

Jones Residence - Camelback Foothills

6040 North 41st Street
Paradise Valley, Arizona 85248



DESIGN DEVELOPMENT 04.03.19

**Jones Residence-
Camelback Foothills**
6040 N. 41st Street
Paradise Valley, Arizona 85253

KONTEXTURE
architecture | interiors | urban planning

KONTEXTURE, LLC
ARCHITECT
3334 N. 20TH. STREET
PHOENIX, AZ 85016
623.533.7652

[illegible]

SEALS AND SIGNATURES

NOT FOR
CONSTRUCTION

KEYPLAN

DRAWING TITLE

COVER SHEET

SCALE

17-014

PROJECT NUMBER

A0.0

DRAWING NUMBER

K O N T E X T U R E
architecture | interiors | urban planning

Plot Date:

PARADISE VALLEY GRADING AND DRAINAGE NOTES:

- PRIOR TO THE FIRST INSPECTION OF STRUCTURES WITHIN 3 FEET OF A SETBACK LINE, THE PROPERTY PINS SHALL BE PLACED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR OF THE STATE OF ARIZONA, AND THE PROPERTY LINE(S) IDENTIFIED.
- WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL MUNICIPALITY UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR TYPE, LOCATION, HEIGHT, WATTAGE, AND LUMEN BASED UPON THE FIXTURES INSTALLED PURSUANT TO SECTION 1023 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR NON-HILLSIDE PROPERTIES, SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR HILLSIDE PROPERTIES, OR AS SPECIFIED IN THE SPECIAL USE PERMIT FOR SPECIAL USE PERMIT PROPERTIES.
- A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE RIGHT-OF-WAY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL NEW AND EXISTING ELECTRICAL SERVICE LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY REQUIREMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE 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.
- EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4' BEHIND ULTIMATE BACK OF CURB LOCATION.
- POOL, SPA, BARBECUE, AND ANY PROPOSED STRUCTURES OVER 8" ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER TOWN CODE, ARTICLE 5-2.
- ALL FILL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95%.
- SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL INSPECTION.
- FOR BUILDING PADS THAT HAVE 1' OR MORE OF FILL MATERIAL, SOILS COMPACTION TEST RESULTS ARE REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO PRE-SLAB INSPECTION.
- FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO FRAMING INSPECTION.
- MAIL BOXES SHALL COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE RIGHTOF-WAY FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE.
- TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS.
- THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN. ANY CONSTRUCTION QUANTITIES SHOWN ARE NOT VERIFIED BY THE TOWN.
- THE APPROVAL OF THE PLANS IS VALID FOR 180 DAYS. IF A PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN 180 DAYS, THE PERMIT MUST BE RENEWED.
- A TOWN INSPECTOR WILL INSPECT ALL WORK WITHIN THE TOWN'S RIGHTS-OF-WAY, NOTIFY TOWN INSPECTION SERVICES TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION.
- WHENEVER EXCAVATION IS NECESSARY, CALL ARIZONA811 BY DIALING 811 OR 602-263-1100, TWO (2) WORKING DAYS BEFORE EXCAVATION BEGINS.
- EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
- PERMIT HOLDER SHALL POST A 6 SQUARE FOOT (2'x3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN'S RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, ADDRESS OF PROJECT AND TOWN CONTACT NUMBER, 480-348-3556.
- WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
- CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY.
- ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN'S RIGHT-OF-WAY.
- CONSTRUCTION ACTIVITIES ARE PERMITTED BETWEEN THE HOURS OF 7 AM AND 5 PM MONDAY THROUGH FRIDAY. CONSTRUCTION ACTIVITIES MAY START ONE (1) HOUR EARLIER DURING THE SUMMER (MAY 1ST THROUGH SEPTEMBER 30TH).
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARDSHIP. TOWN APPROVAL SHALL BE REQUIRED.
- THE CONTRACTOR AND PROPERTY OWNER SHALL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION.
- A KEYED SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY GATES. THE KEYED SWITCH SHALL BE INSTALLED IN A LOCATION THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE TOWN'S BUILDING SAFETY DEPARTMENT.
- PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, S, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
- APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT PROPOSED AND EXISTING IMPROVEMENTS FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.

CIVIL ENGINEERING GENERAL NOTES

- IF THE CONTRACTOR FINDS ANY DISCREPANCY OR OMISSION, THE ENGINEER SHALL BE NOTIFIED BEFORE ANY INTERPRETATION IS MADE.
- QUANTITIES SHOWN ARE FOR PERMIT PURPOSES ONLY AND ARE NOT FOR BIDDING OR CONTRACTING PURPOSES. THE CONTRACTOR IS RESPONSIBLE FOR BIDDING HIS OWN QUANTITY TAKE-OFF.
- THE BUILDING MATERIALS CONTAINING ASBESTOS WILL NOT BE USED ON THIS PROJECT.
- THE CONTRACTOR SHALL MAKE NO CLAIM FOR QUANTITY ADJUSTMENT UNLESS ALL CONSTRUCTION SURVEY STAKES ARE MAINTAINED FOR VERIFICATION.
- NOTHING IN THE CONTRACT DOCUMENTS SHALL CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR THE ENGINEER AND THE SUBCONTRACTOR.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION OR SAFETY MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES UTILIZED IN CONNECTION BY THE CONTRACTOR OR SUBCONTRACTORS.
- CHANGE ORDERS SHALL BE EXECUTED IN WRITING BY THE OWNER OR HIS REPRESENTATIVE. VERBAL CHANGES WILL NOT BE HONORED.
- SEE ARCHITECTURAL DRAWINGS FOR ALL ON-SITE:
 - HORIZONTAL CONTROL & BUILDING LOCATIONS.
 - DETAILS AND HORIZONTAL LOCATION OF CURBS AND SIDEWALKS.
 - PARKING LOT LAYOUT.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL EXISTING UNDERGROUND UTILITY FACILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION AND TAKE ALL NECESSARY PRECAUTIONS TO AVOID ANY DAMAGE TO EXISTING UNDERGROUND FACILITIES. CALL BLUE STAKE CENTER (602) 263-1100 OR A PRIVATE UNDERGROUND UTILITY LOCATION COMPANY 48 HOURS PRIOR TO EXCAVATING. THE ENGINEER AND/OR OWNER CANNOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
- UNDERGROUND INFORMATION AND UTILITIES SHOWN HAVE BEEN OBTAINED FROM INFORMATION PROVIDED ON QUARTER SECTION MAPS FROM THE UTILITY COMPANIES LOCATED WITHIN THE AREA. THE UNDERGROUND INFORMATION MUST BE FIELD VERIFIED BEFORE CONSTRUCTION.
- UTILITY COMPANIES SERVING THIS AREA ARE:
WATER: PRIVATE WATER COMPANY – EPICOR
SEWER: PRIVATE SEPTIC
TELEPHONE: CENTURYLINK
ELECTRIC: ARIZONA PUBLIC SERVICE
GAS: SOUTHWEST GAS
CABLE TV: COX COMMUNICATIONS
- THE TOPO INFORMATION SHOWN ON THIS DRAWING WAS OBTAINED FROM A TOPOGRAPHIC SURVEY PERFORMED BY G-MAR, LLC, DATED, SEPTEMBER 26, 2017.
- BOUNDARY INFORMATION SHOWN WAS TAKEN THE PLAT OF "CAMELBACK FOOTHILLS NO. 2", ACCORDING TO BOOK 72 OF MAPS PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA, AS WELL AS MARICOPA COUNTY GIS. THE CIVIL ENGINEER OF RECORD DOES NOT CERTIFY THE BOUNDARY INFORMATION SHOWN ON THIS PLAN.

TOWN OF PARADISE VALLEY HILLIDE NOTES:

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

GRADING & DRAINAGE PLAN
FOR

6040 N. 41ST STREET
PARADISE VALLEY, AZ 85253

CIVIL NOTES
(APPLY UNLESS OTHERWISE NOTED ON CIVIL DRAWINGS)

LEGAL DESCRIPTION

A.P.N. 169-22-070

LOT 69 OF "CAMELBACK FOOTHILLS NO. 2", ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 72 OF MAPS PAGE 14.

THE EXISTING HOUSE WAS BUILT IN 1961.

RETENTION REQUIREMENTS – PRE VS POST DEVELOPMENT

PER TOWN OF PARADISE VALLEY REQUIREMENTS FOR SINGLE FAMILY RESIDENCE DRAINAGE DESIGN STANDARDS & MCDDM, VOL II AND VOL III.

$$V_r = (A * P * C) / 12$$

$$V = \text{Volume of retention required (cubic feet or acre-feet)}$$

$$C_w = \text{Weighted Runoff factor for tributary areas}$$

$$D = 100 \text{ Year, 2-hour storm event precipitation depth (inches) per Paradise Valley}$$

$$A = \text{Drainage area (square feet or acres)}$$

PRE DEVELOPMENT RETENTION REQUIREMENTS

$$V = 40,100 \text{ S.F.}$$

$$D = 2.82 \text{ INCHES}$$

$$C = 0.50 \text{ PRE ("NHS" HILLSIDE PER MCDDM, TABLE 3.2)}$$

$$C = 0.70 \text{ POST ("LDR" LOW DENSITY RESIDENTIAL PER MCDDM, TABLE 3.2)}$$

$$V = 1,885 \text{ CUBIC FEET}$$

$$V = (40,100 * (0.70-0.50) * 2.82) / 12 = 1,885 \text{ C.F.}$$

ON-SITE RETENTION PROVIDED

$$\text{Volume} = ((1/3)h)*(A1+A2+\text{Sqrt}(A1*A2))$$

Retention Basins	Area (sq.ft.)	Depth (feet)	Volume (cu.ft.)
1319	9,470	0.3	2,712
1318.7	8,616		

$$\text{VOLUME PROVIDED} = 2,712 \text{ CUBIC FEET}$$

$$\text{VOLUME REQUIRED} = 1,885 \text{ CUBIC FEET}$$

$$\text{EXCESS VOLUME} = 827 \text{ CUBIC FEET}$$

PROJECT DESCRIPTION

GRADING AND DRAINAGE RELATED IMPROVEMENTS AS THEY APPLY TO THE NEW SINGLE FAMILY RESIDENCE TO THE SITE. THE NEW FINISHED FLOOR WILL BE SET AT LEAST 12 INCHES ABOVE THE 100-YEAR DESIGN EVENT WATER SURFACE ELEVATION OF ON-SITE RETENTION BASINS. RETENTION WILL BE PROVIDED ON-SITE FOR THE PRE VS. POST IMPROVEMENTS TO THE SITE. FOR THE 100-YEAR, 2-HOUR STORM EVENT PER TOWN OF PARADISE VALLEY STANDARDS. ALL STORM FLOW DRAINS FROM EAST TO WEST DOWN THE SLOPE OF THE TERRAIN. THE SITE ULTIMATELY OUTFALLS TO AN EXISTING ALLEY ALONG THE WEST PROPERTY LINE AT AN ELEVATION OF 1312.00 PER REFERENCED BENCHMARK..

