



VICINITY MAP
NTS

PROJECT ADDRESS
5429 E SOLANO DR
PARADISE VALLEY, AZ 85253

OWNER
SCOTT & TRACY TONN

LEGAL DESCRIPTION
APN 1172-47-063
SECTION TOWNSHIP RANGE 17 2N 4E
ZONING R-43

PROJECT DESCRIPTION
DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF A NEW 3,830 SF HOUSE

PROJECT INFORMATION
CONSTRUCTION TYPE V-B

PROPOSED SQUARE FOOTAGE

LIVABLE	3,830 SF
GARAGE & STORAGE	864 SF
COVERED EXTERIOR	1,573 SF
TOTAL	6,267 SF

LOT SIZE: 44,542 SF (1.0225 AC)

FLOOR AREA RATIO: 14.07%

ALLOWABLE NET DISTURBED AREA 45.38% (20,213 SF)
PROPOSED GROSS DISTURBED AREA 19,381 SF
 LESS 25% CREDIT FOR PAVERS 3,316 SF x 0.25 = 829 SF
 LESS BUILDING FOOTPRINT AREA 4,694 SF

PROPOSED NET DISTURBED AREA 13,858 SF < 20,213 SF

CODE STUDY
 2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL RESIDENTIAL CODE
 2015 INTERNATIONAL FIRE CODE
 2014 NATIONAL ELECTRIC CODE
 2015 INTERNATIONAL FUEL GAS CODE
 2015 INTERNATIONAL MECHANICAL CODE
 2015 INTERNATIONAL PLUMBING CODE
 2015 INTERNATIONAL ENERGY CONSERVATION CODE
 EXPOSURE C SEISMIC DESIGN CATEGORY B



ARCHITECTURE - INFRASTRUCTURE - RESEARCH
arpace@a-i-r-inc.com 480.329.1888

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TONN RESIDENCE

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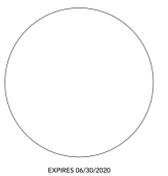


PROJECT TEAM
ARCHITECT

DARREN PETRUCCI
480 329 1888
dpetrucci@a-i-r-inc.com

CIVIL

NICK PRODANOV, P.E.
602 889 1984
nick@idgeng.com



DATE: 07/26/18
SCALE: AS SHOWN
DRAWN: DP/JP
JOB: XXXX

COVER SHEET

DRAWING TITLE

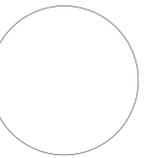
SCHEMATIC DESIGN
PROJECT PHASE

CS

SHEET NO.

TONN RESIDENCE

5429 E SOLANO DR
PARADISE VALLEY, AZ 85253



EXPIRES 06/30/2020

DATE: 07/26/18
SCALE: AS SHOWN
DRAWN: DP/JP
JOB: XXXX

SITE AERIAL

SCHEMATIC DESIGN
PROJECT PHASE

A-1.0

SHEET NO.





KEYNOTES

- 01 ROOF - METAL STANDING SEAM
- 02 EXISTING DRIVEWAY - TO BE REPLACED WITH PERMEABLE PAVERS
- 03 EXISTING POOL - TO BE DEMOLISHED
- 04 PROPOSED STAIRS
- 05 PROPOSED PATIO - HIGHEST POINT = 1'-8" ABOVE GRADE

SITE DATA

AREA OF LOT	44,542 SF (1.0225 AC)
AREA UNDER ROOF	6,267 SF
LIVABLE SF	3,830 SF
FLOOR AREA RATIO	14.07% < 25%
ALLOWABLE NET DISTURBED AREA	45.38% (20,213 SF)
PROPOSED GROSS DISTURBED AREA	19,381 SF
LESS 25% CREDIT FOR PAVERS	3,316 SF x 0.25 = 829 SF
LESS BUILDING FOOTPRINT AREA	4,694 SF
PROPOSED NET DISTURBED AREA	13,858 SF < 20,213 SF

PROJECT NARRATIVE

NEW CONSTRUCTION OF A 3,830 SF HOUSE WITH A THREE CAR GARAGE. THE EXISTING HOUSE IS TO BE DEMOLISHED, AND THE EXISTING POOL WILL BE DEMOLISHED AND FILLED IN.

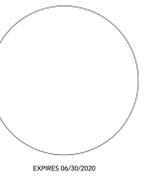


ARCHITECTURE - INFRASTRUCTURE - RESEARCH
airspace@air-ir.com 480.329.1888

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TONN RESIDENCE

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DATE: 07/26/18
SCALE: AS SHOWN
DRAWN: DP/JP
JOB: XXXX

SITE PLAN

DRAWING TITLE
SCHEMATIC DESIGN
PROJECT PHASE

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

A-1.1

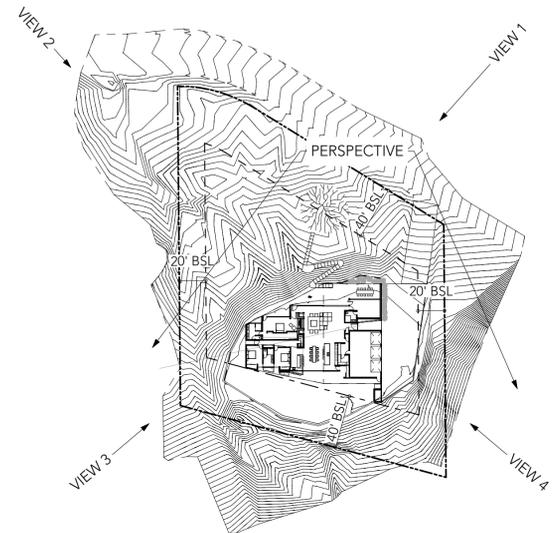
SHEET NO.



VIEW 1



VIEW 2

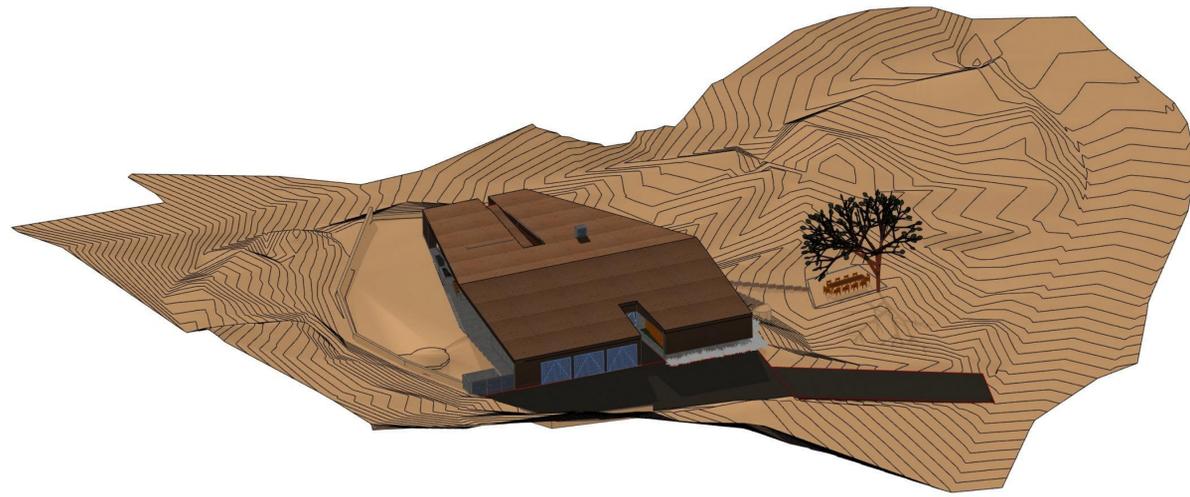


KEY PLAN

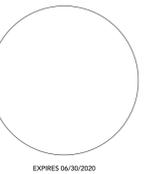
SCALE: 1/64" = 1'-0"



VIEW 3



VIEW 4



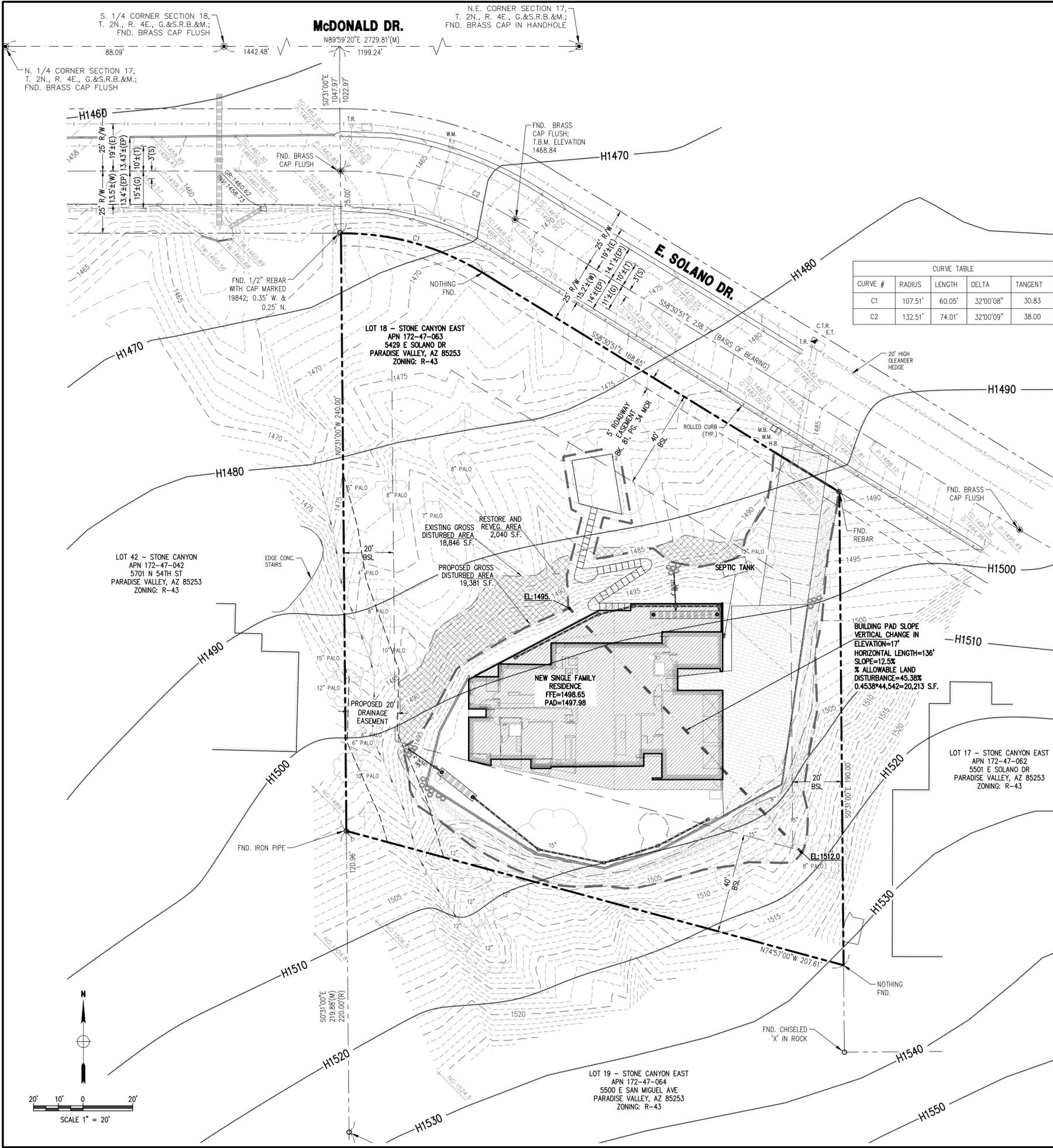
DATE: 07/26/18
SCALE: AS SHOWN
DRAWN: DP/JP
JOB: XXXX

3D VIEWS

SCHEMATIC DESIGN
PROJECT PHASE

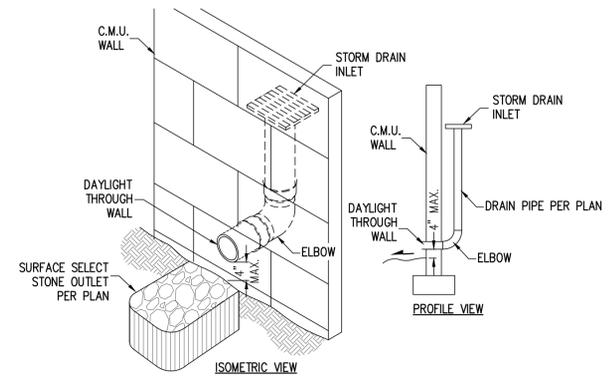
A-1.2

SHEET NO.

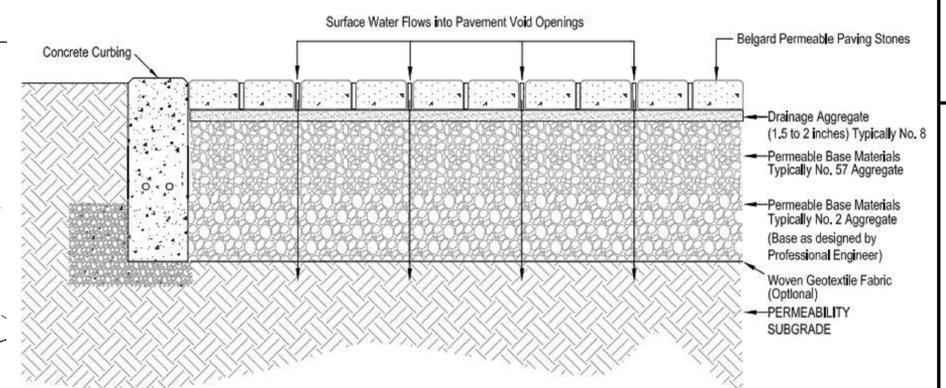


CURVE TABLE

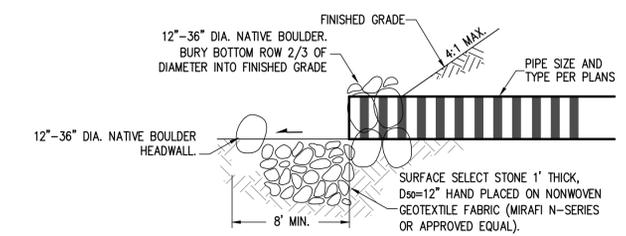
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	107.51'	60.05'	32°00'08"	30.83
C2	132.51'	74.01'	32°00'09"	38.00



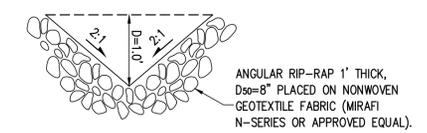
STORM DRAIN OUTLET AT WALL DETAIL
N.T.S.



PERMEABLE DRIVEWAY PAVERS DETAIL
N.T.S.



PIPE OUTLET DETAIL
N.T.S.



DRAINAGE SWALE DETAIL
N.T.S.

RIP-RAP GRADATION TABLE
N.T.S.

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

RIP-RAP GRADATION TABLE
N.T.S.

DATE: 07/26/18
JOB: 151217
VERSION: 2.1
PLOT DATE: 07/26/18

SCALE: 1"=20'
DESIGNED BY: NP
DRAWN BY: CM
CHECKED BY: JJ

REVISIONS:

PRELIMINARY OVERALL SITE TOPOGRAPHY HISTORIC CONTOURS DISTURBANCE CALCULATIONS DETAILS

TOWN RESIDENCE 5429 E SOLANO DR., PARADISE VALLEY, AZ 85253

P. 602.889.1984 | F. 602.445.9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
phoenix@dgng.com

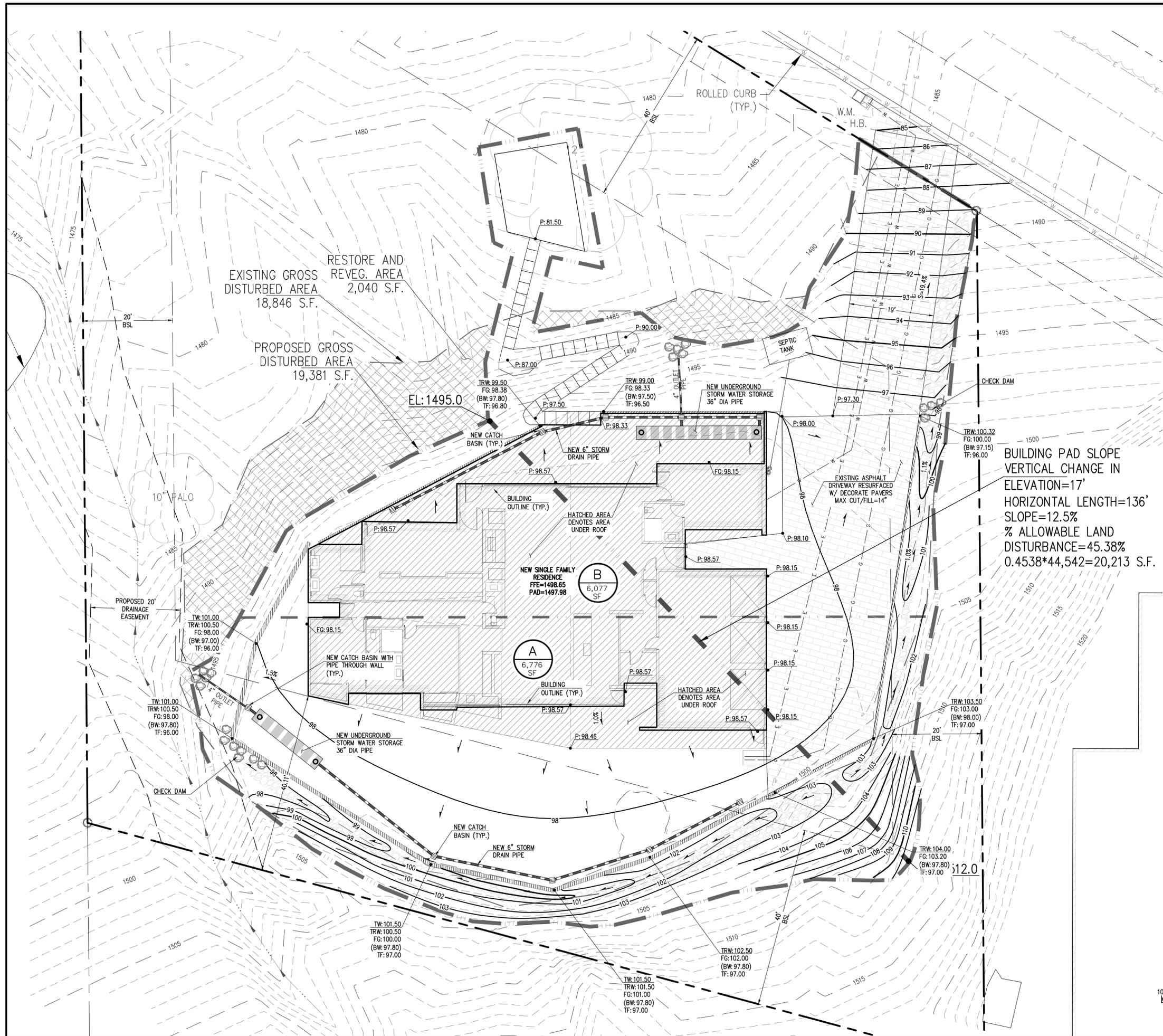
land DEVELOPMENT GROUP

ARIZONA
Call 811 or click Arizona811.com

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 08/10/2018

C-2
2 OF 3



EXISTING GROSS DISTURBED AREA 18,846 S.F.
 RESTORE AND REVEG. AREA 2,040 S.F.

PROPOSED GROSS DISTURBED AREA 19,381 S.F.

BUILDING PAD SLOPE
 VERTICAL CHANGE IN ELEVATION=17'
 HORIZONTAL LENGTH=136'
 SLOPE=12.5%
 % ALLOWABLE LAND DISTURBANCE=45.38%
 $0.4538 \times 44,542 = 20,213 \text{ S.F.}$

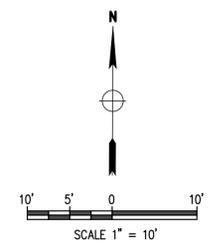
DISTURBED AREA CALCULATIONS

AREA OF LOT:	44,542 S.F. (1.0225 AC.)
TOTAL FLOOR AREA:	6,267 S.F.
FLOOR AREA RATIO:	14.07% < 25%
(TOTAL FLOOR AREA/AREA OF LOT)	
BUILDING PAD SLOPE:	12.5%
VERTICAL:	17 FT
HORIZONTAL:	136 FT
ALLOWABLE NET DISTURBED AREA:	20,213 S.F. (45.38%)
EXISTING GROSS DISTURBED AREA:	18,846 S.F.
LESS EXISTING BUILDING FOOTPRINT:	3,668 S.F.
EXISTING NET DISTURBED AREA:	15,178 S.F. (34.1%)

