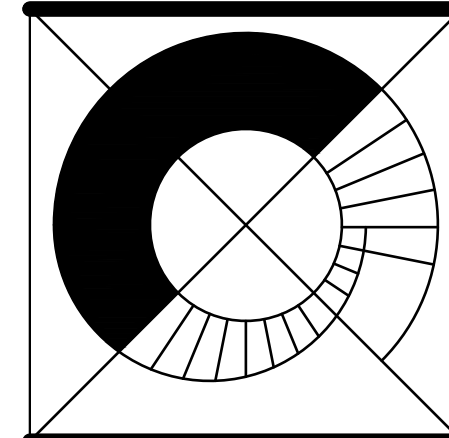


KESSLER RESIDENCE

ATTACHED GUEST HOUSE

LOT 1 INDIAN BEND VISTAS 1

PARADISE VALLEY, ARIZONA



DKLT
of scottsdale
design studio
5624 EAST LARKSPUR DRIVE
SCOTTSDALE, ARIZONA
PHONE: 480.415.2727
FAX: 480.367.1741
E MAIL: design@dkltofscottsdale.com

KESSLER RESIDENCE
GUEST HOUSE ADDITION
6210 E. INDIAN BEND RD.
PARADISE VALLEY, AZ

TITLE PAGE

DRAWN BY:

CHECKED BY:

DATE:

6-22-2022

SCALE:

N/A

SHEET
T-1

OF 12

TYPICAL SYMBOLS	GENERAL NOTES	CONSULTANTS	PROJECT DATA	SHEET INDEX
1 DOOR SYMBOL A WINDOW SYMBOL 1 KEYNOTE CALL-OUT FLOOR PLAN	1. All products listed by AN Evaluation Service Report (ESR) shall be installed per the report and manufacturer's written instruction. Product substitutionS shall also be listed by an (ESR) 2. Provide fire protection sprinkler system. (IRC R313 Amend.) 3. Separate permits required: pools, spas, site walls, retaining walls, and gas storage tanks 4. Foundation & Footing depth shall be a minimum of 18 inches below grade (or per property soil report), provide a minim inch clearance between Rebar and soil. (R403.1 amended) 5. Doors between the garage and residence shall be self-closing minimum 1 3/8" thick solid core or 20 minute fire rated. (R302.5.1) 6. Exterior wall penetrations by pipes, ducts or conduits shall be sealed. (R703.1) 7. Wood sill plates shall be pressure treated or decay resistant. Exterior sill plates shall bear a minimum of 6 inches above grade. (R317.1) 8. 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TOTAL.....17,618S.F.	T -1 TITLE PAGE A-1 ARCHITECTURAL SITE PLAN A-2 NOTED FLOOR PLAN A-3 DIMENSIONED FLOOR PLAN A-4 ELEVATIONS A-5 ROOF PLAN A-6 TYPICAL SECTIONS S-1 FOUNDATION PLAN S-2 FRAMING PLAN S-3 SHEAR WALL PLAN S-4 DETAILS EM-1 ELECTRICAL & MECHANICAL PLAN
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P1 POST SIZE F1 FOOTING SIZE HD1 HOLD DOWN FOUNDATION	1. All products listed by AN Evaluation Service Report (ESR) shall be installed per the report and manufacturer's written instruction. Product substitutionS shall also be listed by an (ESR) 2. Provide fire protection sprinkler system. (IRC R313 Amend.) 3. Separate permits required: pools, spas, site walls, retaining walls, and gas storage tanks 4. Foundation & Footing depth shall be a minimum of 18 inches below grade (or per property soil report), provide a minim inch clearance between Rebar and soil. (R403.1 amended) 5. Doors between the garage and residence shall be self-closing minimum 1 3/8" thick solid core or 20 minute fire rated. (R302.5.1) 6. Exterior wall penetrations by pipes, ducts or conduits shall be sealed. (R703.1) 7. Wood sill plates shall be pressure treated or decay resistant. Exterior sill plates shall bear a minimum of 6 inches above grade. (R317.1) 8. 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Lavatory 1.5 gpm (Table P2903.2 amended) 12. Storage-tank type water heaters shall be installed with a drain pan and drain line. (P2801.5.1-2) 13. A demand-controlled hot water circulation system shall be provided in accordance with amended sections N1103.5.1.1 N1103.5.1.2 14. Provide roof attic ventilation unless insulation is applied directly to the underside of roof sheathing or the dimension is 4 inches or less between the ceiling and bottom of roof sheathing. (R806.1 Amended) 15.The building thermal envelope shall comply with climate zone 2. Energy compliance shall be demonstrated by UA Trad (REScheck) OR performance (REMRate) compliance path OR by the following perspective values (Table N1102.1.2): i. Prescriptive minimum R-values: <ceiling =R-38> / >Walls=R-13> ii. Prescriptive maximum Window Fenestrations values: <U-Factor=0.40> / <SHGC=0.25> 16. Provide minimum R-3 insulation on hot water pipes. (N1103.5.3) 17. Supply and return ducts in attics shall be insulated to a minimum R-8. Ducts in other portions of the building shall be insulated to a minimum R-6. Ducts and air handlers located compOletley inside the building thermal envelope are exempt. (N1103.3.1). 18. Registers, diffusers and grilles shall be mechanically fastened to rigid supports or structural members on atLeast two opposite sides. 19. Exhaust air from bathrooms, kitchens and toilet rooms shall be exhausted to the otdoors, not re-circulated or dischar indoors. (M1507.2 Amended) 20. Provide a wall mounted GFCI protected receptacle within 36" of a bathroom or powder room lavatory. (E3901.6) 21. Receptacle serving kitchen counteris installed in bathrooms, garages, unfinished accessory buildings, outdoors and feet of sinks shall have GFCI protection for personell (E3902). 22. All branch circuits that supply 15 and 20 ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, closeteation rooms, closets, hallways, laundry areas and similar rooms or are shall be protected by a combination type arc-fault circuit interrupter (AFCI) installed to provide protection of the brance circ (E3902.12). 23. General purpose 15 and 20 ampere receptacles shall be listed tamper-resistant. (E4002.14) 24. Provide smoke alarms in new and existing areas of home. (R314). 25. Approved carbon monoxide alarms shall be installed outside of each separte sleeping area in the immediate vinity of bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages (R315). 26.A minimum of 90 percent of the installed lighting fixtures shall contain only high-efficacy lamps. (N1104.1). 27.Recessed luminaires installed in the building thermal envelope shall be IC-rated, labeled with air leakage rate not more 2.0 cfm. All recessed luminaries shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering. (N1102.4.4) 28. Provide illumination with wall switches for stairways when there are 6 or more risers. (R303.7) 29. Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet, measure horizontally, from an outlet in that space, infolduing any wall space 2 feet or more in width. (E3703.2) 30. Provide a minimum of two 20-amp small appliance branch circuits for the kitchen/dining/breakfast. (E3703.2) 31.Both metal piping systems and grounded metal parts in contact with the circulating water associated with a hydro mass tub shall be bonded together using a insulated, covered, or bare solid copper bonding jumper not smaller than 8 AWG. (E432) 32.Provide outside combustion air to all indoor fireplaces, with air intake located not higher than the firebox. (R1006.2). 33. At least one thermostat shall be provided for each separte heating and cooling system. (N1103.1).	S E CONSULTANTS 5800 E. THOMAS RD.. SCOTTSDALE, AZ 85251 480-946-2010 CIVIL ENGINEER GRAHAM ENGINEERING P.O. BOX 1240. CAREFREE, AZ 85377 CONTRACTOR REDMOON DEVELOPMENT & CONST. 4320 S. PRICELESS VIEW DR. GOLD CANYON, ARIZONA 85118 480 947-9253	OWNER.....IRVIN & BARBARA KESSLER 2800 NIAGARA LANE NORTH PLYMOUTH, MN 55447 LEGAL.....LOT 1 INDIAN BEND VISTAS 1 PROJECT ADDRESS.....6210 E. INDIAN BEND RD. ZONING.....R1-43 USE.....RESIDENTIAL OCCUPANCY.....SINGLE FAMILY CONSTRUCTION TYPE.....VN Q.S.....51-45 ESL LANDFORM.....LOWER DESERT M.C. TAX ASSESSOR'S PARCEL NUMBER.....169-36-038 BUILDING AREAS: LIVING (EXISTING).....16,240 S.F. CASITA1,378 S.F. TOTAL.....17,618S.F.	A-4 ELEVATIONS A-5 ROOF PLAN A-6 TYPICAL SECTIONS S-1 FOUNDATION PLAN S-2 FRAMING PLAN S-3 SHEAR WALL PLAN S-4 DETAILS EM-1 ELECTRICAL & MECHANICAL PLAN
5 12 TYP. ROOF SLOPE ROOF	1. All products listed by AN Evaluation Service Report (ESR) shall be installed per the report and manufacturer's written instruction. Product substitutionS shall also be listed by an (ESR) 2. Provide fire protection sprinkler system. (IRC R313 Amend.) 3. Separate permits required: pools, spas, site walls, retaining walls, and gas storage tanks 4. Foundation & Footing depth shall be a minimum of 18 inches below grade (or per property soil report), provide a minim inch clearance between Rebar and soil. (R403.1 amended) 5. Doors between the garage and residence shall be self-closing minimum 1 3/8" thick solid core or 20 minute fire rated. (R302.5.1) 6. Exterior wall penetrations by pipes, ducts or conduits shall be sealed. (R703.1) 7. Wood sill plates shall be pressure treated or decay resistant. Exterior sill plates shall bear a minimum of 6 inches above grade. (R317.1) 8. Gypsum board applied to a ceiling shall be 1/2" when framing members are 16" o.c. or 5/8" when framing members are o.c. or use labeled 1/2" sag-resistant gypsum ceiling board. (Table R702.3.5 (d)) 9. Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or therm mixing valve type. (P2708.3) 10. Shower area walls shall be finished with a smooth, hard non absorbent surface, such as ceramic tile, to a height of not than 72 inches above the drain inlet. Water-resistant gypsum board shall not be installed over a vapor retarder in a showe compartment, Cement, fiber-cement or glass mat gypsum backers installed in accordance with manufacturers, recommends shall be used as backers for tile in tub and shower areas and wall panels in shower areas (R702.4.2) 11. Plumbing fixtures shall comply with teh following conversation requirements: Water closets- Tank Type 1.28 gal/flush. S heads- 2.0 gpm. Sinks- 2.2 gpm. Lavatory 1.5 gpm (Table P2903.2 amended) 12. Storage-tank type water heaters shall be installed with a drain pan and drain line. (P2801.5.1-2) 13. A demand-controlled hot water circulation system shall be provided in accordance with amended sections N1103.5.1.1 N1103.5.1.2 14. Provide roof attic ventilation unless insulation is applied directly to the underside of roof sheathing or the dimension is 4 inches or less between the ceiling and bottom of roof sheathing. (R806.1 Amended) 15.The building thermal envelope shall comply with climate zone 2. Energy compliance shall be demonstrated by UA Trad (REScheck) OR performance (REMRate) compliance path OR by the following perspective values (Table N1102.1.2): i. Prescriptive minimum R-values: <ceiling =R-38> / >Walls=R-13> ii. Prescriptive maximum Window Fenestrations values: <U-Factor=0.40> / <SHGC=0.25> 16. Provide minimum R-3 insulation on hot water pipes. (N1103.5.3) 17			

PARADISE VALLEY GENERAL NOTES:

- 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.
- WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
- ALL 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.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- 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.
- A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE RIGHT-OF-WAY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL NEW AND EXISTING ELECTRICAL SERVICE LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY REQUIREMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITEE 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.
- EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4' BEHIND ULTIMATE BACK OF CURB LOCATION.
- POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8' ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER TOWN CODE, ARTICLE 5-2.
- ALL FILL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95%.
- SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL INSPECTION.
- 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.
- FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO FRAMING INSPECTION.
- MAIL BOXES SHALL COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE RIGHT-OF-WAY FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE.
- TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS.
- THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN. ANY CONSTRUCTION QUANTITIES SHOWN ARE NOT VERIFIED BY THE TOWN.
- 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.
- 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.
- WHENEVER EXCAVATION IS NECESSARY, CALL ARIZONA811 BY DIALING 811 or 602-263-1100, TWO (2) WORKING DAYS BEFORE EXCAVATION BEGINS.
- 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.
- 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 PERMITEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, ADDRESS OF PROJECT AND TOWN CONTACT NUMBER, 480-348-3556.
- WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
- CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY.
- 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 PROHIBED IN THE TOWN'S RIGHT-OF-WAY.
- CONSTRUCTION ACTIVITIES ARE PERMITTED BETWEEN THE HOURS OF 7 AM AND 5 PM MONDAY THROUGH FRIDAY. CONSTRUCTION ACTIVITIES MAY START ONE (1) HOUR EARLIER DURING THE SUMMER (MAY 1ST THROUGH SEPTEMBER 30TH).
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARDSHIP. TOWN APPROVAL SHALL BE REQUIRED.
- 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.
- 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.
- 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.

PARADISE VALLEY GENERAL NOTES (CONT.):

- 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.
- 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.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER AND DATE	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
045012	1765 (10/16/13)	L	(10/16/13)	X	

LEGEND:

A/C	AIR CONDITIONING EQUIPMENT
BLDR	BARREL CACTUS
BJ	BOULDER
BSL	BOULDER JUMBLE
	BUILDING SETBACK LINE
○	CABLE TELEVISION
CC	CAT CLAW
OC	CHAIN FRUIT CHOLLA
CFC	CUBIC FEET PER SECOND
CFS	CRUCIFIXION THORN
CT	DENOTES CALCULATED
(C)	DENOTES MEASURED
(M)	DENOTES RECORDED
(R)	DIRECTION OF DRAINAGE
DE	DRAINAGE EASEMENT
EDA	EDGE OF DISTURBED AREA
E/P	EDGE OF PAVEMENT
(EXIST)	
ELEC.	ELECTRIC
-00	EXISTING CONTOUR
(00.0)	EXISTING ELEVATION
(EXIST)	EXISTING FIRE HYDRANT
FND	FOUND
◇	FOUND BUILDING ENVELOPE STAKE
-00.00	FOUND MONUMENT
[TW]	HISTORICAL CONTOUR
[LEV]	IRONWOOD
L.F.	IRRIGATION CONTROL VALVE
MESQ	MESQUITE
OCO	OCOTILLO
PV	PALO VERDE
○	POWER LINES
-00	PROPOSED CONTOUR
00.0	PROPOSED ELEVATION
PUE	PUBLIC UTILITIES EASEMENT
RCP	REINFORCED CONCRETE PIPE
○	RECORD MONUMENT
RIP-RAP	RIP-RAP (SEE NOTE 9)
RO	ROCK OUTCROP
SAG	SAGUARO CACTUS
(EXIST)	
TR	TELEPHONE RISER
T/B/C	TOP BACK OF CURB
TBW	TOP OF BOULDER WALL
TF	TOP OF WALL
TW	TOP OF FOOTING
TOF	TOP OF FENCE
VNAE	VEHICULAR NON-ACCESS-EASEMENT
①	WALL OPENING FOR DRAINAGE (8"x16")
[WM]	WATER METER BOX
WMS	WATER METER BOX WITH SERVICE
WSL	WATER SURFACE ELEVATION
WV	WATER VALVE
Y	YUCCA
YC	YUCCA CLUMP
✱	YUCCA(S) under 6' in height (unless otherwise indicated)

PARADISE VALLEY HILLSIDE NOTES:

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

LOT 1, INDIAN BEND VISTAS 1

RECORDED IN BOOK 1113, OF MAPS PAGE 27
SITUATED IN SECTION 4
TOWNSHIP 2 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PARADISE VALLEY, MARICOPA COUNTY, ARIZONA.

GRADING PERMIT FEES

VOLUME OF CUT 83 C.Y. VOLUME OF FILL 4 C.Y., NET CUT 79 C.Y.
@ \$142/CUBIC YARD OF CUT+FILL= \$12,354

HILLSIDE ASSURANCE @ 35XPERMIT FEE \$432,390

NUMBER OF RETAINING WALLS 13

TOTAL LENGTH OF ALL RETAINING WALLS 565 FEET

MAXIMUM HEIGHT OF RETAINING WALLS 8 FEET

MAXIMUM LENGTH OF VISIBLE RETAINING WALL MEASURED FROM ANY

POINT AROUND THE PROPERTY 295 FEET

DRIVEWAY:

AREA

MATERIAL

COLOR

MAX. DIST. FROM NAT.

CREDIT

SLOPE OF DRIVEWAY

MIN. WIDTH

2,632 S.F.

VALDEZ LESTONE PAVERS

BUFF

8'

25% 658 S.F. BUFF CREDIT

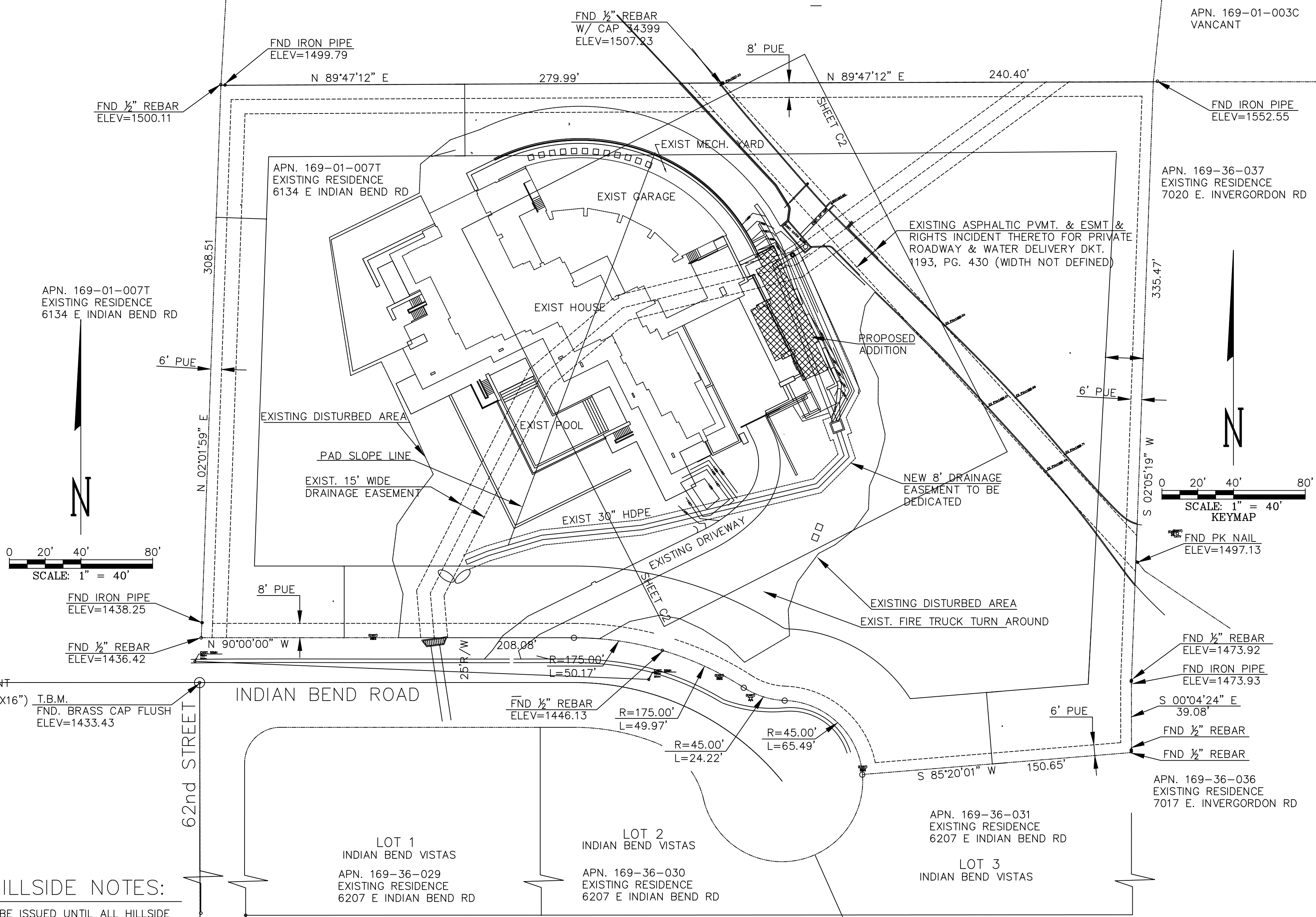
15.5% MAX

12'

APN. 169-01-001

EXISTING RESIDENCE

7040 E. INVERGORDON RD



ARCHITECT:

CHARLES R. STINSON ARCHITECTS
18304 MINNETONKA BLVD
DEEPAHVEN, MN 55391
P: 952.473.9503

BUILDER:

RED MOON DEVELOPMENT
4320 S PRICELESS DR.
GOLD CANYON, AZ 85218

OWNER:

IRV & BARB KESSLER
C/O CHARLES R. STINSON ARCHITECTS
18304 MINNETONKA BLVD
DEEPAHVEN, MN 55391
P: 952.473.9503

SITE ADDRESS:

6210 E INDIAN BEND RD
PARADISE VALLEY, AZ 85253

ASSESSORS PCL.NO.:

169-36-038

ZONING:

R1-43

LOT DATA:

AREA= 174,968 S.F. / 4.01673 AC.±

DISTURBED AREA CALCULATIONS:

PER APPROVED G&D PLAN OF ORIGINAL HOUSE

AREA OF LOT 4.02 ACRES, 174,968 SQUARE FEET

EXISTING AREA UNDER ROOF 30,360 SQUARE FEET

EXISTING FLOOR AREA RATIO 17.4%

NEW AREA UNDER ROOF 31,831 SQUARE FEET

NEW FLOOR AREA RATIO 18.2%

BUILDING PAD SLOPE 19.7%

VERTICAL 46 FEET

HORIZONTAL 233 FEET

ALLOWABLE DISTURBED AREA 20.52% 35,904 SQUARE FEET

EXISTING DISTURBED AREA 27.15% 47,499 SQUARE FEET

NEW DISTURBED AREA 27.15% 47,499 SQUARE FEET

GROSS DISTURBED AREA 47,499 S.F.