SITE DATA

TOTAL LOT AREA 40,100 S.F.

UPPER LIVABLE: 5,089 S.F.
LOWER LIVABLE: 1,049 S.F.
TOTAL LIVABLE: 6,138 S.F.

UPPER GARAGE: 880 S.F.
LOWER GARAGE: 775 S.F.
TOTAL GARAGE: 1,655 S.F.

UPPER COVERED PATIOS:

WEST MASTER STE. 433 S.F.
EAST BEDROOM: 112 S.F.
ENTRY: 141 S.F.
EAST PATIO: 480 S.F.
WEST PATIO: 473 S.F.
WEST ROOF DECK: 503 S.F.
TOTAL PATIO: 2,142 S.F.

LOWER PATIOS:

LOWER PATIO: 1,307 S.F.
COVERED: -1,222 S.F.
TOTAL PATIO: 85 S.F.

TOTAL FLOOR AREA (GROSS):

10,020 S.F.

ZONING: R-43

PROVIDED LOT COVERAGE = 24.99%

ALLOWABLE LOT COVERAGE = 25%

APPROVAL

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

OWNER/DEVELOPER

JEFF JONES
6040 N. 41ST STREET
PARADISE VALLEY, ARIZONA 85253
PH:
CONTACT: JEFF JONES

ARCHITECT

KONTEXTURE
3334 N. 20TH STREET
PHOENIX, ARIZONA 85016
PH: 520-979-5197
CONTACT: JORGE TOSCANO

EARTHWORK QUANTITIES

CUT 1,050 C.Y.
FILL 450 C.Y.
NET CUT 600 C.Y.

QUANTITIES FOR PERMIT ONLY.
CONTRACTOR IS RESPONSIBLE FOR TAKE-OFF

HILLSIDE ASSURANCE AMOUNT: \$1,472.00 x
35 = \$51,520.00

SITE AREA DATA

PER TOPV HILLSIDE ORDINANCE, TABLE 1:

LOT AREA: 40,100 S.F. (NET)
BLDG. SITE SLOPE: 13.7% (1332-1320/87)
ALLOWABLE DIST.: 42.8% (17,163 S.F.)
EX. GROSS DISTURBED: 100% (40,100 S.F.)
EX. NET AREA DISTURBED: 77.5% (31,091)
NEW NET AREA DISTURBED: 48.1% (19,274)
NEW GROSS AREA DISTURBED: 100% (40,100)

TEMPORARY SITE BENCHMARK

TOP OF FOUND IRON PIPE AT THE NORTHWEST CORNER OF SUBJECT PROPERTY WITH AN ELEVATION OF 1304.90'.

BENCHMARK

BRASS CAP IN HAND HOLE MARKING THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. MCDOT POINT NAME: 24565-1M
ELEVATION: 1311.223 (NAVD88)

SHEET INDEX

SHEET NO.	PAGE NO.	TITLE
C1	1	GRADING AND DRAINAGE PLAN
C2	2	GRADING AND DRAINAGE PLAN
C3	3	RETAINING WALL DETAILS & NOTES

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" 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

REGISTRATION NUMBER

DRAINAGE STATEMENT

PER TOWN OF PARADISE VALLEY GRADING AND DRAINAGE STANDARDS, THE PRE VS. POST VOLUME WILL BE PROVIDED, ON-SITE, FOR THE 100-YEAR, 2-HOUR STORM EVENT.

- THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD.
- OFF-SITE FLOWS IMPACT THIS SITE.
- RETENTION PROVIDED IS FOR THE 100-YR, 2-HR STORM EVENT.
- EXTREME STORM FLOWS OUTFALL THE SITE (ESO) AT THE SOUTHWEST CORNER OF THE PROPERTY INTO ITS EXISTING WATERCOURSE AT AN ELEVATION OF 1312.00 PER REFERENCED BENCHMARK.
- THE LOWEST FINISHED FLOOR ELEVATION OF 1321.40 IS SAFE FROM INUNDATION DURING THE 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THESE APPROVED PLANS. THE 100-YR WATER SURFACE ELEVATION FOR THE SITE IS 1319.00.

FEMA SITE INFORMATION

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV. (IN AO ZONE, USE: DEPTH)
040049	1765 10/16/13	C	10/16/13	X	1 FOOT

ABBREVIATIONS

(SOME ABBREVIATIONS MAY NOT APPLY TO THESE DRAWINGS)

BOTT. BOTTOM
B/C BACK OF CURB
C.F. CUBIC FEET
CLF CHAIN LINK FENCE
CONC. CONCRETE
C.Y. CUBIC YARD
D.E. DRAINAGE EASEMENT
D/W DRIVEWAY
ESMT. EASEMENT
EXIST. EXISTING
F.F. FINISHED FLOOR
FND. FOUND
FT. FEET
MAS. MASONRY
M MONUMENT LINE
N.T.S. NOT TO SCALE
P.V.M.T. PAVEMENT
P PROPERTY LINE
PROP. PROPOSED
P.U.E. PUBLIC UTILITY EASEMENT
R/W RIGHT OF WAY
S/W SIDEWALK
TYP. TYPICAL
U.N.O. UNLESS NOTED OTHERWISE

LEGEND

(SOME ITEMS MAY NOT APPLY TO THESE DRAWINGS)

BOUNDARY LINE	MONUMENT LINE	PROPERTY CORNER	EASEMENT LINE
MAS. FENCE	VERT. CURB & GUTTER	CONCRETE CURB	BUILDING
CONCRETE	BRASSCAP IN HANDHOLE	BRASSCAP FLUSH	SIGN
GAS METER	TELEPHONE RISER	CABLE RISER	POWER POLE
ELECTRICAL GUY DOWN	STREET LIGHT OR LIGHT POLE	WATER METER	BACK FLOW PREVENTION ASSEMBLY
DRYWELL/CATCH BASIN	SPRINKLER CONTROL BOX	ANTI-SIPHON LANDSCAPE VALVE	WATER
OVERHEAD CABLE TV	OVERHEAD TELEPHONE	UNDERGROUND TELEPHONE	OVERHEAD ELECTRICAL
UNDERGROUND ELECTRICAL	SANITARY SEWER	GAS	STORM DRAIN
FIRE LINE			

NATURAL GROUND ELEV. (ADD 1300)
TOP OF CURB ELEV. (ADD 1300)
PAVEMENT ELEV. (ADD 1300)
GUTTER ELEV. (ADD 1300)
FINISHED FLOOR ELEV.
CONCRETE ELEV. (ADD 1300)
RIM ELEV. (ADD 1300)
INVERT ELEV. (ADD 1300)
TOP OF RETAINING WALL ELEV. (ADD 1300)
TOP OF FOOTING ELEV. (ADD 1300)
TOP OF SITE FENCE ELEV. (ADD 1300)
DRAINAGE SLOPE
EXTREME SITE OUTFALL (ESO)
TOP OF EMBANKMENT
BOTTOM OF EMBANKMENT

g-m a r
consulting engineers, llc
18223 west orchid lane
waddell, arizona 85355
e: geoff@mar-eng.com ph: 602.524.7877



PROJECT: 6040 N. 41ST STREET - LOT 69
OWNER: JEFF JONES
6040 N. 41ST STREET, PARADISE VALLEY, ARIZONA 85253
6040 N. 41ST STREET, PARADISE VALLEY, ARIZONA 85253

