

ABBREVIATIONS

ABC	AGGREGATE BASE COURSE
A.F.F.	ABOVE FINISHED FLOOR
C.I.	CAST IRON
C.M.U.	CONCRETE MASONRY UNIT
DW	DISHWASHER
F.O.P.	FACE OF POST
F.O.S.	FACE OF STUD
F.F.	FINISHED FLOOR
FG	FIBER GLASS
FLUOR.	FLUORESCENT (LIGHT FIXTURE)
F.V.	FIELD VERIFY
GSM	GALVANIZED SHEET METAL
GFI	GROUND FAULT CIRCUIT
GYP. BRD.	GYPSUM BOARD
I.B.C.	INTERNATIONAL BUILDING CODE
I.C.C.	INTERNATIONAL CODE COUNCIL
I.F.C.	INTERNATIONAL FIRE CODE
I.M.C.	INTERNATIONAL MECHANICAL CODE
I.P.C.	INTERNATIONAL PLUMBING CODE
I.R.C.	INTERNATIONAL RESIDENTIAL CODE
MFR.	MANUFACTURER
MICRO	MICROWAVE OVEN
N.E.C.	NATIONAL ELECTRIC CODE
N.T.S.	NOT TO SCALE
O.A.	OVER ALL
O.C.	ON CENTER
P.E.N.	PERIMETER EDGE NAILING
PTDF	PRESSURE TREATED DOUGLAS FIR
P.L.F.	PER LINEAR FOOT
REF.	REFRIGERATOR
R	RISER (ø 1/4" RISERS)
SPECS.	SPECIFICATIONS
SS	STAINLESS STEEL
TEMP.	TEMPERED GLASS
TC	TRASH COMPACTOR
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
WC	WATER CLOSET
WP	WATER PROOF
WI	WROUGHT IRON
WWF	WELDED WIRE FABRIC

GENERAL NOTES

- BUILDING CODE DESIGN DATA - ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMMENDMENTS PER THEIR ADOPTING ORDINANCES:
2015 INTERNATIONAL BUILDING CODE (ORD. #4059)
2015 INTERNATIONAL RESIDENTIAL CODE (ORD. #4060)
2015 INTERNATIONAL FIRE CODE (ORD. #4045)
2015 INTERNATIONAL PLUMBING CODE (ORD. #4061)
2015 INTERNATIONAL MECHANICAL CODE (ORD. #4062)
2014 NATIONAL ELECTRICAL CODE (ORD. #4064)
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL FUEL GAS CODE
 - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA - TABLE R301.2 (1) AMENDED
- | ROOF SNOW LOAD | WIND | SEISMIC DESIGN CATEGORY ¹⁰ | SUBJECT TO DAMAGE FROM | WINTER DESIGN TEMP. ¹¹ | FLOOD HAZARDS |
|----------------|--------------------------|---------------------------------------|--|---|------------------------------|
| | WIND ¹² (MPH) | | WEATHERING ¹³ ROOF LINE ¹⁴ (P/F/H) | TERMINATE ¹⁵ DECAY ¹⁶ | |
| 0 | 15 EXPOSURE B | B | NEGLIGIBLE | FINAL GRADE ¹⁷ MODERATE TO HEAVY ¹⁸ | NONE TO SLIGHT ¹⁹ |
- DRAWINGS MAY NOT BE SCALED. ALL DIMENSIONS RELATED TO DETAILS NOT SPECIFICALLY SHOWN, SHALL BE OF THE SAME NATURE AS OTHER SIMILAR CONDITIONS. VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK.
 - THE CONTRACTOR SHALL NOTIFY **BEDBROCK ARCHITECTURE** OF ANY DISCREPANCIES ON DRAWINGS, REQUIRING CLARIFICATION OR REVISIONS PRIOR TO COMMENCING WORK.
 - ALL CHIMNEYS SHALL HAVE APPROVED SPARK ARRESTORS.
 - ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW, SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN ARIZONA.
 - FINISH FLOOR ELEVATION (AS BUILT) SHALL BE CERTIFIED BY THE CITY FOR THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION WHERE REQUIRED.
 - OPTIONS ARE FOR THE CONTRACTORS CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF HE CHOOSES AN OPTION AND SHALL COORDINATE ALL DETAILS. THE COST OF ADDITIONAL DESIGN WORK NECESSITATED BY SELECTION OF AN OPTION SHALL BE BORNE BY THE CONTRACTOR.
 - THE COST OF ADDITIONAL DESIGN WORK DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION SHALL BE INCURRED BY THE CONTRACTOR.
 - DETAILS ON THE STRUCTURAL DRAWINGS ARE TYPICAL. VERIFY ALL DIMENSIONS WITH THE DESIGNER'S DRAWINGS. NO STRUCTURAL CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD, UNLESS PRIOR TO MAKING CHANGES, WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. IF CHANGES ARE MADE WITHOUT APPROVAL, SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR INVOLVED AND IT SHALL BE THEIR RESPONSIBILITY TO REPLACE OR REPAIR PER ENGINEER.

FIRE SPRINKLERS

- PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM PER 2015 IFC SEC. 903
- A 1" WATER METER IS ADEQUATE FOR THE RESIDENTIAL FIRE SPRINKLER SYSTEM.
- A "CONCEALED" FIRE SPRINKLER TO BE SPECIFIED, VERIFY WITH OWNER.
- DEFERRED SUBMITTAL.

REQUIRED RESIDENTIAL NOTES

- ALL PRODUCTS LISTED BY I.C.C./I.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCTS SUBSTITUTIONS FOR PRODUCT(S) LISTED SHALL ALSO HAVE AN ICC APPROVED EVALUATION REPORT(S) OR BE APPROVED.
- EXTERIOR WALL, BOTTOM GILL PLATES, SHALL BE PRESSURE TREATED OR EQUAL, AND SHALL BEAR/EXTEND MINIMUM 6" ABOVE FINISH GRADE. (2015 IRC SEC. R317.1)
- MISCELLANEOUS SITE STRUCTURES, POOLS, SPAS, FENCES, SITE WALLS, RETAINING WALLS, AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.
- ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- DOORS LEADING INTO HOUSE FROM GARAGE SHALL BE SELF-CLOSING, SELF-LATCHING. (2015 IRC R302.5.1)
- EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS OR CONDUITS SHALL BE CALLED. (2015 IRC R302.4.1)
- PROVIDE ROOF ATTIC VENTILATION UNLESS INSULATION IS APPLIED DIRECTLY TO UNDERSIDE OF ROOF SHEATHING FOR CONDITIONED AREAS ONLY.
- ENERGY CONSERVATION REQUIREMENTS: CEILING/ATTIC R-VALUE = R-38 (MIN.), FRAME WALL R-VALUE = R-19 (MIN.), MASONRY WALL R-VALUE = R-4 (MIN.), WINDOW U-VALUE = 0.40 (MAX.), SOLAR HEAT GAIN COEFFICIENT = 0.25 (MAX.), SUPPLY AND RETURN AIR DUCT INSULATION VALUE OF R-8(MIN.)
- BARRIER SHALL BEALIGNED WITH THE TOP OF THE GRADING STAMP. (R502.1)
- PROVIDE ENGINEER TRUSS DESIGNS FOR ALL PREFABRICATED TRUSSES FOR REVIEW AND APPROVAL BY THE TOWN OF PARADISE VALLEY
- FRAMING SHALL BE IN ACCORDANCE WITH (2015 IRC R302.11)
- WINDOWS LOCATED MORE THAN 72" ABOVE FINISHED GRADE SHALL HAVE THE LOWEST PART OF CLEAR OPENING OF THE WINDOW TO BE MINIMUM 24 INCHES ABOVE THE FLOOR IN WHICH IT SERVES (R613.2)
- GYPSUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS 24" O.C. OR USE LABELED 1/2" SAG-RESISTANT GYPSUM CEILING BOARD, TABLE R702.3.5 (4)
- SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE (P2708.3)
- SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE, SUCH AS CERAMIC TILE, TO A HEIGHT ABOVE THE DRAIN INLET OF NOT LESS THAN 72 INCHES ABOVE THE FINISHED GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS (R702.3.4)
- PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION REQUIREMENTS: TABLE P2803.2 WATER CLOSETS - TANK TYPE 1.6 GALL/FUSH, SHOWER HEAD - 2.5 GALL/MINUTE, FAUCETS - 2.2 GALL/MINUTE PROVIDE AERATOR.
- WATER TREATMENT SYSTEMS - SHALL BE EQUIPPED WITH AND AUTOMATIC SHUTOFF TO PREVENT CONTINUOUS FLOW WHEN NOT IN USE.
- DOMESTIC DISH WASHING MACHINES CONNECTED TO A DISPOSER SHALL HAVE THE DISCHARGE INSTALLED AS HIGH AS POSSIBLE (P2717.3)
- HOT WATER RECIRCULATION PUMPS: PROVIDE A HOT WATER DEMAND CONTROLLED RECIRCULATION PUMP FOR WATER HEATERS LOCATED MORE THAN 20 FEET FROM FURTHER FUTURE SERVED. A MANUAL CONTROL OR OCCUPANT SENSOR SWITCH SHALL OPERATE THE PUMP WITH AN AUTOMATIC TEMPERATURE SENSOR SHUT-OFF (E3005.2)
- SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MINIMUM R-8. DUCTS IN FLOOR TRUSSES SHALL BE INSULATED TO A MINIMUM R-6 (N103.2.1)
- REGISTER, DIFFUSERS AND GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES IN ADDITION TO BEING CONNECTED TO THE DUCTWORK THEY SERVE.
- THE CLOTHES DRYER SHALL BE PROVIDED WITH A 4-INCH DIAMETER EXHAUST DUCT TO THE EXTERIOR AND SHALL NOT EXCEED A TOTAL LENGTH OF 35 FEET, UNLESS AN ENGINEERED DUCT SYSTEM IS PROVIDED (M1501.3)
- EXHAUST AIR FROM KITCHENS, BATHROOMS AND TOILET ROOMS SHALL NOT BE RE-CIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM KITCHENS, BATHROOMS AND TOILET ROOMS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. (M1502.2)
- PROVIDE IC-RATED RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILINGS (N1102.4.3) (E3003.8)
- FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE "LISTED" TO BE SUITABLE FOR SUCH LOCATION. (E3003.8)
- PROVIDE GFCI PROTECTION FOR RECEPTACLES WITHIN 6' OF ALL LAVATORIES, SINKS AND BASINS. (E3802.7)
- PROVIDE GFCI PROTECTED RECEPTACLES AT AL EXTERIOR, BATHROOM AND GARAGE LOCATIONS. (E3802.1, 2)
- PROVIDE A WALL MOUNTED GFCI PROTECTED RECEPTACLE OUTLET WITHIN 36" OF A BATHROOM OR POWDER ROOM LAVATORY (E3901.6)
- ALL 120-VOLT BRANCH CIRCUITS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE AFCI (E3902.11)
- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING 2" FEET WALL SPACE 2 FEET OR MORE IN WIDTH (E3902.2)
- PROVIDE A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN/DINING/BREAKFAST. (E3903.3)
- THE TWO OR MORE 20-AMPERE BRANCH CIRCUITS SHALL HAVE NO OTHER OUTLETS, EXCEPT THE RECEPTACLE INSTALLED SOLELY FOR ELECTRIC SUPPLY TO AN ELECTRICAL CLOCK IN THE KITCHEN/DINING/BREAKFAST AREAS OR RECEPTACLES FOR SUPPLEMENTAL EQUIPMENT AND LIGHTING FOR GAS-FIRED RANGES, OVENS OR COUNTER MOUNTED UNITS (E3903.2)
- RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYERS SHALL BE 3-POLE WITH GROUND TYPE, FOUR-WIRE, GROUNDING - TYPE FLEXIBLE CORDS WILL BE REQUIRED FOR CONNECTION OF RANGES AND CLOTHES DRYERS. THE BONDING JUMPER SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL TERMINAL AND THE FRAME OF THE APPLIANCE. FLEXIBLE CORDS SHALL BE USED ONLY WHERE THE FLEXIBLE CORD SUPPLYING AN APPLIANCE SHALL TERMINATE IN A GROUNDING-TYPE ATTACHMENT PLUG. (E4001.3)
- PROVIDE A CONCRETE ENCASED GROUNDING ELECTRODE OF NOT LESS THAN 20 FEET OF #4 BARE COPPER (200 AMPERE SERVICE) (E3508.1, 2)
- PROVIDE BONDING TO THE WATER PIPING, GAS AND METAL BUILDING SYSTEMS. (MINIMUM #4 FOR 200-AMP SERVICE) (E3503.1)
- ALL METAL PIPING SYSTEMS, METAL PARTS OF ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH THE HYDRO MASSAGE TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER. INSULATED, COVERED, OR BARE, NOT SMALLER THAN 1/4" SOLID METAL PARTS OF LISTED EQUIPMENT INCORPORATING AN APPROVED SYSTEM OF DOUBLE INSULATION AND PROVIDING A MEANS FOR GROUNDING INTERNAL NON-ACCESSIBLE, NON-CURRENT-CARRYING METAL PARTS SHALL NOT BE BONDED (E4104.4)
- R607.2.1 MASONRY BED AND HEAD JOINTS... SHALL BE 3/8" THICK. THE THICKNESS OF THE BED JOINT OF THE STARTING COURSE PLACED OVER FOUNDATIONS SHALL NOT BE LESS THAN 1/4" INCH AND NOT MORE THAN 3/4 INCH. MORTAR JOINT THICKNESS SHALL BE WITHIN THE FOLLOWINGS TOLERANCES FROM THE SPECIFIED DIMENSIONS:
1. BED JOINT + 1/8 INCH
2. HEAD JOINT 1/4 INCH + 3/8 INCH
3. COLLAR JOINTS 1/4 INCH + 3/8 INCH
- PROVIDE COMBUSTION AIR TO ALL FIREPLACES IN ALL LOCATIONS WITH AIR INTAKE LOCATED AT AN ELEVATION NO HIGHER THAN THE FIREBOX. (R1006.1)

POOLS, SPA'S & HOT TUBS

SWIMMING POOL IS DEFINED AS ANY CONTAINED BODY OF WATER 18 INCHES (457 MM) AT ANY POINT, THIS INCLUDES IN-GROUND, ABOVE GROUND AND ON-GROUND SWIMMING POOLS AND HOT TUBS AND SPAS.

BARRIER REQUIREMENTS

THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN OF BARRIERS FOR RESIDENTIAL SWIMMING POOLS, SPAS AND HOT TUBS. THESE DESIGN CONTROLS ARE INTENDED TO PROVIDE PROTECTION AGAINST POTENTIAL DROWNING AND NEAR DROWNING BY RESTRICTING ACCESS TO SWIMMING POOLS, SPAS AND HOT TUBS.

AN OUTDOOR SWIMMING POOL, INCLUDING AN IN-GROUND, ABOVE-GROUND OR ON-GROUND POOL, HOT TUB OR SPA SHALL BE SURROUNDED BY A BARRIER WHICH SHALL COMPLY WITH THE FOLLOWING:

- THE TOP OF THE BARRIER SHALL BE AT LEAST 80 INCHES (1924 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE TOP OF THE BARRIER THAT SEPARATES THE SWIMMING POOL ONLY FROM HABITABLE SPACES ON THE SAME PROPERTY SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM). THE MAXIMUM VERTICAL CLEARANCE AT THE BOTTOM OF THE BARRIER MAY BE INCREASED TO 4 INCHES (102 MM) WHEN GRADE IS A SOLID SURFACE SUCH AS CONCRETE. THE BARRIER SHALL BE AT LEAST 20 INCHES FROM THE WATER'S EDGE.
- OPENINGS IN THE BARRIER SHALL NOT ALLOW PASSAGE OF A 4 INCH DIAMETER (102 MM) SPHERE. ANY DECORATIVE DESIGN WORK SUCH AS PROTRUSIONS, INDENTATIONS OR CUTOUTS WHICH MAKE THE BARRIER EASILY CLIMBABLE IS PROHIBITED.
- SOLID BARRIERS WHICH DO NOT HAVE OPENINGS, SUCH AS MASONRY OR STONE WALL, SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOILET MASONRY JOINTS.
- THERE SHALL BE AT LEAST 45" INCHES BETWEEN HORIZONTAL ELEMENTS.
- MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2 1/4 INCH (57 MM) SQUARE UNLESS THE FENCE HAS SLATS FASTENED AT THE TOP OR THE BOTTOM WHICH REDUCE THE OPENINGS TO NOT MORE THAN 1 3/4 INCHES (44 MM). CHAIN LINK FENCING SHALL NOT BE LESS THAN 11 GAUGE.
- WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, SUCH AS A LATTICE FENCE, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL NOT BE MORE THAN 1 3/4 INCHES (44MM).
- ACCESS GATES SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION, ITEMS 1 THROUGH 6, AND SHALL BE EQUIPPED TO ACCOMMODATE A LOCKING DEVICE. PEDESTRIAN ACCESS GATES SHALL OPEN OUTWARD AWAY FROM THE POOL, AND SHALL BE SELF-CLOSING AND HAVE A SELF-LATCHING DEVICE. GATES OTHER THAN PEDESTRIAN ACCESS GATES SHALL BE LOCKABLE. WHERE THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE IS LOCATED LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE RELEASE MECHANISM AND OPENING SHALL COMPLY WITH THE FOLLOWING:
7.1. THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE AT LEAST 3 INCHES (76 MM) BELOW THE TOP OF THE GATE; AND
7.2. THE GATE AND BARRIER SHALL HAVE NO OPENING LARGER THAN 1/2 INCH (13 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.
- WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING CONDITIONS SHALL BE MET:
8.1. IN LIEU OF THE BARRIER BETWEEN THE DWELLING AND THE SWIMMING POOL, THE SWIMMING POOL SHALL BE EQUIPPED WITH A POWERED SAFETY COVER IN COMPLIANCE WITH ASTM F1346; OR
8.2. DOORS WITH DIRECT ACCESS TO THE POOL THROUGH THAT WALL SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND/OR ITS SCREEN, IF PRESENT, ARE OPENED. THE ALARM SHALL BE LISTED IN ACCORDANCE WITH UL 2017. THE AUDIBLE ALARM SHALL ACTIVATE WITHIN 7 SECONDS AND SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS AFTER THE DOOR AND/OR ITS SCREEN, IF PRESENT, ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE. DURING NORMAL HOUSEHOLD ACTIVITIES, THE ALARM SHALL AUTOMATICALLY RESET UNDER ALL CONDITIONS. THE ALARM SYSTEM SHALL BE EQUIPPED WITH A MANUAL MEANS, SUCH AS TOUCH PAD OR SWITCH, TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. DEACTIVATION SHALL LAST FOR NOT MORE THAN 15 SECONDS. THE DEACTIVATION SWITCH(ES) SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE DOOR.
8.3. OTHER MEANS OF PROTECTION, SUCH AS SELF-CLOSING DOORS WITH SELF-LATCHING DEVICES, WHICH ARE APPROVED BY THE GOVERNING BODY, SHALL BE ACCEPTABLE SO LONG AS THE DEGREE OF PROTECTION AFFORDED IS NOT LESS THAN THE PROTECTION AFFORDED BY ITEM 8.1 OR 8.2 DESCRIBED ABOVE. SELF-CLOSING AND SELF-LATCHING DEVICES SHALL BE INSTALLED ON ALL DOORS WITH DIRECT ACCESS TO THE POOL AREA, WITH THE RELEASE MECHANISM LOCATED A MINIMUM OF FIFTY-FOUR INCHES ABOVE THE FLOOR.
- WHERE AN ABOVE-GROUND POOL STRUCTURE IS USED AS A BARRIER OR WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, AND THE MEANS OF ACCESS IS A LADDER OR STEPS:
9.1. THE LADDER OR STEPS SHALL BE CAPABLE OF BEING SECURED, LOCKED OR REMOVED TO PREVENT ACCESS; OR
9.2. THE LADDER OR STEPS SHALL BE SURROUNDED BY A BARRIER WHICH MEETS THE REQUIREMENTS OF THIS SECTION, ITEMS 1 THROUGH 8, WHEN THE LADDER OR STEPS ARE SECURED, LOCKED OR REMOVED, ANY OPENING CREATED SHALL NOT ALLOW THE PASSAGE OF A 4 INCH DIAMETER (102 MM) SPHERE.
- PET DOORS WHICH PROVIDE DIRECT ACCESS TO THE POOL AREA ARE PROHIBITED UNLESS THEY MEET THE REQUIREMENTS OF ITEM 2 OR ARE EQUIPPED WITH AN ALARM THAT MEETS ITEM 8.2.
- WINDOWS WITH ACCESS TO THE POOL AREAS WILL BE PROTECTED IN THE FOLLOWING WAYS:
11.1 EMERGENCY ESCAPE OR RESCUE WINDOWS FROM SLEEPING AREAS WITH ACCESS TO THE SWIMMING POOL WILL BE EQUIPPED WITH A LATCHING DEVICE NOT LESS THAN 54 INCHES (1372 MM) ABOVE THE FLOOR.
11.2 ALL OTHER OPENABLE WINDOWS WITH SIMILAR ACCESS WILL ALSO BE EQUIPPED WITH A LATCHING DEVICE NOT LESS THAN 54 INCHES (1372 MM) ABOVE THE FLOOR OR SHALL BE EQUIPPED WITH KEY LOCK DEVICE THAT PREVENTS OPENING THE WINDOW MORE THAN 4 INCHES (102 MM). WALLS SURROUNDING AN INDOOR SWIMMING POOL SHALL COMPLY WITH ITEM 8. BARRIERS SHALL BE LOCATED TO PROHIBIT PERMANENT STRUCTURES, EQUIPMENT OR SIMILAR OBJECTS FROM BEING USED TO CLIMB THEM.
SPAS OR HOT TUBS WITH A SAFETY COVER WHICH COMPLIES WITH ASTM F 1346 SHALL BE EXEMPT FROM THE PROVISIONS OF THIS SECTION.

JACUZZI TYPE TUB

- PROVIDE REMOVABLE PANEL OF SUFFICIENT SIZE TO ACCESS PUMP.
- CIRCULATION PUMP SHALL BE LOCATED ABOVE THE CROWN WEIR OF THE TRAP.
- PUMP AND CIRCULATION PIPING SHALL BE SELF-DRAINING.
- SUCTION FITTINGS SHALL COMPLY WITH THE LISTED STANDARDS.
- PROVIDE G.F.I. CIRCUIT (N.E.C. ARTICLE 680-70).

