

C:\Users\Owner\Desktop\Gmatrix Projects\2017\17-09-012-00-6040 N 41st Street\Civil\17-09-012-00-C1.dwg Plotted 7/27/18 by Owner

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'.

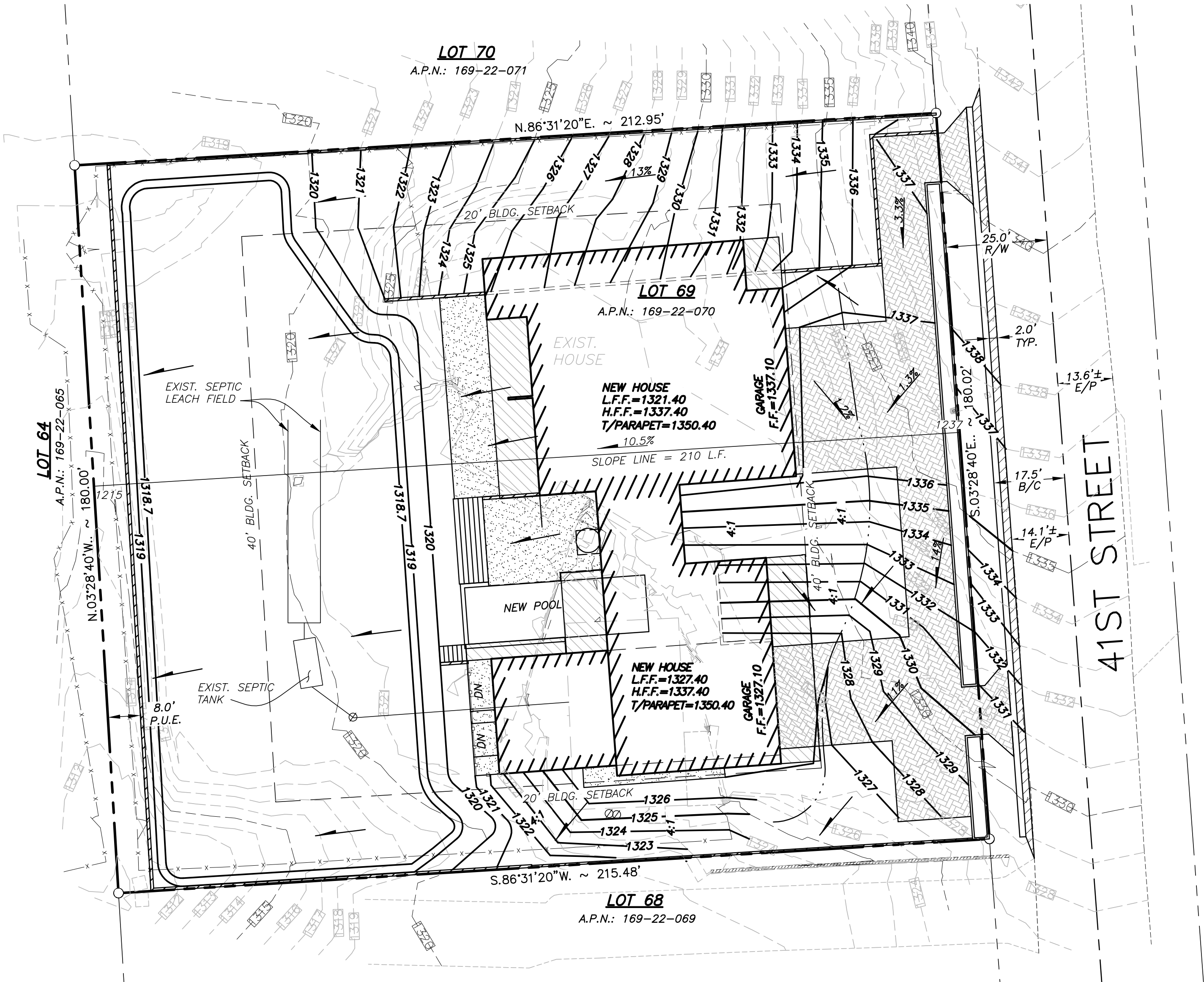
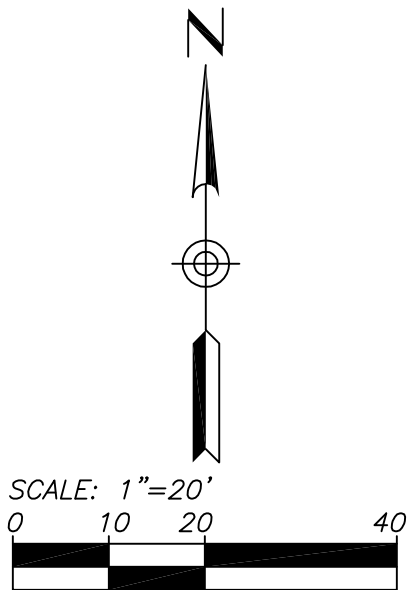
BENCHMARK
BRASS CAP IN HAND HOLE MARKING THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. MCDOT POINT NAME: 24565-1M
ELEVATION: 1311.223 (NAVD88)

CONCEPTUAL GRADING & DRAINAGE PLAN

FOR

6040 N. 41ST STREET PARADISE VALLEY, AZ 85253

CIVIL NOTES
(APPLY UNLESS OTHERWISE NOTED ON CIVIL DRAWINGS)



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

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.
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.

