



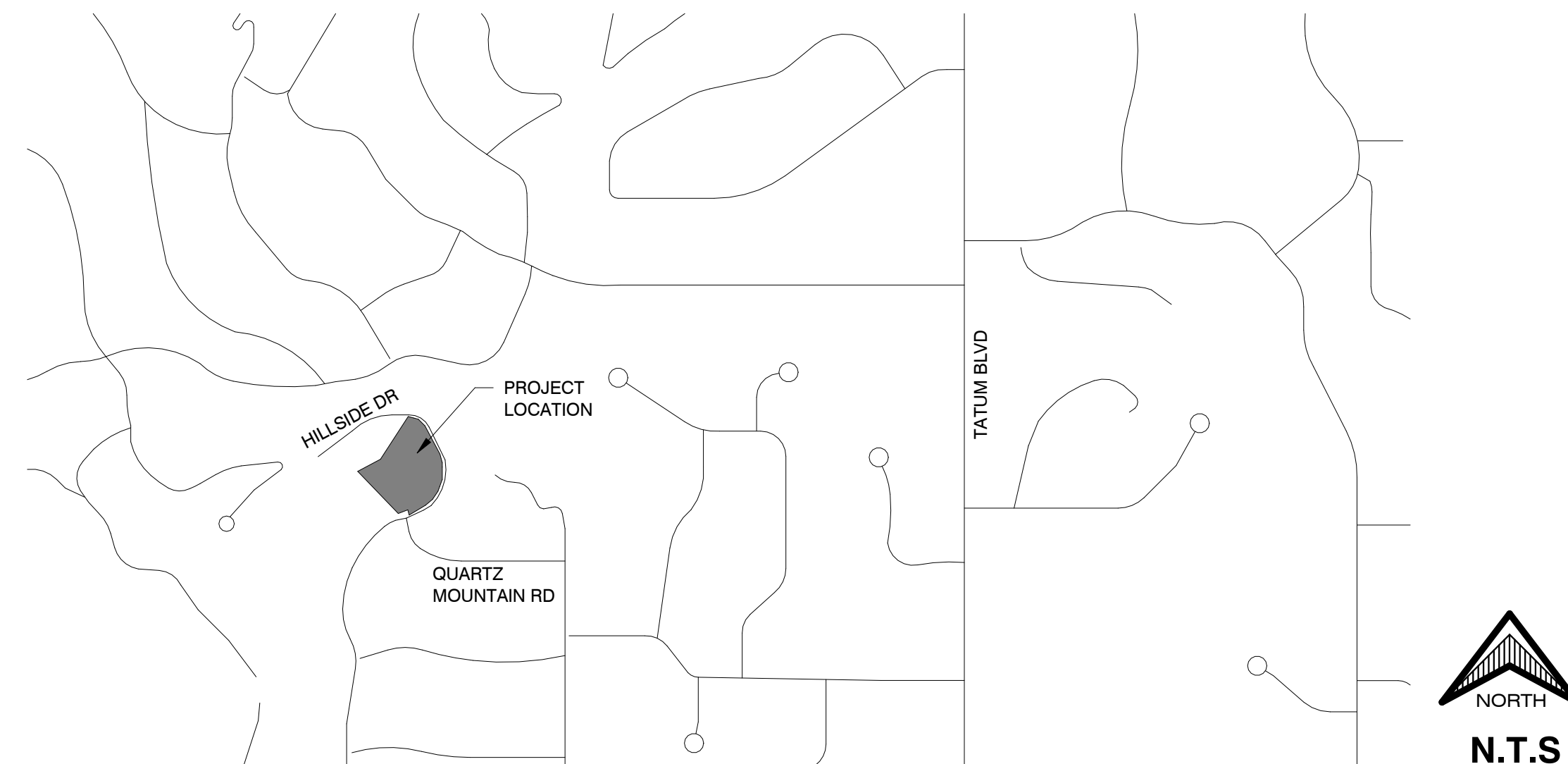
*RENDERING REPRESENTS AN ARCHITECTURAL CONCEPT AND IS INTENDED AS AN ILLUSTRATIVE EXAMPLE ONLY. FINAL DESIGN, CONSTRUCTION AND MATERIALS, INCLUDING LANDSCAPE, MAY VARY.

HILLSIDE DRIVE RESIDENCE - CONCEPTUAL HILLSIDE REVIEW

7150 N HILLSIDE DR
PARADISE VALLEY 85253
Project No. 25-22

NEW HILLSIDE CUSTOM
HOME FOR FAMILY

VICINITY MAP



HILLSIDE LOT CALCS

LOT SIZE:	= 119,339 SF
ALLOWABLE FAR - 25%	= 29,834.75 SF
PROPOSED FAR	= 21,424 SF
BUILDING PAD SLOPE	= 18.32%
EXISTING DISTURBED	= 56,358 SF
PROPOSED DISTURBANCE AREA	= 56,358

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**HILLSIDE DR
RESIDENCE**

7150 N HILLSIDE DR PARADISE
VALLEY 85253
Project No. 25-22

STRATTON
ARCHITECTS

7026 N Longlook Way, Paradise Valley, Arizona 85253
(800) 331-0701



FDR	CONCEPTUAL HILLSIDE
DATE	4.22.26
REV.	

COVER SHEET

HS-0
OF SHEETS

TOWN OF PARADISE VALLEY NOTES

- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC.
- PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE, ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR TO INSPECTION.
- WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES FOR FUTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED UPON FIXTURES INSTALLED.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 100B OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
- POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
- A SETBACK CERTIFICATION AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
- MAIL BOX TO COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE R.O.W FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- SOILS COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR BUILDING PADS THAT HAVE ONE (1) FOOT OR MORE OF FILL MATERIAL INDICATED. THIS INFORMATION MUST BE SUPPLIED PRIOR TO REQUEST FOR FINAL INSPECTION.
- TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
- LOWEST FLOOR ELEVATION CERTIFICATE (LFE) IS REQUIRED AND SHALL BE UPLOADED TO YOUR PERMIT DOCUMENTS PRIOR TO SCHEDULING OF STAKE SHEAR INSPECTION.
- REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.
- THE TOWN ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE TOWN FOR RE-APPROVAL.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
- ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE TOWN ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE IBC BY THE ICC. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
- ON DEMOLITION, GRADING, REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE TIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
- ALL PERMITTEES MUST POST A 6 SQUARE FOOT (2X3") IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, AND ADDRESS OF PROJECT.
- WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
- CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY. IF A STAGING AREA IS NEEDED ON A PROPERTY OTHER THAN THE CONSTRUCTION SITE FOR CONSTRUCTION SUPPLIES AND EQUIPMENT, THE PERMITTEE MUST OBTAIN PROPERTY OWNER AND TOWN APPROVAL FIRST AND MUST INFORM THE ADJACENT PROPERTY OWNERS OF THE LOCATION OF STAGING AREA, AND TIME AND HOURS DURING THE DAY THE AREA WILL BE USED.
- EXCEPT AS OUTLINED IN ITEM 4, ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
- BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #661 IMPOSES RESTRICTIONS ON CONSTRUCTION WORK ON SATURDAYS, SUNDAYS AND MAJOR BUSINESS HOLIDAYS. HILLSIDE PROJECTS MAY HAVE ADDITIONAL RESTRICTIONS. EQUIPMENT WITH AUDIBLE REVERSE DIRECTION WARNINGS MUST NOT BE OPERATED PRIOR TO 7:00 A.M.
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARDSHIP TOWN APPROVAL IS OBTAINED.
- THE CONTRACTOR AND PROPERTY OWNER WILL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION OR UNTIL SUCH TIME THAT A WRITTEN, SIGNED AND LEGALLY BINDING AGREEMENT HAS BEEN REACHED BY THE PARTIES INVOLVED TO REMEDY ANY VIOLATION WITHIN A REASONABLE TIME PERIOD, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.
- THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY CONTROL GATES. THE KEY SWITCH SHALL BE INSTALLED IN A LOCATION ON THE GATE CONTROL PANEL THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE PARADISE VALLEY BUILDING DEPARTMENT.
- ALL EQUIPMENT OF ALL TRADES ON OR AFFECTING THE JOB MUST BE CLEANED ONLY IN A PRE-DETERMINED AND DESIGNATED AREA. DEBRIS AND RUNOFF FROM SAID AREA MAY NOT EXTEND BEYOND THE BUILDING AREA.
- PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
- AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
- FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRIABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

ENGINEERS NOTES

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC SEC. 1903 AND APPENDIX J.
- 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10' U.N.O.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
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- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- SOILS COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR BUILDING PADS THAT HAVE ONE (1) FOOT OR MORE OF FILL MATERIAL INDICATED. THIS INFORMATION MUST BE SUPPLIED PRIOR TO REQUEST FOR FINAL INSPECTION.
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- ALL PERMITTEES MUST POST A 6 SQUARE FOOT (2X3") IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, AND ADDRESS OF PROJECT.
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- BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #661 IMPOSES RESTRICTIONS ON CONSTRUCTION WORK ON SATURDAYS, SUNDAYS AND MAJOR BUSINESS HOLIDAYS. HILLSIDE PROJECTS MAY HAVE ADDITIONAL RESTRICTIONS. EQUIPMENT WITH AUDIBLE REVERSE DIRECTION WARNINGS MUST NOT BE OPERATED PRIOR TO 7:00 A.M.
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FIRE SPRINKLER SYSTEM

FIRE SPRINKLER SYSTEM TO BE INSTALLED PER THE REQUIREMENTS OF THE TOWN OF PARADISE VALLEY AND IN ACCORDANCE WITH I.B.C. SECT. 904.2.2 AMD. AND 2018 IFC, SEC. 903.

UTILITIES

- WATER: EPOR
 SANITARY SEWER: SEPTIC
 ELECTRIC: APS
 TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
 NATURAL GAS: SOUTHWEST GAS
 CABLE TV: CENTURY LINK, COX COMMUNICATIONS

SHEET INDEX

- C-1 COVER SHEET
 C-2 PRELIMINARY GRADING AND DRAINAGE PLAN

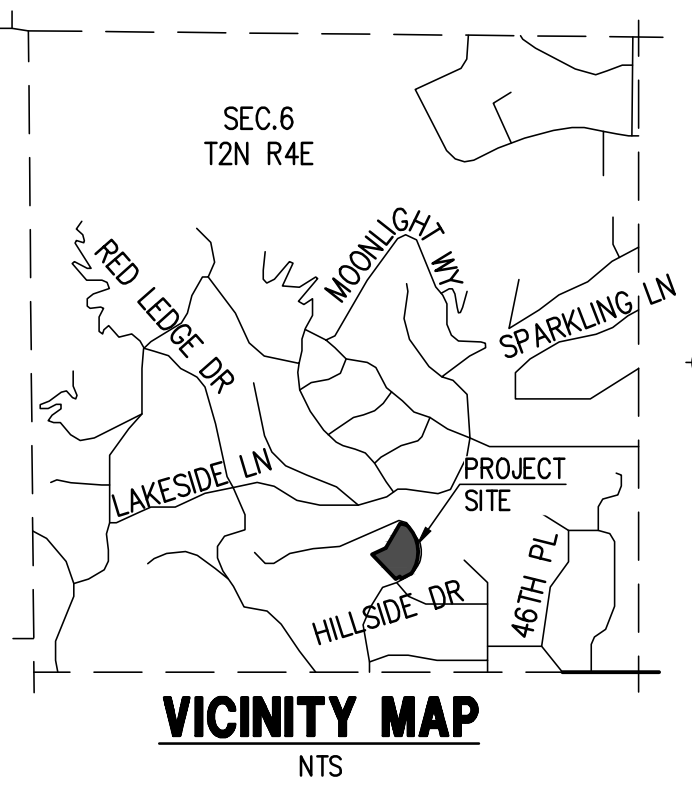
PRELIMINARY GRADING & DRAINAGE PLAN

RUKAVINA RESIDENCE

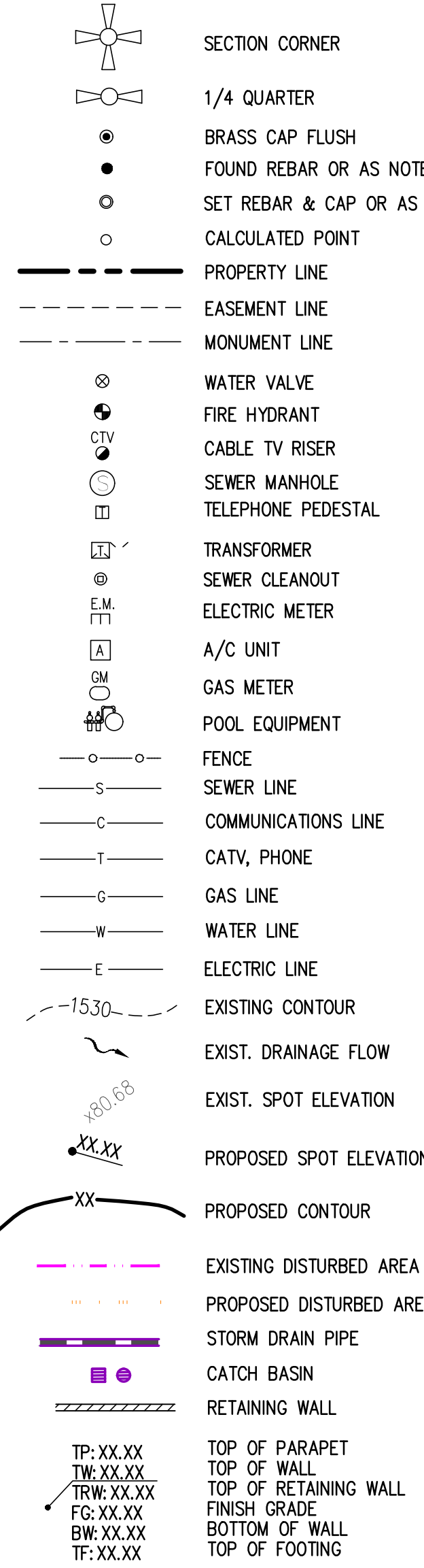
7150 N HILLSIDE DR., PARADISE VALLEY, AZ 85253

LOT 45 - PARADISE HILLS ESTATES

**A SUBDIVISION PLAT RECORDED IN BOOK 69 OF MAPS, PAGE 24, MCR.,
 LOCATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 6, T.2N, R.4E
 OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**



LEGEND



ABBREVIATIONS

- EG EXISTING GRADE
 EL, ELEV ELEVATION
 EP EDGE OF PAVEMENT
 ESMT EASEMENT
 EX, EXIST. EXISTING
 (M) MEASURED
 MCR MARICOPA COUNTY RECORDER
 P, P/WT PAVEMENT
 PUE PUBLIC UTILITY EASEMENT
 (R), REC. R RECORDED
 R RADIUS
 R/W RIGHT OF WAY
 T TANGENT, TELEPHONE
 TPV TOWN OF PARADISE VALLEY
 W WEST, WATERLINE

UTILITIES NOTES

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE @ (602) 263-1100.

DISTURBED AREA CALCULATIONS

EXISTING LOT AREA:	119,339 S.F. (2.739 AC.)
AREA UNDER ROOF:	21,424 SF
FLOOR AREA RATIO:	17.95% < 25%
BUILDING PAD SLOPE:	18.32%
VERTICAL:	42.50 FT
HORIZONTAL:	232 FT
ALLOWABLE DISTURBED AREA:	22.01%
EXISTING DISTURBED AREA:	26,266 S.F.
PROPOSED DISTURBED AREA:	47.23%
PROPOSED DISTURBED AREA:	56,358 S.F.
PROPOSED DISTURBED AREA:	47.23%
PROPOSED DISTURBED AREA:	56,358 S.F.*
TOTAL BUILDING FOOTPRINT:	11,569 S.F.
RETENTION BASIN CREDIT @50%:	0 S.F.
NET PROPOSED DISTURBED AREA:	44,789 S.F. (37.50%)
PERCENT OF LOT STEEPER THAN NATURAL GRADE (5% MAX.):	5.967 S.F. (5%)
VOLUME OF CUT:	796 C.Y.
VOLUME OF FILL:	1,605 C.Y.
TOTAL CUT&FILL:	2,401 C.Y.
HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE. GRADING PERMIT FEE:	\$2,376
(\$168 FIRST 100 CY / \$96 EA. ADDITIONAL 100 CY).	
ASSURANCE AMOUNT:	\$83,160

*ALL PROPOSED GRADING SHALL BE WITHIN THE EXISTING LIMITS OF DISTURBANCE. ANY GRADING FOR NEW SEPTIC SYSTEMS SHALL BE RESTORED AND REVEGED TO ITS HISTORIC NATURAL CONDITION.
 ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

EARTHWORK QUANTITIES

CUT: 796 C.Y.
 FILL: 1,605 C.Y.
 NET FILL: 809 C.Y.

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

PROJECT DESCRIPTION

NEW SINGLE FAMILY RESIDENCE, NEW GARAGE, NEW DRIVEWAY, NEW POOL & SPA AND SITE IMPROVEMENTS WITH ON-SITE RETENTION.

GRADING SPECIFICATIONS

- EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
- THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
- COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE SOILS REPORT.
- BEARING MATERIALS FOR FILL UNDER DISTURBANCE PAD IF NATIVE MATERIAL IS USED. LARGE ROCK FRAGMENTS MUST BE REMOVED THAT ARE IN EXCESS OF SIX INCHES. REMAINING MATERIAL MUST BE SMALLER PARTICLES OF SAND AND ROCK THAT CAN BE COMPACTED INTO A DENSE CONDITION.
 MAXIMUM PARTICLE SIZE 6 INCHES
 PERCENT PASSING NO. 4 SIEVE 35% TO 70%
 PERCENT PASSING NO. 200 SIEVE 25% MAX.
 PLASTICITY INDEX 10% MAX.
- CUT-SLOPES: MAXIMUM ROCK CUT SLOPE TO BE 1.0 FEET HORIZONTAL TO 3.0 FEET VERTICAL PER GEOTECHNICAL STUDY.
- FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.
- COMPACTION FILL MATERIAL MUST BE PLACED ON LEVELED BENCHES CUT INTO UNDISTURBED EXISTING HILLSIDE. PLACE FILL IN HORIZONTAL LIFTS OF THICKNESS COMPATIBLE WITH THE COMPACTION EQUIPMENT USED. COMPACT TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM A.S.T.M. DENSITY AT THE OPTIMUM MOISTURE CONTENT OF ± TWO PERCENT. THIS PERTAINS TO ALL ENGINEERED STRUCTURAL FILL SUPPORTING STRUCTURES AND INCLUDING FILL UNDER ANY OF THE RETAINING WALLS. COMPACTION TEST RESULTS SHALL BE SUBMITTED TO THE SOILS ENGINEER AND TOWN OF PARADISE VALLEY BUILDING AND SAFETY DEPARTMENT.
- ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING PROPERTY OWNERS IN WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903-B OF IBC. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
- ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VISUAL CONTINUITY.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS.
- CONSTRUCTION STAKING AND/OF FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

DRAINAGE STATEMENT

- ULTIMATE STORM OUTFALL IS AT THE SOUTHEASTERLY PROPERTY CORNER AT ELEVATION OF 1504.26.
- NEW SINGLE FAMILY RESIDENCE, NEW DRIVEWAY, NEW GARAGE, NEW POOL & SPA AND SITE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT.
- PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
- HISTORIC DRAINAGE PATTERNS ARE RESTORED AND PRESERVED.
- THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED PER THE APPROVED CIVIL PLANS.
- PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT.
- CHECK DAMS, RIPRAP AND BOULDERS ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.
- ON-SITE RETENTION IS PROVIDED FOR THE FIRST FLUSH STORM EVENT FOR THE LIMITS OF DISTURBANCE.

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.
- ALL RETAINING WALLS SHALL NOT EXTEND MORE THAN 6 INCHES ABOVE THE MATERIAL THEY RETAIN (WITH EXCEPTION OF DRIVEWAY RETAINING WALLS IN ACCORDANCE WITH 2207.V.6).

LEGAL DESCRIPTION

LOT FORTY-FIVE (45), PARADISE HILLS ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 69 OF MAPS, PAGE 24, AND THAT PORTION OF THE ABANDONED ROAD LYING ADJACENT TO SAID LOT 45, AS DISCLOSED BY INSTRUMENT RECORDED IN DOCKET 12805, PAGE 1104.

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF 48TH STREET AND INDIAN BEND ROAD HAVING AN ELEVATION OF 1419.80 NAVD 88 DATUM, GDACS# 24521-02

BASE OF BEARINGS

THE FOUND REAR PROPERTY LINE OF SUBJECT PROPERTY, THE BEARING OF WHICH IS N32°08'07"E.

FLOOD INSURANCE RATE MAP (FIRM) DATA

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

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

FINISH FLOOR CERTIFICATION

I HEREBY CERTIFY THAT FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAN OF 1540.00 ARE MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION ACCORDING TO THE TOWN OF PARADISE VALLEY CODE OF ORDINANCE.

Nick Padanov 04/22/26
 REGISTERED CIVIL ENGINEER DATE

APPROVAL

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

TOWN ENGINEER DATE
 TOWN OF PARADISE VALLEY

OWNER

MARK RUKAVINA AND CELINA RUKAVINA
 5524 N QUAIL RUN RD., PARADISE VALLEY, AZ 85253

SITE DATA

APN: 169-15-045
 ADDRESS: 7150 N HILLSIDE DR., PARADISE VALLEY, AZ 85253
 ZONING: R-43
 LOT AREA: 119,339 S.F. (2.739 AC.);
 QS #: 23-38

PROPOSED FAR: 21,424 S.F.
 LOT COVERAGE: 17.95%

EXIST. DISTURBED AREA: 56,358 S.F.
 PROPOSED DISTURBANCE: 57,946 S.F.

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RETENTION CALCULATIONS

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

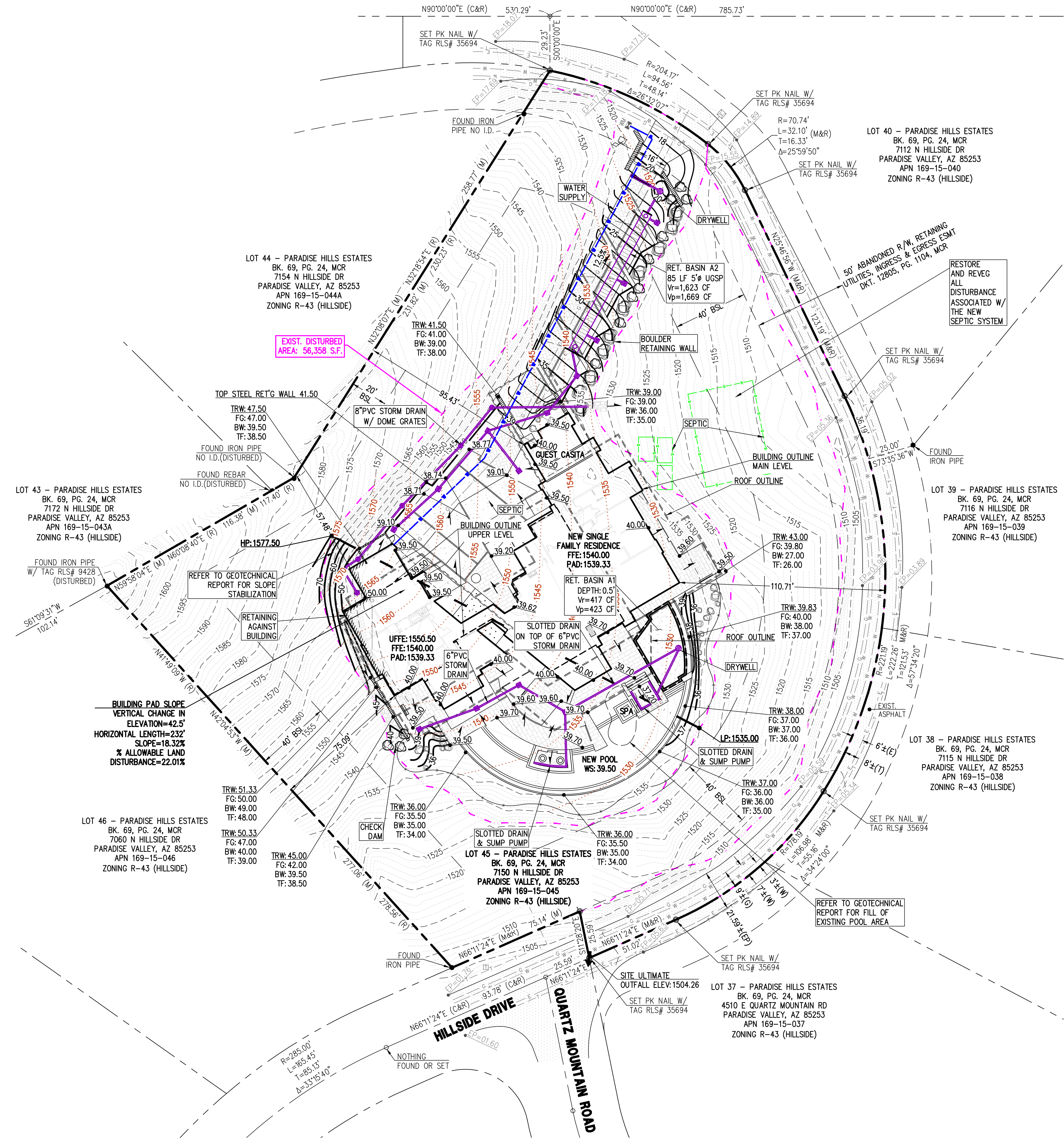
$V = D \times A \times (C_w \text{ post} - C_w \text{ pre}) / 12$ | D - RAINFALL DEPTH = 2.24" | A - TRIBUTARY AREA, SF | C_w - WEIGHTED RUNOFF COEFFICIENT

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

DRAINAGE AREA	AREA S.F.	RUNOFF COEFFICIENT C _w	VOLUME REQUIRED PRE VS POST C.F.	VOLUME REQUIRED FIRST FLUSH C.F.	RETENTION BASIN ID	CONTOUR ELEVATION		DEPTH FT	VOLUME PROVIDED C.F.	AS-BUILT VOLUME PROVIDED C.F.
						S.F.	FT			
REAR YARD	11,594	0.06	130	420 (GOVERNS)	A1	HW 39.80	845	0.50	423	
FRONT YARD & D/W	44,764	0.06	501	1,623 (GOVERNS)	A2	85 LF 5" DIA UNDERGROUND PIPE			1,669	
TOTAL	56,358		631	2,043					2,091	

(1) RAINFALL DEPTH IS PER NOAA ATLAS 14, VOLUME 1, VERSION 5.

