TAKHAR RESIDENCE
REMODEL AND ADDITION

5228 EAST SOLANO DRIVE,
PARADISE VALLEY, AZ 85253

SOUTH VIEW

NOTE: 3D VEIWS ARE FOCUSED ON THE HOUSE DESIGN MORE THAN THE SITE

TAMIMI ARCHITECTS

ARCHITECTURE AND PLANNING

COMMERCIAL • RESIDENTIAL

TAKHAR RESIDENCE
REMODEL

5228 East Solano Drive
Paradise Valley, AZ 85253

CLIENT CONTACT
Gurvinder Takhar
5228 East Solano Drive
Paradise Valley, AZ
602.705.5534 t

REGISTERED ARCHITECT
CERTIFICATE NO.
36901
MARWAN S
MUJAHED
Date Signed 07.30.2025
ARIZONA U.S.A.
EXPIRES 12/31/2026

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PROJECT NUMBER
23003

DATE OF ISSUE
07.30.2025

REVISION NO. DATE

PROJECT PHASE
CD

PROJECT TEAM
MT

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MT

SHEET CONTENTS
Cover Sheet

SHEET NO.
G-001

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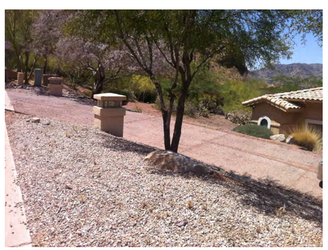
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PHOTOS LEGEND

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PHOTOS LEGEND

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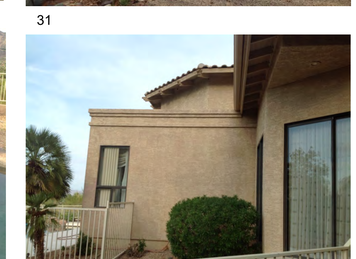

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Paradise Valley, AZ 85253

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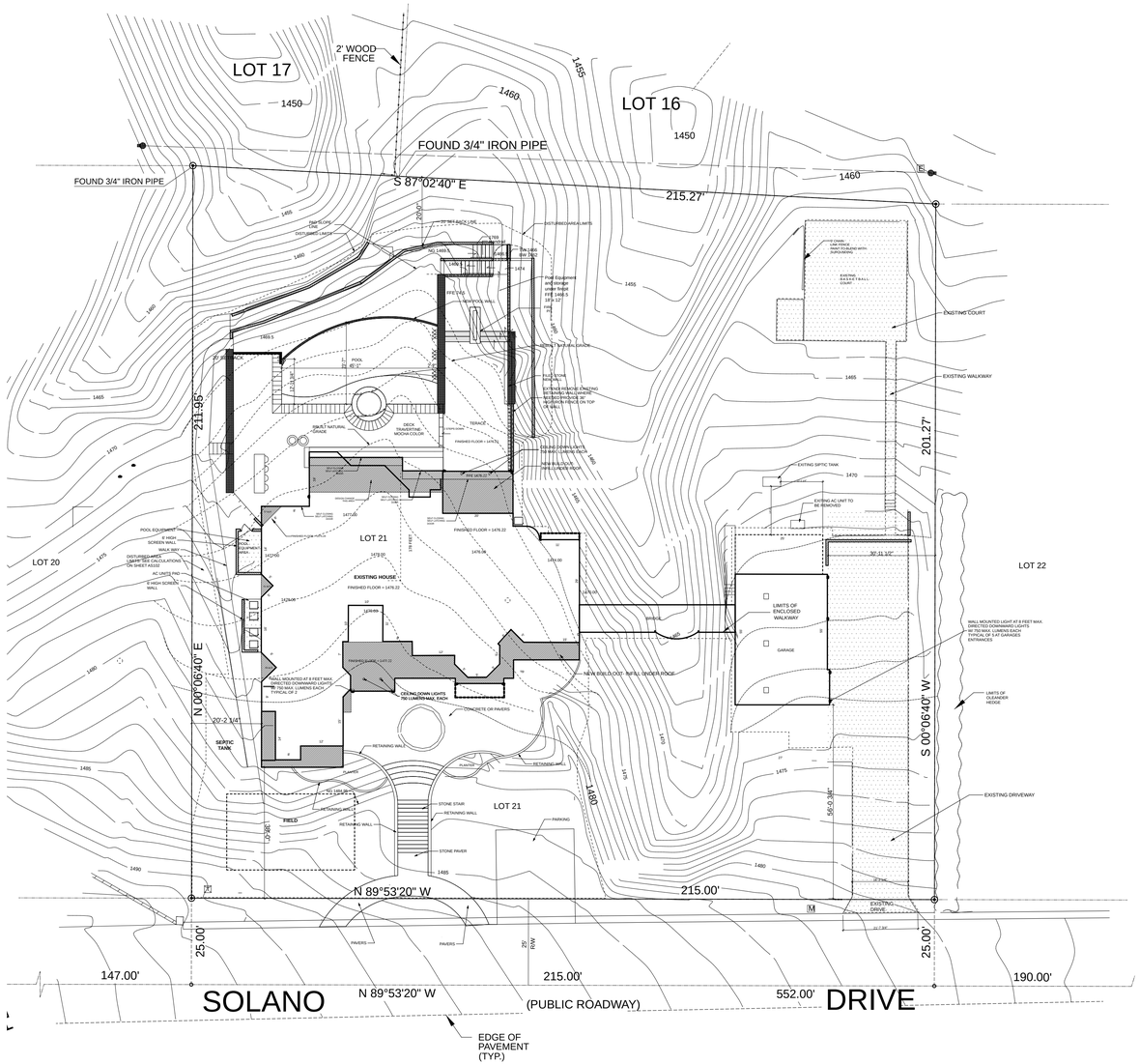

ARCHITECTURAL SITE PLAN

0 5 10 20 FEET

NORTH

PROJECT DIRECTORY:

OWNER: Gurvinder Takhar
5228 East Solano Drive
Paradise Valley, AZ
602.705.5534 t

ARCHITECT: MARWAN MUJAHED
4501 E. GOLD POPPY WAY
PHOENIX, AZ 85044
(602)380-3026

PROJECT INFORMATION:

SCOPE OF WORK:

THE SCOPE OF WORK IS AS FOLLOWS:

1. EXPAND THE FIRST FLOOR AS SHOWN ON THE SITE PLAN AND THE FLOOR PLAN
2. BUILD A SECOND FLOOR ABOVE A POTION OF THE EXISTING HOUSE
3. REMODEL THE GARGE BUILDING AND THE BRIDGE
4. REDESIGN THE EXISTING FRONT YARD AND BACK YARD WITH NEW LANDSCAPE AND NEW FRONT STAIRS

SITE DATA

ZONING:	R-43 HILL SIDE
NET SITE AREA:	44,421 S.FT.
ALLOWED SITE F.A.R:	25% (11,105.25 sq.ft.)
PROPOSED SITE F.A.R.:	25% (11,105.25 sq.ft.)
MAX. HEIGHT ALLOWED:	24 FEET FROM NATURAL GRADE 40 FEET OVERALL MAX. FROM THE HIGHEST POINT OF THE BUILDING TO NATURAL GRADE AT THE LOWEST POINT ADJACENT TO THE BUILDING STRUCTURE OR COLUMN
MAX. HEIGHT PROPOSED:	24 FEET FROM NATURAL GRADE 36 FEET OVERALL MAX. HEIGHT
SET BACK:	40/40/20
PROVIDED SET BACKES:	NO CHANGES TO SET BACKS FRONT SET BACK IS 40 FEET

PROPOSED IMPROVEMENT DATA

ALLOWED AREA: (25% X 44,421 SQ.FT. = 11,105.25 SQ.FT.

FIRST FLOOR AREA:
MAIN HOUSE: 5,756 SQ.FT.
BRIDGE AND GARAGE: 1,342 SQ.FT.

TOTAL FIRST FLOOR: 7,098 SQ.FT.

SECOND FLOOR AREA: 4,003 SQ.FT.

TOTAL PROPOSED AREA: 11,101 SQ.FT.
THIS INCLUDES THE OVERHANG
FLOOR AREA RATIO: 25%

PROPOSED HEIGHT: 24 MAX. VERTICAL PLANE
AND 35 FEET MAX. TOTAL HIEGHT

DISTURBED AREA CALCULATION:

GROSS DISTURBED AREA: 25,255 SQ.FT.
CREDIT FOR THE EXISTING HOUSE AREA: 6,334 SQ.FT.
CREDIT FOR DRIVEWAYS: 4,000 SQ.F.T (DRIVE WAY WILL HAVE PAVERS)
NET PROPOSED DISTURBED AREA: 14,921 SQ.FT. OF
THIS INCLUDES THE TENESS COURT AND THE WALKWAY LEADING TO IT
ALLOWABLE DISTURBED AREA: 26,652 SQ.FT.

BUILDING PAD SLOPE:

LOWEST GRADE: 1469
HIGHEST GRADE: 1485
GARDE DIFFERENCE: 16 FEET
BUILDING PAD SLOPE LINE LENGHT: 178 FEET
BUILDING PAD SLOPE: 8.9 %
ALLOWABLE DISTURBED AREA: 44,421 X 60% = 26,652 SQ.FT.

NET SITE AREA: 44,421 S.FT.

CODE DATA:

Governing Agencie:

TOWN OF PARADISE VALLEY

Governing Codes:

WHERE APPLIES TO RESIDENTIAL CONSTRUCTION

2015 International Residential Code
2015 International Building Code
2015 International Mechanical Code
2015 International Plumbing Code
2014 National Electric Code
2021 International Fire Code
2015 International Fuel Gas Code
2015 Int'lPropertyMaintenanceCode
2015 International Energy Conservation Code

SITE PLAN GENERAL NOTES

1. REFER TO CIVIL AND LANDSCAPE PLANS FOR MORE SITE PLAN DETAILS
2. REFER TO CIVIL AND LANDSCAPE PLANS RETAINING WALLS INFORMATION AND DETAILS
3. NO TOPO. INFORMATION IS SHOWN ON THE ARCHITECTURAL SITE PLAN
4. SEE LANDSCAPE PLANS FOR FENCE AND POOL FENCE DETAILS

TAMIMI ARCHITECTS

ARCHITECTURE AND PLANNING

COMMERCIAL • RESIDENTIAL

TAKHAR RESIDENCE REMODEL

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SHEET CONTENTS
architectural site plan

SHEET NO.
AS101

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GENERAL NOTES

1. ALL EFFORTS WILL BE TAKEN TO PROTECT THE UNDISTURBED AREA
2. ANY AFFECTED UNDISTURBED AREA WILL BE BROUGHT BACK TO THE ORIGINAL CONDITION.
3. ALL WOK ADJACENT TO THE UNDISTURBED AREA WILL BE COMMENCED FROM THE DISTURBED AREA SIDE. ANY AFFECTED AREA WILL BE BROUGHT BACK TO THE ORIGINAL CONDITIONS

DISTURBED AREA CALCULATION:

TOTAL DISTURBED AREA: 25,255 SQ.FT.
CREDIT FOR THE EXISTING HOUSE AREA: 6,334 SQ.FT.
CREDIT FOR DRIVEWAYS: 4,000 SQ.F.T (DRIVE WAY WILL HAVE PAVERS)
NET PROPOSED DISTURBED AREA: 14,921 SQ.FT. OF
THIS INCLUDES THE TENESS COURT AND THE WALKWAY LEADING TO IT
ALLOWABLE DISTURBED AREA: 26,652 SQ.FT.

NET SITE AREA: 44,421 S.FT.

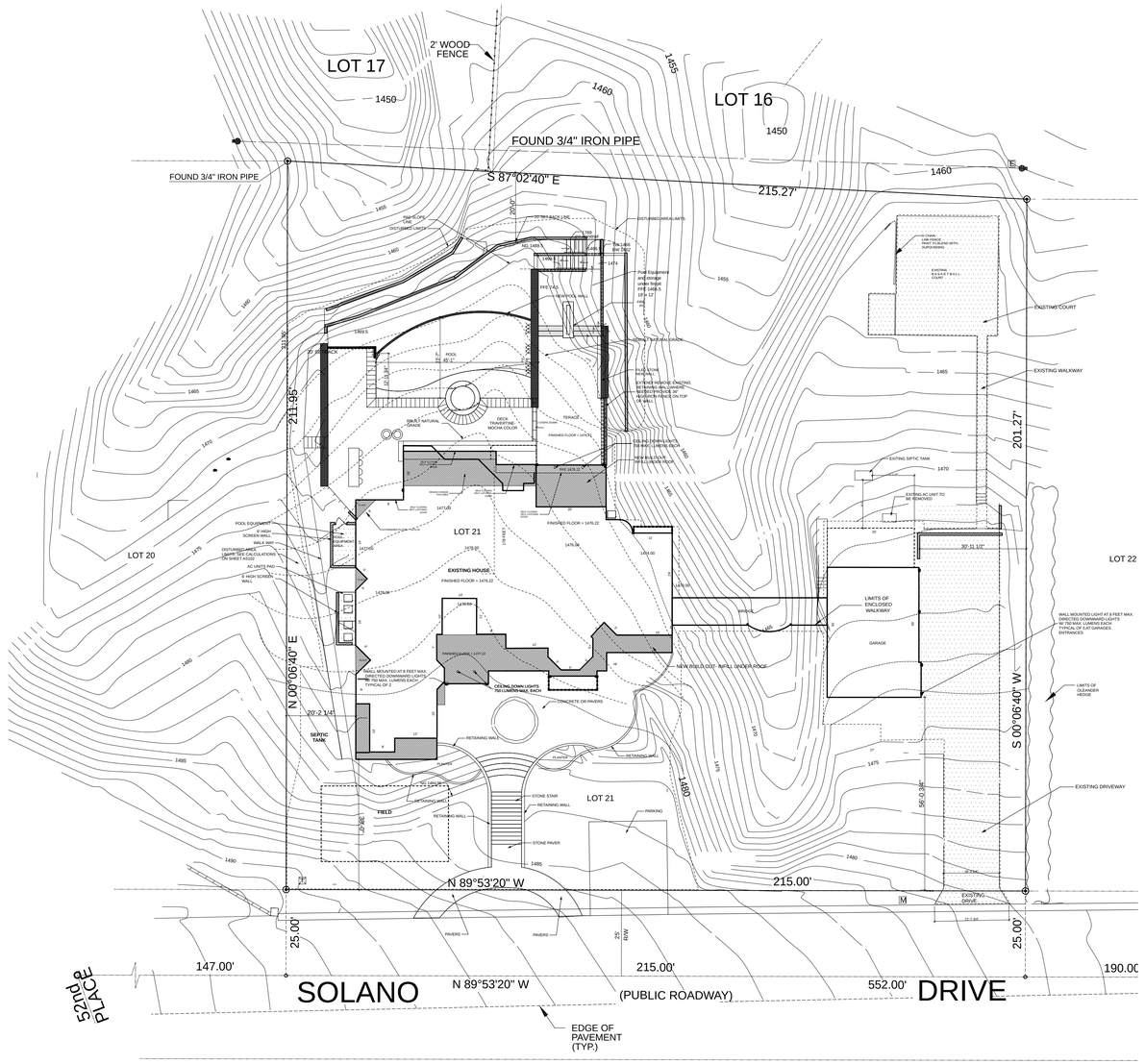
ALLOWABLE DISTURBED AREA: 44,421 X 60% = 26,652 SQ.FT.

BUILDING PAD SLOPE:

LOWEST GRADE: 1469
HIGHEST GRADE: 1485
GARDE DIFFERENCE: 16 FEET
BUILDING PAD SLOPE LINE LENGHT: 178 FEET
BUILDING PAD SLOPE: 8.9 %
ALLOWABLE DISTURBED AREA: 26,652 SQ.FT.

