

EXPIRES: 3/31/2021

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TITLE SHEET

DATE: 08.07.2018
SCALE: AS NOTED
REVISION:

A CUSTOM RESIDENCE FOR:
MORAN RESIDENCE
7026 N. 40TH STREET
PARADISE VALLEY, AZ 85253

SHEET NUMBER

T1

HILLSIDE

PRINT DATE: 08.07.2018

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HILL-SIDE SUBMITTAL

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CONSULTANTS

CIVIL ENGINEER (GRADING & DRAINAGE)

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LANDSCAPE ARCHITECT

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BUILDING DATA

PROJECT ADDRESS:

7026 N. 40TH STREET
PARADISE, AZ 85253

OWNER:

NEIL MORAN
10726 N. 40TH STREET
PARADISE, AZ 85253

APN:

169-13-045

LEGAL DESCRIPTION

LOT 178, CLEARWATER HILL NO. 2

SCOPE OF WORK

DEMOLITION OF EXISTING RESIDENCE, PROPOSED NEW
RESIDENCE, DEMOLITION OF PORTIONS OF EXISTING
SITE RETAINING WALLS.

ZONING: (PER TOWN OF PARADISE VALLEY)

R-43

BUILDING AREA:	EXIST	DEMOLITION	NEW	TOTAL:
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LIVABLE RESIDENCE 4,114 SF. (4,114 SF.)

NEW RESIDENCE, LIVABLE

MAIN LEVEL	4,029 SF.	4,029 SF.
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UPPER LEVEL	1,116 SF.	1,116 SF.
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TOTAL LIVABLE (MAIN + UPPER) 5,145 SF.

NEW GARAGE

NEW PATIO	344 SF.	344 SF.
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NEW OVERHANG 349 SF. 349 SF.

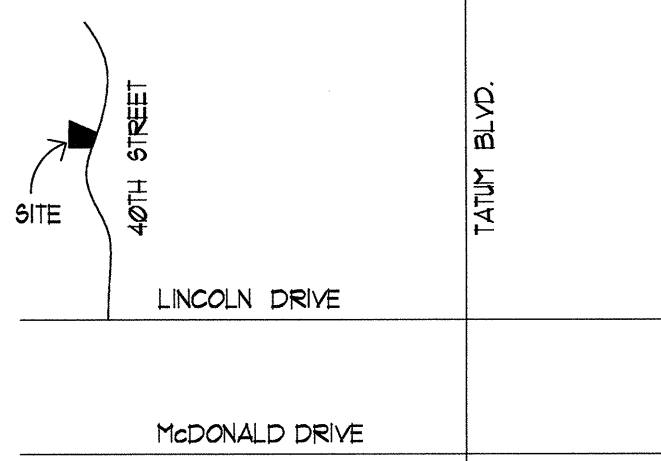
TOTAL FLOOR AREA (FAR) 7,541 SF.

NET LOT AREA: 43,409 SF.

TOTAL FLOOR AREA RATIO:

LOT COVERAGE ALLOWED:	25% + 10,851 SF. + (43,409 SF. x 0.25)
LOT COVERAGE PROPOSED:	11.3% + 7,541 SF. FLOOR AREA / 43,409 SF.

LOCATION MAP



GENERAL NOTES

TOWN OF PARADISE VALLEY
GOVERNING BUILDING CODES: ALL CONSTRUCTION
SHALL COMPLY WITH THE FOLLOWING CODES AND
AMENDMENTS PER THEIR ADOPTING ORDINANCES:

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

ALL PRODUCTS LISTED BY I.C.C./N.E.R. NUMBER(S)
SHALL BE INSTALLED PER THE REPORT AND
MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT
SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL
ALSO HAVE APPROVED EVALUATION I.C.C.
REPORT(S) OR BE APPROVED AND LISTED BY
OTHER NATIONALLY RECOGNIZED TESTING
AGENCIES.

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

FOUNDATIONS SUPPORTING WOOD SHALL EXTEND
AT LEAST 6" ABOVE ADJACENT FINISH GRADE.

FINISHED GRADE SHALL SLOPE 5% FOR A
DISTANCE OF 10' TO AN APPROVED WATER
DISPOSAL AREA.

PRETREAT FOR TERMITE PROTECTION BENEATH
THE CONCRETE SLAB PRIOR TO PLACEMENT OF
CONCRETE. MINIMUM THREE (3) YEAR WARRANTY.

CONCRETE SLABS AT DOOR LOCATIONS SHALL
HAVE A MAXIMUM SLOPE OF 1/4" PER FOOT.

SEAL ALL VOIDS AROUND PENETRATIONS THROUGH
FLOOR SLABS.

MINIMUM INSULATION REQUIREMENTS: FRAME
WALLS - R-19; MASONRY WALLS - R-11; ROOF -
R-38 PER 2012 IECC. SEE SPECIFICATIONS.

WALLS HAVING PARALLEL OR STAGGERED STUDS
FOR SOUND CONTROL SHALL HAVE FIRE BLOCKS
OF MINERAL FIBER, GLASS FIBER, OR OTHER
APPROVED NON-RIGID MATERIAL.

WINDOW AREAS SHALL EQUAL A MINIMUM OF 1/10 OF
FLOOR AREA.

ALL SLEEPING AREAS SHALL BE PROVIDED WITH AN
OPERABLE WINDOW OR DOOR WITH A MINIMUM
AREA OF 5.7 SQ. FT. OPENING DIRECTLY TO THE
OUTSIDE. THE MINIMUM NET WIDTH SHALL NOT BE
LESS THAN 20" AND THE MINIMUM NET HEIGHT
SHALL NOT BE LESS THAN 24". MAXIMUM SILL
HEIGHT SHALL NOT BE MORE THAN 44".

ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS
WITHIN 18" OF FLOOR (EXCEPT SINGLE PANEES WITH
9 SQ. FT. OR LESS AREA) SHALL BE SAFETY GLASS.
(R 308.4)

ATTIC ACCESS REQUIRED WHERE APPLICABLE

PROVIDE 22" X 30" ATTIC ACCESS TO ALL
AREAS GREATER THAN OR EQUAL TO 10 SQ.
FT. WHICH HAVE A 30" OR MORE VERTICAL
CLEAR HEIGHT.

PROVIDE 30" CLEAR HEAD ROOM ABOVE
THE ATTIC ACCESS.

DOORS LEADING INTO THE HOUSE FROM THE
GARAGE SHALL BE SELF-CLOSING AND TIGHT-
FITTING WITH GASKETS AND SWEEP. (R 302.5.1)

OPENINGS FROM THE GARAGE INTO SLEEPING
ROOM(S) SHALL NOT BE PERMITTED. (R 302.5.1)

SHOWER ENCLOSURE SHALL BE SHOWER RODS,
TEMPERED GLASS, OR APPROVED EQUAL. (R
308.4)

CENTER OF WATER CLOSETS SHALL BE A MINIMUM
OF 15" CLEAR FROM ITS CENTER TO ANY FINISHED
SIDE WALL OR OBSTRUCTION. (R 307.1)

FIRE WARNING SYSTEMS (R 314.1)

SMOKE DETECTORS SHALL BE INSTALLED AT A
POINT CENTRALLY LOCATED IN THE CORRIDOR OR
AREA GIVING ACCESS TO EACH SEPARATE
SLEEPING AREA AND SHALL BE A MINIMUM OF
3'-0" FROM DUCT OPENINGS.

SMOKE DETECTORS SHALL BE PERMANENTLY
WIRED, INTERCONNECTED, AND HAVE BATTERY
POWERED BACK-UP.

PROVIDE SMOKE DETECTORS ON EACH FLOOR
LEVEL.

WHERE THE HIGHEST POINT OF A CEILING IN A
ROOM THAT OPENS TO THE HALLWAY SERVING THE
BEDROOMS EXCEEDS THAT OF THE OPENING INTO
THE HALLWAY BY 24 INCHES OR MORE, SMOKE
DETECTORS SHALL BE INSTALLED IN THE
HALLWAY AND IN THE ADJACENT ROOM. PROVIDE
ADDITIONAL SMOKE DETECTORS AS APPLICABLE.

HARDWARE:

ALL EXITS TO BE OPERABLE FROM THE INSIDE
WITHOUT USE OF A KEY OR SPECIAL
KNOWLEDGE.

MANUALLY OPERATED EDGE OR SURFACE
MOUNTED FLUSH BOLTS AND SURFACE BOLTS
ARE PROHIBITED AT A DOOR OR THE ACTIVE
LEAF OF A PAIR OF DOORS.

FIREPLACES:

SEE FIREPLACE DETAILS FOR INFORMATION
REGARDING CONSTRUCTION AND ANCHORAGE
TO STRUCTURE.

PLUMBING:

SOLDERS AND FLUX HAVING A LEAD CONTENT IN
EXCESS OF TWO-TENTHS OF ONE PERCENT SHALL
NOT BE USED IN THE INSTALLATION OR REPAIR OF
ANY PLUMBING IN RESIDENTIAL OR
NONRESIDENTIAL FACILITIES PROVIDING WATER
FOR HUMAN CONSUMPTION WHICH ARE CONNECTED
TO PUBLIC WATER SYSTEMS. (ARS. SECTION
49-353)

PROVIDE SHOWER HOT WATER CONTROL VALVE
AS EITHER PRESSURE BALANCED, OR
THERMOSTATIC MIXING TYPE. IN ACCORDANCE W/
ASSE 1016 AS PER F10683

PLUMBING FIXTURES SHALL BE AS FOLLOWS (2015
IPC TABLE 604.4):

GENERAL NOTES

CONTINUED

WATER CLOSETS:

GRAVITY: 1.6 GALLONS PER FLUSH (MAXIMUM)

FLUSH VALVE: 3.5 GALLONS PER FLUSH

(MAXIMUM)

SHOWER HEADS: 2.5 GALLONS PER MINUTE

(MAXIMUM)

LAVATORY SINK FAUCETS: 2.2 GALLONS PER
MINUTE (MAXIMUM) RESIDENTIAL AERATOR

WATER TREATMENT SYSTEMS:

EQUIP W/ AUTOMATIC SHUTOFF TO PREVENT

CONTINUOUS FLOW WHEN NOT IN USE.