TOTAL LIVABLE FOOTPRINT 31,831 S.F.

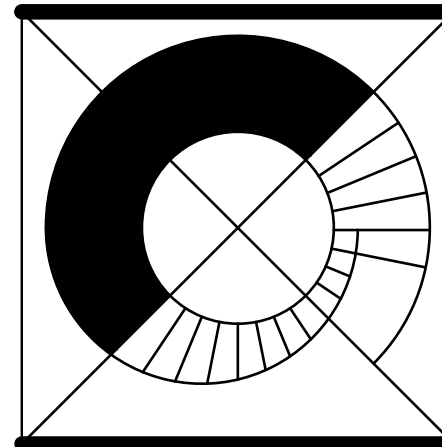
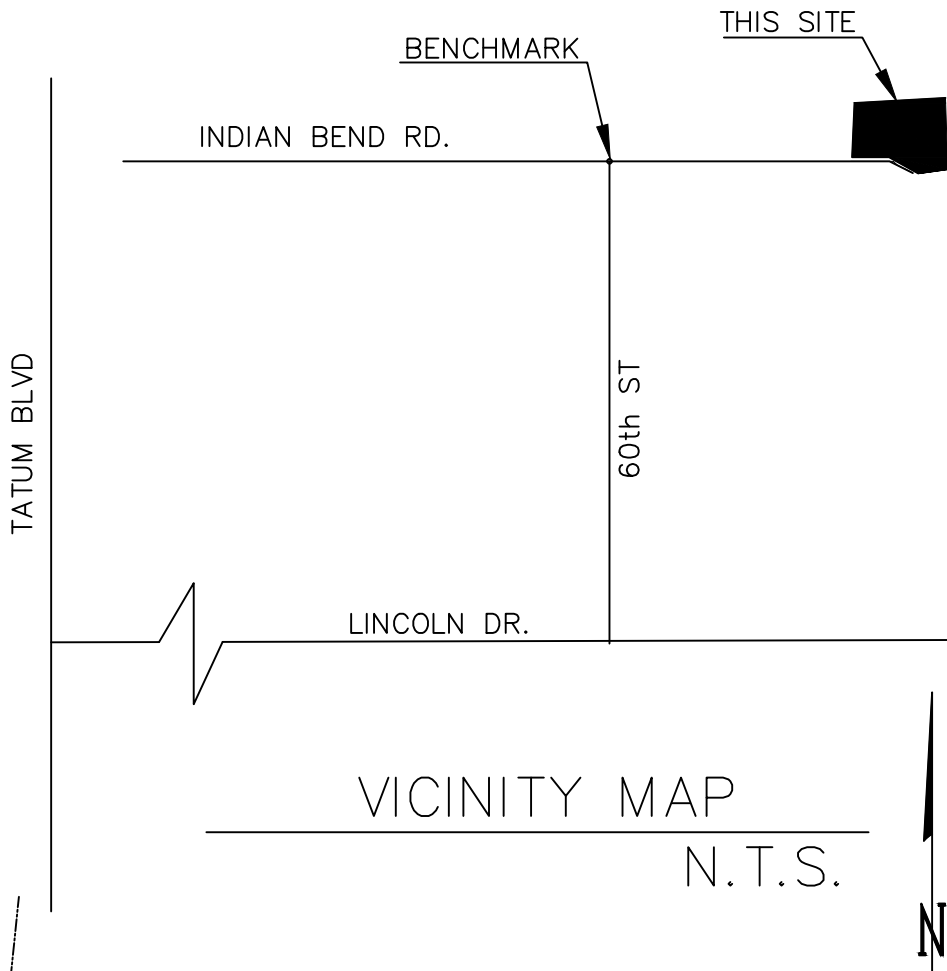
DRIVEWAY CREDIT 0 S.F.

RETENTION AREAS 281 S.F.

RESTORED AREAS 0 S.F.

NET PROPOSED DISTURBED AREA 8.80%/15,387 S.F.

PERCENT OF LOT STEEPER THAN NATURAL GRADE(5% MAX) 0.4%



DKLT

of scottsdale

design studio

5624 EAST LARKSPUR DRIVE
SCOTTSDALE, ARIZONA

PHONE: 480.415.2727

FAX: 480.367.1741

E MAIL: designs@dkltofscottsdale.com

KESSLER RESIDENCE
GUEST HOUSE ADDITION

6210 E. INDIAN BEND RD.
PARADISE VALLEY, AZ

ARCHITECTURAL
SITE PLAN

DRAWN BY:

CHECKED BY:

DATE:

6-24-2022

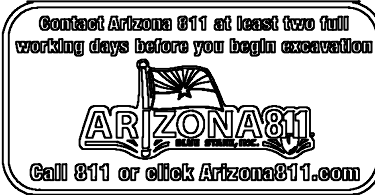
SCALE:

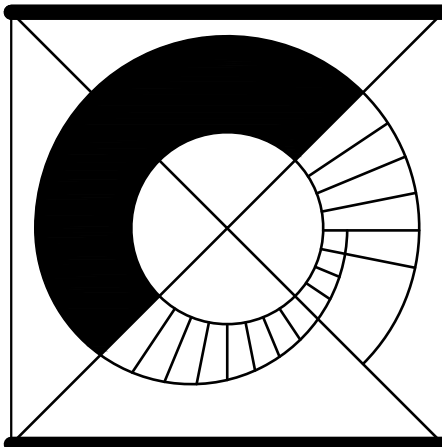
N/A

SHEET

A-1

OF 12





DKLT
of scottsdale
design studio

5624 EAST LARKSPUR DRIVE
SCOTTSDALE, ARIZONA

PHONE: 480.415.2727
FAX: 480.367.1741
E MAIL: designs@dkltofscottsdale.com

**KESSLER RESIDENCE
GUEST HOUSE ADDITION**

6210 E. INDIAN BEND RD.
PARADISE VALLEY, AZ

**NOTED
FLOOR PLAN**

DRAWN BY:

CHECKED BY:

DATE:

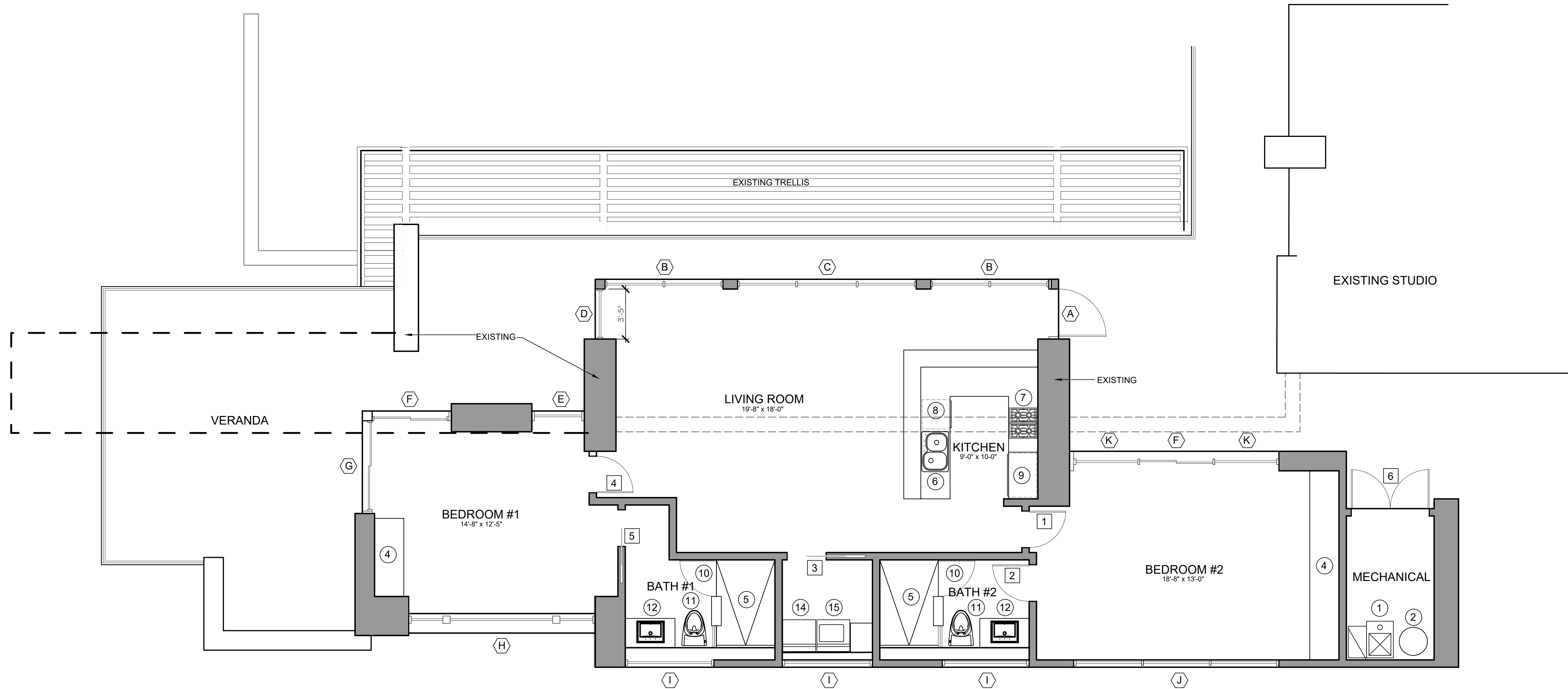
3-20-2022

SCALE:

1/4"=1'-0"

**SHEET
A-1**

OF

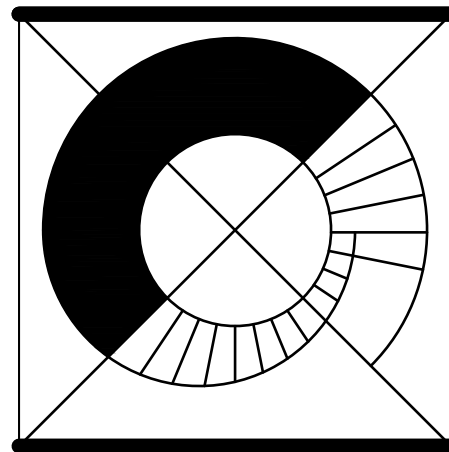


WINDOW SCHEDULE						
MK	SIZE	TYPE	GLASS	FRAME	HEAD	COMMENTS
A	3080	GLASS	DUAL/TINT/LOW E	ALUMINUM	8'-0"	SWING
B	8080	FIX	DUAL/TINT/LOW E	ALUMINUM	8'-0"	TEMPERED
C	12080	FIX	DUAL/TINT/LOW E	ALUMINUM	8'-0"	TEMPERED
D	3480	FIX	DUAL/TINT/LOW E	ALUMINUM	8'-0"	TEMPERED
E	3680	FIX	DUAL/TINT/LOW E	ALUMINUM	8'-0"	TEMPERED
F	2-2680 XO	SGD	DUAL/TINT/LOW E	ALUMINUM	8'-0"	TEMPERED
G	2-3080 XO	SGD	DUAL/TINT/LOW E	ALUMINUM	8'-0"	TEMPERED
H	12820	FIX	DUAL/TINT/LOW E	ALUMINUM	8'-0"	
I	6020	FIX	DUAL/TINT/LOW E	ALUMINUM	8'-0"	
J	14020	FIX	DUAL/TINT/LOW E	ALUMINUM	8'-0"	
K	4680	FIX	DUAL/TINT/LOW E	ALUMINUM	8'-0"	

DOOR SCHEDULE					
MK	ROOM	SIZE	TYPE	JAMBS	COMMENTS
1	BEDROOM #2	2680	WOOD	WOOD	
2	BATH #2	2680	WOOD	WOOD	
3	LAUNDRY	2880	WOOD	WOOD	POCKET
4	BEDROOM #1	2680	WOOD	WOOD	
5	BATH #1	2680	WOOD	WOOD	POCKET
6	MECHANICAL	PR 3080	METAL	WOOD	8x12 VENT T & B

NOTES

1. GAS FURNACE ON 18" PLATFORM
2. GAS WATER HEATERS ON 18" PLATFORM W/ DRAIN PAN & DRAIN LINE TO TERMINATE PER (P2801.5.2)
3. CONDENSOR
4. SEE OWNER FOR CLOSET SHELIVING AND LAYOUT
5. CERAMIC TILE TO 8'-0" OVER ½" CEMENT BD.
6. SINK WITH DISPOSAL
7. GAS RANGE & OVEN
8. DISHWASHER
9. BUILT IN REFRIGERATOR W/ WATER SUPPLY
10. TEMP. GLASS SHOWER ENCLOSER
11. WATER CLOSET
12. LAVATORY
14. GAS DRYER
15. WASHER



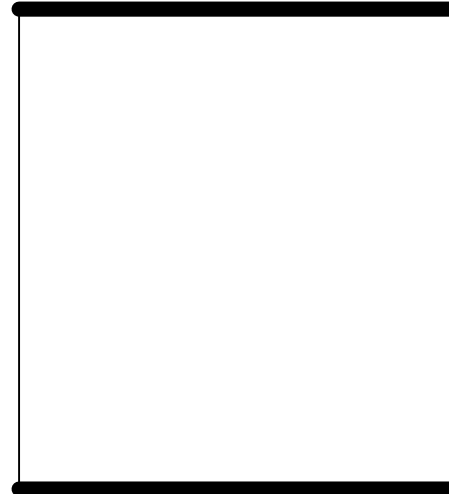
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KESSLER RESIDENCE
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**DIMENSIONED
FLOOR PLAN**

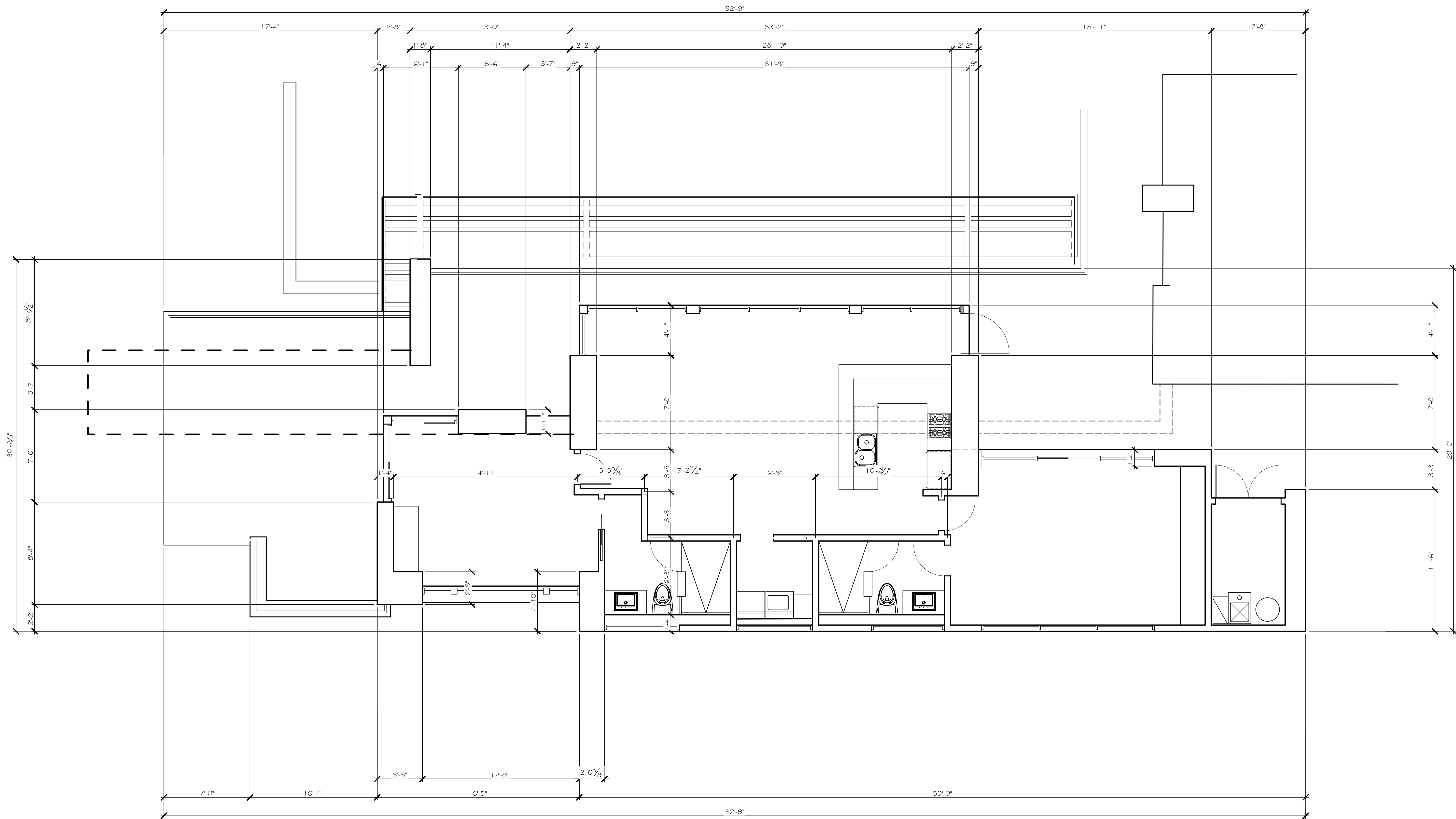
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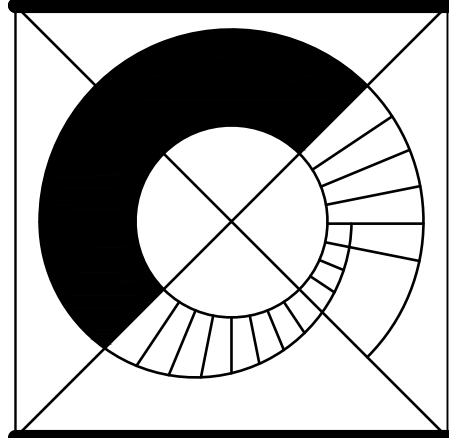
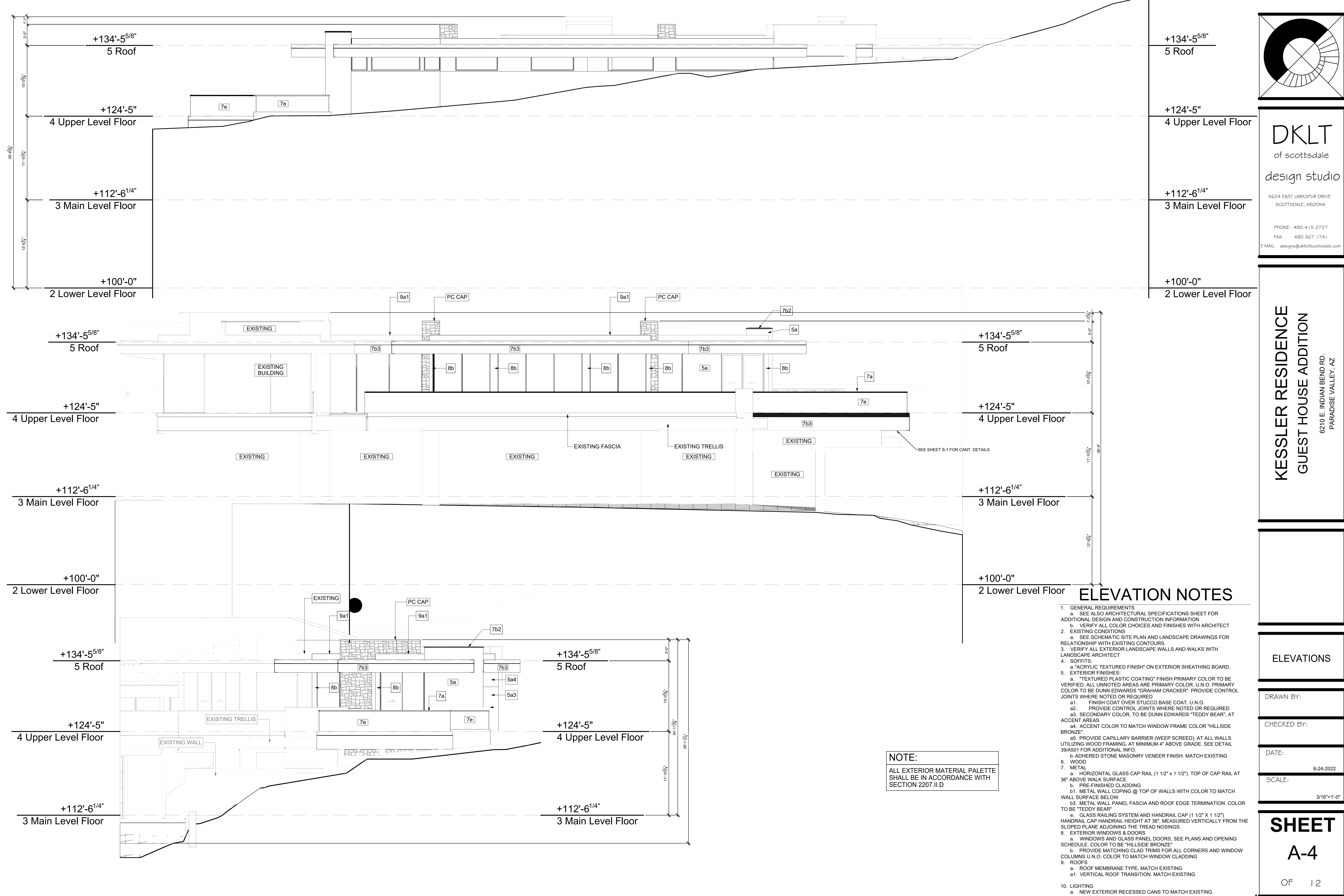
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DATE:

SCALE:

SHEET
A-2
OF 12





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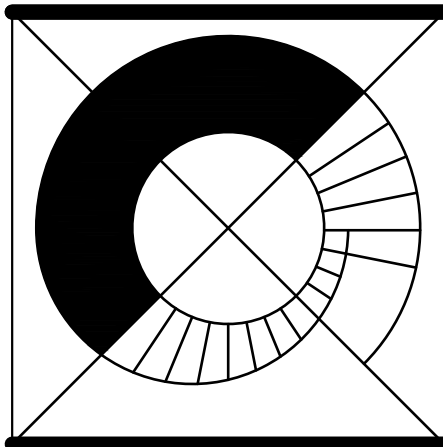
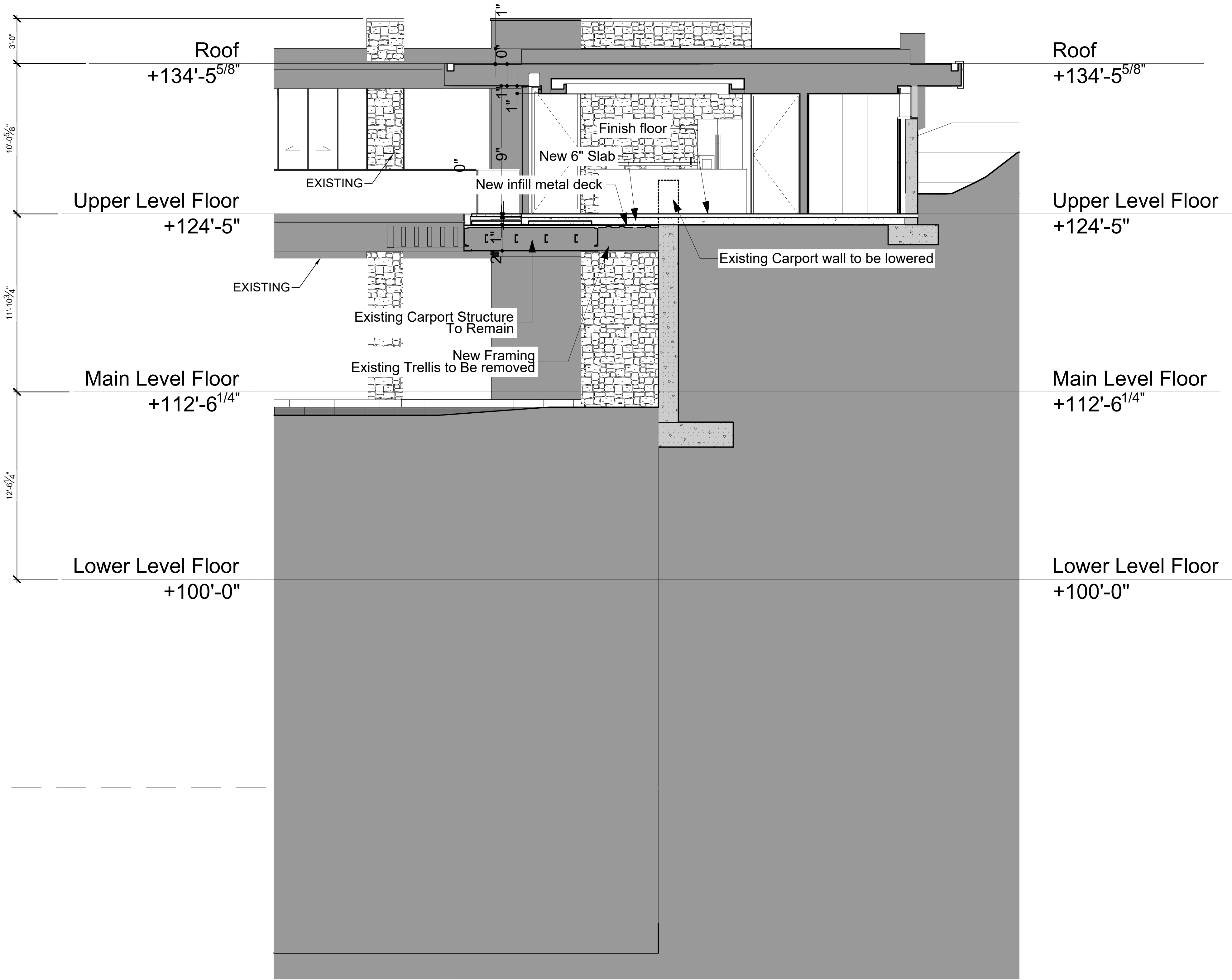
SCALE:

6-24-2022

3/16"=1'-0"

**SHEET
A-4**

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KESSLER RESIDENCE
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TYPICAL
SECTION

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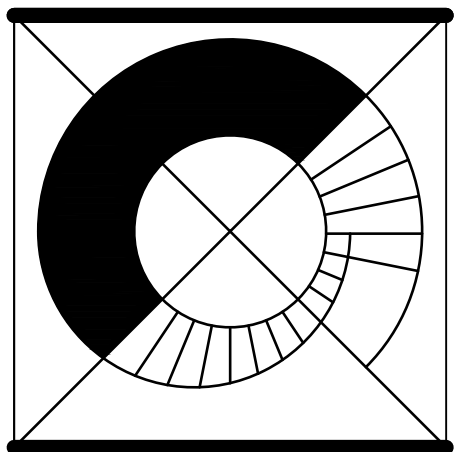
6-24-2022

SCALE:

1/4"=1'-0"

SHEET
A-6

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KESSLER RESIDENCE
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FOUNDATION
&
FLOOR FRAMING
PLAN

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DATE:

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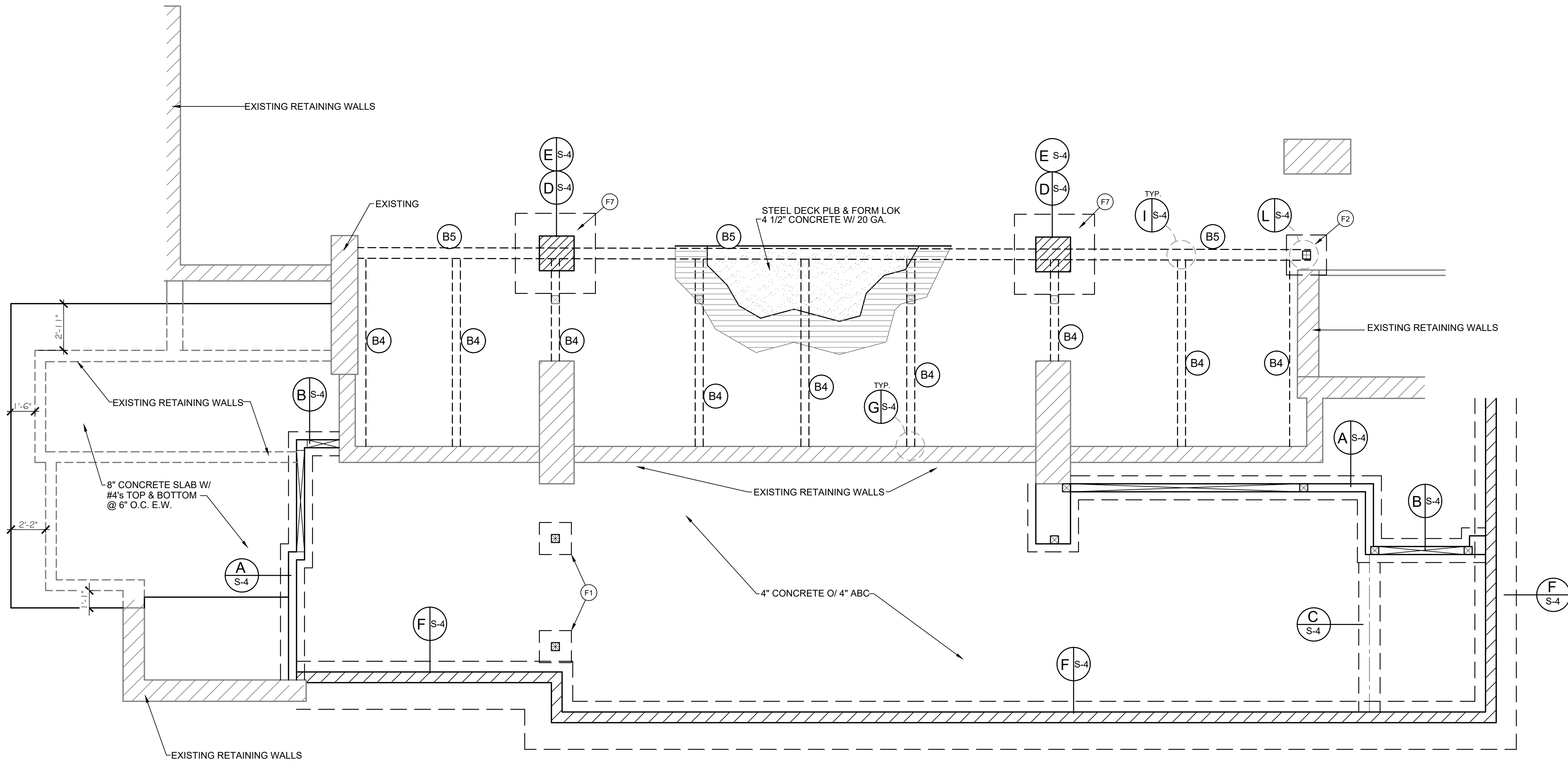
SCALE:

1/4"=1'-0"

SHEET

S-1

OF 12



BEAM SCHEDULE				
MK	BM SIZE	BM-BM HANG.	JST. HANG.	COMMENTS
B1	3 1/8 x 12 GLB			
B2	1.75 x 11.25 MICRO LAM			
B3	5 1/8 x 12 GLB			
B4	W12x14			CMU/STEEL
B5	W24x55			CMU/STEEL

WOOD HEADER SCHEDULE				
MK	SIZE	SPECIES	GRADE	COMMENTS
H1	2-2x6	D FIR LARCH	#2	
H2	2-2x8	D FIR LARCH	#2	
H3	2-2x10	D FIR LARCH	#2	
H4	4x10	D FIR LARCH	#2	
H5	2-2x12	D FIR LARCH	#2	
H6	4x12	D FIR LARCH	#2	
H7	3-2x10	D FIR LARCH	#2	
H8	3-2x12	D FIR LARCH	#2	
H9	3 1/8 x 10 1/2 GLB		24F-V4	24F-V8 IF CANT.
H10	3 1/8 x 12 GLB		24F-V4	24F-V8 IF CANT.

POST SCHEDULE				
MK	SIZE	SPECIES	GRADE	COMMENTS
P1	2-2x4	D FIR LARCH	STUD	
P2	2-2x6	D FIR LARCH	STUD	TYP. U.N.O.
P3	3-2x4	D FIR LARCH	STUD	
P4	3-2x6	D FIR LARCH	STUD	
P5	4x4	D FIR LARCH	#1	
P6	4x6	D FIR LARCH	#1	
P7	6x6	D FIR LARCH	#1	
P8	6x8	D FIR LARCH	#1	
P9	4x4x1/2	STEEL		

FOOTING SCHEDULE				
KEY	WIDTH	LENGTH	THICKNESS	REBAR
F1	2'-0"	2'-0"	10"	3-#4's E.W.
F2	2'-6"	2'-6"	10"	3-#4's E.W.
F3	3'-0"	3'-0"	1'-0"	3-#5's E.W.
F4	3'-6"	3'-6"	1'-0"	4-#5's E.W.
F5	4'-0"	4'-0"	1'-0"	4-#5's E.W.
F6	4'-6"	4'-6"	1'-0"	5-#5's E.W.
F7	5'-0"	5'-0"	2'-0"	5-#6's E.W.

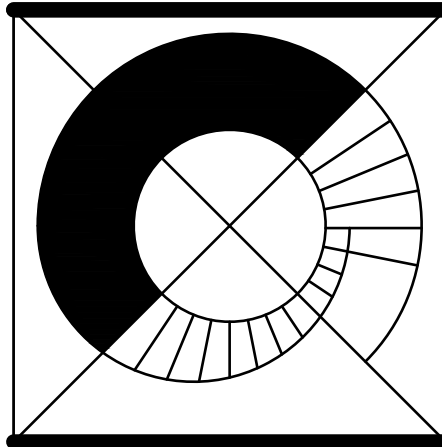
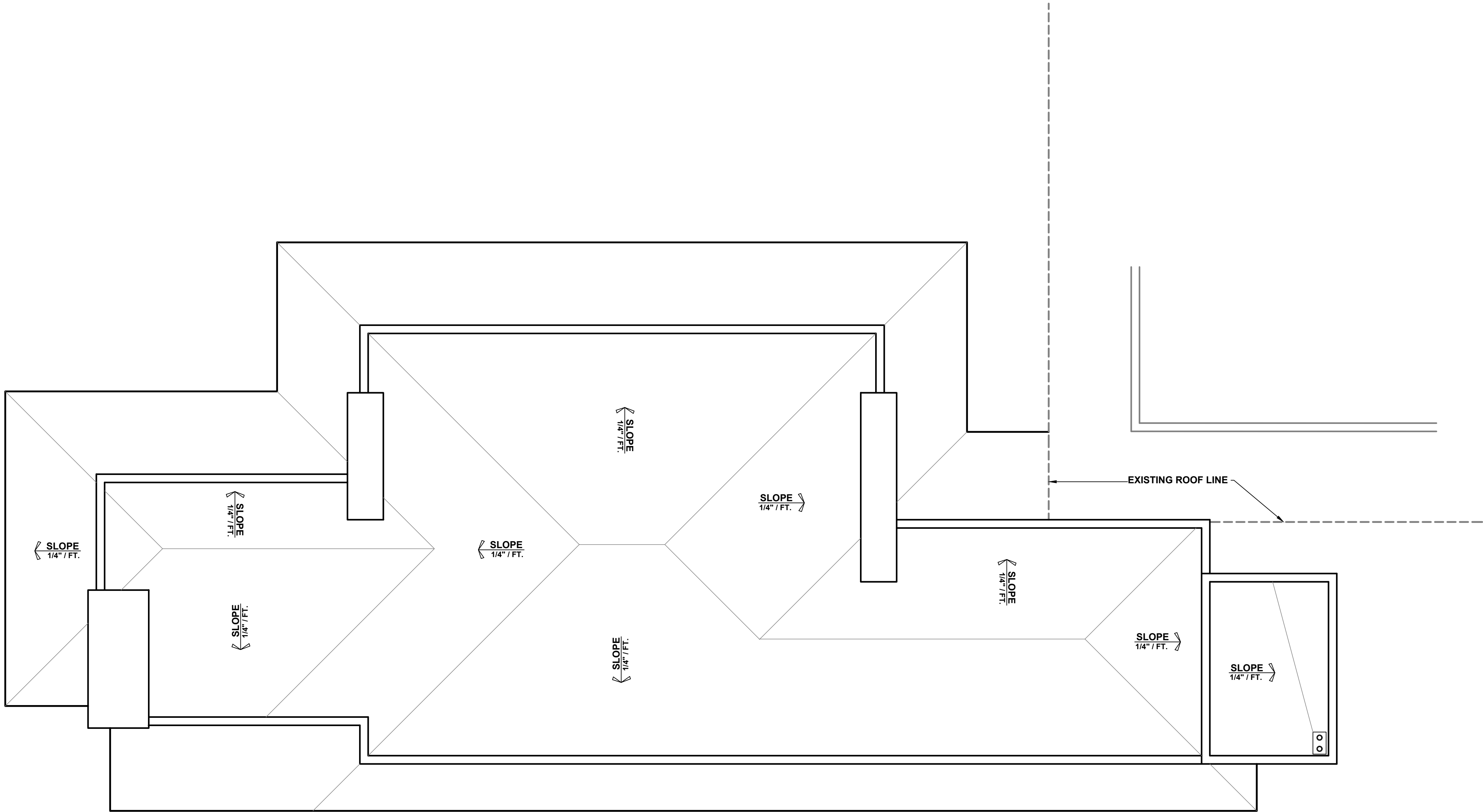
HOLD DOWN SCHEDULE				
MK	HOLD DOWN	SUBSTITUTE SIMPSON HOLDOWN	EXPANSION ANCHOR BOLT FOR INTERIOR CONDITIONS *	EPOXY ANCHOR BOLT FOR EDGE CONDITION
HD1	LSTHD8	HTT5 or HDU4	5/8" DIA. BOLT W/ 7" MIN. EMBED.	5/8" DIA. BOLT W/ 10" MIN. EMBED.
HD2	STHD10	HDU5	NONE	5/8" DIA. BOLT W/ 10" MIN. EMBED. ***
HD3	STHD14	HBU8	NONE	7/8" DIA. BOLT W/ 10" MIN. EMBED. ***
HD4	HDU11 OR LARGER	NONE	5/8" DIA. BOLT W/ 10" MIN. EMBED.	NONE

* HILTI CARBON STEEL KWIKBOLT TZ EXPANSION ANCHOR

** HILTI HIT RE-500-SD (ESR-2322) OR SIMPSON SET-XP EPOXY

*** USE THE EPOXY SYSTEM INTERIOR AND EDGE CONDITIONS

ALL ANCHORS SHALL BE INSTALLED AS RECOMMENDED BY THE MANUFACTURERS REQUIREMENTS AND SHALL BE INSPECTED AS REQUIRED BY THE LOCAL BUILDING OFFICIAL. SPECIAL INSPECTION IS REQUIRED FOR ALL EPOXY ANCHORS.



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ROOF PLAN

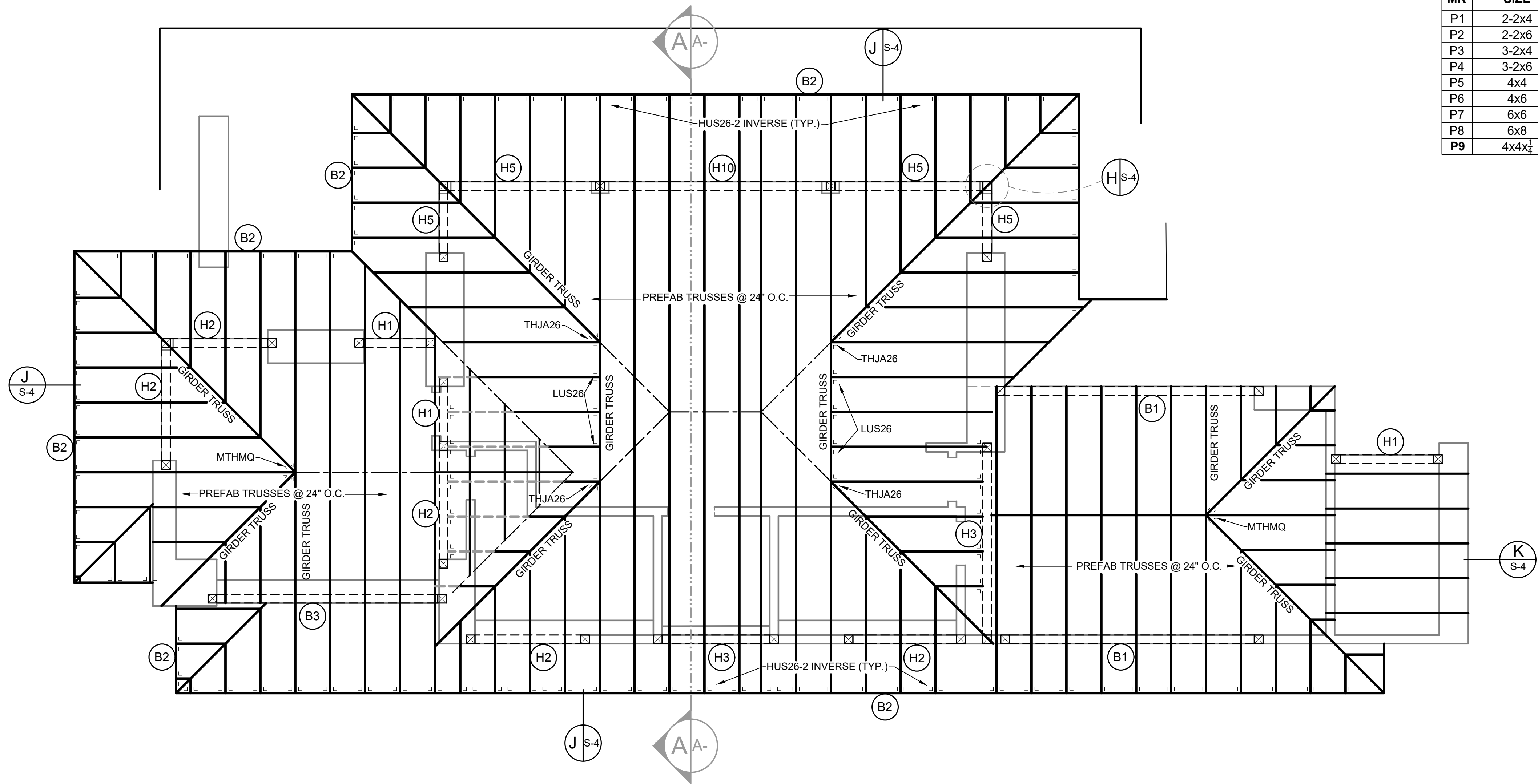
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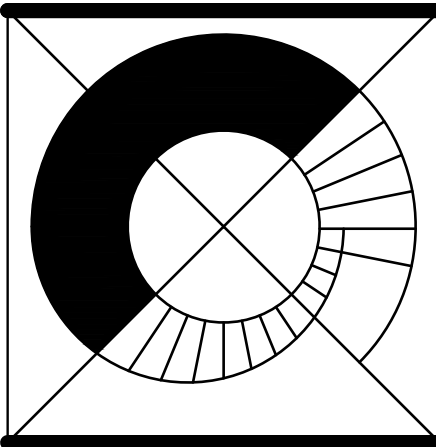
SHEET
A-5
OF 12



BEAM SCHEDULE				
MK	BM SIZE	BM-BM HANG.	JST. HANG.	COMMENTS
B1	3 1/8 x 12 GLB			
B2	1.75 x 11.25 MICRO LAM			
B3	5 1/8 x 12 GLB			
B4	W12x14			CMU/STEEL
B5	W24x55			CMU/STEEL

WOOD HEADER SCHEDULE				
MK	SIZE	SPECIES	GRADE	COMMENTS
H1	2-2x6	D FIR LARCH	#2	
H2	2-2x8	D FIR LARCH	#2	
H3	2-2x10	D FIR LARCH	#2	
H4	4x10	D FIR LARCH	#2	
H5	2-2x12	D FIR LARCH	#2	
H6	4x12	D FIR LARCH	#2	
H7	3-2x10	D FIR LARCH	#2	
H8	3-2x12	D FIR LARCH	#2	
H9	3 1/8 x 10 1/2 GLB		24F-V4	24F-V8 IF CANT.
H10	3 1/8 x 12 GLB		24F-V4	24F-V8 IF CANT.

POST SCHEDULE				
MK	SIZE	SPECIES	GRADE	COMMENTS
P1	2-2x4	D FIR LARCH	STUD	
P2	2-2x6	D FIR LARCH	STUD	TYP. U.N.O.
P3	3-2x4	D FIR LARCH	STUD	
P4	3-2x6	D FIR LARCH	STUD	
P5	4x4	D FIR LARCH	#1	
P6	4x6	D FIR LARCH	#1	
P7	6x6	D FIR LARCH	#1	
P8	6x8	D FIR LARCH	#1	
P9	4x4x1/2	STEEL		



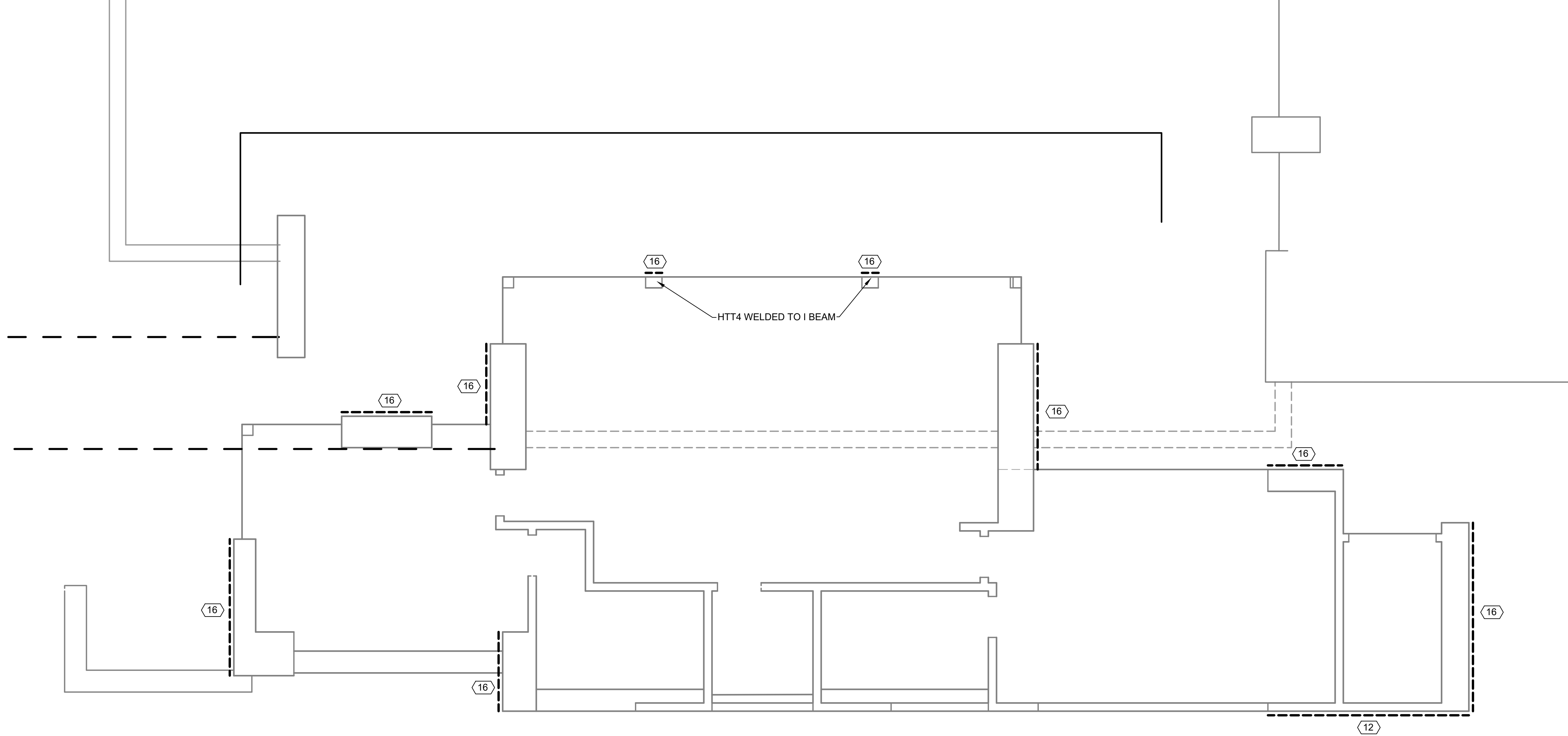
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**KESSLER RESIDENCE
GUEST HOUSE ADDITION**
6210 E. INDIAN BEND RD.
PARADISE VALLEY, AZ

FRAMING PLAN

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

**SHEET
S-2**
OF 12

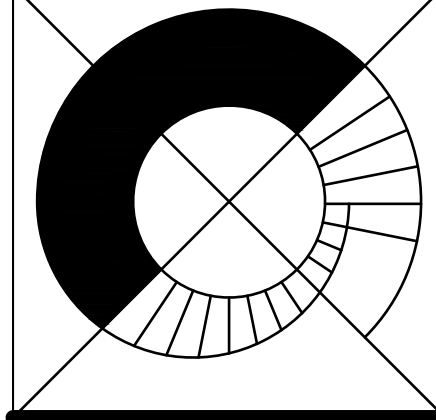


NOTE: STRAP TYPE HOLDOWNS ARE NOT ALLOWED w/ CMU STEMS		SHEARWALL SCHEDULE		NOTE: INDICATES HOLDOWN SEE SCHEDULE & NOTES	1HD
MARK	WALL CONSTRUCTION (STUDS @ 16" O.C.) u.n.o.	HOLDOWNS AND FOUNDATIONS PLATE BOLTING	HOLDOWNS AND WALL PLATE NAILING AT 2nd FLOOR WHERE OCCURS	WALL CHORD MEMBER (At end of Shearwall for edge nailing)	
1 1A	1/2" GYP. WALLBOARD UNBLOCKED AT INTERIOR FACE OF WALL WITH 5d COOLER NAILS AT 7" O.C. (V = 100 PLF)	'LSTHD8' HOLDOWN, SILL PLATE ANCHOR BOLTS, 1/2" dia. A.B. AT 48" O.C. NO HOLDOWN AT A.	'MSTC28' FLOOR TIE, TOP AND BOTTOM PLATE NAILING, 16d AT 16" O.C. NO HOLDOWN AT A.	(2) - 2x STUDS	
2 2A	1/2" GYP. WALLBOARD BLOCKED AT INSIDE FACE OF WALL WITH 5d COOLER NAILS AT 4" O.C. (V = 150 PLF)	'LSTHD8' HOLDOWN, SILL PLATE ANCHOR BOLTS, 1/2" dia. A.B. AT 48" O.C. NO HOLDOWN AT A.	'MSTC40' FLOOR TIE, TOP AND BOTTOM PLATE NAILING, 16d AT 12" O.C. NO HOLDOWN AT A.	(2) - 2x STUDS	
3 3A	1/2" GYP. WALLBOARD UNBLOCKED AT BOTH FACES OF WALL WITH 5d COOLER NAILS AT 7" O.C. (V = 200 PLF)	'STHD10' HOLDOWN, SILL PLATE ANCHOR BOLTS, 1/2" dia. A.B. AT 48" O.C. NO HOLDOWN AT A.	'MSTC40' FLOOR TIE, TOP AND BOTTOM PLATE NAILING, 16d AT 8" O.C. NO HOLDOWN AT A.	(2) - 2x STUDS	
4 4A	1/2" GYP. WALLBOARD BLOCKED AT BOTH FACES OF WALL WITH 5d COOLER NAILS AT 4" O.C. (V = 300 PLF)	'STHD14' HOLDOWN, SILL PLATE ANCHOR BOLTS, 1/2" dia. A.B. AT 32" O.C. NO HOLDOWN AT A.	'MSTC40' FLOOR TIE, TOP AND BOTTOM PLATE NAILING, 16d AT 6" O.C. NO HOLDOWN AT A.	(2) - 2x STUDS	
5 5A	5/8" GYP. WALLBOARD UNBLOCKED AT INTERIOR FACE WITH 6d COOLER NAILS AT 7" O.C. (V = 115 PLF)	'LSTHD8' HOLDOWN, SILL PLATE ANCHOR BOLTS, 1/2" dia. A.B. AT 48" O.C. NO HOLDOWN AT A.	'MSTC40' FLOOR TIE, TOP AND BOTTOM PLATE NAILING, 16d AT 15" O.C. NO HOLDOWN AT A.	(2) - 2x STUDS	
6 6A	5/8" GYP. WALLBOARD BLOCKED AT INTERIOR FACE WITH 6d AT 4" O.C. (V = 175 PLF)	'STHD10' HOLDOWN, SILL PLATE ANCHOR BOLTS, 1/2" dia. A.B. AT 48" O.C. NO HOLDOWN AT A.	'MSTC40' FLOOR TIE, TOP AND BOTTOM PLATE NAILING, 16d AT 9" O.C. NO HOLDOWN AT A.	(2) - 2x STUDS	
7 7A	1/2" GYP. WALLBOARD AT ONE SIDE WITH 5d COOLER NAILS & 5/8" GYP. WALLBOARD AT OPPOSITE SIDE WITH 6d COOLER NAILS 7" O.C. (UNBLOCKED) (V = 215 PLF)	'STHD10' HOLDOWN, SILL PLATE ANCHOR BOLTS, 1/2" dia. A.B. AT 48" O.C. NO HOLDOWN AT A.	'MSTC40' FLOOR TIE, TOP AND BOTTOM PLATE NAILING, 16d AT 8" O.C. NO HOLDOWN AT A.	(2) - 2x STUDS	
8 8A	1/2" GYP. WALLBOARD AT ONE SIDE WITH 5d COOLER NAILS & 5/8" GYP. WALLBOARD AT OPPOSITE SIDE WITH 6d COOLER NAILS 4" O.C. (BLOCKED) (V = 325 PLF)	'STHD14' HOLDOWN, SILL PLATE ANCHOR BOLTS, 1/2" dia. A.B. AT 32" O.C. NO HOLDOWN AT A.	'MSTC40' FLOOR TIE, TOP AND BOTTOM PLATE NAILING, 16d AT 4" O.C. NO HOLDOWN AT A.	(2) - 2x STUDS	
9 9A	5/8" GYP. WALLBOARD BLOCKED AT BOTH FACES OF WALL WITH 6d COOLER NAILS AT 4" O.C. (V = 350 PLF)	'STHD14' HOLDOWN, SILL PLATE ANCHOR BOLTS, 1/2" dia. A.B. AT 28" O.C. NO HOLDOWN AT A.	'MSTC52' FLOOR TIE, TOP AND BOTTOM PLATE NAILING, 16d AT 5" O.C. NO HOLDOWN AT A.	(2) - 2x STUDS	
10 10A	3/8" PLYWOOD AT SINGLE FACE OF WALL WITH 8d NAILS AT 6" O.C. (V = 220 PLF)	'STHD14' HOLDOWN, SILL PLATE ANCHOR BOLTS, 1/2" dia. A.B. AT 45" O.C. NO HOLDOWN AT A.	'MSTC40' FLOOR TIE, TOP AND BOTTOM PLATE NAILING, 16d AT 8" O.C. NO HOLDOWN AT A.	(2) - 2x STUDS	
11 11A	15/32" PLYWOOD AT SINGLE FACE OF WALL WITH 8d NAILS AT 0" O.C. (V = 260 PLF)	'STHD14' HOLDOWN, SILL PLATE ANCHOR BOLTS, 1/2" dia. A.B. AT 36" O.C. NO HOLDOWN AT A.	'MSTC40' FLOOR TIE, TOP AND BOTTOM PLATE NAILING, 16d AT 8" O.C. NO HOLDOWN AT A.	(2) - 2x STUDS	
12 12A	3/8" PLYWOOD AT SINGLE FACE OF WALL WITH 8d NAILS AT 6" O.C. (V = 264 PLF)	'STHD14' HOLDOWN, SILL PLATE ANCHOR BOLTS, 1/2" dia. A.B. AT 36" O.C. NO HOLDOWN AT A.	'MSTC40' FLOOR TIE, TOP AND BOTTOM PLATE NAILING, 16d AT 6" O.C. NO HOLDOWN AT A.	(2) - 2x STUDS	
13 13A	15/32" PLYWOOD AT SINGLE FACE OF WALL WITH 10d NAILS AT 8" O.C. (V = 310 PLF)	'STHD14' HOLDOWN, SILL PLATE ANCHOR BOLTS, 1/2" dia. A.B. AT 32" O.C. NO HOLDOWN AT A.	'MSTC40' FLOOR TIE, TOP AND BOTTOM PLATE NAILING, 16d AT 5" O.C. NO HOLDOWN AT A.	(2) - 2x STUDS	
14 14A	3/8" PLYWOOD AT SINGLE FACE OF WALL WITH 8d NAILS AT 4" O.C. (V = 320 PLF)	'STHD14' HOLDOWN, SILL PLATE ANCHOR BOLTS, 1/2" dia. A.B. AT 32" O.C. NO HOLDOWN AT A.	'MSTC40' FLOOR TIE, TOP AND BOTTOM PLATE NAILING, 16d AT 5" O.C. NO HOLDOWN AT A.	(2) - 2x STUDS	
* 15A	15/32" PLYWOOD AT SINGLE FACE OF WALL WITH 8d NAILS AT 4" O.C. (V = 380 PLF)	'STHD14' HOLDOWN, SILL PLATE ANCHOR BOLTS, 1/2" dia. A.B. AT 26" O.C. NO HOLDOWN AT A.	'MSTC52' FLOOR TIE, TOP AND BOTTOM PLATE NAILING, 16d AT 4" O.C. NO HOLDOWN AT A.	(2) - 2x STUDS	
* 16 16A	3/8" PLYWOOD AT SINGLE FACE OF WALL WITH 8d NAILS AT 4" O.C. (V = 384 PLF)	'STHD14' HOLDOWN, SILL PLATE ANCHOR BOLTS, 1/2" dia. A.B. AT 24" O.C. NO HOLDOWN AT A.	'MSTC52' FLOOR TIE, TOP AND BOTTOM PLATE NAILING, 16d AT 4" O.C. NO HOLDOWN AT A.	(2) - 2x STUDS	
THE SHEAR CAPACITY OF 1/2" dia. ANCHOR BOLTS IN 1-1/2" SILL PLATES FROM TABLE IE (NDS) CAPACITY = 620 x 1.33 = 824 POUNDS					
THE SHEARWALL ANCHOR BOLTS REQUIRE .229" x 3" x 3" STEEL PLATE WASHERS PER 2008 SDPWS.					
* IF Vn > 400 P.L.F. THE STEEL PLATE WASHER MUST BE POSITIONED NEAR SHEATHING.					

NOTES:

- See General Structural Notes on Drawings for other information. All sheathing continuous to top of wall unless noted otherwise. Nailing requirements apply at all panel edges, top and bottom plates and blocking. Studs for plywood shear walls to be not smaller than 2 x 4 spaced at not more than 24" O.C. (typical) U.N.O. on Shear Wall Schedule. Studs for gypsum wall board shear walls to be not smaller than 2 x 4 spaced at not more than 16" O.C. See shear wall elevations in Details following for information not shown. 3/8" and 1/2" panel grade 2-M-W oriented strand board (O.S.B.) may be substituted for 3/8" and 15/32" plywood sheathing, respectively. 7/16" panel grade 2-M-W oriented strand board (O.S.B.) may be substituted for 15/32" plywood sheathing. Studs for all Shearwalls shall be spaced a maximum of 16" on center.
- SILL PLATE BOLTING SUBSTITUTIONS:
THE FOLLOWING SUBSTITUTIONS MAY BE MADE FOR THE 1/2" DIAMETER ANCHOR BOLTS NOTED ABOVE:
ALL INTERIOR WALLS
1/2" diameter wedge anchors ("Kwikbolt" T2) (ICC-ESR-1917) 2-1/4" min. embed at some spacing.
ALL EXTERIOR AND/OR INTERIOR WALLS
1/2" diameter epoxy anchors (1/2" diameter threaded rod (A-307) w/ "Hilti" epoxy "RE-500-SD" (ESR-2322) or "Simpson" "SET-XP" (ESR-2508) epoxy - 2-1/4" min. embed at some spacing.
INTERIOR GYPSUM WALLBOARD WALLS ONLY
"Hilti" pins "X-C PB" (ESR 1663) at some spacing as the 16d wall plate nailing indicated for 2nd floor condition indicated in shear wall schedule.
- Nails indicated in table are common nails. 16d sinkers may be substituted for 16d common nails but pined at 0.87 times the spacing.
- STRAP TYPE HOLDOWNS SHALL NOT BE USED IN CMU STEMS UNLESS AN 8"min. DEPTH TURNDOWN IS ABOVE. Use the substitution holdown called for with a Simpson "STB18" (min.) anchor bolt embedded into CMU stem.
- All multiple stud wall chords shall be nailed together with 10d @ 8" o.c., staggered prior to the holdown being attached.
- Tables are based on seismic and may be increased by 1.4 for wind loading.

HOLDOWN SUBSTITUTE TABLE			
SIMPSON HOLDOWN SPECIFIED	SUBSTITUTE SIMPSON HOLDOWN	EXPANSION ANCHOR BOLT FOR INTERIOR CONDITIONS*	EPOXY ANCHOR BOLT FOR EDGE CONDITIONS**
LSTHD8	HTT5 or HDU4	5/8" dia. BOLT w/ 7" MIN. EMBEDMENT	5/8" dia. BOLT w/ 10" MIN. EMBEDMENT
STHD10	HDU5	NONE	5/8" dia. BOLT w/ 10" MIN. EMBEDMENT ***
STHD14	HDU8	NONE	7/8" dia. BOLT w/ 10" MIN. EMBEDMENT
HDU11 or LARGER	NONE	NONE	NONE
NOTE: The table above indicates the allowed holdown substitutions for holdowns specified in the HOLDOWN SCHEDULE. * "Hilti" Carbon Steel "Kwikbolt T2" (ICC-ESR-1917) Expansion Anchor ** "Hilti" "RE-500-SD" (ESR-2322) or "Simpson" "SET-XP" (ESR-2508) epoxy *** Use the epoxy system for interior and edge conditions. All anchors shall be installed as specified in the manufacturer's installation instructions and shall be SPECIAL INSPECTED as required by the local building official. SPECIAL INSPECTION is required for all post-installed epoxy anchors.			