PR	01-30-18	1ST CITY SUBMITTAL
PR	05-30-18	2nd CITY SUBMITTAL
CD	04-24-19	1ST CD SUBMITTAL

DATE ISSUED: 26 SEPT 17
DRAWN BY: GM/AD
CHECKED BY: GM

SHEET DESCRIPTION:
GRADING
&
DRAINAGE PLAN

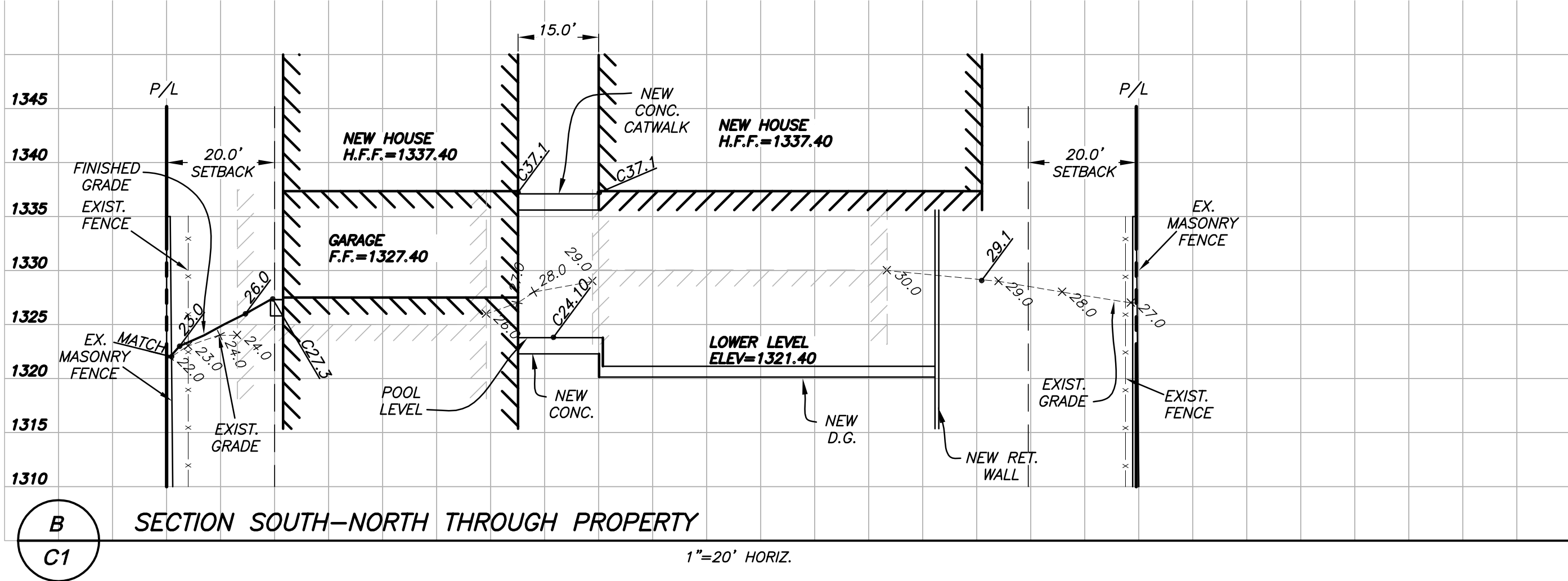
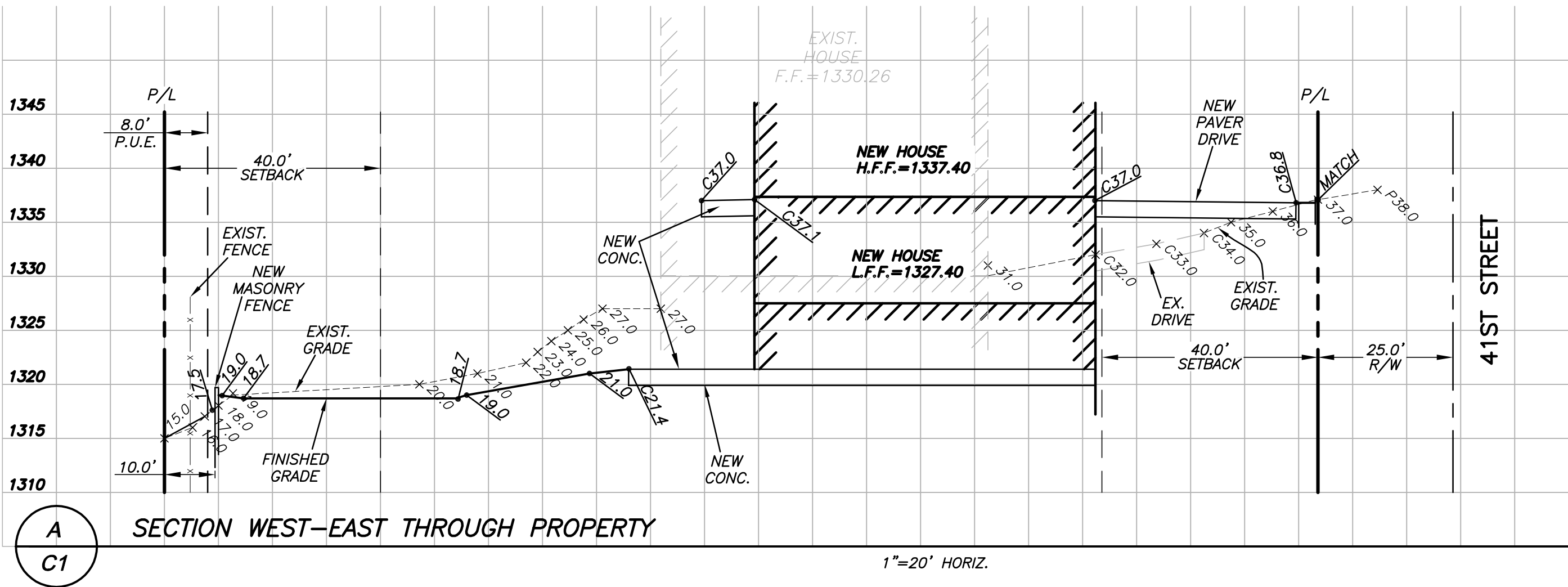
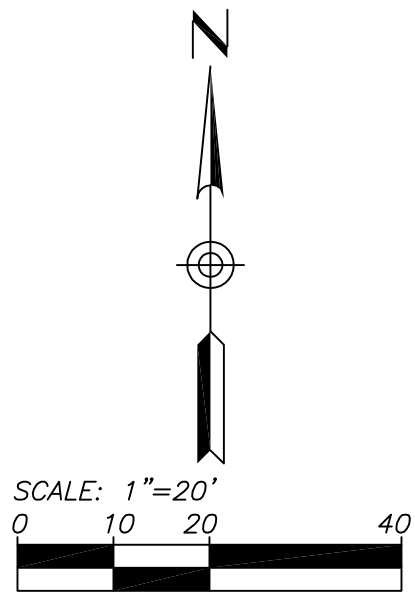
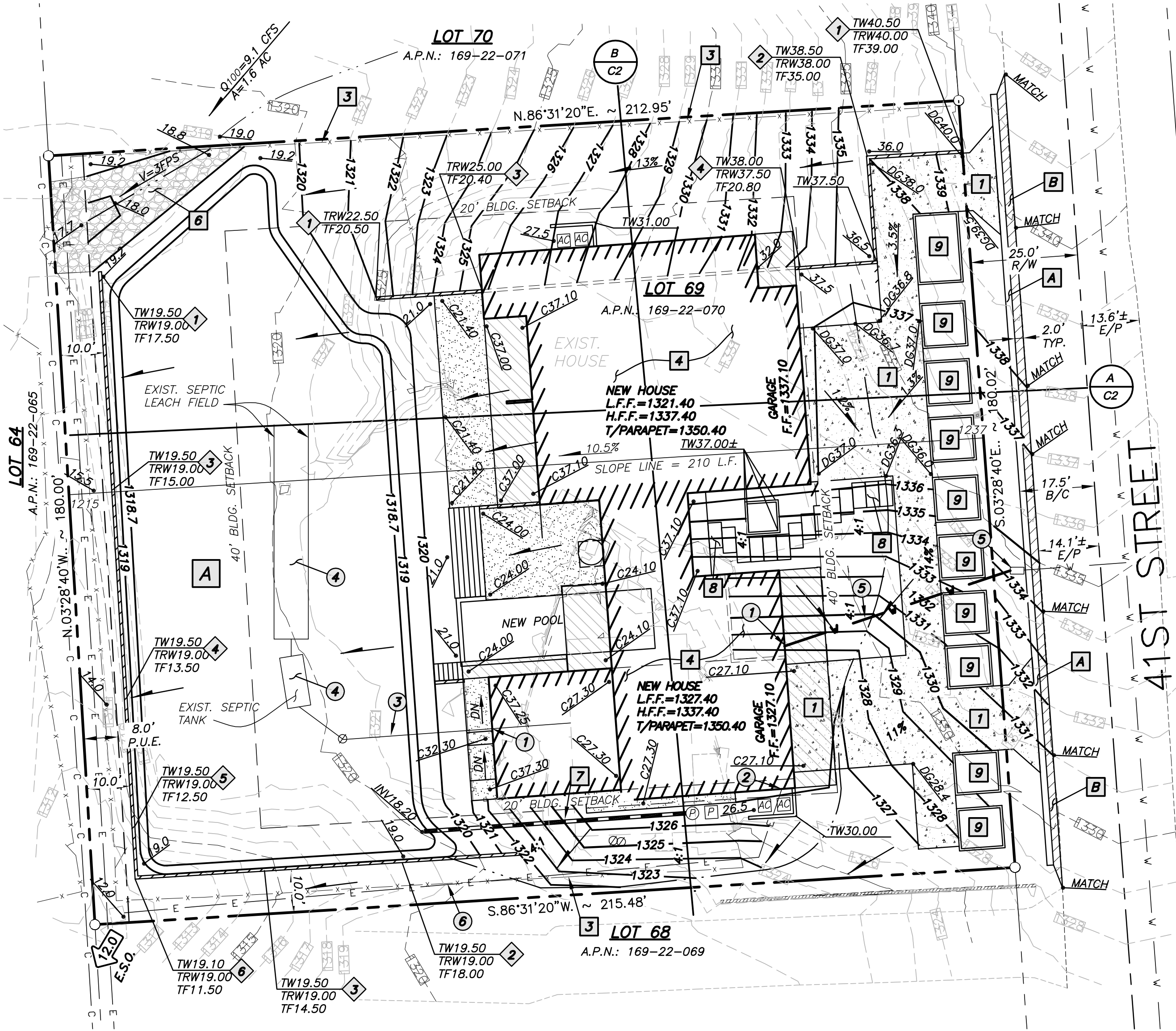
SHEET
C1
OF
3
PERMIT #

CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
(INSIDE MARICOPA COUNTY)
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

GRADING & DRAINAGE PLAN
FOR

6040 N. 41ST STREET
PARADISE VALLEY, AZ 85253

ALL BASIN SIDE SLOPES SHALL
BE 4:1 MAXIMUM, TYPICAL



ON-SITE UTILITY CONSTRUCTION NOTES

- SEE PLUMBING PLANS FOR WATER AND SEWER CONNECTION TO NEW INTERIOR/EXTERIOR PLUMBING FIXTURES.
- PROVIDE NEW 200 AMP ELECTRICAL SERVICE. COORDINATE LOCATION AND UNDERGROUND SERVICES WITH UTILITY CO.
- EXIST. 4" PVC SANITARY SEWER LINE AND PER SEPARATE PERMIT.
- EXIST. SEPTIC TANK AND LEACH FIELD PER SEPARATE COUNTY PERMIT.
- NEW 3/4" WATER METER AND 1" DOMESTIC WATER SERVICE LINE. REFER TO PLUMBING PLANS FOR APPROVED AND TIE-IN LOCATION AT HOUSE.
- APPROXIMATE LOCATION OF NEW UNDERGROUND ELECTRIC SERVICE TO PANEL. SEE ELECTRICAL PLANS FOR CONTINUATION IN HOUSE.