PROPOSED GROSS DISTURBED AREA: 19,381 S.F.
 LESS TEMPORARY AREAS OF DISTURBANCE TO BE RESTORED AND REVEGETATED: 0 S.F.
 LESS 25% CREDIT FOR NEW PAVERS RESURFACED D/W OVER 6" AND UNDER 18" OF NATURAL GRADE: 3,316 S.F. *0.25=829 S.F.
 LESS BUILDING FOOTPRINT AREA: 4,694 S.F.
 PROPOSED NET DISTURBED AREA: 13,858 S.F. < 20,213 S.F.
 ALLOWED SLOPES STEEPER THAN NATURAL GRADE (5% MAX.): 2,227 S.F. (5%)
 PROPOSED SLOPES STEEPER THAN NATURAL GRADE (AREA): 2,092 S.F. (4.7%)
 EARTHWORK BASED ON HISTORIC VACANT SITE CONDITION:
 VOLUME OF CUT: 3,369 C.Y.
 VOLUME OF FILL: 8 C.Y.
 TOTAL CUT&FILL: 3,377 C.Y.
 GRADING PERMIT FEE: \$3,255.15
 HILLSIDE ASSURANCE @ 35 TIMES GRADING PERMIT FEE: \$113,930.25
 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.

ELEVATION NOTE

ADD 1400' TO ALL PROPOSED GRADING ELEVATIONS TO ACHIEVE FULL TOPO DATUM.



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JOB:	151217
VERSION:	2.1
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SCALE:	1"=10'
DESIGNED BY:	NP
DRAWN BY:	CM
CHECKED BY:	JJ

PRELIMINARY GRADING & DRAINAGE PLAN IMPROVEMENT PLAN

**TOWN RESIDENCE
 5429 E SOLANO DR.,
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P. 602.889.1984 | F. 602.445.9482
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 PHOENIX, AZ 85020
 phoenix@dgng.com

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