WEIGHTED RUNOFF COEFFICIENT, C _w PRE- DEVELOPMENT				WEIGHTED RUNOFF COEFFICIENT, C _w POST- DEVELOPMENT			
SURFACE TYPE	COEFFICIENT	AREA	C*AREA	SURFACE TYPE	COEFFICIENT	AREA	C*AREA
	C	SF			C	SF	
PAVEMENT & ROOF	0.95	19,576	18,597	PAVEMENT & ROOF	0.95	30,891	29,346
NATIVE HILLSIDE	0.70	26,775	18,743	NATIVE HILLSIDE	0.70	15,460	10,822
TOTAL		46,351	37,340	TOTAL		46,351	40,168
$C_w = C * \text{AREA} / \text{TOTAL AREA}$				$C_w = C * \text{AREA} / \text{TOTAL AREA}$			
0.81				0.87			

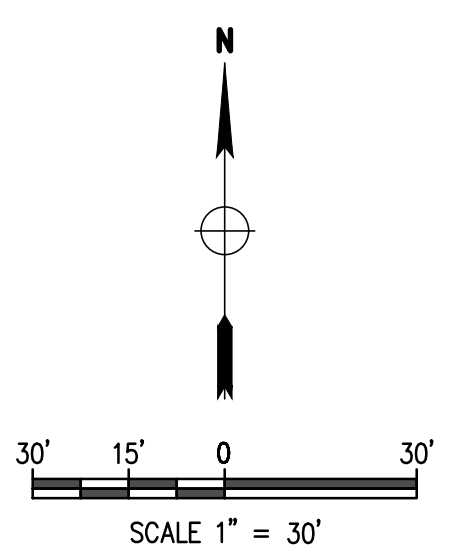
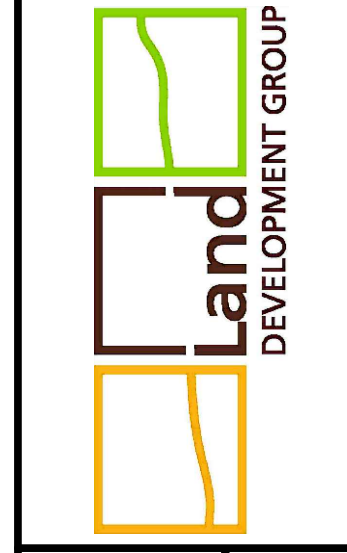


DATE:	04/22/26
SCALE:	1" = 30'
DESIGNED BY:	NP
DRAWN BY:	DL
CHECKED BY:	JJ
VERSION:	1.1
PLOT DATE:	04/22/26

PRELIMINARY GRADING & DRAINAGE IMPROVEMENT PLAN

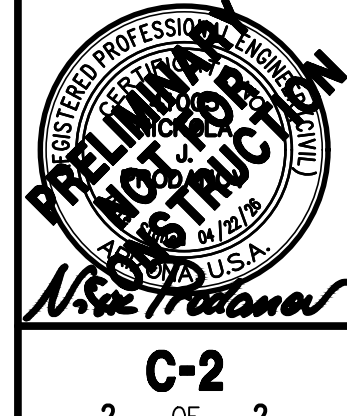
RUKAVINA RESIDENCE
 7150 N HILLSIDE DR.,
 PARADISE VALLEY, AZ 85253

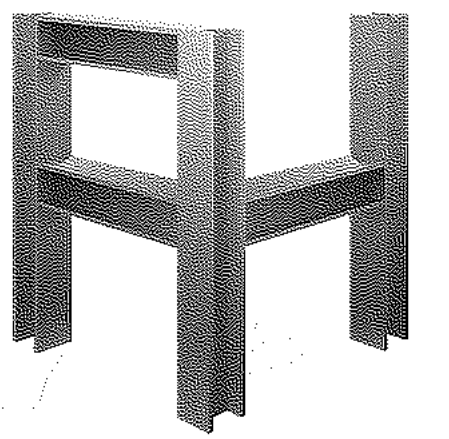
P. 602.869.1984 | F. 602.445.9482
 8808 N CENTRAL AVE., SUITE 288
 PHOENIX, AZ 85020
 PHOENIX@LDGEN.COM



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

ARIZONA811
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PH STRUCTURAL

CONSULTING STRUCTURAL ENGINEERS

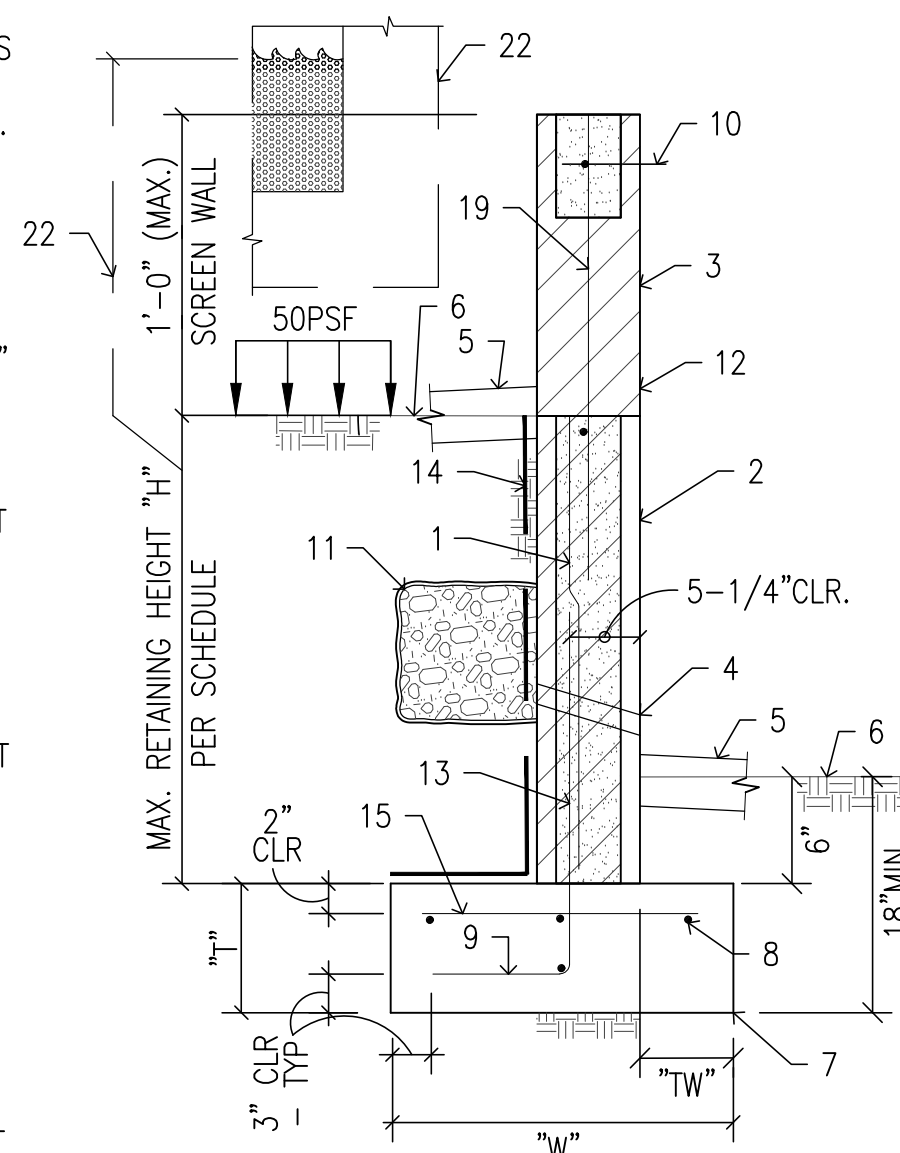
2812 N Norwalk, Suite 114
Mesa, AZ 85215
(480) 854-3343 | phstructural.com



SEAL:

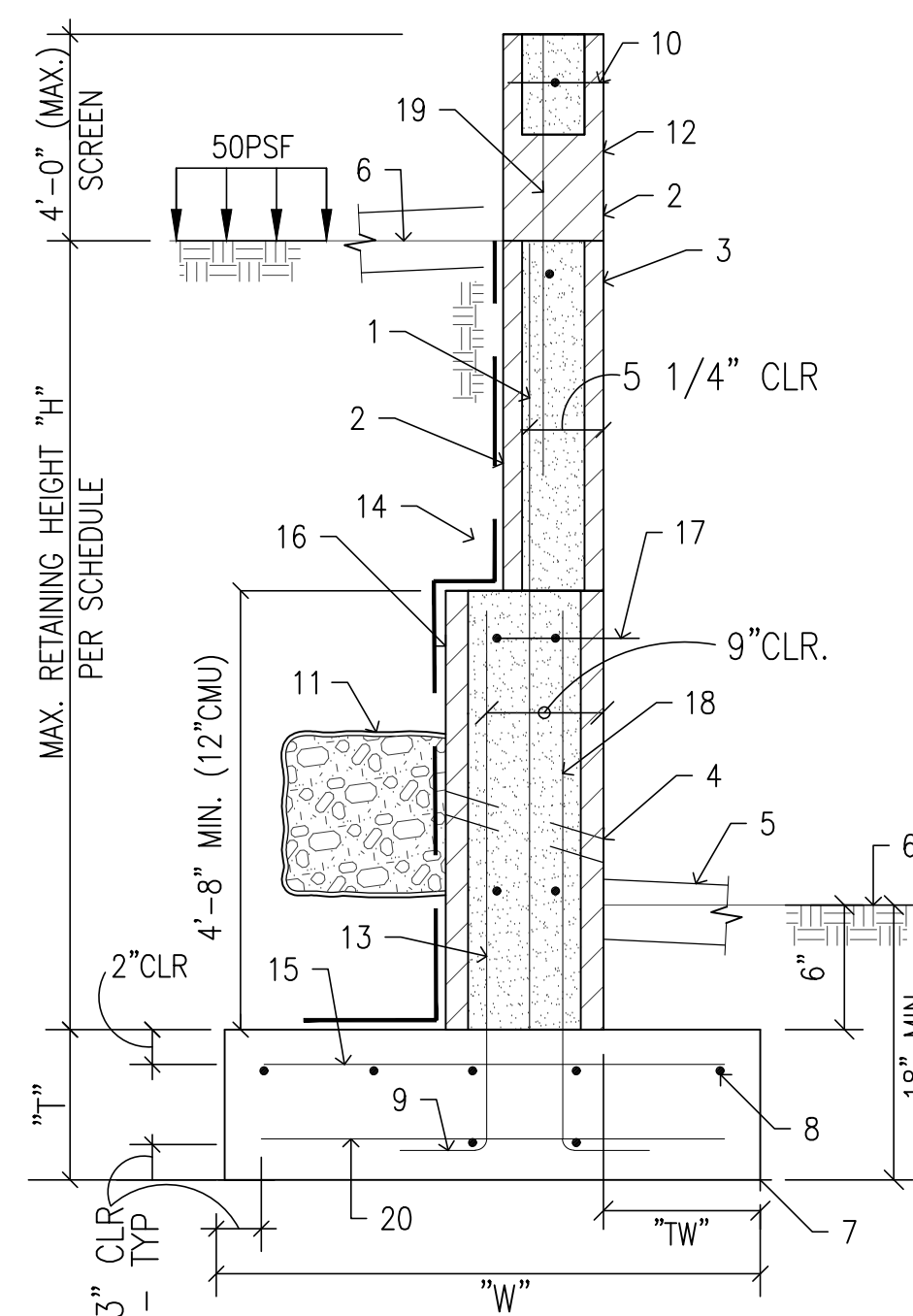
DETAIL NOTES

1. VERTICALS BARS PER SCHEDULE - LAP 60 BAR DIAMETERS U.N.O. PER SCHEDULE
2. 8" CMU RETAINING WALL - SOIL GROUT ALL COURSES BELOW GRADE
3. VERTICAL CONTROL JOINT NOT TO EXCEED 20FT O.C.
4. 1"Ø WEEP HOLES AT 6FT O.C.
5. CONCRETE SLAB WHERE SHOWN ON PLANS
6. LEVEL FINISH GRADE
7. CONCRETE FOOTING PER SCHEDULE (f'c=4000PSI)
8. LONGITUDINAL BARS PER SCHEDULE
9. STAND ACI HOOK EMBEDDED FULLY INTO FOOTING 3" CLR. FROM BOTTOM
10. (1)#4 CONT. IN 8" BOND BEAM TOP OF WALL & 48"O.C.
11. ROCK POCKET WITH 40% VOIDS, BOTTOM OF POCKET SHALL BE 9" ABOVE LOWER FINISHED GRADE
12. #9 GAGE JOINT REINFORCING AT 16"O.C. VERTICALLY
13. FOOTING DOWELS PER SCHEDULE - EXTEND 60 BAR DIAMETERS INTO MASONRY ABOVE TOP OF FOOTING U.N.O.
14. WATERPROOF MEMBRANE AS REQUIRED BY ARCHITECT
15. HEEL REINFORCING PER SCHEDULE - LOCATE AT TOP OF FOOTING
16. SOLID GROUTED 12" CMU RETAINING WALL
17. (2)#4 CONTINUOUS HORIZONTALS IN 8" BOND BEAM AT TOP & MID-HEIGHT OF 12" CMU
18. #5 VERTICAL FOOTING DOWELS AT 16"O.C. OPPOSITE FACE OF 12"CMU AND 16" CMU-EXTEND 45" MIN. ABOVE TOP OF FOOTING
19. #5 VERTICAL AT 48"O.C. CENTERED IN SCREEN WALL ABOVE RETAINING WALL
20. TOE REINFORCING AT BOTTOM OF FOOTING PER SCHEDULE
21. SOLID GROUTED 16" CMU RETAINING WALL
22. WHERE POOL IS LOCATED AT THE BACKFILL OF THE RETAINING WALL, RETAINING HEIGHT SHALL BE TAKEN FROM TOP OF FOOTING TO WATER SURFACE ELEVATION



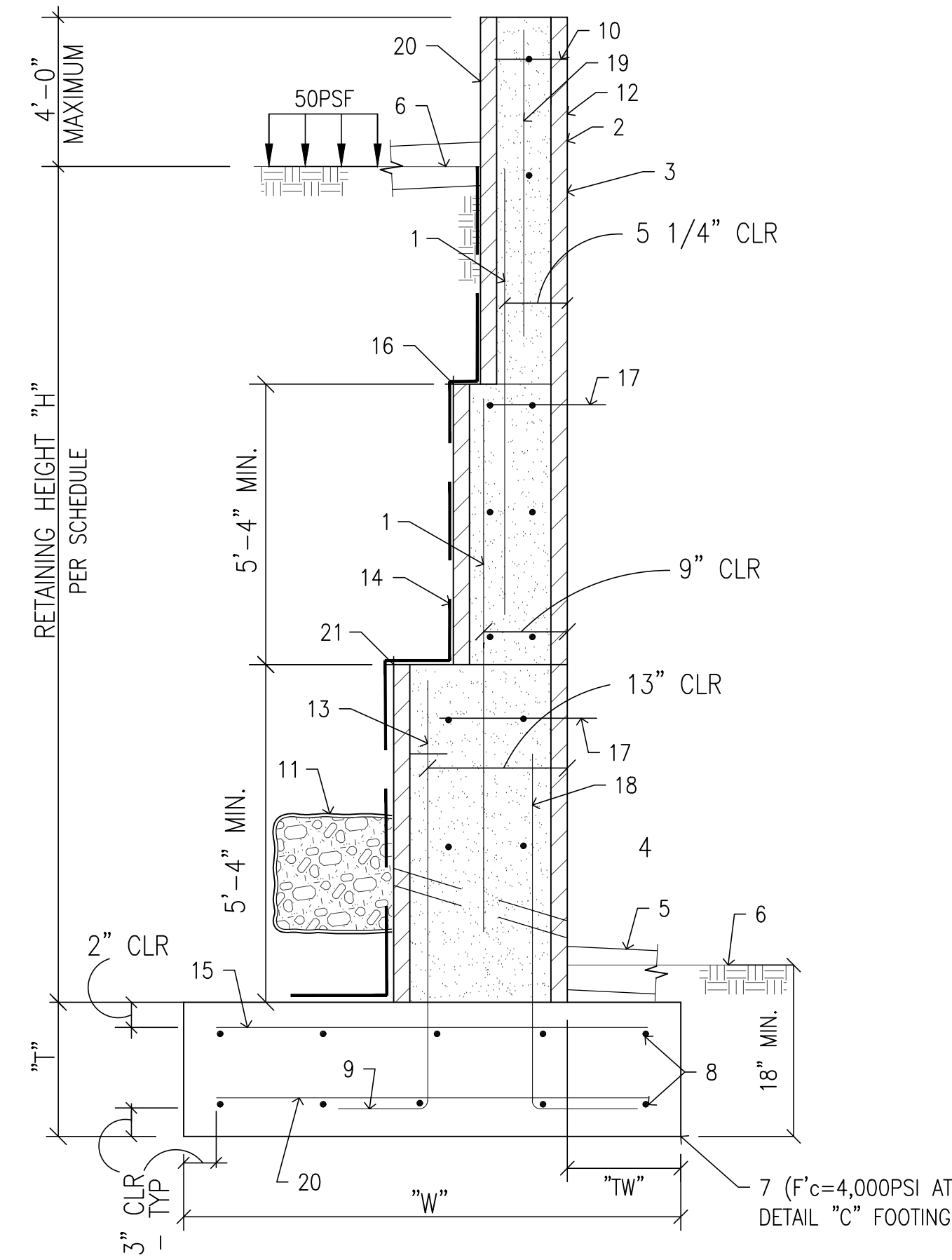
TYPE "A"

DETAIL TYPE "A"



TYPE "B"

DETAIL TYPE "B"



TYPE "C"

DETAIL TYPE "C"

CONCRETE FOOTING COMPRESSIVE STRENGTH, f'c=4,000PSI

SITE RETAINING WALL SCHEDULE BEARING ON UNDISTURBED NATIVE SOIL (LAYER 1) OR CONTROLLED COMPACTED FILL W/ 50PSF SURCHARGE

MAXIMUM RETAINING HEIGHT "H"	DETAIL TYPE	"W" FTG. WIDTH	"T" FTG. THICKNESS	"TW" TOE WIDTH	FOOTING DOWELS
3'-4"	"A"	2'-8"	12"	0'-8"	#5 AT 24" O.C. (CENTERED)
6'-0"	"A"	3'-8"	12"	1'-0"	#5 AT 8" O.C. X 45" EXTENSION (SOIL SIDE)
9'-4"	"B"	5'-6"	12"	1'-6"	#5 AT 8" O.C. X 45" EXTENSION (SOIL SIDE)
12'-0"	"C"	8'-0"	14"	2'-6"	#6 AT 8" O.C. X 54" EXTENSION (SOIL SIDE)
15'-4"	"C"	9'-8"	16"	4'-2"	#7 AT 8" O.C. X 64" EXTENSION (SOIL SIDE)

MAXIMUM RETAINING HEIGHT "H"	DETAIL TYPE	VERTICAL BARS	LONGITUDINAL BARS	HEEL BARS (T.O.F.)	TOE BARS (B.O.F.)
3'-4"	"A"	#5 AT 48"O.C. CENTERED	3 #5 BARS	#5 AT 14"O.C.	#5 AT 14"O.C.
6'-0"	"A"	#5 AT 48"O.C. SOIL SIDE	4 #5 BARS	#5 AT 14"O.C.	#5 AT 14"O.C.
9'-4"	"B"	#5 AT 16"O.C. SOIL SIDE 1	5 #5 BARS	#5 AT 12"O.C.	#5 AT 12"O.C.
12'-0"	"C"	#5 AT 16"O.C. SOIL SIDE 1	10 #5 BARS	#5 AT 6"O.C.	#5 AT 12"O.C.
15'-4"	"C"	#5 AT 8"O.C. SOIL SIDE 1	10 #5 BARS	#6 AT 8"O.C.	#6 AT 8"O.C.

SCHEDULE NOTE(S):

1. LAP VERTICALS 72 BAR DIAMETERS

DESIGN NOTE(S):

- ACTIVE PRESSURE USED = 34PCF
- BEARING PRESSURE USED = 1,500PSF X 1.33
- TOE INCREASE = 2,000PSF
- FRICTION COEFF. USED WITHOUT PASSIVE = 0.67
- SOIL UNIT WEIGHT = 110PCF
- DRIVEWAY SURCHARGE = 50PSF
- CONCRETE FOOTING COMPRESSIVE STRENGTH, f'c=4,000PSI
- GROUT = 2,000 PSI
- MORTAR = 1,800 PSI
- PROVIDE CONTROL JOINTS AT 30'-0" MAX. AT STRAIGHT RUNS OF WALL
- SPECIAL INSPECTION REQUIRED FOR CONCRETE/MASONRY REINFORCING AND PLACEMENT OF GROUT/CONCRETE
- 2015 INTERNATIONAL BUILDING CODE

R1 CMU SITE RETAINING WALL BEARING ON UNDISTURBED NATIVE SOIL (LAYER 1) OR CONTROLLED COMPACTED FILL

NO SCALE

HILLSIDE DR. (PV)

7150 N HILLSIDE DR.
PARADISE VALLEY, AZ 85253

PROJECT:

REVISIONS:

DATE SUBMITTED: 4/14/26

DRAWING SCALE: N.T.S.

CHECKED BY: DP

DRAWN BY: EVH

PROJECT No: PH26016

SHEET TITLE:

SITE RETAINING WALL
NOTES AND SCHEDULES
SHEET NO:

S1.0



ARCHITECTURAL SITE PLAN

1" = 40'-0"



ARCHITECTURAL SITE PLAN

1" = 20'-0"



**HILLSIDE DR
RESIDENCE**

7150 N HILLSIDE DR PARADISE
VALLEY 85253
Project No. 25-22

STRATTON
ARCHITECTS

7026 N Longlook Way, Paradise Valley, Arizona 85253
(602) 331-0701

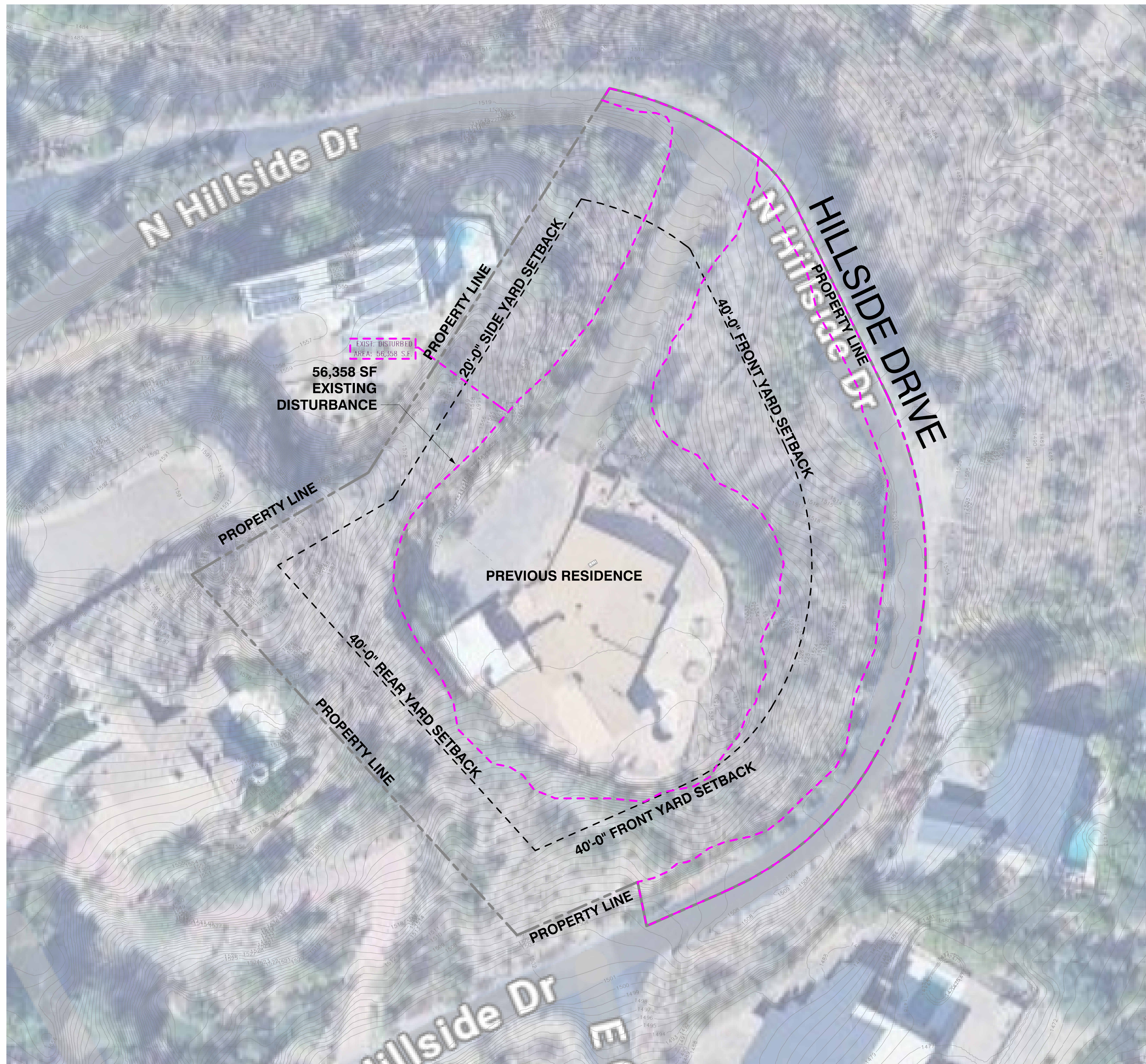


FDR	CONCEPTUAL HILLSIDE
DATE	4.22.26
REV.	

ARCHITECTURAL
SITE PLAN

HS-1
OF SHEETS

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EXISTING DISTURBANCE

1" = 30'-0"

**HILLSIDE DR
RESIDENCE**

7150 N HILLSIDE DR PARADISE
VALLEY 85253
Project No. 25-22

**STRATTON
ARCHITECTS**

7026 N Longlook Way, Paradise Valley, Arizona 85253
(602) 331-0701



FDR CONCEPTUAL HILLSIDE

DATE 4.22.26

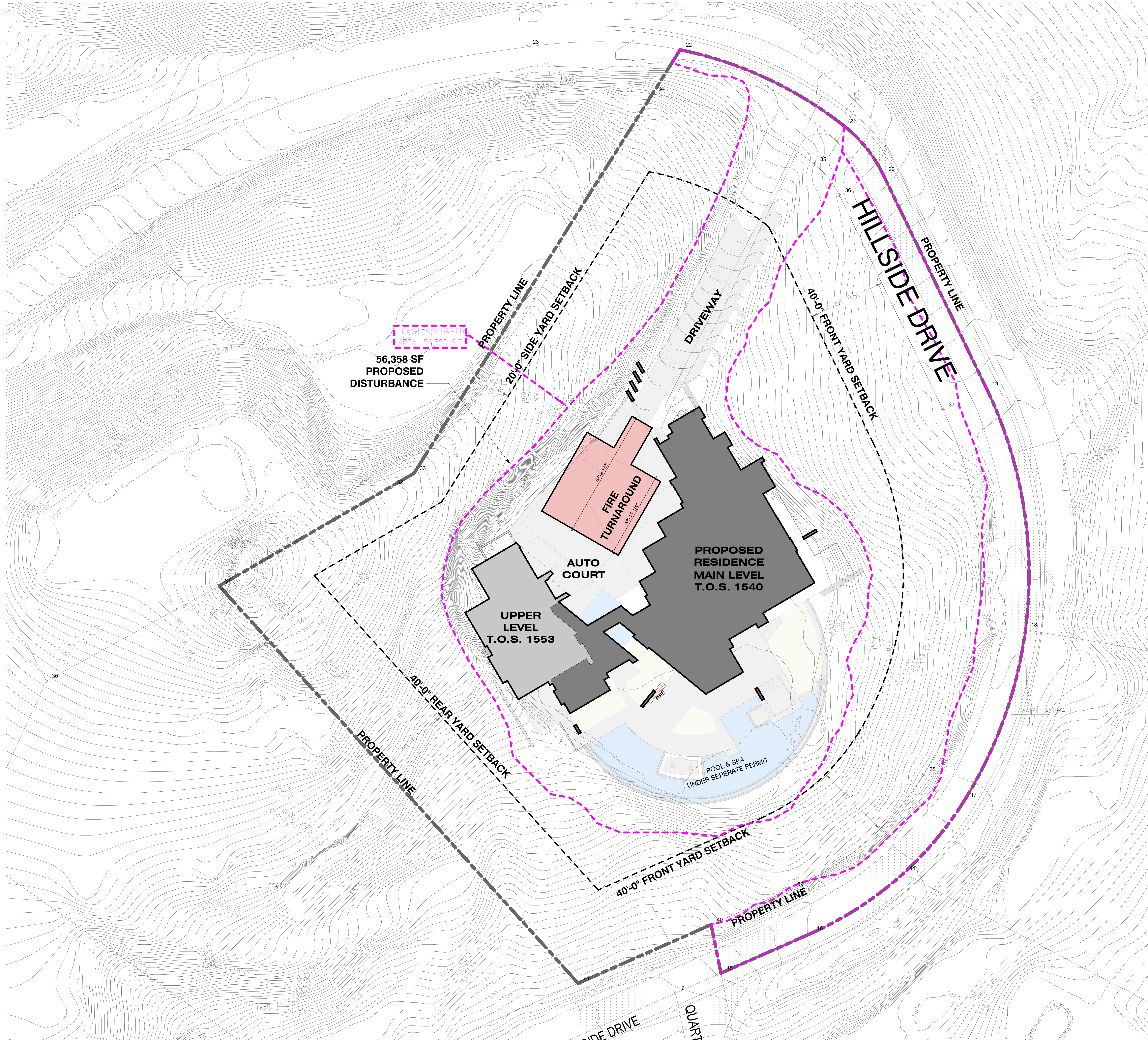
REV.

AERIAL OVERLAY -
EXISTING SITE
CONDITIONS
HS-2

OF SHEETS

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LOT SIZE: = 119,339 SF
 ALLOWABLE FAR - 25% = 29,834.75 SF
 PROPOSED FAR = 21,424 SF
 BUILDING PAD SLOPE = 18.32%
 EXISTING DISTURBED AREA = 56,358 SF
 PROPOSED DISTURBANCE AREA = 56,358 SF



HILLSIDE DR RESIDENCE

7150 N HILLSIDE DR PARADISE VALLEY 85253
 Project No. 25-22

STRATTON ARCHITECTS
 7026 N Longlook Way, Paradise Valley, Arizona 85253
 (602) 331-0701

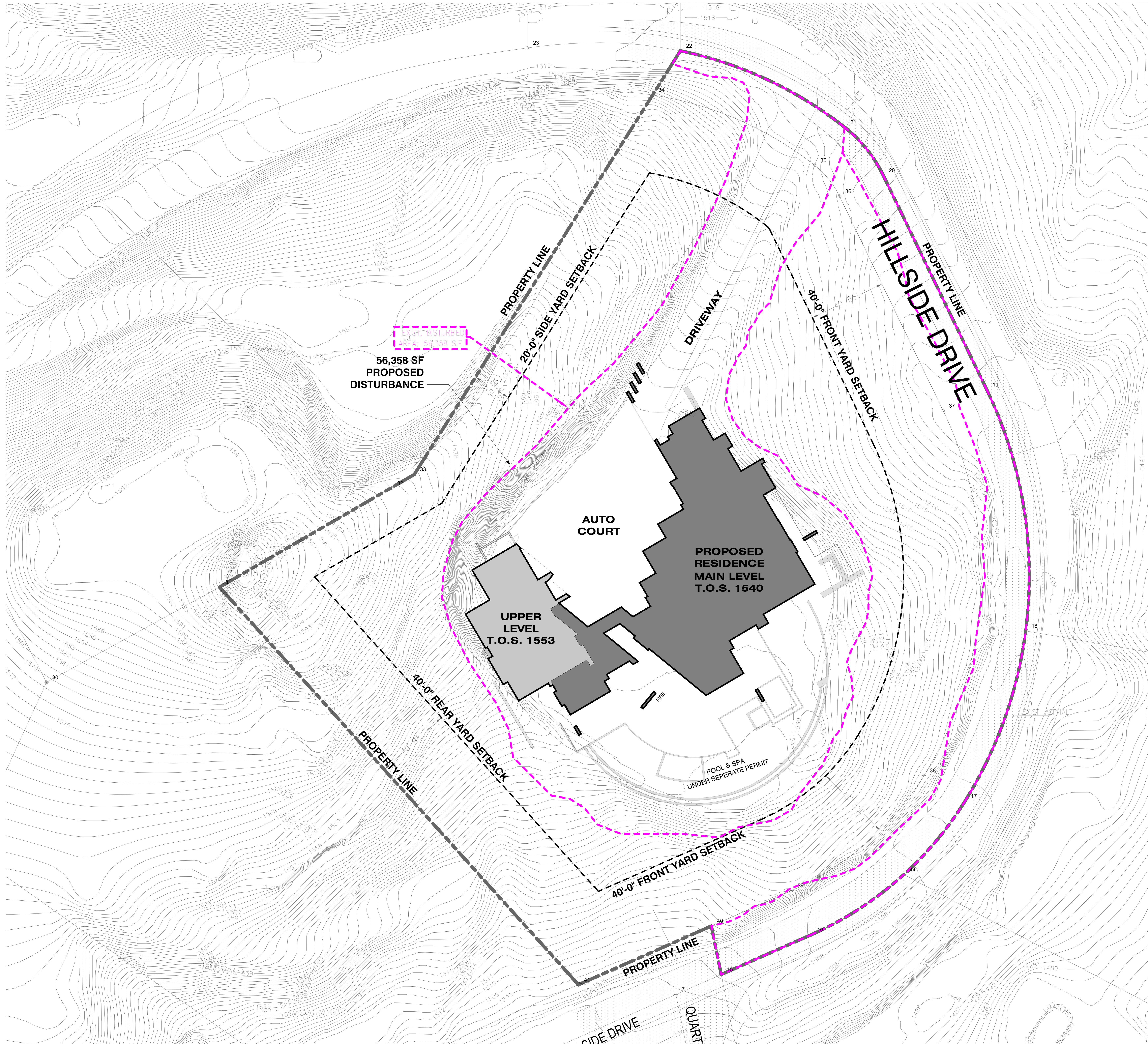


FDR	CONCEPTUAL HILLSIDE
DATE	4.22.26
REV.	

AERIAL OVERLAY

HS-3
 OF SHEETS

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HILLSIDE DR RESIDENCE

7150 N HILLSIDE DR PARADISE VALLEY 85253
 Project No.25-22

STRATTON ARCHITECTS

7026 N Longlook Way, Paradise Valley, Arizona 85253
 (602) 331-0701

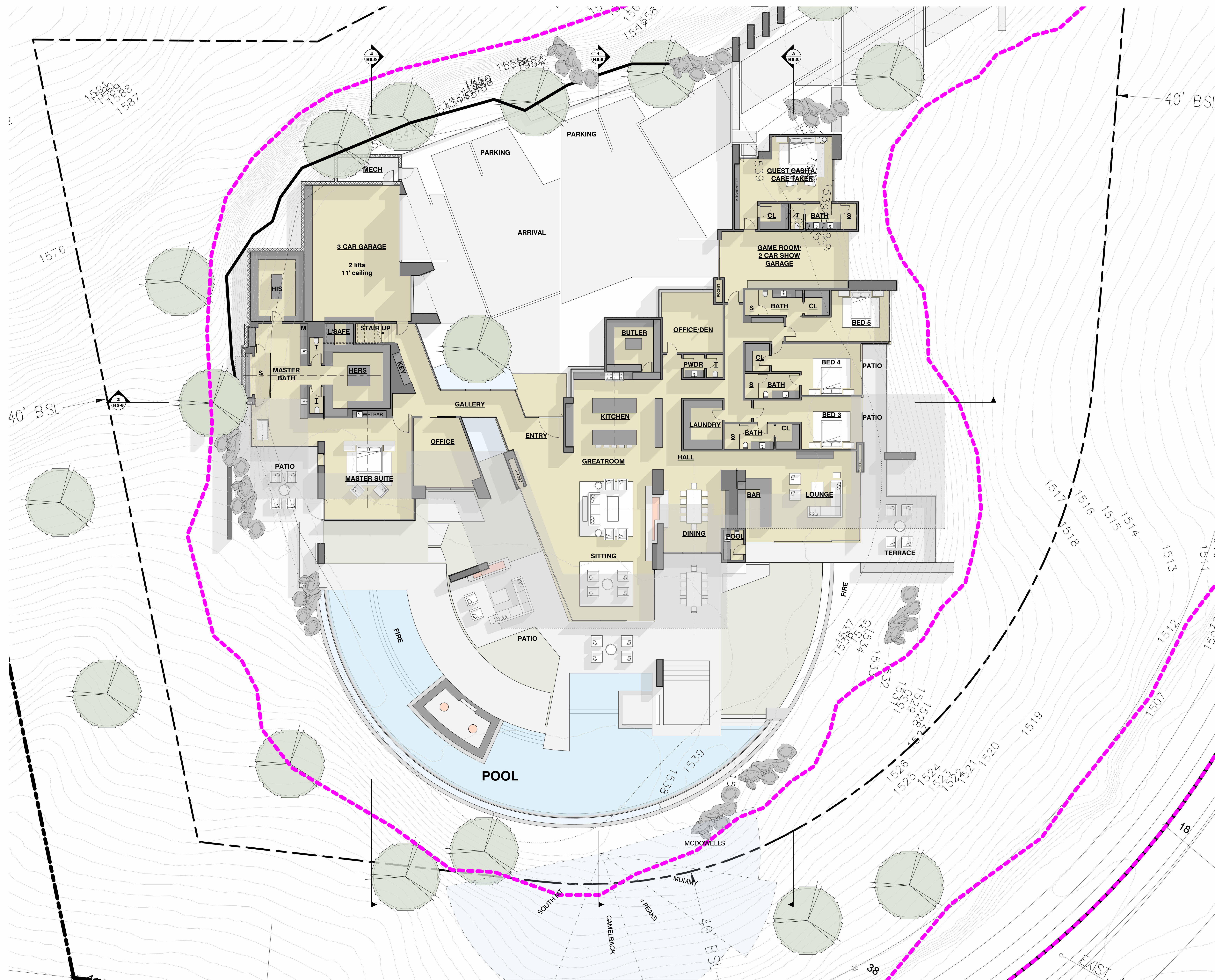


FDR	CONCEPTUAL HILLSIDE
DATE	4.22.26
REV.	

AERIAL OVERLAY

HS-4
 OF SHEETS

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HILLSIDE DR RESIDENCE

7150 N HILLSIDE DR PARADISE VALLEY 85253
 Project No. 25-22

STRATTON ARCHITECTS

7026 N Longlook Way, Paradise Valley, Arizona 85253
 (602) 331-0701

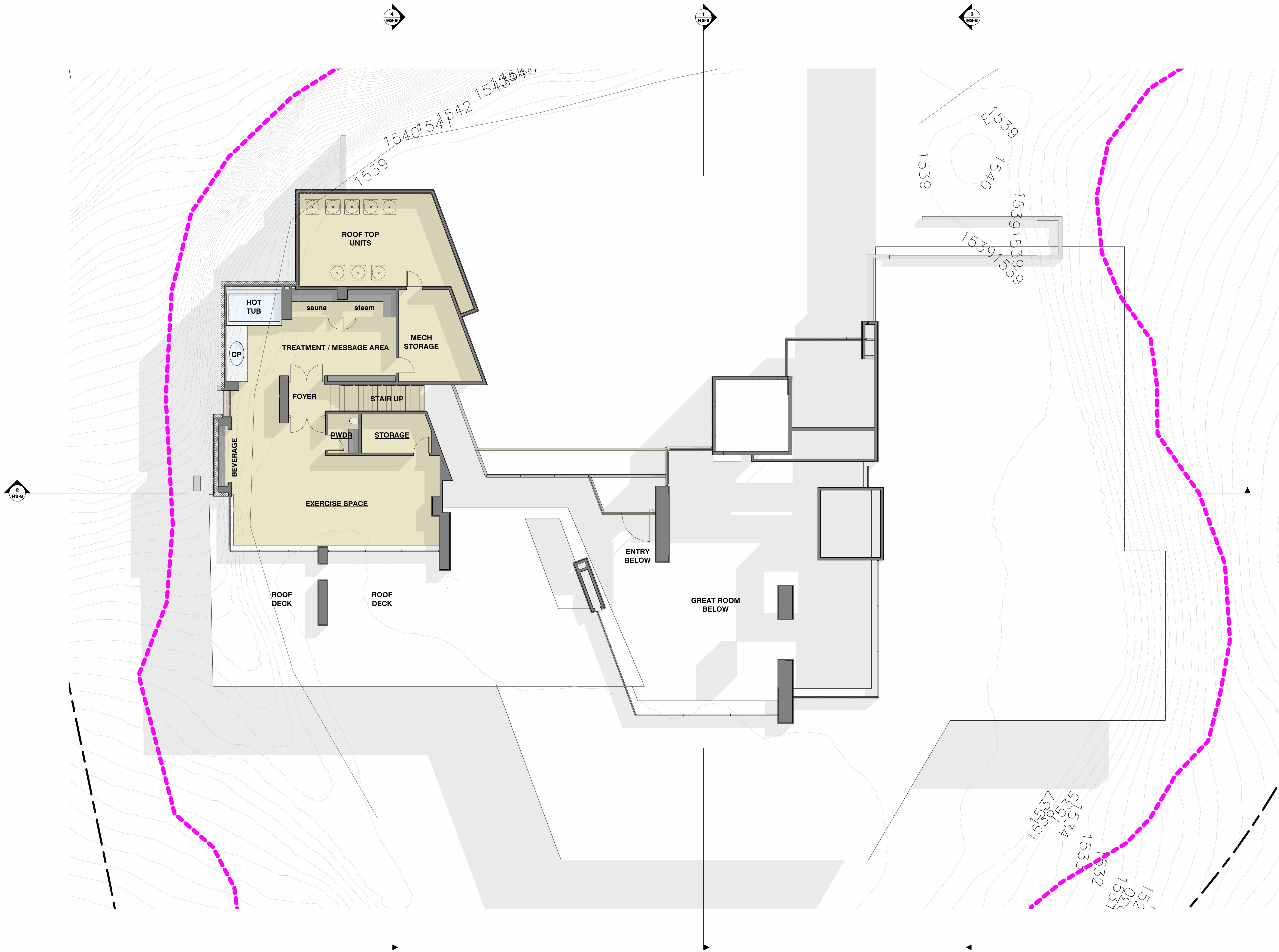


FDR	CONCEPTUAL HILLSIDE
DATE	4.22.26
REV.	

MAIN LEVEL - FLOOR PLAN

HS-5
 OF SHEETS

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FRONT HILLSIDE ELEVATION

1/8" = 1'-0"



BACK HILLSIDE ELEVATION

1/8" = 1'-0"

**HILLSIDE DR
RESIDENCE**

7150 N HILLSIDE DR PARADISE
VALLEY 85253
Project No. 25-22

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FDR CONCEPTUAL HILLSIDE

DATE 4.22.26

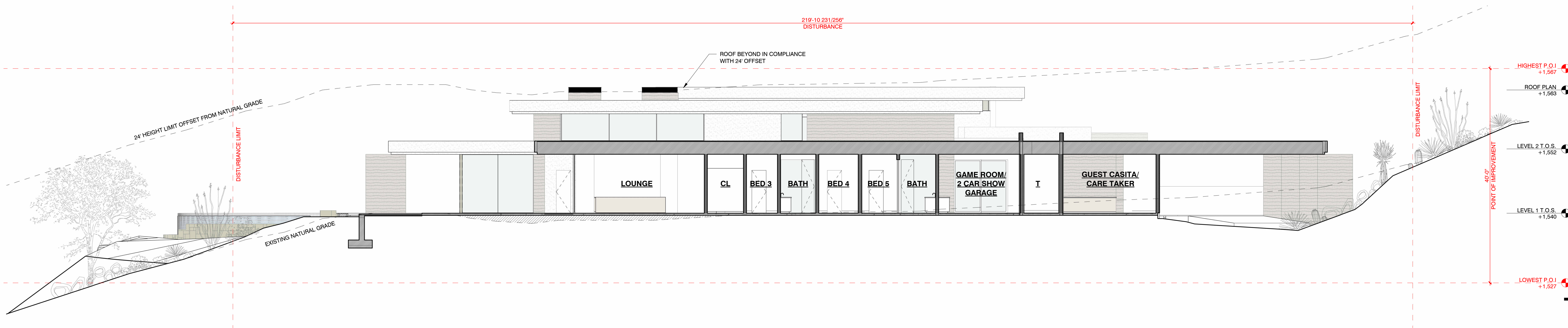
REV.

ELEVATIONS

HS-7
OF SHEETS

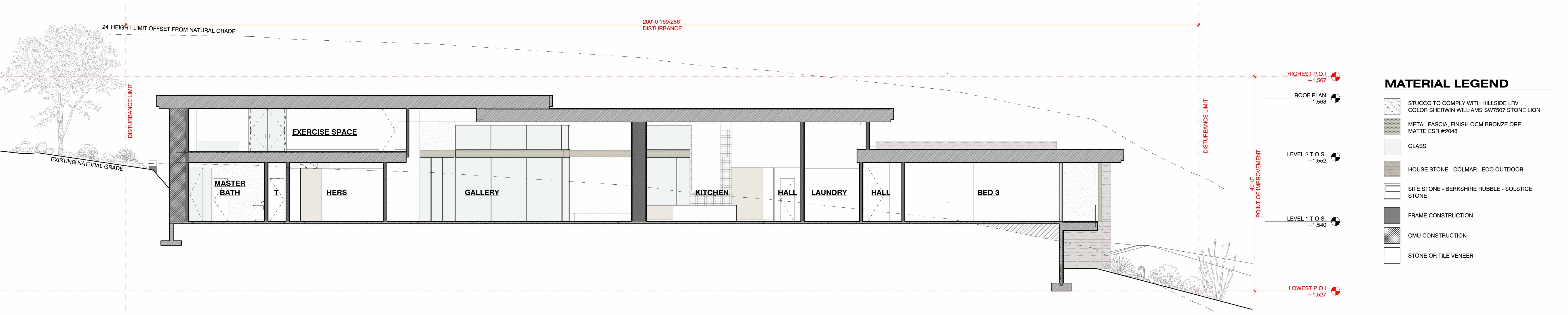
HILLSIDE DR RESIDENCE

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Project No. 25-22



SECTION 3

1/8" = 1'-0"



SECTION 2

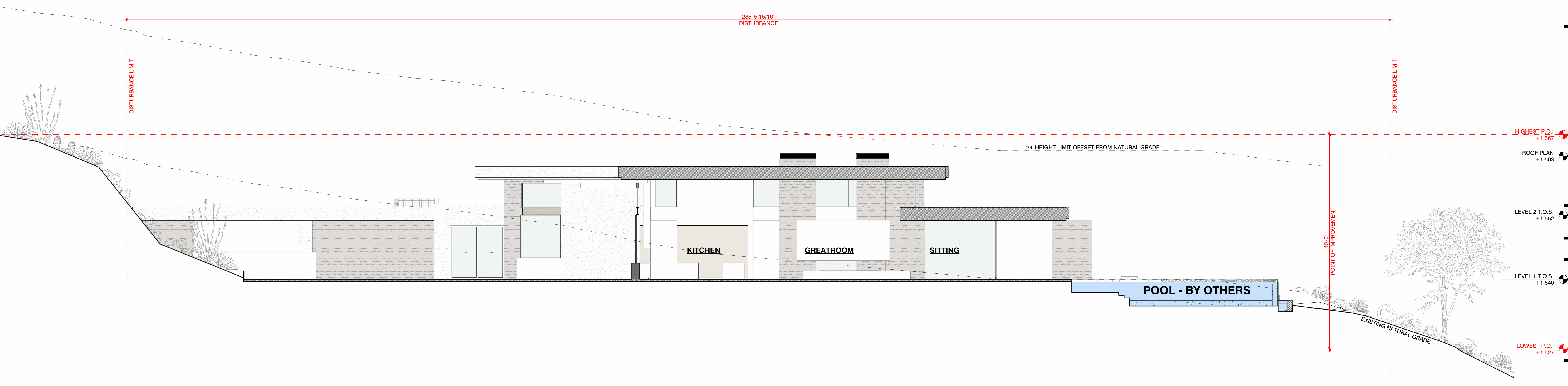
1/8" = 1'-0"

MATERIAL LEGEND

- STUCCO TO COMPLY WITH HILLSIDE LRV COLOR SHERWIN WILLIAMS SW7897 STONE LION
- METAL FASCIA, FINISH OCM BRONZE ORE MATTE ESR #2048
- GLASS
- HOUSE STONE - COLMAR - ECO OUTDOOR
- SITE STONE - BERKSHIRE RUBBLE - SOLISTICE STONE
- FRAME CONSTRUCTION
- CMU CONSTRUCTION
- STONE OR TILE VENEER

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SECTION 1

1/8" = 1'-0"

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DATE	4.22.26
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SITE SECTIONS

HS-8
OF SHEETS

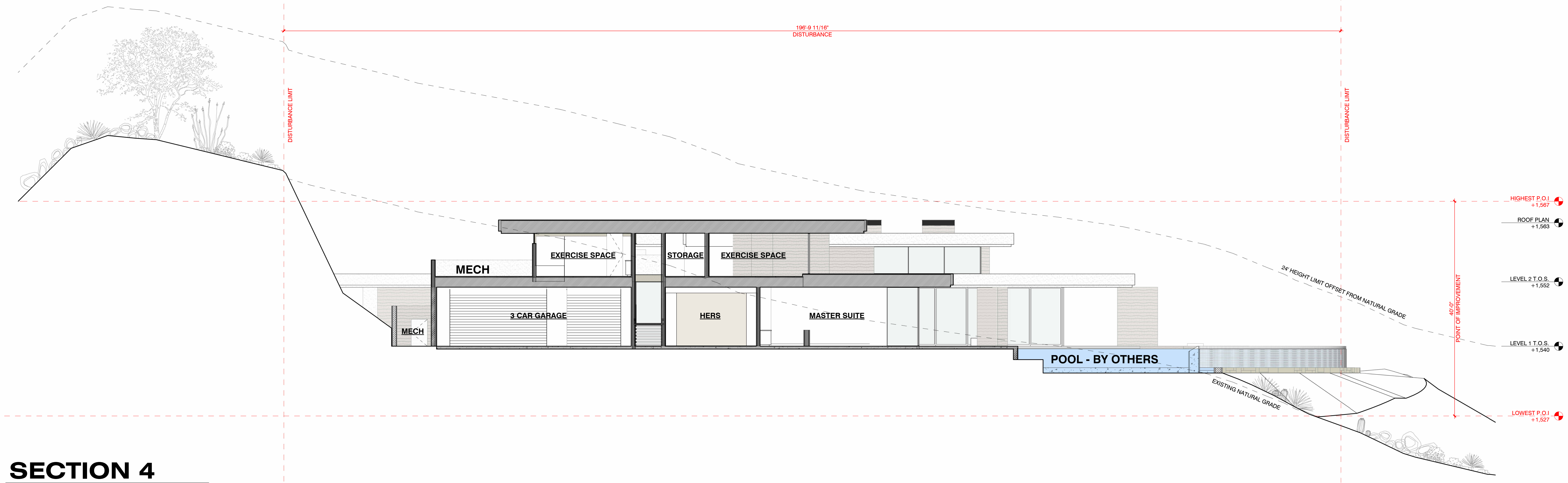
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SECTION 4

1/8" = 1'-0"

MATERIAL LEGEND

-  STUCCO TO COMPLY WITH HILLSIDE LRV
COLOR SHERWIN WILLIAMS SW7507 STONE LION
-  METAL FASCIA, FINISH OCM BRONZE ORE
MATTE ESR #2048
-  GLASS
-  HOUSE STONE - COLMAR - ECO OUTDOOR
-  SITE STONE - BERKSHIRE RUBBLE - SOLSTICE
STONE
-  FRAME CONSTRUCTION
-  CMU CONSTRUCTION
-  STONE OR TILE VENEER



HILLSIDE DR RESIDENCE

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VALLEY 85253
Project No. 25-22

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SITE SECTIONS

HS-9
OF SHEETS

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FOR CONCEPTUAL HILLSIDE

DATE 4.22.26

REV.

EXTERIOR
RENDERING

HS-10
OF SHEETS

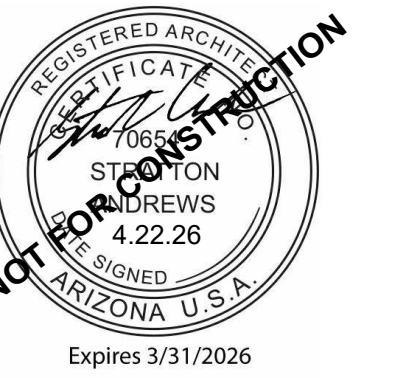


HILLSIDE DR RESIDENCE

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VALLEY 85253
Project No. 25-22

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EXTERIOR
RENDERING

HS-11

OF SHEETS



HILLSIDE DR RESIDENCE

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EXTERIOR
RENDERING

HS-12

OF SHEETS

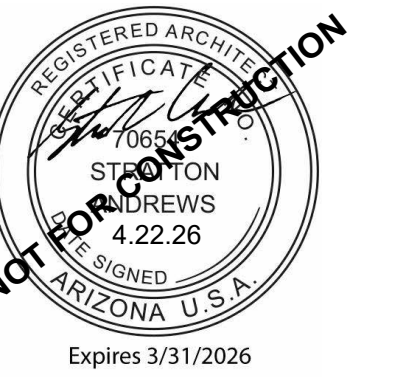


HILLSIDE DR RESIDENCE

7150 N HILLSIDE DR PARADISE
VALLEY 85253
Project No. 25-22

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FOR CONCEPTUAL HILLSIDE

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EXTERIOR
RENDERING

HS-13
OF SHEETS



**HILLSIDE DR
RESIDENCE**

7150 N HILLSIDE DR PARADISE
VALLEY 85253
Project No. 25-22

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EXTERIOR
RENDERING

HS-14

OF SHEETS



HILLSIDE DR RESIDENCE

7150 N HILLSIDE DR PARADISE
VALLEY 85253
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FOR CONCEPTUAL HILLSIDE

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EXTERIOR
RENDERING

HS-15
OF SHEETS



HILLSIDE DR RESIDENCE

7150 N HILLSIDE DR PARADISE
VALLEY 85253
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EXTERIOR
RENDERING

HS-16
OF SHEETS



HILLSIDE DR RESIDENCE

7150 N HILLSIDE DR PARADISE
VALLEY 85253
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EXTERIOR
RENDERING

HS-17

OF SHEETS

POV'S



1



2



3



4



5



6



7



8



9

AERIALS



10



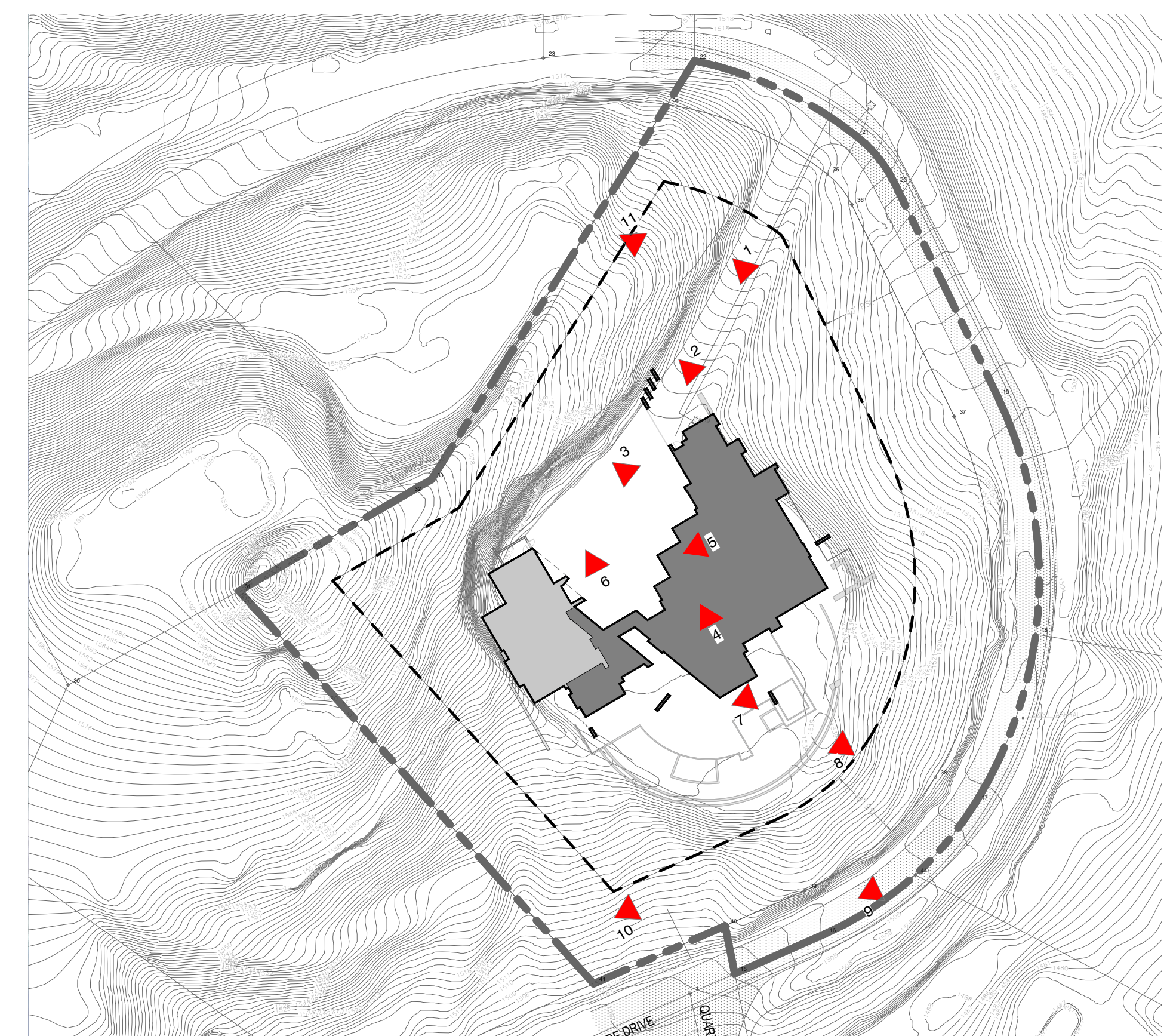
11

**HILLSIDE DR
RESIDENCE**

7150 N HILLSIDE DR PARADISE
VALLEY 85253
Project No. 25-22

STRATTON
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SITE LEGEND

1" = 60'-0"

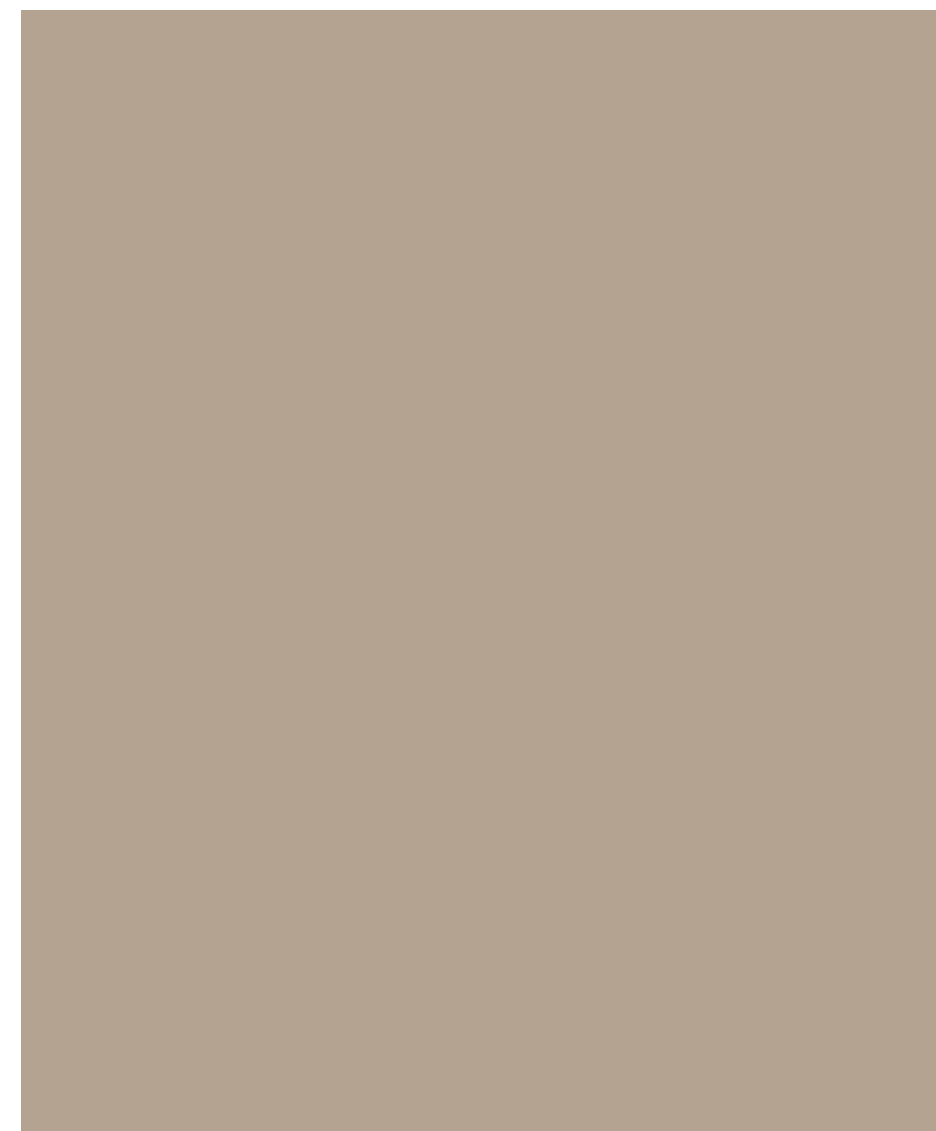
FDR	CONCEPTUAL HILLSIDE
DATE	4.22.26
REV.	

SITE PHOTOS

HS-18

OF SHEETS

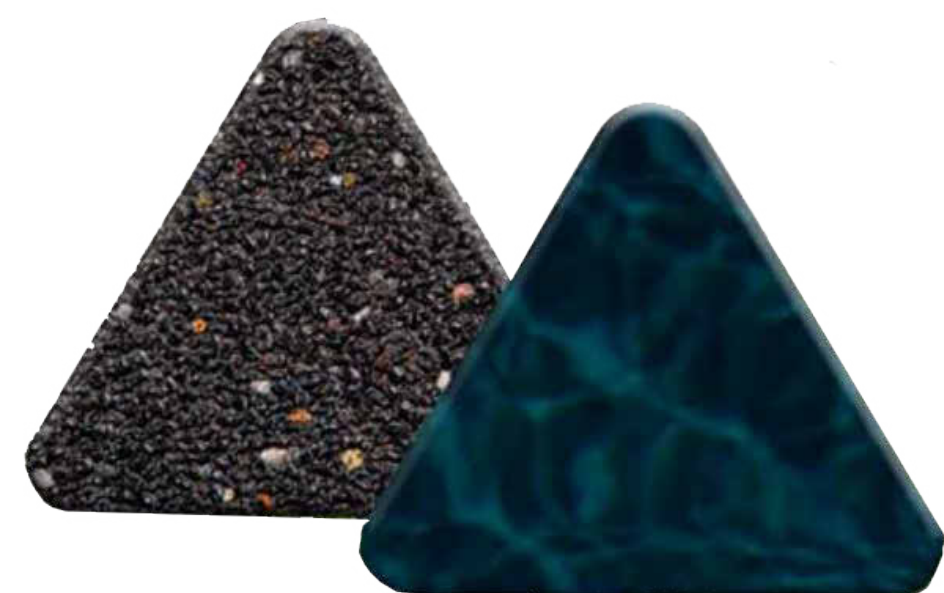
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HOUSE STUCCO
SW7507 STONE LION
LRV 38



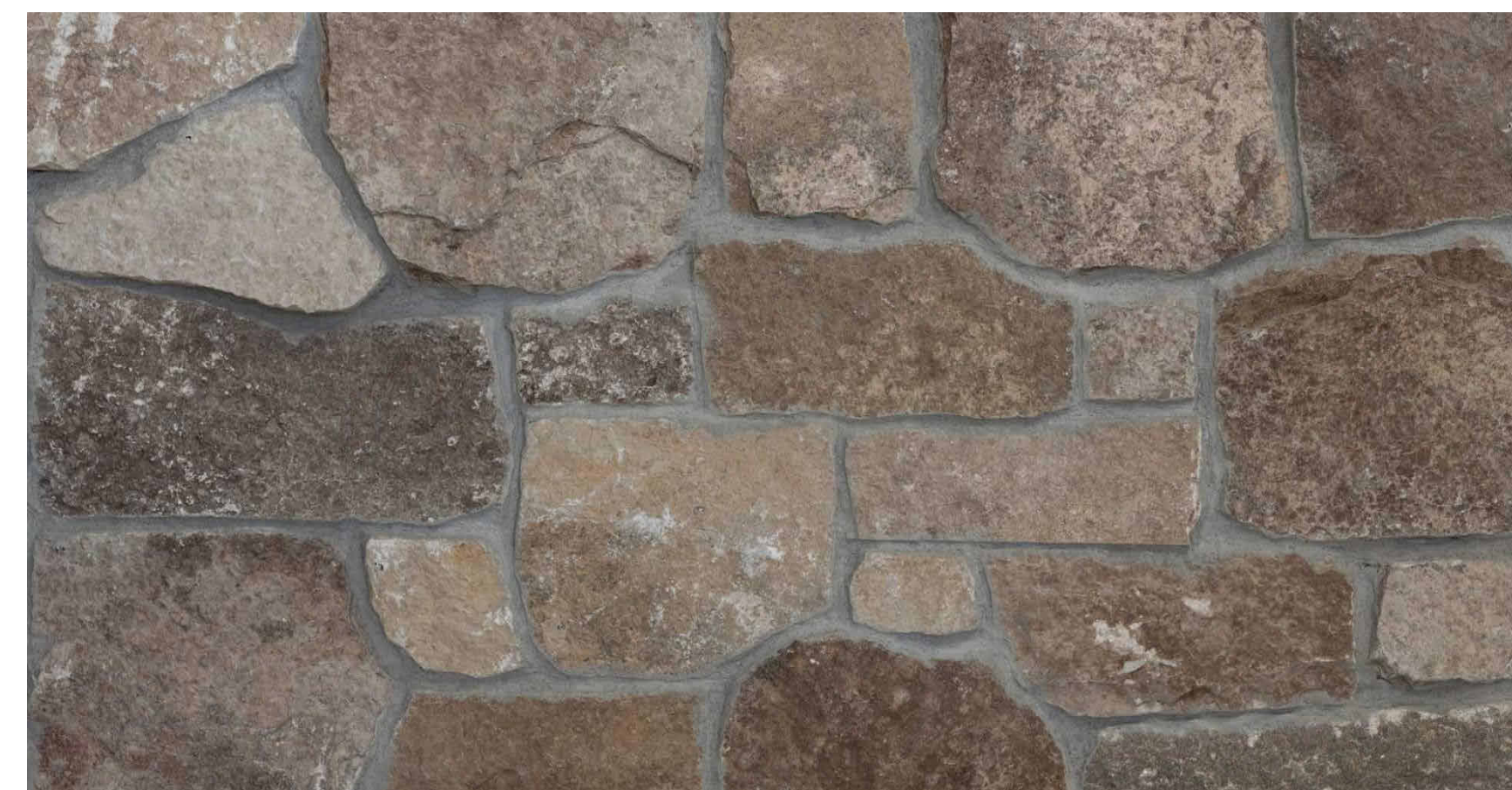
STUCCO CEILING
SW7507 STONE LION
LRV 38



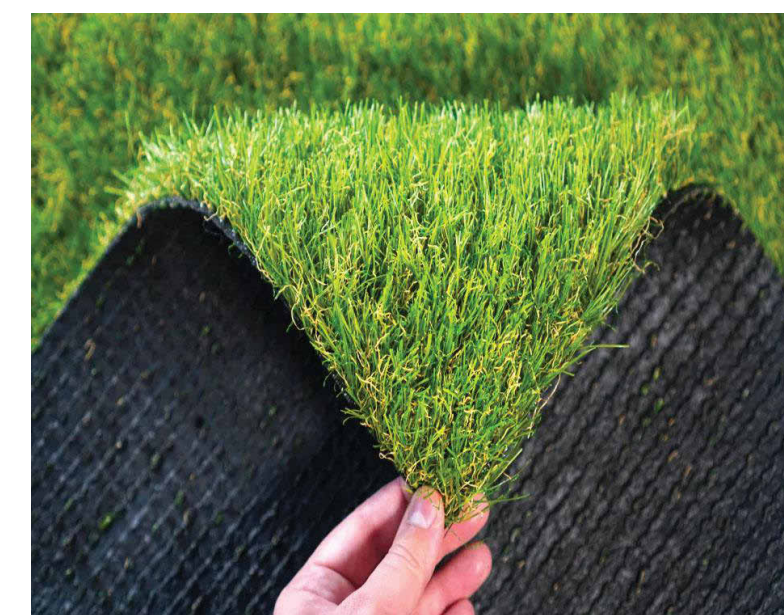
POOL INTERIOR - PEBBLESHEEN -
BLACK ECLIPSE



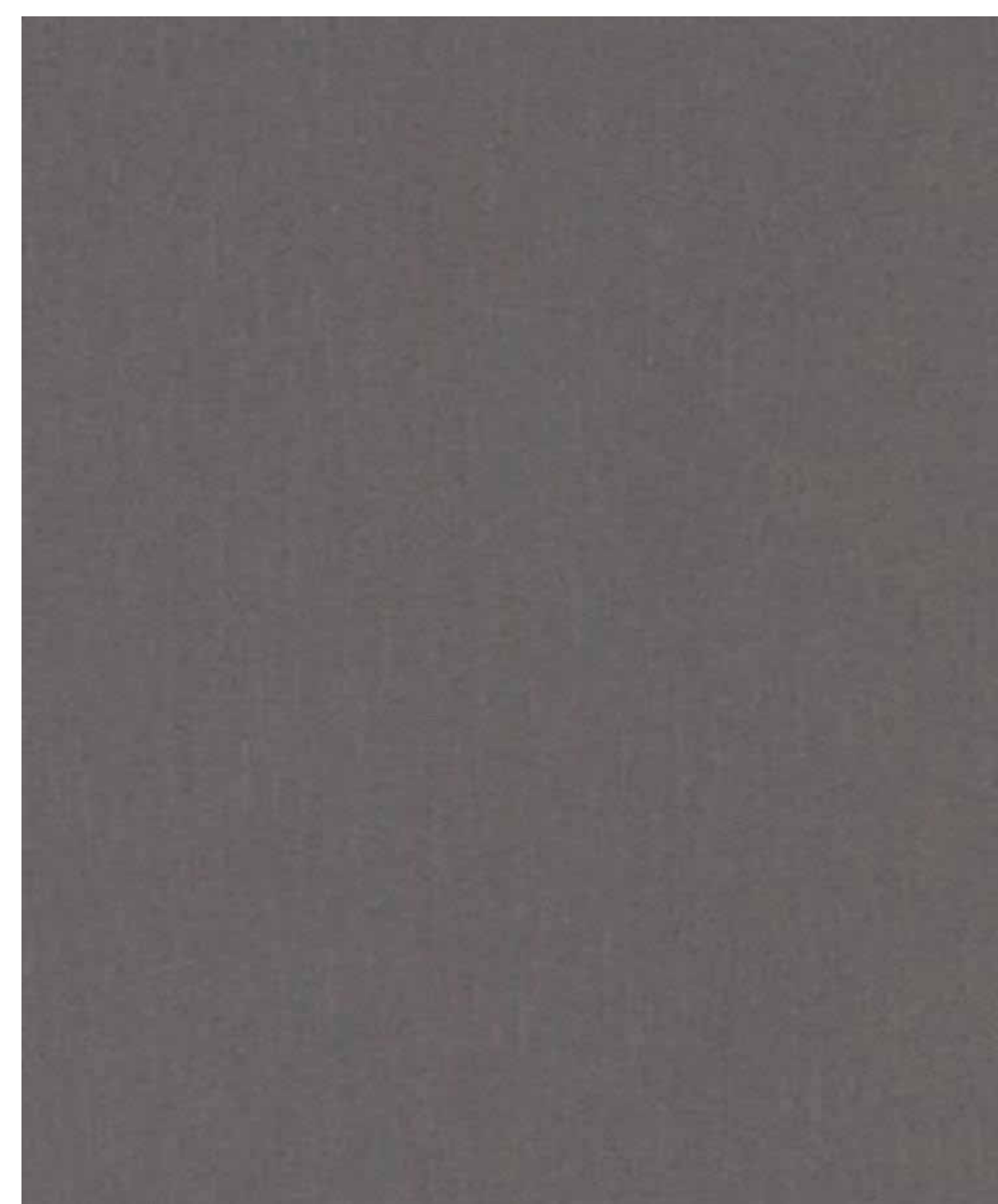
MAIN HOUSE STONE
COLMAR - ECO OUTDOOR
LRV 36.7



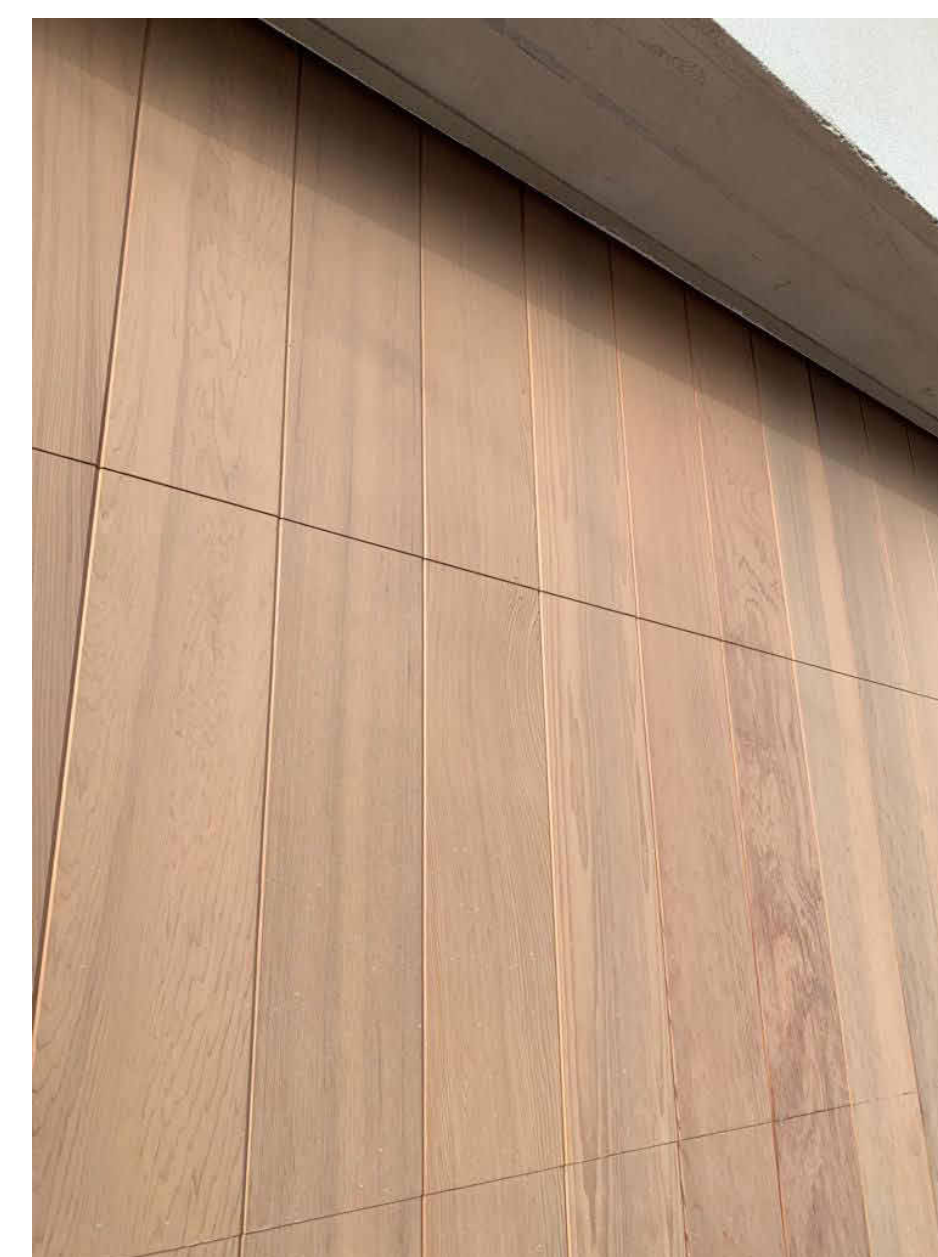
BERKSHIRE RUBBLE
SOLSTICE STONE
22.47 LRV



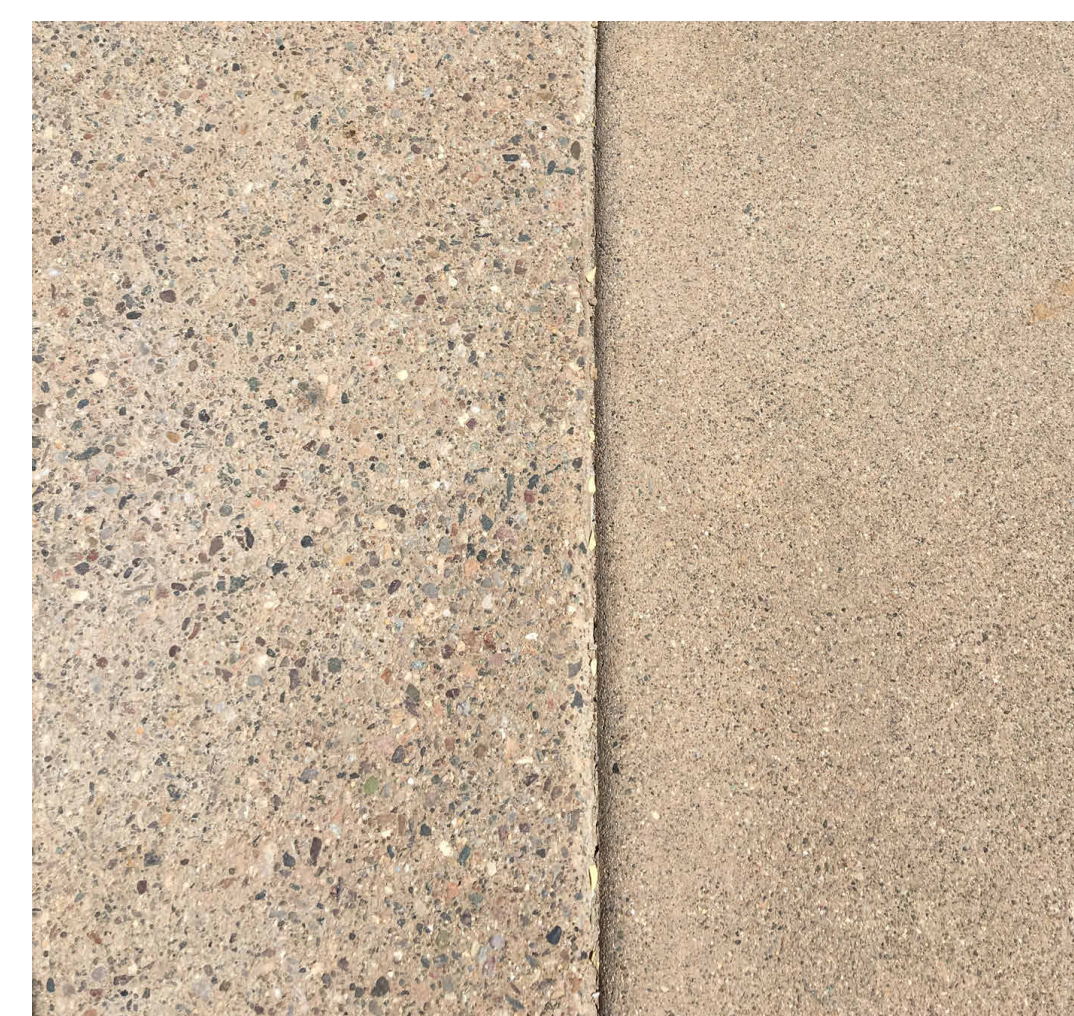
SYNTHETIC TURF - ARTIFICIAL LAWNS
CO - CORONADO



METAL FASCIA, FINISH
OCM BRONZE ORE MATTE
ESR #2048



CUSTOM GARAGE DOORS
SOUTHWEST GARAGE DOORS



DRIVEWAY - COLORED CONCRETE
PAVERS, LIGHT SAND FINIHS. 3/8"
MIX, COLOR TBD, SAW CUT JOINTS.
1/4" RADIUS EDGE

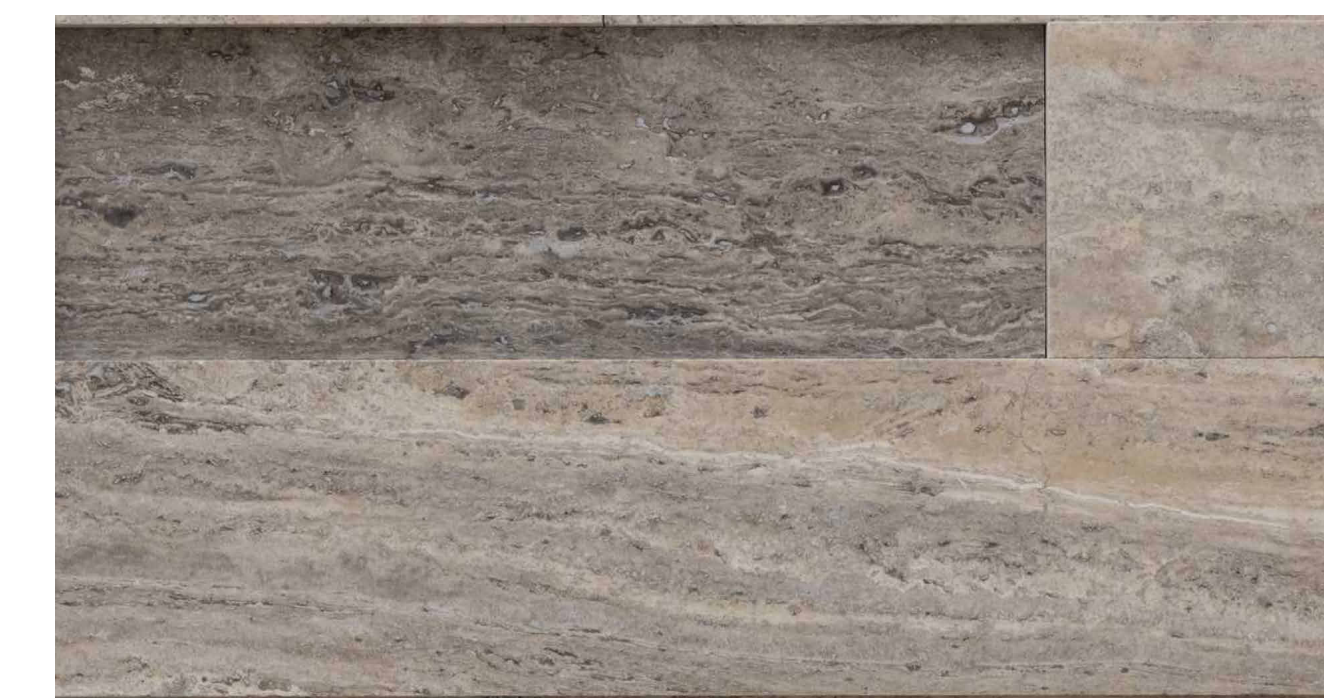


CARDINAL GLASS
CLEAR GLASS
LOW-E COATING ON
SURFACE
DOOR & WINDOW FRAME
POWDER COAT CUSTOM COLOR

AWAKE WINDOWS AND DOORS



WATERLINE TILE - GOVERNOR
BLACK 12x24 MATTE FINISH



PATIO PAVERS - 3D SILVER
TRAVERTINE HONED &
FILLED - SOLSTICE STONE
LRV 37.29

HILLSIDE DR RESIDENCE

7150 N HILLSIDE DR PARADISE
VALLEY 85253
Project No.25-22

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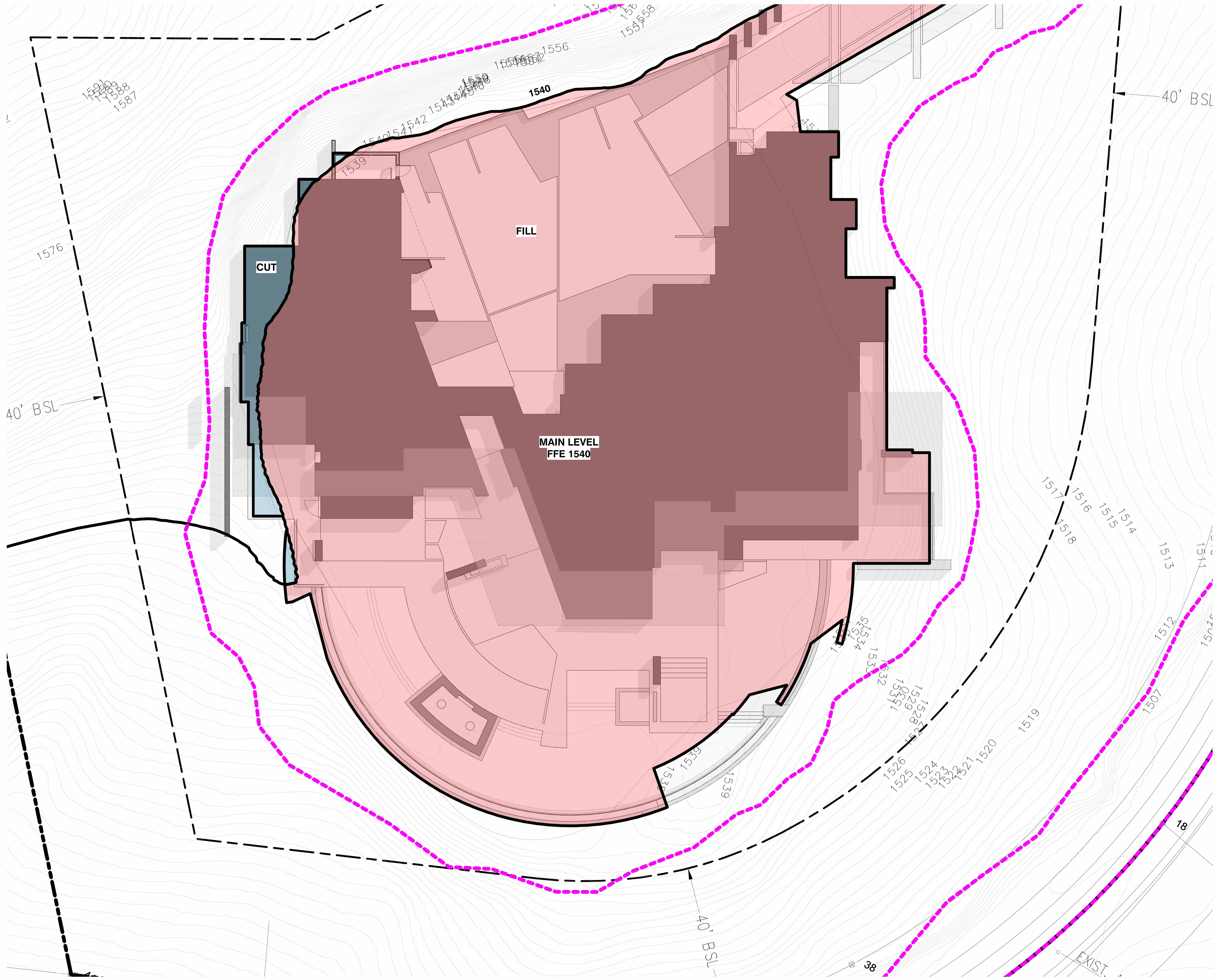
FOR	CONCEPTUAL HILLSIDE
DATE	4.22.26
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MATERIALS BOARD

HS-19

OF SHEETS

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MAIN CUT/FILL

1" = 10'-0"

CUT: = 796 C.Y.
 FILL: = 1,605 C.Y.
 TOTAL CUT & FILL: = 2,401 C.Y.

HILLSIDE DR RESIDENCE
 7150 N HILLSIDE DR PARADISE VALLEY 85253
 Project No. 25-22

STRATTON ARCHITECTS

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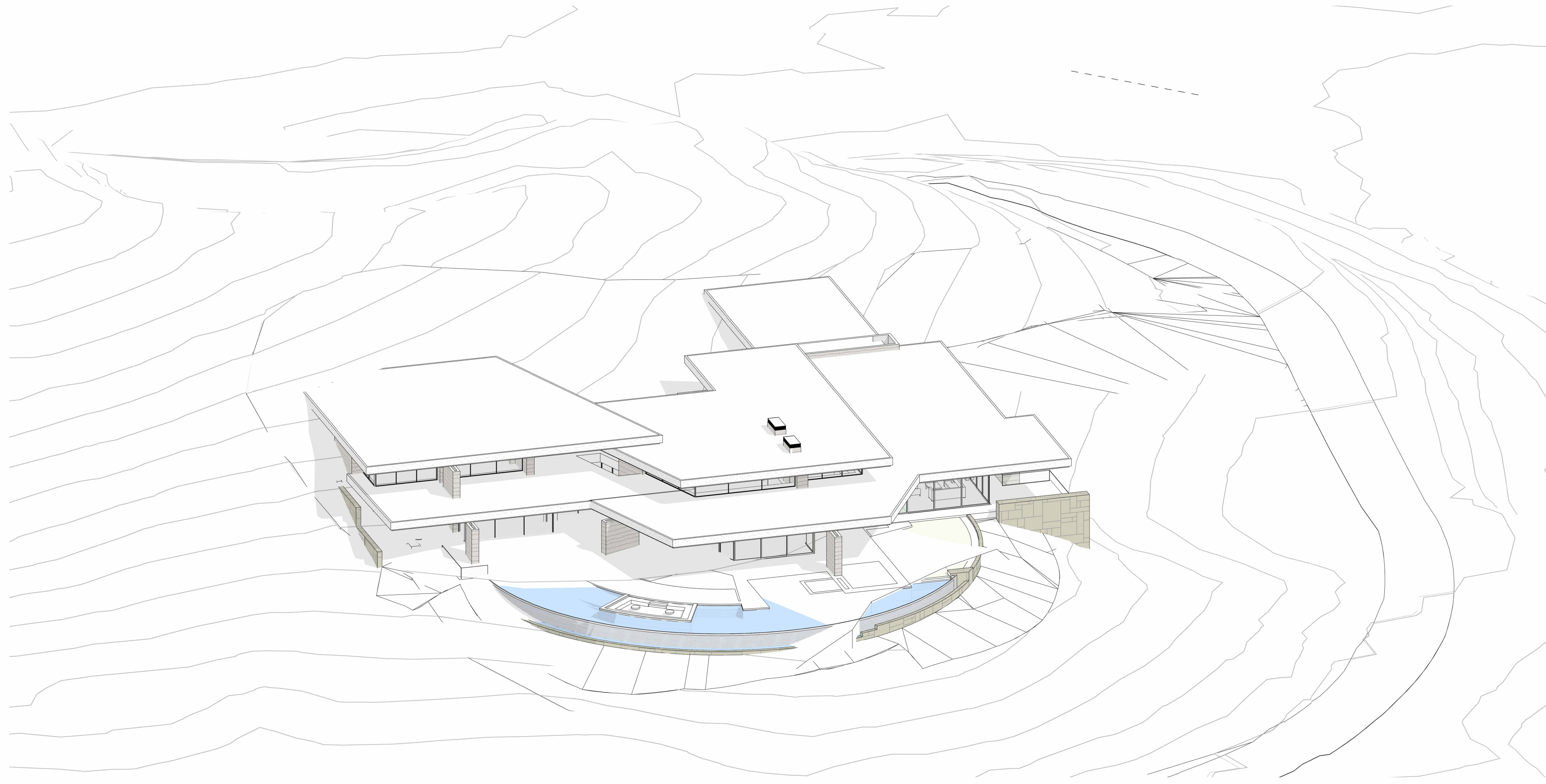


FDR	CONCEPTUAL HILLSIDE
DATE	4.22.26
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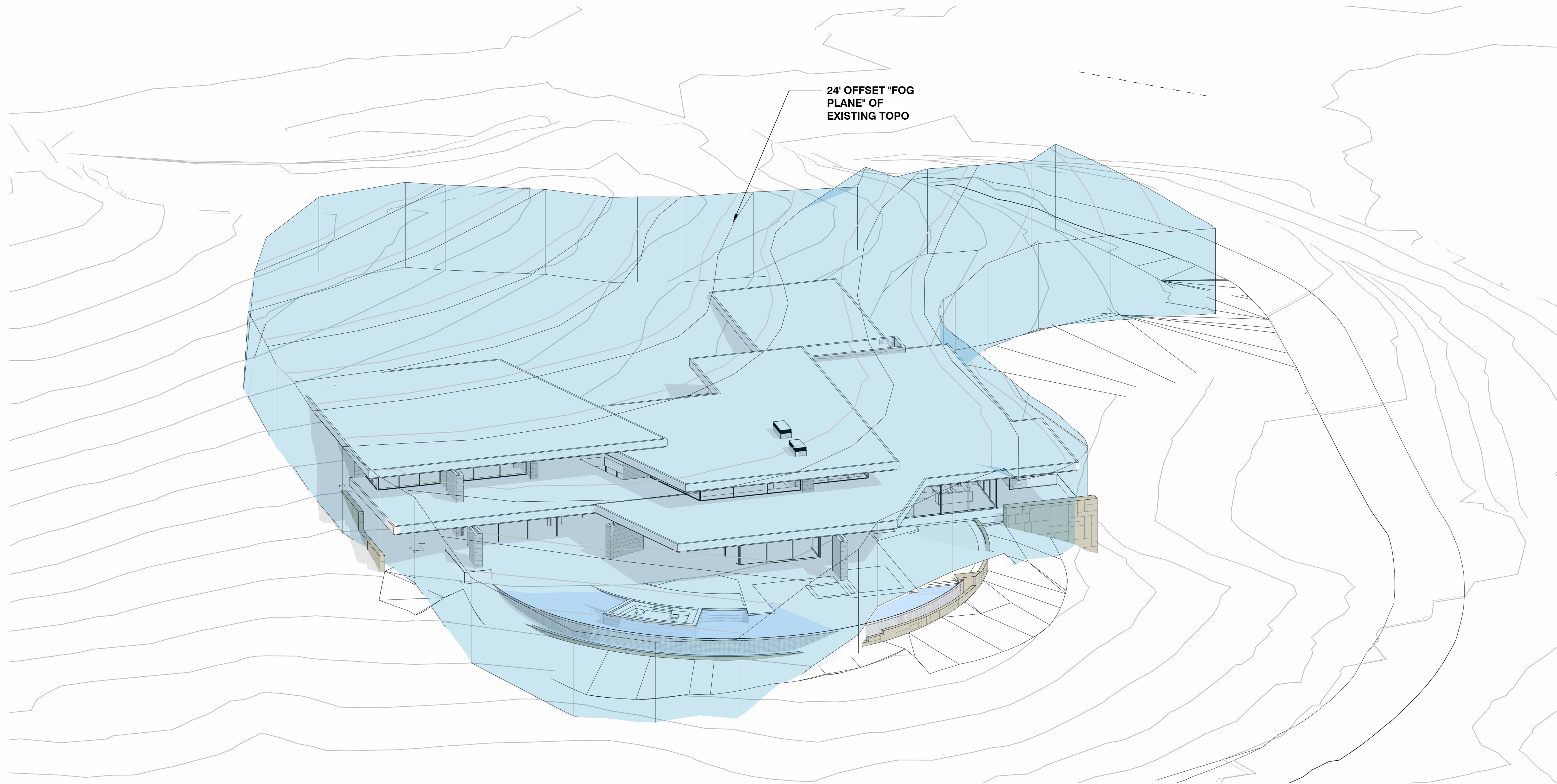
CUT/FILL

HS-20
 OF SHEETS

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TOPO 3D NO OFFSET



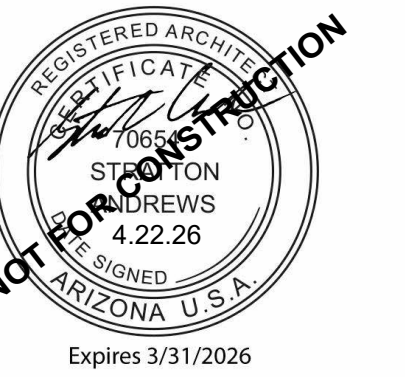
TOPO 3D 24' OFFSET

**HILLSIDE DR
RESIDENCE**

7150 N HILLSIDE DR PARADISE
VALLEY 85253
Project No.25-22

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FDR CONCEPTUAL HILLSIDE

DATE 4.22.26

REV.

3D TOPO OFFSET

HS-21

OF SHEETS

- HILLSIDE DR. RESIDENCE -

- 7150 N Hillside Dr, Paradise Valley, AZ 85253 -
 - Landscape Construction Documents -

GENERAL NOTES:

- THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
- INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
- ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
- EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY THE ARCHITECT.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
- FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
 - BLUE STAKE (ARIZONA) 1-800-782-5348
 - UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
- SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
- BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
- THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR EMPLOYEES, AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS, HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION, AS THE PLANT MATERIAL BECOMES AVAILABLE. THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
- ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE, OR THE OWNER'S SUBCONTRACTORS.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT. SEE HARDPLAN DETAIL.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALLS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALLS.
- ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS, FOOTINGS, AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
- ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
- CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
- CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
- PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
- NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS, REMOVE ALL DEAD DEBRIS.
- THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

- INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
- THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

DECOMPOSED GRANITE

- DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
- CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

IRRIGATION GENERAL NOTES:

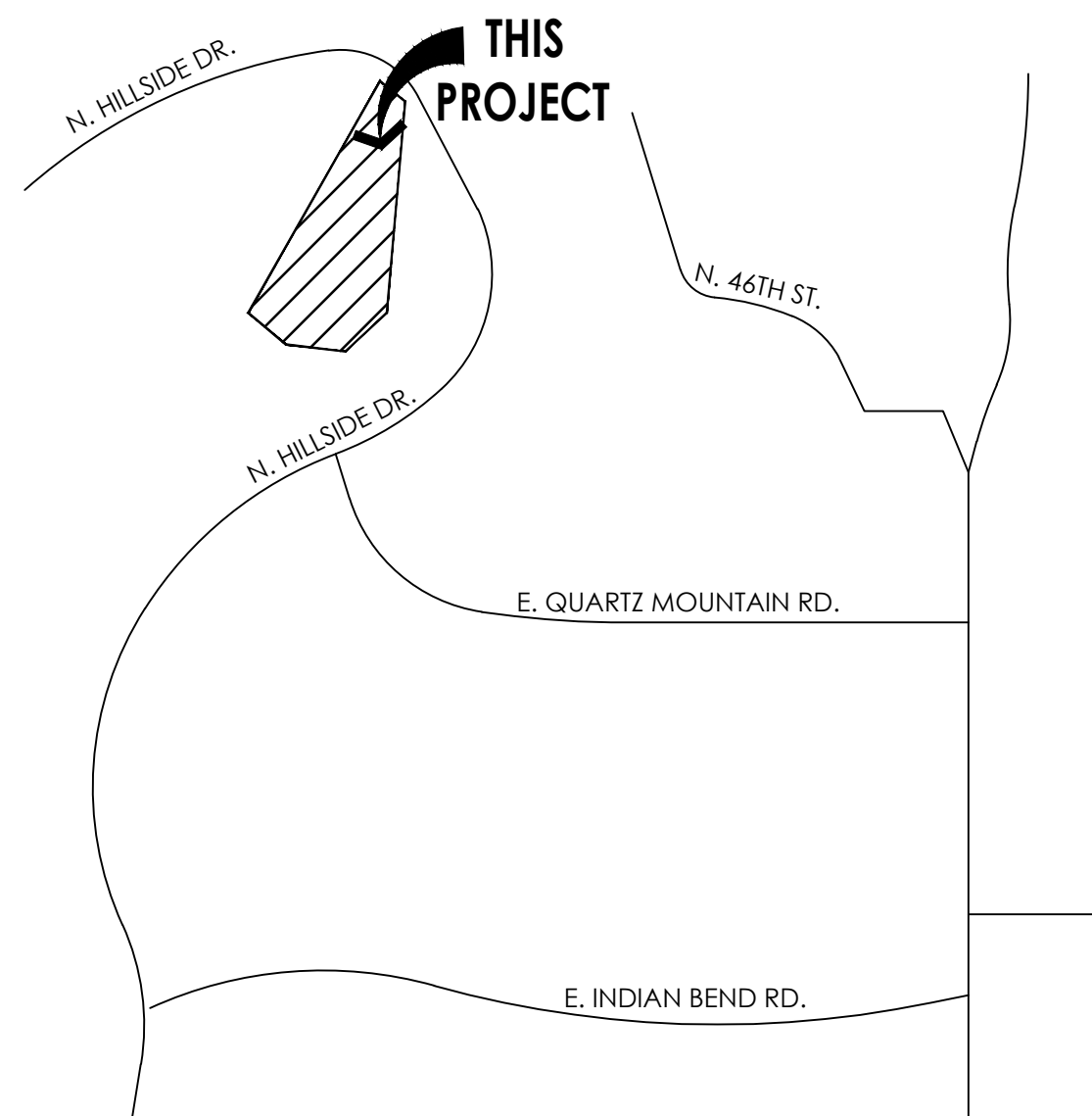
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEFICITING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
- THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
- INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
- ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
- VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
- WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
- REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTE #4 IF PRESSURE DIFFERS FROM THAT NOTED.
- THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
- PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE EFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERROR, FAULTY MATERIAL, OR FAULTY WORK.
- INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
- FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
- INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
- INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
- A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
- ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
- INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
- INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
- THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.E., ADJACENT TO SIDEWALK OR CURB AND OFFSET 18" WHEREVER POSSIBLE.
- TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
 - TWO KEYS FOR EACH OF THE CONTROLLERS.
 - TWO COUPLERS WITH MATCHING HOSE BIBS AND SHUT-OFF VALVE.
 - TWO VALVE BOX KEYS.
- ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR PVC; SCHEDULE 80 PVC FOR 2 1/2" AND SMALLER.
- ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
- SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
- ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
- CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12) FEET, DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNITED PRIOR TO TRENCH FILL IN.
- PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
- AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
- BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
- ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEER'S PLAN FOR DRAINAGE.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
- GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
 - FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
 - IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
 - TURF AND ANNUAL AREAS (6" DEPTH).
 - PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
- FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

VICINITY MAP:

SCALE: NTS



HARDSCAPE GENERAL NOTES:

- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO CIVIL PLANS PREPARED BY CIVIL ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
- ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY THE ARCHITECT. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
- THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
- UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

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PLANTING PLAN	L3.1, L3.2
PLANTING SPECIFICATIONS	L8.1
IRRIGATION SPECIFICATIONS	L8.2

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revisions:

project #:
SAA117

scale:
N/A

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drawn by:
TEAM

date:
2026-04-21

drawing:
Cover

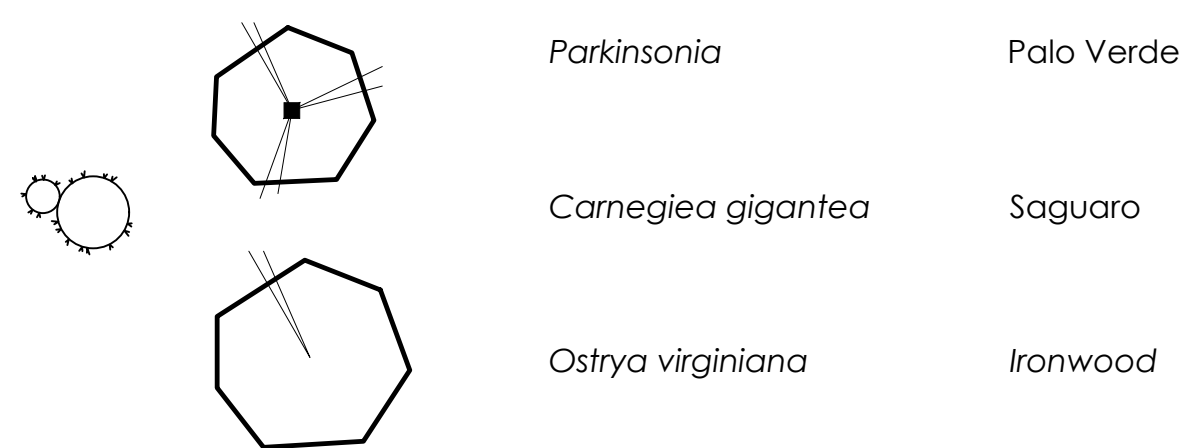
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GENERAL SALVAGE NOTES:

1. PLANT MATERIALS MUST BE INDIVIDUALLY TAGGED IN THE FIELD AT THE TIME THE INVENTORY PLANS ARE SUBMITTED. TAGGED MATERIALS MUST BE CLEARLY MARKED WITH WATERPROOF INK AND INCLUDE THE NUMBER WHICH CORRESPONDS TO THE NUMBER SHOWN ON THE PLANS.
 2. ALL PLANT MATERIALS MUST REMAIN ON SITE UNTIL THE SALVAGE PLAN IS APPROVED.
 3. TAGS MUST BE ATTACHED SO THAT THEY WILL REMAIN ON THE PLANT FOR THE DURATION OF THE SALVAGE AND NURSERY STORAGE PERIOD.
 4. ALL SALVAGEABLE MATERIAL IS TO BE CLEARLY FLAGGED WITH TAPE OR PLASTIC TAGS VISIBLE FROM ALL DIRECTIONS. TAGS SHALL BE NUMBERED TO CORRESPOND WITH THE PLANT INVENTORY PLAN AND LEGEND.
- COLOR CODE AS FOLLOWS:
 RED - SALVAGE AND RELOCATE
 WHITE - PRESERVE AND PROTECT IN PLACE
 BLUE - DESTROY, NOT SALVAGEABLE AND CANNOT REMAIN IN PLACE
5. ALL SALVAGEABLE PLANTS WILL BE STORED AT AN ON-SITE HOLDING YARD AND WILL BE RE-PLANTED ON-SITE AT A LATER DATE.
 6. ALL MISCELLANEOUS CACTI UNDER 3' IN HEIGHT WILL BE SALVAGED AND STORED IN THE NURSERY IF THEY ARE WITHIN THE BUILDING ENVELOPE AND AFFECTED BY CONSTRUCTION.
 7. UPON REMOVAL OF SALVAGEABLE NATIVE PLANTS THE SALVAGE CONTRACTOR SHALL SUBMIT A LIST IDENTIFYING THE TAG NUMBER OF THE PLANTS SURVIVING SALVAGE OPERATIONS TO THE CITY'S LANDSCAPE INSPECTOR PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PROJECT PROPERTY LINES PRIOR TO SALVAGE. ANY PLANT MATERIAL THAT IS LABELED SALVAGEABLE OR NON-SALVAGEABLE OUTSIDE OF FINAL STAKING BOUNDARIES IS TO REMAIN IN PLACE UNLESS OTHERWISE DIRECTED BY OWNER.
 9. CONTRACTOR TO VERIFY WITH OWNER ALL PLANT MATERIAL LABELED SALVAGEABLE OR NON-SALVAGEABLE ADJACENT TO N.A.O.S. BOUNDARIES AND /OR DRAINAGE WAYS

PLANT SYMBOL LEGEND:



Tag#	Species	Condition Inventory	Intended Designation	Salvageability Comments	Caliper Inches	Tree Height-Ft.	Tree Width-Ft.	Cacti Height-LF	Saguaro Arms
1	Palo Verde		Remain in Place	Surface Roots	8	15	17		
2	Palo Verde		Destroy	Bad Location	4	8	10		
3	Palo Verde		Destroy	Bad Location	4	6	6		
4	Palo Verde		Destroy	Bad Location	4	8	10		
5	Palo Verde		Destroy	Surface Roots	4	10	10		
6	Palo Verde		Remain in Place	Bad Location	5	11	12		
7	Saguaro		Remain in Place		20	27		52	4
8	Palo Verde		Remain in Place		4	8	15		
9	Palo Verde		Remain in Place		6	8	10		
10	Saguaro		Remain in Place		20	25		27	1
11	Saguaro		Remain in Place		20	18	7	7	
12	Saguaro		Remain in Place		18	8	8	8	
13	Palo Verde		Remain in Place		7	15	17		
14	Palo Verde		Destroy	Surface Roots	4	8	15		
15	Palo Verde		Destroy	Surface Roots	5	10	14		
16	Palo Verde		Destroy	Surface Roots	5	15	15		
17	Palo Verde		Destroy	Surface Roots	8	17	15		
18	Palo Verde		Destroy	Poor Health	5	12	10		
19	Ironwood		Salvage		12	17	18		
20	Palo Verde		Destroy	In Rock	5	15	15		
21	Palo Verde		Remain in Place	In Rock	5	15	12		
22	Palo Verde		Remain in Place	In Rock	6	12	12		
23	Palo Verde		Remain in Place	In Rock	10	20	18		
24	Palo Verde		Remain in Place	In Rock	4	6	10		
25	Palo Verde		Remain in Place	Branch Die Back	4	12	12		

Summary

Salvage Plants

- 1 Trees on this site to be salvaged totaling 12 caliper inches
- 0 Cacti on this site to be salvaged totaling 4 lateral feet
- 0 Total Plants to Salvage

Unsalvageable Plants (Destroy)

- 10 Trees on this site that are not salvageable (destroy) totaling 48 caliper inches
- 0 Cacti on this site that not salvageable totaling 0 caliper inches
- 10 Total Plants to Destroy (Unsalvageable)

Plants to Remain

- 14 Trees on site to remain in place

INVENTORY COMPLETED BY:

ARIZONA SPECIALTY CACTUS
 PHONE: 602-694-3496
 E-MAIL: AZSPECIALTYCACTUS@GMAIL.COM
 CONTACT: ALEX GREY

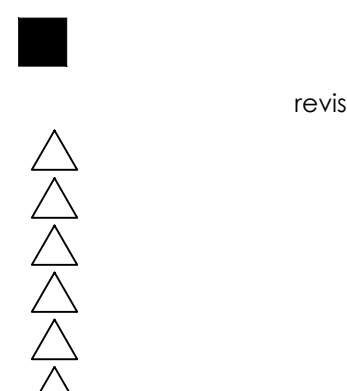


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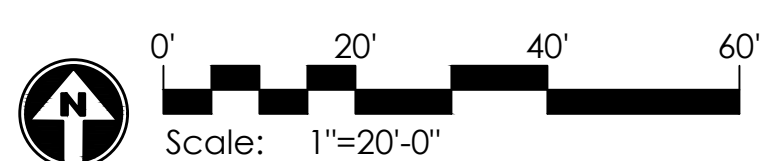


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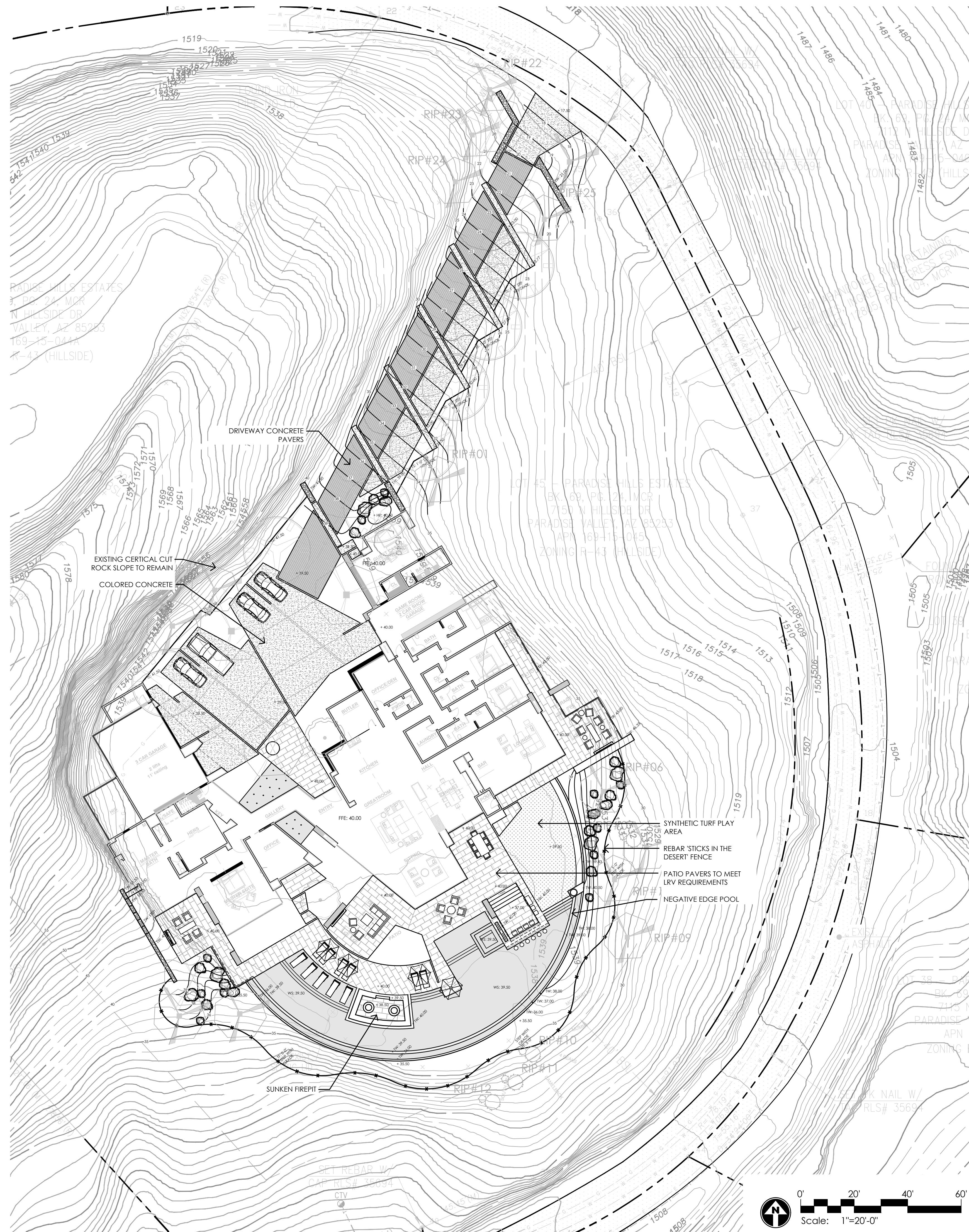
drawn by: TEAM
 date: 2026-04-21

drawing: Native Plant Inventory

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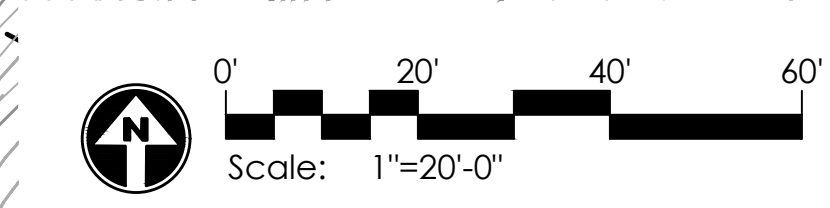
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PARADISE HILLS ESTATES
 P. 24, MCR
 N HILLSIDE DR
 VALLEY, AZ 85203
 APN 169-15-044A
 ZONING R-41 (HILLSIDE)

LOT 45 - PARADISE HILLS ESTATES
 BK 109, PG. 29, MCR
 7150 N HILLSIDE DR
 PARADISE VALLEY, AZ 85203
 APN 169-15-045
 ZONING R-41 (HILLSIDE)

LOT 48 - PARADISE HILLS ESTATES
 BK 109, PG. 29, MCR
 7150 N HILLSIDE DR
 PARADISE VALLEY, AZ 85203
 APN 169-15-048
 ZONING R-41 (HILLSIDE)



HILLSIDE RESIDENCE

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 scale: 1"=20'-0"
 issued for:

drawn by: TEAM
 date: 2026-04-21
 drawing: Overall Layout Plan

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LOT 45 - PARADISE HILLS ESTATES
 BK. 69, PG. 24, MCR
 7150 N HILLSIDE DR
 PARADISE VALLEY, AZ 85253
 APN 169-15-045
 ZONING R-43 (HILLSIDE)

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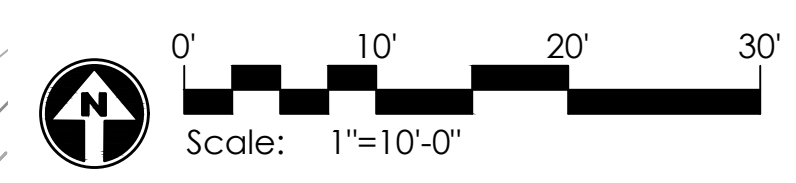
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 issued for:

drawn by: TEAM
 date: 2026-04-21

drawing: Enlarged Layout Plan

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MASS PLANTING

SYNTHETIC TURF SPEC: ARTIFICIAL LAWNS
 CO. 'CORONADO' PLAY TURF.
 CONTRACTOR TO PROVIDE 2X2' SAMPLE TO
 OWNER FOR APPROVAL PRIOR TO
 PURCHASE/ INSTALL.

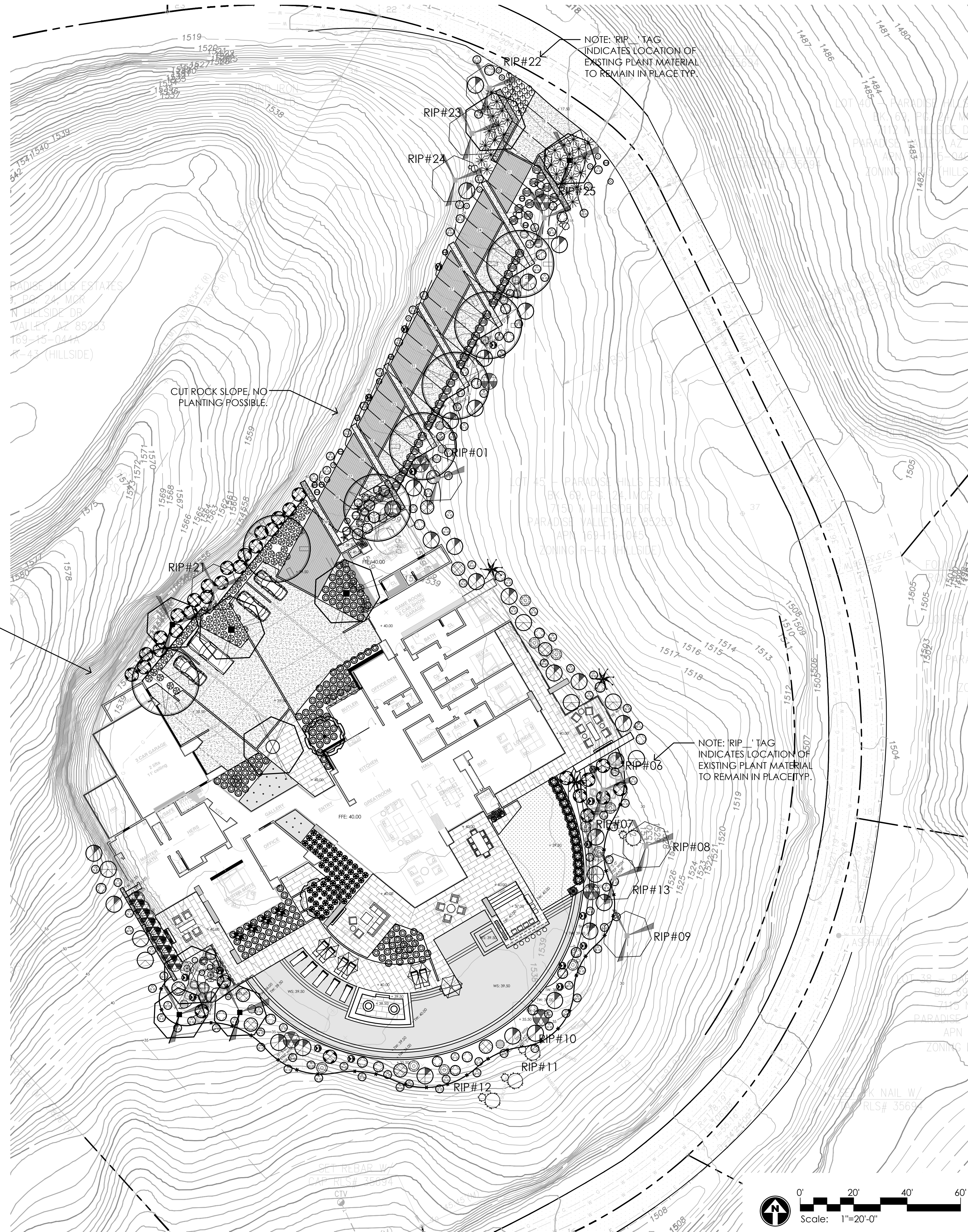
INERTS

Sym. Description

IN ALL NATURAL PLANTING AREAS: 3" MINUS
 DESERT COBBLE. CONTRACTOR TO
 STOCKPILE TOP 3" OF DESERT SOIL TO BE
 RE-SPREAD AFTER PLANTING. CONTRACTOR
 TO PURCHASE ADDITIONAL 3" COBBLE MIX
 TO MATCH EXISTING AS NECESSARY. SPREAD
 TO LOOK NATURAL.

NOTES:

- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
- ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
- LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
- LOCATIONS OF PLANTS SHOWN ON DRAWING ARE APPROXIMATE. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL FINAL LOCATIONS PRIOR TO INSTALLATION.
- DUE TO SEASONAL AND OR UNFORESEEN CONSTRAINTS SOME PLANT MATERIAL WILL POSSIBLY NOT BE AVAILABLE AT TIME OF INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT LIST OF ANY NON-AVAILABLE MATERIAL TO LANDSCAPE ARCHITECT FOR REPLACEMENTS TO BE SELECTED.
- PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.
- ALL PLANT MATERIAL IS TO BE RETAIL QUALITY.
- LANDSCAPE CONTRACTOR TO PROVIDE PICTURES OR SAMPLES OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR APPROVAL.
- ALL PLANT MATERIAL SOURCED FROM OUTSIDE OF ARIZONA TO BE PROPERLY ACCLIMATED TO ARIZONA CLIMATE DEPENDING ON TIME OF YEAR OF INSTALLATION.
 METHODS: SUN-SCREEN CLOTH/FABRIC TO BE INSTALLED ABOVE PLANT MATERIAL.



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	<i>Cercis canadensis var. mexicana</i> Mexican Redbud	24" box	1	-
	<i>Olney tesota</i> Ironwood	60" box	3	Native Resources
	<i>Parkinsonia florida</i> Blue Palo Verde	48" box	2	-
	<i>Parkinsonia microphylla</i> Foothills Palo Verde	(2) @ 24" box (2) @ 36" box	4	-
	<i>Prosopis velutina</i> Native Mesquite	36" box	7	-
	<i>Vitex agnus-castus</i> Chaste Tree	36" box	1	-
Shrubs				
	<i>Ambrosia deltoidea</i> Triangle Leaf Bursage	1 gal.	107	-
	<i>Bouteloua gracilis 'Blonde Ambition'</i> Blonde Ambition Blue Grama	1 gal.	159	-
	<i>Dianella revoluta 'Little Rev'</i> Little Rev Flax Lily	1 gal.	66	-
	<i>Eriogonum fasciculatum</i> Flat Top Buckwheat	5 gal.	4	-
	<i>Eriogonum wrightii</i> Wright's Buckwheat	5 gal.	43	-
	<i>Justicia californica</i> Chuparosa	5 gal.	31	-
	<i>Justicia californica 'Yellow'</i> Yellow Chuparosa	5 gal.	9	-
	<i>Larrea tridentata</i> Creosote	5 gal.	29	-
	<i>Leucophyllum langmaniae 'Lynn's Legacy'</i> Lynn's Legacy Sage	5 gal.	15	-
	<i>Penstemon parryi</i> Parry's Penstemon	1 gal.	17	-
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	1	-
	<i>Simmondsia chinensis</i> Jojoba	5 gal.	8	-
	<i>Sphaeralcea ambigua</i> Globe Mallow	1 gal.	23	-
Groundcovers				
	<i>Baileya multiradiata</i> Desert Marigold	1 gal.	16	-
	<i>Glandularia gooddingii</i> Goodding Verbena	1 gal.	7	-
	<i>Glandularia pulchella</i> Moss Verbena	1 gal.	12	-
	<i>Melampodium leucanthum</i> Blackfoot Daisy	1 gal.	2	-
Accents Cactus				
	<i>Agave americana</i> Century Plant	5 gal.	4	-
	<i>Agave colorata</i> Mescal Ceniza	5 gal.	4	-
	<i>Agave ovatifolia</i> Whale's Tongue Agave	15 gal.	1	-
	<i>Agave parryi</i> Parry's Agave	5 gal.	2	-
	<i>Aloe barbadensis</i> Medicinal Aloe	5 gal.	69	-
	<i>Aloe ferox</i> Cape Aloe	5 gal.	6	-
	<i>Aloe 'Hercules'</i> Hercules Aloe	24" Box	4	-
	<i>Asclepias subulata</i> Desert Milkweed	1 gal.	26	-
	<i>Carnegiea gigantea</i> Saguaro	8' min.	4	-
	<i>Cylindropuntia versicolor</i> Staghorn Cholla	5 gal.	10	-
	<i>Dasyliirion wheeleri</i> Desert Spoon	5 gal.	33	-
	<i>Ferocactus acanthodes</i> Compass Barrel	bare root	7	-
	<i>Ferocactus wislizenii</i> Fishhook Barrel Cactus	bare root	9	-
	<i>Fouquieria splendens</i> Ocotillo	bare root	3	-
	<i>Opuntia engelmannii</i> Engelmann's Prickly Pear	5 gal.	6	-
	<i>Opuntia ficus-indica</i> Indian Fig	15 gal.	8	-
	<i>Pachycereus schottii f. monstrosus</i> Tolam Pole Cactus	(10) @ 2' tall (5) @ 3' tall	15	Single arms
	<i>Yucca baccata</i> Banana Yucca	5 gal.	2	-
	<i>Yucca rostrata</i> Beaked Yucca	2'-5' tall	3	Specimen

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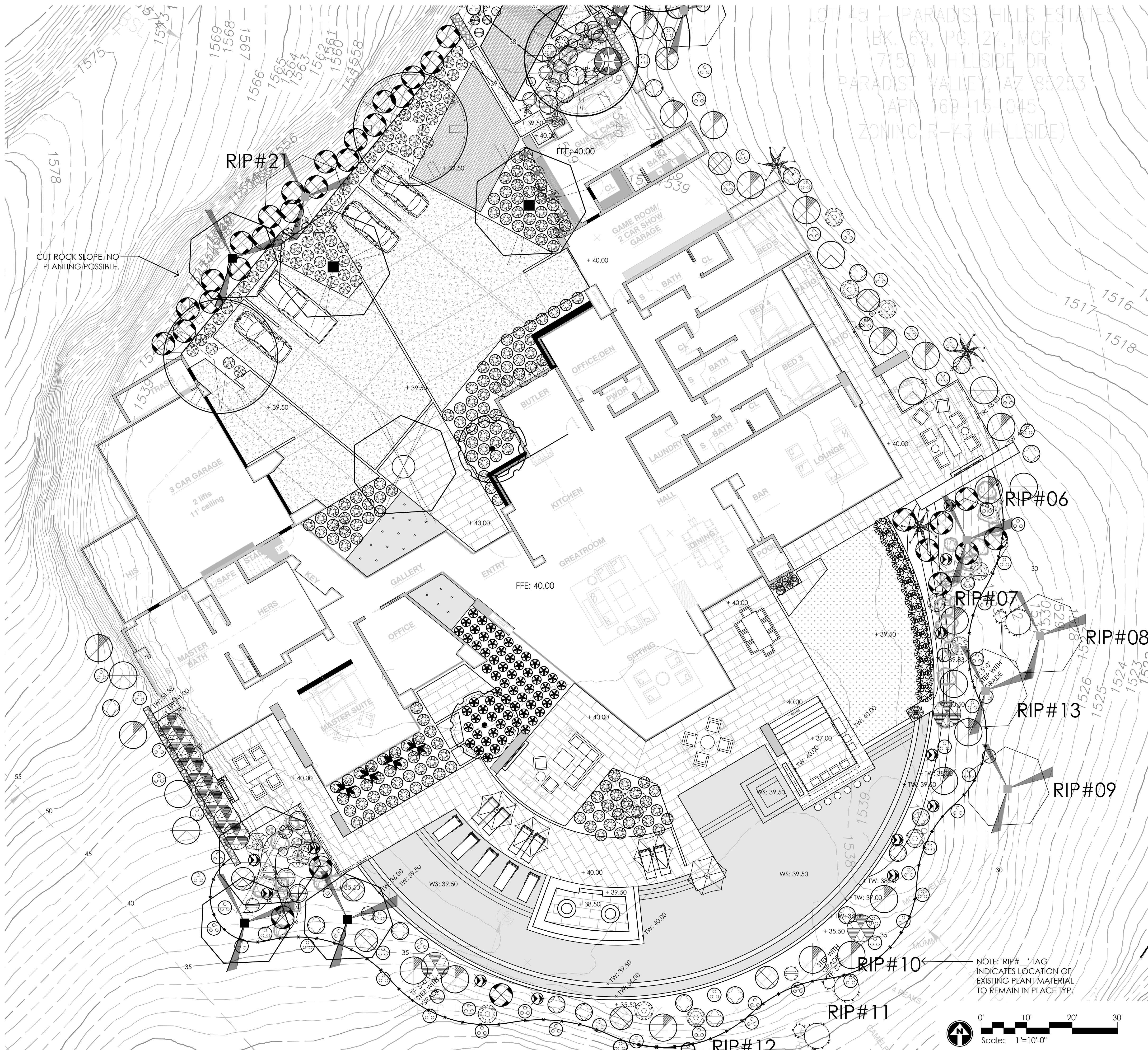
HILLSIDE RESIDENCE
 7150 N Hillside Dr.
 Paradise Valley, AZ 85253

project #: SAA117
 scale: 1"=20'-0"
 issued for: []

drawn by: TEAM
 date: 2026-04-21

drawing: Overall Planting Plan
L3.1
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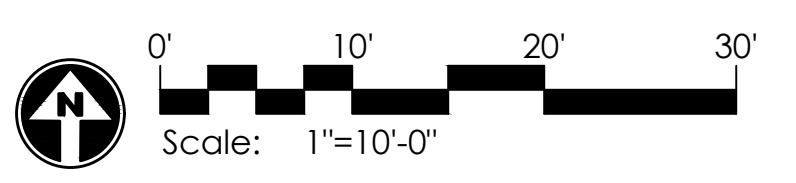
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PLANT MATERIALS LEGEND				
Sym.	Plant Name	Size	Qty	Remarks
Trees				
	<i>Cercis canadensis</i> var. <i>mexicana</i> Mexican Redbud	24" box	1	-
	<i>Olney tesota</i> Ironwood	60" box	3	Native Resources
	<i>Parkinsonia florida</i> Blue Palo Verde	48" box	2	-
	<i>Parkinsonia microphylla</i> Foothills Palo Verde	(2) @ 24" box (2) @ 36" box	4	-
	<i>Prosopis velutina</i> Native Mesquite	36" box	7	-
	<i>Vitex agnus-castus</i> Chaste Tree	36" box	1	-
Shrubs				
	<i>Ambrosia deltoidea</i> Triangle Leaf Bursage	1 gal.	107	-
	<i>Bouteloua gracilis</i> 'Blonde Ambition'	1 gal.	159	-
	<i>Dianella revoluta</i> 'Little Rev'	1 gal.	66	-
	Little Rev Flax Lily	1 gal.	66	-
	<i>Eriogonum fasciculatum</i> Flat Top Buckwheat	5 gal.	4	-
	<i>Eriogonum wrightii</i> Wright's Buckwheat	5 gal.	43	-
	<i>Justicia californica</i> Chuparosa	5 gal.	31	-
	<i>Justicia californica</i> 'Yellow'	5 gal.	9	-
	Yellow Chuparosa	5 gal.	9	-
	<i>Larrea tridentata</i> Creosote	5 gal.	29	-
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	15	15	-
	Lynn's Legacy Sage	5 gal.	15	-
	<i>Penstemon parryi</i> Parry's Penstemon	1 gal.	17	-
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	1	-
	<i>Simmondsia chinensis</i> Jojoba	5 gal.	8	-
	<i>Sphaeralcea ambigua</i> Globe Mallow	1 gal.	23	-
Groundcovers				
	<i>Baileya multiradiata</i> Desert Marigold	1 gal.	16	-
	<i>Glandularia gooddingii</i> Goodding Verbena	1 gal.	7	-
	<i>Glandularia pulchella</i> Moss Verbena	1 gal.	12	-
	<i>Melampodium leucanthum</i> Blackfoot Daisy	1 gal.	2	-
Accents Cactus				
	<i>Agave americana</i> Century Plant	5 gal.	4	-
	<i>Agave colorata</i> Mescal Ceniza	5 gal.	4	-
	<i>Agave ovatifolia</i> Whale's Tongue Agave	15 gal.	1	-
	<i>Agave parryi</i> Parry's Agave	5 gal.	2	-
	<i>Aloe barbadensis</i> Medicinal Aloe	5 gal.	69	-
	<i>Aloe ferox</i> Cape Aloe	5 gal.	6	-
	<i>Aloe 'Hercules'</i> Hercules Aloe	24" Box	4	-
	<i>Asclepias subulata</i> Desert Milkweed	1 gal.	26	-
	<i>Carnegiea gigantea</i> Saguaro	8' min.	4	-
	<i>Cylindropuntia versicolor</i> Staghorn Cholla	5 gal.	10	-
	<i>Dasyliiron wheeleri</i> Desert Spoon	5 gal.	33	-
	<i>Ferocactus acanthodes</i> Compass Barrel	bare root	7	-
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	<i>Fouquieria splendens</i> Ocotillo	bare root	3	-
	<i>Opuntia engelmannii</i> Engelmann's Prickly Pear	5 gal.	6	-
	<i>Opuntia ficus-indica</i> Indian Fig	15 gal.	8	-
	<i>Pachycereus schottii</i> f. <i>monstrous</i> Tolam Pole Cactus	(10) @ 2' tall (5) @ 3' tall	15	Single arms
	<i>Yucca baccata</i> Banana Yucca	5 gal.	2	-
	<i>Yucca rostrata</i> Beaked Yucca	2'-5' tall	3	Specimen

NOTE: SEE SHEET L3.1 FOR MISSING NOTES/ MATERIALS.

NOTE: 'RIP#' TAG INDICATES LOCATION OF EXISTING PLANT MATERIAL TO REMAIN IN PLACE TYP.



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project #: SAA117
 scale: 1"=10'-0"
 issued for:

drawn by: TEAM
 date: 2026-04-21

drawing:
Enlarged Planting Plan
L3.2
 of

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SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:

Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.

Plants - all shrubs and cacti other than trees, saguaros, ocotillos, palms and turf.

Plant Material - all trees, saguaros, ocotillos, palms, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions of project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

- Topsail for backfill mix (trees and shrubs).
- Wood Shavings/Mulch.
- Tree supports.
- Decomposed granite.
- Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractor's additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsail source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

- Topsail and planting backfill.
- Soil PH.
- Particle size, percentage soil texture.
- Percentage organic material.
- Percolation rate.
- Nutrient level analysis.
- All macro, secondary and micro nutrient salinity.
- ESP.
- Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

- Irrigated trees and shrubs.
- Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-lie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Palm Trees, Saguaros and Ocotillos: Warranty that trees, palm trees, saguaros and ocotillos will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractor's maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or gridled trees, palm trees, saguaros and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees, palm trees, saguaros and ocotillos shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings: Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, cacti, groundcovers, vines and perennials shall be subject to an additional 90 day maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds and any material toxic to plant growth; contents as follows:

- Silt: 20-45 %
- Clay: 15-20 %
- Sand: 30-60 %
- Organic Material (natural or otherwise): 2 % minimum
- pH: 7.0-8.3
- Saluble salts: 1,500 ppm.
- Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersal - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; pH factor, 4.0 to 4.5, no soil amendments are required for salvaged plant material and cacti unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: Copper naphthenate impregnated lodge pole 10 feet in length for 5 gallon and 15 gallon, and 12 feet in length for 24 inch box and larger. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; No. 10, black, pliable, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.

Hose Covering: 1/2 inch minimum diameter; 2-ply reinforced rubber, new garden hose.

Tree Guards: 'ArborGard+' by Deep Root, or equal.

Tree Guys: Minimum 3 per tree; No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 30 and 36 box tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Elanco Chemical Company.

Contact herbicide shall be Round-up as manufactured by Monsanto.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

Decomposed granite coverage shall be a minimum 2-inch thickness unless noted otherwise on plans. Decomposed granite shall be the size and color as specified on plans, and shall be taken from a single quarry.

2.09 BOULDERS

Boulders are to be Surface Select or as noted on the plans. Boulder size as noted on the plans and approved by the Owner's Representative. Boulders are to be harvested, delivered and placed in a manner to avoid marking, scraping or damaging the natural condition of the boulder. All scarred boulders are to be treated with Permeon (or equal) to provide a natural appearance of the desert vanish.

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire areas to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE

Place 2-inches unless otherwise noted, in all planting areas. Decomposed granite shall extend below all plant material, trees, and cactus. Decomposed granite finish grade 1-1/4-inch below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.
Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

Tree Guard: Install tree guard on all trees located in turf areas per manufacturer's recommendations.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not water saguaros after planting. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Top dress planting areas with 2 inches of top dressing after planting.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf., and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.11b TURF ARTIFICIAL

1.1 SUMMARY

- Provide all labor, materials, equipment, and tools necessary for the complete installation of synthetic grass surface. The system shall consist of, but not necessarily be limited to, the following:
 - Synthetic grass consisting of fibers that are a minimum of 1.54 inch long, Turf fiber construction consisting of polyethylene monofilament and either textured monofilament fibers tufted to a 3-layer stabilized woven polypropylene fabric (primary backing), with a non-urethane, 100% recyclable secondary backing.
 - Synthetic Grass Infill, consisting of anti-microbial acrylic coated round silica particles, designed to provide the look, feel, and performance of optimally maintained natural grass. Envirofill or equivalent.

1.3 SUBMITTALS

- Comply with Section 01 33 00, Submittals Procedures.
- Product Data: Submit manufacturer's product data, including installation instructions and subsurface instructions.
- Warranty: Submit manufacturer's standard 10 year warranty.

PART 2 - PRODUCTS

2.1 SYNTHETIC GRASS SURFACE

- Aggregate Base - Crushed angular hard stone, 1/2" minus compatible stone (not clean). (Refer to Section 3.2.8)
 - Synthetic grass: Artificial Lawns Co., 'Coronado' 1180 S. 7th Ave, Phoenix AZ (623) 584-1456
 - Face Weight: 80 oz.
 - Face Yarn Type: Polyethylene
 - Pile Height: 2"
 - Tufting Gauge: 3/8"
 - Backing: Stabilized triple layered woven polypropylene
 - Total Product Weight 107 oz.
 - Warranty: 15 year fade
- Synthetic Grass Infill: Envirofill from Pioneer, 310 N. Pasadena St., Gilbert, AZ 85233 Phone (480) 926-8200 or approved equal. Coating: Priority acrylic, iron oxide and chromium oxide.
- Splicing Material: 1000 denier coated nylon (Cordura®) 12" wide minimum. E. Adhesive: Synthetic Turf Adhesive

PART 3 - EXECUTION

3.1 GROUND PREPARATION

- General: The ground area to receive synthetic grass surface is indicated on the drawings.
- Leveling and Site Preparation: All organic material and organic debris to be removed. Soil to be graded level and stabilized (compacted). Compaction shall be done with mechanical compactors, including vibratory compactors, and/or powered tampers, and rollers.
- BASE AND SYNTHETIC GRASS CONSTRUCTION
 - General: The area to be smooth and graded to allow proper drainage. Refer to grading plan.
 - Compacted Aggregate Base: Place 4 inches of aggregate base as leveling layer compacted to 90% of max density per AASHTO 199. Compaction shall be done with mechanical compactors, including vibratory compactors, and/or powered tampers, and rollers. Aggregate size should be 1/4" minus (compactible).
 - Synthetic Grass: Place turf and cut to fit configuration as shown on Drawings. Splice seams. All seams must be attached with splicing film/fabric and adhesive as approved by the manufacturer for this type of installation of their product.
 - Infill: Apply layers of synthetic grass infill evenly with a spreader and broom the turf fibers with stiff bristle broom to stand fibers up and allow infill to settle into the bottom. Broom in infill round quartz silica sand approximately 3 pounds per square foot.
 - Anchoring/Edging: Edges of turf will be secured to ground with mechanical fasteners, stakes or edging.

3.12 WATERING

Water all plants immediately after planting, except for saguaros, with hose in planting hole until material about the roots is completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water streams shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractor's expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen tree, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and timing of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

HILLSIDE RESIDENCE

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project #:
SAA117

scale:
N/A

issued for:

drawn by:
TEAM

date:
2026-04-21

drawing:
Planting Specifications

L8.1

of

SECTION - 02810 IRRIGATION

PART I - GENERAL

1.01 WORK INCLUDED

Work of this Section generally includes a provision of an underground irrigation system including the following:

- *Trenching, stockpiling excavation materials, and refilling trenches.
- *Complete systems including but not limited to piping, backflow preventer assemblies, valves, fittings, heads, controller wiring and final adjustments to ensure efficient coverage as determined by Consultant.
- *Water connections.
- *Replacements of unsatisfactory materials.
- *Clean-up, inspection, and approval.
- *Tests.