LEGEND:

- - - - - DISTURBED AREA LIMIT



DISTURBED AREA

0 10' 20' 40'

NORTH

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disturbed area

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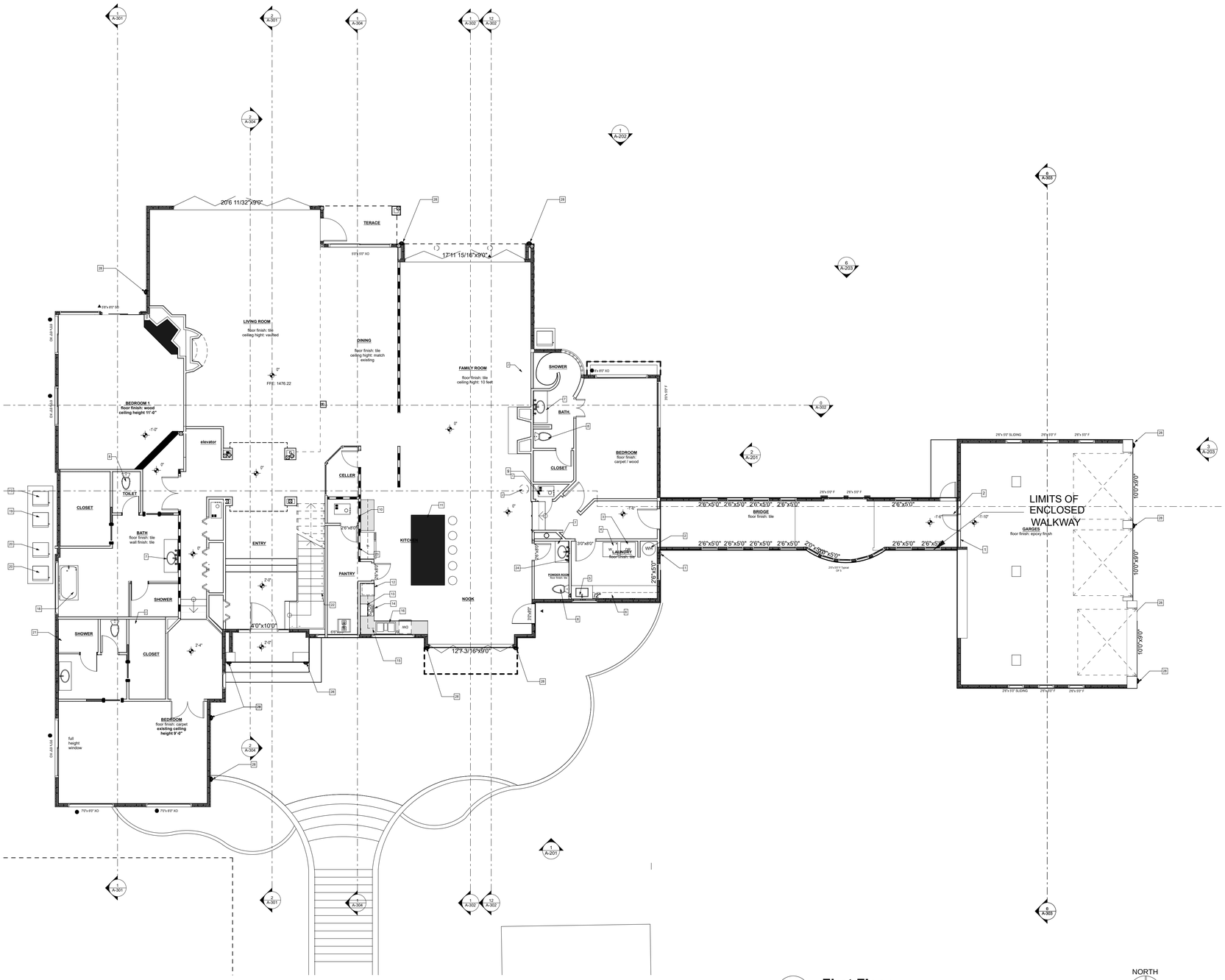

First Floor
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND CONTACT THE ARCHITECT FOR ANY CONFLICT.
2. THIS HOUSE IS BETTER TO BE LOCATED AND STACKED BY A SURVEYOR.
3. THIS DIMENSIONED FLOOR PLAN IS AN OVERALL DIMENSION PLAN. IT MIGHT NOT REFLECT ALL DIMENSIONS REQUIRED TO LAY OUT PLAN. DIRECT COMMUNICATION WITH ARCHITECT AND CONSULTANT MIGHT BE REQUIRED FOR MORE INFORMATION.
4. EXTERIOR WALLS DIMENSIONS ARE TO EXTERIOR FINISH. CONTRACTOR TO VERIFY ALL DIMENSION ON THE FIELD.
5. ALL EXTERIOR WALLS RADIUSES AND ANGLES ARE TO THE EXTERIOR FINISH OF WALLS.
6. ALL INTERIOR WALLS DIMENSIONS ARE TO FRAMING OF WALL U.N.O. FOR CLEAR CRITICAL CLEARANCES THE DIMENSION IS FROM FINISHED SURFACES.
7. PROVIDE REDUCER/TERMINATOR STRIPS AT ALL CHANGES IN FLOOR FINISHES.
8. PROVIDE TEMPERED GLASS AT LOCATIONS WITHIN 24 INCHES OF DOORS AND PER THE REQUIREMENTS OF IRC.
9. GLAZING AT HAZARDOUS LOCATIONS AND FIRE ASSEMBLIES SHALL MEET THE REQUIREMENTS OF IRC.
10. PROVIDE CEMENTITIOUS BACKER BOARD OR WATER RESISTANCE GYPSUM BOARD AT ALL TOILET ROOM, SHOWER ROOMS, BATHROOMS AND ALL WET AREAS..
11. ▲ DENOTES TEMPERED GLASS LOCATIONS.
12. ● EMERGENCY EGRESS WINDOW LOCATIONS.
13. SEE SHEET G0.0 FOR REQUIRED FIRE BLOCKING LOCATIONS.
14. SEE FLOOR PLANS SHEETS FOR KEY NOTES

KEY NOTES:

28 LIGHT FIXTURES- TYPICAL AS SHOWN ON THE FLOOR PLAN AND ELEVATIONS

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overall fisrt floor plan

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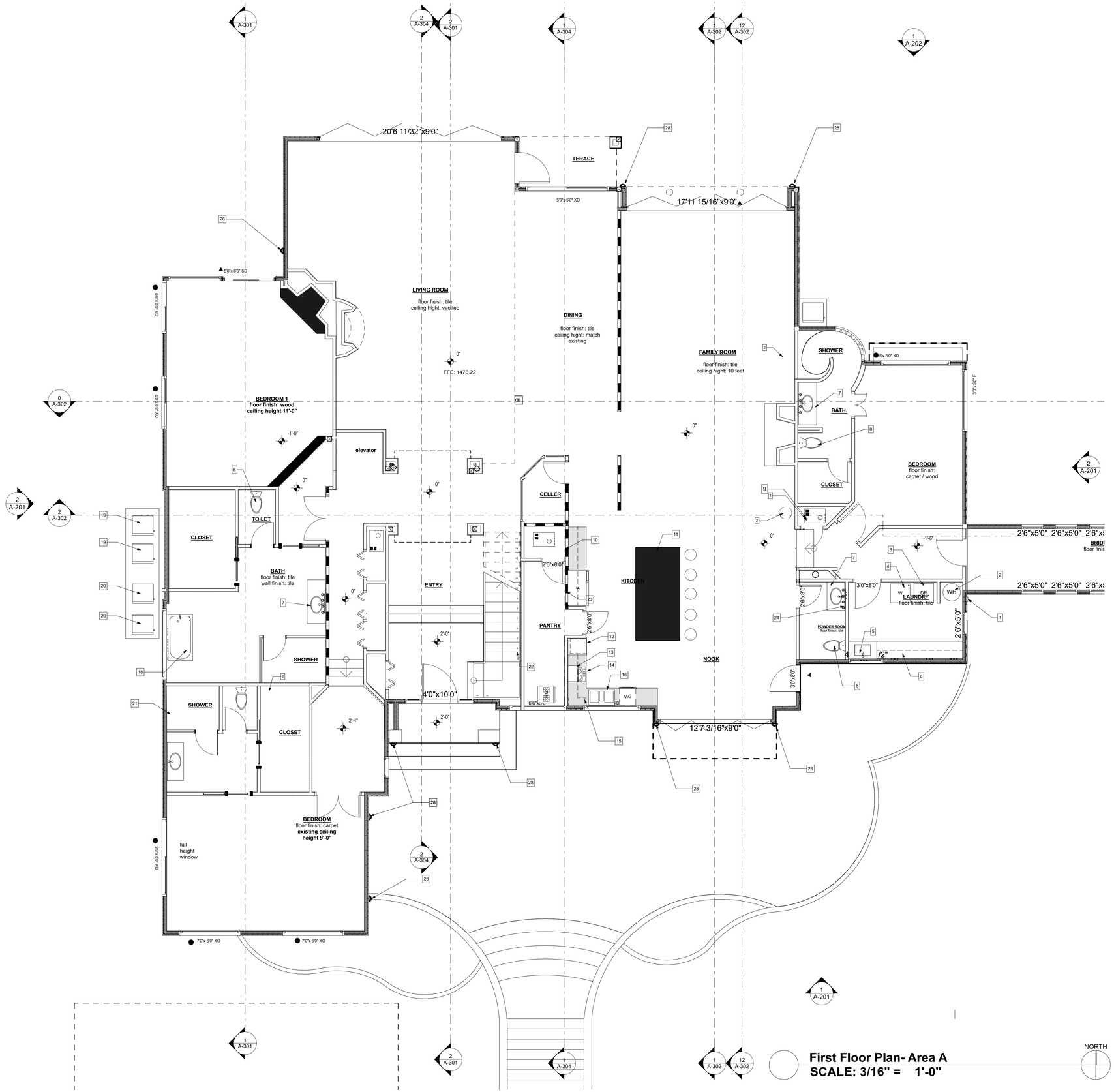

First Floor Plan- Area A
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

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6. ALL INTERIOR WALLS DIMENSIONS ARE TO FRAMING OF WALL U.N.O. FOR CLEAR CRITICAL CLEARANCES THE DIMENSION IS FROM FINISHED SURFACES.
7. PROVIDE REDUCER/TERMINATOR STRIPS AT ALL CHANGES IN FLOOR FINISHES.
8. PROVIDE TEMPERED GLASS AT LOCATIONS WITHIN 24 INCHES OF DOORS AND PER THE REQUIREMENTS OF IRC.
9. GLAZING AT HAZARDOUS LOCATIONS AND FIRE ASSEMBLIES SHALL MEET THE REQUIREMENTS OF IRC.
10. PROVIDE CEMENTITIOUS BACKER BOARD OR WATER RESISTANCE GYPSUM BOARD AT ALL TOILET ROOM, SHOWER ROOMS, BATHROOMS AND ALL WET AREAS..
11. ▲ DENOTES TEMPERED GLASS LOCATIONS.
12. ● EMERGENCY EGRESS WINDOW LOCATIONS.
13. SEE SHEET G-002 FOR REQUIRED FIRE BLOCKING LOCATIONS.

KEY NOTES:

1. DRYER VENT THROUGH WALL.
2. WATER HEATER ON 18" NONE COMBUSTABLE BASE
3. DRYER. PROVIDE 4" DIAMETER VENT NOT TO EXCEED 14'-0" IN LENGHT AND PER APPLICABLE CODES.
4. WASHER. PROVIDE WASHER CONNECTION BOX. COMPLY WITH APPLICABLE CODES AND REGULATIONS.
5. SINK
6. SOLID SURFACE COUNTER, BASE CABINETS AND UPPER CABINETS DESIGN TO BE APPROVED BY OWNER
7. INTEGRATED SINK ON SOLID SURFACE COUNTER TOP AND BASE CABINETS ALL BATHROOMS.
8. TOILET TYPICAL ALL BATHROOMS. PROVIDE WATER RESISTANCE GWB. ALL WALLS AND CEILING
9. AC UNIT ON 18" NON COMBUSTABLE BASE
10. SOLID SURFACE COUNTER, BASE CABINETS AND UPPER CABINETS KITCHEN DESIGN TO BE APPROVED BY OWNER
11. SOLID SURFACE KITCHEN ISLAND W/BASE CABINETS AND HIGH COUNTER..
12. DOUBEL OVER
13. MICROWAVE. COMPLY WITH UL 923
14. ELECTRIC RANGE WITH BUILT UP HOOD AND EXHUAST VENT. PROVIDE 100 CFM INTERMITTENT EXHAUST VENT.
15. KITCHEN SINK W/CARBIGE DISPOSAL.
16. DISHWASHER
17. RE ROUT UNDER GROUND DUCT TO THE NEW LOCATION
18. BATHTUB
19. EXISTING AC UNITS
20. NEW AC UNITS
21. NEW WINDOW
22. PANTRY SHELVING.
23. REFRIGERATOR W/ICE MAKER. PROVIDE WATER LINE TO ICE MAKER
24. MIRROR. ALL BATHROOMS AS INDICATED.
25. RECESSED MEDICINE CABINET, TYPICAL ALL BATHROOMS.
26. STAIRS. MAX RISER IS 7 INCHES AND MIN. TREAD IS 12 INCHES. . PROVIDE NON SLIP TILE AS RISER AND TREAD FINISH. SEE STRUCTURAL DRAWINGS FOR DETAILS
27. HANDRAIL AND GUARDRAIL AT 36" FROM THE TREAD FINISH. PROVIDE SHOP DRAWINGS TO REVIEW THE PROPOSED DESIGN, MAX DISTANCE BETWEEN THE RAIL POSTS IS 4".
28. LIGHT FIXTURES- TYPICAL AS SHOWN ON THE FLOOR PLAN AND ELEVATIONS

WALL TYPES:

ALL INTERIOR WALLS ARE 3 5/8" WOOD STUDS WITH TWO LAYERS OF GYPSUM BOARD, EXCEPT FOR REQUIRED SHEAR WALLS. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION ON WALL TYPES AND SHEATHING.

ALL EXTERIOR WALLS ARE 6" WOOD STUDS WITH SHEATHING PER STRUCTURAL DRAWINGS, AND STUCCO FINISH ON VAPOR AND AIR BARRIER PER IRC REQUIREMENT.

Floor finishes:

As shown on the floor plan.
provide exterior grade sheathing on the covered patio ceiling

Wall finishes:

Provide paint on all walls.
Provide full height wall tile or
solid surface at all bathrooms walls ,Coordinate finishes with owner

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ARCHITECTURE AND PLANNING
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TAKHAR RESIDENCE REMODEL

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Paradise Valley, AZ 85253

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Date Signed 07.30.2025
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PROJECT NUMBER
23003

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PROJECT PHASE
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PROJECT TEAM
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SHEET CONTENTS
first floor plan A

SHEET NO.
A-102

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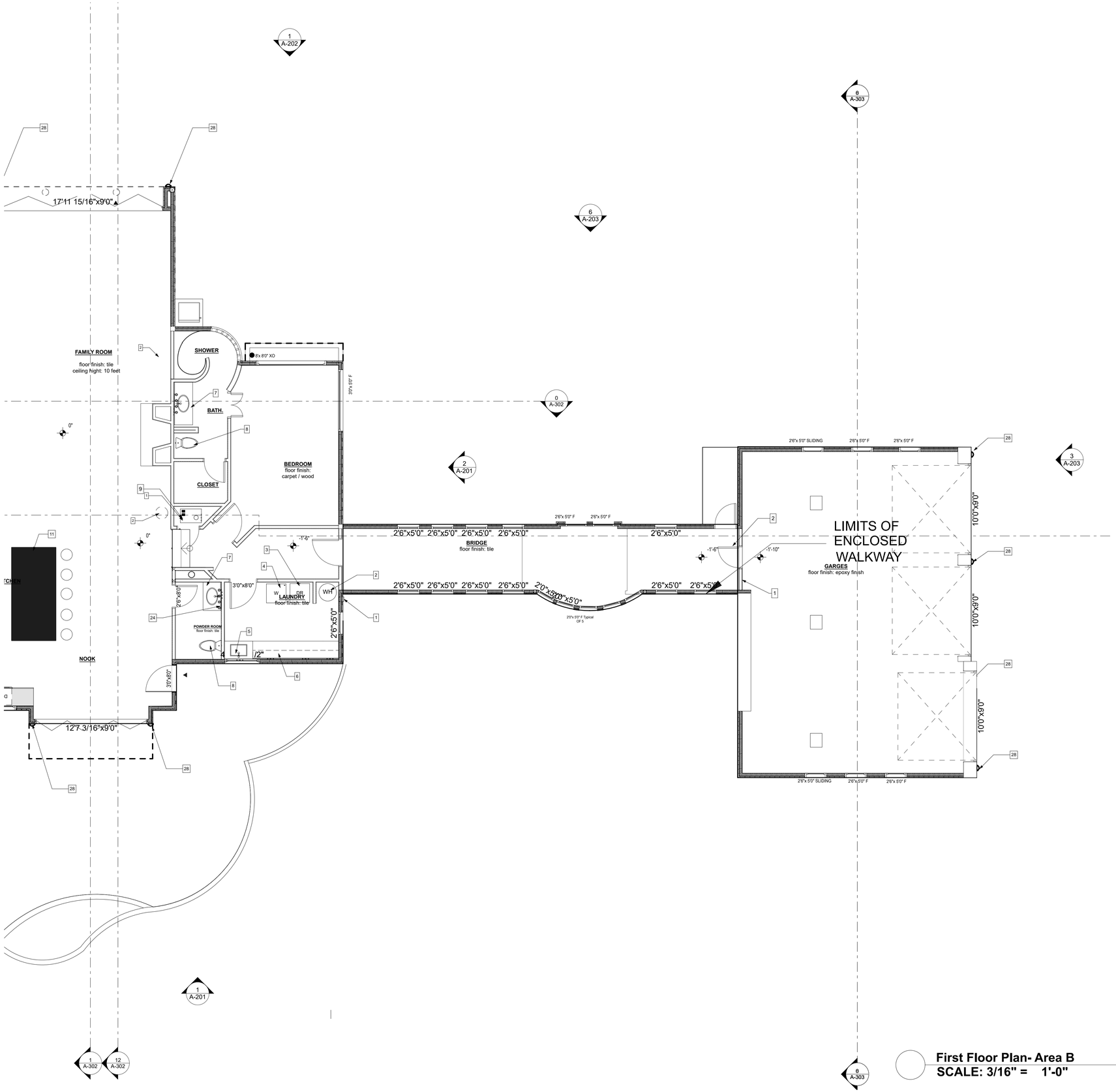

First Floor Plan- Area B
SCALE: 3/16" = 1'-0"

NORTH

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND CONTACT THE ARCHITECT FOR ANY CONFLICT.
2. THIS HOUSE IS BETTER TO BE LOCATED AND STACKED BY A SURVEYOR.
3. THIS DIMENSIONED FLOOR PLAN IS AN OVERALL DIMENSION PLAN. IT MIGHT NOT REFLECT ALL DIMENSIONS REQUIRED TO LAY OUT PLAN. DIRECT COMMUNICATION WITH ARCHITECT AND CONSULTANT MIGHT BE REQUIRED FOR MORE INFORMATION.
4. EXTERIOR WALLS DIMENSIONS ARE TO EXTERIOR FINISH. CONTRACTOR TO VERIFY ALL DIMENSION ON THE FIELD.
5. ALL EXTERIOR WALLS RADIUSES AND ANGLES ARE TO THE EXTERIOR FINISH OF WALLS.
6. ALL INTERIOR WALLS DIMENSIONS ARE TO FRAMING OF WALL U.N.O. FOR CLEAR CRITICAL CLEARANCES THE DIMENSION IS FROM FINISHED SURFACES.
7. PROVIDE REDUCER/TERMINATOR STRIPS AT ALL CHANGES IN FLOOR FINISHES.
8. PROVIDE TEMPERED GLASS AT LOCATIONS WITHIN 24 INCHES OF DOORS AND PER THE REQUIREMENTS OF IRC.
9. GLAZING AT HAZARDOUS LOCATIONS AND FIRE ASSEMBLIES SHALL MEET THE REQUIREMENTS OF IRC.
10. PROVIDE CEMENTITIOUS BACKER BOARD OR WATER RESISTANCE GYPSUM BOARD AT ALL TOILET ROOM, SHOWER ROOMS, BATHROOMS AND ALL WET AREAS..
11. ▲ DENOTES TEMPERED GLASS LOCATIONS.
12. ● EMERGENCY EGRESS WINDOW LOCATIONS.
13. SEE SHEET G-002 FOR REQUIRED FIRE BLOCKING LOCATIONS.

