: 3" MINUS DC RANCH COBBLE.
	IN ALL NATIVE/NATURAL AREAS: DESERT COBBLE: THE TOP 6" OF DESERT SOIL IS TO BE SALVAGED AND STOCKPILED FOR RE-VEGETATION AREAS. CONTRACTOR TO MIX AND SPREAD COBBLE MIX (THINLY) ON SITE TO MATCH THE CHARACTER OF THE NATIVE SURROUNDING AREA. SUPPLEMENTAL COBBLE, IF NEEDED, TO BE D.C. RANCH COBBLE, 3" MINUS.

HATCHED AREA TO BE REVEGETATED WITH NATIVE SEED.

REVEGETATION SEED MIX

Plant Name	Pounds/Acre
Ericameria laricifolia Turpentine Bush	5
Ambrosia deltoidea Bursage	1
Eriogonum fasiculatum Desert Buckwheat	1
Prosopis velutina Native Mesquite	1
Calliandra eriophylla Pink Fairy Duster	.5
Cercidium floridum Blue Palo Verde	1
Cercideum microphyllum Foothill Palo Verde	1
Baileya multiradiata Desert Marigold	.5
Simmondsia chinensis Jojoba	1

SHAPING AND FINE GRADING NOTES:

1. LANDSCAPE CONTRACTOR WILL PROVIDE A GRADING TRACTOR TO SHAPE AND FINE GRADE AT DRIVE ENTRY LANDSCAPE.
2. LANDSCAPE ARCHITECT TO FIELD DIRECT FINE GRADING WITH LANDSCAPE CONTRACTOR.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. LOCATIONS OF PLANTS SHOWN ON DRAWING ARE APPROXIMATE. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL FINAL LOCATIONS PRIOR TO INSTALLATION.
5. DUE TO SEASONAL AND OR UNFORESEEN CONSTRAINTS SOME PLANT MATERIAL WILL POSSIBLY NOT BE AVAILABLE AT TIME OF INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT LIST OF ANY NON-AVAILABLE MATERIAL TO LANDSCAPE ARCHITECT FOR REPLACEMENTS TO BE SELECTED.
6. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.
7. ALL PLANT MATERIAL IS TO BE RETAIL QUALITY.
8. LANDSCAPE CONTRACTOR TO PROVIDE PICTURES OR SAMPLES OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR APPROVAL.
9. ALL PLANT MATERIAL SOURCED FROM OUTSIDE OF ARIZONA TO BE PROPERLY ACCLIMATED TO ARIZONA CLIMATE DEPENDING ON TIME OF YEAR OF INSTALLATION.
   METHODS: SUN-SCREEN CLOTH/FABRIC TO BE INSTALLED ABOVE PLANT MATERIAL.

BOULDER NOTES:

1. BOULDER SYMBOLS ARE SHOWN FOR REFERENCE ONLY. SIZE BOULDERS BASED ON TONNAGE ONLY, BUT INCLUDE A VARIETY OF SHAPES AND SIZES.
2. SURFACE SELECT BOULDERS TO BE SELECTED/TAGGED BY LANDSCAPE ARCHITECT AND FIELD LOCATED.
3. LANDSCAPE CONTRACTOR TO SET BOULDERS WITH CRANE USING STEEL CABLES. PROVIDE NECESSARY CRANE FOR WEIGHT.

0' 10' 20' 30'
Scale: 1" = 10'-0"

GREEY|PICKETT
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Scottsdale, Arizona 85251
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Paradise Valley, AZ 85253

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drawing: Planting Plan

L3.1

of

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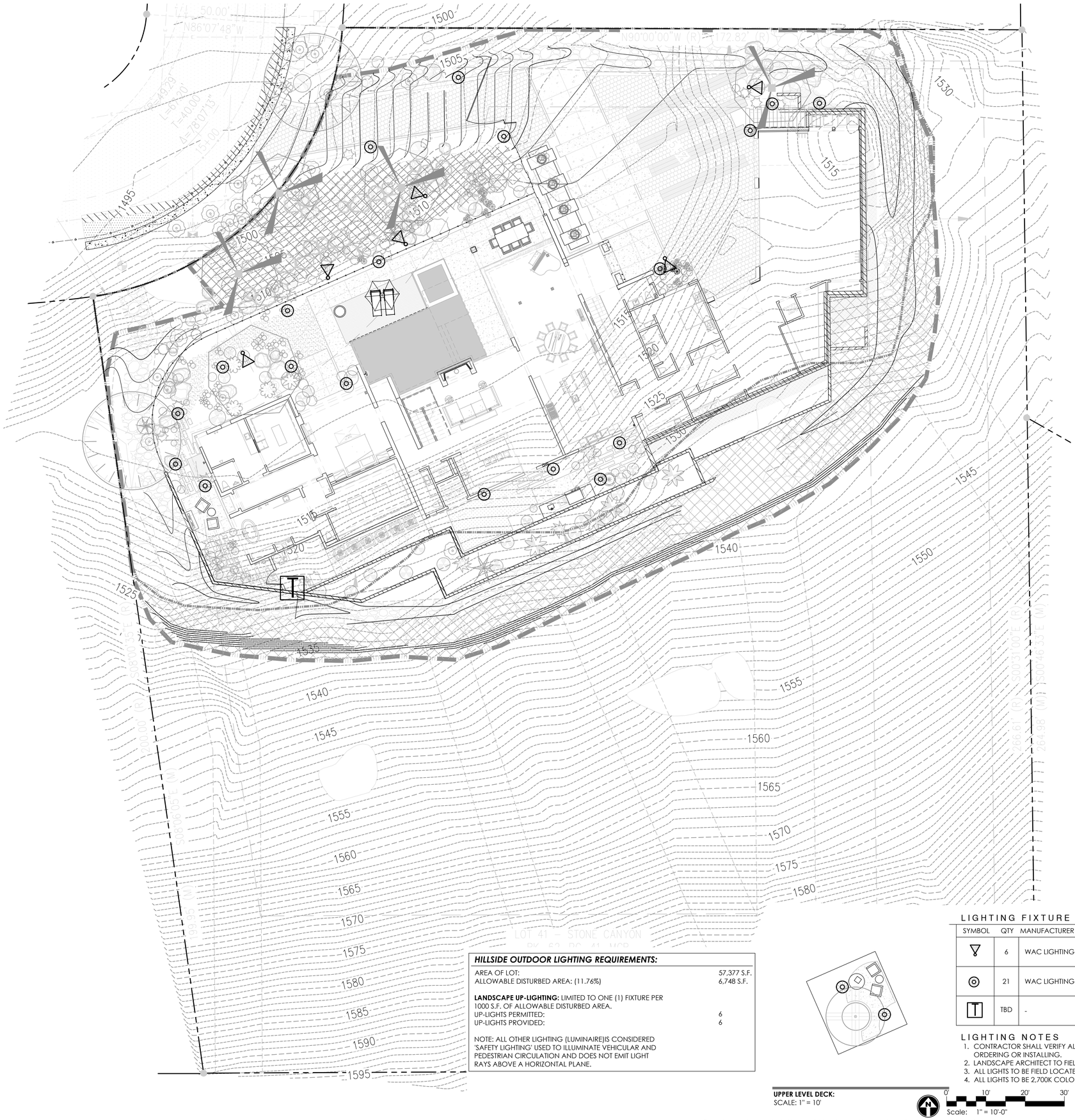


HILLSIDE OUTDOOR LIGHTING REQUIREMENTS:

AREA OF LOT:	57,377 S.F.
ALLOWABLE DISTURBED AREA: (11.76%)	6,748 S.F.
LANDSCAPE UP-LIGHTING: LIMITED TO ONE (1) FIXTURE PER 1000 S.F. OF ALLOWABLE DISTURBED AREA.	
UP-LIGHTS PERMITTED:	6
UP-LIGHTS PROVIDED:	6

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

UPPER LEVEL DECK:
SCALE: 1" = 10'

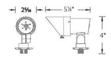
0' 10' 20' 30'
Scale: 1" = 10'-0"

LIGHTING FIXTURE CUT SHEETS

MINI ACCENT 12V
5111

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:



PRODUCT DESCRIPTION
Landscape mini accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES
- Continuously Adjustable Beam Angles; Indexed at 10°, 25°, 40°, 55°
- Continuously Adjustable brightness control; Indexed at 1W, 2W, 4W, 6W, 7W
- IP66 rated, Protected against high-pressure water jets
- Solid diecast brass or corrosion resistant aluminum
- **Factory sealed water tight fixtures**
- Constant output for 9V-15V input
- Can be used as an uplight or downlight
- 2700K or 3000K color temperature
- Mounting stake, detachable shroud, 6' lead wire and direct burial
- **gel filled wire nuts included**
- MLV dimmable with remote MLV dimmers

SPECIFICATIONS

Input:	9 -15VAC
Power:	1W to 7W / 2VA -10.5VA
Brightness:	45 lm to 365 lm
Beam Angle:	10° to 55°
CRI:	85
Rated Life:	70,000 hours

ORDERING NUMBER

		Color Temp		Finish	
5111	*Mini Accent 12V*	**27**	*2700K Warm White*	**BK**	*Black on Aluminum*
		30	*3000K Pure White*	**BZ**	*Bronze on Aluminum*
				BBR	*Bronze on Brass*
				WT	*White on Aluminum*

5111-30____
Example: **5111-30BBR**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

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44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
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Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. MAR 02 2021

GATE LED BOLLARD/PATH
6651

WAC LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

Shown without plate

Shown with plate

PRODUCT DESCRIPTION
Sleek linear design blends seamlessly into pathways while providing soft, even illumination

FEATURES
- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Corrosion resistant aluminum alloy
- Recommended spacing for installation: Residential: 7 to 9ft; Commercial: 5 to 7ft
- Mounting stake, 6 foot lead wire, and detachable back plate included
- UL & cUL 1838 Listed

SPECIFICATIONS

Input:	9-15VAC (Transformer is required)
Power:	7W / 7.5VA
Brightness:	Up to 115 lm
CRI:	90
Rated Life:	60,000 hours

Mounting accessory included

ORDERING NUMBER

		Color Temp		Finish	
6651	*Canopy*	**27**	*2700K Warm White*	**BZ**	*Bronze on Aluminum*
		30	*3000K Pure White*	**BK**	*Black on Aluminum*

6651-____BK
Example: **6651-30BK**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

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Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

LIGHTING FIXTURE SCHEDULE

SYMBOL	QTY	MANUFACTURER	MODEL #	COLOR	DESCRIPTION	LUMENS
▽	6	WAC LIGHTING	5111-27-BK	BLACK	LOW VOLTAGE UPLIGHT	MAX 150
◎	21	WAC LIGHTING	6651-27-BK	BLACK	LOW VOLTAGE PATHLIGHT	115
T	TBD	-	-	-	LOW VOLTAGE TRANSFORMER (CONTRACTOR TO DETERMINE QUANTITY REQUIRED)	

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

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scottsdale, arizona 85251
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Expiration Date 10-31-24

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project #: JKM001
scale: 1" = 10'-0"
issued for:
drawn by: TEAM
date: 03/20/2024

drawing: *Lighting Plan*
L5.1
of

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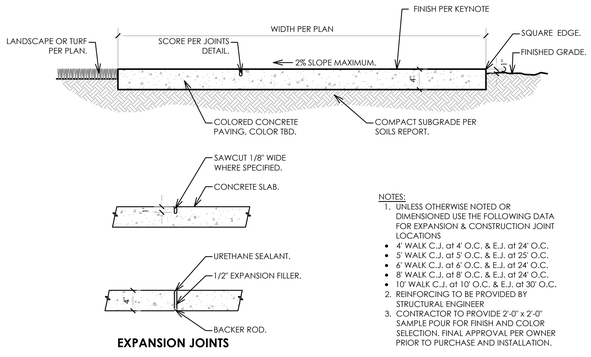
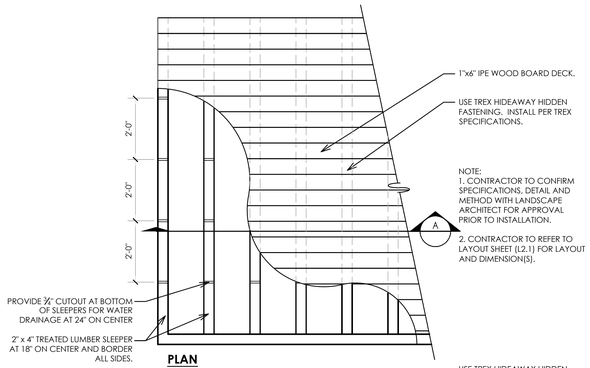


EXPANSION JOINTS

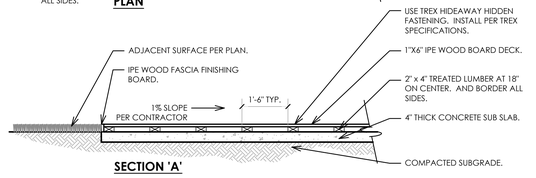
NOTES:
1. UNLESS OTHERWISE NOTED OR DIMENSIONED USE THE FOLLOWING DATA FOR EXPANSION & CONSTRUCTION JOINT LOCATIONS
   - 4' WALK C.J. at 4' O.C. & E.J. at 24' O.C.
   - 5' WALK C.J. at 5' O.C. & E.J. at 25' O.C.
   - 6' WALK C.J. at 6' O.C. & E.J. at 24' O.C.
   - 8' WALK C.J. at 8' O.C. & E.J. at 24' O.C.
   - 10' WALK C.J. at 10' O.C. & E.J. at 30' O.C.
2. REINFORCING TO BE PROVIDED BY STRUCTURAL ENGINEER
3. CONTRACTOR TO PROVIDE 2'-0" x 2'-0" SAMPLE POUR FOR FINISH AND COLOR SELECTION. FINAL APPROVAL PER OWNER PRIOR TO PURCHASE AND INSTALLATION.