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:

BALCONY/PATIO ABOVE

CONCRETE AT GRADE

TOWN OF PARADISE VALLEY HILLSIDE 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.

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

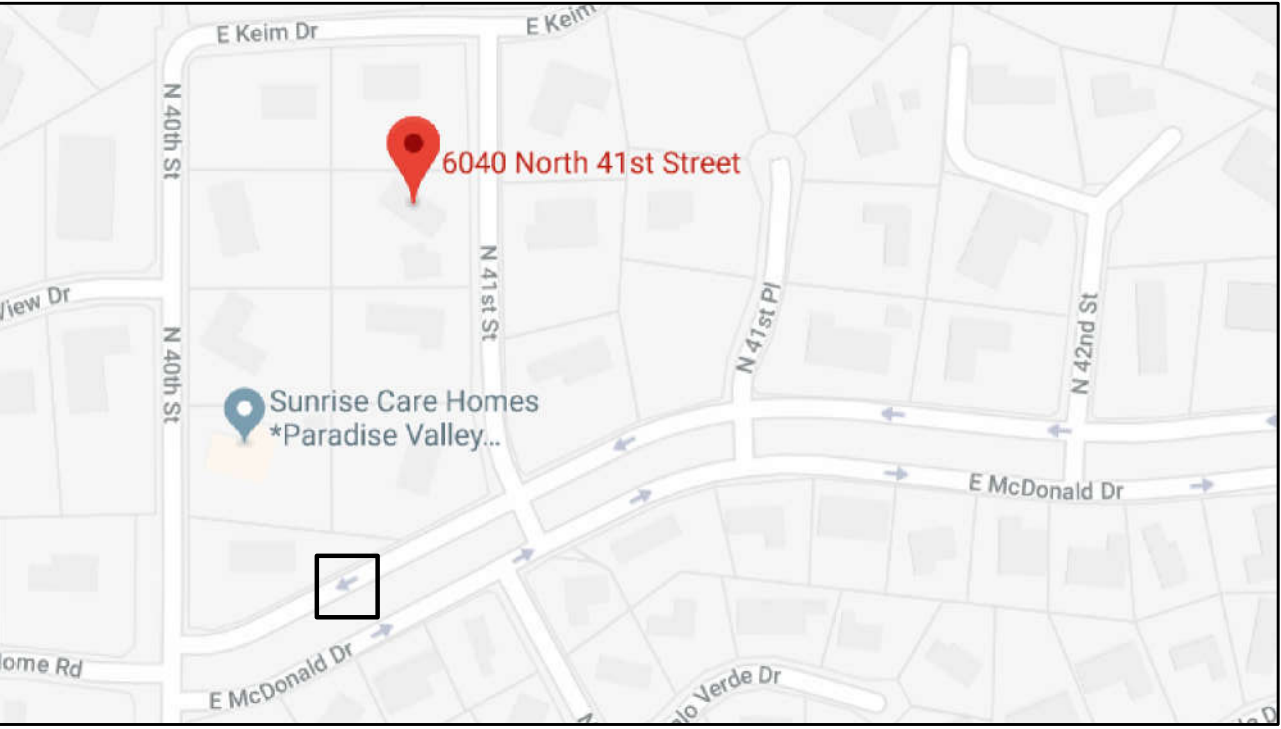
TOTAL FLOOR AREA (GROSS): 10,020 SF

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

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

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



VICINITY MAP

LEGEND
(SOME ITEMS MAY NOT APPLY TO THESE DRAWINGS)

BOUNDARY LINE
MONUMENT LINE
PROPERTY CORNER
EASEMENT LINE

EXISTING PROPOSED

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

DRAINAGE SLOPE
EXTREME SITE OUTFALL (ESO)
TOP OF EMBANKMENT
BOTTOM OF EMBANKMENT



PROJECT: 6040 N. 41ST STREET - LOT 69

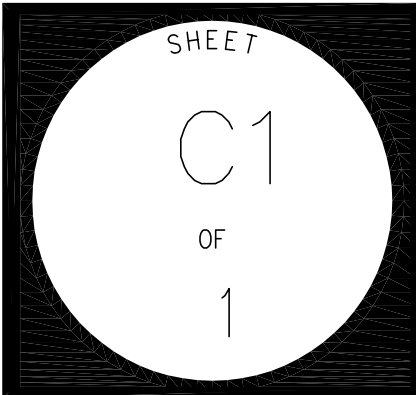
OWNER: 6040 N. 41ST STREET, PARADISE VALLEY, ARIZONA 85253

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

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

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

SHEET DESCRIPTION:
CONCEPTUAL GRADING
&
DRAINAGE PLAN



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

JOB NO. 17-09-012-00

PERMIT #



<u>PROJECT ADDRESS:</u>	
6040 N. 41st STREET	
PARADISE VALLEY, AZ 85253	
<u>LEGAL DESCRIPTION:</u>	
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.	
<u>PROJECT DATA:</u>	
ZONING:	R-43
APN:	169-22-070
LOT:	69
MCR:	72-14
STR:	7.2N 4E
OCCUPANCY:	SINGLE FAMILY RESIDENCE
SUBDIVISION:	CAMELBACK FOOTHILLS 2
<u>AREA CALCULATIONS (NET):</u>	
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
<u>UPPER COVERED PATIO(S)</u>	
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
<u>LOWER PATIO(S)</u>	
LOWER PATIO:	1307 SF
COVERED*:	-1222 SF
	85 SF
<u>TOTAL FLOOR AREA (GROSS):</u>	10,020 SF
<u>FLOOR AREA RATIO:</u>	
MAX ALLOWED: 25%	40,100x.25 = 10,025 SF
<u>FLOOR AREA RATIO:</u>	10,020/40,100 = 24.9%
* 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.	

