

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.

TEMPORARY SITE BENCHMARK

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

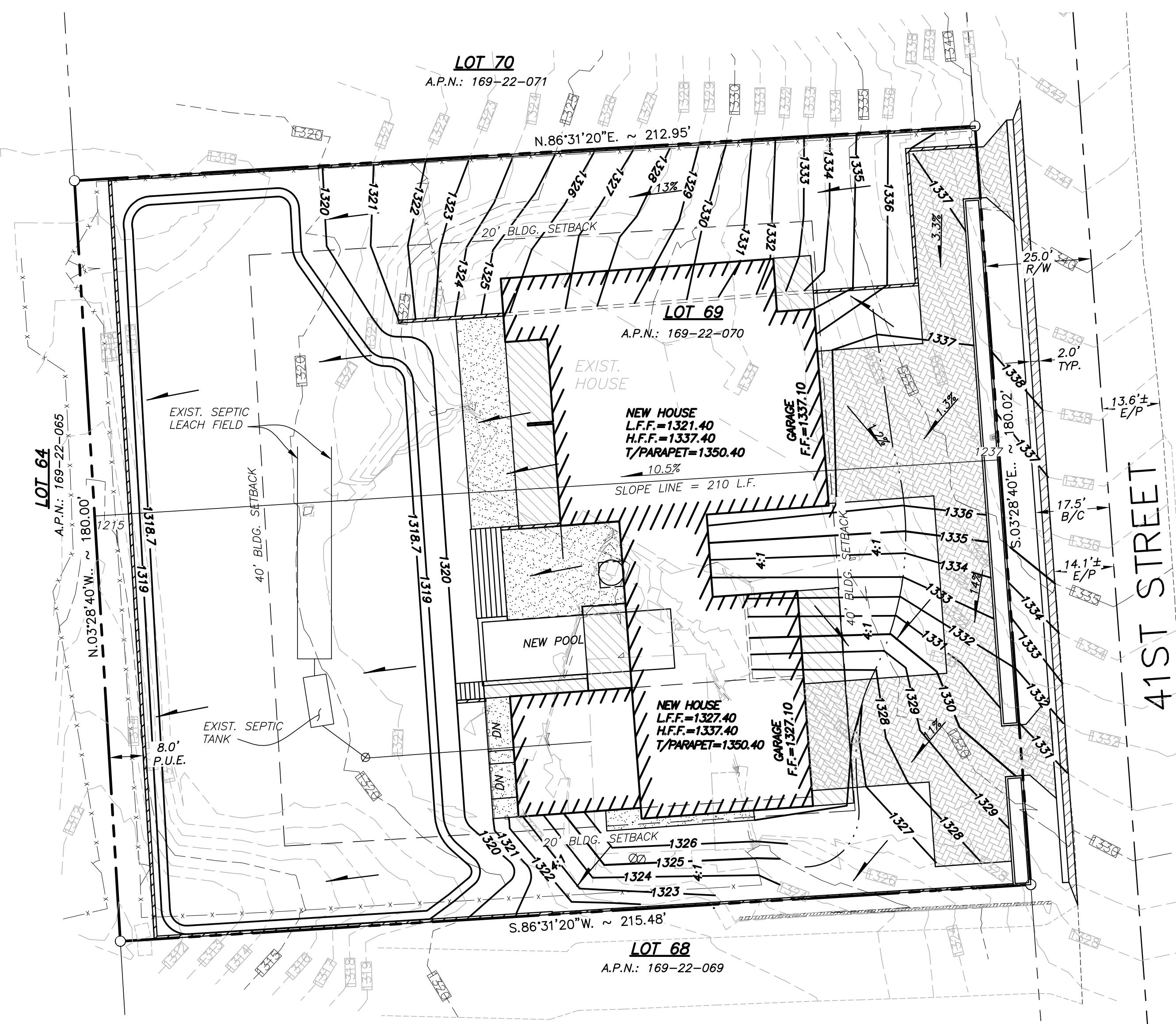
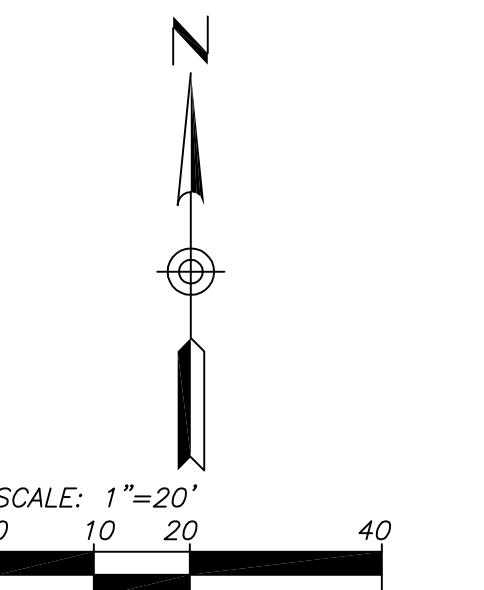
BENCHMARK

BRASS CAP IN 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)