1.10 1.11 *Concrete Paving*

Scale: *1" = 1' - 0"*



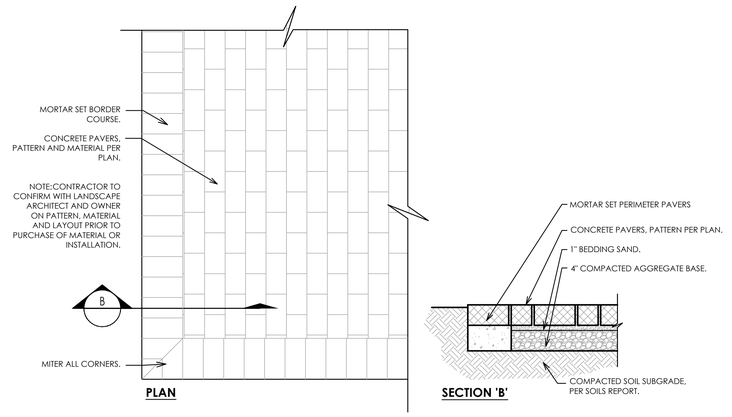
PLAN



SECTION 'A'

1.12 *IPE Wood Deck*

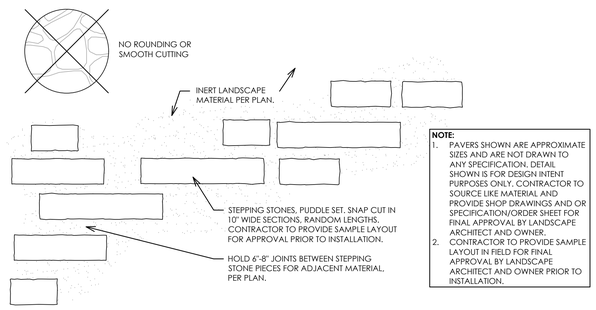
Scale: *1/2" = 1' - 0"*



PLAN **SECTION 'B'**

1.13 1.14 *Concrete Pavers - Sand Set*

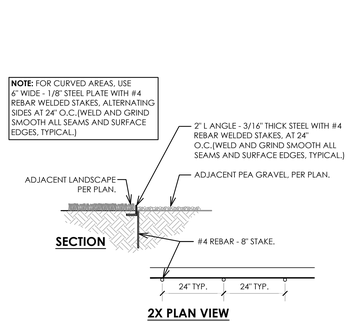
Scale: *1" = 1' - 0"*



NOTE:
1. PAVERS SHOWN ARE APPROXIMATE SIZES AND ARE NOT DRAWN TO ANY SPECIFICATION. DETAIL SHOWN IS FOR DESIGN INTENT PURPOSES ONLY. CONTRACTOR TO SOURCE LIKE MATERIAL AND PROVIDE SHOP DRAWINGS AND OR SPECIFICATION/ORDER SHEET FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER.
2. CONTRACTOR TO PROVIDE SAMPLE LAYOUT IN FIELD FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.

1.17 *Linear Stepping Stone Pathway*

Scale: *1/2" = 1' - 0"*

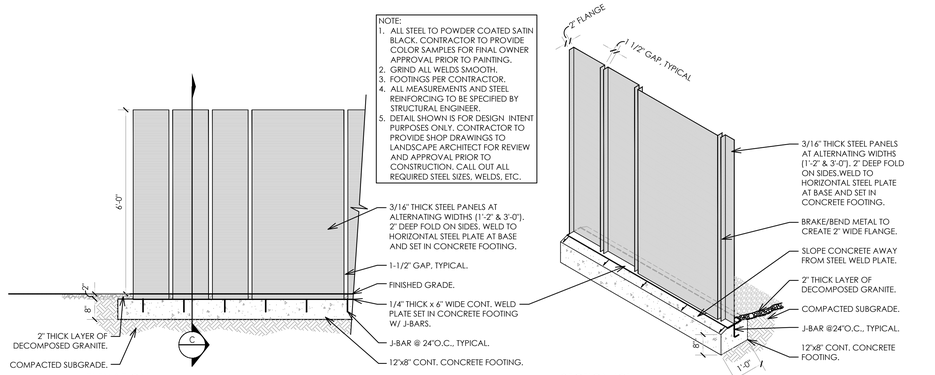


SECTION

2X PLAN VIEW

1.30 *3/16" Thick Steel Angle Landscape Header*

Scale: *1" = 1' - 0"*

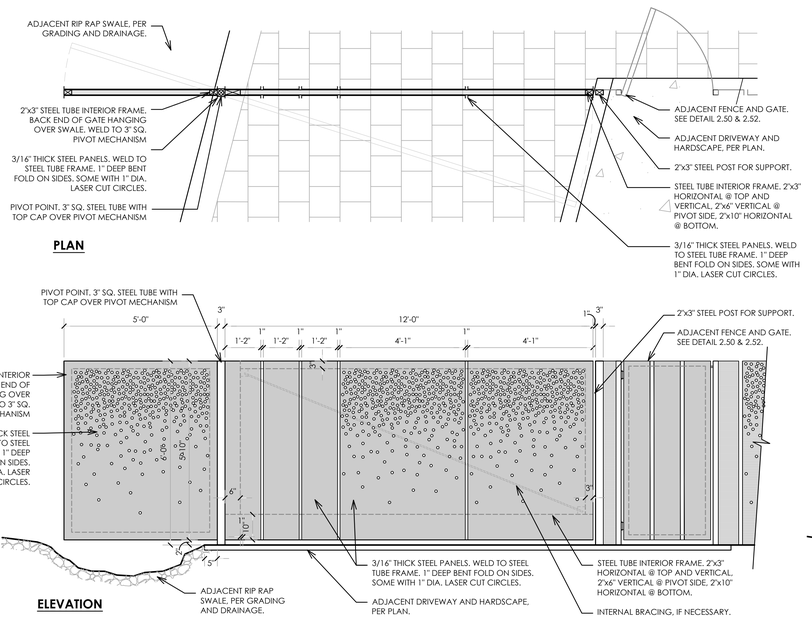


ELEVATION

SECTION 'C'
ISOMETRIC

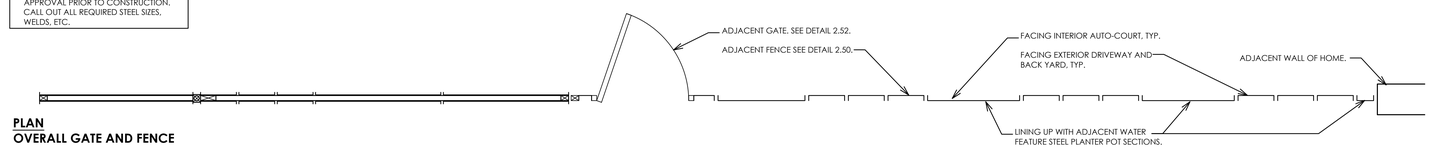
2.50 *Steel Panel Wall at Entry*

Scale: *1/2" = 1' - 0"*



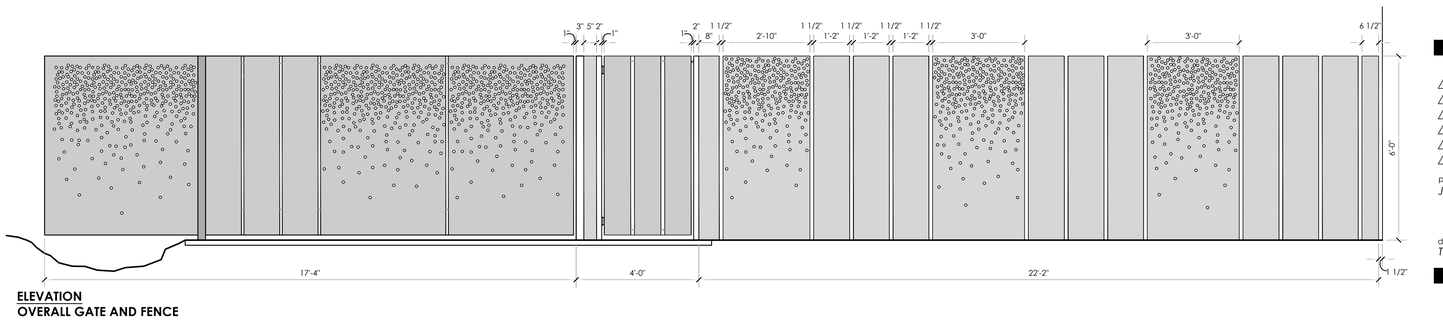
PLAN

NOTE:
1. ALL STEEL TO POWDER COATED SATIN BLACK. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR FINAL OWNER APPROVAL PRIOR TO PAINTING.
2. GRIND ALL WELDS SMOOTH.
3. FOOTINGS PER CONTRACTOR.
4. ALL MEASUREMENTS AND STEEL REINFORCING TO BE SPECIFIED BY STRUCTURAL ENGINEER.
5. DETAIL SHOWN IS FOR DESIGN INTENT PURPOSES ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. CALL OUT ALL REQUIRED STEEL SIZES, WELDS, ETC.



PLAN
OVERALL GATE AND FENCE

ELEVATION



ELEVATION
OVERALL GATE AND FENCE

2.51 *Steel Vehicle Pivot Gate*

Scale: *1/2" = 1' - 0"*

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drawing: *Hardscape Details*

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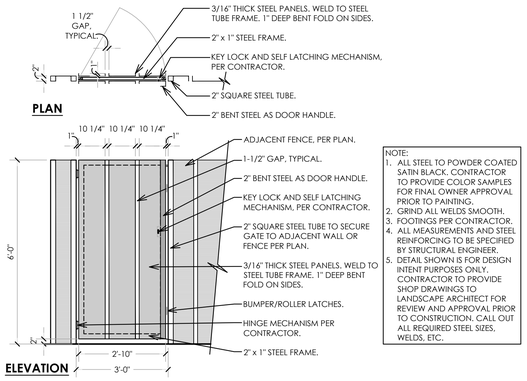

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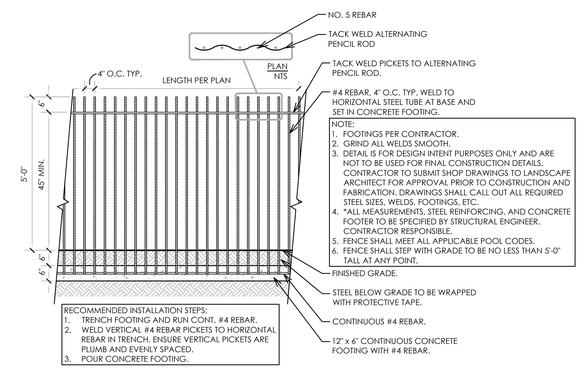
2.52 Gate to Match Steel Panel Wall

Scale: 1/2" = 1' - 0"



NOTE:
1. FOOTINGS PER CONTRACTOR.
2. GRIND ALL WELDS SMOOTH.
3. DETAIL IS FOR DESIGN INTENT PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL CONSTRUCTION DETAILS. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION AND FABRICATION. DRAWINGS SHALL CALL OUT ALL REQUIRED STEEL SIZES, WELDS, FOOTINGS, ETC.
4. *ALL MEASUREMENTS, STEEL REINFORCING, AND CONCRETE FOOTER TO BE SPECIFIED BY STRUCTURAL ENGINEER. CONTRACTOR RESPONSIBLE.
5. FENCE SHALL MEET ALL APPLICABLE POOL CODES.
6. FENCE SHALL STEP WITH GRADE TO BE NO LESS THAN 5'-0" TALL AT ANY POINT.

RECOMMENDED INSTALLATION STEPS:
1. TRENCH FOOTING AND RUN CONT. #4 REBAR.
2. WELD VERTICAL #4 REBAR PICKETS TO HORIZONTAL REBAR IN TRENCH. ENSURE VERTICAL PICKETS ARE PLUMB AND EVENLY SPACED.
3. POUR CONCRETE FOOTING.