ON-SITE GRADING & DRAINAGE NOTES

- DECOMPOSED GRANITE DRIVEWAY AND WALKWAY PER ARCHITECTURAL DRAWINGS AND SPECS.
- NOT USED.
- REMOVE EXISTING CHAIN LINK FENCE (TYPICAL).
- CONSTRUCT BUILDING PAD ON PREPARED SUBGRADE. REFER TO FOUNDATION PLANS AND GEOTECHNICAL INVESTIGATION FOR DETAILS.
- NOT USED.
- INSTALL D₉₀ RIP-RAP: 3" TO 6" DIAMETER, NATIVE, ANGULAR GRANITE, HAND PLACED AND INTERLOCKING. OVER NON-WOVEN FILTER FABRIC. RIP-RAP SHALL BE PLACED AT MIN. 8-INCHES BELOW FINISHED GRADE.
- PROVIDE 2" DIA. PVC BACKWASH PIPING FROM POOL TO NEW RETENTION BASIN. REFER TO POOL AND/OR PLUMBING PLANS FOR SPECIFICATIONS.
- STRUCTURAL LANDSCAPE LANDINGS. REFER TO LANDSCAPE PLANS FOR HEIGHT AND ELEVATIONS OF STEPS.
- LANDSCAPE PLANTER BOXES. TOP OF WALL HEIGHT AT STREET IS 6" MAX. REFER TO SECTIONS AND ELEVATIONS ON LANDSCAPE PLANS FOR MAX. WALL HEIGHTS OF LANDSCAPE FEATURES.

SITE RETAINING WALL SCHEDULE

SITE RETAINING WALL PER DET. Z/C3. SEE PLAN FOR TOP OF RETAINING WALL, TOP OF FOOTING ELEVATIONS. MATERIALS PER ARCH'L PLANS AND SPECS.

WALL TYPE	RET. WALL HEIGHT (FT.)	SCREEN FENCE	LENGTH (L.F.)
1	1'-0" TO 2'-6"	PER ARCH'L	40
2	2'-7" TO 3'-6"	PER ARCH'L	35
3	3'-7" TO 4'-11"	PER ARCH'L	65
4	5'-0" TO 6'-0"	PER ARCH'L	55
5	6'-1" TO 7'-0"	PER ARCH'L	35
6	7'-0" TO 8'-0"	PER ARCH'L	22

TOTAL = 252 L.F.

FINISHED MATERIAL LEGEND:

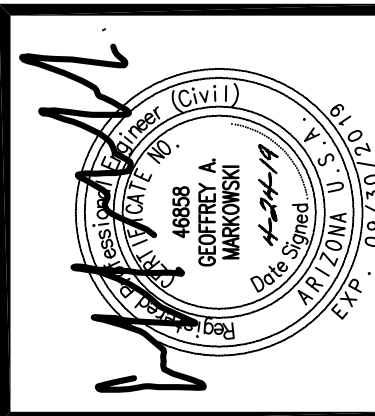
BALCONY/PATIO ABOVE	
CONCRETE AT GRADE	

ALL NATIVE PLANTS IMPACTED BY CONSTRUCTION SHALL BE RELOCATED ON-SITE. SEE LANDSCAPE PLANS AND NATIVE INVENTORY & SALVAGE PLAN.

OFF-SITE PAVING NOTES

- INSTALL 180 L.F. OF 2'-FT WIDE RIBBON CURB PER M.A.G. STD. DET. 220-B.
- INSTALL 40 S.Y. OF A.C. PAVEMENT TERMINATION PER M.A.G. STD. DET. 201-B.

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18223 west orchid lane
waddell, arizona 85355
ec.geol@gm-engineers.com ph: 602.524.7877



PROJECT: 6040 N. 41ST STREET - LOT 69
OWNER: 6040 N. 41ST STREET, PARADISE VALLEY, ARIZONA 85253
JEFF JONES
6040 N. 41ST STREET, PARADISE VALLEY, ARIZONA 85253

PR	01-30-18	1ST CITY SUBMITTAL
PR	05-30-18	2nd CITY SUBMITTAL
CD	04-24-19	1ST CD SUBMITTAL

DATE ISSUED: 26 SEPT 17
DRAWN BY: GM/AD
CHECKED BY: GM

SHEET DESCRIPTION:
GRADING
&
DRAINAGE PLAN

SHEET
C2
OF
3

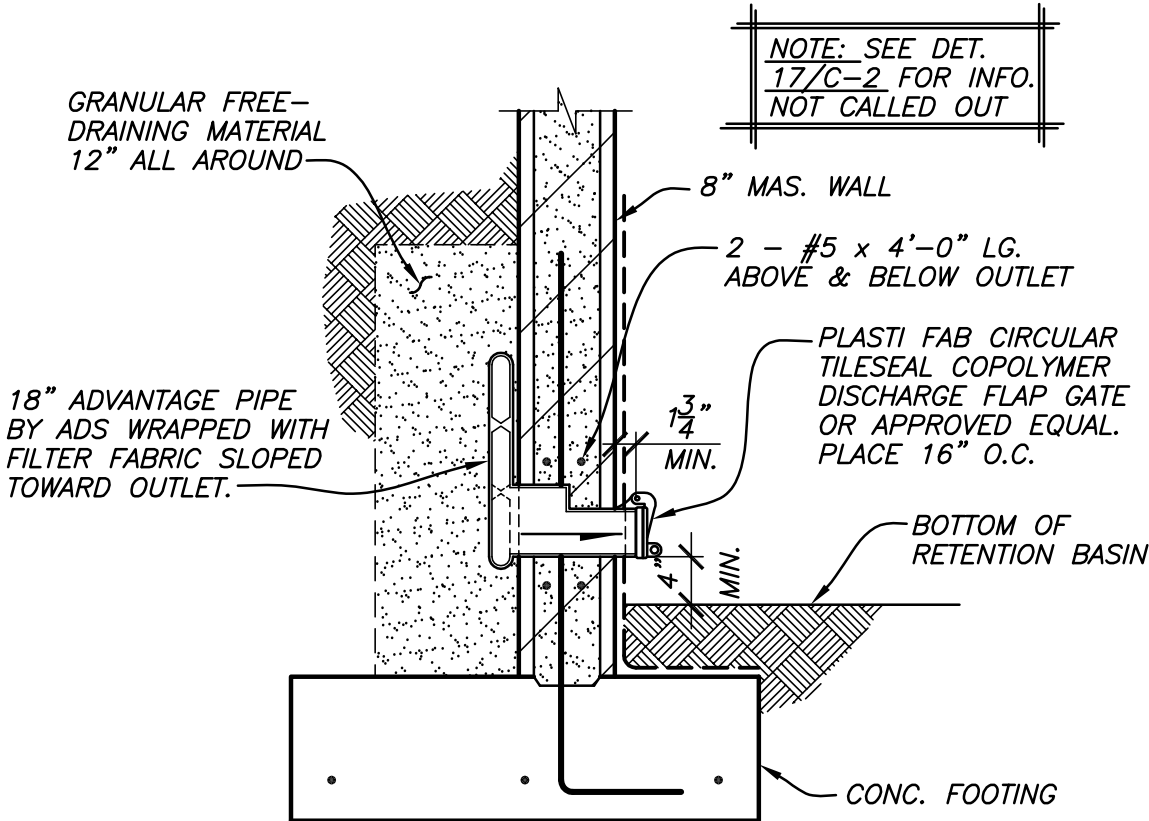
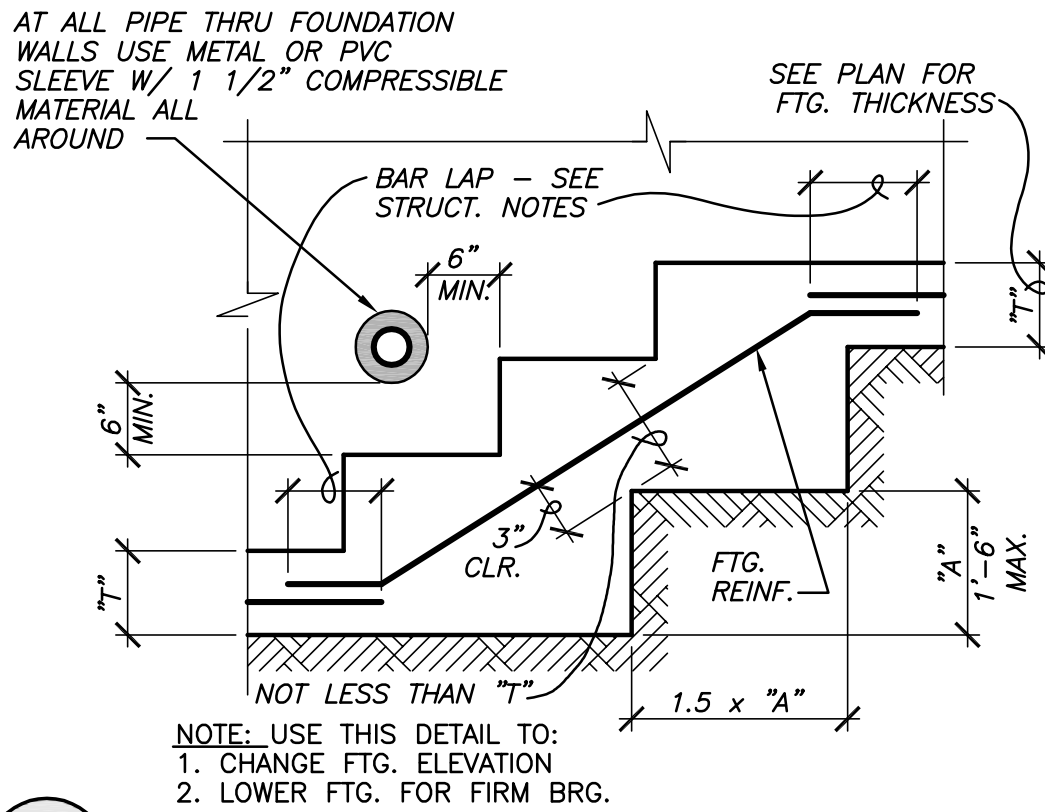
PERMIT #

CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
(INSIDE MARICOPA COUNTY)
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

C:\Users\Owner\Desktop\Matrix Projects\17-09-012-00-6040 N 41st Street\Civil\17-09-012-00-C1.dwg Plotted 4/30/19 by Owner

- MASONRY**
- Hollow concrete block units: Grade N, Type 1, 1900 psi minimum compressive strength. Wall design strength, $f'm = 1500$ psi.
 - Mortar: Type S, 1800 psi.
 - Grout: 2000 psi. A maximum of 18% by weight of the total cementitious materials may be replaced by fly-ash, provided the fly-ash conforms to ASTM A618, Type F. Mechanically vibrate grout immediately after pouring.
 - Lay units in running bond. Corners shall have a standard bond by overlapping units.
 - Provide ladder type #9 gage continuous joint reinforcing at 16" vertical spacing in walls.
 - See plans and details for wall reinforcing.
 - Maximum grout lift without cleanouts 5'-0" in block walls.
 - Provide masonry control joints at 20'-0" o.c. maximum spacing. Provide one (1) vertical reinforcing at each side of expansion and control joints. Place bond beam reinforcing continuous through expansion and control joints, wrapping bars with 1/8" thick bond breaking tape 2'-0" both sides of joint. Do not splice bond beam reinforcing within 6'-0" of an expansion or control joint.
 - See Architectural Drawings for expansion and control joints. Locate at 24'-0" maximum but not less than 2'-0" from a bearing plate or jamb of an opening.

- REINFORCING**
- ASTM A615, Grade 60, deformed bars, except #2 bars. CRSI and ACI manuals apply.
 - Clear concrete coverages per details.
 - Lap splices in concrete 36 bar diameters.
 - Lap splices in masonry 50 bar diameters.
 - Provide bent corner reinforcing to match and lap with horizontal reinforcing at corners and intersections of walls, beams and footings per ACI Detailing Manual (SP-66), latest edition.
 - Place reinforcing per ACI 318-05 and C.R.S.I. Standards.



3 RETAINING WALL DRAIN SYSTEM AT PIPE OUTLET

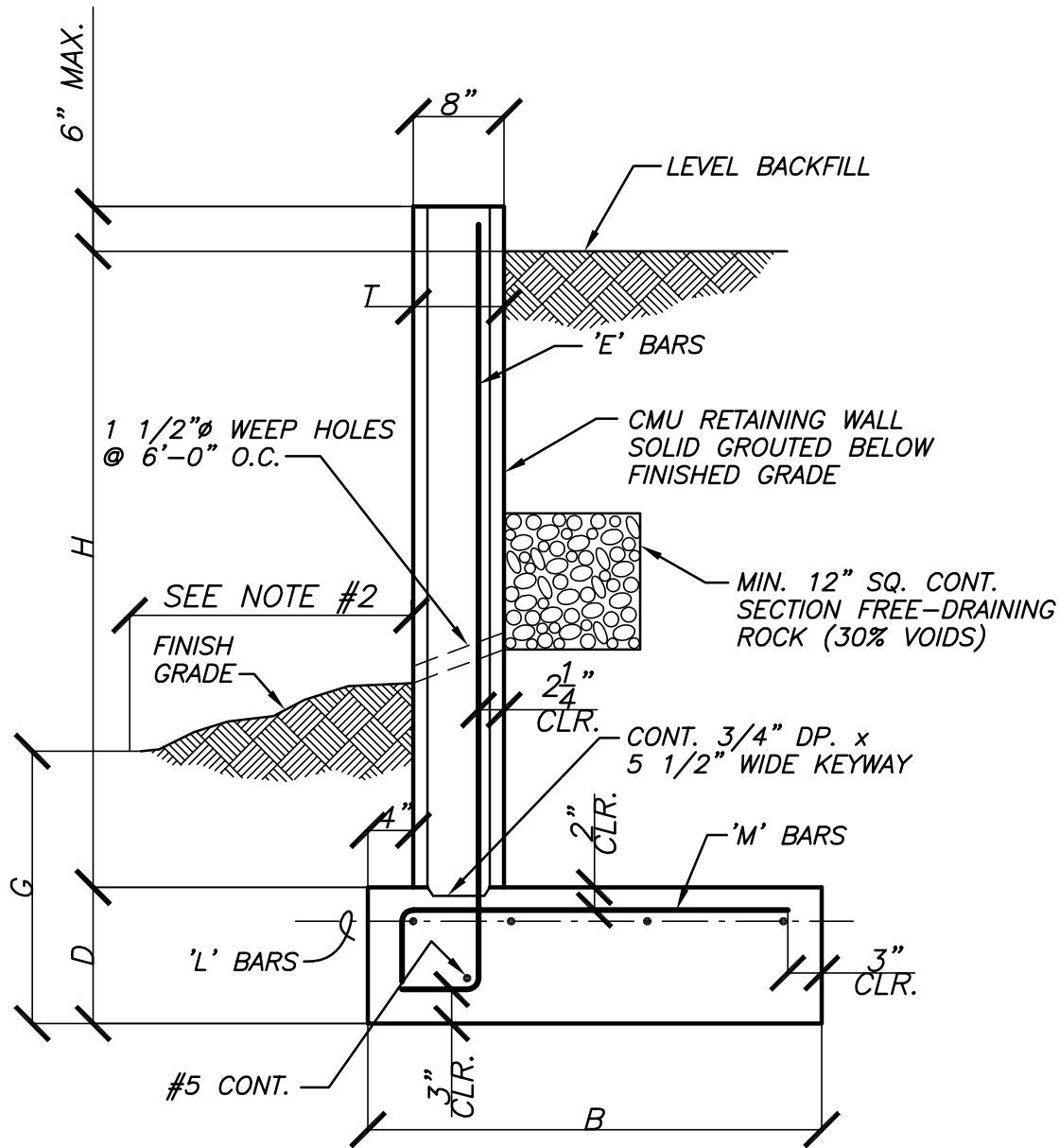
C6-302 3/4"=1'-0"

T	H	B	G (MIN.)	D	'E' BARS	'L' BAR	'M' BAR	SPEC. INSP.
8"	0 - 2'-6"	2'-7"	1'-6"	10"	#5 @ 24" O.C. @ CENTER OF WALL	#5 HORIZ. @ 12" O.C.	---	NO
8"	2'-7"-3'-6"	3'-4"	1'-6"	12"	#5 @ 32" O.C. EARTH SIDE OF WALL	#5 HORIZ. @ 12" O.C.	---	NO
8"	3'-7"-4'-11"	4'-4"	2'-0"	12"	** #5 @ 24" O.C. EARTH SIDE OF WALL	#5 HORIZ. @ 12" O.C.	---	NO
8"	5'-0"-6'-0"	4'-4"	2'-0"	12"	** #5 @ 16" O.C. EARTH SIDE OF WALL	#5 HORIZ. @ 12" O.C.	#5 TOP BARS @ 16" O.C.	YES
8"	6'-1"-7'-0"	6'-0"	2'-0"	12"	** #5 @ 16" O.C. EARTH SIDE OF WALL	#5 HORIZ. @ 12" O.C.	#5 TOP BARS @ 9" O.C.	YES
12"	7'-1"-9'-6"	8'-0"	2'-6"	12"	** #5 @ 8" O.C. EARTH SIDE OF WALL	#5 HORIZ. @ 12" O.C.	#7 TOP BARS @ 8" O.C.	YES

- NOTES:
- SPECIAL INSPECTION REQUIREMENTS APPLY TO RETAINING WALL SECTIONS ONLY.
 - DIMENSION "G" APPLIES TO MINIMUM FOOTING DEPTH BELOW ADJACENT FINISH OR NATURAL GRADE, WHICHEVER IS LOWER. FINISH GRADE IS DEFINED AS LOWEST ADJACENT GRADE WITHIN 5'-0" OF FOOTING EDGE.
 - NO SITE WALL ON RETAINING WALLS GREATER THAN 5'-0" IN HEIGHT.

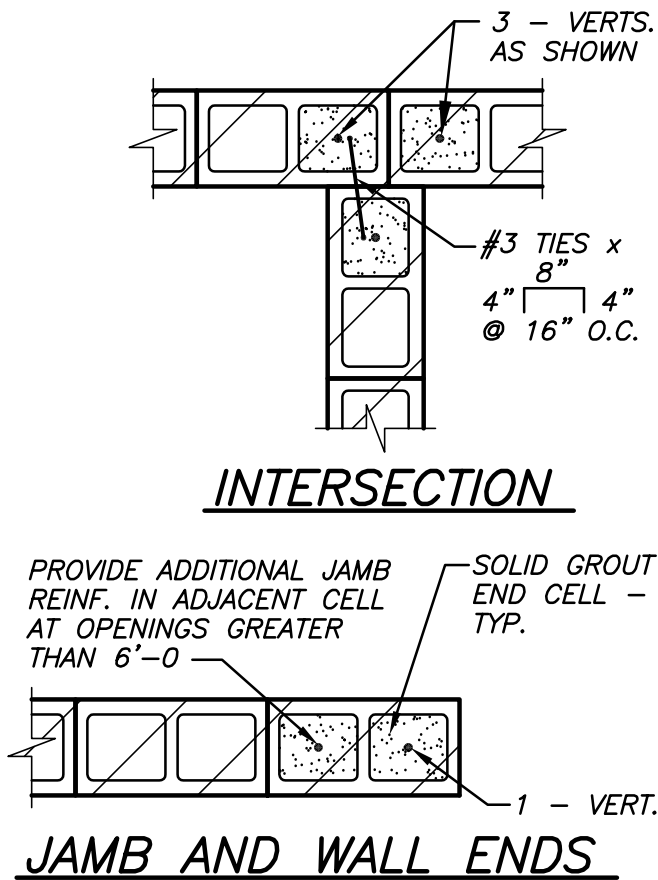
8 MASONRY RETAINING WALL SCHEDULE

1/00 4-201



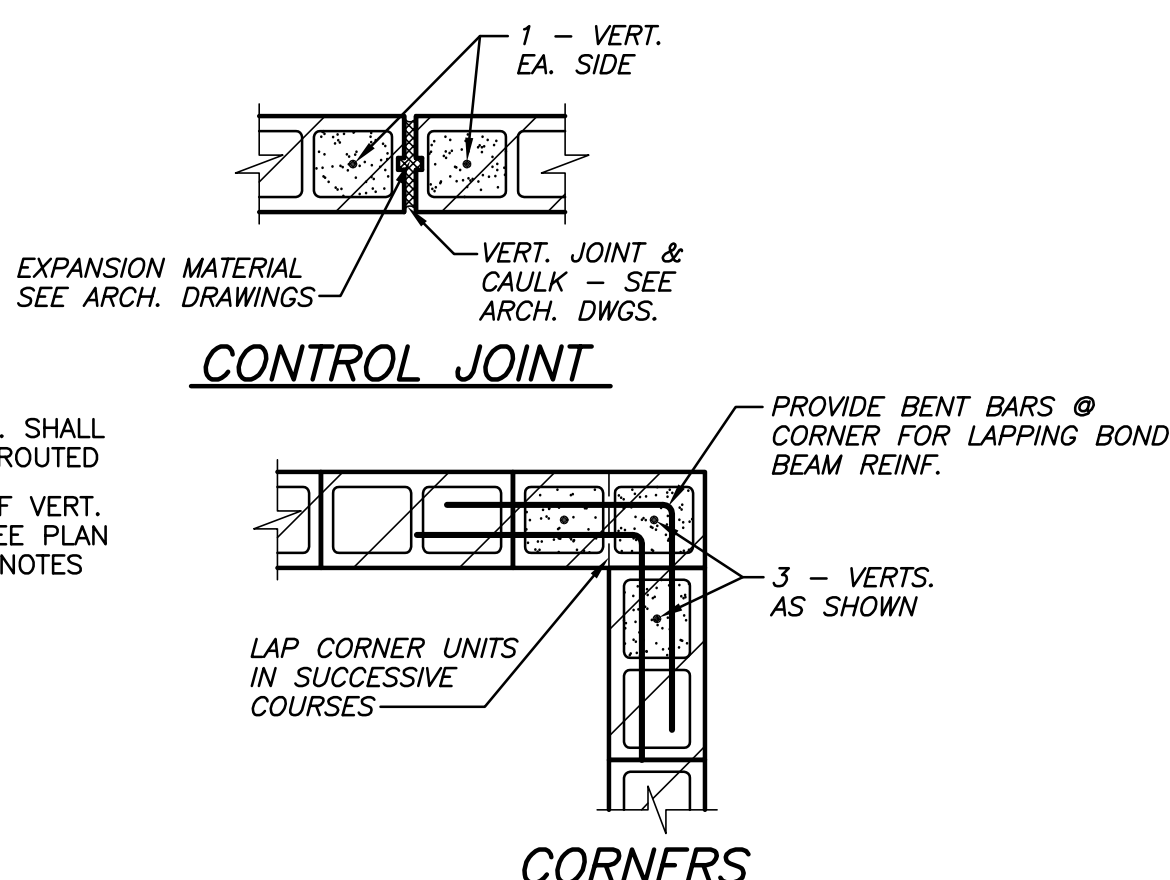
7 MASONRY RETAINING WALL

1/00 4-200



9 TYPICAL MASONRY WALL DETAILS

9/94 4-100



- NOTE:
- VERT. REINF. SHALL BE SOLID GROUTED
 - FOR SIZE OF VERT. REINF. - SEE PLAN & STRUCT. NOTES

CALL TWO WORKING DAYS BEFORE YOU DIG
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(INSIDE MARICOPA COUNTY)
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

SHEET
C3
OF
3

PERMIT #

JOB NO. 17-09-012-00

PROJECT: 6040 N. 41ST STREET - LOT 69

OWNER: 6040 N. 41ST STREET, PARADISE VALLEY, ARIZONA 85253

6040 N. 41ST STREET, PARADISE VALLEY, ARIZONA 85253

PR	01-30-18	1ST CITY SUBMITTAL
PR	05-30-18	2nd CITY SUBMITTAL
CD	04-24-19	1ST CD SUBMITTAL

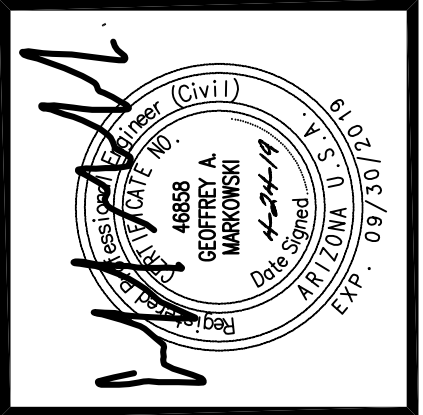
DATE ISSUED: 26 SEPT 17

DRAWN BY: CM/AD

CHECKED BY: CM

SHEET DESCRIPTION:

RETAINING WALL
DETAILS &
NOTES



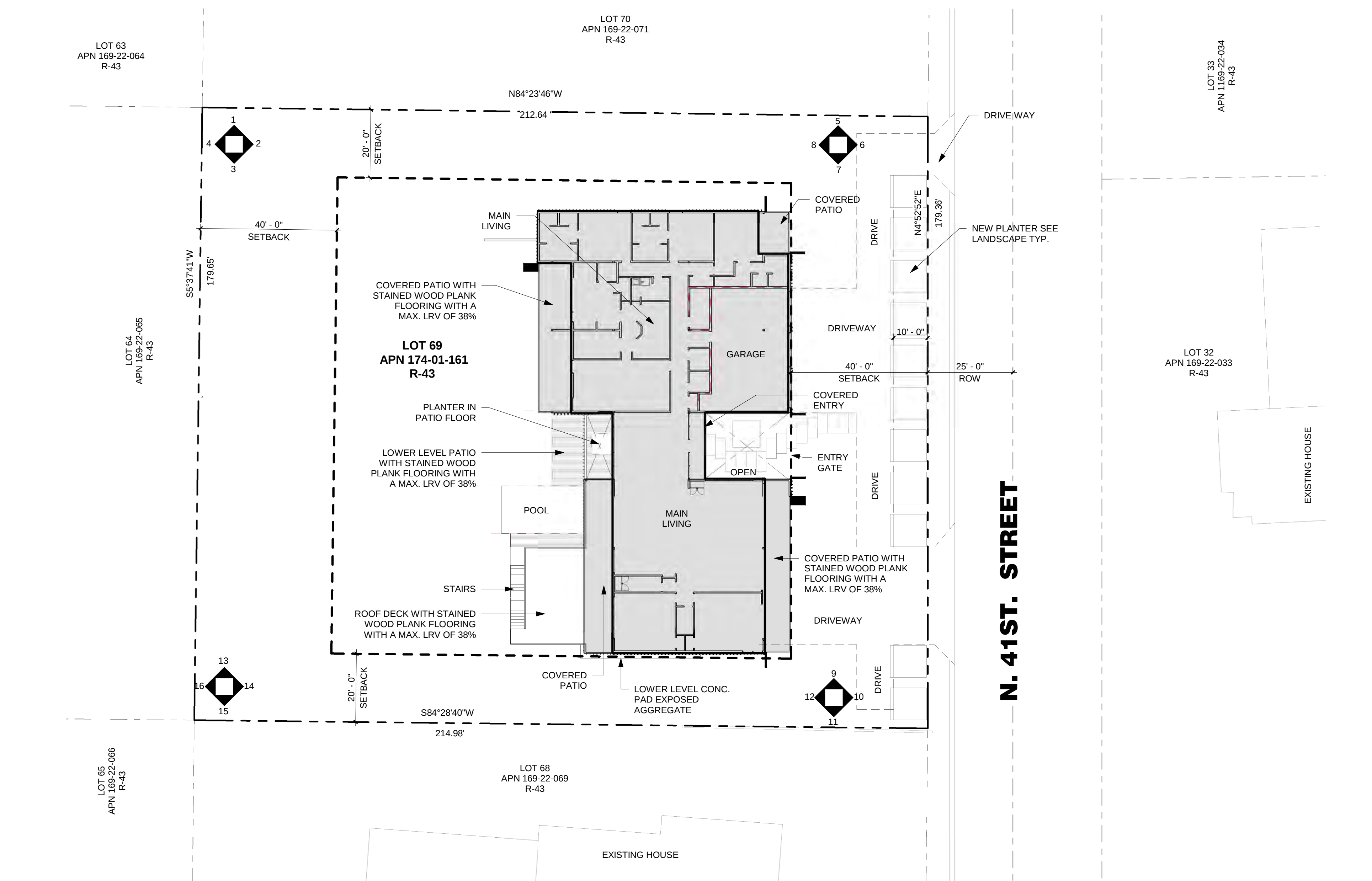
g-m a r

consulting engineers, llc

18223 west orchid lane
waddell, arizona 85355

je.gao@gmaring.com ph: 602.524.7877

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PROJECT INFO AND SITE DATA

PROJECT ADDRESS:
6040 N. 41st STREET
PARADISE VALLEY, AZ 85253

LEGAL DESCRIPTION:
LOT 69, OF CAMELBACK FOOTHILLS UNIT II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 14, OF THE PUBLIC RECORDS OF MARICOPA COUNTY, ARIZONA.