EVAP COOLERS:

MUST HAVE RECIRCULATING PUMPS

HOT WATER SHALL BE THE LEFT FITTING AT ALL

FAUCETS (P 17272).

GAS LINES: (A) NOT PERMITTED UNDER
STRUCTURES (B) NOT PERMITTED UNDER
SLABS (B)

PROVIDE ONE-LINE ISOMETRIC DIAGRAM FOR GAS
LINE PIPING PER 2015 IFGC SIZE THE LINES, SHOW
DISTANCES TOTAL DEVELOPED LENGTH, BTU'S AND
APPLIANCES.

EXPANSION TANKS ARE REQUIRED ON ALL HOT
WATER PIPING (2015 I.P.C. 607.3).

SEISMIC ZONE (SEC. 1621 AS AMD.)

DESIGN AND CONSTRUCT TO MEET
REQUIREMENTS OF ZONE 2B (SEC. 16212 AS
AMD.)

ZONE FACTOR Z = 0.075 (SEC. 16212 AS AMD.)

EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS,
OR CONDUITS SHALL BE CAULKED

FLOOR PLAN NOTES

FINISH GRADE SHALL BE A MINIMUM OF 6" BELOW
WOOD FRAMING AT BUILDING EXTERIOR. SLOPE
FINISH GRADE FOR AN ADDITIONAL 6" AWAY FROM
BUILDING FOR A 10'-0" HORIZONTAL DISTANCE.

FINISH FLOOR ELEVATION INDICATES TOP OF ALL
FLOOR FINISHES. INSTALL FLOOR SLAB TO
ACCOMMODATE ALL FINISHES.

TYPICAL WOOD FRAME WALLS: 2X6 STUDS AT 16"
O.C. AT ALL EXTERIOR WALLS CONTAINING
W.C. PLUMBING, AND WALLS WITH EXPOSED ENDS
OR HAVING DOOR JAMBS. OTHER WALLS MAY BE
2X4 STUDS AT 16" O.C. UNO.

SOUND WALLS: 2X6 STUDS AT 16" O.C. WITH 2X6
PLATES, BATT INSULATION, 5/8" GYPSUM BOARD
EACH SIDE WITH RESISTANT WALLS ONE SIDE
LOCATE WALLS AS SHOWN ON DRAWINGS OR AS
NOTED BELOW:

BETWEEN BATH/TOILET ROOMS/POWDER
ROOMS, AND OTHER INTERIOR ROOMS.

BETWEEN BEDROOMS AND OTHER
INTERIOR ROOMS.

BETWEEN LAUNDRY AND BEDROOMS.

BETWEEN GARAGE AND INTERIOR ROOMS.

SOUND WALL INDICATION:

PROVIDE BACKING (WOOD BLOCKING OR SOLID
GROUT CMU AS APPLIES) AT ALL HOSE BIBBS,
HOSE RACKS, TOWEL BARS, CURTAIN RODS, T.P.
HOLDERS, CABINETS, OR ANY ITEMS REQUIRING
SOLID BACKING.

FOR BUILDING LAYOUT, ALL ANGLES 45 DEGREES
UNLESS NOTED OTHERWISE.

TYPICAL DOORS: LOCATE IN CENTER OF WALL OR
FRAME JAMBS 1/2" FROM INTERSECTING WALL,
UNLESS NOTED OTHERWISE.

TUB AND SHOWER AREAS TO RECEIVE MOISTURE-
RESISTANT GYPSUM BOARD BASE AT WALLS AND
CEILING. INSTALL CERAMIC TILE OR OTHER
APPROPRIATE FINISH AS SCHEDULED TO 10"
MINIMUM ABOVE DRAIN, UNLESS NOTE OTHERWISE.

PROVIDE INTERIOR GYPSUM WALL BOARD (GREEN
BOARD) WITH WATER-RESISTANT FACE PAPER
(I.C.C. * EBR 1338 OR EQUAL).

SLOPE ALL SOAP NICHES IN TUB AND SHOWER
AREAS TO DRAIN. SLOPE CEILING IN ENCLOSED
SHOWER (APPROXIMATELY 1/8" PER FOOT).
CONFIRM DIRECTION OF SLOPE.

SLOPE ALL SILLS TO DRAIN AWAY FROM WINDOWS
AND SLOPE EXPOSED TOP OF PARAPETS AND
WALLS TO DRAIN WATER. WATERPROOF ALL SILLS
AND PARAPETS. AT CMU, USE WATERPROOF
COATING PRIOR TO INSTALLING FINISH. AT METAL
FRAMING, COVER WITH 30# FELT PRIOR TO
INSTALLING FINISH (DO NOT PENETRATE THE TOP
SURFACE, ATTACH AT SIDES).

PROVIDE FLAT STONE SPLASH BLOCKS (OR
EQUAL) AT GRADE BELOW ALL SCUPPERS AND
ROOF DRAIN OUT FLOWS. ARRANGE STONES TO
DIVERGE WATER, TO DESIRED DRAINAGE AND
PREVENT EROSION.

FIREPLACE HEARTH EXTENSIONS SHALL EXTEND AT
LEAST 20" IN FRONT OF FIREPLACE OPENING AND
12" BEYOND THE SIDES WHEN THE FIREPLACE
OPENING IS 6" SQ. FT. OR LARGER (IF LESS THAN 6"
SQ. FT., PROVIDE AT LEAST 8" AT SIDES AND 16" AT
FRONT). REQUIRED HEARTH SIDE EXTENSIONS
SHALL BE THE FULL REQUIRED FRONT EXTENSION
DEPTH. REQUIRED FIREPLACE HEARTH
EXTENSIONS SHALL BE OF NON-COMBUSTIBLE
MATERIAL.

FLASH HORIZONTAL AND/OR SLOPED AREAS
AND 6" MINIMUM OF VERTICAL WALL SURFACE
AROUND OPENINGS.

PROVIDE CONTINUOUS SEALANT BEAD WHERE
STUCCO ABUTS WINDOW AND DOOR FRAMES
TO PROVIDE WEATHER-RESISTIVE BARRIER.

REGISTER, DIFFUSERS AND GRILLES SHALL BE
MECHANICALLY FASTENED TO RIGID SUPPORTS OR
STRUCTURAL MEMBERS ON AT LEAST TWO
OPPOSITE SIDES IN ADDITION TO BEING
CONNECTED TO THE DUCTWORK THEY SERVE.

AT EXTERIOR GYPSUM BOARD SOFFITS, PROVIDE
EXTERIOR GYPSUM CEILING SOFFIT BOARD (GRAY
BOARD) WITH WATER-RESISTANT FACE PAPER (I.C.C.
* EBR 1338 OR EQUAL).

PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT WALLS
AND CEILING IN GARAGE, STORAGE AND MECHANICAL
ROOMS.

GYPSUM BOARD APPLIED TO CEILING SHALL BE 1/2"
WHEN FRAMING WALLS 16" O.C. OR 5/8" WHEN
FRAMING MEMBERS ARE 24" O.C. OR USE 1/2" 5/8"
RESISTANT GYPSUM CEILING BOARD, TABLE R102.3.5

PROVIDE 10' HIGH PLATFORM UNDER ALL
APPLIANCES INSTALLED IN (OR ACCESSIBLE FROM
INSIDE) GARAGES.

ALL EXITS TO BE OPERABLE FROM THE INSIDE
WITHOUT A KEY OR SPECIAL KNOWLEDGE

MANUALLY OPERATED EDGE OR
SURFACE-MOUNTED FLUSH BOLTS AND SURFACE
BOLTS ARE PROHIBITED AT DOOR OR THE
ACTIVE LEAF OF A PAIR OF DOORS.

ALL STAIRS TO CONFORM TO IRC SECTION
R311.

HANDRAILS:

R 311.7.8
INSTALL HANDRAILS AT ALL STAIRS HAVING
MORE THAN 3 RISERS, UNLESS SHOWN
OTHERWISE.

THE TOP OF HANDRAILS AND HANDRAIL
EXTENSION SHALL BE PLACED NOT LESS THAN
34" NOR MORE THAN 38" ABOVE NOSING OF
TREADS AND LANDINGS, AND DESIGNED SUCH
THAT A 4" SPHERE CANNOT PASS THROUGH.

HANDRAILS SHALL BE CONTINUOUS THE FULL
LENGTH OF THE STAIRS. ENDS SHALL BE
RETURNED OR SHALL TERMINATE IN NEUEL
POSTS OR SAFETY TERMINALS.

THE HAND GRIP PORTION OF HANDRAILS
SHALL NOT BE LESS THAN 1-1/4" NOR MORE
THAN 2 INCHES IN CROSS-SECTIONAL
DIMENSION, OR THE SHAPE SHALL PROVIDE AN
EQUIVALENT GRIPPING SURFACE. THE HAND
GRIP PORTION OF HANDRAILS SHALL HAVE A
SMOOTH SURFACE WITH NO SHARP CORNERS.

HANDRAILS PROJECTING FROM A WALL SHALL
HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES
BETWEEN THE WALL AND THE HANDRAIL.

5. MAXIMUM MESH SIZE FOR CHAIN LINK FENCES
SHALL BE A 2 1/4" INCH (51 MM) SQUARE UNLESS
THE FENCE HAS SLATS FASTENED AT THE TOP OR
THE BOTTOM WHICH REDUCED THE OPENINGS TO
NOT MORE THAN 1 3/4 INCHES (44 MM). CHAIN
LINK FENCING SHALL NOT BE LESS THAN 11 GAUGE.

6. WHERE THE BARRIER IS COMPOSED OF
DIAGONAL MEMBERS, SUCH AS A LATTICE FENCE,
THE MAXIMUM OPENINGS FORMED BY DIAGONAL
MEMBERS SHALL NOT BE MORE THAN 1 3/4 (44 MM).