CONCEPTUAL GRADING &

DRAINAGE PLAN

FOR

6040 N. 41ST STREET
PARADISE VALLEY, AZ 85253CIVIL NOTES
(APPLY UNLESS OTHERWISE NOTED ON CIVIL DRAWINGS)

CONCEPTUAL GRADING &

DRAINAGE PLAN

FOR

6040 N. 41ST STREET
PARADISE VALLEY, AZ 85253CIVIL NOTES
(APPLY UNLESS OTHERWISE NOTED ON CIVIL DRAWINGS)

OWNER/DEVELOPER

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

ARCHITECT

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

SITE AREA DATA

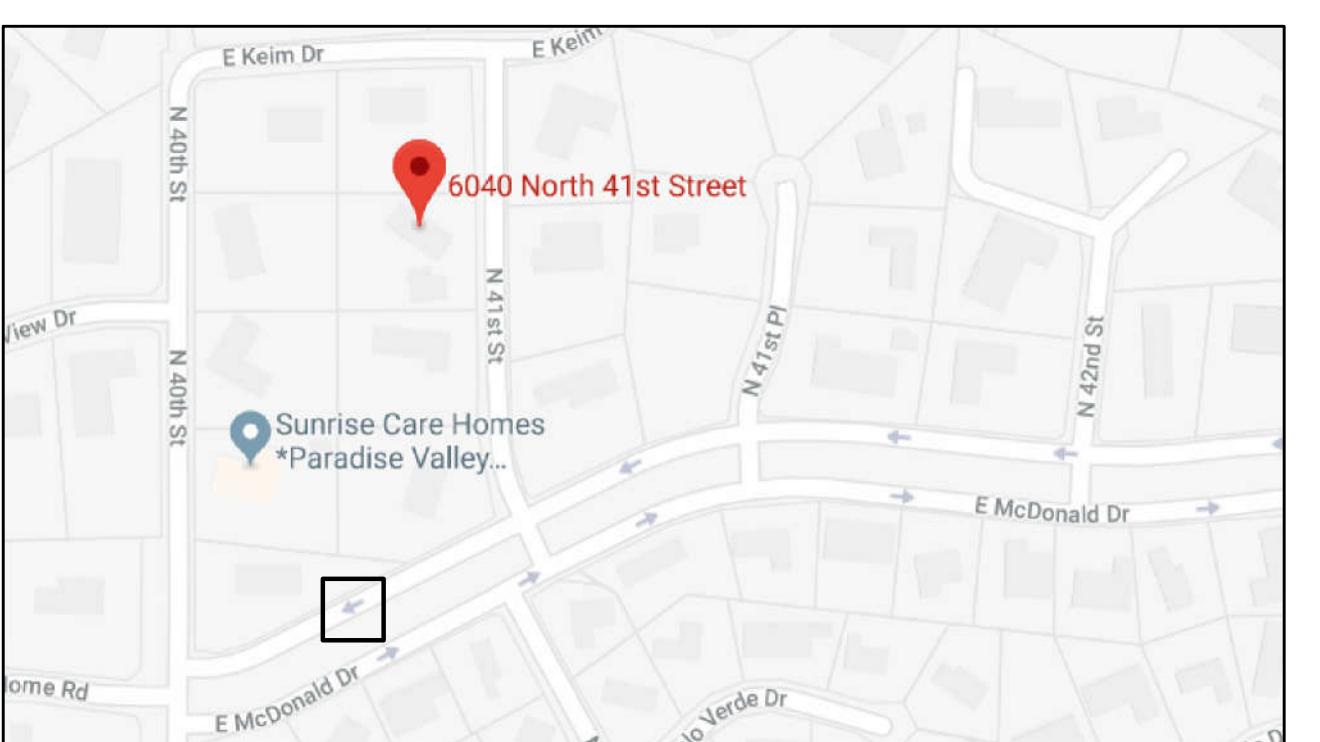
PER TOPV HILLSIDE ORDINANCE, TABLE 1:
LOT AREA: 40,100 S.F. (NET)
BLDG. SITE SLOPE: 10.5%
ALLOWABLE DIST.: 56.8% (22,748 S.F.)
EXIST. AREA DISTURBED: 36,563 S.F.
NEW AREA DISTURBED: 30,080 S.F.

EXIST. EXISTING
F.F. FOUND
FT. FEET
MAS. MASONRY
M. MONUMENT LINE
N.T.S. NOT TO SCALE
PVMT. 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

ABBREVIATIONS

(SOME ABBREVIATIONS MAY NOT APPLY TO THESE DRAWINGS)

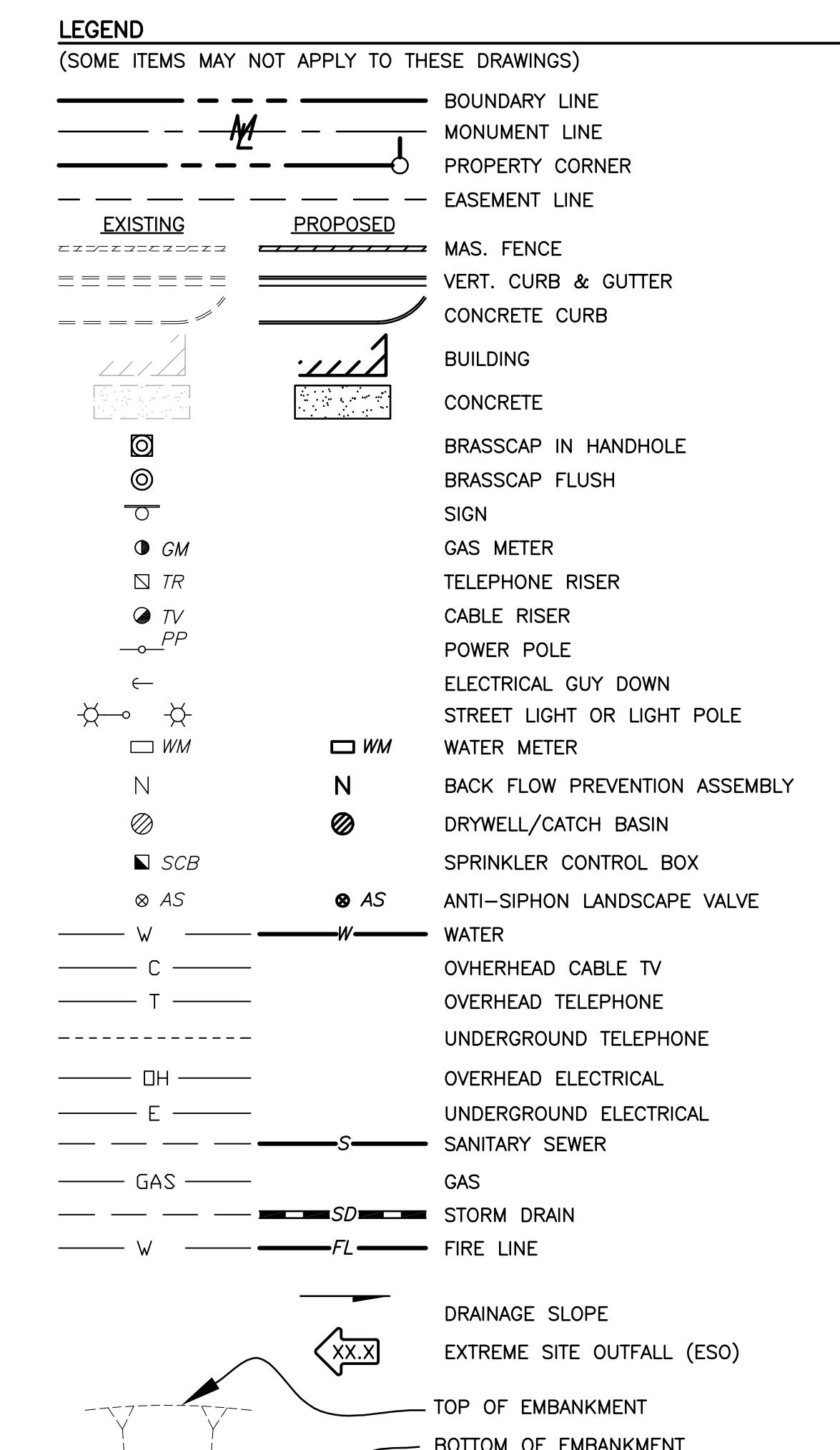
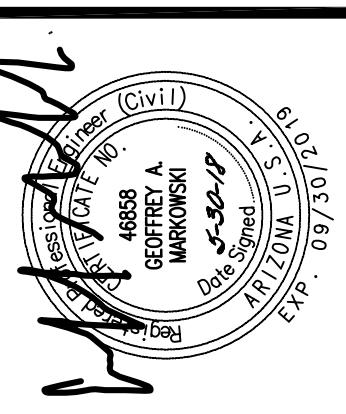
BOTT. BOTTOM
B/C BACK OF CURB
C.F. CUBIC FEET
CLF CHAIN LINK FENCE
CONC. CONCRETE
C.Y. CUBIC YARD
D.E. DRAINAGE EASEMENT
D/W DRIVEWAY
ESMT. EASEMENT
EXIST. EXISTING
F.F. FOUND
FND. FOUND
FT. FEET
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R/W. RIGHT OF WAY
S/W. SIDEWALK
TYP. TYPICAL
U.N.O. UNLESS NOTED OTHERWISE