PROJECT DATA:

ZONING:	R-43
APN:	169-22-070
LOT:	69
MCR:	72-14
STR:	7 2N 4E
OCCUPANCY:	SINGLE FAMILY RESIDENCE
SUBDIVISION:	CAMELBACK FOOTHILLS 2

AREA CALCULATIONS (NET):

LOT SIZE: 40,100 SF

UPPER LIVABLE AREA:	5,089 SF
LOWER LIVABLE AREA:	1,049 SF
TOTAL LIVABLE AREA:	6,138 SF

UPPER GARAGE:	880 SF
LOWER GARAGE:	775 SF
TOTAL GARAGE:	1,655 SF

UPPER COVERED PATIO(S)

WEST MASTER SUITE:	433 SF
EAST BEDROOM:	112 SF
ENTRY:	141 SF
EAST PATIO:	480 SF
WEST PATIO COVERED:	473 SF
WEST ROOF DECK (UNCOVERED)	503 SF
	2,142 SF

LOWER PATIO(S)	
LOWER PATIO:	1307 SF
COVERED*:	-1222 SF
	85 SF

TOTAL FLOOR AREA (GROSS): 10,020 SF

FLOOR AREA RATIO:
MAX ALLOWED: 25% 40,100x.25 = 10,025 SF

FLOOR AREA RATIO: 10,020/40,100 = **24.9%**

SITE AREA DATA

PER TOPV HILLSIDE ORDINANCE, TABLE 1:

LOT AREA: 40,100 S.F. (NET)
BLDG. SITE SLOPE: 13.7% (1332-1320/87)
ALLOWABLE DIST.: 42.8% (17,163 S.F.)
EX. GROSS DISTURBED: 100% (40,100 S.F.)
EX. NET AREA DISTURBED: 77.5% (31,091)
NEW NET AREA DISTURBED: 48.1% (19,274)
NEW GROSS AREA DISTURBED: 100% (40,100)

* THE LOWER PATIO SQUARE FOOTAGE IS DEDUCTED WHERE THE UPPER HOUSE, PATIOS AND OR COVERED OVERHANGS CONVERGE SO THAT SQUARE FOOTAGE IS NOT CALCULATED TWICE.

PROJECT NARRATIVE | SITE NOTES

NEW HOME TO BE CONSTRUCTED ON THE SITE AT 6040
NORTH 41ST STREET IN PARADISE VALLEY ARIZONA.
THE EXISTING HOME IS TO BE REMOVED.

1. FINISH FLOOR SHALL BE A MINIMUM OF 6" ABOVE ADJACENT GRADE.
--

KEYNOTES:

LOCATION MAP



Jones Residence- Camelback Foothills

6040 N. 41st Street
Paradise Valley, Arizona 85253

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[illegible]

SEALS AND SIGNATURES

KEYPLAN

DRAWING TITLE

SITE PLAN

1" = 20'-0"

SCALE

PROJECT NUMBER

DRAWING NUMBER

A0.2



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SEALS AND SIGNATURES

NOT FOR
CONSTRUCTION

KEYPLAN

KEYPLAN

DRAWING TITLE

SITE PHOTOS

SCALE _____

PROJECT NUMBER

DRAWING NUMBER

A0.3

Plot Date:

[illegible]

SEALS AND SIGNATURES:

NOT FOR
CONSTRUCTION

KEYPLAN

DRAWING TITLE

LOWER FLOOR PLAN

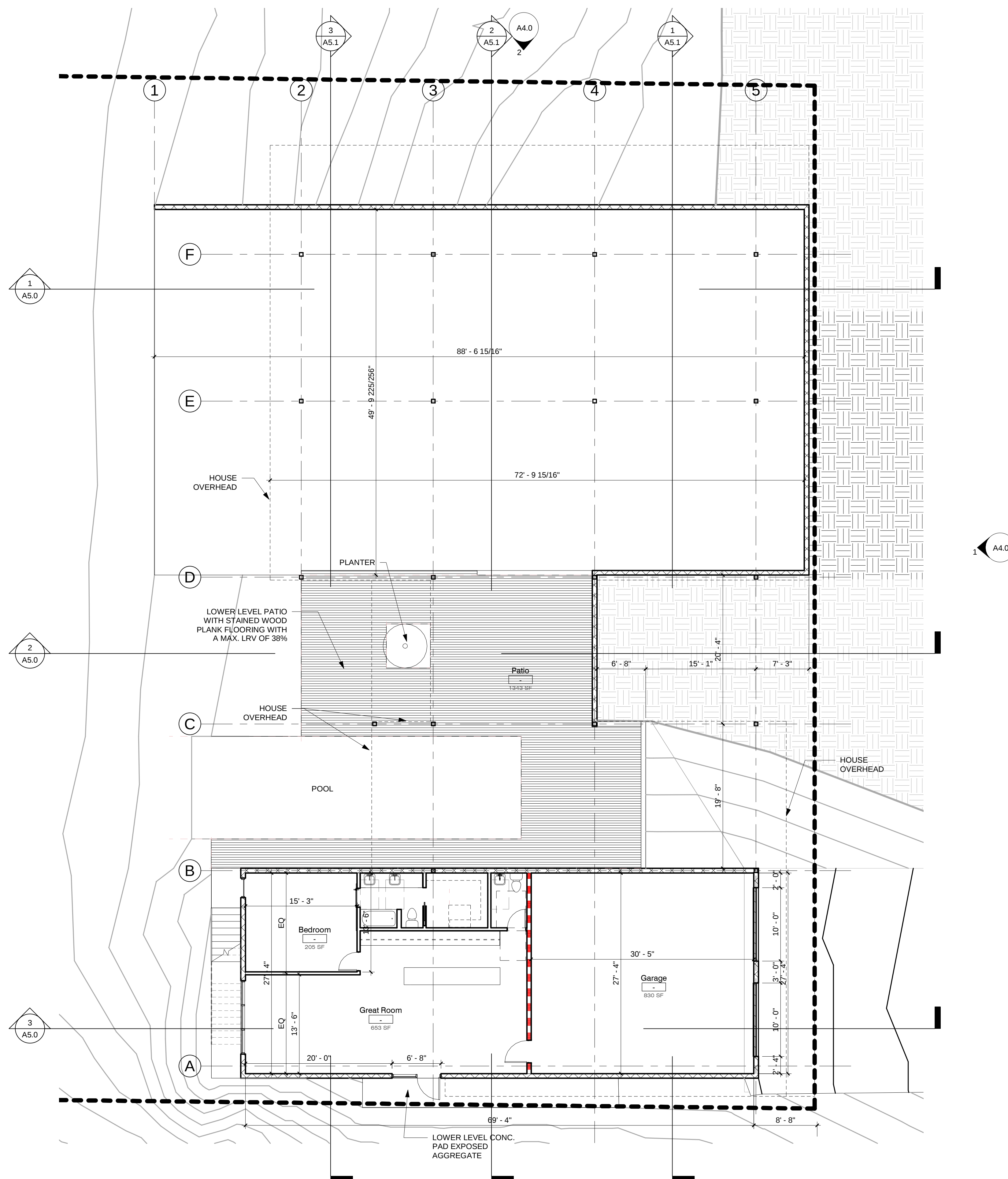
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PROJECT NUMBER

17-014

A1.1

DRAWING NUMBER



1 LOWER LEVEL
1/8" = 1'-0"

Plot Date:



CEILING & LIGHTING SYMBOLS

- NOTES:

ELECTRICAL & DATA SYMBOLS

NOTES:
Fixtures with out designation or with "J" box designation shall be chosen by the owner and installed by the contractor.

A- Indicates that receptacle is on a circuit that is protected by an arc fault circuit interrupting device (AFCI)

G- Indicates that receptacle is on a circuit that is protected by a ground fault circuit interrupting device. (GFCI)

WP- Indicates a weatherproof device/fixture

DP- Indicates a damp-proof device/fixture

SIDE WALL SUPPLY DIFFUSER

- NOTE:

THIS DRAWING IS SCHEMATIC ONLY.
CONTRACTOR TO PROVIDE COMPLETE AND
OPERATIONAL MECHANICAL SYSTEMS PER
OWNERS REQUIREMENTS, WITH UNITS AND
DIFFUSERS IN LOCATIONS SHOWN. ALL WORK
SHALL COMPLY WITH 2012 IMC.

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SEALS AND SIGNATURES

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KEYPLAN

DRAWING TITLE

REFLECTED CEILING
PLAN

1/8" = 1'-0"

SCALE

PROJECT NUMBER

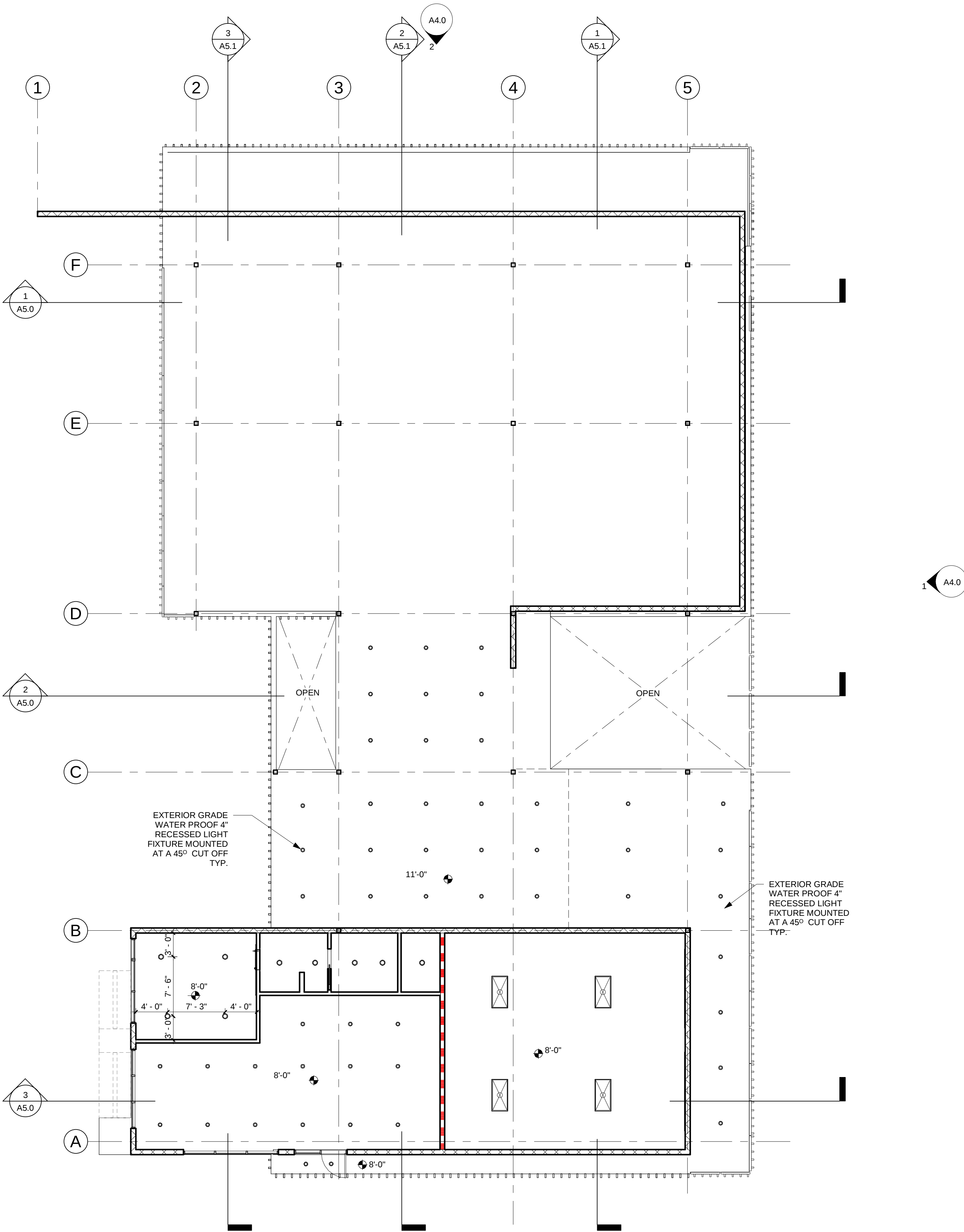
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A2.0