7. ACCESS GATES SHALL COMPLY WITH THE
REQUIREMENTS OF THIS SECTION ITEMS THROUGH 9,
AND SHALL BE EQUIPPED TO ACCOMMODATE A
LOCKING DEVICE. PEDESTRIAN ACCESS GATES
SHALL OPEN OUTWARD AWAY FROM THE POOL, AND
SHALL BE SELF-CLOSING AND HAVE A
SELF-LATCHING DEVICE. GATES OTHER THAN
PEDESTRIAN ACCESS GATES SHALL BE LOCKABLE.
WHERE THE RELEASE MECHANISM OF THE
SELF-LATCHING DEVICE IS LOCATED LESS THAN 54
INCHES (1372 MM) FROM THE BOTTOM OF THE GATE,
THE RELEASE MECHANISM AND OPENINGS SHALL
COMPLY WITH THE FOLLOWING:

11. THE RELEASE MECHANISM SHALL BE LOCATED
ON THE POOL SIDE OF THE GATE AT LEAST 3
INCHES (76 MM) BELOW THE TOP OF THE GATE;
AND

12. THE GATE AND BARRIER SHALL HAVE NO
OPENING LARGER THAN 1/2 INCH (13 MM) WITHIN 18
INCHES (457 MM) OF THE RELEASE MECHANISM.

8. WHERE A WALL OF A DUELLING SERVES AS PART
OF THE BARRIER, ONE OF THE FOLLOWING
CONDITIONS SHALL BE MET:

81. IN LIEU OF THE BARRIER BETWEEN THE
DUELLING AND THE SWIMMING POOL, THE SWIMMING
POOL SHALL BE EQUIPPED WITH A POWERED
SAFETY COVER IN COMPLIANCE WITH ASTM F1346;
OR

82. DOORS WITH DIRECT ACCESS TO THE POOL
THROUGH THAT WALL SHALL BE EQUIPPED WITH AN
ALARM WHICH PRODUCES AN AUDIBLE WARNING
WHEN THE DOOR AND/OR ITS SCREEN, IF PRESENT,
ARE OPENED. THE ALARM SHALL BE LISTED IN
ACCORDANCE WITH UL 2011. THE AUDIBLE ALARM
SHALL ACTIVATE WITHIN 1 SECOND AND SOUND
CONTINUOUSLY FOR MINIMUM OF 30 SECONDS
AFTER THE DOOR AND/OR ITS SCREEN, IF PRESENT,
ARE OPENED AND BE CAPABLE OF BEING HEARD
THROUGHOUT THE HOUSE DURING NORMAL
HOUSEHOLD ACTIVITIES. THE ALARM SHALL
AUTOMATICALLY RESET UNDER ALL CONDITIONS.
THE ALARM SHALL BE EQUIPPED WITH A MANUAL
MEANS, SUCH AS TOUCH PAD OR SWITCH, TO
TEMPORARILY DEACTIVATE THE ALARM FOR A
SINGLE OPENING. DEACTIVATION SHALL LAST FOR
NOT MORE THAN 15 SECONDS. THE DEACTIVATION
SWITCHES SHALL BE LOCATED AT LEAST 54
INCHES (1372 MM) ABOVE THE THRESHOLD OF THE
DOOR; OR

83. OTHER MEANS OF PROTECTION, SUCH AS
SELF-CLOSING DOORS WITH SELF-LATCHING
DEVICES, WHICH ARE PROVIDED BY THE GOVERNING
BODY, SHALL BE ACCEPTABLE SO LONG AS THE
DEGREE OF PROTECTION AFFORDED IS NOT LESS
THAN THE PROTECTION AFFORDED BY ITEM 81;
OR 82 DESCRIBED ABOVE. SELF-CLOSING AND SELF-
LATCHING DEVICES SHALL BE INSTALLED ON ALL
DOORS WITH DIRECT ACCESS TO THE POOL AREA
WITH THE RELEASE MECHANISM LOCATED A
MINIMUM OF FIFTY-FOUR INCHES ABOVE THE FLOOR.

9. WHERE AN ABOVE-GROUND POOL STRUCTURE IS
USED AS BARRIER OR WHERE THE BARRIER IS
LOCATED ON TOP OF POOL STRUCTURE, AND THE
MEANS OF ACCESS IS A LADDER OR STEPS:

91. THE LADDER OR STEPS SHALL BE CAPABLE OF
BEING SECURED, LOCKED OR REMOVED TO
PREVENT ACCESS; OR

92. THE LADDER OR STEPS SHALL BE
SURROUNDED BY A BARRIER WHICH MEETS THE
REQUIREMENTS OF THIS SECTION, ITEM THROUGH 9,
WHEN THE LADDER OR STEPS ARE SECURED,
LOCKED OR REMOVED. ANY OPENING CREATED
SHALL NOT ALLOW THE PASSAGE OF A 4 INCH
DIAMETER (102 MM) SPHERE.

10. PET DOORS WHICH PROVIDE DIRECT ACCESS
TO THE POOL AREA ARE PROHIBITED UNLESS
THEY MEET THE REQUIREMENTS OF ITEM 7 OR ARE
EQUIPPED WITH AN ALARM THAT MEETS ITEM 82.

11. WINDOWS WITH ACCESS TO THE POOL AREAS WILL
BE PROTECTED IN THE FOLLOWING WAYS:

1. EMERGENCY ESCAPE OR RESCUE WINDOWS
FROM SLEEPING AREAS WITH ACCESS TO THE
SWIMMING POOL WILL BE EQUIPPED WITH A
LATCHING DEVICE NOT LESS THAN 54 INCHES
(1372 MM) ABOVE THE FLOOR.

2. ALL OTHER OPENABLE WINDOWS WITH
SIMILAR ACCESS WILL ALSO BE EQUIPPED
WITH A LATCHING DEVICE NOT LESS THAN 54
INCHES (1372 MM) ABOVE FLOOR SHALL BE
EQUIPPED WITH A KEY LOCK DEVICE THAT
PREVENTS OPENING THE WINDOW MORE THAN
4 INCHES (102 MM).

WALL SURROUNDING AN INDOOR SWIMMING POOL
SHALL COMPLY WITH ITEM 8.

BARRIERS SHALL BE LOCATED TO PROHIBIT
PERMANENT STRUCTURES, EQUIPMENT OR SIMILAR
OBJECTS FROM BEING USED TO CLIMB THEM.

SPAS OR HOT TUBS WITH SAFETY COVERS WHICH
COMPLIES WITH ASTM F 1346 SHALL BE EXEMPT
FROM THE PROVISIONS OF THIS SECTION.

3. SOLID BARRIERS WHICH DO NOT HAVE
OPENINGS, SUCH AS MASONRY OR STONE WALL,
SHALL NOT CONTAIN INDENTATIONS OR
PROTRUSIONS EXCEPT FOR NORMAL
CONSTRUCTION TOLERANCES AND TOOLED
MASONRY JOINTS.

4. THERE SHALL BE AT LEAST 45 INCHES BETWEEN
HORIZONTAL ELEMENTS.

NOTE: AN AUTOMATIC RESIDENTIAL FIRE
SPRINKLERS SYSTEM IS REQUIRED, DEFERRED
SUBMITTAL

GUARDRAILS:

R 312.1
UNENCLOSED FLOOR AND ROOF OPENINGS,
OPEN AND GLAZED SIDES OF STAIRWAYS,
LANDINGS AND RAMPS, BALCONIES OR
PORCHES, WHICH ARE MORE THAN 30 INCHES
ABOVE GRADE OR FLOOR BELOW, AND
ROOFS USED FOR OTHER THAN SERVICE OF
THE BUILDING SHALL BE PROTECTED BY A
GUARDRAIL.

OPEN GUARDRAILS SHALL HAVE
INTERMEDIATE RAILS OR AN ORNAMENTAL
PATTERN SUCH THAT A SPHERE 4" IN
DIAMETER CANNOT PASS THROUGH.

THE TRIANGULAR OPENING FORMED BY THE
RISER, TREAD, AND BOTTOM ELEMENT OF A
GUARDRAIL, AT THE OPEN SIDE OF A
STAIRWAY MAY BE OF SUCH SIZE THAT A
SPHERE 6" IN DIAMETER CANNOT PASS
THROUGH.

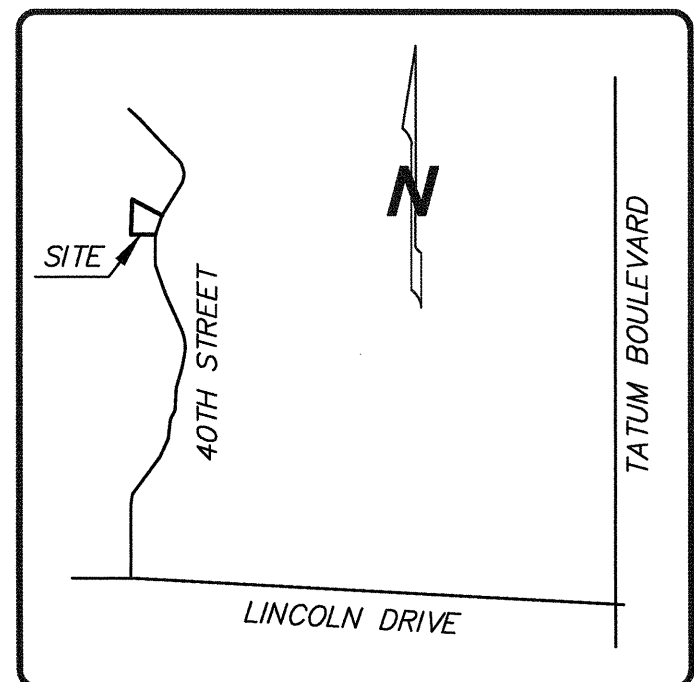
ALTA / N.S.P.S. LAND TITLE SURVEY
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