2.53 'Sticks in the desert' Rebar Fence

Scale: 1/2" = 1' - 0"

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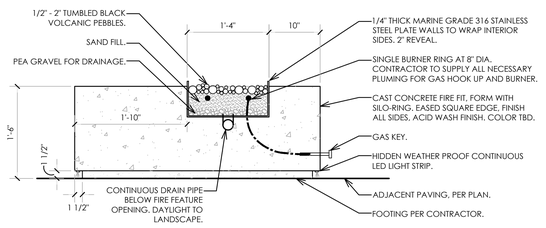

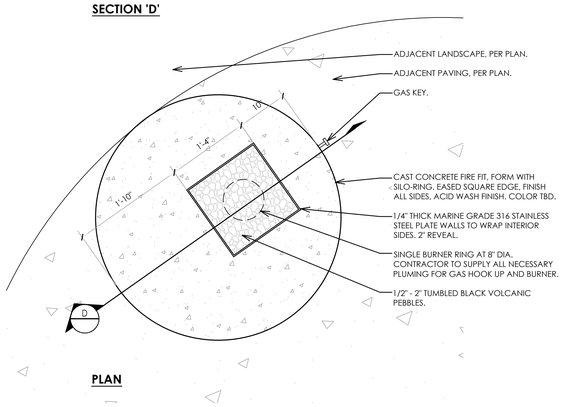

3.31 Firepit at Deck Patio

Scale: 1/2" = 1' - 0"

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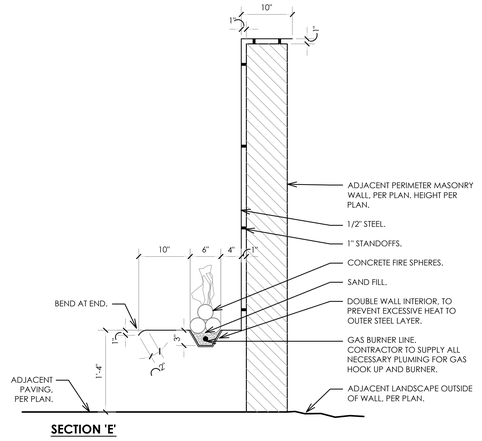
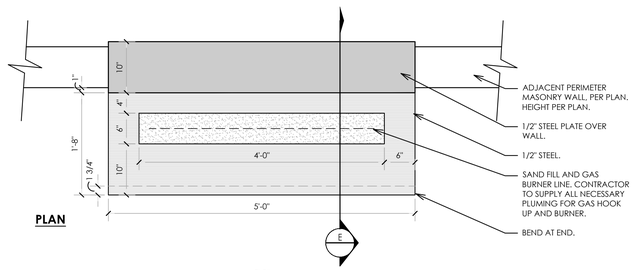
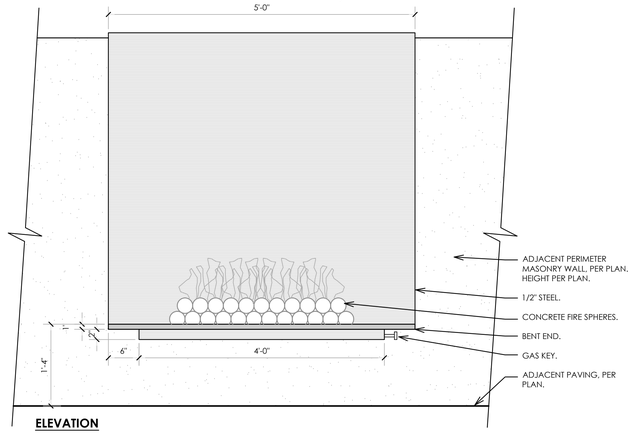
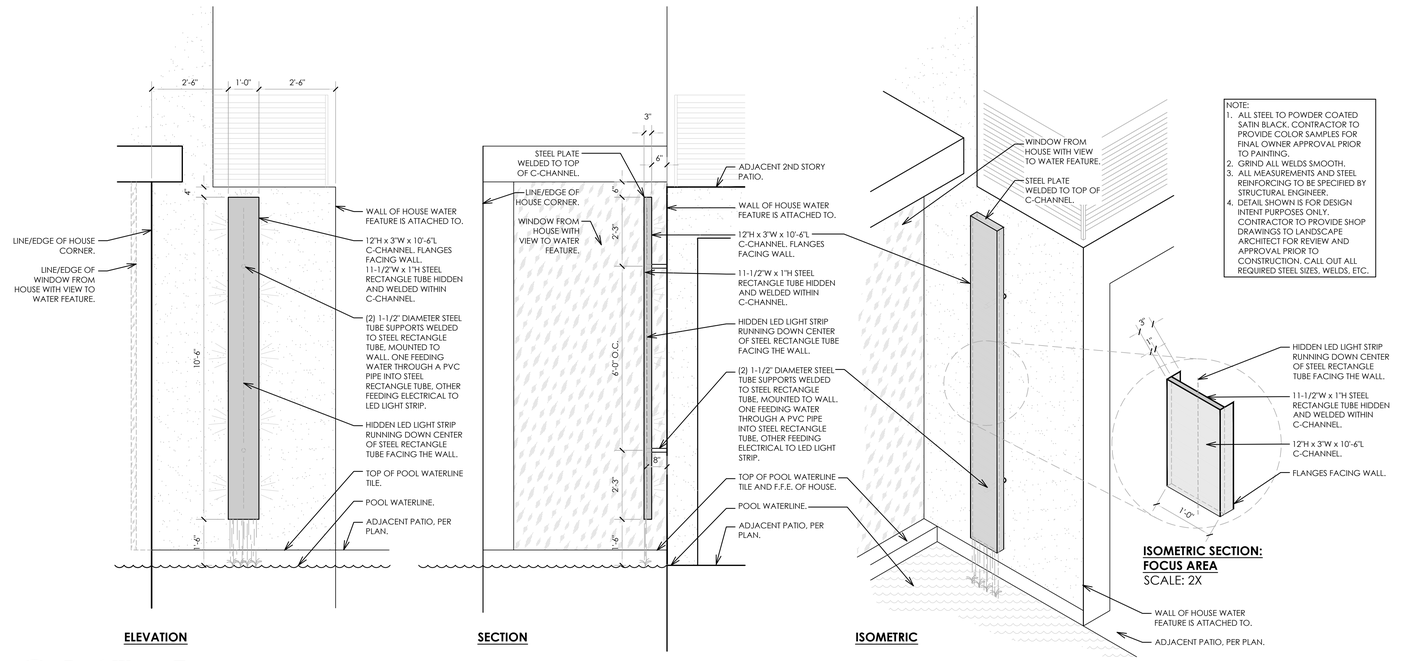






3.32 Fire Feature at Master Patio

Scale: 1/2" = 1' - 0"



4.13 Pool Water Feature

Scale: 1/2" = 1' - 0"

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drawn by: TEAM
date: 03/20/2024
drawing: Hardscape Details

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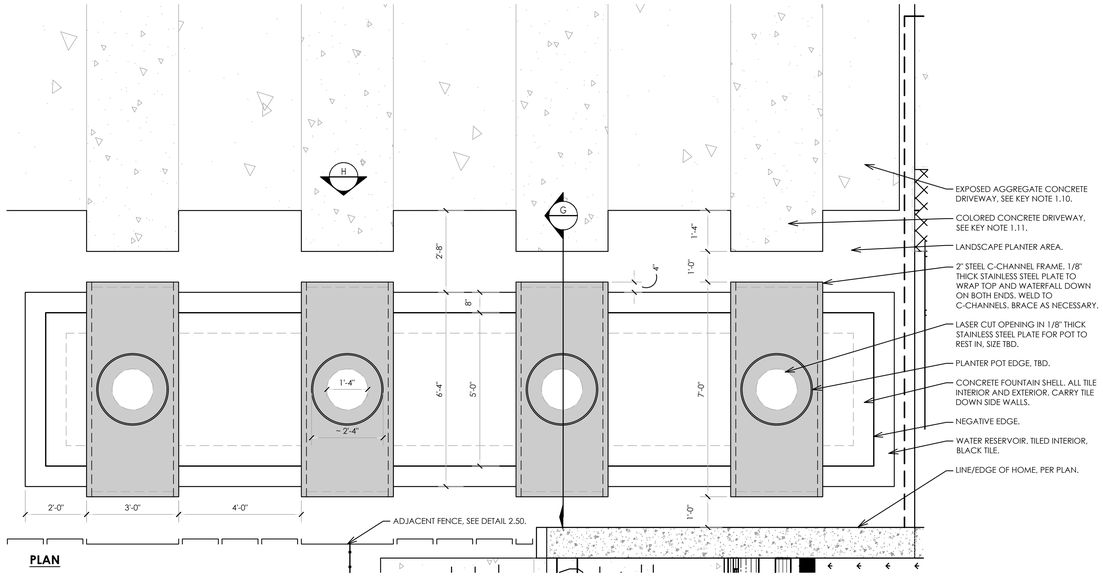

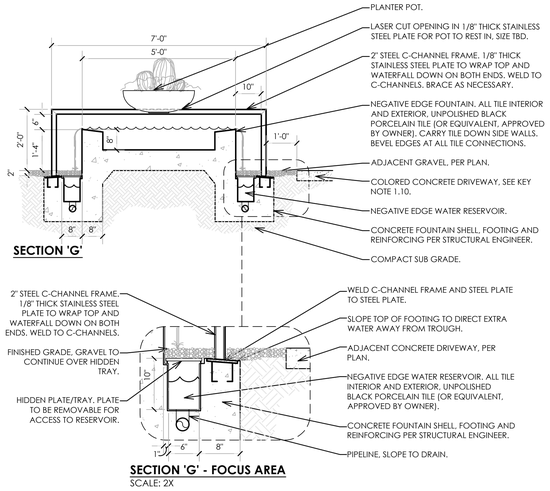

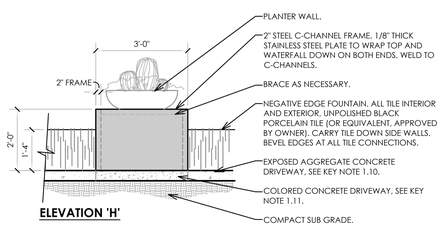

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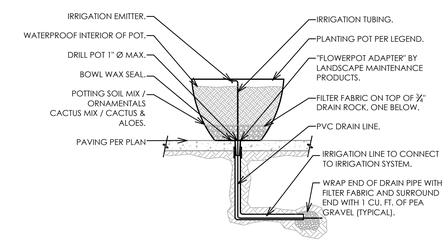
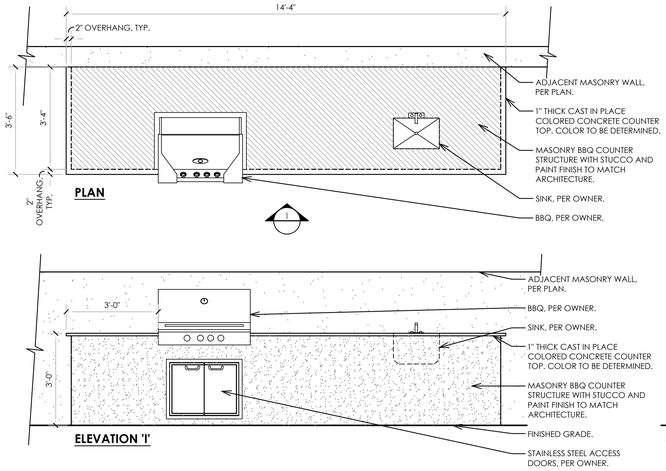
4.14 *Raised Negative Edge Reflecting Water Feature At Entry*
Scale: 1/2" = 1'-0"

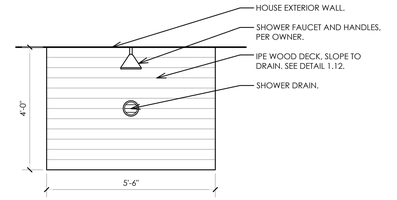


5.10 *Planter Pot*
Scale: N/A



NOTE:
1. MEASUREMENTS AND STEEL REINFORCING TO BE SPECIFIED BY STRUCTURAL ENGINEER.
2. DETAIL IS FOR DESIGN INTENT PURPOSES ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

6.10 *BBQ and Counter*
Scale: 1/2" = 1' - 0"



9.10 *Outdoor Shower*
Scale: 1/2"=1'-0"

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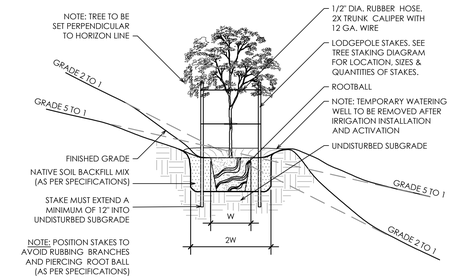
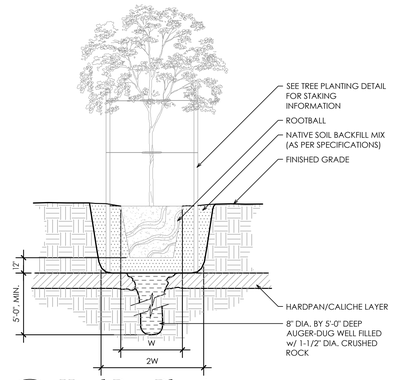
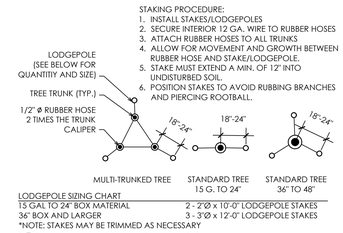


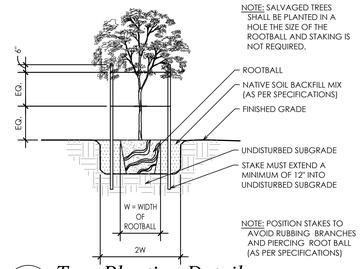
1 *Tree Planting on Slope Detail*
Scale: *NTS*



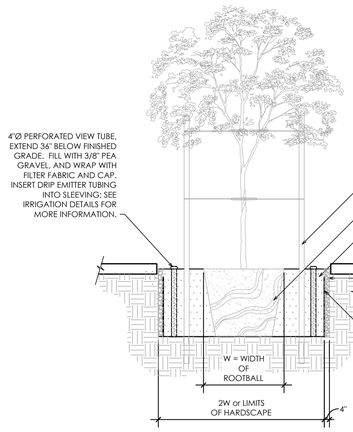
2 *Hard Pan Planting*
Scale: *NTS*



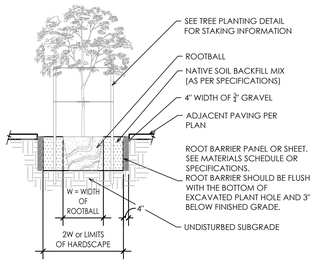
3 *Tree Staking Diagram*
Scale: *NTS*



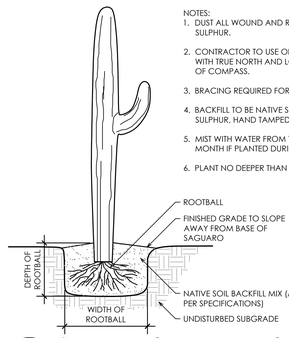
4 *Tree Planting Detail*
Scale: *NTS*



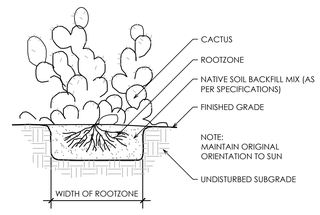
5 *Deep Watering Detail*
Scale: *NTS*



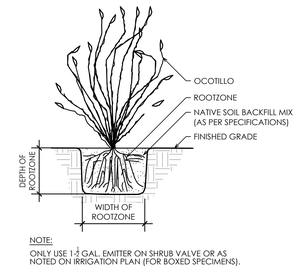
6 *Root Barrier Detail*
Scale: *NTS*



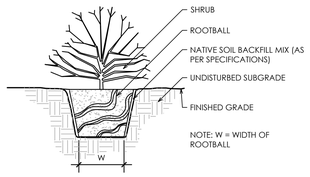
7 *Saguaro Planting Detail*
Scale: *NTS*



8 *Cactus Planting Detail*
Scale: *NTS*

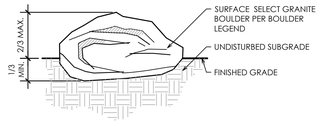


9 *Ocotillo Planting Detail*
Scale: *NTS*



10 *Shrub Planting Detail*
Scale: *NTS*

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



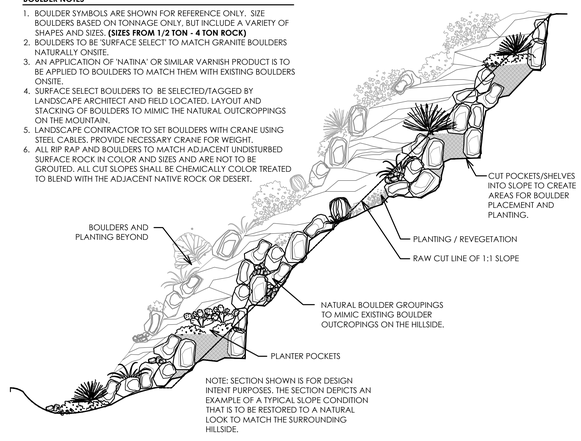
11 *Boulder Detail*
Scale: *NTS*

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

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

12 *Desert Pavement Detail*
Scale: *NTS*

BOULDER NOTES
1. BOULDER SYMBOLS ARE SHOWN FOR REFERENCE ONLY. SIZE BOULDERS BASED ON TONNAGE ONLY, BUT INCLUDE A VARIETY OF SHAPES AND SIZES. **(SIZES FROM 1/2 TON - 4 TON ROCK)**
2. BOULDERS TO BE 'SURFACE SELECT' TO MATCH GRANITE BOULDERS NATURALLY ONSITE.
3. AN APPLICATION OF 'NATINA' OR SIMILAR VARNISH PRODUCT IS TO BE APPLIED TO BOULDERS TO MATCH THEM WITH EXISTING BOULDERS ONSITE.
4. SURFACE SELECT BOULDERS TO BE SELECTED/TAGGED BY LANDSCAPE ARCHITECT AND FIELD LOCATED. LAYOUT AND STACKING OF BOULDERS TO MIMIC THE NATURAL OUTCROPPINGS ON THE MOUNTAIN.
5. LANDSCAPE CONTRACTOR TO SET BOULDERS WITH CRANE USING STEEL CABLES. PROVIDE NECESSARY CRANE FOR WEIGHT.
6. ALL RIP RAP AND BOULDERS TO MATCH ADJACENT UNDISTURBED SURFACE ROCK IN COLOR AND SIZES AND ARE NOT TO BE GROUTED. ALL CUT SLOPES SHALL BE CHEMICALLY COLOR TREATED TO BLEND WITH THE ADJACENT NATIVE ROCK OR DESERT.



13 *Typical Section at Boulder Slope*
Scale: *NTS*

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MCDADE RESIDENCE

5405 E. San Miguel Ave.
Paradise Valley, AZ 85253

revisions:

project #: JKM001
scale: As Noted
issued for:
drawn by: TEAM
date: 03/20/2024

drawing: *Planting Details*

L7.1
of

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GRADING & DRAINAGE PLAN
MCDADE RESIDENCE
5405 E SAN MIGUEL AVE, PARADISE VALLEY, AZ 85253
LOT 41 - STONE CANYON
A SUBDIVISION PLAT RECORDED IN BOOK 62 OF MAPS, PAGE 41, MCR.,
LOCATED IN A PORTION OF THE N 1/2 OF THE S 1/2 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DRAINAGE STATEMENT

1. ULTIMATE STORM OUTFALL IS LOCATED NEAR THE MIDDLE OF NORTHWESTERLY PROPERTY CURVE AT ELEVATION OF 1497.68.
2. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
3. EXISTING DRAINAGE PATTERNS ARE PRESERVED.
4. 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.
5. PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT.
6. RIP-RAP AND BOULDERS ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.
7. ON-SITE RETENTION IS PROPOSED FOR THE FIRST FLUSH 100-YEAR STORM. THE RUNOFF GENERATED IS BY THE ROOF, HARDSCAPE AND AUTO-COURT AREA.

TOWN OF PARADISE VALLEY 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
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 BREAM 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 STARTING CONSTRUCTION.
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 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.

PROJECT DESCRIPTION

NEW SINGLE FAMILY RESIDENCE, POOL, RETAINING WALLS AND NEW SITE IMPROVEMENTS WITH ON-SITE RETENTION.

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 I.F.C. SECT. 1003.2.1 AMD.

ENGINEERS NOTES

1. MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
2. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
3. GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC SEC. 1803 AND APPENDIX J.
4. 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
9. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
12. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
13. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE.
16. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
18. ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT, FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
19. THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
20. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
21. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
22. CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
23. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
24. CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
25. ALL ON-SITE UTILITIES PER OTHERS.
26. THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S)' PERFORMANCE AND MAY LEAD TO IT'S INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
27. IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
28. ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
29. VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
30. AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
31. MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
32. ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
33. ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
34. THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS.
35. ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
36. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SITE AND RETAINING WALLS LAYOUT, DIMENSIONS, AND DETAILS. TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).
37. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
38. REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
39. FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER U.N.O.
40. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE - 5% MIN SLOPE FOR FIRST 10 FEET, U.N.O.
41. ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2018, MAG AND TOWN OF PARADISE VALLEY SUPPLEMENT TO MAG.
42. WATERPROOF ALL EXTERIOR WALLS 18" ABOVE FINISH GRADE-(BITUTHENE® 3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
43. ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
44. ABANDONMENT OF EXISTING AND INSTALLATION OF NEW SEPTIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT.
45. COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
46. VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
47. VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
48. DISTURBED AREA: TOTAL ACRES = 0.52 ACRES < 1 ACRE; NPDES PERMIT IS NOT REQUIRED.
49. REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING STRUCTURES, SITE WALLS, POOL AND PAVEMENT ETC.
50. REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES. STABILITY OF EXISTING ROCK PINNING AND NET SHALL BE INSPECTED AND APPROVED BY GEOTECHNICAL ENGINEER.

NATIVE PLANTS

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

SHEET INDEX

C-1 - COVER SHEET
C-2 - IMPROVEMENT PLAN
C-3 - CROSS SECTIONS & DETAILS
C-4 - DETAILS

DISTURBED AREA CALCULATIONS

UPDATED CALCULATIONS

AREA OF LOT:	57,377 S.F (1.317 AC.)
TOTAL FLOOR AREA:	13,349 S.F.
FLOOR AREA RATIO: (TOTAL FLOOR AREA/AREA OF LOT)	23.27% < 25%
BUILDING PAD SLOPE:	26.53%
VERTICAL:	39'
HORIZONTAL:	147'
ALLOWABLE NET DISTURBED AREA:	6,748 S.F. (11.76%)
GROSS EXISTING DISTURBED AREA:	22,003 S.F.
UNPERMITTED GROSS DISTURBANCE:	25,402 S.F.
LESS TEMPORARY AREAS OF DISTURBANCE TO BE RESTORED AND REVEGETATED:	5,291 S.F.
PROPOSED GROSS DISTURBED AREA (POST RESTORATION):	20,111 S.F.
LESS 50% OF NEW DRIVEWAY:	0.5*1,183=592 S.F.
LESS BUILDING FOOTPRINT AREA:	6,936 S.F.
PROPOSED NET DISTURBED AREA:	12,583 S.F.
ALLOWED SLOPES STEEPER THAN NATURAL GRADE (5% MAX.):	2,869 S.F. (5%)
PROPOSED SLOPES STEEPER THAN NATURAL GRADE:	1,812 S.F. (3.2%)
VOLUME OF CUT:	3,501 C.Y.
VOLUME OF FILL:	61 C.Y.
TOTAL CUT & FILL:	3,562 C.Y.

HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE. = $123,480

GRADING PERMIT FEE: $3,528 ($168 FIRST 100 CY / $96 EA. ADDITIONAL 100 CY).

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

LEGEND

- FOUND REBAR OR AS NOTED
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- SEWER CLEANOUT
- SEWER MANHOLE
- TELECOMMUNICATIONS PEDISTAL
- SEWER LINE
- COMMUNICATIONS LINE
- CATV, PHONE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- 1380 EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- PALO VERDE
- LIMITS OF EXISTING DISTURBED AREA
- LIMITS OF ORIGINALLY APPROVED DISTURBED AREA /AREA OF RESTORATION:
- LIMITS OF UNPERMITTED GROSS DISTURBANCE
- DRAINAGE FLOW ARROW
- 69.47 PROPOSED SPOT ELEVATION
- 69 PROPOSED CONTOUR
- TP: XX.XX TOP OF PARAPET
- TW:XX.XX TOP OF NON-RET. WALL
- TRW:XX.XX TOP OF RETAINING WALL
- FG:XX.XX FINISH GRADE
- (BW:XX.XX) BOTTOM OF WALL
- TF:XX.XX TOP OF FOOTING
- TRB:XX.XX TOP OF RETAINING BOULDER
- BRB:XX.XX BOTTOM OF RETAINING BOULDER
- STORM DRAIN PIPE
- RETAINING WALL/AGAINST BUILDING
- EXTENDED BUILDING STEM WALL

ABBREVIATIONS

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

DISTURBED AREA CALCULATIONS

PREVIOUS APPROVED CALCULATIONS

AREA OF LOT:	57,377 S.F (1.317 AC.)
TOTAL FLOOR AREA:	13,349 S.F.
FLOOR AREA RATIO: (TOTAL FLOOR AREA/AREA OF LOT)	23.27% < 25%
BUILDING PAD SLOPE:	26.53%
VERTICAL:	39'
HORIZONTAL:	147'
ALLOWABLE NET DISTURBED AREA:	6,748 S.F. (11.76%)
GROSS EXISTING DISTURBED AREA:	22,003 S.F.
GROSS PROPOSED DISTURBED AREA:	22,579 S.F.
LESS TEMPORARY AREAS OF DISTURBANCE TO BE RESTORED AND REVEGETATED:	2,468 S.F.
PROPOSED GROSS DISTURBED AREA (POST RESTORATION):	20,111 S.F.
LESS 50% OF NEW DRIVEWAY:	0.5*1,183=592 S.F.
LESS BUILDING FOOTPRINT AREA:	6,936 S.F.
PROPOSED NET DISTURBED AREA:	12,583 S.F.
ALLOWED SLOPES STEEPER THAN NATURAL GRADE (5% MAX.):	2,869 S.F. (5%)
PROPOSED SLOPES STEEPER THAN NATURAL GRADE:	1,812 S.F. (3.2%)
VOLUME OF CUT:	3,501 C.Y.
VOLUME OF FILL:	61 C.Y.
TOTAL CUT & FILL:	3,562 C.Y.

HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE. = $121,345

GRADING PERMIT FEE: $3,467 ($142 FIRST 100 CY / $95 EA. ADDITIONAL 100 CY).

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

UTILITIES

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

UTILITIES NOTES

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE @ (602) 263-1100.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY # 040049	PANEL # 1765 OF 4425	SUFFIX L	BASE FLOOD ELEVATION N/A
MAP # 04013C	PANEL DATE 10/16/2013 / FIRM INDEX DATE 11/04/2015	ZONE X*	

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

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 ENGINEER/ LAND SURVEYOR _____ DATE _____

REGISTRATION NUMBER _____

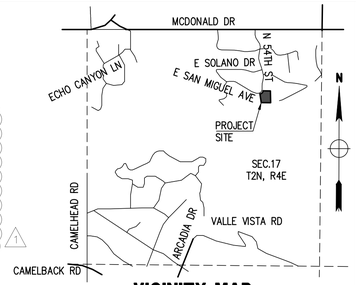
GEOTECHNICAL ENGINEER

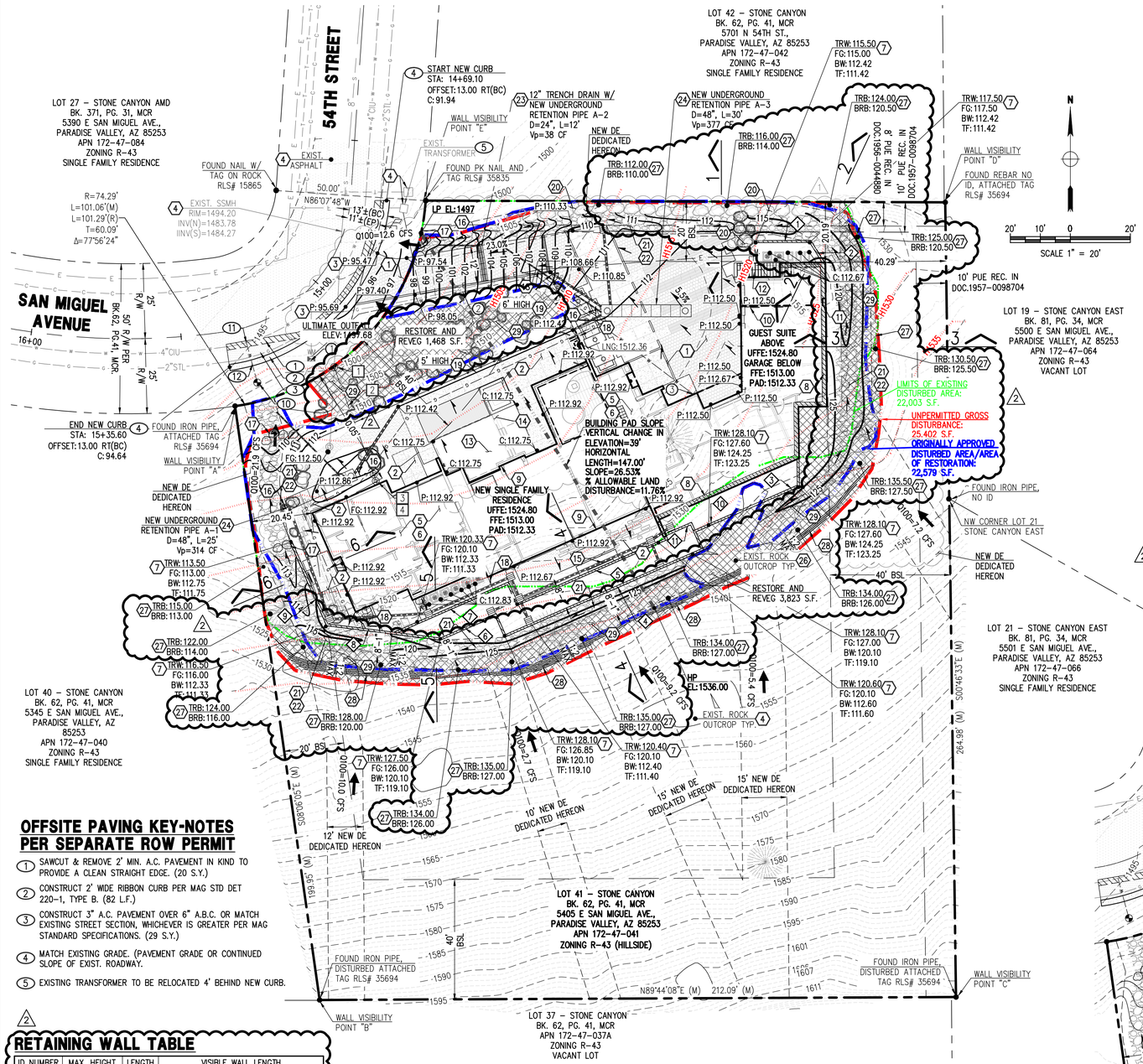
VANN ENGINEERING, INC
9013 N 24TH AVE., SUITE 7
PHOENIX, AZ 85021
P: 302-943-6997
PROJECT# 27527
DATE: 05/12/20

EARTHWORK QUANTITIES

CUT: 3,468 C.Y.
CUT FROM PIPES: 33 C.Y.
FILL: 61 C.Y.
NET CUT: 3,440 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.


MCDONALD DR
E SOLANO DR
E SAN MIGUEL AVE
N 56TH ST
ECHO CANYON LN
PROJECT SITE
SEC.17 T2N, R4E
CAMELHEAD RD
ARCADIA DR
VALL



GRADING AND DRAINAGE KEY-NOTES

1. CONSTRUCT COLORED CONCRETE DRIVEWAY ON COMPACTED SUBGRADE. THICKNESS, PATTERN, TEXTURE AND COLOR PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
2. INSTALL DECORATIVE PAVING WALKWAY. THICKNESS, PATTERN, TEXTURE AND COLOR PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
3. MATCH EXISTING GRADE.
4. PROTECT IN PLACE.
5. CLEAR AND GRUB EXISTING SITE AREA. REMOVE ALL VEGETATION, EXISTING UTILITIES AND CONSTRUCTION DEBRIS. CUT AND FILL EXISTING TERRAIN AS NECESSARY TO ACHIEVE THE DESIGNED SUBGRADE ELEVATIONS.
6. VERIFY AND COORDINATE WITH STRUCTURAL AND GEOTECHNICAL ENGINEERS, THE ENGINEERED FILL UNDER SLAB AND FOOTINGS.
7. NEW RETAINING WALL PER STRUCTURAL AND ARCHITECTURAL PLANS AND DETAILS. WATERPROOF WALL 1.5' ABOVE FINISH GRADE. (BITUTHENE®3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
8. REFER TO STRUCTURAL PLANS AND DETAILS FOR RETAINING AGAINS BUILDING WALL CONSTRUCTION. WATERPROOF WALL. (BITUTHENE®3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
9. BUILDING LINE LOWER LEVEL.
10. BUILDING LINE UPPER LEVEL.
11. BUILDING LINE TERRACE.
12. NEW STAIRS PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
13. NEW POOL WITH CARTRIDGE FILTER SYSTEM PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
14. NEW SPA WITH CARTRIDGE FILTER SYSTEM PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
15. NEW BBQ PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
16. INSTALL NEW MARKER OR SIGN THAT READS "NOTICE–UNDERGROUND STORMWATER STORAGE TANK" THE SIZE, COLOR AND LOCATION OF THE MARKING MUST BE CLEARLY VISIBLE AT ALL TIMES. △1
17. NEW CHECK DAM. SEE DETAIL ON SHEET C–3.
18. NEW GATE PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
19. NEW FENCE FOR POOL PROTECTION PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
20. NEW RETAINING BOULDERS, SEE DETAIL ON SHEET C–3.
21. NEW RIP–RAP LINED DRAINAGE SWALE. SEE DETAIL ON SHEET C–3
22. INSTALL ANGULAR, NATURALLY COLORED, GROUTED RIP–RAP D50=6", 1' THICK PLACED ON NONWOVEN GEOTEXTILE FABRIC (MIRAFI N–SERIES OR APPROVED EQUAL). SEE GRADATION TABLE ON SHEET C–3.
23. INSTALL 24" HDPE UNDERGROUND RETENTION STORAGE PIPE, UNDER THE 12" TRENCH DRAIN, WITH WATER TIGHT CONNECTIONS STORM DRAIN PIPE, INCLUDING ALL FITTINGS, PIPE BEDDING AND BACKFILL PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS. PROVIDE 2' MIN. COVER.
24. INSTALL 48" HDPE UNDERGROUND RETENTION STORAGE PIPE WITH WATER TIGHT CONNECTIONS STORM DRAIN PIPE, INCLUDING ALL FITTINGS, PIPE BEDDING AND BACKFILL PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS. PROVIDE 2' MIN. COVER.
25. ~~NEW CUNITE SWALE. SEE DETAIL ON SHEET C–3.~~ DELETED. △2
26. EXISTING BUILDER OUTCROP TO BE REBUILT WITH NATIVE SITE BOULDERS. REFER TO PG. 17, POINT 5.2 FROM GEOTECHNICAL REPORT PROJECT# 27527.
27. NEW VENEERED ROCK SLOPE STABILIZATION W/ NATIVE SITE BOULDERS. SEE DETAIL ON SHEET C–3.
28. NEW SLOPE STABILITY EROSION MITIGATION. REFER TO PG.17 POINT 5.2 FROM GEOTECH. REPORT PROJECT# 27527.
29. RESTORE AND REVEG. SEE SLOPE STABILITY MEASURES AND LANDSCAPE PLAN. SEE DETAIL ON SHEET C–3.

PRIVATE WATER KEY-NOTES

(UNDER SEPARATE RIGHT OF WAY PERMIT)

1. INSTALL NEW 1" WATER METER.
2. INSTALL NEW 1.5" DOMESTIC WATER LINE. VERIFY WITH PLUMBING PLANS.
3. FOR CONTINUATION SEE PLUMBING PLANS.

PRIVATE SANITARY SEWER KEY-NOTES

(UNDER SEPARATE RIGHT OF WAY PERMIT)

1. CONNECT TO EXISTING SEWER SERVICE, CONTRACTOR TO LOCATE SIZE AND LOCATION OF EXISTING SERVICE PRIOR TO START OF CONSTRUCTION. ADJUST EXIST. CLEANOUT TO NEW FINISHED GRADE.
2. INSTALL 4" PVC SDR–35 SEWER SERVICE. REFER TO MAG STD DET. 440–3. TRENCH BEDDING & BACKFILL PER MAG STD DET. 200–1. (73 L.F.)
3. INSTALL SANITARY SEWER CLEANOUT WITH AIRTIGHT CAP PER MAG STD DET. 441. PROTECT WITH FRAME AND COVER PER MAG STD DET. 270 WHEN IN VEHICULAR TRAFFIC AREAS. (1 EA)
4. FOR CONTINUATION SEE PLUMBING PLANS.

△1 △2

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 41005 NICKOLA J. PRODANOV Date Signed 07/19/21 ARIZONA U.S.A.

DESCRIPTION OF REVISION #1

△1 REVISED GRADING & DRAINAGE PLAN, NEW LANDSCAPE PLAN, REVISED STORM DRAIN PLAN.

DESCRIPTION OF REVISION #2

△2 REVISED PLAN PER CURRENT CONSTRUCTION ACTIVITIES

OFFSITE PAVING KEY-NOTES PER SEPARATE ROW PERMIT

1. SAWCUT & REMOVE 2' MIN. A.C. PAVEMENT IN KIND TO PROVIDE A CLEAN STRAIGHT EDGE. (20 S.Y.)
2. CONSTRUCT 2' WIDE RIBBON CURB PER MAG STD DET 220–1, TYPE B. (82 L.F.)
3. CONSTRUCT 3" A.C. PAVEMENT OVER 6" A.B.C. OR MATCH EXISTING STREET SECTION, WHICHEVER IS GREATER PER MAG STANDARD SPECIFICATIONS. (29 S.Y.)
4. MATCH EXISTING GRADE. (PAVEMENT GRADE OR CONTINUED SLOPE OF EXIST. ROADWAY.
5. EXISTING TRANSFORMER TO BE RELOCATED 4' BEHIND NEW CURB.

RETAINING WALL TABLE

ID NUMBER (#)	MAX. HEIGHT	LENGTH	VISIBLE WALL LENGTH				
	FT	FT	A	B	C	D	E
1	5	18.75				18.75	18.75
2	5	8.25			8.25	8.25	
3	7	22.33			22.33		
4	8	74.58		74.58	74.58		
5	8	55.50					
6	8	43.00		43.00	43.00		
7	8	48.25					
8	8	22.60	22.60	22.60	22.60		
9	5	30.50	30.50	30.50	30.50		
10	8	20.00					
11	4.65	11.75					
TOTAL		355.51	53.10	170.68	201.26	27.00	18.75

FOR LOCATIONS IDENTIFIED WITH KEYNOTE (#)

MAXIMUM LENGTH OF RETAINING WALLS VISIBLE FROM ANY POINT ON THE PROPERTY LINE = 211' < 300'.
ALL WALL LENGTHS LISTED ABOVE ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACCURACY OF WALL QUANTITIES AS SHOWN. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS FOR WALL CONSTRUCTION, HEIGHT AND FINISH.

△1

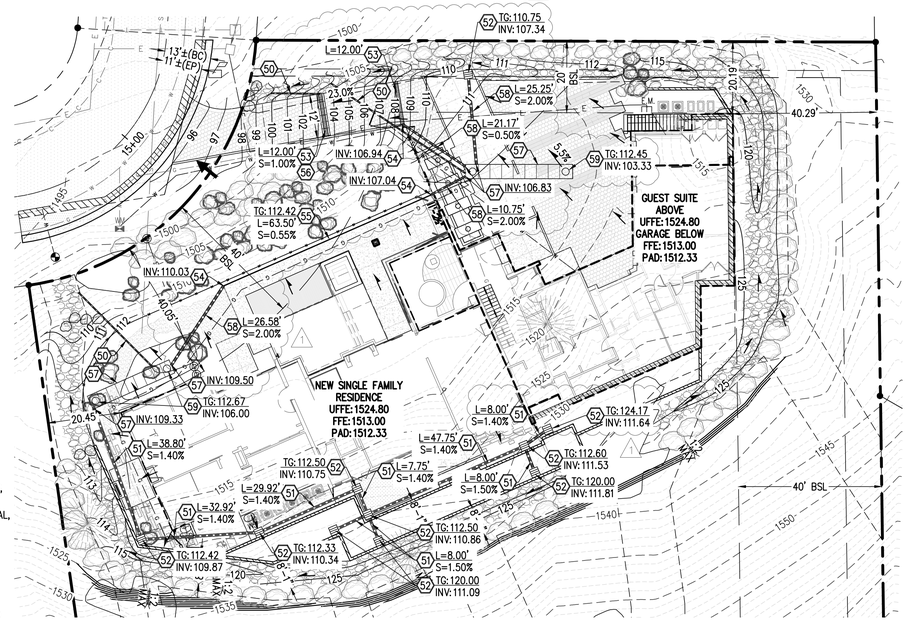
FIRE HYDRANT KEY-NOTES UNDER SEPARATE RIGHT OF WAY PERMIT

10. INSTALL DRY BARREL FIRE HYDRANT PER EPCOR STD. DET. 360–2, SHEET C–4. VERIFY PROPOSED LOCATION WITH THE TOWN ENGINEER AND UTILITY PROVIDERS FOR POTENTIAL CONFLICTS WITH EXISTING UTILITIES. MAINTAIN 3' CLEARANCE FROM THE BACK OF THE CURB TO THE FACE OF THE FIRE HYDRANT. ENGINEER ACCEPTS NO LIABILITY FOR DISCOVERED CONFLICT WITH UNDERGROUND UTILITIES AND SITE IMPROVEMENTS THAT MAY REQUIRE RELOCATION OF THE PROPOSED FIRE HYDRANT.
11. CONNECT TO EXISTING 12" WATERLINE WITH 12" X 6" TAPPING SLEEVE AND VALVE, BOX AND COVER PER MAG STD DET 340 & MAG SPECIFICATIONS SUBSECTION 630.4.2(A) (1). CONTRACTOR TO VERIFY SIZE & LOCATION OF EXISTING LINE PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO OWNER & ENGINEER.
12. INSTALL 6" D.I.P. CL. 350 WATERLINE IN ACCORDANCE AWWA STD'S C150, C151 AND C153. MORTAR LINING IN ACCORDANCE WITH M.A.G. SECTION 750 AND AWWA C105. POLYETHYLENE WRAPPED FOR ENTIRE LENGTH PER MAG SECTION 610.5, PROVIDE 3' MINIMUM COVER. SEE PIPE TRENCH DETAIL 350–1, SHEET C–4.