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KESSLER RESIDENCE
GUEST HOUSE ADDITION

6210 E. INDIAN BEND RD.
PARADISE VALLEY, AZ

FRAMING PLAN

DRAWN BY:

CHECKED BY:

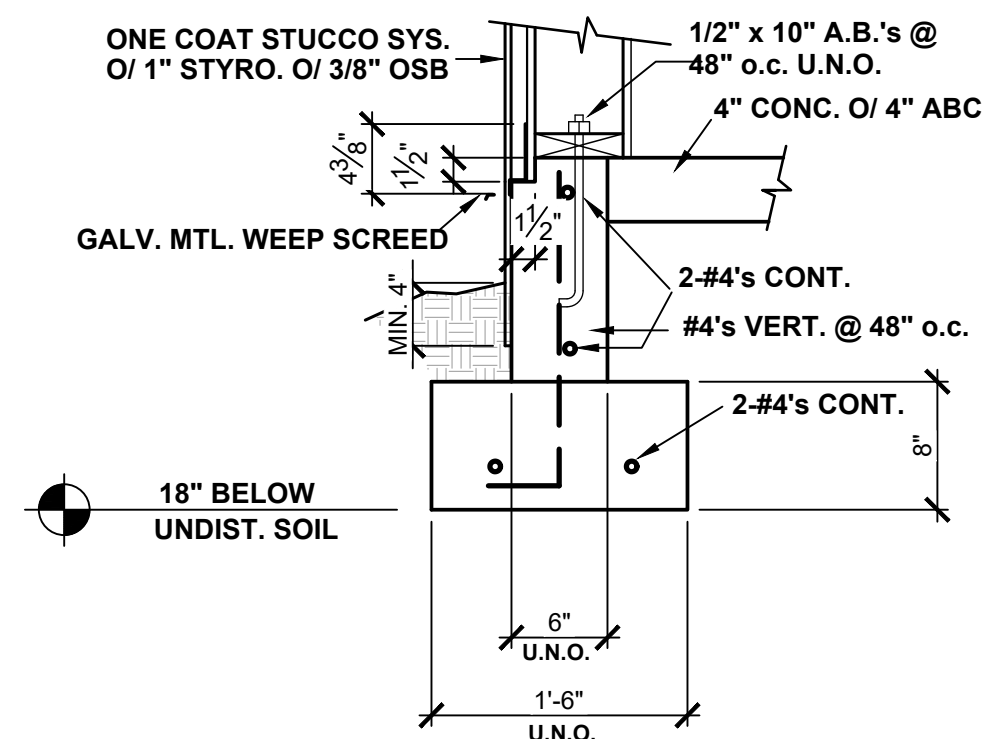
DATE:

6-22-2022

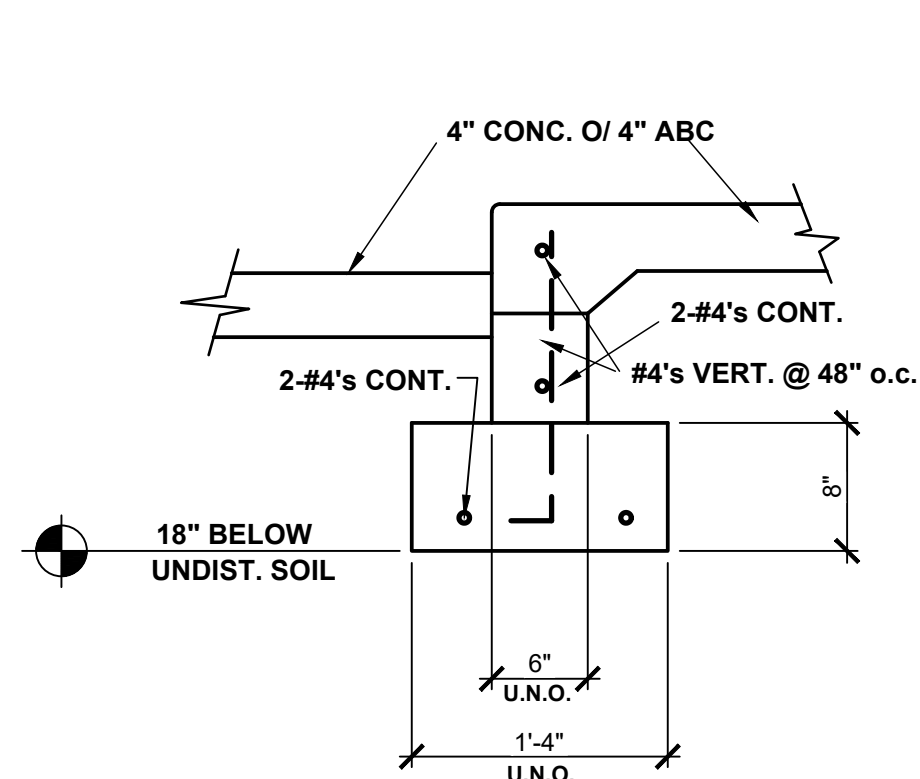
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1/4"=1'-0"

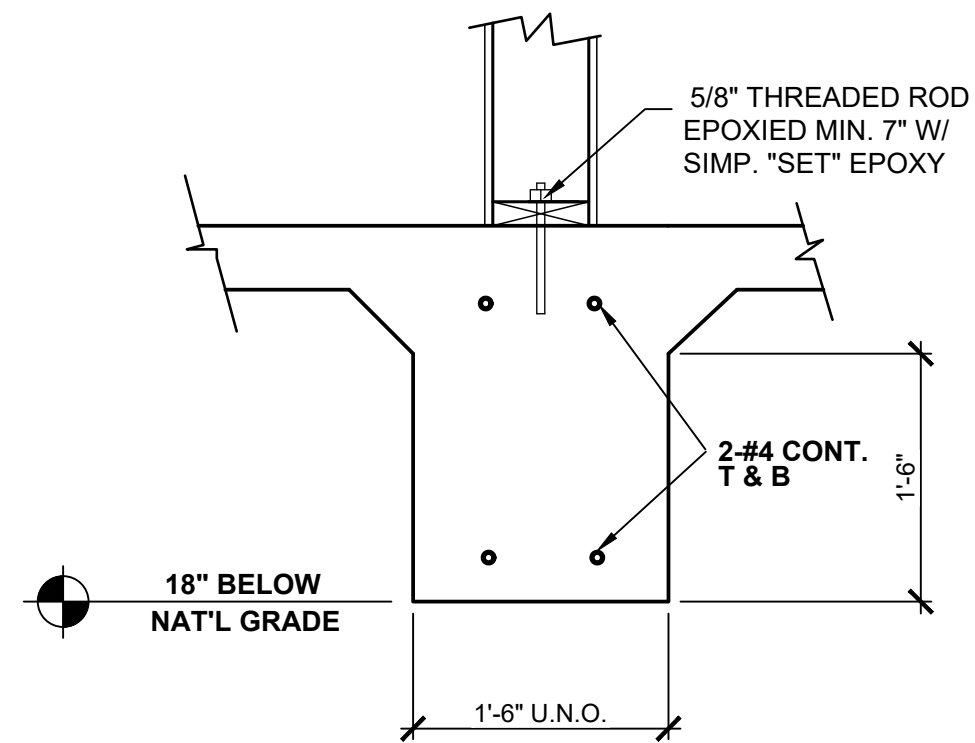
SHEET
S-3
OF 12



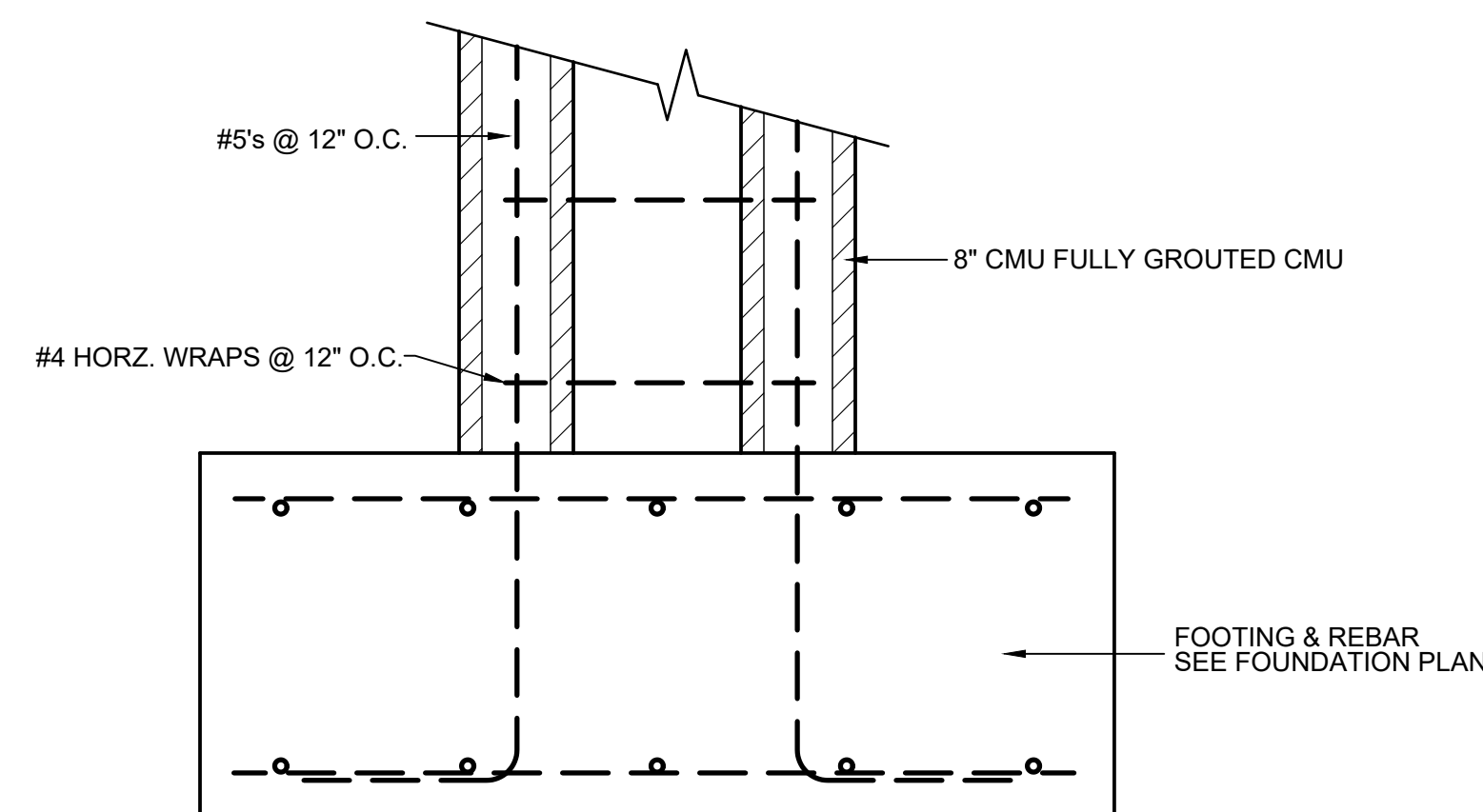
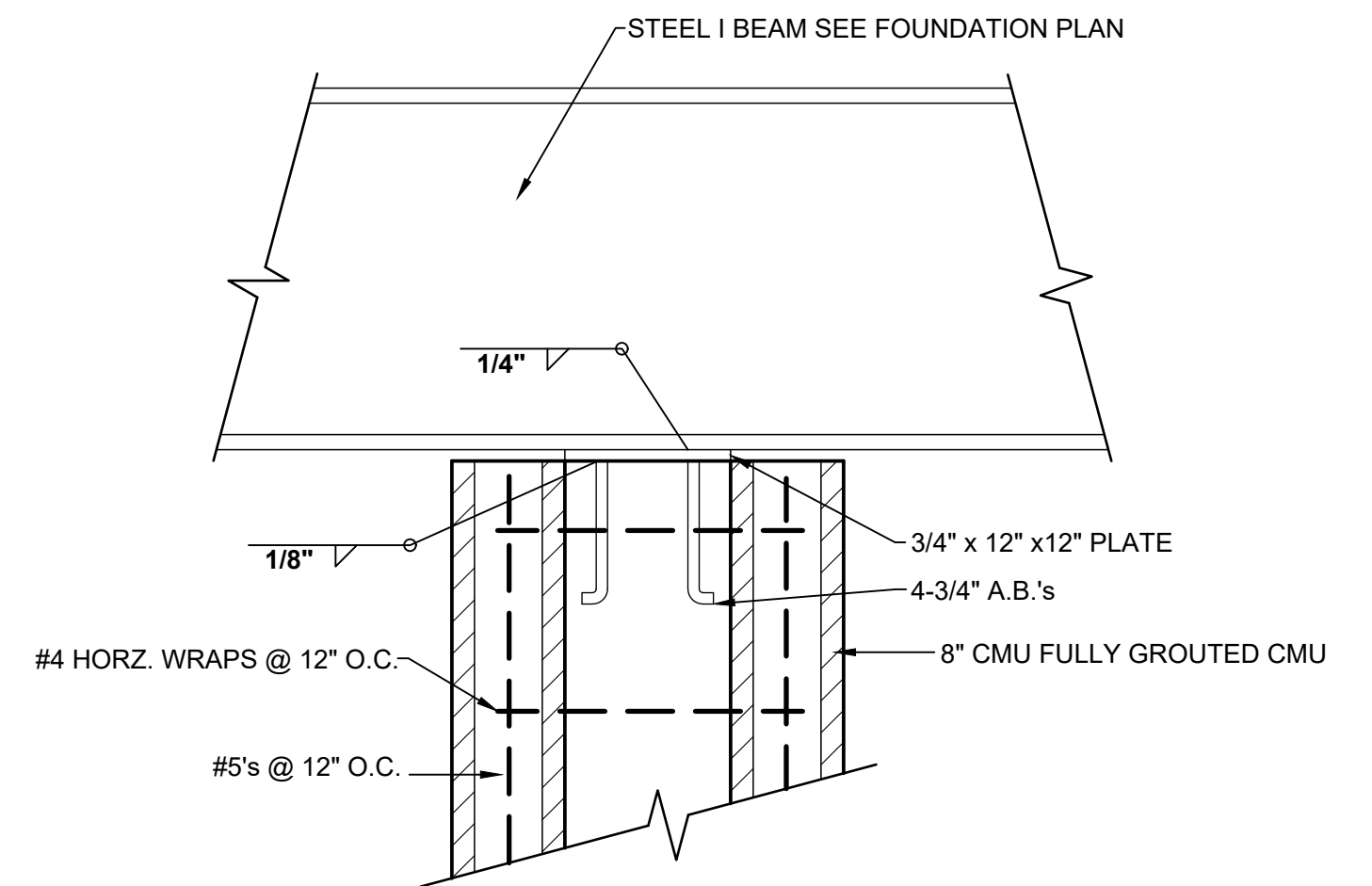
SECTION A 1"=1'-0"



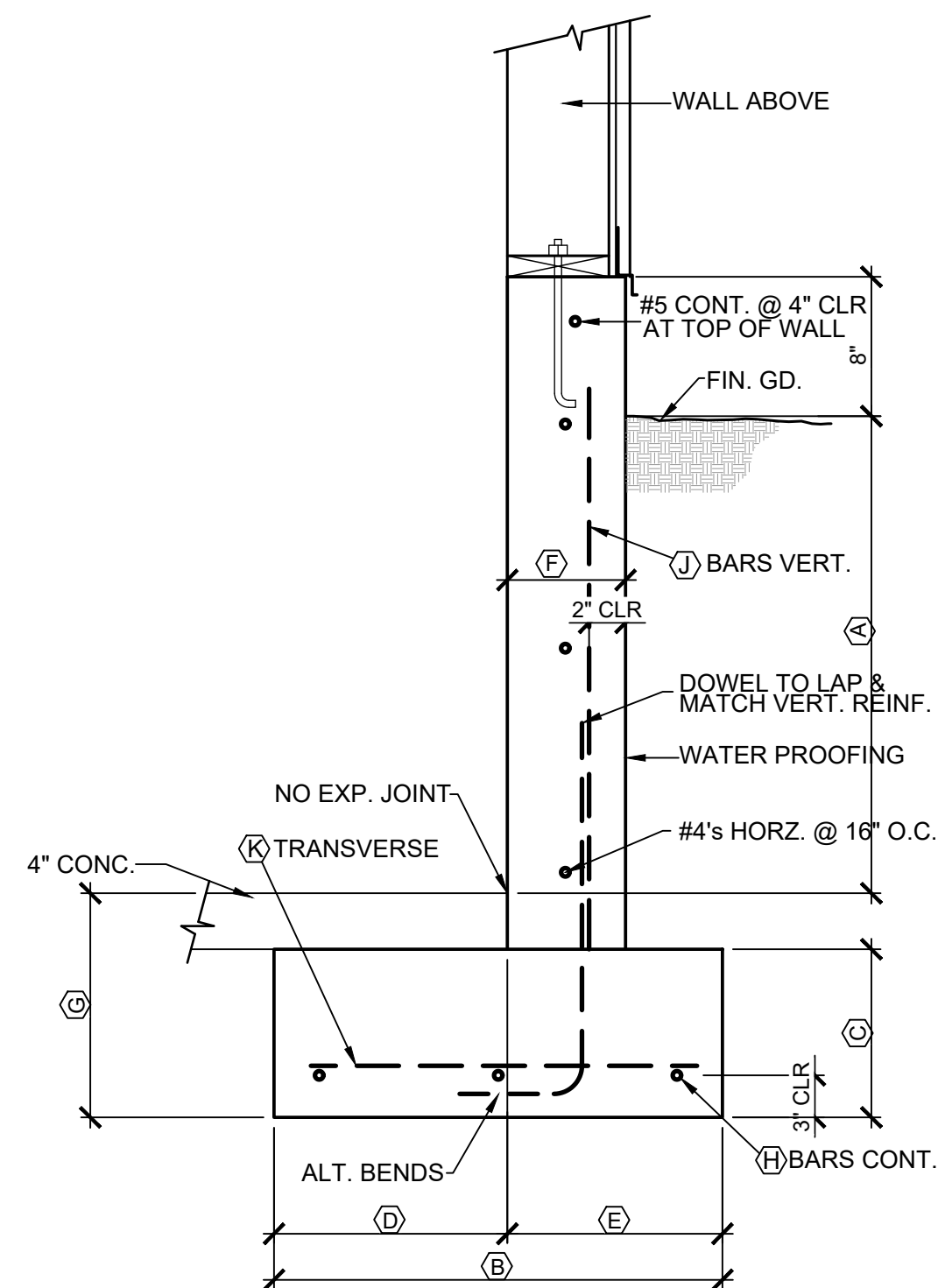
SECTION B 1"=1'-0"



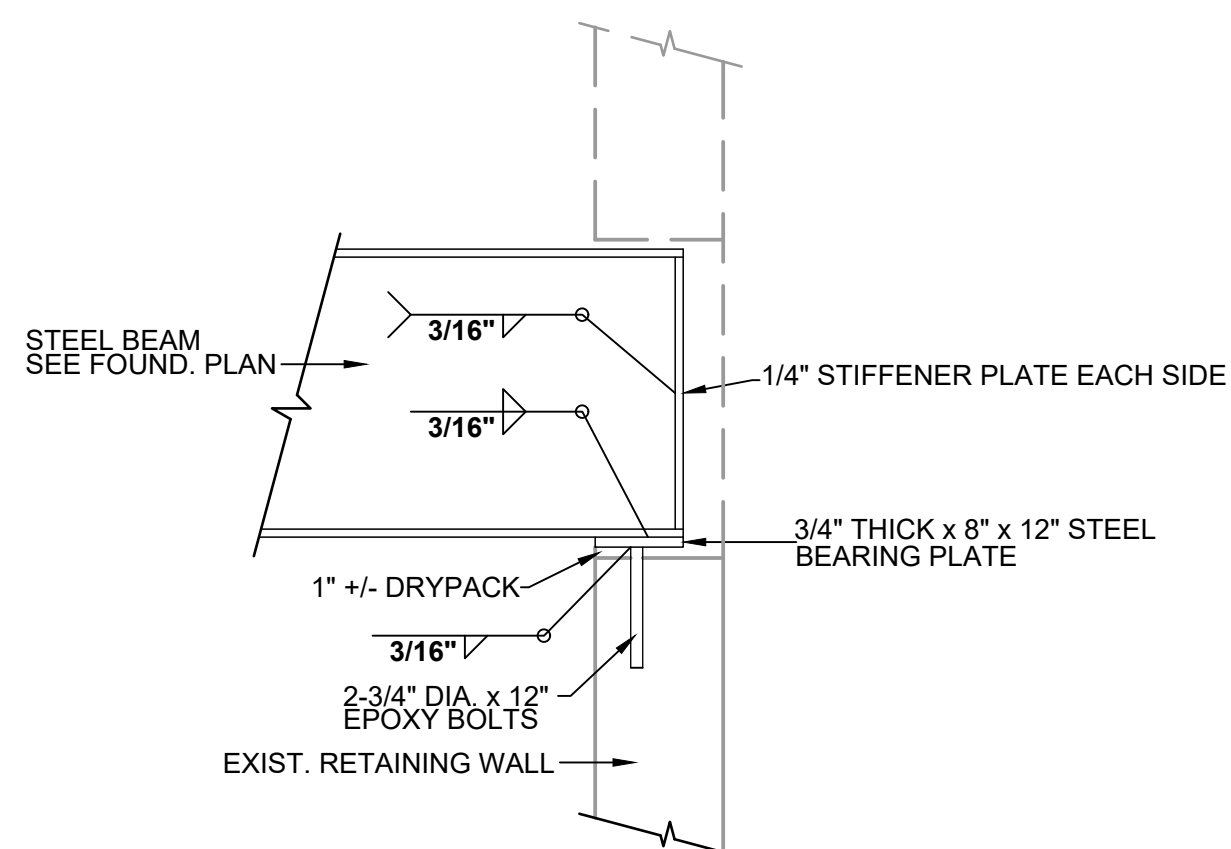
SECTION C 1"=1'-0"