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.

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KEYPLAN

SCALE 17-014

DRAWING NUMBER



Jones Residence-Camelback Foothills

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

KEYPLAN

DRAWING TITLE

AERIAL PHOTO

1" = 20'-0"

PROJECT NUMBER

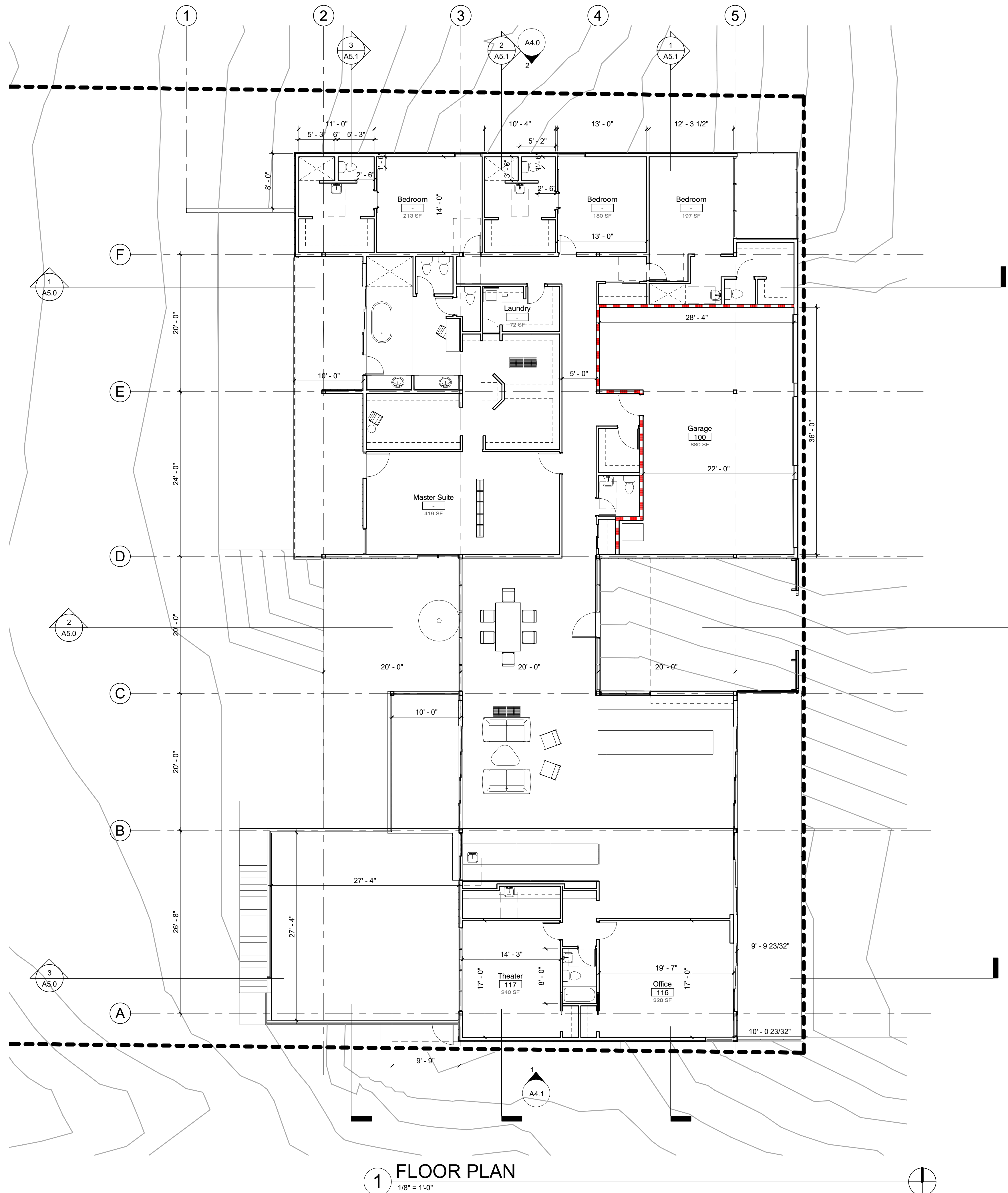
17-014

A0.4

DRAWING NUMBER

1 AERIAL PHOTO - SITE PLAN

Plot Date:



Plot Date:

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. SHOWING DOORS SHALL HAVE SAFETY GLAZING 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 1509.1) UNLESS WINDS ARE WITHIN 15 MPH.
- G. PROVIDE STAIRWAY ILLUMINATION PER (R303.6).
- H. 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 CORNER JOINTS PER MANUFACTURER'S RECOMMENDATIONS. VERIFY LOCATIONS WITH OWNER.
- N. ALL OUTSIDE STUCCO CORNERS TO BE SQUARE WITH REINFORCEMENTS.
- O. COLORS, STAINS, ETCETERA TO BE SELECTED BY OWNER.
- P. PROVIDE WEATHER FLASHING/PROOFING AT EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS, AND VENTS. PER R703.8
- Q. FOR SMOKE DETECTORS/CARBON MONOXIDE DETECTORS SEE RCP SHEETS A2.0..
- R. EACH WATER CLOSET SHOULD HAVE A MIN. OF 15" FROM CENTERLINE TO EACH SIDE TO FINISH SURFACE.
- U. SEE SHEET A7.0 FOR WALL TYPES (WALL TAGS INDICATED ON FLOOR PLAN).