KEY NOTES:

1 PROVIDE FULL HEIGHT 5/8" TYPE X GYPSUM BOARD AT THIS WALL

2 SOLID CORE SELF CLOSING DOOR

28 LIGHT FIXTURES- TYPICAL AS SHOWN ON THE FLOOR PLAN AND ELEVATIONS

WALL TYPES:

ALL INTERIOR WALLS ARE 3 5/8" WOOD STUDS WITH TWO LAYERS OF GYPSUM BOARD, EXCEPT FOR REQUIRED SHEAR WALLS. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION ON WALL TYPES AND SHEATHING.

ALL EXTERIOR WALLS ARE 6" WOOD STUDS WITH SHEATHING PER STRUCTURAL DRAWINGS, AND STUCCO FINISH ON VAPOR AND AIR BARRIER PER IRC REQUIREMENT.

Floor finishes:

As shown on the floor plan.
provide exterior grade sheathing on the covered patio ceiling

Wall finishes:

Provide paint on all walls.
Provide full height wall tile or
solid surface at all tubs and showers
areas, and above all sinks, and kitchen sink
Coordinate finishes with owner

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PROJECT TEAM
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SHEET CONTENTS
first floor B

SHEET NO.
A-103

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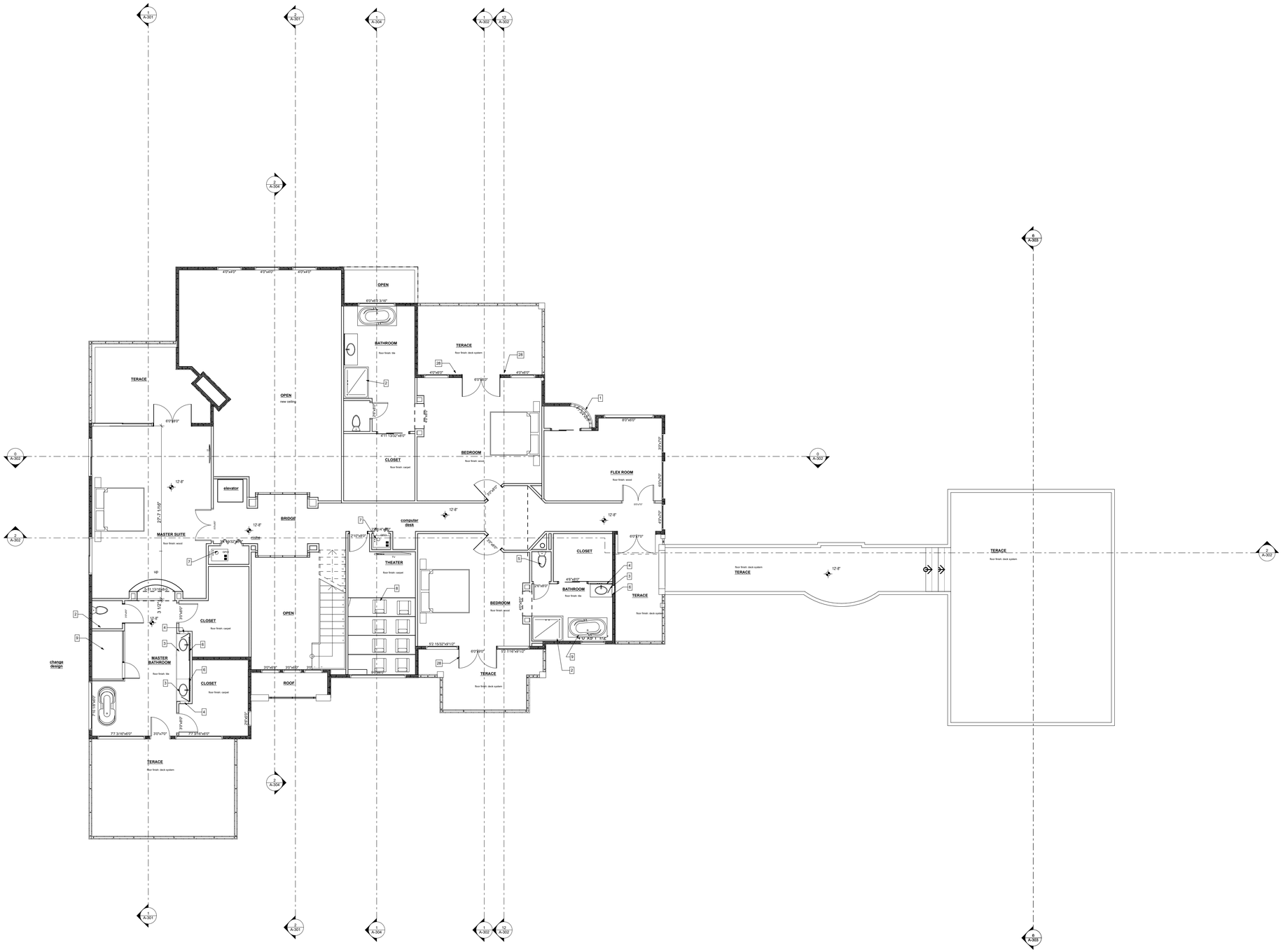

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6. ALL INTERIOR WALLS DIMENSIONS ARE TO FRAMING OF WALL U.N.O. FOR CLEAR CRITICAL CLEARANCES THE DIMENSION IS FROM FINISHED SURFACES.
7. PROVIDE REDUCER/TERMINATOR STRIPS AT ALL CHANGES IN FLOOR FINISHES.
8. PROVIDE TEMPERED GLASS AT LOCATIONS WITHIN 24 INCHES OF DOORS AND PER THE REQUIREMENTS OF IRC.
9. GLAZING AT HAZARDOUS LOCATIONS AND FIRE ASSEMBLIES SHALL MEET THE REQUIREMENTS OF IRC.
10. PROVIDE CEMENTITIOUS BACKER BOARD OR WATER RESISTANCE GYPSUM BOARD AT ALL TOILET ROOM, SHOWER ROOMS, BATHROOMS AND ALL WET AREAS..
11. ▲ DENOTES TEMPERED GLASS LOCATIONS.
12. ● EMERGENCY EGRESS WINDOW LOCATIONS.
13. SEE SHEET G-002 FOR REQUIRED FIRE BLOCKING LOCATIONS.
14. SEE FLOOR PLANS SHEETS FOR KEY NOTES

KEY NOTES:

28 LIGHT FIXTURES- TYPICAL AS SHOWN ON THE FLOOR PLAN AND ELEVATIONS

Second Floor
SCALE: 1/8" = 1'-0"

NORTH

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SHEET CONTENTS
Overall second floor plan

SHEET NO.
A-104

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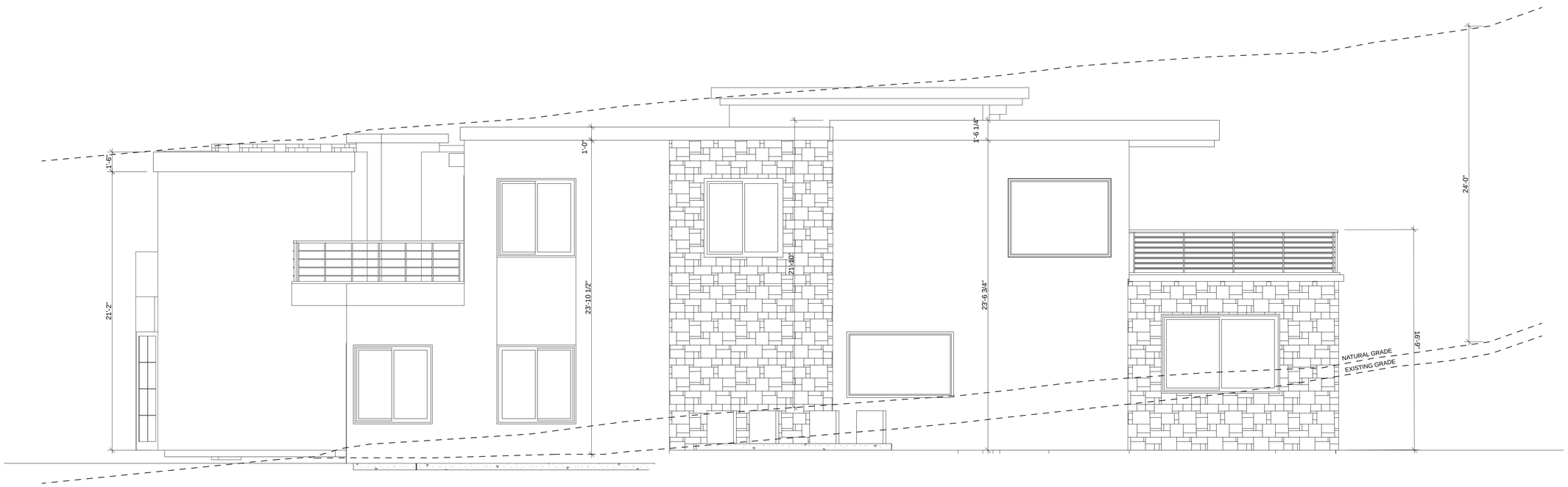
1 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



2 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"

ELEVATION GENERAL NOTES:

A. All exposed stem walls shall be of masonry or concrete type indicated for wa above floor line.

B. Sidewalks at building and structures shall match finish floor at doors and slo away.

C. Paint all exposed metal that is not specified to receive factory finish.

D. All exposed flashing shall be factory finished.

E. See plans and schedule for door and window types and sizes.

PROPOSED BUILDING MATERIALS:

Stucco system: Smooth finish (Sand Finish) stucco system over building paper over sheathing board - SW MEGA GREIGE (SW7130) LRV- 37

Stone Veneer: As shown on the 3D. Blend of dark gray.

Roofing System: TPO roofing, with dark gray color

Windows and Glass: Aluminum windows with non reflective glass, glazing to comply with the energy code. Aluminum fr color: Black

Trim / Fascia: All around the edge of roof: Black

Note: all proposed colors shell have an LRV of 38% or less.

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SHEET CONTENTS
building elevations

SHEET NO.

A-201

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

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION GENERAL NOTES:

A. All exposed stem walls shall be of masonry or concrete type indicated for wa above floor line.

B. Sidewalks at building and structures shall match finish floor at doors and slo away.

C. Paint all exposed metal that is not specified to receive factory finish.

D. All exposed flashing shall be factory finished.

E. See plans and schedule for door and window types and sizes.

PROPOSED BUILDING MATERIALS:

Stucco system: Smooth finish (Sand Finish) stucco system over building paper over sheathing board - SW MEGA GREIGE (SW7130) LRV- 37

Stone Veneer: As shown on the 3D. Blend of dark gray

Roofing System: TPO roofing, with dark gray color

Windows and Glass: Aluminum windows with non reflective glass, glazing to comply with the energy code. Aluminum fr color: Black

Trim / Fascia: All around the edge of roof: Black

Note: all proposed colors shell have an LRV of 38% or less.

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SHEET CONTENTS
building elevations

SHEET NO.
A-202

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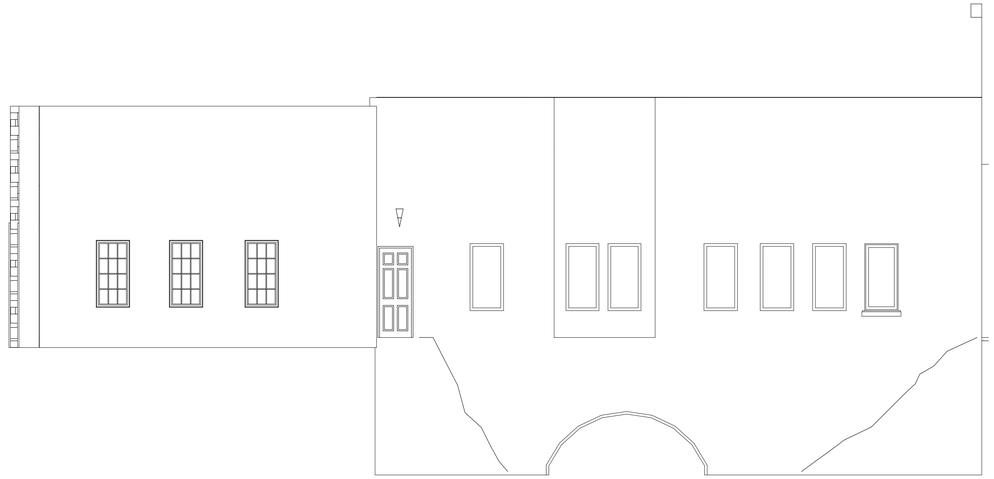
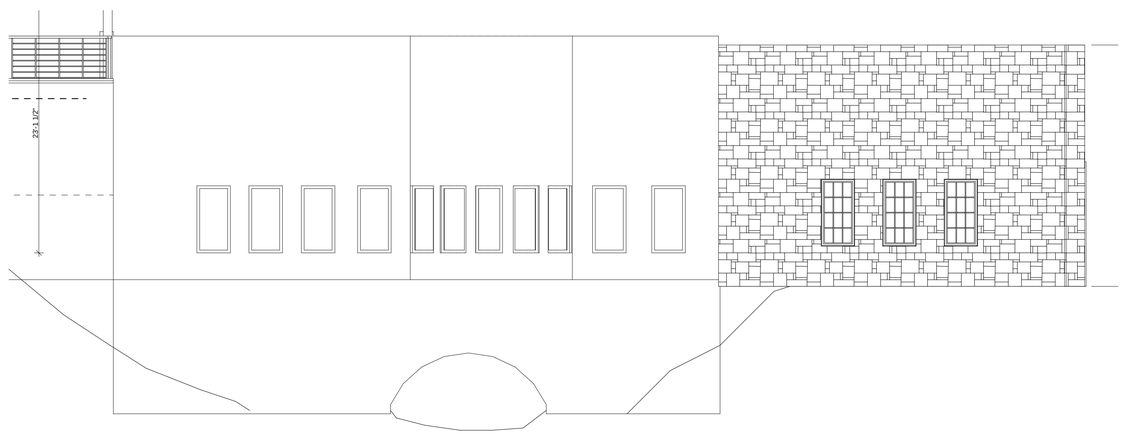
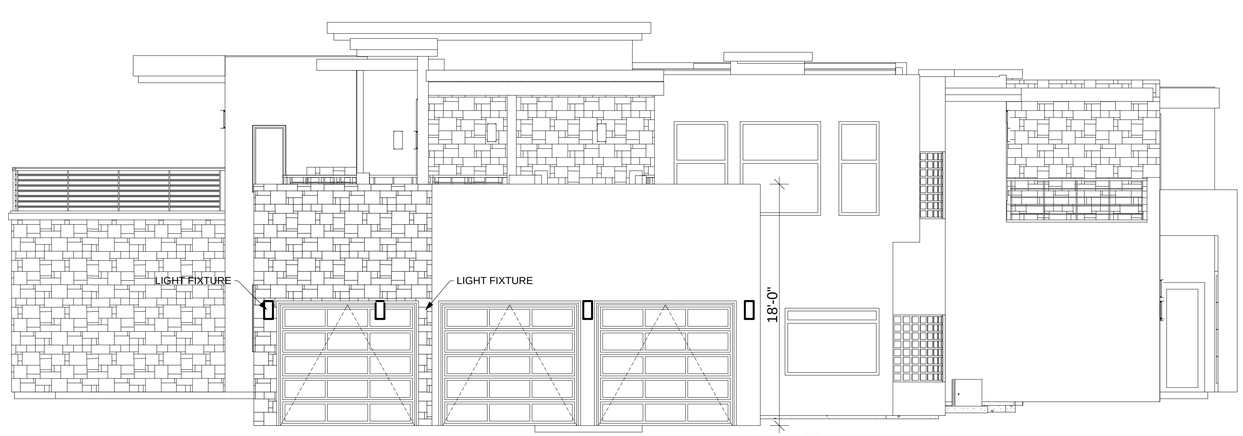


1 **NORTH ELEVATION**
SCALE: 3/16" = 1'-0"



2 **SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"



3 **EAST ELEVATION**
SCALE: 3/16" = 1'-0"

ELEVATION GENERAL NOTES:

A. All exposed stem walls shall be of masonry or concrete type indicated for wa above floor line.

B. Sidewalks at building and structures shall match finish floor at doors and slo away.

C. Paint all exposed metal that is not specified to receive factory finish.

D. All exposed flashing shall be factory finished.

E. See plans and schedule for door and window types and sizes.

PROPOSED BUILDING MATERIALS:

Stucco system: Smooth finish (Sand Finish) stucco system over building paper over sheathing board - SW MEGA GREIGE (SW7130) LRV- 37

Stone Veneer: As shown on the 3D. Blend of dark gray.

Roofing System: TPO roofing, with dark gray color

Windows and Glass: Aluminum windows with non reflective glass, glazing to comply with the energy code. Aluminum fr color: Black

Trim / Fascia: All around the edge of roof: Black

Note: all proposed colors shell have an LRV of 38% or less.

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SHEET CONTENTS
Bridge and garage elevations

SHEET NO.
A-203

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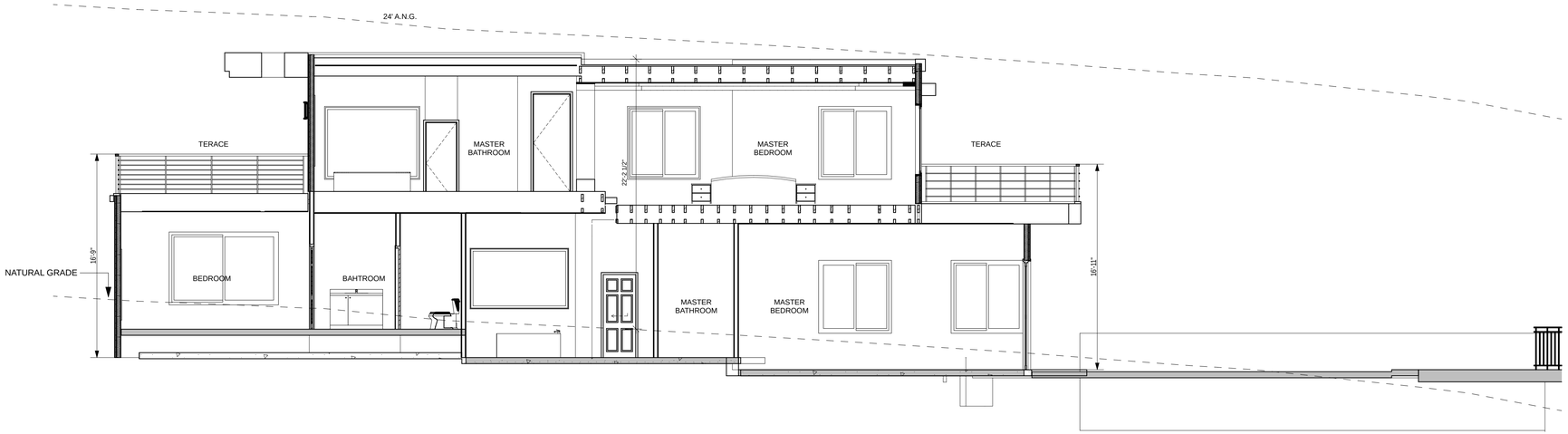

1 **SECTION A-A**
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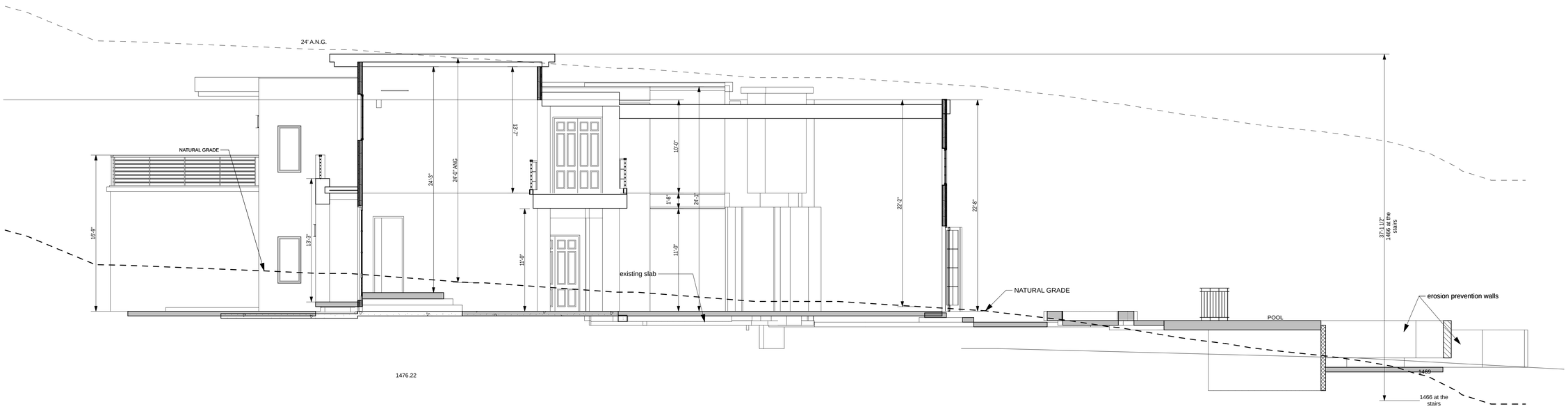

2 **SECTION B-B**
SCALE: 3/16" = 1'-0"

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SHEET CONTENTS
building sections

SHEET NO.
A-301

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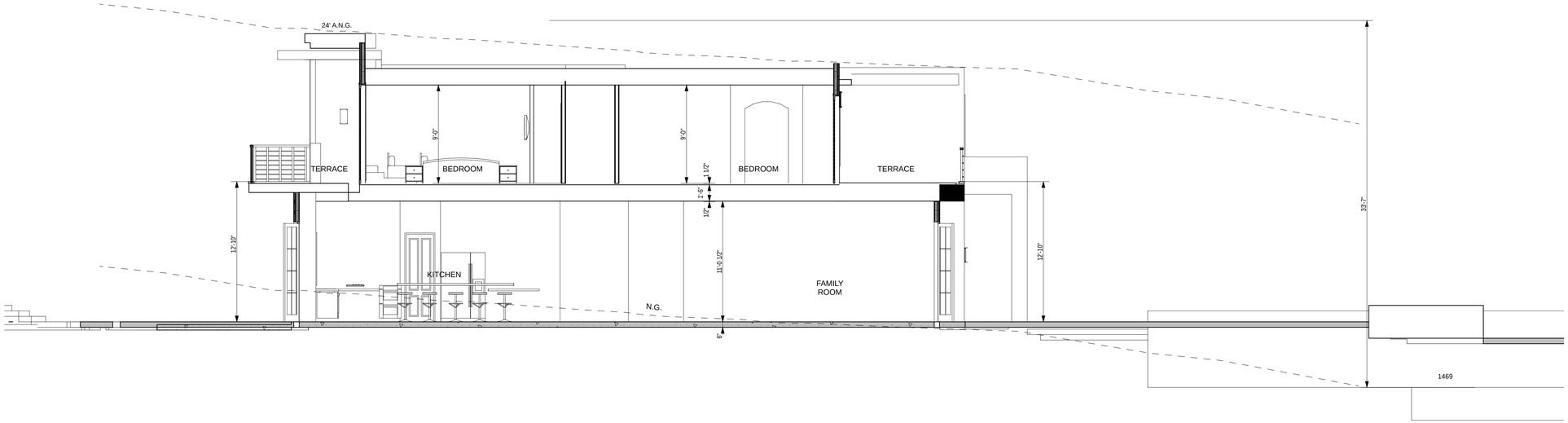
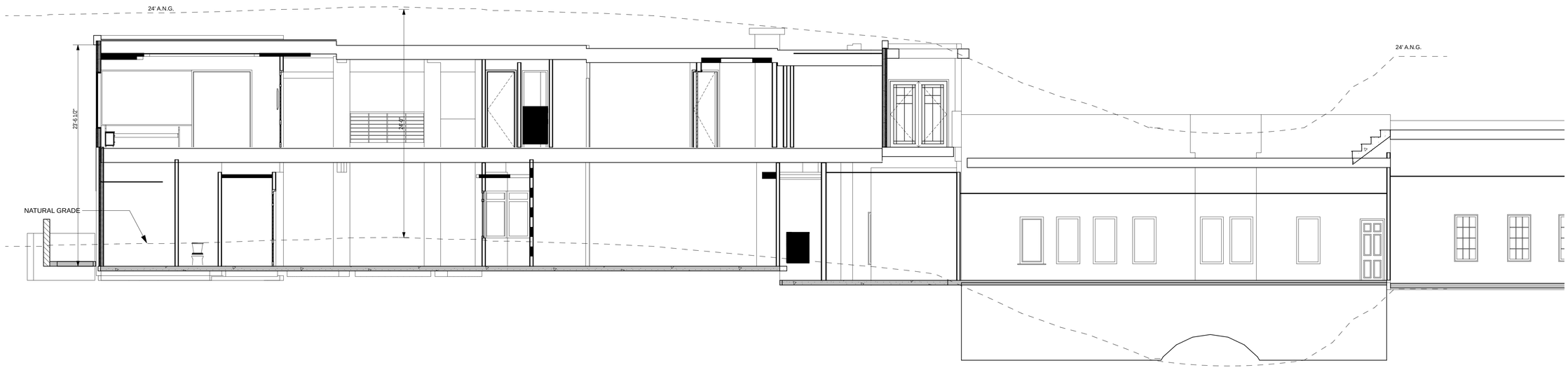


1 **SECTION C-C**
SCALE: 3/16" = 1'-0"



2 **SECTION D-D**
SCALE: 3/16" = 1'-0"

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PROJECT NUMBER
23003

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07.30.2025

REVISION NO. DATE

PROJECT PHASE
CD

PROJECT TEAM
MT

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MT

SHEET CONTENTS
building sections

SHEET NO.
A-302

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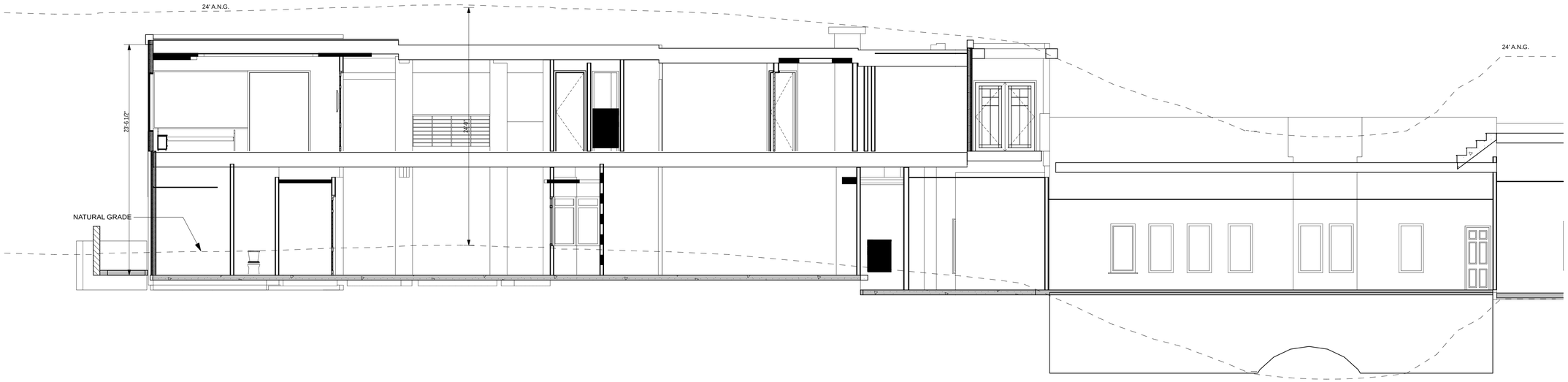
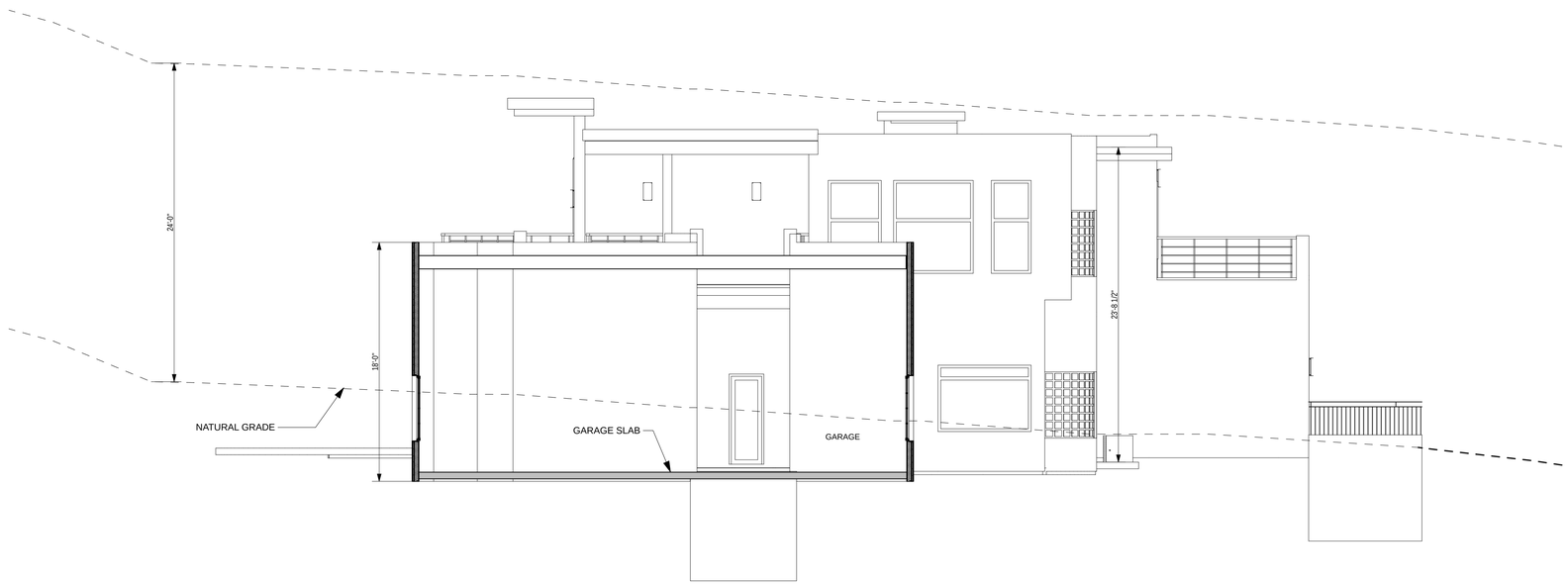


1 **SECTION E-E**
SCALE: 3/16" = 1'-0"



2 **SECTION F-F**
SCALE: 3/16" = 1'-0"

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building section

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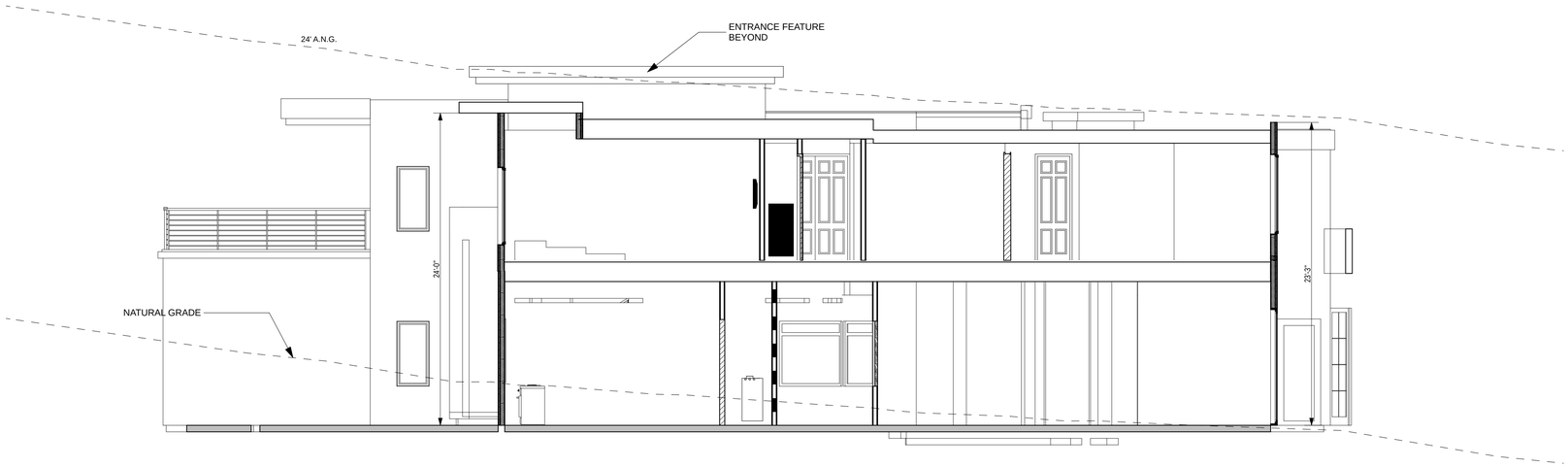

1 **SECTION G-G**
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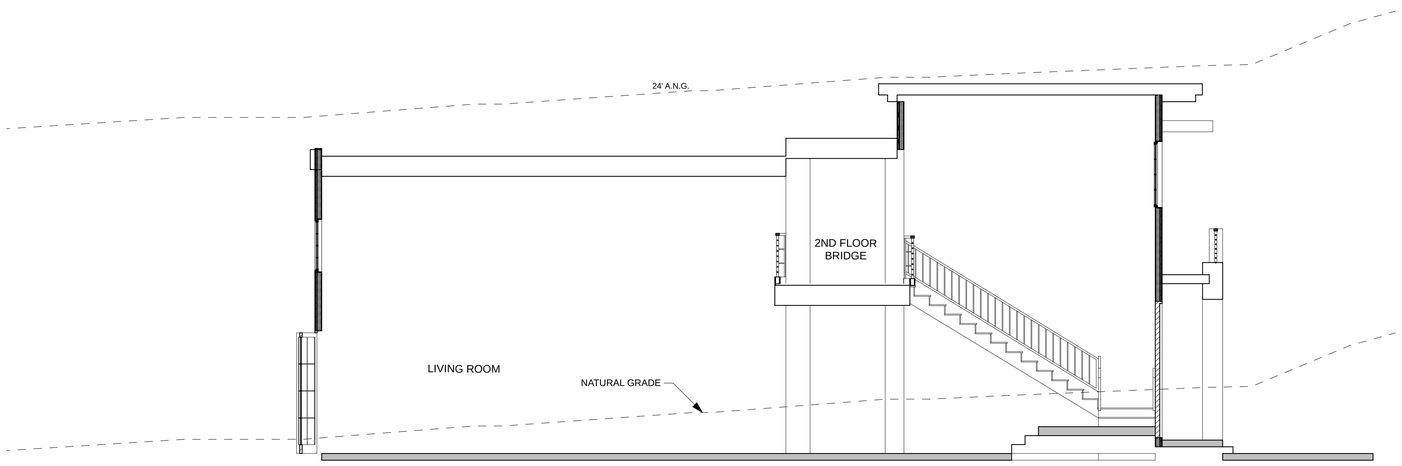

2 **SECTION H-H**
SCALE: 3/16" = 1'-0"

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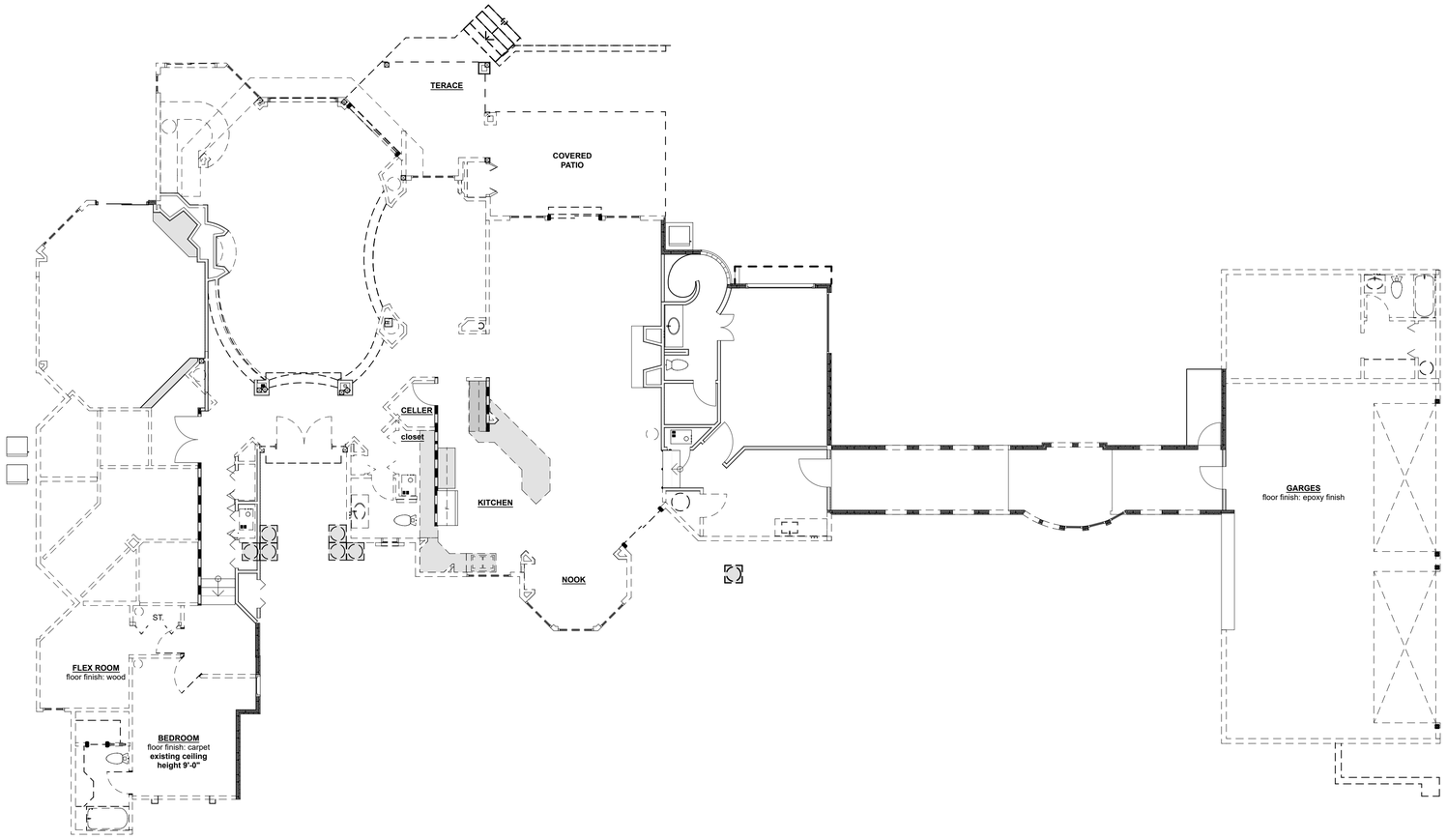

1 **FIRST FLOOR DEMOLITION PLAN**

SCALE: 1/8" = 1'-0"

NORTH

DEMOLITION PLAN GENERAL NOTES:

A. Sawcut and remove existing concrete floor slab to accommodate new utility work. Patch floor slab to match existing.

B. Coordinate demolition with new construction. All demolition and repair necessary to accomplish new construction shall be included. Contractor shall remove all existing improvements whether or not specifically indicated on the drawings to facilitate the completion of all required work. Contractors shall visit the site and verify all quantities and items required to be removed.

C. Where gypsum board is to remain, patch, tape and float portion of wall to match new finish.

D. Contractor to coordinate demolition so all wiring, conduit, equipment, etc. to remain is not destroyed. Certain items may be temporarily removed and replaced later during course of restoration. General contractor will be required to incorporate this work in his schedule. The systems may include, but are not limited to the following: E.M.S./controls, electrical power and lighting, data, visual, security, intercom, audio, catv, etc. contractor to tag and loop wire to remain back to control panels typical.

E. Any plumbing to be demolished shall have piping terminated above finished ceiling, below finished floor and behind finished walls. All drain/ waste/vent piping to be capped and sealed at all openings per requirements of A.H.J.

F. Remove existing ceiling, lighting fixtures, speakers, smoke detectors, any other ceiling mounted apparatus hvac diffusers and return grilles, typical in all areas of demolition unless noted otherwise.

G. Remove floor and wall covering typical throughout areas of demolition (unless noted otherwise) and any other areas as affected by demolition/ new construction. prepare floor and wall surfaces to receive new finishes

H. Contractor to maintain/repair rating of existing floor, roof and wall assemblies throughout.

NOTE:

1. DEMOLISHING WILL INCLUDE REMOVING THE EXISTING CEILING, ROOF STRUCTURE AND ROOFING MATERIAL, AND REROUTING THE UNDER GROUND DUCT.

2. ITEMS TO BE DEMOLISHED ARE SHOWN DASEHD, COORDINATE WITH OWNER ON REPLACING THE EXISTING PLUMBING FIXTURES.

3. LIVING ROOM ROOF AND CEILING TO REMAIN

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SHEET CONTENTS
first floor demolition plan

SHEET NO.

AD101

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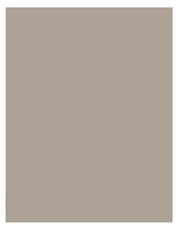
COLORED 3D

HOUSE FINISHES AND COLORS:

FLATE ROOF COATING AND ROOF DECK: DARK GRAY

RAILING AND MULLIONS, FASCIA COLORS

BLACK

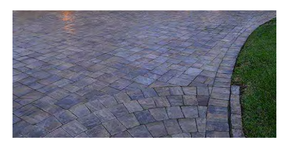


HOUSE EXTERIOR WALLS COLOR: SW MEGA GREIGE, SW 7130 LRV 37

HOUSE STONE: Cut Stone as shown. LRV 20

HARDSCAPE:

PAVERS:



MONTEREY BLACK BLEND PAVERS : LRV 9

POOL DECK:

Stone: Travertine Pool deck stone-
Mocha color: LRV 34

WALLS:

ELDORADO STONE BLIND: LRV 20

OTHER RETAINING WALLS:

Stucco finish to blend with nature or match the house color

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2	CITY COMMENTS	1/22/2016

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SHEET CONTENTS
color board

SHEET NO.
G-003

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05.7.5

Juno

MINI LED DOWNLIGHT

OUTDOOR/WET LOCATION

MD11WG2 RECESSED HOUSING AND TRIM

LOW VOLTAGE

Project:

Fixture Type:

Location:

Contact/Phone:

PRODUCT DESCRIPTION

The MD11LW mini LED recessed downlight is for use in wet locations and is IC rated for insulated or non-insulated applications • Sleek, compact form factor provides direct accent lighting with low glare optic system that approximates the light output and distribution of 20W halogen lamps • Ideal for both residential and commercial outdoor applications where unobtrusive accent lighting is required • Remote mount Class 2 120V to 12V AC electronic or magnetic transformer required • Designed to provide 50,000 hours of life • 5 year limited warranty on LED components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury
- Comparable light output to 20W MR11 halogen lamps while consuming 5W

PRODUCT SPECIFICATIONS

LED Light Engine High performance, low power LEDs provide excellent light output, performance and color quality/consistency • 2700K, 3000K, 3500K or 4100K color temperatures available • 80 CRI minimum.

Optical System Fixtures are offered with a choice of spot, narrow flood or flood beam patterns • LED source concealed with lensed optic is deeply regressed into an internal reflector to produce a low glare system • Reflectors finished to match trim ring color for uniform appearance • Field replacement of optical lenses is NOT recommended.

Transformer Requires remote mount Class 2, 120V to 12V AC electronic or magnetic transformer for operation • Juno TLS02E electronic and TLS76- magnetic transformer are designed specifically for use with these fixtures.

Dimming May be dimmed with dimmers tested and qualified by Juno for use with TLS02E and TLS76- see transformer specifications for compatible dimmers • Color temperature remains constant over dimming range • Consult factory for additional information.

Life Rated for 50,000 hours at 70% lumen maintenance.

Labels UL Listed for wet locations and daisy chaining • Union made • UL and cUL listed • RoHS compliant.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Product specifications subject to change without notice.

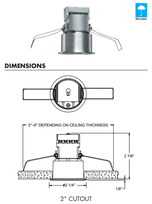
HOUSING FEATURES

Housing Designed for use in IC (insulated ceiling) or non-IC construction • Die cast aluminum housing • Finished with either corrosion resistant painted finishes or E-coat for decorative plated finishes.

Wiring Compartment Provided with removable access plate • Four pole terminal block allows for quick, secure connection • UL/cUL listed junction box for use with remote mount transformer and suitable low voltage cable (Type CL2 or NEC equivalent, 18-12 AWG). Consult local codes for compliant wiring methods.

Mounting Zinc plated torsion clips are provided fully assembled to housing • Springs allow for fast, secure installation or removal in mounting surfaces from 1/8" to 1" thick material • 2" Cutout dimension corresponds to common hole saw size.

DIMENSIONS



ELECTRICAL DATA

Input Voltage:	12VAC
Input Power:	4.8W
Input Current:	0.42A
Frequency:	Varies with Transformer

ORDERING INFORMATION:

Example: **MD11WG2-27K-FL-WH**

Fixture

Catalog No.	Color Temp.		Optic		Finish	
MD11WG2	27K	2700K	SP	Spot	WH	White
	30K	3000K	NF	Narrow Flood	BL	Black
	35K	3500K	FL	Flood	SN	Satin Nickel
	41K	4100K			BZ	Bronze

Transformer

Catalog Number	Finish	Description
TLS075S-15-WH	White	75W 12V IC Electronic Sensor Transformer
TLS075S-35-WH	White	75W 12V IC Electronic Sensor Transformer
TLS075S-60-WH	White	60W 12V IC Electronic Sensor Transformer
TLS76-10-BL	Black	75W 12V IC Magnetic Sensor Transformer
TLS76-35-BL	Black	75W 12V IC Magnetic Sensor Transformer
TLS76-60-BL	Black	60W 12V IC Magnetic Sensor Transformer

REV 10/13

05.7.5

MINI LED DOWNLIGHT

MD11WG2 OUTDOOR/WET LOCATION RECESSED HOUSING AND TRIM

LOW VOLTAGE

PHOTOMETRIC REPORT

Test Report #: PT10130702B
Catalog No: MD11WG2SN-SP-WH
Luminaire Spacing Criterion: 0.34
Luminaire LPW: 64

CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	1537
5	1648
10	421
20	80
30	17
40	5
50	3
60	1
70	1
80	0
90	0

Multiplier: 2ft.: 0.42
3ft.: 0.16
4ft.: 1.06

AVERAGE INITIAL FOOTCANDLES
Multiple Units (Square Array, 60" x 60" mount)
Mounting Height: 10' Average Initial Footcandles

Spacing	RCH1	RCH4	RCH8
2'	13	13	13
4'	15	9	9
6'	8	7	7
8'	6	6	5
10'	5	4	4
12'	3	3	3

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixtures
0-30°	1,000	6.6%	93.3
0-40°	809	6.6%	96.9
0-60°	313	6.6%	99.3
0-90°	319	6.6%	100.0

INITIAL FOOTCANDLES
One Unit, 5W, 19.4° Beam

Distance to Illuminated Plane (Feet)	Footcandles	Beam Center	Beam Diameter
4	34.8	34.8	2.7
6	30.9	30.9	2.7
10	19.8	19.8	2.7

LUMINANCE (Average cd/m²)

Degrees	Average 0° Luminance
45	6210
65	4770
75	4667
85	1634

PHOTOMETRIC REPORT

Test Report #: PT10130702B
Catalog No: MD11WG2SN-NF-WH
Luminaire Spacing Criterion: 0.42
Luminaire LPW: 61

CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	1170
5	1244
10	426
20	133
30	35
40	7
50	2
60	1
70	0
80	0
90	0

Multiplier: 2ft.: 0.42
3ft.: 0.16
4ft.: 1.06

AVERAGE INITIAL FOOTCANDLES
Multiple Units (Square Array, 60" x 60" mount)
Mounting Height: 10' Average Initial Footcandles

Spacing	RCH1	RCH4	RCH8
2'	14	12	11
4'	9	9	8
6'	8	7	6
8'	5	5	5
10'	4	4	4
12'	3	3	3

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixtures
0-30°	1,015	6.6%	88.9
0-40°	790	6.6%	95.5
0-60°	300	6.6%	98.9
0-90°	304	6.6%	100.0

INITIAL FOOTCANDLES
One Unit, 5W, 34.6° Beam

Distance to Illuminated Plane (Feet)	Footcandles	Beam Center	Beam Diameter
4	12.7	12.7	2.7
6	12.3	12.3	2.7
10	10.4	10.4	2.7
12	11.8	11.8	4.7

LUMINANCE (Average cd/m²)

Degrees	Average 0° Luminance
45	1726
65	2960
75	4011
85	3368

PHOTOMETRIC REPORT

Test Report #: PT10130704B
Catalog No: MD11WG2SN-FL-WH
Luminaire Spacing Criterion: 0.64
Luminaire LPW: 35

CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	540
5	537
10	366
20	154
30	68
40	14
50	3
60	1
70	1
80	0
90	0

Multiplier: 2ft.: 0.42
3ft.: 0.16
4ft.: 1.06

AVERAGE INITIAL FOOTCANDLES
Multiple Units (Square Array, 60" x 60" mount)
Mounting Height: 10' Average Initial Footcandles

Spacing	RCH1	RCH4	RCH8
2'	19	17	15
4'	12	11	10
6'	8	7	7
8'	6	5	5
10'	5	4	4
12'	3	3	3

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixtures
0-30°	1,011	6.6%	81.3
0-40°	751	6.6%	91.9
0-60°	307	6.6%	98.3
0-90°	313	6.6%	100.0

INITIAL FOOTCANDLES
One Unit, 5W, 58.2° Beam

Distance to Illuminated Plane (Feet)	Footcandles	Beam Center	Beam Diameter
4	34.1	34.1	2.7
6	15.1	15.1	4.7
10	5.5	5.5	7.9
12	3.5	3.5	8.7

LUMINANCE (Average cd/m²)

Degrees	Average 0° Luminance
45	3005
65	1397
75	1565
85	1064

Fixtures tested to IES recommended standard for solid state lighting per LM-79-08. Photometric performance on a single unit at 12VAC in a 25°C ambient represents a baseline of performance for the fixture. Results may vary in the field and when multiple fixtures are used in a system.

1300 S. Wolf Road • Des Plaines, IL 60018 • Phone (847) 827-9880 • Fax (847) 827-2925
220 Chrysler Drive • Brampton, Ontario • Canada L6S-6B6 • Phone (905) 792-7333 • Fax (905) 792-0064
Visit us at www.junolightinggroup.com

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LIGHT FIXTURE #2: down light at the entrances

HINKLEY & FR.

HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 440.653.5500 [F] 440.653.5555
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM

LUNA 1660BZ-LED	
BRONZE	
WIDTH:	6.0"
HEIGHT:	16.8"
WEIGHT:	5.0 LBS
MATERIAL:	ALUMINUM
GLASS:	ETCHED GLASS LENS
BACKPLATE WIDTH:	6.0"
BACKPLATE HEIGHT:	16.0"
SOCKET:	2-5.50W COL-35 *INCLUDED
DARK SKY:	YES
LED INFO:	
LUMENS:	250
COLOR TEMP:	2700k
CRI:	90
LED WATTAGE:	6w
INCANDESCENT EQUIVALENCY:	35w
DIMMABLE:	YES
NOTES:	PATENT: US AND FOREIGN PATENTS PENDING |
EXTENSION:	3.5"
TTO:	10.0"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665166071

LIGHT FIXTURE #1: Hinkley Lighting Light Outdoor Wall Lantern in Bronze 1660BZ

EXTERIOR LIGHT FIXTURES TABLE:

SYMBOL	LIGHT FIXTURE	QUANTITY	WATTS	LUMENS	LOCATION
	LIGHT FIXTURE #1	24	6	250	SEE SITE PLAN / FLOOR PLAN
	LIGHT FIXTURE #2	4	4.8	270-319	SEE SITE PLAN / FLOOR PLAN

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ARIZONA U.S.A.
EXPIRES 12/31/2026

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PROJECT NUMBER
23003

DATE OF ISSUE
07.30.2025

REVISION NO. DATE

PROJECT PHASE
CD

PROJECT TEAM
MT

DRAWN BY
MT

SHEET CONTENTS
Exterior Lighting

SHEET NO.

G-004

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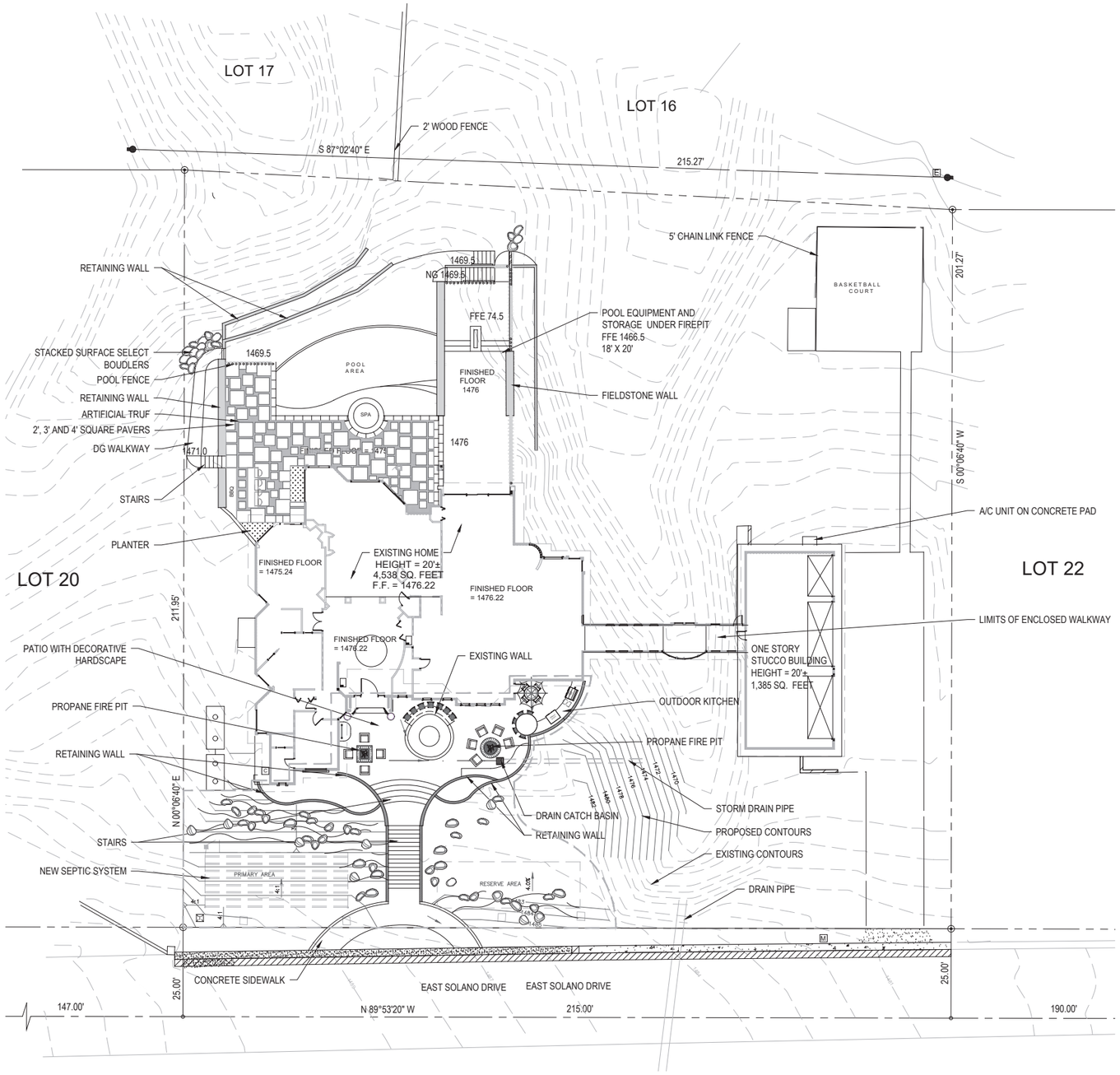

NORTH

16' 32'

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

REVISIONS

1

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3

VICKERS DESIGN GROUP

WE ARE THE LEADERS IN MAKING YOUR VISION'S COME TO LIFE.

ADAM VICKERS, LANDSCAPE DESIGNER

602-703-4014

APPROVED FOR CONSTRUCTION

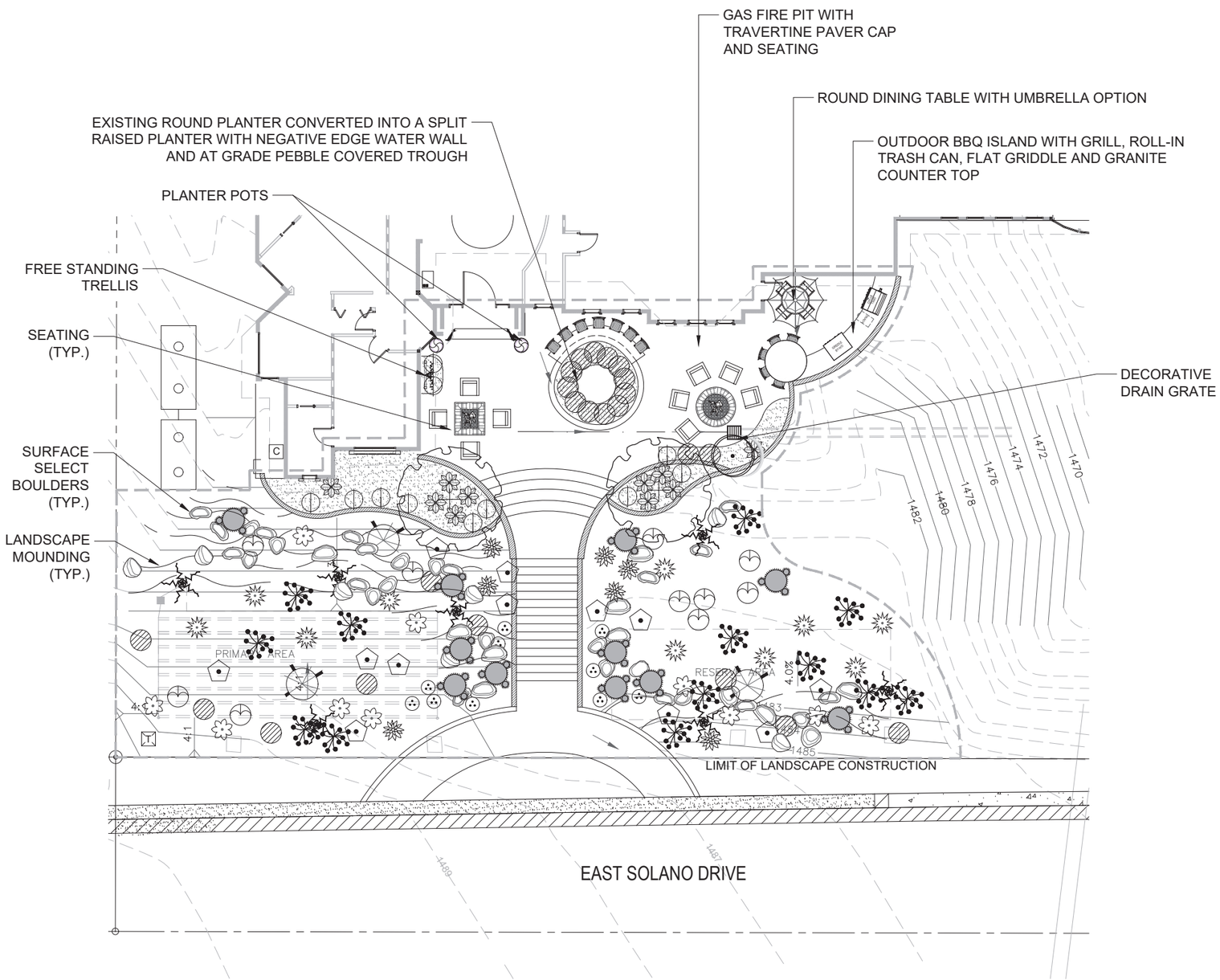
TAKHAR RESIDENCE

5228 E. SOLANO DR. PARADISE VALLEY, AZ

DESIGNED:	staff
DRAWN:	staff
CHECKED:	AV
DATE:	12.2.22
JOB NO.:	--

SHEET 1 OF 3

SITE PLAN



PLANT SCHEDULE FRONT YARD

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Acacia aneura Mulga	36" Box	2
	Carnegiea gigantea	Spear	11
	Sophora secundiflora Texas Mountain Laurel	15 gal.	1

SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Agave angustifolia variegata Variegated Century Plant	5 gal.	10
	Agave desmetiana Smooth Agave	15 gal.	10
	Agave parryi Parry`s Agave	5 gal.	10
	Aloe polyphylla Spiral Aloe	5 gal.	2
	Echinocactus grusonii Golden Barrel Cactus	10 gal.	10
	Euphorbia resinifera Moroccan Mound	15 gal.	7
	Ferocactus wislizenii Fish Hook Barrel Cactus	2`-3` Ht.	10
	Fouquieria splendens Ocotillo	Bareroot	7
	Hardenbergia violacea Lilac Vine	15 gal.	1
	Lantana montevidensis `Purple` Trailing Lantana	5 gal.	23
	Lantana x `New Gold` New Gold Lantana	5 gal.	12
	Oenothera berlandieri Mexican Evening Primrose	5 gal.	11
	Opuntia macrocentra Purple Prickly Pear	5 gal.	13
	Stenocereus thurberi Organpipe Cactus	15 gal.	3

DESERT PAVEMENT DECOMPOSED GRANITE

SYMBOL	DESCRIPTION
	Decomposed Granite Blend of (60%) 1/2" Screened minus and (40%) 6"-8" Rip Rap. Color to be Apache Brown 2" depth in all planting areas
	Surface Select Boulders 500-1500 lbs

NORTH SCALE: 1/8" = 1'-0" 8' 16'

REVISIONS
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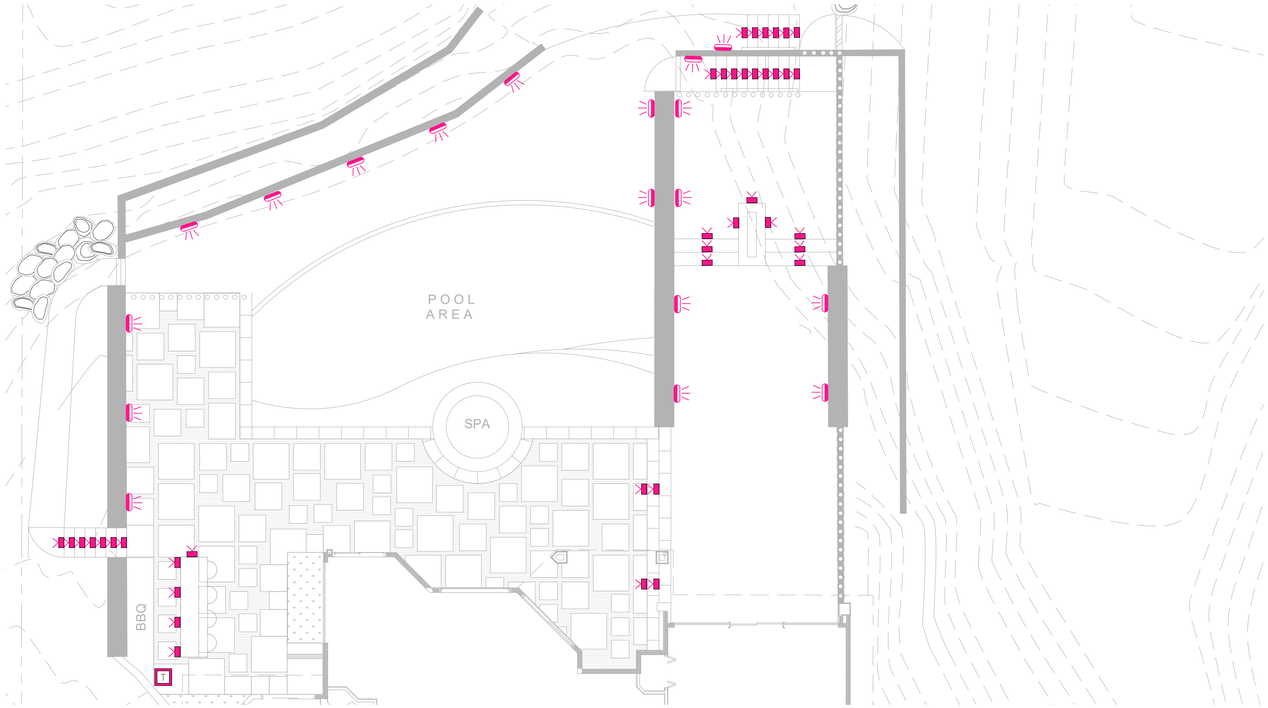
5228 E. SOLANO DR. PARADISE VALLEY, AZ