1.02 REFERENCES

Perform Work in accordance with requirement of Conditions of the Contract and division 01 - General Requirements as well as provisions of all applicable laws, codes, ordinances, rules and regulations. Conform to requirements of reference information listed below except where more stringent requirements are shown or specified in Contract Documents.

- American Society for Testing and Materials (ASTM) - Specifications and Test Methods specifically referenced in this Section.
- Underwriters Laboratories (UL) - UL Wires and Cables.

1.03 QUALITY ASSURANCE

Installer Qualifications - Installer shall have had considerable experience and demonstrated ability in the installation of irrigation system(s) of specified type(s) in a neat, orderly and responsible manner in accordance with recognized standards of workmanship. To demonstrate ability, experience and financial stability necessary for this Project, submit if requested by Consultant, prior to contract award the following:

- List of 3 projects completed in the last 2 years of similar complexity to this Project. Description of projects shall include:
 - Name of project.
 - Location.
 - Owner.
 - Brief description of work and project budget.

- Current company financial statement.

Special Requirements:

- Tolerances - Specified depths of pressure supply lines and laterals and pitch of pipes are minimums. Settlement of trenches is cause for removal of finish grade treatment, refilling, recompaction, and repair of finish grade treatment.
- Coordination with Other Contracts - Protect, maintain, and coordinate Work with Work under other Sections.
- Damage to Other Improvements - Contractor shall replace or repair damage to grading, soil preparation, seeding, sodding, or planting done under other Sections during work associated with installation of irrigation system at no additional cost to Owner.
- Work involving substantial plumbing for installation of backflow preventers, copper service and related work shall be executed by licensed and bonded plumber(s), performed in accordance with prevailing codes and regulations.
- Work involving connection to, installation, or extension of 120 volt or greater electrical service, shall be executed by a licensed and bonded electrician, performed in accordance with prevailing codes and regulations.

1.04 SUBMITTALS

Prepare and make submittals in accordance with conditions of the Contract.

Records Drawings (As-Builts):

- At onset of irrigation installation contractor shall secure mylar sepia of site plan from Landscape Architect. Make blue-line or black-line prints for every week on Project. At end of every day, revise prints for Work accomplished that day in red ink. As-built sepia shall be brought up-to-date at close of working day on every Friday by a qualified draftsman. One up-to-date print shall be mailed to Consultant on Monday of each week. An additional print of record plan(s) shall be available at Project Site. Upon completion of Project submit for review, prior to final acceptance, final set of as-built mylar sepia. Dimension from two permanent points of reference (building corners, sidewalk, road intersections or permanent structures), location of the following items:

- Connection to existing water lines.
- Routing of pressure supply lines (dimension every 100 feet along routing).
- Electric control valves.
- Quick coupling valves.
- Drip line blow-out stubs.
- Control wire routing (if not with pressure supply line).
- Other related equipment as directed by Consultant.

- Consultant will not certify any pay request submitted by the Contractor if the as-built drawings are not current, and processing of pay request will not occur until as-builts are updated.

- Prior to scheduling walk-through for substantial completion, contractor to submit all as-builts information to consultant for approval.

Controller Drawings - Do not prepare controller drawings until record (as-built) drawings have been approved by Consultant.

- Provide controller drawing, automatic controller.

- Controller drawing may be same size reproduction of record drawing, if scale permits fitting inside controller door without folding drawing. If photo reduction prints are required, keep reduction to maximum size possible to retain full legibility.
- Controller drawing shall be blue-line print of actual as-built system, showing area covered by that controller.
- Identify area of coverage of each remote control valve, using a distinctly different pastel color for each zone. Highlight heads, lateral piping, and control valves.
- Following review of controller drawings by Consultant, hermetically seal each drawing between two layers of 20 mm thick clear plastic.
- Controller drawing shall be completed and approved by Consultant prior to final completion walk-through of irrigation system.
- Attach approved controller drawing to inside of each controller door using self adhesive Velcro strips.

Operation Manual: Submit 3 sets of operations manual to Consultant for approval or prior to scheduling final completion walk-through. Manual to include the following in 1 x 3 ring binder:

- Index sheet stating project name, and listing contractor name, address, phone number and contract person including Primary Sub-Contractors.
- Manufacturer cut sheets for all material components of irrigation system. Highlight or circle specific model or item.

1.05 DELIVERY, STORAGE & HANDLING

Deliver, unload, store and handle materials, packaging, bundling, products, in dry, weatherproof condition in manner to prevent damage, breakage, deterioration, intrusion, ignition, and vandalism. Deliver in original unopened packaging containers prominently displaying manufacturer name, volume quantity, contents, instructions, and conformance to local, state and federal law.

1.05 DELIVERY, STORAGE & HANDLING (CONT.)

Remove and replace cracked, broken, or contaminated items or elements prematurely exposed to moisture, inclement weather, snow, ice, temperature extremes, fire or job site damage.

Handling of PVC Pipe - Exercise care in handling, loading and storing of PVC pipe. All PVC pipe shall be transported in a vehicle which allows length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads. All sections of pipe that have been dented or damaged shall be discarded, and if installed, shall be removed and replaced with new piping.

1.06 JOBSITE CONDITIONS

Protection of Property:

- Preserve and protect all trees, plants, monuments, structures, and paved areas from damage due to Work of this Section. In the event damage does occur, all damage to inanimate items shall be completely repaired or replaced to satisfaction of Owner. All injury to living plants shall be repaired by Owner, and all costs of such repairs shall be charged to and paid by Contractor.
- Protect buildings, walks, walls, and other property from damage. Flare and barricade open ditches. Damage caused to asphalt, concrete, or other building material surfaces shall be repaired or replaced at no cost to Owner. Restore disturbed areas to original condition.

Existing Trees:

- All trenching or other Work under limb spread of any and all evergreens or low branching deciduous material shall be done by hand or by other methods so as to prevent damage to limbs or branches.
- Where it is necessary to excavate adjacent to existing trees, use all possible care to avoid injury to trees and tree roots. Excavation in areas where 2 inches and larger roots occur, shall be done by hand. Roots 2 inches or larger in diameter, except directly in the path of pipe conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scaring or excessive drying. Where a trenching machine is operated close to trees having roots smaller than 2 inches in diameter, wall of trench adjacent to tree shall be hand rimmed, making clean cuts through roots. Roots 1 inch and larger in diameter shall be painted with two coats of Tree Seal. Trenches adjacent to trees shall be closed within 24 hours, and when this is not possible, side of trench adjacent to tree shall be kept shaded with moistened burlap or canvas.

Protection and Repair of Underground Lines:

- Request proper utility company to stake exact location (including depth) of all underground electric, gas, or telephone lines. Take whatever precautions are necessary to protect these underground lines from damage. In the event damage does occur, all damage shall be repaired by Contractor unless other arrangements have been made.
- Replacement of Paving and Curbs - Where trenches and lines cross existing roadways, paths, curbing, etc., damage to this shall be kept to a minimum and shall be restored to original condition.

1.07 WARRANTY / GUARANTY

Remove and replace cracked, broken, or contaminated items or elements prematurely exposed to moisture, inclement weather, snow, ice, temperature extremes, fire or job site damage.

Handling of PVC Pipe - Exercise care in handling, loading and storing of PVC pipe. All PVC pipe shall be transported in a vehicle which allows length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads. All sections of pipe that have been dented or damaged shall be discarded, and if installed, shall be removed and replaced with new piping.

1.08 MAINTENANCE

Furnish the following maintenance items to Owner prior to final Acceptance:

- 2 sets of special tools required for moving, disassembling, and adjusting each type of sprinkler head and valve supplied on this Project.
- 2 keys for each automatic controller.
- 1 quick coupler key and matching hose swivel.

1.09 EXTRA STOCK

In addition to the installed system, furnish the following items to Owner: A 4 per 100 installed drip emitters of each type used.

PART II - PRODUCTS

2.01 MATERIALS

General Piping:

- Pressure Supply Lines (downstream of backflow prevention units) - Class 200 BE (1)
- Non-pressure lines - Class 200 BE -
- Drip Tubing - Hardie EHD 2057-050 DURA-POL Blue Stripe Hose.
- Emitter Tubing - by emitter manufacturer.

Plastic pipe and Fittings:

1. Identification Markings:

- All pipe to be identified with following indelible markings:
 - Manufacturers Name.
 - Nominal pipe size.
 - Schedule of class.
 - Pressure Rating.
 - NSF (National Sanitation Foundation) seal of approval.
 - Date of extrusion.

- Solvent Weld Pipe - Manufactured from virgin polyvinyl chloride (PVC) compound in accordance with ASTM D2241 and ASTM D1784; cell classification 12245-8, Type 1, Grade 1.

- Fittings - Standard weight, Schedule 40, injection molded PVC: complying with ASTM D1784 and D2466, cell classification 12454-B.
 - Threads - Injection molded type (where required).
 - Tees and ells - Side gated.
 - Threaded Nipples - ASTM D2464, Schedule 80 with molded threads.
 - Joint Cement and Primer - Type as recommended by manufacturer of pipe and fittings.

Low Pressure/Volume Systems:

- Emitters as indicated on drawings.

- Drip Tubing - manufactured of flexible vinyl chloride compound conforming to ASTM D1248, Type 1, Class C, Category 4, P14 and ASTM D3350 for PE 12211.0.

- Fittings - As recommended by tubing manufacturer.

- Drip Valve Assembly - Type and size shown on drawings.

- Wye Strainer - Plastic/Fiberglass construction with 150 mesh nylon screen and blow out assembly.

2.01 MATERIALS (CONT.)

- Control Valve - 2-way, solenoid pilot operated type made of synthetic, non-corrosive material; diaphragm activated and slow closing. Include freely pivoted seat seat retained (mounted) without attachment to diaphragm.
- Pressure Reducing Valve - Plastic/Fiberglass construction with adjusting nut.

Copper Pipe and Fittings:

- Copper Pipe - Type K hard tempered.
- Fittings - Wrought copper, solder joint type.

- Joints - Soldered with solder, 45% silver, 15% copper, 16% zinc, and 24% cadmium and solids at 1125 F and liquids at 1145F.

Brass Pipe and Fittings:

- Brass Pipe - 85% red brass, AMSI Schedule 40 screwed pipe.
- Fittings - Medium brass, screwed 125 pound class.

Quick Coupling Valves - Brass two-piece body designed for working pressure of 150 psi; operable with quick coupler. Equip quick coupler with locking rubber cover.

Valve Boxes:

- Drip Line Blow-out Stubs, and Wire Stub Box - Carson #910-12.
- 3/4 inch through 2 inch Control Valves - Carson #1419-13B.
- Drip Valve Assemblies - Carson #1419-13B.
- Control Wiring Splices - Carson #910-12.

Electrical Control Wiring:

- Low Voltage:
 - Electrical Control Wire - AWG UF UL approved No.14 gauge direct burial copper wire for all control wires, and No.12 gauge direct burial copper wire for all common wires.
 - Wire Colors:
 - Control Wires - Red.
 - Common Wires - White.
 - Master Valve Wires - Blue.
 - Future Wires - Same as control and common wire (labeled at terminations).
 - If multiple controllers are utilized, and wire paths of different controllers cross each other, both common and control wires from each controller shall be different colors approved by Consultant.
 - Control wire connections and splices shall be made with 3M direct bury splice, Rain Bird Penfile connectors, or similar dry splice method.
- High Voltage - Type required by local codes and ordinances, of proper size to accommodate needs of equipment serviced.

Electric Control Valves - As noted on drawings

Pipe bedding material - Construction grade sand approved by Consultant.

Automatic Controller - As shown on drawings.

Backflow Preventer - As shown on drawings.

PART III - EXECUTION

3.01 INSPECTION:

Examine areas and conditions under which Work of this Section is to be performed. Do not proceed with Work until unsatisfactory conditions have been corrected.

Grading operations, with the exception of final grading, shall be completed and approved by Owner prior to staking or installation of any portion of irrigation system except sleeving.

3.02 PREPARATION

Staking shall Occur as Follows:

- Mark with powdered lime or marking paint, routing of pressure supply line and flag heads and control valve locations for first series of zones as directed by Consultant. Contact Consultant 48 hours in advance and request review of staking. Consultant will review staking and direct changes if required. Staking review does not relieve installer from coverage problems due to improper placement of heads other staking.

Install sleeving under all asphalt paving and concrete walks, prior to concreting and paving operations, to accommodate piping and wiring. Compact backfill around sleeves to 95% Standard Proctor Density within 2% of optimum moisture content in accordance with ASTM D1557.

Trenching - Trench excavation shall follow, as much as possible, layout shown on Drawing. Dig trenches straight and support pipe continuously on bottom of trench. Trench bottom shall be clean and smooth with all rock and organic debris removed. Pressure supply line trenches shall be over-excavated as required to allow for bedding material. Trench depth shall be uniform as required to meet minimum depth requirements for type of piping.

1. Clearances:

- Piping smaller than 3 inches - Trenches shall have a minimum width of 7 inches.
- Line clearance - Provide not less than 6 inches of clearance between each line, and not less than 12 inches of clearance between lines of other trades.

2. Pipe and Wire Depth:

- Pressure Supply Piping - 24 inches from top of pipe.
- Non-pressure piping (pop-up) - 18 inches from top of pipe.
- Control Wiring - Side and bottom of pressure supply line.
- Drip tubing - 12 inches from top of pipe.
- Emitter tubing - 12 inches from top of pipe (non slope plantings). 4 inches from top of pipe (slopes 2:1 or greater).

- Boring will be permitted only where pipe must pass under obstruction(s) which cannot be removed, and must be approved by consultant if not specifically indicated on construction drawings. Final density of backfill shall match that of surrounding soil. Use of sleeves of suitable diameter is acceptable if installed first by jacking or boring, and pipe laid through sleeves. Observe same precautions as though pipe were installed in open trench.

3.03 INSTALLATION

Locate other equipment as near as possible to location designated on construction drawings. Deviations shall be approved by Consultant prior to installation.

PVC Piping:

- Snake pipe in trench as much as possible to allow for expansion and contraction.
- When pipe laying is not in progress, or at end of each day, close pipe ends with tight plug or cap. (Perform work in accordance with good practices prevailing in piping trades).
- Coordinate pressure supply line installation with required bedding operations.
- Stake all above grade PVC piping per details.

3.03 INSTALLATION (CONT.)

- Use 45 degree ells when making perpendicular crossings of above grade PVC piping, to depress bottom pipe.

- Lay pipe and make all plastic to plastic joints in accordance with manufacturers recommendations.

Drip Tubing:

- Install fitting connections per manufacturers recommendations.
- Use only manufacturer provided or recommended hole punch when making penetrations in drip tubing for insert fittings. Use of other hole punch shall be cause for immediate removal and replacement of all installed drip tubing.
- Install drip line blow-out stubs at all dead ends of drip tubing.
- Any deviations from drip tube routing shown on drawings must be approved by consultant prior to installation.

Control Wiring:

1. Low Voltage Wiring:

- Bury control wiring between controller and electric valves in pressure supply line trenches, with wires consistently located below and to one side of pipe, on top of initial pipe bedding, or in separate trenches.
- Bundle all 24 volt wires at 10 foot intervals with electrical or duct tape.
- Provide an expansion loop at pressure supply line angle fittings, every electric control valve location (in valve box), and at minimum 500 feet intervals. Form expansion loop by wrapping wire at least 8 times around an inch pipe and with drawing pipe.
- Make splices and electric control valve connections using Rainbird Penfile connectors or similar dry splice method.
- Install control wire splices not occurring at control valve in a separate splice valve box.
- Install one control wire for each control valve.
- Run 2 spare #14-1 control wires from controller pedestal to last electric control valve operated by controller on each and every leg of pressure supply line. Label spare wires at controller and wire stub box. Loop a minimum of 24 inches from all spare wires inside every control valve box operated by controller.
- Run all future control wires from controller pedestal to point indicated on drawings. Call a minimum of ten (10) feet at termination and install in 10 inch round valve box. Label all wires at termination.

2. High Voltage Wiring for Automatic Controller:

- Provide 120 volt power connection to automatic controller.

Automatic Controller:

- Install controller in accordance with manufacturers instructions as detailed and where shown on Drawings.
- Connect remote control valves to controller in numerical sequence as shown on Drawings.
- Final location of controller shall be approved by Consultant prior to installation.
- Each controller shall have a dedicated separate ground wire.
- Above ground conduit shall be rigid galvanized with appropriate fittings. Below ground conduit shall be Schedule 40 PVC.

Quick Coupling Valves:

Install quick couplers on double swing-joint assemblies of Schedule 80 PVC pipe; flush to grade. Angled nipple relative to pressure supply line shall be no more than 45 degrees and no less than 10 degrees. Install quick coupling as detailed.

Drip Valve Assemblies - Install drip valve assembly as detailed.

Drip Emitters - Install drip emitters as detailed.

Valve Boxes:

- Install one valve box for each type of valve installed as detailed, flush with grade for all sodded areas and above grade for all planted areas.
- Valve box extensions are not acceptable except for master valve.
- Install gravel sump after compaction of all trenches. Valve box to rest on gravel sump. Place final portion of gravel inside valve box to ensure valve box is backfilled and compacted.
- Brand all valve box lids. Letter and number size shall be no smaller than 1 inch and no greater in size than 1- inches. Depth of branding shall be no more than 1/8 inch into valve box lid as follows:

- Control valves - Brand controller letter and station number on lid of each control valve box.
- Quick Coupling Valves - Brand quick coupling valve box lids with letter Q.C..
- Wire Splices - Brand all wire splice box lids with letters W.S.
- Drip Tubing Blow-out Stubs - Brand controller letter and station number on lid of each drip tubing blow-out box lid.

Backflow Preventer - Install as detailed Drawings.

Control Wiring:

- All control wiring to be laid to bottom and side of pressure supply line trench. Separate wire trenches will not be allowed unless approved by Consultant prior to installation.

Backfilling - Do not begin backfilling operation until required system tests have been completed. Backfill shall not be done in freezing weather except with prior approval by Consultant. Leave trenches slightly mounded to allow for settlement after backfilling is completed. Trenches shall be finish graded prior to walk-through of system by Consultant.

- All pressure supply lines shall be bedded with construction grade sand 4 inches below invert of pipe, to 6 inches above top of pipe and width of trench when site conditions are rocky or otherwise unfavorable.
- Materials - Excavated material is generally considered satisfactory for backfill purposes after completing bedding requirements. Backfill material shall be free of rubbish, vegetable matter, frozen materials, and stones larger than 2 inches in maximum dimension. Do not mix subsoil with topsoil. Material not suitable for backfill shall be hauled away. Contractor shall be responsible for providing suitable backfill if excavated material is unacceptable or not sufficient to meet backfill, compaction, and final grade requirements.

- Do not leave trenches open for a period of more than 48 hours. Open excavations shall be protected in accordance with OSHA regulations.
- Compact backfill to 90% maximum density in 4 lifts, determined in accordance with ASTM D155-7 utilizing the following methods:

- Mechanical tampering.
- Puddling or ponding. Puddling or ponding and/or jetting is prohibited within 10'-0" of building or foundation walls.

Piping Under Paving:

- Provide for a minimum cover of 24 inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphalt concrete or concrete paving.
- Piping shall be bedded with construction grade sand or squeegee - 6 inches below pipe to 6 inches above pipe and width of excavation.

3.03 INSTALLATION (CONT.)

- Compact backfill material in 6 inch lifts at 95% maximum density determined in accordance with ASTM D1557 using manual or mechanical tamping devices.

- Set in place, cap, and pressure test all piping under paving, in presence of Consultant or Owner prior to backfilling and paving operations.

- Piping under existing walk or concrete pavement shall be done by jacking, boring, or hydraulic driving, but where cutting or breaking of walks and/or concrete is necessary, it shall be done and replaced at no cost to Owner. Obtain permission and prior approval to cut or break walks and/or concrete from Owner.

3.04 FIELD QUALITY CONTROL

Flushing - After piping, risers, and valves are in place and connected, but prior to installation of sprinkler heads, quick coupling valves, and air release valves, thoroughly flush piping system under full head of water pressure from dead end fittings. Maintain flushing for 5 minutes through furthest valves. Cap riser after flushing.

Testing - Conduct tests in presence of Consultant. Arrange for presence of Consultant a minimum of 48 hours in advance of testing. Supply force pump and all other test equipment.

- After backfilling, and installation of all control valves, quick coupling valves, fill pressure supply line with water, and pressurize to 40 PSI over the designated static pressure or 120 PSI, whichever is greater, for a period of 2 hours.
- Leakage, Pressure Loss - Test is acceptable if no leakage or loss of pressure is evident during test period.
- Leaks - Detect and repair leaks.
- Retest system until pressure can be maintained for duration of test.
- Before final acceptance, pressure supply line shall remain under pressure for a period of 48 hours.

Walk Through for Substantial Completion:

- Arrange for Consultants presence a minimum of 48 hours in advance of walk-through.
- Entire System shall be completely installed and operational prior to scheduling of walk-through. All sodded areas are to be complete with head height and valve boxes adjusted accordingly.
- Operate each zone in its entirety for Consultant at time of walk through and open all valve boxes.
- Consultant shall generate a list of items to be corrected prior to Final Completion.
- Furnish all materials and perform all Work required to correct all inadequacies due to deviations from Contract Documents, and as directed by Consultant.
- During walk-through, expose all drip emitters under operations for observation by Consultant to demonstrate that they are performing and installed as designed; prior to placing of all mulch material. Schedule separate walk-through if necessary.

Walk-Through for Final Completion:

- Arrange for Consultants presence a minimum of 48 hours in advance of walk through.
- Show evidence to Consultant that Owner has received all accessories, charts, record drawings, and equipment as required before Final Completion walk-through is scheduled.
- Operate each zone identified as deficient at substantial completion walk-through for Consultant at time of final completion walk-through to ensure correction of all incomplete items.
- Items deemed not acceptable by Consultant shall be reworked to complete satisfaction of Consultant.
- If after request to Consultant for walk-through for Final Completion of irrigation system, Consultant finds items during walk through, Contractor shall be charged for all subsequent walk-throughs. Funds will be withheld from final payment and/or retained to Contractor, in amount equal to additional time and expenses required by Consultant to conduct and document further walk-through as deemed necessary to ensure compliance with Contract Documents.

3.05 ADJUSTING

Upon substantial completion of installation, fine-tune entire system by regulating valves, adjusting patterns and break-up arms/screws, and setting pressure reducing valves or throttling control valve flow controls at proper pressure to provide optimum and efficient coverage. Flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible. Heads of some type shall be operating at some pressure +/- 7%.

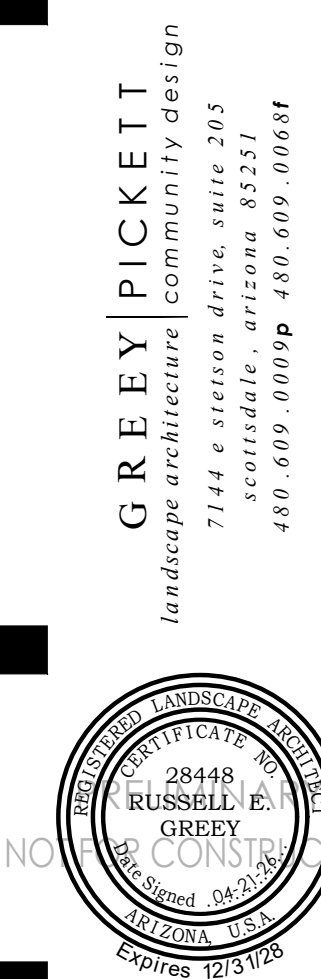
If it is determined that irrigation adjustments will provide proper and more adequate coverage, make such adjustments prior to Final Acceptance, as directed, at no additional cost to Owner. Adjustments may also include changes in nozzle sizes, degrees of arc, and control valve throttling.

All sprinkler heads shall be set perpendicular to finish grade unless otherwise designated.

Areas which do not conform to designated operation requirements due to unauthorized changes or poor installation practices shall be immediately corrected at no additional cost to the Owner.

3.06 CLEANING

Maintaining continuous cleaning operation throughout duration of Work. Dispose of off-site at no additional cost to Owner, all trash or debris generated by installation of irrigation system.



HILLSIDE RESIDENCE

7150 N Hillside Dr.
Paradise Valley, AZ 85253



project #:
SAA117

scale:
N/A

issued for:

drawn by:
TEAM

date:
2026-04-21

drawing:
Irrigation Specifications

L8.2

of