KEYNOTES:

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SEALS AND SIGNATURES

KEYPLAN

DRAWING TITLE

FLOOR PLAN

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

PROJECT NUMBER _____

DRAWING NUMBER

A1.0

Jones Residence- Camelback Foothills

6040 N. 41st Street
Paradise Valley, Arizona 85253

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

ISSUED FOR

SEALS AND SIGNATURES:

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KEYPLA

DRAWING TITLE

LOWER FLOOR PLAN

SCALE

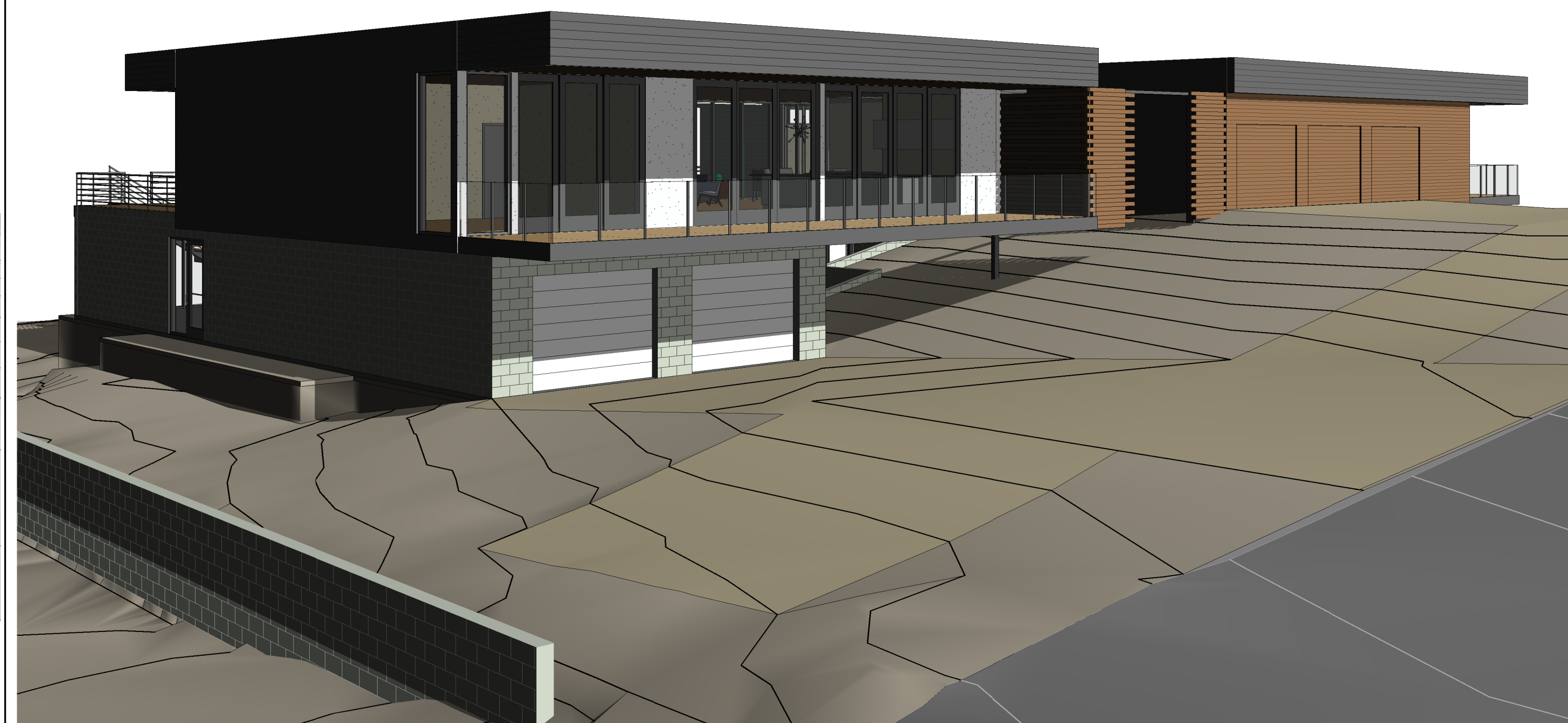
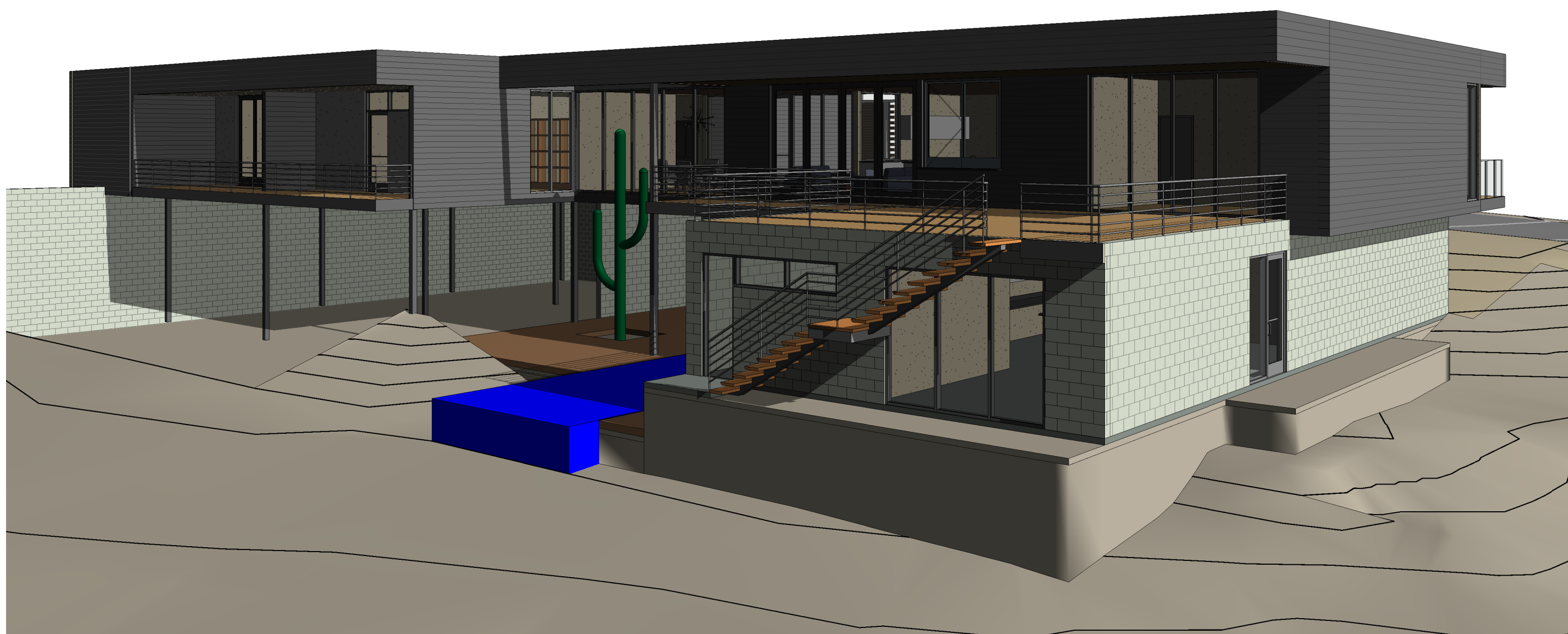
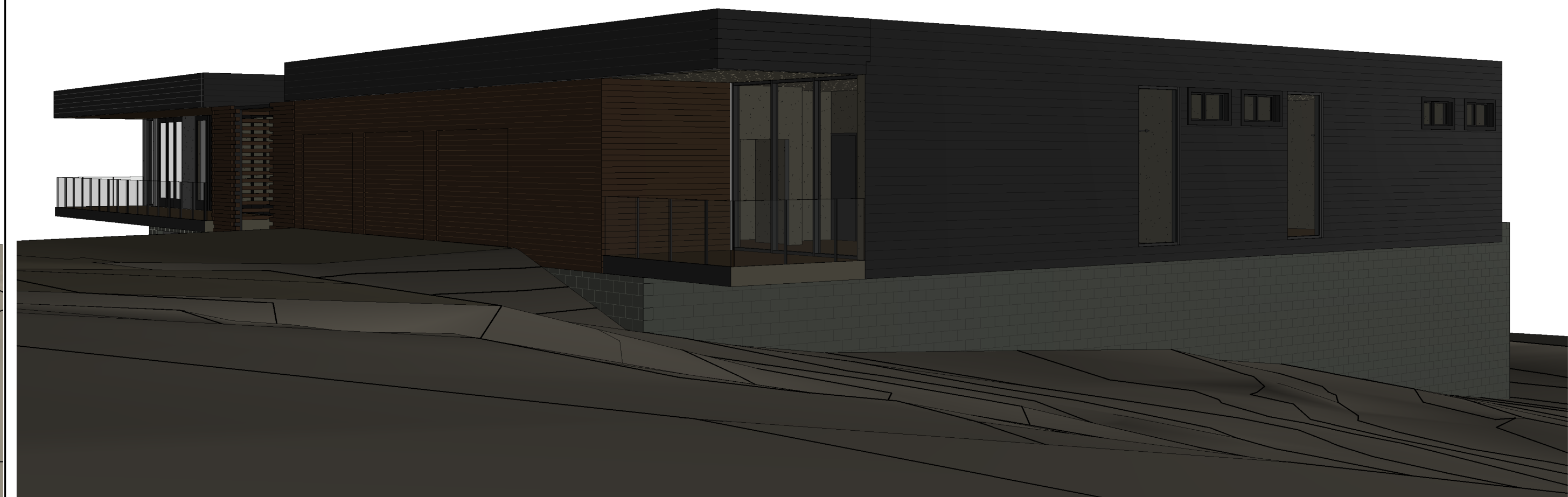
PROJECT NUMBER