SECTION D $|'' = |' - O''$ 

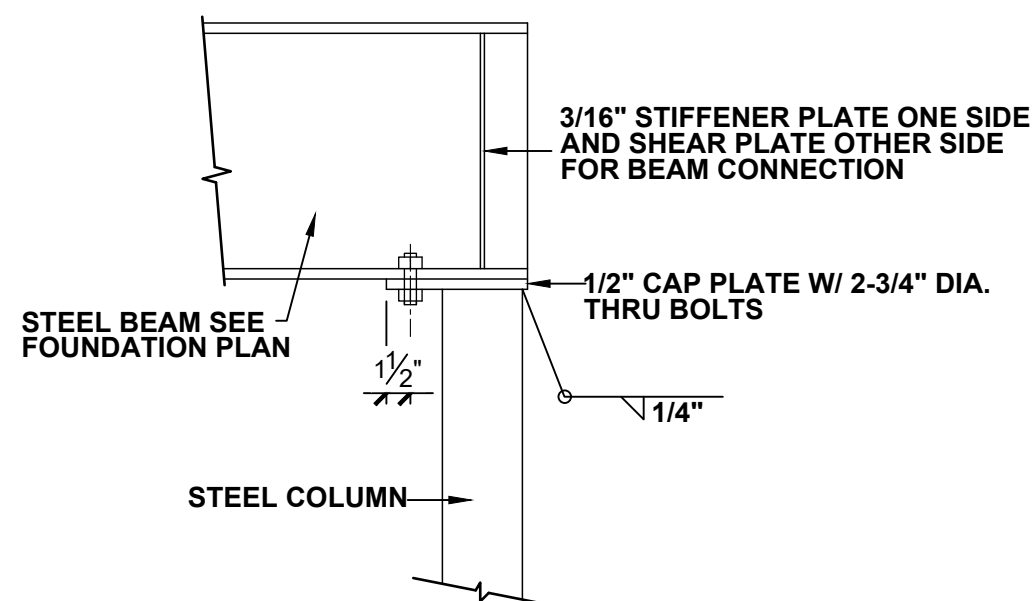
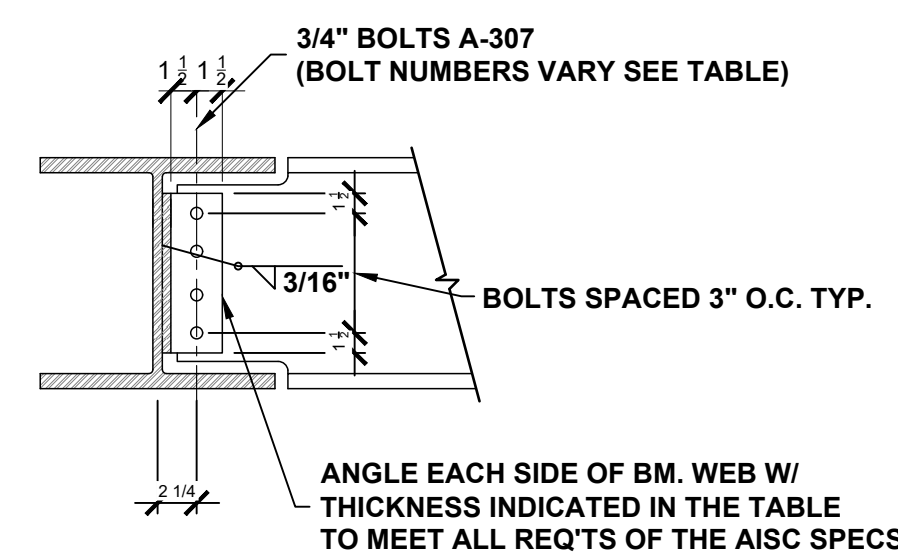
SECTION E $I'' = I' - O''$



(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(J)	(K)
0 TO 3'-0"	1'-9"	1'-0"	9"	1'-0"	8"	1'-6"	2#5's	#4's @ 12" O.C. EDGE	-
3'-1" TO 4'-0"	2'-0"	1'-0"	1'-0"	1'-0"	8"	1'-6"	2#5's	#4's @ 12" O.C. EDGE	-
4'-1" TO 5'-0"	2'-6"	1'-0"	1'-4"	1'-3"	8"	1'-6"	3#5's	#4's @ 12" O.C. EDGE	-
5'-1" TO 6'-0"	3'-0"	1'-0"	1'-6"	1'-6"	8"	1'-6"	3#5's	#4's @ 12" O.C. EDGE	-
6'-1" TO 7'-0"	3'-9"	1'-0"	2'-0"	1'-9"	8"	1'-6"	4#5's	#4's @ 12" O.C. EDGE	#5's @ 12" O.C.
7'-1" TO 8'-0"	4'-3"	1'-4"	2'-6"	1'-9"	8"	1'-6"	5#5's	#4's @ 12" O.C. EDGE	#5's @ 12" O.C.

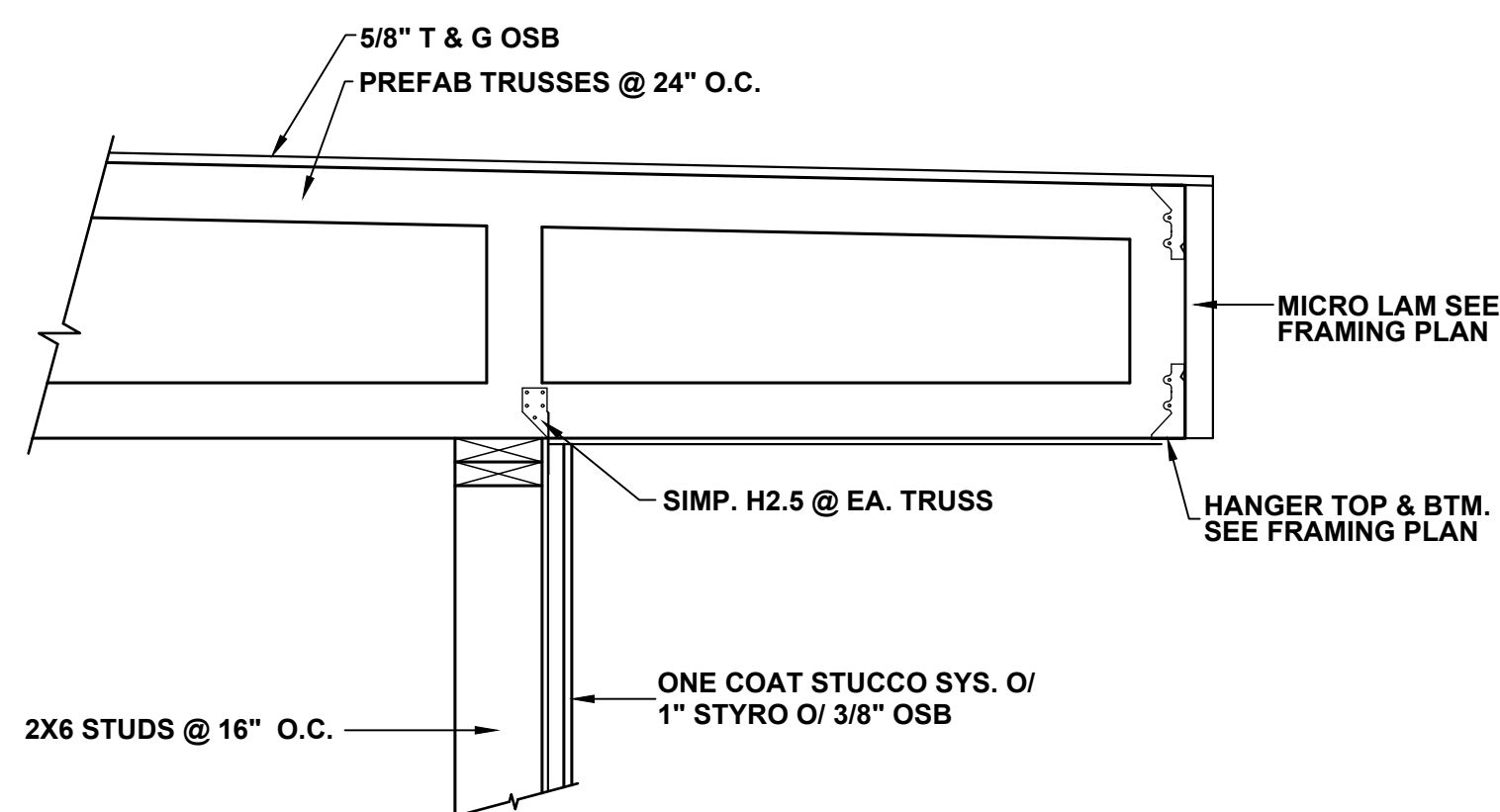
SECTION F $I'' = I' - O''$ 

SECTION G 1"=1'-0"

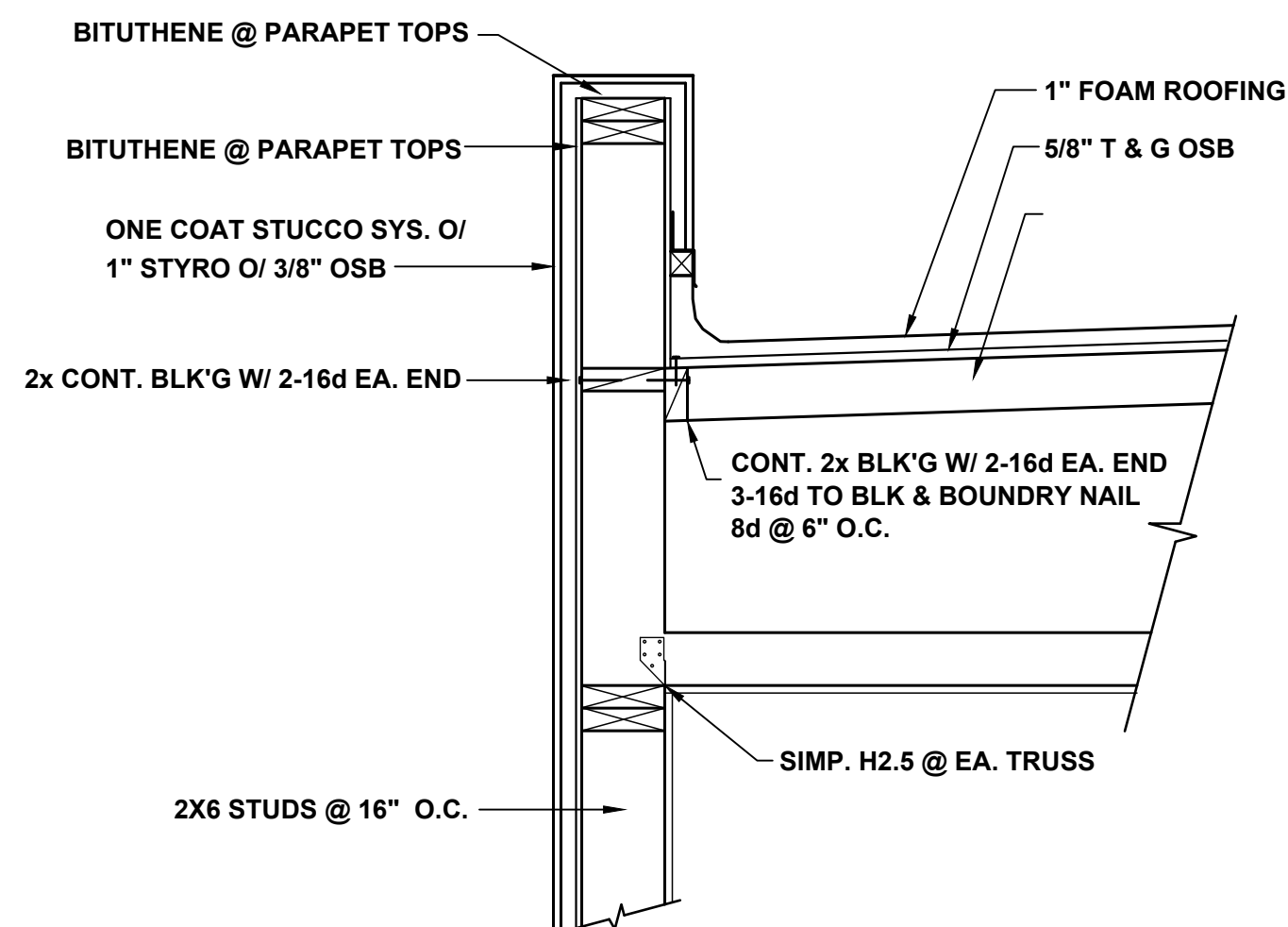
SECTION H $I'' = I' - O''$ 

BEAM SIZE	NO. BOLTS
W8x10 THRU W8x28 W10x12 THRU W10x 33	2
W12x14 THRU W12x35 W14x18 W14x22 THRU W14x53	3
W16x26 THRU W16x57	4
W18x35 THRU W18x71	5
W21x44 THRU W21x 83 W24x55 THRU W24x 84	6

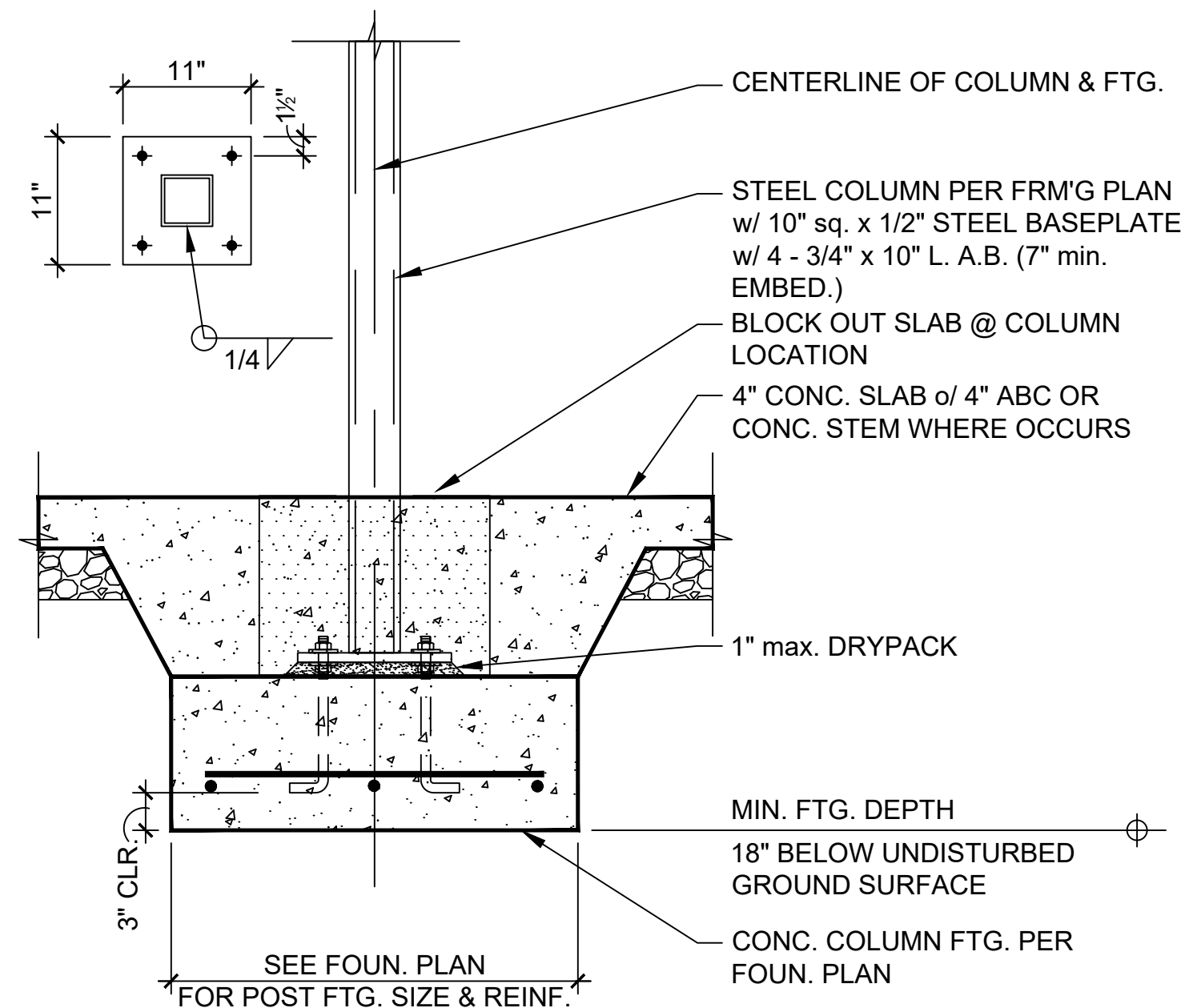
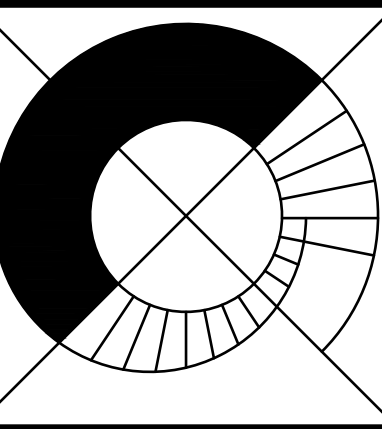
SECTION I I'' = I'-O''



SECTION J $|'' = |' - O''$



SECTION K 1"=1'-0"

SECTION L $I'' = I' - O''$ 

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KESSLER RESIDENCE
GUEST HOUSE ADDITION

6210 E. INDIAN BEND RD.
PARADISE VALLEY, AZ

DETAILS

AWN BY:

HECKED BY:

DATE:

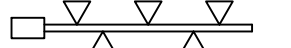
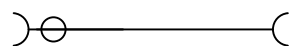
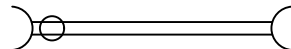
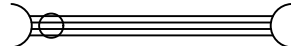
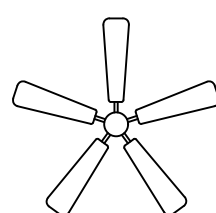
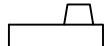
22-2022

SALE:

S SHOWN

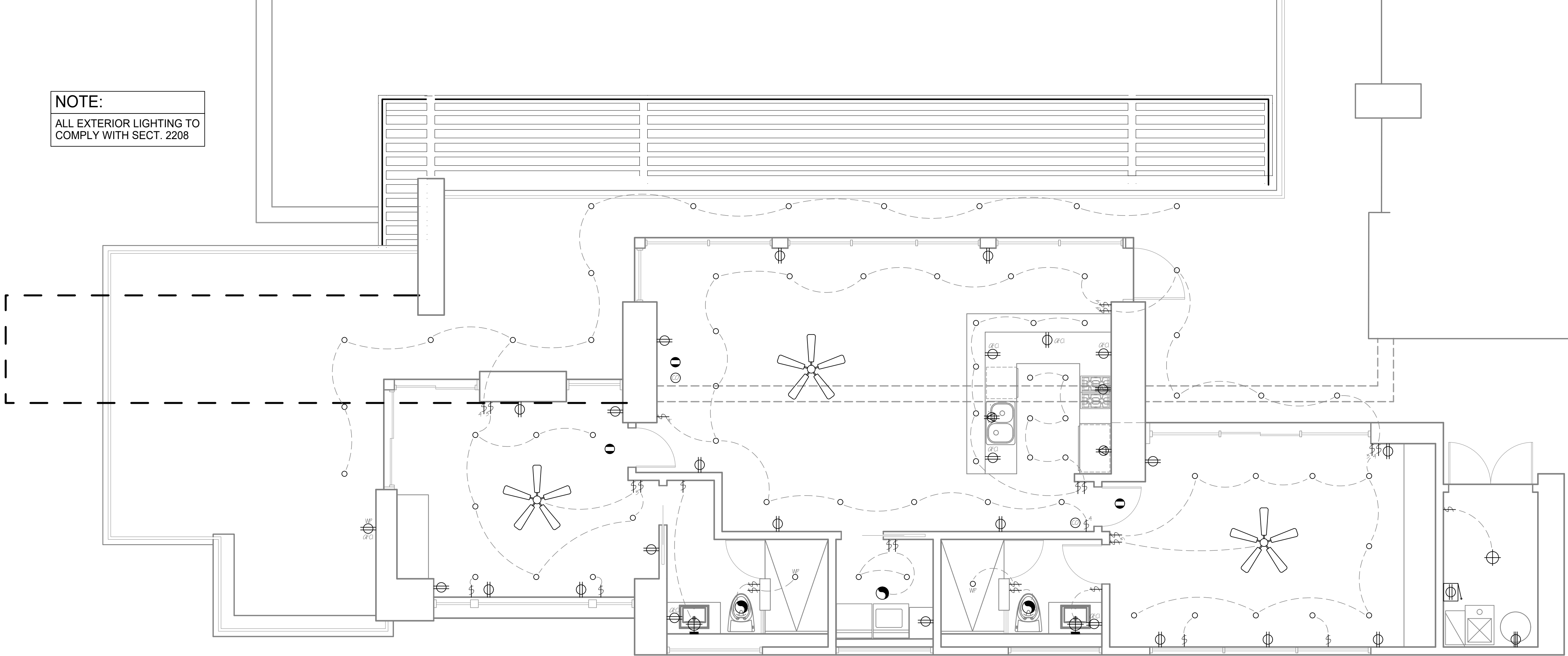
SHEET
S-4

F 12

ELECTRICAL SYMBOLS			
	110/115V DUPLEX RECEPTACLE		CEILING FIXTURE
	1/2 HOT RECEPTACLE		SUSPENDED FIXTURE
	DEDICATED CIRCUIT		6" RECESSED CAN
	ARC FAULT CIRCUIT INTERRUPTER		4" RECESSED CAN
	GROUND FAULT CIRCUIT INTERRUPTER		L.V. PUCK LIGHT
	WEATHERPROOF RECEPTACLE		LOW VOLTAGE HALOGEN
	FLOOR RECEPTACLE		WALL MOUNTED FIXTURE
	220 VOLT RECEPTACLE		IN FLOOR LIGHT
	220 VOLT DISCONNECT		RECESSED WALL FIXTURE
	110 VOLT DISCONNECT		HEAT LAMP
	SPECIAL PURPOSE OUTLET		SPOTLIGHT (PAIR)
	SWITCH		TRACK LIGHTS
	3 WAY SWITCH		FLUOR. - 1 TUBE
	4 WAY SWITCH		FLUOR. - 2 TUBE
	SWITCH W/ DIMMER		FLUOR. - 4 TUBE
	JUNCTION BOX		CEILING FAN
	APPROVED SMOKE DETECTOR		
	TELEPHONE		
	CABLE		
	CARBON MONOXIDE DETECTOR		
	EXHAUST FAN		
	SES & METER		
	SUB PANEL		