PERSPECTIVE VIEW



*RENDERING REPRESENTS AN ARCHITECTURAL CONCEPT AND IS INTENDED AS AN ILLUSTRATIVE EXAMPLE ONLY. FINAL DESIGN, CONSTRUCTION AND MATERIALS, INCLUDING LANDSCAPE, MAY VARY.

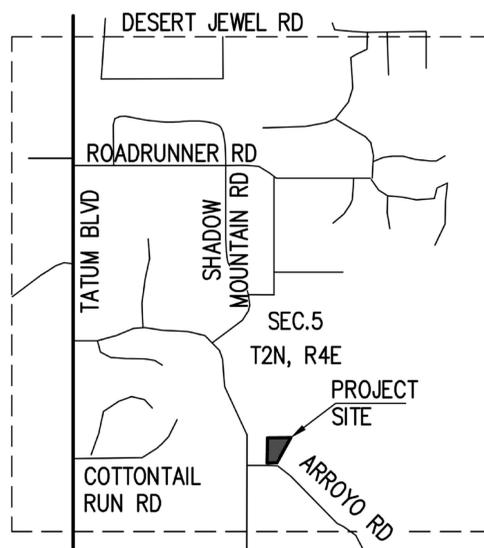
SCOPE OF WORK

NEW CONSTRUCTION OF A 9,867 LIVABLE SF SINGLE FAMILY RESIDENCE WITH ATTACHED GUEST HOUSE, 2-CAR MAIN LEVEL GARAGE, & LOWER LEVEL CAR SHOWCASE. 74.5% OF THE LOWER LEVEL INTERIOR VOLUME IS A FULLY SUBTERRANEAN BASEMENT.

SQUARE FOOTAGES

LOWER LEVEL LIVABLE:	3,095 SF	FLOOR AREA RATIO (FAR) CALC:	
MAIN LEVEL LIVABLE:	5,837 SF	TOTAL LOT AREA:	48,173 SF
UPPER LEVEL LIVABLE:	636 SF	FLOOR AREA:	
TOTAL LIVABLE:	9,568 SF	UPPER LEVEL INTERIOR:	711 SF
LOWER LEVEL GARAGE / MECH:	2,437 SF	UPPER LEVEL COVERED PATIO / OVERHANG:	337 SF
MAIN LEVEL GARAGE / MECH:	1,185 SF	MAIN LEVEL INTERIOR:	6,572 SF
UPPER LEVEL GARAGE / MECH:	76 SF	MAIN LEVEL COVERED PATIO / OVERHANG:	1,351 SF
TOTAL GARAGE / MECH:	3,698 SF	MAIN LEVEL COURTYARD:	220 SF
LOWER LEVEL COURTYARD:	758 SF	CLOSED PORTIONS OF TRELLIS SYSTEMS:	36 SF
MAIN LEVEL COURTYARD:	220 SF	LOWER LEVEL INTERIOR:	5,532 SF
LOWER LEVEL COVERED PATIO / OVERHANG:	623 SF	LOWER LEVEL COVERED PATIO / OVERHANG:	623 SF
MAIN LEVEL COVERED PATIO / OVERHANG:	1,351 SF	LOWER LEVEL COURTYARD:	758 SF
UPPER LEVEL COVERED PATIO / OVERHANG:	337 SF		
TOTAL COVERED PATIO / OVERHANG:	2,311 SF		
CLOSED PORTIONS OF TRELLIS SYSTEMS:	36 SF		
		TOTAL FLOOR AREA:	12,019 SF
		FAR:	12,019 SQ.FT. / 48,173 SQ.FT. = 0.2495 OR 24.95%
		MAXIMUM FAR ALLOWABLE =	25%
		FAR PROPOSED =	24.95%

VICINITY MAP



SHEET INDEX

HILLSIDE PACKAGE

A0.1	COVER SHEET
A1.1	ARCH. SITE PLAN
A1.2	HISTORIC GRADE EXHIBIT
C-1	GRADING & DRAINAGE PLAN COVER SHEET
C-2	GRADING & DRAINAGE IMPROVEMENT PLAN - LOWER LEVEL
C-3	GRADING & DRAINAGE IMPROVEMENT PLAN - MAIN LEVEL
AE	AERIAL MAP EXHIBIT
SP-1	STORM WATER POLLUTION PREVENTION PLAN
SP-2	STORM WATER POLLUTION PREVENTION PLAN DETAILS
EL 1	LIGHTING PLAN - MAIN LEVEL
EL 2	LIGHTING PLAN - LOWER LEVEL
EL 3	LIGHTING PLAN - UPPER LEVEL
EL 4	LIGHTING PLAN - SPECIFICATIONS
L1	LANDSCAPE PLAN - MAIN LEVEL
L2	LANDSCAPE PLAN - LOWER & UPPER LEVEL
NPI	NATIVE PLANT INVENTORY
R1.0	RENDERINGS
R1.1	RENDERINGS



OWNER

ARROYO 5212 PV, LLC
5530 N CASA BLANCA DR
PARADISE VALLEY, AZ 85253

DESIGN

DEAN CIOFANI AIA, NCARB
BEDBROCK ARCHITECTURE
5203 E LINCOLN DR
PARADISE VALLEY, AZ 85253
480-670-9595

CONSULTANTS

STRUCTURAL ENGINEER

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CIVIL ENGINEER

LAND DEVELOPMENT GROUP
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(602) 953-1984

MPE ENGINEER

INGENIUM DESIGN
LISA KOCH
20701 N. SCOTTSDALE RD
SCOTTSDALE, AZ 85255
(480) 419-6450

LANDSCAPE ARCHITECT

BEDBROCK LANDSCAPE
TODD WILLS
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PARADISE VALLEY, AZ 85253
(602) 953-3232

GENERAL CONTRACTOR

BEDBROCK DEVELOPERS
5203 E LINCOLN DR
PARADISE VALLEY, AZ 85253
(602) 953-3232
LICENSE: ROC 195543

ZONING

R-43 HILLSIDE

APN

169-29-037A

LEGAL ADDRESS

5212 E ARROYO RD
PARADISE VALLEY, AZ 85253

NET SITE AREA

48,173 SF (1.106AC.)

FOR TOPV CONCEPT HILLSIDE

DATE 11/12/2025

REV

COVER SHEET



A0.1

5212 E ARROYO RD
PARADISE VALLEY, AZ 85253

ARROYO SPEC

OWNER
ARROYO 5212 PV, LLC
5530 N CASA BLANCA DR
PARADISE VALLEY, AZ 85253

DESIGN
DEAN CIOFANI AIA, NCARB
BEDBROCK ARCHITECTURE
5203 E LINCOLN DR
PARADISE VALLEY, AZ 85253
480-870-9595

CONSULTANTS

STRUCTURAL ENGINEER
PH STRUCTURAL
F.J. PRITZER
2812 N. NORWALK, SUITE 114
MESA, AZ 85215
(480) 854-3343

CIVIL ENGINEER
LAND DEVELOPMENT GROUP
NICK PRODRANOV
8808 N. CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
(602) 959-1984

MPE ENGINEER
INGENIUM DESIGN
LISA KOCH
20701 N. SCOTTSDALE RD
SCOTTSDALE, AZ 85255
(480) 419-6450

LANDSCAPE ARCHITECT
BEDBROCK LANDSCAPE
TODD WILLS
5203 E. LINCOLN DR
PARADISE VALLEY, AZ 85253
(602) 953-3232

GENERAL CONTRACTOR
BEDBROCK DEVELOPERS
5203 E. LINCOLN DR
PARADISE VALLEY, AZ 85253
(602) 953-3232
LICENSE: ROC 195543

ZONING

R-43 HILLSIDE

APN

169-29-037A

LEGAL ADDRESS

5212 E ARROYO RD
PARADISE VALLEY, AZ 85253

NET SITE AREA

48,173 SF (1.106AC.)

FOR TOPV CONCEPT HILLSIDE
DATE 11/12/2025
REV

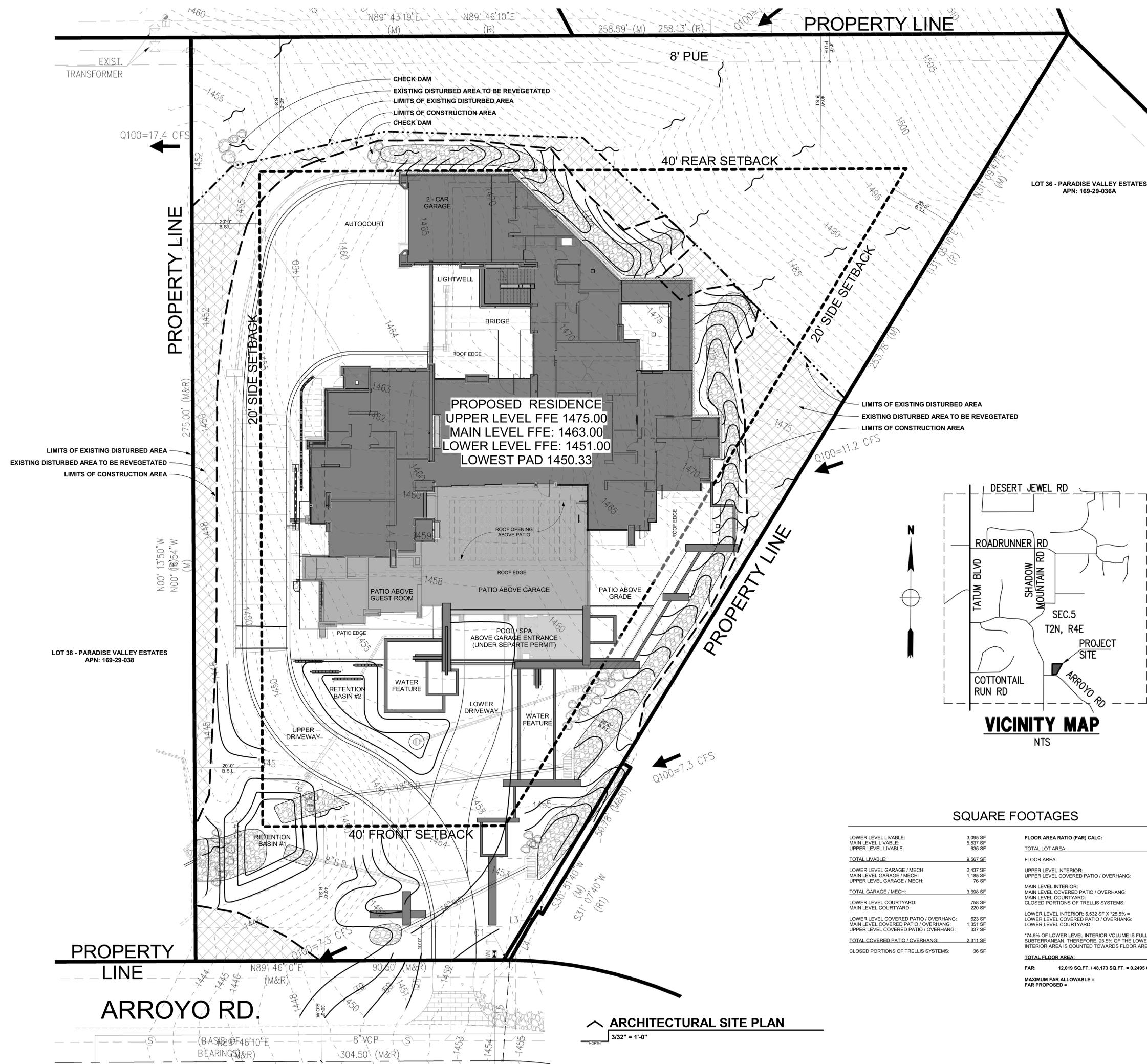
ARCH. SITE PLAN



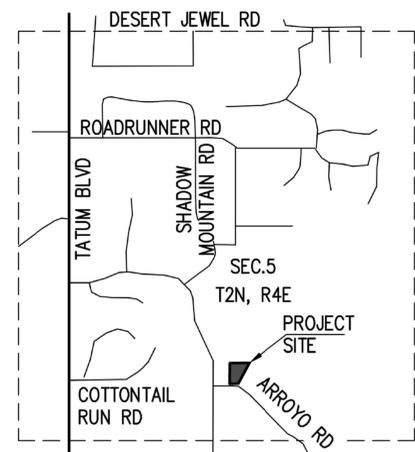
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5212 E ARROYO RD
PARADISE VALLEY, AZ 85253

ARROYO SPEC



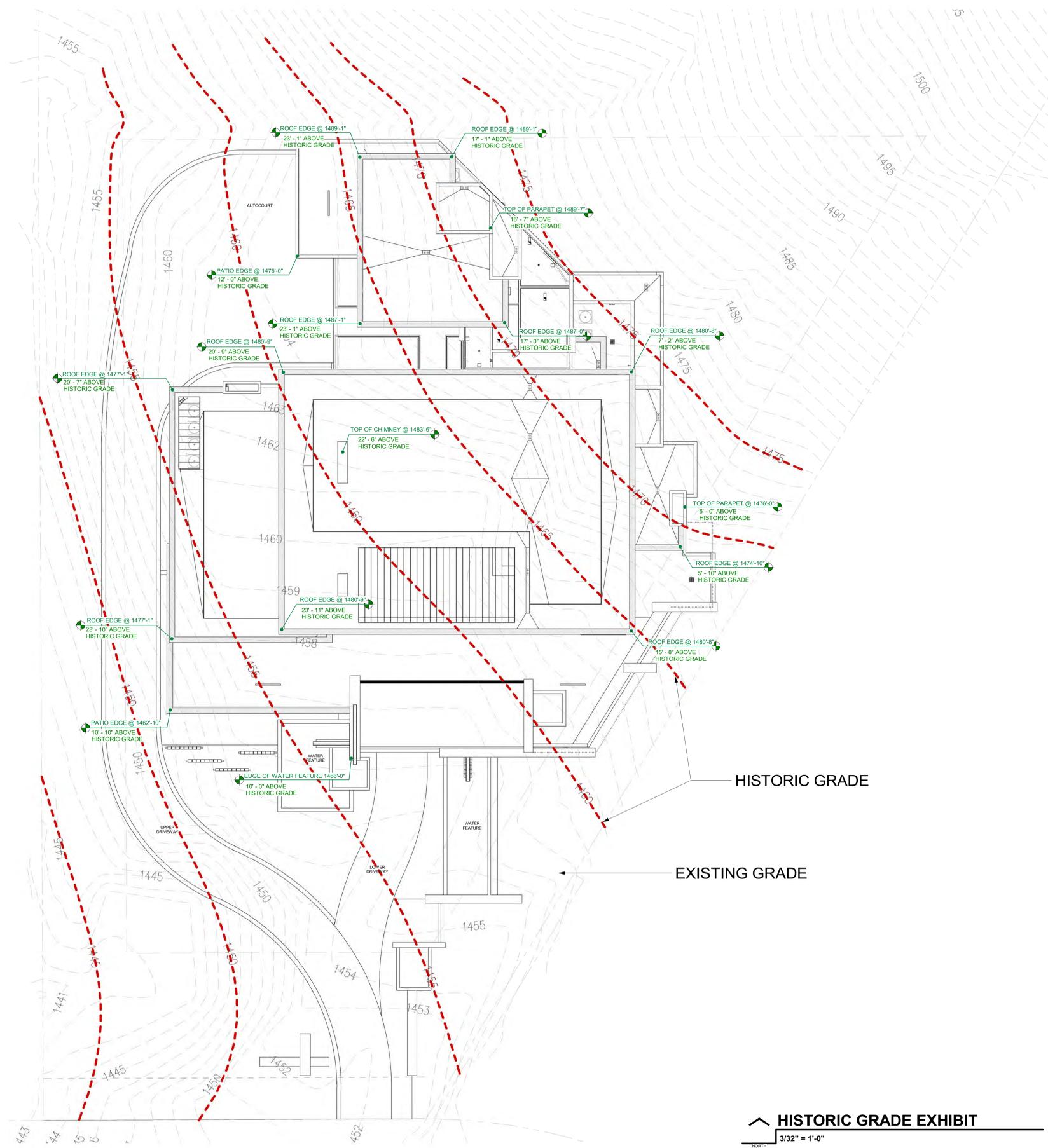
PROPOSED RESIDENCE
UPPER LEVEL FFE 1475.00
MAIN LEVEL FFE: 1463.00
LOWER LEVEL FFE: 1451.00
LOWEST PAD 1450.33



SQUARE FOOTAGES

LOWER LEVEL LIVABLE:	3,095 SF	FLOOR AREA RATIO (FAR) CALC:	
MAIN LEVEL LIVABLE:	5,837 SF	TOTAL LOT AREA:	48,173 SF
UPPER LEVEL LIVABLE:	635 SF	FLOOR AREA:	
TOTAL LIVABLE:	9,567 SF	UPPER LEVEL INTERIOR:	711 SF
LOWER LEVEL GARAGE / MECH:	2,437 SF	UPPER LEVEL COVERED PATIO / OVERHANG:	337 SF
MAIN LEVEL GARAGE / MECH:	1,185 SF	MAIN LEVEL INTERIOR:	6,572 SF
UPPER LEVEL GARAGE / MECH:	76 SF	MAIN LEVEL COVERED PATIO / OVERHANG:	1,351 SF
TOTAL GARAGE / MECH:	3,698 SF	MAIN LEVEL COURTYARD:	220 SF
LOWER LEVEL COURTYARD:	758 SF	CLOSED PORTIONS OF TRELLIS SYSTEMS:	36 SF
MAIN LEVEL COURTYARD:	220 SF	LOWER LEVEL INTERIOR: 5,532 SF X 25.5% =	1,411 SF
LOWER LEVEL COVERED PATIO / OVERHANG:	623 SF	LOWER LEVEL COVERED PATIO / OVERHANG:	623 SF
MAIN LEVEL COVERED PATIO / OVERHANG:	1,351 SF	LOWER LEVEL COURTYARD:	758 SF
UPPER LEVEL COVERED PATIO / OVERHANG:	337 SF	TOTAL FLOOR AREA:	12,019 SF
TOTAL COVERED PATIO / OVERHANG:	2,311 SF	FAR:	12,019 SQ.FT. / 48,173 SQ.FT. = 0.2495 OR 24.95%
CLOSED PORTIONS OF TRELLIS SYSTEMS:	36 SF	MAXIMUM FAR ALLOWABLE =	25%
		FAR PROPOSED =	24.95%

ARCHITECTURAL SITE PLAN
3/32" = 1'-0"



HISTORIC GRADE EXHIBIT
 3/32" = 1'-0"