- Property Corner
(See Monument Table)
- Property Line
- Find Survey Monument
(See Monument Table)
- Schedule "B" Item
24 inch Vertical Curb & Gutter
6 inch Concrete Curb
Indicates Driveway (means of access)
Concrete Surface
- Fence
Wall
Underground Gas Line
Underground Electric Line
Underground Cox Line
Pool Equipment
Electric Transformer
Gas Meter
Guard Post or Gate Post
Light Pole
Mail Box
Sewer Clean Out
Telephone Riser
Water Meter
See Reference Documents
Measured

SURVEY NOTES

- This survey and the description used are based on a Commitment for Title Insurance issued by Grand Canyon Title Agency, Commitment Number 41013019-041-JO, dated August 27, 2015.
- BASIS OF BEARING: The West line of the Plot of CLEARWATER HILLS NO. 2, recorded in Book 84, Page 25, M.C.R., using a bearing of North 00 degrees 05 minutes 10 seconds East.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- The existing monuments in 40th Street adjacent to the subject property appear to have been set in error and were not accepted and used for this survey. The intersection point of the centerline of 40th Street with the South boundary of the subject plot is 3.03 feet West of the intersection point of the centerline of 40th Street on the adjoining plot to the South. It appears the existing centerline monuments we set utilizing the mathematical data from the subject plot, at the intersection point shown on the adjoining plot to the South. This results in the monumented centerline being approximately 3 feet East of the alignment shown on the subject plot.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leasable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence and/or records provided by the respective utility companies. This survey may not depict all of the underground utilities either in service or abandoned that may exist adjacent to or within the boundaries of the subject property. A utility map depicting the water and telephone lines were not available at the time of this survey's completion. No representation is made to the accuracy or completeness of any third party maps, records or information used to depict the underground utilities. An underground utility locator was not contacted and should be retained prior to excavation or construction to determine the precise location of all utilities that may exist adjacent to or within the boundaries of the subject property. The certification on this survey does not guarantee or provide any warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)263-1100 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the survey referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).
- The Benchmark used for this survey is the Southeast Corner of Section 1, being an aluminum cap L.S. 21782 having an elevation of 1585.817, NAVD 88 datum per (R1). For clarity, the contours shown hereon are at a 5' interval.



VICINITY MAP
NOT TO SCALE

PARCEL DESCRIPTION

LOT 178, CLEARWATER HILLS NO. 2, ACCORDING TO BOOK 84 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA;
TOGETHER WITH THE RIGHT TO USE THE PRIVATE ROADWAYS AS SHOWN ON THE PLAT OF CLEARWATER HILLS, A SUBDIVISION RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE IN BOOK 84 OF MAPS, PAGE 25;
EXCEPT ALL THE COAL AND OTHER MINERALS AS RESERVED UNTO THE UNITED STATES OF AMERICA IN PATENT OF SAID LAND.

SCHEDULE "B" ITEMS

THERE ARE NO PLOTTABLE SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT

REFERENCE DOCUMENTS

- (R) PLAT PER BOOK 84, PAGE 25, M.C.R.
(R1) R.O.S. PER BOOK 708, PAGE 10, M.C.R.
(R2) PLAT PER BOOK 83, PAGE 29, M.C.R.
(R3) R.O.S. PER BOOK 983, PAGE 33, M.C.R.
(R4) UNRECORDED R.O.S. DIN # 30139
(R5) PLAT PER BOOK 905, PAGE 32, M.C.R.

SITE INFORMATION

ADDRESS: 7026 N. 40TH STREET, PARADISE VALLEY, ARIZONA

A.P.N.: 169-13-045

LAND AREA: 0.996 ACRES - 43,405 SQ. FT.

STRIPED PARKING SPACE TABULATION:

There are no striped parking spaces on the subject property.

CERTIFICATION

TO:
MORAN NEIL, an unmarried man.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for ALTA/N.S.P.S. Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 5, 7(a), 7(b)(1), 8, 9, 11, 13 and 14 of Table A thereof. The fieldwork was completed on May 11, 2017.

May 18, 2017
G. Bryan Goetzenberger
R.L.S. 31020

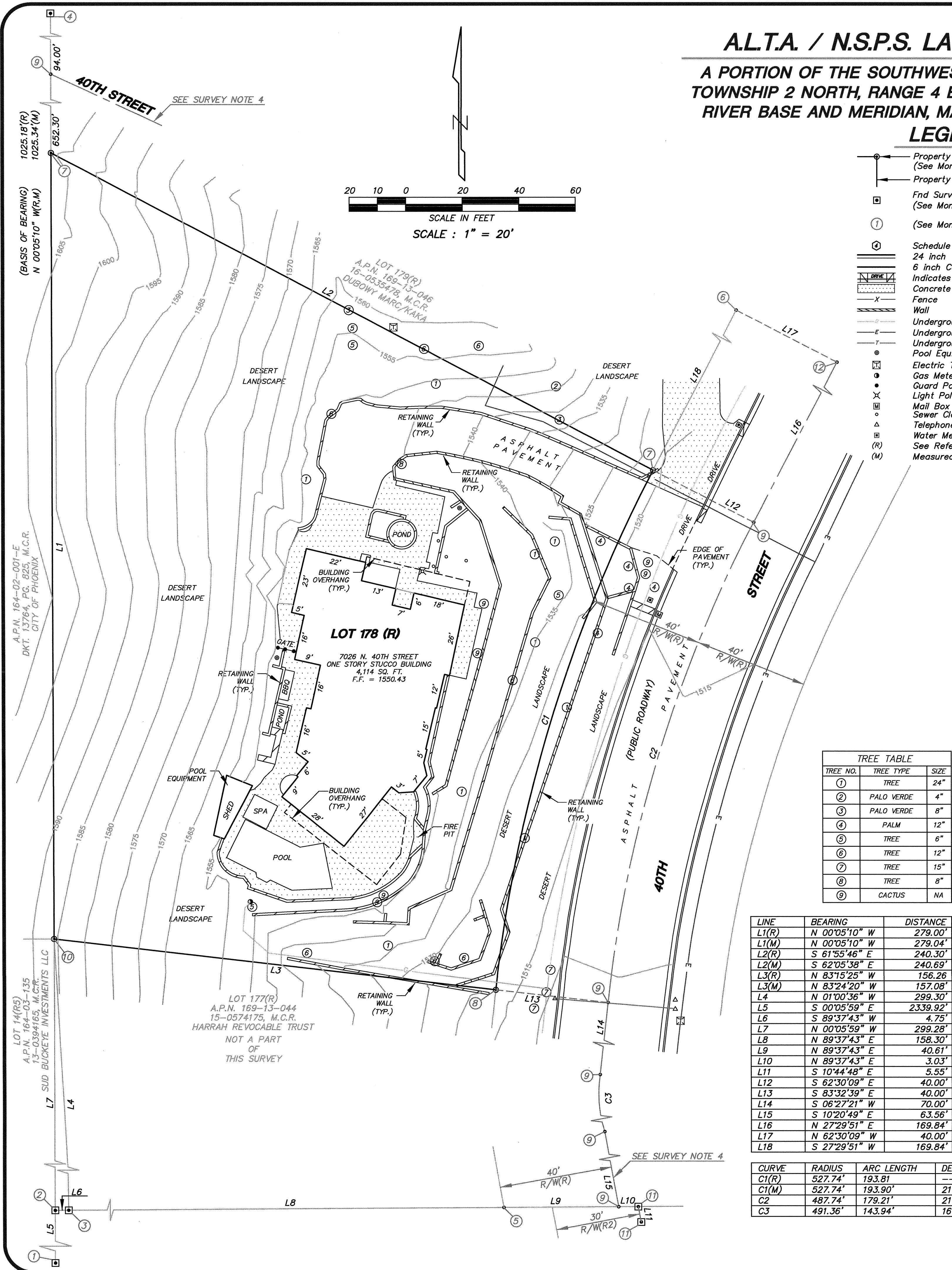


ALTA / N.S.P.S. LAND TITLE SURVEY
7026 N. 40TH STREET, PARADISE VALLEY, ARIZONA

ALLIANCE
LAND SURVEYING LLC

7800 N. 70TH AVENUE, SUITE 104
GLENDALE, AZ 85305
Phone: (602) 675-2200
contact@allianceland.com
www.alliancelandsurveying.com

SHEET: 1 OF 1 DATE: 5-18-17 JOB NO.: 170506



TREE NO.	TREE TYPE	SIZE
1	TREE	24"
2	PALO VERDE	4"
3	PALO VERDE	8"
4	PALM	12"
5	TREE	6"
6	TREE	12"
7	TREE	15"
8	TREE	8"
9	CACTUS	NA

LINE	BEARING	DISTANCE
L1(R)	N 00°05'10" W	279.00'
L1(M)	N 00°05'10" W	279.04'
L2(R)	S 61°55'46" E	240.30'
L2(M)	S 62°05'38" E	240.69'
L3(R)	N 83°15'25" W	156.26'
L3(M)	N 83°24'20" W	157.08'
L4	N 01°00'36" W	299.30'
L5	S 00°05'59" E	2339.92'
L6	S 89°37'43" W	4.75'
L7	N 00°05'59" W	299.28'
L8	N 89°37'43" E	158.30'
L9	N 89°37'43" E	40.61'
L10	N 89°37'43" E	3.03'
L11	S 10°44'48" E	5.55'
L12	S 62°30'09" E	40.00'
L13	S 83°32'39" E	40.00'
L14	S 06°27'21" W	70.00'
L15	S 10°20'49" E	63.56'
L16	N 27°29'51" E	169.84'
L17	N 62°30'09" W	40.00'
L18	S 27°29'51" W	169.84'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R)	527.74'	193.81'	21°03'07"	N 16°57'28" E	192.82'
C1(M)	527.74'	193.90'	21°03'07"	N 16°57'22" E	178.21'
C2	487.74'	179.21'	21°03'10"	N 01°56'13" W	143.42'
C3	491.36'	143.94'	16°47'02"		

REV. 10-19-17 Added Table A No. 5
REV.
REV.

TOWN OF PARADISE VALLEY NOTES

1. GRADING SHALL BE IN CONFORMANCE WITH 2015 IBC.
2. PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE, ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR TO INSPECTION.
3. WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
5. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES FOR FUTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED UPON FIXTURES INSTALLED.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
9. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
12. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
13. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
14. SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
15. MAIL BOX TO COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE R.O.W. FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
16. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
17. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
18. SOILS COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR BUILDING PHASES THAT HAVE ONE (1) FOOT OR MORE OF FILL MATERIAL INDICATED. THIS INFORMATION MUST BE SUPPLIED PRIOR TO REQUEST FOR FINAL INSPECTION.
19. TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
20. REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
21. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS 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.
22. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
23. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
24. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.
25. THE TOWN ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS. THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN.
26. THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE TOWN FOR RE-APPROVAL.
27. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
28. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
29. ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC USE. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE TOWN ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
30. ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE IBC BY THE ICC. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE TOWN BUILDING DEPARTMENT.
31. 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.
32. ON DEMOLITION, GRADING, REDEMOLITION AND CHAIN LINK FENCING PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE TIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
33. ALL PERMITTEES MUST POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, AND ADDRESS OF PROJECT.
34. 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.
35. CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY. IF A STAGING AREA IS NEEDED ON A PROPERTY OTHER THAN THE CONSTRUCTION SITE FOR CONSTRUCTION SUPPLIES AND EQUIPMENT, THE PERMITTEE MUST OBTAIN PROPERTY OWNER AND TOWN APPROVAL FIRST AND MUST INFORM THE ADJACENT PROPERTY OWNERS OF THE LOCATION OF STAGING AREA, AND TIME AND HOURS DURING THE DAY THE AREA WILL BE USED.
36. EXCEPT AS OUTLINED IN ITEM 4, ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
37. BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE 9601 IMPOSES RESTRICTIONS ON CONSTRUCTION WORK ON SATURDAYS, SUNDAYS AND MAJOR BUSINESS HOLIDAYS. HILLSIDE PROJECTS MAY HAVE ADDITIONAL RESTRICTIONS. EQUIPMENT WITH AUDIBLE REVERSE DIRECTION WARNINGS MUST NOT BE OPERATED PRIOR TO 7:00 A.M.
38. THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARDSTOP TOWN APPROVAL IS OBTAINED.
39. THE CONTRACTOR AND PROPERTY OWNER WILL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION, OR UNTIL SUCH TIME THAT A WRITTEN, SIGNED AND LEGALLY BINDING AGREEMENT HAS BEEN REACHED BY THE PARTIES INVOLVED TO REMEDY ANY VIOLATION WITHIN A REASONABLE TIME PERIOD, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.
40. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
41. A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY CONTROL GATES. THE KEY SWITCH SHALL BE INSTALLED IN A LOCATION THE GATE CONTROL PANEL THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE PARADISE VALLEY BUILDING DEPARTMENT.
42. ALL EQUIPMENT OF ALL TRADES ON OR AFFECTING THE JOB MUST BE CLEANED ONLY IN A PRE-DETERMINED AND DESIGNATED AREA. DEBRIS AND RUNOFF FROM SAID AREA MAY NOT EXTEND BEYOND THE BUILDING AREA.
43. 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.
44. AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
45. FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

PRELIMINARY GRADING & DRAINAGE PLAN
MORAN RESIDENCE

7026 N 40TH ST., PARADISE VALLEY, AZ 85253
LOT 178 - CLEARWATER HILLS 2

A SUBDIVISION PLAT RECORDED IN BOOK 84 OF MAPS, PAGE 25, MCR.,
LOCATED IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 6, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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 2012 IBC SEC. 1803 AND APPENDIX J.
4. SIX 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 THE 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 THE IN-PIER 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. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
21. 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.
22. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF THE IN-PIER 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 A DISCREPANCY, THE CONTRACTOR IS TO 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 DISCREPANCIES ARE NOT FOLLOWED.
23. THE 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.
24. ALL ON-SITE UTILITIES PER OTHERS.
25. 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 ITS INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
26. 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.
27. ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
28. VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAINS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
29. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
30. 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.
31. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF THE IN-PIER 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 A DISCREPANCY, THE CONTRACTOR IS TO 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 DISCREPANCIES ARE NOT FOLLOWED.
32. THE 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.
33. ALL ON-SITE UTILITIES PER OTHERS.
34. 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 ITS INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
35. 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.
36. ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
37. VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAINS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
38. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
39. 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.
40. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF THE IN-PIER 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 A DISCREPANCY, THE CONTRACTOR IS TO 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 DISCREPANCIES ARE NOT FOLLOWED.
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51. ALL ON-SITE UTILITIES PER OTHERS.

LEGEND

- ✕ SCRIBED "X" IN CONCRETE
- ⊠ BRASS CAP IN HANDHOLE
- ⊙ BRASS CAP FLUSH
- FOUND 1" IRON PIPE
- SET 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- ☆ LIGHT POLE
- WM WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ ELECTRIC METER
- ⊕ GAS VALVE
- ⊕ TELEPHONE PEDESTAL
- TV CABLE TV RISER
- CATV, PHONE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- COMMUNICATIONS LINE
- FENCE
- EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION
- PALO VERDE
- MESQUITE TREE
- CACTUS
- PALM TREE
- EXISTING DISTURBED AREA
- PROPOSED DISTURBED AREA
- FLOW LINE
- DRAINAGE FLOW ARROW
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- TOP OF RAILING/NON-RET. WALL
- TOP OF RETAINING WALL
- FINISH GRADE
- TOP OF FOOTING
- FINISH GRADE AT BOTTOM OF WALL
- DRAINAGE BASIN
- STORM DRAIN PIPE
- RETAINING WALL/AGAINST BUILDING
- EXTENDED BUILDING STEM WALL

ABBREVIATIONS

- BC BACK OF CURB
- BSL BUILDING SETBACK LINE
- EG EXISTING GRADE
- BW BOTTOM OF WALL
- C CONCRETE, CALCULATED
- TPV TOWN OF PARADISE VALLEY
- DE DRAINAGE EASEMENT
- ES EASEMENT
- EXIST EXISTING
- FG FINISH GRADE
- FFE FINISH FLOOR ELEVATION
- FND FOUND
- G GUTTER, GAS
- I INVERT
- INV MARICOPA ASSOCIATION OF GOVERNMENTS
- M MEASURED
- MCR MARICOPA COUNTY RECORDER
- P PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R) RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- W WEST, WATERLINE
- TP TOP OF PARAPET
- TS TOP OF CURB
- TO TOP OF GRADE
- TF TOP OF FOOTING
- TR TOP OF RAILING
- TRW TOP OF RETAINING WALL
- TW TOP OF WALL
- WM WATER METER

DISTURBED AREA CALCULATIONS

AREA OF LOT: 43,405 S.F. (0.996 AC.)
TOTAL FLOOR AREA: 7,541 S.F.
FLOOR AREA RATIO: 17.3% < 25%
(TOTAL FLOOR AREA/AREA OF LOT)
BUILDING PAD SLOPE: 40.5%
VERTICAL: 51'
HORIZONTAL: 126'
ALLOWABLE NET DISTURBED AREA: 4,319 S.F. (9.95%)
GROSS EXISTING DISTURBED AREA: 24,996 S.F.
GROSS PROPOSED DISTURBED AREA: 25,920 S.F.
LESS TEMPORARY AREAS OF DISTURBANCE TO BE RESTORED AND REVEGETATED: 0 S.F.
LESS 25% OF EXIST. DRIVEWAY: 738 S.F. (0.25x2,952 S.F.)
LESS 25% OF NEW DRIVEWAY: 20 S.F. (0.25x80 S.F.)
LESS BUILDING FOOTPRINT AREA: 6,166 S.F.
PROPOSED NET DISTURBED AREA: 18,754 S.F.
EXIST. NET DISTURBED AREA: 20,852 S.F.
ALLOWED SLOPES STEEPER THAN NATURAL GRADE: 2,170 S.F. (5%)
PROPOSED SLOPES STEEPER THAN NATURAL GRADE: 2,170 S.F. (5%)
VOLUME OF CUT: 1,304 C.Y.
VOLUME OF FILL: 246 C.Y.
TOTAL CUT/FILL: 1,550 C.Y.
HILLSIDE ASSURANCE @ \$25/CUBIC YARD OF CUT/FILL: \$38,750
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.

GRADING SPECIFICATIONS

1. EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
2. THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION, CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
3. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE SOILS REPORT.
4. BEARING MATERIALS FOR FILL UNDER RESIDENCE PAD IF NATIVE MATERIAL IS USED. LARGE ROCK FRAGMENTS MUST BE REMOVED THAT ARE IN EXCESS OF SIX INCHES. REMAINING MATERIAL MUST BE SMALLER PARTICLES OF SAND AND ROCK THAT CAN BE COMPACTED INTO A DENSE CONDITION.
MAXIMUM PARTICLE SIZE: 6 INCHES
PERCENT PASSING NO. 4 SEIVE: 35% TO 70%
PERCENT PASSING NO. 200 SEIVE: 25% MAX.
PLASTICITY INDEX: 10% MAX.
CUT-SLOPES: MAXIMUM CUT SLOPE TO BE: 1:10 MAX.
FILL SLOPES: MAXIMUM FILL SLOPE TO BE: 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.
5. COMPACTION LIFT MATERIAL SHALL BE PLACED ON LEVELLED BENCHES CUT INTO UNDISTURBED EXISTING HILLSIDE. PLACE FILL IN HORIZONTAL LIFTS OF THICKNESS COMPATIBLE WITH THE COMPACTION EQUIPMENT TO BE USED.
6. PERCENT OF THE MAXIMUM A.S.T.M. DENSITY AT THE OPTIMUM MOISTURE CONTENT OF ± TWO PERCENT. THIS PERTAINS TO ALL ENGINEERED STRUCTURAL FILL SUPPORTING STRUCTURES AND INCLUDING FILL UNDER ANY OF THE RETAINING WALLS. COMPACTION TEST RESULTS SHALL BE SUBMITTED TO THE SOILS ENGINEER AND TOWN OF PARADISE VALLEY BUILDING AND SAFETY DEPARTMENT.
7. ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING PROPERTY OWNERS IN WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903-B OF IBC. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
8. ALL EXCAVATION AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VISUAL CONTINUITY.
9. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ON-SITE AND OFF-SITE IMPROVEMENTS.
10. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXI OF THE TOWN ZONING ORDINANCE.
11. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
12. THE USE OF HYDROLOGIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS.
13. CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

DRAINAGE DRAINAGE

1. ULTIMATE STORM OUTFALL IS LOCATED AT THE SOUTHEAST PROP. CORNER AT ELEVATION OF 1580.50.
2. NEW SINGLE FAMILY RESIDENCE, GARAGE, POOL AND SITE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT.
3. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
4. HISTORIC DRAINAGE PATTERNS ARE PRESERVED.
5. THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED PER THE APPROVED CIVIL PLANS.
6. PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT.
7. CHECK DAMS, RIPRAP AND Boulders ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.
8. ON-SITE RETENTION IS PROVIDED FOR THE PRE VS. POST DEVELOPMENT RUN-OFF FROM 100-YEAR, 2-HOUR STORM EVENT.

WEIGHTED RUNOFF COEFFICIENT, Cw AREA A				
SURFACE TYPE	RUNOFF COEFFICIENT	AREA SF	C*AREA	
ROOF	0.95	7,541	7,164	
HARDSCAPE	0.95	5,185	4,926	
LANDSCAPE	0.75	30,679	23,009	
TOTAL			43,405	35,099
Cw = C * AREA / TOTAL AREA				0.81

ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT
V=DxA(Cw-0.75)/12=2.82x26,400x(0.81-0.75)/12=372 C.F.

D - RAINFALL DEPTH=2.82" A - TRIBUTARY AREA, SF Cw - WEIGHTED RUNOFF COEFFICIENT				
DRAINAGE AREA A	AREA S.F.	RUNOFF COEFFICIENT C	VOLUME REQUIRED C.F.	RETENTION TYPE
A	26,400	0.06	372	2x15' DEEP (48" DIA) DRYWELL
TOTAL			372	

VOLUME PROVIDED C.F. 377

1 OF 2

DATE

TOWN ENGINEER

TOWN OF PARADISE VALLEY

DATE

TOWN OF PARADISE VALLEY

DATE

TOWN OF PARADISE VALLEY

DATE

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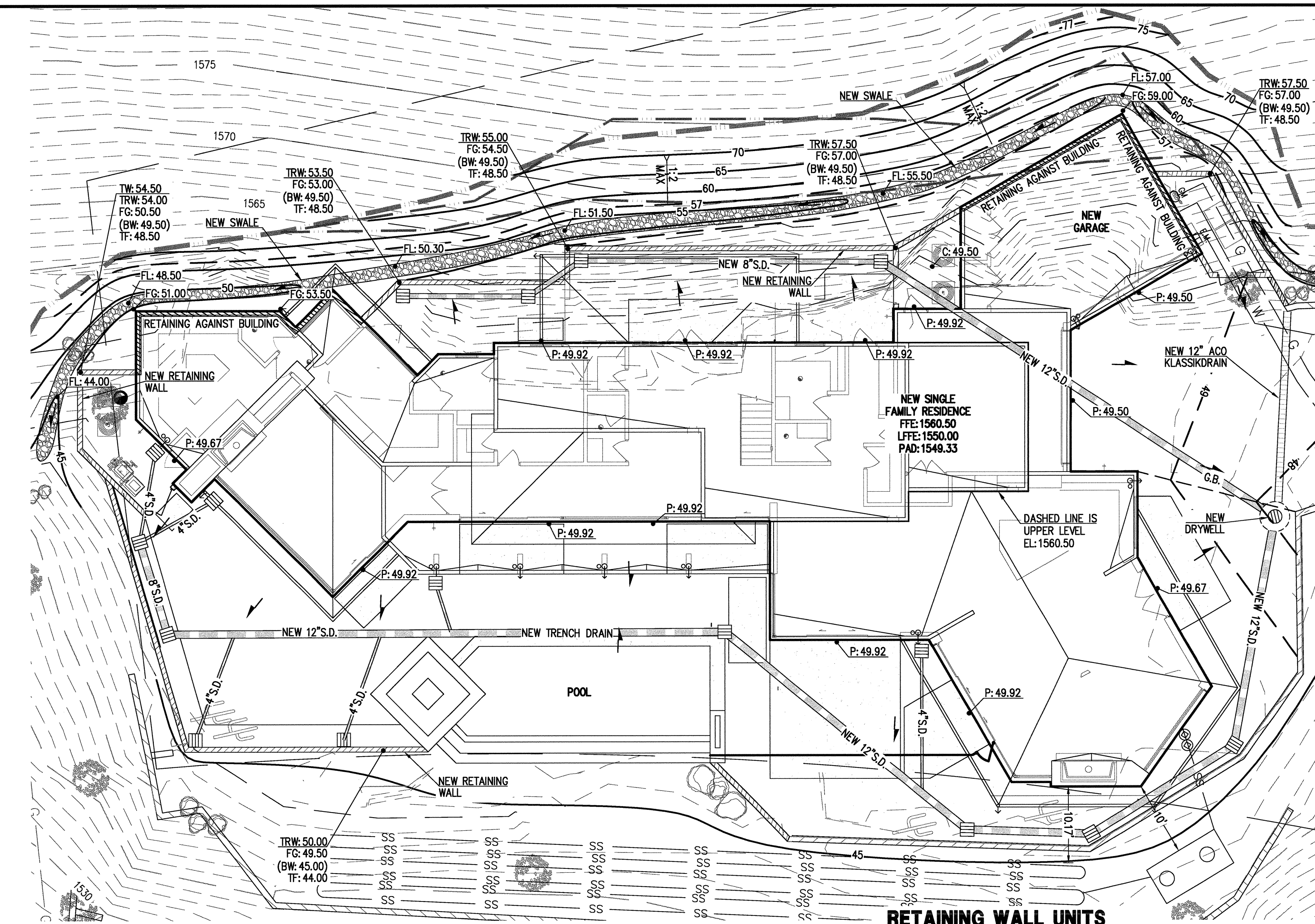
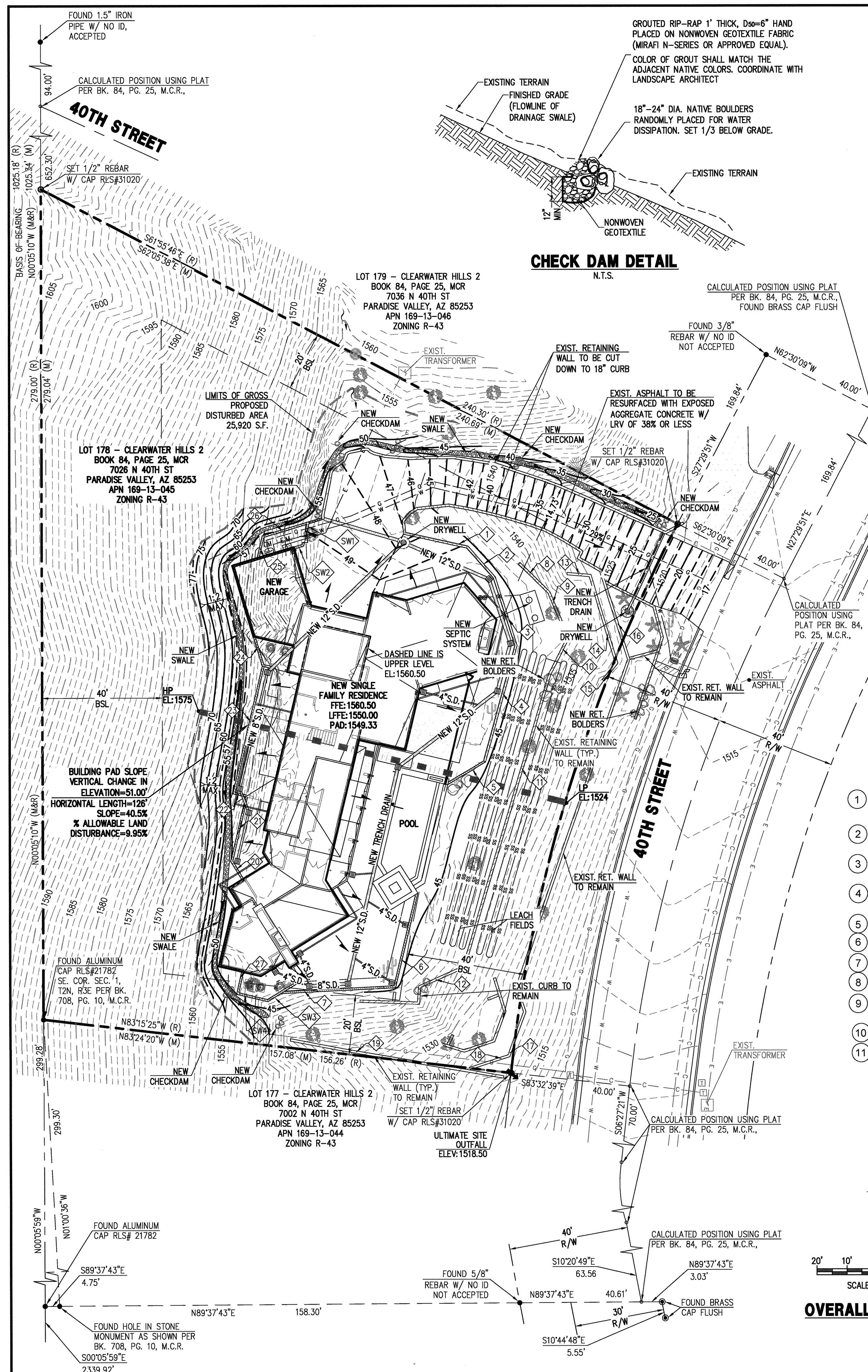
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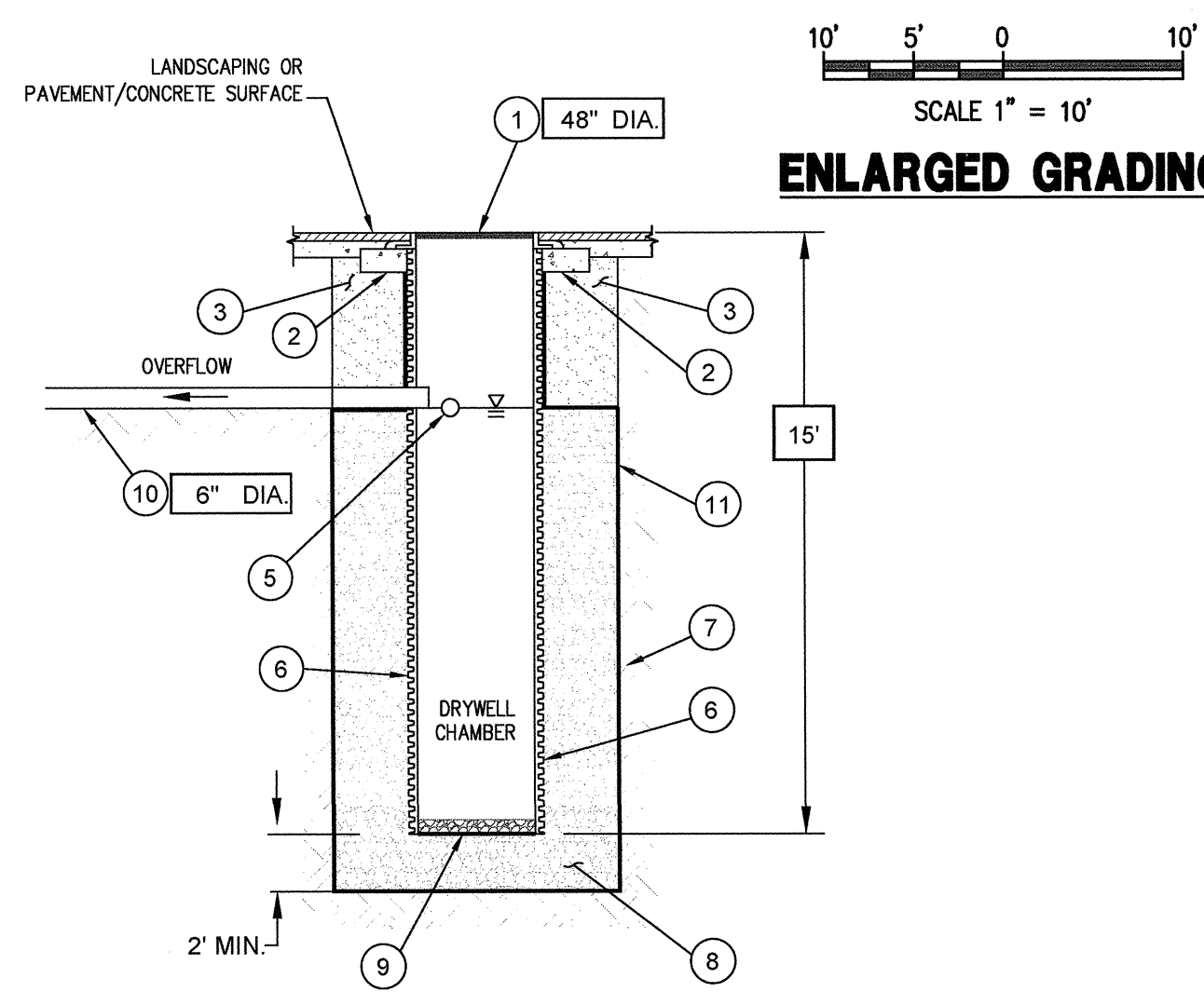
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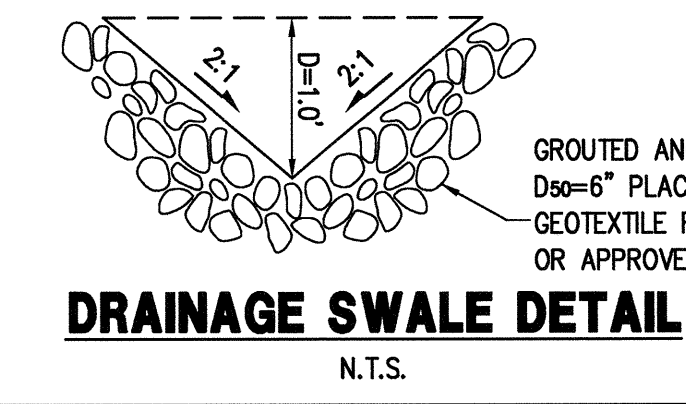
- 1. CAST-IRON GRATE/LID - CAST-IRON RING AND GRATE/LID BOLTED IN TWO PLACES SECURED TO THE CONCRETE COLLAR WITH MORTAR. SEE DETAIL FOR GRATE DIAMETER SIZE. RIM/GRATE ELEVATION SET AS SHOWN ON PLANS.
- 2. CONCRETE COLLAR - CAST IN PLACE OR PRECAST WITH 4000 PSI CONCRETE. I.D. OF CONCRETE COLLAR TO MATCH O.D. OF PIPE. 12" WIDE CONCRETE BY 6" THICK.
- 3. BACKFILL OF RISER/CONNECTOR PIPE - COMPACTED FILL IN LANDSCAPE AREAS OR 1-SACK SLURRY STABILIZATION FOR PAVEMENT/CONCRETE SURFACING.
- 4. INTAKE SCREEN - USE SLOTTED SCH-40 SCREEN PIPE. SEE DETAIL FOR DIAMETER SIZE. 48" IN LENGTH WITH VENTED CAP.
- 5. OIL-ABSORBENT PILLOW - MINIMUM 1 GALLON CAPACITY. HDPE DRYWELL LINER - 48" I.D. DUAL WALL PERFORATED HDPE. ADS N-12 OR EQUAL. PIPE TO BE ALIGNED IN THE CENTER OF THE EXCAVATION.
- 6. MINIMUM 6' DIA. EXCAVATION - EXCAVATE IN A MANNER TO PROTECT DRAINAGE SOILS.
- 7. GRAVEL PACK - 3/8" TO 1-1/2" WASHED, CLEAN GRAVEL PACK TO INCLUDE SURROUNDING CHAMBER.
- 8. GEOTEXTILE INFILTRATION BARRIER - 4 OZ. NON-WOVEN FABRIC WITH 2 INCHES OF GRAVEL COVER FOR SECURING FABRIC.
- 9. OVERFLOW PIPE - USE PVC SCH-40 PIPE MATERIAL. SEE DETAIL FOR DIAMETER SIZE.
- 10. GEOTEXTILE FILTER FABRIC - 4 OZ. NON-WOVEN FABRIC. INSTALL UNDER THE GRATE, BETWEEN THE GRAVEL PACK AND NATIVE SOIL/BACKFILL, AND AROUND PERFORATED PIPE IF LOCATED IN COMPACTED FILL. CONTRACTOR/OWNER TO REMOVE FABRIC ON GRATE ONLY AFTER ALL CONSTRUCTION IS COMPLETE.



PERCENT PASSING	SIZE	D ₅₀ CLASS, INCHES			
100	10	50	1.5	0.50	6
85	10	70	1.3	0.50	5
75	10	70	1.3	0.50	5
50	10	30	1.0	0.50	4
15	10	3	0.075	0.075	3
5	10	0	0.075	0.075	3

ID NUMBER		MAX. HEIGHT	EXIST. LENGTH	LENGTH	VISIBLE WALL LENGTH			
		FT	FT	FT	A	B	C	D
SW1		5'		8'				
SW2		5'		4'				
SW3		6'		12'				12'
SW4		6'		11'				11'
TOTAL				35	8			23

ID NUMBER		MAX. HEIGHT	EXIST. LENGTH	LENGTH	VISIBLE WALL LENGTH			
		FT	FT	FT	A	B	C	D
R1		3'		21'	21'			
R2		4'		17'	14'			
R3		5'		24'	24'			
R4		5'		40'	40'	40'	40'	
R5		5'		15'	15'	15'	15'	
R6		5'		33'	33'	33'	33'	
R7		5'		38'				38'
R8		EXIST.	14'		14'			
R9		EXIST.	16'		16'			
R10		EXIST.	14'		14'	14'	14'	
R11		EXIST.	94'			94'	94'	94'
R12		EXIST.	13'					13'
R13		EXIST.	7'		7'			
R14		EXIST.	31'		31'			
R15		EXIST.	8'					
R16		EXIST.	26'		26'			
R17		EXIST.	3'					3'
R18		EXIST.	13'					13'
R19		EXIST.	50'					50'
R20		4'			7'			
R21		4'		22'				
R22		5.5'		5'				
R23		8'		44'				
R24		8'		10'				
R25		8'		8'				
R26		8'		16'				
R27		6'						
TOTAL			289	308	207	220	196	299



DATE: 08/07/18
JOB: 171160
DESIGNED BY: NP
DRAWN BY: ZA
CHECKED BY: J
PLOT DATE: 08/07/18

REVISIONS:
SCALE: 1"=20' OR AS NOTED

DATE: 08/07/18
JOB: 171160
DESIGNED BY: NP
DRAWN BY: ZA
CHECKED BY: J
PLOT DATE: 08/07/18

PRELIMINARY
GRADING & DRAINAGE PLAN
IMPROVEMENT PLAN

MORAN RESIDENCE
7026 N 40TH ST.,
PARADISE VALLEY,
AZ 85253

P: 602.889.1881 | F: 602.446.9482
3825 N CENTRAL AVE., SUITE 205
PHOENIX, AZ 85003
PHOENIXDRAIN.COM

land
DEVELOPMENT GROUP

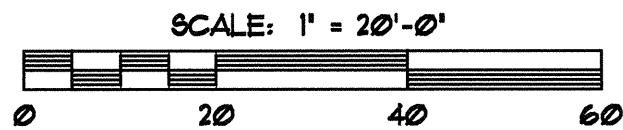
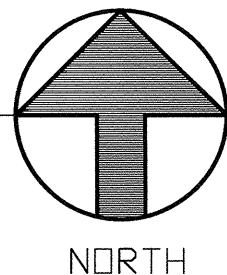
Contact Arizona 811 at least two full working days before you begin excavation.
Call 811 or click Arizona811.com

06/29/2019
C-2
2 OF 2



AERIAL SITE PLAN - EXISTING

SCALE: 1" = 20'-0"



PRINT DATE: 08.07.2018

A CUSTOM RESIDENCE FOR:
MORAN RESIDENCE
7026 N. 40TH STREET
PARADISE VALLEY, AZ 85253

SHEET NUMBER
AE

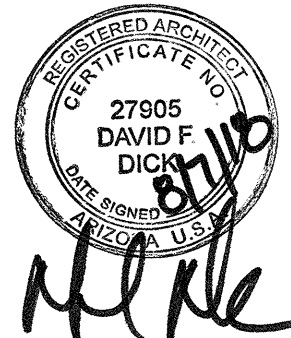
HILLSIDE

DATE: 08.07.2018
SCALE: AS NOTED
REVISION:

AERIAL SITE PLAN - EXISTING

DAVID DICK, ARCHITECT
7400 E. McDONALD DR., SUITE 122
SCOTTSDALE, AZ 85250
(480) 945-8888 OFFICE
(480) 945-8888 FAX

EXPIRES: 3/31/2021





3 EXISTING SITE PICTURE



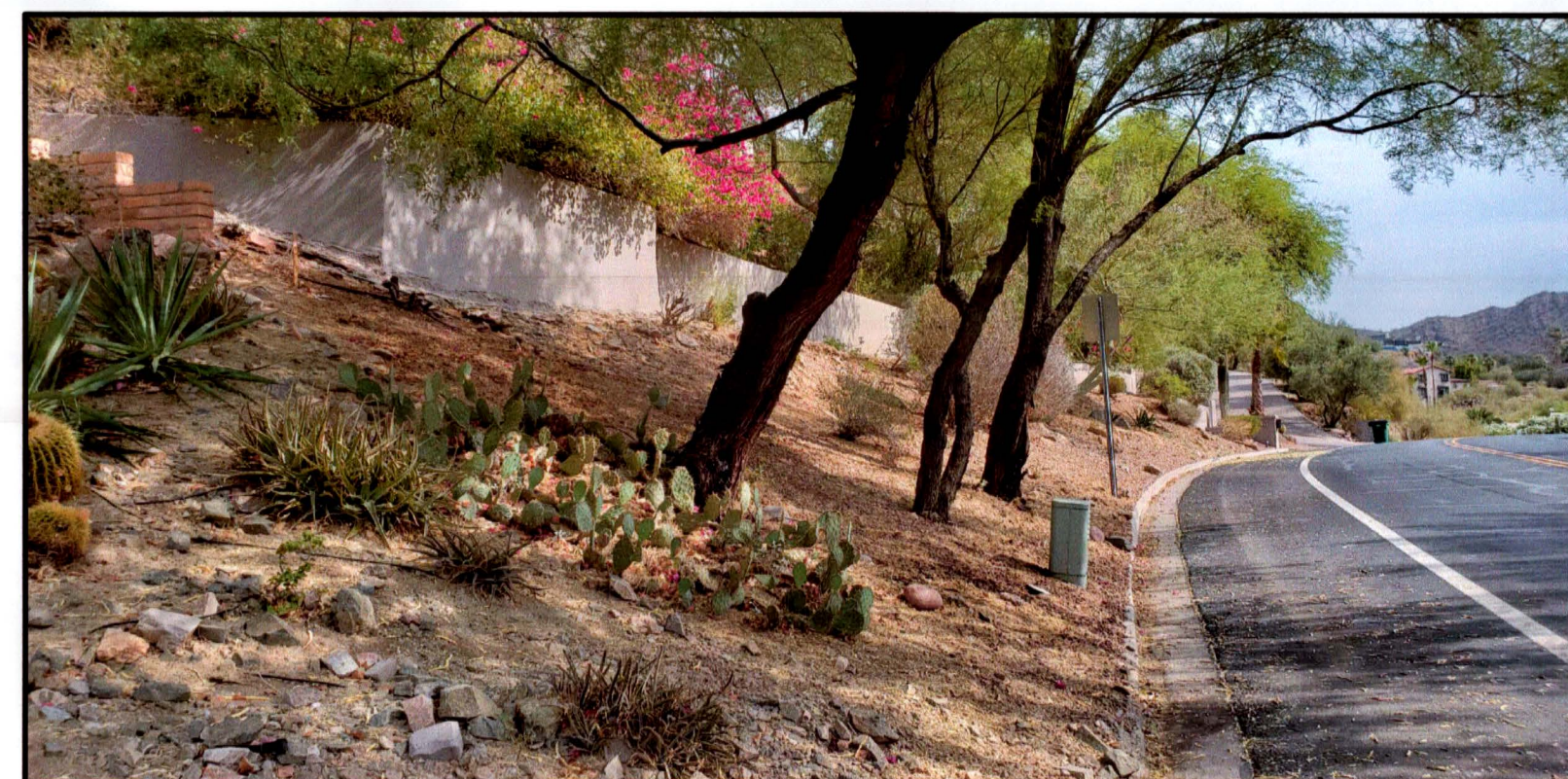
2 EXISTING SITE PICTURE



1 EXISTING SITE PICTURE



6 EXISTING SITE PICTURE



5 EXISTING SITE PICTURE



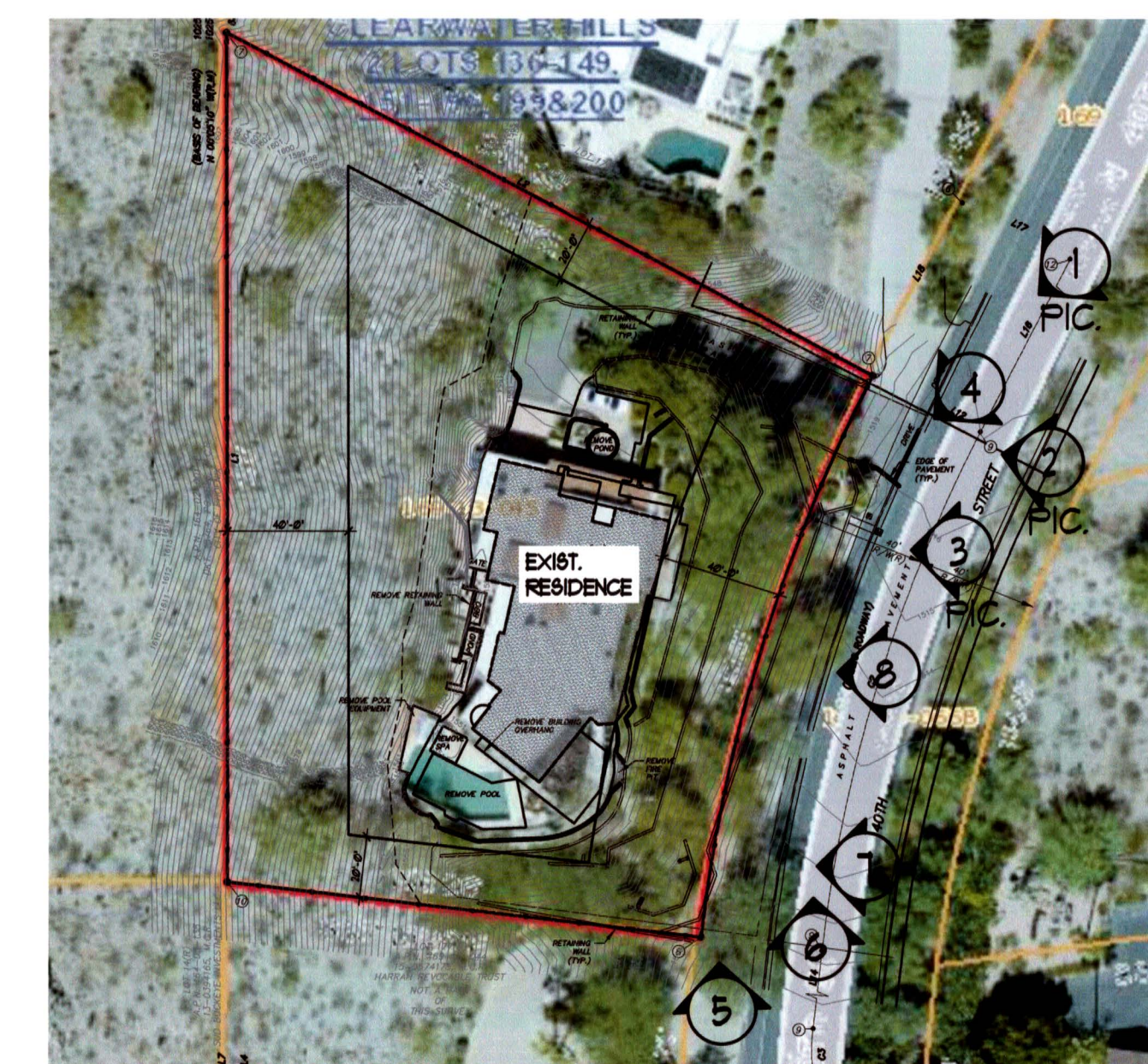
4 EXISTING SITE PICTURE



8 EXISTING SITE PICTURE



7 EXISTING SITE PICTURE



SITE PLAN - PICTURE KEY

7026 N. 40TH STREET
PARADISE VALLEY, AZ

NOT TO SCALE