VICINITY MAP

g-m a r
consulting engineers, llc
18223 west orchid lane
waddell, arizona 85355
e: geom@geomar.org

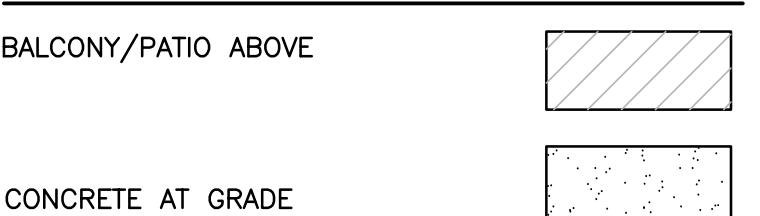
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PROJECT DESCRIPTION

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..

FINISHED MATERIAL LEGEND:



TOWN OF PARADISE VALLEY HILLIDE 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 FIGHTING SAFETY AND ALL ON SITE AND OFF SITE 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. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER.
5. CONSTRUCTION STAKING AND /OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.

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
ENTRANCE:	14 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
COVERD*:	-122 SF
	85 SF
TOTAL FLOOR AREA (GROSS):	10,020 SF

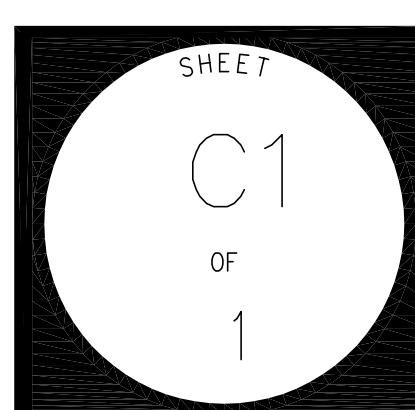
FLOOR AREA RATIO:

MAX ALLOWED: 25% $40,100 \times 25 = 10,025 \text{ SF}$ FLOOR AREA RATIO: $10,020 / 40,100 = 24.9\%$

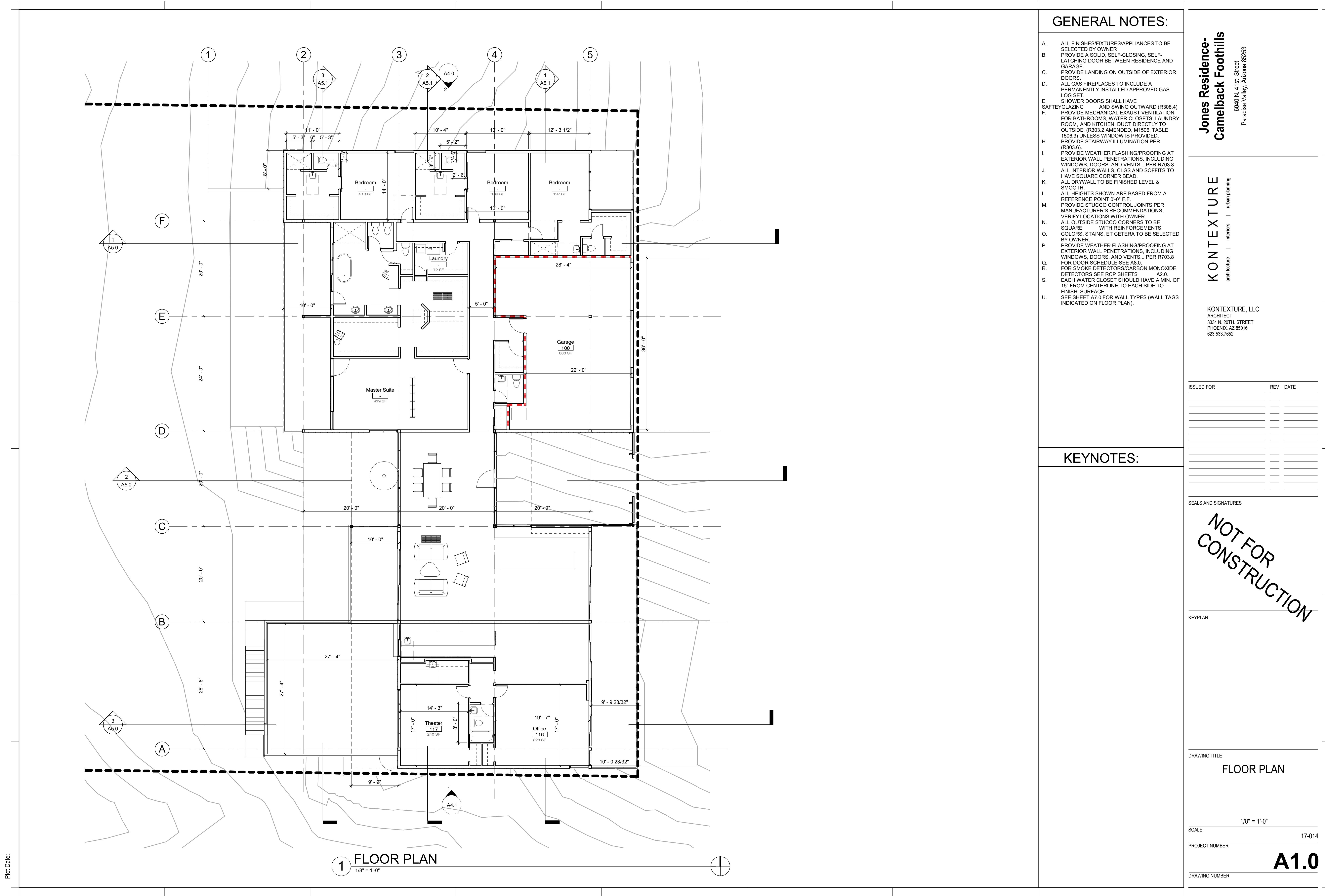
PR 01-30-18	1ST CITY SUBMITTAL
PR 05-30-18	2nd CITY SUBMITTAL