STORM DRAIN KEY-NOTES

50. INSTALL 4" PVC BLEED–OFF PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
51. INSTALL 8" PVC STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
52. INSTALL NDS 1200NGB 12" CATCH BASIN WITH VERTICAL RISER AND 12" GRATE OR APPROVED EQUAL, OR APPROVED EQUAL.
53. INSTALL 12" WIDE ACO KLASSIKDRAIN K300 TRENCH DRAIN SYSTEM. COMPLETE WITH ALL REQUIRED FITTINGS OR APPROVED EQUAL. REFER TO MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
54. INSTALL TRENCH DRAIN END/BOTTOM OUTLET CONNECTION TO STORM DRAIN PIPE INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
55. INSTALL 7000 SERIES SLOT DRAIN® SYSTEM, COMPLETE WITH ALL REQUIRED FITTINGS OR APPROVED EQUAL. REFER TO MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
56. INSTALL 24" HDPE UNDERGROUND RETENTION STORAGE PIPE, UNDER THE 12" TRENCH DRAIN, WITH WATER TIGHT CONNECTIONS STORM DRAIN PIPE, INCLUDING ALL FITTINGS, PIPE BEDDING AND BACKFILL PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS. PROVIDE 2' MIN. COVER.
57. INSTALL 48" HDPE UNDERGROUND RETENTION STORAGE PIPE WITH WATER TIGHT CONNECTIONS STORM DRAIN PIPE, INCLUDING ALL FITTINGS, PIPE BEDDING AND BACKFILL PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS. PROVIDE 2' MIN. COVER.
58. INSTALL 6" PVC STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
59. ACCESS MANHOLE WITH OPEN GRATE AND RISER.

△1



STORM DRAIN PLAN

SCALE: 1"=20'

UNDERGROUND STORAGE NOTE:
CONTRACTOR TO FOLLOW ALL DESIGN CRITERIA AND REQUIREMENTS FROM THE PV SDDM SECTION 3–3. (INCLUDING BUT NOT LIMITED OPERATION, MAINTENANCE REQUIREMENTS, INSPECTION RECOMMENDED, OUTFALL DESCRIPTION, ETC.)

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

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 41005 NICKOLA J. PRODANOV Date Signed 07/19/21 ARIZONA U.S.A.

REVISIONS:	DATE:	SCALE: 1"=20'	DATE: 07/20/21
1. REVISIONS TO APPROVED G&D	08/30/23	DESIGNED BY: NP	JOB: 2004080
2. REVISIONS TO APPROVED G&D PER CURRENT CONSTRUCTION ACTIVITIES	12/04/23	DRAWN BY: ZA	VERSION: 2.4
		CHECKED BY: JJ	PLOT DATE: 07/20/21

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GRADING & DRAINAGE IMPROVEMENT PLAN

MCDADE RESIDENCE LOT 41 - STONE CANTON 5405 E SAN MIGUEL AVE., PARADISE VALLEY, AZ 85253

Land DEVELOPMENT GROUP
P. 602.889.1984 | F. 602.445.9482
5808 N. CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM

C-2

2 OF 4

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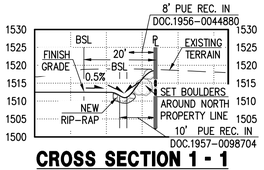
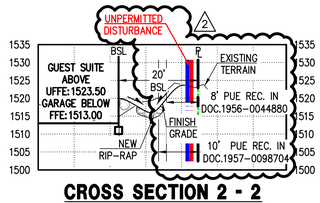


CROSS SECTION 1 - 1

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



CROSS SECTION 2 - 2

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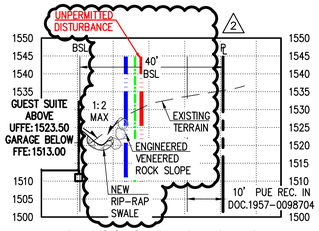

CROSS SECTION 3 - 3

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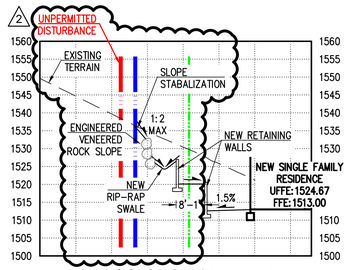

CROSS SECTION 4 - 4

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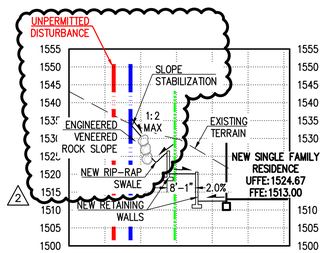

CROSS SECTION 5 - 5

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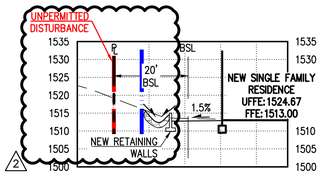

CROSS SECTION 6 - 6

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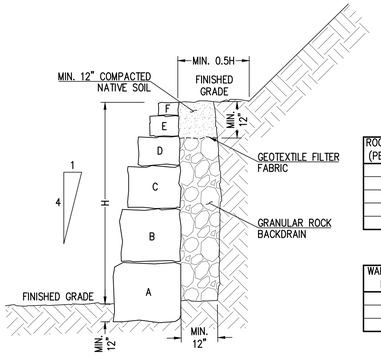


VENEERED ROCK SLOPE DETAIL

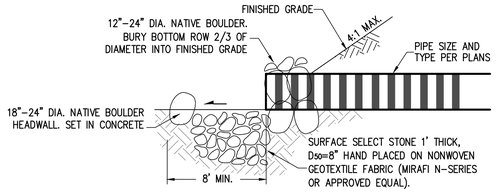
N.T.S.

ROCK SIZE

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

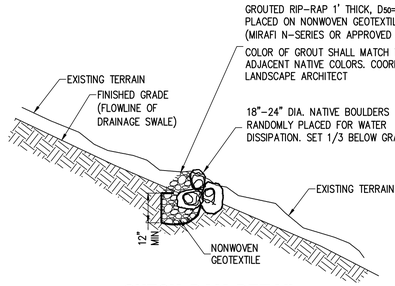
ROCK SIZE DESIGNATION

WALL HEIGHT H (FT.)	A	B	C	D	E	F
3	3	2	–	–	–	–
6	4	3	2	–	–	–
8	5	4	3	2	–	–



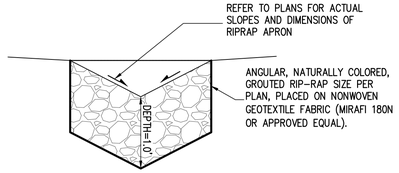
DETAIL 3 - PIPE OUTLET DETAIL

N.T.S.



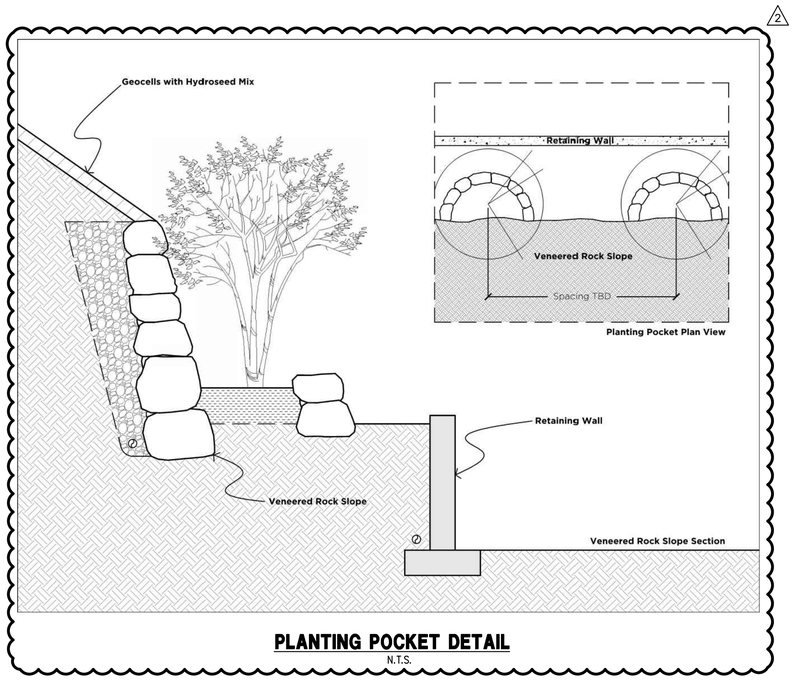
CHECK DAM DETAIL

N.T.S.



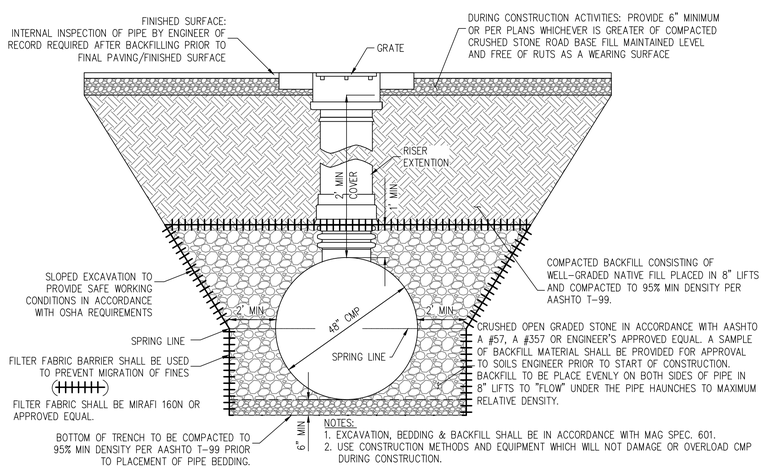
RIP-RAP DRAINAGE SWALE DETAIL

N.T.S.



PLANTING POCKET DETAIL

N.T.S.



RETENTION STORAGE PIPE BEDDING

N.T.S.

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

RIP-RAP GRADATION TABLE

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 41005 NICKOLA J. PRODANOV Date Signed 12/19/23 ARIZONA U.S.A.

1

DESCRIPTION OF REVISION #1

REVISED GRADING & DRAINAGE PLAN, NEW LANDSCAPE PLAN, REVISED STORM DRAIN PLAN.

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 41005 NICKOLA J. PRODANOV Date Signed 02/19/24 ARIZONA U.S.A.

2

DESCRIPTION OF REVISION #2

REVISED PLAN PER CURRENT CONSTRUCTION ACTIVITIES

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

ARIZONA811 BLUE STAKE, INC.

Call 811 or click Arizona811.com

REVISIONS:	DATE:	SCALE: HOR. 1"=20', VER. 1"=20'	DATE: 07/20/21
1. REVISIONS TO APPROVED G&D	08/30/23	DESIGNED BY: NP	JOB: 2004080
2. REVISIONS TO APPROVED G&D PER CURRENT CONSTRUCTION ACTIVITIES	12/04/23	DRAWN BY: ZA	VERSION: 2.4
		CHECKED BY: JM	PLOT DATE: 07/20/21

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

GRADING & DRAINAGE PLAN
CROSS SECTIONS
DETAILS

MCDADE RESIDENCE
LOT 41 - STONE CANTON
5405 E SAN MIGUEL AVE.,
PARADISE VALLEY, AZ 85253

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

Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 41005 NICKOLA J. PRODANOV Date Signed 12/19/23 ARIZONA U.S.A.

C-3

3 OF 4

BD21-43939

GENERAL NOTES:

1. Any changes from approved plans must be submitted to EPCOR for written approval prior to installation.
2. Contractor shall keep a clean, current set of contract drawings as a record of the location of all work completed as part of the project. Revisions, additions, and deletions shall be annotated on the record set of drawings in Red. Contractor shall ensure that survey-grade GPS equipment is used to record northing, easting, and elevation data for certain buried appurtenances. For water mains, appurtenances to be located include valves, crosses, tees, bends, reducers, and other fittings as required by the construction inspector. For sewer mains, appurtenances include the rim and invert elevations of manholes, clean-outs and other features as required. GPS coordinates will utilize the North American Datum (NAD) 1983, State Plane Arizona Central Zone in Maricopa and Santa Cruz counties, and State Plane Arizona West Zone in Mohave County. All units will be in US feet. Prior to completion of the work, provide the red-lined drawings to the Engineer of record for preparation of the project Record Drawings. Final completion will not be made until the Engineer of Record receives satisfactory red-lined drawings.
3. Contractor shall notify EPCOR Construction Inspections Department 48 hours in advance of any construction. Use the Contact List in EPCOR's Developer Guide to schedule inspection (EPCOR general phone number is 623-445-2400). When appointments for inspection are arranged at least 48 hours in advance, the inspection/test will be conducted as scheduled, otherwise the request will be scheduled based on availability.
4. Contractor shall be responsible for obtaining required permits and inspections from appropriate governmental agencies for all work in public rights-of-way (Maricopa County Department of Transportation, City Engineering Department, etc.). Inspections by EPCOR do not relieve contractor of responsibility to obtain required inspections from other interested governmental agencies (Building Safety, Fire District, etc.).
5. All work and testing shall be in accordance with Maricopa Association of Governments (MAG) Standard Specifications and Details unless otherwise stated on plans.
6. All potable waterlines and fittings shall have NSF-PW seal. All materials and products used in the potable water system shall conform to NSF Standards 60 and 61 in accordance with AAC R18-4-213. All materials shall be lead-free as defined in AAC R18-4-101 and R18-4-107.
7. Pipe Separation:
   a. Separation between water and sewer lines will be a minimum of 6 feet from outside edge to outside edge of pipe. Two feet separation is required between water lines, storm drains, and dry utilities.
   b. Vertical and Horizontal separation of pipes and pipe crossings of varying degrees of water quality shall be in accordance with State & local government requirements.
8. Dip Section: All dip sections shall be constructed of restrained ductile iron pipe (DIP) per EPCOR's STD. DET. 370-1. All dip sections shall be joint restrained DIP with polyethylene wrap for the entire length per MAG SEC. 610.6. Joint restrained lengths will follow MAG STD. DET. 303-1 and 303-2. Anchor blocks/thrust blocks must be installed for vertical bends per MAG STD. DET. 381. Air/Vacuum release valves are required at all highpoints and at vertical realignments of the water line.
9. Concrete Encasement: All water and sewer encasements shall follow MAG STD. DET. 404-1. When a water line must be constructed under a sewer or reclaimed water line, the water line must be a minimum of 2' below the sewer or reclaimed water line and extra protection is required. Protection for the sewer main should be constructed with mechanical joint or restrained joint ductile iron pipe for a distance of ten feet on both sides of the water main. A full length of DIP will be centered over/under the water main. When DIP is not used for the sewer main, both the water and sewer lines will be encased in concrete for a length of 10' on both sides of the crossing, per MAG STD. DET. 404-2. Refer to MAG STD. DET. 404-1 regarding force mains. All encasements require rebar and class "C" concrete.
10. Gate valves shall be resilient seated in accordance with EPCOR's "Water Material Specifications" and MAG SEC. 630.3.
11. Valve supports shall be in accordance with MAG STD. DET. 301.
12. Valve boxes shall be in accordance with MAG STD. DET. 391-1, type C.
    Note: Valve box lids used in City of Surprise shall be Bingham & Taylor, Model # CULSLHVTSK4WCL35
13. Water Valve Debris Caps: Debris caps are required when water valves are constructed within 2 feet of the edge of gutter, in areas that are unpaved, and areas prone to flooding. Valves should be set 2-tenths above finish grade in all unpaved areas. Concrete collar with carsonite marker is required on all valve locations outside of right-of-way.
14. Concrete thrust blocks shall be in accordance with MAG STD. DET. 380. Thrust blocks are NOT allowed in Right-of-ways (ROWs). Restrained joints per MAG STD. DET. 303-1 & 2 shall be used in ROWs in place of concrete thrust blocks. 90-degree fittings are NOT allowed in ROW's, but may be used in other areas as approved by EPCOR.
15. Field lock gaskets are not allowed.
16. Water services 2 inches and smaller shall be in accordance with EPCOR STD. DET. 342-2.
17. Fire hydrants located on "Dead End" water mains shall have a blow-off, in accordance with EPCOR STD. DET. 390-1, installed at the end of the water main.
18. Hydrant coating: "Safety Yellow". Complete hydrant preparation prior to inspection for painting. Inspection is also required after painting for contractor to receive final acceptance.
19. Pumper nozzle shall be oriented to provide best accessibility for fire truck. All hydrant ports must be lubricated with a food-grade lubricant, or NSF 60 product.
20. Fire hydrants shall be in accordance with EPCOR STD. DET. 360-1 or 360-2 as indicated on the Plan. In Mohave County, fire hydrants shall be in accordance with EPCOR STD. DET. 360-2.

07/30/20 – 03:42pm
100-1 & 2.DWG

DATE: July '20 | EPCOR | 2355 W Pinnacle Peak Rd, Ste 300 Phoenix, AZ 85027 P 623.445.2400 F 623.587.1044 | GENERAL NOTES | DETAIL NO. 100-1

GENERAL NOTES (CONTINUED)

21. Reclaimed waterlines shall be installed in accordance with MAG SEC. 601, 610 and 616. Testing shall be in accordance with MAG SEC. 610 and 611 including disinfection/chlorination. Final flushing and bacteriological testing as specified in MAG SEC 611.15 shall not be required.
22. Any shutdown to EPCOR's system requires a minimum of 48 hours notice to EPCOR's Inspector. Shutdowns will only be allowed on Tuesdays, Wednesdays and Thursdays. Time restrictions may also apply.
23. Concealed Pick-hole Manhole Covers: Concealed Pick-hole manhole covers are required when the edge of the manhole covers are constructed within 3 feet of the edge of gutter, in areas that are unpaved, and areas prone to flooding. Manholes should be set 2-tenths above finish grade in all unpaved areas. Concrete collar with carsonite marker is required on all manhole locations outside of right-of-way. Concealed Pick-hole manhole covers are required for all manholes in Mohave County.
24. Water Pressure Testing: All water lines will be tested per MAG SEC. 610.15. Modifications to these specifications include; the testing to be at a minimum of 200 psi, higher test pressures may be required in certain circumstances, and loss/leakage calculations will be based upon a maximum of 1500-feet, starting with the smallest diameter pipe.
25. The Contractor is required to uniform slope test all sewer lines by video and vacuum test all manholes in accordance with A.A.C. R18-9-E301. Deflection testing shall be performed per MAG SEC. 615.11. Testing documentation and flash drives shall be submitted to EPCOR Development Services Project Manager for approval prior to acceptance. All required repairs are the responsibility of the contractor and must be coordinated with EPCOR inspectors.
26. Sewer Testing: All sewer mains and laterals shall be pressure tested and video tested. All sewer mains shall also be mandrill tested. The maximum allowable sag is 0.5 inches.
27. When using mechanical plugs to test sewer mains/manholes contractor must follow EPCOR STD. DET. 420.
28. In Mohave County, solid sleeves are not allowed as a remedy to a failed pressure test on a new line.

BACKFLOW PREVENTION GENERAL NOTES:

1. Backflow Prevention Devices: All landscape and commercial water services require backflow prevention devices, meeting the requirements of EPCOR. Backflow devices shall be in place prior to meters being set. Testing of the backflow devices may be completed after the installation of the meter.
2. Contact Utility Cross-Connection Specialist (Backflow Prevention) at (623) 445-2411 for approved assembly list, inspections and testing.
3. Use only a University Of Southern California Foundation For Cross-Connection Control and Hydraulic Research (USC) APPROVED assembly.
4. Backflow prevention assemblies shall have a certificate of approval issued by USC-FCCCHR, or other approved third-party certifying entity unrelated to the product manufacturer or vendor, in accordance with AAC R18-4-215. All assemblies shall be installed in accordance with EPCOR standard details. No assembly shall be placed in service unless it has been tested and is functioning as designed. A certified test must be submitted to EPCOR Cross Connection Specialist (Backflow Prevention) for approval. Approval of water facilities will not be granted prior to backflow prevention approval.
5. Locate assembly within 36 inches of water meter unless otherwise directed by Utility's Cross-Connection Specialist.
6. All Pressure Vacuum Breaker Assemblies shall be installed a minimum of 12 inches above all downstream piping and outlets.
7. Use lead free solder only.
8. CLEARANCES:
   a. Wall or structure: Minimum 36"
   b. Above finish grade: Minimum 12" – Maximum 24"
9. Fire Lines: provide usage-tamper switches & wiring to alarm system where required by fire department. Note: Fire Lines longer than 75' require backflow assembly at property line or EPCOR approved location. Such Fire Lines must have backflow prevention assemblies with a metered bypass.

APPROVAL PROCESS FOR BACKFLOW PREVENTION ASSEMBLIES:

1. All new backflow prevention assemblies (BPAs) shall be tested and functioning as designed prior to Approval in accordance with AAC R18-4-215.
2. Developer/Contractor/Customer shall forward passing test report with required BPA information to EPCOR Cross Connection Specialist, marked pending approval.
3. EPCOR Cross Connection Specialist (Backflow Prevention) will notify Developer Services that an approved backflow prevention assembly test has been received, and this project is ready for an approval inspection.
4. A Construction Inspector then schedules an Approval Inspection with the Developer/Contractor/Customer.
5. EPCOR Construction Inspector confirms presence of BPA, and confirms proper installation guidelines have been followed.
6. Backflow Prevention approval process complete.
7. Approval may be granted provided all other required Operation Inspection items have no deficiencies.

07/30/20 – 03:42pm
100-1 & 2.DWG

DATE: July '20 | EPCOR | 2355 W Pinnacle Peak Rd, Ste 300 Phoenix, AZ 85027 P 623.445.2400 F 623.587.1044 | GENERAL NOTES (CONTINUED) BACKFLOW PREVENTION GENERAL NOTES BACKFLOW PREVENTION APPROVAL PROCESS NOTES | DETAIL NO. 100-2

WATER SYSTEM MATERIAL SPECIFICATION

DISTRIBUTION PIPING
- C900 Polyvinyl Chloride (PVC): In accordance with American Water Works Association (AWWA) Standard C900 for pipe diameters thru 12": DR=14, elastomeric-gasket bell-end.
- Ductile Iron Pipe, mortar-lined (DIP) shall be used for pipe diameters greater than 12".
- Ductile Iron Pipe, mortar-lined (DIP): In accordance AWWA Standards C150 & C151 Mortar lining shall be in accordance with AWWA C104. All Ductile Iron Pipe shall be polyethylene wrapped for the entire length in accordance with MAG SEC. 610.6. 6" through 14" diameter must be Pressure Class 350 minimum: 16" through 24" must be Pressure Class 250 Minimum, 30" and larger must be Pressure Class 150 minimum.
- In Paradise Valley and Chaparral (Fountain Hills) Districts, Ductile Iron Pipe only. PVC is not permitted.
- Concrete Pressure Pipe, Steel Cylinder Type: In accordance with AWWA Standard C303 and MAG SEC. 758 for pipe diameters greater than 24". Manufacturer's technical data sheets shall be submitted to EPCOR for review and approval. Service taps are not permitted on concrete pressure pipe.

DISTRIBUTION FITTING
- Push-on or mechanical joint in accordance with AWWA C111 and MAG SEC. 750.4. Joint restraints, where required, shall be Mechanical Restrained Joint with product approved by EPCOR or flanged joint for lengths in accordance with MAG STD. DET. 303-2. Field lock gaskets are not allowed.

WATER LINE VALVE
- Mueller, Clow, Kennedy, or M&H resilient wedge seated Gate Valve in accordance with MAG SEC. 630.3 with valve box and cover in accordance with MAG STD. DET. 391-1 Type "C" minimum lid weight of 16lbs. Valves installed outside the pavement or in the flow line of a roadway shall have a debris cap installed per MAG STD. DET. 392. Butterfly valves are not allowed without EPCOR Approval.

CONTROL VALVES (MOHAVE COUNTY ONLY)
- The external tubing needs to be stainless steel, not copper. CLA-VAL is the only acceptable manufacturer.

TAPPING SLEEVE & VALVE
- Stainless Steel - Approved manufacturers are Cascade, JCM, and Smith-Blair.
- Paradise Valley District may require a bypass on valves on 12" or larger pipe. Contact EPCOR for approval on a case-by-case basis.

WATER SERVICE
- For taps, pipe and fittings for water services through 2", the size shall be in accordance with EPCOR's STD. DET. 342-2. Requests for larger sizes must be submitted for review and approval. Minimum water service line size diameter shall be 1".
- Tubac District requires meter setters on all projects.
- 2" meter setters are required for critical service developments in Paradise Valley and Anthem Districts.
- Approved Saddles, all Iron Pipe Thread Tap and bronze strap: For PVC, Jones J-995, Jones J-996, Mueller H-13000 Series; For Ductile Iron Pipe, Ford 202B, Jones J-979, Mueller BR2B Series, Mueller BR2S Series.
- All brass fittings must be manufactured by Ford, Mueller, or James Jones. All angle meter stops must include locking wings.
- All corp stops and angle valves must be ball style. All fittings must be "pac-joint" type.
- All brass must be lead free.

FIRE HYDRANTS
- All hydrants will be Wet Barrel (unless Dry Barrel hydrants are required by local jurisdiction) and be manufactured by Clow or Jones. Break-off check valve shall be Clow.
- All hydrants shall be equipped with national standard hose threads.

TRACER WIRE
- See EPCOR's STD. DET. 350-1. Tracer wire must be used for all water lines.

DIP SECTIONS
- All dip sections shall be constructed of restrained ductile iron pipe (DIP) per EPCOR's STD. DET. 370-1. All dip sections shall be joint restrained DIP with polyethylene wrap for the entire length per MAG SEC. 610.6. Joint restrained lengths will follow MAG STD. DET. 303-1 and 303-2. Anchor blocks/thrust blocks must be installed for vertical bends per MAG STD. DET. 381.

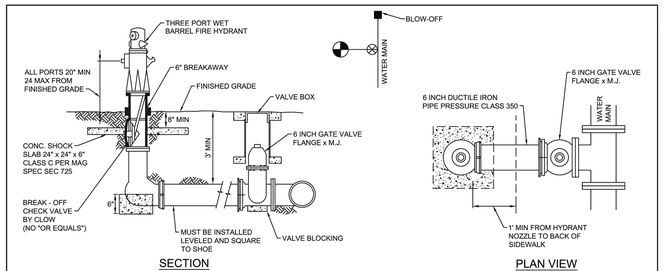
MARKING TAPE
- See EPCOR's STD. DET. 350-1. Marking tape must be used for all water lines and services.

MARKING POSTS
- Carsonite marking posts are required for all water valves located outside of ROW and outside of paved areas, installed with concrete collar.

ALL OTHER ITEMS
- In accordance with MAG Specifications.
- Where MAG standards are specified, those standards are applicable.