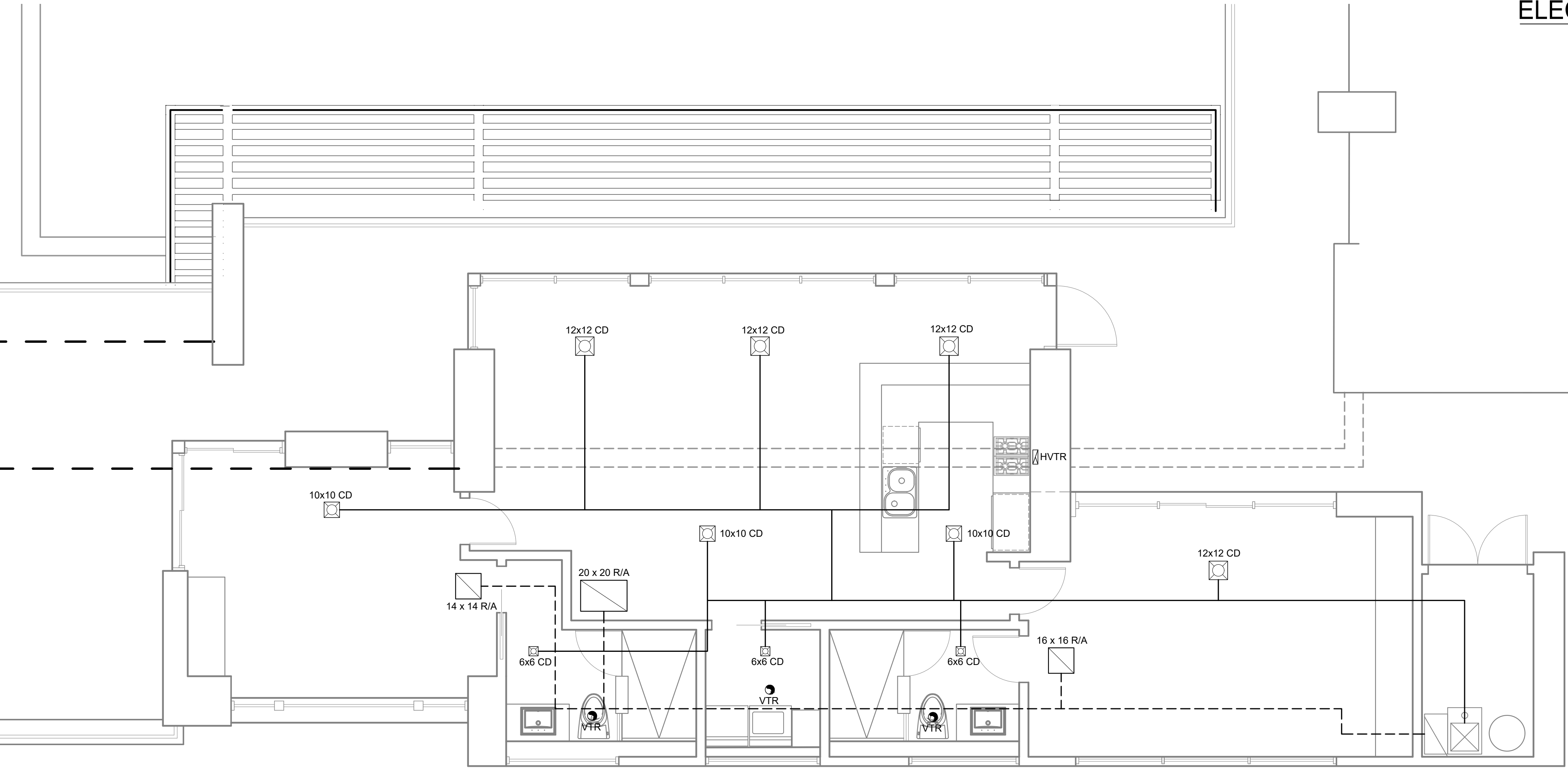
NOTE:
ALL EXT. LIGHTS MAX. 50W

NOTE:
ALL EXTERIOR LIGHTING TO
COMPLY WITH SECT. 2208



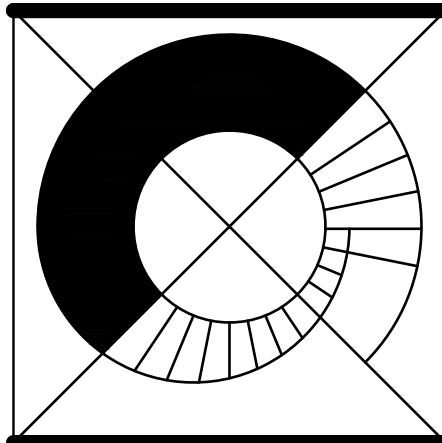
ELECTRICAL PLAN

SCALE 1/4"=1'-0"



MECHANICAL PLAN

SCALE 1/4"=1'-0"



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KESSLER RESIDENCE
GUEST HOUSE ADDITION
6210 E. INDIAN BEND RD.
PARADISE VALLEY, AZ

ELECTRICAL
MECHANICAL
PLAN

DRAWN BY:

CHECKED BY:

DATE:

6-24-2022

SCALE:

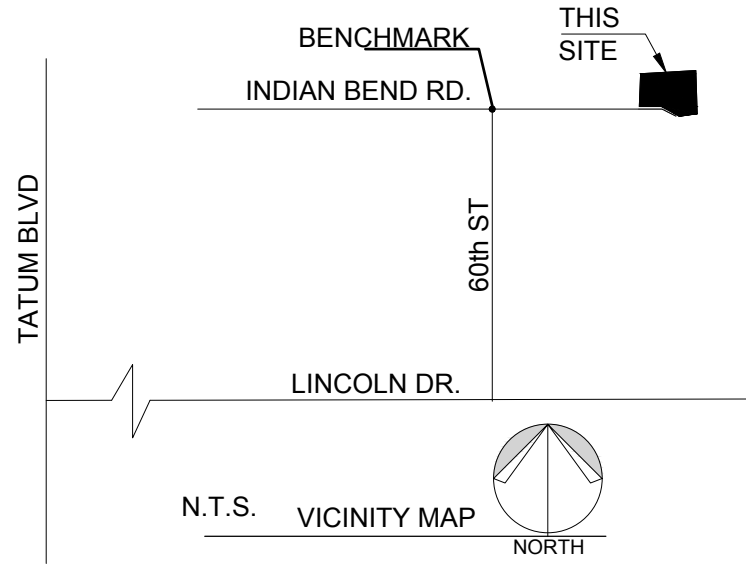
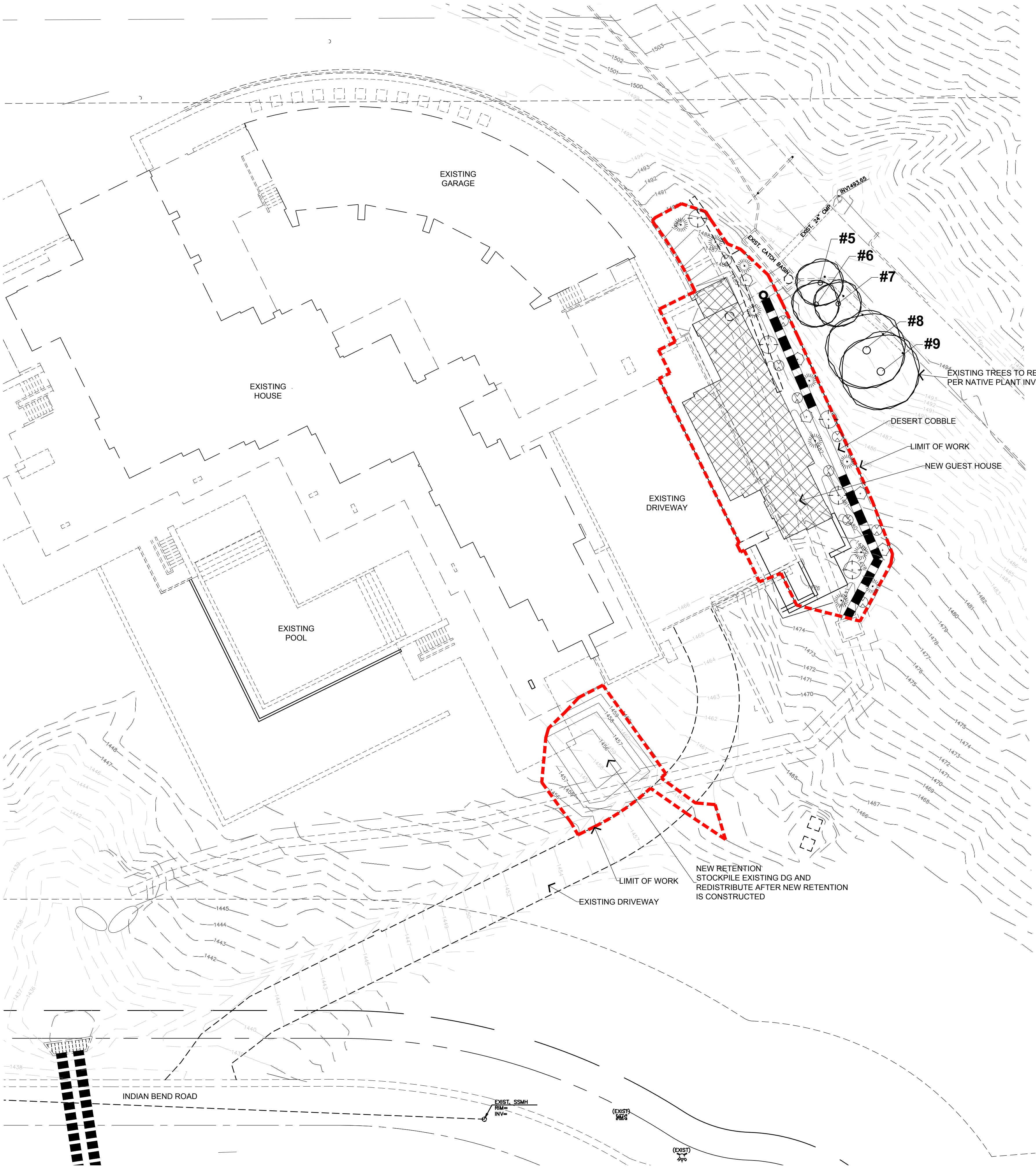
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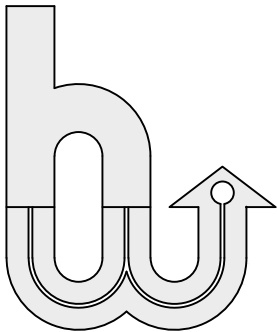
SHEET
EM-1

OF 12

ENERGY NOTES

1. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. (N1103.1)
2. A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM OF 75 % OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS (N1104.1)
3. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING (N1102.4.4)
4. THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF SECTION M1507 OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING. (N1103.5)
5. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. (BPI OR RESNET CERTIFIED). A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. (N1102.4.2)
6. DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1. PROVIDE DUCT TIGHTNESS TESTING CONDUCTED BY AN APPROVED THIRD PARTY TESTING AGENCY (BPI OR RESNET CERTIFIED) AND THE SIGNED WRITTEN RESULTS SHALL BE SUBMITTED TO THE CODE OFFICIAL PRIOR TO THE BUILDING FINAL. (N1103.2.2). DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:
 1. POST CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PASCALS) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURERS AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
 2. ROUGH IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PASCALS) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURERS AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.
 7. SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MINIMUM R-8. DUCTS IN FLOOR TRUSSES SHALL BE INSULATED TO MINIMUM R-6. (N1103.2.1).
 8. PROVIDE A MINIMUM R-3 INSULATION ON HOT WATER PIPES. (N1103.4).
 9. THE HOT WATER CIRCULATING SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC OR READILY ACCESSIBLE MANUAL ON SWITCH AND A TEMPERATURE SENSOR ACTIVATED SHUT-OFF THAT CAN AUTOMATICALLY TURN OFF THE HOT-WATER CIRCULATING PUMP WHEN THE TEMPERATURE IS REACHED....N1103.4.1 AMENDED.





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phoenix, az 85016
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REVISIONS:

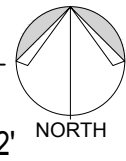
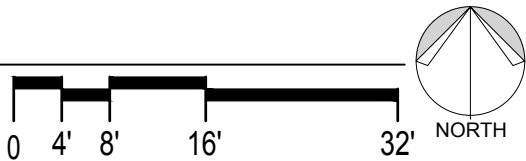
NO.	DESCRIPTION	DATE

PLANT SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
ACCENTS				
	Dasyliroton wheeleri	Desert Spoon	5 Gal.	10 As Per Plan
SHRUBS				
	Ambrosia deltoidea	Bursage	5 Gal.	9 As Per Plan
	Encelia farinosa	Brittle Bush	5 Gal.	5 As Per Plan
	Larrea tridentata	Creosote Bush	5 Gal.	5 As Per Plan
MISCELLANEOUS				
	Decomposed Granite - Existing 'Desert Cobble' onsite to be stockpiled before construction and redistributed to all areas after construction. 2" min. depth in all planting areas (typ)			

NOTE:
NO LANDSCAPE LIGHTING IS PROPOSED WITH
THIS ADDITION.

Landscape Plan

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

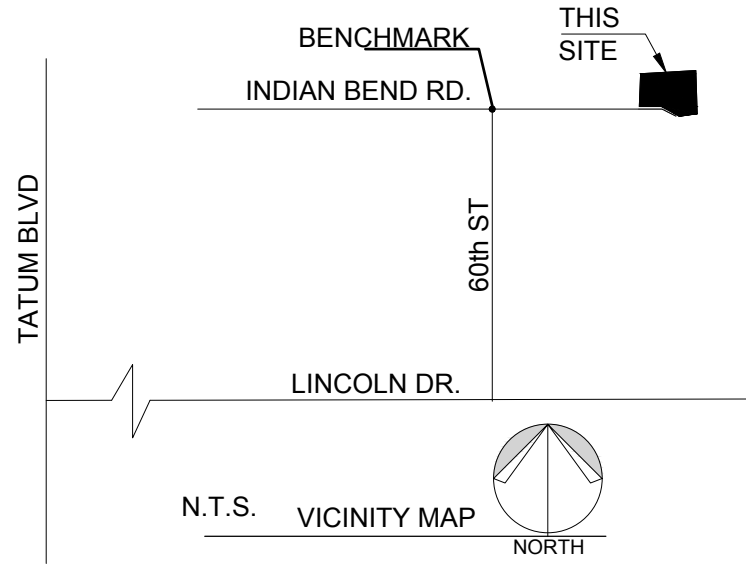
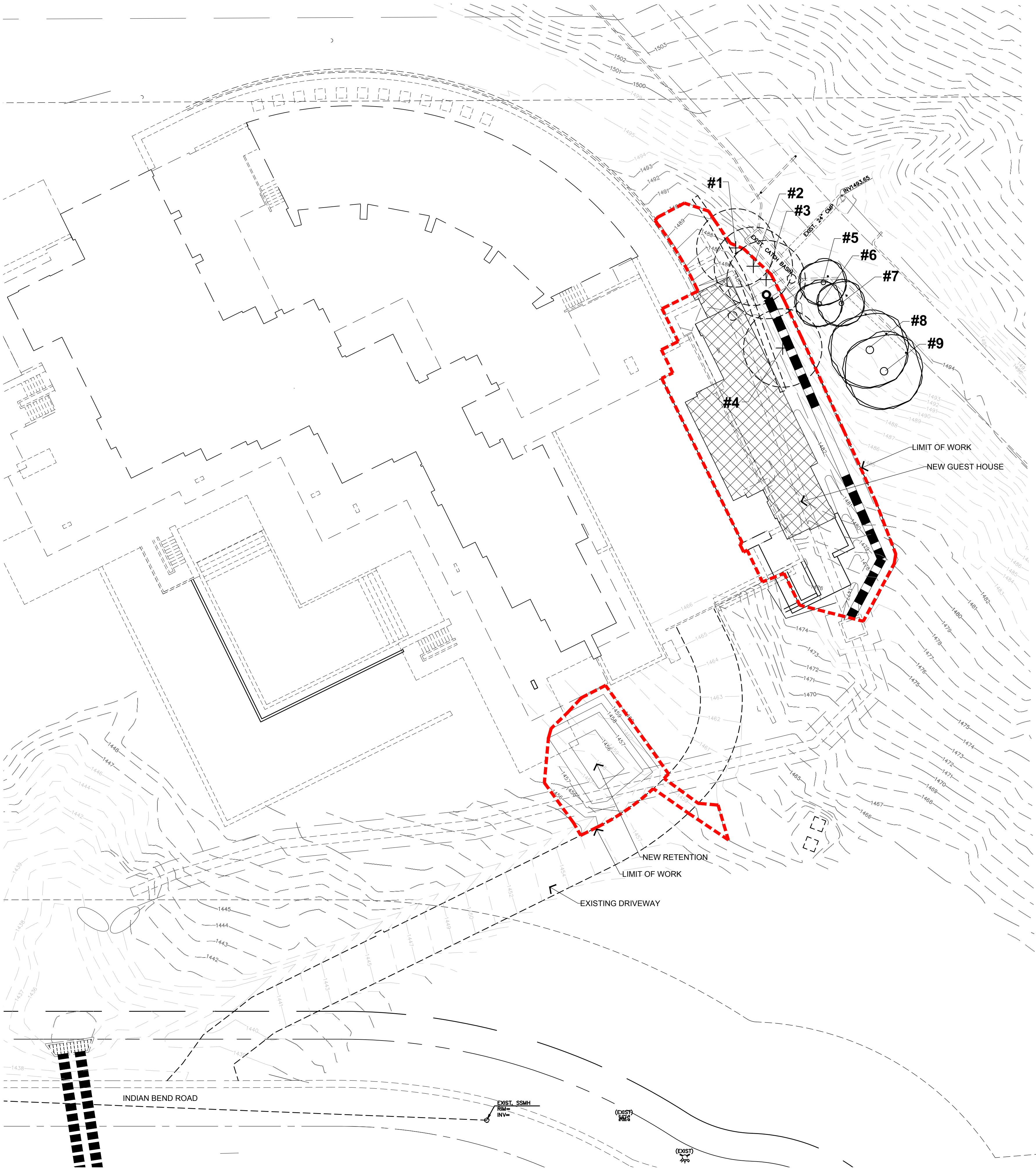


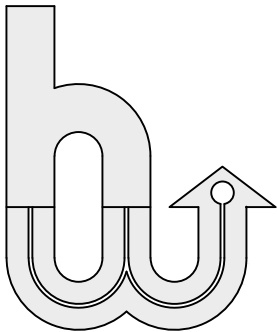
Kessler Guest House Addition
6210 E. Indian Bend Road, Paradise Valley, AZ

DATE: 06.23.22

Landscape Plan

L-1





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phoenix, az 85016
480-686-2001



NATIVE PLANT LEGEND

	EXISTING TREES	QTY
#1 +	EXISTING TREE (TO BE REMOVED)	4
#1 °	EXISTING TREE (TO REMAIN)	5

NATIVE PLANT INVENTORY

PLANT#	BOTANICAL NAME	CALIPER	HEIGHT	WIDTH	SALVAGE DESIGNATION	CONDITION/ REMARKS
1	Parkinsonia microphylla / Foothill Palo Verde	3"	6'	4'	Destroy	Decline, Prox to Basin, Lean, Form
2	Parkinsonia microphylla / Foothill Palo Verde	5"	8'	4'	Destroy	Split Trunk, Decline, Prox to Basin,
3	Parkinsonia microphylla / Foothill Palo Verde	2"	4'	3'	Destroy	Decline, Prox to Basin, Form
4	Parkinsonia microphylla / Foothill Palo Verde	6"	10'	6'	Destroy	Leaning, Split, Decline
5	Parkinsonia microphylla / Foothill Palo Verde	6"	12'	4'	Protect-In-Place	Cluster of 3
6	Parkinsonia microphylla / Foothill Palo Verde	4"	7'	4'	Protect-In-Place	Cluster of 3
7	Parkinsonia microphylla / Foothill Palo Verde	5"	11'	7'	Protect-In-Place	Cluster of 3
8	Parkinsonia microphylla / Foothill Palo Verde	8"	16'	7'	Protect-In-Place	
9	Parkinsonia microphylla / Foothill Palo Verde	9"	15'	9'	Protect-In-Place	

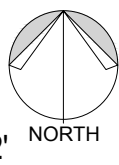
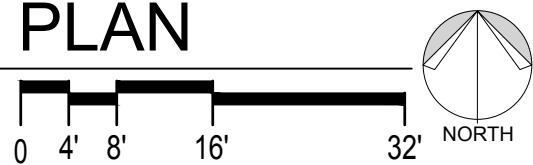
INVENTORY SUMMARY	QTY
PROTECTED PLANT TO REMAIN IN PLACE	5
PROTECTED PLANTS TO BE RELOCATED ON SITE	0
PROTECTED PLANTS TO BE RELOCATED OFF-SITE	0
PROTED PLANTS THAT ARE UNSALVAGEABLE	4

NOTE

- ALL SALVAGEABLE MATERIAL ARE CLEARLY FLAGGED TO CORRESPOND WITH THE PLANT INVENTORY LEGEND.
COLOR CODE AS FOLLOWS:
RED = SALVAGE AND RELOCATE
BLUE = DESTROY, NON-SALVAGEABLE, CAN NOT REMAIN IN PLACE
WHITE = PRESERVE AND PROTECT IN PLACE
- THE SITE HAS BEEN IN NEGLECT AND IT APPEARS AS THOUGH THE PLANT MATERIAL HAS NOT BEEN PROPERLY IRRIGATED OR MAINTAINED. MANY OF THE EXISTING PLANTS ARE IN A STATE OF DECLINE.
- THE ESTIMATED CONSTRUCTION GRADING/PLANT DEMOLITION WILL TAKE PLACE IN SUMMER OF 2021.
- ALL VEGETATION ONSITE THAT IS NOT LISTED ON THE INVENTORY ARE NOT PROTECTED PLANTS BY THE TOWN OF PARADISE VALLEY AND WILL BE REMOVED AT THE OWNERS DISCRETION.