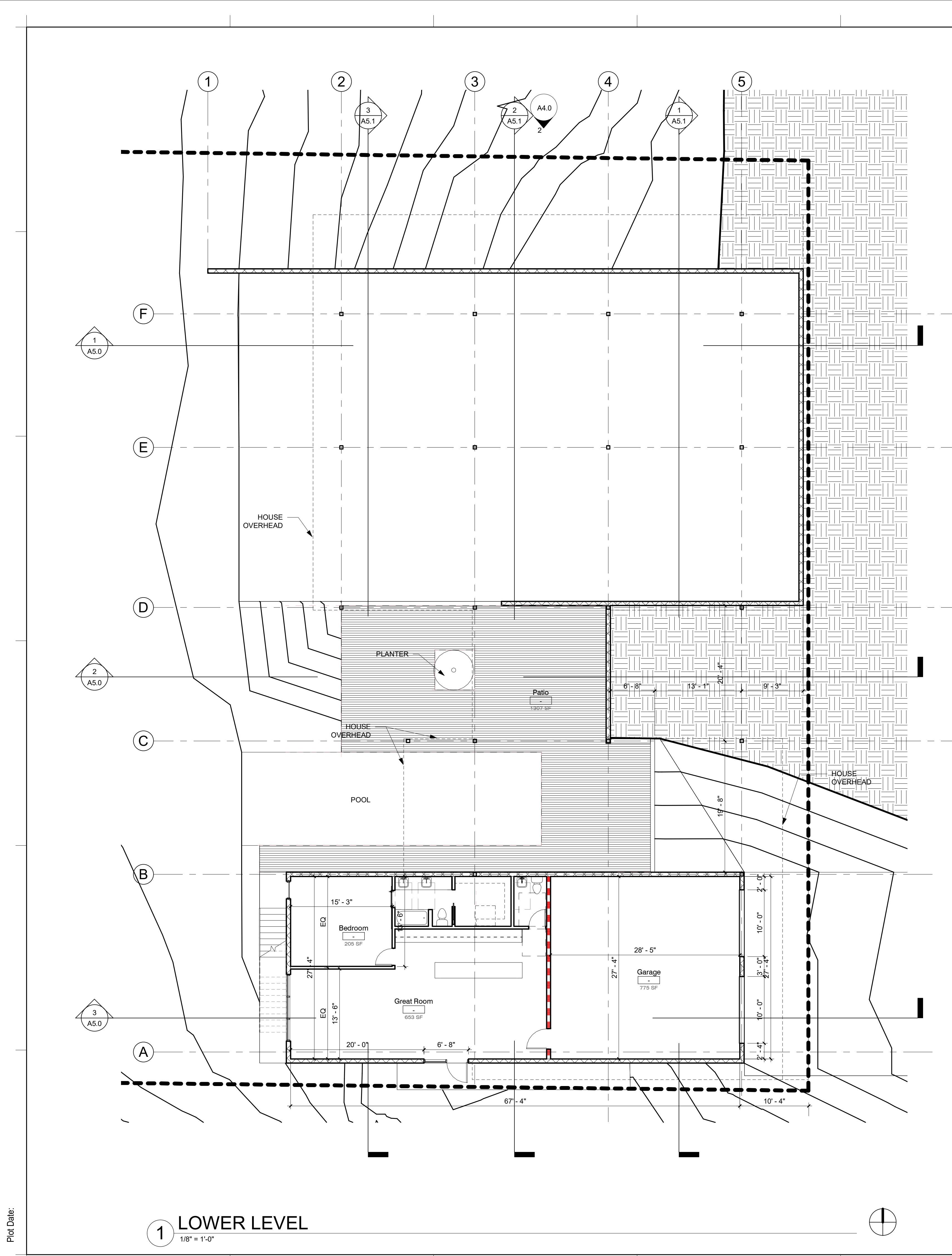
DATE ISSUED: 26 SEPT 17
DRAWN BY: GM/AD
CHECKED BY: GM

SHEET DESCRIPTION:
CONCEPTUAL GRADING
&
DRAINAGE PLAN



JOB NO. 17-09-012-00





Jones Residence- Camelback Foothills

6040 N. 41st Street
Paradise Valley, Arizona 85253

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KONTXTURE

architecture | interiors | urban planning

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

NOT FOR CONSTRUCTION

KEYPLAN

KEYPLAN

DRAWING TITLE

LOWER FLOOR PLAN

1/8" = 1

13.01.1

A1.1

Plot Date:

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

NOT FOR
CONSTRUCTION

KEYPLAN

DRAWING TITLE

3D Views

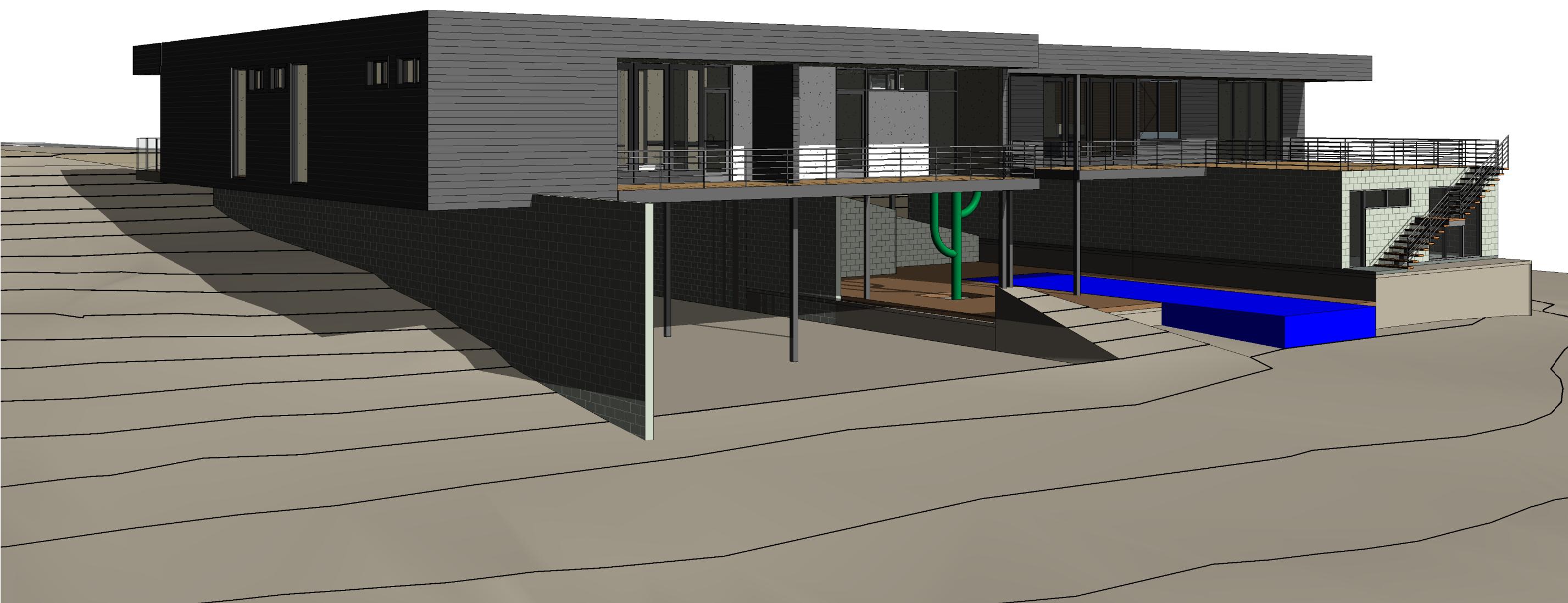
17-014

SCALE

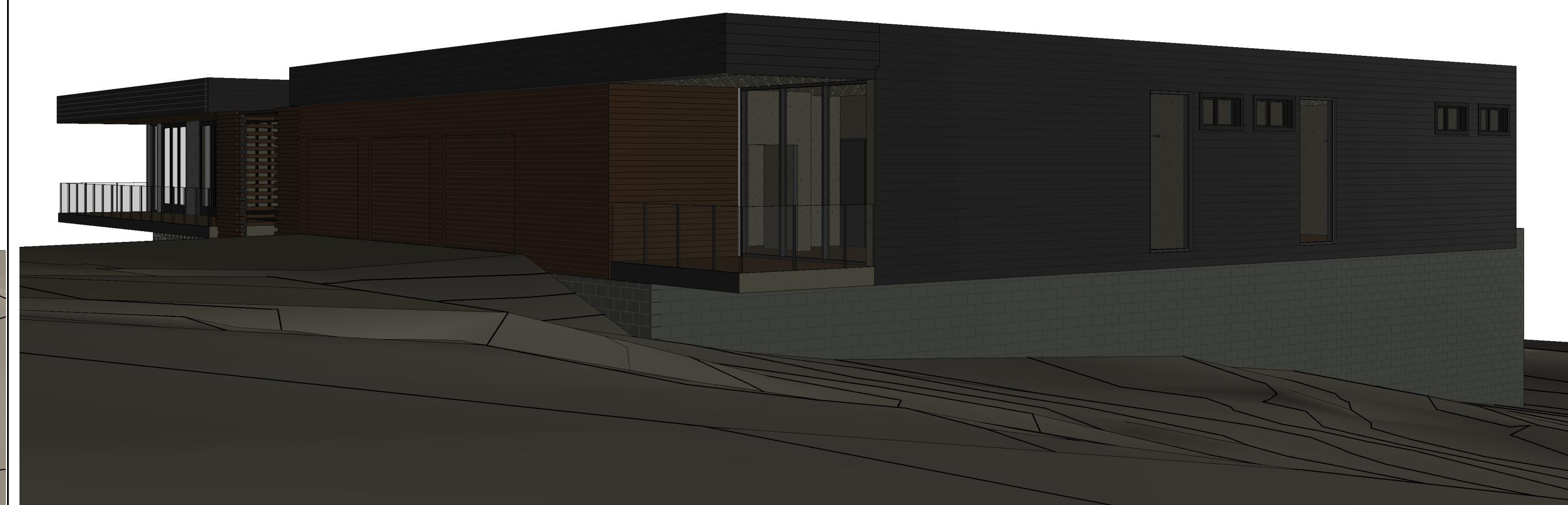
PROJECT NUMBER

DRAWING NUMBER

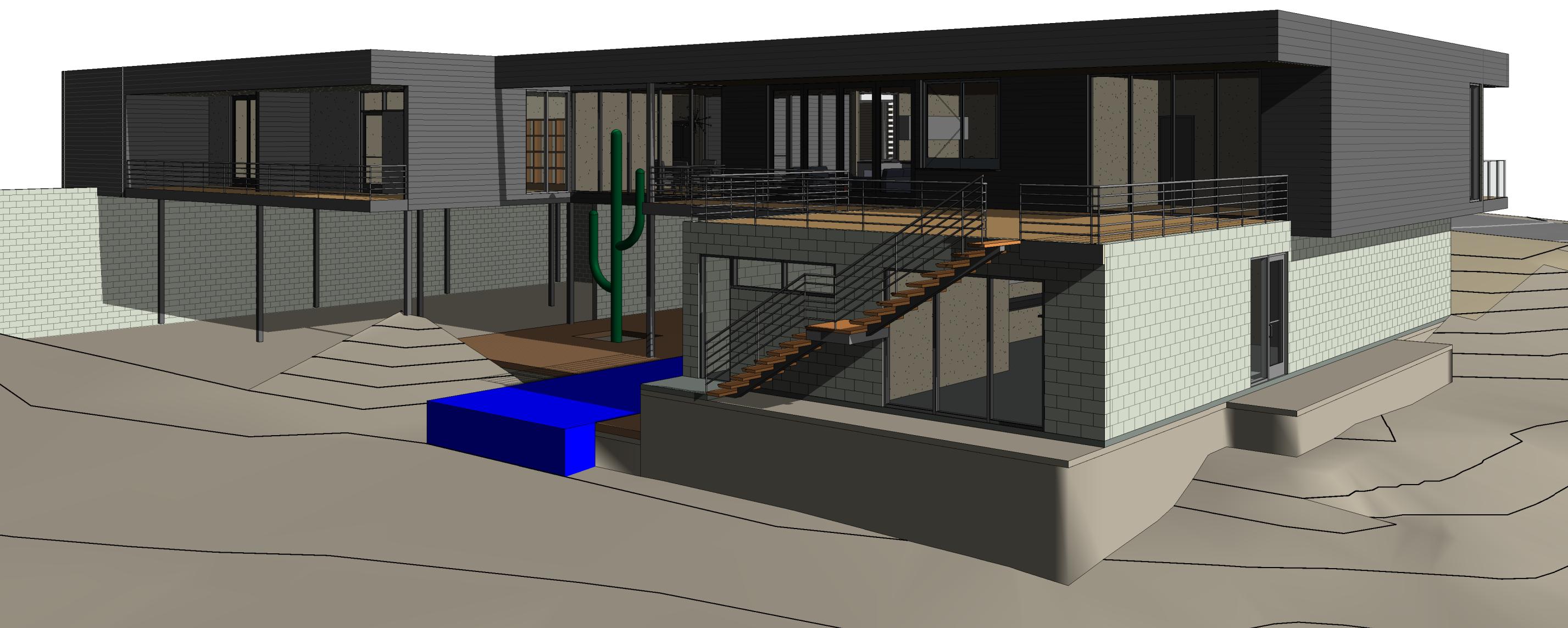
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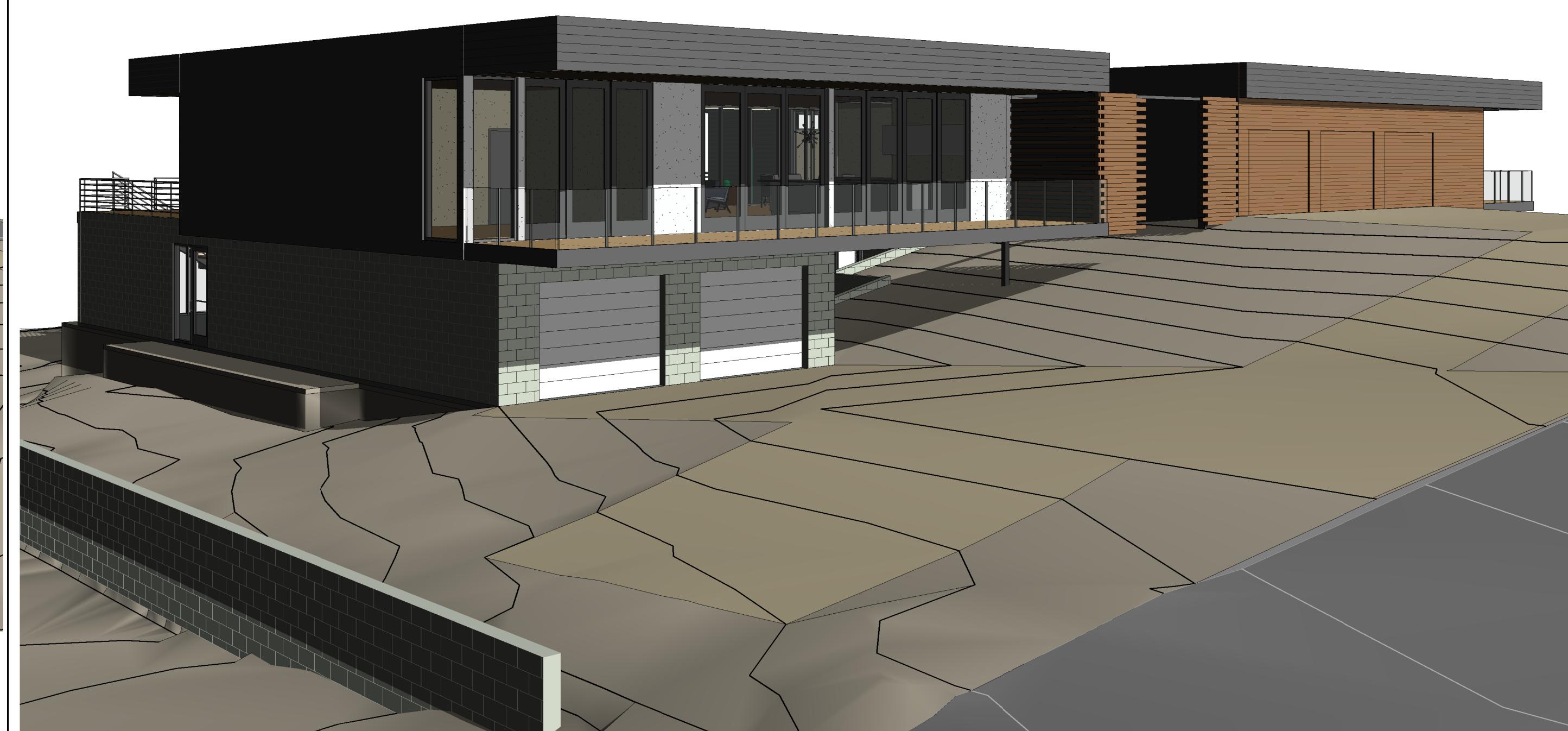
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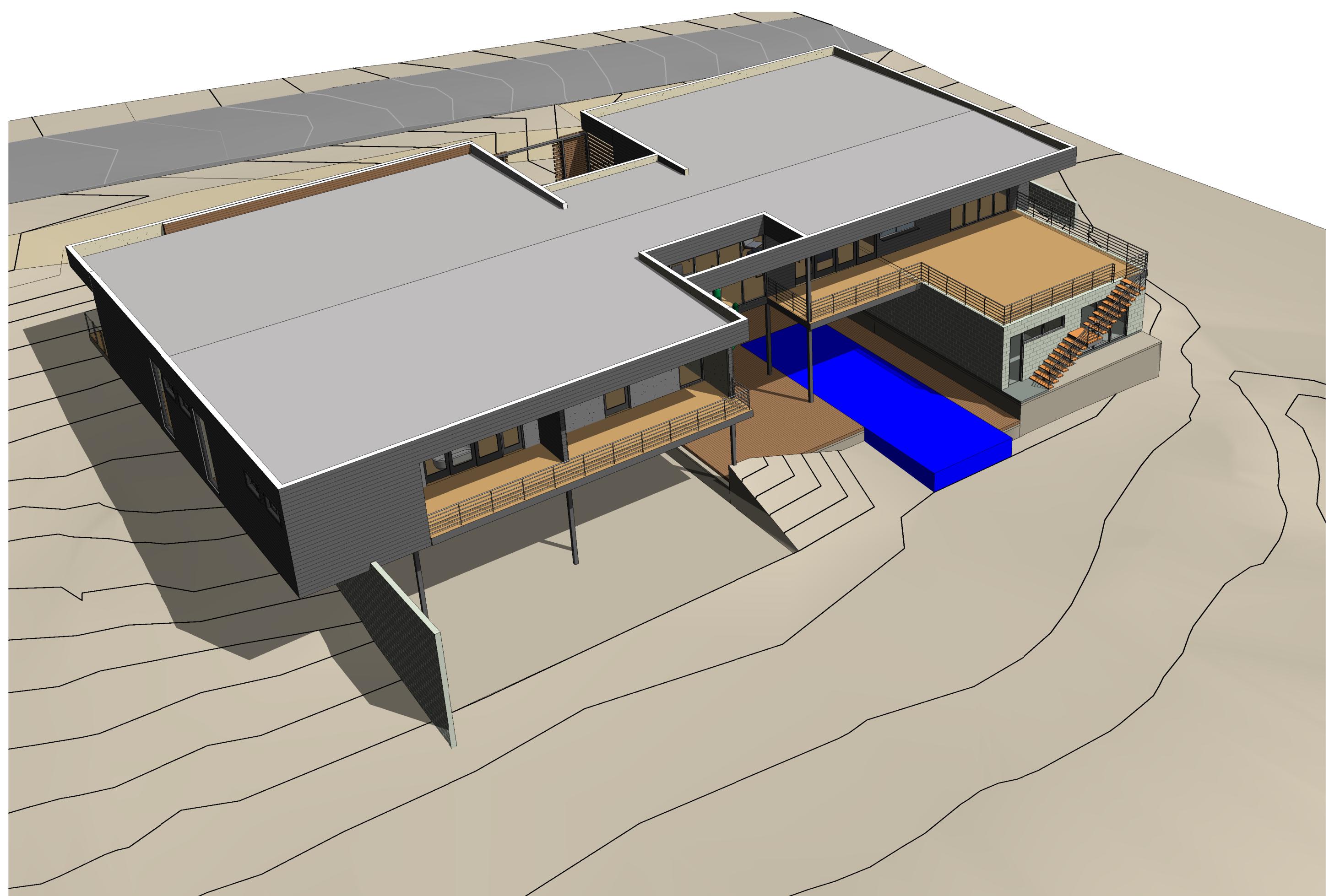
1 NORTH EAST VIEW



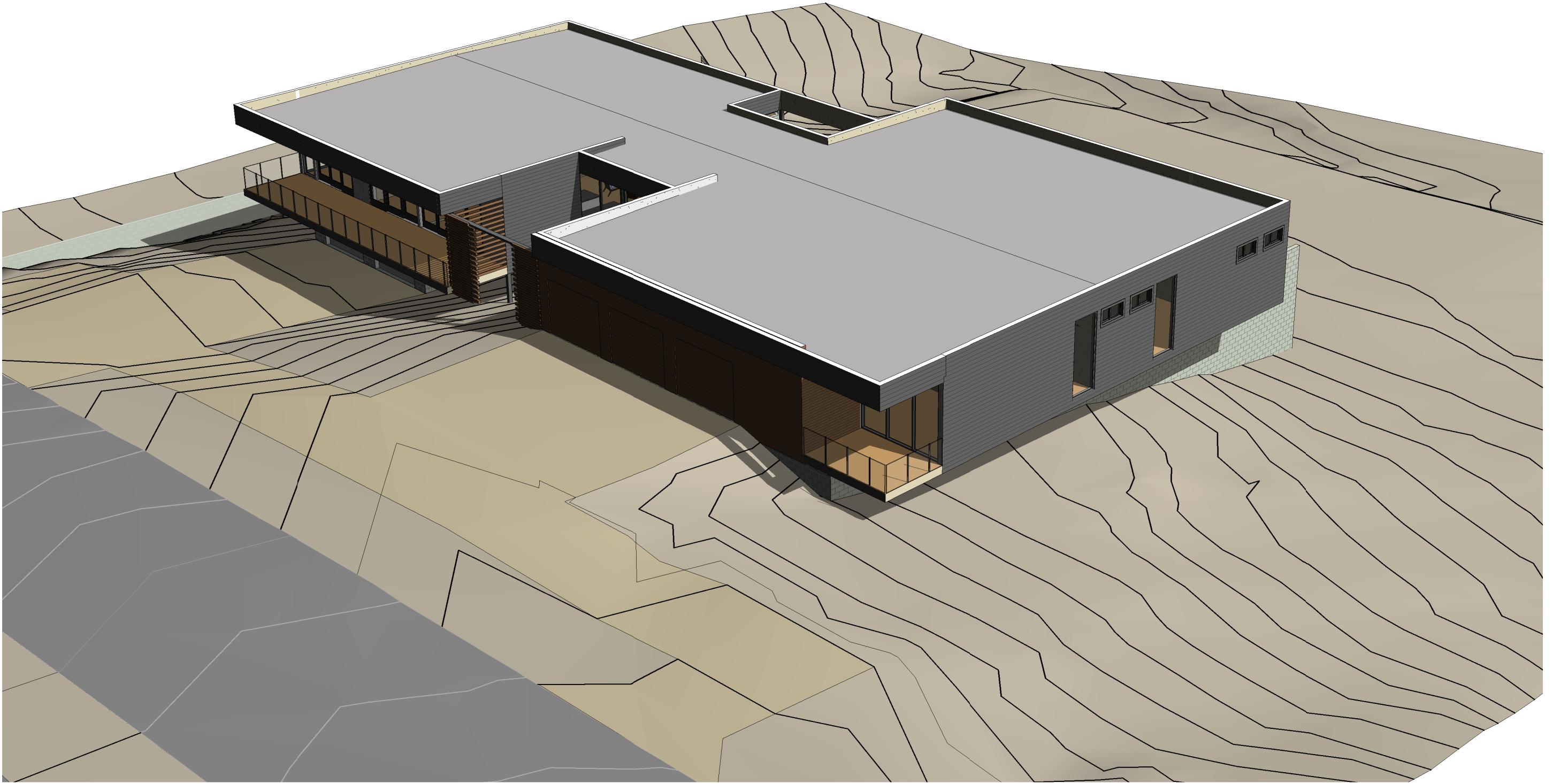
4 SOUTH WEST VIEW



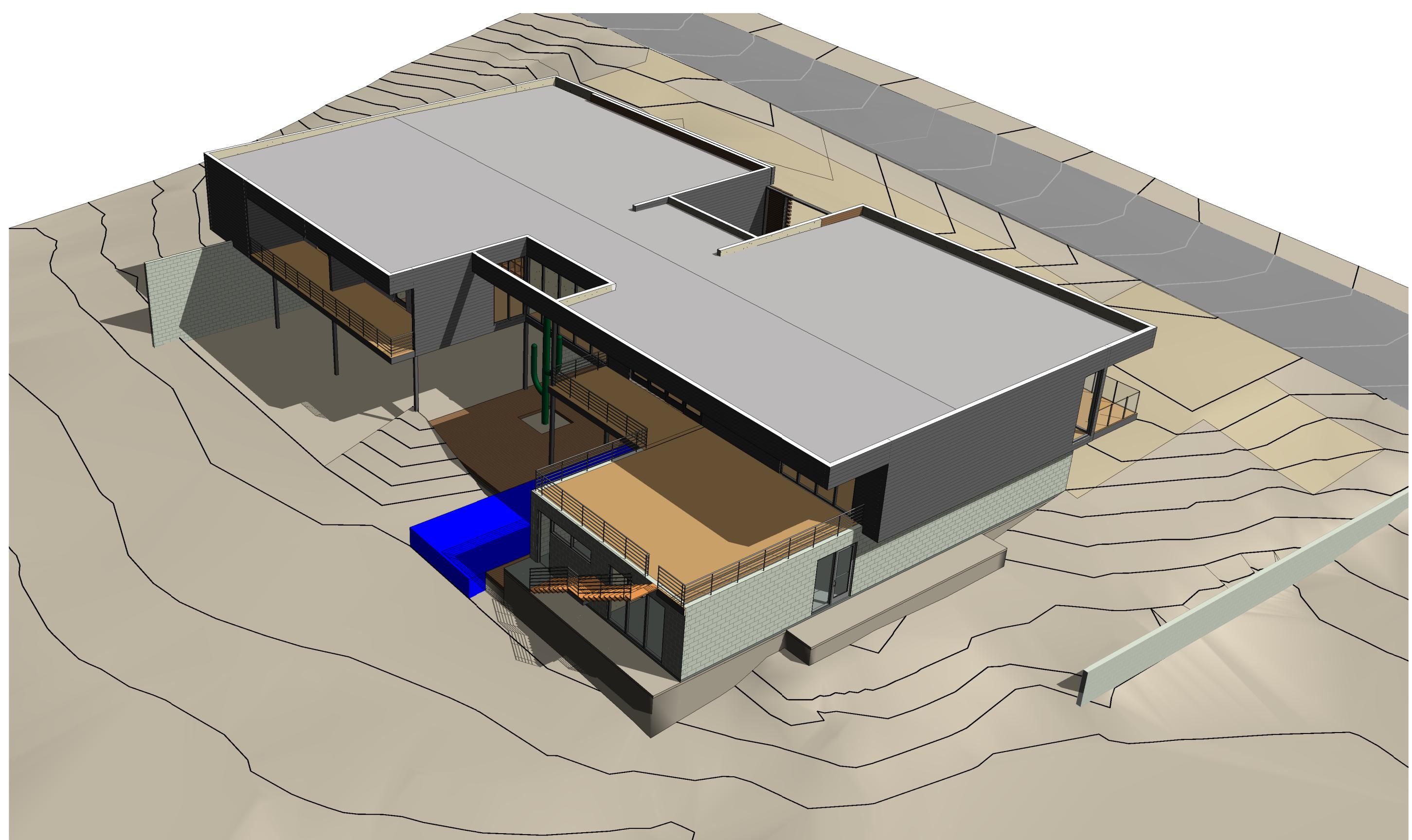
3 SOUTH EAST VIEW



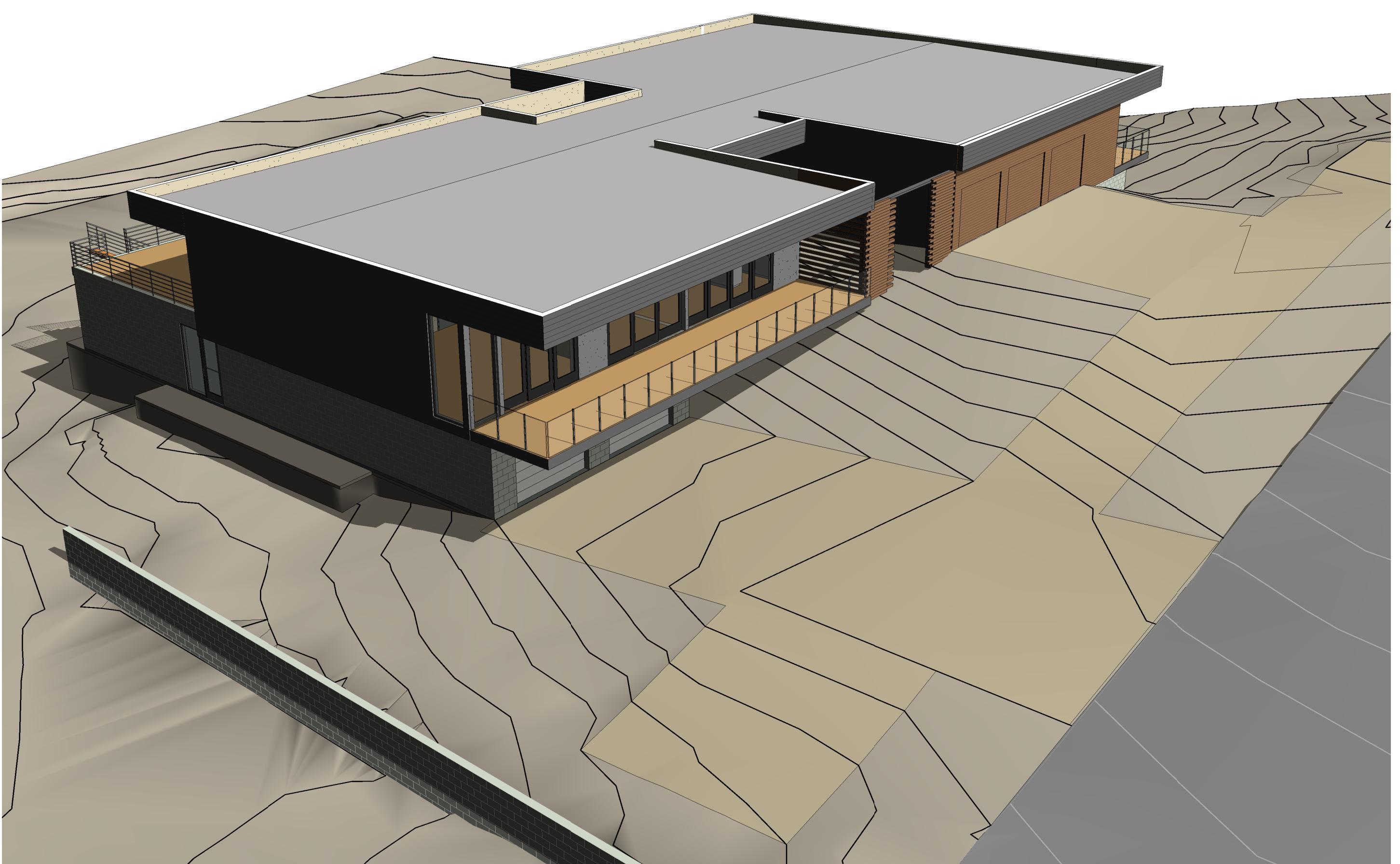
2 NORTH WEST AERIAL



1 NORTH EAST AERIAL



4 SOUTH WEST AERAIL



3 SOUTH EAST AERIAL

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20TH. STREET
X, AZ 85016
7652

SEALS AND SIGNATURES

KEYPLAN

DRAWING TITLE

SCALE 17-014
PROJECT NUMBER
A10.1
DRAWING NUMBER

A10 1