FOR TOPV CONCEPT HILLSIDE
 DATE 11/12/2025
 REV

HISTORIC GRADE EXHIBIT



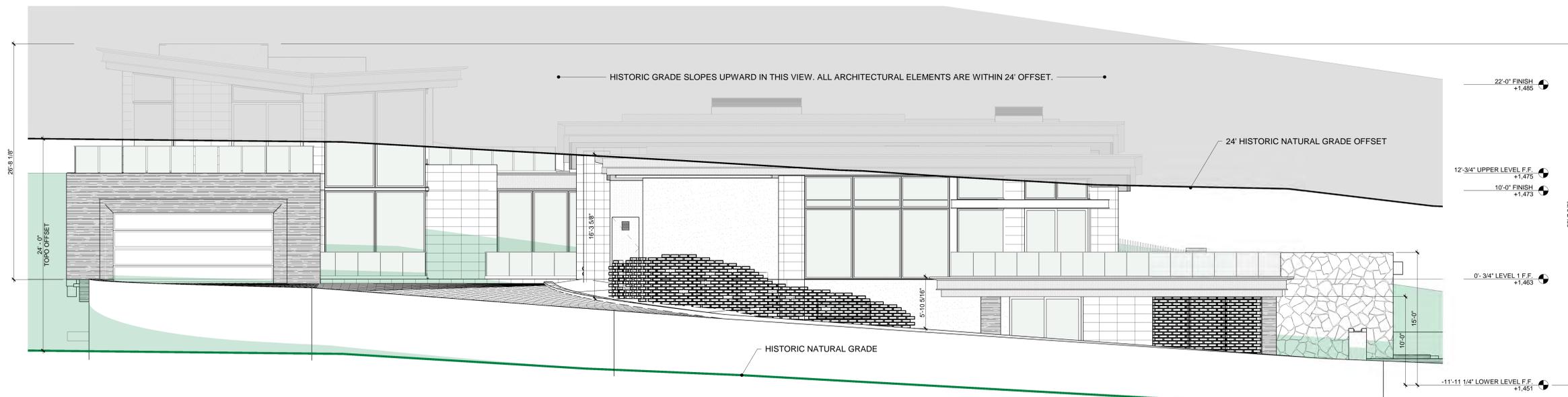
A1.2

5215 E ARROYO RD
 PARADISE VALLEY, AZ 85033

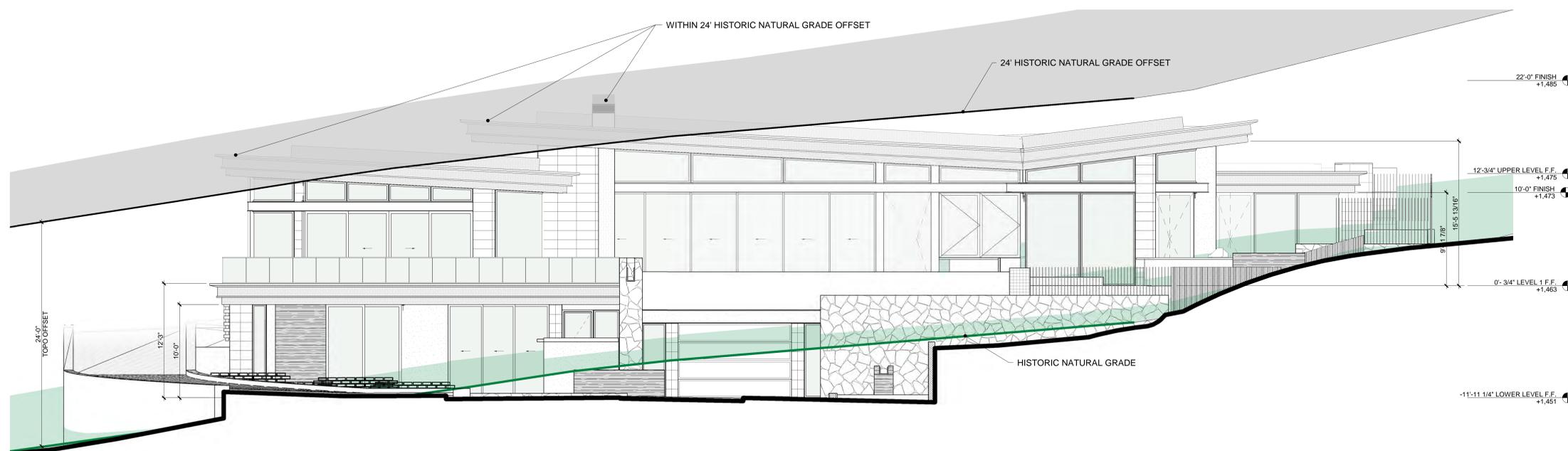
ARROYO SPEC

KEYNOTES

5913 ARROYO RD
PARADISE VALLEY, AZ 85653



1 HEIGHT EXHIBIT - WEST
ELEVATION
3/16" = 1'-0"



2 HEIGHT EXHIBIT - SOUTH
ELEVATION
3/16" = 1'-0"

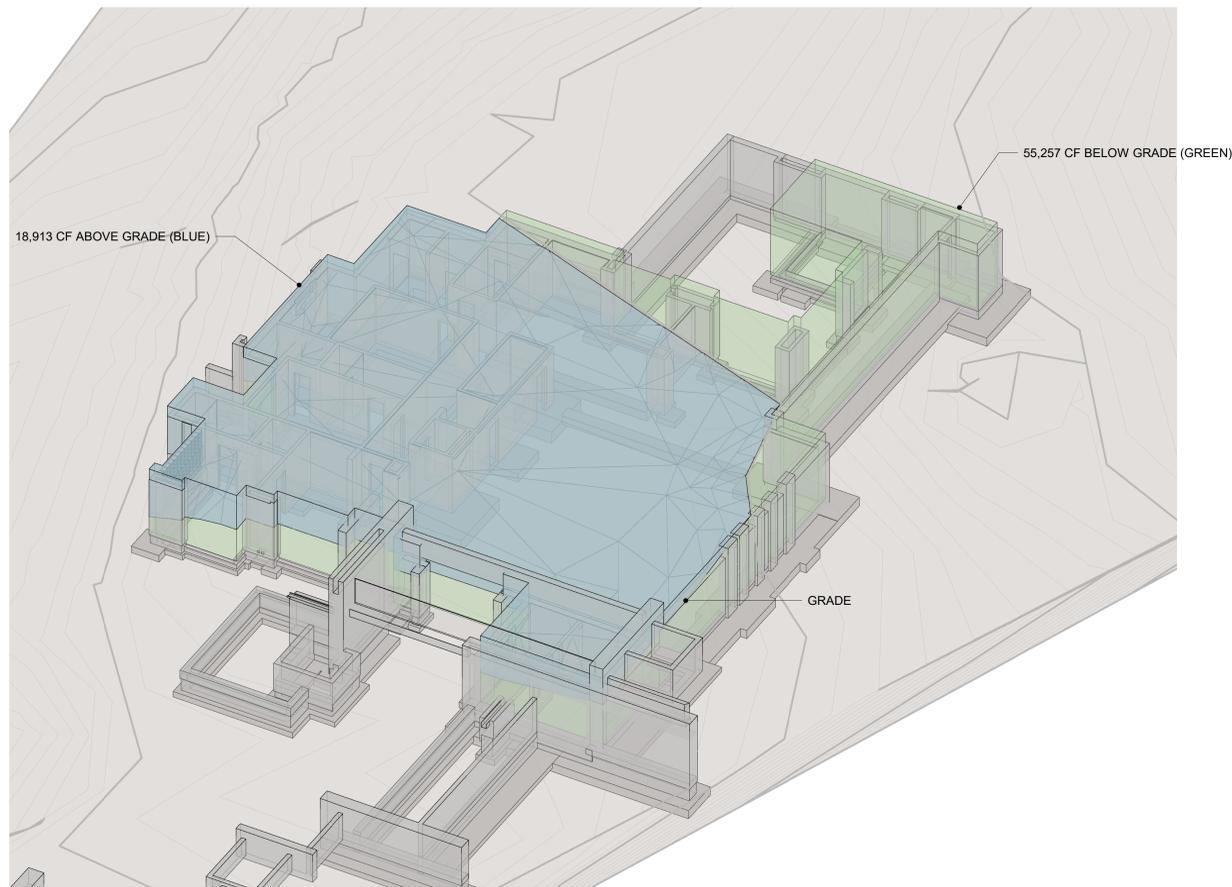
FOR TOPV CONCEPT HILLSIDE
DATE 11/12/2025
REV



HEIGHT EXHIBIT

DRB01

ARROYO SPEC



1 BASEMENT AXON - WALLS ON

TOTAL BASEMENT VOLUME = 74,170 CF

VOLUME ABOVE GRADE = 18,913 CF = 25.5%

VOLUME BELOW GRADE = 55,257 CF = 74.5%

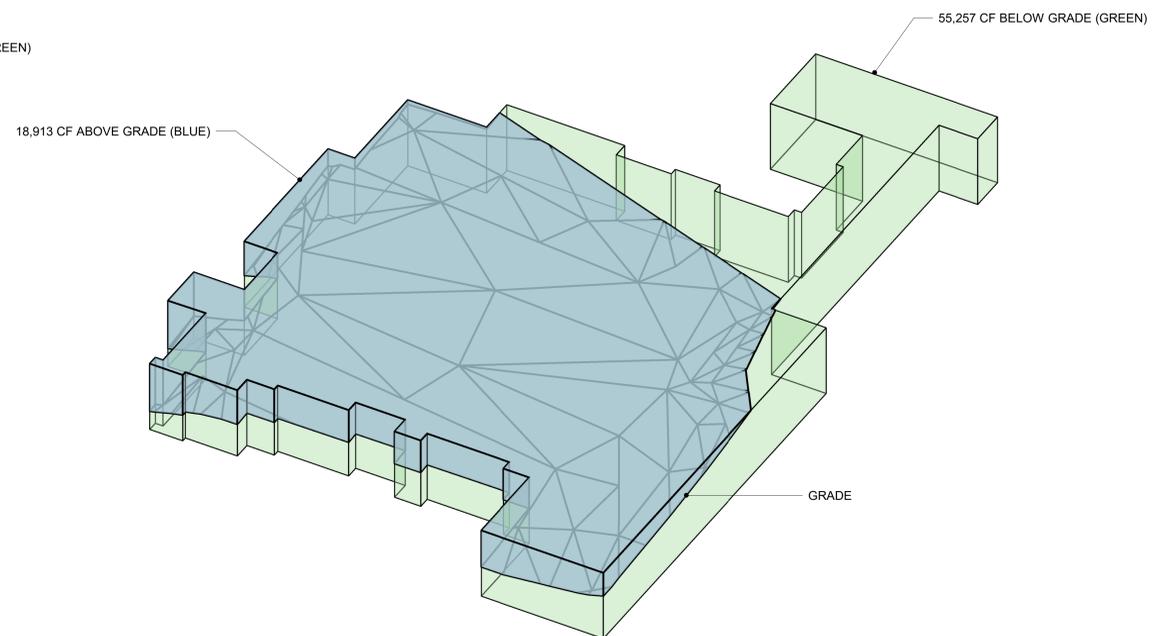
THE SF TO BE INCLUDED IN FAR IS THE TOTAL BASEMENT LEVEL INTERIOR SF X 25.5%

TOTAL BASEMENT INTERIOR AREA = 5,322 SF

TOTAL BASEMENT FAR = 5,322 SF X 25.5% = **1,411 SF**



2 BASEMENT AXON - WALLS OFF



3 BASEMENT AXON - TOPO OFF

FOR TOPV HILLSIDE REVIEW

DATE 02/12/2026

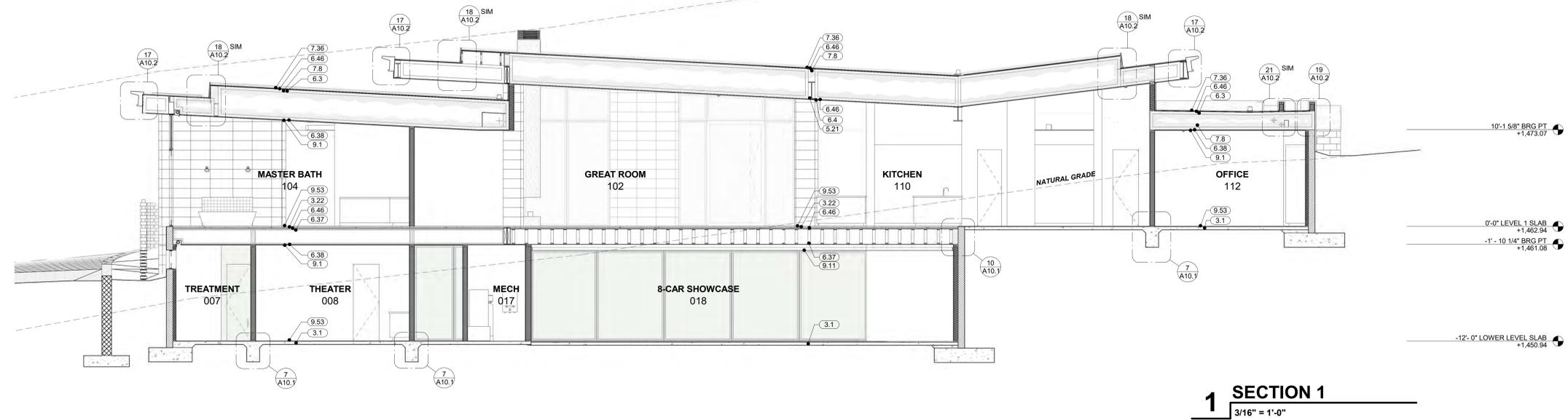
REV

BASEMENT AXONOMETRIC

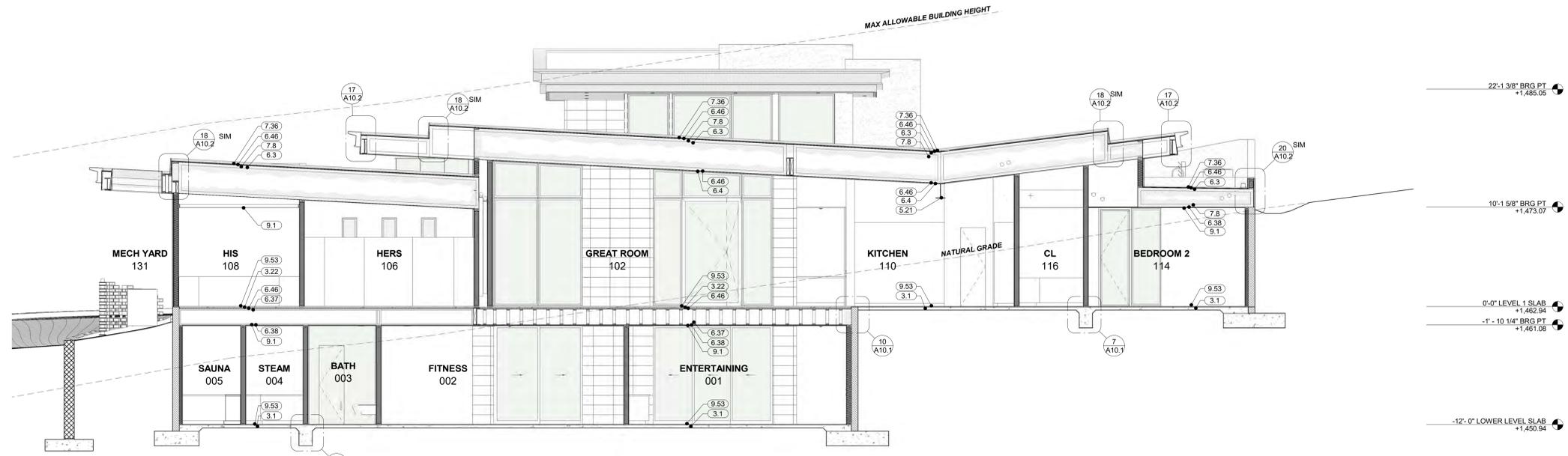


DRB02

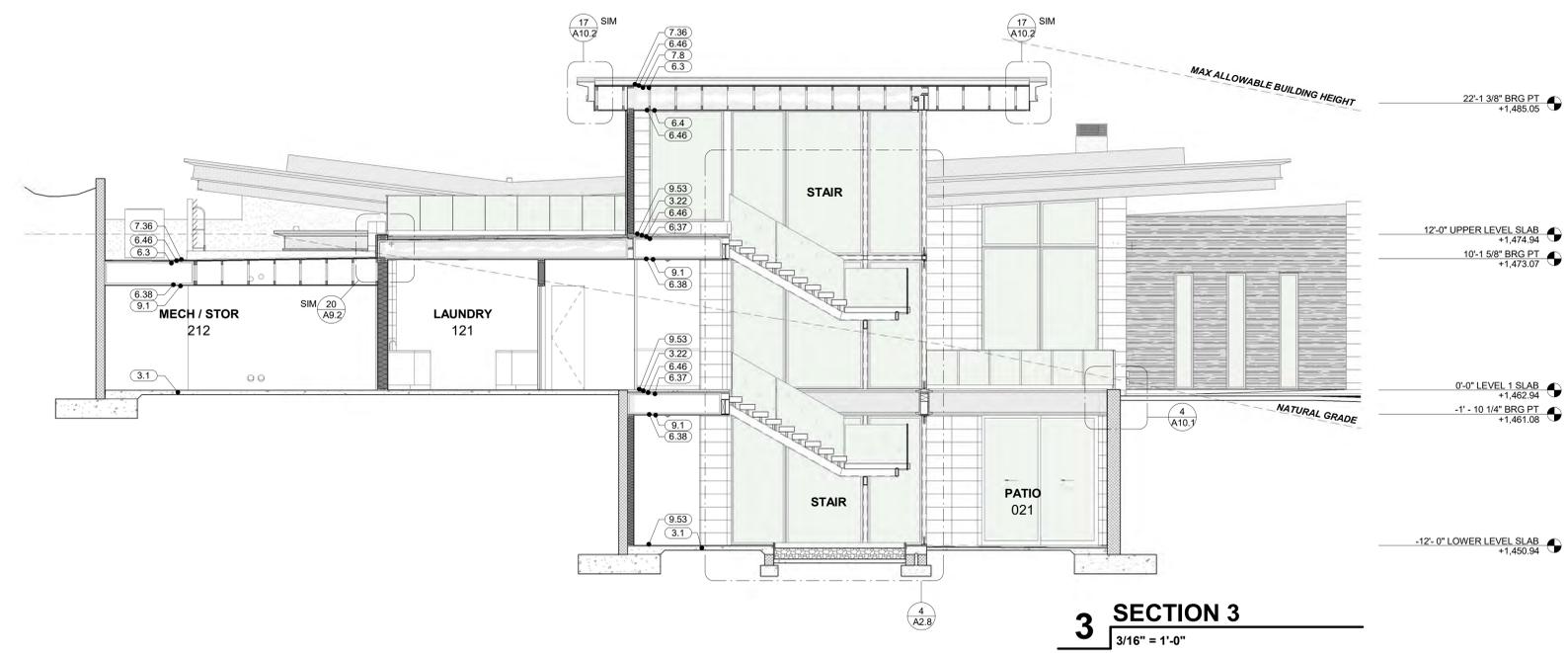
ARROYO SPEC



1 SECTION 1
3/16" = 1'-0"



2 SECTION 2
3/16" = 1'-0"



3 SECTION 3
3/16" = 1'-0"

KEYNOTES

- 3.1 CONCRETE SLAB
- 3.22 LIGHTWEIGHT CONCRETE
- 5.21 STEEL BEAM
- 6.3 PREFABRICATED ROOF TRUSS
- 6.4 TONGUE AND GROOVE CEILING
- 6.37 PREFABRICATED FLOOR TRUSS
- 6.38 WOOD FLOORING
- 6.46 PLYWOOD
- 7.8 SPRAY FOAM INSULATION (ESR-1826)
- 7.36 SPRAY FOAM COATED ROOF SYSTEM
- 9.1 GYPSUM BOARD
- 9.11 TYPE "X" GYPSUM WALL BOARD
- 9.53 FINISH PER INTERIORS

GENERAL NOTES

- G-1 MAG ONE-COAT STUCCO COMPLIANCE PROGRAM: ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MFR. APPROVED INSTALLERS. AN APPROVED WEATHER RESISTIVE BARRIER SHALL BE APPLIED OVER ALL FRAMING AND WOOD BASED SHEATHING. ONE-COAT STUCCO SYSTEM SHALL BE "PAREX USA" STUCCO SYSTEM (ICC ESR #2564). THIS ONE-COAT STUCCO SYSTEM SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER CONFORMING TO IRC R703.9
- G-2 PROVIDE WEATHER FLASHING/PROOFING AT EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS AND VENTS PER R703.8
- G-3 PAINT ALL UTILITARIAN METAL TO MATCH STUCCO U.N.O.
- G-4 WEEP SCREED TO BE INSTALLED PER IRC R703.6.2.1
- G-5 STUCCO/PLASTER FINISH MATERIAL TO BE INSTALLED PER IRC R703.6.2.

WINDOW NOTES

- W-1 EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE OR EXTERIOR WINDOW OR DOOR FOR EMERGENCY ESCAPE OR RESCUE. THE OPENING SHALL PROVIDE A MIN. OF 5.7 SF OF NET CLEAR OPENING. THE OPENING SHALL PROVIDE A MIN. OF 24" CLEAR OPENING HEIGHT AND 20" CLEAR OPENING WIDTH. WHERE WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THE FINISH SILL HEIGHT SHALL NOT EXCEED 44" ABOVE FINISH FLOOR.

MATERIAL LEGEND

- STUCCO - COLOR TBD ESR-2564
- METAL FASCIA / ROLLED STEEL - COLOR TBD ESR-2048
- WOOD - FINISH TBD
- GLASS
- TILE VENEER - FINISH TBD ESR-3793
- STONE VENEER - FINISH TBD ESR-2836
- STONE VENEER - FINISH TBD ESR-2836
- FRAME CONSTRUCTION
- CMU CONSTRUCTION
- STONE OR TILE VENEER