17-01

A1.1

DRAWING NUMBER





**Jones Residence-
Camelback Foothills**
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SEALS AND SIGNATURES

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KEYPLAN

DRAWING TITLE

3D Views

SCALE

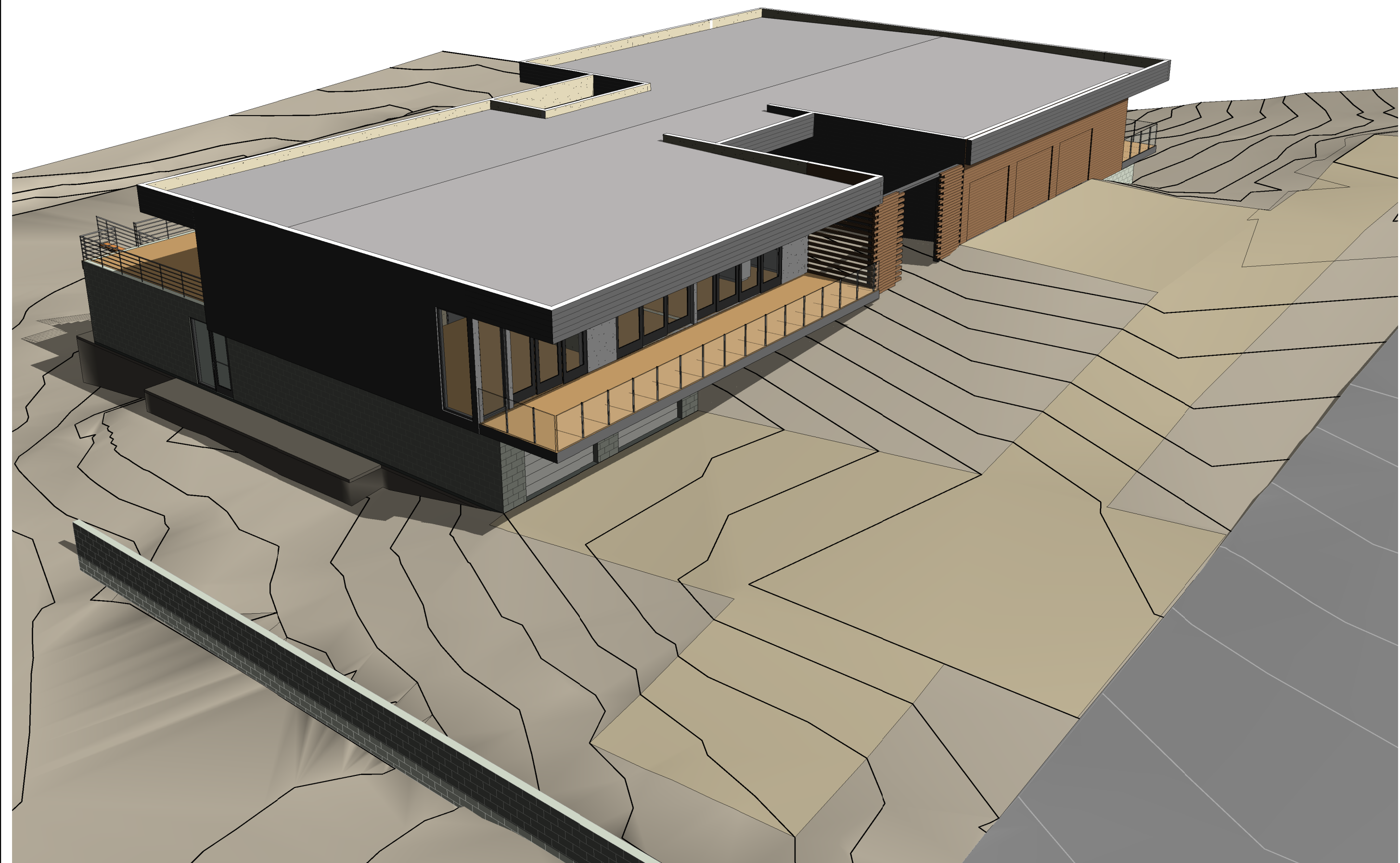
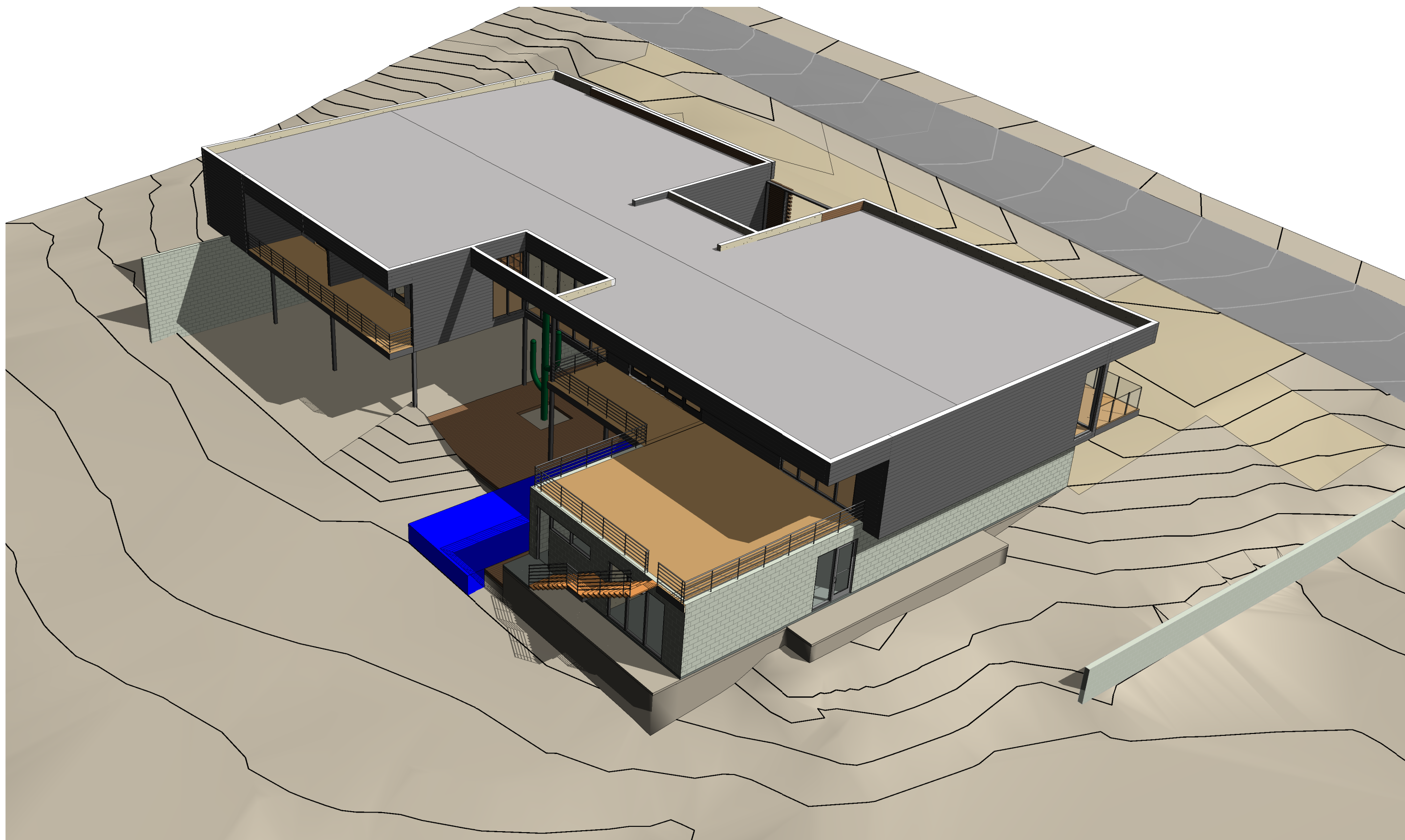
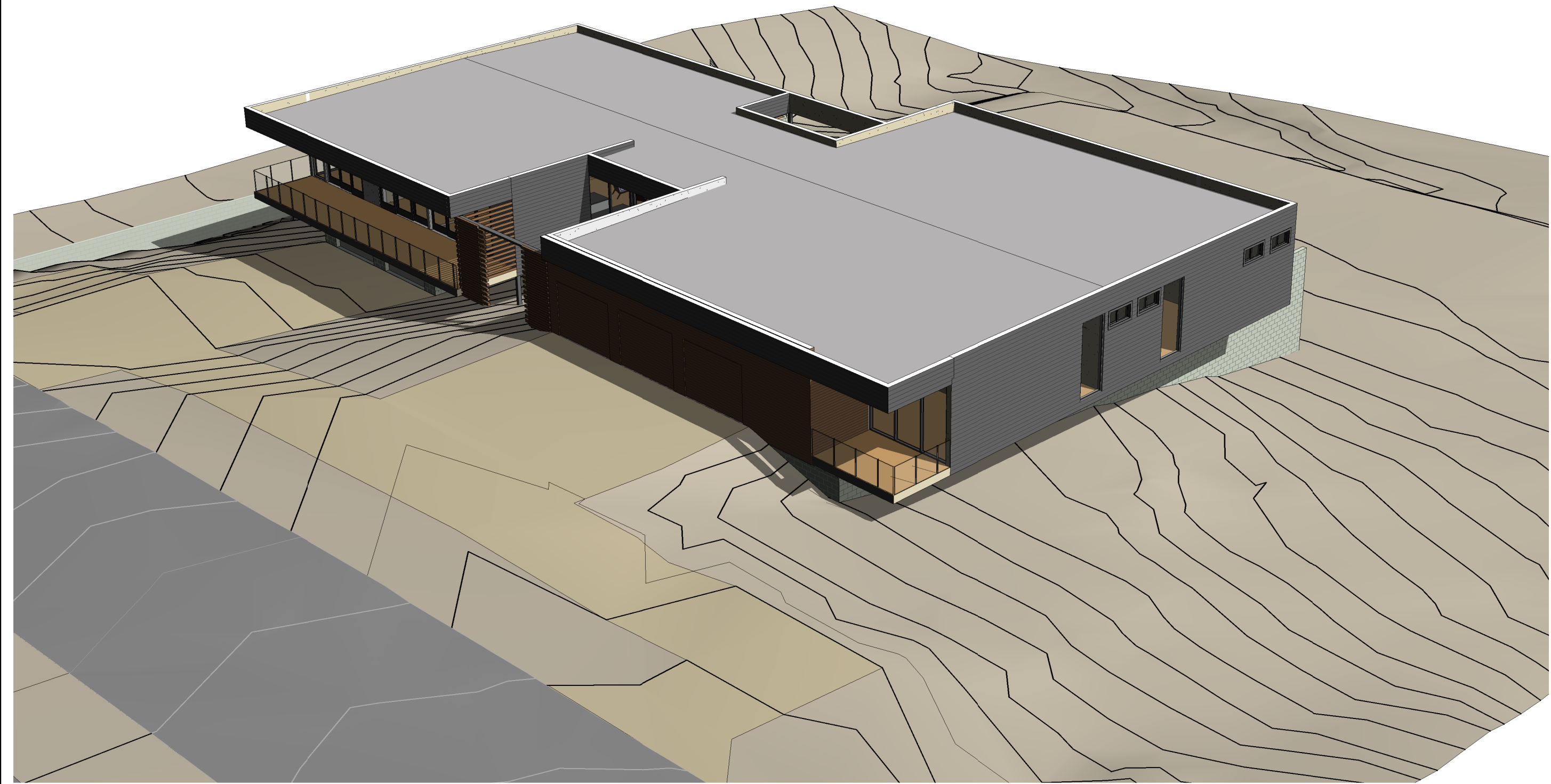
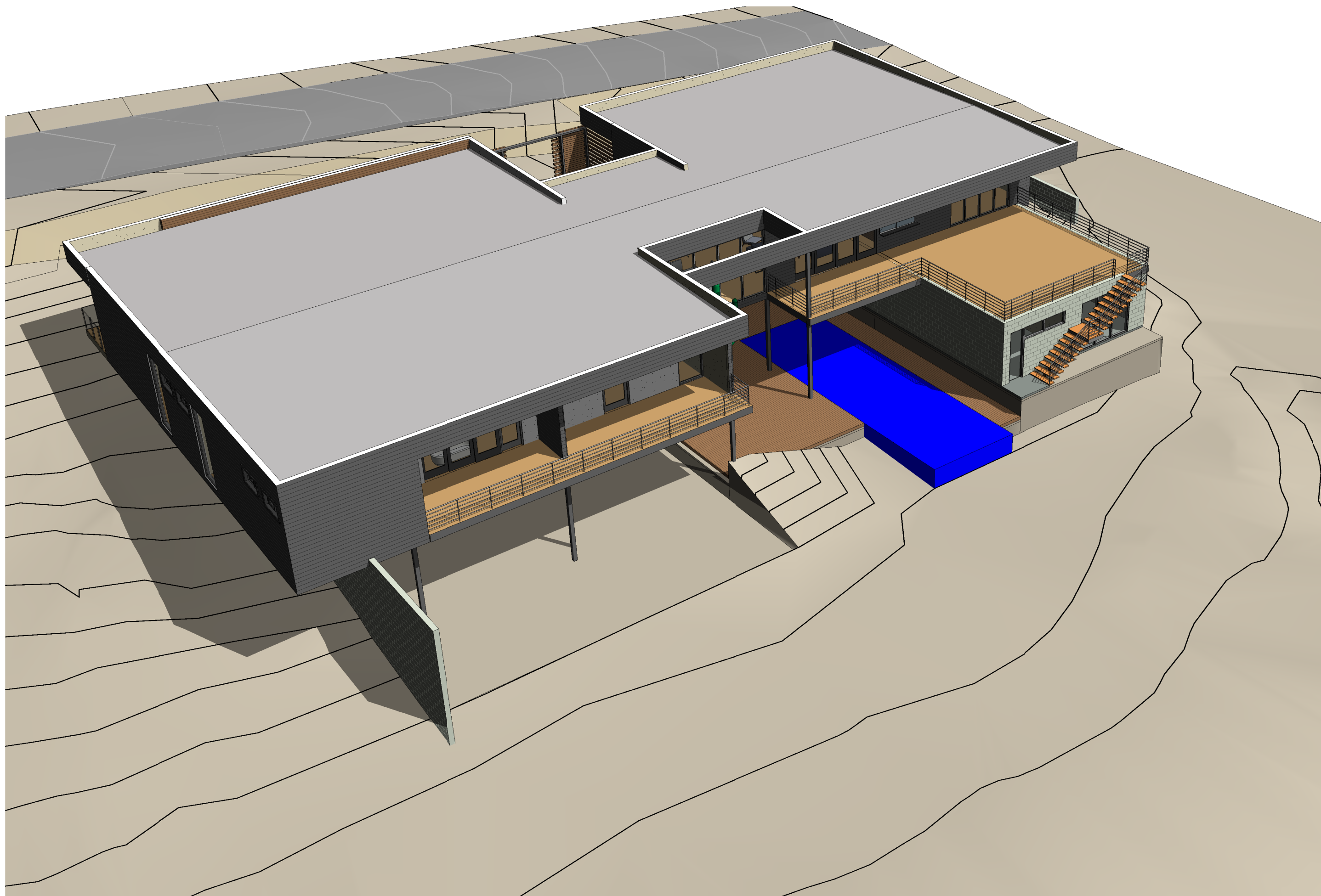
17-014

PROJECT NUMBER

A10.0

DRAWING NUMBER

Plot Date:



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Camelback Foothills**
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Paradise Valley, Arizona 85253

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3D Views

SCALE

-014

PROJECT NUMBER

A10.1

DRAWING NUMBER

Plot Date: