

MATTHEW THOMAS  
*architecture*  
L.L.C.

May 15, 2026

Subject: 4541 E. Foothills Drive (Edwards Residence)

Hillside Chair and Town of Paradise Valley Staff,

Ernie and Linda Edwards are planning a minor remodel and addition to their home located in Tatum Canyon at 4541 E. Foothills Drive. They intend to leave the existing roof structure in place on both the main house and the detached guest house. They are going to cut the eaves back some on the main house – reducing the lot coverage. They are going to construct additions to the main house under the existing covered patio (no increase to lot coverage) of 212 SF. Furthermore, two minor areas of existing non-livable space will be converted to livable (6 SF at the detached guest house and 47 SF at the main house) - again with no increase in lot coverage. The footprint of the guest house is not changing; however, it will have all new doors and windows with some being in new openings and with new smooth stucco with color to match the main house. Neither the foam roof nor the height of the guest house is being modified. They intend to revise the entire landscape and hardscape for the property – including removing all the existing palm trees and installing new plant material, removing and replacing all landscape lighting and adding new retaining walls. The existing pool barrier walls/gates will remain. The existing pool and spa will be removed, and a new pool and spa will be constructed. The exposed aggregate driveway will remain at the existing slope and grade yet be replaced. The exterior materials palette of the home and all exterior lighting will be updated to meet the current hillside guidelines.

If you have any questions, please call me at 602-301-3618.

Sincerely,



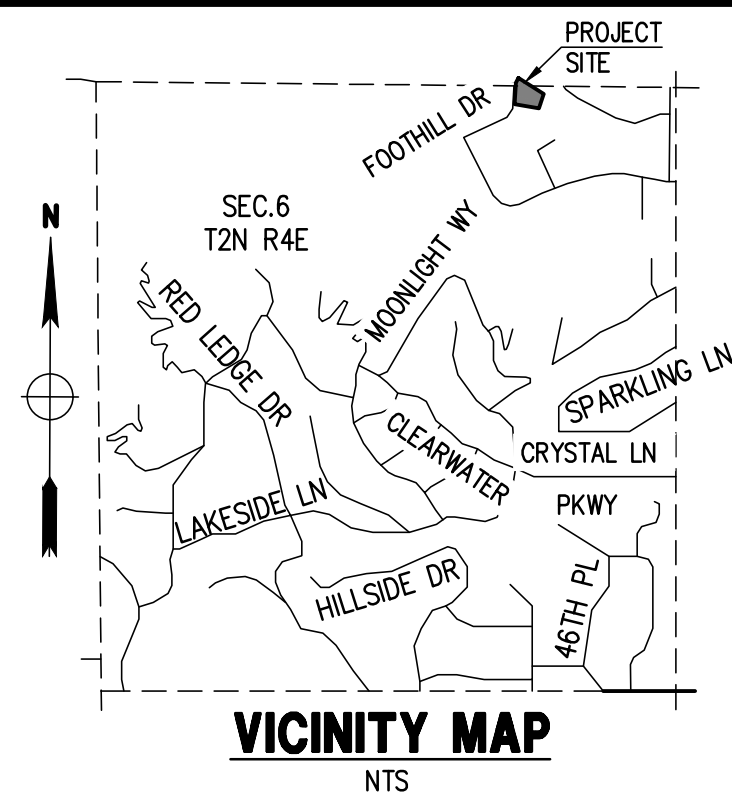
Matthew S. Thomas, AIA: 602-301-3618: [matt@mtarchitecture.com](mailto:matt@mtarchitecture.com)

# BOUNDARY & TOPOGRAPHIC SURVEY

## 4541 E FOOTHILL DR., PARADISE VALLEY, AZ 85253

### LOT 8 - TATUM CANYON

A SUBDIVISION PLAT RECORDED IN BOOK 177 OF MAPS, PAGE 07, MCR.,  
 LOCATED IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T.2N, R.4E  
 OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



#### SITE DATA

APN: 169-11-067  
 ADDRESS: 4541 E FOOTHILL DR.,  
 PARADISE VALLEY, AZ 85253  
 ZONING: R-43 (HILLSIDE)  
 LOT AREA: 46,718 S.F. (1.073 AC.)  
 OS #: 24-38

#### OWNER

ERNEST J AND LINDA A EDWARDS  
 17542 GRAND ESTE WAY  
 BOCA RATON, FL 33496

#### BASIS OF BEARINGS

THE CALCULATED MONUMENT LINE OF FOOTHILL DR, THE BEARING OF WHICH IS S41°06'06"W.

#### BENCHMARK

PK NAIL IN ROAD AT THE INTERSECTION OF DESERT JEWEL DR AND N RIDGEVIEW DRIVE  
 HAVING AN ELEVATION OF 1430.95 NAVD 88 DATUM, GDACS# 24502-83

#### LEGAL DESCRIPTION

LOT 8, OF TATUM CANYON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE  
 OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK  
 177 OF MAPS PAGE 7.

#### GENERAL NOTES

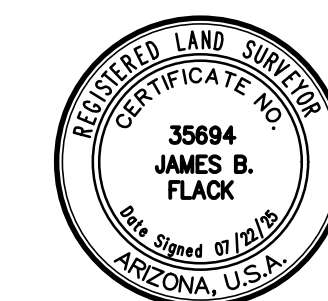
- THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN, AND HAS ACCESS TO OR FROM A DEDICATED ROADWAY.
- THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES AS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES, NOT SHOWN ON THIS DRAWING. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED ON BOOK 177 OF MAPS, PAGE 07 AND WARRANTY DEED REC. DOC. 2025-0186893, RECORDS OF MARICOPA COUNTY, ARIZONA.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH WOULD AFFECT THIS PARCEL.
- ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- ON-SITE PLANT INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SURVEYOR ASSUMES NO LIABILITY FOR THE EVALUATION, SALVAGEABILITY, REMOVAL AND/RELOCATION OF ON-SITE PLANT MATERIALS.
- ALL MEASURED BEARINGS AND DISTANCES EQUAL RECORD UNLESS NOTED OTHERWISE. THE SURVEY MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ANY AERIAL MAPS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT THE EXACT CURRENT CONDITIONS.
- BUILDING SETBACKS FOR THIS PROPERTY ARE PER TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR R-43 SINGLE FAMILY DISTRICT & RECORDED SUBDIVISION PLAT. OWNER OR OWNERS ARCHITECT TO VERIFY SETBACKS WITH CITY OR ANY HOA JURISDICTION.

#### SURVEY REFERENCES

- WARRANTY DEED RECORDED IN DOC. NO. 2025-0186893, M.C.R.
- RECORDED PLAT PER BOOK 177 OF MAPS, PAGE 07, M.C.R.

#### CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT "MINIMUM STANDARDS FOR ARIZONA BOUNDARY AND TOPOGRAPHIC SURVEYS", AND THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION IN THE MONTH OF JULY, 2025.



JAMES FLACK, RLS

07/22/25  
DATE

#### LEGEND

- CALCULATED POINT
- FOUND REBAR OR AS NOTED
- PROPERTY LINE
- - - EASEMENT LINE
- MONUMENT LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX
- SEWER MANHOLE
- SEWER CLEANOUT
- ELECTRIC METER
- A/C UNIT
- GAS METER
- BOULDER
- TELEPHONE PEDESTAL
- TRANSFORMER
- CATV, PHONE
- SEWER LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- CHAINLINK FENCE

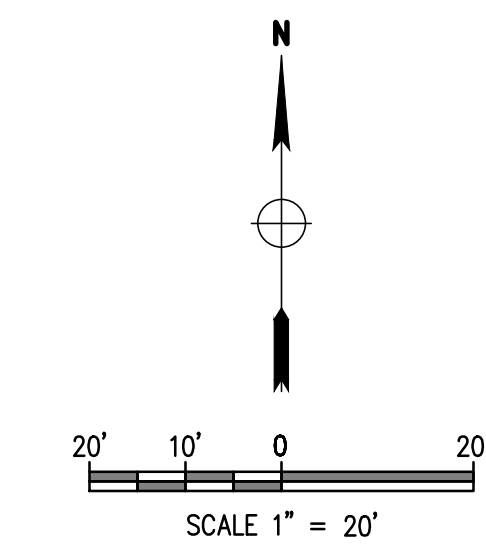
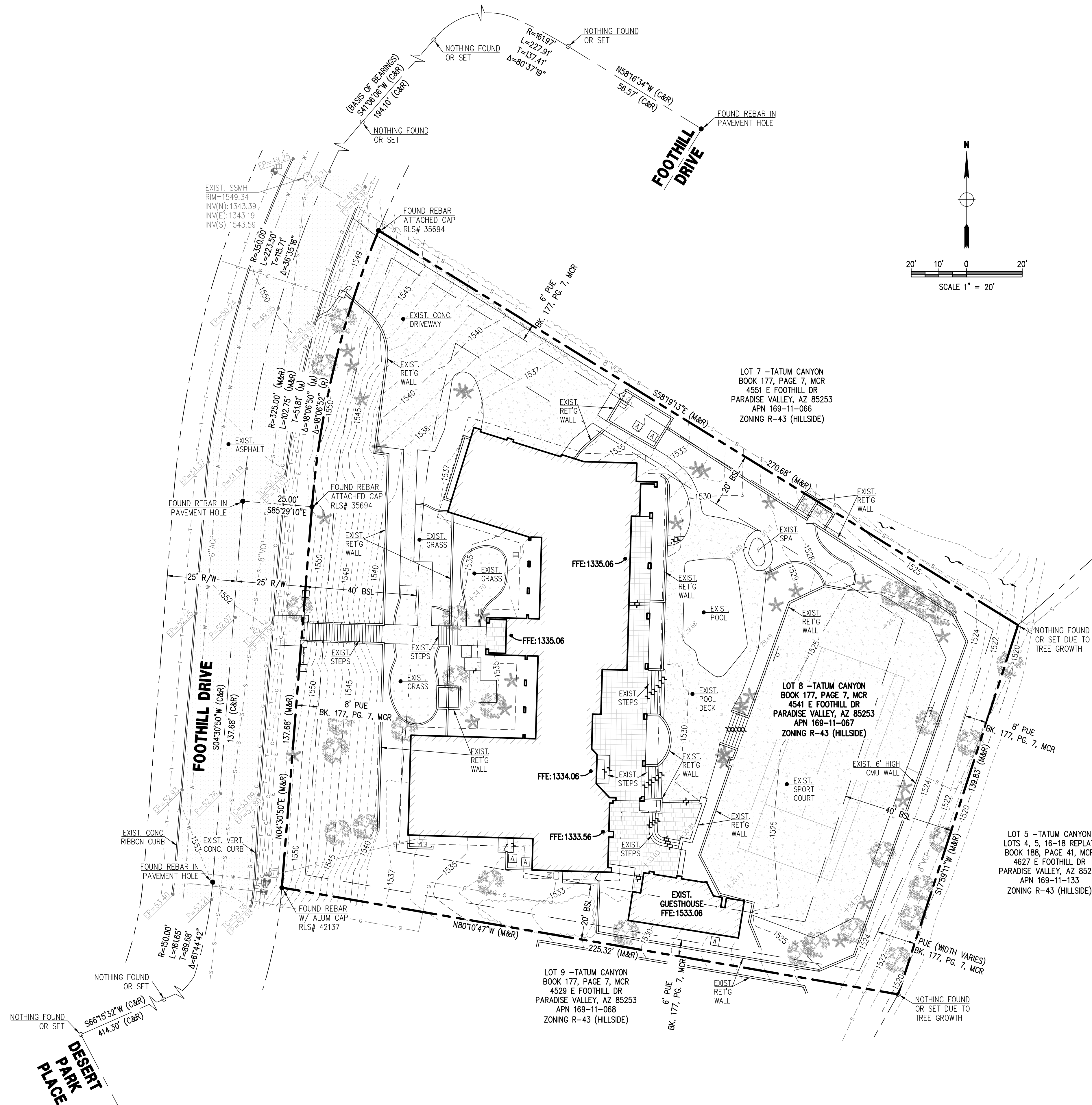
- - - 1540 - EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION
- TREE
- PALM TREE
- PALO VERDE
- SAGUARO
- OLEANDERS

#### ABBREVIATIONS

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

#### UTILITIES

WATER: EPCOR  
 SANITARY SEWER: TOWN OF PARADISE VALLEY  
 ELECTRIC: APS  
 TELEPHONE: CENTURY LINK, COX COMMUNICATIONS  
 NATURAL GAS: SOUTHWEST GAS  
 CABLE TV: CENTURY LINK, COX COMMUNICATIONS

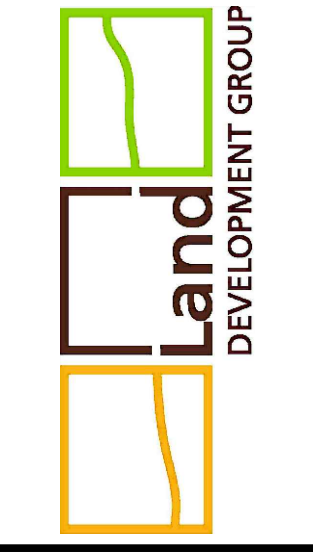


DATE: 07/22/25	DESIGNED BY: NP	CHECKED BY: JF
JOB: 2506224	DRAWN BY: DW	PLOT DATE: 07/22/25
SCALE: 1"=20'	VERSION: 1.1	
REVISIONS:		

**BOUNDARY & TOPOGRAPHIC SURVEY MAP**

**LOT 8 - TATUM CANYON  
 4541 E FOOTHILL DR.,  
 PARADISE VALLEY, AZ 85253**

P. 602.889.1984 | F. 602.445.9482  
 8808 N CENTRAL AVE., SUITE 208  
 PHOENIX, AZ 85020  
 PHOENIX@LDGENG.COM



### TOWN OF PARADISE VALLEY NOTES

- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC.
- PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE, ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR TO INSPECTION.
- WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES FOR FUTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED UPON FIXTURES INSTALLED.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 100B 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 TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
- POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
- SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION. 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.
- 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.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- SOILS COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR BUILDING PADS THAT HAVE ONE (1) FOOT OR MORE OF FILL MATERIAL INDICATED. THIS INFORMATION MUST BE SUPPLIED PRIOR TO REQUEST FOR FINAL INSPECTION.
- TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
- LOWEST FLOOR ELEVATION CERTIFICATE (LFE) IS REQUIRED AND SHALL BE UPLOADED TO YOUR PERMIT DOCUMENTS PRIOR TO SCHEDULED SHEAR INSPECTION.
- REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
- 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.
- CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- 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.
- 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.
- 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.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
- ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE TOWN ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE IBC BY THE ICC. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- 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.
- ON DEMOLITION, GRADING, REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE TIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
- ALL PERMITTEES MUST POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, AND ADDRESS OF PROJECT.
- WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST TO FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
- CLEAR ACCESS FOR FIGHTING 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.
- 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.
- BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #61 IMPOSES RESTRICTIONS ON CONSTRUCTION WORK ON SATURDAYS, SUNDAYS AND MAJOR BUSINESS HOLIDAYS. HILLSIDE PROJECTS MAY HAVE ADDITIONAL RESTRICTIONS. EQUIPMENT WITH AUDIBLE REVERSE DIRECTION WARNINGS MUST NOT BE OPERATED PRIOR TO 7:00 A.M.
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARSHIP TOWN APPROVAL IS OBTAINED.
- 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 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.
- THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY CONTROL GATES. THE KEY SWITCH SHALL BE INSTALLED IN A LOCATION ON THE GATE CONTROL PANEL THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE PARADISE VALLEY BUILDING DEPARTMENT.
- 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.
- 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.
- AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
- FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRIABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

### ENGINEERS NOTES

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC SEC. 1803 AND APPENDIX J.
- 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10' U.N.O.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- 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.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- 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.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
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- 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.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
- ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE TOWN ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE IBC BY THE ICC. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- 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.
- ON DEMOLITION, GRADING, REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE TIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
- ALL PERMITTEES MUST POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, AND ADDRESS OF PROJECT.
- WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST TO FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
- CLEAR ACCESS FOR FIGHTING 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.
- 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.
- BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #61 IMPOSES RESTRICTIONS ON CONSTRUCTION WORK ON SATURDAYS, SUNDAYS AND MAJOR BUSINESS HOLIDAYS. HILLSIDE PROJECTS MAY HAVE ADDITIONAL RESTRICTIONS. EQUIPMENT WITH AUDIBLE REVERSE DIRECTION WARNINGS MUST NOT BE OPERATED PRIOR TO 7:00 A.M.
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARSHIP TOWN APPROVAL IS OBTAINED.
- 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 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.
- THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY CONTROL GATES. THE KEY SWITCH SHALL BE INSTALLED IN A LOCATION ON THE GATE CONTROL PANEL THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE PARADISE VALLEY BUILDING DEPARTMENT.
- 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.
- 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.
- AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
- FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRIABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

### FIRE SPRINKLER SYSTEM

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

### UTILITIES

WATER: EPOR  
SANITARY SEWER: TOWN OF PARADISE VALLEY  
ELECTRIC: APS  
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS  
NATURAL GAS: SOUTHWEST GAS  
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

### SHEET INDEX

- C-1 COVER SHEET
- C-2 IMPROVEMENT PLAN
- C-3 DETAILS

## GRADING & DRAINAGE PLAN

### EDWARDS RESIDENCE

4541 E FOOTHILL DR., PARADISE VALLEY, AZ 85253

### LOT 8 - TATUM CANYON

A SUBDIVISION PLAT RECORDED IN BOOK 177 OF MAPS, PAGE 07, MCR,  
LOCATED IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

#### LEGEND

○	CALCULATED POINT
●	FOUND REBAR OR AS NOTED
---	PROPERTY LINE
---	EASEMENT LINE
---	MONUMENT LINE
WM	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT
☐	MAILBOX
⊕	SEWER MANHOLE
⊕	SEWER CLEANOUT
⊕	ELECTRIC METER
A/C UNIT	A/C UNIT
GAS METER	GAS METER
BOULDER	BOULDER
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
TRANSFORMER	TRANSFORMER
CATV, PHONE	CATV, PHONE
SEWER LINE	SEWER LINE
GAS LINE	GAS LINE
WATER LINE	WATER LINE
ELECTRIC LINE	ELECTRIC LINE
CHAINLINK FENCE	CHAINLINK FENCE
---	EXISTING CONTOUR
---	EXIST. DRAINAGE FLOW
---	EXIST. SPOT ELEVATION
TREE	TREE
PALM TREE	PALM TREE
PALO VERDE	PALO VERDE
SAGUARO	SAGUARO
OLEANDERS	OLEANDERS
---	PROPOSED SPOT ELEVATION
---	PROPOSED CONTOUR
---	EXISTING DISTURBED AREA
---	PROPOSED DISTURBED AREA
---	STORM DRAIN PIPE
☐	CATCH BASIN
---	RETAINING WALL
TP:XX.XX TW:XX.XX TRW:XX.XX TP:XX.XX BW:XX.XX TF:XX.XX	TOP OF PARAPET TOP OF WALL TOP OF RETAINING WALL FINISH GRADE BOTTOM OF WALL TOP OF FOOTING

#### ABBREVIATIONS

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

### UTILITIES NOTES

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

### DISTURBED AREA CALCULATIONS

EXISTING LOT AREA:	46,718 S.F. (1.073 AC.)
AREA UNDER ROOF:	11,200 SF
FLOOR AREA RATIO:	24.0% < 25%
BUILDING PAD SLOPE:	28.1%
VERTICAL:	30.8 FT
HORIZONTAL:	252 FT
ALLOWABLE DISTURBED AREA:	42.81%
ALLOWABLE DISTURBED AREA:	19,999.98 S.F.
EXISTING DISTURBED AREA:	100%
EXISTING DISTURBED AREA:	46,718 S.F.
PROPOSED DISTURBANCE:	40,388 S.F.*
TOTAL LIVABLE FOOTPRINT:	6,836 S.F.
ATTACHED GARAGE FOOTPRINT:	1,138 S.F.
RETENTION BASIN CREDIT 950%:	0 S.F.
RESTORED AREAS (EXCL. RET. BASINS):	0 S.F.
NET DISTURBED AREA:	38,744 S.F. (77.4%)
PERCENT OF LOT STEEPER THAN NATURAL GRADE (5% MAX.):	6,426 S.F. (1.88%)
VOLUME OF CUT:	233 C.Y.
VOLUME OF FILL:	762 C.Y.
TOTAL CUT/FILL:	995 C.Y.
HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE.	
GRADING PERMIT FEE:	\$1,032
(\$168 FIRST 100 CY / \$96 EA. ADDITIONAL 100 CY).	
ASSURANCE AMOUNT:	\$36,120
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.	
* ALL PROPOSED DISTURBANCE IS LOCATED ENTIRELY WITHIN THE EXISTING DISTURBED AREA. NO NEW DISTURBANCE IS PROPOSED WITH THIS PLAN.	

### EARTHWORK QUANTITIES

CUT:	233 C.Y.
FILL:	762 C.Y.
NET FILL:	529 C.Y.

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. NO SHRINK OR SWELL IS ASSUMED. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

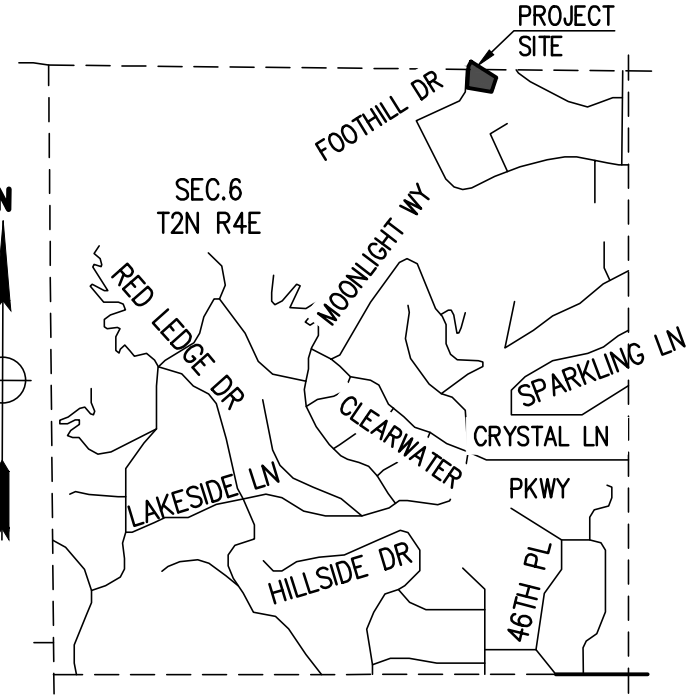
### GRADING SPECIFICATIONS

- EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
- 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.
- COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE SOILS REPORT.
- 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 SIEVE	.....	35% TO 70%
PERCENT PASSING NO. 20 SIEVE	.....	25% MAX.
PLASTICITY INDEX	.....	10% MAX.
- CUT-SLOPES: MAXIMUM ROCK CUT SLOPE TO BE 1.0 FEET HORIZONTAL TO 3.0 FEET VERTICAL PER GEOTECHNICAL STUDY.
- FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.
- COMPACTION FILL MATERIAL MUST BE PLACED ON LEVELLED BENCHES OUT TO UNDISTURBED EXISTING HILLSIDE. PLACE FILL IN HORIZONTAL LIFTS OF THICKNESS COMPATIBLE WITH THE COMPACTION EQUIPMENT USED. COMPACT TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM A.S.T.M. DENSITY AT THE OPTIMUM MOISTURE CONTENT OF ± 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.
- 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.
- ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VISUAL CONTINUITY.
- 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.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES. 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.
- CONSTRUCTION STAKING AND/OFF FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

### DRAINAGE STATEMENT

- ULTIMATE STORM OUTFALL IS AT THE SOUTHEASTERLY PROPERTY CORNER AT ELEVATION OF 1520.20.
- NEW ADDITIONS OF EXISTING SINGLE FAMILY RESIDENCE, NEW DRIVEWAY, NEW POOL & SPA AND SITE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT.
- PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
- HISTORIC DRAINAGE PATTERNS ARE RESTORED AND PRESERVED.
- 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.
- PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT.
- CHECK DAMS, RIPRAP AND BOULDERS ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.
- ON-SITE RETENTION IS PROVIDED FOR THE FIRST FLUSH STORM EVENT FOR THE LIMITS OF DISTURBANCE.



### VICINITY MAP

**OWNER**  
ERNEST J AND LINDA A EDWARDS  
17542 GRAND ESTE WAY  
BOCA RATON, FL 33496

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

**ARCHITECT**  
MATTHEW THOMAS ARCHITECTURE, LLC  
SCOTTSDALE, ARIZONA  
CONTACT: MATT THOMAS  
P: 602.301.3618  
MATT@TARCHITECTURE.COM

**LANDSCAPE ARCHITECT**  
DONNA M. WINTERS & ASSOCIATES, LLC  
LANDSCAPE DESIGN AND PLANNING  
21602 N 21ST AVE.,  
PHOENIX, AZ 85027  
P: 480-483-7289

**SITE DATA**  
APN: 169-11-067  
ADDRESS: 4541 E FOOTHILL DR., PARADISE VALLEY, AZ 85253  
ZONING: R-43 (HILLSIDE)  
LOT AREA: 46,718 S.F. (1.073 AC.)  
QS #: 24-38  
AREA SUMMARY  
EXIST. DISTURBED AREA: 46,718 S.F. (1.073 AC.)  
PROPOSED DISTURBANCE: 40,388 S.F. (0.927 AC.)\*  
\* ALL PROPOSED DISTURBANCE IS LOCATED ENTIRELY WITHIN THE EXISTING DISTURBED AREA. NO NEW DISTURBANCE IS PROPOSED WITH THIS PLAN.

**LEGAL DESCRIPTION**  
LOT 8, OF TATUM CANYON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 177 OF MAPS PAGE 7.

**BASIS OF BEARINGS**  
THE CALCULATED MONUMENT LINE OF FOOTHILL DR, THE BEARING OF WHICH IS S41°06'06"W.

**BENCHMARK**  
PK NAIL IN ROAD AT THE INTERSECTION OF DESERT JEWEL DR AND N RIGDEVINE DRIVE HAVING AN ELEVATION OF 1430.95 NAVD 88 DATUM, GDACS# 24502-83

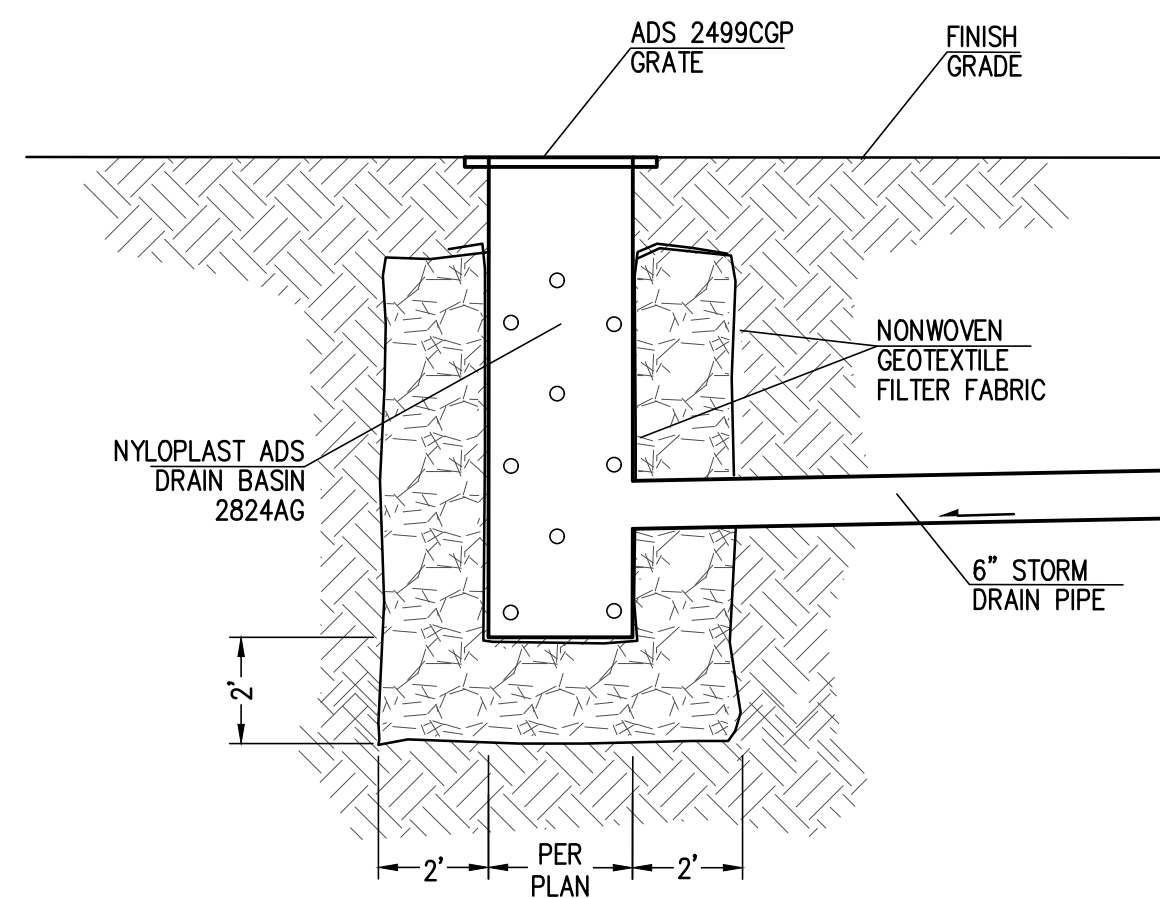
**FINISH FLOOR CERTIFICATION**  
I HEREBY CERTIFY THAT FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAN OF 1334.06, 1335.06 AND 1333.56 IS MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION OF 1332.50 ACCORDING TO THE TOWN OF PARADISE VALLEY CODE OF ORDINANCE.

*Nick Prodanov*  
REGISTERED CIVIL ENGINEER  
05/26/26  
DATE

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

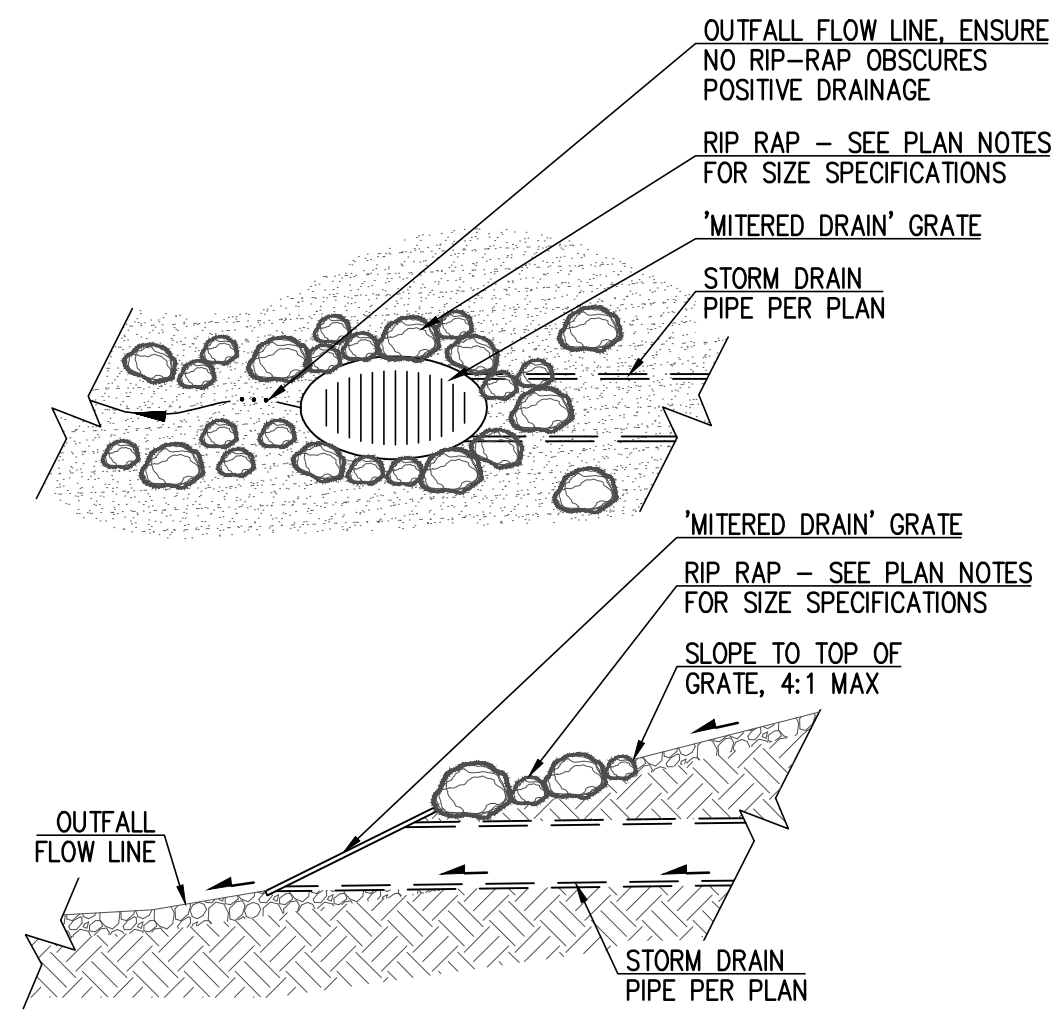
TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
TOWN OF PARADISE VALLEY





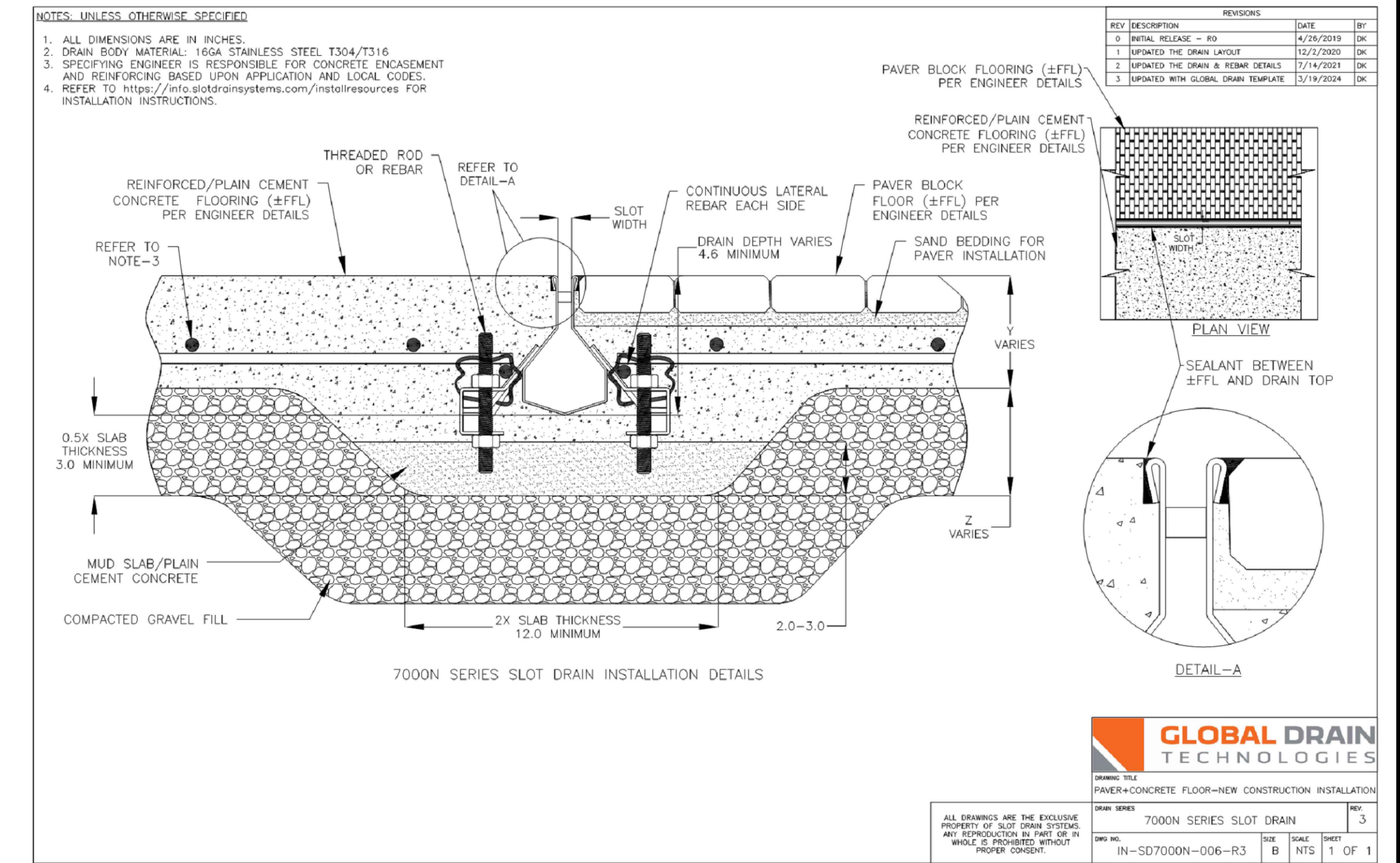
**BUBBLER OUTLET DRAIN DETAIL**

NYLOPLAST ADS DRAIN BASIN 2824AG WITH ADS 2499CGP GRATE OR APPROVED EQUAL. DRILL MULTIPLE 3/4" DIA. HOLES ON THE BOTTOM AND WALLS OF THE BASIN AND INSTALL BASIN ON A 4" THICK AASHTO #4 ANGULAR ROCK BED (NOMINAL SIZE DISTRIBUTION 3/4"-2"). COMPLETELY WRAP ANGULAR ROCK BED AND DRAIN BASIN FROM ALL SIDES WITH AN APPROVED NONWOVEN GEOTEXTILE FILTER FABRIC.



**PIPE OUTLET DETAIL**

N.T.S.

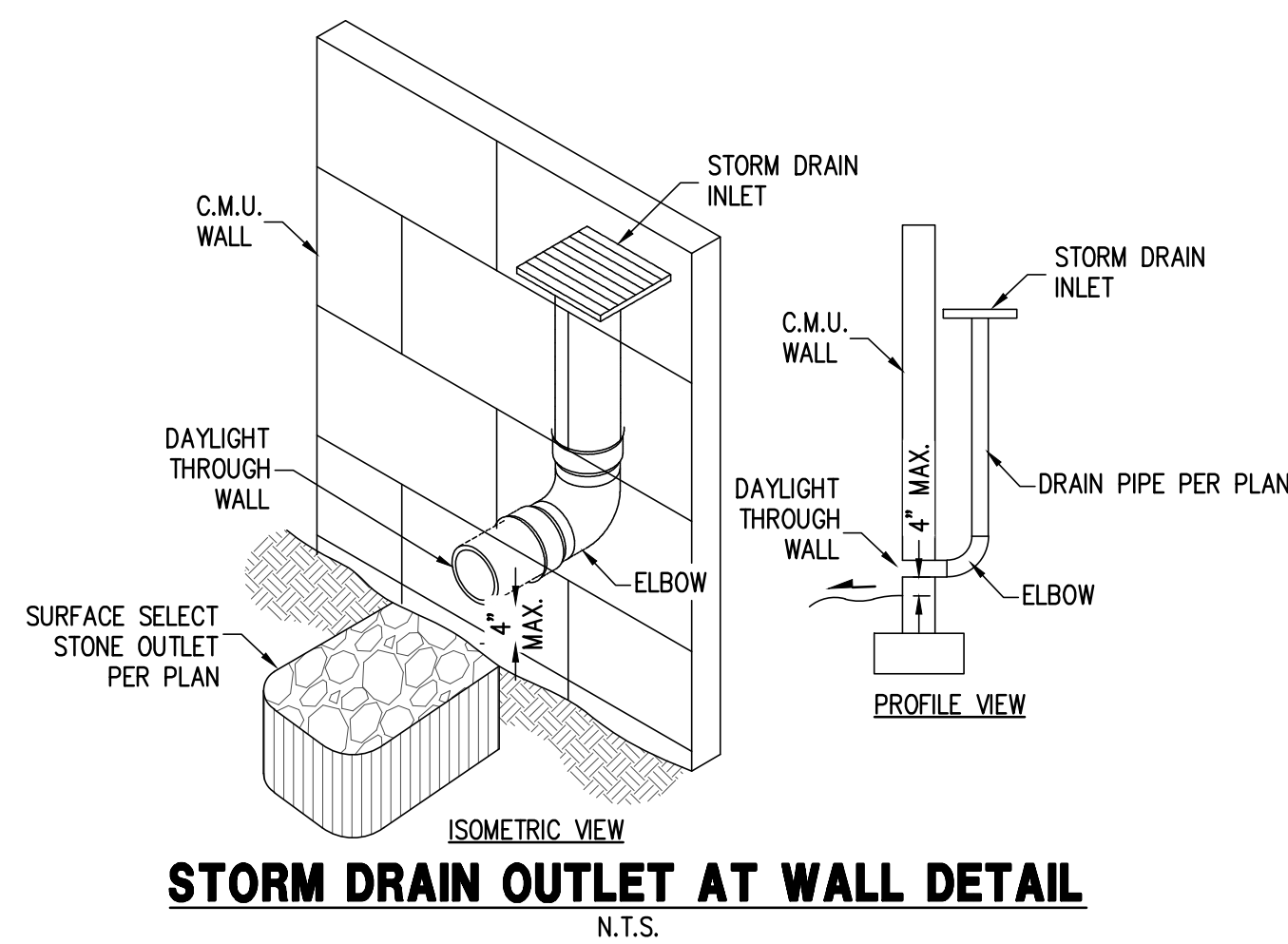


**GLOBAL DRAIN TECHNOLOGIES**

7000N SERIES SLOT DRAIN

REV. 3

IN-SD7000N-006-R3



**STORM DRAIN OUTLET AT WALL DETAIL**

N.T.S.

**NDS**  
We put water in its place

NDS, INC.  
851 NORTH HARVARD AVE.  
LINDSAY, CA 93247  
TOLL FREE: 1-800-726-1994  
PHONE: (559) 562-9888  
FAX: (559) 562-4488  
www.ndspro.com

**SECTION**

3/4" GRAVEL BASE 4" TO 6" DEEP BELOW BASIN TO PREVENT STANDING WATER.

**NOTES:**

- NDS ADAPTERS THAT FIT THIS BASIN ARE AS FOLLOWS. #1242, #1243, #1245 #1266 & #1889 USE #1206 IF PLUGGING AN OUTLET.
- PERFORATIONS ON NON OPEN SIDES AND BTM. TO BE CUT OUT WHEN ADDING EXTRA OUTLETS.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

**SQUARE CATCH BASIN**

12" SQUARE CATCH BASIN PLUMBING CONNECTIONS

**1200NGB™** Next Generation Catch Basin

The 1200NGB™ Next Generation Catch Basin is a 12" x 12" catch basin with unique inlet/outlets adjustable to three positions. The basin can accept pipe at various elevations and sizes using universal outlet adapters to accommodate the job's needs. The inlet/outlet slides are connected after the inlet/outlet elevation is chosen. The 1200NGB™ allows for greater flexibility during drainage installations, saving time and money.

**1245 Offset Universal Outlet: Further Flexibility**

Maximize inlet/outlet adjustability in 3/4" increments by using the Offset Universal Outlet, NDS Part #1245, which increases adjustability up to 9 vertical positions.

**1200NGB** + **1245 Offset Universal Outlet** = **Nine Outlet Height Options**

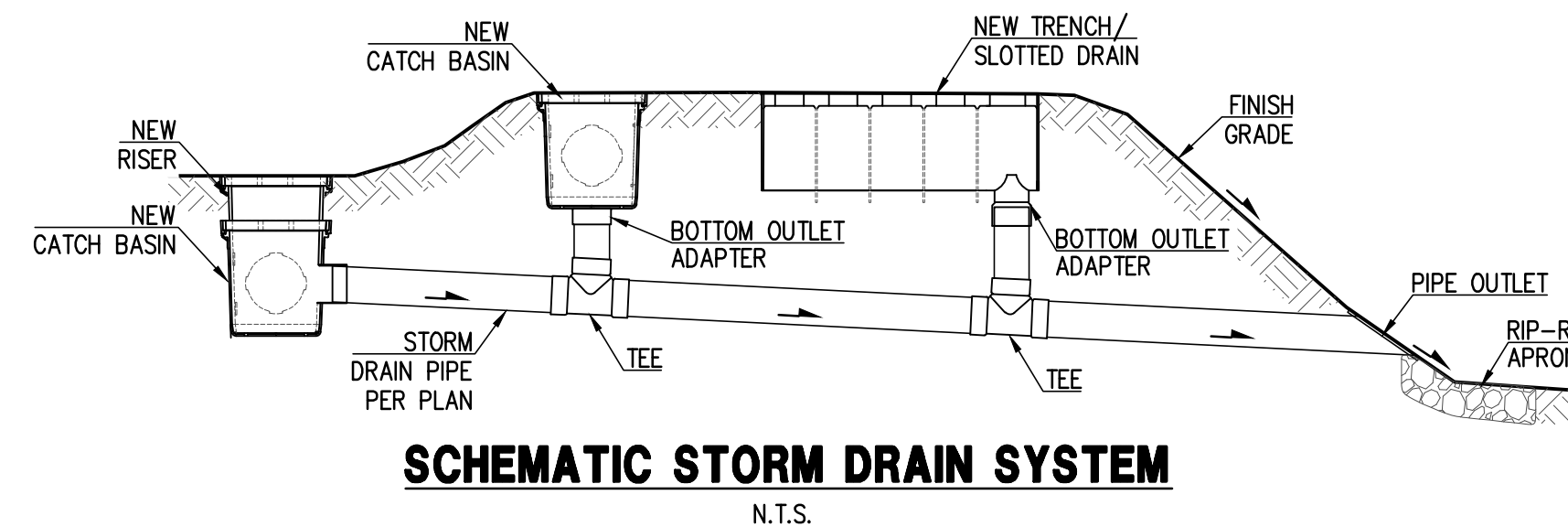
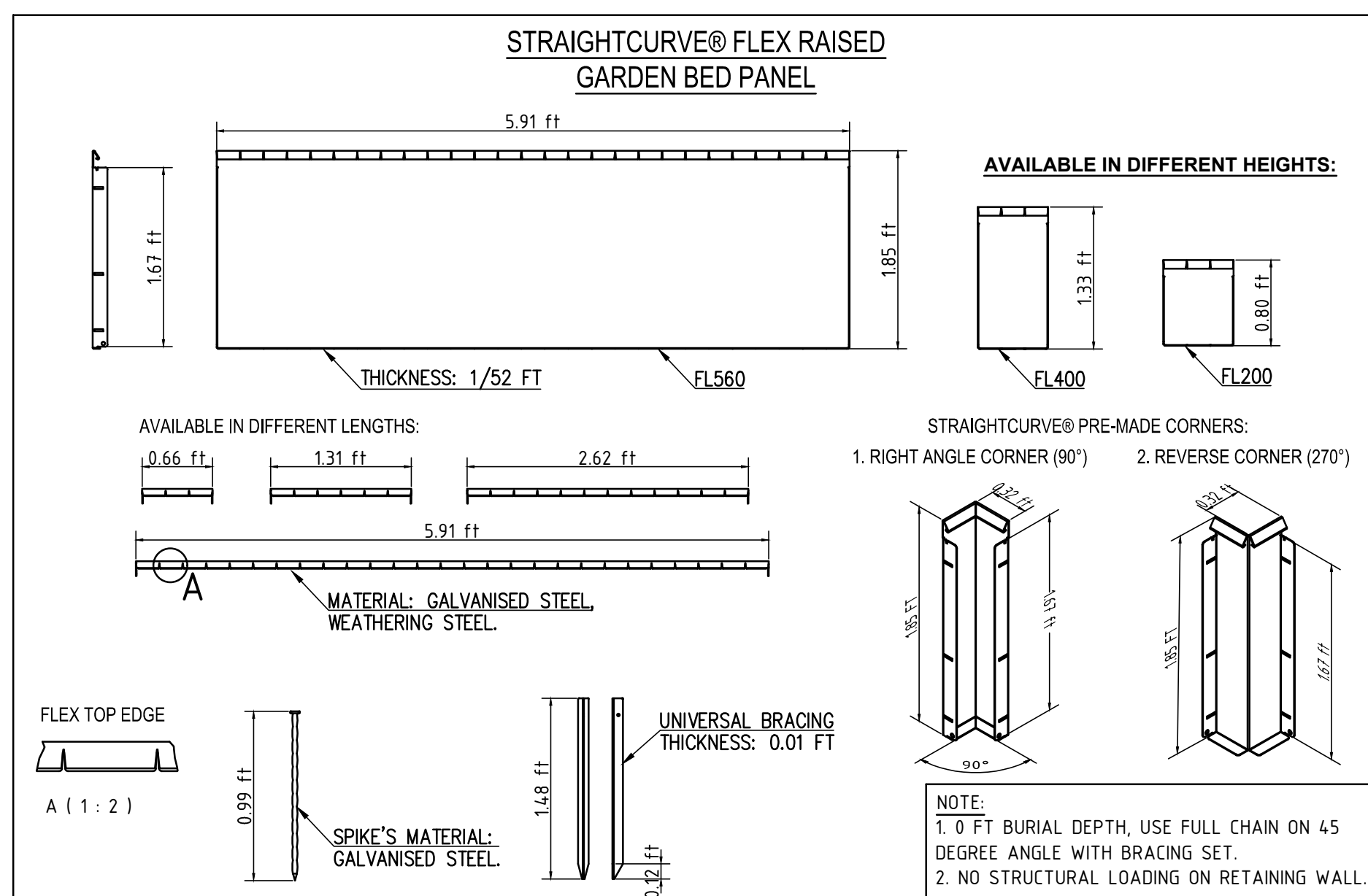
**BOTTOM FEATURES TO ELIMINATE STANDING WATER**

- Bottom Cut out for Universal Outlet
- 1/2" Drain Holes
- No bottom Option

851 N. Harvard Avenue  
Lindsay, CA 93247  
902-726-1994  
nds@ndspro.com

Visit [ndspro.com](http://ndspro.com) for specs, detail drawings, and case studies

**NDS**  
WE PUT WATER IN ITS PLACE



**SCHEMATIC STORM DRAIN SYSTEM**

N.T.S.

**RIP-RAP GRADATION TABLE**

PERCENT PASSING	SIZE	D50 CLASS, INCHES				
		4	6	8	12	18
100 TO 90	1.5 D50	6	8	12	18	
85 TO 70	1.3 D50	5	7	10	16	
50 TO 30	1.0 D50	4	6	8	12	
15 TO 5	0.67 D50	3	4	6	8	
5 TO 0	0.50 D50	2	3	4	6	

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

**ARIZONA811**

Call 811 or click Arizona811.com

DATE: 05/26/26  
JOB: 2506224  
VERSION: 2.2  
PLOT DATE: 05/26/26

SCALE: N.T.S.  
DESIGNED BY: NP  
DRAWN BY: ZA  
CHECKED BY: JL

REVISIONS:

**GRADING & DRAINAGE PLAN DETAILS**

**EDWARDS RESIDENCE**  
4541 E FOOTHILL DR.,  
PARADISE VALLEY, AZ 85253

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

**Land DEVELOPMENT GROUP**

REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
41005  
NICKOLA J. PRODANOV  
PHOENIX, AZ  
LICENSE # 11318

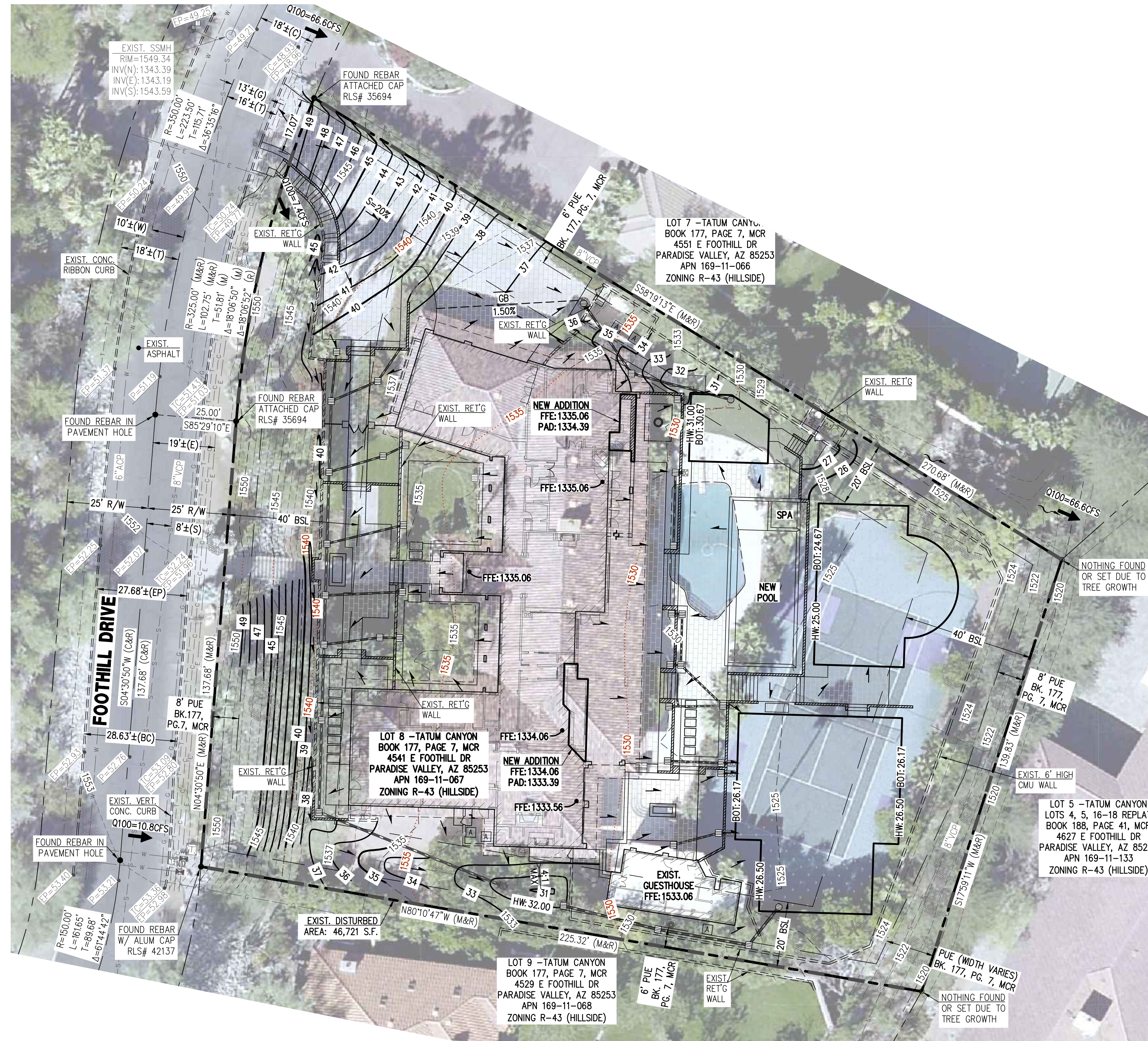
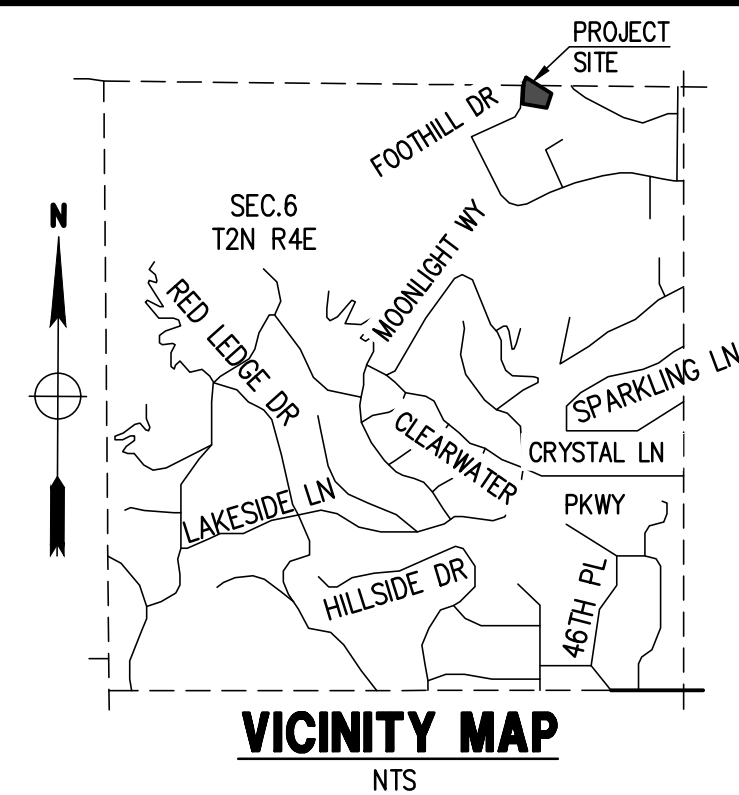
**C-3**  
3 OF 3

# AERIAL MAP EXHIBIT EDWARDS RESIDENCE

## 4541 E FOOTHILL DR., PARADISE VALLEY, AZ 85253

### LOT 8 - TATUM CANYON

A SUBDIVISION PLAT RECORDED IN BOOK 177 OF MAPS, PAGE 07, MCR.,  
LOCATED IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**OWNER**  
ERNEST J AND LINDA A EDWARDS  
17542 GRAND ESTE WAY  
BOCA RATON, FL 33496

**ARCHITECT**  
MATTHEW THOMAS ARCHITECTURE, LLC  
SCOTTSDALE, ARIZONA  
CONTACT: MATT THOMAS  
P: 602.301.3618  
MATT@MTARCHITECTURE.COM

**SITE DATA**  
APN: 169-11-067  
ADDRESS: 4541 E FOOTHILL DR.,  
PARADISE VALLEY, AZ 85253  
ZONING: R-43 (HILLSIDE)  
LOT AREA: 46,718 S.F. (1.073 AC.)  
QS #: 24-38

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

**LANDSCAPE ARCHITECT**  
DONNA M. WINTERS & ASSOCIATES, LLC  
LANDSCAPE DESIGN AND PLANNING  
21602 N 21ST AVE.  
PHOENIX, AZ 85027  
P: 480-483-7289

**LEGAL DESCRIPTION**

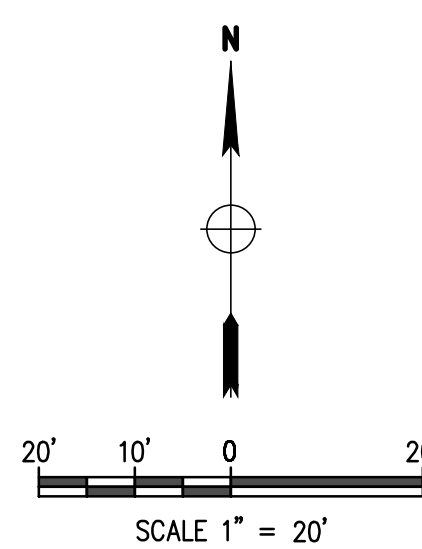
LOT 8, OF TATUM CANYON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 177 OF MAPS PAGE 7.

**BASIS OF BEARINGS**

THE CALCULATED MONUMENT LINE OF FOOTHILL DR, THE BEARING OF WHICH IS S41°06'06" W.

**BENCHMARK**

PK NAIL IN ROAD AT THE INTERSECTION OF DESERT JEWEL DR AND N RIDGEVIEW DRIVE HAVING AN ELEVATION OF 1430.95 NAVD 88 DATUM, GDACS# 24502-83

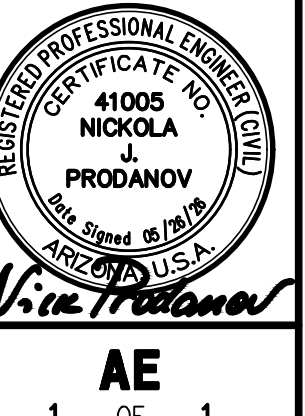


DATE:	05/26/26
DESIGNED BY:	NP
DRAWN BY:	ZA
CHECKED BY:	JL
DATE:	
SCALE:	1"=20'
JOB:	2506224
VERSION:	2.2
PLOT DATE:	05/26/26

**AERIAL MAP EXHIBIT**

**EDWARDS RESIDENCE  
4541 E FOOTHILL DR.,  
PARADISE VALLEY, AZ 85253**

P: 602.889.1984 | F: 602.445.9482  
8808 N CENTRAL AVE., SUITE 288  
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Contact Arizona 811 at least two full working days before you begin excavation  
**ARIZONA811**  
Call 811 or click Arizona811.com

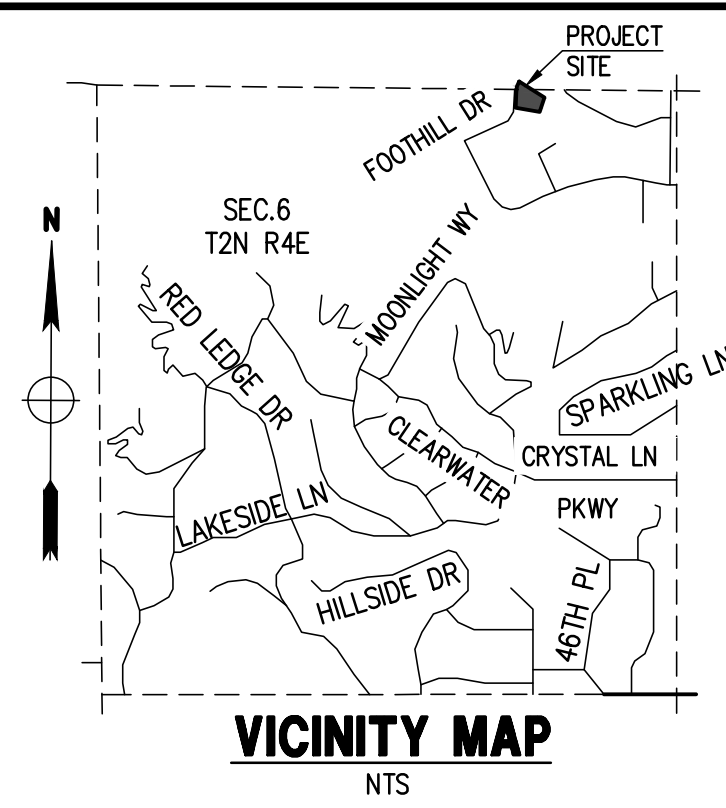
# STORM WATER POLLUTION PREVENTION PLAN

## EDWARDS RESIDENCE

### 4541 E FOOTHILL DR., PARADISE VALLEY, AZ 85253

### LOT 8 - TATUM CANYON

A SUBDIVISION PLAT RECORDED IN BOOK 177 OF MAPS, PAGE 07, MCR.,  
LOCATED IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**NOTE**

- NO WORK OF ANY KIND CAN COMMENCE UNTIL ALL STORM WATER POLLUTION BMP'S ARE IN PLACE AND INSPECTED BY THE TOWN. ONLY UNTIL THE TOWN HAS APPROVED THE STORM WATER BMP'S MAY ANY CONSTRUCTION BEGIN.
- SEDIMENTATION CONTROL DEVICES (SILT BARRIERS) SHALL REMAIN IN PLACE AT ALL TIME. SEDIMENTATION CONTROL DEVICES SHALL BE KEPT IN GOOD REPAIR, INSPECTED MONTHLY, INSPECTED AFTER EACH RAIN EVENT, AND MAINTAINED AS NEEDED BY THE APPLICANT/OWNER.
- SEDIMENTATION CONTROL DEVICE INSPECTION LOG SHALL BE MAINTAINED BY APPLICANT AND/OR OWNER AND MADE AVAILABLE TO THE TOWN UPON REQUEST.

**GENERAL NOTES**

- THIS PROJECT IS SUBJECT TO THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS FOR CONSTRUCTION SITES UNDER THE ENVIRONMENTAL PROTECTION AGENCY (EPA) GENERAL PERMIT FOR ARIZONA. OWNERS, DEVELOPERS, ENGINEERS, AND/OR CONTRACTORS ARE REQUIRED TO PREPARE ALL DOCUMENTS REQUIRED BY THIS REGULATION, INCLUDING BUT NOT LIMITED TO STORM WATER POLLUTION PROTECTION PLAN (SWPPP), NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT).
- A COPY OF THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS PROJECT, TOGETHER WITH A COPY OF THE NOTICE OF INTENT (NOI) AND THIS STORM WATER POLLUTION PROTECTION PLAN (SWPPP), SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW. THOSE ELEMENTS OF THE GRADING AND DRAINAGE PLAN PERTINENT TO OR REFERENCE ON THE SWPPP SHALL BE CONSIDERED A PART OF THE SWPPP.
- COMMUNITY DEVELOPMENT DEPARTMENT'S FIELD INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE AND/OR OFF-SITE CONSTRUCTION BEGINS, AT (480) 348-3692.
- THE OPERATOR SHALL OBTAIN A DUST CONTROL PERMIT FROM MARICOPA COUNTY HEALTH DEPARTMENT AND PERFORM MEASURES AS REQUIRED BY THE PERMIT TO PREVENT EXCESS DUST. ALL PERMITEES MUST SUBMIT A TENTATIVE CONSTRUCTION SCHEDULE AND COMPLETION TIME.
- THE OPERATOR SHALL PERFORM, AT A MINIMUM, A VISUAL INSPECTION OF THE CONSTRUCTION SITE ONCE EVERY MONTH AND WITHIN 24 HOURS OF RAINFALL GREATER THAN OR EQUAL TO A HALF OF AN INCH OR MORE. THE OPERATOR SHALL PREPARE A REPORT DOCUMENTING HIS/HER FINDINGS ON THE CONDITIONS OF THE SWPPP CONTROLS AND NOTE ANY EROSION PROBLEM AREAS. THE OPERATOR'S REPORT IS TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL. FACILITIES SHALL BE MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
- THE OPERATOR SHALL AMEND THIS PLAN AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO RESOLVE ANY PROBLEM AREAS, WHICH BECOME EVIDENT DURING THE CONSTRUCTION AND/OR DURING RAINFALLS.
- THE PERMITEE SHALL FILE A NOTICE OF TERMINATION (NOT) AFTER COMPLETION OF CONSTRUCTION AND PLACEMENT OF FINAL LANDSCAPE MATERIALS. THE NOT IS TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING INSPECTOR TO FINAL THE SWPPP PERMIT.
- THE PERMITEE SHALL SAVE ALL RECORDS, INCLUDING THE NOI, SWPPP, NOT, AND INSPECTION REPORTS, ON FILE FOR A MINIMUM OF THREE YEARS FROM THE DATE OF FILING THE NOT.
- THE IMPLEMENTATION OF THESE PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE PERMITEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED AND NOT SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION INSPECTOR.
- THE FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE INSTALLED AND IN OPERATION PRIOR TO ANY GRADING OR LAND CLEARING. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
- THE CONTRACTOR'S NOI MUST BE RECEIVED PRIOR TO THE SWPPP PERMIT BEING ISSUED. THE CONTRACTOR THAT WILL BE PULLING THE G&D PERMIT MUST HAVE THE SWPPP PERMIT ISSUED IN THEIR NAME.
- 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. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- CONTRACTOR SHALL PROVIDE STABILIZATION FABRIC TO ALL SLOPES EQUAL TO OR GREATER THAN 3H:1V.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES WILL ENTER AND EXIT THE CONSTRUCTION SITE.
- REFER TO SHEET 2 FOR STANDARD DETAILS OF BEST MANAGEMENT PRACTICES.
- 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.

**SWPPP KEY-NOTES**

- STABILIZED CONSTRUCTION ENTRANCE PER FDCMC BMP-37 THROUGH BMP-40 AND DETAILS ON SHEET SP-2
- DUST CONTROL PER FDCMC BMP-43 THROUGH BMP-46
- SILT FENCE PER FDCMC BMP-63 THROUGH BMP-68, EPA STANDARDS AND DETAILS, AND DETAILS ON SHEET SP-2 OR STRAW WATTLES PER MARICOPA COUNTY EROSION CONTROL MANUAL SPC-1 ORGANIC FILTER BARRIER.
- DESIGNATED CONCRETE WASHOUT VESSEL PER FDCMC BMP-99 THROUGH BMP-100 AND DETAILS ON SHEET SP-2
- DUMPSTER/TRASH CONTAINER
- DESIGNATED PAINT/SOLVENT WASHOUT VESSEL PER FDCMC BMP-99 THROUGH BMP-100 AND DETAILS ON SHEET SP-2

**UTILITIES**

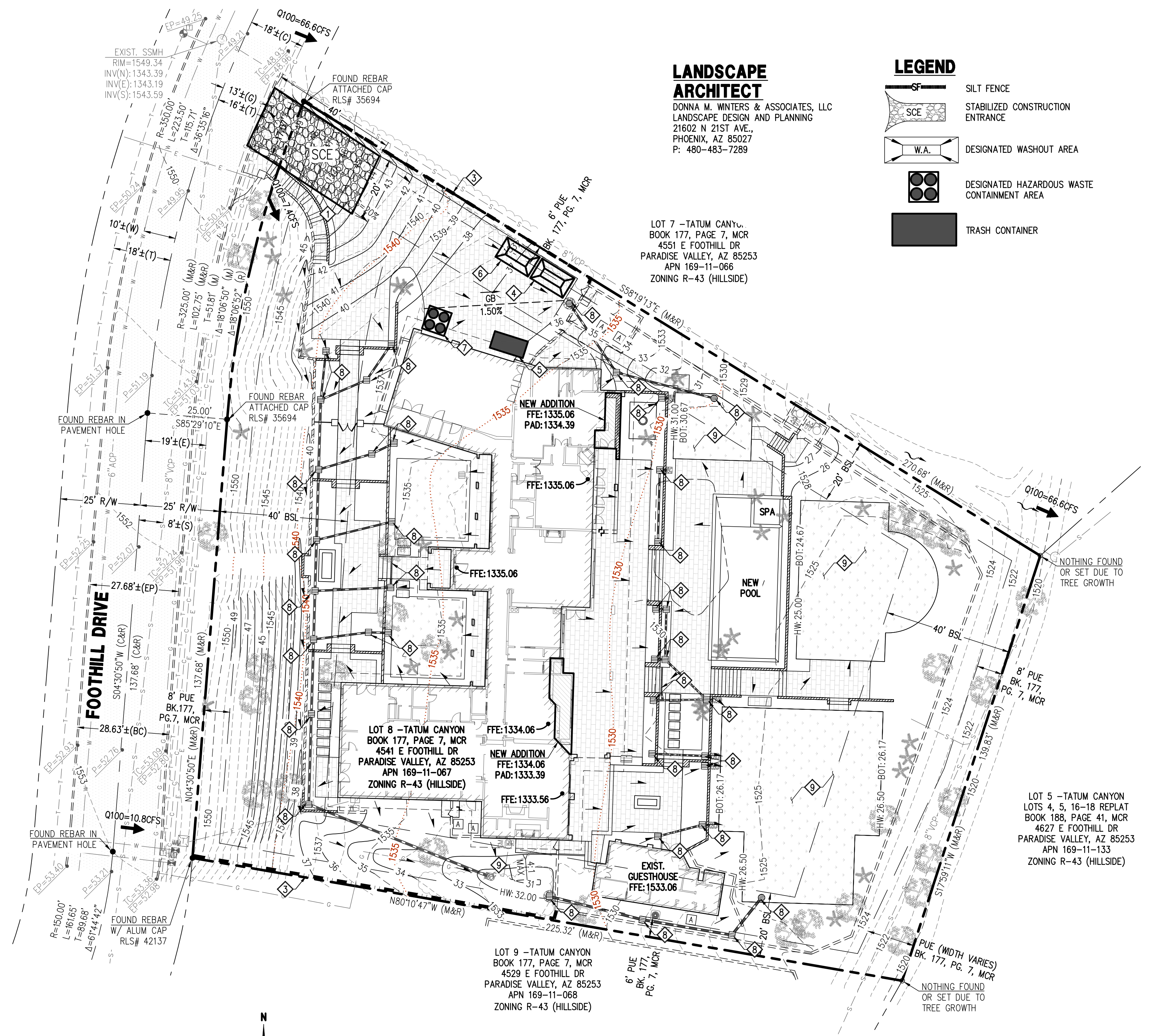
WATER: EPCOR  
SANITARY SEWER: TOWN OF PARADISE VALLEY  
ELECTRIC: APS  
TELEPHONE: CENTURY LINK, COX COMM.  
NATURAL GAS: SOUTHWEST GAS  
CABLE TV: CENTURY LINK, COX COMM.

**SHEET INDEX**

SP1 - COVER SHEET/SWPPP PLAN  
SP2 - DETAILS

**ABBREVIATIONS**

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



**LANDSCAPE ARCHITECT**  
DONNA M. WINTERS & ASSOCIATES, LLC  
LANDSCAPE DESIGN AND PLANNING  
21602 N 21ST AVE.,  
PHOENIX, AZ 85027  
P: 480-483-7289

**LEGEND**

	SILT FENCE
	STABILIZED CONSTRUCTION ENTRANCE
	DESIGNATED WASHOUT AREA
	DESIGNATED HAZARDOUS WASTE CONTAINMENT AREA
	TRASH CONTAINER

**OWNER**  
ERNEST J. AND LINDA A. EDWARDS  
17542 GRAND ESTE WAY  
BOCA RATON, FL 33496

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**SITE DATA**  
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PHOENIX, AZ 85020  
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**LEGAL DESCRIPTION**  
LOT 8, OF TATUM CANYON, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 177 OF MAPS PAGE 7.

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THE CALCULATED MONUMENT LINE OF FOOTHILL DR, THE BEARING OF WHICH IS S41°06'06"W.

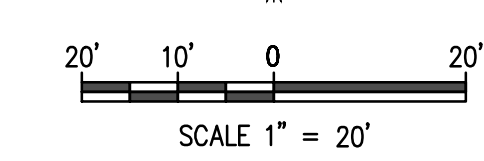
**BENCHMARK**  
PK NAIL IN ROAD AT THE INTERSECTION OF DESERT JEWEL DR AND N RIDGEVIEW DRIVE HAVING AN ELEVATION OF 1430.95 NAVD 88 DATUM, GDACS# 24502-83

**CONSTRUCTION SEQUENCE**

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- CLEAR AND GRUB.
- CONSTRUCT RETENTION/SEDIMENTATION BASINS.
- ROUGH GRADE SITE WHILE PROVIDING POSITIVE DRAINAGE TO BASINS.
- STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
- FINAL GRADE AND CONSTRUCT BUILDING PADS.
- INSTALL UNDERGROUND STORM DRAIN PIPES AND ALL UNDERGROUND UTILITIES.
- COMPLETE BUILDING CONSTRUCTION.
- CONSTRUCT PAVING AND SIDEWALKS.
- COMPLETE FINAL GRADING, INSTALL PERMANENT SEEDING AND LANDSCAPING.

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

TOWN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN OF PARADISE VALLEY



DATE: 05/26/26 JOB: 2506224 VERSION: 2.2 PLOT DATE: 05/26/26	SCALE: 1"=20' DESIGNED BY: NP DRAWN BY: ZA CHECKED BY: JJ	<p style="text-align: center;"><b>STORM WATER POLLUTION PREVENTION PLAN</b></p> <p style="text-align: center;"><b>EDWARDS RESIDENCE</b> <b>4541 E FOOTHILL DR.,</b> <b>PARADISE VALLEY, AZ 85253</b></p>
Contact Arizona 811 at least two full working days before you begin excavation 		
<b>SP-1</b> 1 OF 2		

# STORM WATER POLLUTION PREVENTION PLAN

## BEST MANAGEMENT PRACTICES DETAILS

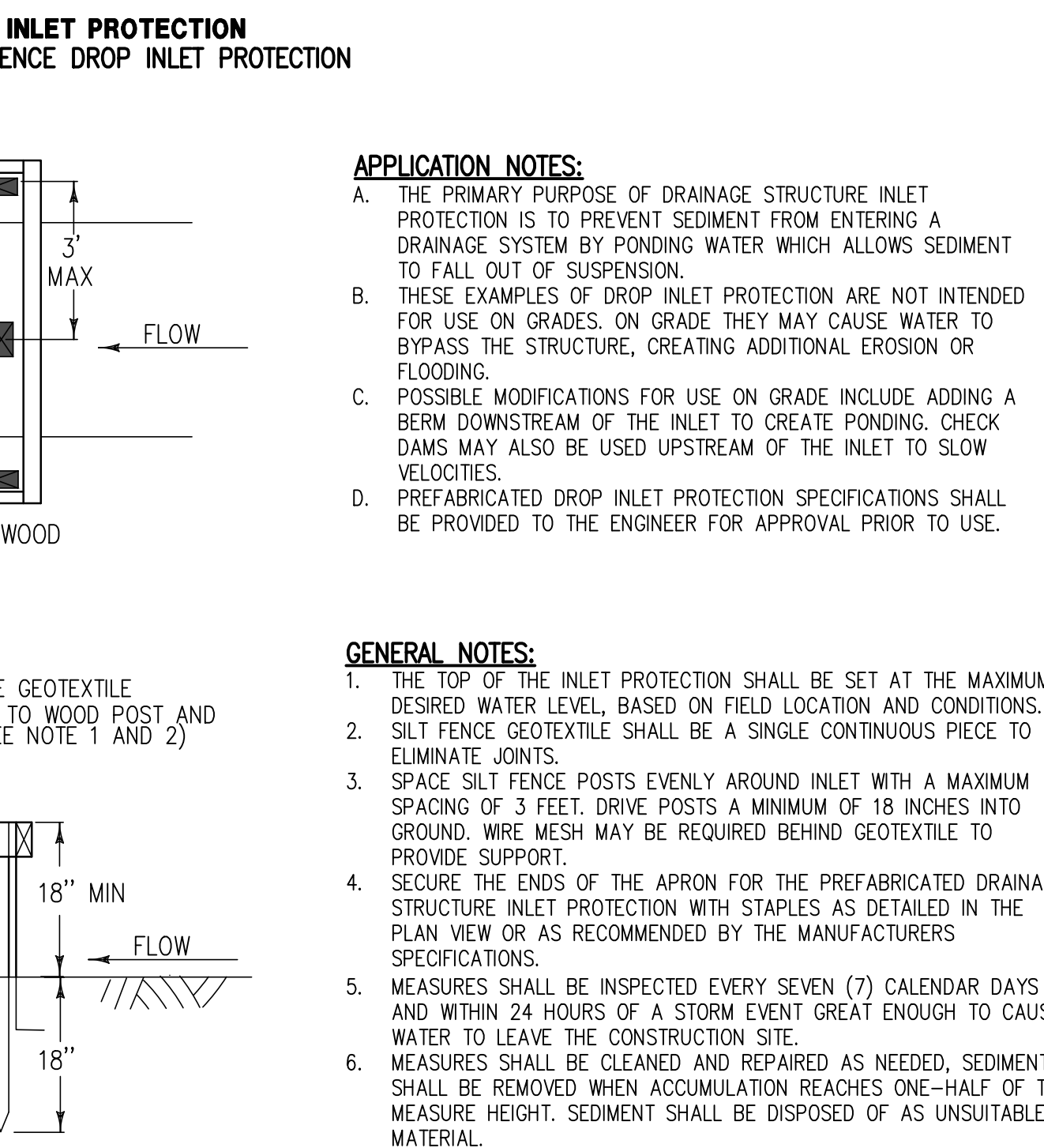
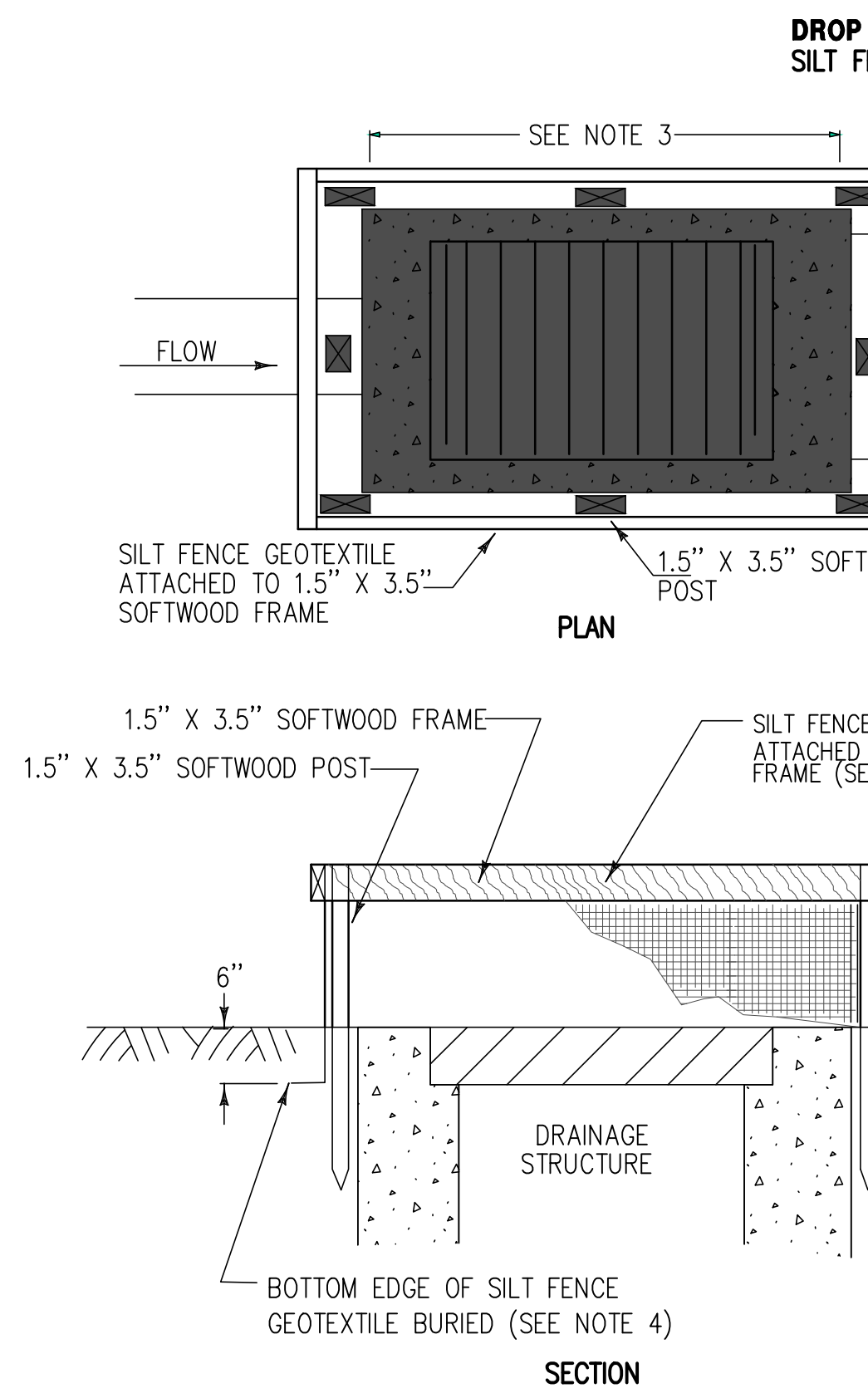
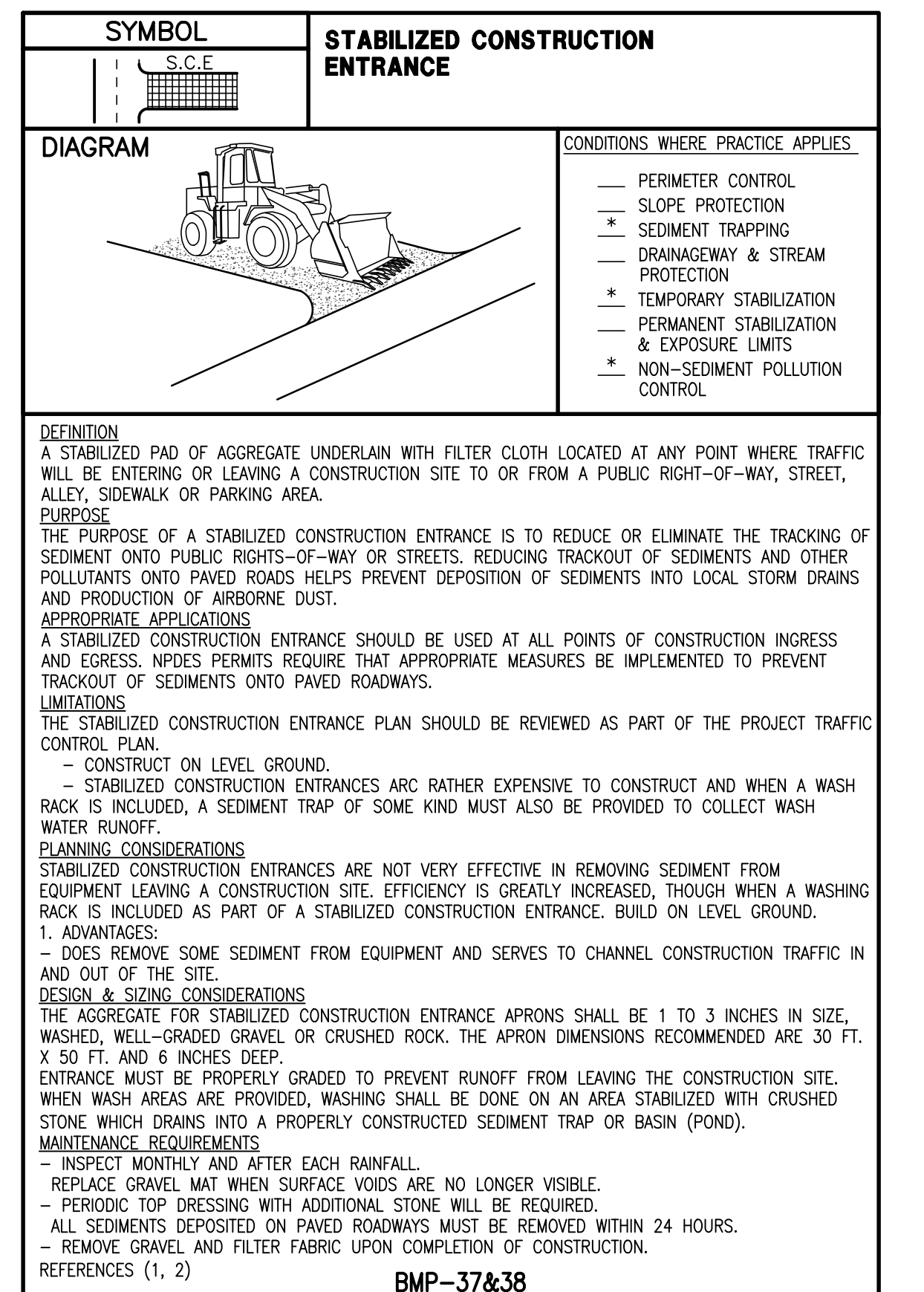
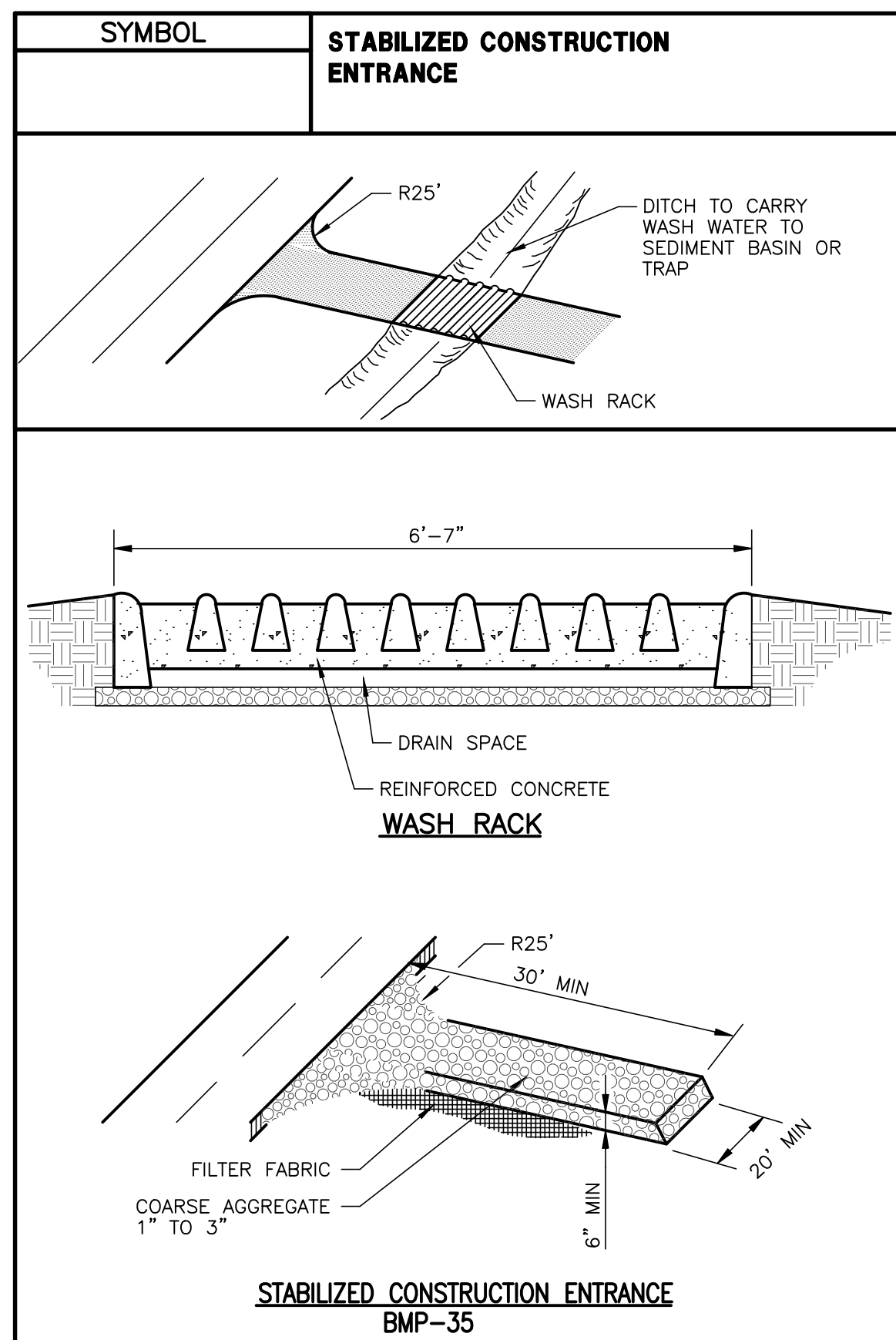
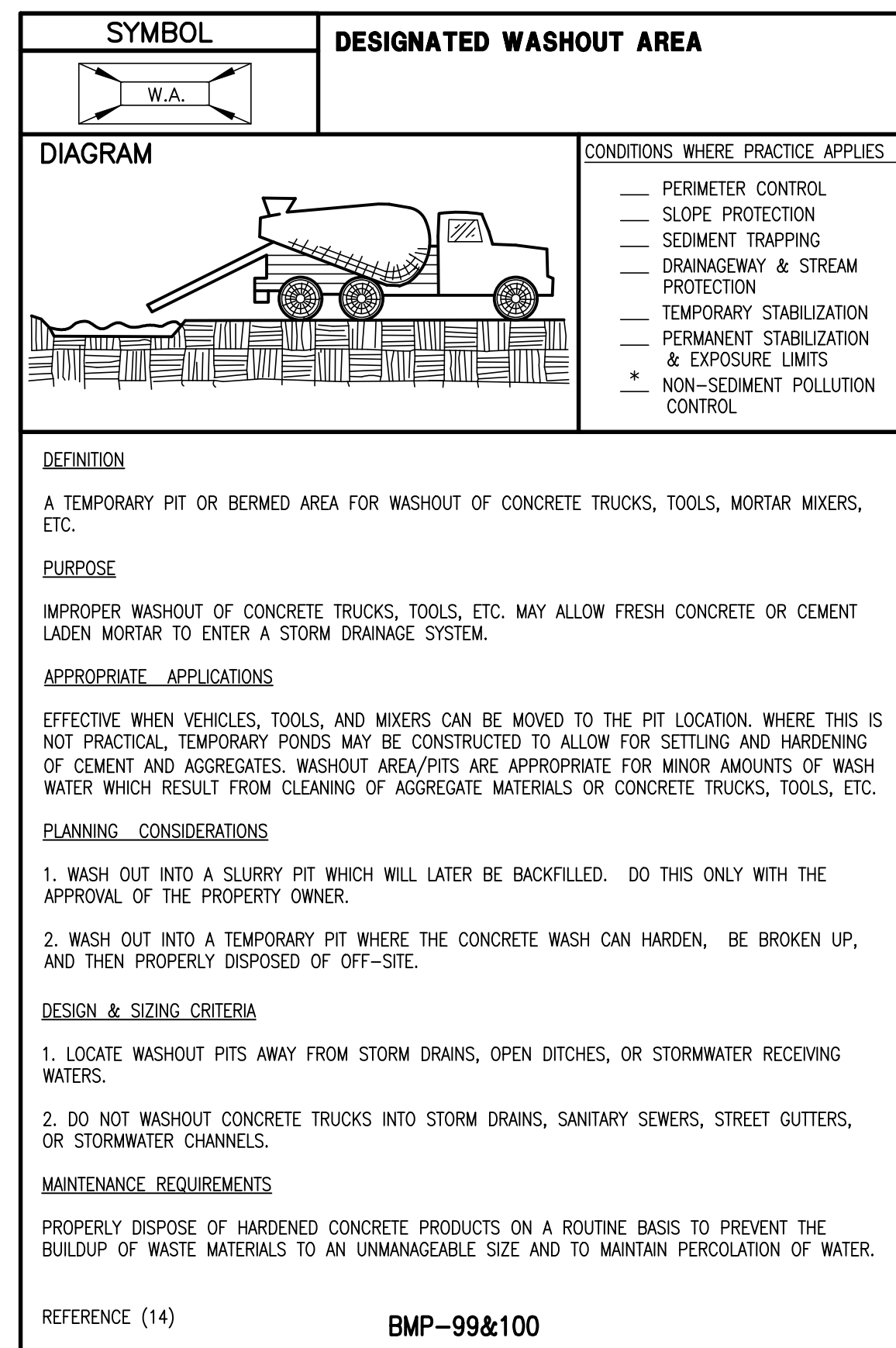
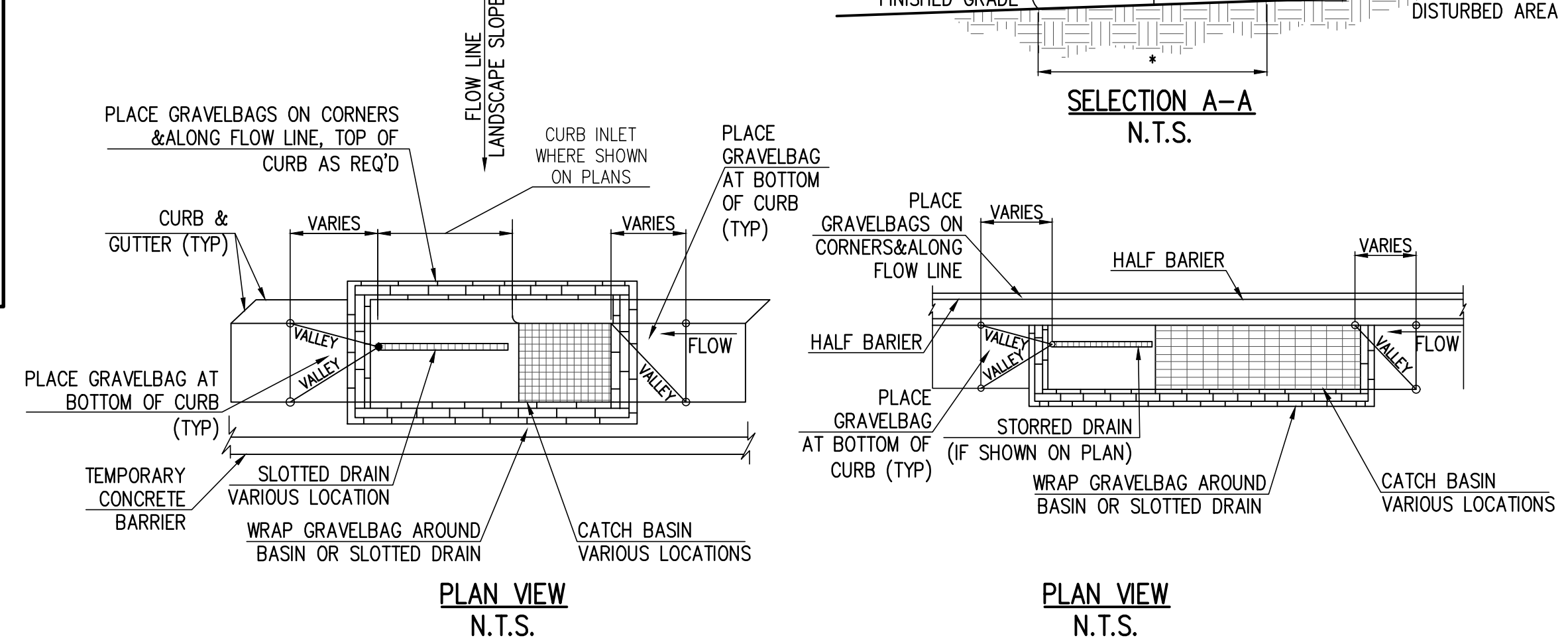
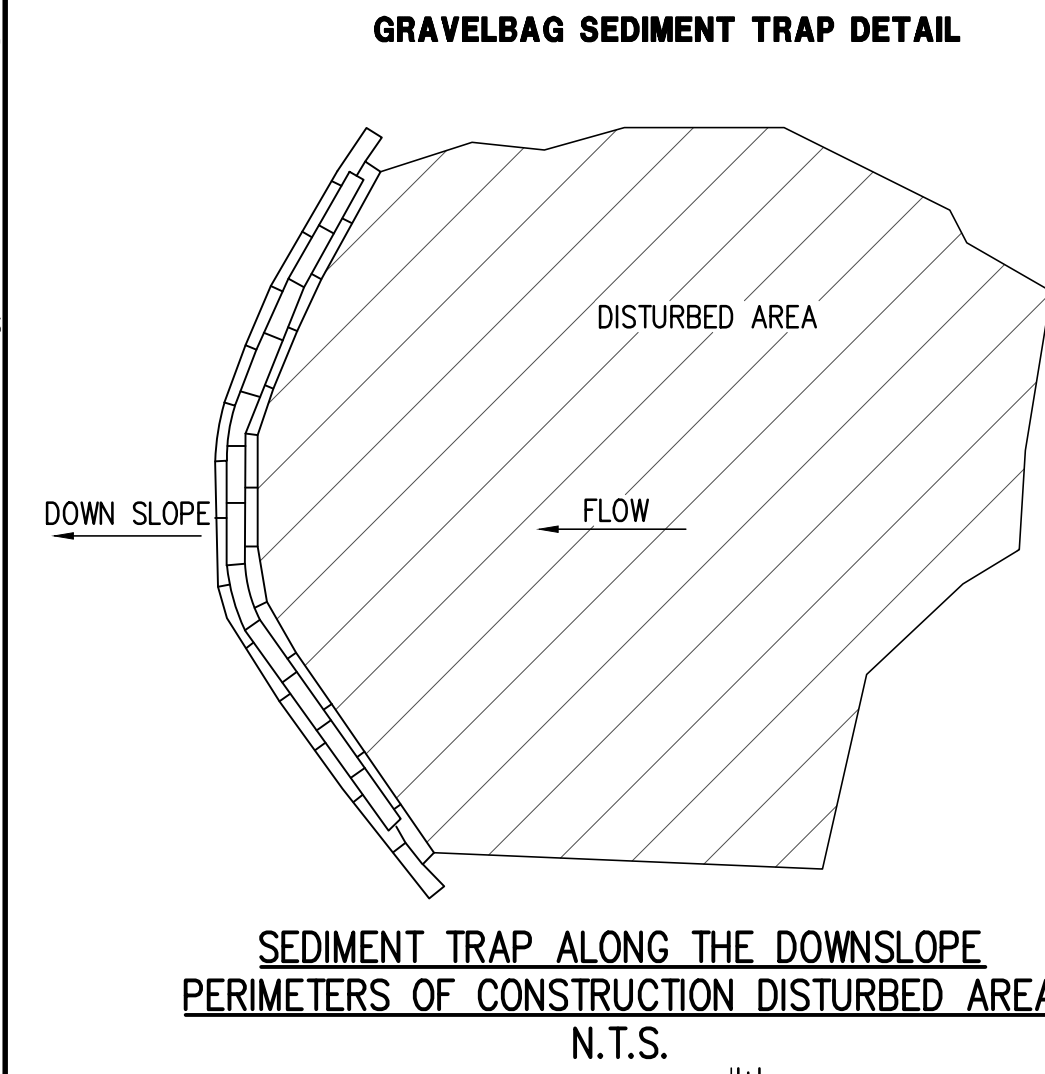
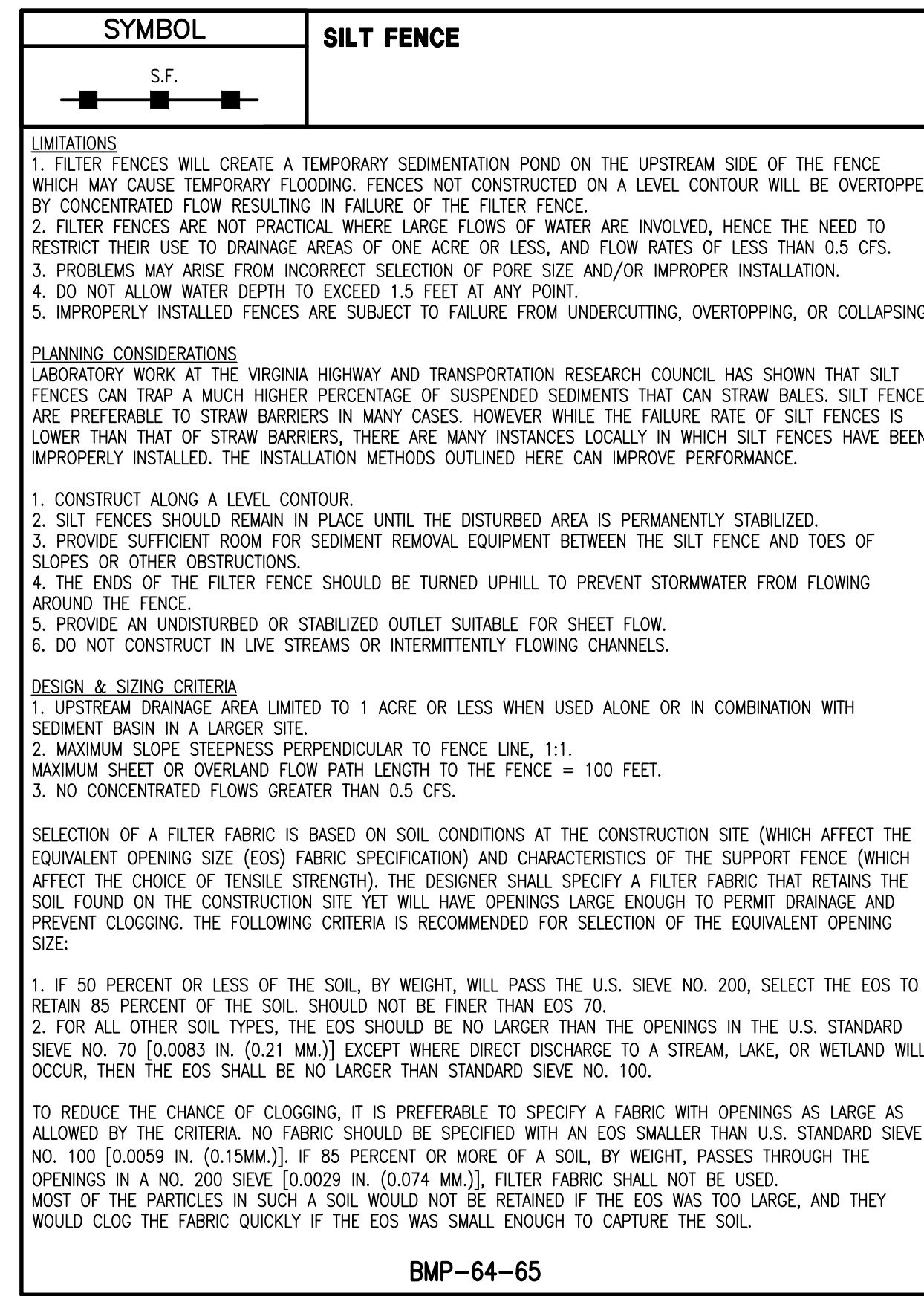
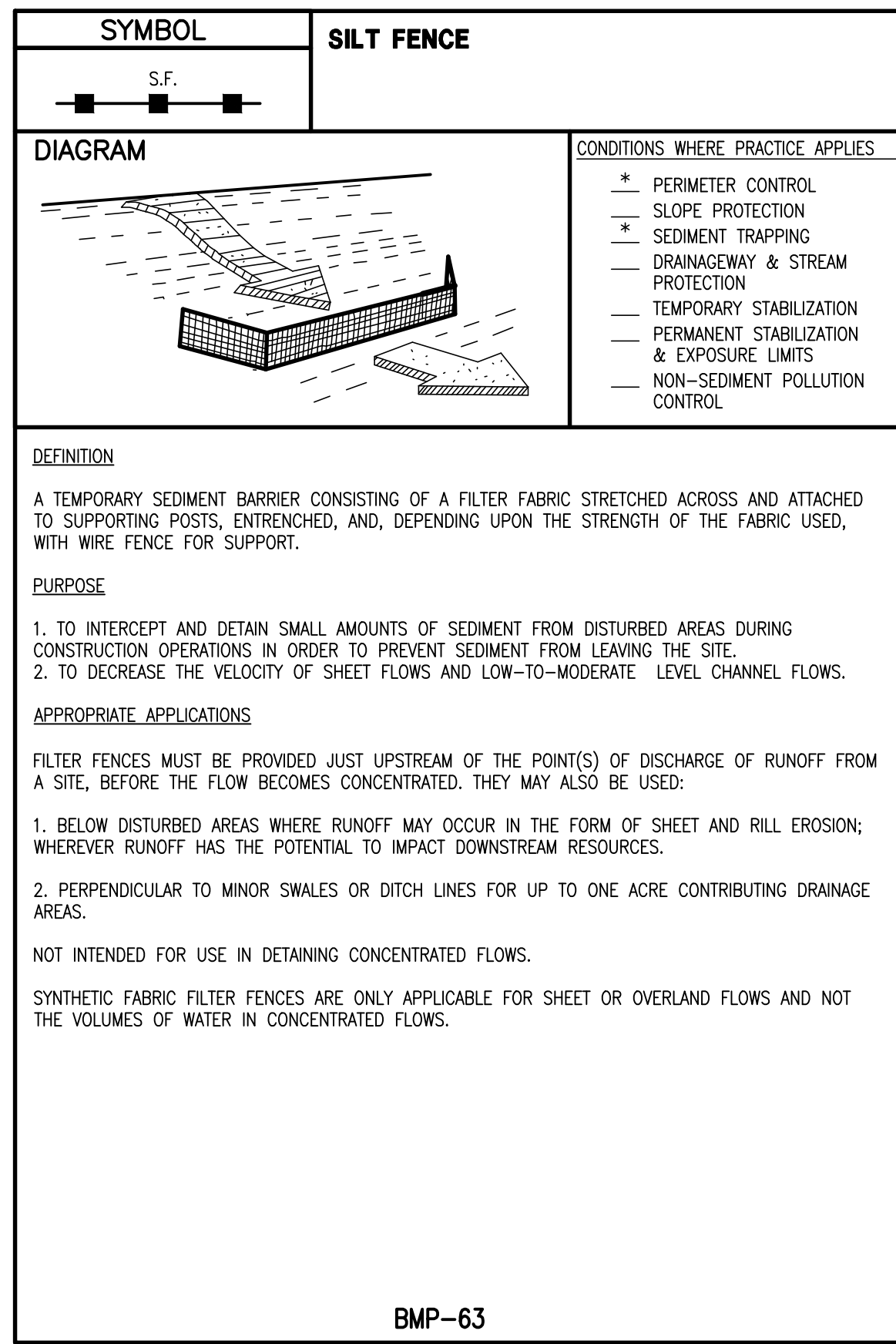
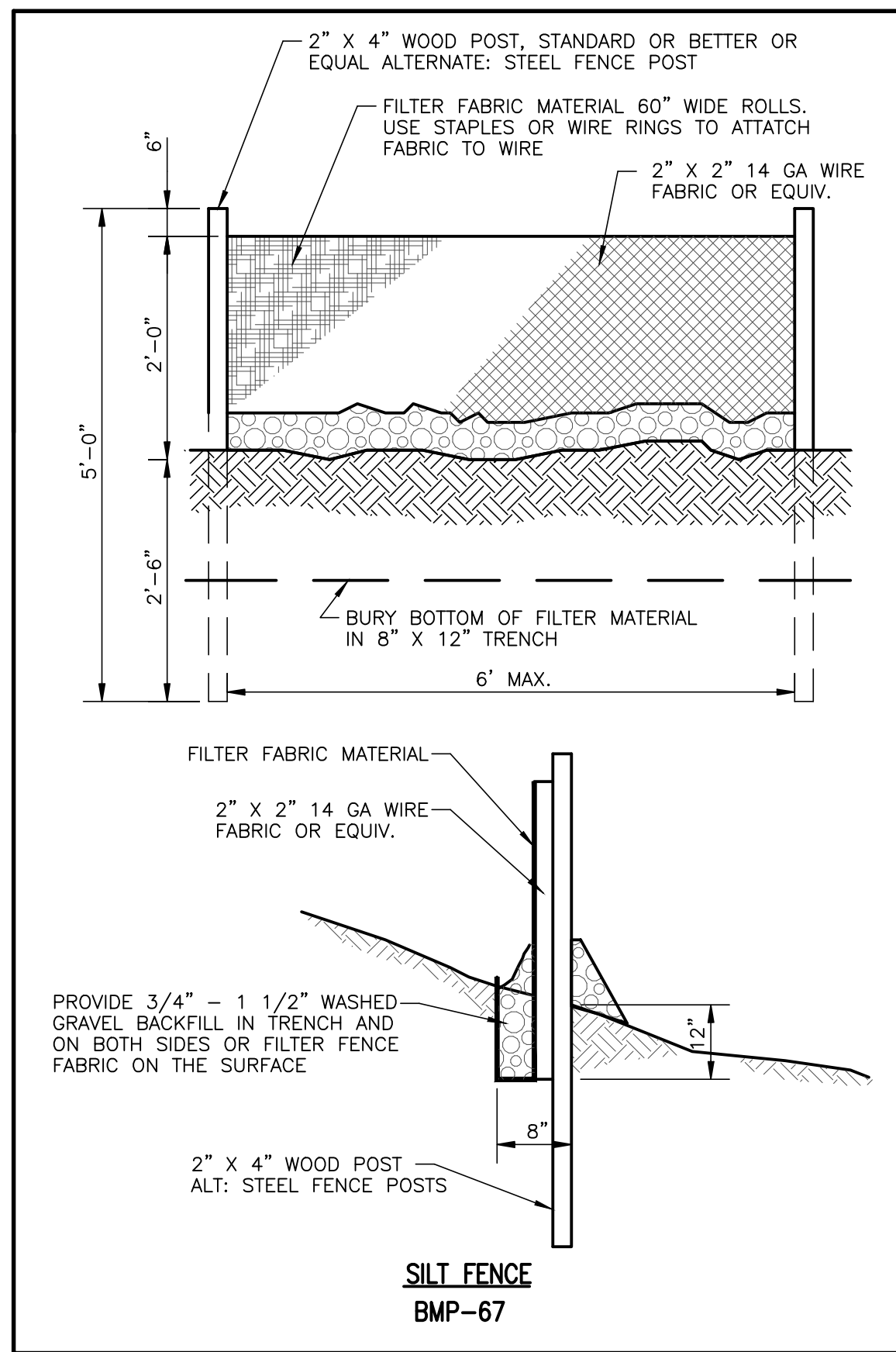
SELECTION OF FABRIC TENSILE STRENGTH AND BURSTING STRENGTH CHARACTERISTICS SHALL BE SUPPORTED WITH WIRE MESH IN AND AS RECOMMENDED BY THE FABRIC MANUFACTURER. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE LIFE AT A TEMPERATURE RANGE OF 0° F. TO 120° F.

1. TYPICAL INSTALLATION:

- FILTER FENCES ARE TO BE CONSTRUCTED ON A LEVEL CONTOUR TO MAXIMIZE THE AVAILABLE PONDING AREA AND PREVENT CONCENTRATION OF FLOW AGAINST THE FENCE.
- A. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 30 INCHES.
- B. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- C. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES.
- D. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT WIRED DIRECTLY TO THE FENCE AND THE FILTER FABRIC STAPLED OR WIRED DIRECTLY TO THE POSTS.
- E. THE USE OF JOINTS SHOULD BE AVOIDED. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
- F. THE TRENCH SHALL BE BACKFILLED WITH 3/4-INCH MINIMUM DIAMETER WASHED GRAVEL OR COMPACTED NATIVE MATERIAL.

NOTES:

- SEE SPECIAL PROVISIONS.
- GRAVELBAG MATERIAL SHALL BE FROM POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN FABRIC. SEE SPECIAL PROVISIONS FOR MULLEN BURST STRENGTH AND ULTRAVIOLET STABILITY REQUIREMENTS.
- WHEN SEDIMENT DEPTH REACHES 3 INCHES, REMOVE AND PROPERLY DISPOSE OF ACCUMULATED MATERIAL.
- TOP OF GRAVELBAG TO BE 2 INCHES BELOW TOP OF ADJACENT ROADWAY TO ALLOW DRAINAGE INTO THE CATCH BASIN.
- GRAVELBAG BMP SHALL NOT BE APPLIED IN THE AREA OF OPEN TRAFFIC.
- THE INSTALLATION AND MAINTENANCE OF GRAVELBAG BMPs SHALL NOT NEGATIVELY IMPACT TRAFFIC SAFETY, AS WELL AS THE DESIGN FUNCTION OF ROADWAY OR BRIDGE DRAINAGE FACILITIES. FOR EROSION/SEDIMENT CONTROL PURPOSES, GRAVELBAG BMPs SHALL BE INSTALLED AND MAINTAINED TO CARRY THE STORM WATER OF AT LEAST 2-YEAR, 24-HOUR EVENTS.
- THE GRAVELBAG BMPs PAY/BID ITEM SHALL INCLUDE ALL MATERIALS USED FOR THIS BMP, ALL GROUND PREPARATION, FURNISHING, INSTALLING, FINAL REMOVAL, AND DISPOSAL OF THIS TEMPORARY BMP, AS WELL AS RETURNING THE AREA TO AN ACCEPTABLE CONDITION AS APPROVED BY THE ENGINEER.



DATE: 05/26/26  
JOB: 2506224  
VERSION: 2.2  
PLOT DATE: 05/26/26

SCALE: N.T.S.  
DESIGNED BY: NP  
DRAWN BY: ZA  
CHECKED BY: JJ

REVISIONS:

**STORM WATER POLLUTION PREVENTION PLAN DETAILS**

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PARADISE VALLEY, AZ 85253**

P. 602.869.1984 | F. 602.445.9482  
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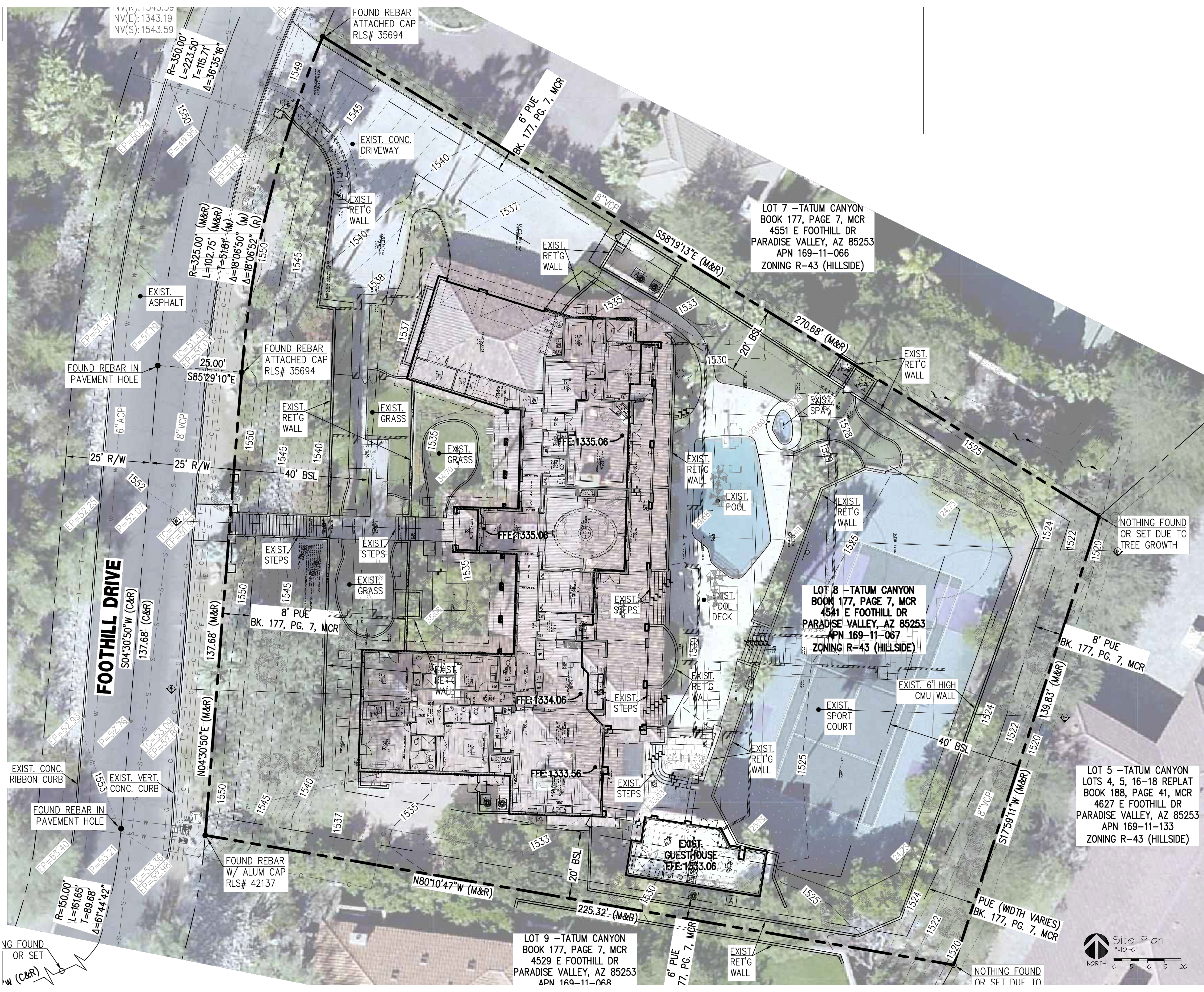
**Land DEVELOPMENT GROUP**

REGISTERED PROFESSIONAL ENGINEER  
NO. 11005  
NICKOLA J. PROĐANOV  
LICENSED IN THE STATE OF ARIZONA  
SINCE 1988

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

**ARIZONA811**  
Call 811 or click Arizona811.com

**SP-2**  
2 OF 2



2516

PRELIM.  
 08/20/25  
 EXPIRES 12/31/25

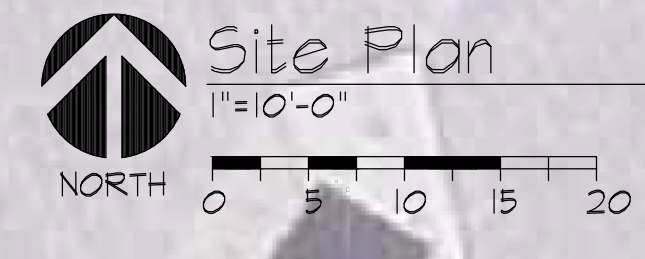
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Revision	Date
03	Revision Date
02	Revision Date
01	Revision Date

Drawn By: M.T.  
 Scale: 1" = 10'-0"

Drawing: Site Plan  
 Sheet:


**A1.1**

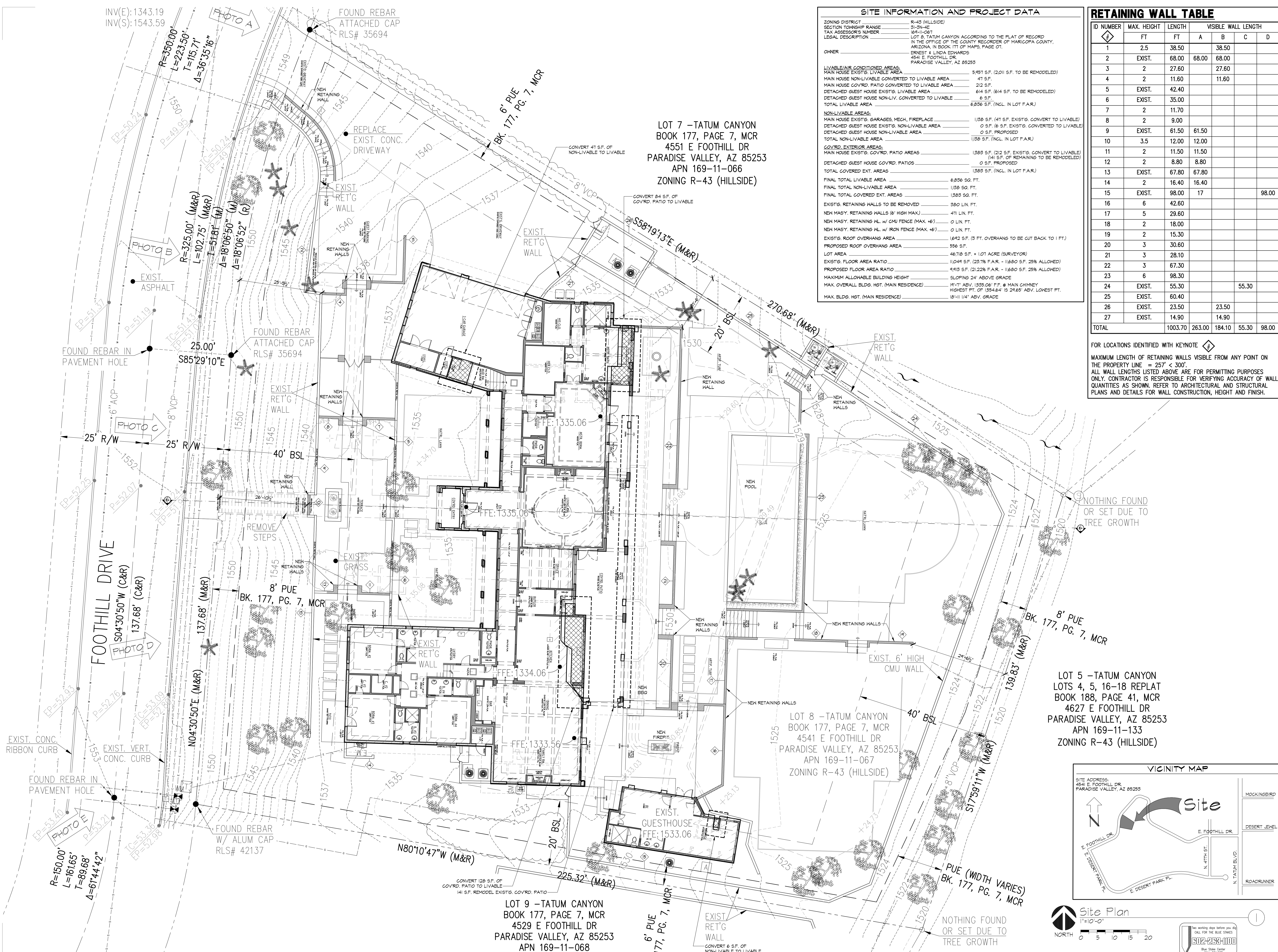


INV(E): 1343.19  
INV(S): 1543.59

SITE INFORMATION AND PROJECT DATA	
ZONING DISTRICT	R-43 (HILLSIDE)
SECTION/TOWNSHIP RANGE	91-30N-4E
TAX ASSESSOR'S NUMBER	164-11-067
LEGAL DESCRIPTION	LOT 8, TATUM CANYON ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 177 OF MAPS, PAGE 07.
OWNER	ERNEST & LINDA EDWARDS 4541 E. FOOTHILL DR. PARADISE VALLEY, AZ 85255
<b>LIVABLE/AIR CONDITIONED AREAS:</b>	
MAIN HOUSE EXIST'G. LIVABLE AREA	5,951 S.F. (2011 S.F. TO BE REMODELED)
MAIN HOUSE NON-LIVABLE CONVERTED TO LIVABLE AREA	47 S.F.
MAIN HOUSE COV'D. PATIO CONVERTED TO LIVABLE AREA	212 S.F.
DETACHED GUEST HOUSE EXIST'G. LIVABLE AREA	614 S.F. (614 S.F. TO BE REMODELED)
DETACHED GUEST HOUSE NON-LIV. CONVERTED TO LIVABLE	6 S.F.
TOTAL LIVABLE AREA	6,836 S.F. (INCL. IN LOT F.A.R.)
<b>NON-LIVABLE AREAS:</b>	
MAIN HOUSE EXIST'G. GARAGES, MECH, FIREPLACE	1,130 S.F. (47 S.F. EXIST'G. CONVERT TO LIVABLE)
DETACHED GUEST HOUSE EXIST'G. NON-LIVABLE AREA	0 S.F. (6 S.F. EXIST'G. CONVERTED TO LIVABLE)
DETACHED GUEST HOUSE NON-LIVABLE AREA	0 S.F. PROPOSED
TOTAL NON-LIVABLE AREA	1,130 S.F. (INCL. IN LOT F.A.R.)
<b>COV'D. EXTERIOR AREAS:</b>	
MAIN HOUSE EXIST'G. COV'D. PATIO AREAS	1,383 S.F. (212 S.F. EXIST'G. CONVERT TO LIVABLE)
DETACHED GUEST HOUSE COV'D. PATIOS	(41 S.F. OF REMAINING TO BE REMODELED)
TOTAL COVERED EXT. AREAS	1,383 S.F. (INCL. IN LOT F.A.R.)
FINAL TOTAL LIVABLE AREA	6,836 SQ. FT.
FINAL TOTAL NON-LIVABLE AREA	1,130 SQ. FT.
FINAL TOTAL COVERED EXT. AREAS	1,383 SQ. FT.
EXIST'G. RETAINING WALLS TO BE REMOVED	380 LIN. FT.
NEW MASY. RETAINING WALLS (6' HIGH MAX.)	471 LIN. FT.
NEW MASY. RETAINING WALL W/ CMU FENCE (MAX. 46")	0 LIN. FT.
NEW MASY. RETAINING WALL W/ IRON FENCE (MAX. 46")	0 LIN. FT.
EXIST'G. ROOF OVERHANG AREA	1,642 S.F. (3 FT. OVERHANG TO BE CUT BACK TO 1 FT.)
PROPOSED ROOF OVERHANG AREA	556 S.F.
LOT AREA	46,718 S.F. = 1.07 ACRE (SURVEYOR)
EXIST'G. FLOOR AREA RATIO	11,044 S.F. (23.7% F.A.R. - 11,680 S.F. 25% ALLOWED)
PROPOSED FLOOR AREA RATIO	9,913 S.F. (21.2% F.A.R. - 11,680 S.F. 25% ALLOWED)
MAXIMUM ALLOWABLE BUILDING HEIGHT	SLOPING 24' ABOVE GRADE
MAX. OVERALL BLDG. HGT. (MAIN RESIDENCE)	19'-1" ABV. 1,535.06' F.F. @ MAIN CHIMNEY HIGHEST PT. OF 1,554.64' IS 24.65' ABV. LOWEST PT.
MAX. BLDG. HGT. (MAIN RESIDENCE)	18'-11" ABV. GRADE

RETAINING WALL TABLE						
ID NUMBER	MAX. HEIGHT	LENGTH	VISIBLE WALL LENGTH			
			A	B	C	D
1	2.5	38.50		38.50		
2	EXIST.	68.00	68.00	68.00		
3	2	27.60		27.60		
4	2	11.60		11.60		
5	EXIST.	42.40				
6	EXIST.	35.00				
7	2	11.70				
8	2	9.00				
9	EXIST.	61.50	61.50			
10	3.5	12.00		12.00		
11	2	11.50		11.50		
12	2	8.80		8.80		
13	EXIST.	67.80	67.80			
14	2	16.40		16.40		
15	EXIST.	98.00	17			98.00
16	6	42.60				
17	5	29.60				
18	2	18.00				
19	2	15.30				
20	3	30.60				
21	3	28.10				
22	3	67.30				
23	6	98.30				
24	EXIST.	55.30				55.30
25	EXIST.	60.40				
26	EXIST.	23.50		23.50		
27	EXIST.	14.90		14.90		
TOTAL		1003.70	263.00	184.10	55.30	98.00

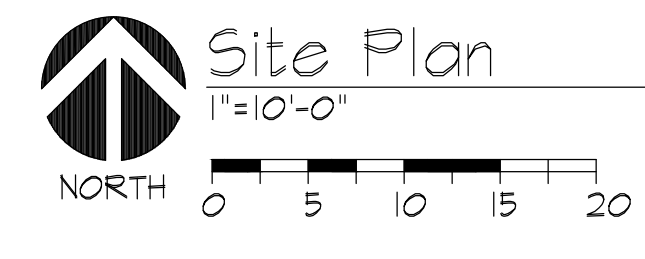
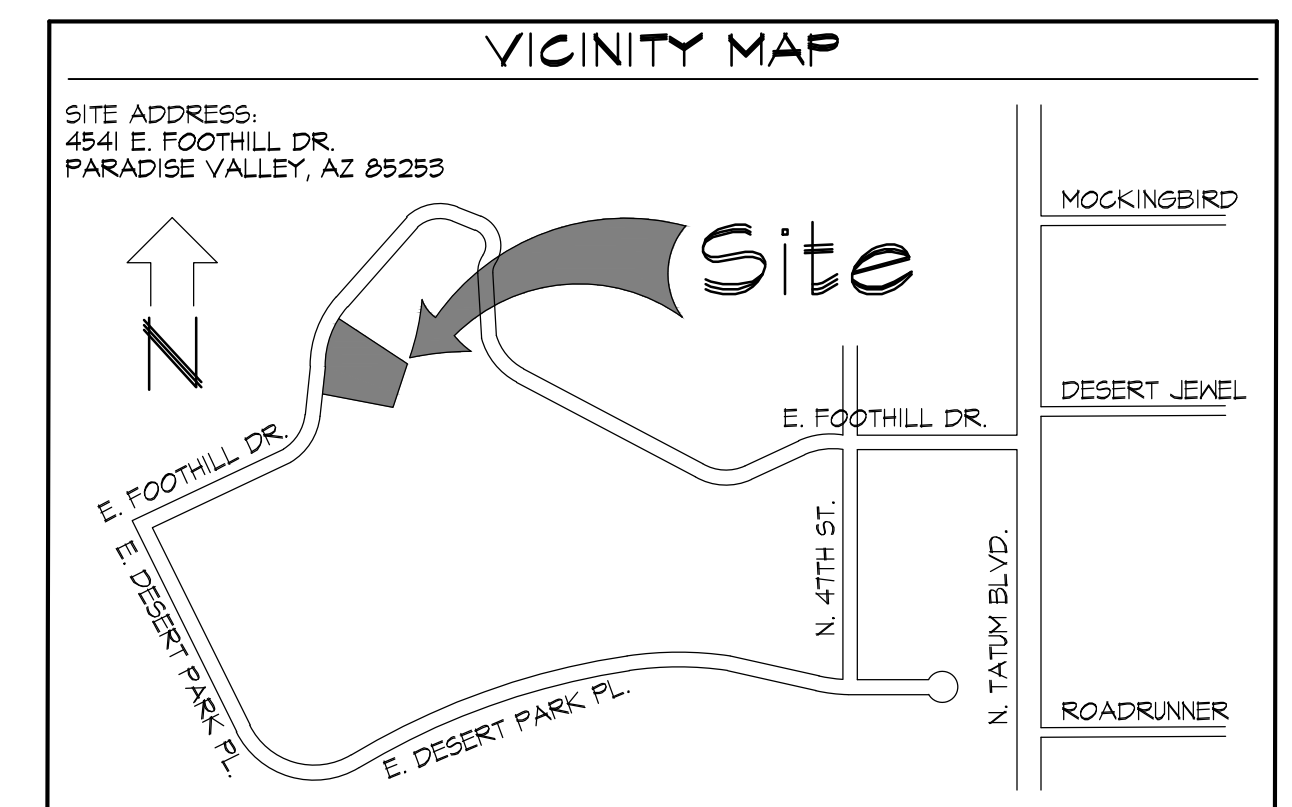
FOR LOCATIONS IDENTIFIED WITH KEYNOTE  MAXIMUM LENGTH OF RETAINING WALLS VISIBLE FROM ANY POINT ON THE PROPERTY LINE = 257' < 300'. ALL WALL LENGTHS LISTED ABOVE ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACCURACY OF WALL QUANTITIES AS SHOWN. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS FOR WALL CONSTRUCTION, HEIGHT AND FINISH.



LOT 7 - TATUM CANYON  
BOOK 177, PAGE 7, MCR  
4551 E FOOTHILL DR  
PARADISE VALLEY, AZ 85253  
APN 169-11-066  
ZONING R-43 (HILLSIDE)

LOT 8 - TATUM CANYON  
BOOK 177, PAGE 7, MCR  
4541 E FOOTHILL DR  
PARADISE VALLEY, AZ 85253  
APN 169-11-067  
ZONING R-43 (HILLSIDE)

LOT 9 - TATUM CANYON  
BOOK 177, PAGE 7, MCR  
4529 E FOOTHILL DR  
PARADISE VALLEY, AZ 85253  
APN 169-11-068

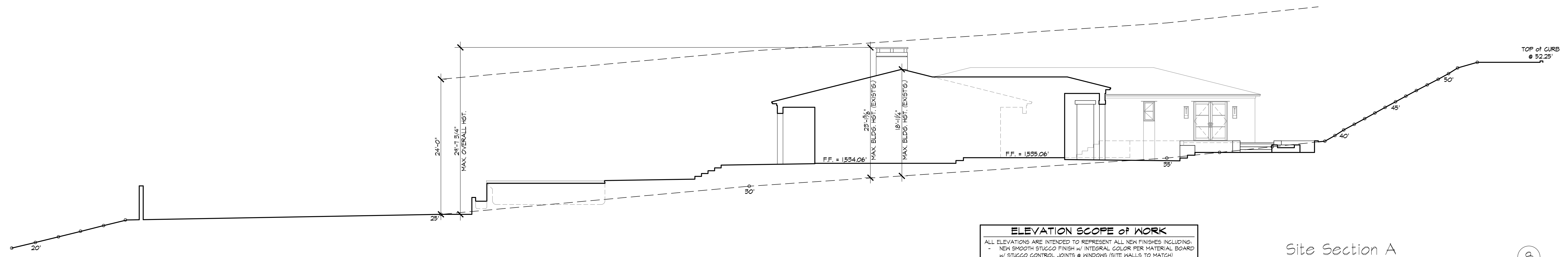


mta  
MATTHEW THOMAS ARCHITECTURE  
P.O. BOX 27551  
SCOTTSDALE, AZ 85255

A CUSTOM REMODEL FOR:  
**The Edwards Family**  
4541 E. Foothill Drive  
Paradise Valley, AZ 85255

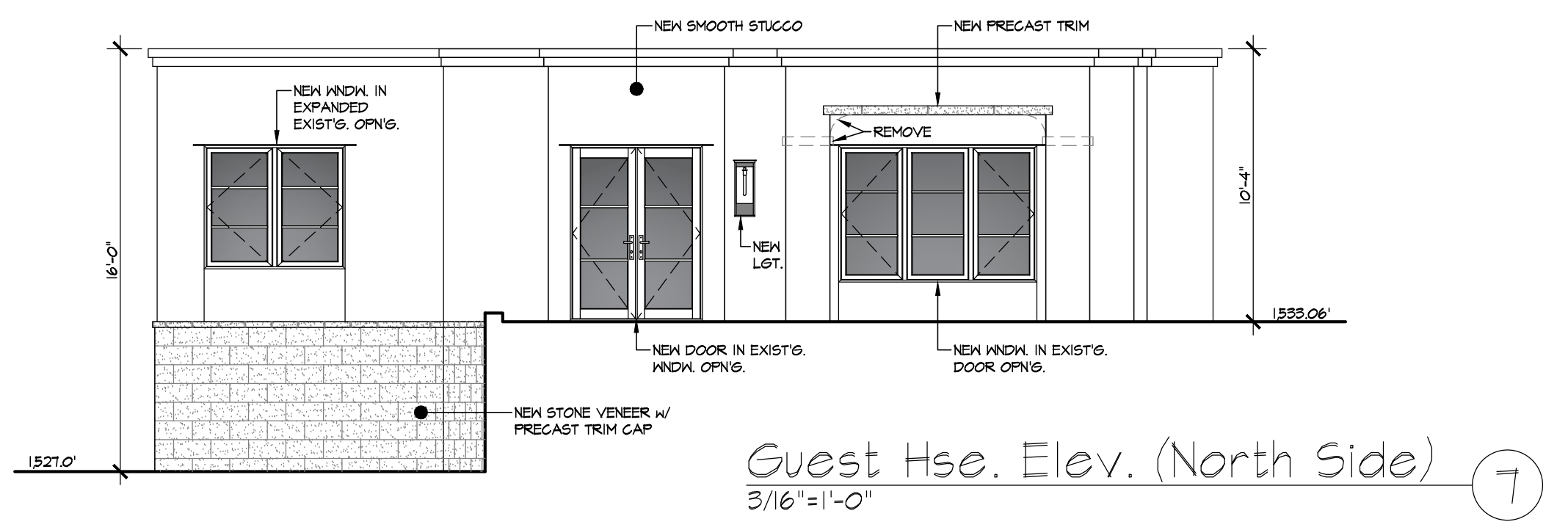
2516  
05.15.26

Revision Date  
Revision Date  
Revision Date  
Drawn By: M.T.  
Scale: 1" = 10'-0"  
Drawing: Site Plan  
Sheet: A1.1

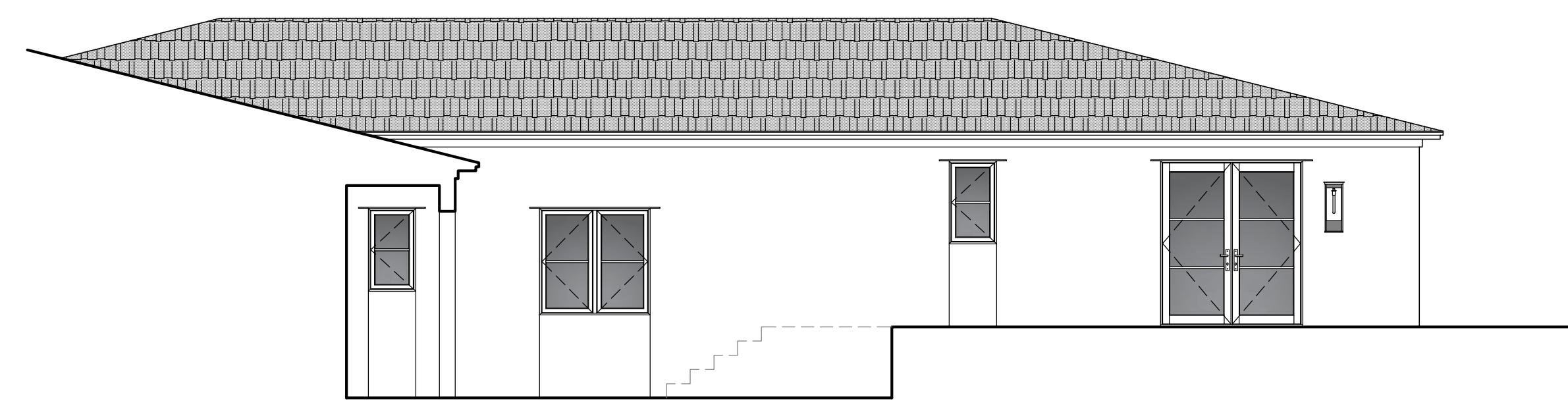


**ELEVATION SCOPE OF WORK**  
ALL ELEVATIONS ARE INTENDED TO REPRESENT ALL NEW FINISHES INCLUDING:  
- NEW SMOOTH STUCCO FINISH W/ INTEGRAL COLOR PER MATERIAL BOARD  
- W/ STUCCO CONTROL JOINTS @ WINDOWS (SITE WALLS TO MATCH)  
- NEW STONE ACCENTS AND TRIM INCL. CHIMNEY CAPS  
- NEW CONCRETE TILE ROOF  
- NEW EXTERIOR LIGHTING  
- NEW DOORS AND WINDOWS

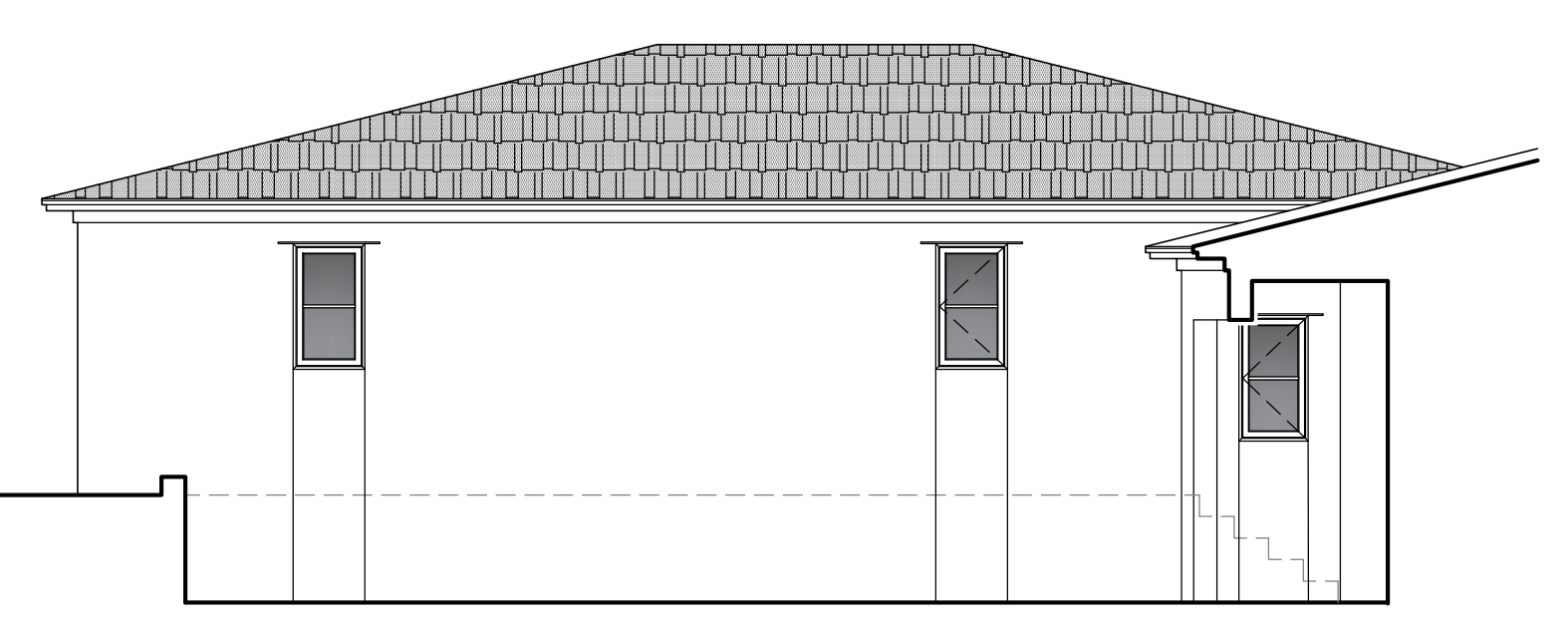
Site Section A  
1/8" = 1'-0"  
0 4 8 12 16



Guest Hse. Elev. (North Side) 7  
3/16" = 1'-0"



Entry Crtyrd. Elev. (South Side) 6  
3/16" = 1'-0"



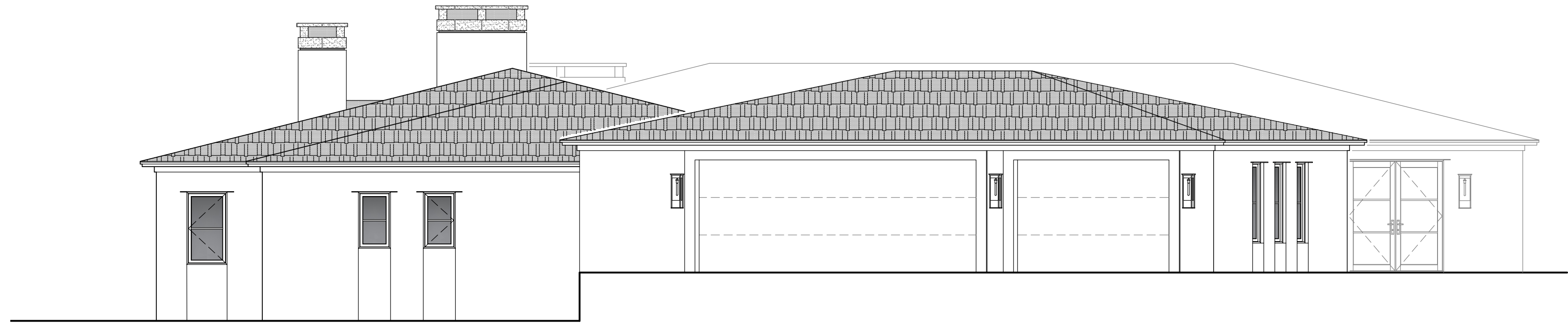
Entry Crtyrd. Elev. (North Side) 5  
3/16" = 1'-0"



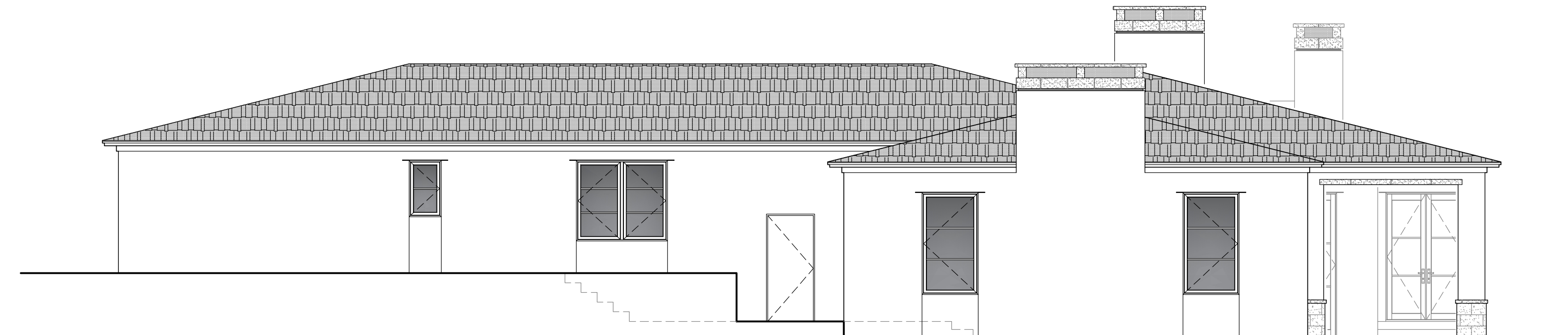
128 SF AREA OF COVRD. PATIO CONVERTED TO LIVABLE AREA

84 SF AREA OF COVRD. PATIO CONVERTED TO LIVABLE AREA

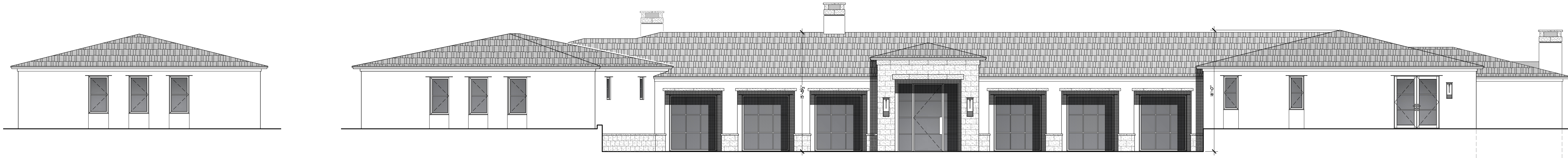
Rear Elevation (East) 4  
3/16" = 1'-0"



Side Elevation (North) 3  
3/16" = 1'-0"



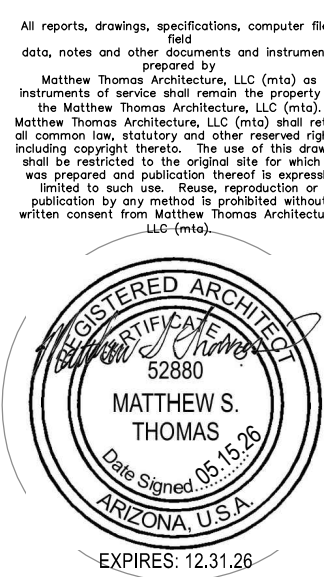
Side Elevation (South) 2  
3/16" = 1'-0"



Front Elevation (West) 1  
3/16" = 1'-0"

A CUSTOM REMODEL FOR: The Edwards Family 4541 E. Foothill Drive Paradise Valley, AZ 85253

2516



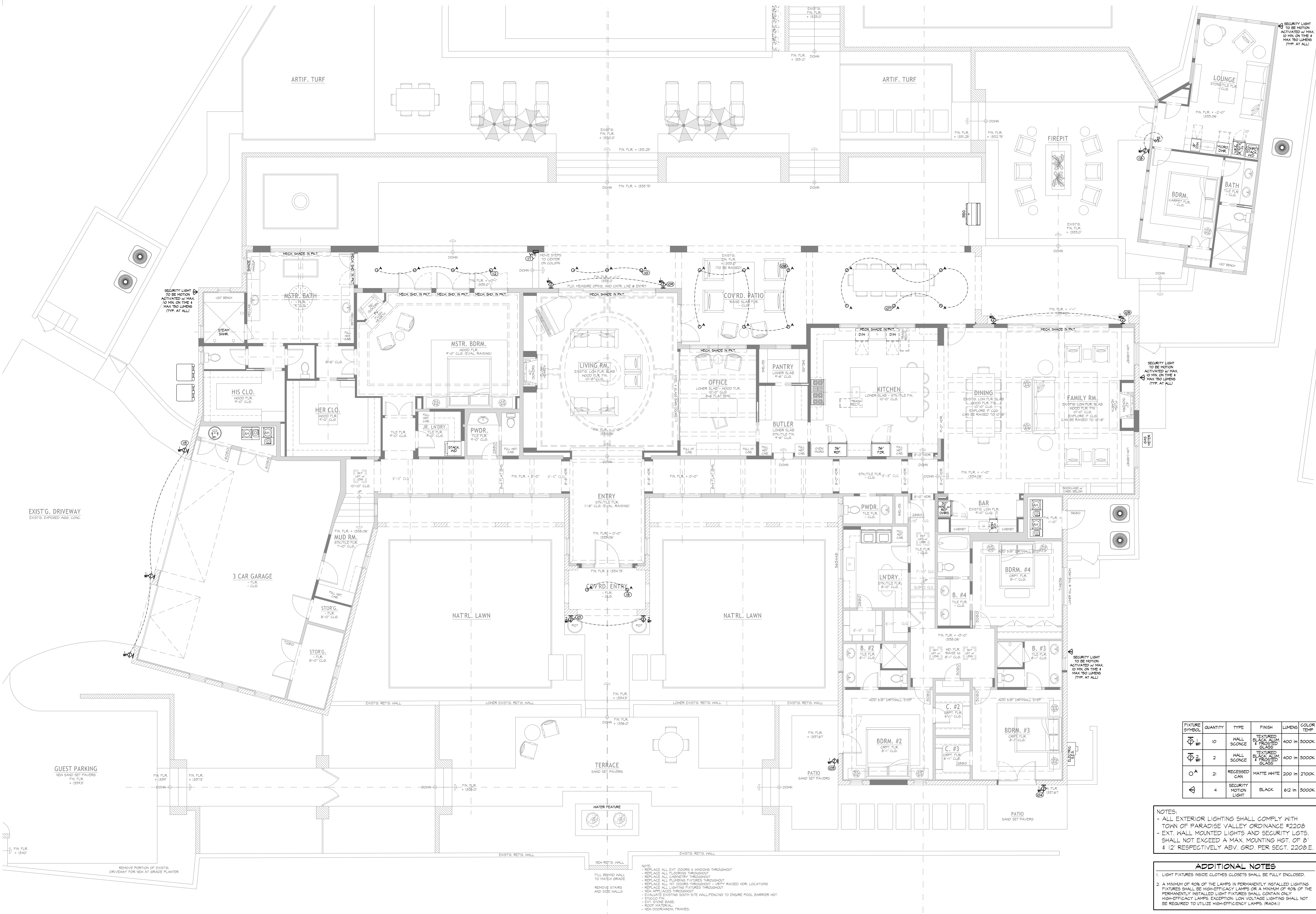
05.15.26

Revision 03 Date, Revision 02 Date, Revision 01 Date

Drawn By: m.t. Scale: 3/16" = 1'-0" Drawing:

Electrical Plan

Sheet: AE1.1

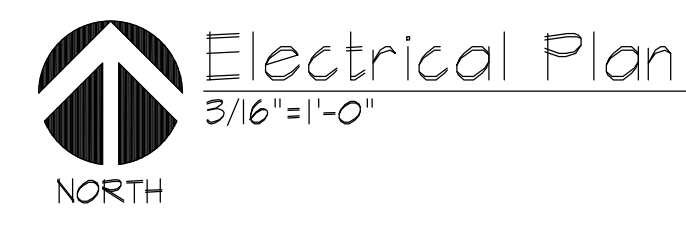


FIXTURE SYMBOL	QUANTITY	TYPE	FINISH	LUMENS	COLOR TEMP
⊕	10	WALL SCONCE	TEXTURED BLACK ALUM. FRAGMENTED GLASS	400 lm	3000K
⊕	2	WALL SCONCE	TEXTURED BLACK ALUM. FRAGMENTED GLASS	400 lm	3000K
⊕	21	RECESSED CAN	MATTE WHITE	200 lm	2700K
⊕	4	SECURITY MOTION LIGHT	BLACK	612 lm	3000K

NOTES:  
 - ALL EXTERIOR LIGHTING SHALL COMPLY WITH TOWN OF PARADISE VALLEY ORDINANCE #2208  
 - EXT. WALL MOUNTED LIGHTS AND SECURITY LGTS. SHALL NOT EXCEED A MAX. MOUNTING HGT. OF 8' & 12' RESPECTIVELY ABV. GRD. PER SECT. 2208.E.

**ADDITIONAL NOTES**  
 1. LIGHT FIXTURES INSIDE CLOTHES CLOSETS SHALL BE FULLY ENCLOSED.  
 2. A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM OF 90% OF THE PERMANENTLY INSTALLED LIGHT FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. EXCEPTION: LOW VOLTAGE LIGHTING SHALL NOT BE REQUIRED TO UTILIZE HIGH-EFFICACY LAMPS. (R404.1)

NOTE:  
 - REPLACE ALL EXT. DOORS & WINDOWS THROUGHOUT  
 - REPLACE ALL FLOORING THROUGHOUT  
 - REPLACE ALL CABINETRY THROUGHOUT  
 - REPLACE ALL PLUMBING FIXTURES THROUGHOUT  
 - REPLACE ALL INT. DOORS THROUGHOUT - VERIFY RAISED HOR. LOCATIONS  
 - REPLACE ALL LIGHTING FIXTURES THROUGHOUT  
 - NEW APPLANCES THROUGHOUT  
 - EVALUATE EXISTING SOUTH SITE WALL/FENCING TO ENSURE POOL BARRIER HGT.  
 - EXIST. FIN. BASE  
 - ROOF MATERIAL  
 - NEW DOOR/NOCK FRAMES



**HAMMERTONSTUDIO®** OUTDOOR | SINGLE BOX SCENCE PRODUCT #: ODB0027-12

All dimensions are shown in inches unless otherwise stated.

**PRODUCT DESCRIPTION**

A versatile design that suits a wide range of exterior applications and architectural styles, this contemporary sconce features a frosted glass lens and an open bottom. AC LED lamping minimizes energy consumption and fixture maintenance.

The Single Box sconce is certified by the International Dark Sky Association (IDA) to avoid night sky pollution, reduce light trespass and minimize glare. It is offered in three AAMA 2604-rated finishes that withstand UV and corrosion resistance in coastal and other harsh climates, and it includes a lifetime warranty to the original purchaser.

**PRODUCT SPECIFICATION**

Construction: Aluminum Body With Glass Panes  
 Finish Options: AC, SB, TB  
 Glass Options: F  
 Suspension Method: Wall Mount  
 Weight(lbs.): 8  
 UL Rating: Wet  
 Top Diffuser: Closed  
 Bottom Diffuser: Open  
 Light Source: LED  
 Electrical Qty: 1  
 Wattage (Watts): 4.5  
 Voltage (Volts): 120  
 Source Lumens: 400  
 Dimming: ELV to 1%  
 CCT: 3000K  
 Driver Quantity & Location: 0  
 CRI: 93+  
 Power Factor: >0.9

Mounting Method: J-BOX Wall Mount

SCAN FOR MORE INFORMATION

PLAN SYMBOL

**10 LOCATIONS ON PLAN**

Notes:  
 GENERAL NOTE: Visit [www.hammerston.com](http://www.hammerston.com) to read about our Lifetime Limited Warranty. All Hammerston fixtures are handcrafted by artisans. Subtle imperfections reflect the mark of the artisan and should be expected in any handcrafted product. Dimensions may vary up to 7/8". © Copyright 2021. All rights in design, detail or invention of this drawing are reserved as the property of Hammerston. Any imitation or adaptation without written consent is strictly prohibited. Hammerston, Inc. 217 Wright Brothers Dr. Salt Lake City, UT 84114 (801)973-8096 | [sales@hammerston.com](mailto:sales@hammerston.com) | [www.hammerston.com](http://www.hammerston.com)

Rev © 2/28/2022

**HAMMERTONSTUDIO®** OUTDOOR | DOUBLE BOX LANTERN PRODUCT #: ODB0027-20

All dimensions are shown in inches unless otherwise stated.

**PRODUCT DESCRIPTION**

Our best-selling outdoor fixture style, this contemporary lantern sconce features a nested box design with an open outer frame and a frosted glass inner lens. AC LED lamping minimizes energy consumption and fixture maintenance.

The Double Box Lantern is certified as Dark Sky Compliant by the International Dark Sky Association (IDA). It is offered in three AAMA 2604-rated finishes that withstand UV and corrosion resistance in coastal and other harsh climates, and it includes a lifetime warranty to the original purchaser.

**PRODUCT SPECIFICATION**

Construction: Aluminum Body With Glass Panes  
 Finish Options: AC, SB, TB  
 Glass Types: Frosted Seeded  
 Suspension Method: Wall Mount  
 Weight(lbs.): 8  
 UL Rating: Wet  
 Top Diffuser: Closed Metal  
 Bottom Diffuser: Open  
 Light Source: LED  
 Electrical Qty: 1  
 Wattage (Watts): 4.5  
 Voltage (Volts): 120  
 Source Lumens: 400  
 Dimming: ELV to 1%  
 CCT: 3000K  
 Driver Quantity & Location: N/A  
 CRI: 93+  
 Power Factor: >0.9

Mounting Method: J-Box Wall Mount

SCAN FOR MORE INFORMATION

PLAN SYMBOL

**2 LOCATIONS ON PLAN**

Notes:  
 GENERAL NOTE: Visit [www.hammerston.com](http://www.hammerston.com) to read about our Lifetime Limited Warranty. All Hammerston fixtures are handcrafted by artisans. Subtle imperfections reflect the mark of the artisan and should be expected in any handcrafted product. Dimensions may vary up to 7/8". © Copyright 2021. All rights in design, detail or invention of this drawing are reserved as the property of Hammerston. Any imitation or adaptation without written consent is strictly prohibited. Hammerston, Inc. 217 Wright Brothers Dr. Salt Lake City, UT 84114 (801)973-8096 | [sales@hammerston.com](mailto:sales@hammerston.com) | [www.hammerston.com](http://www.hammerston.com)

Rev © 7/7/2022

**LF17X2 Field-Adjustable Landscape Light** RAB

LF17X2

PROJECT: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 TYPE: \_\_\_\_\_  
 PREPARED BY: \_\_\_\_\_

LF17X2/SMS

**KEY FEATURES**

- Adjustable mounting: 16/20/26/36/46" (default)
- CCT adjustable: 2700/3000/3500/4000/5000K (4000K default)
- Adjustable Knuckle arm
- Available in bronze, white and black finish
- UL listed for wet location
- IP65 rated
- 120V
- 0-10V dimmable
- 3-year limited warranty

Field-adjustable floodlight

9-10W 0-10V DIMMABLE IP65 RAB ADJUSTABLE

**PERFORMANCE**

LF17X2 16W	2700K	3000K	3500K	4000K	5000K	LF17X2 10W	2700K	3000K	3500K	4000K	5000K
Wattage	16W					Wattage	10W				
Input Watts	16.0W	15.8W	15.6W	15.4W	15.8W	Input Watts	10.8W	10.8W	10.6W	10.6W	10.8W
Lumens	1,992	2,046	2,152	2,230	2,210	Lumens	1,414	1,462	1,522	1,576	1,574
Lm/W	124.5	129.5	137.9	144.8	139.9	Lm/W	130.9	135.4	143.6	148.7	145.7
CR	84	84	85	85	83	CR	84	85	85	85	83
Voltage Rating	120V					Voltage Rating	120V				

LF17X2 3W	2700K	3000K	3500K	4000K	5000K
Wattage	3W				
Input Watts	3.0W	3.0W	3.0W	3.0W	3.0W
Lumens	358	366	380	390	400
Lm/W	119.3	122.0	126.7	130.0	133.3
CR	85	85	85	85	84
Voltage Rating	120V				

PLAN SYMBOL

**4 LOCATIONS ON PLAN**

Page 1

**LF17X2 Field-Adjustable Landscape Light** RAB

**TECHNICAL SPECIFICATIONS**

**COMPLIANCE**

UL Listed  
 Suitable for wet locations

**LED CHARACTERISTICS**

LEDs  
 Long-life, high-efficiency, surface-mount LEDs

Color Uniformity  
 RAB's range of Correlated Color Temperature follows the guidelines of the American National Standards for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Color Consistency  
 7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

**CONSTRUCTION**

Cold Weather Starting  
 Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature  
 Suitable for use in up to 40°C (104°F)

Housing  
 Die-cast aluminum

Mounting  
 Die-cast aluminum

Knuckle arm  
 Adjustable

Tilt Increment  
 1°

Lens  
 Polymethyl methacrylate

Gaskets  
 O-ring silicone

Green Technology  
 Mercury and UV free, RoHS-compliant components.

Finish  
 Formulated for high durability and long lasting color. Available in black, bronze & white finish.

IP Rating  
 Ingress protection of IP65 for dust and water

**ELECTRICAL**

Drivers  
 Constant Current, Class P, 120V, 50/60 Hz

LF17X2 and LF17X2/SMS  
 10W: 120V, 0.15A  
 10W: 120V, 0.09A  
 3W: 120V, 0.02A  
 3W: 120V, 0.03A

Surge Protection  
 2.5kV

Dimming Driver  
 Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD (factory default):  
 16W: 120V: 6.94%  
 3W: 120V: 99.7%

Note: All values are typical (tolerance +/- 10%)

**FACTORY DEFAULT**

CCT: Adjustable 2700/3000/3500/4000/5000K default: 4000K  
 Wattage: Adjustable 16/10/3/3W default: 3W  
 OPTIONAL MINI SENSOR (SMS500)

Electrical  
 Voltage: 120V AC, 60Hz  
 Manual Override: Double flip wall switch logic prevents activation by brief power outages. Resets after 6 hours. No extra wiring needed.  
 Surge Protection: Withstands up to 3000 volts  
 RF Immunity: Circuits fully shielded for maximum radio frequency immunity  
 Incandescent Watts Switched: 500W @ 120 volts  
 Fluorescent Watts Switched: 250W @ 120 volts  
 Ratings: 5 amps  
 Power Consumption: Negligible

Manual Switch: None  
 Switching Capacity: Relay On/Off Model Switches: 240W when lights are mounted to sensor; 500W incandescent or 240W fluorescent of remotely mounted lighting @ 120 volts.

Sensor Settings  
 Time Adjustment: 5 seconds to 15 minutes  
 Quick Test Time: 5 second test time for fast installation. Works day or night.  
 "No Hands" Auto-Testing: Auto mode starts after 4 minutes of testing. No adjustment needed.  
 Photoelectric Control: Deactivates lights during daylight. Fully adjustable for 24 hour operation or custom applications.  
 Time Delay: 5 seconds to 15 minutes  
 Ambient Light Sensing: Adjustable  
 Adjustments: Time, ambient light & sensitivity  
 Detection: 180° detection pattern

**PERFORMANCE**

Lifespan  
 50,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

**OTHER**

Warranty  
 The RAB 5-year limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

Interactive Menu

- Order Information page 2
- Product Specifications page 5
- Energy Data page 8
- Photometric Data page 8
- Product Warranty

Typical Applications: Residential, Hospitality, Healthcare, Retail

UL LISTED, T24, 0-10V DIMMABLE, IP65, GREEN TECHNOLOGY, FC, IC, ENERGY STAR, SENSORS, AIR-TITE, WET LOCATION LISTED, 50,000 HRS MAINTENANCE-FREE OPERATION

PLAN SYMBOL

**21 LOCATIONS ON PLAN**

Page 2

**HALO ML Flex Series - Canless LED Downlighting 2-inch Round & Square Downlights**

The ML Flex Series is a set of striking, high-performance fixtures available in four sizes (1, 2, 3, and 4-inch). ML Flex Canless luminaires share light engines between the two larger and two smaller aperture sizes making trim changes between size, shape (round or square), and downlight or wall wash effortless.

The ML Flex 2-inch fixtures are offered with an array of flanged downlight trims in smooth or baffle and round or square. Control beam angles with interchangeable 25°, 40°, and 55° optics. Customize lighting with selectable luminaires and colors with flicker-free dimming to less than 5% in phase cut (120V) or 0-10V (120-277V) versions. For a beautiful, quiet ceiling, install ML Flex 2-inch fixtures with a flushmount mid-in ring.

Typical Applications: Residential, Hospitality, Healthcare, Retail

UL LISTED, T24, 0-10V DIMMABLE, IP65, GREEN TECHNOLOGY, FC, IC, ENERGY STAR, SENSORS, AIR-TITE, WET LOCATION LISTED, 50,000 HRS MAINTENANCE-FREE OPERATION

**Project**

Project	Catalog #	Type
Prepared by	Notes	Date

**Top Product Features**

- 2" Canless LED Downlights mount directly to the ceiling (no housing required)
- Use with canless mounting frames for new construction installations
- Trims: Flanged downlight or wall wash trims in smooth or baffle and round or square
- Field-interchangeable TIR optics: 25°, 40°, and 55° (ships with 40° TIR optic)
- Color Selectable™:
  - 5-color Field-Selectable™ (2700/3000/3500/4000/5000K); 90+ CRI
  - Field-Selectable™ Dim-to-Warm: 3000K to 1800K or 2700K to 1800K; 90+ CRI
  - Lumen Select: Low/Medium/High = 200/400/550 lm (nominal)
- Dimming Versions: Dims to less than 5% in either phase cut/LE/TE (120V) with compatible dimmers OR 0-10V (LINV 120-277V)
- AIR-TITE, Wet Location-listed, IC-rated
- 50,000 hrs of maintenance-free operation
- 5-year warranty

PLAN SYMBOL

**21 LOCATIONS ON PLAN**

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**HALO ML Flex Canless Downlighting Series - 2" Downlights**

**Order Information**

Stock: 2" ML Flex Downlights

Stock ML Flex fixtures come fully assembled and include the LED light engine, 40° TIR optic, removable clear lens, remote driver / junction box, and interchangeable trim.

Optional new construction mounting frames, flushmount mid-in rings, interchangeable TIR optics, lenses, and driver-to-light engine extension cables are also available.

Phase Cut/LE/TE Dimming, 120V Input

Catalog Number	Description	Lumens	Color	CRI / CCT	Dimming / Driver	Trim Finish	TIR Optic
MLLSP120W	2" Round Smooth LED Canless Downlight	200/400/550 lm	Selectable	90+ CRI, Field-Selectable™ CCT 2700/3000/3500/4000/5000K	40° Phase Cut/LE/TE Dimming, 120V 40Hz	Matte White	40°
MLLSP120W	2" Square Smooth LED Canless Downlight	200/400/550 lm	Selectable	90+ CRI, Field-Selectable™ CCT 2700/3000/3500/4000/5000K	40° Phase Cut/LE/TE Dimming, 120V 40Hz	Matte Black	40°
MLLSP120W	2" Round Smooth LED Canless Downlight	400 lm	Selectable	90+ CRI, Field-Selectable™ CCT 2700/3000/3500/4000/5000K	40° Phase Cut/LE/TE Dimming, 120V 40Hz	Matte White	40°
MLLSP120W	2" Round Smooth LED Canless Downlight	400 lm	Selectable	90+ CRI, Field-Selectable™ CCT 2700/3000/3500/4000/5000K	40° Phase Cut/LE/TE Dimming, 120V 40Hz	Matte Black	40°

0-10V, Universal Voltage 120-277V (Commercial)

Catalog Number	Description	Lumens	Color	CRI / CCT	Dimming / Driver	Trim Finish	TIR Optic
MLLSP120W	2" Round Smooth LED Canless Downlight	200/400/550 lm	Selectable	90+ CRI, Field-Selectable™ CCT 2700/3000/3500/4000/5000K	0-10V Dimming, LINV 120-277V 50/60Hz	Matte White	40°

**Made to Order: 2" ML Flex Fixtures**

Made to order ML Flex fixtures include the LED light engine, 40° TIR optic, removable clear lens, remote driver / junction box, and interchangeable trim.

Optional new construction mounting frames, flushmount mid-in rings, interchangeable TIR optics, lenses, and driver-to-light engine extension cables are also available.

Module	Lumens	Color	CRI/CCT	Driver	Shape	Trim Type	Trim Finish
MLF2" LED Light Engine	15 - Lumen Selectable 200/400/550 lm	PS - 90+ CRI, color Field-Selectable™ CCT 2700/3000/3500/4000/5000K DSW - 90+ CRI, Field-Selectable™ CCT 2700/3000/3500/4000/5000K DSW - 90+ CRI, Field-Selectable™ CCT 2700/3000/3500/4000/5000K	90+ CRI, Field-Selectable™ CCT 2700/3000/3500/4000/5000K	40° - 40° Phase Cut/LE/TE Dimming, 120V 40Hz 0-10V - 0-10V Dimming, LINV 120-277V 50/60Hz	R - Round S - Square	Blank - Downlight Blank - Downlight Blank - Downlight	WW - Porcelain Matte White B - Black MB - Matte Black MW - Porcelain Matte White Baffle SB - Glass Baffle MBB - Matte Black Baffle None
Notes	Notes	Notes	Notes	Notes	Notes	Notes	Notes

**Optional Accessories**

Catalog Number	Description
Optics	
TIR25DFL	25° narrow flood optic (fits 1" & 2" ML Flex fixtures)
TIR40DFL	40° flood optic (fits 1" & 2" ML Flex fixtures)
TIR55DFL	55° wide flood optic (fits 1" & 2" ML Flex fixtures)
Extension Cables	
MLF2" New Construction Mounting Frames	Designed to ensure the proper placement and alignment of canless LED downlights in new construction projects. It features adjustable hanger bars, and pre-installed rails for easy installation and compliance with local code requirements.
MLF2" New Construction Mounting Frame (Use with 2" Downlights Only)	
MLF2" New Construction Mounting Frame (Use with 2" Downlights Only)	
MLF2" New Construction Mounting Frame (Use with 2" Downlights Only)	
Emergency Accessories	
Emergency Power Accessories	
MLF2" New Construction Mounting Frame (Use with 2" Downlights Only)	
MLF2" New Construction Mounting Frame (Use with 2" Downlights Only)	

PLAN SYMBOL

**21 LOCATIONS ON PLAN**

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mta  
 MATTHEW THOMAS ARCHITECTURE, L.L.C.  
 P.O. BOX 87504  
 SCOTTSDALE, AZ 85255  
 matt@mtaarchitect.com

A CUSTOM REMODEL FOR :  
**The Edwards Family**  
 4541 E. Foothill Drive  
 Paradise Valley, AZ 85255

2516

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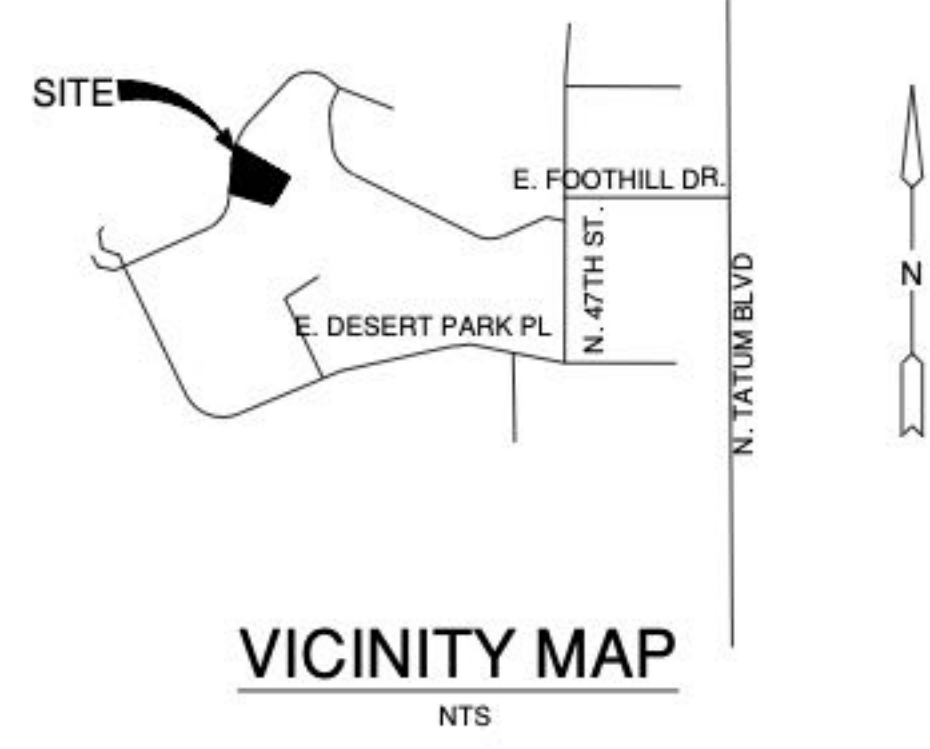
**INVENTORY REPORT**

SALVAGE	TREE ID #	SPECIES	SCIENTIFIC NAME	HEIGHT IN FT.	ARMS TOTAL FT.	NO. OF ARMS	BOX SIZE IN.	CALIPER IN.	COMMENTS
R	1	NATIVE MESQUITE	PROSOPIS JULIFLORA					30	WEAK STRUCTURE
R	2	NATIVE MESQUITE	PROSOPIS JULIFLORA					25	EXPOSED ROOTS
R	3	NATIVE MESQUITE	PROSOPIS JULIFLORA					28	WEAK STRUCTURE
R	4	BLUE PALO VERDE	CERCIDIUM FLORIDUM					12	WEAK STRUCTURE
R	5	FOOTHILL PALO VERDE	PARKINSONIA MICROPHYLLA					20	IN ROCK

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**SUMMARY OF INVENTORY**

TREES/BOX TABLE	SALVAGE		NON-SALVAGE		REMAIN		TOTAL	
	QTY	IN.	QTY	IN.	QTY	IN.	QTY	IN.
BLUE PALO VERDE	0	0	0	0	1	12	1	12
FOOTHILL PALO VERDE	0	0	0	0	1	20	1	20
NATIVE MESQUITE	0	0	0	0	3	83	3	83
<b>TOTALS:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>115</b>	<b>5</b>	<b>115</b>



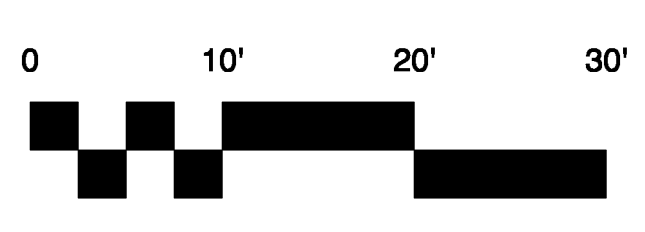
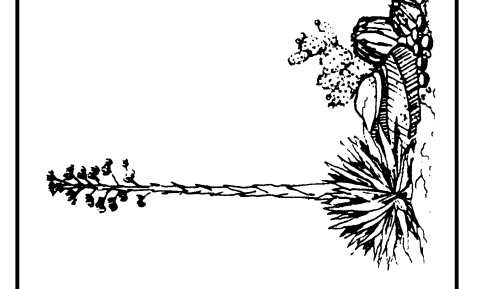
- SALVAGE NOTES:**
- The salvage operation will begin after all the conditions attached to the city of Scottsdale native plant relocation permit are fulfilled. These include the following: obtaining and posting the native plant relocation permit, N.A.O.S. and/or limits of construction delineation, meeting on site with city inspector.
  - It will be the responsibility of the contractor to provide barricades and traffic control if needed. It is the responsibility of the contractor to backfill any plant holes and remove the trimmings generated from the salvage operation.
  - The general contractor shall designate an onsite holding yard with pressurized water available before the completion of the salvage operation.
  - If the temporary watering system is disconnected to allow for the permanent connection of the water line from the meter to the house, another onsite source of pressurized water must be made available immediately.
  - If for reasons beyond the contractor's control the pressurized water service is interrupted, the contractor shall hand-water the material to insure its survival.
  - Large armed saguaro cacti will be braced after relocation.
  - To maximize their chances of survival, the contractor shall water the saguaro and other cacti relocated into the adjacent N.A.O.S.
  - The contractor shall remove dead plants from the nursery/holding area at no additional cost.

- NATIVE PLANT INVENTORY NOTES:**
- The native plant inventory was conducted by JD Consulting, LLC in January, 2026.
  - All salvaged plants to be stored at an onsite holding yard to be replanted at a later date.
  - Salvage procedures per the relocation methodology outlined for the Town of Paradise Valley by JD Consulting, LLC.
  - All miscellaneous cacti under six feet in height as indicated on the plan shall be salvaged if they are within the building envelope and are affected by construction.
  - Upon removal of the salvageable native plants, the salvage contractor shall submit a list identifying the tag number of the plant surviving salvage operations to the Town's landscape inspector prior to issuance of the certificate of occupancy.
  - All native plants outside the approved building envelope shall remain in place unless designated as reveg.

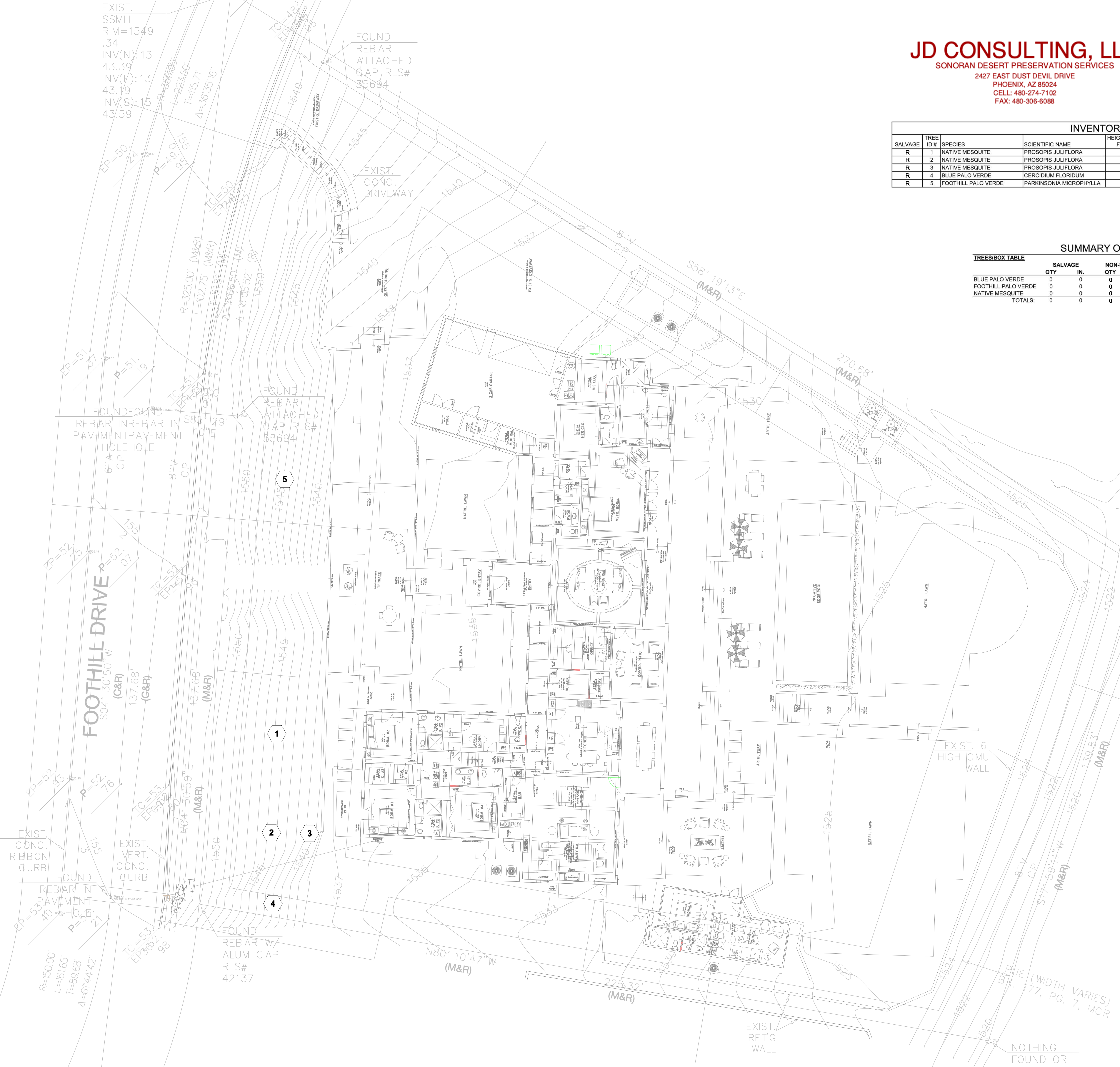
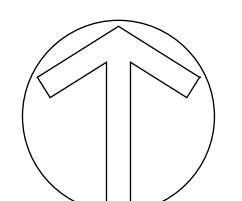
# Edwards Residence

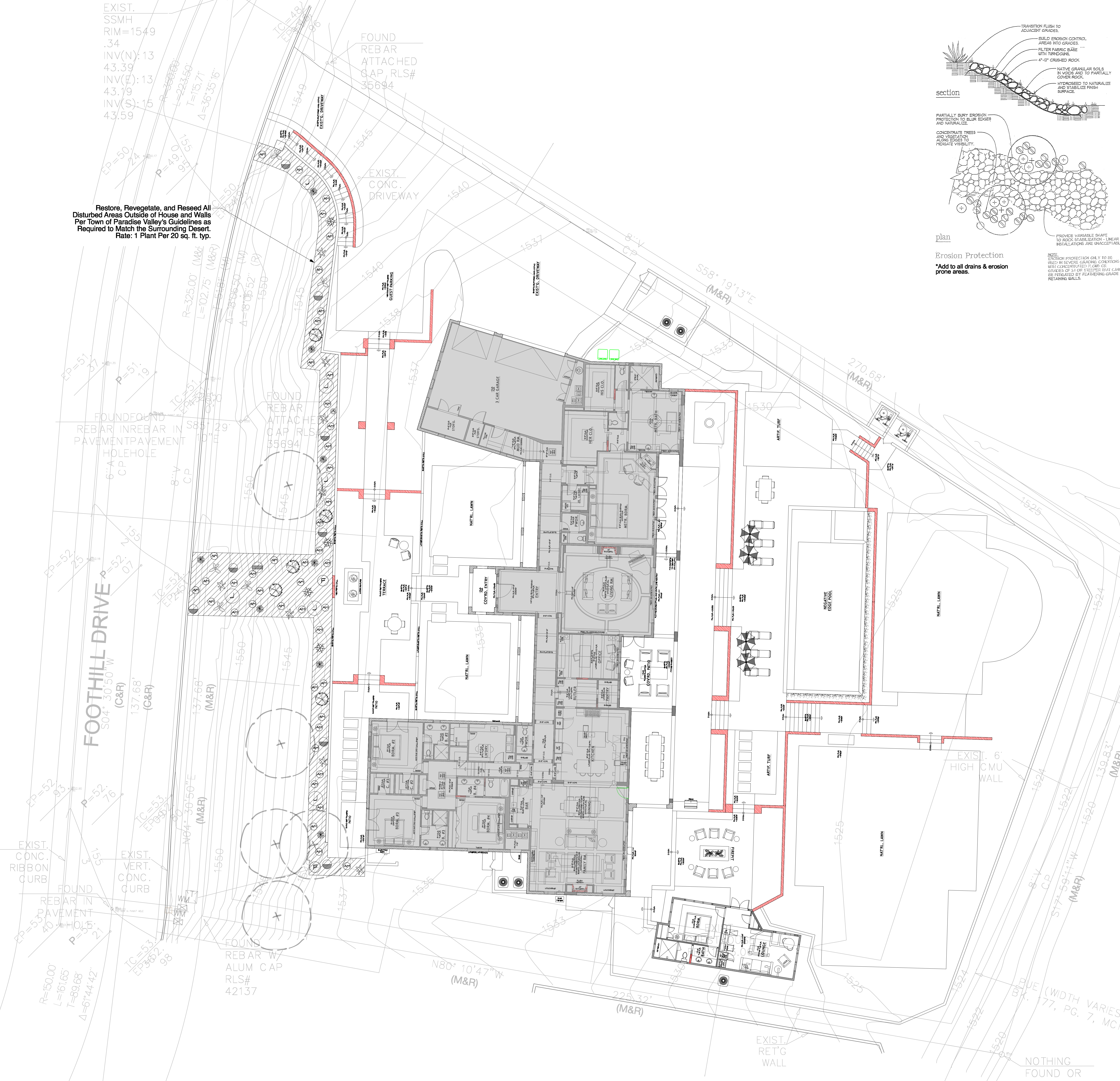
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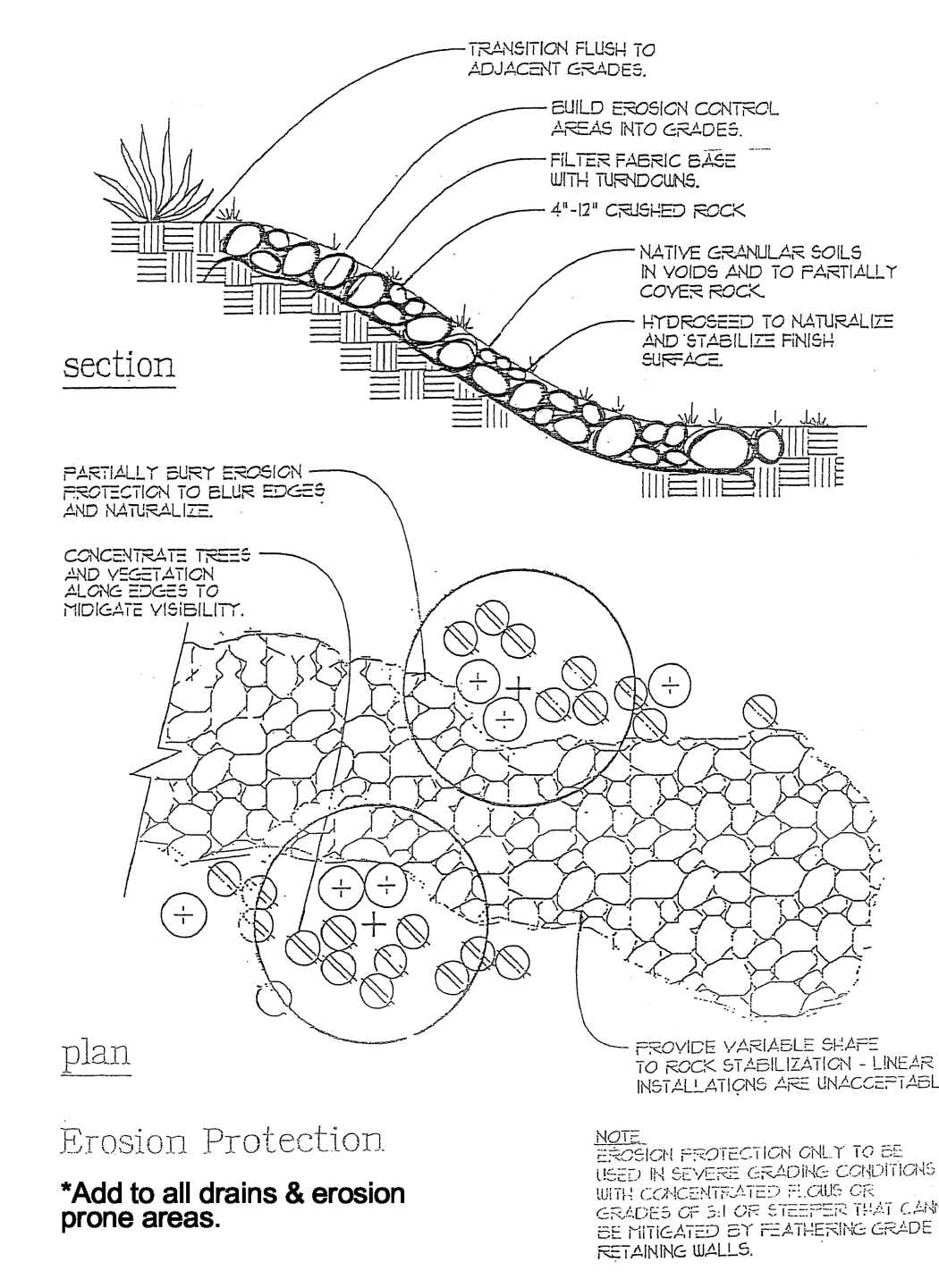


**Native Plant Salvage Assessment**  
Scale: 1" = 10'-0"





Restore, Revegetate, and Reseed All Disturbed Areas Outside of House and Walls Per Town of Paradise Valley's Guidelines as Required to Match the Surrounding Desert. Rate: 1 Plant Per 20 sq. ft. typ.



**Erosion Protection**  
\*Add to all drains & erosion prone areas.

**REVEGETATION PLANT MIXES**  
The following is a general recommendation for basic groundcover revegetation with one-gallon and larger containerized plant material. When used in conjunction with specimen indigenous trees, cacti and large shrubs, as well as with a revegetation seed mix, this should provide a revegetation area that is natural in appearance upon maturity. The dominant groundcover species vary within different areas of the Sonoran Desert. In general, there are three (3) dominant ground-cover areas:  
- Turpentine Dominant  
- Bursage Dominant  
- Desert Buckwheat Dominant

The Revegetation Plant Mixes listed below should be selected based on the dominant groundcover that naturally exists on the Lot. This mix should then be adjusted based on the plant species and density of the immediately adjacent undisturbed desert in order to better meld seamlessly with the natural environment.

**Recommended quantity of Revegetation plants:**  
50 plants per 1,000 sq. ft. = 1 plant per 20 sq. ft. depending on natural dominant groundcover of the Area

Symbol	Botanical Name	Common Name	Plants Per 1,000 sq. ft.	Reveg Area (sq. ft.)	Size
(A)	Eriocameria laricifolia	Turpentine Bush*	26	1744	5 gal.
(B)	Ambrosia deltoidea	Bursage*	4	46	5 gal.
(C)	Eriogonum fasciculatum	Desert Buckwheat*	4	7	5 gal.
(D)	Yucca baccata	Banana Yucca	4	7	15 gal.
(E)	Simmondsia chinensis	Jobba	3	6	15 gal.
(F)	Larrea tridentata	Creosote	2.5	5	15 gal.
(G)	Opuntia bigelovii	Teddy Bear Cholla	2.5	5	15 gal.
(H)	Bumelia aemthocarpa	Buckhorn Cholla	2	4	15 gal.
(I)	Calliandra eriophylla	Pink Fairy Duster	1	2	5 gal.
(J)	Callis pallida	Desert Hackberry	0.5	1	5 gal.
(K)	Ferocactus acanthodes	Compass Barrel	0.5	1	5 gal.
	<b>TOTAL REVEG PLANTS</b>		<b>50</b>	<b>91</b>	

**Revegetation Plant List:**  
= Revegetation & Hydroseeding Area

- Recommended Application Method for Revegetation**
1. Install all boxed plants in the areas being revegetated.
  2. Fill or scarify areas to be seeded to a minimum depth of 4".
  3. Cover areas that have hard granite (hardpan), with 6" of friable topsoil.
  4. Complete installation of smaller containerized plants.
  5. Using either mechanical or hand seeding, broadcast seed revegetation uniformly at the recommended application rate.
  6. Rake or mechanically drag seeded areas.

**Recommended Distribution:**  
Revegetation plants should be placed in natural formations that duplicate the adjacent undisturbed desert. Natural clustering and distribution patterns should be duplicated. Strict adherence to the recommended distribution is not encouraged. The goal should be to match the appearance of the adjacent undisturbed desert.

**Planting / Revegetation Notes:**  
Salvage 'Desert Paving' (the existing Native Rocky Surface) from Areas of Site where Construction will occur. Stockpile on Site for Redistribution over Disturbed Areas and Where Revegetation is Indicated.  
Use Decomposed Granite in contained Planting Beds only (no Granite under Annual Beds)

Areas Disturbed by Construction - Restore Areas with Revegetation Mix and Desert Paving. Hand Grade edges of Disturbed Area to blend into Existing Native Surface.

Space Randomly with 1 shrub per 20 square feet.

**Native Seeding (HydroSeed Mix)**  
Provide Native Seeding over All Disturbed Natural and Transition Areas as per requirements outlined in the 'Town of Paradise Valley's Guidelines'

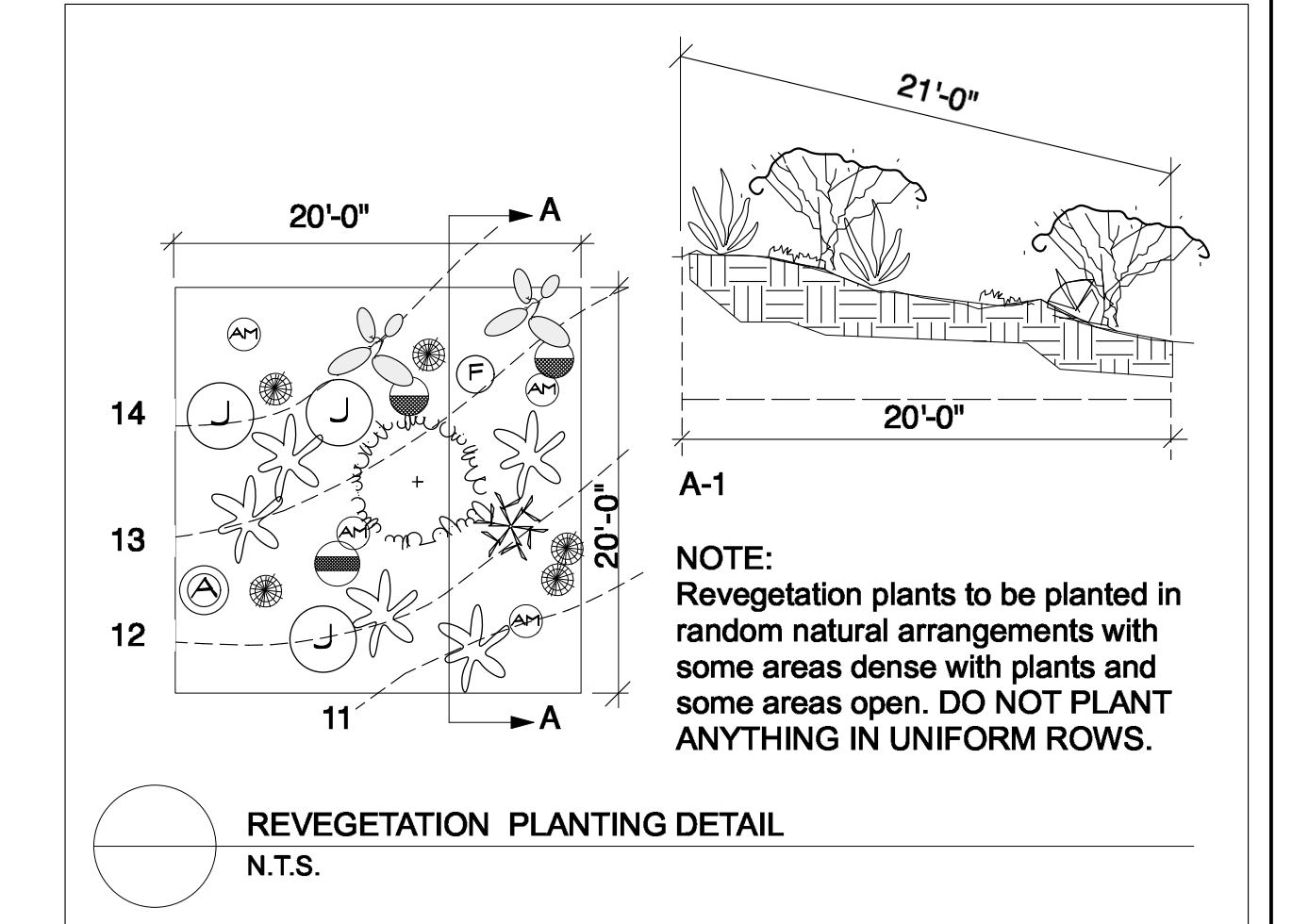
Botanical Name	Common Name	LB/ACRE	LB/1000 sq. ft.
AMBROSIA DELTOIDEA	Bursage	3	0.069
ENCINIA FARINOSA	Brittlebush	2.5	0.057
PLANTAGO INSULARIS	Indian Wheat	3	0.069

ERIOGONUM FASCICULATUM	Desert Buckwheat	0.5	0.011
ACACIA GREGGII	Catclaw Acacia	2	0.048
PROSOPIA JULIFLORA	Native Mesquite	1	0.023
CALLIANDRA ERIOPHYLLA	Pink Fairy Duster	1	0.023
CERCIDIUM FLORIDUM	Blue Palo Verde	1	0.023
YUCCA DELTOIDEA	Yucca (Golden Eye)	0.5	0.011
CERCIDIUM MICROPHYLLUM	Foothill Palo Verde	1	0.023
BAILEYA MULTIRADIATA	Desert Marigold	0.5	0.011
LUPULUS SPARSIFLORUS	Lupine	0.5	0.011
ESCHOLTZIA MEXICANA	Mexican Poppy	0.5	0.011
PHACELIA CAMPANULARIA	Blue Bells	0.5	0.011

- INSTALL NOTES:**
1. All landscaping shall be completed prior to final inspection & issuance of a Certificate of Occupancy.
  2. All plants utilized in the right-of-way shall be listed on the Arizona Department of Water Resources' (ADWR) Phoenix Active Management Area and the ESLO plant list.
  3. New Landscaping shall be located so that there are no conflicts with public utilities.
  4. Trees and saguaros shall not be planted in the Public Utility Easements(s) or within 7'-0" of a public water line and/or public sewer line.

**Salvaged & Existing Materials List**

Symbol	Species	Salvageability	QTY
(T)	Misc. Trees	Existing To Remain	5



CALL TWO MORNING HOURS BEFORE YOU DIG  
802-263-1100  
OR  
1-800-STAKE-IT

0 10' 20' 30'

**Revegetation Plan**  
Scale: 1" = 10'-0"

DATE: 2-5-26  
REVISION: 1 5-14-26

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**L.2**



PER CIVIL ENGINEER:  
RETENTION BASINS TO REMAIN  
AS LAWN. 50% CREDIT NOT  
REQUIRED FOR THIS  
SUBMISSION.

EXISTING TREES  
TO REMAIN

EXISTING HEDGE  
TO REMAIN

NOTE: ALL SHRUBS & OTHER SMALL PLANTINGS  
ARE LOCATED BEHIND PRIVACY WALLS & DO NOT  
EXCEED A MATURITY HEIGHT OF 8'.

Callout #	Description	Quantity
H.1	Artificial Turf 70 oz.	619' SF
H.2	Natural Lawn/Sod	5,654' SF
H.3	3/16" Steel Lawn Edging	649' LF
All Planting Beds	1/4" Screened 'Madison Gold' decomposed granite	8,460' SF
H.4	Black Mexican River Pebble	90' SF
H.5	Pots - Type & Size Vary	22
H.6	Water Feature - 5' x 10'	1
H.7	Patio Tile	6,920' SF
H.8	Water Feature - 2'-8" dia.	1
H.9	Firepit - 4' x 8'	1
H.10	Bench - 2' x 6'	2

Image	Qty	Latin Name	Common Name	Size	Category
	3	Agave 'Blue Glow'	Blue Glow Agave	15 Gal.	Accents
	3	Aloe Rudikoppa	Blue Gem Aloe	5 Gal.	Accents
	6	Dasylirion longissimum	Toothless Desert Spoon	15 Gal.	Accents
	1	Phoenix roebelinii	Pygmy Date Palm	15 Gal.	Accents
	45	Rosa x 'Rose Standards'	Iceberg Tree Roses	5 Gal.	Shrubs
	27	Rosa spp. 'Iceberg'	Iceberg Rose Bush	5 Gal.	Shrubs
	117	Dodonaea viscosa	Green Hopseed Bush	15 Gal.	Shrubs
	5	Alyogyne huegelii	Blue Hibiscus	15 Gal.	Shrubs
	111	Ilex vomitoria 'Stoke's Dwarf'	Stoke's Dwarf Yaupon Holly	5 Gal.	Shrubs
	11	Lavandula stoechas	Spanish Lavender	5 Gal.	Shrubs
	229	Leucophyllum frutescens	Texas Ranger	5 Gal.	Shrubs
	9	Russelia equisetiformis	Coral Fountain Firecracker Plant	5 Gal.	Shrubs
	62	Salvia x 'Myatic Spires'	Mystic Spires Sage	1 Gal.	Shrubs
	3	Tecoma stans 'Sparky'	Dwarf Yellow Bells	5 Gal.	Shrubs
	6	Tecoma stans 'Goldstar'	Gold Star Esperanza	15 Gal.	Shrubs
	8	Bougainvillea 'Barbara Karst'	Barbara Karst Bougainvillea	5 Gal.	Vines
	15	Yucca rostrata	Blue Beaked Yucca	25 Gal.	Accents
	1	Acacia willardiana	Palo Blanco	24" Box	Trees
	1	Cercidium praecox	Palo Brea	36" Box	Trees
	5	Citrus spp.	Assorted Orange & Lemon	24" Box	Trees
	1	Cercidium floridum	Blue Palo Verde	48" Box	Trees
	1	Olneya tesota	Ironwood	54" Box	Trees/Multi-Trunk
	10	Pistacia lentiscus	Mastic Tree	36" Box	Trees

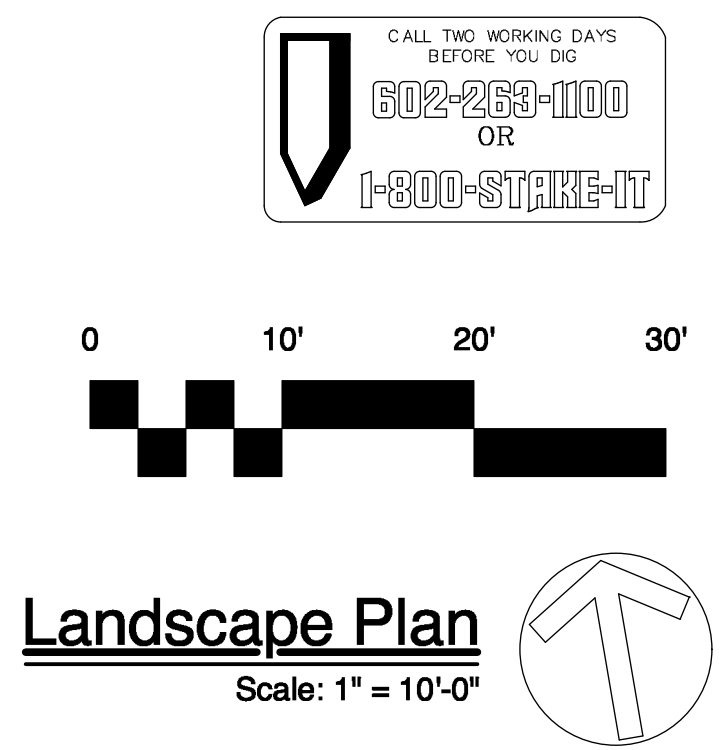
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**FXLuminaire**

**LED Wall Lights**

**KG Well Light PHOTOMETRICS**

Reversible angled or flat-top wall light in 3, 6, or 9 LED. RGBW capable with Lumen systems.

**Quick Facts**

- Die-cast brass or aluminum construction
- Proven cast, natural, or anodized brass finishes
- Cast-in integrated LEDs
- Recessed design for fast or angled installation
- Temper-resistant features
- Compatible with Lumen technology
- Phase and 0/180 adjustable
- Input voltage: 10-55V

**LANDSCAPE & ARCHITECTURAL LIGHTING**

**FXLuminaire**

**PX: Transformer**

Lighting Controller

**ORDERING INFORMATION**

**Factory Installed Options:** Order 1 + 2 + 3 + 4

**Field Installed Options:** Order Individually

**PX FEATURES**

- Recessed Mount Construction: No-pilot connection used with recessed or cut
- Open Surface Mount Construction: Dry standard brass, polished, or black, or anodized aluminum finish
- Extra Large Terminal Block: Each terminal can handle up to 12 gauge conductors
- Recessed Terminal Block Features: No pilot connection or pilot connection
- Weather-Resistant: These transformers are not temperature sensitive which means they can be used in any weather
- Terminal Block: Each terminal can handle up to 12 gauge conductors
- Industry leading: Minimum 10 year warranty for parts and labor

**Low-Voltage Lighting Schedule**

Symbol	Part No.	Description	Color Temp.	Lumens	Bulb Type	Watts Used	Qty
☀	'FX' KG-3LED-BZ	Cannister Light typ.	2700K	186	LED	4.2	14
⚡	'FX' PX-300watt-SS	Transformer	N/A	N/A	N/A	N/A	1

- GENERAL LIGHTING NOTES:**
- All lighting fixture locations are conceptual, and electrical contractor shall provide opportunity for landscape architect to review and "test" and make adjustments to lamps and locations before finalizing work but after major planting has been completed. No light fixtures shall be over 8' in height.
  - Control of the lighting shall be with a photocell on and time clock off configuration.
  - Electrical contractor shall plan wiring layout based on the fixture layout to provide a wiring scheme that uses reasonable wiring routes and economical use of cable. Electrical contractor shall calculate voltage drop for all low voltage equipment and size cables properly. Wire size from remote transformers shall be determined by length of run and total load to prevent voltage drop.
  - All exterior transformers shall be weatherproof or mounted in a weather tight enclosure. All transformer locations to be mounted out of normal view from all landscape and interior areas. Locations to be approved by landscape architect.
  - Electrical contractor shall provide an as-built plan of the lighting showing the runs of wires, identification and location of all transformers, locations of all fixtures and the exact lamp installed in each fixture.
  - The lighting transformers shall also be hardwired into the main or subpanels. They shall have a dedicated 20 amp circuit. All leads shall be color coded in the ground and in the clock. The amps and wattages shall be calculated and documented for each run so the system remains balanced. The connectors at each light shall be King Connectors or equal for watertight/waterproof connections.
  - See irrigation plan for light sleeve locations.
  - All lights shall have frosted bulbs.
  - All boulders shall be softened using amber filters.
  - All saguaros, palo verdes, palms and unique green specimen plantings shall incorporate blue filters.
  - Provide 1-minute night time light view to review lighting on file as part of bid.
  - Provide record drawing as-built documentary:
    - quantity of lights
    - length of each run
    - amps, voltage and wattage
  - Provide and install frosted lens on all light fixtures. Also add filters to all halogen lights.
  - All exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from viewpoints at the perimeter of the property.

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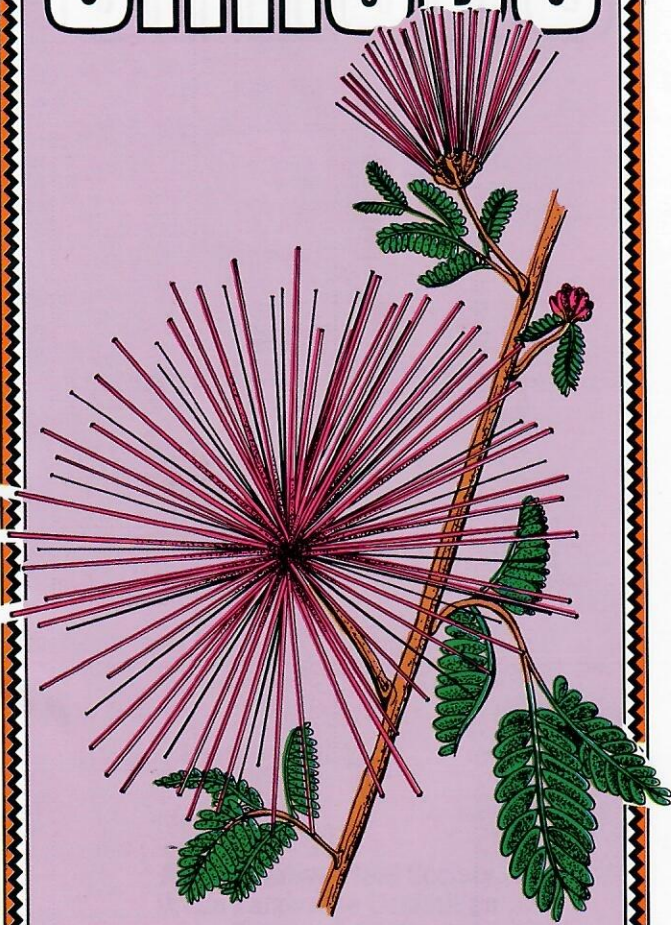
CALL TWO WORKING DAYS BEFORE YOU DIG  
602-293-1100  
OR  
1-800-STAKE-IT

0 10' 20' 30'


**Lighting Plan**  
Scale: 1" = 10'-0"

**L.4**


# DESERT SHRUBS



Published by the  
**Arizona Native Plant Society**



# DESERT SHRUBS



By  
**Arizona Native Plant Society**  
**Urban Landscape Committee**  
**Tucson, Arizona**  
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# INTRODUCTION

55



*Justicia spicigera* P. 20

In this second Arizona Native Plant Society (ANPS) publication on desert plants for urban landscapes, 50 shrubs that are well adapted to the desert climates of the Southwest are described. Thirty-six plants are native to the Sonoran and Chihuahuan

desert regions. The rest are outstanding plants from other arid regions. The included exotics are not invasive, and thus do not threaten our native plant communities. All recommended shrubs have been tested and perform well in most of the desert Southwest.

The primary purpose of ANPS is to promote the conservation of our native plants and their environments. One means to achieve this goal is through the use of water-efficient landscapes. By selecting low water-using plants we help protect riparian habitats threatened by lowered ground water tables, emphasize the use of regional natives, and at the same time encourage the use of desert adapted non-native flora.

The most important criteria used to select those shrubs are as follows:

- 1. Low water use.** All shrubs are included in the low water use/drought tolerant plant list from the Arizona Department of Water Resources.
- 2. Cold hardiness.** Plants are cold hardy to temperatures listed in the text. These shrubs will survive most winters in the desert Southwest. Shrubs described as "semi-hardy" may need protection and are not recommended for low-lying cold pockets or the higher elevations. Many variables other than minimum temperature affect cold hardiness, so use these ratings only as a general guide. For example, young plants are more tender than older plants of the same species.



*Salvia farinacea* P. 25



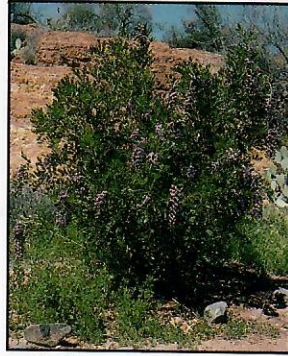
*Dalea pulchra* P. 11



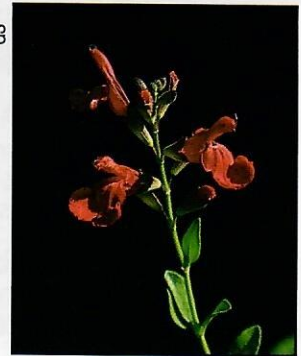
*Caesalpinia pulcherrima* P. 24



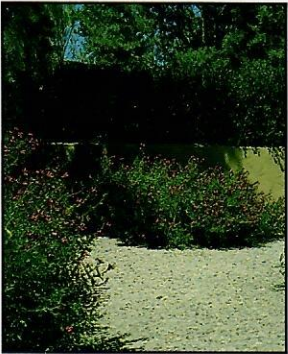
*Leucophyllum frutescens* P. 28



*Sophora secundiflora* P. 27



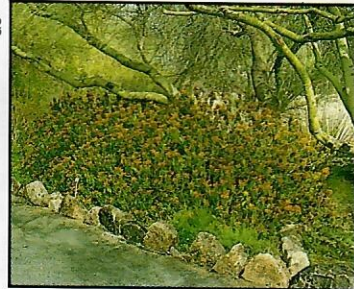
*Salvia greggii* P. 25



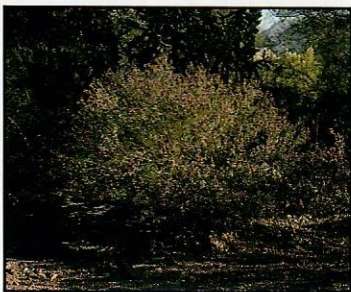
*Salvia greggii* P. 25



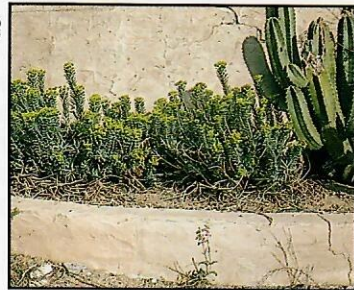
*Calliandra eriophylla* P. 16



*Justicia spicigera* P. 20



*Dalea frutescens* P. 11



*Eurphoria biglandulosa* P. 31

# ARIZONA ROSEWOOD

*VAUQUELINIA CALIFORNICA*

GM



**DESCRIPTION:** A native, very dense, evergreen shrub or small tree that grows to 12 feet high and 9 feet wide. It has numerous erect branches from the base, and is usually taller than it is broad. The long, narrow leaves are dark green and leathery.

**ORNAMENTAL FEATURES:** Clusters of small white flowers are borne at the ends of branches in summer.

**COLD HARDINESS/WATER:** Fully hardy and requires only occasional irrigation once established. Growth is slow at first, then moderate if watered on a regular basis.

**MAINTENANCE:** Needs virtually none; thrives on neglect. Sometimes infested by spider mites, but rarely suffers significant damage. Protect from rabbits during first year in ground. Can be pruned into a small tree.

**COMMENTS:** An excellent tall screen, hedge, or accent shrub for the buffer zone. *V. sparsiflora* is available sometimes; and it may in fact be identical to *V. californica*. *V. angustifolia* has very narrow leaves; otherwise it's similar to the above.



SA

GM



# BLACK DALEA

*DALEA FRUTESCENS*

GS



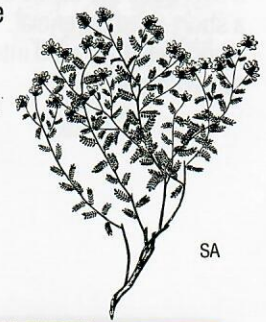
**DESCRIPTION:** A low, spreading evergreen Chihuahuan Desert shrub to 4 feet high and 5 feet wide. Plants have silvery-green leaves set against yellowish white bark.

**ORNAMENTAL FEATURES:** Produces clusters of bright rose-purple flowers in late summer and fall. Plants have an open airy appearance unless pruned frequently.

**COLD HARDINESS/WATER:** Cold hardy to at least the mid-teens. Drought tolerant once established. Moderate to fast growth rate depending on amount of water applied.

**MAINTENANCE:** Occasional pruning will keep shrubs more dense and compact. Prune once in spring as new growth appears, and once in early summer.

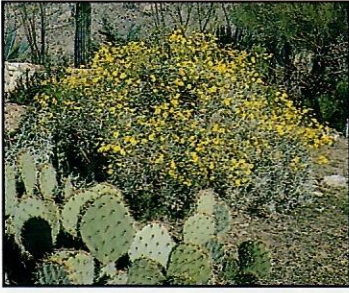
**COMMENTS:** Excellent shrub for the mini-oasis and transitional zone, although foliage becomes quite sparse in periods of cold or drought. Place Daleas in full sun for best results. Four additional shrubby *Dalea* species are available. Silver Dalea (*D. bicolor* var. *argyrea*) grows to 3 feet high and wide, and has silver-white leaves and rose-purple flowers in fall. Baja Dalea (*D. bicolor* var. *orcuttiana*) grows to 5 feet high and wide, and is the only one of these that is semi-hardy. Stems will freeze at mid-20's. It has gray-green leaves and pinkish-purple flowers in fall, winter and spring. Bush Dalea (*D. pulchra*) grows to 3 or more feet high and wide, and has pink-purple flowers in winter and spring. *D. versicolor* var. *sessilis* is a small shrub reaching a size of 3 feet high and 4 feet wide. It has dark green leaves and purplish flowers in fall, winter, and spring.



SA

## BRITTLE BUSH

*ENCELIA FARINOSA*



GS

**DESCRIPTION:** A native, short-lived, rounded shrub to 3 feet tall by 4 feet wide. The lance or ovate shaped leaves vary from light gray-green in

well watered situations to silvery white under very dry conditions.

**ORNAMENTAL FEATURES:** Masses of bright yellow 1.5 inch, daisy-like flower heads are produced on long stems above the plants, usually in February and March, but occasionally in other seasons after summer rains.

**COLD HARDINESS/WATER:** Severely damaged in the mid-20's; not recommended for colder areas. Survives on rainfall, even in the driest parts of the desert, but water occasionally to maintain good appearance during summer.

**MAINTENANCE:** Aphids will attack plants in spring and early summer, and flea beetles can disfigure leaves in spring and fall. Both pests can be controlled by withholding water which will also prevent root rot in heavy soils.

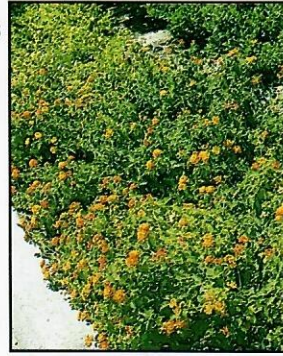
**COMMENTS:** Use as a color accent in transitional and buffer zones, where plants receive full sun. Water frequently to establish plants, then sparingly if white foliage is desired. Tends to become overgrown and fragile if overwatered. Brittle Bush is a short-lived perennial. It is also a good plant to seed into disturbed areas.



12

## BUSH LANTANA

*LANTANA CAMARA*



CP

**DESCRIPTION:** This tropical American native shrub grows to 4 feet high and wide. Deep green leaves have toothed edges. Stems and leaves are sometimes prickly on this densely spreading shrub.

**ORNAMENTAL FEATURES:** Clusters of brightly colored flowers appear throughout the warm season. Flowers may be orange, yellow, red, pink, or white. Often they will open orange or yellow and change to pink or red.

**COLD HARDINESS/WATER:** Plants are evergreen in frost-free areas, but leaves turn black at 28 degrees. Plants require regular supplemental watering during the growing season, however, overwatering will reduce flowering. The fast growth rate is not affected by supplemental watering.

**MAINTENANCE:** Pruning on a regular basis is required to keep some forms of Bush Lantana from becoming rangy and overgrown. Prune in early spring to remove unsightly stems and leaves.

**COMMENTS:** Use Bush Lantana in the mini-oasis as a color accent, foundation planting, or mass plant as a hedge. There are many cultivars available with varying sizes including: 'Dwarf White', 'Dwarf Yellow', 'Radiation', 'Christine', 'Confetti', 'Irene', and 'Lemon Swirl' with variegated leaves.



13

# CREOSOTE

*LARREA DIVARICATA*

GS



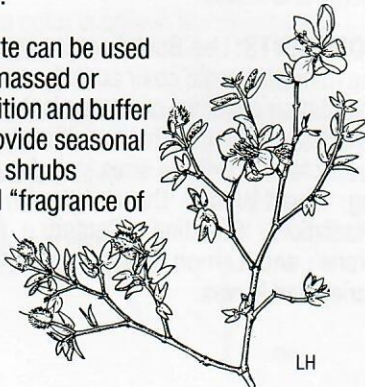
**DESCRIPTION:** A spreading evergreen native to 10 feet high and wide. Shrubs have an open form unless pruned heavily. Tiny, pointed leaves have a rich green color.

**ORNAMENTAL FEATURES:** Bright yellow flowers occur in the spring and several times later, usually following rains or watering. The flowers are followed by fuzzy fruits. The open twiggly structure of naturally grown plants is distinctive.

**COLD HARDINESS/WATER:** Creosote has a wide geographic range and can tolerate severe weather extremes. The species is extremely drought tolerant once established. Slow growing without irrigation, but grows fast if watered in hot weather. Overwatering can kill Creosote bush.

**MAINTENANCE:** Can be pruned for dense form or left unpruned and natural.

**COMMENTS:** Creosote can be used for revegetation and massed or planted singly in transition and buffer zones. Plants also provide seasonal color. Following rains shrubs provide the wonderful "fragrance of the desert."



# DESERT CASSIA

*CASSIA NEMOPHILA*

GM



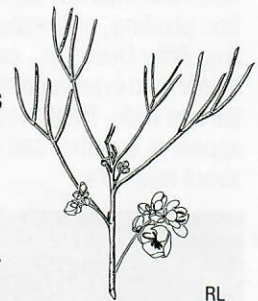
**DESCRIPTION:** A round evergreen shrub from Australia that grows to 6 feet high and wide. Green leaves are composed of needle-like leaflets.

**ORNAMENTAL FEATURES:** Plants produce showy yellow flowers in late winter and early spring.

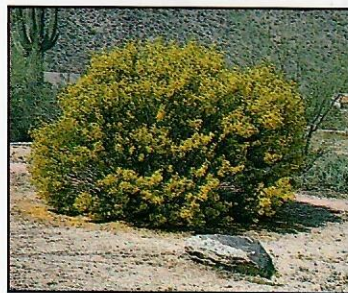
**COLD HARDINESS/WATER:** Cold hardy to at least low 20's when kept dry and not in a state of new growth. Moderate to fast growth rate depending on amount of water applied. Low water use once established.

**MAINTENANCE:** Prune plants after flowering to prevent seed pod formation, which can detract from summer appearance.

**COMMENTS:** Desert Cassia may be mass planted and clipped as a hedge or planted informally in transitional and buffer zones. Plants are moderately fast growing. Two related species from Australia are Feathery Cassia (*C. artemisioides*) above which has gray foliage and grows to 6 feet high and wide; and Silver Cassia (*C. phyllodinea*) which has silver leaves and also grows to 6 feet high and wide. Neither are as hardy as Desert Cassia.



GS



# FAIRY DUSTER

*CALLIANDRA ERIOPHYLLA*

MD



**DESCRIPTION:** Small evergreen or deciduous native shrub to 3 feet high and wide. Plants have gray stems and small compound leaves,

giving a delicate, airy appearance.

**ORNAMENTAL FEATURES:** Clusters of pink or pinkish white flowers appear during summer and fall.

**COLD HARDINESS/WATER:** Cold hardy to below 20 degrees. Drought tolerant once established, however blooms better with supplemental water. Moderate growth rate.

**MAINTENANCE:** Occasional pruning to prevent thin, sparse growth.

**COMMENTS:** Fairy Duster is used for spring and summer color in all zones of a Xeriscape. Use as an informal low border, foundation planting, or in mass plantings. Baja Fairy Duster (*C. californica*) below is an evergreen shrub to 4 feet tall and wide. Bright red flowers appear in summer and fall. Hardy to about mid-20's.



SA

SS

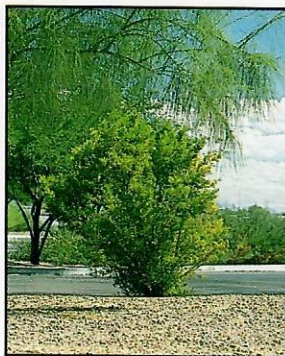


16

# HOP BUSH

*DODONAEA VISCOSA*

DR



**DESCRIPTION:** A large shrub with bright green leaves and attractive fruit. Native to southern Arizona, and many other warm countries of the world. Plants grow to 10 feet high and 5 feet wide, with an upright form.

**ORNAMENTAL FEATURES:** Insignificant flowers are followed by tan or rose colored, three winged fruit.

**COLD HARDINESS/WATER:** Cold hardy to mid-20's, and low water using once established. Moderate growth rate.

**MAINTENANCE:** Plants may be left unpruned and natural or pruned to maintain dense growth.

**COMMENTS:** Use as a medium or large shrub in all Xeriscape zones. Mass plant as a screen or windbreak. Tolerates partial shade. Purple Hop Bush (*D. viscosa* cv 'Purpurea') has purple or red-purple foliage and fruit. It is less hardy than the usual green-leaved wild form, damaged when temperatures reach high 20's. Both forms are susceptible to Texas Root Rot.



PM

17

# JOJOBA

*SIMMONDSIA CHINENSIS*



**DESCRIPTION:** A native, densely branched, evergreen shrub to 6 feet high and wide with dark green, leathery foliage. The green flowers and brown mature fruits are inconspicuous and interesting at close range. The growth rate is slow.

**ORNAMENTAL FEATURES:** The rounded symmetrical growth form and dense foliage make this a versatile shrub in the landscape.

**COLD HARDINESS/WATER:** Foliage is damaged by cold when temperatures reach the low-20's, especially on young plants. Severely damaged or killed below 15 degrees, therefore not recommended for cold locations. Needs no supplemental water once established, but will grow slowly. Should be given supplemental watering in summer until desired size is reached.

**MAINTENANCE:** No maintenance is needed once established. Rabbits may eat newly planted shrubs. Easily pruned to maintain size or shape if desired.

**COMMENTS:** Jojoba can be used as a medium to large shrub in transitional and buffer zones. Plant singly as a specimen or group as an informal screen or formal hedge. Plant in full sun or only slight shade. Jojoba has potential as an important arid-land crop because the seeds contain a very high quality liquid wax.



LH

# LITTLE LEAF CORDIA

*CORDIA PARVIFOLIA*



**DESCRIPTION:** A large spreading shrub reaching 8 feet high and 10 feet across. Plants have small, dark gray-green leaves and dark gray bark. Native to Sonoran and Chihuahuan deserts.

**ORNAMENTAL FEATURES:** Masses of white flowers, each about 1.5 inch wide, appear in late spring and one to several other times during warmer months.

**COLD HARDINESS/WATER:** Shrubs are hardy at least to the high teens, and drought tolerant once established. Maintains a moderate growth rate even with supplemental water. Will go deciduous if unirrigated, with no damage, and readily leaf out with water.

**MAINTENANCE:** Minimal pruning may be desired to control size.

**COMMENTS:** Plant singly or group as a screen in buffer and transitional zones. Texas Olive (*C. boissieri*) below is a large shrub or small tree eventually reaching 20 feet high. It has clusters of 2 inch long and wide white flowers in late spring and summer. Foliage and small twigs will freeze at mid-20's.



MJ



# MEXICAN HONEYSUCKLE

*JUSTICIA SPICIGERA*



**DESCRIPTION:** An evergreen, rounded or upright shrub to 3 feet high and wide with soft, pale green foliage. Native to Mexico south to Colombia.

**ORNAMENTAL FEATURES:** Bright orange tubular flowers appear throughout the warm season and attract hummingbirds.

**COLD HARDINESS/WATER:** Stems freeze to the ground when temperatures reach the low-20's, unless protected by an overhang. Recovery is quick in spring. Moderate growth rate unless provided with ample water.

**MAINTENANCE:** Very low maintenance, not susceptible to insect or disease problems. Shrubs may appear chlorotic in heavy alkaline soils.

**COMMENTS:** Excellent small desert shrub for color in the mini-oasis and transitional zones. Good under trees with open canopies. Chuparosa (*J. californica*) below is a semi-hardy, native shrub that grows to 3-4 feet tall and wide. Red flowers appear in spring (if not frozen the previous winter), summer and fall. Red *Justicia* (*J. candicans*) is a semi-hardy native that grows to 3 feet tall and wide. Red flowers appear in summer and fall. All *Justicias* attract hummingbirds.



# MOUNTAIN MARIGOLD

*TAGETES LEMMONI*



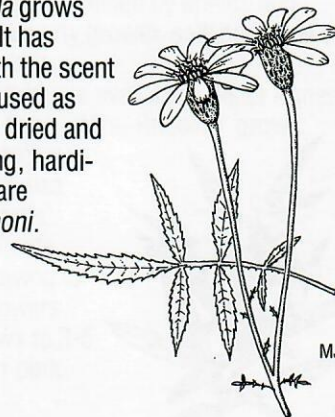
**DESCRIPTION:** A native, nearly evergreen shrub which grows rapidly to 3 feet tall and 4 feet wide. The finely divided, medium green foliage is very aromatic.

**ORNAMENTAL FEATURES:** Masses of 1 inch golden-yellow, daisy-like flowers appear from early November until the first hard frost.

**COLD HARDINESS/WATER:** Freezes back in the mid 20's; recovers quickly in the spring. Needs ample water through first summer, moderate irrigation thereafter.

**MAINTENANCE:** Should be cut nearly to the ground in late winter or spring to produce vigorous, dense growth and good flowering. Can be pruned as needed in summer to maintain compact plants. No known pests or diseases.

**COMMENTS:** Even though it is root hardy, it is less desirable for the coldest areas because hard frosts curtail the blooming season. In frost-free areas bloom continues into early spring. Use as a late season blooming perennial in the mini-oasis or transition zone. Place in either full or filtered sun. Related to the annual marigolds. *Tagetes lucida* grows to 3 feet high and wide. It has narrow, green leaves with the scent of anise. Leaves can be used as seasoning for sun tea or dried and used in hot tea. Flowering, hardiness, and maintenance are the same as for *T. lemmoni*.



# OLD MAN SALTBUSH

*ATRIPLEX NUMMULARIA*



**DESCRIPTION:** A large, rounded to spreading shrub growing to 6 feet high and 9 feet wide. The bluish-gray leaves give the plant a cool, lush appearance. Native to inland Australia.

**ORNAMENTAL FEATURES:** No showy flowers or fruit, but produces moderate amounts of pollen.

**COLD HARDINESS/WATER:** Cold hardy to at least the low 20's. Extremely low water use, even seedlings are drought resistant. Fast growth rate.

**MAINTENANCE:** Needs occasional pruning to maintain desired size. Can be sheared or thinned.

**COMMENTS:** This shrub is recommended for use as a hedge or screening plant in desert buffers and for revegetation of disturbed areas. Allow ample room for development.



BM

# OLEANDER

*NERIUM OLEANDER*



**DESCRIPTION:** This Old World native is a large, upright shrub reaching 20 feet high and up to 10 feet wide, depending on watering. Dark green leaves are evergreen and very dense.

**ORNAMENTAL FEATURES:** Red, pink, salmon, yellow or white flowers appear at branch tips in spring, summer, and sometimes fall.

**COLD HARDINESS/WATER:** Oleander is a heat loving plant that is damaged when temperatures reach the low 20's. Dwarf varieties are less hardy. It does best with several deep irrigations, but will tolerate periods of neglect.

**MAINTENANCE:** Amount of pruning varies with desired effect. Little pruning is required for open-grown specimens, however size may be controlled by occasional pruning. Hedges require annual pruning.

**COMMENTS:** Use Oleander as a hedge in the transition and buffer zones or use dwarf forms as foundation plants in the mini-oasis. All parts of Oleander plants are poisonous! Wear gloves when pruning because sap from broken leaves or cut stems may irritate eyes and skin. Do not use as firewood. Oleander may be infested by aphids and scale. Bacterial galls cause warty growth, split branches or blackened, deformed flowers.

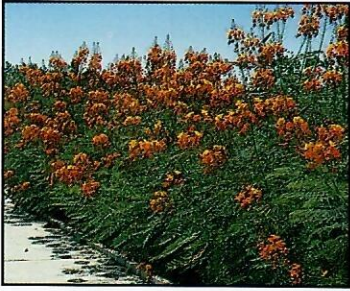
Many cultivars of Oleander are available. 'Sister Agnes' is a large white-flowered form. 'Mrs. Roeding' grows to 6 feet and has double salmon-pink flowers. 'Casablanca' has single white flowers. 'Algiers' has single red flowers. 'Petite Pink' is a dwarf form growing to 3-5 feet high with pink flowers. 'Petite Salmon' also grows to 3-5 feet high and has salmon-pink flowers.



SA

## RED BIRD OF PARADISE

*CAESALPINIA PULCHERRIMA*



**DESCRIPTION:** An attractive shrub native to the West Indies and naturalized in Sonora. Plants grow to 5-10 feet tall and wide with bold, tropical fern-like foliage.

**ORNAMENTAL FEATURES:** Large terminal clusters of spectacular orange-red flowers during summer. Fruit is poisonous.

**COLD HARDINESS/WATER:** Freezes to the ground when temperatures reach the high 20's, but recovers quickly in spring. Requires moderate irrigation for optimum appearance. Will not recover as fast or bloom until summer rains begin unless supplemental irrigation is supplied, then grows rapidly and blooms early in summer.

**MAINTENANCE:** Prune to within a foot of ground surface in late winter; mulch roots in coldest areas.

**COMMENTS:** Excellent for summer color in mini-oasis and transition zones. Yellow Bird Of Paradise (*C. gilliesii*) is hardier, but less showy, more open and woodier. Large yellow flowers appear during the warm season. Mexican Bird Of Paradise (*C. mexicana*) is a large shrub or small tree to 15 feet tall and 10 feet wide. Clusters of bright yellow flowers appear from spring through fall. Foliage and small stems damaged when temperatures reach the low 20's.



24

## RED SAGE

*SALVIA GREGGII*



**DESCRIPTION:** A small, evergreen shrub to 3 feet tall and wide. Native to the Chihuahuan desert region, this small shrub is an outstanding desert performer.

**ORNAMENTAL FEATURES:** Brilliant scarlet flowers appear on spikes from

March through November, and attract hummingbirds. Other color forms may be white, peach, pink-purple, or dark red.

**COLD HARDINESS/WATER:** Cold hardy to at least mid-teens, and relatively drought tolerant once established. Provide occasional irrigation during summer for best appearance. Fast growth rate.

**MAINTENANCE:** Plants should be pruned occasionally to keep them dense and compact. For maximum flowering and best appearance, old flower spikes should be removed.

**COMMENTS:** This attractive small shrub can be used as a color accent in the mini-oasis and transition zones. Good as a low hedge and under trees with open, spreading canopies. Some related species include:

Blue Sage (*S. chamaedryoides*) with gray-green leaves and cobalt blue flowers during the warm season. *S. coccinea* is a 3 foot tall perennial with scarlet flowers throughout the warm season. Plants are showy when in bloom, freeze to the ground in winter and reseed freely. *S. clevelandii* and *S. leucophylla* are medium shrubs with violet flowers appearing mainly in spring. *S. dorrii* is a cold hardy, drought tolerant shrub with silvery gray foliage and blue flowers produced in clusters at branch tips in spring. Mealy Cup Sage (*S. farinacea*), a perennial with herbaceous stems that die back in winter, has rich green leaves and violet-blue flowers in summer and fall.



25

# ROSEMARY

*ROSMARINUS OFFICINALIS*



**DESCRIPTION:** A Mediterranean native that grows to 4-6 feet high. Small, thin very fragrant needlelike evergreen leaves cover the plant to ground level. The species has

an upright to spreading form, and some varieties trail over walls.

**ORNAMENTAL FEATURES:** Intense pale blue flowers appear from winter through spring and sometimes in fall.

**COLD HARDINESS/WATER:** Rosemary is hardy, except new growth produced in fall can be damaged by an early frost. Plants require regular watering until established, then they are drought resistant.

**MAINTENANCE:** When used in more formal landscapes, regular pruning is required.

**COMMENTS:** Use Rosemary as a winter accent in the mini-oasis or transition zone. Let it cascade over raised planters. Cultivars available include: 'Prostratus' which grows to 2 feet high and spreads to 6 feet or more. 'Lockwood de Forest' is low growing and wide spreading, with bluer flowers and lighter foliage than the others. 'Collingwood Ingram' spreads to 4 feet and has blue-violet flowers. 'Tuscan Blue' has rigid, upright branches to 5 feet high.



SJ



GM

# TEXAS MOUNTAIN LAUREL

*SOPHORA SECUNDIFLORA*



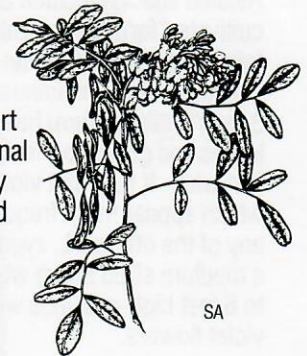
**DESCRIPTION:** A large, Chihuahuan Desert shrub which grows to 15 feet high, and 10 feet wide. It has a very dense crown of dark green, shiny leaves that extend to the ground, unless pruned.

**ORNAMENTAL FEATURES:** In the spring, numerous clusters of dark lavender, grape scented flowers appear at the ends of branches. These are followed by tan, woody seed pods that contain bright red seeds. Although poisonous, the fruit can be pruned off, and seeds are too hard to chew, thus posing little danger to children or pets. The fruit pods are an interesting ornamental feature against the dark foliage.

**COLD HARDINESS/WATER:** Cold hardy to at least mid-teens, and drought tolerant once established. Slow growing, but will respond to supplemental water.

**MAINTENANCE:** Plants may be grown as large shrubs or pruned into small trees. Mescal Bean, which is sometimes called Texas Mountain Laurel, is susceptible to a caterpillar which feeds on the leaves during summer and fall. The caterpillars can be controlled by spraying with a bacterial control available from nurseries.

**COMMENTS:** Lush looking desert plant that may be used for seasonal color in all Xeriscape zones. They may be planted singly or grouped as a formal hedge or an informal screen.



SA

# TEXAS RANGER

*LEUCOPHYLLUM FRUTESCENS*



**DESCRIPTION:** A rounded, evergreen Chihuahuan Desert shrub to 8 feet or more high and wide. Soft gray-green foliage is dense in summer, thinning some in winter.

**ORNAMENTAL FEATURES:** Spectacular rose-purple funnel shaped flowers appear in late summer and fall, usually after rains.

**COLD HARDINESS/WATER:** Shrubs are hardy to about 15 degrees, and drought tolerant once established. Plants are fast growing with supplemental watering, however, they can die from overwatering.

**MAINTENANCE:** With infrequent pruning plants achieve an informal, but thicker appearance. Prune regularly for a more formal appearance.

**COMMENTS:** Texas Ranger is quite versatile, blending with a variety of plants in all Xeriscape zones. There are three popular forms of *L. frutescens*. 'Compacta' grows to 3 feet high and wide. 'Green Cloud' grows to 8 feet high and wide and has green foliage. 'White Cloud' grows to 8 feet high and wide, and has gray foliage and white flowers. Related species include Silver Leaf Sage (*L. candidum*), a cultivated form called 'Silver Cloud'. It has silvery white foliage, grows to 4-5 feet high and wide, and has dark violet flowers. Chihuahuan Rain Sage (*L. laevigatum*) has green leaves and grows to 4 feet high and 5 feet wide. It has light violet flowers which appear more frequently than any of the others. *L. zygophyllum* is a medium sized shrub which grows to 6 feet high and wide with dark violet flowers.



SA

# WOOLY BUTTERFLY BUSH

*BUDDLEIA MARRUBIIFOLIA*



**DESCRIPTION:** A rounded Chihuahuan Desert shrub, 5 feet high and wide. Evergreen foliage that is small, whitish, densely pubescent and pleasant to the touch.

**ORNAMENTAL FEATURES:**

The leaf color and small rounded clusters of bright yellow-orange flowers make this a unique landscape shrub.

**COLD HARDINESS/WATER:** Cold hardy to at least 15 degrees. Extremely drought tolerant once established. Moderate growth rate, but responds to supplemental water.

**MAINTENANCE:** Occasional pruning will help retain a dense form. No known insect problems, however rabbits may eat the stems.

**COMMENTS:** Shrubs are most dense when planted in full sun. They will become open and leggy when planted in even partial shade. Use singly or mass plant in transition and buffer zones.



SA



# YELLOW TRUMPET BUSH

*TECOMA STANS* VAR. *ANGUSTATA*

GM



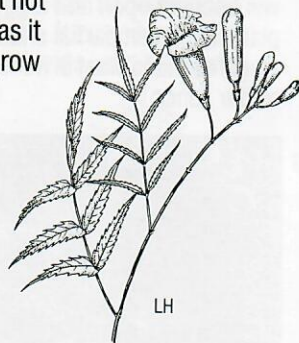
**DESCRIPTION:** A medium size, native shrub growing to 6 feet high and wide. A vigorous upright shrub, with bright green tropical-looking foliage.

**ORNAMENTAL FEATURES:** Large, showy yellow flowers appear on new growth in summer and fall. Flowers have a delicate fragrance.

**COLD HARDINESS/WATER:** Plants freeze when temperatures reach the mid-20's, but recover quickly. Moderate water use for optimum appearance. Fast growth rate once established.

**MAINTENANCE:** Stems need to be pruned in winter or spring after they have frozen back.

**COMMENTS:** Highly prized for the extremely showy flowers which attract hummingbirds. Use on the south side of walls as a color accent in combination with evergreen plants. A good plant for protected areas in the mini-oasis or transition zone. *T. stans* var. *stans* is a larger growing form with bigger leaves and flowers. This variety blooms prolifically in spring and fall, but not at all in summer. In warmer areas it can develop a strong trunk and grow to 10 feet or more high.



## OTHER PLANTS TO LOOK FOR

There are other shrubs that are worth planting if they can be found for sale.

### Desert Honeysuckle

(*Anisacanthus thurberi*) A medium to large shrub native to Arizona. Plants have an upright to spreading form: 6' high and 4' wide. Clusters of orange flowers appear in spring. Hardy and low water using. Moderate growth rate and minimal maintenance. Good in all Xeriscape zones.

### Evergreen Sumac

(*Rhus choriophylla*) A large, native, evergreen shrub growing to 9 feet high. Moderate growth rate. Cold hardy, and low water use. Use as a hedge or background plant in the buffer zone.

### Gopher Plant

(*Euphorbia biglandulosa*) A small shrub-like perennial. Individual stems die after flowering with new stems growing from the base. Greenish yellow flowers in fall. Cold hardy and low water use. Moderate growth rate. Use in the mini-oasis.

### Pine-Leaf Milkweed

(*Asclepias linaria*) A small native shrub with stems woody at the base and herbaceous above. Plants grow to 3 feet high and wide, and have a rounded form. Thin, needle-like leaves, clusters of white flowers, and inflated fruit make this an attractive shrub. Flowers appear in summer, and attract butterflies. Cold hardy. Low water use. Moderate growth rate. Use in the mini-oasis and transition zone.

### Wright's Bee Bush

(*Aloysia wrightii*) A medium size, native shrub with fragrant flowers. It grows to 5 feet high and wide. Plants are winter deciduous. Low water use once established. Moderate growth rate. Use in the transition zone and mini-oasis.

### COMPARATIVE TABLE

Species	Size (ft)	Flower Color	Flower Season	Water	Hardy	Growth Rate	Page
<i>Atriplex nummularia</i>	6x9	NA	NA	Low	H-20	Fast	22
<i>Buddleia marrubiifolia</i>	5x5	Orange	Sum-Fall	Low	H-15	Mod.	29
<i>Caesalpinia pulcherrima</i>	10x10	Orng-Red	Sum-Fall	Mod.	S-28	Fast	24
<i>C. gilliesii</i>	10x6	Yellow	Sum-Fall	Mod.	H-5	Mod.	24
<i>C. mexicana</i>	15x10	Yellow	Sum-Fall	Mod.	S-25	Fast	24
<i>Calliandra eriophylla</i>	3x3	Pink,White	Sum	Low	H-15	Mod.	16
<i>C. californica</i>	4x4	Red	Sum-Fall	Low	S-26	Mod.	16
<i>Cassia nemophila</i>	6x6	Yellow	Win-Spr	Low	H-20	Fast	15
<i>C. artemisioides</i>	6x6	Yellow	Win-Spr	Mod.	S-26	Fast	15
<i>C. phyllodinea</i>	6x6	Yellow	Win-Spr	Mod.	S-24	Fast	15
<i>Cordia parvifolia</i>	8x10	White	Spr-Sum	Low	H-18	Mod.	19
<i>C. boissieri</i>	15x15	White	Sum-Fall	Low	S-26	Mod.	19
<i>Dalea frutescens</i>	4x5	Purple	Sum-Fall	Low	H-15	Mod.	11
<i>D. bicolor v. argyrea</i>	3x3	Purple	Fall	Low	H-15	Mod.	11
<i>D. bicolor v. ocuttiana</i>	5x5	Purple	Fall-Spr	Low	S-28	Fast	11
<i>D. pulchra</i>	3x3	Purple	Winter	Low	H-15	Mod.	11
<i>D. versicolor</i>	3x4	Purple	Fall-Spr	Mod.	H-15	Fast	11
<i>Dodonaea viscosa</i>	10x6	NA	NA	Low	S-25	Mod.	17
<i>D. v. 'Purpurea'</i>	10x6	NA	NA	Mod.	S-28	Mod.	17
<i>Encelia farinosa</i>	3x4	Yellow	Spring	Low	S-28	Fast	12

### COMPARATIVE TABLE

Species	Size (ft)	Flower Color	Flower Season	Water	Hardy	Growth Rate	Page
<i>Justicia spicigera</i>	3x3	Orange	All	Mod.	S-22	Mod.	20
<i>J. californica</i>	4x4	Red	Spr-Fall	Mod.	S-26	Fast	20
<i>J. candidans</i>	3x3	Red	Sum-Fall	Mod.	S-26	Mod.	20
<i>Lantana camara</i>	6x6	Many	Spr-Fall	Low	S-28	Fast	13
<i>Larrea divaricata</i>	10x10	Yellow	Summer	Low	H-5	Slow	14
<i>Leucophyllum frutescens</i>	8x8	Purple	Sum-Fall	Low	H-10	Mod.	28
<i>L. candidum</i>	5x5	Violet	Sum-Fall	Low	H-20	Mod.	28
<i>L. laevigatum</i>	4x5	Lavender	Sum-Fall	Low	H-20	Mod.	28
<i>L. zygophyllum</i>	6x6	Blue	Sum-Fall	Low	H-20	Mod.	28
<i>Nerium oleander</i>	20x10	Many	Spr-Fall	Low	S-22	Fast	23
<i>Rosmarinus officinalis</i>	6x6	Blue	Win-Spr	Mod.	H-20	Mod.	26
<i>Salvia greggii</i>	3x3	Rose	Spr-Fall	Mod.	H-16	Fast	25
<i>S. chamaedryoides</i>	2x2	Blue	Sum-Fall	Mod.	H-16	Mod.	25
<i>S. clevelandii</i>	3x5	Violet	Spring	Low	H-16	Fast	25
<i>S. coccinea</i>	3x3	Scarlet	Spr-Fall	Mod.	S-28	Fast	25
<i>S. dorrii</i>	3x3	Blue	Spring	Low	H-16	Fast	25
<i>S. leucophylla</i>	3x3	Violet	Spring	Low	H-20	Fast	25
<i>S. farinacea</i>	2x2	Violet	Sum-Fall	Mod.	S-28	Fast	25
<i>Simmondsia chinensis</i>	6x6	NA	NA	Low	S-22	Slow	18
<i>Sophora secundiflora</i>	15x10	Purple	Spring	Low	H-15	Slow	27
<i>Tagetes lemmoni</i>	3x4	Yellow	Fall-Spr	Mod.	S-25	Fast	21
<i>Tecoma stans v. angustata</i>	6x6	Yellow	Sum-Fall	Mod.	S-25	Fast	30
<i>Vauquelinia californica</i>	12x9	White	Summer	Low	H-15	Slow	10

H-°F# - Hardy with frost damage usually evident at this temperature

S-°F# - Semi-hardy with frost damage usually evident at this temperature



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Salt River Project, Phoenix, Arizona  
Las Vegas Valley Water District  
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**EDWARDS FAMILY 4541 E. FOOTHILLS DR. EXTERIOR MATERIALS:**

STUCCO @ MAIN HOUSE, GUEST HOUSE & ALL RETAINING WALLS: STO SYNTHETIC SMOOTH STUCCO; SHERWIN WILLIAMS STONE LION SW 7507, LRV = 38



ROOF @ MAIN HOUSE: EAGLE CONCRETE TILE; BEL AIR SRB 8828 BRIDGEPORT BLEND COPPER – APPROX. LRV = 23 (NO ROOF WORK AT GUEST HOUSE)



SRB 8828 Bridgeport Blend Copper

PRECAST CONC. @ MAIN HOUSE & GUEST HOUSE: CDI GA50 w/ TEXTURE ETCHED (COLOR ON LEFT – FINISH ON RIGHT) – APPROX. LRV = 19



STONE CLADDING @ MAIN HOUSE & GST. HSE.: RUNNING BOND; SAINT AMBROSE TUMBLED LIMESTONE – SUPPLIED BY KW STONE GROUP – APPROX. LRV = 35

Saint Ambrose Tumbled



Stone type: Limestone    Sizing: Custom Sizing Available    Finish: Tumbled

TYP. EXT. DOORS/WINDOWS @ MAIN HOUSE & GUEST HOUSE: SIERRA PACIFIC ALUMINUM CLAD - BRONZE 024 – APPROX. LRV = 7 \*NO MIRRORING FINISH or GLASS TO BE USED\* (Two window images do not represent intended color – only the style.)



Bronze\*  
024

ENTRY DOOR @ MAIN HOUSE: ARCADIA CUSTOM T225 THERMALLY BROKEN ALUMINUM DOOR w/ STANDARD DARK BRONZE FINISH AB7– APPROX. LRV = 10



GARAGE DOORS @ MAIN HOUSE: CLOPAY MODERN STEEL FLUSH PANEL w/ FACTORY MOCHA BROWN SMOOTH FINISH – APPROX. LRV = 15



Mocha Brown

DRIVEWAY PAVER: BELGARD 6x9 DUBLIN COBBLE w/ TUMBLED SIERRA BLEND FINISH – APPROX. LRV = 30



View of front from west above Foothill Drive.



View from Southwest of front.



View of rear yard and back of home from northeast.



View of front entry from within courtyard.



View of the rear of the home from the back yard.



Paradise Valley, Arizona

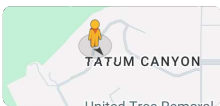
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# SITE PHOTO A



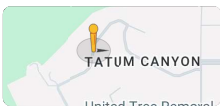
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Paradise Valley, Arizona

Google Street View

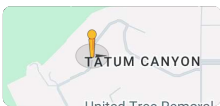
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Paradise Valley, Arizona

Google Street View

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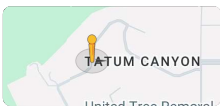
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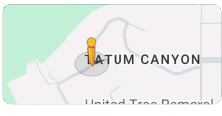


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Google Street View  
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**NOTICE OF HEARING**  
The following information is provided for your information:  
A public hearing will be held on the proposed project on the date and at the location specified below. The hearing will be held in accordance with the provisions of the Arizona Administrative Code, Title 15, Chapter 2, and the provisions of the Arizona Constitution, Article 15, Section 1.  
The hearing will be held on the date and at the location specified below. The hearing will be held in accordance with the provisions of the Arizona Administrative Code, Title 15, Chapter 2, and the provisions of the Arizona Constitution, Article 15, Section 1.  
If you have any questions regarding the proposed project, please contact the project manager at the address and phone number specified below.