FOR TOPV BUILDING PERMIT

DATE 02/12/2026

REV



KEYNOTES

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FOR TOPV BUILDING PERMIT

DATE 02/12/2026

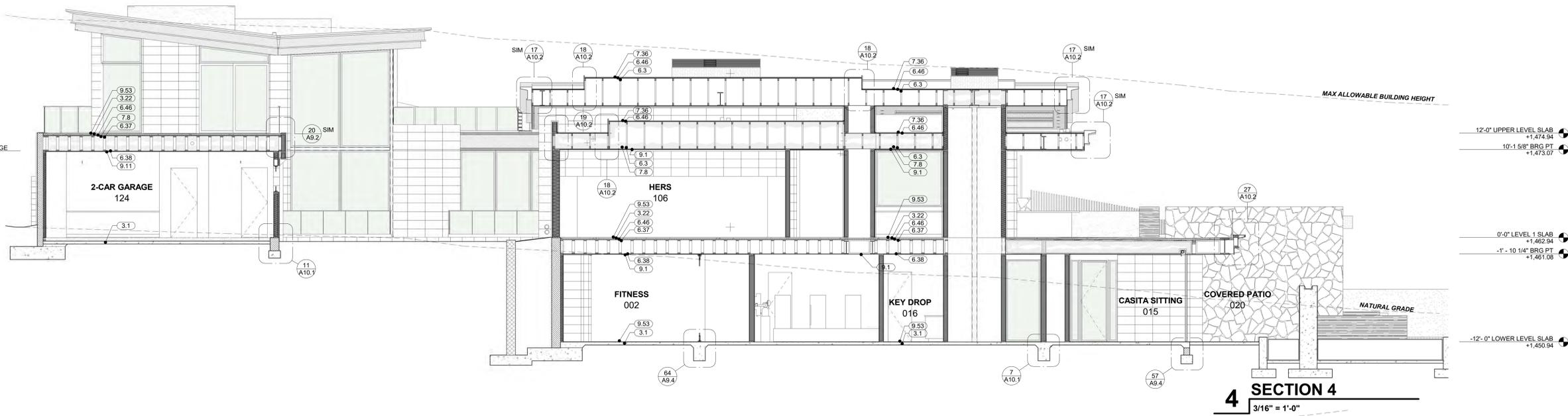
REV

BUILDING SECTIONS

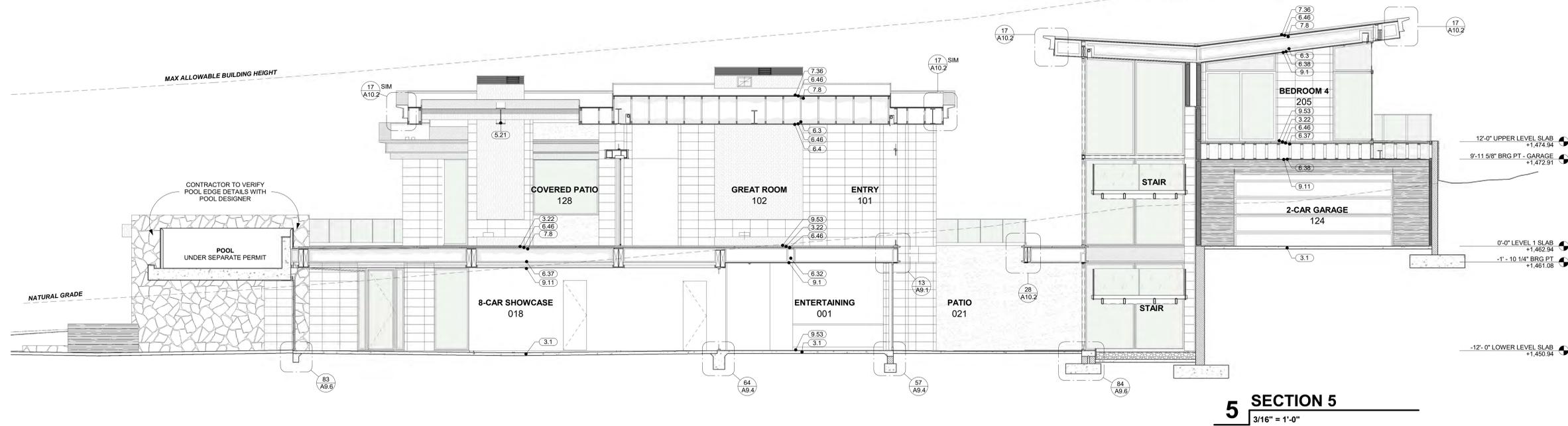


A5.2

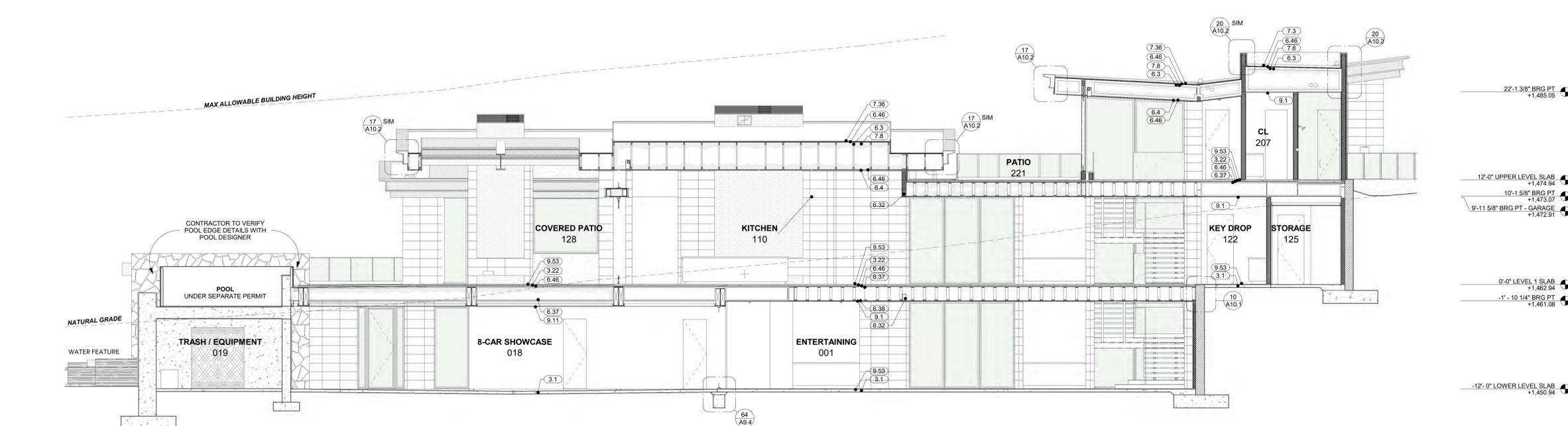
ARROYO SPEC



4 SECTION 4
3/16" = 1'-0"



5 SECTION 5
3/16" = 1'-0"



6 SECTION 6
3/16" = 1'-0"

GENERAL NOTES

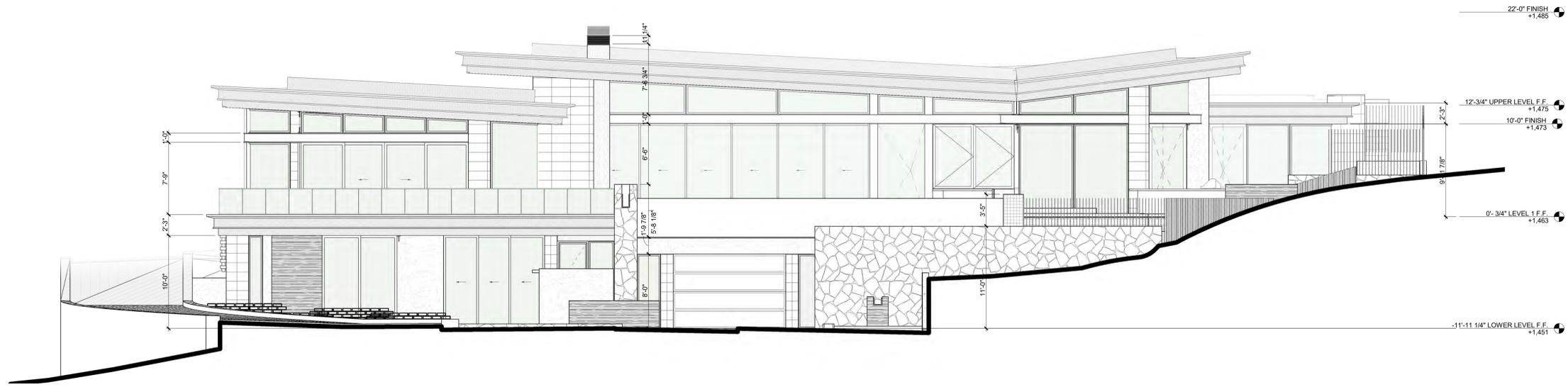
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WINDOW NOTES

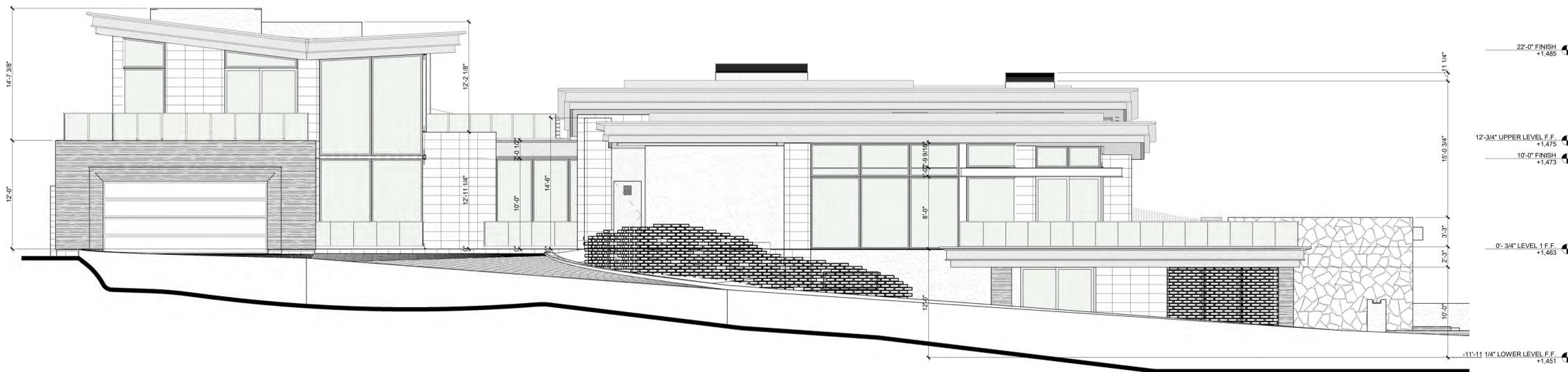
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MATERIAL LEGEND

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ESR-2964
- METAL FASCIA / ROLLED STEEL - COLOR TBD
ESR-2048
- WOOD - FINISH TBD
- GLASS
- TILE VENEER - FINISH TBD
ESR-3793
- STONE VENEER - FINISH TBD
ESR-2836
- STONE VENEER - FINISH TBD
ESR-2836



1 SOUTH
3/16" = 1'-0"



2 WEST
3/16" = 1'-0"

FOR TOPV BUILDING PERMIT

DATE 02/12/2026

REV

BUILDING ELEVATIONS



A6.1

ARROYO SPEC

GENERAL NOTES

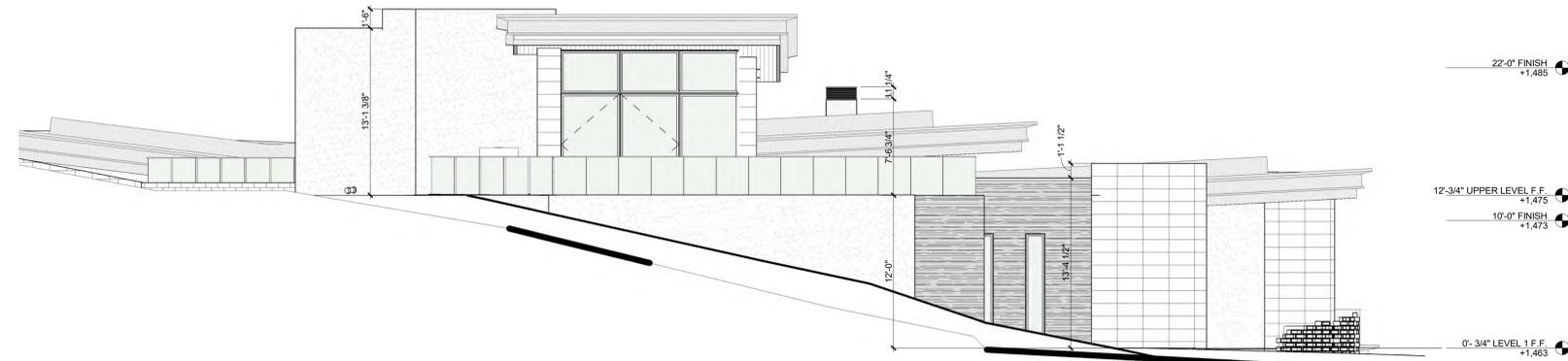
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WINDOW NOTES

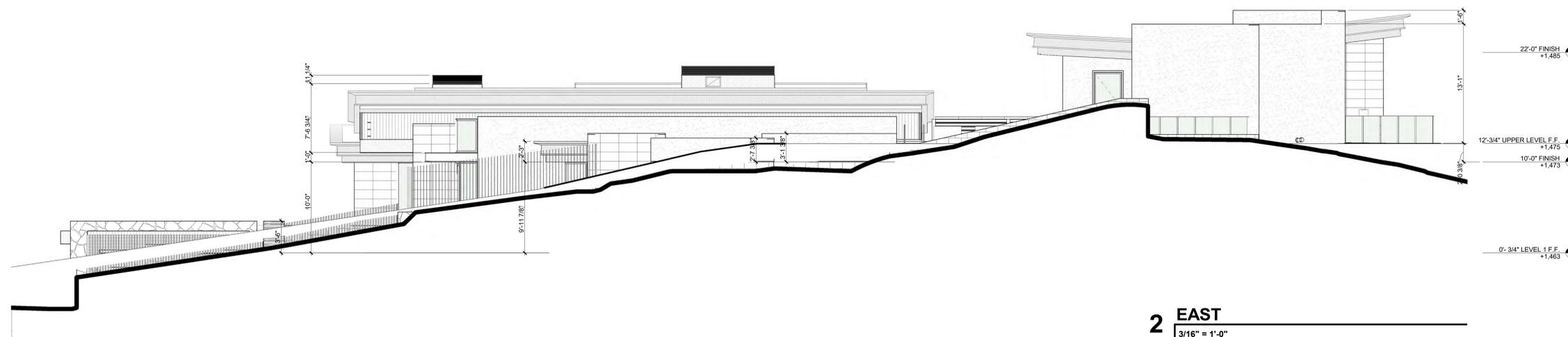
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ESR-3793
-  STONE VENEER - FINISH TBD
ESR-2836
-  STONE VENEER - FINISH TBD
ESR-2836



1 NORTH
3/16" = 1'-0"



2 EAST
3/16" = 1'-0"

FOR TOPV BUILDING PERMIT
DATE 02/12/2026
REV

BUILDING ELEVATIONS



A6.2

ARROYO SPEC

GENERAL NOTES

- IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.
- THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.
- ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.
- ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.
- ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.
- FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.
- ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.
- ALL STEP LIGHTS SHALL BE MOUNTED AT +1'4" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.
- ALL WIRE USED SHALL BE COPPER.
- IN ORDER TO MAINTAIN THE INTEGRITY OF OUR LIGHTING DESIGN, KJF LIGHTING DESIGN WILL REQUIRE SITE VISITS DURING ELECTRICAL ROUGH AND ELECTRICAL TRIM STAGES. THE ELECTRICAL CONTRACTOR MAY BE HELD LIABLE FOR EXPENSES INCURRED IN A RESULT OF MOVING LIGHT FIXTURES INSTALLED PRIOR TO CLIENT OR KJF LIGHTING DESIGN'S APPROVAL.
- THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST KJF LIGHTING DESIGN DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602-448-5007 FOR CLARIFICATION.

PROJECT NOTES

- ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (N1104.1)
- ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2)
- EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3)
- RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CALK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4)
- FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURES/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.
- ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS.

LIGHT CONTROL SYMBOL LEGEND

- S SINGLE POLE SWITCH
- S^J SINGLE POLE JAMB SWITCH
- S^M SINGLE POLE MOTION SWITCH
- S^T SINGLE POLE TIMER SWITCH
- S^D SINGLE POLE DIMMER
- 1/2 SWITCHED DUPLEX RECEPTACLE
- SWITCHED RECESSED CLOCK RECEPTACLE
- FP 1/2 SWITCHED FLOOR PLUG RECEPTACLE
- TF REMOTE LOW VOLTAGE TRANSFORMER
- CEILING MOUNTED EXHAUST FAN
- ELECTRIC FIREPLACE IGNITOR
- LIGHTING CONTROL KEYPAD
- XXX LIGHTING CONTROL SWITCHLEG
- ENCLOSURE LIGHTING CONTROL ENCLOSURE



GENERAL NOTES

- IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE A COMPREHENSIVE LIGHTING PLAN WHICH SHOWS LIGHT FIXTURE LOCATIONS, FIXTURE SPECIFICATIONS, AND CIRCUITRY FOR THE PURPOSE OF A LICENSED ELECTRICAL CONTRACTOR TO BID AND INSTALL A COMPLETE LIGHTING SYSTEM.
- THE ELECTRICAL CONTRACTOR SHALL FOLLOW AND ADHERE TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC). IN THE EVENT OF A CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN COMPLIANCE WITH THE CODE.
- ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.
- ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.
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- THE ELECTRICAL CONTRACTOR SHALL ALLOW TWO EVENINGS (4 HOUR MINIMUM EACH) AND PROVIDE ALL NECESSARY LADDERS AND MAN LIFTS TO ASSIST KJF LIGHTING DESIGN DURING THE FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR TO REVIEW ALL INFORMATION ON THESE PLANS. IF THERE ARE ERRORS, OMISSIONS, OR QUESTIONS CONCERNING THESE PLANS PLEASE CONTACT KJF LIGHTING DESIGN - 602-448-5007 FOR CLARIFICATION.

PROJECT NOTES

- ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (N1104.1)
- ALL PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL SUCH AS AN AUTOMATIC TIMER SHUT-OFF SWITCH. EXCEPTIONS INCLUDE BATHROOMS AND HALLWAYS. (N1104.2)
- EXTERIOR LIGHTING OVER 30 WATTS SHALL INCLUDE AN AUTOMATIC SHUT-OFF. (N1104.3)
- RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4)
- FIXTURES LOCATED IN DAMP OR WET LOCATIONS SUCH AS SHOWER/TUB AREA AND FIXTURES/LIGHTS INSTALLED OUTSIDE SHALL BE "LISTED" TO BE SUITABLE FOR DAMP / WET LOCATION.
- ALL LINEAR LED STRIP TAPE LIGHT TO BE FED EVERY 16'-0". CONSULT KJF LIGHTING DESIGN FOR WIRING DIAGRAMS.

LIGHT CONTROL SYMBOL LEGEND

S	SINGLE POLE SWITCH
S ^J	SINGLE POLE JAMB SWITCH
S ^M	SINGLE POLE MOTION SWITCH
S ^T	SINGLE POLE TIMER SWITCH
D	SINGLE POLE DIMMER
⊕	1/2 SWITCHED DUPLEX RECEPTACLE
⊕ ^C	SWITCHED RECESSED CLOCK RECEPTACLE
⊕ ^F	1/2 SWITCHED FLOOR PLUG RECEPTACLE
T	REMOTE LOW VOLTAGE TRANSFORMER
☐	CEILING MOUNTED EXHAUST FAN
⊕	ELECTRIC FIREPLACE IGNITOR
⊕	LIGHTING CONTROL KEYPAD
XXX	LIGHTING CONTROL SWITCHLEG
⊕	LIGHTING CONTROL ENCLOSURE

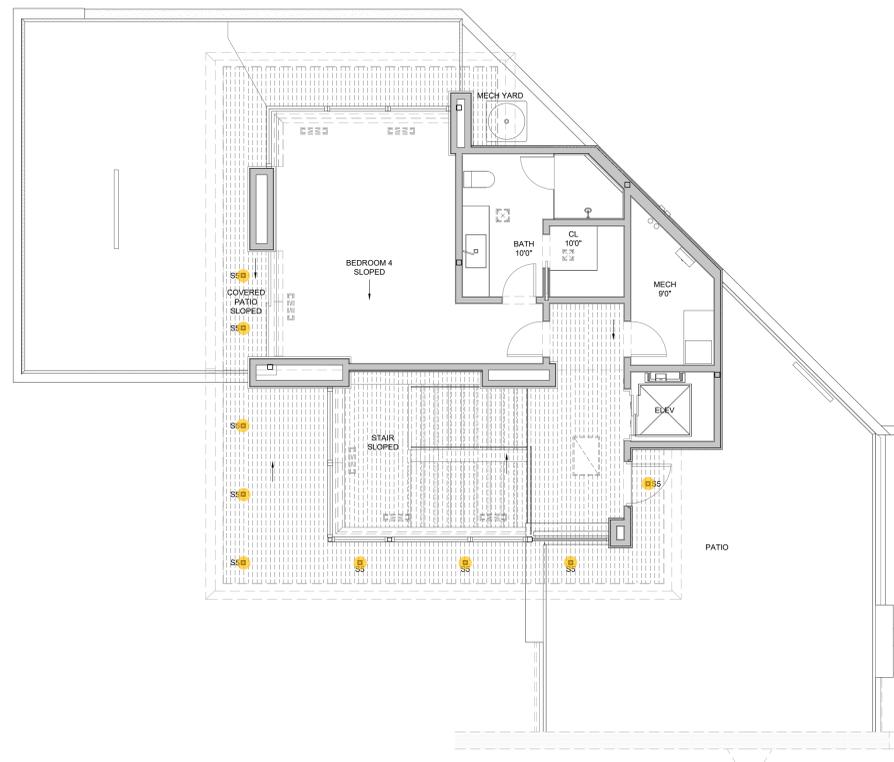


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- ALL EMERGENCY EGRESS LIGHTING IS THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.
- ALL WALL AND FLOOR OUTLETS SHOWN ON LIGHTING PLAN ARE FOR CONTROL OF LIGHTING EQUIPMENT. ALL OTHER OUTLETS AND LOCATIONS ALONG WITH CIRCUIT BREAKER AND/OR DETAILED ELECTRICAL WIRING PLEASE REFER TO THE ELECTRICAL SHEETS.
- ALL DIMMING CIRCUITS ARE TWO-WIRE UNLESS NOTED DIFFERENTLY. NO COMMON NEUTRALS SHALL BE USED.
- FIELD PAINT ALL CONDUIT, JUNCTION BOXES, LIGHTING TRIM AND HARDWARE TO MATCH ADJACENT SURFACES.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING TYPES, RECESS CONDITIONS, AND MOUNTING HARDWARE REQUIRED PRIOR TO PURCHASE OF ANY LIGHTING FIXTURES.
- ELECTRICAL CONTRACTOR SHALL VERIFY MOUNTING HEIGHTS OF ALL DECORATIVE FIXTURES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.
- ALL STEP LIGHTS SHALL BE MOUNTED AT +1'4" A.F.F. TO CENTER OF FIXTURE UNLESS OTHERWISE NOTED.
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R	1/2 SWITCHED DUPLEX RECEPTACLE
R ^C	SWITCHED RECESSED CLOCK RECEPTACLE
R ^{FP}	1/2 SWITCHED FLOOR PLUG RECEPTACLE
TF	REMOTE LOW VOLTAGE TRANSFORMER
EF	CEILING MOUNTED EXHAUST FAN
FI	ELECTRIC FIREPLACE IGNITOR
KP	LIGHTING CONTROL KEYPAD
XXX	LIGHTING CONTROL SWITCHLEG
ENC	LIGHTING CONTROL ENCLOSURE

KEVIN J. FLOWER LIGHTING DESIGN
 20650 N. 29th Place Suite 106
 Phoenix, AZ 85050
 602.448.5007

Lighting Fixture Schedule
 Project: Arroyo Project

Quantity	Type	Manufacturer	Model Number / Description	Volts	Lamp Type	Watts
51	SS	DMF	MANCSF (Housing) / ART4A-0727FHT (Module) / MATSPWH(Trim) - Trim to be Painted Color of Ceiling - 750 Lumens 2700K 4" Adjustable Warm Dim Downlight with Interchangeable Optics	120V AC	Integral LED lamp	14

*** ALL FIXTURES INSTALLED IN EXTERIOR CONDITIONS MUST BE DAMP OR WET RATED.
 *** ALL FIXTURES ARE TO BE APPROVED BY OWNER BEFORE ORDERING.
 *** ALL LINEAR PRODUCT MUST BE FIELD MEASURED BEFORE ORDERING.
 *** ALL LED PRODUCT IS TO BE FIELD VERIFIED FOR PROPER COLOR RENDERING BEFORE ORDERING.
 *** ALL TRIM COLORS TO BE VERIFIED WITH HOME OWNER BEFORE ORDERING.

WIRE GAUGE	TOTAL LOAD												
	CLASS 2 DRIVERS									NOT CLASS 2 - NOT RECOMMENDED			
24V	10W .42A	20W .83A	30W 1.3A	40W 1.7A	50W 2.1A	60W 2.5A	70W 2.9A	80W 3.3A	90W 3.75A	100W 4.2A	150W 6.25A	200W 8.33A	300W 12.5A
20 AWG	85 FT.	43 FT.	27 FT.	21 FT.	17 FT.	14 FT.	12 FT.	11 FT.	9 FT.	8 FT.	4 FT.	DONT USE	DONT USE
18 AWG	134 FT.	68 FT.	45 FT.	33 FT.	27 FT.	22 FT.	19 FT.	17 FT.	15 FT.	14 FT.	7 FT.	5 FT.	3.5 FT.
16 AWG	215 FT.	109 FT.	72 FT.	54 FT.	43 FT.	36 FT.	31 FT.	27 FT.	24 FT.	22 FT.	11 FT.	9 FT.	5.7 FT.
14 AWG	345 FT.	174 FT.	115 FT.	86 FT.	69 FT.	57 FT.	49 FT.	43 FT.	39 FT.	36 FT.	19 FT.	14 FT.	9 FT.
12 AWG	298 FT.	272 FT.	181 FT.	135 FT.	108 FT.	90 FT.	77 FT.	68 FT.	61 FT.	56 FT.	30 FT.	22 FT.	15 FT.
10 AWG	422 FT.	397 FT.	263 FT.	197 FT.	158 FT.	131 FT.	112 FT.	98 FT.	97 FT.	82 FT.	45 FT.	35 FT.	22.7 FT.