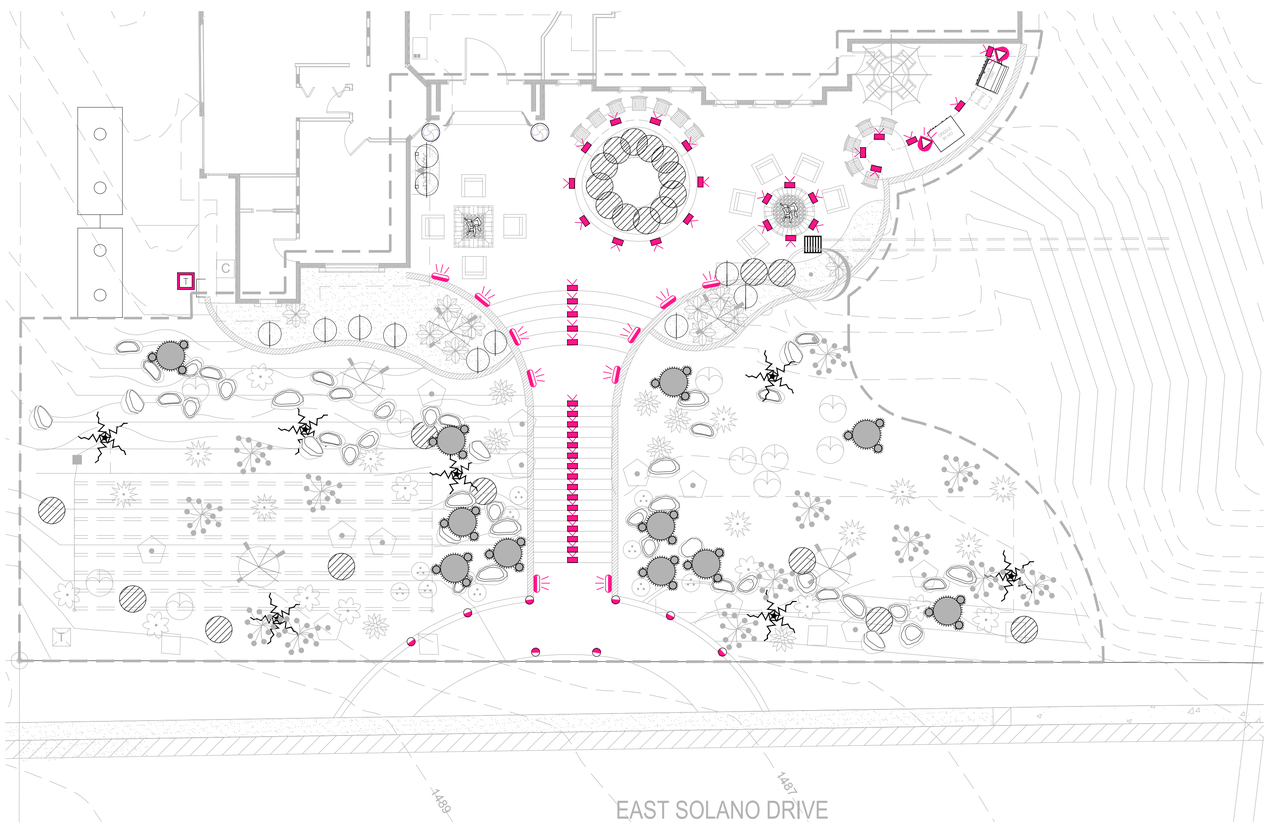
DESIGNED: staff
DRAWN: staff
CHECKED: AV
DATE: 4.6.23
JOB NO.: --

SHEET 2 OF 3

LANDSCAPE PLAN



BACK YARD LIGHTING PLAN



FRONT YARD LIGHTING PLAN

LIGHTING SCHEDULE

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	BACKYARD	FRONT YARD
		FX Luminaire LF Designed for under-the-cap, railing or existing construction applications. 6.7in. W x 0.9in. H x 0.625 D. Order code: LF, Brass, (BS) Natural Brass Lamp: LF-1LED, 2W / 2.4VA, 2700K, Beamspread: Very Wide Flood	78	40	38
		FX Luminaire VK Vertical Recessed Wall Light. Order code: VK, Aluminum, (BZ) Bronze Metallic , Recessed Wall Install Kit for VK Lamp: VK-3LED, 4W / 4.4VA, 2700K, Beamspread: Narrow Flood	28	18	10
		FX Luminaire BQ Machined Stainless steel BBQ task light. Order code: BQ, Stainless Steel, (SS) Stainless Steel, Direct Mount Lamp: BQ-1LED, 2W / 2.4VA, 3900K, Beamspread: Flood	2		2
		FX Luminaire FC-GW-180 Large scale in grade hardscape well light fixture. 4in. Dia x 5.7in. H. Order code: FC-GW-180, Brass, (BZ) Bronze Metallic , Direct Mount Lamp: FC-GW-6LED, 7.7W / 9.3VA, 2700K, Beamspread:	8		8
	T	FX Luminaire Transformer PX-900-T-PC-SS Lamp: NA, NA, NA, Beamspread: NA	2	1	1

NORTH

8' 16'

SCALE: 1/8" = 1'-0"

REVISIONS

1

2

3

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APPROVED FOR CONSTRUCTION

TAKHAR RESIDENCE

5228 E. SOLANO DR. PARADISE VALLEY, AZ

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JOB NO.:	--

SHEET 4 OF 4

LIGHTING PLAN

GRADING AND DRAINAGE PLAN FOR 5228 E. SOLANO DRIVE PARADISE VALLEY, ARIZONA

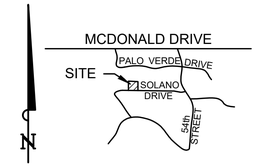
Lot 21, Stone Canyon, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 62 of Maps, Page 41;

NOTES

1. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND REQUESTED UTILITY DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. NOT ALL UTILITY COMPANIES CONTACTED HAVE PROVIDED FACILITY MAPS FOR THEIR UNDERGROUND UTILITIES AND NOT ALL COMPANIES MARKED THEIR FACILITIES BEFORE THE FIELD SURVEY WAS COMPLETED.

2. THE BOUNDARY AND EASEMENT INFORMATION SHOWN HEREIN IS FOR REFERENCE ONLY. THIS INFORMATION WAS CALCULATED USING THE RECORDED PLAT AS DESCRIBED IN THE LEGAL DESCRIPTION AND DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.

3. THE SURVEY WAS PREPARED WITHOUT THE BENIFIT OF A TITLE REPORT, AND IS SUBJECT TO ALL EASEMENTS OF RECORD.



VICINITY MAP
N.T.S.

SETBACK REQUIREMENTS

ALL SETBACKS SHALL BE IN CONFORMANCE WITH THE TOWN OF PARADISE VALLEY ZONING ORDINANCE.

EXISTING LEGEND

- FOUND MONUMENT AS NOTED
- SET CAPPED REBAR
- PROPERTY LINE
- MONUMENT LINE
- SURVEY TIE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC
- WATER METER
- CONCRETE
- POWER POLE
- IRRIGATION FLOOD VALVE
- DOWN GUY
- HYDRANT

PROPOSED LEGEND

- CONCRETE
- 19.33C PROPOSED SPOT GRADE
- CROSS SECTION
- GRADE BREAK
- 85.20 CONTOUR
- DRAINAGE FLOW DIRECTION
- DRAINAGE FLOW ARROW
- SLOPE INDICATOR

GRADING AND DRAINAGE NOTES

1. A GRADING PERMIT IS REQUIRED UNDER TOWN OF PARADISE VALLEY CODE.
2. HAUL PERMITS, WHEN REQUIRED, MUST BE OBTAINED PRIOR TO OR CONCURRENTLY WITH THE GRADING AND DRAINAGE PERMIT.
3. EXCAVATING CONTRACTOR MUST GIVE LOCATION FOR WASTING EXCESS EXCAVATION AND A LETTER FROM OWNER GIVING PERMISSION FOR DUMPING PRIOR TO STARTING ON-SITE CONSTRUCTION.
4. TOWN OF PARADISE VALLEY FIELD INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE AND/OR OFF-SITE CONSTRUCTION BEGINS.
5. 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.
8. GRADING AND DRAINAGE PLAN APPROVAL INCLUDES THE CONSTRUCTION OF ALL SURFACE IMPROVEMENTS SHOWN ON THE APPROVED PLAN, INCLUDING, BUT NOT LIMITED TO, RETENTION AREAS, SEDIMENTATION BASINS, AND/OR OTHER DRAINAGE FACILITIES, DRAINAGE PATTERNS, WALLS, CURBS, ASPHALT PAVEMENT, AND BUILDING FLOOR ELEVATION.
9. GRADES SHOWN IN RETENTION BASINS ARE DESIGN FINISHED GRADES. SHOULD THE CONTRACTOR OR ANY SUBCONTRACTOR PLAN TO PLACE SPOIL DIRT FROM FOOTINGS, UTILITY TRENCHES, LANDSCAPING, SWIMMING POOLS, ETC. IN THE BASINS, THE BASINS SHOULD BE SUFFICIENTLY OVER-EXCAVATED DURING THE ROUGH GRADING OPERATION TO ALLOW FOR THE PLACEMENT OF THE FILL OR LANDSCAPING MATERIALS.
10. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONFIRMING DEPTHS OF ALL THE EXISTING UTILITY LINES WITHIN PROPOSED RETENTION BASIN AREAS. IF THE BASIN CANNOT BE CONSTRUCTED PER PLAN BECAUSE OF CONFLICTS, THE CONTRACTOR SHOULD DISCUSS MODIFICATION OF BASIN CONFIGURATION WITH THE TOWN INSPECTOR TO DETERMINE IF A PLAN REVISION OR A FIELD CHANGE IS REQUIRED.
11. 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.
12. ALL RAMPS MUST MEET 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND CITY OF PHOENIX SUPPLEMENT TO M.A.G. UNIFORM STANDARD SPECIFICATIONS AND DETAILS; 2% MAX CROSS SLOPES AND12:1 MAX LONGITUDINAL SLOPES.
13. CERTIFICATE OF OCCUPANCY (C OF O) AND/OR FINAL ELECTRICAL CLEARANCE FOR ANY BUILDING MAY BE DENIED UNTIL ALL GRADING AND DRAINAGE IMPROVEMENTS ARE COMPLETED.
14. EXISTING OR NEWLY DAMAGED AND/OR DISPLACED CONCRETE CURB, GUTTER, SIDEWALK, OR DRIVEWAY SLAB THAT IS WITHIN THE RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED, AS NOTED BY TOWN INSPECTORS, BEFORE FINAL ACCEPTANCE OF THE WORK.

DRAINAGE STATEMENT

1. ONSITE STORM WATER RETENTION IS PROVIDED FOR THE PRE VS. POST DRAINAGE AREA.
2. OFFSITE FLOWS ENTER THE SITE VIA AN EXISTING 24" STORM DRAIN PIPE UNDER E. SOLANO DRIVE AND INTO AN EXISTING WASH ON THE EAST SIDE OF THE PROPERTY. FLOWS ALONG THE WEST SIDE OF THE PROPERTY FLOW INTO AN EXISTING WASH LOCATED NEAR THE NORTHWEST SIDE OF THE PROPERTY.
3. EROSION PROTECTION ONSITE WILL BE PROVIDED VIA DECOMPOSED GRANITE GROUND COVER. ALSO, RIP RAP SHALL BE PROVIDED AT THE OUTLET OF THE PROPOSED 12" STORM DRAIN PIPE SHOWN ON SHEET 2.

STORM WATER RETENTION

Vreq (PRE VS POST)
PRE IMPERVIOUS AREA = 18,540 SF.
POST IMPERVIOUS AREA = 18,600 SF
VOL REQ = (18,600 SF-18,540 SF)*2.21/12*0.95 (ZONE R1-6) = 11 CF

VOL. PROV. = $\frac{248SF + 75SF}{2}$ * 0.2' = 32 CF

PARADISE VALLEY GENERAL NOTES

1. THE PRIOR TO THE FIRST INSPECTION OF STRUCTURES WITHIN 3 FEET OF A SETBACK LINE, THE PROPERTY PINS SHALL BE PLACED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR OF THE STATE OF ARIZONA, AND THE PROPERTY LINE(S) IDENTIFIED.
2. WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
3. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL MUNICIPALITY UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
6. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR TYPE, LOCATION, HEIGHT, WATTAGE, AND LUMEN BASED UPON THE FIXTURES INSTALLED PURSUANT TO SECTION 1023 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR NON-HILLSIDE PROPERTIES, SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR HILLSIDE PROPERTIES, OR AS SPECIFIED IN THE SPECIAL USE PERMIT FOR SPECIAL USE PERMIT PROPERTIES.
7. A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
8. A SEPARATE RIGHT-OF-WAY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION.
9. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
10. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
11. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
12. ALL NEW AND EXISTING ELECTRICAL SERVICE LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY REQUIREMENTS.
13. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, AND TO SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF AN ENGINEERING CONSTRUCTION PERMIT.
14. EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4' BEHIND ULTIMATE BACK OF CURB LOCATION.
15. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8" ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
16. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER TOWN CODE, ARTICLE 5-2.
17. ALL FILL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95%.
18. SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL INSPECTION.
19. FOR BUILDING PADS THAT HAVE 1' OR MORE OF FILL MATERIAL, SOILS COMPACTION TEST RESULTS ARE REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO PRE-SLAB INSPECTION.
20. FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO FRAMING INSPECTION.
21. MAIL BOXES SHALL COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE RIGHTOF-WAY FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
22. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE.
23. TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS.
24. THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN. ANY CONSTRUCTION QUANTITIES SHOWN ARE NOT VERIFIED BY THE TOWN.
25. THE APPROVAL OF THE PLANS IS VALID FOR 180 DAYS. IF A PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN 180 DAYS, THE PERMIT MUST BE RENEWED.
26. A TOWN INSPECTOR WILL INSPECT ALL WORK WITHIN THE TOWN'S RIGHTS-OF-WAY. NOTIFY TOWN INSPECTION SERVICES TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION.
27. WHENEVER EXCAVATION IS NECESSARY, CALL ARIZONA811 BY DIALING 811 or 602-263-1100, TWO (2) WORKING DAYS BEFORE EXCAVATION BEGINS.
28. EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
29. PERMIT HOLDER SHALL POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN'S RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER. TYPE OF WORK, ADDRESS OF PROJECT AND TOWN CONTACT NUMBER, 480-348-3556.
30. WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
31. CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY.
32. ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN'S RIGHT-OF-WAY.
33. CONSTRUCTION ACTIVITIES ARE PERMITTED BETWEEN THE HOURS OF 7 AM AND 5 PM MONDAY THROUGH FRIDAY. CONSTRUCTION ACTIVITIES MAY START ONE (1) HOUR EARLIER DURING THE SUMMER (MAY 1ST THROUGH SEPTEMBER 30TH).
34. THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARDSHIP. TOWN APPROVAL SHALL BE REQUIRED.
35. THE CONTRACTOR AND PROPERTY OWNER SHALL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION.
36. A KEYED SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY GATES. THE KEYED SWITCH SHALL BE INSTALLED IN A LOCATION THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE TOWN'S BUILDING SAFETY DEPARTMENT.
37. PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR 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.
38. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
39. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT PROPOSED AND EXISTING IMPROVEMENTS FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.

SHEET INDEX

SHEET 1..... COVER SHEET
SHEET 2..... GRADING & DRAINAGE PLAN
SHEET 3.....CROSS SECTIONS

UTILITY PROVIDERS

UTILITY	PROVIDER	PHONE
WATER:	EPCOR WATER	800-383-0834
SEWER:	ONSITE SEPTIC	N/A
ELECTRIC:	APS	602-371-7171
TELEPHONE:	CENTURYLINK	877-348-9005
NATURAL GAS:	SWG	877-860-6020
CABLE:	COX COMMUNICATIONS	623-594-1000

SITE INFORMATION

SITE ADDRESS.....5228 E. SOLANO DRIVE
APN: 172-47-021
EXISTING ZONE.....R-43
CONSTRUCTION YEAR.....1989
LOT AREA (NET).....44,421 S.F. = 1.020 ACRES

BUILDING AREA

FIRST FLOOR AREA
MAIN HOUSE.....5,756 SF
BRIDGE AND GARAGE.....1,342 SF

SECOND FLOOR
MAIN HOUSE.....4,003 SF

TOTAL PROPOSED BUILDING AREA.....11,101 SF
TOTAL ALLOWABLE AREA.....11,105 SF

FLOOR AREA RATIO (FAR).....24.99%

TOTAL DISTURBED AREA.....25,255 S.F.
CREDITS.....-10,334 S.F.
NET DISTURBANCE.....14,921 SF

ALLOWABLE DISTURBANCE = 60% X LOT AREA
ALLOWABLE DISTURBANCE..... 26,652 SF

EARTHWORK QUANTITIES

CUT:	100	CY
FILL:	350	CY
NET:	450	CY FILL

EARTHWORK PROVIDED FOR PERMITTING PURPOSES ONLY. CONTRACTOR TO PROVIDE OWN CALCULATIONS FOR CONSTRUCTION PURPOSES. EARTHWORK ESTIMATE TAKES NO SHRINKAGE OR SWELL INTO ACCOUNT.

GRADING PERMIT FEE
$168.00 + $96.00 X (450CY-100CY)/100CY = $504.00
HILLSIDE ASSURANCE
35 X $504.00 = $17,640.00

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF SOLANO DRIVE, USING A BEARING OF NORTH 89 DEGREES 53 MINUTES 20 SECONDS WEST, PER THE PLAT OF STONE CANYON, RECORDED IN BOOK 62 OF MAPS PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 64TH STREET AND JACKRABBIT ROAD HAVING AN ELEVATION OF 1374.008, TOWN OF PARADISE VALLEY DATUM.

LEGAL DESCRIPTION

LOT 52, GIBRALTAR ESTATES, PLAT 2 ACCORDING TO BOOK 47 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, AZ

OWNER

GURVINDER TAKHAR
5228 E. SOLANO DRIVE
PARADISE VALLEY, ARIZONA 85253
PH. 602-705-5534
CONTACT: GERVINDER TAKHAR

CIVIL ENGINEER

BURKE ENGINEERING GROUP, INC
27107 N. GIDIYUP TRAIL
PHOENIX, ARIZONA 85085
TELEPHONE: (623) 910-1195
CONTACT: JOSEPH P. BURKE, P.E.
EMAIL: JOE@BURKEENGINEERINGGROUP.COM

SURVEYOR

SUPERIOR SURVEYING SERVICES, INC.
21413 N. 23RD AVENUE
PHOENIX, ARIZONA 85027
PH 623-869-0223

SURVEYOR

TAMIMI ARCHITECTS
4501 E. GOLD POPPY WAY
PHOENIX, ARIZONA 85044
PH. 602-380-3026
CONTACT: MARWAN TAMINI

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1745L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

ELEVATION NOTE

ADD 1400 TO ALL PROPOSED SPOT GRADES.

SURVEY NOTES

1. EXISTING TOPOGRAPHICAL INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY SUPERIOR SURVEY, INC. DATED SEPTEMBER 27, 2005.

2. VERTICAL ELEVATIONS SHOWN ON THIS SET OF DRAWINGS IS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY SUPERIOR SURVEY, INC. DATED SEPTEMBER 27, 2005.

3. PROPERTY BOUNDARY INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM A BOUNDARY SURVEY PREPARED BY SUPERIOR SURVEY, INC. DATED SEPTEMBER 27, 2005.

GENERAL NOTES

1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
2. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
3. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
4. THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS.
5. CONSTRUCTION STAKING AND /OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL
6. ALL RETAINING WALLS SHALL NOT EXTEND MORE THAN 6 INCHES ABOVE THE MATERIAL THEY RETAIN (WITH THE EXCEPTION OF DRIVEWAY RETAINING WALLS IN ACCORDANCE WITH 2207.VI.6).

AS BUILT CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THE "RECORD DRAWINGS" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER / LAND SURVEYOR DATE

REGISTERED NUMBER

CONTACT ARIZONA 811 AT LEAST TWO WORKING DAYS BEFORE YOU BEGIN EXCAVATION
ARIZONA811
CALL 811 OR CLICK ARIZONA811.COM

DATE	REVISION

COVER SHEET
TAKHAR RESIDENCE
5228 E. SOLANO DRIVE
PARADISE VALLEY, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO. 31775
JOSEPH PAUL BURKE
Date Signed 9/03/20
ARIZONA, U.S.A.

BURKE ENGINEERING GROUP
CIVIL ENGINEERING & LAND ENTITLEMENTS
27107 N. GIDIYUP TRAIL
PHOENIX, ARIZONA 85085

B.E.G

SCALE (H): 1"=10'
SCALE (V): NONE
DESIGNED BY: JPB
CHECKED BY: –
DATE: 01/10/21
PROJECT NO. GURV01
DRAWING NAME G&D

CONSTRUCTION KEY NOTES

1. NEW RETAINING WALL. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR DETAILS. TOP OF WALL AND TOP OF FOOTING PER PLAN.
2. INSTALL 2-FT WIDE RIBBON CURB PER MAG STD. DET. 220-1, TYPE "B".
3. INSTALL 2-FT LONG CONCRETE CURB TRANSITION FROM ROLL CURB TO RIBBON CURB..
4. REMOVE EXISTING WALL, STAIRS AND CONCRETE COURTYARD AREA.
5. SAWCUT MINIMUM 2-FT AC PAVEMENT. DISPOSE OF PER LOCAL CODE.
6. LANDSCAPE/PLANTER AREA. SEE LANDSCAPE PLANS FOR DETAILS.
7. INSTALL NEW STAIRS. SEE BUILDING/STRUCTURAL PLANSS FOR DETAILS.
8. INSTALL 2-FT WIDE ROLL CURB PER MAG STD. DET. 220-1, TYPE "D".
9. REMOVE EXISTING SIDEWALK.
10. INSTALL 6-FT WIDE CONCRETE SIDEWALK.
11. INSTALL NEW SEPTIC TANK. SEE SEPARATE SEPTIC SYSTEM PERMIT DRAWINGS FOR DETAILS.
12. INSTALL NEW PRIMARY SEPTIC SYSTEM FIELD. SEE SEPARATE SEPTIC SYSTEM PERMIT DRAWINGS FOR DETAILS.
13. NEW DECORATIVE CONCRETE/PAVER DRIVEWAY/PATIO. SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR DETAILS.
14. EXISTING DRIVEWAY TO BE REMOVED.
15. INSTALL 12" HDPE STORM PIPE. SLOPE AND LENGTH PER PLAN.
16. INSTALL NEW NYOPLAST INLET DRAIN. SEE DETAIL, SHEET 1.
17. REMOVE EXISTING RETAINING WALL.
18. NEW DECOMPOSED GRANITE WALKWAY.
17. DEMO & REMOVE EXISTING BACKYARD IMPROVEMENTS.

TREE TABLE

TREE NO.	TREE TYPE	SIZE
1	MESQUITE	14"
2	PALO VERDE	12"
3	MESQUITE	6"
4	PALO VERDE	14"
5	PALO VERDE	8"
6	MESQUITE	24"
7	MESQUITE	20"
8	MESQUITE	16"
9	MESQUITE	12"
10	SAGUARO	12"
11	SAGUARO	16"
12	PALO VERDE	6"
13	PALM	12"

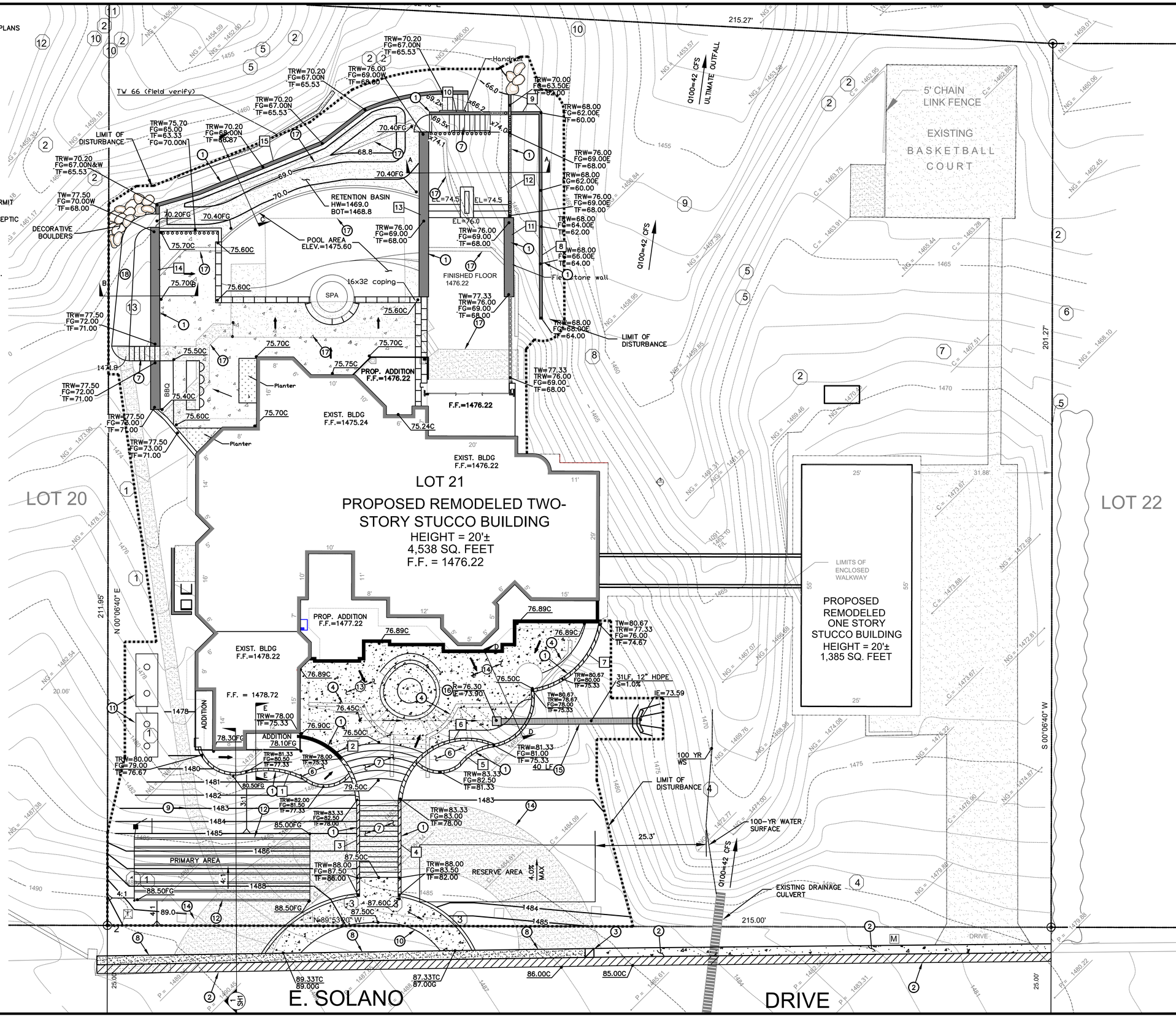
RETAINING WALL TABLE

WALL	LENGTH (FT)	MAX HEIGHT (*)	MAXIMUM CONTINUOUS LENGTH (FT)
1	37	2'-0"	37
2	23	2'-0"	23
3	21	0'-12"	21
4	21	4'-6"	21
5	38	4'-0"	38
6	28	6'-6"	28
7	23	4'-0"	23
8	47	6'-6"	47
9	7	6'-6"	7
10	18	5'-0"	18
11	18	7'-0"	18
12	28	7'-6"	28
13	37	7'-0"	37
14	42	7'-6"	42
15	78	2'-0"	55
TOTAL	466		

(*) WALL HEIGHT MEASURED FROM FINISH GRADE TO TOP OF WALL , OUTER WALL FACE.

DRIVEWAY	
AREA	350 SF
MATERIAL	CONCRETE
COLOR	UNKNOWN
MAX DISTANCE FROM NATURAL GRADE	2.6 FT
CREDIT	0%

RETAINING WALLS	
EXISTING RETAINING	385 LF
EXISTING RETAINING WALL TO REMAIN	42 LF
NEW RETAINING WALL	503 LF
TOTAL RETAINING WALL	545 LF



DATE	REVISION

GRADING AND DRAINAGE PLAN

TAKHAR RESIDENCE
5228 E. SOLANO DRIVE
PARADISE VALLEY ARIZONA

Registered Professional Engineer (Civil) CERTIFICATE NO. 31775 JOSEPH PAUL BURKE Date Signed 9/03/20 ARIZONA, U.S.A.

BURKE ENGINEERING GROUP
CIVIL ENGINEERING & LAND ENTITLEMENTS
27107 N. GIDYUP TRAIL
PHOENIX, ARIZONA 85085

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DESIGNED BY: JPB
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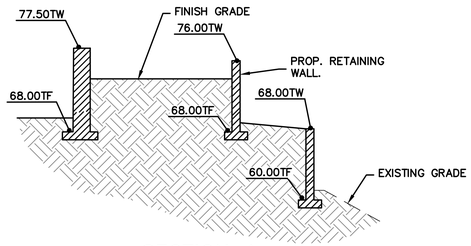

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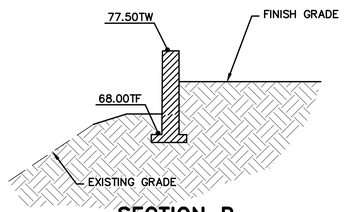

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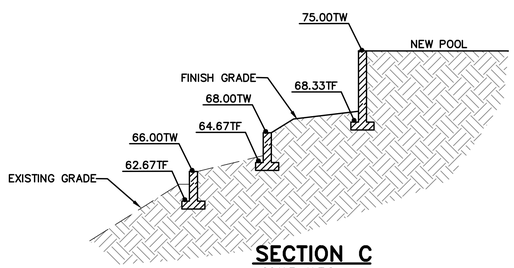

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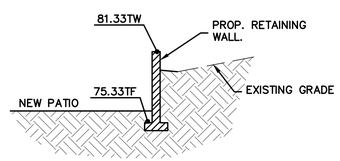

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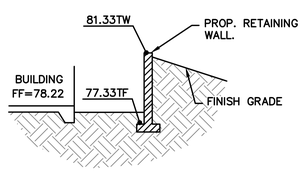

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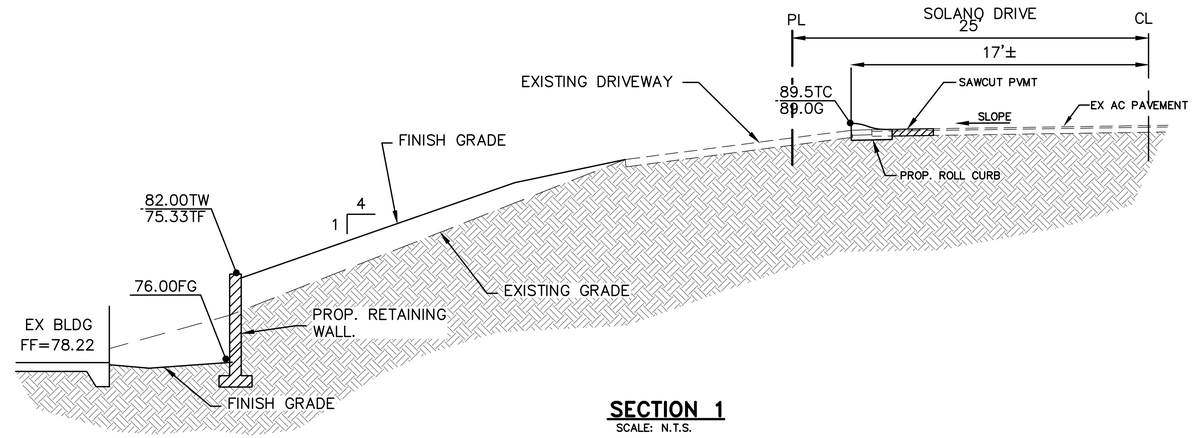
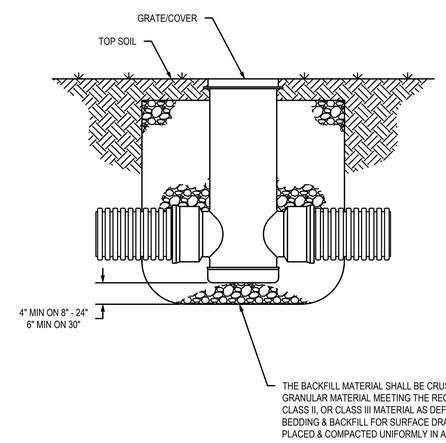


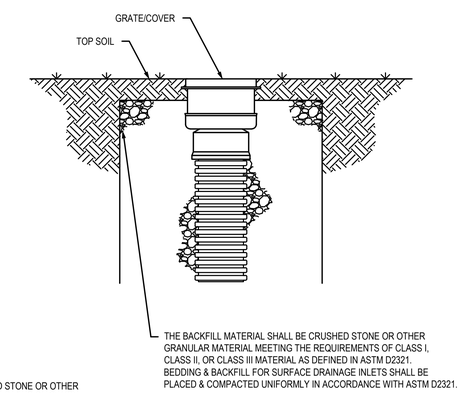
SECTION 1
SCALE: N.T.S.

NON TRAFFIC INSTALLATION

DRAIN BASIN



INLINE DRAIN



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DRAWN BY	CJA	MATERIAL	
DATE	9-30-99		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:25	SHEET 1 OF 1

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
DRAIN BASIN & INLINE DRAIN
NON TRAFFIC INSTALLATION

DWG NO. 7001-110-111 REV E

DATE	REVISION

CROSS SECTIONS
TAKHAR RESIDENCE
5228 E. SOLANO DRIVE
PARADISE VALLEY, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO. 31775
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