NATIVE PLANT PRESERVATION PLAN

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



Kessler Guest House Addition

6210 E. Indian Bend Road, Paradise Valley, AZ

DATE: 06.23.22

Native Plant Inventory

NPI-1

PARADISE VALLEY GENERAL NOTES:

1. PRIOR TO THE FIRST INSPECTION OF STRUCTURES WITHIN 3 FEET OF A SETBACK LINE, THE PROPERTY PINS SHALL BE PLACED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR OF THE STATE OF ARIZONA, AND THE PROPERTY LINE(S) IDENTIFIED.
2. WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
3. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL MUNICIPALITY UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
6. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR TYPE, LOCATION, HEIGHT, WATTAGE, AND LUMEN BASED UPON THE FIXTURES INSTALLED PURSUANT TO SECTION 1023 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR NON-HILLSIDE PROPERTIES, SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR HILLSIDE PROPERTIES, OR AS SPECIFIED IN THE SPECIAL USE PERMIT FOR SPECIAL USE PERMIT PROPERTIES.
7. A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
8. A SEPARATE RIGHT-OF-WAY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION.
9. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
10. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
11. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
12. ALL NEW AND EXISTING ELECTRICAL SERVICE LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY REQUIREMENTS.
13. IT SHALL BE THE RESPONSIBILITY OF THE PERMITEE 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 FRAMING INSPECTION.
21. MAIL BOXES SHALL COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE RIGHT-OF-WAY FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
22. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE.
23. TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS.
24. THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN. ANY CONSTRUCTION QUANTITIES SHOWN ARE NOT VERIFIED BY THE TOWN.
25. THE APPROVAL OF THE PLANS IS VALID FOR 180 DAYS. IF A PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN 180 DAYS, THE PERMIT MUST BE RENEWED.
26. A TOWN INSPECTOR WILL INSPECT ALL WORK WITHIN THE TOWN'S RIGHTS-OF-WAY. NOTIFY TOWN INSPECTION SERVICES TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO 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 PERMITEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, ADDRESS OF PROJECT AND TOWN CONTACT NUMBER, 480-348-3556.
30. WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
31. CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY.
32. ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN'S RIGHT-OF-WAY.
33. CONSTRUCTION ACTIVITIES ARE PERMITTED BETWEEN THE HOURS OF 7 AM AND 5 PM MONDAY THROUGH FRIDAY. CONSTRUCTION ACTIVITIES MAY START ONE (1) HOUR EARLIER DURING THE SUMMER (MAY 1ST THROUGH SEPTEMBER 30TH).
34. THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARDSHIP. TOWN APPROVAL SHALL BE REQUIRED.
35. THE CONTRACTOR AND PROPERTY OWNER SHALL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION.
36. A KEYED SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY GATES. THE KEYED SWITCH SHALL BE INSTALLED IN A LOCATION THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE TOWN'S BUILDING SAFETY DEPARTMENT.
37. PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR MUST 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.

CIVIL GRADING & DRAINAGE PLAN FOR ADDITION

PARADISE VALLEY GENERAL NOTES (CONT.):

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.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER AND DATE	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
045012	1765 (10/16/13)	L	(10/16/13)	X	

LEGEND:

A/C BAR	AIR CONDITIONING EQUIPMENT
BLDR	BARREL CACTUS
BJ	BOULDER
BSL	BOULDER JUMBLE
BSL	BUILDING SETBACK LINE
CATV	CABLE TELEVISION
CC	CAT CLAW
CFC	CHAIN FRUIT CHOLLA
CFS	CUBIC FEET PER SECOND
CT	CRUCIFIXION THORN
(C)	DENOTES CALCULATED
(M)	DENOTES MEASURED
(R)	DENOTES RECORDED
DE	DIRECTION OF DRAINAGE
EDA	DRAINAGE EASEMENT
E/P	EDGE OF DISTURBED AREA
(EXIST)	EDGE OF PAVEMENT
ELEC.	ELECTRIC
00 (00.0)	EXISTING CONTOUR
(EXIST)	EXISTING ELEVATION
FND	EXISTING FIRE HYDRANT
FND	FOUND
FND	FOUND BUILDING ENVELOPE STAKE
FND	FOUND MONUMENT
00.00	HISTORICAL CONTOUR
IW	IRONWOOD
ICV	IRRIGATION CONTROL VALVE
L.F.	LOWEST FINISHED FLOOR
MESO	MESQUITE
OCO	OCOTILLO
PV	PALO VERDE
00	POWER LINES
00.00	PROPOSED CONTOUR
PUE	PROPOSED ELEVATION
RCP	PUBLIC UTILITIES EASEMENT
0	REINFORCED CONCRETE PIPE
0	RECORD MONUMENT
RO	RIP-RAP (SEE NOTE 9)
SAG	ROCK OUTCROP
(EXIST)	SAGUARO CACTUS
TR	TELEPHONE RISER
T/B/C	TOP BACK OF CURB
TBW	TOP OF BOULDER WALL
TF	TOP OF WALL
TW	TOP OF FOOTING
TOF	TOP OF FENCE
VNAE	VEHICULAR NON-ACCESS EASEMENT
①	WALL OPENING FOR DRAINAGE (8"x16")
WM	WATER METER BOX
WMS	WATER METER BOX WITH SERVICE
WSEL	WATER SURFACE ELEVATION
WV	WATER VALVE
Y	YUCCA
YC	YUCCA CLUMP
*	YUCCA(S) under 6' in height (unless otherwise indicated)

PARADISE VALLEY HILLSIDE NOTES:

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

LOT 1, INDIAN BEND VISTAS 1

RECORDED IN BOOK 1113, OF MAPS PAGE 27

SITUATED IN SECTION 4

TOWNSHIP 2 NORTH, RANGE 4 EAST,

OF THE GILA AND SALT RIVER BASE AND MERIDIAN,

PARADISE VALLEY, MARICOPA COUNTY, ARIZONA.

GRADING PERMIT FEES

VOLUME OF CUT 83 C.Y. VOLUME OF FILL 4 C.Y., NET CUT 79 C.Y.

@ \$142/CUBIC YARD OF CUT+FILL= \$12,354

HILLSIDE ASSURANCE @ 35XPERMIT FEE \$432,390

NUMBER OF RETAINING WALLS 13

TOTAL LENGTH OF ALL RETAINING WALLS 565 FEET

MAXIMUM HEIGHT OF RETAINING WALLS 8 FEET

MAXIMUM LENGTH OF VISIBLE RETAINING WALL MEASURED FROM ANY

POINT AROUND THE PROPERTY 295 FEET

DRIVEWAY:

AREA 2,632 S.F.

MATERIAL VALDERS LIMESTONE PAVERS

COLOR BUFF

MAX. DIST. FROM NAT. 8'

CREDIT 25% 658 S.F. BUFF CREDIT

SLOPE OF DRIVEWAY 15.5% MAX

MIN. WIDTH 12'

FND 1/2" REBAR

W/ CAP 34399

ELEV=1507.23

APN. 169-01-001

EXISTING RESIDENCE

7040 E. INVERGORDON RD

8' PUE

N 89°47'12" E

240.40'

FND IRON PIPE

ELEV=1499.79

N 89°47'12" E

279.99'

FND 1/2" REBAR

ELEV=1500.11

N 89°47'12" E

240.40'

FND IRON PIPE

ELEV=1552.55

N 89°47'12" E

240.40'

FND IRON PIPE

ELEV=1552.55

N 89°47'12" E

240.40'

FND IRON PIPE

ELEV=1552.55

N 89°47'12" E

240.40'

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240.40'

FND IRON PIPE

ELEV=1552.55

N 89°47'12" E

240.40'

FND IRON PIPE

ELEV=1552.55

N 89°47'12" E

240.40'

DISTURBED AREA CALCULATIONS:

PER APPROVED G&D PLAN OF ORIGINAL HOUSE

AREA OF LOT 4.02 ACRES, 174,968 SQUARE FEET

EXISTING AREA UNDER ROOF 30,360 SQUARE FEET

EXISTING FLOOR AREA RATIO 17.4%

NEW AREA UNDER ROOF 31,831 SQUARE FEET

NEW FLOOR AREA RATIO 18.2%

BUILDING PAD SLOPE 19.7%

VERTICAL 46 FEET

HORIZONTAL 233 FEET

ALLOWABLE DISTURBED AREA 20.52%, 35,904 SQUARE FEET

EXISTING DISTURBED AREA 27.15%, 47,499 SQUARE FEET

NEW DISTURBED AREA 27.15%, 47,499 SQUARE FEET

GROSS DISTURBED AREA 47,499 S.F.

TOTAL LIVABLE FOOTPRINT 31,831 S.F.

DRIVEWAY CREDIT 0 S.F.

RETENTION AREAS 281 S.F.

RESTORED AREAS 0 S.F.

NET PROPOSED DISTURBED AREA 8.80%/15,387 S.F.

PERCENT OF LOT STEEPER THAN NATURAL GRADE(5% MAX) 0.4%

APN. 169-01-003C

VANCANT

APN. 169-36-037

EXISTING RESIDENCE

7020 E. INVERGORDON RD

335.47'

EXISTING ASPHALTIC P.V.M.T. & ESMT. & RIGHTS INCIDENT THERETO FOR PRIVATE ROADWAY & WATER DELIVERY DKT. 1193, PG. 430 (WIDTH NOT DEFINED)

PROPOSED ADDITION

NEW 8' DRAINAGE EASEMENT TO BE DEDICATED

EXISTING DISTURBED AREA

EXISTING DISTURBED AREA

EXISTING DISTURBED AREA

EXISTING DISTURBED AREA

EXISTING DISTURBED AREA

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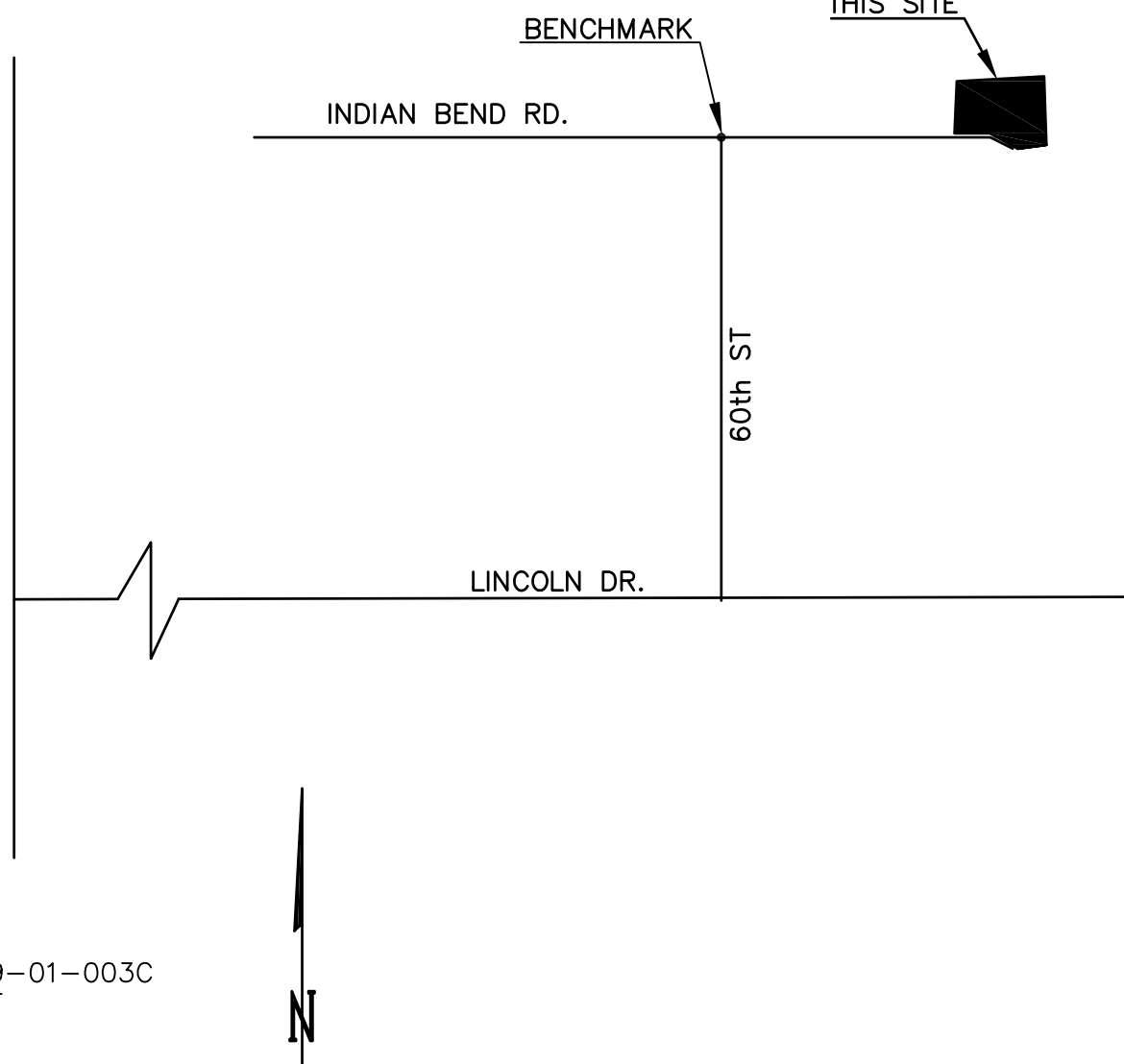
EXISTING DISTURBED AREA

EXISTING DISTURBED AREA

EXISTING DISTURBED AREA

EXISTING DISTURBED AREA

EXISTING DISTURBED AREA



N.T.S. VICINITY MAP

APN. 169-01-003C

VANCANT

APN. 169-36-037

EXISTING RESIDENCE

7020 E. INVERGORDON RD

335.47'

EXISTING ASPHALTIC P.V.M.T. & ESMT. & RIGHTS INCIDENT THERETO FOR PRIVATE ROADWAY & WATER DELIVERY DKT. 1193, PG. 430 (WIDTH NOT DEFINED)

PROPOSED ADDITION

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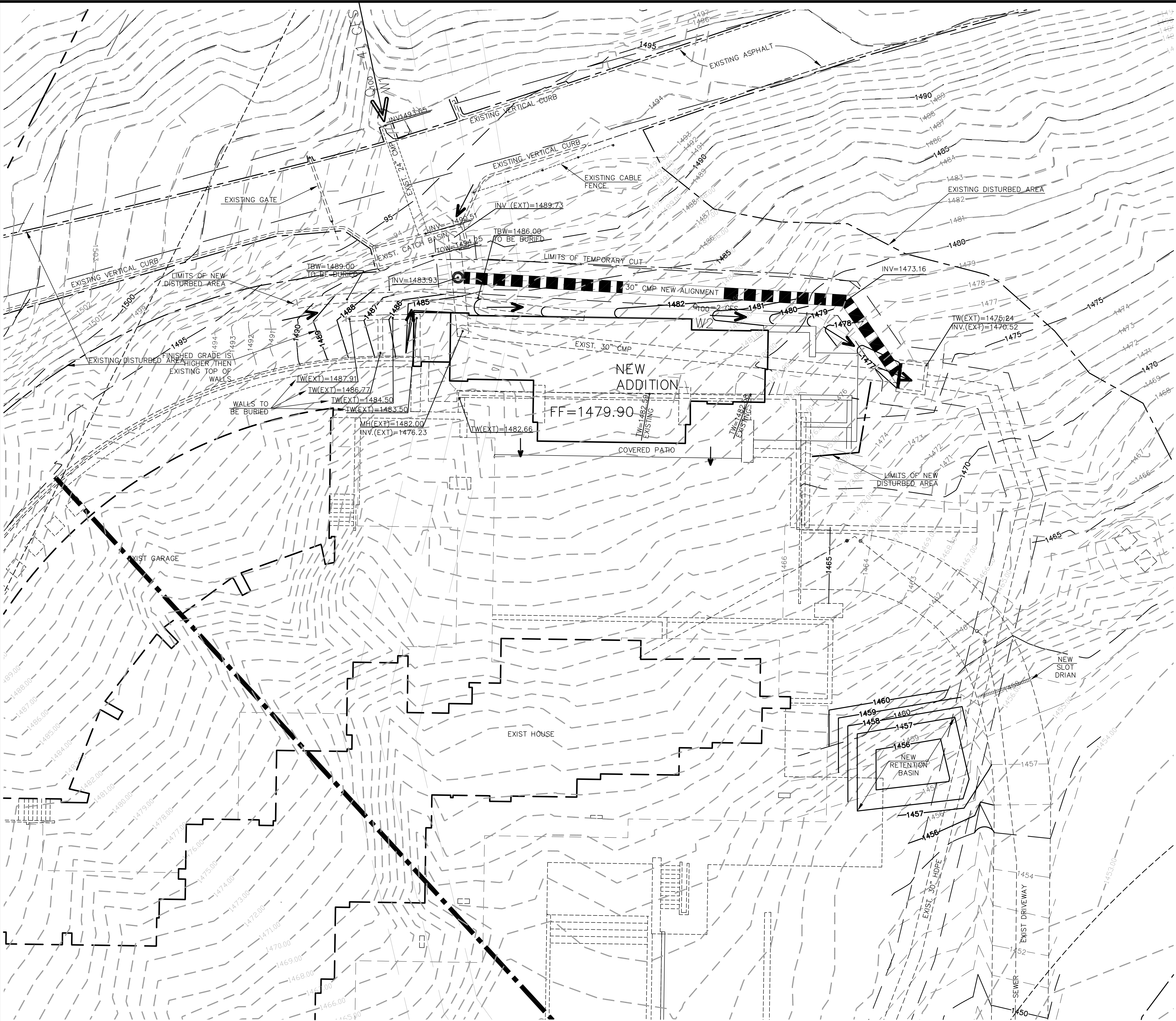
EXISTING DISTURBED AREA

EXISTING DISTURBED AREA

EXISTING DISTURBED AREA

EXISTING DISTURBED AREA

EXISTING DISTURBED AREA



UTILITY NOTE:
UTILITIES TO BE CONNECTED FROM EXISITNG HOUSE

STORMWATER STORAGE:

V_{req} =required retention volume (C.F.) Use Greater of:
Pre VS. Post:
 $V_{req}=\Delta C(P/12)A$
C=Runoff Coefficient
 $\Delta C=0.95-0.45=0.5$ for impervious area. i.e. roofs, concrete, pavement.
 $\Delta C=0.50-0.45=0.05$ for pervious area. Disturbed soil

P=Rainfall depth for the 100-year 2-hour storm event(in per hour)
P=2.22 in./hr. for the lot location
A=developed runoff area s.f.
A=1,418 impervious
A=1,405 pervious

$V_{req}=[0.50x(2.22/12)x1,418]+[0.05x(2.22/12)x1,405]$
 $V_{req}=145$ C.F.
First Flush:
 $V_{req}=(1/12)A$
 $V_{req}=(1/12)2,823$
 $V_{req}=235$ c.f.-Use First Flush

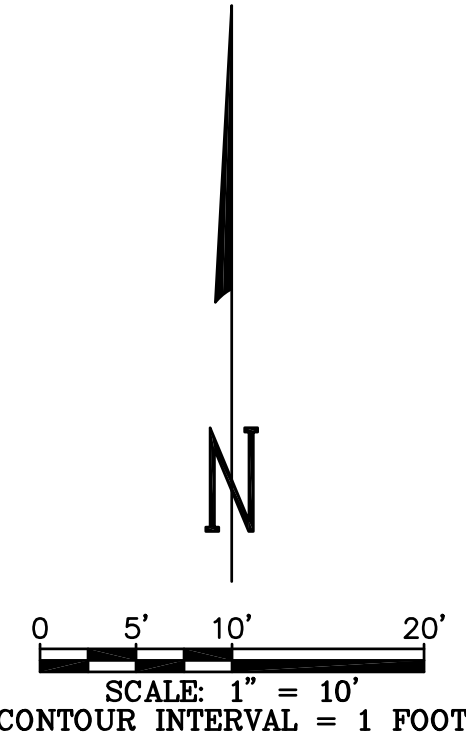
V_{prov} =provided retention volume (C.F.)
 $V_{prov}=\frac{\text{area of top of basin}+\text{area of bottom of basin}}{2} \times \text{basin depth}$

$V_{prov}=\frac{382+181}{2} \times 1.0$
 $V_{prov}=281$ C.F. > $V_{req}=235$ C.F.

RETENTION BASIN PROPERTIES:
VOL.(PROV.)= 235 C.F.
BOTTOM ELEV.=1456.00
TOP ELEV.=1457.00
DEPTH=1.0'
SIDE SLOPES=4(H):1(V)

ENGINEERS CERTIFICATION:

THIS IS TO CERTIFY THAT THE ENGINEERING INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION.



GRAHAM SURVEYING & ENGINEERING INC.
Civil Engineers & Land Surveyors
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