- GENERAL NOTES**
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KEVIN J. FLOWER LIGHTING DESIGN

20650 N. 29th Place Suite 106
 PHOENIX, AZ 85050
 WWW.KEVINJFLOWER.COM
 T 602.341.3667

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DRAWN BY:
 JOHNNY ANGUIZ

DATE: NOVEMBER 11, 2025

SCALE: AS NOTED

REVISIONS:

- 1
- 2
- 3

TYPE S5 - RECESSED DOWNLIGHT

Artafex
 4" Square Adjustable

Project: _____ Type: _____
 Product Code: _____ Date: _____

V022425



4" Square Adjustable

HIGH PERFORMANCE: Produces up to 1000 lumens of True Spectrum® lighting for natural, true-to-life colors without sacrificing stellar efficiency.

PRECISE CONTROL: Field-changeable light distribution ranging from 15° to 30°.

DIM TO DARK: Smooth, flicker-free dimming down to 0.1% with centralized or local control.

FAST INSTALL: Integrated driver, plug-and-play connection, and Twist & Lock Trims.

MODULAR DESIGN: Flexibility during and after installation with interchangeable modules, optics and trims.

INSTALLATION

Ceiling Thickness
 Module
 New Construction: 1/2" up to 1 1/2"
 Spray Foam: 1/2" up to 2"
 Remodel: 1/2" up to 1 1/2"
 Low Profile: 1/2" up to 1 1/2"

Ceiling Material
 Drywall, Millwork, Concrete

TRIMS

Style
 Standard, Pinhole, Flangeless

Finish
 White, Black, Custom Color (RAL Color)

SPECIALTY LENSE

Hexcell Louver

LIGHT OUTPUT & DISTRIBUTION

Module
 Adjustable
 Adjustment
 360° direction aim, 45° tilt

Lumens (Power)
750 lm (9.5W), 1000 lm (12.5W)

Color Quality
 True Spectrum®, 2-step SDCM

Color Temperature
 3000K, 4000K, Warm Dim (3000K-1800K), Tunable White (4000K-1800K)

Beam Spread
 15° Narrow Spot, 25° Spot, 40° Flood, 60° x 30° Linear Spread, Soft Focus

POWER & CONTROLS

Input Voltage
 120 / 277V

Dimming
 TRIAC/ELV (1%), DALI-2 (0.1%)

RATINGS & CERTIFICATIONS

IC (Insulation Contact) Rated
 ASTM E283 Certified Air Tight
 Chicago Plenum
 UL Listed for Damp Location
 RoHS Compliant
 DarkSky Approved (CCT less than or equal to 3000K, non-decorative trim only)
 Code compliant for use in fire-rated assemblies up to a maximum of 2-hours
 NSF Listed (White and Black Finish Only)

WARRANTY

10 year limited warranty; 50,000 hours

DMF LIGHTING 1118 E. 223rd St. Carson, CA 90745 323.934.7779 info@dmflighting.com dmfluxury.com
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dmf Artafex
 4" Square Adjustable

PRODUCT BUILDER

HOUSING

PRODUCT CODE	APPLICATION	SHAPE	BATING
M4		S	
NEW CONSTRUCTION	NEW CONSTRUCTION	Square	Standard
CP	Chicago Plenum™		
LT	Low Profile, TRIAC/ELV (0" Plenum)		F Fire Rated
RM	Remodel		
SP	Spray Foam †		

† Only available in Standard rating

4" MODULE

PRODUCT CODE	LUMENS	COLORIMETRIC	CCT	BEAM SPREAD	FINISH	DIMMING
ART4A	Adjustable	True Spectrum®	3000K	NS Narrow Spot (15°)*	White	DALI-2 †
	10 1000 lm		30 3000K	SP Spot (25°)		
			35 3500K	FL Flood (40°)		
			40 4000K	LS Linear Spread (60° x 30°)		
			3W Warm Dim † (3000K-1800K)	SF Soft Focus *		
			T1 Tunable White* (4000K-1800K)	NH Narrow Spot w/ Hex Louver †		
				SH Spot w/ Hex Louver †		
				F Flood		
				FF Soft Focus		

* Only available in Tunable White or Linear Spread and Narrow Spot for Static CCT
 † Only available in 1000 lm
 ‡ Only available in 200 lm for DALI-2
 § Not available in Warm Dim or Tunable White
 ¶ Only available in 750 lm Tunable White, and 1000 lm Warm Dim or static CCT

TRIM & ACCESSORIES

PRODUCT CODE	FINISH	OPTION
M4TSQ	Round on Square	WH White
M4TSP	Pinhole*	BK Black
		CC Custom Color (RAL Colors)
		FL Flangeless **

* Only available in White or Black Finish
 ** Must plate is required for all FL trim except for wood ceiling applications

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dmf Artafex
 4" Square Adjustable

MODULE



MEASUREMENTS
 Standard: 2 3/4" [60 mm]
 DALI-2: 2 1/2" [64 mm]

SUMMARY

	STATIC CCT	WARM DIM	TUNABLE WHITE
CCT	3000K, 3500K, 4000K	3000K - 1800K	4000K - 1800K
LUMENS (POWER)	750 lm (9.5W), 1000 lm (12.5W)	1000 lm (12.5W)	750 lm (12.5W)
EFFICACY	78 lm/W, 89 lm/W	80 lm/W	60 lm/W
COLOR QUALITY	True Spectrum® 98 CRI, 2-step SDCM	True Spectrum® 93 CRI, 3-step SDCM	True Spectrum® 93 CRI, 3-step SDCM
BEAM SPREAD	Narrow Spot (15°), Spot (25°), Flood (40°), Linear Spread (60° x 30°), Soft Focus	Spot (25°), Flood (40°), Linear Spread (60° x 30°), Soft Focus	Spot (25°), Flood (40°), Linear Spread (60° x 30°), Soft Focus
DIMMING	TRIAC/ELV †, DALI-2	TRIAC/ELV †, DALI-2	DALI-2
LED CHIP	Cree Pro 9	Bridgelux	Bridgelux
LISTINGS	ENERGY STAR® qualified †, California Title 24 2016-2022 JAR-E compliant, UL Listed for Damp Location, UL Certified US-CA, Declares, RoHS compliant, NSF/ANSI 2 listed, suitable for splash-zone †, DALI-2 Compliant, Dark Sky Compliant †		
ADJUSTMENT	360° directional aim, 45° tilt		
SLOPE CEILING COMPATIBILITY	Up to 45°		

† Dimming at 120V only
 * Refer to ENERGY STAR Certified light fixtures database
 † DarkSky Approved is only applicable to CCT Options less than or equal to 3000K

ADDITIONAL

INPUT VOLTAGE: 120/277V, 50/60Hz
 MAX INPUT CURRENT (120V): 0.13 amps
 MAX INPUT CURRENT (277V): 0.085 amps
 CONNECTOR: PowerPlug® Luminaire Disconnect Model 182, 6-pin Molex

POWER FACTOR: Greater than 0.9
 TOTAL HARMONIC DISTORTION: Less than 20%
 AMBIENT OPERATING TEMPERATURE: -20°C to 40°C
 WARRANTY: 10 year limited warranty; 50,000 hours at 70% lumen maintenance

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dmf Artafex
 4" Square Adjustable

HOUSING

New Construction

SUMMARY

JUNCTION BOX: Equipped with 12 knockouts: four 1/2" trade size knockouts on side, two 3/4" and two 1/2" trade size knockouts on top and four romex knockouts on top. Approved for 8 (four in, four out) #12 AWG 70°C.

MOUNTING: Pre-installed mounting brackets allow vertical adjustment of bar hangers up to 1 1/2".

CEILING: Standard Version (Deep): 1/2" to 1 1/2", Low Profile Version: 1/2" to 1 1/2".

CUTOUT: 4" (102mm) square opening

LISTINGS: Metallic outlet box certified UL514A, code compliant for use in appropriate fire-rated assemblies for up to 2-hours (Fire Rated only), STC/IC Sound Rated, ASTM E283 certified Air Tight, IC (Insulation Contact) rated

WARRANTY: 5 year limited warranty

ALTERNATE DIMMING SPECIFICATIONS

INPUT VOLTAGE: 120/277V, 50/60Hz
 MAX INPUT CURRENT (120V): 0.080 amps, 0.107 amps
 MAX INPUT CURRENT (277V): 0.042 amps, 0.050 amps
 POWER FACTOR: Greater than 0.9
 TOTAL HARMONIC DISTORTION: Less than 20%

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dmf Artafex
 4" Square Adjustable

TRIMS

4" Square Trims
 M4TS

SUMMARY

CONSTRUCTION: Die-cast aluminum
INSTALLATION: Twist & Lock

Round on Square

M4TSQWH

Round On Square Flangeless

M4TSQWHFL

Pinhole

M4TSPWH

Pinhole Flangeless

M4TSPWHFL

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dmf Artafex
 4" Square Adjustable

PHOTOMETRY

ART4A 750 lm, 3000K, Flood
 ART4AM07900FL

Luminous Intensity

Gamma	C D'
0°	1158
5°	1061
10°	941
15°	785
20°	576
25°	414
30°	288
35°	192
40°	133
45°	90
50°	76
55°	61
60°	49
65°	38
70°	28
75°	18
80°	10
85°	4
90°	0

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	510	62
0-40	655	76
0-50	786	92
0-60	829	100
0-180	829	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	129	2.2'
6'	32	4.5'
9'	14	6.7'
12'	8	9.0'

Beam Angle: 41°

ART4A 750 lm, 3000K, Linear Spread
 ART4AM07900LS

Luminous Intensity

Gamma	C D'
0°	895
5°	885
10°	828
15°	763
20°	689
25°	608
30°	497
35°	399
40°	305
45°	216
50°	150
55°	103
60°	68
65°	41
70°	17
75°	8
80°	1
85°	1
90°	0

Zonal Lumen Summary

Zone	Lumens	Luminaire %
0-30	468	57
0-40	626	76
0-50	730	96
0-60	825	100
0-180	825	100

Illuminance Chart

Distance from LED	Foot Candles	Diameter
3'	99.5	3.8'
6'	24.9	7.7'
9'	11.1	11.5'
12'	6.2	15.3'

Beam Angle: 53°

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 - ⌚ SINGLE POLE JAMB SWITCH
 - ⌚ SINGLE POLE MOTION SWITCH
 - ⌚ SINGLE POLE TIMER SWITCH
 - ⌚ SINGLE POLE DIMMER
 - ⌚ 1/2 SWITCHED DUPLEX RECEPTACLE
 - ⌚ SWITCHED RECESSED CLOCK RECEPTACLE
 - ⌚ 1/2 SWITCHED FLOOR PLUG RECEPTACLE
 - ⌚ REMOTE LOW VOLTAGE TRANSFORMER
 - ⌚ CEILING MOUNTED EXHAUST FAN
 - ⌚ ELECTRIC FIREPLATE IGNITOR
 - ⌚ LIGHTING CONTROL KEYPAD
 - ⌚ LIGHTING CONTROL SWITCH/LEG
 - ⌚ LIGHTING CONTROL ENCLOSURE

SHEET NUMBER:

1 MAIN FLOOR PLAN
 LIGHTING PLAN

SCALE: 3/16"=1'-0"

EL 4

NOTE
 This plan is the sole property of
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 part thereof unless otherwise written
 permission from this company.

REVISIONS	
July 29, 2021	Description
March 16, 2025	Description
	Description
	Description
	Description

5212 E. Arroyo Road
 Paradise Valley, AZ. 85253

**ARROYO LANDSCAPE
 MAIN LEVEL**

5209 E. Lincoln Dr.
 Paradise Valley, AZ. 85253
 602.263.3292



Revision
 11-19-2025

DRAWN BY
 TW
 DRAWING DATE
 9-2025
 SCALE
 1/8" = 1'-0"
 ARROYO
 1
 1 OF 2 SHEETS

PLANT PALETTE

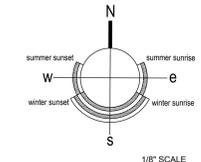
TYPE	NAME	SIZE	QTY.
	<i>Acacia willardiana</i> Palo Blanco	36" Box	3
	<i>Chilopsis linearis</i> Desert Willow	36" Box	3
	<i>Prosopis velutina</i> Native Mesquite	See Plan	6
	<i>Sophora secundiflora</i> Texas Mountain Laurel	24" Box	7
	<i>Ambrosia deltoidea</i> Triangle Leaf Bursage	5 gal.	45
	<i>Asclepias subulata</i> Desert Milkweed	5 gal.	33
	<i>Berberis haematocarpa</i> Red Barberry	5 gal.	20
	<i>Caesalpinia gilliesii</i> Desert Bird of Paradise	24" Box	9
	<i>Calliandra californica</i> Boja Red Fairy Duster	5 gal.	19
	<i>Carnegiea gigantea</i> Saguaro	See Plan	15
	<i>Dasylirion acrotichum</i> Green Desert Spoon	5 gal.	18
	<i>Dasylirion wheeleri</i> Grey Desert Spoon	15 gal.	20
	<i>Dichelostemma capitatum</i> Desert Hyacinth	1 gal.	18
	<i>Echinocereus engelmannii</i> Hedgehog Cactus	5 gal.	18
	<i>Encelia farinosa</i> Brittlebush	5 gal.	25
	<i>Erigonum fasciculatum</i> Flat Top Buckwheat	5 gal.	8
	<i>Ferocactus species</i> Barrel Cactus	bare root	29
	<i>Fouquieria splendens</i> Ocotillo	bare root 10'	14
	<i>Gelsemium sempervirens</i> Carolina Jasmine	5 gal.	6
	<i>Larrea tridentata</i> Creosote	5 gal.	35
	<i>Opuntia engelmannii</i> Engelmann's Prickly Pear	5 gal.	12
	<i>Penstemon parryi</i> Perry's Penstemon	1 gal.	23
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	6
	<i>Salvia columbariae</i> Chia	1 gal.	26
	<i>Salvia greggii</i> Autumn Sage	5 gal.	8
	<i>Senna covesii</i> Desert Senna	5 gal.	17
	<i>Simmondsia chinensis</i> Jajoba	15 gal.	6
	<i>Sphaeralcea ambigua</i> Globe Mallow	5 gal.	23
	<i>Viguiera deltoidea</i> Goldeneye	5 gal.	21
	<i>Belgard Concrete Paver</i> Brooklyn LRV 10	1,000SF	White Cap
	<i>Belgard Concrete Paver</i> Sierra Blend LRV 29	5,000SF	SiteOne
	3" - 8" D.G. 'Desert Cobble'	9,000SF	The Stone Yard
	<i>Surface Select</i> 11 - 4T Boulders	70 +/-	The Stone Yard

LANDSCAPE LIGHTING SPECS

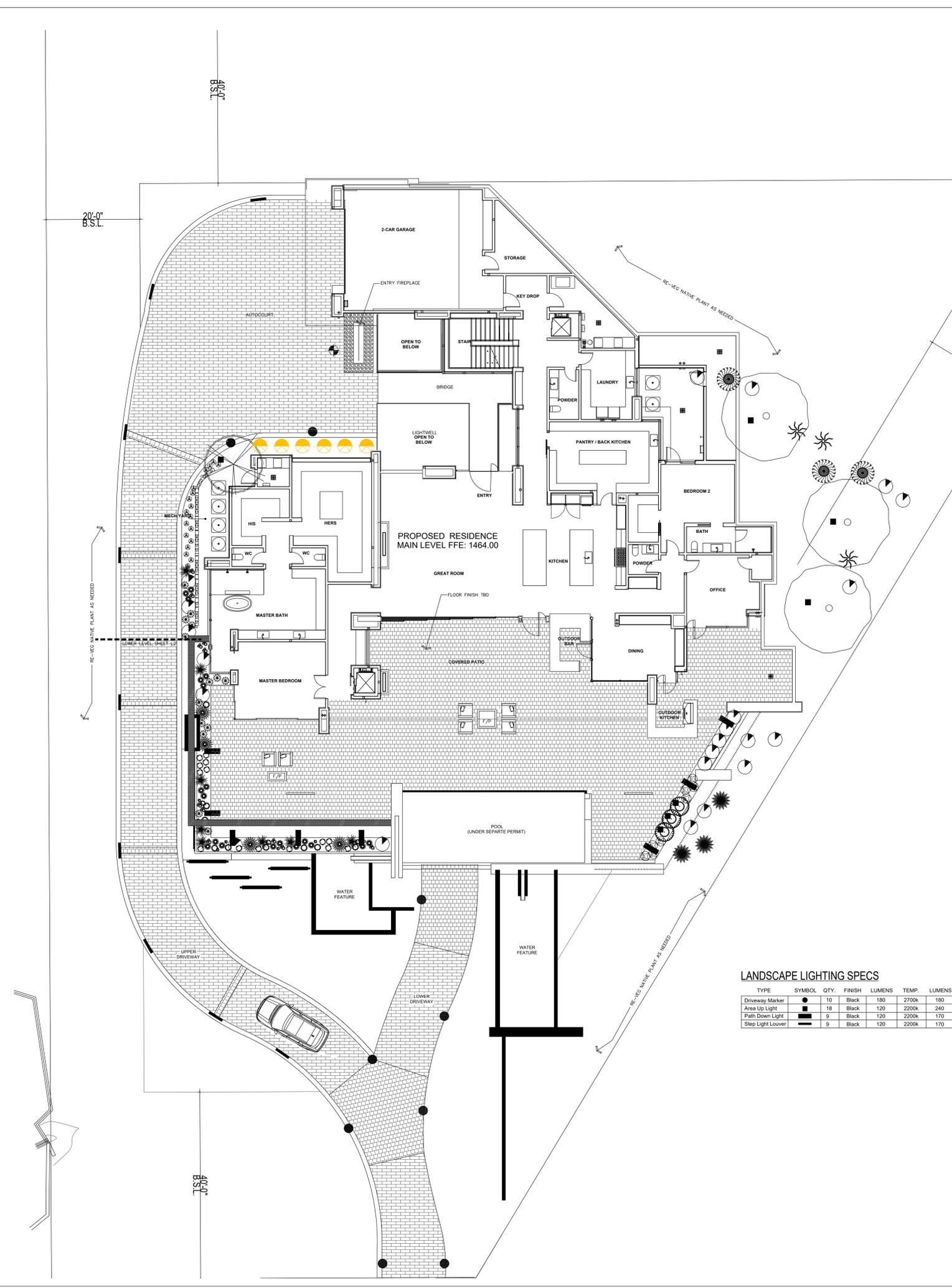
TYPE	SYMBOL	QTY.	FINISH	LUMENS	TEMP.	LUMENS
Driveway Marker	●	10	Black	180	2700k	180
Area Up Light	■	18	Black	120	2200k	240
Path Down Light	■	9	Black	120	2200k	170
Step Light Louver	■	9	Black	120	2200k	170

LIGHT LEGEND

●	BRELIANCE versa beam outdoor 12v marker 2700k square eyebrow
■	UNVLS Area Flood AF2300WB LV1-T3
■	UNVLS linear path light HI-PL1100BK PLU6605BZ
■	ILED-SLC2100WB/CB LOUVER STEP DOWN LIGHT
□	Vista 300w stainless transformer MTM200SS w/ timer/photocell



1/8" SCALE



NOTE
This plan is the sole property of
Desert Mile Landscape, LLC.
Use is permitted in whole or in any
part thereof unless obtaining written
permission from this company.

REVISIONS
xx

5212 E. Arroyo Road
Paradise Valley, AZ. 85253

ARROYO LANDSCAPE LOWER LEVEL & UPPER LEVEL

5209 E. Lincoln Dr.
Paradise Valley, AZ. 85253
6022633282



Revision
11-19-2025

DRAWN BY
TW

DRAWING DATE
9-2025

SCALE
1/8" = 1'-0"

ARROYO

L2
2 OF 2 SHEETS

PLANT PALETTE

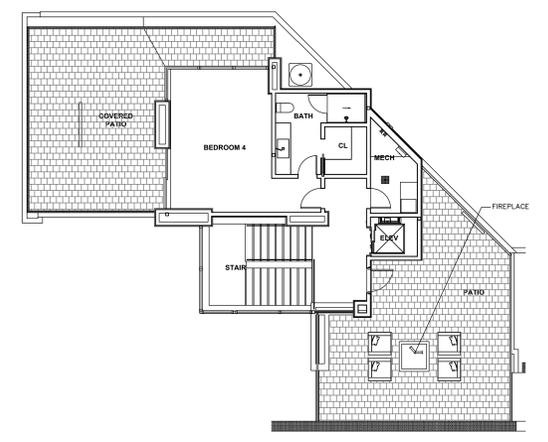
TYPE	NAME	SIZE	QTY.
	<i>Acacia willardiana</i> Palo Blanco	36" Box	3
	<i>Chilopsis linearis</i> Desert Willow	36" Box	3
	<i>Prosopis velutina</i> Native Mesquite	See Plan	6
	<i>Sophora secundiflora</i> Texas Mountain Laurel	24" Box	7
	<i>Ambrosia deltoidea</i> Triangle Leaf Bursage	5 gal.	45
	<i>Asclepias subulata</i> Desert Milkweed	5 gal.	33
	<i>Berberis haematacarpa</i> Red Barberry	5 gal.	20
	<i>Caesalpinia gilliesii</i> Desert Bird of Paradise	24" Box	9
	<i>Calliandra californica</i> Baja Red Fairy Duster	5 gal.	19
	<i>Carnegiea gigantea</i> Saguaro	See Plan	15
	<i>Dasyliroton acrotrichum</i> Green Desert Spoon	5 gal.	18
	<i>Dasyliroton wheeleri</i> Grey Desert Spoon	15 gal.	20
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	<i>Fouquieria splendens</i> Ocotillo	bare root 10'	14
	<i>Gelsemium sempervirens</i> Carolina Jasmine	5 gal.	6
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LANDSCAPE LIGHTING SPECS

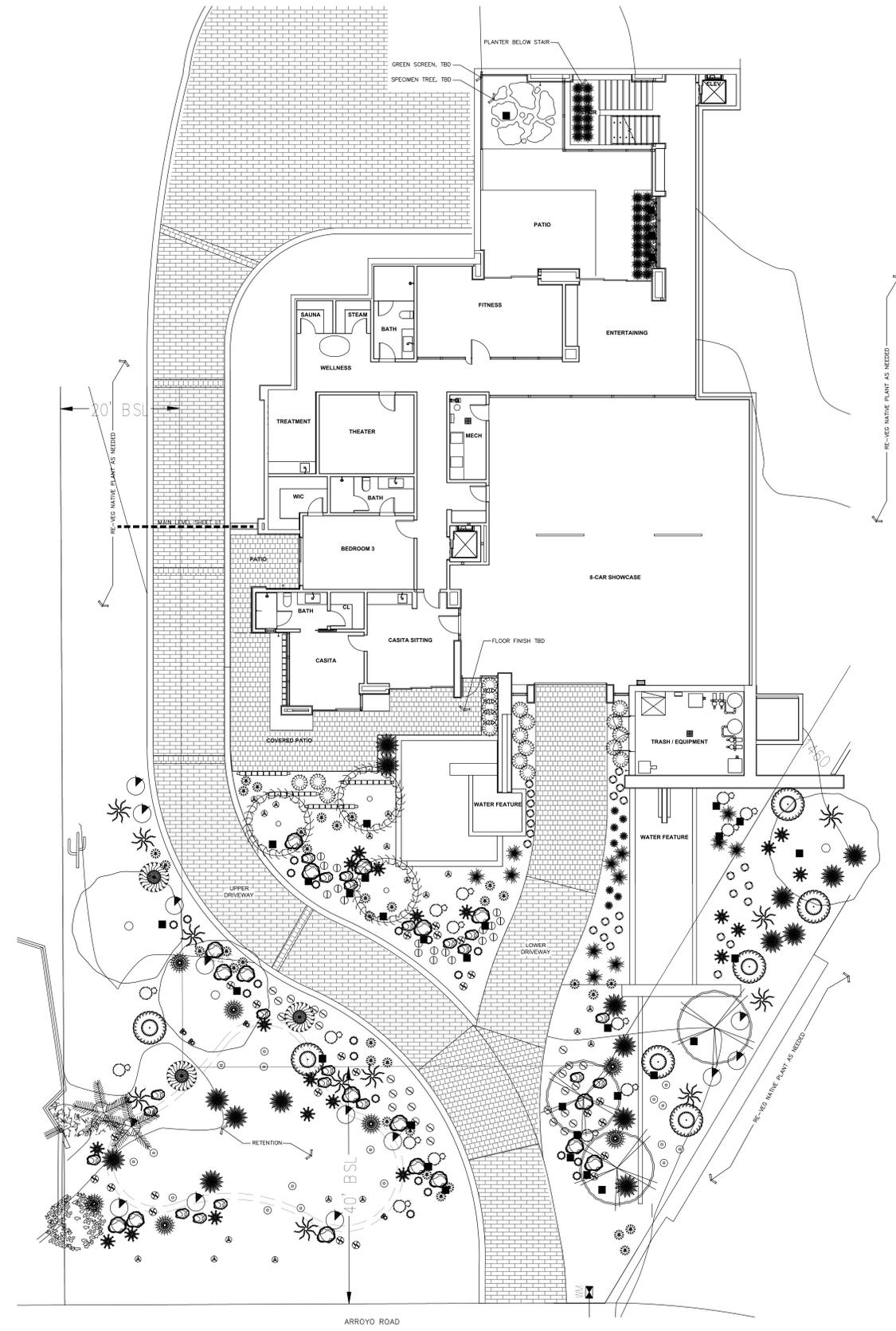
TYPE	SYMBOL	QTY.	FINISH	LUMENS	TEMP.	LUMENS
Driveway Marker	●	10	Black	180	2700K	180
Area Up Light	■	18	Black	120	2200K	240
Path Down Light	■	9	Black	120	2200K	170
Step Light Louver	■	9	Black	120	2200K	170

LIGHT LEGEND

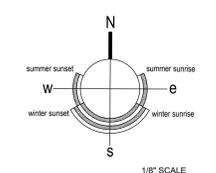
- 10 ● BRILLIANCE versa beam outdoor 12v marker
2700k square eyebrow
- 18 ■ UNVLS Area Flood AF2300WB LV1-T3
- 9 ■ UNVLS linear path light HI-PL1100BK PLI6605BZ
- 9 ■ ILED-SLC2100WB/CB LOUVER STEP DOWN LIGHT
- 3 [] Visto 300w stainless transformer
MIM200SS w/ timer/photocel



UPPER LEVEL



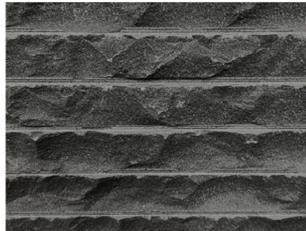
LOWER LEVEL



1/8" SCALE



STONE VENEER A
 PRODUCT: LARGE FORMAT PORCELAIN - OPAL TRAVERTINE
 MFR: PANORAMIC PORCELAIN SURFACES
 LRV: 37%



STONE VENEER B
 PRODUCT: LIMESTONE - IRISH BLUESTONE WIDE SPLIT & COMBED
 MFR: SOLSTICE STONE
 LRV: 7%



STONE VENEER C
 PRODUCT: LIMESTONE - KANSAS RUBBLE
 MFR: SOLSTICE STONE
 LRV: 38%



TONGUE & GROOVE CEILING
 PRODUCT: ACCOYA BARNWOOD COMANCHE
 MFR: DELTA MILLWORKS
 LRV: 36%



STUCCO COLOR
 PRODUCT: SW-7640 FAWN BRINDLE
 MFR: SHERWIN WILLIAMS
 LRV: 36%



FASCIA
 PRODUCT: COMPOSITE METAL PANEL - DARK BRONZE
 MFR: OLD COUNTRY MILLWORK
 LRV: 18%



GLAZING SYSTEM
 PRODUCT: GLAZED EXTERIOR DOORS / WINDOWS
 MFR: AWAKE WINDOW & DOOR CO.



FRAME COLOR - CHARCOAL
 LRV: 22%



DRIVEWAY PAVERS
 PRODUCT: BROOKLYN PAVER
 MFR: BELGARD
 LRV: 10%



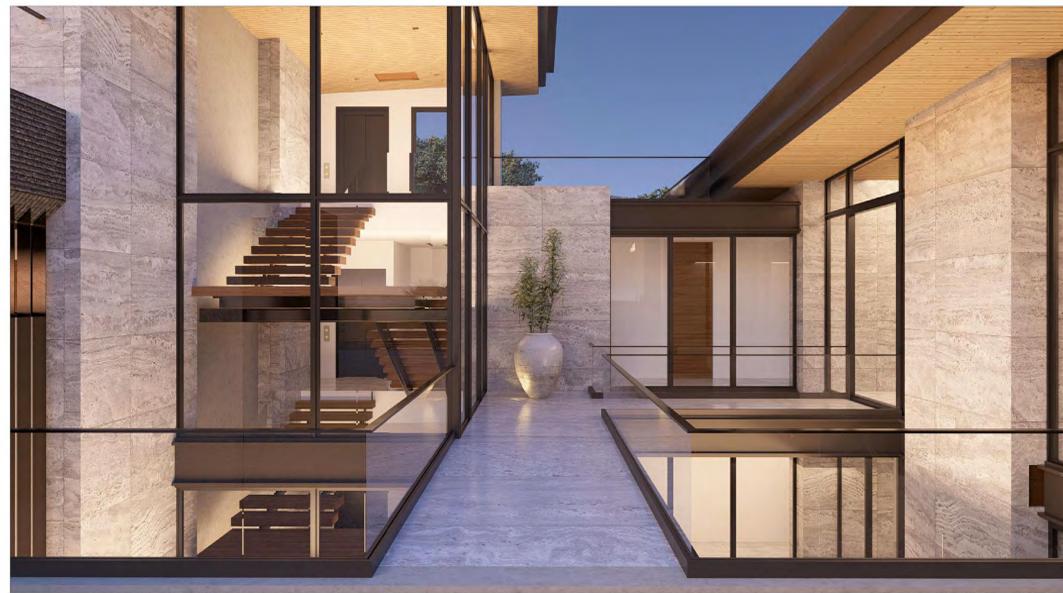
DRIVEWAY PAVERS
 PRODUCT: SIERRA BLEND PAVER
 MFR: PAVESTONE
 LRV: 25%



WOOD ACCENT MATERIAL
 PRODUCT: ACCOYA BARNWOOD IVORY
 MFR: DELTA MILLWORKS
 LRV: 45%



POOL TILE
 PRODUCT: CITY LIGHTS - MUD NATURAL
 MFR: DAL TILE
 LRV: 18%



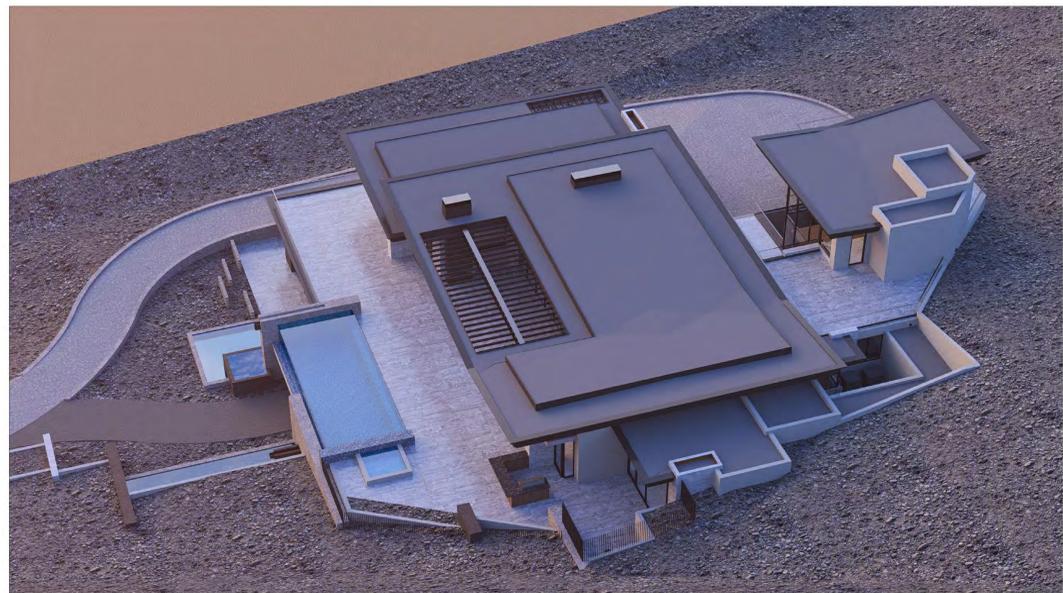
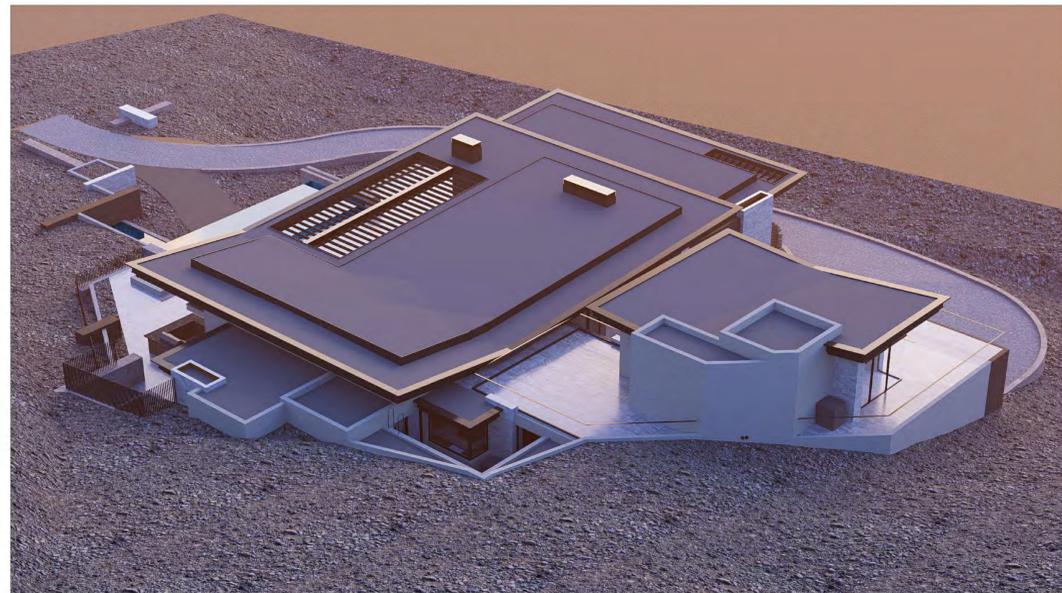
FOR TOPV CONCEPT HILLSIDE
DATE 11/12/2025
REV

RENDERINGS



R1.0

ARROYO SPEC



FOR TOPV CONCEPT HILLSIDE
 DATE 11/12/2025
 REV

RENDERINGS



R1.1

TOWN OF PARADISE VALLEY NOTES

- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC.
- PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE, ALL PROPERTY LINES 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.
- A 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 SCHEDULING OF STEM WALL 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.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- ALL 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 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
- CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY. 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. 1903 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.
- 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 SCHEDULING OF STEM WALL 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.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- ALL 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 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
- CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY. 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: EPCOR
SANITARY SEWER: SEPTIC (COP SEWER IN STREET)
ELECTRIC: CENTURY LINK, COX COMMUNICATIONS
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS (NO SERVICE TO THIS LOT PER GAS MAP)
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

PRELIMINARY GRADING & DRAINAGE PLAN 5212 E ARROYO RD., PARADISE VALLEY, AZ 85253 LOT 37 - PARADISE VALLEY ESTATES

A SUBDIVISION PLAT RECORDED IN BOOK 61 OF MAPS, PAGE 4, MCR.,
LOCATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 5, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

	1/4 QUARTER
	FOUND ALUMINUM CAP
	FOUND REBAR AS NOTED
	SET REBAR AS NOTED
	CALCULATED POINT
	PROPERTY LINE
	EASEMENT LINE
	MONUMENT LINE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	CABLE TV RISER
	SEWER MANHOLE
	HOSE BIB
	ELECTRIC LID
	TELEC. PEDISTAL
	TRANSFORMER
	STORM DRAIN PIPE
	IRON FENCE
	SEWER LINE
	COMMUNICATIONS LINE
	CATV, PHONE
	GAS LINE
	WATER LINE
	ELECTRIC LINE
	EXISTING CONTOUR
	EXIST. DRAINAGE FLOW
	EXIST. SPOT ELEVATION
	MESQUITE TREE
	PALO VERDE
	PALM TREE
	SAGUARO
	OCOTILLO
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	EXISTING DISTURBED AREA
	PROPOSED DISTURBED AREA
	STORM DRAIN PIPE
	CATCH BASIN
	RETAINING WALL
	TOP OF PARAPET
	TOP OF RETAINING WALL
	FINISH GRADE
	BOTTOM OF WALL
	TOP OF FOOTING

ABBREVIATIONS

BSL	BUILDING SETBACK LINE
(C)	CALCULATED
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX, EXIST.	EXISTING
INV	INVERT
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
P, PVMT	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
(R), (RC)	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
T	TANGENT, TELEPHONE

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.

SHEET INDEX

C-1	COVER SHEET
C-2	PRELIMINARY IMPROVEMENT PLAN LOWER LEVEL
C-3	PRELIMINARY IMPROVEMENT PLAN MAIN LEVEL DETAILS
AE	AERIAL EXHIBIT

DISTURBED AREA CALCULATIONS

EXISTING LOT AREA:	48,173 S.F. (1.106 AC.)
AREA UNDER ROOF/BUILDING FOOTPRINT:	12,019 S.F.
FLOOR AREA RATIO:	24.95% < 25%
(AREA UNDER ROOF/AREA OF LOT)	
BUILDING PAD SLOPE:	9.80%
VERTICAL:	25 FT
HORIZONTAL:	255 FT
ALLOWABLE DISTURBED AREA:	60.00%
ALLOWABLE DISTURBED AREA:	28,904 S.F.
EXISTING DISTURBED AREA:	73.8%
EXISTING DISTURBED AREA:	35,572 S.F.
PROPOSED DISTURBED AREA:	31,416* S.F.
RETENTION BASIN CREDIT @50% 1,442 S.F. x 50% = 732 S.F.	
TOTAL LIVABLE FOOTPRINT:	6,861 S.F.
ATTACHED GARAGE FOOTPRINT:	938 S.F.
RESTORED AREAS (EXCL. BET. BASINS):	4,157 S.F.
NET PROPOSED DISTURBED AREA:	22,884 S.F. (47.5%)
PERCENT OF LOT STEEPER THAN NATURAL GRADE (5% MAX.):	0 S.F. (0%)
VOLUME OF CUT:	5,112 C.Y.
VOLUME OF FILL:	490 C.Y.
TOTAL CUT&FILL:	5,602 C.Y.
HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE.	
GRADING PERMIT FEE:	\$5,544
(\$168 FIRST 100 CY / \$96 EA. ADDITIONAL 100 CY)	
ASSURANCE AMOUNT:	\$194,040

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:	5,104 C.Y.
CUT FROM PIPES:	8 C.Y.
FILL:	490 C.Y.
NET CUT:	4,622 C.Y.

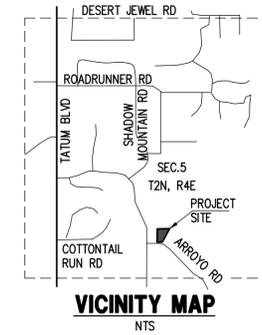
ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. NO SHRINK OR SWELL IS ASSUMED. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

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. 200 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 STUDIES.
- 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 CUT INTO UNDISTURBED EXISTING HILLSIDE. PLACE FILL IN HORIZONTAL LIFTS OF THICKNESS COMPATIBLE WITH THE COMPACTION EQUIPMENT USED. COMPACT TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM 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.
- THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS.
- 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 NEAR OF THE SOUTHWEST PROPERTY CORNER AT ELEVATION OF 1439.90, IN THE EXISTING (2) -6" PVC STORM PIPES.
- NEW SINGLE FAMILY RESIDENCE, NEW DRIVEWAY, NEW GARAGE, 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

ARCHITECT

DEBROCK ARCHITECTURE
5203 S LINCOLN DR.,
PARADISE VALLEY, AZ 85253
CONTACT: DEAN COFANI
P: 480-870-9595

CIVIL ENGINEER

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

OWNER

ARROYO 5212 PV, LLC
5530 N CASA BLANCA DR.,
PARADISE VALLEY, AZ 85253

SITE DATA

APN: 169-29-037A
ADDRESS: 5212 E ARROYO RD.,
PARADISE VALLEY, AZ 85253
ZONING: R-43
LOT AREA: 48,173 S.F. (1.106 AC.)
OS #: 23-40
EXIST. DISTURBED AREA: 35,572 S.F. (0.817 AC.)
PROPOSED DISTURBANCE: 31,810 S.F. (0.730 AC.)

LEGAL DESCRIPTION

LOT 37, OF PARADISE VALLEY ESTATES, ACCORDING TO BOOK 61 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH A PORTION OF LOT 36 PER THE PLAT OF PARADISE VALLEY ESTATES, BOOK 61 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED IN RECORDING NO. 2010-1050431, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS

THE MONUMENT LINE OF ARROYO ROAD, THE BEARING OF WHICH IS N89°46'10"E.

BENCHMARK

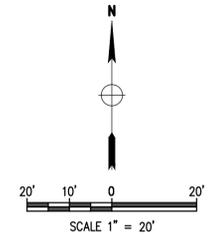
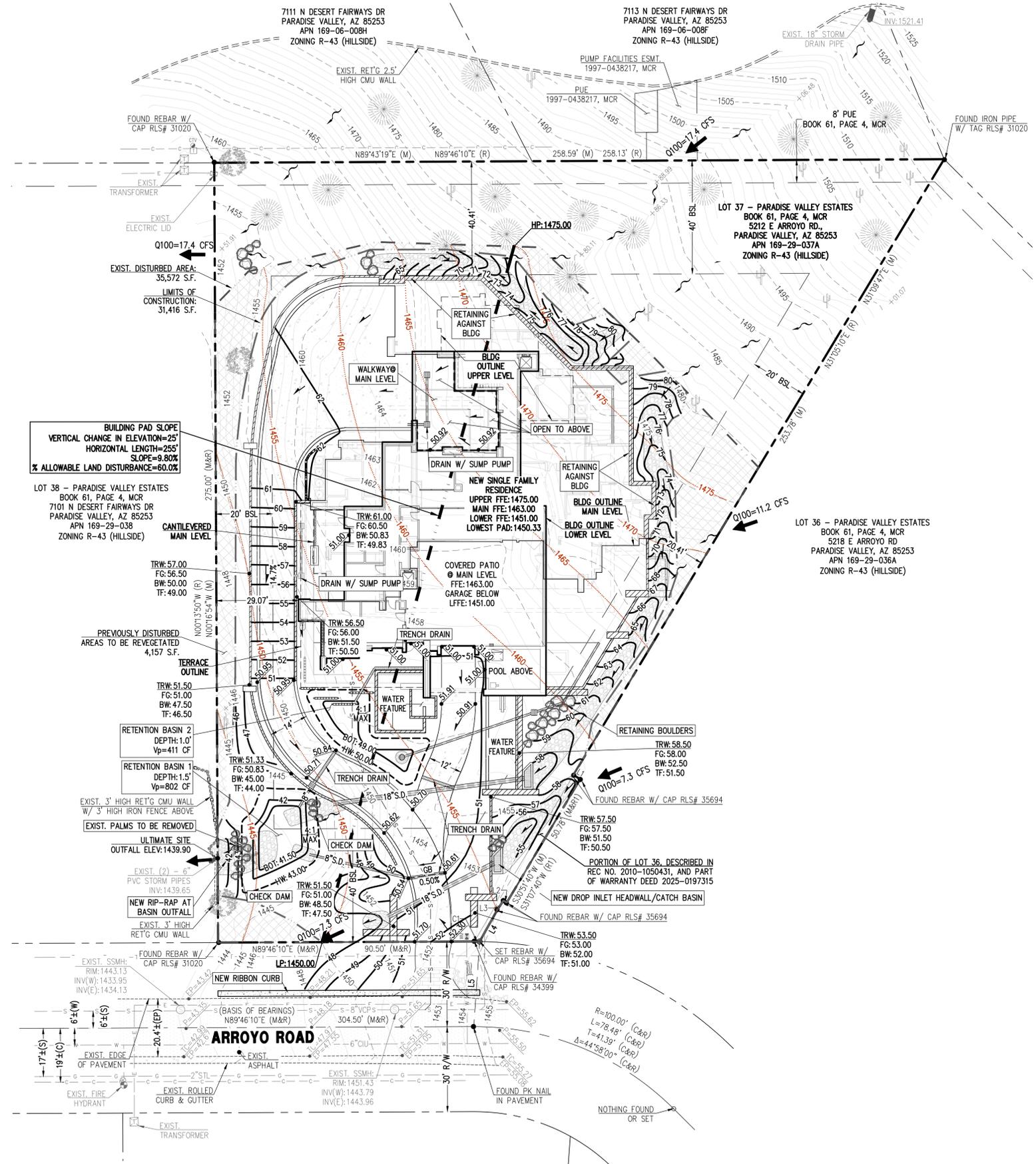
ALUMINUM CAP IN PAVEMENT HOLE AT THE NORTH 1/4 CORNER OF SECTION 8, T2N, R4E, HAVING AN ELEVATION OF 1401.45 NAVD 88 DATUM, GDACS# 24522-2M.

FLOOD INSURANCE RATE MAP (FIRM) DATA

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

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

FINISH FLOOR CERTIFICATION



RETENTION CALCULATIONS

ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT

$V = D \times A \times (C_w \text{ post} - C_w \text{ pre}) / 12$ | D - RAINFALL DEPTH = 2.23" | A - TRIBUTARY AREA, SF | C_w - WEIGHTED RUNOFF COEFFICIENT

$V_f = (D_f \times A \times C_w \text{ post}) / 12$ | D_f - RAINFALL DEPTH = 0.5" FIRST FLUSH | A - TRIBUTARY AREA, SF | C_w - WEIGHTED RUNOFF COEFFICIENT

DRAINAGE AREA	AREA S.F.	RUNOFF COEFFICIENT C _w	VOLUME REQUIRED PRE VS POST C.F.	VOLUME REQUIRED FIRST FLUSH C.F.	RETENTION BASIN ID	CONTOUR ELEVATION		DEPTH FT	VOLUME PROVIDED C.F.	AS-BUILT VOLUME PROVIDED C.F.
						HW	BOTTOM			
A	31,416*	0.17	992	1,139 (GOVERNS)	A1	HW	43.00	804	1.50	802
						BOTTOM	41.50	265		
A2					A2	HW	50.00	638	1.00	411
						BOTTOM	49.00	184		
TOTAL			992	1,139				1,213		

(1) RAINFALL DEPTH IS PER NOAA ATLAS 14, VOLUME 1, VERSION 5.
 * RETENTION VOLUME IS CALCULATED FOR THE AREAS OF NEW DISTURBANCE.

WEIGHTED RUNOFF COEFFICIENT, C _w PRE- DEVELOPMENT				WEIGHTED RUNOFF COEFFICIENT, C _w POST- DEVELOPMENT							
SURFACE TYPE	RUNOFF COEFFICIENT C	AREA SF	C*AREA	SURFACE TYPE	RUNOFF COEFFICIENT C	AREA SF	C*AREA				
								PAVEMENT & ROOF	0.95	0	0
NATIVE HILLSIDE	0.70	31,416	21,991	NATIVE HILLSIDE	0.70	10,606	7,424				
TOTAL			31,416	21,991	TOTAL			31,416	27,193		
C _w = C * AREA / TOTAL AREA				C _w = C * AREA / TOTAL AREA							
				0.70				0.87			

BUILDING PAD SLOPE
 VERTICAL CHANGE IN ELEVATION=25'
 HORIZONTAL LENGTH=255'
 SLOPE=9.80%
 % ALLOWABLE LAND DISTURBANCE=60.0%

LOT 38 - PARADISE VALLEY ESTATES
 BOOK 61, PAGE 4, MCR
 7101 N DESERT FAIRWAYS DR
 PARADISE VALLEY, AZ 85253
 APN 169-29-038
 ZONING R-43 (HILLSIDE)

LOT 37 - PARADISE VALLEY ESTATES
 BOOK 61, PAGE 4, MCR
 5212 E ARROYO RD.
 PARADISE VALLEY, AZ 85253
 APN 169-29-037A
 ZONING R-43 (HILLSIDE)

LOT 36 - PARADISE VALLEY ESTATES
 BOOK 61, PAGE 4, MCR
 5218 E ARROYO RD
 PARADISE VALLEY, AZ 85253
 APN 169-29-036A
 ZONING R-43 (HILLSIDE)

DATE: 11/04/25	JOB: 2504130	VERSION: 1.1	PLOT DATE: 11/04/25
DESIGNED BY: NP	DRAWN BY: DL	CHECKED BY: JL	
DATE:	SCALE: 1"=20'	REVISIONS:	

PRELIMINARY GRADING & DRAINAGE IMPROVEMENT PLAN LOWER LEVEL

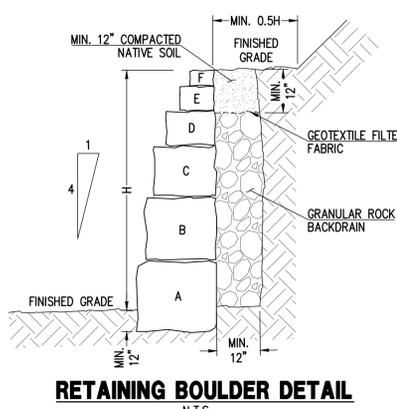
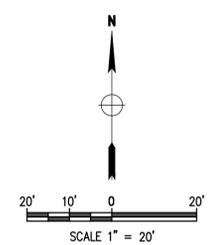
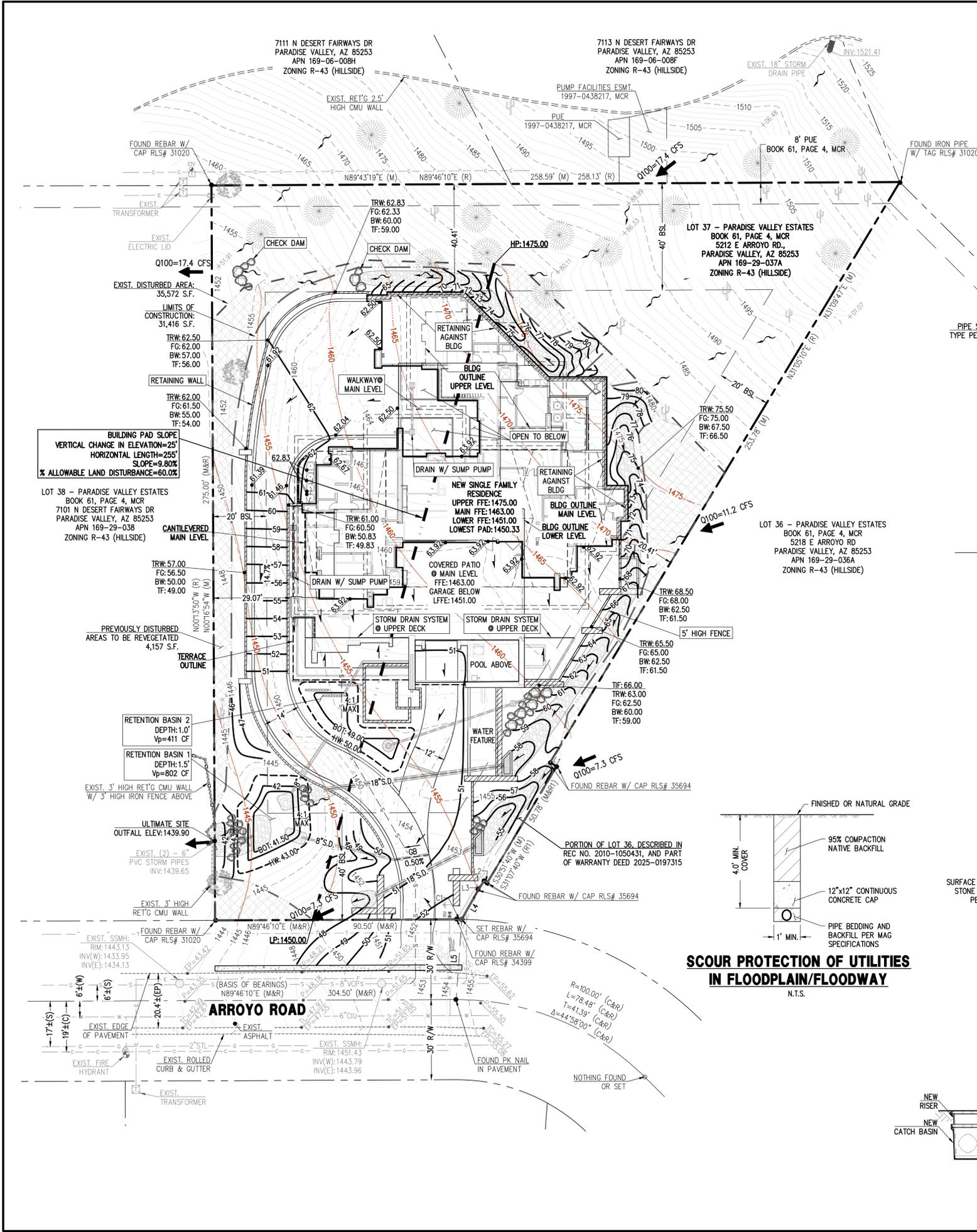
LOT 37 - PARADISE VALLEY ESTATES
 5212 E ARROYO RD.,
 PARADISE VALLEY, AZ 85253

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



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

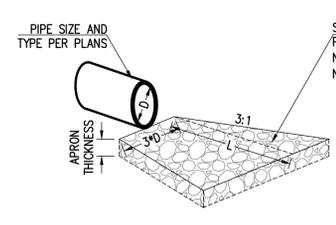
ARIZONA811
 Call 811 or click Arizona811.com



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

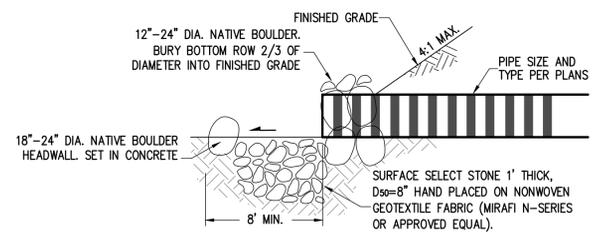
ROCK SIZE DESIGNATION						
WALL HEIGHT H (FT.)	A	B	C	D	E	F
3	3	2	-	-	-	-
6	4	3	2	-	-	-

RETAINING BOULDER DETAIL
N.T.S.

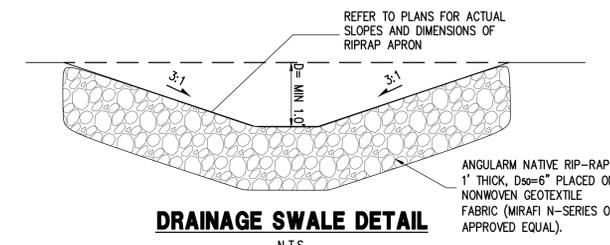


D ₅₀ (in)	APRON LENGTH (L, ft)	APRON THICKNESS (ft)
5	4D	3.5d ₅₀
6	4D	3.3d ₅₀
10	5D	2.4d ₅₀
14	6D	2.2d ₅₀
20	7D	2.0d ₅₀
22	8D	2.0d ₅₀

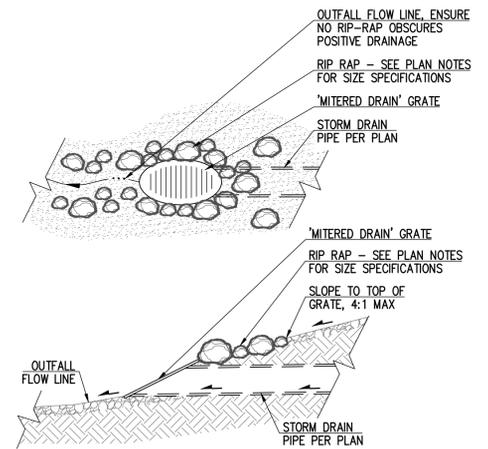
APRON LENGTH AND THICKNESS
N.T.S.



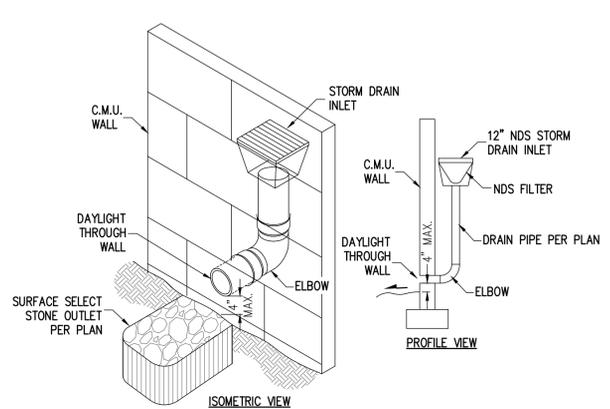
PIPE OUTLET DETAIL
N.T.S.



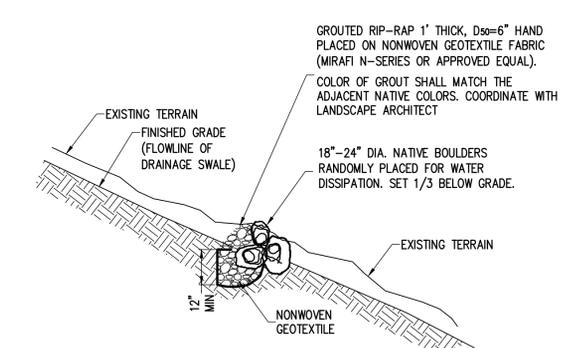
DRAINAGE SWALE DETAIL
N.T.S.



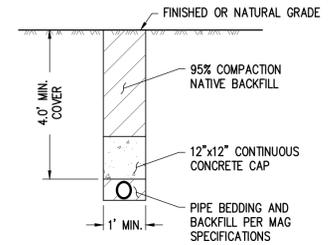
PIPE OUTLET DETAIL
N.T.S.



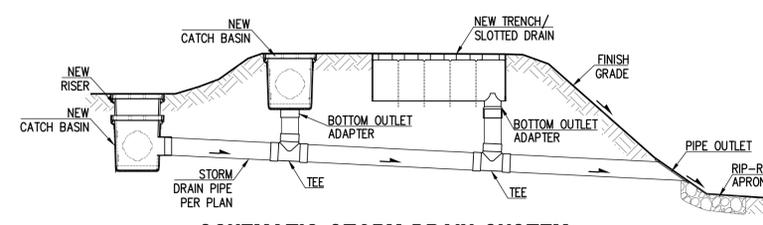
STORM DRAIN OUTLET AT WALL DETAIL
N.T.S.



CHECK DAM DETAIL
N.T.S.



SCOUR PROTECTION OF UTILITIES IN FLOODPLAIN/FLOODWAY
N.T.S.



SCHEMATIC STORM DRAIN SYSTEM
N.T.S.

PERCENT PASSING	SIZE	D ₅₀ CLASS, INCHES
100 TO 90	1.5 D ₅₀	4 1/2 6 8 12
85 TO 70	1.3 D ₅₀	5 7 10 16
50 TO 30	1.0 D ₅₀	4 6 8 12
15 TO 5	0.67 D ₅₀	3 4 5 8
5 TO 0	0.50 D ₅₀	2 3 4 6

RIP-RAP GRADATION TABLE



DATE: 11/04/25
JOB: 2504330
VERSION: 1.1
PLOT DATE: 11/04/25

SCALE: 1"=20'
DESIGNED BY: NP
DRAWN BY: DL
CHECKED BY: JL

REVISIONS:

PRELIMINARY GRADING & DRAINAGE IMPROVEMENT PLAN MAIN LEVEL DETAILS

LOT 37 - PARADISE VALLEY ESTATES 5212 E ARROYO RD., PARADISE VALLEY, AZ 85253

P. 602.869.1984 | F. 602.445.9482
8608 N CENTRAL AVE., SUITE 208
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM

Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY GRADING & DRAINAGE IMPROVEMENT PLAN
11/04/25

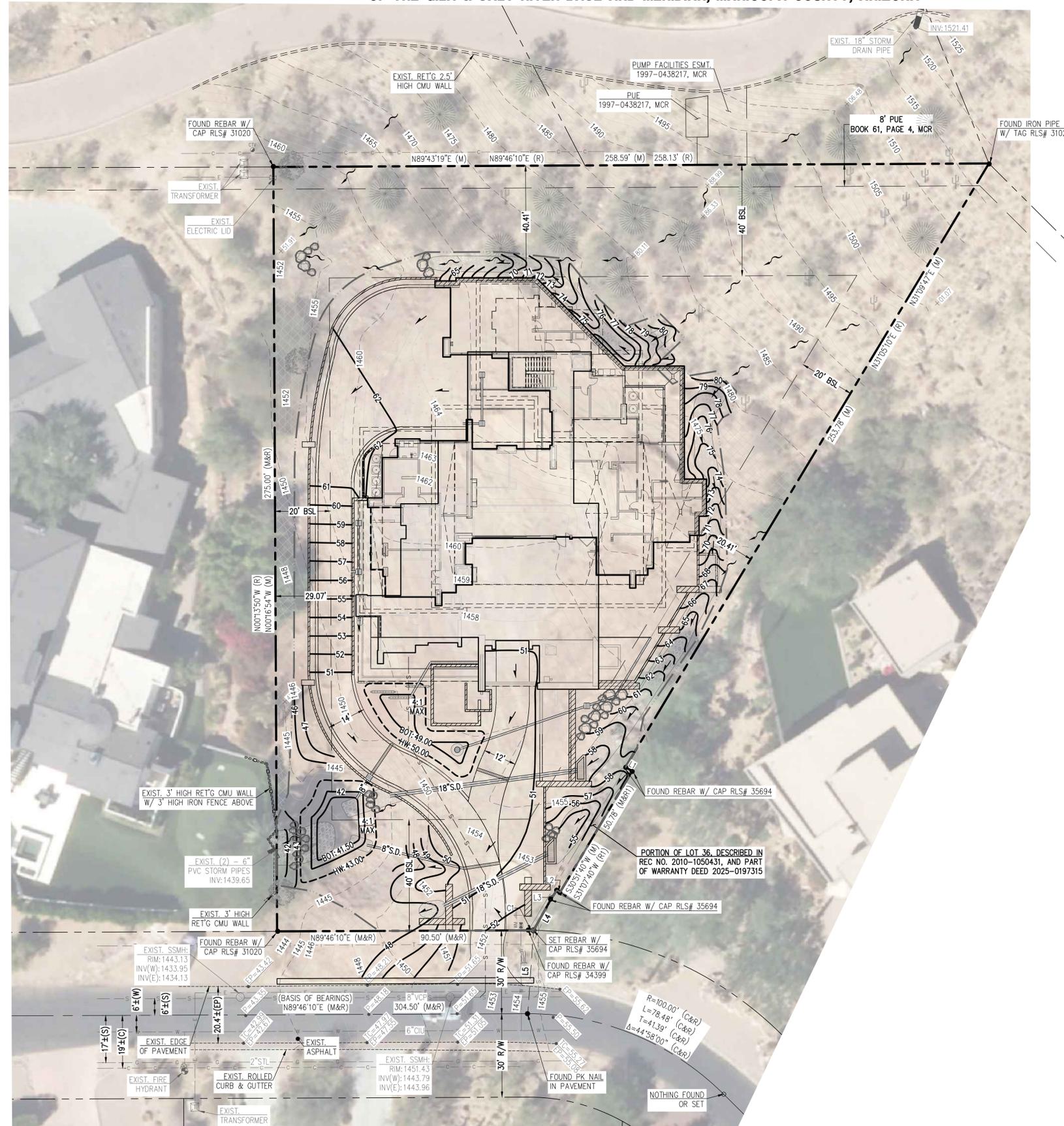
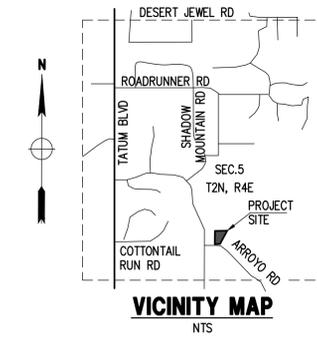
C-3
3 OF 3

AERIAL MAP EXHIBIT

5212 E ARROYO RD., PARADISE VALLEY, AZ 85253

LOT 37 - PARADISE VALLEY ESTATES

A SUBDIVISION PLAT RECORDED IN BOOK 61 OF MAPS, PAGE 4, MCR,
LOCATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 5, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER

ARROYO 5212 PV, LLC
5530 N CASA BLANCA DR.,
PARADISE VALLEY, AZ 85253

ARCHITECT

BEDBROCK ARCHITECTURE
5203 E LINCOLN DR.,
PARADISE VALLEY, AZ 85253
CONTACT: DEAN CIOFANI
P: 480-870-9595

SITE DATA

APN: 169-29-037A
ADDRESS: 5212 E ARROYO RD.,
PARADISE VALLEY, AZ 85253
ZONING: R-43
LOT AREA: 48,173 S.F. (1.106 AC.)
OS #: 23-40

CIVIL ENGINEER

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

BASIS OF BEARINGS

THE MONUMENT LINE OF ARROYO ROAD, THE BEARING OF WHICH IS N89°46'10\"/>

BENCHMARK

ALUMINIUM CAP IN PAVEMENT HOLE AT THE NORTH 1/4 CORNER OF SECTION 8, T2N, R4E,
HAVING AN ELEVATION OF 1401.45 NAVD 88 DATUM, GDACS# 24522-2M.

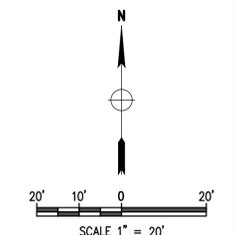
LEGAL DESCRIPTION

LOT 37, OF PARADISE VALLEY ESTATES, ACCORDING TO BOOK 61 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH A PORTION OF LOT 36 PER THE PLAT OF PARADISE VALLEY ESTATES, BOOK 61 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED IN RECORDING NO. 2010-1050431, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOOD INSURANCE RATE MAP (FIRM) DATA

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

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



DATE:	11/04/25
DESIGNED BY:	NP
SCALE:	1"=20'
DRAWN BY:	DL
CHECKED BY:	JL
DATE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	11/04/25

AERIAL MAP EXHIBIT

**LOT 37 - PARADISE VALLEY ESTATES
5212 E ARROYO RD.,
PARADISE VALLEY, AZ 85253**

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



REGISTERED PROFESSIONAL ENGINEER
41005
NICKOLA J. PRODANOV
PHOENIX, AZ
NICK PRODANOV
AE
1 OF 1

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

5212 E ARROYO RD., PARADISE VALLEY, AZ 85253

LOT 37 - PARADISE VALLEY ESTATES
A SUBDIVISION PLAT RECORDED IN BOOK 61 OF MAPS, PAGE 4, MCR.,
LOCATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 5, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	130.00' (M&R1)	2.17' (M) 1.87' (R1)	0°57'24" (M) 0°49'19" (R1)	1.09' (M)	N89°45'08"W (M)	2.17' (M)

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 PERMITTEES 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 PERMITTEE 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 PERMITTEE 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 PERMITTEE/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 WATTLERS 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
- DESIGNATED HAZARDOUS WASTE CONTAINMENT AREA. SEGREGATE POTENTIALLY HAZARDOUS WASTE FROM NON-HAZARDOUS CONSTRUCTION SITE WASTE. HAZARDOUS WASTES ARE NOT TO BE DISPOSED OF IN DUMPSTER AND SHALL BE HAULED TO AN APPROPRIATE DISPOSAL AND/OR RECYCLING FACILITY.
- DROP INLET PROTECTION.
- RETENTION/SEDIMENTATION BASIN.
- ROCK PROTECTION.

LEGEND

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

ABBREVIATIONS

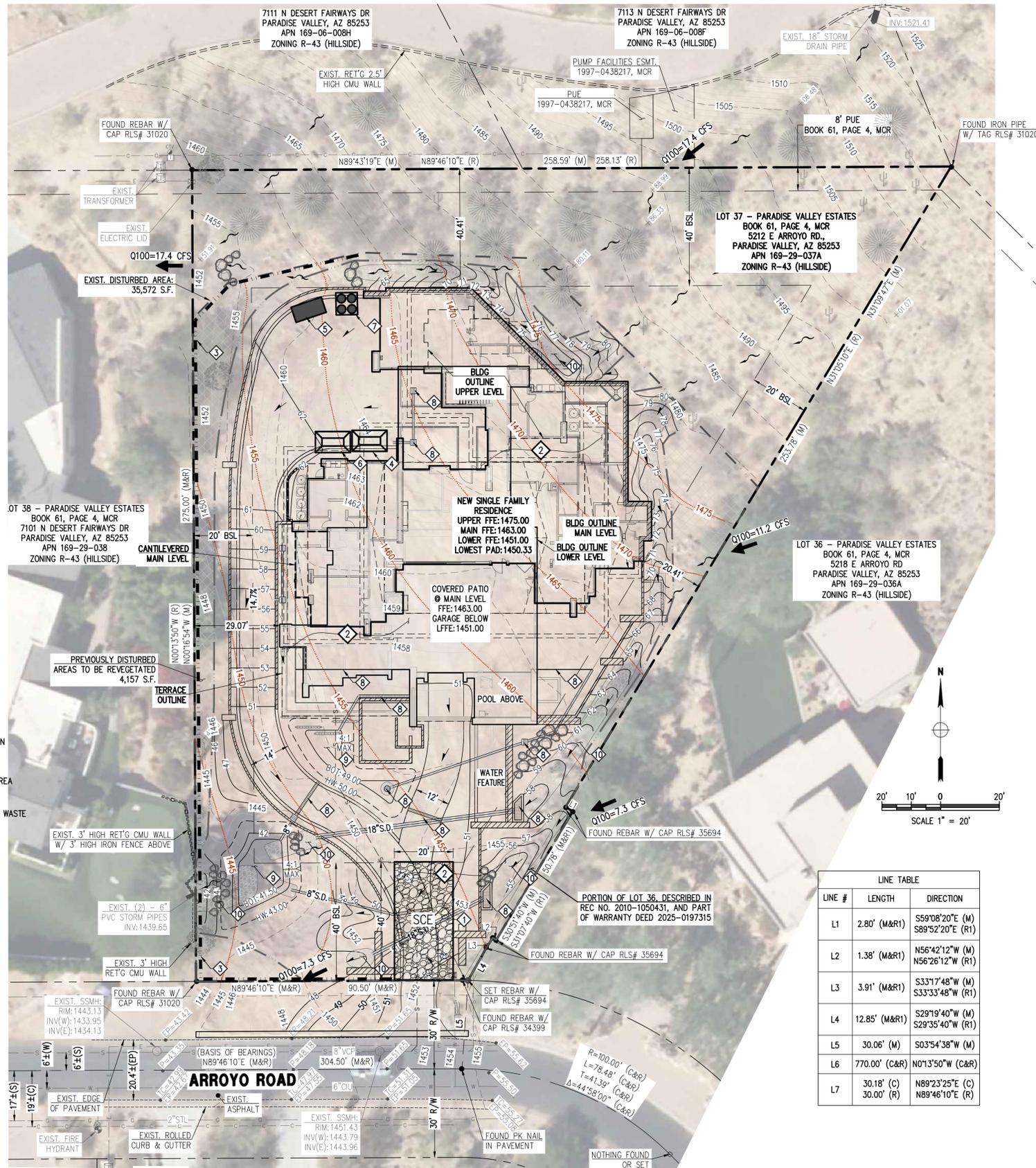
- BSL BUILDING SETBACK LINE
- C CALCULATED
- EP EDGE OF PAVEMENT
- ESMT EASEMENT
- EX. EXIST. EXISTING
- INV INVERT
- M MEASURED
- MCR MARICOPA COUNTY RECORDER
- P, PVMT PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- R, REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE

UTILITIES

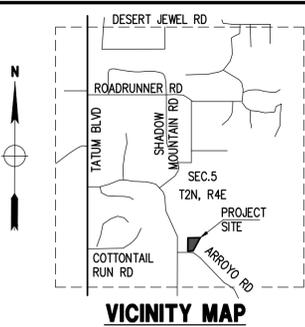
- WATER: EPOR
- SANITARY SEWER: SEPTIC (COP SEWER IN STREET)
- ELECTRIC: APS
- TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
- NATURAL GAS: SOUTHWEST GAS (NO SERVICE TO THIS LOT PER GAS MAP)
- CABLE TV: CENTURY LINK, COX COMMUNICATIONS

SHEET INDEX

- SP1 - COVER SHEET/SWPPP PLAN
- SP2 - DETAILS



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	2.80' (M&R1)	S59°08'20"E (M) S89°52'20"E (R1)
L2	1.38' (M&R1)	N56°42'12"W (M) N56°26'12"W (R1)
L3	3.91' (M&R1)	S33°17'48"W (M) S33°33'48"W (R1)
L4	12.85' (M&R1)	S29°19'40"W (M) S29°35'40"W (R1)
L5	30.06' (M)	S03°54'38"W (M)
L6	770.00' (C&R)	N01°3'50"W (C&R)
L7	30.18' (C) 30.00' (R)	N89°23'25"E (C) N89°46'10"E (R)



OWNER
 ARROYO 5212 PV, LLC
 5530 N CASA BLANCA DR.,
 PARADISE VALLEY, AZ 85253

ARCHITECT
 BEDBROOK ARCHITECTURE
 5203 E LINCOLN DR.,
 PARADISE VALLEY, AZ 85253
 CONTACT: DEAN CIOFANI
 P: 480-870-9595

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

GEOTECHNICAL
 CLAIR ADAMS ENGINEERING, LLC
 6024 E MCKELLIPS RD, SUITE 5,
 MESA, AZ 85215
 CONTACT: CLAIR J. ADAMS, PE
 P: 480-310-4717
 CLAIR@CLAIRADAMSENGINEERING.COM
 DATA: MAY 12, 2025
 CAE PROJECT NO: 25.358

SITE DATA
 APN: 169-29-037A
 ADDRESS: 5212 E ARROYO RD.,
 PARADISE VALLEY, AZ 85253
 ZONING: R-43
 LOT AREA: 46,173 S.F. (1.106 AC.)
 QS #: 23-40

BASIS OF BEARINGS
 THE MONUMENT LINE OF ARROYO ROAD,
 THE BEARING OF WHICH IS N89°46'10"E.

BENCHMARK
 ALUMINUM CAP IN PAVEMENT HOLE
 AT THE NORTH 1/4 CORNER OF
 SECTION 8, T2N, R4E, HAVING AN
 ELEVATION OF 1401.45 NAVD 88
 DATUM, GDA05# 24522-2M.

LEGAL DESCRIPTION
 LOT 37, OF PARADISE VALLEY ESTATES, ACCORDING TO BOOK 61 OF MAPS,
 PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH A
 PORTION OF LOT 36 PER THE PLAT OF PARADISE VALLEY ESTATES, BOOK 61
 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED
 IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 4
 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
 ARIZONA, BEING MORE PARTICULARLY DESCRIBED IN RECORDING NO.
 2010-1050431, RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOOD INSURANCE RATE MAP (FIRM) DATA

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

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

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: 11/04/25
 JOB: 250430
 VERSION: 1.1
 PLOT DATE: 11/04/25

SCALE: 1"=20'
 DESIGNED BY: NP
 DRAWN BY: DL
 CHECKED BY: JL

REVISIONS:

STORM WATER POLLUTION PREVENTION PLAN

LOT 37 - PARADISE VALLEY ESTATES
5212 E ARROYO RD.,
PARADISE VALLEY, AZ 85253

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Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 11005
 NICKOLA J. PRODANOV
 State of Arizona
 License No. 11005

SP-1
 1 OF 2

STORM WATER POLLUTION PREVENTION PLAN

BEST MANAGEMENT PRACTICES DETAILS

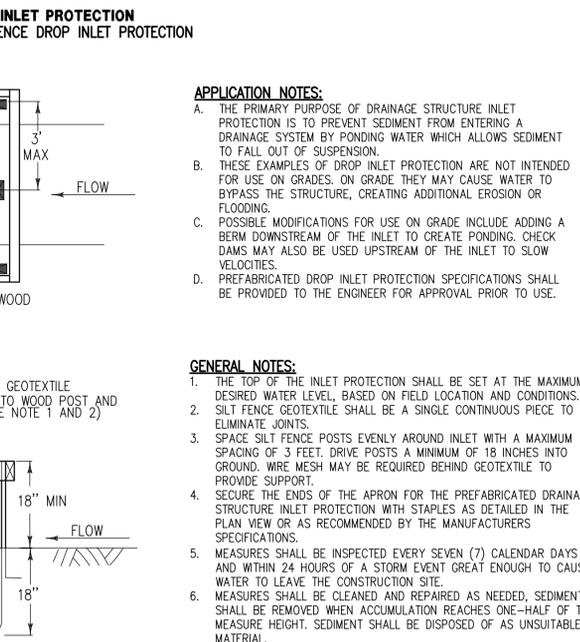
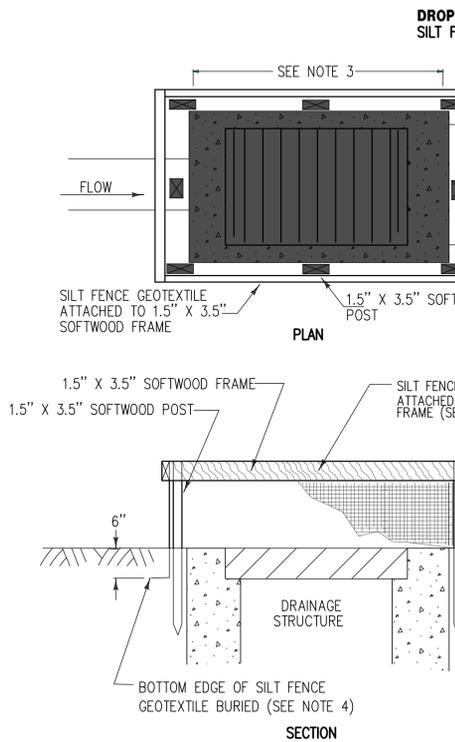
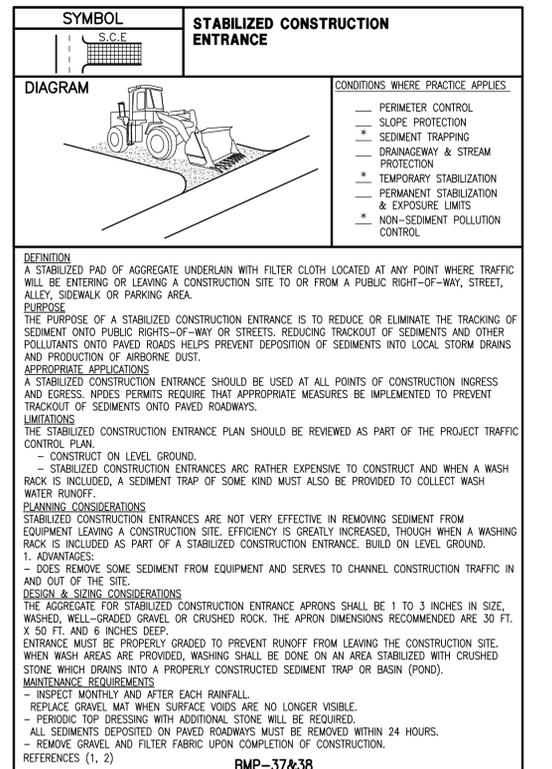
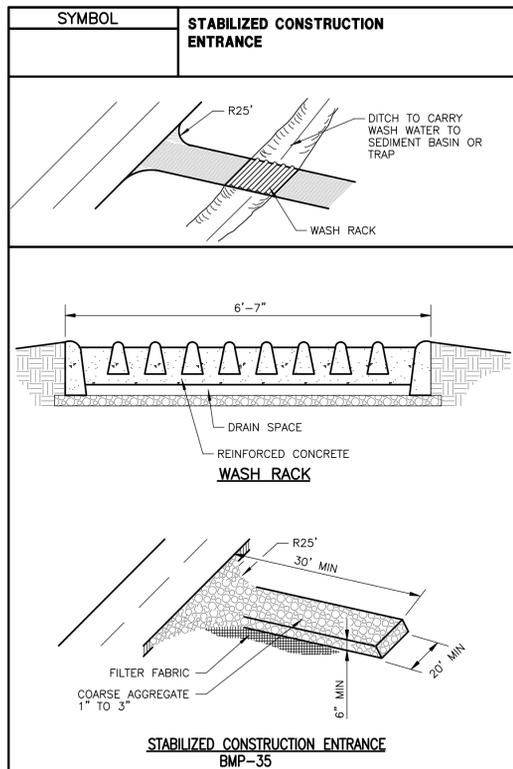
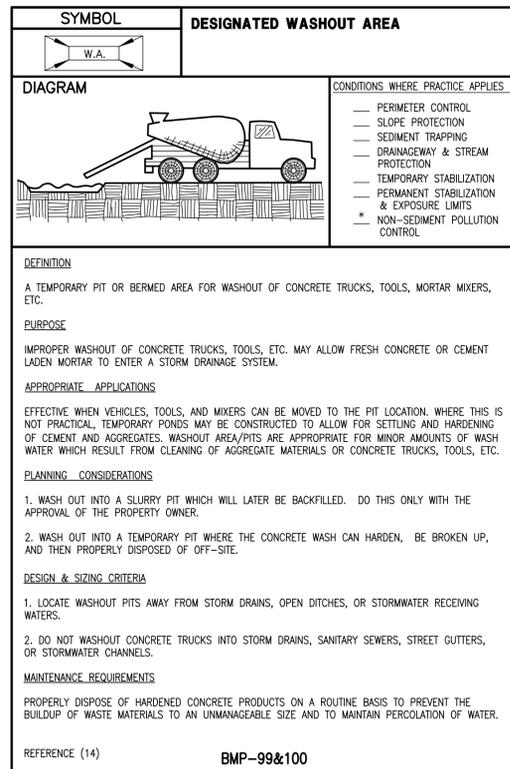
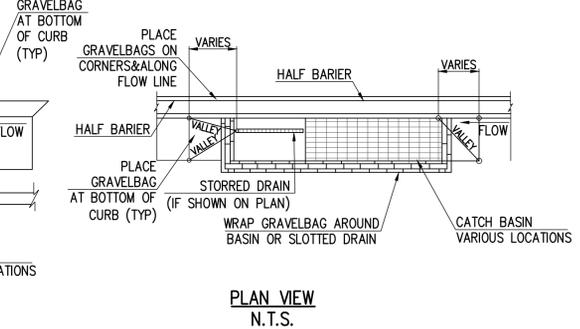
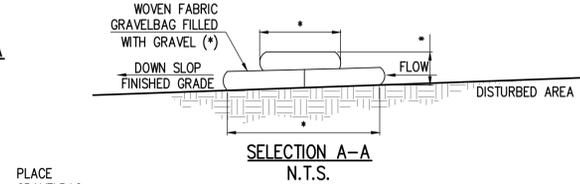
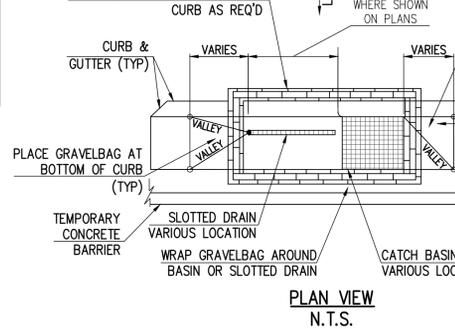
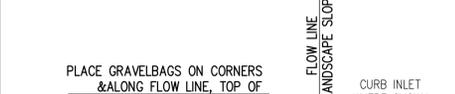
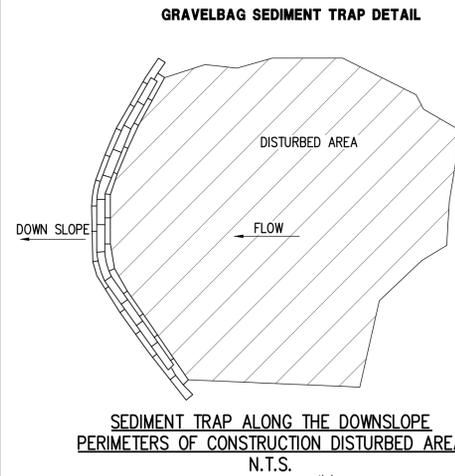
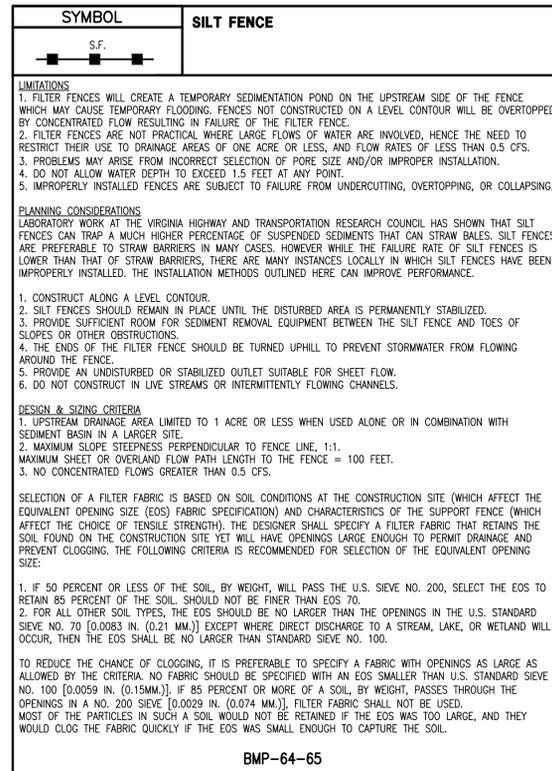
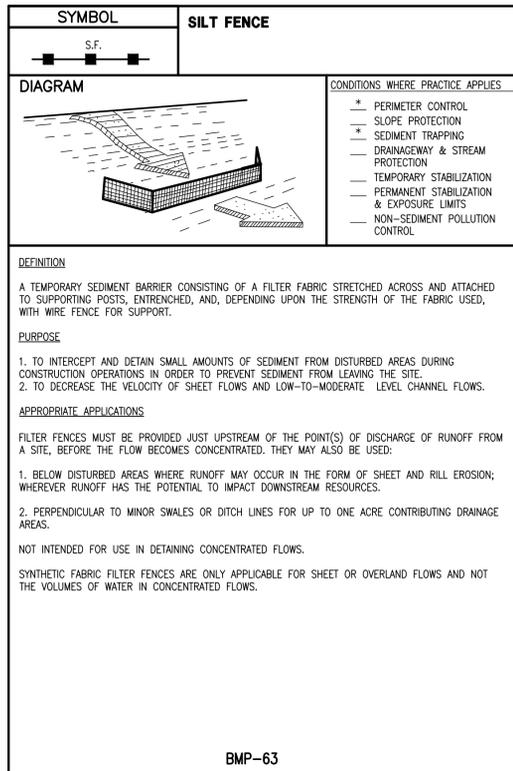
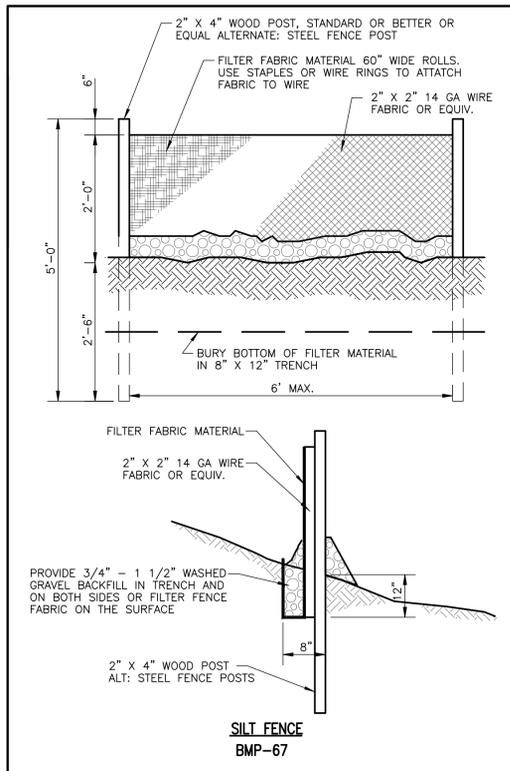
SELECTION OF FABRIC TENSILE STRENGTH AND BURSTING STRENGTH CHARACTERISTICS SHALL BE SUPPORTED WITH WIRE MESH IN AND AS RECOMMENDED BY THE FABRIC MANUFACTURER. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE LIFE AT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



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DESIGNED BY: NP
DRAWN BY: DL
CHECKED BY: JL
APPROVED BY: JLD

REVISIONS:

STORM WATER POLLUTION PREVENTION PLAN DETAILS

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Since 1998

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