07/30/20 – 03:42pm
100-3 & 4.DWG

DATE: July '20 | EPCOR | 2355 W Pinnacle Peak Rd, Ste 300 Phoenix, AZ 85027 P 623.445.2400 F 623.587.1044 | WATER SYSTEM MATERIAL SPECIFICATION | DETAIL NO. 100-3



SECTION

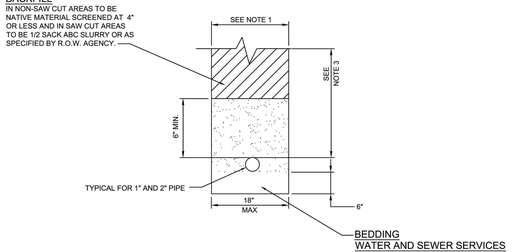
PLAN VIEW

NOTES:

1. SEE EPCOR STD. DET. 100-1 FOR FIRE HYDRANT GENERAL NOTES.
2. ALL JOINT RESTRAINTS PER M.A.G. STD. DET. 303- 1 & 2 AND M.A.G. SECT. 750.3.
3. ALL JOINTS SHALL BE RESTRAINED, INCLUDING MAIN AT TEE ENDS.
4. APPROVED HYDRANTS INCLUDE: CLOW" AND JONES ("CLOW HYDRANTS SHALL BE MODEL 860 WITH 2 1/2" FEMALE NPT ON TOP OF HYDRANT TO ALLOW FOR PRESSURE MONITORING).
5. THE 6 INCH GATE VALVE SHALL BE FLANGED BY MECHANICAL JOINT.
6. PROVIDE A MINIMUM 3 FOOT DIAMETER CLEARANCE AROUND HYDRANT.
7. THE HYDRANT SHALL HAVE 2 - 2½" PORTS, AND 1 - 4½" PORT.
8. ALL HYDRANTS SHALL HAVE NATIONAL STANDARD HOSE THREADS.
9. VALVE BOX PER M.A.G. STD. DET. 391-1-C.

07/30/20 – 03:43pm
360-2.DWG

DATE: July '20 | EPCOR | 2355 W Pinnacle Peak Rd, Ste 300 Phoenix, AZ 85027 P 623.445.2400 F 623.587.1044 | WET BARREL FIRE HYDRANT INSTALLATION | DETAIL NO. 360-2

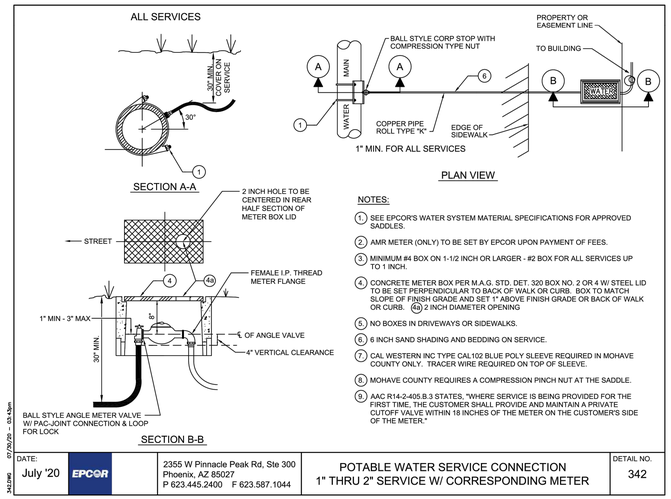


NOTES:

1. TRENCH WILL BE IN ACCORDANCE WITH M.A.G. SECTION 601.
2. ONE-HALF SACK ABC SLURRY (CLSM) TO BE IN ACCORDANCE WITH M.A.G. SECTION 728.
3. DEPTH OF BURY TO BE MIN. 36" IN STREETS.
4. SAND TO BE IN ACCORDANCE WITH M.A.G. SECTION 701.3.

07/30/20 – 03:43pm
350-3.DWG

DATE: July '20 | EPCOR | 2355 W Pinnacle Peak Rd, Ste 300 Phoenix, AZ 85027 P 623.445.2400 F 623.587.1044 | PIPE TRENCH DETAIL FOR SERVICES | DETAIL NO. 350-3

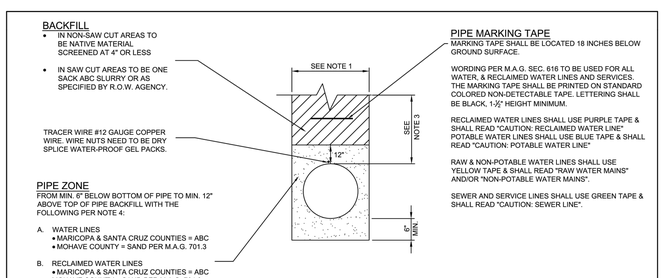


NOTES:

1. SEE EPCOR'S WATER SYSTEM MATERIAL SPECIFICATIONS FOR APPROVED SADDLES.
2. AMR METER (ONLY) TO BE SET BY EPCOR UPON PAYMENT OF FEES.
3. MINIMUM #4 BOX ON 1-1/2 INCH OR LARGER - #2 BOX FOR ALL SERVICES UP TO 1 INCH.
4. CONCRETE METER BOX PER M.A.G. STD. DET. 320 BOX NO. 2 OR 4 W/ STEEL LID TO BE SET PERPENDICULAR TO BACK OF WALK OR CURB. BOX TO MATCH SLOPE OF FINISH GRADE AND SET 1" ABOVE FINISH GRADE OR BACK OF WALK OR CURB. 4a) 2 INCH DIAMETER OPENING
5. NO BOXES IN DRIVEWAYS OR SIDEWALKS.
6. 6 INCH SAND SHADING AND BEDDING ON SERVICE.
7. CAL WESTERN INC TYPE CAL102 BLUE POLY SLEEVE REQUIRED IN MOHAVE COUNTY ONLY. TRACER WIRE REQUIRED ON TOP OF SLEEVE.
8. MOHAVE COUNTY REQUIRES A COMPRESSION PINCH NUT AT THE SADDLE.
9. AAC R14-2-405.B.3 STATES, "WHERE SERVICE IS BEING PROVIDED FOR THE FIRST TIME, THE CUSTOMER SHALL PROVIDE AND MAINTAIN A PRIVATE CUTOFF VALVE WITHIN 18 INCHES OF THE METER ON THE CUSTOMER'S SIDE OF THE METER."

07/30/20 – 03:43pm
342.DWG

DATE: July '20 | EPCOR | 2355 W Pinnacle Peak Rd, Ste 300 Phoenix, AZ 85027 P 623.445.2400 F 623.587.1044 | POTABLE WATER SERVICE CONNECTION 1" THRU 2" SERVICE W/ CORRESPONDING METER | DETAIL NO. 342

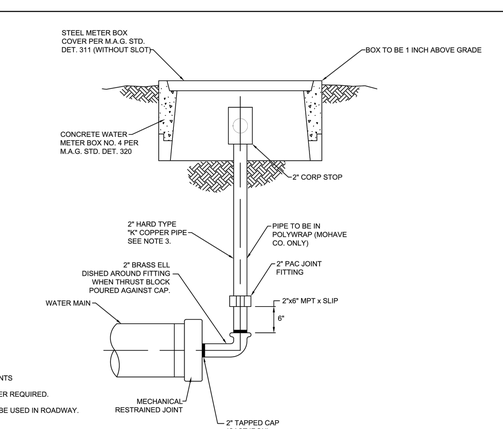


NOTES:

1. TRENCH WILL BE IN ACCORDANCE WITH M.A.G. SECTION 601.
2. ONE SACK ABC SLURRY (CLSM) TO BE IN ACCORDANCE WITH M.A.G. SECTION 728.
3. DEPTH OF BURY TO BE MIN. 48" IN ALL STREETS. DEPTH OF BURY FOR WATER LINES IN OTHER AREAS TO BE AS FOLLOWS:
   A) 36" MIN. FOR MAINS 8" DIAMETER AND SMALLER.
   B) 48" MIN. FOR MAINS 10" DIAMETER AND LARGER.
4. WASHED CRUSHED ROCK TO BE IN ACCORDANCE WITH M.A.G. SECTION 716.2 AND TABLE 716-2.
   SAND TO BE IN ACCORDANCE WITH M.A.G. SECTION 701.3.
   ABC TO BE IN ACCORDANCE WITH M.A.G. SECTION 702.2 AND TABLE 702-1.
5. TRACER WIRE IS TO BE BROUGHT UP TO GRADE AT EACH FIRE HYDRANT TO GROUND / VALVE BOX. FOR LONG RUNS, THE TRACER WIRE IS TO BE BROUGHT UP AT LEAST EVERY 300 FEET INSIDE A TRACER BOX SUCH AS A SNAKEPIT MAGNETIZED TRACER BOX BY COPPERHEAD INDUSTRIES OR APPROVED EQUAL.

07/30/20 – 03:43pm
350-1.DWG

DATE: July '20 | EPCOR | 2355 W Pinnacle Peak Rd, Ste 300 Phoenix, AZ 85027 P 623.445.2400 F 623.587.1044 | PIPE TRENCH DETAIL | DETAIL NO. 350-1



NOTES:

1. NO SOLDERED JOINTS
2. CARSONITE MARKER REQUIRED.
3. SOFT COPPER TO BE USED IN ROADWAY.

07/30/20 – 03:43pm
390-1.DWG

DATE: July '20 | EPCOR | 2355 W Pinnacle Peak Rd, Ste 300 Phoenix, AZ 85027 P 623.445.2400 F 623.587.1044 | POTABLE CURB STOP (BLOW OFF) WITH FLUSHING PIPE | DETAIL NO. 390-1

DESCRIPTION OF REVISION #1

REVISED GRADING & DRAINAGE PLAN, NEW LANDSCAPE PLAN, REVISED STORM DRAIN PLAN.

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 41005 NICKOLA J. PRODANOV Date Signed 07/30/20 ARIZONA U.S.A.

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

REVISIONS: 1. REVISIONS TO APPROVED G&D | DATE: 08/30/23 | SCALE: N.T.S. | DESIGNED BY: NP | DRAWN BY: ZA | CHECKED BY: JJ | DATE: 07/20/21 | JOB: 2004080 | VERSION: 2.4 | PLOT DATE: 07/20/21

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GRADING & DRAINAGE PLAN DETAILS

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REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 41005 NICKOLA J. PRODANOV Date Signed 07/30/20 ARIZONA U.S.A.

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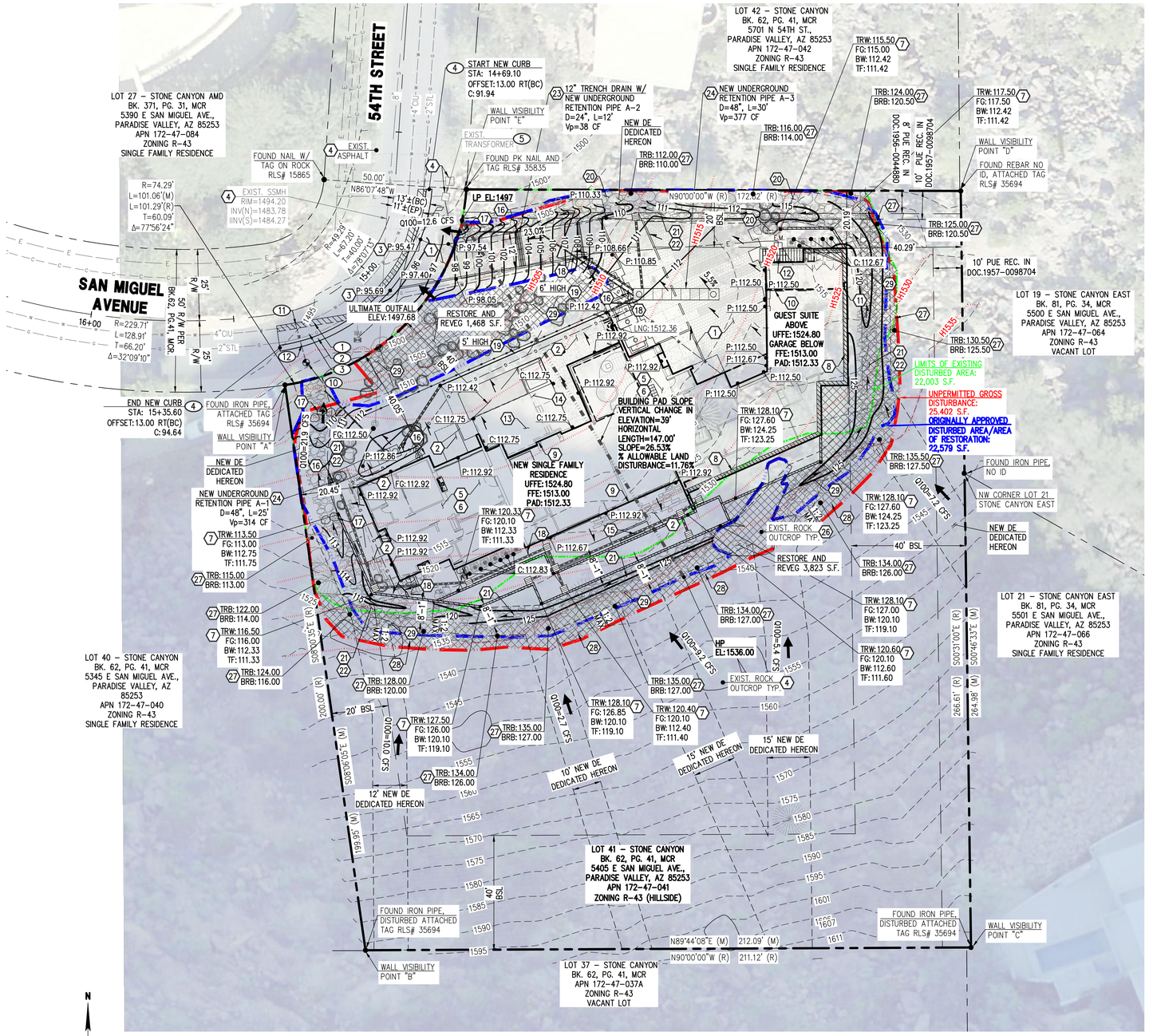
4 OF 4

B021-43939



REVISIONS:	DATE:	SCALE: 1"=20'	DATE: 07/20/21
		DESIGNED BY: NP	JOB: 2004080
		DRAWN BY: ZA	VERSION: 2.4
		CHECKED BY: JM	PLOT DATE: 07/20/21

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CERTIFICATE NO.
41005
NICKOLA J. PRODANOV
Date Signed 07/20/21
ARIZONA U.S.A.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
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1 OF 1