Plot Date:

1 REFLECTED CEILING PLAN

1/8" = 1'-0'



1 LOWER LEVEL
1/8" = 1'-0"

KEYNOTES:

GENERAL NOTES:

- A. ALL FINISHES/FIXTURES/APPLIANCES TO BE SELECTED BY OWNER
- B. PROVIDE A SOLID, SELF-CLOSING, SELF-LATCHING DOOR BETWEEN RESIDENCE AND GARAGE.
- C. PROVIDE LANDING ON OUTSIDE OF EXTERIOR DOORS
- D. ALL GAS FIREPLACES TO INCLUDE A PERMANENTLY INSTALLED APPROVED GAS LOG SET.
- E. SHOWER DOORS SHALL HAVE SAFTEYGLAZING AND SWING OUTWARD (R308.4)
- F. PROVIDE MECHANICAL EXHAUST VENTILATION FOR BATHROOMS, WATER CLOSETS, LAUNDRY ROOM, AND KITCHEN; DUCT DIRECTLY TO OUTSIDE. (R303.2 AMENDED, M1506, TABLE 1506.3) UNLESS WINDOW IS PROVIDED, PROVIDE STAIRWAY ILLUMINATION PER (R303.6)
- I. PROVIDE WEATHER FLASHING/PROOFING AT EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS AND VENTS.. PER R703.8
- J. ALL INTERIOR WALLS, CLGS AND SOFFITS TO HAVE SQUARE CORNER BEAD.
- K. ALL DRYWALL TO BE FINISHED LEVEL & SMOOTH.
- L. ALL HEIGHTS SHOWN ARE BASED FROM A REFERENCE POINT 0'-0" F.F.
- M. PROVIDE STUCCO CONTROL JOINTS PER MANUFACTURER'S RECOMMENDATIONS. VERIFY LOCATIONS WITH OWNER.
- N. ALL OUTSIDE STUCCO CORNERS TO BE SQUARE WITH REINFORCEMENTS.
- O. COLORS, STAINS, ET CETERA TO BE SELECTED BY OWNER
- P. PROVIDE WEATHER FLASHING/PROOFING AT EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS, AND VENTS... PER R703.8
- Q. FOR DOOR SCHEDULE SEE A8.0.
- R. FOR SMOKE DETECTORS/CARBON MONOXIDE DETECTORS SEE RCP SHEETS A2.0.
- S. EACH WATER CLOSET SHOULD HAVE A MIN. OF 15" FROM CENTERLINE TO EACH SIDE TO FINISH SURFACE.
- U. SEE SHEET A8.0 FOR WALL TYPES (WALL TAGS INDICATED ON FLOOR PLAN).

CEILING & LIGHTING SYMBOLS

- RECESSED CAN FIXTURE (4" @ INT / 4" @ EXT)
- SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- CHANDELIER
- DIRECTIONAL FIXTURE
- J-BOX FOR CEILING MOUNTED FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- SMOKE DETECTOR

NOTES:
Fixtures with out designation or with "J" box designation shall be chosen by the owner and installed by the contractor.

ELECTRICAL & DATA SYMBOLS

- SEC SERVICE PANEL ENTRY
- NOTES:
Fixtures with out designation or with "J" box designation shall be chosen by the owner and installed by the contractor.
- A- Indicates that receptacle is on a circuit that is protected by an arc fault circuit interrupting device (AFCI)
- G- Indicates that receptacle is on a circuit that is protected by a ground fault circuit interrupting device. (GFCI)
- WP- Indicates a weatherproof device/fixture
- DP- Indicates a damp-proof device/fixture

MECHANICAL SYMBOLS

- SIDE WALL SUPPLY DIFFUSER
- CEILING MOUNTED SUPPLY GRILL (DIMS MAY VARY)
- RETURN
- CEILING MOUNTED EXHAUST FAN (VENT THROUGH ROOF)

NOTE:
THIS DRAWING IS SCHEMATIC ONLY. CONTRACTOR TO PROVIDE COMPLETE AND OPERATIONAL MECHANICAL SYSTEMS PER OWNERS REQUIREMENTS. WITH UNITS AND DIFFUSERS IN LOCATIONS SHOWN. ALL WORK SHALL COMPLY WITH 2012 IMC.

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ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

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KEYPLAN

DRAWING TITLE

REFLECTED CEILING
PLAN-LOWER LEVEL

SCALE 1/8" = 1'-0"

PROJECT NUMBER 17-014

DRAWING NUMBER

A2.1



KEYNOTES:

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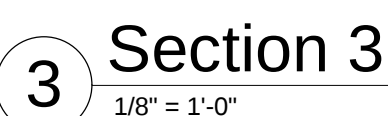
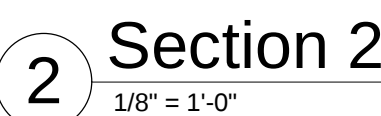
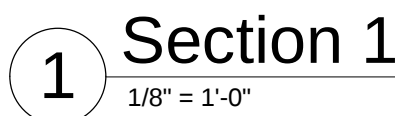
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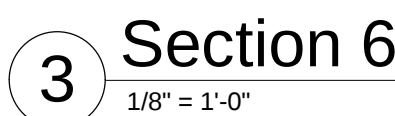
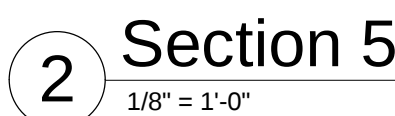
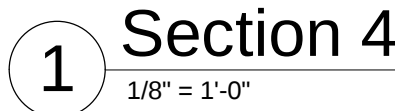
Plot Date:



KEYNOTES:

A5.0

Plot Date:



KEYNOTES:

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEYPLAN

DRAWING TITLE

BUILDING SECTIONS

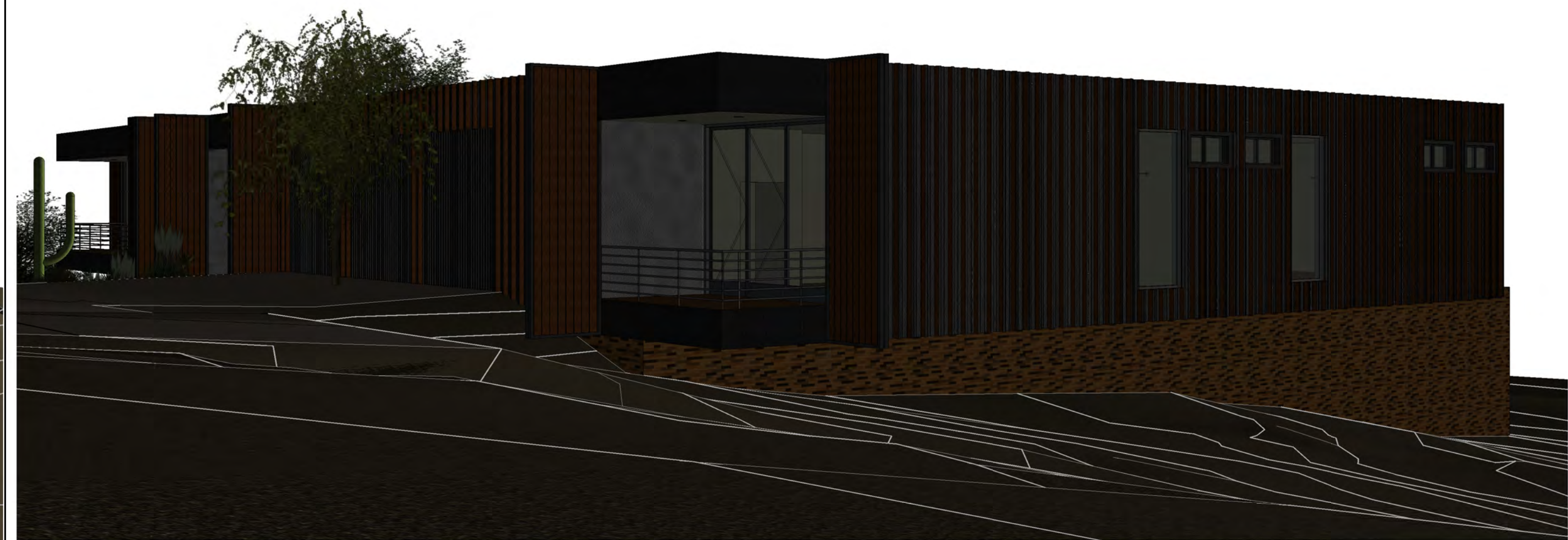
$$1/8'' = 1'-0''$$

SCALE

PROJECT NUMBER

A5.1

DRAWING NUMBER



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[illegible]

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEYPLAN

DRAWING TITLE

3D Views

SCALE

7-014

PROJECT NUMBER

A10.0

DRAWING NUMBER

Plot Date:

