



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda Hillside Building Committee

Chair Scott Jarson, Sue-Meng Lau, Blair Portigal

Wednesday, June 11, 2025

8:00 AM

Town Hall Boardroom

Committee Members

Chair Scott Jarson, Blair Portigal, Sue-Meng Lau, Robert Brown, Craig Curtis, Tim Dickman

1. Call to Order

Notice is hereby given that members of the Committee will attend either in person or by telephone conference call, pursuant to A.R.S. §38-431(4).

2. Executive Session

The Committee may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

3. Application Review

The Committee may take action on these items.

- A. [25-139](#) **Combined Review for an Addition/Expansion at
4751 E Marston Drive (APN 169-20-078)**
- Staff Contact: Jose Mendez, 480-348-3519
 Juan Gonzalez Jr., 480-348-3528
- B. [25-104](#) **Combined Review for a remodel and addition to the existing
single-family home at
8201 N 54th Street (APN 168-75-022)**
- Staff Contact: Jose Mendez, 480-348-3519
- C. [25-140](#) **Combined Review for a New Driveway and Drainage Upgrades at
5749 E Quartz Mountain Road (APN 169-02-021A)**
- Staff Contact: Jose Mendez, 480-348-3519
 Juan Gonzalez Jr., 480-348-3528

4. Staff Reports

5. Committee Reports

6. Next Meeting Date

The next Hillside Building Committee meeting dates are tentatively scheduled for Wednesday, July 9, 2025 at 8:00 a.m. and Wednesday, August 13, 2025 at 8:00 a.m.

7. Adjournment

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the meeting.



Action Report

File #: 25-139

AGENDA TITLE:

**Combined Review for an Addition/Expansion at
4751 E Marston Drive (APN 169-20-078)**

STAFF CONTACT:

Juan Gonzalez Jr., 480-348-3528



STAFF REPORT

TO: Hillside Building Committee

FROM: Chad Weaver, Community Development Director
Shar Johnson, Town Engineer
Jose Mendez, Hillside Development Planner
Juan Gonzalez Jr., Hillside Associate Engineer

DATE: June 11, 2024

DEPARTMENT: Community Development Department
Juan Gonzalez Jr., (480)348-3528

AGENDA TITLE:
Combined Review
Remodel/Livable Expansion
Fine Line Design
4751 E Marston Drive (APN 169-20-078)
HILL-25-09

RECOMMENDATION:
Staff recommend the Hillside Building Committee **approve** Case HILL-25-09, a request by the applicant, Fine Line Design, for a patio enclosure to add square footage under the roof.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The proposal is to modify 281 square feet (SF) of existing rear covered patio into livable space to expand into one existing bedroom and 2 new bathrooms underneath the existing roof. The proposed remodel will increase the total square footage of the home from 4,359 square feet to 4,640 square feet.

Lot Data*	
1. Area of Lot	0.63 ac or 27,758 S.F.
2. Existing Footprint	Approximately 4,359 S.F.
3. Proposed Footprint	Approximately 4,640 S.F.
3. Existing Floor Area Ratio	20.47 % (5,679 S.F.)
4. Proposed Floor Area Ratio	21.46 % (5,960 S.F.)
5. Site Slope	9.92%
6. Existing Disturbed Area	27,758 S.F. (100.00%)
8. Proposed Disturbed Area	27,758 S.F. (100.00%)

9. Maximum Building Height	16'-11"
10. Overall Height	16'-11"
11. Volume of Cut/Fill	N/A
12. Hillside Assurance	N/A

Single Family Residence

The request is to remodel an existing 4,359 square foot single-story, Single-Family Residence by adding 281 square feet, bringing the total to 4,640 square feet.

Variance

N/A.

Guesthouse and/or Accessory Structures

N/A

Driveway

An existing driveway connects the property to E Marston Drive.

Pool

N/A.

Solar

N/A

Walls and Fences

N/A

Building Materials

The applicant proposes re-stucco the home with the paint color "Prairie Grass" (LRV 38) and matching to existing clay roof and exposed wood and stained corbel rafter tails. All materials shall have a Light Reflective Value (LRV) of 38 or less, per Hillside Development Regulations.

Hardscape Materials

The applicant has not provided materials. No changes are to be made to the existing hardscape. All materials shall have an LRV of 38 or less, per Hillside Development Regulations.

Building Lighting

There are no changes to building lighting proposed with this application.

Landscape & Driveway Lighting

The applicant is not proposing any new driveway or landscape lighting.

Landscaping

The existing landscaping will remain as the proposed improvements are interior to the home or under the existing roof of the existing home.

Mountain Profile Inviolate

At and above an elevation of 1,500 feet mean sea level, no development shall occur which will alter the mountain top ridge lines. Further, no structure may extend above a plane that originates on the Primary Ridge Line and angles downward from the Primary Ridge Line by twenty degrees. The property is above 1,500 feet in elevation and has shown compliance with Primary Ridge Line requirements.

Land Disturbance

The lot has existing disturbance 100.00% (27,758 S.F.). With all work being done in the interior of the home and under the same roof, disturbance on the site does not change.

Grading and Drainage

The proposed construction of the property shall be required to properly retain the greater of "pre vs post" or "first flush" storm water volumes for the 100-year, 2-hour rainfall event per the Town's Storm Drainage Design Manual requirements. All historic flows shall be required to maintain the same entry and exit points on the property. The applicant is proposing all interior work which does not change existing drainage patterns or flows.

Sewer

The applicant is connected to the Town of Paradise Valley sewer.

Fire Protection

The applicant has received Fire Marshal approval.

Hillside Safety Improvement Plan

No safety improvement plan was required due to all work being interior.

ANALYSIS:

The applicant has proposed a remodel to the existing home that meets the requirements of the Town Code and the adopted Zoning Ordinance.

STIPULATIONS:

1.) All improvements shall be in compliance with the enclosed Standard Approval Information.

REQUIRED ACTION:

The Hillside Building Committee must consider the facts and determine if the application is compliant with Article XXII - Hillside Development Regulations. The Hillside Building Committee may take the following actions:

1. Approve the application requests, subject to the stipulations noted by Staff and/or Hillside Building Committee.
2. Deny the application request if not compliant with Article XXII or if further information is needed.
3. Continue the application for further review.

NOTICING:

Public notification was performed in accordance with the public hearing process. Staff received no comments.

NEXT STEPS:

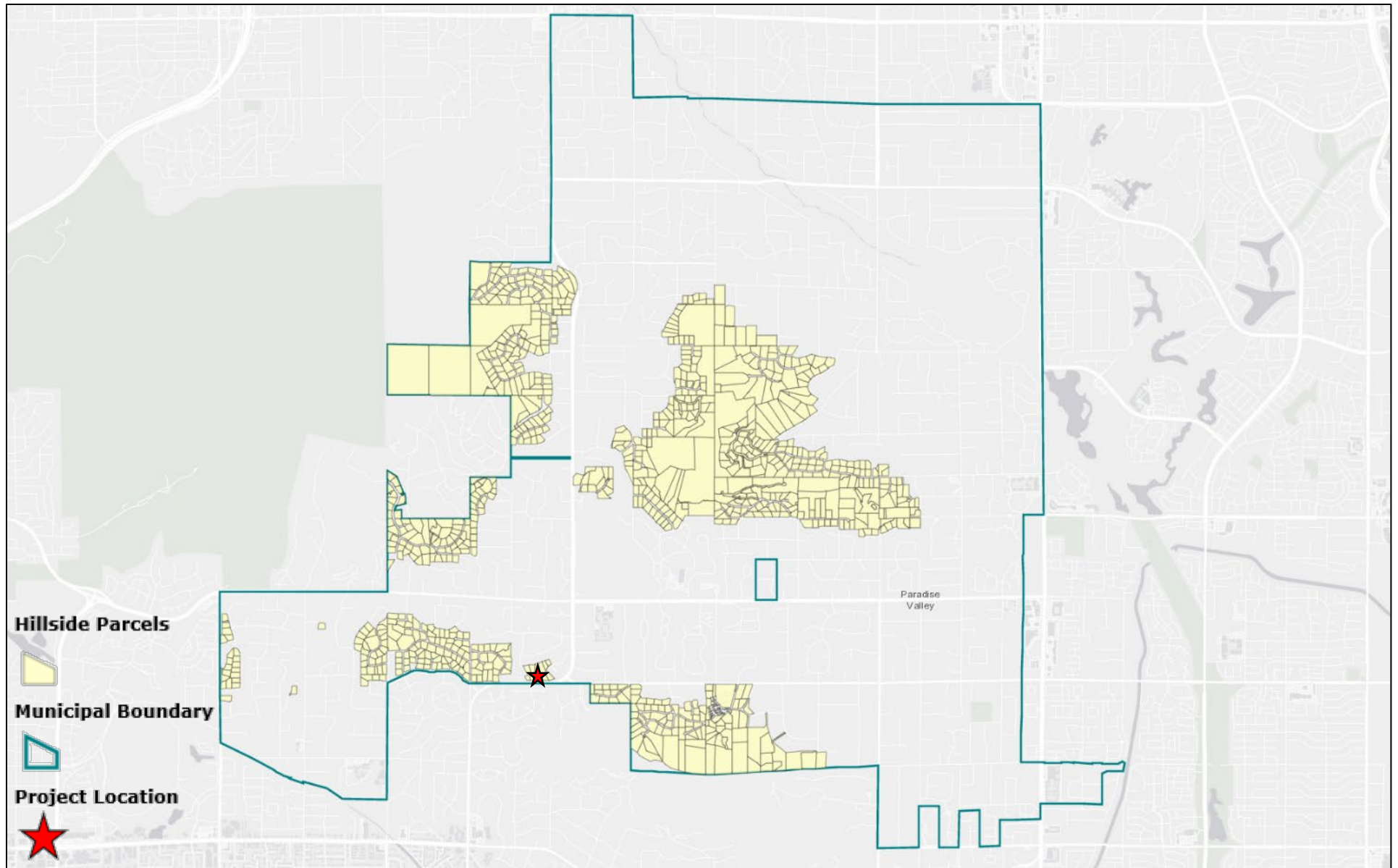
If approved the applicant shall acquire all required permits to complete the proposed scope of work. Plans submitted to the Town for permits shall comply with the plans, stipulations, and approved by the Hillside Building Committee.

ATTACHMENTS:

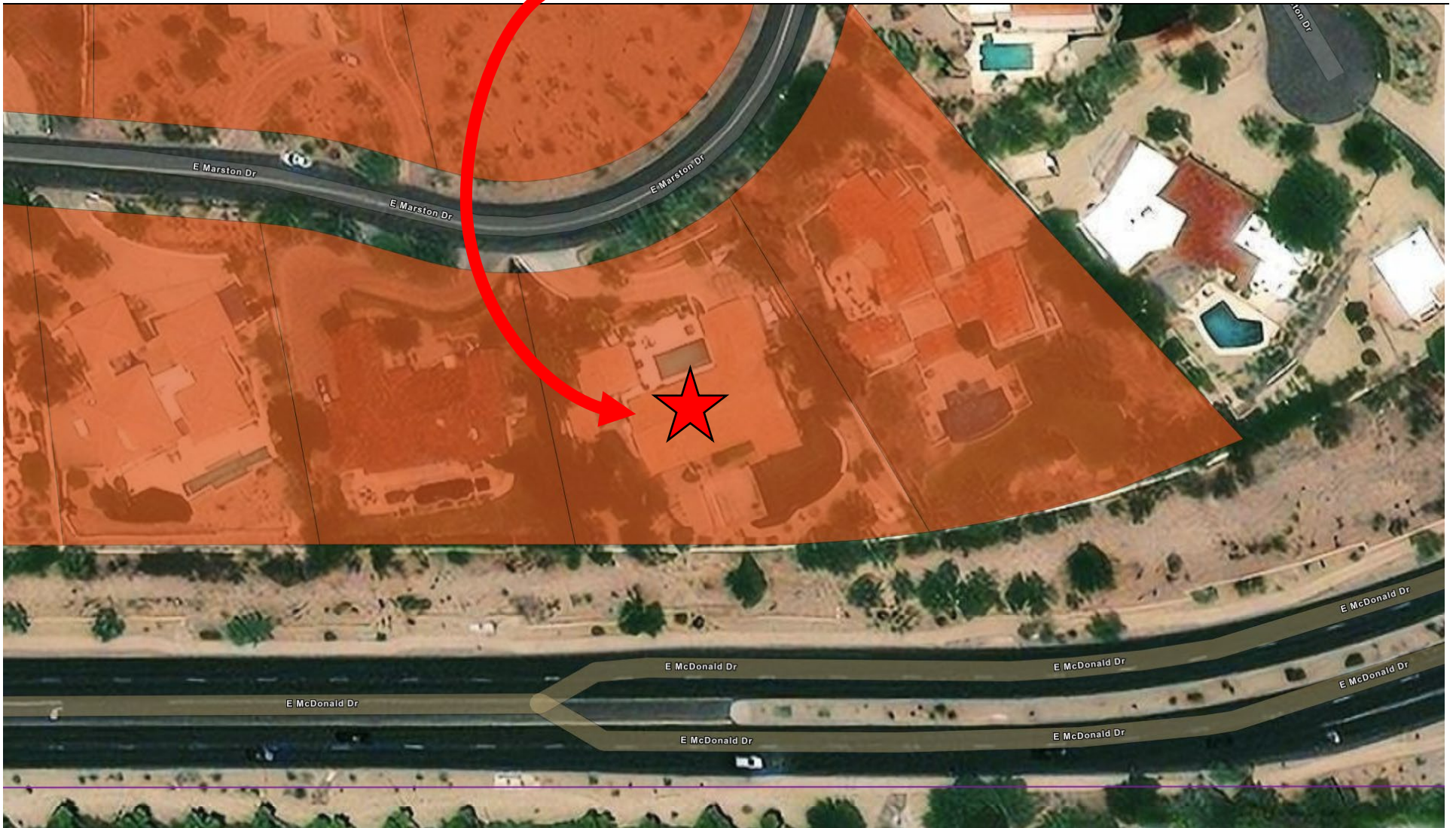
- A. Staff Report
- B. Hillside & Vicinity Maps
- C. Application
- D. Plans
- E. Notification Materials
- F. Standard Approval Information

HILLSIDE MAP (OVERVIEW)

4751 E Marston Drive

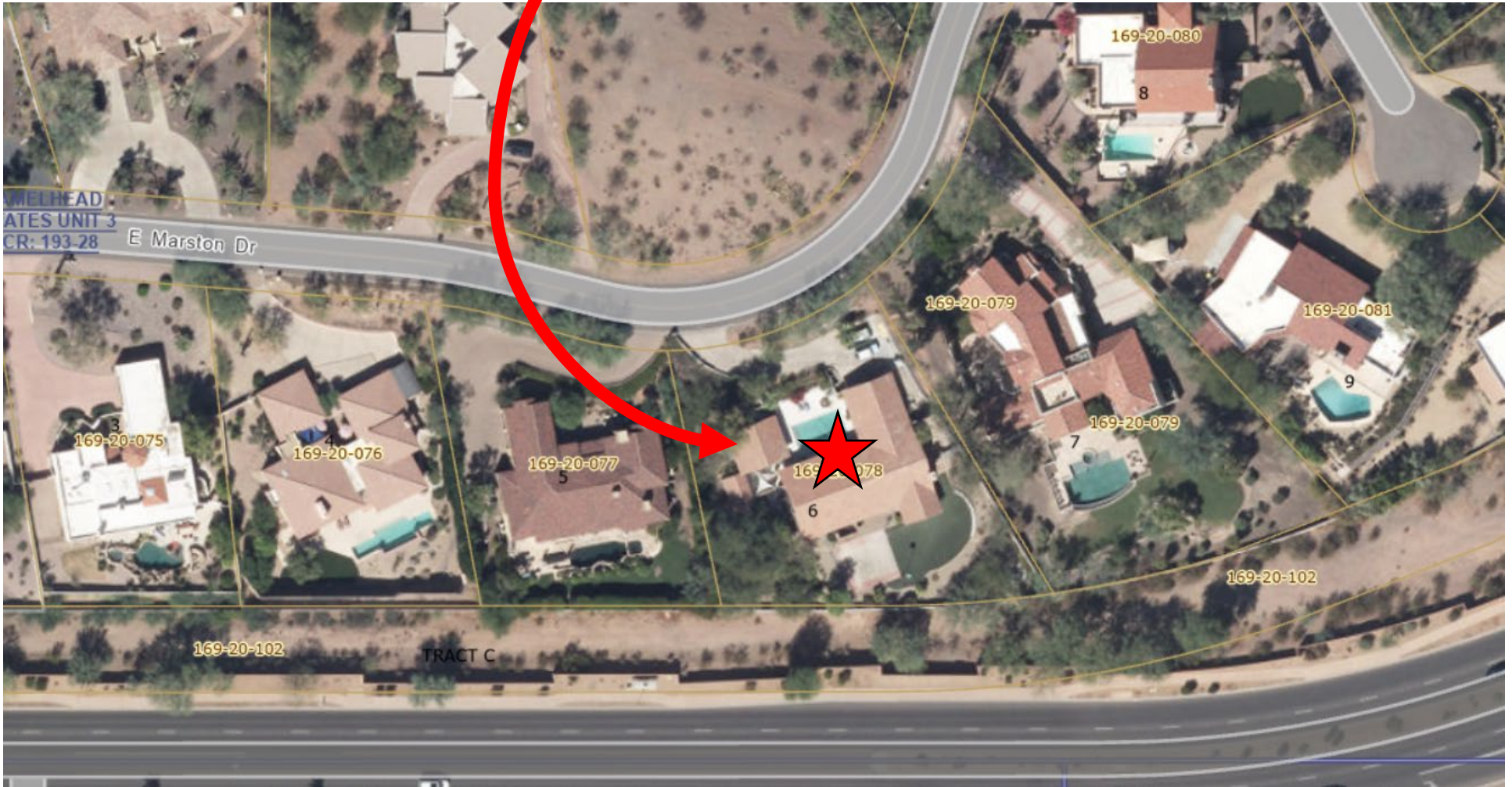


ZONING MAP (ZOOM)
4751 E Marston Drive



VICINITY MAP (ZOOM)

4751 E Marston Drive





TOWN OF PARADISE VALLEY HILLSIDE DEVELOPMENT

DATE: 3-12-25

SUBDIVISION NAME: lot#6 Camel Head Esttes unit#3

ADDRESS OF PROPERTY 4751 E. Marston Drive Paradise Valley
Az. 85253

ASSESSOR'S PARCEL NUMBER: 169-20-078

LEGAL DESCRIPTION: lot#6 Camel Head Estates unit#3

ARCHITECT: Designer- Scott Merritt Fine Line Designs 480-215-9095


NAME	PHONE NUMBER
<u>4215 N. Brown Ave. Suite#E Scottsdale AZ.</u>	<u>Scott@FLDesigns.biz</u>
ADDRESS	E-MAIL ADDRESS

ENGINEER/OTHER: _____

NAME	PHONE NUMBER
ADDRESS	E-MAIL ADDRESS

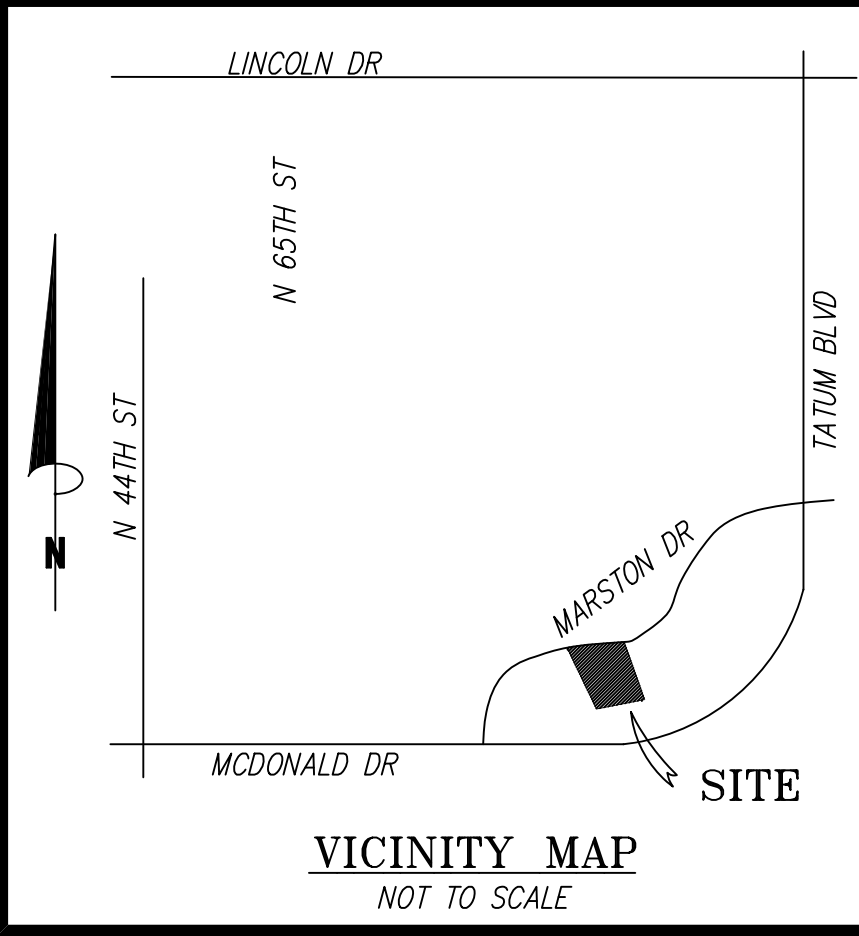
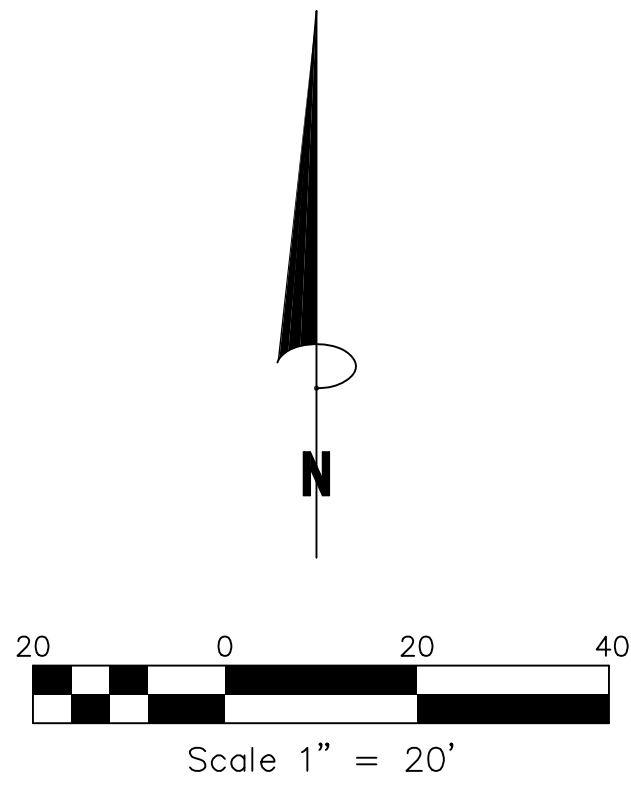
OWNER: Michele Kalec and Carolyn Karbo 606-390-7020

PRINT NAME	PHONE NUMBER
<u>4751 E. Marston Drive Paradise Valley, AZ 85253</u>	
ADDRESS	E-MAIL ADDRESS

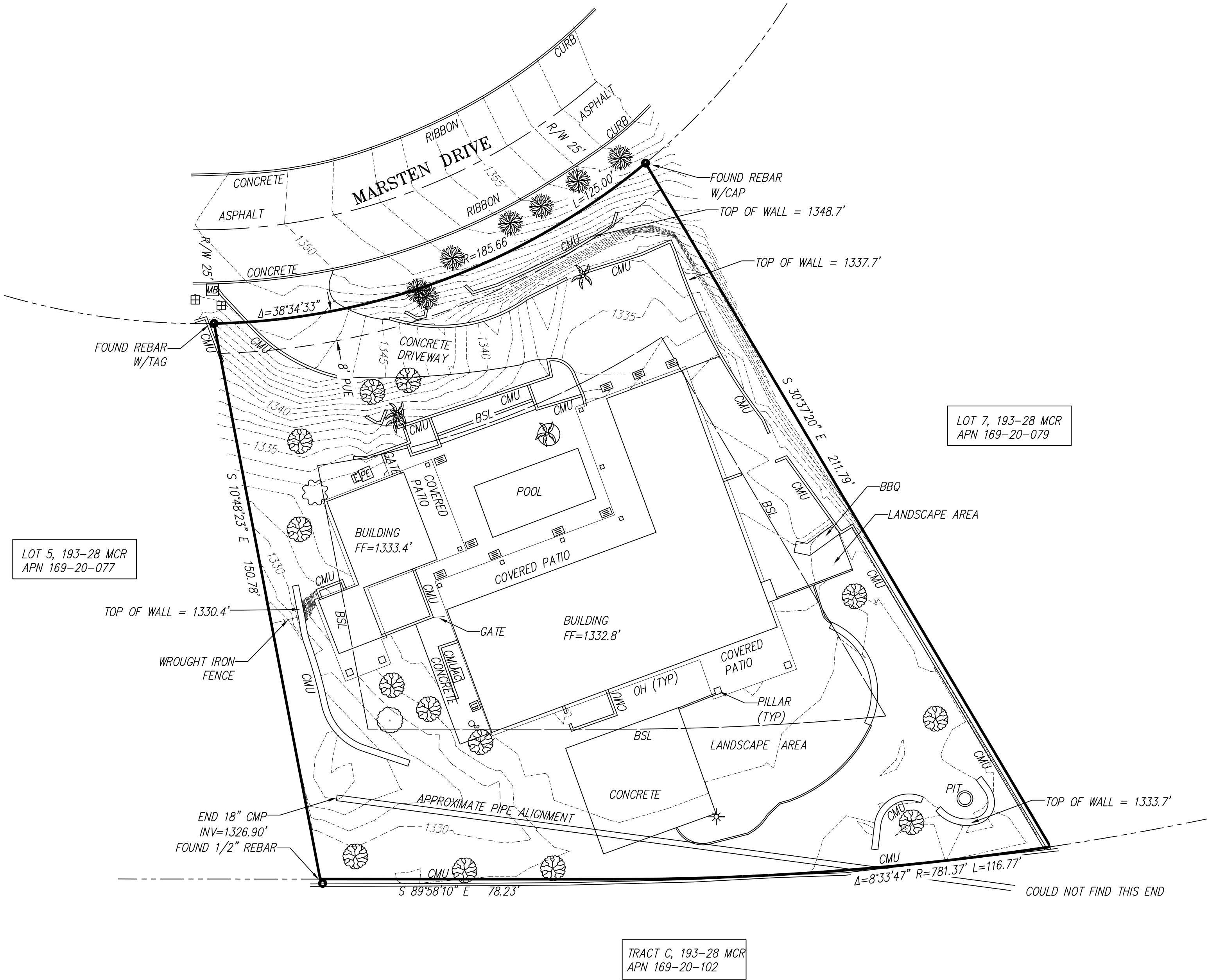
SIGNATURE OF OWNER OR REPRESENTATIVE	DATE
	<u>3-12-25</u>

SCOPE OF WORK: 281 Livable sq. ft. bedroom and bathroom expansion
to an existing block one story home.

TOPOGRAPHIC SURVEY
LOT 6, CAMELHEAD ESTATES UNIT 3, SUBDIVISION LOCATED IN
SECTION 7, TOWNSHIP 2 NORTH, RANGE 4 EAST,
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



- LEGEND**
- INDICATES FOUND MONUMENT AS SHOWN
 - ELECTRIC METER
 - SEWER CLEAN OUT
 - WATER METER
 - MAIL BOX
 - POOL EQUIPMENT
 - AIR CONDITIONER
 - IRRIGATION BOX
 - LIGHT POLE
 - DRAIN INLET
 - CITRUS
 - TREE
 - PALM
 - PALO VERDE
 - EUC
 - PUBLIC UTILITY EASEMENT LINE
 - SETBACK LINE
 - MONUMENT LINE
 - PROPERTY LINE
 - ADJOINING LOT LINE
 - R/W RIGHT OF WAY
 - BSL BUILDING SETBACK LINE
 - MCR MARICOPA COUNTY RECORDER
 - MCA MARICOPA COUNTY ASSESSOR
 - CMU CONCRETE MASONRY UNIT
 - OH (TYP) BUILDING OVERHANG TYPICAL
 - FF FINISHED FLOOR ELEVATION
 - INV INVERT ELEVATION



BENCHMARK
GPS POINT: 11026
DESCRIPTION: FOUND 4" MARICOPA COUNTY ENGINEERING DEPT.
BRASS CAP IN HANDHOLE 0.4' DN NO STAMPING
SE. COR. SEC. 7, T2N, R4E.
ELEVATION: 1340.656' (NAVD '88)
PROVIDED BY THE MCDOT

NOTES
THIS SURVEY WAS ACCOMPLISHED WITHOUT BENEFIT OF A TITLE REPORT.
ONLY THE EASEMENTS SHOWN ON THE PLAT ARE SHOWN HEREON.
NO OTHER DOCUMENTS WERE REVIEWED OR CONSIDERED.
IF THE LOCATION OF ANY VEGETATION ON THIS PROPERTY BECOMES
CRITICAL IT SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
THIS SURVEY REFLECTS ABOVE-GROUND INDICATIONS OF UTILITIES.
AN UNDERGROUND SURVEY WAS NOT PERFORMED. DESIGN PROFESSIONALS ARE
RESPONSIBLE FOR PUBLIC RECORD RESEARCH. ARIZONA SURVEYORS, INC. TAKES
NO RESPONSIBILITY IN THIS MATTER.
BEARINGS AND DISTANCES SHOWN ARE RECORD PLAT.
SETBACKS SHOWN HEREON ARE THIS SURVEYOR'S INTERPRETATION OF
THE INFORMATION PROVIDED BY THE TOWN OF PARADISE VALLEY PLANNING &
ZONING DEPARTMENT. ZONED R-43. SETBACKS ARE: FRONT=40', REAR=40' &
SIDE=20' AND ARE SUBJECT TO CHANGE DEPENDENT UPON INDIVIDUAL LOT
SPECIFICATION. ALL ZONING AND SETBACKS MUST BE VERIFIED WITH THE
PROPER GOVERNING AGENCY PRIOR TO DESIGN OR CONSTRUCTION. DUE TO
POSSIBLE ZONING CHANGES AND VARIANCES IN SETBACKS, ARIZONA SURVEYORS,
INC., TAKES NO RESPONSIBILITIES IN THIS MATTER.
TRACTS, EASEMENTS AND RIGHT OF WAYS SHOWN HEREON ARE RECORD PER
193-28 MCR.

SITE INFORMATION
OWNER OF RECORD: MICHELE KALEC & CAROLYN KARBO
SITE ADDRESS: 4751 E MARSTON DRIVE PARADISE VALLEY AZ 85253
APN: 169-20-078
ZONING: R-43
AREA PER MCA: 27,758 SQUARE FEET MORE OR LESS

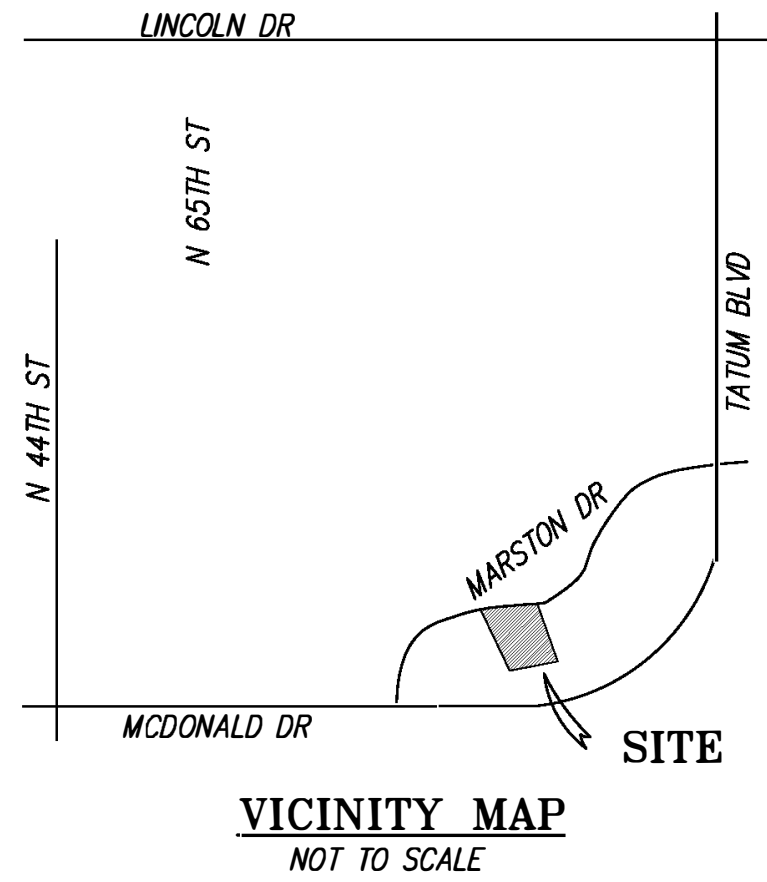
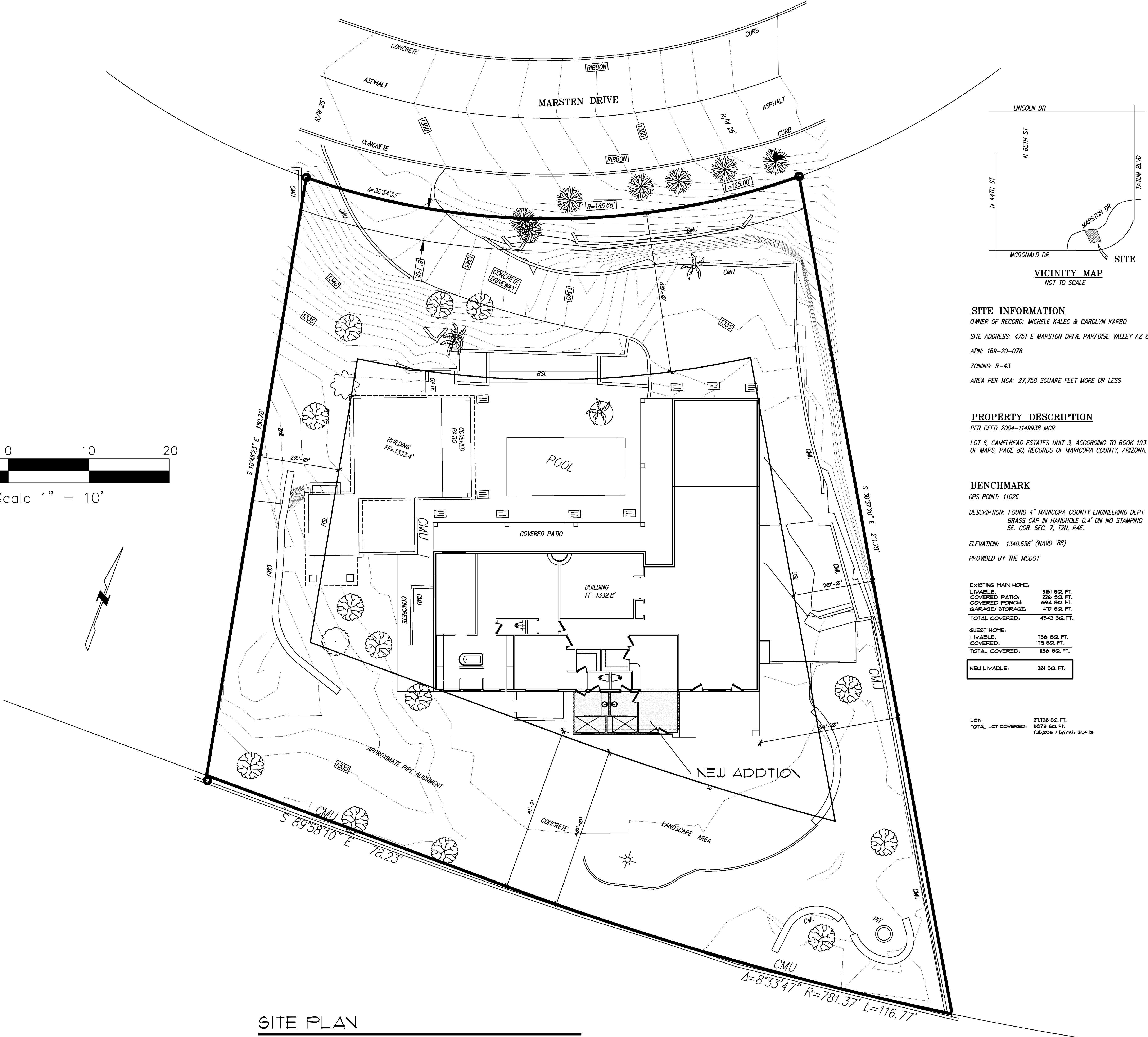
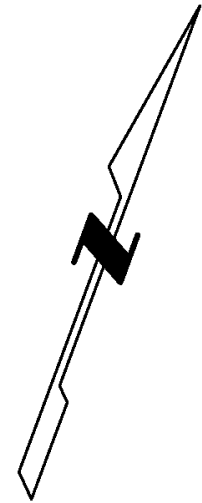
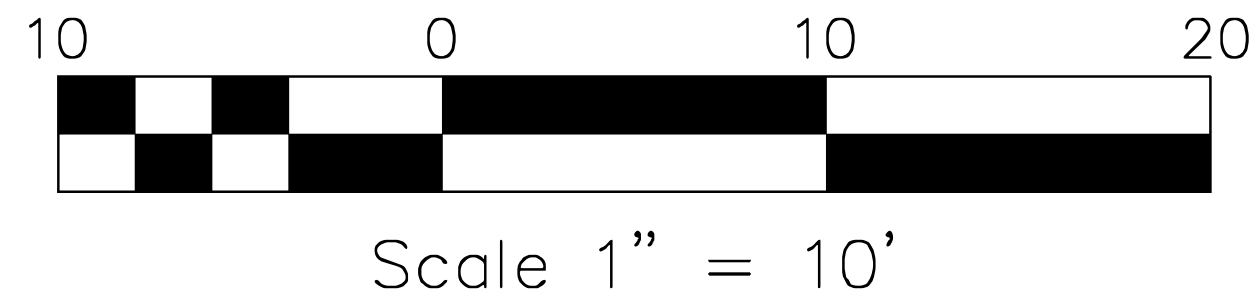
PROPERTY DESCRIPTION
PER DEED 2004-1149938 MCR
LOT 6, CAMELHEAD ESTATES UNIT 3, ACCORDING TO BOOK 193
OF MAPS, PAGE 80, RECORDS OF MARICOPA COUNTY, ARIZONA.



ARIZONA SURVEYORS, INC.
11445 EAST VIA LINDA SUITE 2-447
SCOTTSDALE, ARIZONA 85259-2638
PHONE - (480) 816-9773
E-MAIL: jwazrls@gmail.com
WEBSITE:
www.arizonasurveyors.com

TOPOGRAPHIC SURVEY

DRAWN: RE	JOB NO: 4751 MARSTON	DATE: 6/26/2019
CHECK: JMW	SURVEYOR: JMW	
SCALE: 1" = 20'	SHEET 1 OF 1	



SITE INFORMATION
OWNER OF RECORD: MICHELE KALEC & CAROLYN KARBO
SITE ADDRESS: 4751 E MARSTON DRIVE PARADISE VALLEY AZ 85253
APN: 169-20-078
ZONING: R-43
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BENCHMARK
GPS POINT: 11026
DESCRIPTION: FOUND 4" MARICOPA COUNTY ENGINEERING DEPT. BRASS CAP IN HANDHOLE 0.4' DN NO STAMPING SE. COR. SEC. 7, T2N, R4E.
ELEVATION: 1340.656' (NAVD '88)
PROVIDED BY THE MCDOT

EXISTING MAIN HOME:	
LIVABLE:	351 SQ. FT.
COVERED PATIO:	226 SQ. FT.
COVERED PORCH:	694 SQ. FT.
GARAGE/STORAGE:	473 SQ. FT.
TOTAL COVERED:	4543 SQ. FT.
GUEST HOME:	
LIVABLE:	136 SQ. FT.
COVERED:	173 SQ. FT.
TOTAL COVERED:	1136 SQ. FT.
NEW LIVABLE:	281 SQ. FT.

LOT:
TOTAL LOT COVERED: 27,758 SQ. FT.
9870 SQ. FT.
(35,036 / 9679) = 20.41%

SITE PLAN

ALL DESIGNS AND SHEETS ARE THE PROPERTY OF FINE LINE DESIGNS. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FINE LINE DESIGNS. THIS DOCUMENT IS THE PROPERTY OF FINE LINE DESIGNS AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF FINE LINE DESIGNS.

REVISIONS:

4751 E MARSTON DRIVE
PARADISE VALLEY, ARIZONA 85253

CUSTOM HOME
FOR
MICHELE KALEC

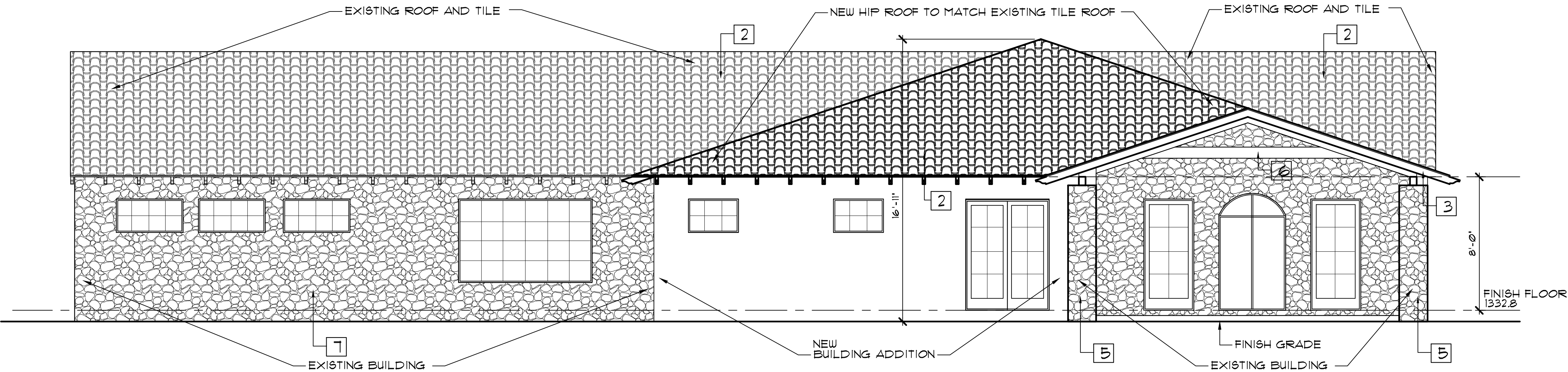
FINE LINE
DESIGNS
RESIDENTIAL DESIGN SERVICE
480 921 0629
4805 N. BROWN AVE. SUITE E SCOTTSDALE, AZ 85253

DRAWN : M.S.M.
DATE : 11/14/24
JOB : 240803

1

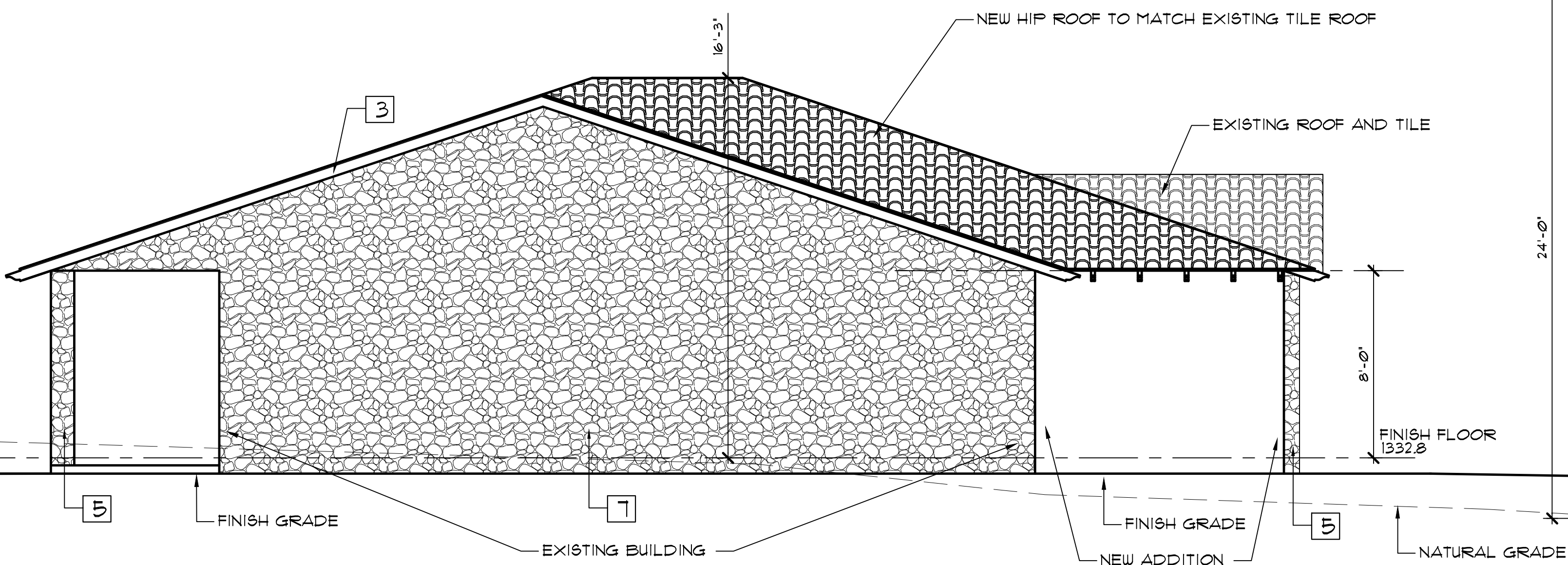
MATERIALS LIST:

- 1 - STUCCO FINISH (PAINTED BASE COLOR) I.C.C. ESR 1601
- 2 - CLAY TILE ROOF 'BORAL ROOFING' I.C.C.-ESR 1011 ON 90° ROLLED ROOFING
- 3 - WOOD STAIN FINISH 2X6 BARGE BOARD AND RAFTER TAILS
- 4 - WALL MOUNTED LIGHT FIXTURE- SHALL MEET TOWN LIGHTING ORDINANCE 16023
- 5 - EXISTING STONE VENEER ON CMU COLUMNS
- 6 - EXISTING WOOD STAIN FINISH FRAMING
- 7 - EXISTING CONCRETE WALL WITH STONE VENEER



REAR SOUTH ELEVATION

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



LEFT WEST ELEVATION

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

REVISIONS:

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4751 E. MARSTON DRIVE
PARADISE VALLEY, ARIZONA, 85253

CUSTOM HOME
FOR
MICHELE KALEC

FINE LINE
DESIGNS

RESIDENTIAL DESIGN SERVICE
480 921 0629
4215 N. BROWN AVE. SUITE E SCOTTSDALE, AZ 85253

DRAWN : M.S.M.

DATE : 11/14/24

JOB : 240803

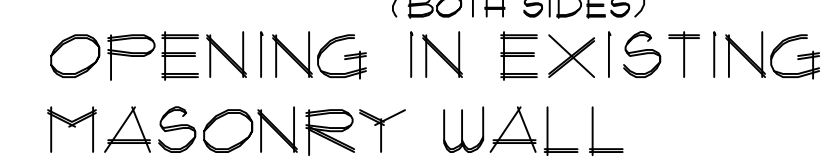
3

4751 E. MARSTON DRIVE
PARADISE VALLEY, ARIZONA, 85253

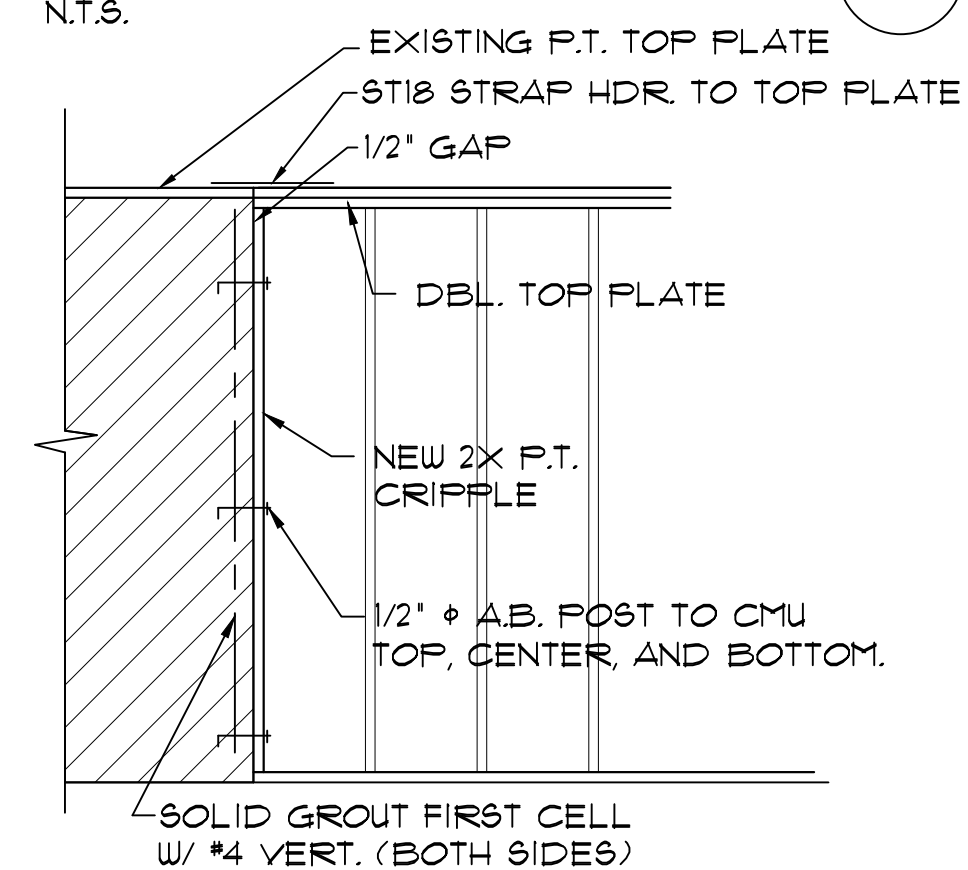
CUSTOM HOME
FOR
MICHELE KALEC

**FINETUNE
DESIGNS**
RESIDENTIAL DESIGN SERVICE
480 921 0629
5 N. BROWN AVE. SUITE E SCOTTSDALE, AZ. 85251

DRAWN : M.S.M.
DATE : 11/14/24
JOB : 240803

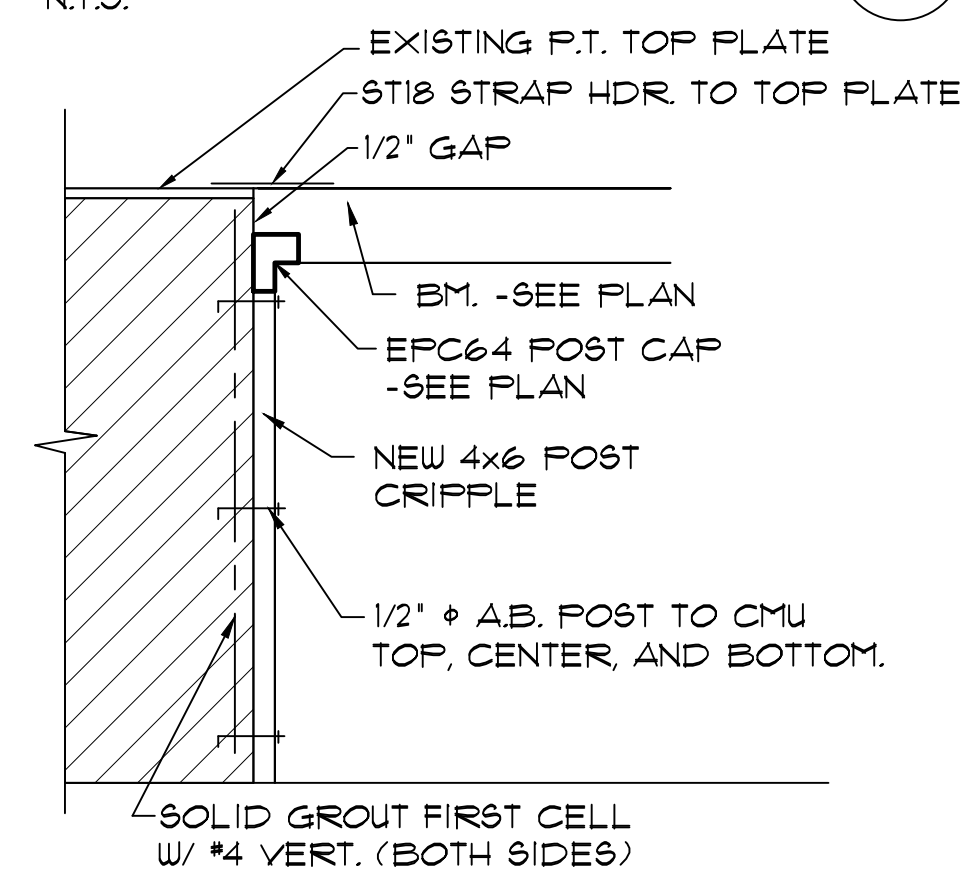


N.T.S.



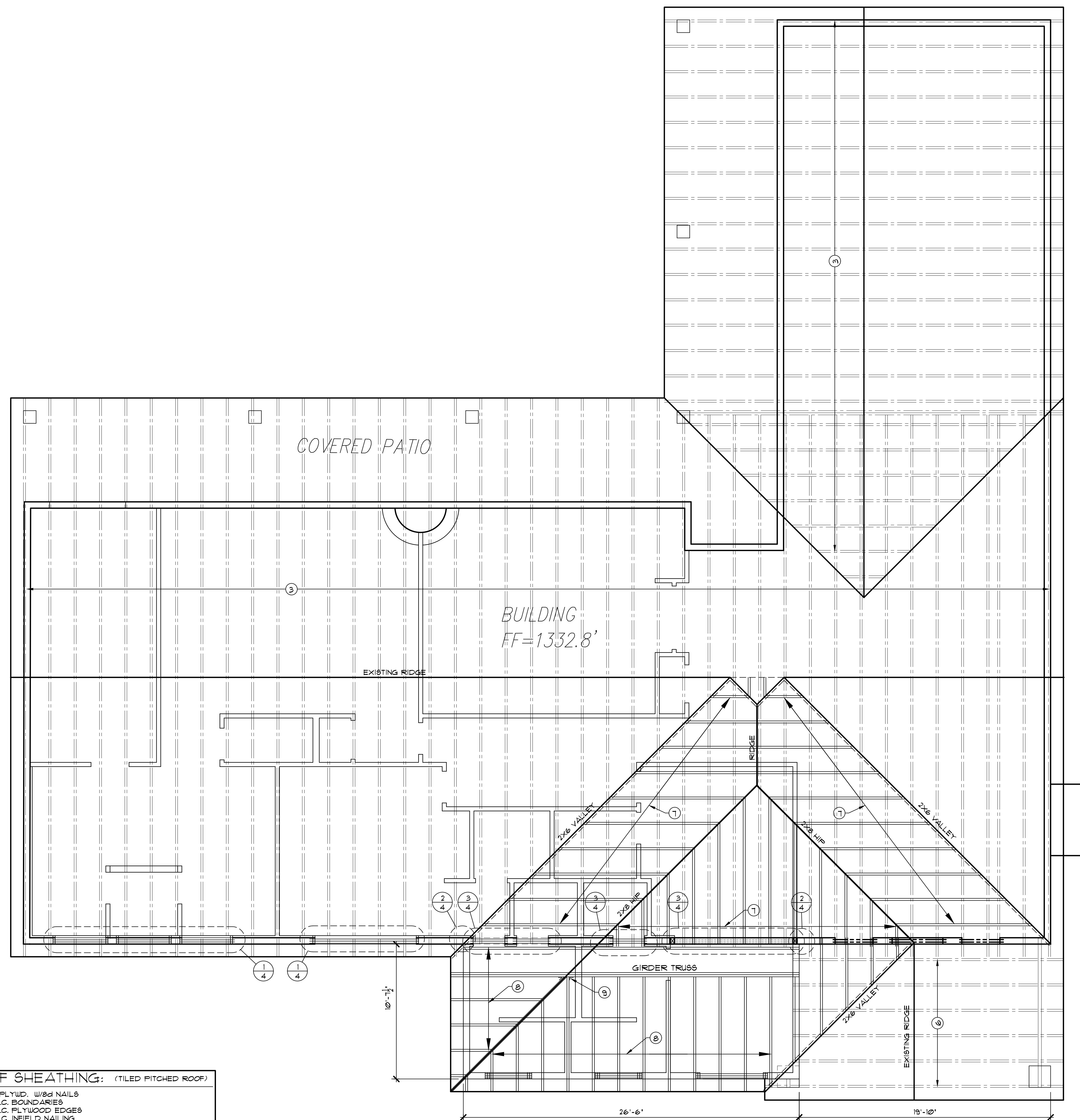
FRAMED WALL CONN.

N.T.S.



POST TO WALL CONN.

N.T.S.



ROOF SHEATHING: (TILED PITCHED ROOF)

USE - 1/2" PLYWD. W/8d NAILS
6' O.C. BOUNDARIES
6' O.C. PLYWOOD EDGES
12' O.C. INFELD NAILING

ROOF FRAMING PLAN

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

ROOF FRAMING PLAN KEY NOTES:

- ① 2-2x6 POST
- ② 3 1/8"W GLB W/ 4X4 POST W/ EPC4Z POST CAP.
5 1/8"W GLB W/ 4X6 POST W/ EPC6Z POST CAP.
6 3/4"W GLB W/ 6X8 POST W/ EPC8Z POST CAP.
- ③ EXISTING FR. ENGINEERED ROOF TRUSSES @ 24" O.C. TO REMAIN
- ④ SAW CUT AND REMOVE SECTION OF MASONRY WALL
- ⑤ EXISTING OVER FRAMING-2X6 RAFTERS @24" O.C.
- ⑥ EXISTING PATIO FRAMING TO REMAIN
- ⑦ NEW OVER FRAMING -2X6 RAFTERS @24" O.C.
W/ 2X4 VERT. SUPPORTS @48" O.C.
- ⑧ NEW TRUSSES TO REMAIN
- ⑨ SIMP. LTH26 HIP JACK CONNECTOR

4751 E. MARSTON DRIVE
PARADISE VALLEY, ARIZONA, 85253

CUSTOM HOME
FOR
MICHELE KALEC

**FINETUNE
DESIGNS**
RESIDENTIAL DESIGN SERVICE
480 921 0629
5 N. BROWN AVE. SUITE E SCOTTSDALE, AZ. 85251

DRAWN : M.S.M.
DATE : 11/14/24
JOB : 240803

Kalec Residence- room addition

4751 E. Marsten Drive, Paradise Valley, Arizona

Main paint color Prairie Grass
SW7546 LRV 38

Match existing clay tile roof and exposed wood and stained corbel rafter tails



AFFIDAVIT OF MAILING NOTIFICATION

20

STATE OF ARIZONA)

) ss:

County of Maricopa)

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the mailing list for the proposed project is a complete list of property owners within 1500 feet of the subject property, as obtained from the Maricopa County Assessor's Office on the following date May 7, 2025, and such notification has been mailed on the following date May 8, 2025.

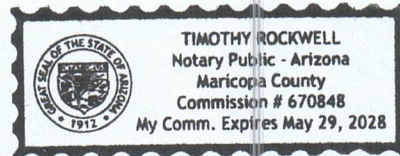
Signature

The foregoing instrument was acknowledged by me this 9th day of May, 2025, by Carolyn Karbo.
Name

NOTARY PUBLIC

My commission expires:

May 29, 2028



Hillside Formal Plan Review Notification

May 1, 2025

Subject: Formal Plan Review for Custom addition at
4751 E. Marsten Drive, Paradise Valley AZ. 85253

Dear Property Owner,

An application has been submitted to the Town of Paradise Valley for a custom addition at 4751 E. Marsten Drive, Paradise Valley AZ. 85253. In compliance with Town requirements, this letter is being sent to you as a courtesy to inform you of the pending application. The Hillside Building Committee will be reviewing this application on June 11th 2025 at 8:00 AM.

The purpose of Formal Plan Review meeting is for the Hillside Building Committee to review the submittal for compliance with the goals, purposes, and specific criteria of the Town of Paradise Valley Hillside Development Regulations.

The Hillside Building Committee will approve, approve with stipulations, continue, or deny the submittal. This meeting is open to the public and you may feel free to attend.

If you have any questions please call me at 480-215-9095

Sincerely,

Scott Merritt
Fine Line Designs



Standard Approval Information

1. All construction documents submitted for permit reviews shall include all approved Hillside-approved documents, including but not limited to, approved material references, cross sections, landscape plans, lighting plans, and lighting specifications. Any changes to the Hillside-approved plans may result in delays in permit plan review and inspection processes. Any proposed changes should be reported to the Staff to determine compliance with Hillside Development Regulations. Changes may be subject to a Staff, Chair, or Committee review.
2. All construction documents submitted for permit reviews shall include all approved Hillside-approved documents, including but not limited to, approved material references, cross sections, landscape plans, lighting plans, and lighting specifications.
3. The Applicant shall submit a Construction Staging Plan to the Town per the Hillside Safety Improvement Measures and Process Manual for review and approval prior to being issued a building permit.
4. The Applicant shall submit a liability insurance policy for the proposed project in the amount of \$2 million per occurrence and \$5 million aggregate naming the Town of Paradise Valley as an additional insured prior to being issued a building permit.
5. Prior to issuance of a permit, the Applicant shall submit a Hillside Assurance in the amount of \$0.
6. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. All offsite parking shall be located on the same side of the street. No construction materials will be allowed to be stored on the Town's right-of-way.
7. All recommendations provided in the Safety Improvement Plan shall be followed by the applicant. An Arizona Registered Engineer contracted by the applicant shall review, for compliance with the recommendations provided in the Safety Improvement Plan, the proposed plans prior to submitting for a permit. The contracted Arizona Registered Engineer shall provide a sealed letter stating that the plans submitted are in accordance with the Safety Improvement Plan. Any field work related to the Safety Improvement Plan, including but not limited to rock bolting, rock cuts, mesh placement, and boulder stabilization methods, shall be inspected by a qualified Special Inspector contracted by the applicant. The qualified inspector shall be required to provide a written verification that the improvements were completed per plan prior to the final approval.
8. No final approval or certificate of occupancy shall be issued until all Hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.
9. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to demolition and during construction and shall conform to the approved individual site analysis plan. Photos of the staking shall be provided prior to issuance of a demolition and/or building permit.

10. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.
11. The Hillside Building Committee review is not a complete building permit review of grading and drainage plans. Additional comments may be generated during the building permit review process. Offsite improvements such as curb installation may be required during the permitting process.
12. Desert varnish, such as Eonite or equivalent, shall be provided on all exposed rock cuts.
13. Natural stone selections shall not exceed the maximum allowable LRV of 38, unless explicitly approved by the Hillside Building Committee. Care should be taken when selecting to ensure that the maximum LRV is not exceeded. Failure to comply with may result in delays obtaining a Certificate of Occupancy.
14. A landscape as-built plan shall be provided by the landscape designer at the time of the Final Hillside inspection and prior to the issuance of a Certificate of Occupancy. See Stipulation #1 for more information.
15. A suitable desert seed mix shall be provided for all undisturbed areas requiring revegetation and all retention basins. Any existing non-native fountain or buffel grasses shall be removed from the property.
16. Update Grading Permit fee to new fees per Town Fee Schedule to \$2,937.49.



Action Report

File #: 25-104

AGENDA TITLE:

**Combined Review for a remodel and addition to the existing single-family home at
8201 N 54th Street (APN 168-75-022)**

STAFF CONTACT:



STAFF REPORT

TO: Hillside Building Committee

FROM: Chad Weaver, Community Development Director
Shar Johnson, Town Engineer
Paul Michaud, Planning Manager
Jose Mendez, Hillside Development Planner
Juan Gonzalez Jr., Hillside Associate Engineer

DATE: June 11th, 2025

DEPARTMENT: Community Development Department
Jose Mendez, (480) 348-3519

AGENDA TITLE:
Combined Review
Remodel addition
Thomas Pansing Architect,
8201 N 54th Street (APN 168-75-022)
HILL-25-11

RECOMMENDATION:
It is recommended that the Hillside Building Committee **approve** Case HILL-25-11, a request by Thomas Pansing Architect, at 8201 N 54th Street for a remodel and addition.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The proposal is for a remodel and addition of approximately 1,893 square feet (SF) to the existing single-family home.

Lot Data	
1. Area of Lot	.998 ac or 43,499 SF
2. Footprint	6,274 SF (existing)
	8,167 SF (Proposed)
3. Floor Area Ratio	8,668 SF (19.9%)
4. Building Site Slope	24.9%
5. Allowable Disturbed Area	5,711 SF (13.13%)
6. Existing Gross Disturbed Area	21,152 SF (48.6%)
7. Existing Net Disturbed Area	14,877 SF (34.20%)
8. Proposed Net Disturbed Area	12,989 SF (29.86%)
9. Maximum Building Height	23' 1"
10. Overall Height	33' 10"

9. Volume of Cut/Fill TBD	55 CY
10. Hillside Assurance	\$5,880

Single Family Residence

The existing single-family residence has approximately 5,120 SF with a detached garage of 1,154. The patio enclosure encompasses approximately 677 SF within the existing covered patio towards the front of the home. The additions to the back of the home include 469 SF new bedroom addition between the garage and the home and a new 642 SF recreation room. The infill portions that are not under roof total approximately 655 SF.

Variance

N/A

Guesthouse and/or Accessory Structures

N/A

Driveway

N/A

Pool

N/A

Walls and Fences

N/A

Building Materials




Materials to match the existing home. Blended colors Turmeric (LRV 26.2) and Cambridge Riverbed (LRV 19.24). Roof coated Brown Owl (LRV 33) and window frames dark bronze. All materials shall have an LRV of 38 or less.

Hardscape Materials

Driveway to be replaced from concrete to pavers.

Building Lighting

The applicant is proposing the following building mounted lights:

TYPE OF LIGHT FIXTURE	SYMBOL	QUANTITY	FINISH	LUMENS	TEMPERATURE
WALL SCONCE	W110	8	BLK	325	3000k
WALL SCONCE	W116	5	BLK	330	3000k
RECESSED CAN DOWNLIGHT		13	BLK (TRIM)	325	2700-5k (adjustable)
DECORATIVE PENDANT @ ENTRY		3	BLK/GOLD	300	3000k
WALL LIGHTS @ DECK		11	BLK (TRIM)	200	3000k

Landscape & Driveway Lighting

16 path lights 151 lumens.

7 up lights 151 lumens.

Landscaping

The applicant is proposing the following:

- 3 red bougainvillea
- 2 red bird of paradise
- 1 Peruvian apple cactus
- 2 hedgehog cactus
- 8 Turpentine bush
- 8 Moroccan mound
- 3 Fish hook barrel cactus
- 4 Ficus tree
- 1 Indian fig cactus
- 7 pygmy date palm
- 92 rosemary
- 1 saguaro (5-arms)
- 3 cape honeysuckle
- 3 Arizona yellow bells

Land Disturbance

A building pad slope of 24.9% allows a disturbance of 5,711 SF (13.13%). There is an existing Net Disturbance of 14,877 SF (34.20%). The applicant has proposed a new Net Disturbance of 12,989 SF (29.86%).

Grading and Drainage

There are no proposed changes to the grading and drainage. All historic flows to remain and undisturbed per Article XXII of the Hillside Ordinance.

Sewer

N/A

Fire Protection

Meets fire protection requirements.

Hillside Safety Improvement Plan

N/A

ANALYSIS:

The applicant has proposed a patio enclosure and addition that meets the requirements of the Town Code, and the adopted Zoning Ordinance.

STIPULATIONS:

1. All improvements shall be in compliance with the Standard Approval Information.
2. Applicant to provide updated landscape plan with native desert compliant plants to be reviewed by staff and HBC Chair.
3. Applicant to provide decorative pendant lights to be reviewed by staff and Chair.

REQUIRED ACTION:

The Hillside Building Committee must consider the facts and determine if the application

is in compliance with Article XXII - Hillside Development Regulations. The Hillside Building Committee may take the following actions:

1. Approve the application requests, subject to the stipulations noted by Staff and/or Hillside Building Committee.
2. Deny the application request if not compliant with Article XXII or if further information is needed.
3. Continue the application for further review.

NOTICING:

Public notification was performed in accordance with the public hearing process. Staff received no comments.

NEXT STEPS:

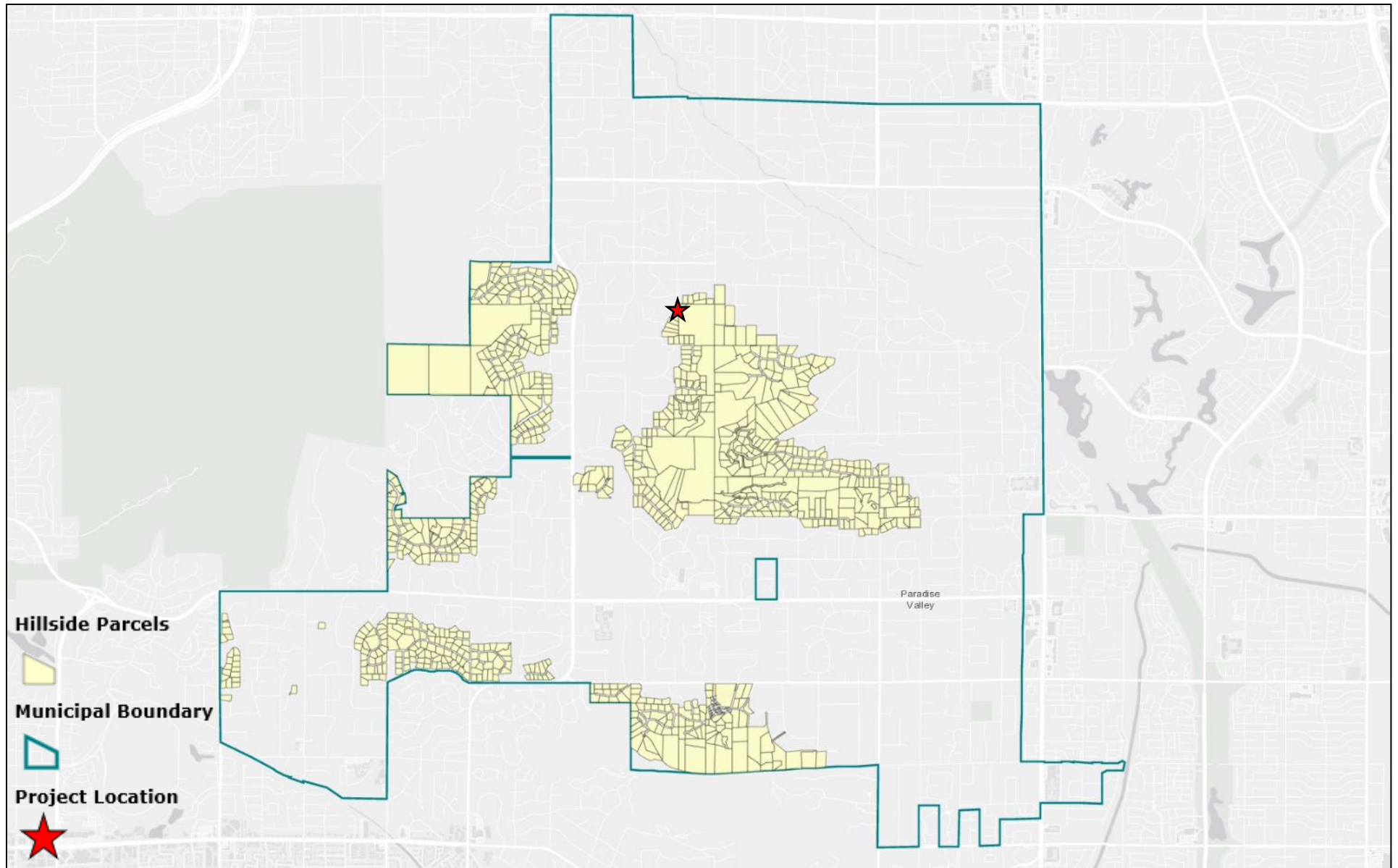
If approved the applicant shall acquire all required permits to complete the proposed scope of work. Plans submitted to the Town for permits shall be in compliance with the plans, stipulations, and approved by the Hillside Building Committee.

ATTACHMENTS:

- A. Staff Report
- B. Hillside & Vicinity Maps
- C. Application
- D. Plans
- E. Notification Materials
- F. Standard Approval Information

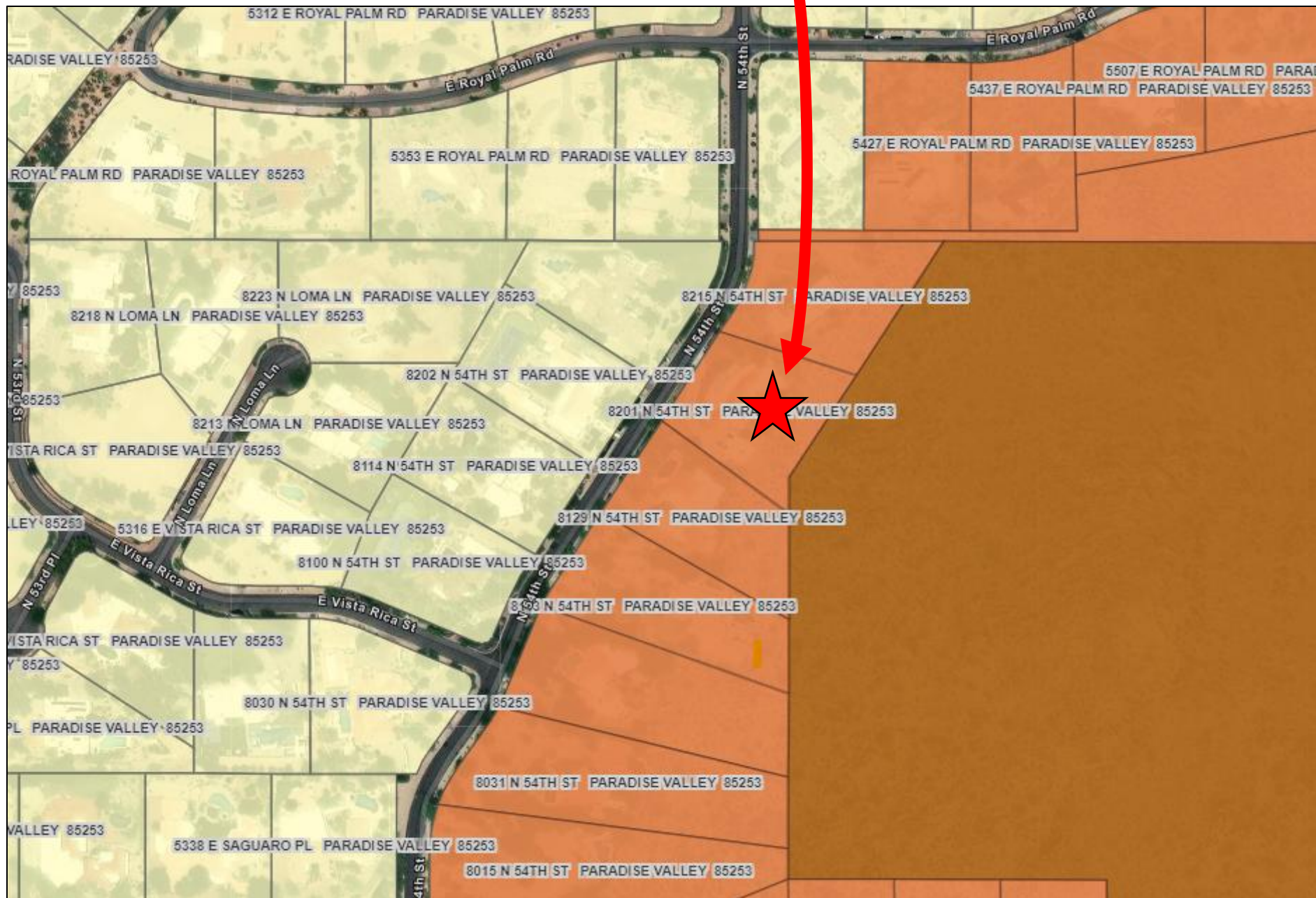
HILLSIDE MAP (OVERVIEW)

8201 N 54th Street



HILLSIDE MAP (ZOOM)

8201 N 54th Street



[illegible]

TOWN

of

PARADISE VALLEY



Hillside Pre-Application
Community Development Department
6401 E Lincoln Drive
Paradise Valley, AZ 85253

(480) 348-3692

HILLSIDE PRE-APPLICATION

DATE: 9/6/24

SUBDIVISION NAME: VISTA RICA

ADDRESS OF PROPERTY 8201 North 54th Street Paradise Valley AZ

ASSESSOR'S PARCEL NUMBER: 168-75-022

LEGAL DESCRIPTION: Lot 20, Vista Rica, a subdivision recorded in book 171 of maps, page 28, records of Maricopa County, Arizona

ARCHITECT: <u>Thomas Pansing, Architect</u>	<u>602-809-6116</u>
<small>NAME</small>	<small>PHONE NUMBER</small>
<u>131 East Alvarado Road Phoenix AZ 85004</u>	<u>tpansing902@gmail.com</u>
<small>ADDRESS</small>	<small>E-MAIL ADDRESS</small>

ENGINEER/OTHER: <u>Punya P. Kanal, PE</u>	<u>623-533-0334</u>
<small>NAME</small>	<small>PHONE NUMBER</small>
<u>7555 South Parkcrest Street, Gilbert AZ 85298</u>	<u>everestconsult1@gmail.com</u>
<small>ADDRESS</small>	<small>E-MAIL ADDRESS</small>

OWNER: <u>Farid and Pune Ghebleh</u>	<u>602-909-0909</u>
<small>PRINT NAME</small>	<small>PHONE NUMBER</small>
<u>8201 North 54th Street Paradise Valley AZ 85253</u>	<u>fghebleh@gmail.com</u>
<small>ADDRESS</small>	<small>E-MAIL ADDRESS</small>

<u></u>	<u>9/6/24</u>
<small>SIGNATURE OF OWNER OR REPRESENTATIVE</small>	<small>DATE</small>

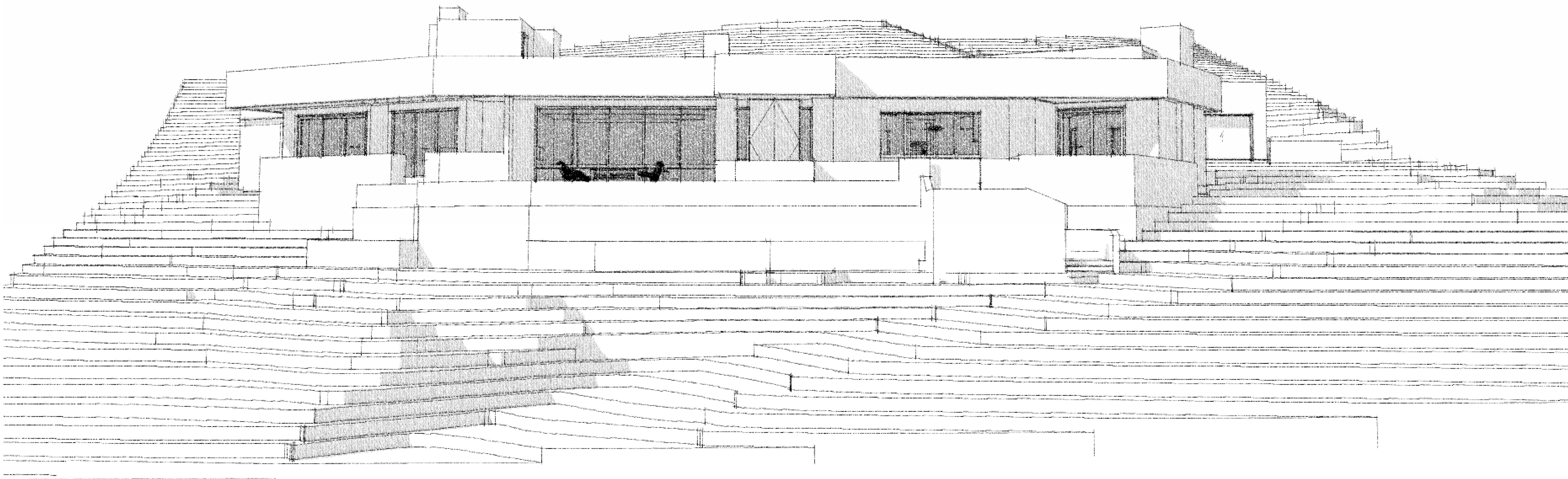
SCOPE OF WORK: Renovations and additions:

Infill existing patio on east side facing street to extend living room and create entry foyer / add movie room to west side /

connect existing garage to existing house with new entry / create new 2nd floor bedroom / provide roof

access stair and convert roof over patio to walkable viewing deck (uncovered) / remove existing pool /

build new pool and provide new entry stairs from pool deck down to existing driveway.



GHEBLEH RESIDENCE

COMBINED HILLSIDE REVIEW SET

AREA CALCULATIONS

AREA OF LOT	0.9986	ACRES	TOTAL AREA OF LOT PER SURVEY RESULTS
FOOTPRINT	43,499	SF	(HOUSE AND GARAGE)
FLOOR AREA RATIO	19.9	%	AREA UNDER ROOF/AREA OF LOT (INCL O.H. = 8,668 / 43,499)
BUILDING PAD SLOPE	24.9	%	THE PERCENT OF SLOPE MEASURED AT RIGHT ANGLES TO THE NATURAL CONTOURS ALONG A LINE PASSING THROUGH THE CENTER OF THE PROPOSED BUILDING AND TERMINATING AT THE ENDS OF THE DISTURBED AREA LIMITS OF THE BUILDING SITE.
VERTICAL HEIGHT OF SLOPE	34.33	LF	
HORIZONTAL LENGTH OF SLOPE	138.0	LF	
ALLOWABLE DISTURBED AREA	13.13	%	PER TABLE 1, SECTION 2207-III-J
	5,711	SF	
EXISTING DISTURBED AREA	48.6	%	IF ANY (INCLUDES EXISTING DRIVEWAY AND ALL EXISTING CONTOUR MODIFICATIONS)
	21,152	SF	
(+)GROSS DISTURBED AREA	0.5	%	PROPOSED GROSS DISTURBANCE OF SITE (NEW STEPS & BALCONY)
	244	SF	
(-)LIVABLE AREA FOOTPRINT	(7,013)	SF	SUBTRACT LIVABLE AREA FOOTPRINT
(-)GARAGE FOOTPRINT	(1,155)	SF	SUBTRACT ATTACHED GARAGE FOOTPRINT
(-)DRIVEWAY CREDIT	(0)	SF	SUBTRACT DRIVEWAY CREDIT IF APPLICABLE
(-)RETENTION BASIN CREDIT	(239)	SF	SUBTRACT 50% OF BASIN AREA IF APPLICABLE
(-)FULLY RESTORED AREAS	EXSTG N/A	SF	SUBTRACT AREAS RESTORED TO BOTH NATURAL GRADES AND VEGETATION
(=)NET DISTURBED AREA	29.9	%	
	12,989	SF	

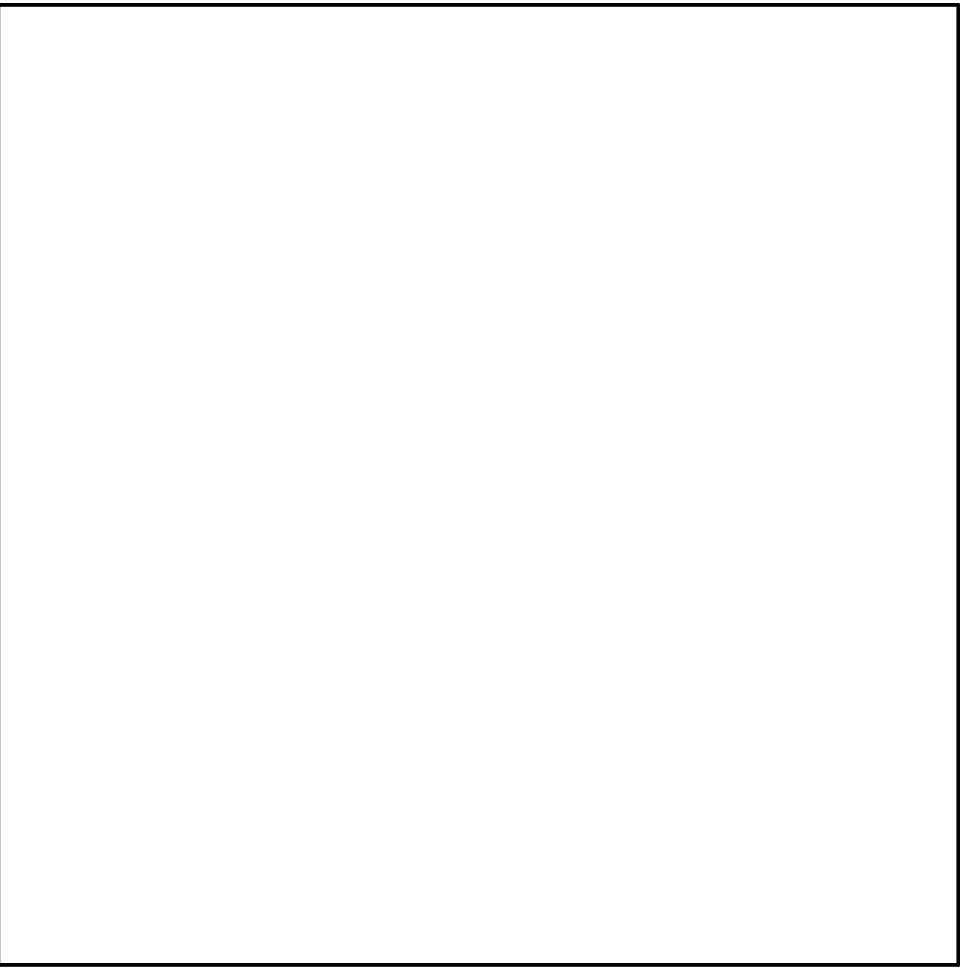
- ALL EXTERIOR MATERIAL PALETTE SHALL BE IN ACCORDANCE WITH SECTION 2207.II.D.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 2208

SHEET INDEX

A0.0	COVER SHEET
A0.1	GENERAL NOTES
A1.1	SITE PLAN
	SURVEY
	AERIAL PHOTO IMPROVEMENTS
C1	GRADING & DRAINAGE COVER
C2	GRADING & DRAINAGE PLAN
C3	GRADING & DRAINAGE SECTI...
L1	LANDSCAPE DESIGN
A2.0	DEMOLITION PLAN
A2.1	1ST FLOOR PLAN
A2.2	2ND FLOOR PLAN
A2.3	ROOF PLAN
A3.0	EXISTING SITE PHOTOS
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	MATERIALS BOARD
A3.4	3D IMAGES
A4.1	SECTIONS
A4.2	SECTIONS
A5.1	DETAILS
A5.2	SCHEDULES / DETAILS
S1.0	GENERAL STRUCTURAL NOTES
S2.1	FOUNDATION PLAN
S2.2	FLOOR / LOW ROOF FRAMING...
S2.3	HIGH ROOF FRAMING PLAN
S3.1	FOUNDATION DETAILS
S3.2	FRAMING DETAILS
M2.1	MECHANICAL 1ST FLOOR PLAN
M2.2	MECHANICAL - 2ND FLOOR
P2.1	PLUMBING - 1ST FLOOR
P2.2	PLUMBING - 2ND FLOOR
E1.0	ELEC PANEL SCHEDULES
E1.1	ELEC RISER DIAGRAM
E2.1	1ST FLOOR - LIGHTING
E2.2	2ND FLOOR - LIGHTING
E2.3	1ST FLOOR - POWER

PROJECT TEAM

OWNER:	GHEBLEH RESIDENCE 8201 NORTH 54TH STREET PARADISE VALLEY, ARIZONA 85253 CONTACT: DR. FARID GHEBLEH (602) 909-0909
ARCHITECT:	PERSPECTIVE ARCHITECTURE, LLC 131 EAST ALVARADO ROAD PHOENIX, AZ 85004 CONTACT: TOM PANSING (602) 809-6116
STRUCTURAL ENGINEER:	A.V. SCHWAN ASSOCIATES, INC. 6000 EAST THOMAS ROAD #100 SCOTTSDALE, AZ 85254 CONTACT: STEVE SCHWAN (602) 265-4331
ELECTRICAL ENGINEER:	ELECTRICAL DESIGN CONSULTANTS, INC 1855 EAST SOUTHERN AVE #203 MESA, AZ 85204 CONTACT: HENRY VALENCIA (602) 279-7010



APPROVAL STAMPS



RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE
8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

GENERAL NOTES

STANDARDS & REGULATIONS

- CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMANCE WITH APPLICABLE BUILDING CODES, REGULATIONS, ORDINANCES, UTILITY PROVIDER REQUIREMENTS AND SIMILAR STANDARDS.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND SIMILAR RELEASES REQUIRED FOR CONSTRUCTION AND OCCUPANCY. CONTRACTOR SHALL FURNISH COPIES OF ALL SUCH ITEMS TO OWNER AND ARCHITECT WITHIN 10 DAYS OF RECEIPT. IF PERMITS ARE ISSUED SUBJECT TO CERTAIN CONDITIONS OR REVISIONS TO THE WORK OR IF PERMITS ARE DELAYED FOR ANY REASON, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF INSPECTIONS.
- IF APPLICABLE, CONTRACTOR SHALL FILE NOTICE OF INTENT WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA).
- CONTRACTOR SHALL COORDINATE WORK WITH APPLICABLE UTILITY PROVIDERS.
- CONTRACTOR SHALL BE FAMILIAR WITH REQUIREMENTS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH REFERENCED FIRE-RATED ASSEMBLY TESTS AND STANDARDS.
- IF UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED, CONTRACTOR SHALL CEASE WORK IN THE AREA AND CONTACT ARCHITECT AND OWNER IMMEDIATELY.
- CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMISSION OF BIDS TO REVIEW EXISTING CONDITIONS. ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF BIDS
- WHERE APPLICABLE, CONTRACTOR SHALL FURNISH AND MAINTAIN PROTECTION FENCING AND ALL OTHER REQUIRED BARRICADES, GUARDRAILS, WARNING SIGNS, STEPS, LIGHTS AND ALL OTHER FORMS OF PROTECTION FOR LIFE, LIMB AND PROPERTY AS MAY BE NECESSARY AND AS REQUIRED BY LOCAL ORDINANCES INCLUDING CURRENT VERSION OF THE INTERNATIONAL BUILDING CODE.

ADMINISTRATION OF THE WORK

- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF ALL CONSTRUCTION PERSONNEL AND AUTHORIZED VISITORS.
- CONTRACTOR SHALL BECOME FULLY ACQUAINTED WITH CONDITIONS RELATED TO THE WORK. ANY KNOWN DISCREPANCIES BETWEEN THE DOCUMENTS AND ACTUAL CONDITIONS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK RELATED TO THE DISCREPANCY.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO MAINTAIN AND PROTECT EXISTING SYSTEMS AND FINISHES WHICH ARE TO REMAIN. ANY DAMAGES TO SUCH SYSTEMS AND FINISHES SHALL BE IMMEDIATELY REPAIRED IN A MANNER ACCEPTABLE TO THE ARCHITECT. IF SATISFACTORY REPAIRS CANNOT BE MADE, CONTRACTOR SHALL REPLACE SYSTEMS AND FINISHES WITH LIKE NEW QUALITY CONSTRUCTION ACCEPTABLE TO THE ARCHITECT. ALL REPAIRS AND REPLACEMENT COSTS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL CONSTRUCTION AND DEMOLITION DEBRIS. PRIOR TO REMOVAL OF DEBRIS, CONTRACTOR SHALL OBTAIN APPROVAL OF OWNER (AND BUILDING OWNER, IF APPLICABLE) FOR DETAILS RELATED TO REMOVAL OF TRASH, INCLUDING SUCH ISSUES AS PATH OF TRAVEL, USE OF STAIRS AND ELEVATORS, LOCATION FOR CHUTES AND DUMPSTERS, AND LOCATION OF TRASH DUMPSTERS. CONTRACTOR SHALL CLEAN AND REPAIR ANY DAMAGES TO BUILDING OR SITE THAT HAS BEEN SOILED OR DAMAGED BY DEBRIS REMOVAL PROCESS. IF CLEANING AND REPAIR DOES NOT RETURN BUILDING OR SITE ELEMENTS TO ORIGINAL CONDITION, CONTRACTOR SHALL INSTALL NEW BUILDING OR SITE ELEMENTS AT HIS SOLE COST.
- CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH OWNER'S (OR BUILDING OWNER'S PROCEDURES FOR MAINTAINING A SECURE SITE AND BUILDING.
- EACH INSTALLER SHALL EXAMINE SUBSTRATE CONDITION AND / OR SITE CONDITIONS WHICH AFFECT THE QUALITY OF EACH PRODUCT TO BE INSTALLED. IF ANY CONDITIONS EXIST WHICH WILL HAVE A DETRIMENTAL EFFECT ON THE QUALITY OF THE INSTALLATION, THE INSTALLER SHALL IMMEDIATELY NOTIFY THE CONTRACTOR. INSTALLATION SHALL NOT PROCEED UNTIL THE UNSATISFACTORY CONDITIONS ARE CORRECTED. INSTALLATION SHALL SIGNIFY ACCEPTANCE OF THE CONDITIONS AS SUITABLE FOR THEIR TRADE.
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COORDINATION EFFORTS OF ALL SUBCONTRACTORS.
- CONTRACTOR SHALL LAY OUT WORK AS SOON AS POSSIBLE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACTOR OR SUBCONTRACTORS, THEIR ERRORS OR OMISSIONS NOR THE SAFETY IN, ON OR ABOUT THE JOB SITE.
- CONTRACTOR SHALL DETERMINE LOCATIONS OF UTILITY SERVICES IN THE AREA, PRIOR TO ANY EXCAVATION FOR WORK. CONTRACTOR SHALL ALSO VERIFY ANY AND ALL UTILITY LOCATIONS SPECIFIED OR OTHERWISE NOTED ON THE DRAWINGS.

DRAWING TERMINOLOGY:

- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE AND FINISH FACES IN THE SAME PLANE AND / OR TO INSTALL NEW CONSTRUCTION ADJACENT TO EXISTING CONSTRUCTION WITHOUT ANY VISIBLE JOINTS OR SURFACE IRREGULARITIES.
- "CLEAR" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS NOT ADJUSTABLE WITHOUT THE APPROVAL OF THE ARCHITECT, "CLEAR" DIMENSIONS ARE TYPICALLY TO FINISH FACE.
- "HOLD" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE DIMENSION IS TO BE MAINTAINED IN PRIORITY OVER OTHER DIMENSIONS AND THAT THE CONDITION IS NOT ADJUSTABLE WITHOUT THE APPROVAL OF THE ARCHITECT, "HOLD" DIMENSIONS ARE TYPICALLY TO FINISH FACE.
- "MAXIMUM" OR "MAX" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY MORE THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT. "MAX" DIMENSIONS ARE TYPICALLY TO FINISH FACE.
- "MINIMUM" OR "MIN" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY LESS THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT. "MIN" DIMENSIONS ARE TYPICALLY TO FINISH FACE.
- "TYPICAL" OR "TYP" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION OR DIMENSION IS THE SAME OR REPRESENTATIVE OF SIMILAR CONDITIONS THROUGHOUT.
- " +/- " AS USED IN THESE DOCUMENTS SHALL MEAN THE DIMENSION OR QUALITY IS SLIGHTLY ADJUSTABLE TO ACCOMMODATE ACTUAL CONDITIONS.
- WHERE THE WORD "PROVIDE" IS USED, IT SHALL MEAN THAT SUCH ITEM OR SERVICE REFERRED TO SHALL BE FURNISHED AND INSTALLED.

USE OF CONSTRUCTION DOCUMENTS

- CONTRACTOR SHALL NOT SCALE DRAWINGS, ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED. CONTACT ARCHITECT IF CLARIFICATION OR ADDITIONAL INFORMATION IS REQUIRED.
- INFORMATION REGARDING EXISTING SYSTEMS, FINISHES AND CONDITIONS WHICH IS SHOWN ON THESE DRAWINGS IS BASED UPON INFORMATION FURNISHED TO THE ARCHITECT BY THE OWNER AND/OR PERCEIVED CONDITION IN THE FIELD. THE INFORMATION IS NOT INTENDED TO GUARANTEE EXACT CONDITIONS BEFORE WORK IS STARTED AND CONTRACTOR SHALL NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
- THE DRAWINGS ARE SCHEMATIC IN NATURE. MODIFICATIONS IN DUCTS, PIPING, CONDUIT AND WIRING MAY BE REQUIRED TO ACCOMMODATE ACTUAL FIELD CONDITIONS.
- DRAWINGS SHALL NOT BE REPRODUCED FOR SUBMITTALS. DRAWINGS OR PORTIONS OF DRAWINGS USED FOR SUBMITTALS WILL BE REJECTED AND RETURNED TO THE CONTRACTOR.
- DIMENSIONS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
 - FACE OF STUD OR FACE OF CMU;
 - TO CENTERLINE OF COLUMNS AND DOORS;
 - TO TOP OF STRUCTURAL STEEL;
 - TO TOP OF CONCRETE SLAB;
 - TO TOP OF FINISHED FLOOR;
 - TO BOTTOM OF METAL DECK;
 - TO BOTTOM OF FINISHED CEILING.

MATERIALS

- ALL DISSIMILAR METAL MATERIALS SHALL BE ISOLATED WITH A NON-METALLIC SEPARATOR.
- ALL MATERIALS USED IN FIRE-RATED ASSEMBLIES SHALL BE APPROVED BY U.L. OR OTHER RECOGNIZED STANDARD FOR USE IN SUCH ASSEMBLIES.

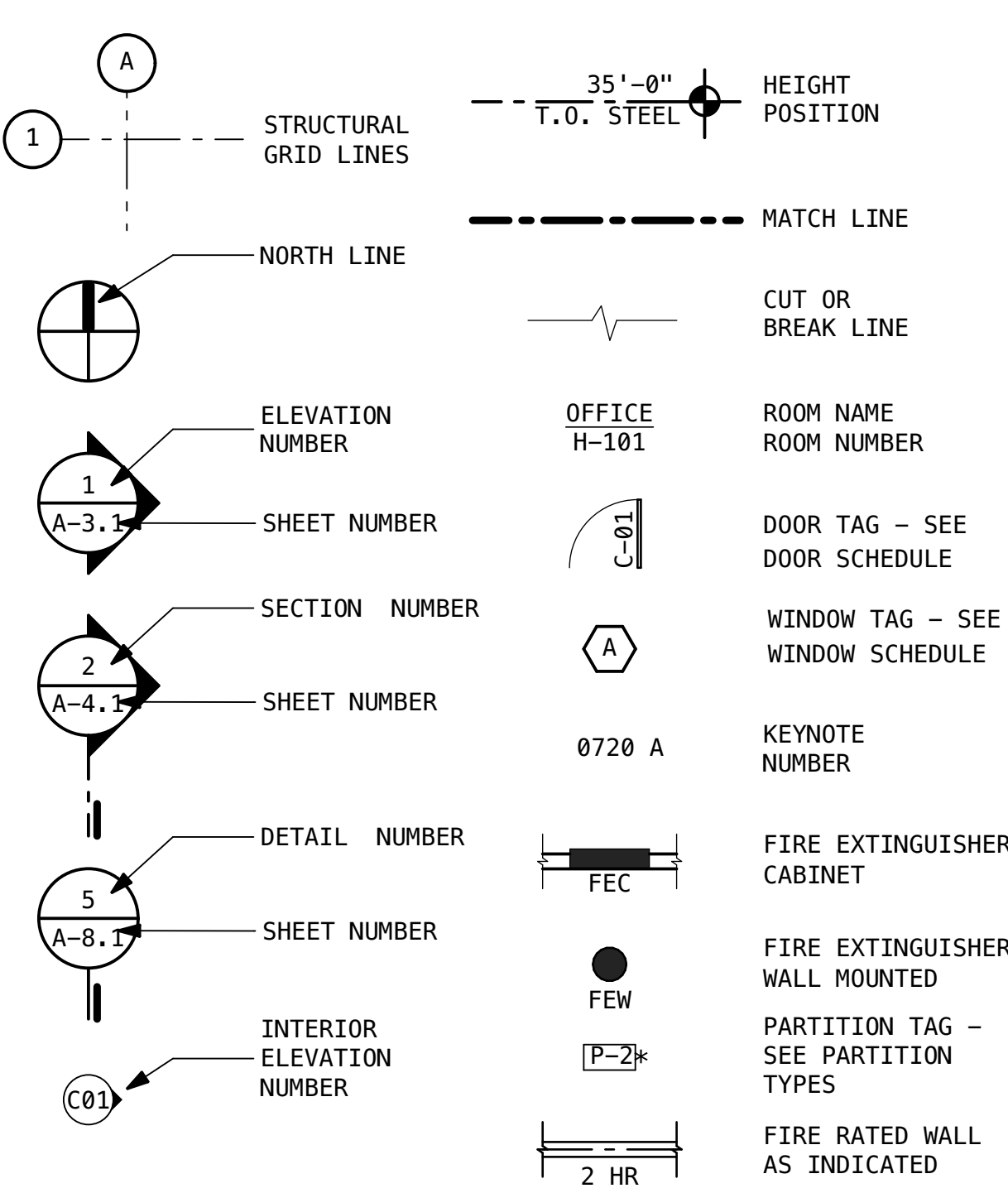
DEFERRED SUBMITTALS

- WOOD TRUSSES TO BE DEFERRED SUBMITTAL - SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL.

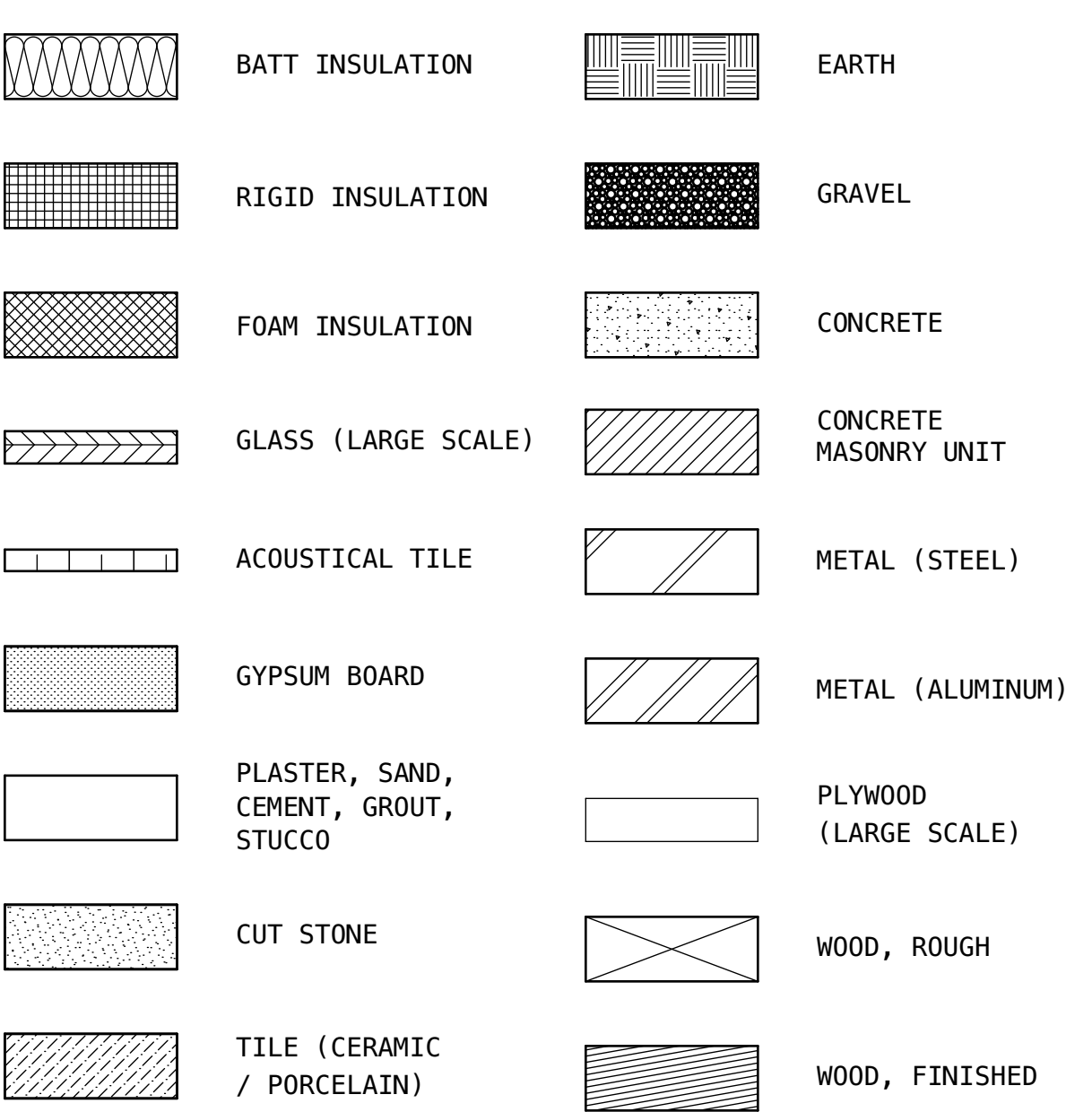
ABBREVIATIONS

A / C	AIR CONDITIONER (ING)	IBC	INTERNATIONAL BUILDING CODE
A.B.	ANCHOR BOLT	IRC	INTERNATIONAL RESIDENTIAL CODE
ACT	ACOUSTICAL CEILING TILE	I.D.	INSIDE DIAMETER or DIMENSION
ADJ	ADJACENT	IN	INCHES
A.F.F.	ABOVE FINISH FLOOR	INSUL	INSULATION
A.F.G.	ABOVE FINISH GRADE	INT	INTERIOR
AHU	AIR HANDLING UNIT		
ALUM	ALUMINUM	JAN	JANITOR
ANOD	ANODIZED	JT	JOINT
ARCH	ARCHITECT / ARCHITECTURAL	JST	JOIST
ASPH	ASPHALT		
AVE	AVENUE	KIT	KITCHEN
AVG	AVERAGE		
		LAM	LAMINATED
B.O.	BOTTOM OF	LAV	LAVATORY
BD	BOARD	LH	LEFT HAND
BITUM	BITUMINOUS	LHR	LEFT HAND REVERSE
BLDG	BUILDING	LKR	LOCKER
BLKG	BLOCKING	LL	LIVE LOAD
BLVD	BOULEVARD	LT / LTG	LIGHT / LIGHTING
BOTT	BOTTOM		
BRG	BEARING	MACH	MACHINE
BSMT	BASEMENT	MAT	MATERIAL
BETW	BETWEEN	M.B.	MACHINE BOLT
BUR	BUILT UP ROOF	MCJ	MASONRY CONTROL JOINT
		MDF	MEDIUM DENSITY FIBERBOARD
C	CELSIUS	MECH	MECHANICAL
CER	CERAMIC	MFR / MFR	MANUFACTURER
CHAN	CHANNEL	MH	MANHOLE
CIP	CAST IN PLACE	MIN	MINIMUM or MINUTE (S)
CJ	CONTROL JOINT	MISC	MISCELLANEOUS
C.L.	CENTER LINE	M.O.	MASONRY OPENING
CLG	CEILING	MTL	METAL
CLR	CLEAR		
CMU	CONCRETE MASONRY UNIT	N	NORTH
C.O.	CLEAN OUT	NG	NATURAL GRADE
COL	COLUMN	NIC	NOT IN CONTRACT
CONC	CONCRETE	NOM	NOMINAL
COND	CONDITION	NTS	NOT TO SCALE
CONT	CONTINUOUS		
COORD	COORDINATE	O.C.	ON CENTER
CPT	CARPET	O.D.	OUTSIDE DIAMETER or DIMENSION
CTR	CENTER	OF	OFFICE
CTRFLSH	COUNTERFLASH (ING)	OH	OVERHEAD
CTSK	COUNTERSINK	OPNG	OPENING
CU	CUBIC	OPH	OPPOSITE HAND
CW	COLD WATER		
		PERF	PERFORATED
d	PENNY NAIL	PERP	PERPENDICULAR
DB	CLOTHES DRYER	P.L.	PROPERTY LINE
DB	DECIBEL	PL	PLATE
DBL	DOUBLE	PLYWD	PLYWOOD
DEPT	DEPARTMENT	P.P.T.	PRESSURE & PRESERVATIVE
DTL	DETAL		
D.F.	DOUGAS FIR	PPT	PARAPET
DIA	DIAMETER	PTD	PAINTED
DL	DEAD LOAD	PVC	POLYVINYL CHLORIDE
DN	DOWN	PVMT	PAVEMENT
DP	DAMP-PROOFING		
DS	DOWNSPOUT	QT	QUARRY TILE
DW	DISHWASHER		
		RA	RETURN AIR
E	EAST	RAD	RADIUS
EA	EACH	RCP	REFLECTED CEILING PLAN
E.B.	EXPANSION BOLT	REF	REFRIGERATOR
EDF	ELECTRIC DRINKING FOUNTAIN	REQ'D	REQUIRED
EIFS	EXTERIOR INSUL FINISH SYSTEM	RH	ROOM
EJ	EXPANSION JOINT	R.O.	ROUGH OPENING
ELEC	ELECTRICAL	R.O.W.	RIGHT OF WAY
EMERG	EMERGENCY		
ENLGD	ENLARGED	S	SOUTH
EWC	ELECTRIC WATER COOLER	SCHED	SCHEDULE
EQ	EQUAL	SF	SQUARE FEET
EQP	EQUIPMENT	SHTG	SHEATHING
EXH	EXHAUST	SHM	SIMILAR
EXSTG	EXISTING	SPEC	SPECIFICATION
EXT	EXTERIOR	SS	SERVICE SINK
		ST	STAINLESS
F	FAHRENHEIT	STC	SOUND TRANSMISSION CLASS
F.D.	FLOOR DRAIN	STL	STEEL
FDN	FOUNDATION	STRUCT	STRUCTURAL
FEC	FIRE EXTINGUISHER CABINET	SURF	SURFACE
FEW	FIRE EXTINGUISHER WALL MOUNT		
FIN	FINISH / FINISHED	T & G	TONGUE AND GROOVE
FLR	FLOOR	TEMP	TEMPERED
FLSHG	FLASHING	THK	THICK
F.O.	FACE OF	THOLD	THRESHOLD
FRMG	FRAMING	TLT	TOILET
FXT	FIXTURE	T.O.	TOP OF
FLUOR	FLUORESCENT	TS	TUBE STEEL
FT	FOOT or FEET	TYP	TYPICAL
FTG	FOOTING		
		UL	UNDERWRITERS LABORATORIES
GA	GAUGE	UGRND	UNDERGROUND
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GC	GENERAL CONTRACTOR	UTIL	UTILITY
GFCI	GROUND FAULT CIRCUIT INTERRUPT		
GL	GLASS	VCT	VINYL COMPOSITION TILE
GWB	GYP SUM WALL BOARD	VERT	VERTICAL
GYP	GYP SUM	VF	VERIFY
		VIF	VERIFY IN FIELD
H.B.	HOSE BIBB	VTR	VENT THROUGH ROOF
HDR	HEADER		
HDWR	HARDWARE	W	WEST
HM	HOLLOW METAL	W/	WITH
HORIZ	HORIZONTAL	W/O	WITHOUT
HT	HEIGHT	WC	WATERCLOSET
HW	HOT WATER	WD	WOOD
		WWF	WELDED WIRE FABRIC
		WMM	WELDED WIRE MESH

SYMBOLS LEGEND



MATERIALS LEGEND



PROJECT DATA

PROJECT DESCRIPTION:

RENOVATION AND ADDITIONS TO AN EXISTING RESIDENCE AND RELATED SITE WORK

ZONING:	R-43 TOWN OF PARADISE VALLEY
SITE AREA:	43,499 S.F. (.9986 Ac)
BUILDING AREAS:	5,120 S.F. - 1ST FLOOR EXISTING LIVABLE 677 S.F. - 1ST FLOOR PATIO INFILL 642 S.F. - REC ROOM / MOVIES ADDITIO 469 S.F. - 1ST FLR ENTRY / BR ADDITION 105 S.F. - 2ND FLOOR STAIR / MECH @ ROOF 7,913 S.F. - TOTAL LIVABLE 1,154 S.F. - EXISTING GARAGE TO REMAIN 0 S.F. - EXISTING PATIO TO REMAIN 0 S.F. - NEW PATIO ADDED 0 S.F. - NEW PORCH ADDED 8,167 S.F. - TOTAL PROPOSED COVERAGE AREA

LOT COVERAGE: 8,167 S.F. / 43,499 S.F. (.9986 Ac) S.F. = 18.8 % PROPOSED COVERAGE

BUILDING HEIGHT: 2 STORY - 24'-0" MAX HT ABOVE EXSTG GRADE

SETBACKS: 40 FEET - FRONT YARD
40 FEET - REAR YARD
20 FEET - SIDE YARD

CONSTRUCTION: TYPE V-B

BUILDING CODES: 2018 IRC
2018 IRC
2018 IFC

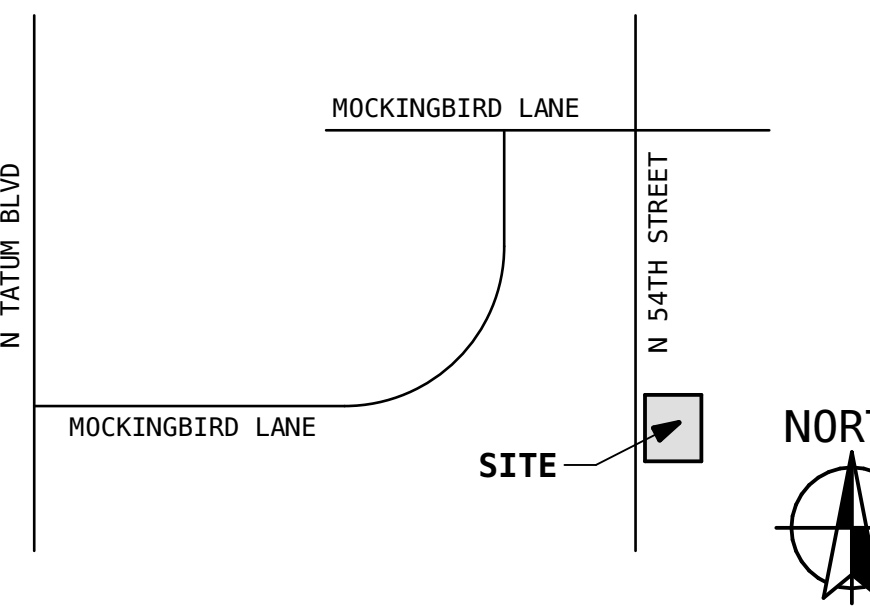
SITE KEYNOTES

- C01 EXISTING POOL TO REMAIN
 - C02 EXISTING RETAINING WALL TO REMAIN
 - C03 EXISTING D/W TO REMAIN
 - C04 NEW ENTRY STEPS
 - C05 EXISTING DECK TO REMAIN
 - C06 REMOVE EXISTING PAVING WALKWAY IN SUNKEN COURT
 - C07 NEW POOL GATE
 - C08 NEW POOL BARRIER COMPLIANT SAFETY FENCING
 - C09 EXISTING POOL EQUIPMENT AREA
 - C10 NEW ENTRY WALK
 - C11 EXISTING STEPS TO REMAIN
 - C12 NEW RETENTION AREA - SEE CIVIL DRAWINGS
- HATCHED AREA = EXTENT OF NEW DISTURBED AREA

LEGAL DESCRIPTION

ASSESSOR'S PARCEL NO: 168-75-022
LOT 20, VISTA RICA, A SUBDIVISION RECORDED IN BOOK 171 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA

VICINITY MAP



BENCHMARK

BENCHMARK: 2" ALUMINUM CAP MARKED "MARICOPA COUNTY LS 21782" AT THE 51/4 CORNER OF SECTION 32, T3N, R43. GDACS POINT NO. 24502-1M

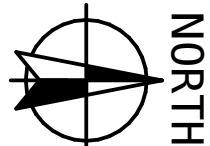
ELEVATIONS: 1397.343' (NAVD88 DATUM)

BLUE STAKE



SITE PLAN

SCALE: 1" = 10'



RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

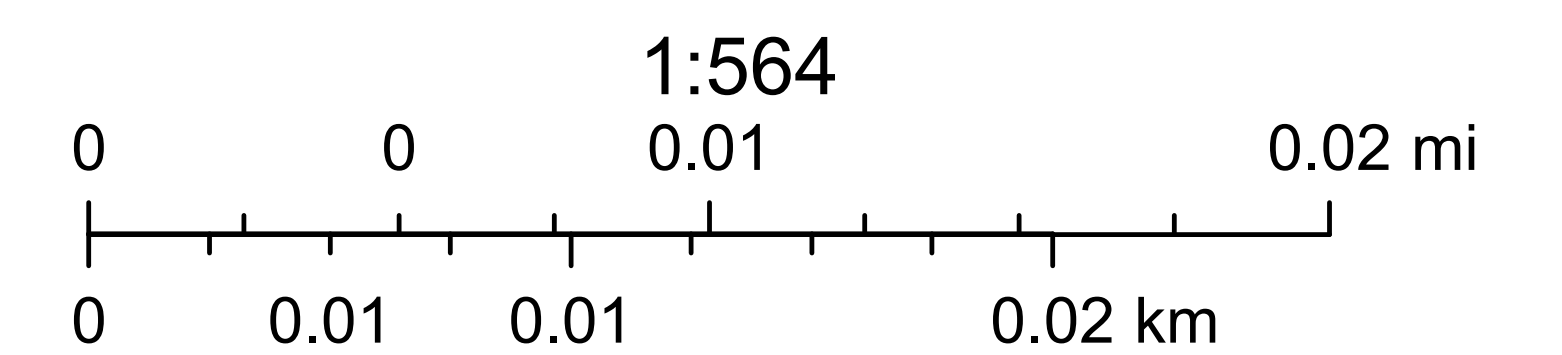
8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

SITE PLAN



July 18, 2024

 Override 1



Maricopa County GIO, Maricopa County Assessor's Office

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

GRADING & DRAINAGE PLAN FOR ADDITION OF A NEW OFFICE AND NEW LIVING AREAS

FARID GHEBLEH & PUNE GHEBLEH RESIDENCE

8201 N. 54TH STREET

PARADISE VALLEY, AZ

APN 168-75-022

LEGAL DESCRIPTION

LOT 20, VISTA RICA, A SUBDIVISION RECORDED IN BOOK 171 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

THE BENCHMARK FOR THIS PROJECT IS A 2" ALUMINUM CAP MARKED MARICOPA COUNTY LS 27182 AT THE S 1/4 CORNER OF SECTION 32, T3N, R 4E, GDACS POINT NO. 24502-1M. ELEVATION = 1397.343 FT. (NAVD '88 DATUM)

UTILITY SERVICE PROVIDERS		
UTILITY	UTILITY COMPANY	TELEPHONE NUMBER
ELECTRIC	SRP	602-236-8888
	APS	602-371-7171
TEL./CABLE TV	CENTURY LINK	877-348-9007
	COX COMMUNICATIONS	623-594-1000
NATURAL GAS	SOUTHWEST GAS	877-860-6020
WATER	EPCOR WATER COMPANY	602-759-5972
SEPTIC	MARICOPA COUNTY ENV. SERV. DEPARTMENT	480-483-4703

ENGINEER'S NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, SEQUENCES AND SAFETY MEASURES USED DURING CONSTRUCTION UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS.
- THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERRORS AND OMISSIONS. CONTRACTORS SHALL SATISFY THEMSELVES AS TO THE ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING FOR THE WORK COVERED BY THESE PLANS.
- A REASONABLE EFFORT HAS BEN MADE TO SHOW THE LOCATIONS OF EXISTING STRUCTURES, ON THE GROUND, OVER GROUND AND UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL BLUE STAKE AT (602) 263 -1100 A MINIMUM OF 48 HOURS PRIOR TO START OF ANY EXCAVATION WORK.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION ACTIVITIES AFFECTING THE UTILITIES INCLUDING NECESSARY UTILITY RELOCATION WORK.
- CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT IMMEDIATELY.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH THE ARCHITECT'S/DESIGNER'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING THE WORK. CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER'S AGENT ANY DISCREPANCIES BETWEEN THE ENGINEER'S PLANS AND THE ARCHITECT'S DRAWINGS.
- CONTRACTOR SHALL HIRE A LICENSED SURVEYOR TO SET THE BUILDING CORNERS AND THE FINISH FLOOR ELEVATION. ENGINEER'S LIABILITY SHALL BE NEGATED IF BUILDING CORNERS AND FINISH FLOOR ELEVATIONS ARE SET BY UNLICENSED INDIVIDUAL(S).
- CONTRACTOR SHALL NOT BEGIN ANY GRADING WORK BEFORE THESE PLANS ARE APPROVED AND A GRADING PERMIT IS ISSUED BY THE TOWN OF PARADISE VALLEY.

STORM WATER POLLUTION PREVENTION PLAN NOTE

- AREA DISTURBED BY NEW CONSTRUCTION IS ONLY 676 SF WHICH IS LESS THAN ONE HALF OF AN ACRE. HENCE STORM WATER POLLUTION PREVENTION PLAN IS NOT CONSIDERED NECESSARY FOR THE PROJECT.

NATIVE PLANT STATEMENT

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

WATER & SEWER SERVICE NOTES

WATER & SEWER SERVICES FOR THE EXISTING HOME ARE PROVIDED BY THE CITY OF PHOENIX WATER SERVICES DEPARTMENT.

SHEET INDEX

SHT #	DESCRIPTION
C1	COVER SHEET & NOTES
C2	GRADING & DRAINAGE PLAN
C3	CROSS SECTIONS

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER AND DATE	SUFFIX	FIRM REVISION DATE	FIRM INDEX DATE	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
040049	1765	L	(10/16/13)	(10/16/13)	X	N/A

RETENTION VOLUME REQUIRED

ON-SITE RETENTION IS PROVIDED FOR THE 100 YEAR 2 HOUR STORM EVENT.
VOLUME = A*D*C/12 CU. FT.
WHERE, A = AREA IN SF.
D = DEPTH OF RAINFALL IN INCHES =2.82"
FOR 100 YR-2 HOUR DURATION STORM
C = WEIGHTED RUNOFF COEFFICIENT

AREA CONSIDERED FOR CALCULATION OF REQUIRED RETENTION VOLUME IS THE NEW DISTURBED AREA
TOTAL NEW DISTURBED AREA = 286+179+105+423=993 SF.
TOTAL COVERED AREA = 993 SF RUNOFF COEFF = 0.95

WEIGHTED RUNOFF COEFF. = 0.95

RETENTION VOL. REQUIRED =993*2.82*0.95 = 221.7 CF ≈ 222 CF

NOTE: NEW RETENTION BASIN AREA IS ALSO INCLUDED IN DISTURBED AREA CALCULATION.

RETENTION VOLUME PROVIDED

RET. BASIN DATA		
ELEV (FT)	AREA (SQ.FT.)	INCR. VOL (CU.FT.)
1414	294	294
1413	294	
VOL. OF BASIN (CU. FT.)		294

RETENTION PROVIDED 294 CU. FT. > 222 CU. FT. (OK).
RETENTION BASIN IS LOCATED BEHIND THE EXISTING CMU WALL ON THE EAST SIDE OF THE BACK YARD AT THE BOTTOM OF THE SLOPE. IT IS AN APPROX. 5 FT. WIDE X 1 FOOT DEEP RECTANGULAR BASIN WITH 1 FOOT DEEP, 1 FOOT WIDE VERTICAL CURBS ON THREE SIDES AND EXISTING WALL ON ONE SIDE.
DEPTH OF RETENTION BASIN IS 1 FEET.
SO, DRYWELL IS NOT REQUIRED.

SITE DATA			
AREA OF LOT		= 43,499 SF	
		= 1.056 ACRE	
BUILDING AREA CALCULATIONS			
EXISTING BUILDING WAS CONSTRUCTED IN 1994.			
LIVABLE AREA			
EXIST MAIN BUILDING		=	5,120 SF
NEW ADDITION (ALL LIVABLE)		TOTAL	PREVIOUSLY IMPERVIOUS
1ST FLOOR PATIO INFILL		= 677 SF	677 SF
1ST FLOOR REC ROOM/MOVIES		= 642 SF	349 SF
1ST FLOOR GARAGE ENTRY		= 469 SF	107 SF
ROOF ACCESS STAIR		= 105 SF	105 SF
TOTAL ADDITION (ALL LIVABLE)		= 1,893 SF	1,238 SF
TOTAL LIVABLE (EXISTING + NEW)		= 7,013 SF	
EXISTING GARAGE/STORAGE		= 1,154 SF	
TOTAL UNDER ROOF		= 8,167 SF	
TOTAL BUILDING FOOT PRINT		= 8,062 SF	
FLOOR AREA RATIO = 8,062/43,499		= 0.1853	
		= 18.53%	
TOTAL NEWLY DISTURBED AREA		= 676 SF	
AVERAGE SLOPE OF LOT		24.9%	
HILLSIDE LOT "YES" OR "NO"		YES	
LOWEST NATURAL GRADE ADJACENT TO FOOTING FOR EXISTING BUILDING		1402.93	
LOWEST NATURAL GRADE ADJACENT TO FOOTING FOR NEW ADDITION		1402.00	

QUANTITY ESTIMATE

CUT=5 CU. YDS, FILL=50 CU. YDS.
NET FILL = 45 CU. YDS.

FINISHED PAD ELEVATION FOR EXIST. GARAGE = 1412.97
FINISHED FLOOR ELEVATION FOR EXIST. GARAGE = 1413.25
FINISHED PAD ELEVATION FOR NEW LIVING AREA = 1407.57
LOWEST FINISHED FLOOR ELEVATION FOR NEW LIVING AREA = 1407.69

NOTE: QUANTITY ESTIMATE IS ONLY FOR PERMITTING PURPOSES. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND MAKING HIS/HER OWN ESTIMATES FOR CONTRACTING PURPOSES.

FOR GOVERNING BUILDING CODES, SEE ARCHITECTURAL PLANS

DRAINAGE STATEMENT

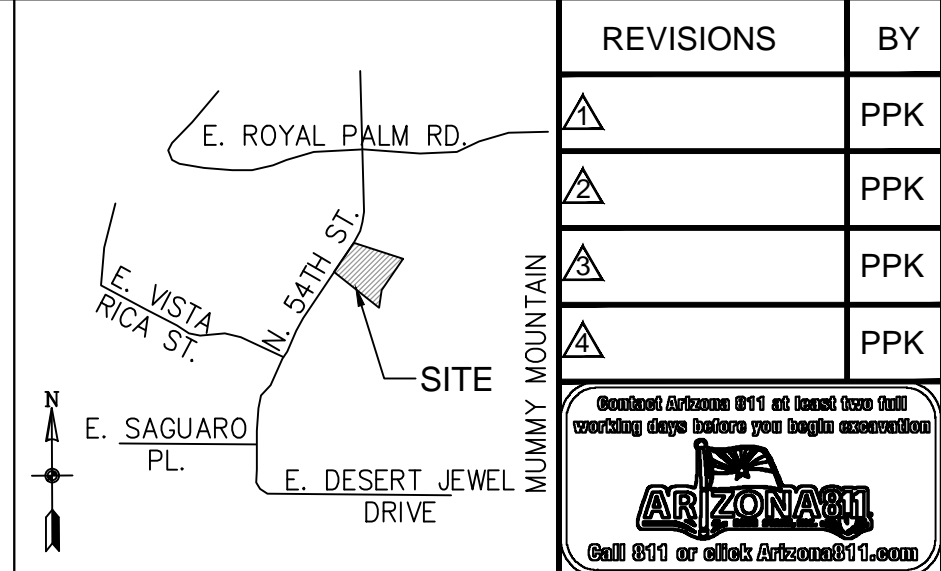
- ULTIMATE STORM WATER OUTFALL IS ON THE WEST PROPERTY LINE AT EL = 1389.00±.
- PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJACENT LOTS.
- RETENTION IS PROVIDED FOR 100-YEAR, 2-HOUR STORM EVENT PER THE STORM WATER DRAINAGE DESIGN MANUAL.
- THE LOWEST FINISH FLOOR ELEVATION OF 1407.69 IS SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.

LEGEND

- MONUMENT AS NOTED
- NOT FND-CALC'D LOCATION
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- CABLE TV BOX
- GAS METER
- IRRIGATION CONTROL BOX
- TELEPHONE BOX
- CONCRETE
- PAVERS
- ENCROACHMENT
- CALCULATED
- MEASURED
- RECORD
- AIR CONDITIONER
- MASONRY COLUMN
- MASONRY WALL
- EDGE OF EAVE/CANOPY
- PROPERTY LINE
- EASEMENT LINE
- BLDG SETBACK LINE
- SANITARY SEWER LINE
- WATER LINE
- SAGUARO
- MISC. TREE

XXXX.YY
AA.BB

DIRECTION OF FLOW
PROPOSED ELEVATION
ADD 1400 TO PROPOSED ELEVATION



VICINITY MAP

N.T.S.

OWNER:
FARID & PUNE GHEBLEH
8201 N. 54TH STREET
PARADISE VALLEY, AZ 85253
TEL: 623-332-8000 (DESIGNER)

ARCHITECT:
THOMAS PANSING ARCHITECT
PERSPECTIVE ARCHITECTURE LLC
131 E. ALVARADO ROAD
PHOENIX, AZ 85004
TEL: 602-809-6116

TOPO SURVEY:
LAND SURVEY SERVICES, PLC
20651 W. PASADENA AVENUE
BUCKEYE, ARIZONA 85396
TEL: 602-703-7010

SITE ADDRESS:
8201 N. 54TH STREET
PARADISE VALLEY, AZ 85253

A.P.N.
168-75-022

ZONING:
R-43

DATE:
TOPO SURVEY 4/30/2021
GRAD. & DRAIN. PLAN 5/17/2024
OWNER REVISIONS 3/25/2025
TOWN COMMENTS 5/14/2025

AS-BUILT CERTIFICATION:		REGISTRANT'S SEAL
I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.		
REGISTERED ENGINEER/LAND SURVEYOR	DATE	
REGISTRATION NUMBER		

APPROVED BY:

TOWN ENGINEER, TOWN OF PARADISE VALLEY

DATE

TOWN OF PARADISE VALLEY 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 AND ORDINANCES.	
APPROVED BY:	
TOWN ENGINEER, TOWN OF PARADISE VALLEY	DATE

PROJECT DESCRIPTION

THIS PROPOSED PROJECT IS FOR THE ADDITION OF APPROXIMATELY 2064 SF LIVABLE AREA INCLUDING A GUEST ROOM ON THE SECOND FLOOR TO AN EXISTING RESIDENTIAL HOME BELONGING TO FARID & PUNE GHEBLEH. PROJECT IS LOCATED AT 8201 N. 54TH STREET IN PARADISE VALLEY, AZ

FINISH FLOOR CERTIFICATION

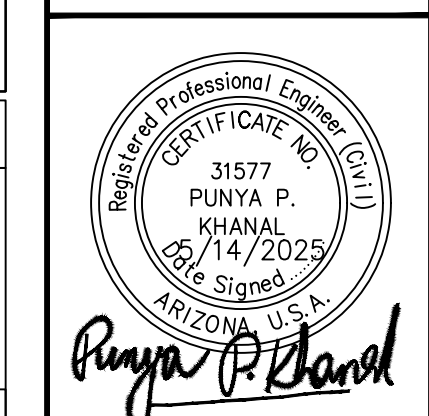
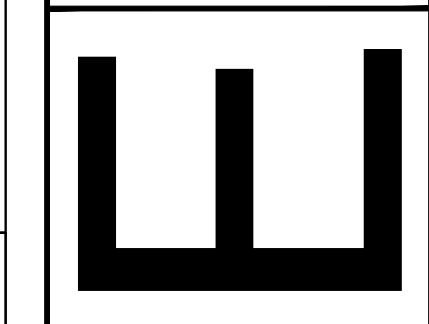
FINISHED FLOOR ELEVATION OF 1407.69 SHOWN ON THE PLAN IS A MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION OF 1403.81 AND IS SAFE FROM INUNDATION DURING A 100-YEAR STORM EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.

REVISIONS	BY
	PPK
	PPK
	PPK
	PPK



GRADING & DRAINAGE PLAN
FOR ADDITION
8201 N. 54TH ST.,
PARADISE VALLEY AZ 85253
APN 168-75-022

EVEREST CONSULTING SERVICES, PC
CONSULTING ENGINEERS
7555 S. PARKOREST STREET, GILBERT, AZ 85298
TEL: (623) 533-0334
Email: everestconsult@gmail.com



DATE:	5/14/2025
SCALE:	1" = 20'
DRAWN:	PPK
CHECKED:	PPK
JOB #	24-02
SHEET TITLE COVER SHEET & NOTES	
SHEET #	C1
SHEET	1 OF 3

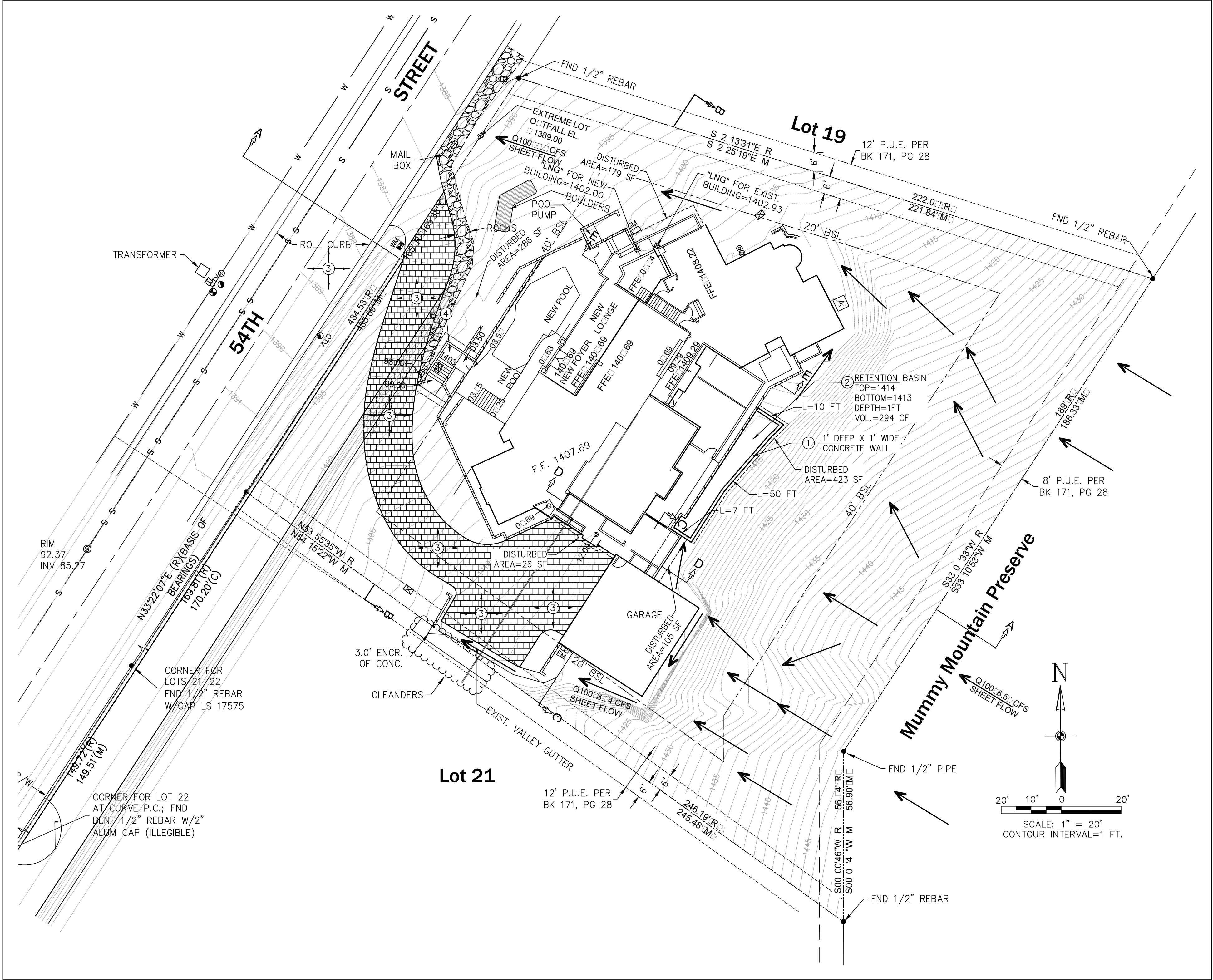
GRADING & DRAINAGE PLAN FOR ADDITION OF
A NEW OFFICE AND NEW LIVING AREAS

FARID GHEBLEH & PUNE GHEBLEH RESIDENCE

8201 N. 54TH STREET

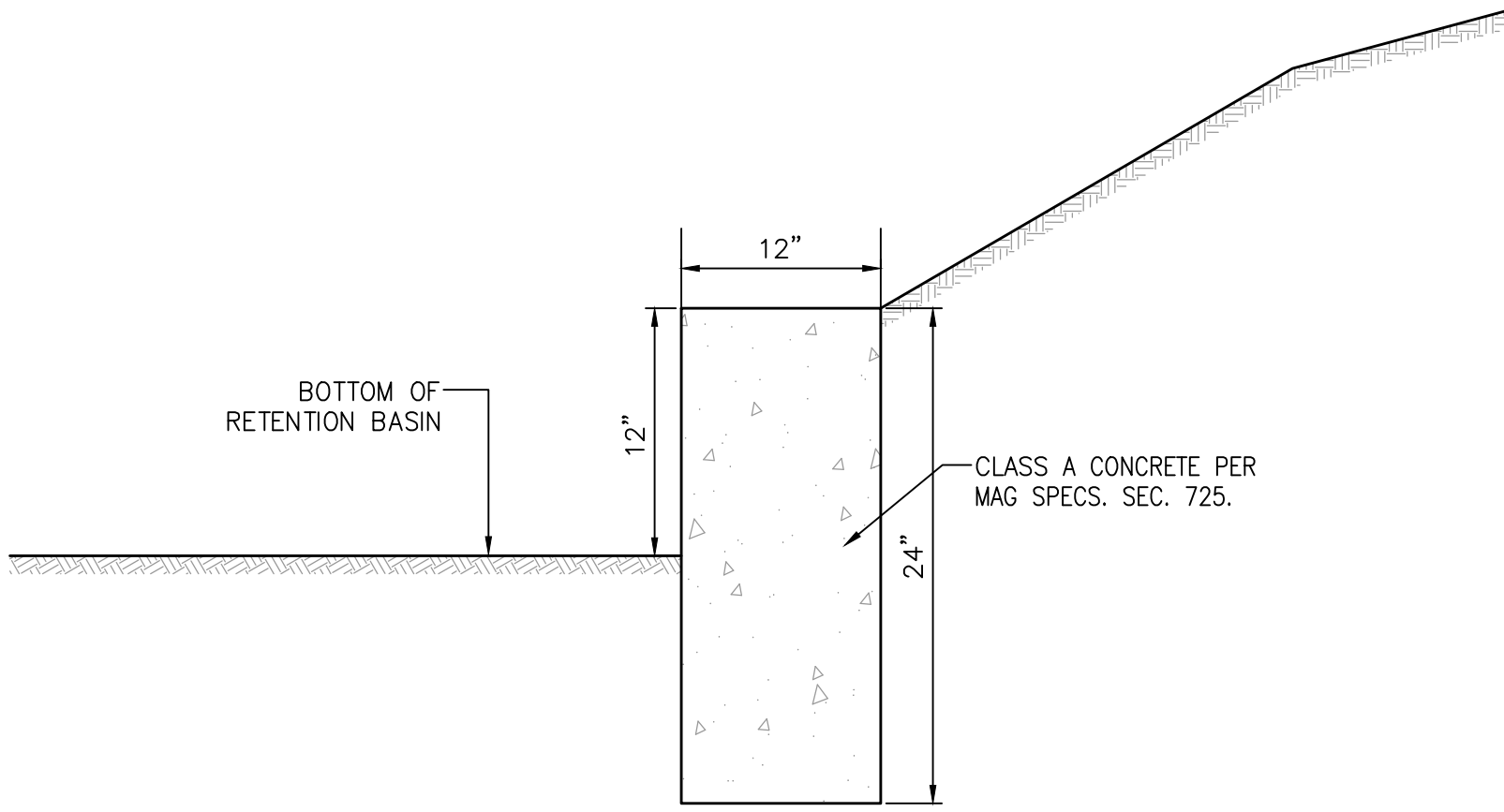
PARADISE VALLEY, AZ

APN 168-05-022



GRADING & DRAINAGE CONSTRUCTION NOTES & ESTIMATE OF QUANTITIES

KEY	DESCRIPTION	UNIT	EST. QTY	
			ON-SITE	OFF-SITE
①	CONSTRUCT A MODIFIED SINGLE CURB PER MAG STANDARD DETAIL 222, MODIFIED AS SHOWN IN DETAIL 1 ON THIS SHEET FOR 1 FOOT DEEP RETENTION BASIN FOR RETENTION OF ON-SITE RUNOFF.	LF	67	
②	CONSTRUCT 1' DEEP RETENTION BASIN TO RETAIN ON-SITE RUNOFF	CF	294	
③	REPLACE EXISTING CONCRETE DRIVEWAY WITH PAVER SURFACE. ELEVATIONS, LONGITUDINAL SLOPES AND CROSS SLOPES OF NEW PAVER BLOCK DRIVEWAY SHALL MATCH WITH EXISTING ELEVATIONS, LONGITUDINAL SLOPES & CROSS SLOPES OF EXISTING CONCRETE DRIVEWAY.	SF	3679	
④	CONSTRUCT 5' WIDE WALKWAY CONNECTING THE EXISTING DRIVEWAY TO THE NEW ENTRY WAY LEADING TO THE NEW LOUNGE AREA CONVERTED FROM EXISTING COVERED PATIO. USE MAG STD. DETAIL 230	SF	136	



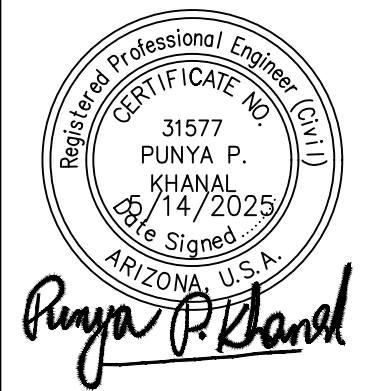
MAG STANDARD DETAIL 222, TYPE "B" MODIFIED AS A
RETENTION BASIN WALL

REVISIONS	BY
△	PPK
△	PPK
△	PPK
△	PPK



GRADING & DRAINAGE PLAN
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SHEET:	C2
SHEET 2 OF 3	

GENERAL:
DEMOLITION CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM AUTHORITIES AND CONFORM TO APPLICABLE CODES FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL AND DISPOSAL INCLUDING CONFORMANCE TO APPLICABLE REGULATORY PROCEDURES IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.

UNLESS SPECIFICALLY SCHEDULED OR NOTED FOR RE-USE,
DEMOLISHED MATERIALS SHALL BECOME THE POSSESSION OF
THE CONTRACTOR AND SHALL BE IMMEDIATELY REMOVED FROM
SITE.

SUBMITTALS:

1. PROVIDE SHOP DRAWINGS OF ANY TEMPORARY STRUCTURAL SUPPORT LOCATIONS AND CALCULATIONS SEALED BY REGISTERED ENGINEER IN STATE WHERE PROJECT IS LOCATED IF REQUIRED.
2. SUBMIT PROJECT RECORD DOCUMENTS WHICH ACCURATELY RECORD ACTUAL LOCATIONS OF CAPPED UTILITIES AND CONCEALED OBSTRUCTIONS.

EXECUTION:

VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH WORK. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE EXTENT OF THE CONFLICT AND PROMPTLY PROVIDE WRITTEN REPORT TO THE ARCHITECT.

NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. MARK LOCATION OF UTILITIES & IDENTIFY, DISCONNECT, REMOVE & CAP DESIGNATED UTILITIES WITHIN DEMOLITION AREAS.

PROVIDE, ERECT & MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES WHERE REQUIRED. PROTECT EXISTING LANDSCAPE MATERIALS, APPURTENANCES & STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. PROTECT BENCHMARKS & EXISTING WORK FROM DAMAGE OR DISPLACEMENT. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES.

OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS WHEN DEMOLITION EQUIPMENT WILL TRAVERSE ON, INFRINGE UPON OR LIMIT ACCESS TO THEIR PROPERTY. CARRY OUT DEMOLITION WORK TO CAUSE AS LITTLE INCONVENIENCE TO ADJACENT PROPERTIES AND PUBLIC ACCESS.

SHORE EXISTING CONSTRUCTION WHENEVER EXISTING SUPPORTS ARE REMOVED TO ALLOW THE INSTALLATION OF NEW WORK.

CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES
APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING
JURISDICTION AND ARCHITECT. DO NOT RESUME OPERATIONS
UNTIL DIRECTED BY ARCHITECT.

PERFORM THE REMOVAL, CUTTING, DRILLING, ETC OF EXISTING WORK WITH EXTREME CARE, AND USING SMALL TOOLS IN ORDER TO PROTECT THE STRUCTURAL INTEGRITY OF BUILDING. PERFORM CUTTING OF EXISTING CONCRETE WITH SAWS AND CORE DRILLS. DO NOT USE JACK-HAMMERS FOR CUTTING.

PROVIDE HOSES AND WATER CONNECTIONS FOR SPRINKLING OF
DEBRIS AS NECESSARY TO LIMIT DUST TO LOWEST
PRACTICABLE LEVEL.

MATERIAL DISPOSAL:
REMOVE MATERIALS FROM SITE AND DISPOSE OF IN A LEGAL MANNER AT NO ADDITIONAL EXPENSE TO THE OWNER. NO MATERIALS ARE TO BE SOLD ON, OR ADJACENT TO THE SITE. SIGNS ADVERTISING THE SALE OF MATERIALS SHALL NOT BE ALLOWED.
BURNING OF MATERIALS ON SITE IS NOT PERMITTED.

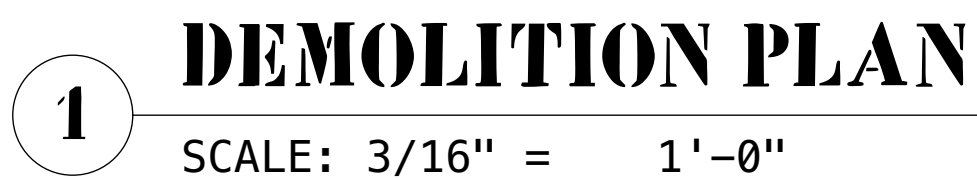
BREAK CONCRETE INTO SECTIONS LESS THAN 3' IN ANY DIMENSION. REMOVE FROM SITE CONTAMINATED, VERMIN-INFESTED OR DANGEROUS MATERIALS ENCOUNTERED AND DIPOSE OF BY SAFE MEANS SO AS TO NOT ENDANGER HEALTH OF WORKERS AND PUBLIC.

DEBRIS FROM THE DEMOLITION SHALL NOT BE ALLOWED TO ACCUMULATE WITHIN THE BUILDING OR THE SITE.

STRUCTURE DEMOLITION:
BEGIN DEMOLITION OF STRUCTURE FROM TOP OF BUILDING AND
PROCEED DOWN TO LOWEST LEVEL.

ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION
TO MAINTAIN SITE GRADES AND CONTOURS.

☐ EXISTING TO REMAIN
☐ EXISTING TO BE REMOVED



RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

D001	EXCAVATE AND REMOVE GRADE AS REQ'D FOR NEW SITE WORK
D002	SAWCUT EXISTING DRIVE AS REQUIRED FOR NEW FOOTINGS
D003	REMOVE FRONT DOOR AND SIDELITE
D004	SAW CUT AND REMOVE EXTRA POOL DECK FOR NEW FOOTING
D005	REMOVE WINDOW
D006	REMOVE EXISTING PIER
D007	REMOVE EXISTING PLATFORM / WALL
D008	REMOVE EXISTING PLANTER
D009	REMOVE EXISTING WALLS
D010	REMOVE EXISTING DOOR
D011	REMOVE EXISTING STRUCTURE ABOVE FOR NEW STAIR TO ROOF
D012	REMOVE EXISTING PAVERS

PLAN KEYNOTES

- 01

NEW TILE FLOORING TO MATCH EXISTING OVER 4" CONC SLAB ON 2"ABC OVER WELL-COMPACTED FILL
- 02

NEW CABINETRY TO BE SELECTED BY OWNER
- 03

NEW STAIRS - TILE FLOORING OVER 1/2" CEMENT BACKER OVER 3/4" PLYWOOD TREADS AND RISERS
- 04

NEW TILE FLOORING OVER 1/2" CEMENT BACKER OVER 3/4" T&G PLYWOOD GLUED & SCREWED TO FLOOR JOISTS @ 16" O.C.
- 05

NEW CONCRETE STEPS
- 06

NEW STEPS - TILE OVER CONCRETE
- 07

NEW CONCRETE STOOP / DOOR LANDING
- 08

NEW SITE WALL - SEE SITE PLAN FOR NOTES

SHOWER / BATH WALLS

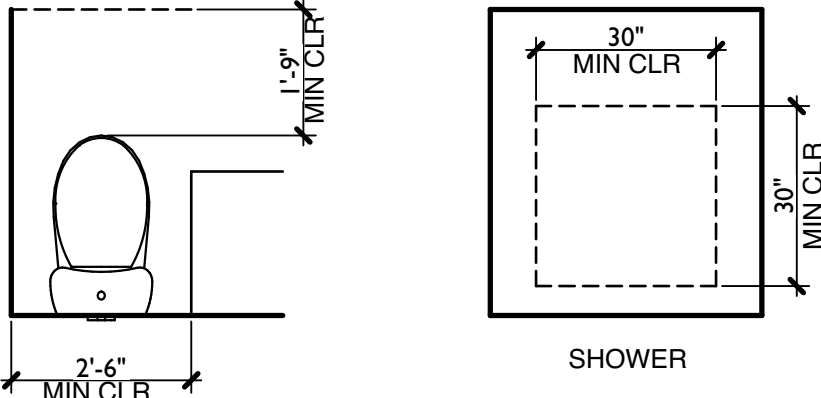
SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE, SUCH AS CERAMIC TILE, TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MFGRS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS (R307.2).

AT BATHROOMS, PROVIDE TILE ON 1/2" CEMENT BOARD IN WET AREAS OVER VAPOR-BARRIER OVER 2X STUD WALL @ 16" O.C. W/ M.R. GYP BOARD ON NON-WET SIDE OF WALL

LIGHT & VENTILATION

ROOM	FLOOR AREA S.F.	GLAZING		VENTILATION	
		REQ'D	PROV'D	REQ'D	PROV'D
FOYER / LOUNGE	695	55.6	280	27.8	48
REC ROOM / MOVIES	443	35.4	36	17.7	28
NEW BEDROOM	248	19.2	88	9.6	28

REQUIRED CLEARANCES



TEMPERED GLAZING

SEE SCHEDULES ABOVE FOR GLAZING TO BE TEMPERED.

FENESTRATION NOTES

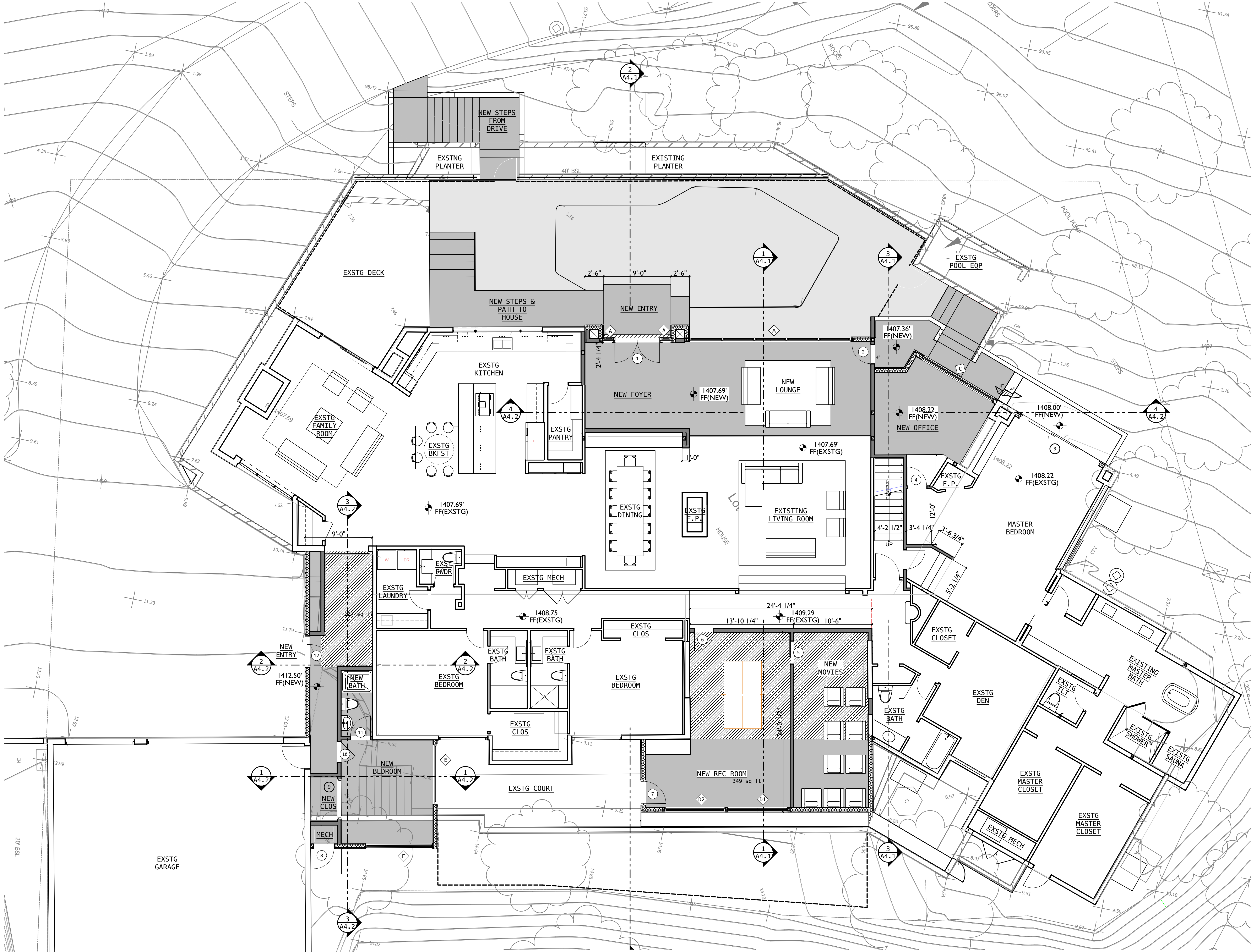
PER IRC TABLE N1101.10 MARICOPA COUNTY CLIMATE ZONE 2B AND N1102.1.1 MINIMUM COMPONENT FENESTRATION REQ'S:

U-VALUE	0.40	- FOR ALL EXTERIOR DOORS & WINDOWS
SHGC	0.25	- FOR ALL EXTERIOR DOORS & WINDOWS
CEILING INSUL	R-38	- TIGHT TO UNDERSIDE ROOF SHEATHING
WALL INSUL	R-13	- FOR STUD FRAMED WALLS

WALL LEGEND

- NEW EXTERIOR WALL: STUCCO OVER 1" EPS INSULATION TO MATCH EXISTING OVER W.R. BARRIER ON SHEATHING PER GSN'S OVER 2X6 @ 16" O.C. W/ R-19 BATT INSULATION & 1/2" GYP BD INTERIOR
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- NEW INTERIOR FURRING: 2X6 @ 16" O.C. W/ 1/2" GYP BD ONE SIDE
- NEW INTERIOR FURRING: 2X4 @ 16" O.C. W/ 1/2" GYP BD ONE SIDE

NOTE: DOORS WITHOUT NUMBERED TAGS ARE EXISTING TO REMAIN



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"



RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

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SHOWER / BATH WALLS

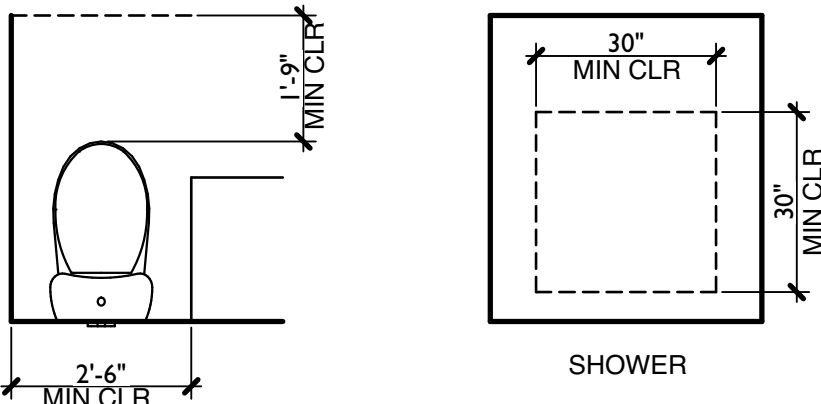
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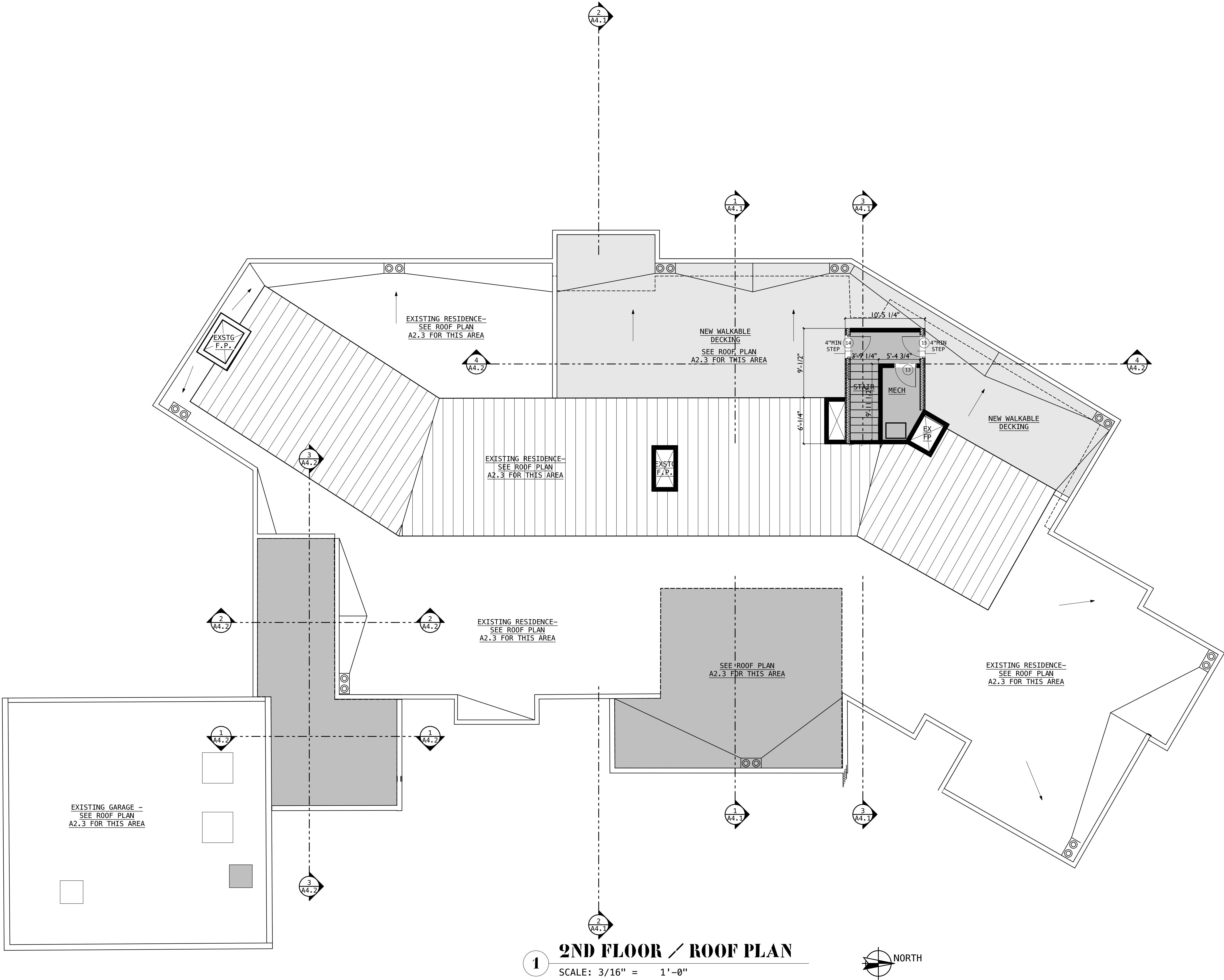
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- NEW INTERIOR WALL: 2X6 @ 16" O.C. W/ 1/2" GYP BD EACH SIDE
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- NEW INTERIOR FURRING: 2X6 @ 16" O.C. W/ 1/2" GYP BD ONE SIDE
- NEW INTERIOR FURRING: 2X4 @ 16" O.C. W/ 1/2" GYP BD ONE SIDE



2ND FLOOR / ROOF PLAN

SCALE: 3/16" = 1'-0"

RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

2ND FLOOR PLAN

A2.2

ROOF KEYNOTES

- 01

NEW PEDESTRIAN-RATED ROOF DECK ELASTATEK 500 BY DEXTEX CROSSFIELD INDUSTRIES OR APPROVED EQUAL.
- 02

NEW COATED FOAM ROOFING OVER EXISTING SHEATHING. REMOVE EXISTING ROOFIN AS REQUIRED FOR NEW WORK.
- 03

STANDING SEAM MTL ROOFING ON COVER BOARD OVER NEW UNDERLAYMENT WOOD OVER-FRAMING OVER EXISTING ROOF. REMOVE EXISTING ROOF AND LEAVE EXISTING SHEATHING AND UNDERLAYMENT.
- 04

EXISTING ROOF TO REMAIN. PROVIDE ALTERNATE BID TO REMOVE EXISTING ROOF AND PROVIDE NEW COATED FOAM ROOFING OVER EXISTING SHEATHING.
- 05

NEW COATED FOAM ROOFING OVER NEW SHEATHING AND NEW FRAMING ~ SEE ROOF FRAMING PLAN.
- 06

EXISTING FIREPLACE ~ PROVIDE NEW CHIMNEY CAP AND NEW STUCCO ON EXISTING CHIMNEY STACK.
- 07

NEW ROOF AND OVERFLOW DRAINS.
- 08

EXISTING HEAT PUMP TO REMAIN.
- 09

NEW HEAT PUMP ON ROOF CURB.

ROOF / ATTIC

NOTE: ROOF IS DESIGNED AS A CONDITIONED ATTIC ASSEMBLY PER IRC 806.5 = SEE DETAIL THIS SHEET FOR INSULATION TIE DIRECT TO UNDERSIDE SHEATHING & MINIMUM OVER DECK INSULATION REQUIREMENTS.

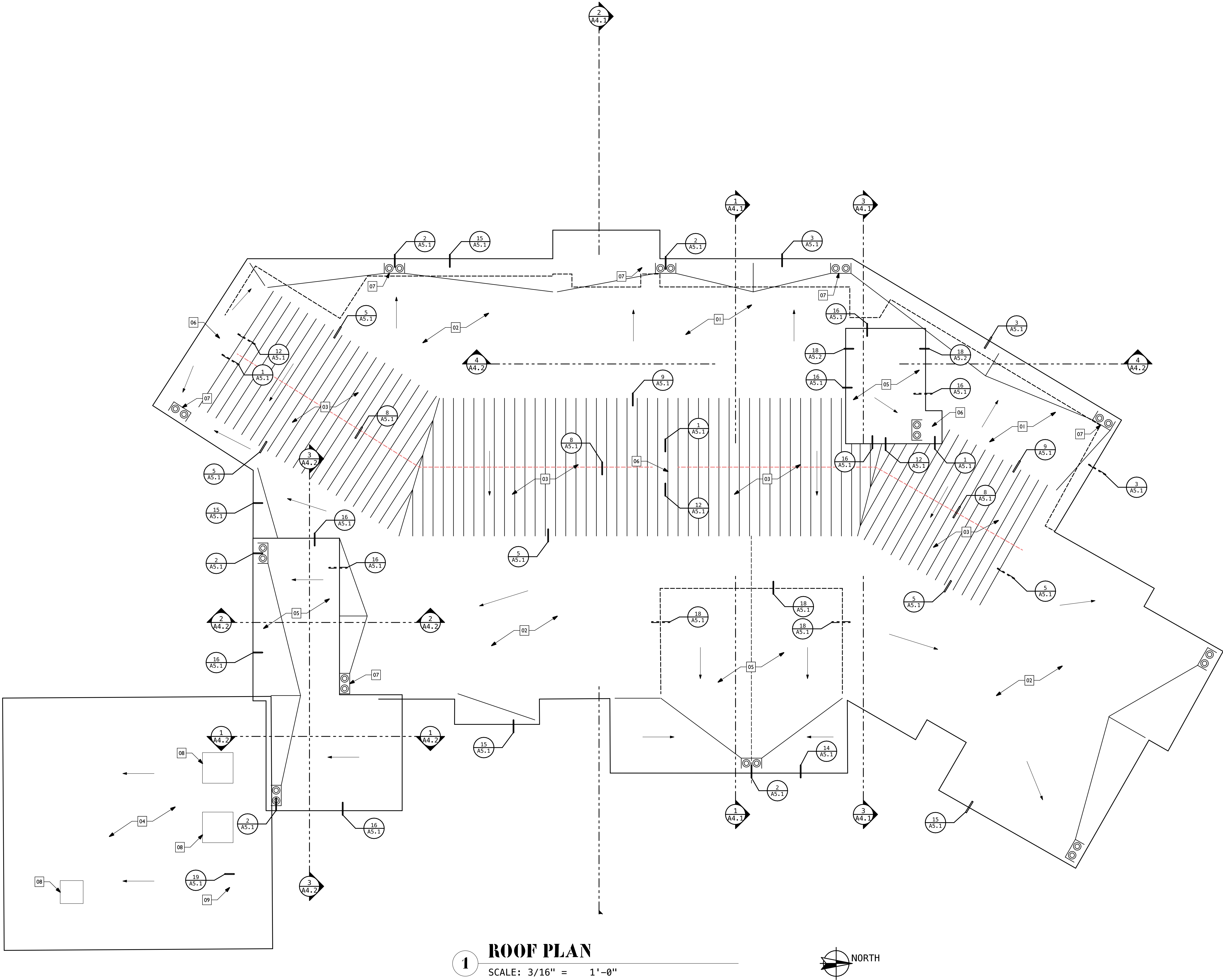
EVALUATION REPORTS

STUCCO SYSTEM TO BE ULTRA-KOTE: ICC-ES EVALUATION REPORT # ESR-1471 OR APPROVED EQUAL.

COATED FOAM ROOFING TO BE PRO-TECH EC-100: ICC-ES EVALUATION REPORT # ESR-5979 OR APPROVED EQUAL. FOAM TO BE 1" THICK AT R-VALUE MIN OF 5 PER INCH.

SPRAY FOAM INSULATION BELOW ROOF SHEATHING TO BE FOAM-LOK: ICC-ES EVALUATION REPORT # 2629 OR APPROVED EQUAL. 5.5" THICKNESS RATED AT R-35.

DEX-O-TEX WEATHERWEAR ROOF DECK COVERING INSTALLED IN ACCORDANCE WITH ICC-ES EVALUATION REPORT # ESR-1757.



1 ROOF PLAN
SCALE: 3/16" = 1'-0"



RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

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MAXIMUM BUILDING HEIGHT FROM NATURAL GRADE	21'-0"	FT	MAXIMUM 24' HEIGHT LIMIT PARALLEL TO THE NATURAL GRADE
MAXIMUM BUILDING HEIGHT FROM ADJACENT GRADE	20'-0"	FT	VERTICAL PLANE IS LIMITED TO 24' FROM ADJACENT GRADE WHEN THE NATURAL GRADE IS NOT RESTORED BACK
MAXIMUM BUILDING HEIGHT	23'-1"	FT	MAXIMUM HEIGHT MEASURED FROM THE LOWEST FINISHED FLOOR TO THE HIGHEST POINT (ROOF, CHIMNEY, ETC.)
MAXIMUM OVERALL HEIGHT	33'-10"	FT	MAXIMUM HEIGHT FROM THE LOWEST STRUCTURE (RETAINING WALL, POOL, ETC.) TO THE HIGHEST (ROOF, CHIMNEY, ETC.)

ELEVATION/SECTION NOTES

- 01
- SMOOTH FINISH STUCCO OVER EXISTING WALL – PAINTED. PREPARE EXSTG WALL AS REQ'D FOR NEW WORK
- 02
- SMOOTH FINISH STUCCO OVER NEW WALL: 1" EPS ON W.R. BARRIER ON SHEATHING PER GSN'S – PAINTED
- 03
- NEW STUCCO FINISH ON EXISTING CHIMNEY FLUE STACK
- 04
- NEW STANDING SEAM METAL ROOF OVER EXISTING ROOF – SEE SECTIONS
- 05
- WINDOW TYPICAL – SEE SCHEDULE
- 06
- EXTERIOR DOOR TYPICAL – SEE SCHEDULE
- 07
- EXISTING GARAGE DOOR TO REMAIN. PROVIDE ALTERNATE BID TO REPLACE GARAGE DOOR WITH NEW DOOR.
- 08
- NEW SITE WALL – SEE SITE PLAN
- 09
- NEW EXTERIOR CONCRETE ENTRY STEPS – SEE SITE PLAN
- 10
- NEW POOL BARRIER FENCING AROUND EXISTING POOL DECK
- 11
- COATED FOAM ROOFING (R-5 MIN)
- 12
- NEW ROOF FRAMING – SEE FRAMING PLAN
- 13
- NEW EXTERIOR WALL: STUCCO OVER 1" EPS ON W.R. BARRIER ON SHEATHING PER GSN'S OVER 2X FRAMING @ 16" O.C. W/ R-19 BATT INSULATION AND 1/2" GYP BD @ INTERIOR SIDE OF WALL
- 14
- NEW CONC SLAB ON ABC OVER WELL-COMPACTED FILL – SEE FOUND PLAN. TILE FINISH TO BE SELECTED BY OWNER
- 15
- NEW STAIR – TILE TREADS & RISERS ON 1/2" CEMENT BD OR 3/4" T&G PLYWD GLUED & SCREWED TO WD STRINGERS.
- 16
- NEW PEDESTRIAN WALK DECK ROOFING
- 17
- NEW 36" MIN HEIGHT GUARD RAILING
- 18
- EXISTING PLANTER / RETAINING WALLS
- 19
- EXTEND EXISTING CHIMNEY HEIGHT TO CLEAR ADJACENT ROOF BY 3' MIN
- 20
- LINE OF ROOF DECK BEYOND
- 21
- NEW CHIMNEY CAP / SPARK ARRESTOR
- 22
- EXSTG RETAINING WALL
- 23
- EXSTG CONC SLAB TO REMAIN
- 24
- NEW PTD GYP BD WALL
- 25
- CARPET ON 3/4" T&G PLYWD GLUED & SCREWED TO JOISTS
- 26
- 3/8" PORCELAIN TILE OVER THINSET ON 1/2" CEMENT BOARD OVER 3/4" PLYWOOD GLUED & SCREWED TO JOISTS
- 27
- SHOWER PAN – SEE DETAIL A5.1
- 28
- 10" OPEN CELL SPRAY FOAM INSULATION (R-30)
- 29
- 5/8" TYPE 'X' GYP BD CEILING
- 30
- NEW INTERIOR CONC STEPS WITH TILE TREADS AND RISERS. PROVIDE SLIP-RESISTANT NOSINGS TYP.
- 31
- STUCCO SOFFIT OVER MESH ON 5/8" GYP SHEATHING
- 32
- CLOSED CELL R-8 DIRECT TO UNDERSIDE OF DECK W/ OPEN CELL (R-30) BELOW
- 33
- CONC TOPPING SLAB OVER EXISTING SLAB. TILE FINISH TO MATCH EXISTING ADJACENT.
- 34
- CONCRETE FOOTING – SEE FOUNDATION PLAN

EVALUATION REPORTS

STUCCO SYSTEM TO BE ULTRA-KOTE: ICC-ES EVALUATION REPORT # ESR-1471 OR APPROVED EQUAL.

COATED FOAM ROOFING TO BE PRO-TECH EC-100: ICC-ES EVALUATION REPORT # ESR-5979 OR APPROVED EQUAL. FOAM TO BE 1" THICK AT R-VALUE MIN OF 5 PER INCH

SPRAY FOAM INSULATION BELOW ROOF SHEATHING TO BE FOAM-LOK: ICC-ES EVALUATION REPORT # 2629 OR APPROVED EQUAL. 5.5" THICKNESS RATED AT R-35

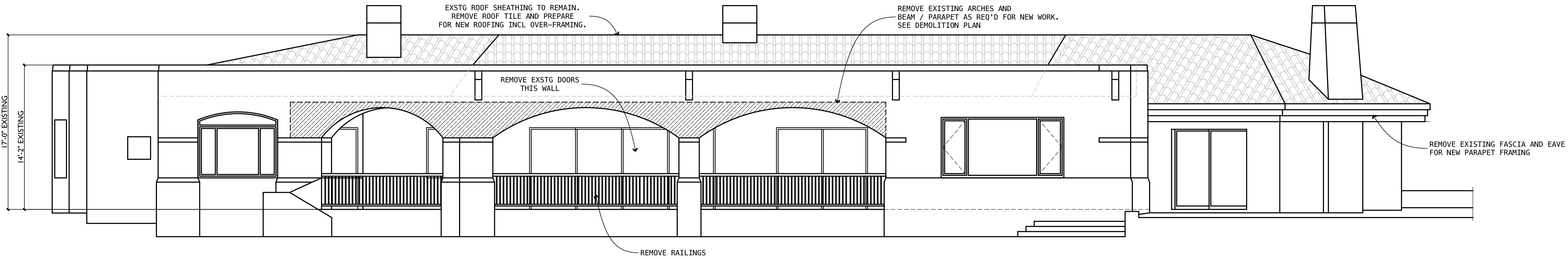
DEX-O-TEX WEATHERWEAR ROOF DECK COVERING INSTALLED IN ACCORDANCE WITH ICC-ES EVALUATION REPORT # ESR-1757.

FENESTRATION NOTES

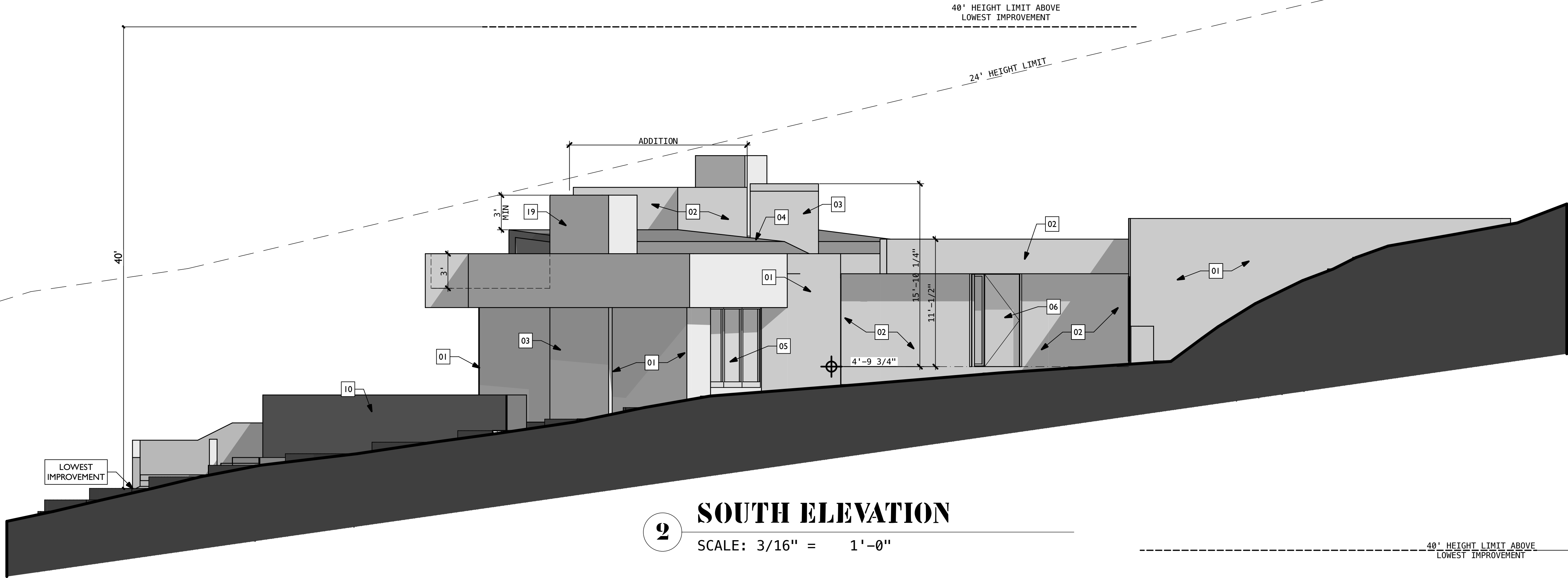
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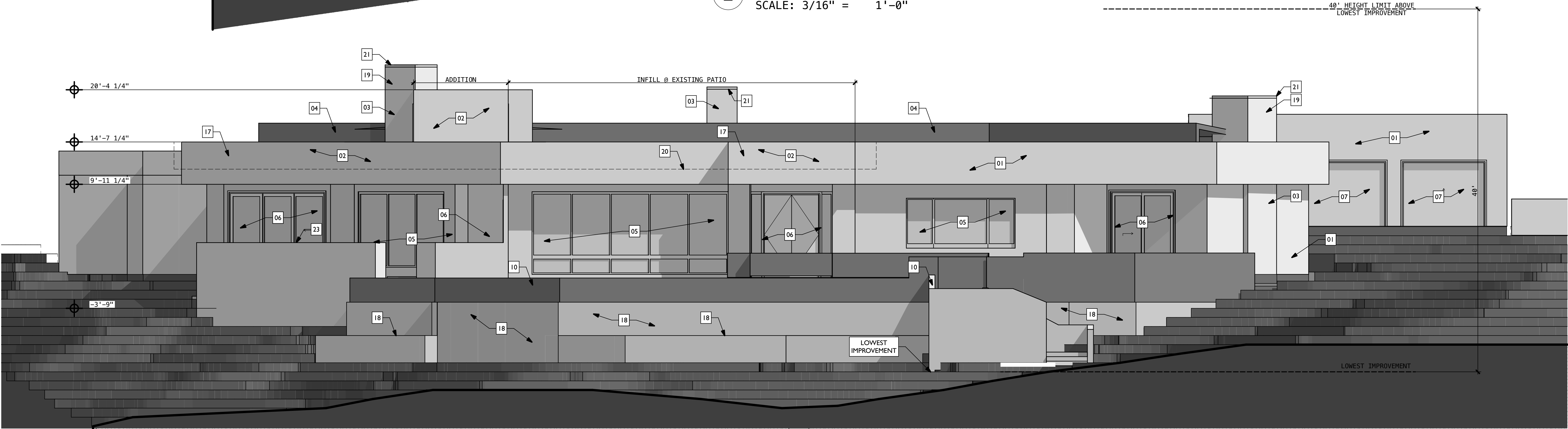
SEE SHEET A3.3 FOR COLOR SELECTIONS



5 EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"



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



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

RESIDENTIAL RENOVATION AND ADDITIONS

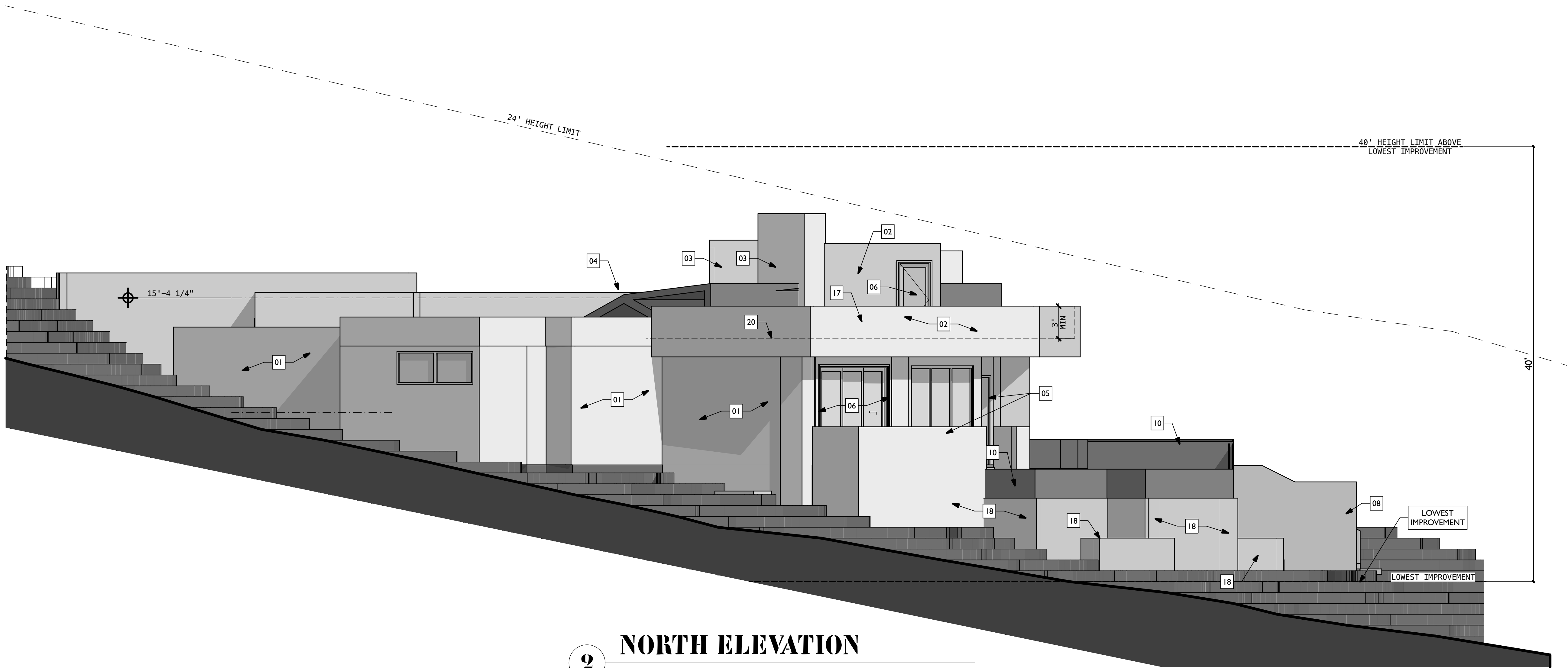
GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

MAXIMUM BUILDNG HEIGHT FROM NATURAL GRADE	21'-0"	FT	MAXIMUM 24' HEIGHT LIMIT PARALLEL TO THE NATURAL GRADE
MAXIMUM BUILDING HEIGHT FROM ADJACENT GRADE	20'-0"	FT	VERTICAL PLANE IS LIMITED TO 24' FROM ADJACENT GRADE WHEN THE NATURAL GRADE IS NOT RESTORED BACK
MAXIMUM BUILDING HEIGHT	23'-1"	FT	MAXIMUM HEIGHT MEASURED FROM THE LOWEST FINISHED FLOOR TO THE HIGHEST POINT (ROOF, CHIMNEY, ETC.)
MAXIMUM OVERALL HEIGHT	33'-10"	FT	MAXIMUM HEIGHT FROM THE LOWEST STRUCTURE (RETAINING WALL, POOL, ETC.) TO THE HIGHEST (ROOF, CHIMNEY, ETC.)

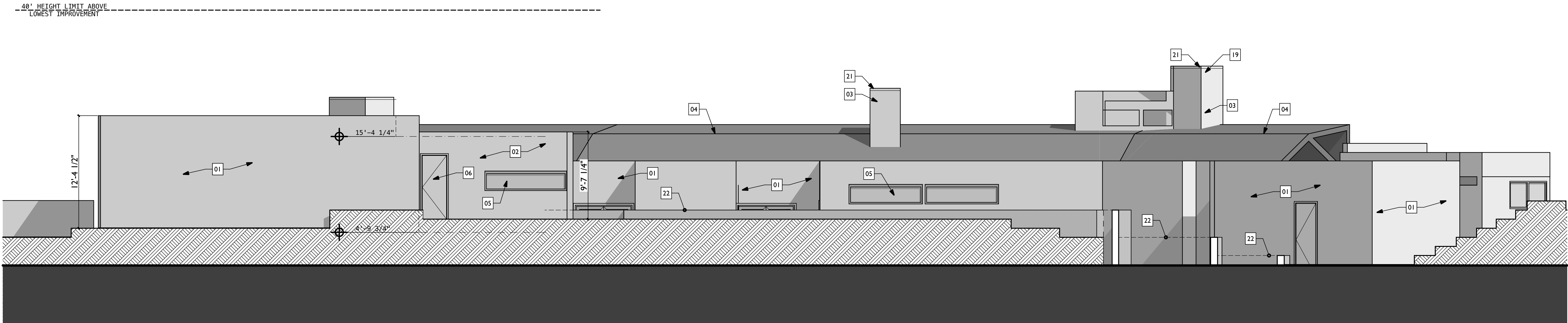
ELEVATION/SECTION NOTES

- 01SMOOTH FINISH STUCCO OVER EXISTING WALL – PAINTED. PREPARE EXSTG WALL AS REQ'D FOR NEW WORK
- 02SMOOTH FINISH STUCCO OVER NEW WALL: 1" EPS ON W.R. BARRIER ON SHEATHING PER GSN'S – PAINTED
- 03NEW STUCCO FINISH ON EXISTING CHIMNEY FLUE STACK
- 04NEW STANDING SEAM METAL ROOF OVER EXISTING ROOF – SEE SECTIONS
- 05WINDOW TYPICAL – SEE SCHEDULE
- 06EXTERIOR DOOR TYPICAL – SEE SCHEDULE
- 07EXISTING GARAGE DOOR TO REMAIN. PROVIDE ALTERNATE BID TO REPLACE GARAGE DOOR WITH NEW DOOR.
- 08NEW SITE WALL – SEE SITE PLAN
- 09NEW EXTERIOR CONCRETE ENTRY STEPS – SEE SITE PLAN
- 10NEW POOL BARRIER FENCING AROUND EXISTING POOL DECK
- 11COATED FOAM ROOFING (R-5 MIN)
- 12NEW ROOF FRAMING – SEE FRAMING PLAN
- 13NEW EXTERIOR WALL: STUCCO OVER 1" EPS ON W.R. BARRIER ON SHEATHING PER GSN'S OVER 2X FRAMING @ 16" O.C. W/ R-19 BATT INSULATION AND 1/2" GYP BD @ INTERIOR SIDE OF WALL
- 14NEW CONC SLAB ON ABC OVER WELL-COMPACTED FILL – SEE FOUND PLAN. TILE FINISH TO BE SELECTED BY OWNER
- 15NEW STAIR – TILE TREADS & RISERS ON 1/2" CEMENT BD OER 3/4" T&G PLYWD GLUED & SCREWED TO WD STRINGERS.
- 16NEW PEDESTRIAN WALK DECK ROOFING
- 17NEW 36" MIN HEIGHT GUARD RAILING
- 18EXISTING PLANTER / RETAINING WALLS
- 19EXTEND EXISTING CHIMNEY HEIGHT TO CLEAR ADJACENT ROOF BY 3' MIN
- 20LINE OF ROOF DECK BEYOND
- 21NEW CHIMNEY CAP / SPARK ARRESTOR
- 22EXSTG RETAINING WALL
- 23EXSTG CONC SLAB TO REMAIN
- 24NEW PTD GYP BD WALL
- 25CARPET ON 3/4" T&G PLYWD GLUED & SCREWED TO JOISTS
- 263/8" PORCELAIN TILE OVER THINSET ON 1/2" CEMENT BOARD OVER 3/4" PLYWOOD GLUED & SCREWED TO JOISTS
- 27SHOWER PAN – SEE DETAIL A5.1
- 2810" OPEN CELL SPRAY FOAM INSULATION (R-30)
- 295/8" TYPE 'X' GYP BD CEILING
- 30NEW INTERIOR CONC STEPS WITH TILE TREADS AND RISERS. PROVIDE SLIP-RESISTANT NOSINGS TYP.
- 31STUCCO SOFFIT OVER MESH ON 5/8" GYP SHEATHING
- 32CLOSED CELL R-8 DIRECT TO UNDERSIDE OF DECK W/ OPEN CELL (R-30) BELOW
- 33CONC TOPPING SLAB OVER EXISTING SLAB. TILE FINISH TO MATCH EXISTING ADJACENT.
- 34CONCRETE FOOTING – SEE FOUNDATION PLAN



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

EVALUATION REPORTS

STUCCO SYSTEM TO BE ULTRA-KOTE: ICC-ES EVALUATION REPORT # ESR-1471 OR APPROVED EQUAL.

COATED FOAM ROOFING TO BE PRO-TECH EC-100: ICC-ES EVALUATION REPORT # ESR-5979 OR APPROVED EQUAL. FOAM TO BE 1" THICK AT R-VALUE MIN OF 5 PER INCH

SPRAY FOAM INSULATION BELOW ROOF SHEATHING TO BE FOAM-LOK: ICC-ES EVALUATION REPORT # 2629 OR APPROVED EQUAL. 5.5" THICKNESS RATED AT R-35

DEX-O-TEX WEATHERWEAR ROOF DECK COVERING INSTALLED IN ACCORDANCE WITH ICC-ES EVALUATION REPORT # ESR-1757.

FENESTRATION NOTES

PER IRC TABLE N1101.10 MARICOPA COUNTY CLIMATE ZONE 2B AND N1102.1.1 MINIMUM COMPONENT FENESTRATION REQ'S:

U-VALUE 0.40 – FOR ALL EXTERIOR DOORS & WINDOWS

SHGC 0.25 – FOR ALL EXTERIOR DOORS & WINDOWS

CEILING INSUL R-38 – TIGHT TO UNDERSIDE ROOF SHEATHING

WALL INSUL R-13 – FOR STUD FRAMED WALLS

SEE SHEET A3.3 FOR COLOR SELECTIONS

RESIDENTIAL RENOVATION AND ADDITIONS

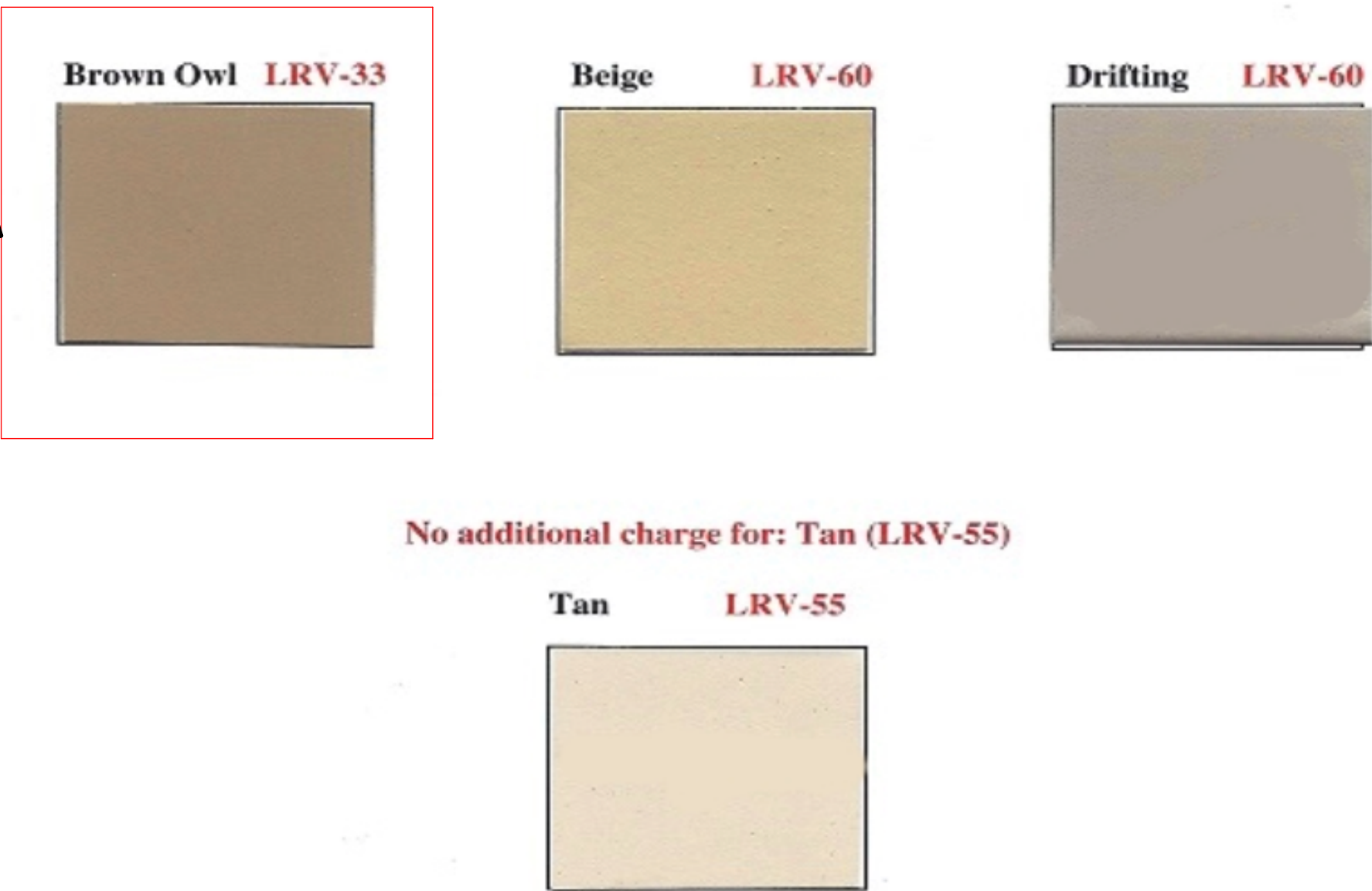
GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

ELEVATIONS



COATED ROOF AREAS TO
BE BROWN OWL COLOR
WITH LRV OF 33



Every effort is made to reproduce these colors as closely as possible. The reproducibility of the colors is based on full-batch quantities per color lot. Due to variation in raw material and colorants an exact match is not possible. **LRV for White is 96.**

PAINT COLORS FOR STUCCO: TO BE A BLEND OF THESE TWO BASE COLORS BOTH WITH COMPLYING LRV VALUES

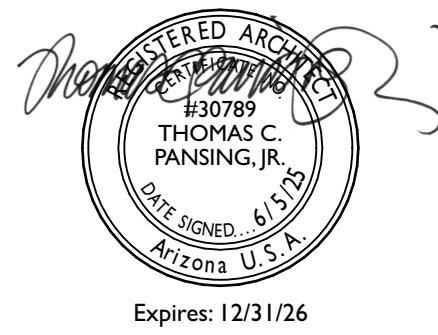


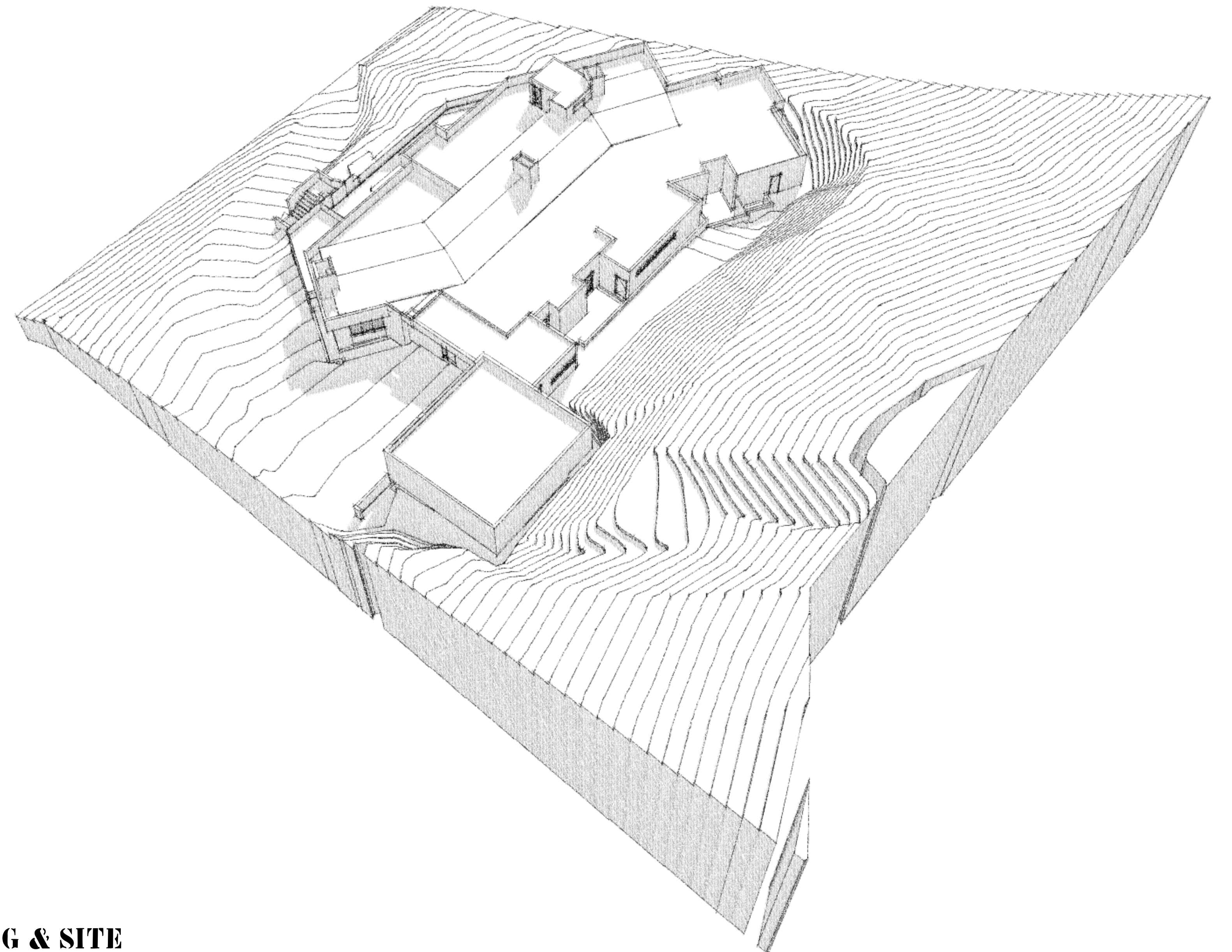
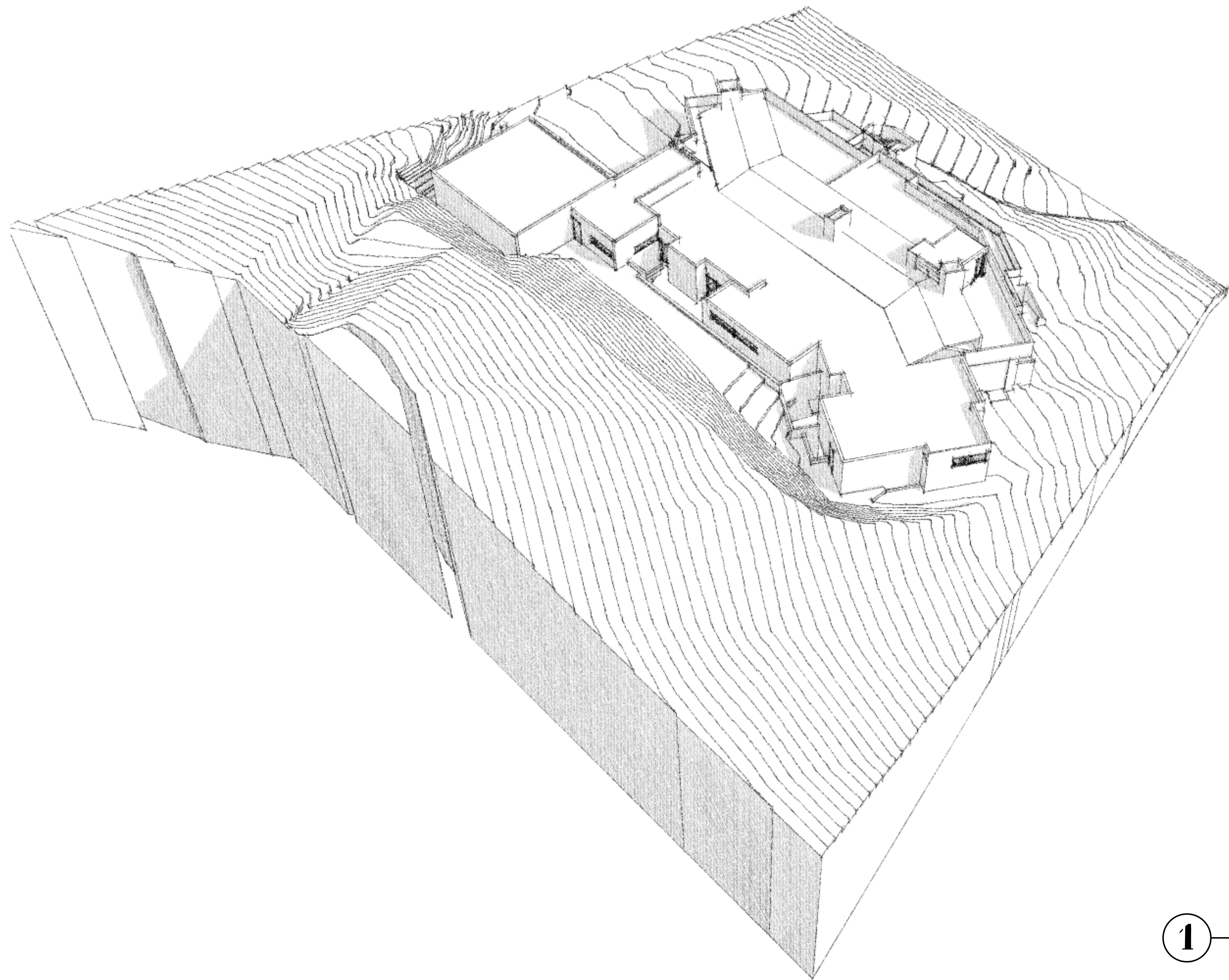
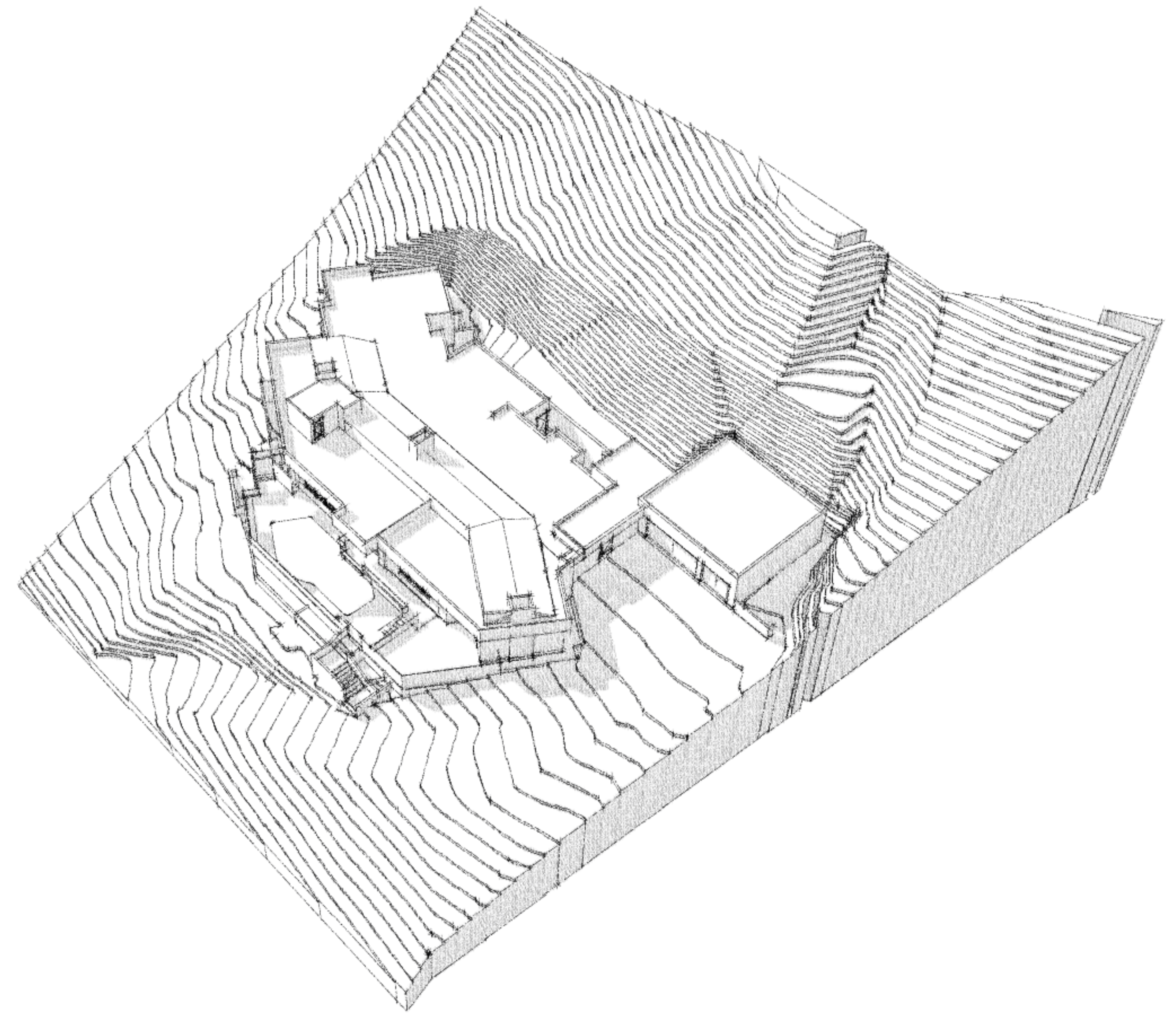
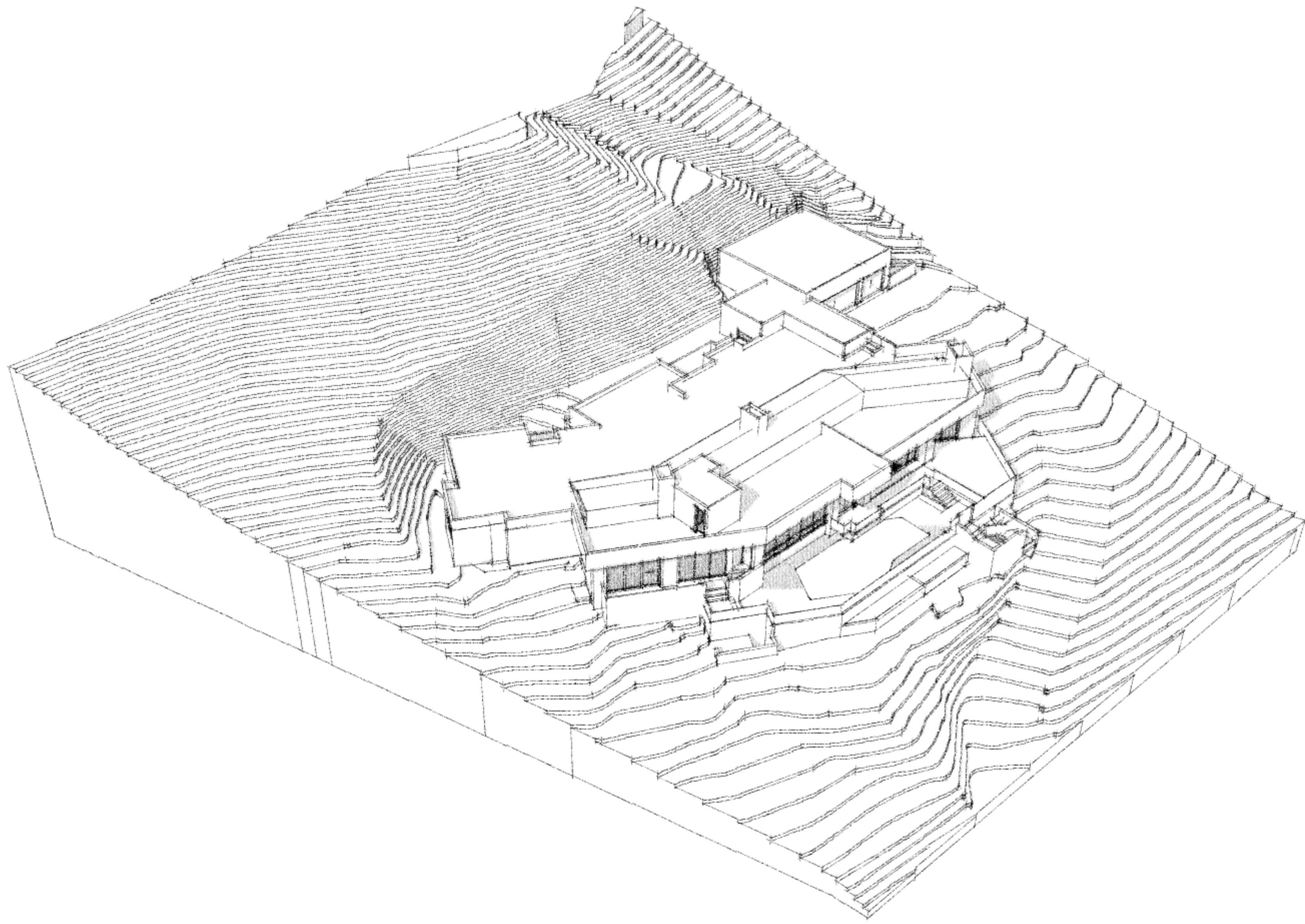
WINDOW AND DOOR GLAZING



WINDOW FRAMES AND METAL ROOFING

1 **MATERIALS BOARD**



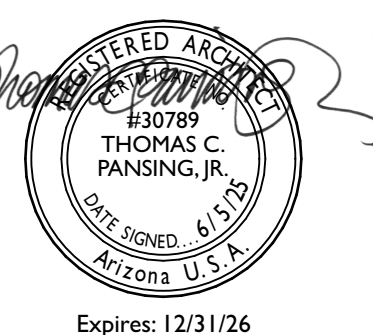


1 3D IMAGES: BUILDING & SITE
SCALE: 1:0.50

RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253



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- 03

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- 04

NEW STANDING SEAM METAL ROOF OVER EXISTING ROOF – SEE SECTIONS
- 05

WINDOW TYPICAL – SEE SCHEDULE
- 06

EXTERIOR DOOR TYPICAL – SEE SCHEDULE
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EXISTING GARAGE DOOR TO REMAIN. PROVIDE ALTERNATE BID TO REPLACE GARAGE DOOR WITH NEW DOOR.
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NEW SITE WALL – SEE SITE PLAN
- 09

NEW EXTERIOR CONCRETE ENTRY STEPS – SEE SITE PLAN
- 10

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EXISTING PLANTER / RETAINING WALLS
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NEW CHIMNEY CAP / SPARK ARRESTOR
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EXSTG RETAINING WALL
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- 25

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- 26

3/8" PORCELAIN TILE OVER THINSET ON 1/2" CEMENT BOARD OVER 3/4" PLYWOOD GLUED & SCREWED TO JOISTS
- 27

SHOWER PAN – SEE DETAIL A5.1
- 28

10" OPEN CELL SPRAY FOAM INSULATION (R-30)
- 29

5/8" TYPE 'X' GYP BD CEILING
- 30

NEW INTERIOR CONC STEPS WITH TILE TREADS AND RISERS. PROVIDE SLIP-RESISTANT NOSINGS TYP.
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CONCRETE FOOTING – SEE FOUNDATION PLAN

EVALUATION REPORTS

STUCCO SYSTEM TO BE ULTRA-KOTE: ICC-ES EVALUATION REPORT # ESR-1471 OR APPROVED EQUAL.

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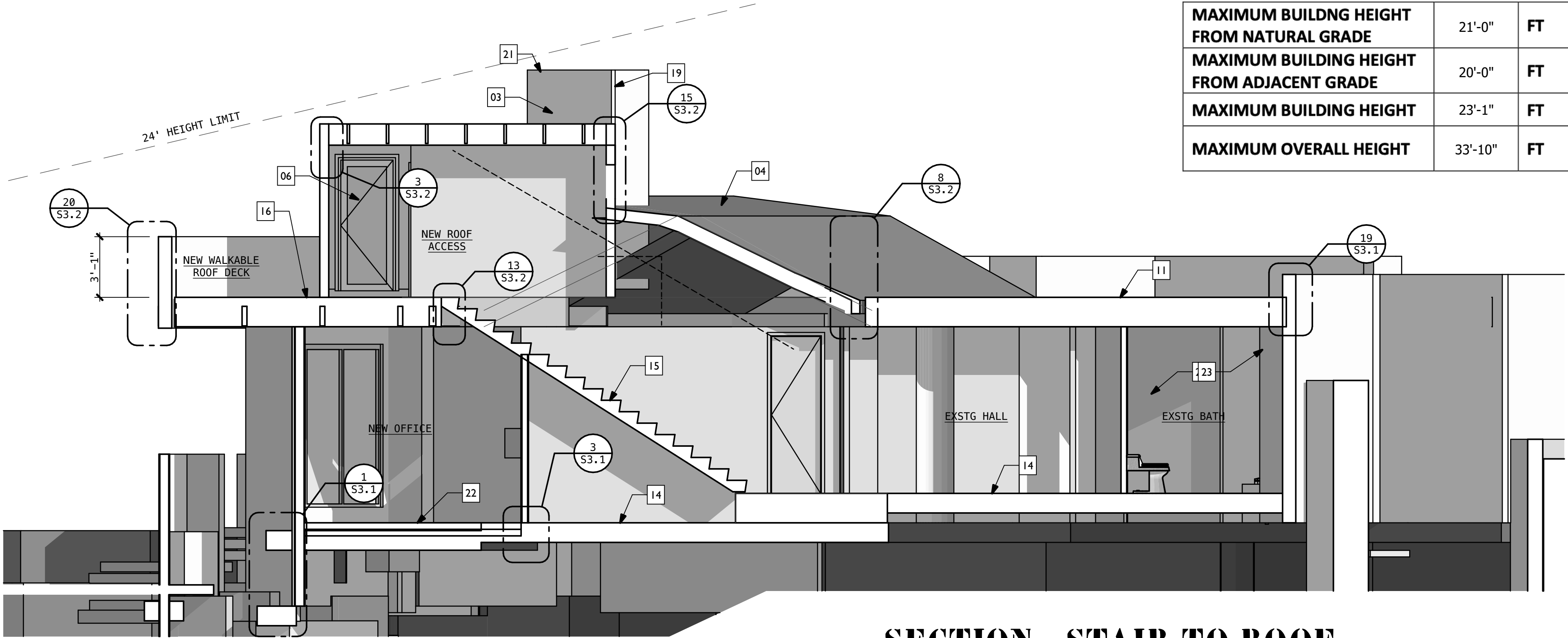
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FENESTRATION NOTES

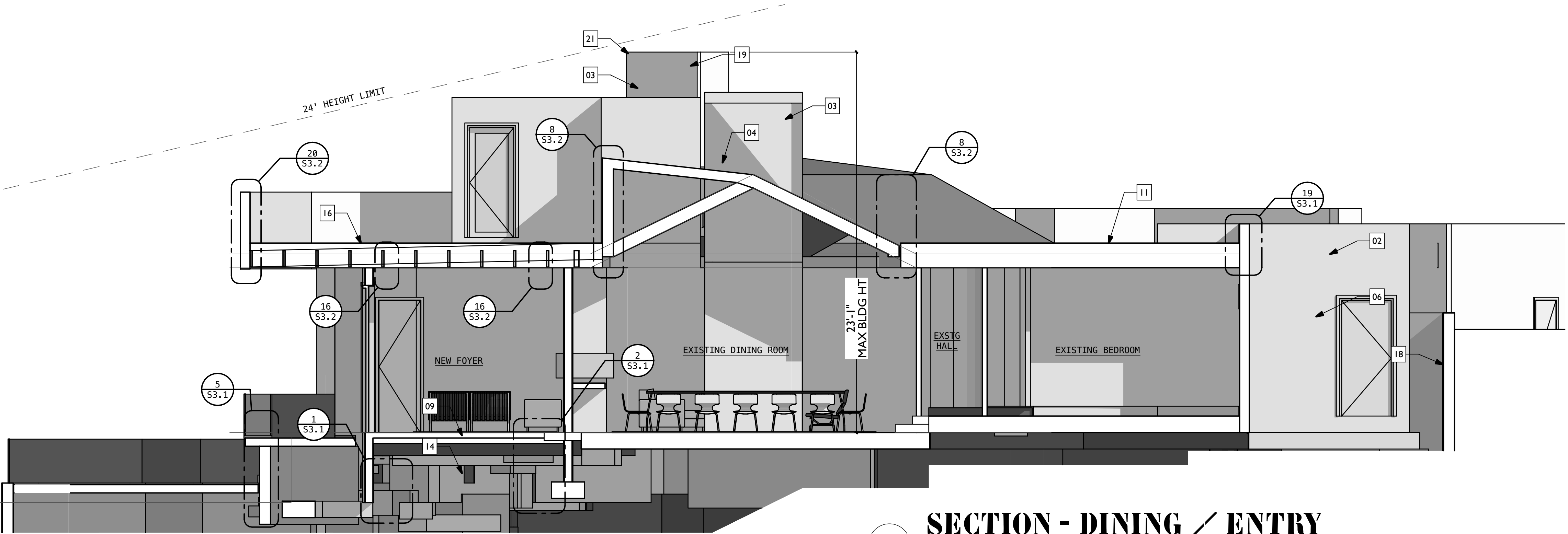
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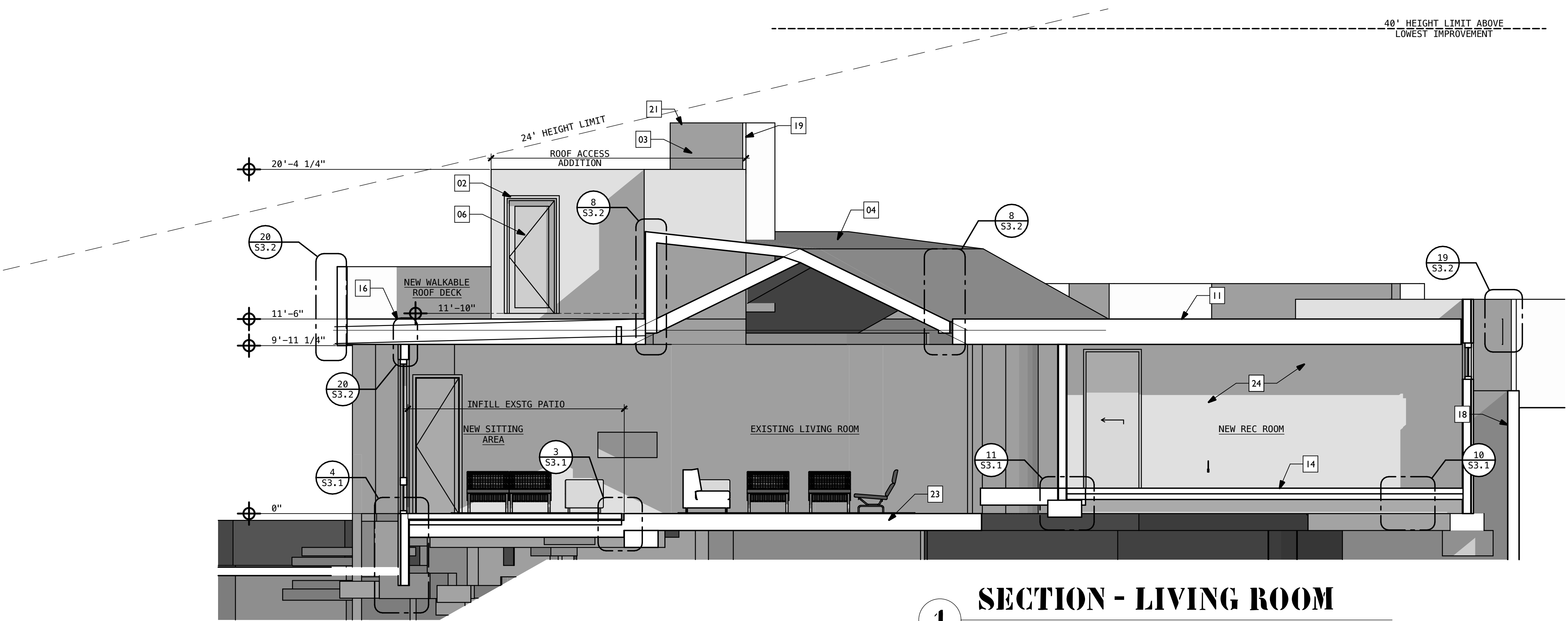
SEE SHEET A3.3 FOR COLOR SELECTIONS



5 SECTION - STAIR TO ROOF
SCALE: 1/4" = 1'-0"



2 SECTION - DINING / ENTRY
SCALE: 1/4" = 1'-0"



1 SECTION - LIVING ROOM
SCALE: 1/4" = 1'-0"

RESIDENTIAL RENOVATION AND ADDITIONS

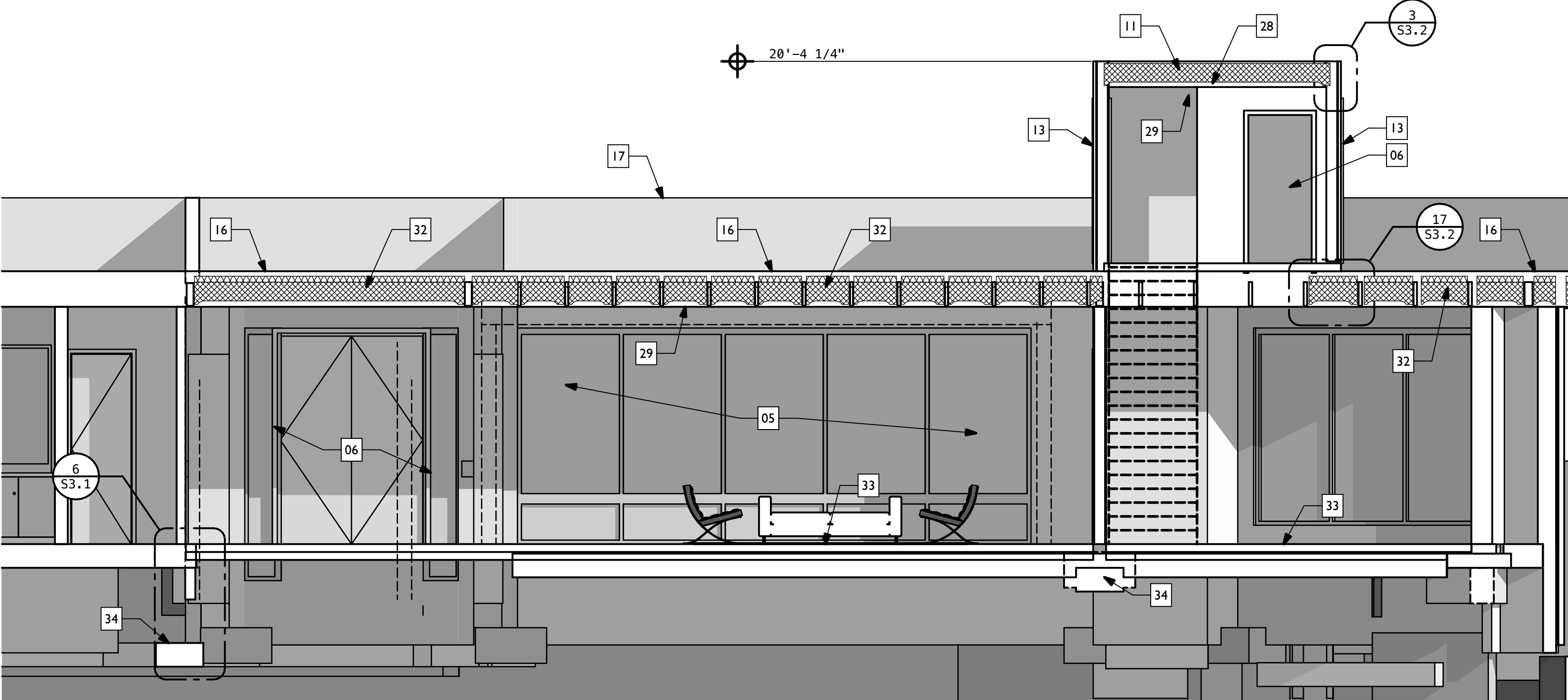
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- 3/8" PORCELAIN TILE OVER THINSET ON 1/2" CEMENT BOARD OVER 3/4" PLYWOOD GLUED & SCREWED TO JOISTS
- 27
- SHOWER PAN – SEE DETAIL A5.1
- 28
- 10" OPEN CELL SPRAY FOAM INSULATION (R-30)
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- 5/8" TYPE 'X' GYP BD CEILING
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- CONCRETE FOOTING – SEE FOUNDATION PLAN



4 SECTION - NEW SITTING AREA
SCALE: 1/4" = 1'-0"

EVALUATION REPORTS

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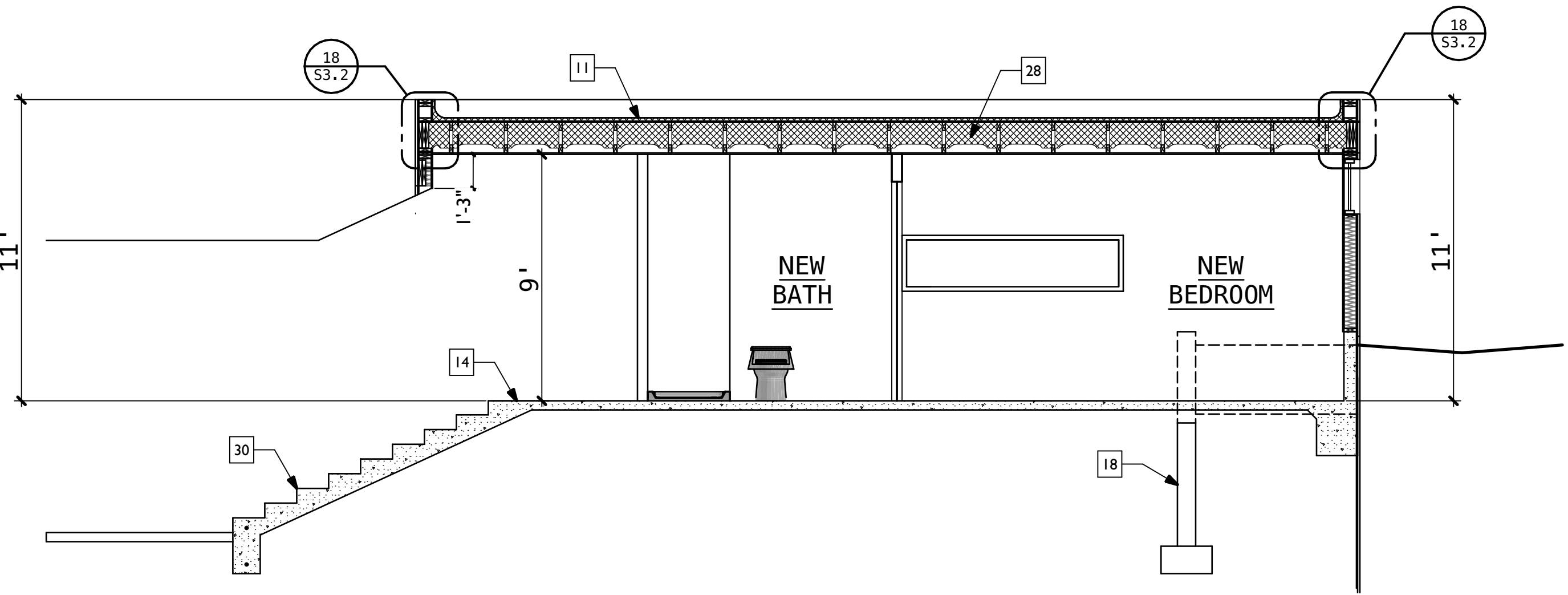
DEX-Q-TEX WEATHERWEAR ROOF DECK COVERING INSTALLED IN ACCORDANCE WITH ICC-ES EVALUATION REPORT # ESR-1757.

FENESTRATION NOTES

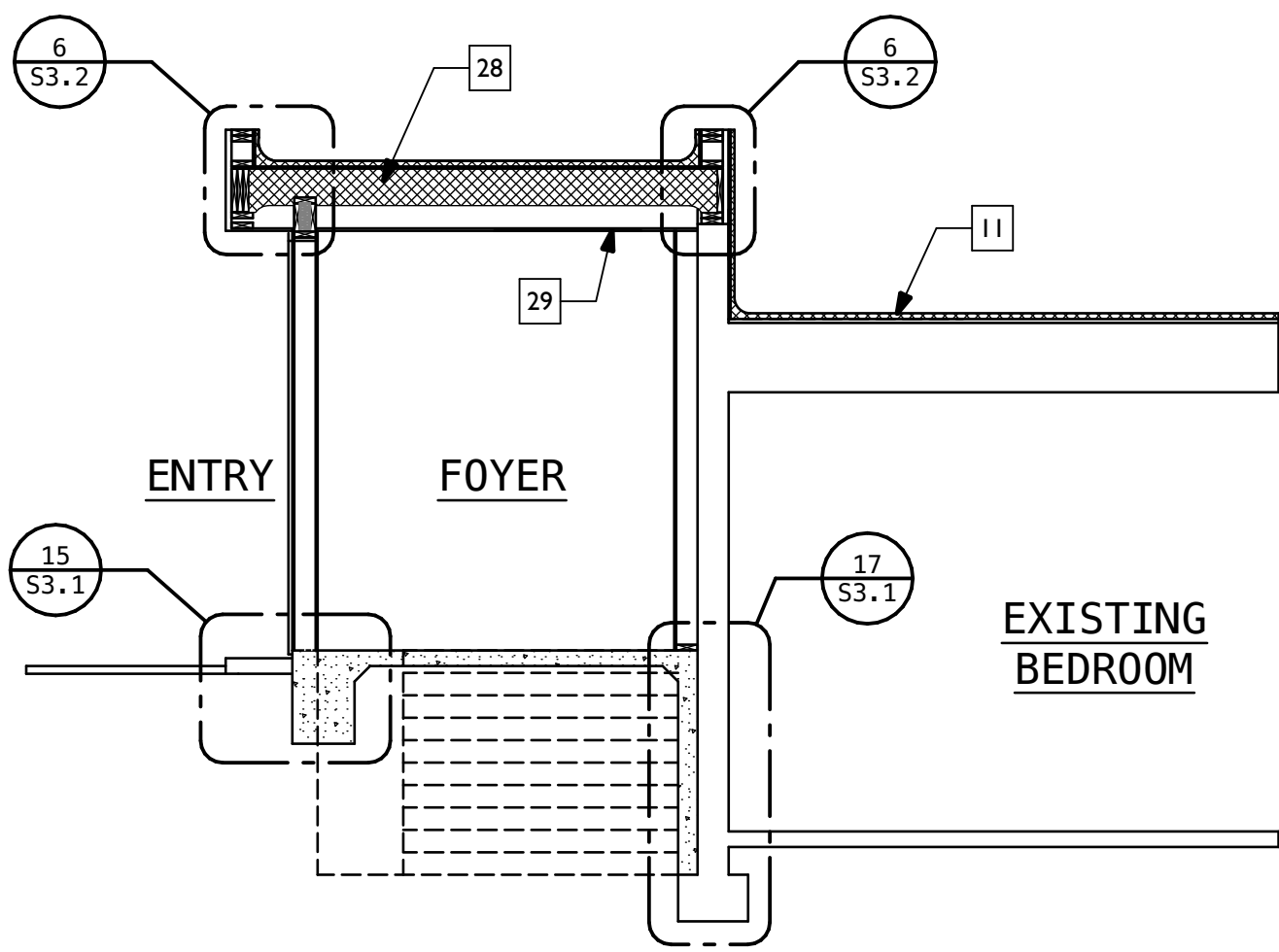
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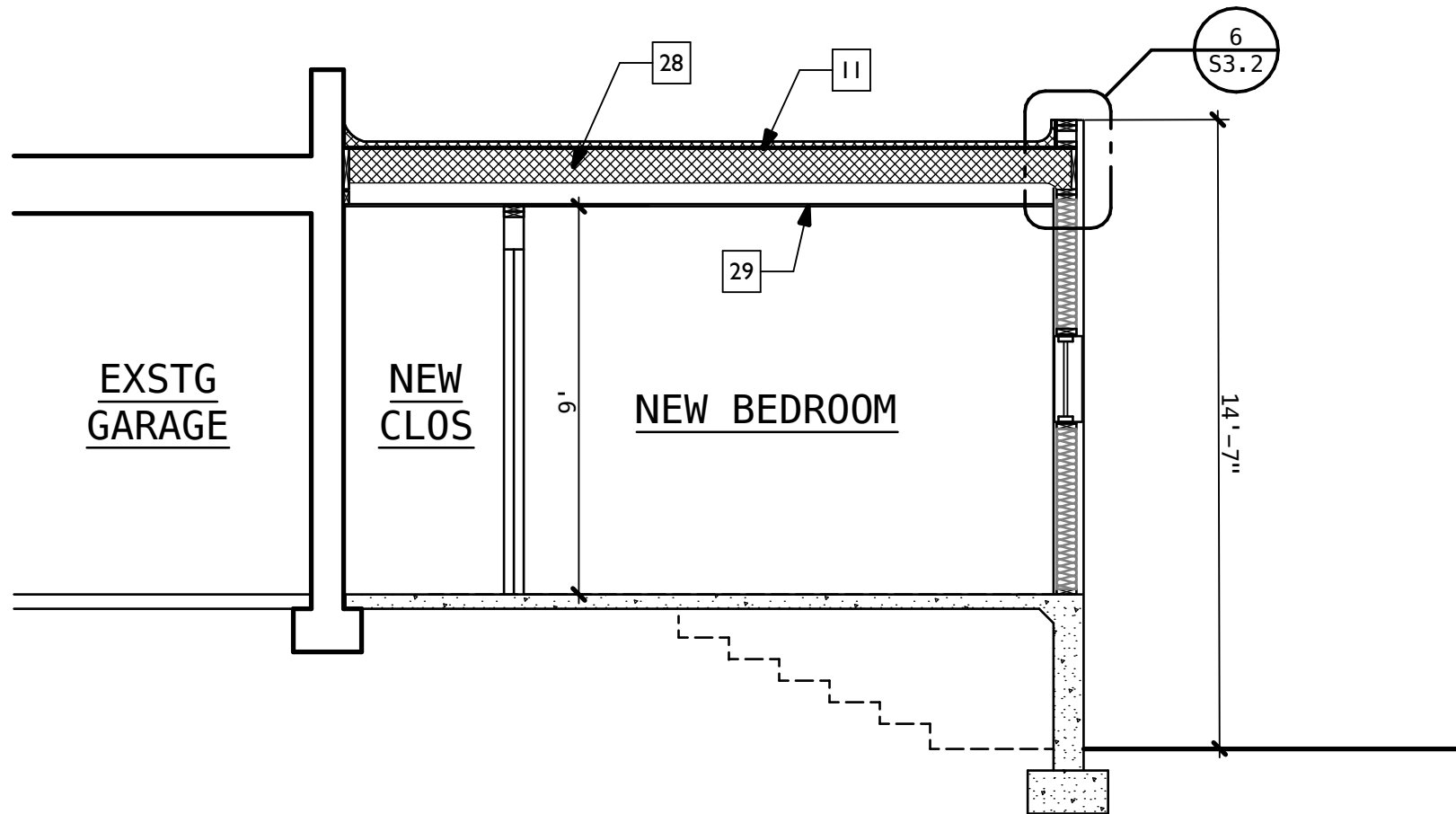
SEE SHEET A3.3 FOR COLOR SELECTIONS



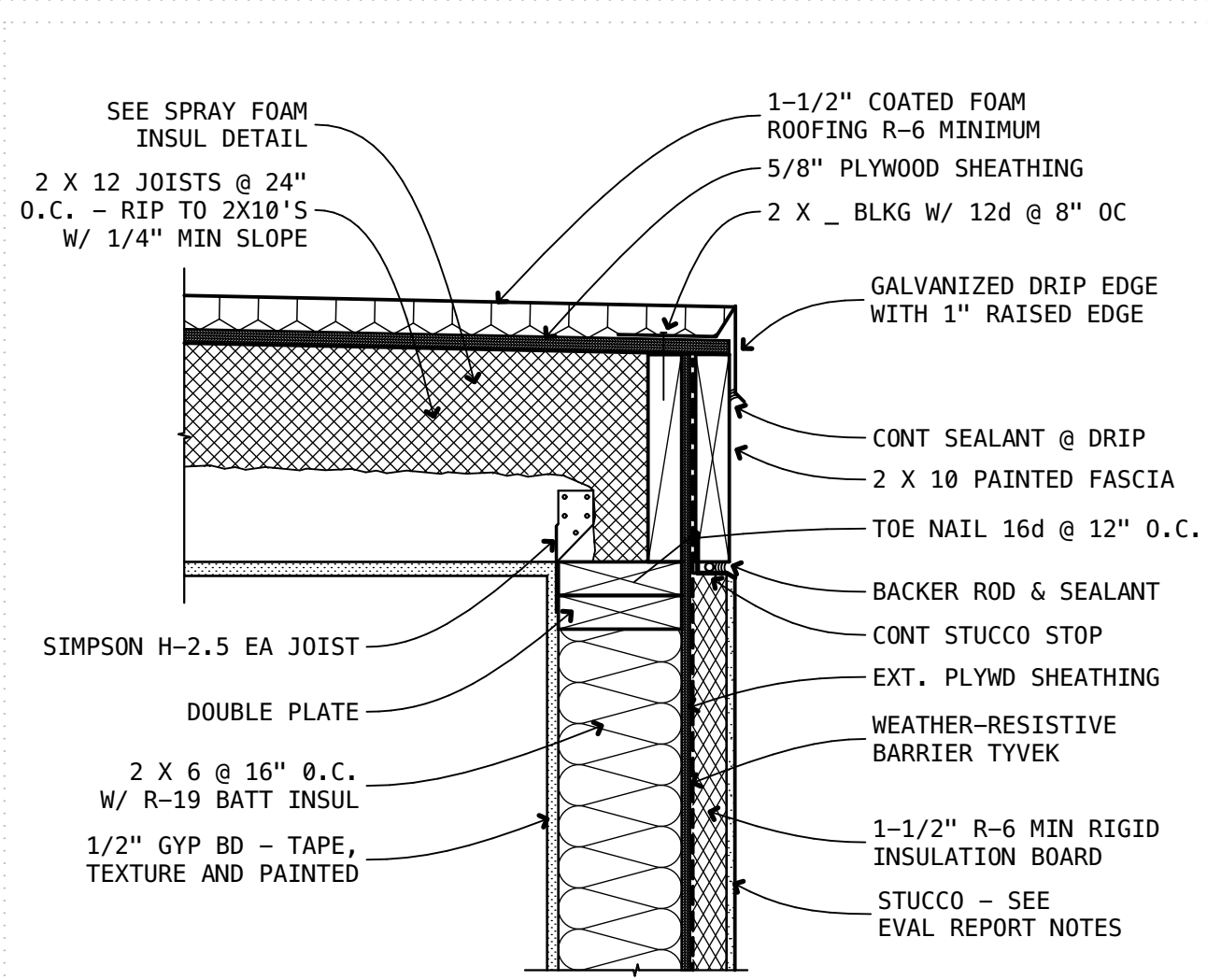
5 SECTION - GUEST SUITE
SCALE: 1/4" = 1'-0"



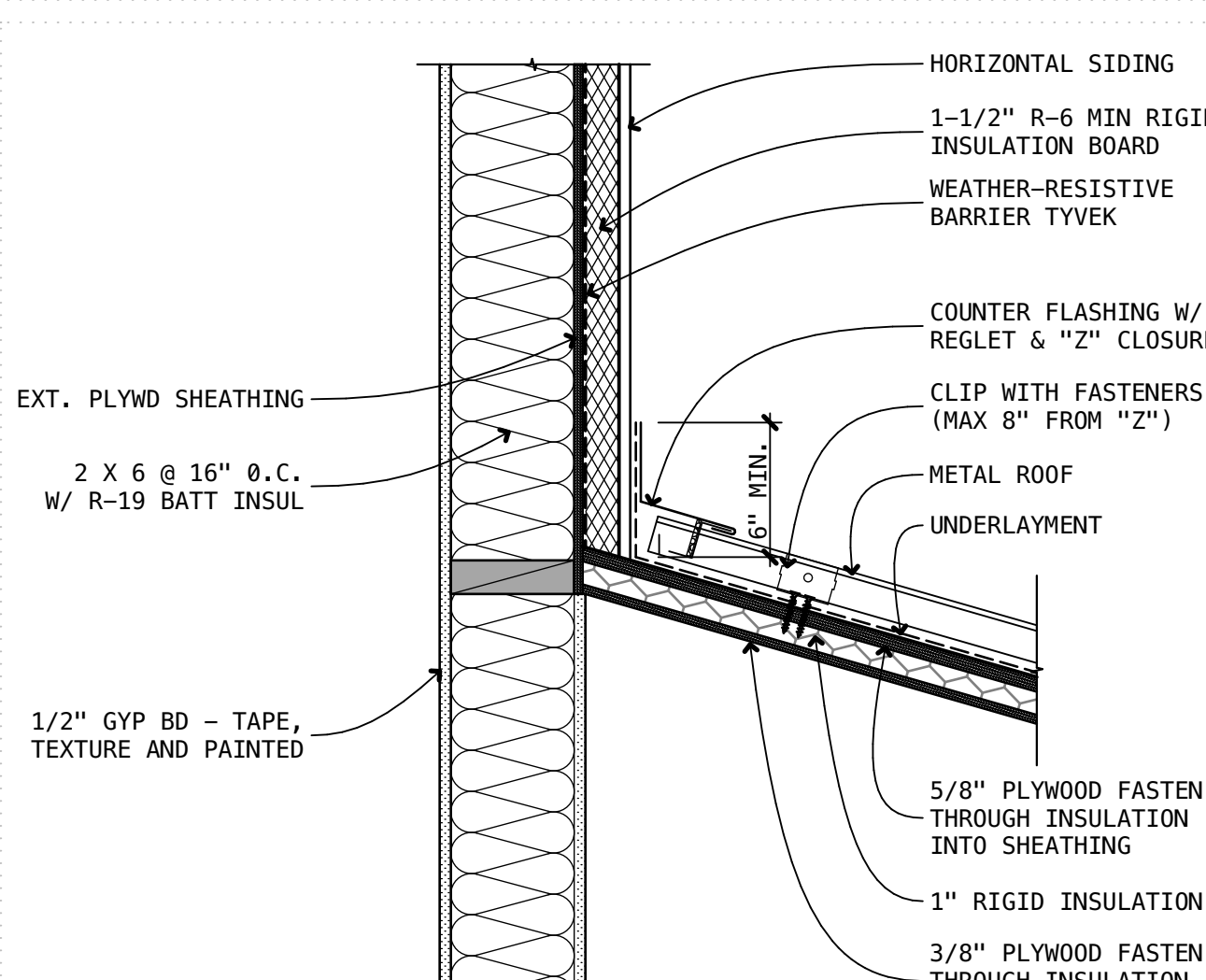
2 SECTION @ ENTRY / GUEST
SCALE: 1/4" = 1'-0"



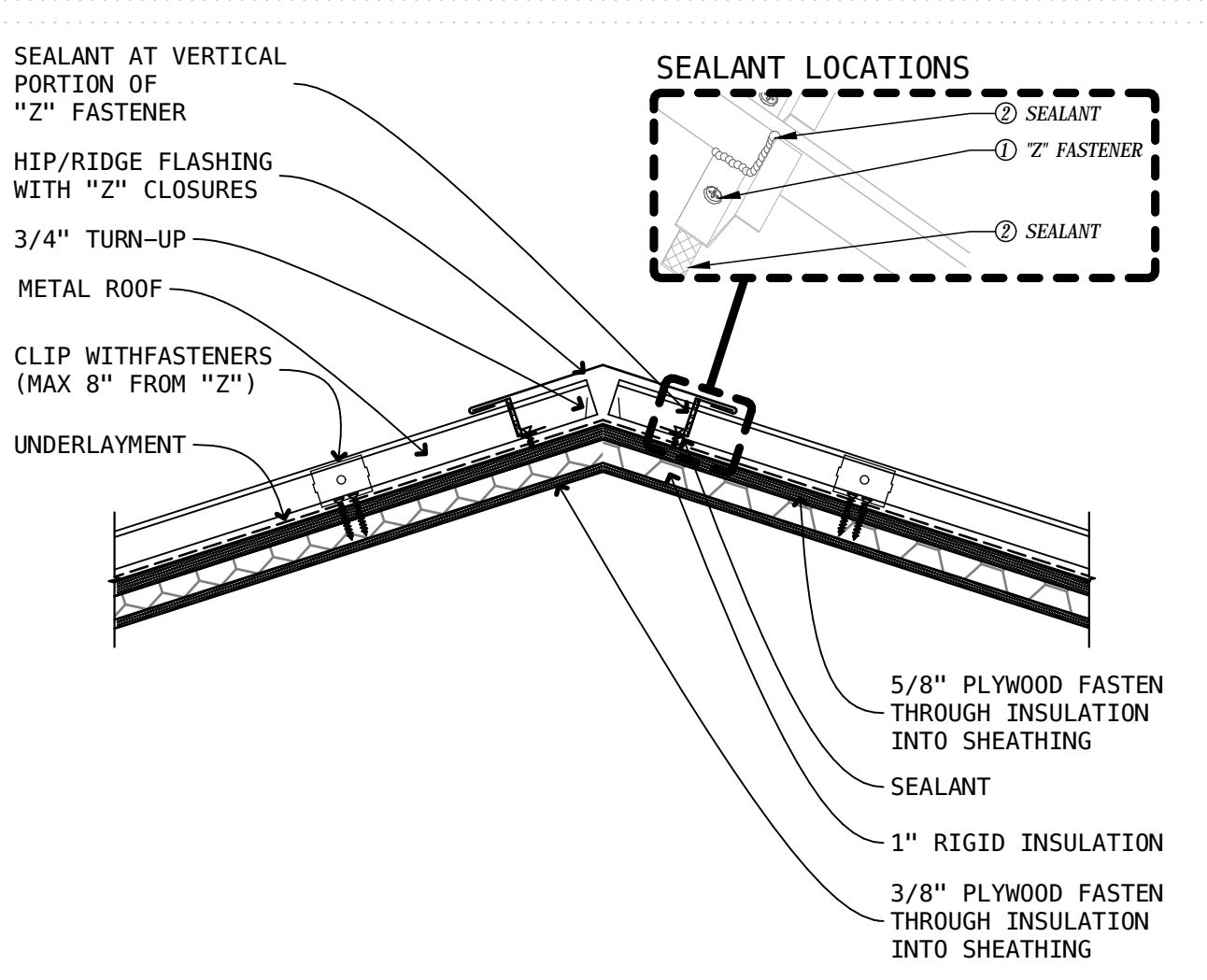
1 SECTION - BEDROOM
SCALE: 1/4" = 1'-0"



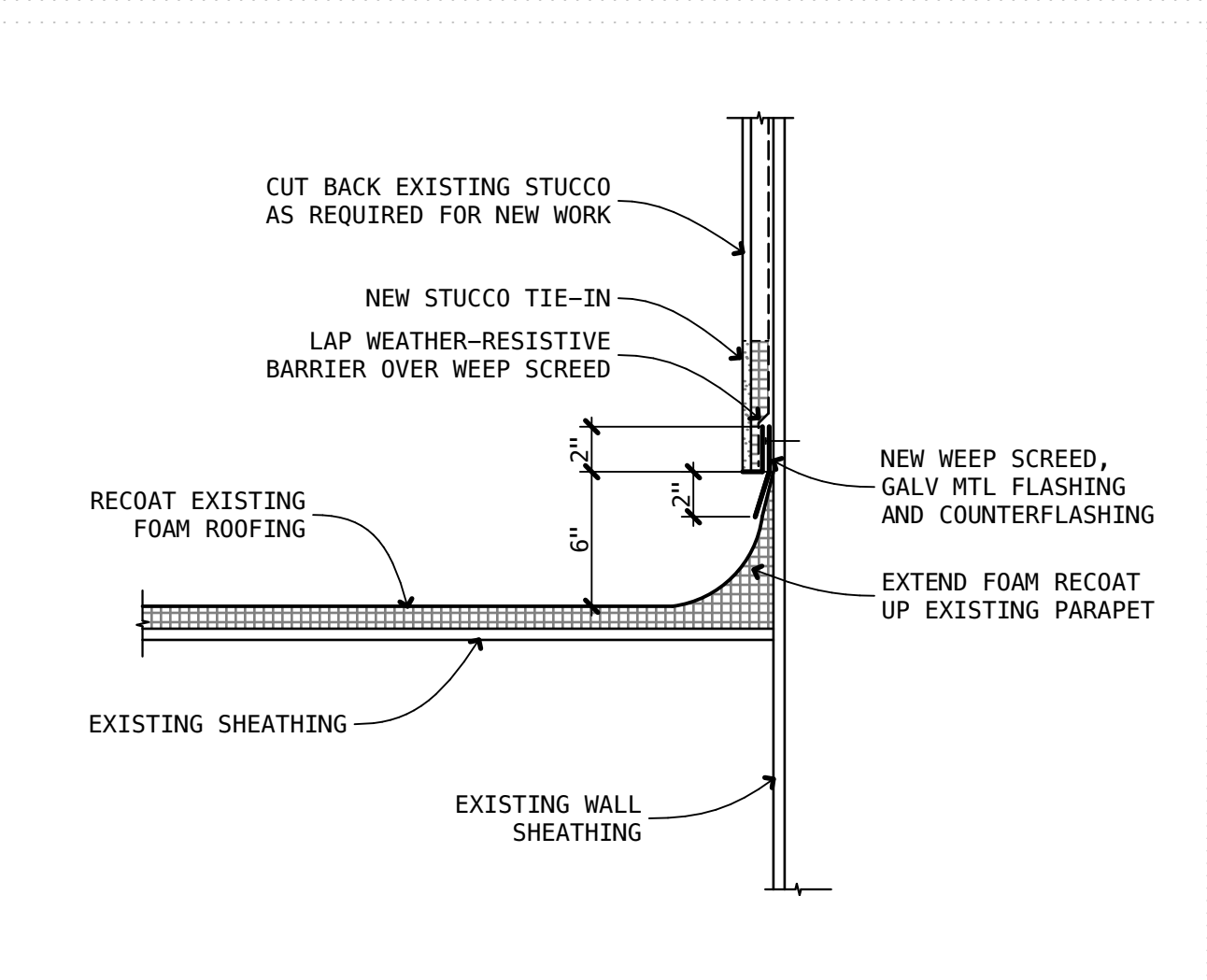
16 TYP ROOF TO WALL
SCALE: 1 1/2" = 1'-0" 0 6' 12' 18'



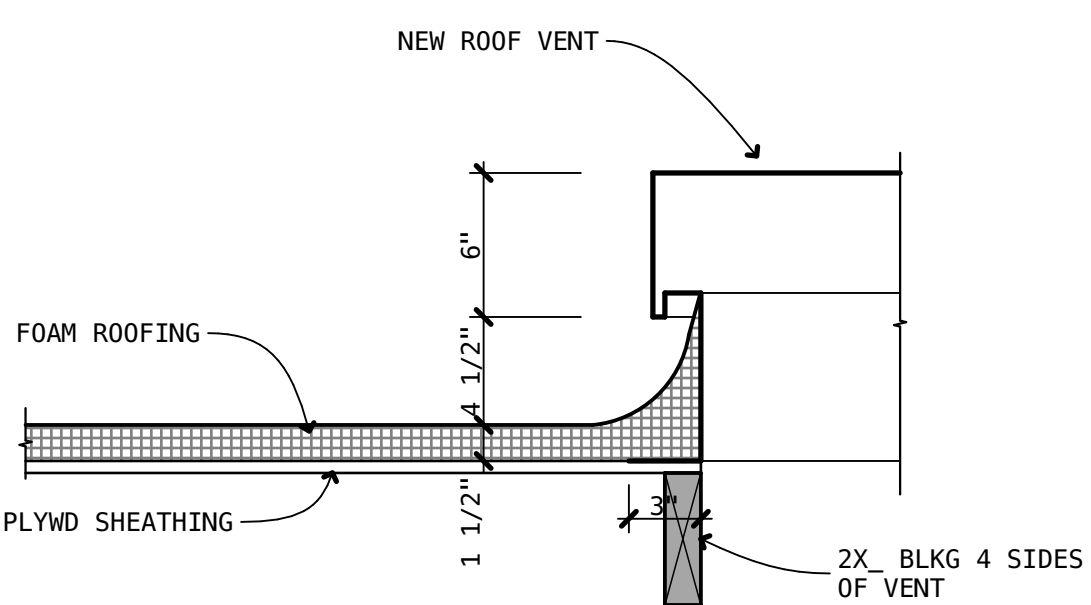
12 METAL ROOF - WALL
SCALE: 1 1/2" = 1'-0" 0 6' 12' 18'



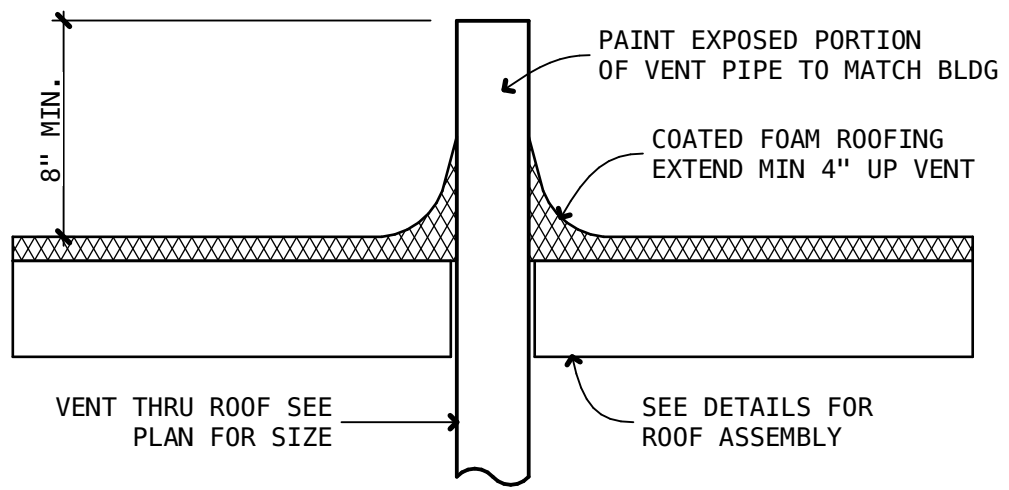
8 METAL ROOF @ EXSTG RIDGE
SCALE: 1 1/2" = 1'-0" 0 6' 12' 18'



4 FOAM ROOF TO PARAPET
SCALE: 1 1/2" = 1'-0" 0 6' 12' 18'



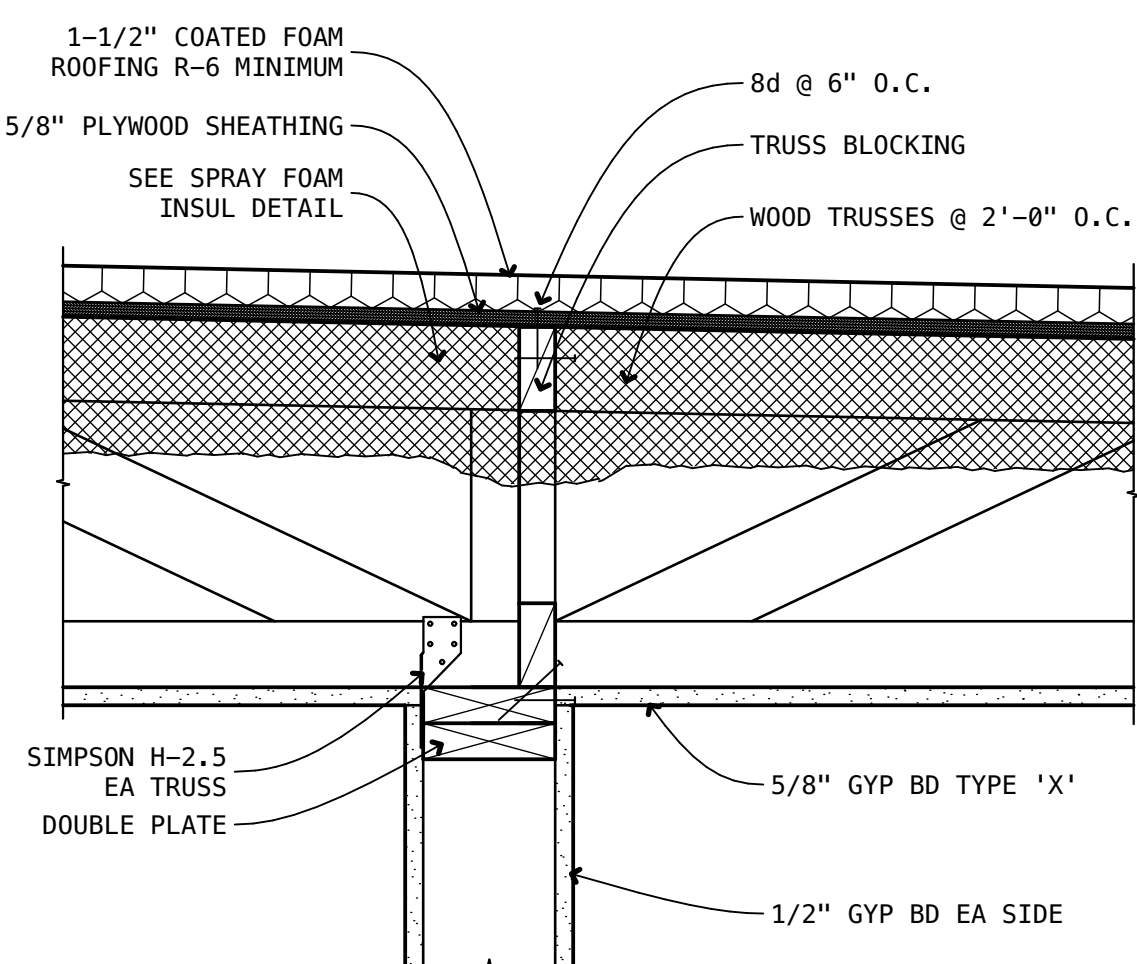
19 FOAM ROOF @ EQUIP CURB
SCALE: 1 1/2" = 1'-0" 0 6' 12' 18'



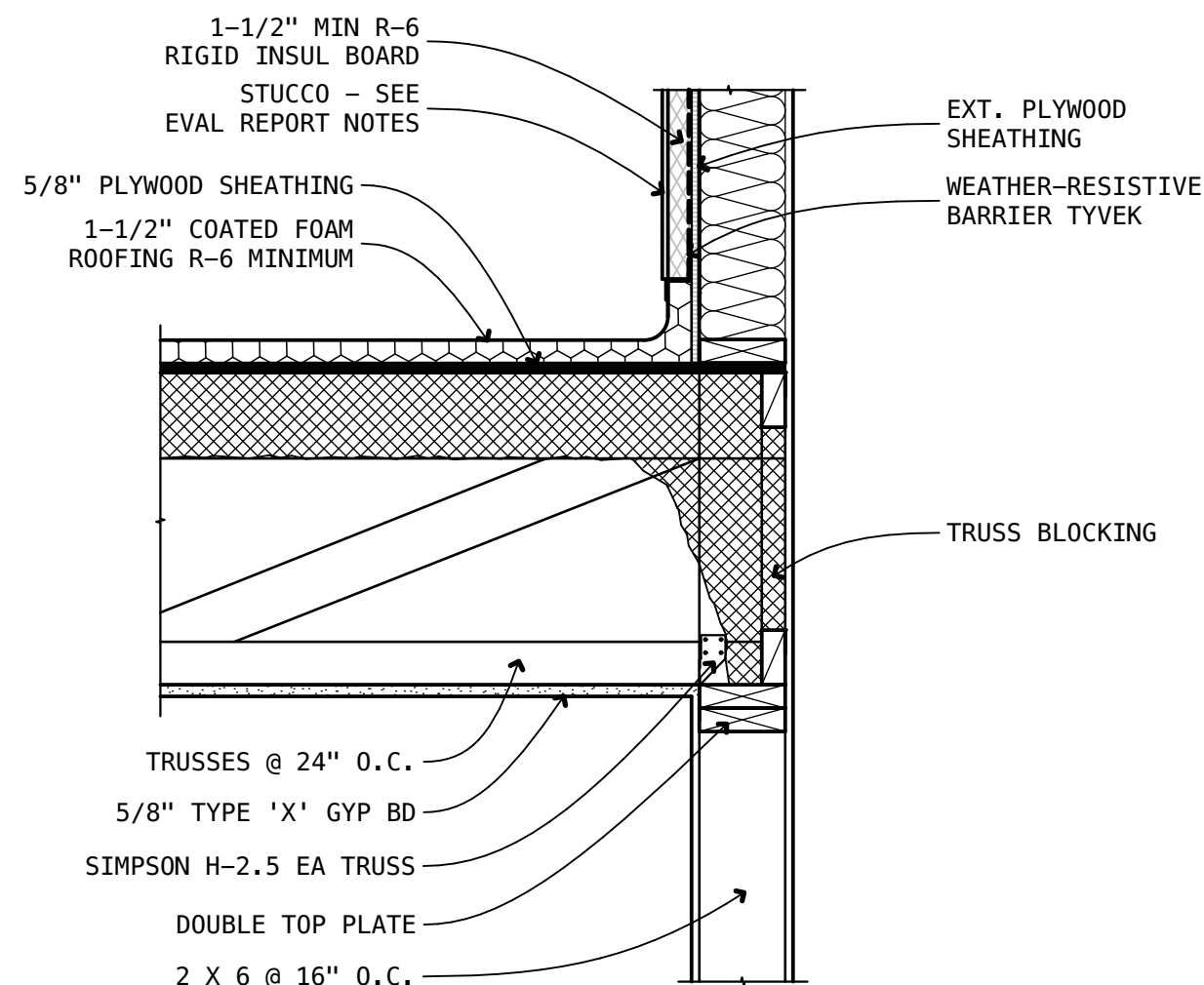
11 VENT FLASHING
SCALE: 1 1/2" = 1'-0" 0 6' 12' 18'

7 METAL ROOF - LOW EAVE
SCALE: 1 1/2" = 1'-0" 0 6' 12' 18'

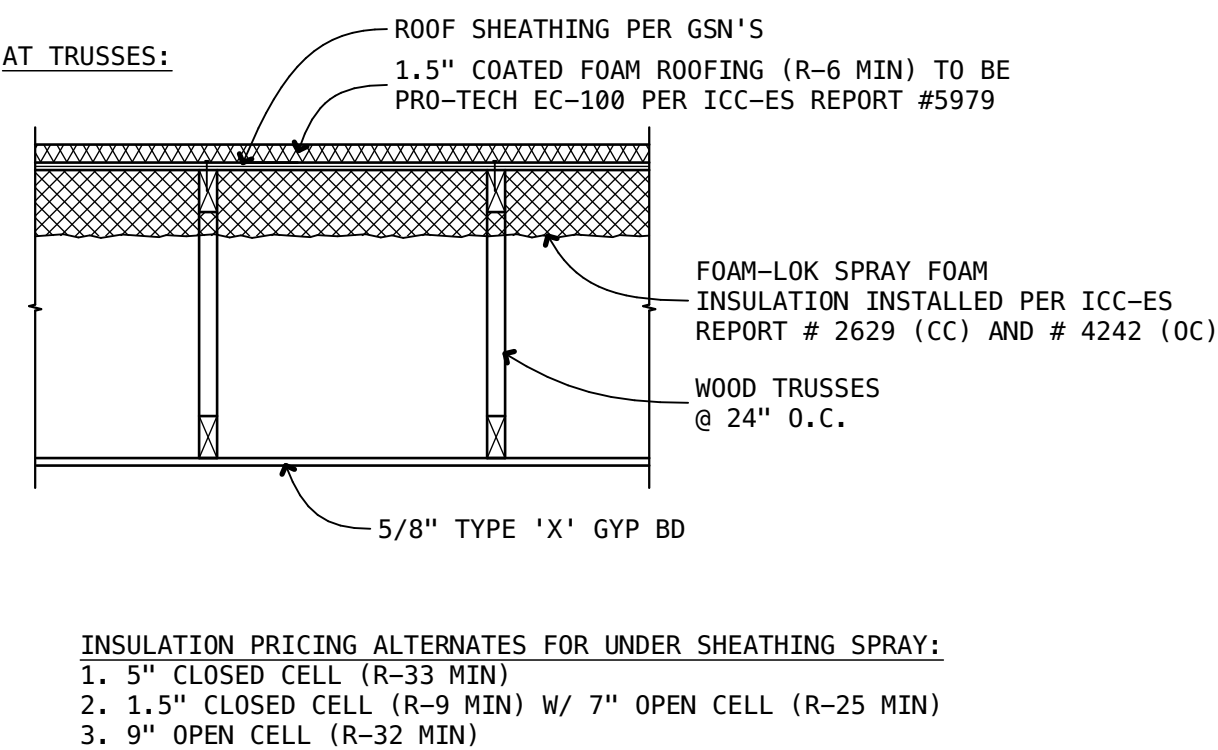
5 WALK DECK TO PARAPET
SCALE: 1 1/2" = 1'-0" 0 6' 12' 18'



18 TRUSS @ INT BEARING
SCALE: 1 1/2" = 1'-0" 0 6' 12' 18'



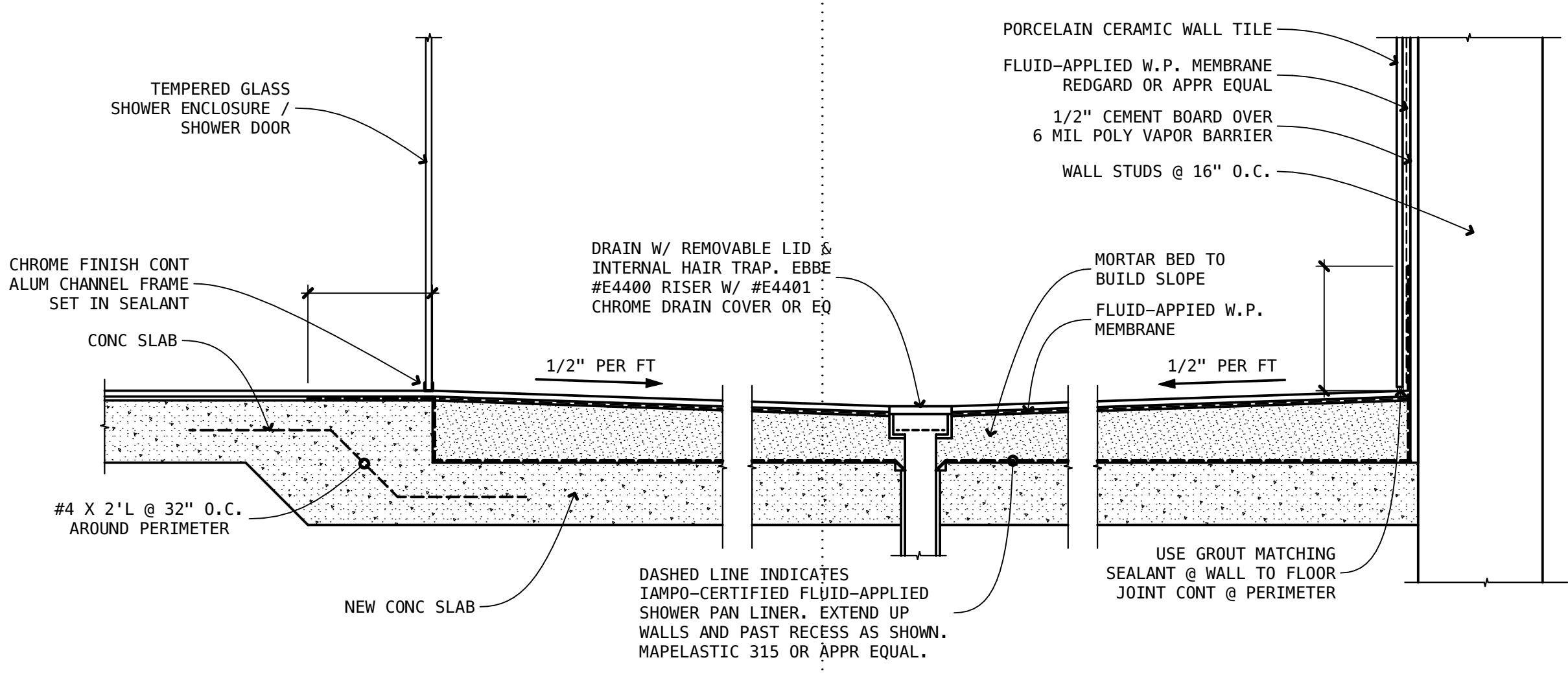
14 TRUSS TO EXT WALL
SCALE: 1" = 1'-0" 0 6' 12' 18'



10 ROOF INSULATION
SCALE: 3/4" = 1'-0" 0 6' 12' 18'

6 METAL ROOF - HI EAVE
SCALE: 1 1/2" = 1'-0" 0 6' 12' 18'

2 ROOF DRAINS
SCALE: 1 1/2" = 1'-0" 0 6' 12' 18'

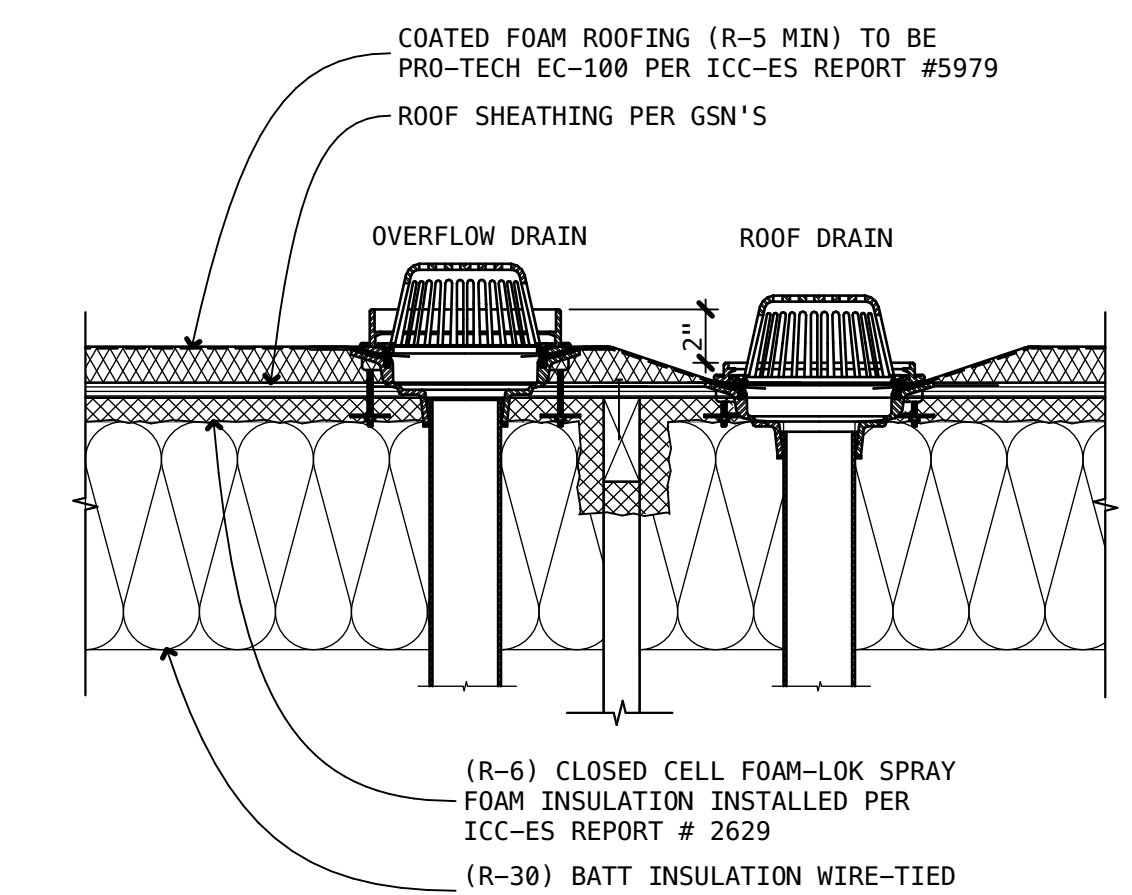


17 SHOWER PAN
SCALE: 1 1/2" = 1'-0" 0 6' 12' 18'

9 WALK DECK TO MTL ROOF
SCALE: 1 1/2" = 1'-0" 0 6' 12' 18'

5 FOAM ROOF TO MTL ROOF
SCALE: 1 1/2" = 1'-0" 0 6' 12' 18'

1 ROOF DRAINS
SCALE: 1 1/2" = 1'-0" 0 6' 12' 18'



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WALL INSUL R-13 - FOR STUD FRAMED WALLS

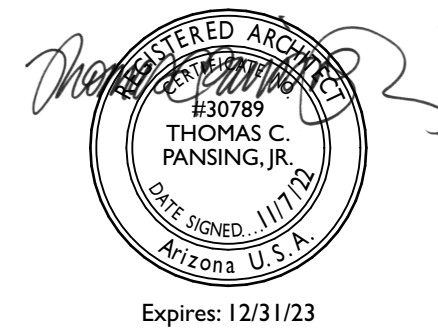
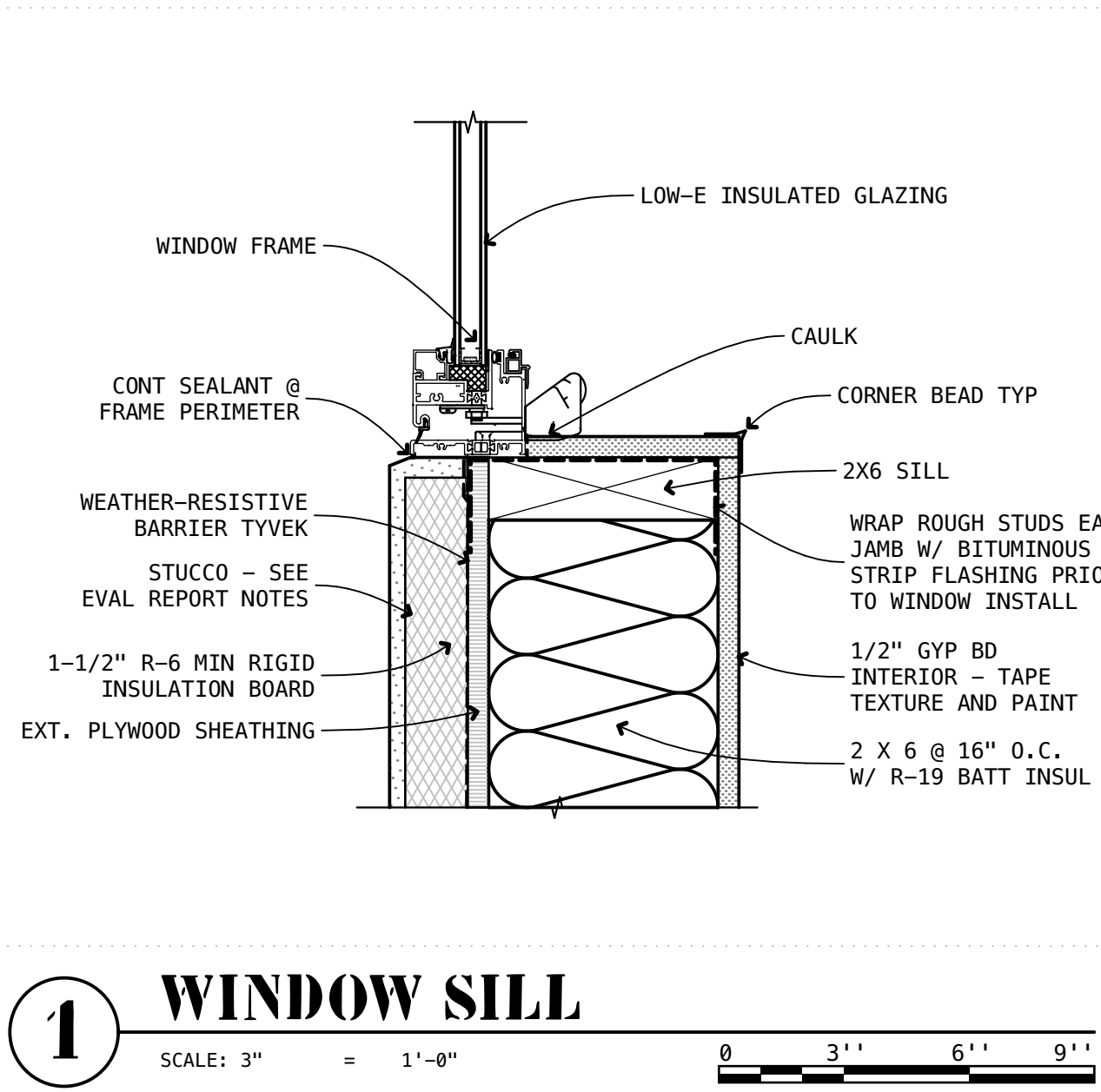
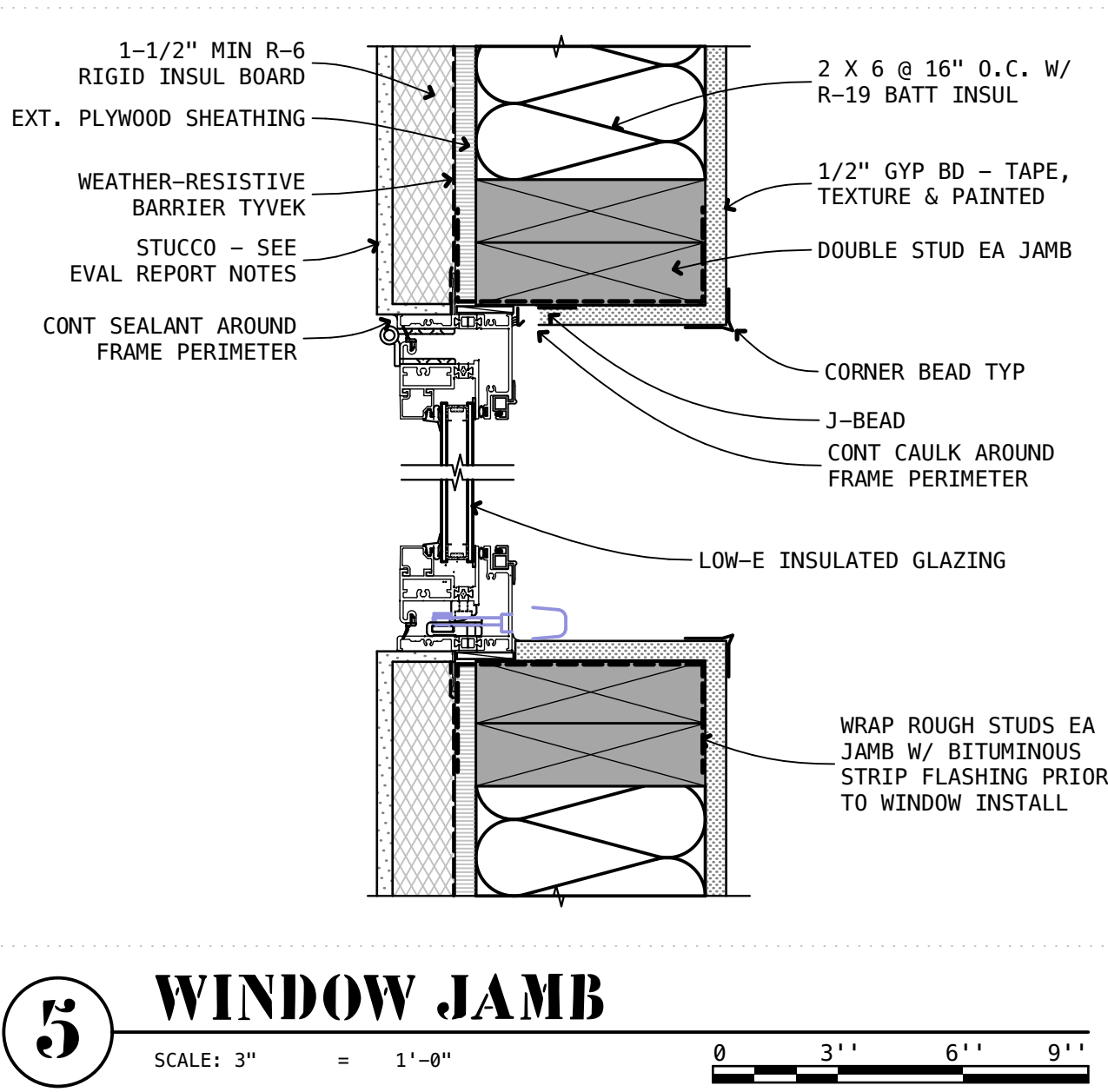
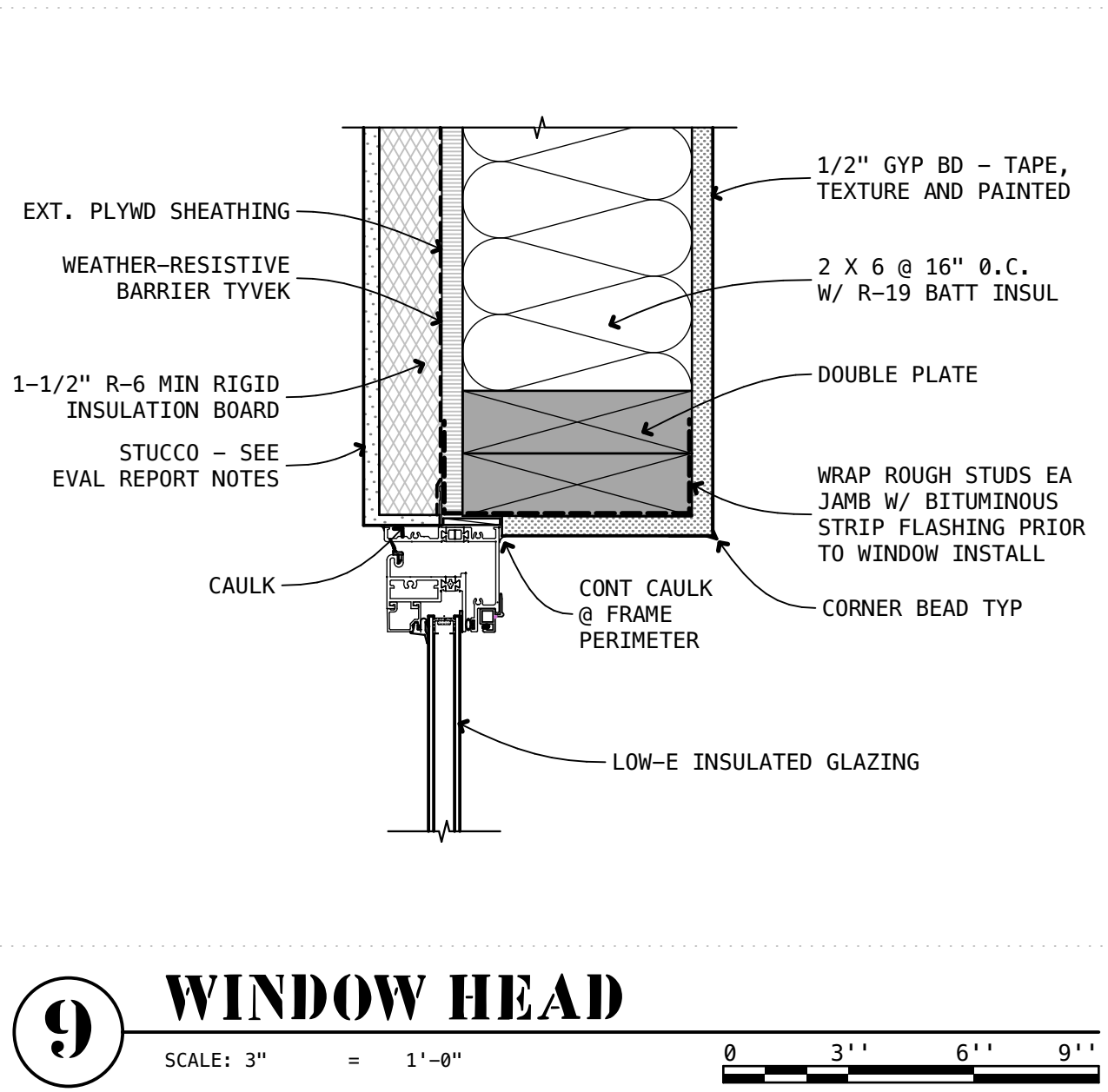
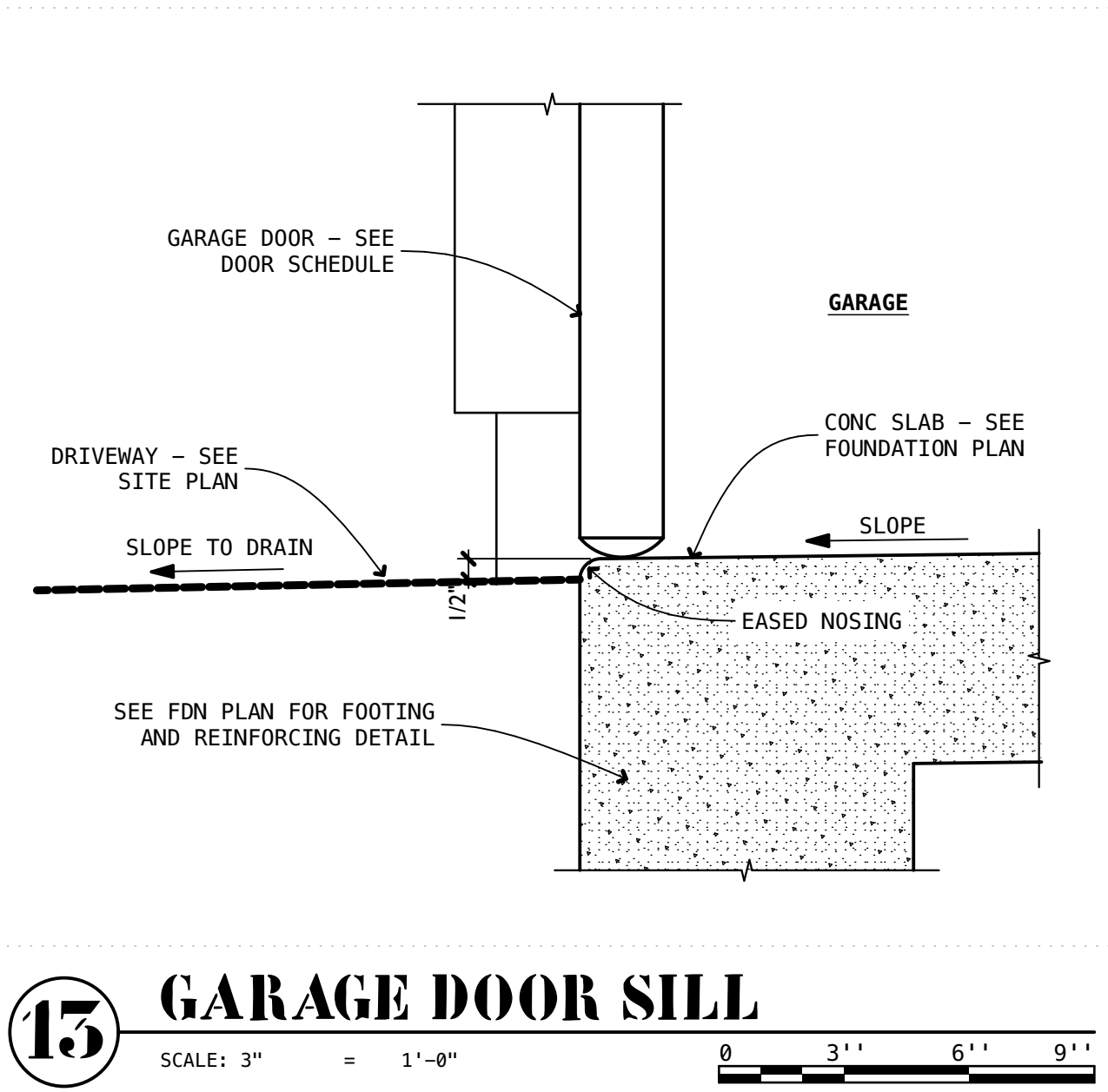
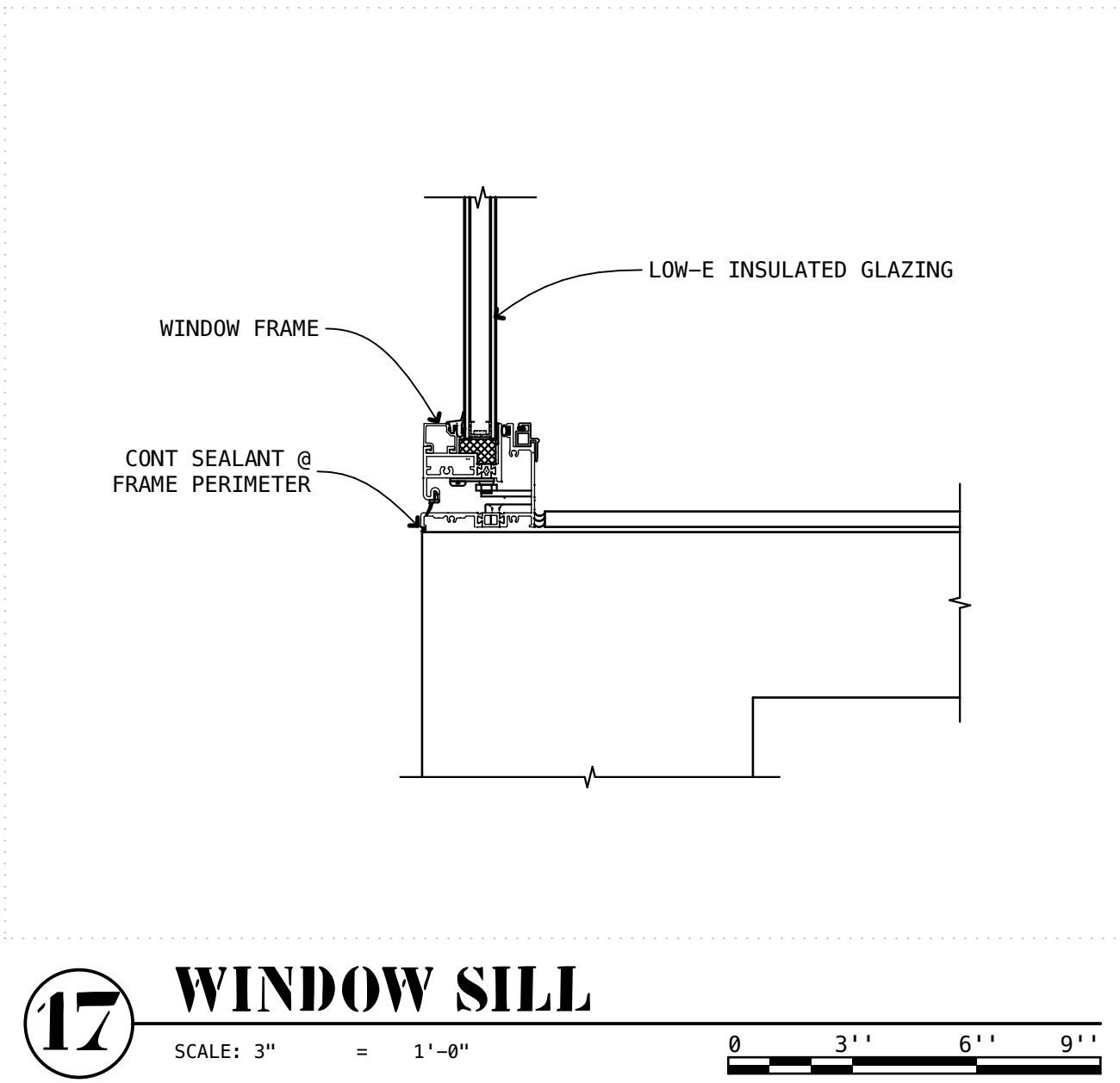
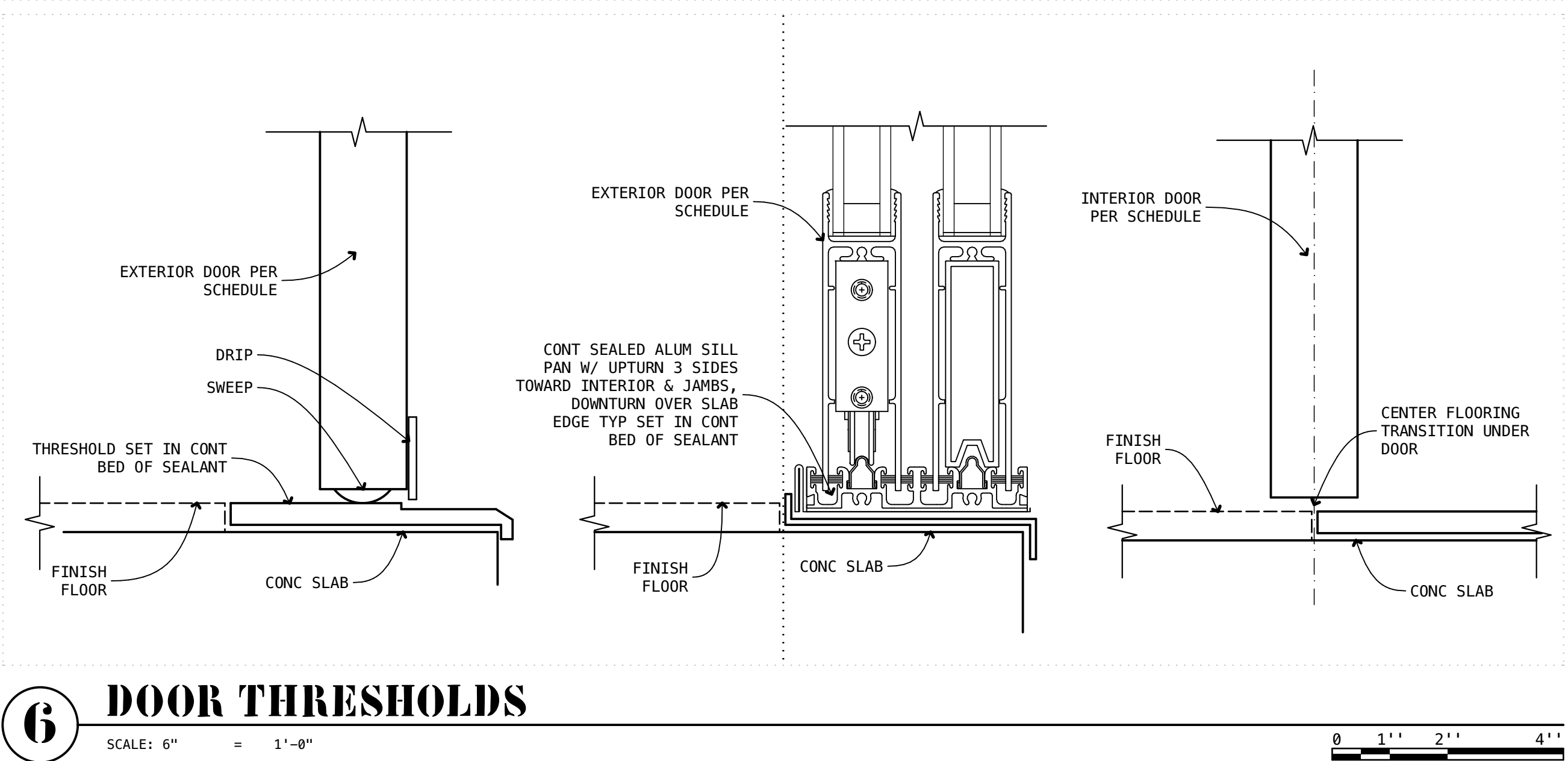
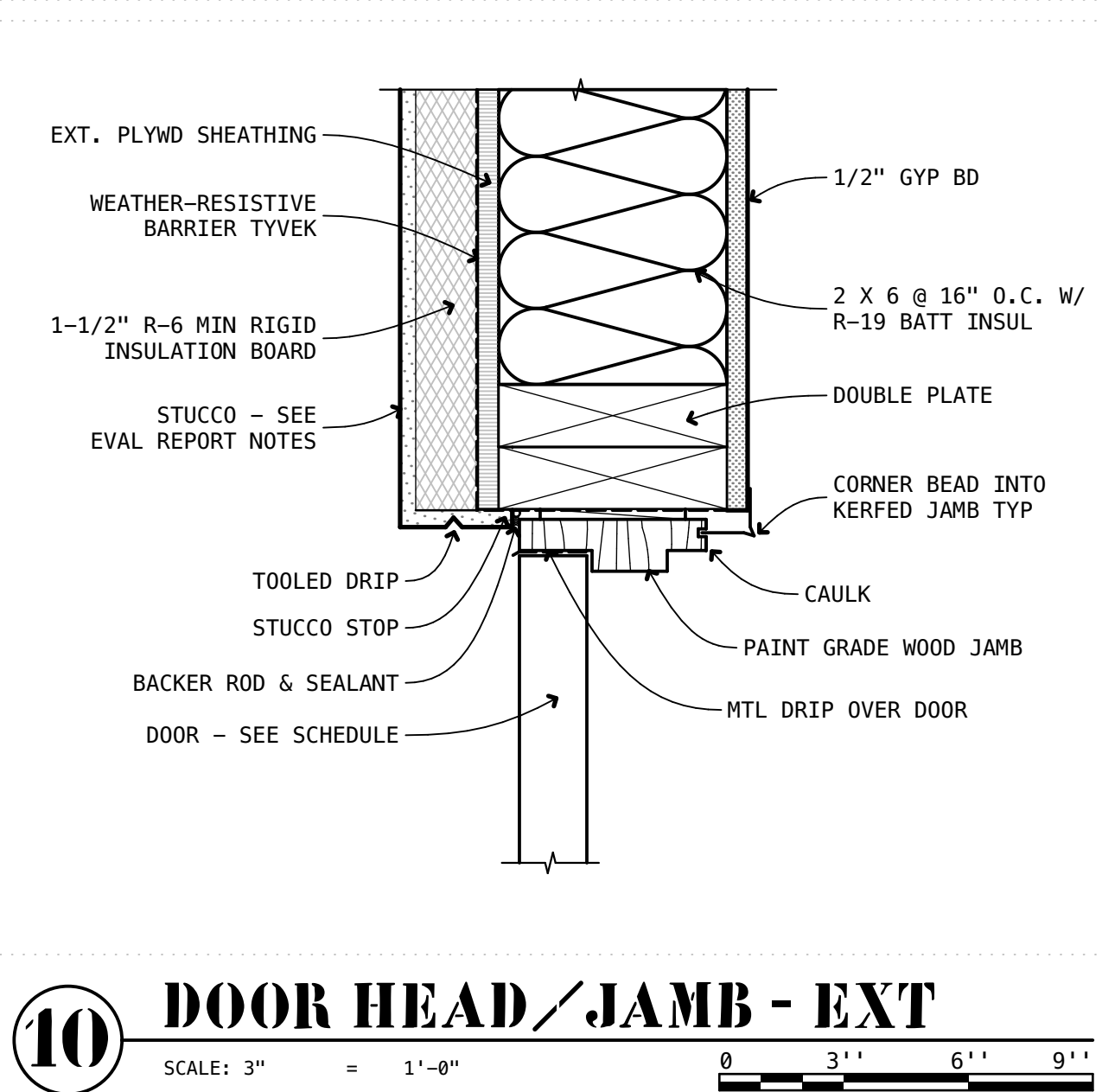
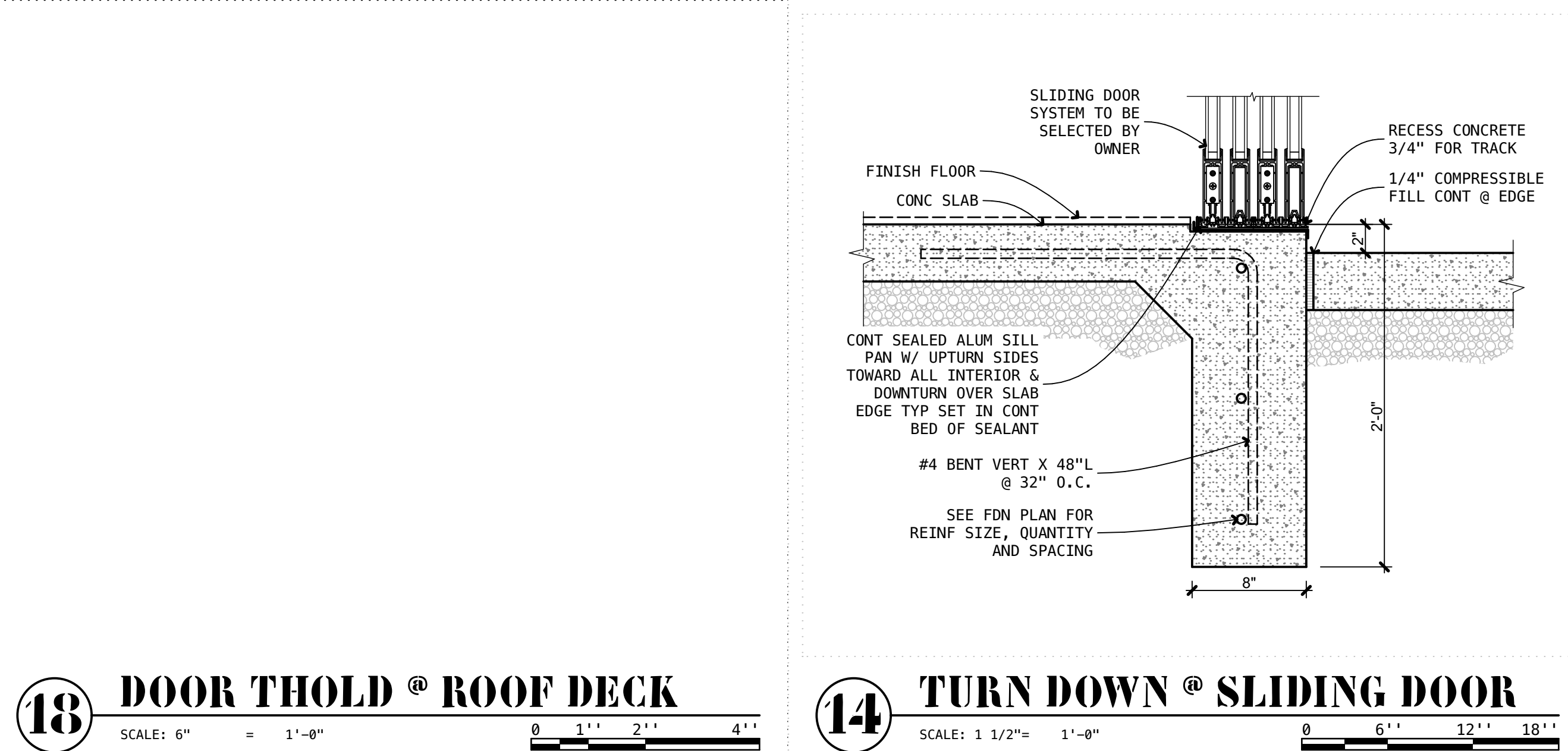
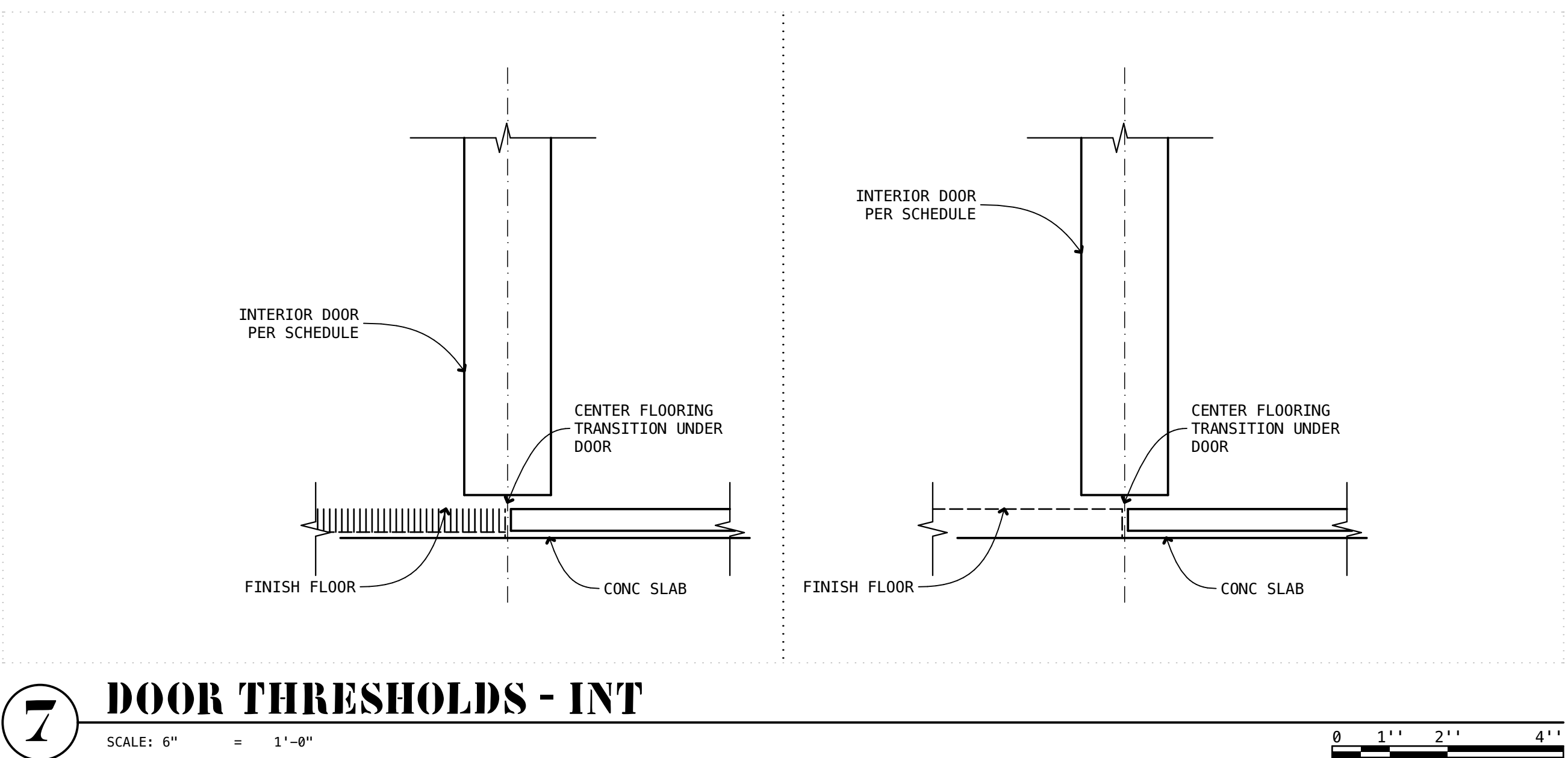
EMERGENCY EGRESS

EMERGENCY EGRESS IRC CODE SECTION R310.1.1: MINIMUM WINDOW EGRESS REQUIREMENTS

- BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A WILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF.
- MINIMUM OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
- MINIMUM OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.
- OPERATIONAL CONSTRAINTS: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

DOOR							DOOR AND FRAME SCHEDULE										FIRE RATING	HARDWARE		NOTES
MARK	SIZE			MATL	EL	GLZ	LOUVER		FRAME			DETAIL			SET NO	KEYSIDE RM NO				
	W	HT	THK				W	HT	MATL	EL	GLZ	HEAD	JAMB	SILL						
---	6'	8'																		
1	6'	8'-9 1/2"																		
2	2'-6"	8'																		
3	12'	8'-1 1/2"																		
4	2'-6"	8'																		
5	3'	8'																		
6	2'-6"	8'																		
7	3'	7'																		
8	2'-8"	7'																		
9	2'-6"	8'																		
9	5'	8'																		
10	2'-8"	8'																		
11	2'-8"	8'																		
12	3'	8'																		
13	2'-8"	6'-8"																		
14	2'-8"	6'-8"																		
15	2'-8"	6'-8"																		

WINDOW SCHEDULE					
MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
A	1'-4 1/2"	10'-6"	---	05 Aluminum Plain	
A	4"	3'	---	05 Aluminum Plain	
A	21'-6 1/2"	1'-9 3/4"	---	05 Aluminum Plain	Fixed-Transom
B	21'-6 1/2"	7'	---	05 Aluminum Plain	Fixed
C	10'-11 1/2"	8'-2"	---	05 Aluminum Plain	Fixed
D1	8'	2'	---	05 Aluminum Plain	
D2	8'	2'	---	05 Aluminum Plain	
E	8'	2'	---	05 Aluminum Plain	
F	8'-11"	2'	---	05 Aluminum Plain	



NAILING SCHEDULE

TABLE R602.3(1) FASTENING SCHEDULE				
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS ^{a, b}	SPACING AND LOCATION	
Roof				
1	Blocking between ceiling joists or rafters to top plate	4-dbd box (2 1/2" x 0.135") or 3-6d common (2 1/2" x 0.135") or 3-10d box (2" x 0.128") or 3-3" x 0.131" nails	Toe nail	
2	Ceiling joists to top plate	4-dbd box (2 1/2" x 0.135") or 3-6d common (2 1/2" x 0.135") or 3-10d box (2" x 0.128") or 3-3" x 0.131" nails	Per joist, toe nail	
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R602.3.2 and Table R602.3.2)	4-10d box (2" x 0.128") or 3-16d common (2 1/2" x 0.148") or 4-3" x 0.131" nails	Face nail	
4	Ceiling joist attached to parallel rafter (see joint) (see Section R602.3.2 and Table R602.3.2)	Table R602.3.2	Face nail	
5	Collar tie to rafter, face nail or 1 1/2" x 20 gal. edge strap to rafter	4-10d box (2" x 0.128") or 3-10d common (2 1/2" x 0.148") or 4-3" x 0.131" nails	Face nail each rafter	
6	Rafter or roof truss to plate	3-16d box nails (2 1/2" x 0.135") or 3-10d common (2 1/2" x 0.148") or 3-10d box (2" x 0.128") or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss	
7	Roof rafter to ridge, valley or hip rafter or roof rafter to minimum 2" ridge beam	4-16d (2 1/2" x 0.135") or 3-10d common (2" x 0.148") or 4-10d box (2" x 0.128") or 4-3" x 0.131" nails	Toe nail	
		3-16d box (3 1/2" x 0.135") or 2-16d common (2 1/2" x 0.162") or 3-10d box (2" x 0.128") or 3-3" x 0.131" nails	End nail	
Wall				
8	Stud to stud (not at braced wall panels)	16d common (2 1/2" x 0.162") 10d box (3" x 0.128") or 3" x 0.131" nails	24" o.c. face nail 16" o.c. face nail	
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (2 1/2" x 0.135") or 3" x 0.131" nails 16d common (2 1/2" x 0.162")	12" o.c. face nail 16" o.c. face nail	
10	Built-up header (2" to 2" header with 1/2" space)	16d box (2 1/2" x 0.135") 5-6d box (2 1/2" x 0.135") or 4-6d common (2 1/2" x 0.131") or 4-10d box (2" x 0.128")	16" o.c. each edge face nail 12" o.c. each edge face nail	
11	Continuous header to stud	16d common (2 1/2" x 0.128")	Toe nail	
12	Top plate to top plate	16d common (2 1/2" x 0.162") 10d box (3" x 0.128") or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail	
13	Double top plate splice	8-16d common (2 1/2" x 0.162") or 12-16d box (2 1/2" x 0.135") or 12-16d box (2" x 0.128") or 12-3" x 0.131" nails 16d common (2 1/2" x 0.162")	Face nail on each side of end joint (minimum 2d ¹ lap unless length each side of end joint)	
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d box (2 1/2" x 0.135") or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail	
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (2 1/2" x 0.135") or 2-16d common (2 1/2" x 0.162") or 4-3" x 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail	
16	Top or bottom plate to stud	4-6d box (2 1/2" x 0.135") or 3-16d box (2 1/2" x 0.135") or 4-6d common (2 1/2" x 0.131") or 4-10d box (2" x 0.128") or 4-3" x 0.131" nails	Toe nail	
		3-16d box (2 1/2" x 0.135") or 2-16d common (2 1/2" x 0.162") or 3-10d box (2" x 0.128") or 3-3" x 0.131" nails	End nail	
17	Top plates, laps at corners and intersections	3-10d box (2" x 0.128") or 2-16d common (2 1/2" x 0.162") or 3-3" x 0.131" nails	Face nail	
18	1" brace to each stud and plate	3-16d box (2 1/2" x 0.135") or 2-6d common (2 1/2" x 0.131") or 2-10d box (2" x 0.128") or 2 staples 1 1/2"	Face nail	
19	1" x 6" sheathing to each bearing	3-16d box (2 1/2" x 0.135") or 2-6d common (2 1/2" x 0.131") or 2-10d box (2" x 0.128") or 2 staples, 1" crown, 16 ga., 1 1/2" long	Face nail	
20	1" x 8" and wider sheathing to each bearing	3-16d box (2 1/2" x 0.135") or 2-6d common (2 1/2" x 0.131") or 3-10d box (2" x 0.128") or 4 staples, 1" crown, 16 ga., 1 1/2" long Wider than 1" x 8"	Face nail	
Floor				
21	Joist to sill, top plate or girder	4-6d box (2 1/2" x 0.135") or 3-6d common (2 1/2" x 0.131") or 3-10d box (2" x 0.128") or 3-3" x 0.131" nails 8d box (2 1/2" x 0.135")	Toe nail	
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d common (2 1/2" x 0.135") or 10d box (3" x 0.128") or 3" x 0.131" nails	4" o.c. toe nail 6" o.c. toe nail	
23	1" x 6" subfloor or less to each joist	3-16d box (2 1/2" x 0.135") or 2-6d common (2 1/2" x 0.131") or 3-10d box (2" x 0.128") or 2 staples, 1" crown, 16 ga., 1 1/2" long	Face nail	
24	2" subfloor to joist or girder	3-16d box (2 1/2" x 0.135") or 2-16d common (2 1/2" x 0.162")	Blind and face nail	
25	2" planks (panels & beam—floor & roof)	3-16d box (2 1/2" x 0.135") or 2-16d common (2 1/2" x 0.162")	At each bearing, face nail	
26	Band or rim joist to joist	3-16d common (2 1/2" x 0.148") or 4-10d box (2" x 0.128") or 4-3" x 0.131" nails, 1 1/2" crown	End nail	
		20d common (4" x 0.162") or 10d box (3" x 0.128") or 3" x 0.131" nails	Nail each layer as follows: 32" o.c. at top and bottom and staggered; 24" o.c. face nail at top and bottom staggered on opposite sides	
27	Built-up girders and beams, 2-inch lumber joists	Any 2-20d common (4" x 0.162") or 3-10d box (2" x 0.128") or 3-3" x 0.131" nails	Face nail at ends and at each splice	
28	Ledger strip supporting joists or rafters	4-16d box (2 1/2" x 0.135") or 3-16d common (2 1/2" x 0.162") or 4-10d box (2" x 0.128") or 4-3" x 0.131" nails	At each joist or rafter, face nail	
29	Bridging or blocking to joist	2-10d box (3" x 0.128") or 2-6d common (2 1/2" x 0.131") or 2-3" x 0.131" nails	Each end, toe nail	
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS ^{a, b, c}	SPACING OF FASTENERS	
			Edges (Edges) ^d	Intermediate supports ^e (Ends)
Wood structural panels, soffit, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(2) for wood structural panel exterior wall sheathing to wall framing]				
30	1/2" or 1/2" sheathing	6d common (2" x 0.135") nail (soffit, roof) or 8d common (2 1/2" x 0.131") nail (soffit, roof) or R602-01 (2 1/2" x 0.131") nail (soffit, roof)	6	12"
31	1/2" or 1" sheathing	16d common (2 1/2" x 0.148") or R602-01 (2 1/2" x 0.131") nail (soffit, roof) or R602-01 (2 1/2" x 0.131") nail (soffit, roof)	6	12"
32	1/2" or 1/2" sheathing	16d common (2 1/2" x 0.148") or R602-01 (2 1/2" x 0.131") nail (soffit, roof) or R602-01 (2 1/2" x 0.131") nail (soffit, roof)	6	12"
Other wall sheathing ^f				
33	1/2" structural cellularboard sheathing	1 1/2" galvanized roofing nail, 7 1/2" head diameter, or 1 1/2" long 16 ga. staple with 1 1/2" or 1" crown	3	6
34	1/2" structural cellularboard sheathing	1 1/2" galvanized roofing nail, 7 1/2" head diameter, or 1 1/2" long 16 ga. staple with 1 1/2" or 1" crown	3	6
35	1/2" gypsum sheathing ^g	1 1/2" galvanized roofing nail, 16 ga. crown, Type W or S	7	7
36	1/2" gypsum sheathing ^g	1 1/2" galvanized roofing nail, 16 ga. crown, Type W or S	7	7
Wood structural panels, combination soffit/roof underlayment to framing				
37	1/2" and less	6d deformed (2 1/2" x 0.130") nail or 6d common (2 1/2" x 0.131") nail	6	12"
38	1/2" or 1" sheathing	6d deformed (2 1/2" x 0.130") nail or 6d common (2 1/2" x 0.131") nail	6	12"
39	1/2" or 1/2" sheathing	16d common (2" x 0.148") nail or 8d deformed (2 1/2" x 0.130") nail	6	12"

For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 psi = 6.895 kPa.

^a Nails are smooth common, box or deformed shapes except where otherwise noted. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 8d for 16d shank diameter or 0.162 inch (20d common) for 16d for 16d shank diameter larger than 0.162 inch but not larger than 0.177 inch, and 16d for 16d shank diameter of 0.162 inch or greater.

^b Staples are 16 gauge wire and have a minimum $1\frac{1}{2}"$ inch on center crown width.

^c Nails shall be spaced at not more than 12 inches on center for all applications except as otherwise specified.

^d Four feet by four or four by four panels shall be applied vertically.

^e Nailing schedule shall be applied to the ends of the panels.

^f For wood structural panel roof sheathing attached to gable and roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 120 mph and at 12 inches on center where the ultimate design wind speed is 120 mph or greater.

^g Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GSA 253. Fiberglassed sheathing shall conform to ASTM C208.

^h Framing of beams or roof sheathing panel edges shall be applied to framing members and required bracing and at floor perimeter only. Framing of beams or roof sheathing panel edges shall be applied to framing members and required bracing.

ⁱ Where a rafter is braced to an adjacent parallel ceiling joist in accordance with this schedule, provide two nails on one side of the rafter and two nails from the ceiling joist to top plate in accordance with this schedule. The top nail on the opposite side of the rafter shall not be required.

^j R602-01 is a four sheathing type that meets the specifications in A1507.

GENERAL STRUCTURAL NOTES

- A. BUILDING CODE:
1. 2018 INTERNATIONAL RESIDENTIAL CODE WITH TOWN OF PARADISE VALLEY AMENDMENTS.
- B. DESIGN LOADS:
1. ROOF LIVE LOAD = 17 PSF (ON HORIZONTAL PROJECTION, REDUCIBLE) OR 300 LBS. CONCENTRATED, WHICHEVER PRODUCES THE GREATER LOAD EFFECTS.
2. ROOF DEAD LOAD = 10 PSF (RESIDENTIAL).
3. FLOOR DEAD LOAD = 40 PSF (RESIDENTIAL).
4. IBC WIND DESIGN DATA:
- a. BASIC DESIGN WIND SPEED V=105 MPH
- b. RISK CATEGORY 'B'
- c. EXPOSURE 'B'
- d. INTERNAL PRESSURE COEF. = +/- 0.18
- e. COMPONENT AND CLADDING DESIGN: 19.4 PSF.
5. IBC EARTHQUAKE DESIGN DATA:
- a. S=0.108, S=0.069, S=0.021, S=0.110
- b. IMPORTANCE FACTOR I=1.0
- c. RISK CATEGORY 'B'
- d. SEISMIC DESIGN CATEGORY 'B'
- e. SITE CLASS 'D', DEFAULT
- f. SEISMIC FORCE RESISTING SYSTEM, LIGHT FRAMED WOOD SHEAR WALLS, RWS 5
- g. DESIGN BASE SHEAR = CS X W
- h. SEISMIC RESPONSE COEFFICIENT, C=0.02
- i. EQUIVALENT LATERAL FORCE PROCEDURE
- C. FOUNDATIONS:
1. MINIMUM BEARING CAPACITY OF 1500 PSF.
2. ALL FOOTINGS ARE TO BE FOUND AT NOT LESS THAN 1' 4" BELOW LOWEST ADJACENT FINISH FLOOR OR FINISH GRADE WITHIN 2' OF THE PERIMETER OF THE BUILDING, (LOWER DEPTH GOVERNS), ONTO UNDISTURBED NATIVE SUBSOILS.
- D. GENERAL:
1. STRUCTURAL NOTES SHALL BE USED ALONG WITH THE PROJECT/SPECIFICATION MANUAL. WHERE THE STRUCTURAL NOTES, DRAWINGS OR SPECIFICATIONS DISAGREE, THE CONTRACTOR MAY REQUEST A CLARIFICATION DURING THE BIDDING PERIOD. OTHERWISE THE MORE STRINGENT REQUIREMENTS SHALL CONTROL.
2. PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
3. NOTES AND STRUCTURAL DETAILS ON THE DRAWINGS ARE APPLICABLE WHERE INDICATED BY SECTION CUT, BY NOTE OR BY DETAIL TITLE AND SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND STRUCTURAL DETAILS. PROVIDE SIMILAR DETAILS AT SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. THE CONTRACTOR MAY REQUEST A CLARIFICATION DURING THE BIDDING PERIOD OTHERWISE THE MORE STRINGENT REQUIREMENTS SHALL CONTROL.
4. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK THAT CONFORMS WITH THE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY.
5. EXISTING CONDITIONS: CONTRACTOR SHALL VERIFY IN THE FIELD ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE PRIOR TO BEGINNING ANY PERMANENT WORK. NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
6. ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE PERMITTED DRAWINGS REQUIRE A DESIGN ANALYSIS AND DRAWING REVISION BY THE STRUCTURAL ENGINEER OF RECORD AND SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR PERMIT REVIEW APPROVAL.
7. CONSTRUCTION MATERIALS SHALL BE APPROVED BY A NATIONAL ICC RESEARCH RECOMMENDATION. IF PLACED ON FRAMED CONSTRUCTION, LOAD SHALL EXCEED THE DESIGN LIVE LOADS LISTED ABOVE.
8. DEMOLITION:
- a. CONTRACTOR SHALL VERIFY IN THE FIELD ALL EXISTING CONDITIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO CONTINUING ANY WORK.
- b. CONTRACTOR SHALL EXERCISE EXTREME CARE DURING DEMOLITION TO AVOID DAMAGING THOSE PORTIONS OF THE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DAMAGE TO THE STRUCTURE TO REMAIN.
- c. ALL METHODS USED SHALL BE CAREFULLY PLANNED AND SHALL BE APPROPRIATE TO THE WORK TO BE DONE. THE EXISTING STRUCTURE TO REMAIN SHALL NOT BE SUBJECT TO ANY SUDEN OR EXCESSIVE FORCES WHICH MIGHT ADVERSELY AFFECT THE INTEGRITY OF THE STRUCTURE.
- d. ALL SHORING AND BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL SUBMIT SHORING PLANS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE JURISDICTION HAVING AUTHORITY FOR REVIEW PRIOR TO IMPLEMENTATION OF THE SHORING. THE SHORING SHALL BE INSPECTED BY THE SHORING ENGINEER, THE SHORING SYSTEM SHALL HAVE PROVISIONS TO MONITOR THE AMOUNT OF APPLIED LOAD.
- E. CONCRETE:
1. CONCRETE MATERIAL PROPERTIES:
- a. ALL CONCRETE TO BE A MINIMUM OF 2500 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
- b. ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH ACI 318, BUILDING CODE REQUIREMENTS.
2. EXPANSION ANCHORS ARE TO BE ONE OF THE FOLLOWING:
- a. ALL BOLTS TO BE ASTM A 325-N SHUO TIGHT UNLESS NOTED OTHERWISE.
- b. BOLTS AT COLUMN CAP PLATES AND WALL BEARING PLATES TO BE ASTM A307
- c. ANCHOR RODS SHALL BE ASTM F 1554 GRADE 36. ANCHOR RODS SHALL BE PROTECTED FROM TRAFFIC OR USE WHICH MAY DAMAGE THEM IN ANY WAY.
- d. ALL BOLTS, NUTS AND WASHERS AT PRESERVATIVE TREATED SLAB PLATES SHALL BE OF HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE, OR COPPER.
3. SOLID GROUTED MASONRY:
- a. EXPANSION ANCHORS ARE TO BE ONE OF THE FOLLOWING:
- (1) SIMPSON "STRONG BOLT 2 WEDGE ANCHOR" INSTALLED IN ACCORDANCE WITH ICC ESR-3037
- (2) DEWALT "POWER-STOP-SD" INSTALLED IN ACCORDANCE WITH ICC ESR-2502
- (3) HILTI "KIT BOLT 12" INSTALLED IN ACCORDANCE WITH ICC ESR-1917
- b. SCREW ANCHORS ARE TO BE ONE OF THE FOLLOWING:
- (1) SIMPSON "TITEN HD" ANCHORS INSTALLED IN ACCORDANCE WITH ICC ESR-2713 INTERIOR APPLICATIONS ONLY.
- F. DRYPACK/FLOWABLE GROUT:
1. THE SPACE BENEATH ALL BASEPLATES AND BEARING PLATES SHALL BE OF THOROUGHLY CLEANED BEFORE DRYPACKING OR GROUTING.
2. DRYPACK/OUT SOLID BENEATH ALL BASEPLATES AND BEARING PLATES. NO VOIDS ARE PERMISSIBLE. USE OF DRYPACK OR FLOWABLE GROUT IS AT THE CONTRACTORS OPTION UNLESS SPECIFICALLY NOTED ON THE PLANS OR DETAILS. DRYPACK/GROUT PER THE FOLLOWING:
- a. DRYPACK - PORTLAND CEMENT, ASTM C150, TYPE I AND CLEAN, NATURAL SAND, ASTM C601, SAND, NO. 1, MIX AT RATIO OF 1 PART CEMENT TO 2 1/2 PARTS SAND, BY VOLUME, WITH MINIMUM WATER REQUIRED FOR PLACEMENT AND HYDRATION. MINIMUM COMPRESSIVE STRENGTH SHALL BE 5000 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C1107.
- b. FLOWABLE GROUT - PREMIXED, NONMETALLIC, NONCORROSIVE, NONSTRAINING GROUT CONTAINING SELECTED SILICA SANDS, PORTLAND CEMENT, SHRINKAGE COMPENSATING AGENTS, PLASTICIZING AND WATER-REDUCING AGENTS, COMPLYING WITH ASTM C1107, OF CONSISTENCY SUITABLE FOR APPLICATION, AND A 30 MINUTE WORKING TIME. MINIMUM COMPRESSIVE STRENGTH SHALL BE 5000 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C1107.
- G. REINFORCING STEEL:
1. ALL BARS #4 AND LARGER TO BE ASTM A 615, GRADE 60. ALL #2 AND #3 BARS TO BE ASTM A 615, GRADE 40. DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH ACI 318, LATEST ADOPTION, ALL MASONRY BARS TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH ACI 318.
2. ALL REINFORCING SHALL BE CHAINED TO ENSURE PROPER CLEARANCES. SUPPORT OF FOUNDATION REINFORCING MUST PROVIDE ISOLATION FROM MOISTURE/CORROSION BY USE OF A PLASTIC OR CONCRETE CHAIR. (DUCT TAPE COVERED).
3. REINFORCING IS NOT AN ACCEPTABLE CHAIR.
4. INSTALLATION OF REINFORCEMENT SHALL BE COMPLETED AT LEAST 24 HOURS PRIOR TO THE SCHEDULED CONCRETE PLACEMENT.
- H. POST INSTALLED ANCHORS:
1. DO NOT SUBSTITUTE POST INSTALLED ANCHORS FOR CAST IN PLACE ANCHORS WITHOUT PRIOR APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD AND THE BUILDING OFFICIAL.
2. POST INSTALLED ANCHORS ARE TO BE USED ONLY AS EXPLICITLY SHOWN ON PLANS AND DETAILS.
3. MANUFACTURER'S INSTALLATION TRAINING AND CERTIFICATION IS REQUIRED ON ALL POST-INSTALLED ANCHORS FOR ANCHOR INSTALLER.
4. INSTALLATION OF ADHESIVE ANCHORS IN HORIZONTAL TO VERTICALLY OVERHEAD ORIENTATION SHALL BE DONE BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AA) AS CERTIFIED THROUGH ACI AND IN ACCORDANCE WITH ACI 318.
5. ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS AT THE TIME OF ANCHOR INSTALLATION IN ACCORDANCE WITH ACI 318.
6. CONCRETE:
- a. EXPANSION ANCHORS ARE TO BE ONE OF THE FOLLOWING:
- (1) SIMPSON "STRONG BOLT 2 WEDGE ANCHOR" INSTALLED IN ACCORDANCE WITH ICC ESR-3037
- (2) DEWALT "POWER-STOP-SD" INSTALLED IN ACCORDANCE WITH ICC ESR-2502
- (3) HILTI "KIT BOLT 12" INSTALLED IN ACCORDANCE WITH ICC ESR-1917
- b. SCREW ANCHORS ARE TO BE ONE OF THE FOLLOWING:
- (1) SIMPSON "TITEN HD" ANCHORS INSTALLED IN ACCORDANCE WITH ICC ESR-2713 INTERIOR APPLICATIONS ONLY.
- I. STRUCTURAL AND MISC. STEEL:
1. MATERIAL PROPERTIES:
- a. TO BE ASTM A 36 UNLESS NOTED OTHERWISE.
- b. PIPE COLLARS TO BE ASTM A 53, TYPE E OR TYPE X, GRADE B, FY = 35 KSI.
- c. SQUARE OR RECTANGULAR HSS TUBES TO BE ASTM A 500, GRADE C, FY = 50 KSI.
- d. ALL STEEL TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" USE LATEST ADOPTION OF AISC.
2. ALL STRUCTURAL STEEL SHALL BE FABRICATED BY A FABRICATOR WITH ANY ONE OF THE FOLLOWING MINIMUM QUALIFICATIONS. QUALIFICATIONS SHALL BE IN EFFECT AT TIME OF BID.
- a. AISC CERTIFIED FABRICATOR (STD).
- b. CITY OF PHOENIX APPROVED FABRICATOR.
3. DO NOT FIELD CUT ANY STRUCTURAL STEEL WITHOUT THE PRIOR REVIEW AND ACCEPTANCE OF THE ENGINEER. CLEARLY INDICATE ON THE SHOP DRAWINGS SUBMITTED FOR REVIEW BY ANY MEMBER OF THE DESIGN TEAM.
4. ERECTION PROCEDURES, SEQUENCES, AND COORDINATION OF WORK WITH OTHER TRADES IS THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE ANY ADDITIONAL STEEL REQUIRED FOR ERECTION PURPOSES AT NO COST TO THE OWNER. REMOVE THIS ADDITIONAL STEEL UNLESS DIRECTED OTHERWISE BY THE ARCHITECT/ENGINEER.
5. WELDING: FOR STRUCTURAL STEEL, TO BE IN ACCORDANCE WITH A.S. REQUIREMENTS FOR E70XX ELECTRODES.
6. BOLTS:
- a. ALL BOLTS TO BE ASTM A 325-N SHUO TIGHT UNLESS NOTED OTHERWISE.
- b. BOLTS AT COLUMN CAP PLATES AND WALL BEARING PLATES TO BE ASTM A307
- c. ANCHOR RODS SHALL BE ASTM F 1554 GRADE 36. ANCHOR RODS SHALL BE PROTECTED FROM TRAFFIC OR USE WHICH MAY DAMAGE THEM IN ANY WAY.
- d. ALL BOLTS, NUTS AND WASHERS AT PRESERVATIVE TREATED SLAB PLATES SHALL BE OF HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE, OR COPPER.
- J. WOOD:

1. DIMENSIONAL LUMBER: ALL TO BE GRADE STAMPED PER W.C.L.B. RULES.
- a. ALL WOOD TO BE D.F. #2 UNLESS OTHERWISE NOTED.
- b. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED WOOD. TREATMENT SHALL BE ACCORDING TO CURRENT AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS.
- c. ALL FASTENERS IN PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153 AND THE ADOPTED BUILDING CODE SECTION.
- (1) EXCEPTION: NAIL CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS ARE PERMITTED IN SBBXOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN INTERIOR DRY ENVIRONMENTS.
- d. ALL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19 PERCENT AT THE TIME OF CONSTRUCTION.
- e. WOOD FRAMING MEMBERS SHALL NOT BE NOTCHED OR DRILLED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT.
2. GLU LAM:
- a. TO BE GRADE STAMPED PER A.I.C. (I).
- b. FIRE-RICH COMBINATION 24F-V8 FOR CONTINUOUS SPANS AND D. FIRE-RICH COMBINATION 24F-V4 FOR SIMPLE SPANS.
- c. FABRICATED WITH WATERPROOF GLUE.
3. PLYWOOD:
- a. ROOF SHEATHING TO BE STD 1532' C-D EXPOSURE 1 WITH EXTERIOR GLUE.
- b. IDENTIFICATION INDEX SHALL CONFORMING TO U.S. PS-1. NAIL WITH 8D NAILS AT 6" O.C. AT ALL EDGE AND BOUNDARY SUPPORTS AND WITH 8D NAILS AT 12" O.C. AT ALL INTERMEDIATE FIELD SUPPORTS UNLESS NOTED OTHERWISE.
- c. SCREW ANCHORS ARE TO BE ONE OF THE FOLLOWING:
- (1) SIMPSON "TITEN HD" ANCHORS INSTALLED IN ACCORDANCE WITH ICC ESR-1917 INTERIOR DRY APPLICATIONS ONLY.
- (2) DEWALT "POWER-STOP-SD" INSTALLED IN ACCORDANCE WITH ICC ESR-2502 INTERIOR DRY APPLICATIONS ONLY.
- (3) HILTI "KIT BOLT 12" INSTALLED IN ACCORDANCE WITH ICC ESR-1917 INTERIOR DRY APPLICATIONS ONLY.
- d. EPOXY ANCHORS ARE TO BE ASTM F 1554 GRADE 36 THREADED ROD OR REBAR WITH ONE OF THE FOLLOWING:
- (1) SIMPSON "SET-XP" ADHESIVE ANCHOR SYSTEM EPOXY IN SOLID GROUTED CELLS INSTALLED IN ACCORDANCE WITH ICC ESR-4143
- (2) SIMPSON "AT-XP" FAST CURING ADHESIVE ANCHOR SYSTEM EPOXY IN SOLID GROUTED CELLS INSTALLED IN ACCORDANCE WITH ICC ESR-281
- (3) DEWALT "ACI-HOLD-ADHESIVE ANCHOR SYSTEM" IN SOLID GROUTED OR NON-GROUTED CELLS INSTALLED IN ACCORDANCE WITH ICC ESR-3200
- (4) HILTI "KIT HY 270" ADHESIVE ANCHOR SYSTEM EPOXY IN SOLID GROUTED CELLS INSTALLED IN ACCORDANCE WITH ICC ESR-4143
4. PREFABRICATED WOOD TRUSSES:
- a. DESIGN AND FABRICATION OF THE TRUSSES SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION ANSP1-1.
- b. CONTRACTOR PLATES USED BY THE TRUSS MANUFACTURER SHALL BE APPROVED BY A CURRENT ICC RESEARCH RECOMMENDATION AND A COPY OF THE RECOMMENDATION SHALL BE INCLUDED IN THE SHOP DRAWINGS.
- c. SUBMITTAL: PLATES SHALL BE GALVANIZED OR OTHERWISE PROTECTED FROM CORROSION.
- d. INSTALLATION, HANGERS, CONNECTIONS, AND BRIDGING SHALL BE PROVIDED BY THE TRUSS MANUFACTURER.
5. ROOF TRUSSES:
- (1) ROOF TRUSSES
- a. LIVE LOADS = 20 PSF TOP CHORD
- b. DEAD LOAD = 12 PSF TOP CHORD
- c. ORTHOGONAL TO PANELS: SEE WIND LOAD DIAGRAM AND TABLE FOR GROSS UPLIFT LOADS AND PROVIDE ADDITIONAL BRIDGING AND/OR BRACING AS REQUIRED. USE MINIMUM DESIGN DEAD LOAD = 0 PSF TO DETERMINE NET UPLIFT LOADS.
- (2) TRUSSES WITH INTEGRAL PARAPETS ARE TO BE DESIGNED FOR WIND LOAD.
- (3) TRUSSES OVER SHEAR WALLS OR DRAG TRUSSES SHALL BE DESIGNED FOR DRAG FORCES INDICATED ON STRUT PLANS AND DETAILS.
- (4) MINIMUM ALLOWABLE REDUCE LIVE LOAD TO BE 16 PSF.
- (5) TRUSSES OVER SHEAR WALLS OR DRAG TRUSSES SHALL BE DESIGNED FOR DRAG FORCES INDICATED ON STRUT PLANS AND DETAILS.
- (6) ROOF TRUSS DEFLECTION AT ALL ROOF/TOE MECH EQUIPMENT (HVAC CONDENSERS, EXHAUST FANS, ETC.) TO BE LESS THAN OR EQUAL TO 3/16" IMMEDIATELY BELOW THE MECH EQUIPMENT. RE-IMP FOR LOCATIONS.
- (7) FLOOR TRUSSES SHALL BE DESIGNED FOR A MINIMUM DEFLECTION OF L/400 (LIVE LOAD) AND L/240 (TOTAL LOAD).
6. SUBMITTALS:
- (1) COMPLETE DESIGN CALCULATIONS.
- (2) ANCHOR RODS SHALL BE ASTM F 1554 GRADE 36. ANCHOR RODS SHALL BE PROTECTED FROM TRAFFIC OR USE WHICH MAY DAMAGE THEM IN ANY WAY.
- (3) THE ENGINEER SHALL CLOSELY FOLLOW THE DESIGN INTENT OF THE TRUSS ROOF STRUCTURE AS SHOWN IN THE CONTRACT DOCUMENTS. ANY LAYOUTS OR DETAILS DESIGNED BY THE MANUFACTURER'S ENGINEER THAT DO NOT COMPLY WITH THE CONTRACT

- DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO TRUSS FABRICATION.
- (3) TRUSS SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION.
- (4) SHOP DRAWINGS TO INCLUDE:
- (a) DESIGN CERTIFICATION, TRUSS DESIGN AND DEFLECTION INFORMATION, END REACTIONS, ALL MEMBER SIZES.
- (b) SEALED LAYOUTS, SEALED PROFILES, SEALED TRUSS BLOCKING REQUIREMENTS.
- (c) EACH SHEET TO BE SIGNED AND SEALED BY THE MANUFACTURER'S ENGINEER.
- (5) THE TRUSS MANUFACTURER SHALL PROVIDE WRITTEN CERTIFICATION THAT THE TRUSS QUALITY IS IN CONFORMANCE TO "QUALITY STANDARD FOR METAL PLATE CONNECTED WOOD TRUSSES", LATEST ADOPTION PUBLISHED BY THE TRUSS PLATE INSTITUTE.
- (6) THE TRUSS MANUFACTURER SHALL PROVIDE THE DESIGN, MANUFACTURE AND QUALITY ASSURANCE PROGRAM FOR METAL-PLATE CONNECTED TRUSSES IN ACCORDANCE WITH ICC STANDARD REFERENCE NO. TP1 AND PROVIDE WRITTEN CERTIFICATION OF COMPLIANCE FROM THE INDEPENDENT TESTING AGENCY.
7. SEE SHOP DRAWING SECTION OF THESE NOTES FOR SUBMITTAL REQUIREMENTS.
8. GENERAL:
- (1) ALL TRUSSES AND RELATED BRACING SHALL BE SIZED AND DETAIL TO FIT THE DIMENSIONS AND LOADS INDICATED ON THE PLANS.
- (2) LUMBER USED FOR CHORDS AND WEBS SHALL HAVE A MAXIMUM MOISTURE CONTENT BELOW 19% AT THE TIME OF FABRICATION.
- (3) ALL TRUSS MEMBERS SHALL MEET OR EXCEED VISUAL REQUIREMENTS FOR 2 GRADE. ALL LUMBER SHALL BE GROUP 1 OR 1B SPECIES. NO WANE SHALL BE PERMITTED IN THE CONTACT AREA.
- (4) EVERY TRUSS PLATE SHALL BE FULLY EMBEDDED INTO THE UNDERLYING WOOD ACCORDING TO THE LATEST EDITION

PF-3.0	3'-0" SQ. X 12" THK	3 #5 E.W.
PF-3.5	3'-6" SQ. X 12" THK	4 #5 E.W.
PF-4.5	4'-6" SQ. X 16" THK	5 #5 E.W.
CF-1.33	1'-4" W X 12" THK	2 #5 CONT / 6" CONC STEM
CF-1.5	1'-6" W X 12" THK	2 #5 CONT / 6" CONC STEM
CF-2.0	2'-0" W X 12" THK	2 #5 CONT / 6" CONC STEM

C6	6 X 6 WOOD POST	EPCZ-66 / ABU-66
C46	4 x 6 WOOD POST	EPCZ-46 / ABU-46
CS4	HSS 4x4x1/4 STL POST	3/4"x10"x10" BASE PLATE W/ (4) 3/4" DIA A.B. 8" EMBED

HD-1 SIMPSON HOLDDOWN # STHD10 - WHERE INDICATED

LOAD-BEARING OF SOILS TO BE 1,500 PSF AT 2.5 FEET
BELOW NATIVE UNDISTURBED SOIL OR AT 1.5 FEET OVER 1.0
FEET OF ENGINEERED FILL.

01	PIN NEW FOOTING TO EXISTING FOOTING WITH (2) #5 BARS 12" LONG DRILL & EPOXY SET W/ MIN 6" EMBED
02	4" CONC SLAB W/6x6-W2.9 WWF 0/15 MIL VAPOR RETARDER

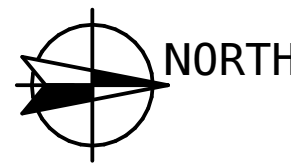
3 DETAIL

2 DETAIL

1 FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

SCALE: $3/16'' = 1'-0''$



THESE DRAWINGS HAVE
BEEN PREPARED
BY PERSPECTIVE
ARCHITECTURE, LLC AND
REVIEWED BY
STEPHEN SCHWAN
FOR CONFORMANCE WITH
STRUCTURAL
CALCULATIONS



Expires: 09/30/202



Expires: 12/31/26

RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

FOUNDATION PLAN

S2.1

MECH GENERAL NOTES

PRIOR TO ORDERING OR SETTING ANY AIR CONDITIONING EQUIPMENT, DUCTWORK, OR AIR DEVICE, CONTRACTOR SHALL VERIFY PLACEMENT WITH STRUCTURAL DRAWINGS AND CONFIRM WEIGHTS, DISCHARGE CONFIGURATION, SIZES, ELECTRICAL CHARACTERISTICS AND ANY OTHER DIMENSIONAL DATA WHICH MIGHT AFFECT THE SUCCESSFUL INSTALLATION OF THE MECHANICAL SYSTEM. NOTIFY GENERAL CONTRACTOR AND/OR ARCHITECT OF ANY DISCREPANCIES PRIOR TO ROUGH-IN. CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO COMMENCING WORK.

ALL HVAC EQUIPMENT SHALL BE UL, ETL, AND/OR ASA LISTED. PROVIDE CLEARANCES AS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE EQUIPMENT IDENTIFICATION AS TO THE SPACE OR AREA SERVED.

FIELD COORDINATE SIZE AND PLACEMENT OF DRAIN LINES REQUIRED FOR HEAT PUMPS, EVAPORATIVE COOLERS, FURNACES, HUMIDIFIERS, ETC., WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.

PROVIDE VIBRATION ISOLATORS FOR ALL MECHANICAL EQUIPMENT SUPPORTED FROM STRUCTURE.

CONDENSING UNITS SHALL BE PLACED ON 4" THICK CONCRETE PAD. PAD TO BE A MINIMUM OF 6" LARGER ALL AROUND EQUIPMENT SIZE. CORRELATE WITH MECHANICAL. PAD TO BE A MIN OF 5" ABOVE GRADE. DO NOT PLACE CONDENSING UNIT UNDER ROOF DRIP EDGE OR VALLEYS.

PROVIDE ALL EXHAUST AIR DUCTS WITH BACKDRAFT DAMPER.

MOUNT ALL THERMOSTATS AT 46" THRU 54" ABOVE FINISHED FLOOR. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT WITH THE ARCHITECT/OWNER. PROVIDE WITH PROGRAMMABLE THERMOSTAT. 25 - INSTALL CLEANOUTS AT EVERY 40' TURN ON AIR CONDITIONING CONDENSATE DRAIN LINES.

FOR REFRIGERANT PIPING RUNS OVER 50' IN TOTAL LENGTH CONSULT WITH EQUIPMENT MANUFACTURER FOR PROPER SIZING AND INSTALLATION.

KEEP ALL FLUES, VENTS THROUGH ROOF AND EXHAUST DUCTS A MINIMUM OF 10'-0" FROM OUTSIDE AIR INTAKES OR WINDOWS AND FROM ALL VERTICAL PORTIONS OF THE BUILDING.

CONTRACTOR SHALL BALANCE AIR DISTRIBUTION TO WITHIN 10% OF VALUES LISTED ON DRAWINGS.

LIGHTING LOCATIONS TAKE PRECEDENCE OVER DIFFUSER LOCATION. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO DIFFUSERS TO AVOID ANY CONFLICT WITH LIGHTING LAYOUT. EXACT PLACEMENT OF DIFFUSERS AND REGISTERS TO BE COORDINATED WITH ARCHITECT AND CONTRACTORS.

UNDERCUT ALL DOORS TO ROOMS WHERE A SUPPLY DIFFUSER EXISTS BUT NO RETURN GRILLE IS PRESENT BY A MINIMUM OF 1". THIS WILL ALLOW FOR FREE MIGRATION OF RETURN AIR.

COORDINATE OPENINGS FOR GRILLES, REGISTERS, DIFFUSERS AND DUCTWORK WITH FRAMING CONTRACTOR PRIOR TO ROUGH-IN.

PROVIDE RADIUS ELBOWS, TURNING VANES, AND SPLITTER DAMPERS IN BRANCHES AND EXTRACTORS WHERE APPLICABLE TURNING VANES SHALL BE INSTALLED IN ALL MITERED ELBOWS.

INSULATE FIRST 10 FEET OF DUCTWORK WITH 1" THICK INTERNAL ACOUSTICAL INSULATION. INSULATE ALL SUPPLY AND RETURN AIR DUCTWORK. ALL EXTERIOR DUCTWORK AND OTHER DUCTWORK NOT WITHIN THE ENVELOPE OF THE AIR CONDITIONED SPACE.

TAPE ALL DUCT JOINTS WITH CANVAS AND ARABOL ADHESIVE.

DUCTWORK CONSTRUCTION AND INSTALLATION INCLUDING SHEET METAL GAUGES, REINFORCEMENT, JOINT SEALING, AIR LEAKAGE AND DETAILS NOT SPECIFICALLY SHOWN ON DRAWINGS SHALL BE IN ACCORDANCE WITH THE 2015 EDITION OF THE IMC FOR LOW VELOCITY DUCT CONSTRUCTION STANDARDS.

ALL DUCT DIMENSIONS SHOWN ARE CLEAR DIMENSIONS INSIDE DUCT LINER. MECHANICAL CONTRACTOR TO VERIFY THAT ALL DUCTWORK WILL FIT WHERE INDICATED WITHOUT INTERFERENCES.

ALL "FACTORY MADE" DUCTS MUST BE CLASS "0" OR CLASS "I".

ALL PENETRATIONS THRU DRAFT-STOPS TO BE SEALED. REFER TO ARCHITECTURAL DRAWINGS.

FURNISH ALL LABOR, MATERIALS, TOOLS EQUIPMENT, TRANSPORTATION COSTS, RIGGING, FEES, PERMITS, CERTIFICATES OF INSPECTION, ETC., NECESSARY OR REASONABLE, AS REQUIRED FOR THE COMPLETE INSTALLATION OF ALL AIR CONDITIONING WORK. THE WORK SHALL BE IN STRICT ACCORDANCE WITH ASHRAE GUIDE, AND ALL LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.

UPON COMPLETION AND TESTING OF AIR CONDITIONING EQUIPMENT, THE CONTRACTOR SHALL REPLACE ALL CONSTRUCTION AIR FILTERS WITH NEW FILTERS OF THE SIZE SPECIFIED BY THE MANUFACTURER.

WORKMANSHIP: ALL EQUIPMENT APPURTENANCES, DEVICES AND PIPING SHALL BE INSTALLED IN A WORKMANLIKE MANNER

MECHANICAL NOTES

NOTE: MECHANICAL PLAN IS DIAGRAMMATIC IN NATURE. ACTUAL DUCT ROUTING AND SIZING MAY VARY WITH FIELD CONDITIONS. FINAL ROUTING TO BE DETERMINED BY INSTALLING CONTRACTOR.

- 01
- DRYER VENT RECESS BOX INLET
- 02
- SMOOTH PIPE DRYER VENT PIPING
- 03
- EXTERIOR DRYER VENT OUTLET W/ BACKDRAFT DAMPER
- 04
- SPLIT-SYSTEM CONDENSING UNIT ON CONCRETE PAD
- 05
- SPLIT SYSTEM FURNACE ON RAISED 18" PLATFORM W/ GALV SHEET METAL COVERING
- 06
- CONDENSATE DRAIN LINE

REQD HEATING & COOLING

DWELLING UNIT TO BE PROVIDED WITH HEATING AND COOLING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE RANGE OF 70 - 90 DEGREES F AS MEASURED 3' OFF THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. PORTABLE SPACE COOLERS OR HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS REQUIREMENT.

THERMOSTATS

T THERMOSTATS TO COMPLY WITH IRC N1103.1.1 AND IECC R403.1.1

HEAT PUMPS/FAN UNITS:

PROVIDE CLEARANCES PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE RETURN AIR BASE WITH FILTER RACK. PROVIDE LEFT OR RIGHT CONNECTIONS AS REQ'D FOR ACCESS IN MECHANICAL ROOMS.

UNIT SELECTIONS:

3-TON HEAT PUMP HP SP 17 SEER #4AGH7036B100B004 W/ AHU # TEM6A0C36H315B01 CONVERTIBLE 36000

2-TON HEAT PUMP HP SPLIT 16 SERIES 230 R410 #4AGH6024H1000A W/ AHU # 6AB024H215B01 CONVERTIBLE 24000

SAMSUNG MINI-SPLIT INVERTER TECH JXH20J28 W/ RN509CMB INDOOR CASETTES

EXHAUST FANS:

BATH EXHAUST CONTROLS: BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM. A MINIMUM VENTILATION RATE OF 50 CFM (23.6 L/s) FOR INTERMITTENT VENTILATION OR 20 CFM (9.4 L/s) FOR CONTINUOUS VENTILATION. VENTILATED AIT SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. EXCEPT WHERE FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, EXHAUST FANS IN BATHROOMS WITH A SHOWER OR TUB SHALL BE PROVIDED WITH A DELAY TIMER OR HUMIDITY / CONDENSATION CONTROL SENSOR. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.

EXHAUST FAN IN MASTER BATH TO BE NUTONE OTXEN80 WITH 125 CFM. ALL OTHER EXHAUST FANS TO BE NUTONE OTXEN80 WITH 65 CFM. AT ALL FANS, CEILING MOUNT & PROVIDE BAROMETRIC DAMPER & WIRE SCREEN. PROVIDE UNIT WITH FACTORY SUPPLIED EXHAUST GRILL AND BACK DRAFT DAMPER. EXHAUST FANS SHALL BE ENERGY STAR RATED AND CONTROLLED BY WALL SWITCH.

REGISTER SIZING:

0 - 49 CFM: 8 X 8 REGISTER
50 - 100 CFM: 10 X 10 REGISTER
101- 200 CFM: 12 X 12 REGISTER
201 - 250+ CFM: 14 X 14 REGISTER

THERMAL ENVELOPE

RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING FIVE AIR CHANGES PER HOUR FOR DETACHED DWELLING UNITS. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCAL'S). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER THE CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.



MECHANICAL - 1ST FLOOR

SCALE: 3/16" = 1'-0"



RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE
8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

MECHANICAL 1ST FLOOR PLAN

NOTE: MECHANICAL PLAN IS DIAGRAMMATIC IN NATURE. ACTUAL
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FINAL ROUTING TO BE DETERMINED BY INSTALLING CONTRACTOR.

- # REOD HEATING & COOLING

DWELLING UNIT TO BE PROVIDED WITH HEATING AND COOLING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE RANGE OF 70 - 90 DEGREES F AS MEASURED 3' OFF THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. PORTABLE SPACE COOLERS OR HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS REQUIREMENT.

Ⓣ THERMOSTATS TO COMPLY WITH IRC N1103.1.1 AND
IECC R403.1.1

PROVIDE CLEARANCES PER MANUFACTURER'S RECOMMENDATIONS.
PROVIDE RETURN AIR BASE WITH FILTER RACK. PROVIDE LEFT OR
RIGHT CONNECTIONS AS REQ'D FOR ACCESS IN MECHANICAL ROOMS.

3-TON HEAT PUMP HP SP 17 SEER #4A6H7036B1000D04 W/
AHU # TEM6A0C36H31SB01 CONVERTIBLE 36000

2-TON HEAT PUMP HP SPLIT 16 SERIES 230 R410
#4A6H6024H1000A W/
AHU # 6A0B24H215B01 CONVERTIBLE 24000

SAMSUNG MINI-SPLIT INVERTER TECH JXH20J28 W/
RN509CMB INDOOR CASSETTES

BATH EXHAUST CONTROLS:
BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM, A MINIMUM VENTILATION RATE OF 50 CFM (23.6 L/s) FOR INTERMITTENT VENTILATION OR 20 CFM (9.4 L/s) FOR CONTINUOUS VENTILATION. VENTILATED ATT SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. EXCEPT WHERE FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, EXHAUST FANS IN BATHROOMS WITH A SHOWER OR TUB SHALL BE PROVIDED WITH A DELAY TIMER OR HUMIDITY / CONDENSATION CONTROL SENSOR. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.

EXHAUST FAN IN MASTER BATH TO BE NUTONE QT Xen80 WITH 125 CFM. ALL OTHER EXHAUST FANS TO BE NUTONE QT Xen80 WITH 65 CFM. AT ALL FANS, CEILING MOUNT & PROVIDE BAROMETRIC DAMPER & WIRE SCREEN. PROVIDE UNIT WITH FACTORY SUPPLIED EXHAUST GRILL AND BACK DRAFT DAMPER. EXHAUST FANS SHALL BE ENERGY STAR RATED AND CONTROLLED BY WALL SWITCH.

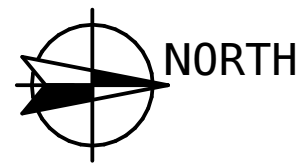
0 - 49 CFM: 8 X 8 REGISTER
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RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

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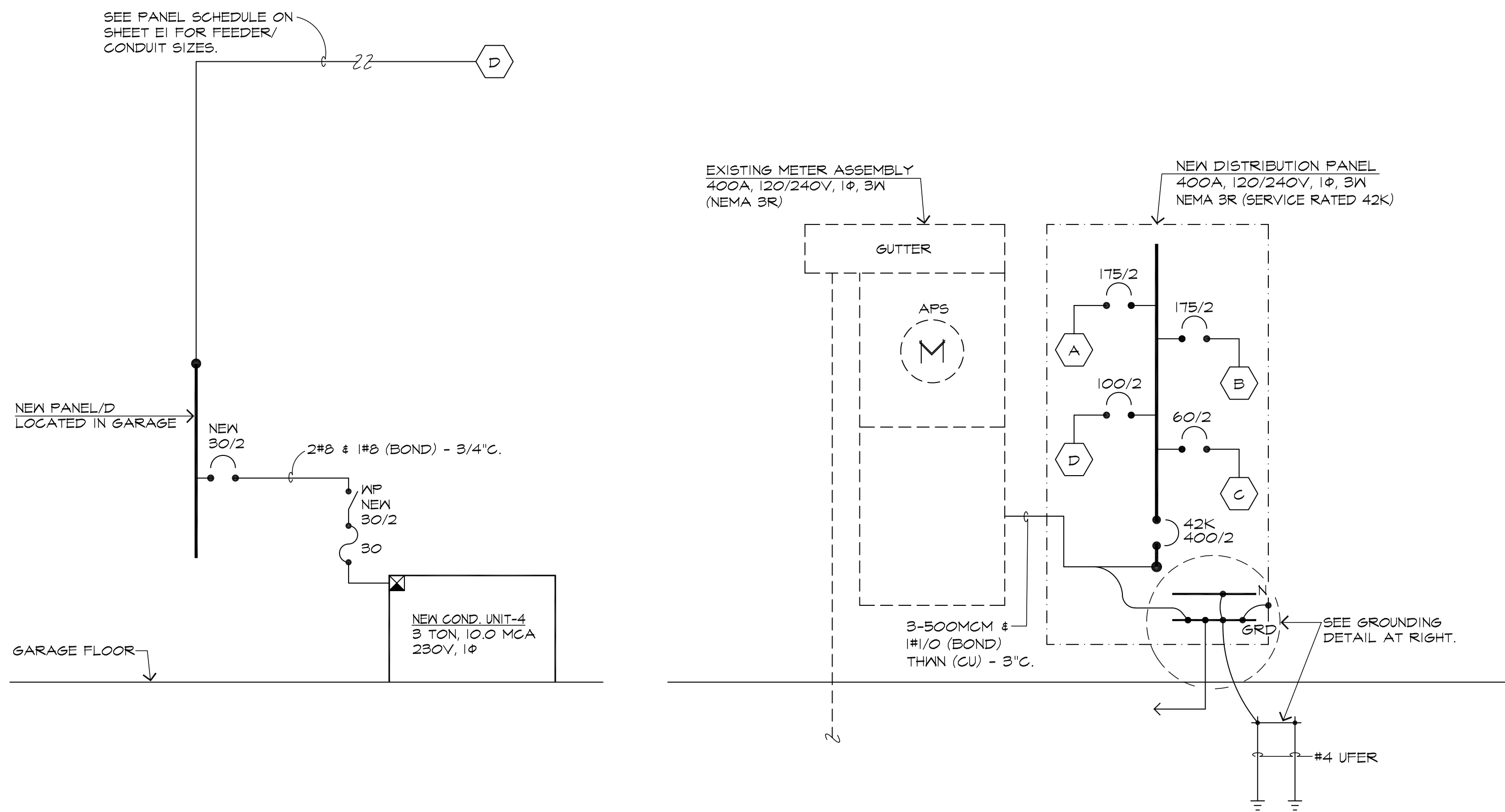
NOT TO SCALE



8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

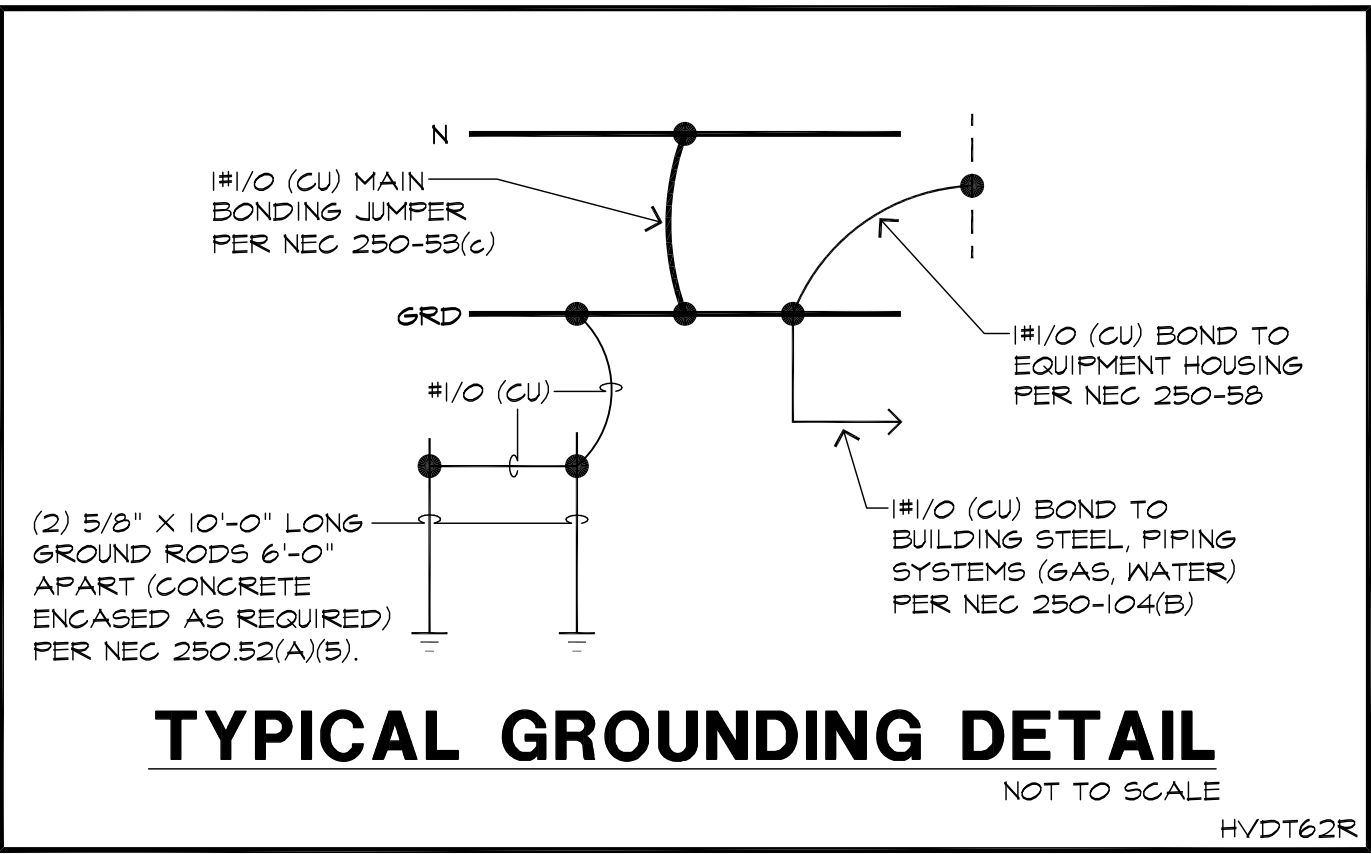
M2.2





ELECTRICAL SERVICE RISER DIAGRAM

NEW EQUIPMENT NOT TO SCALE



LOAD CALC'S

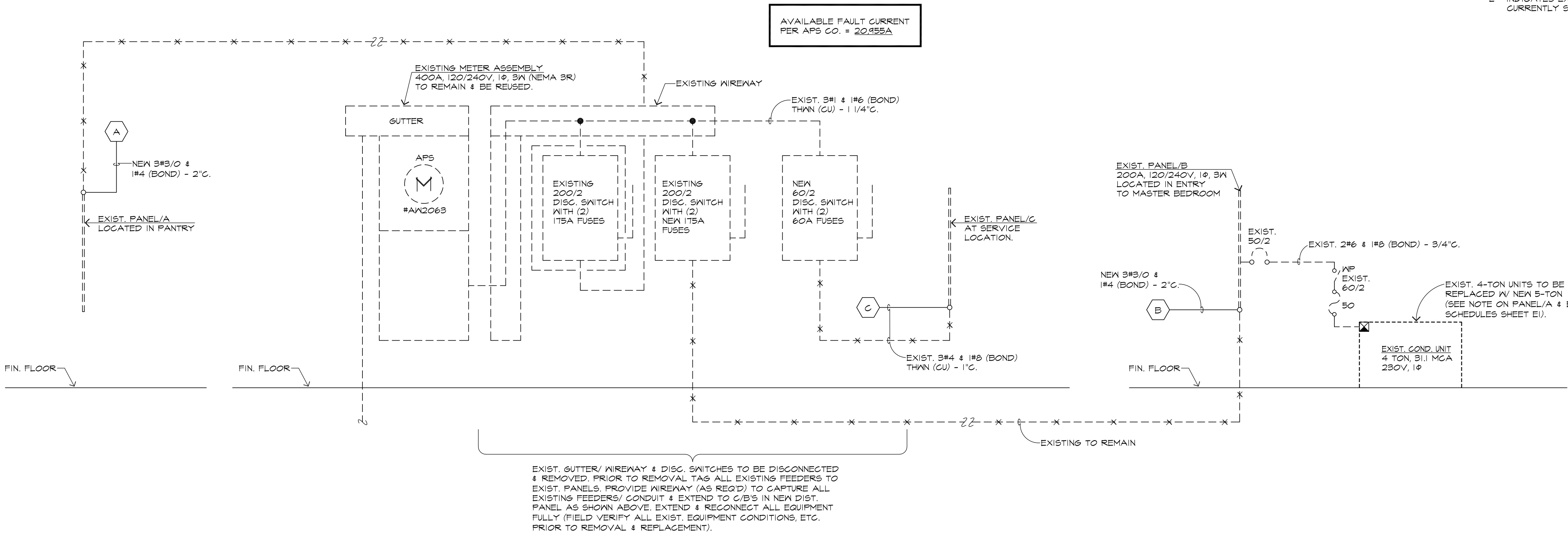
CALCULATIONS PER 2017 NEC ARTICLE 220-82 FOR EXIST. & NEW RESIDENCE ADDITIONS. TOTAL SQUARE FOOTAGE OF EXIST. & NEW RESIDENCE ADDITION 1,085 sq.ft.

1,085 SQ. FT. X 3VA/FT.	=	21255 VA
E (3) APPLIANCE CIRCUITS @ 1500VA/ea.	=	4500 VA
REFRIGERATOR	=	1800 VA
FREEZER	=	1800 VA
MICROWAVE OVEN	=	1500 VA
DISHWASHER	=	1200 VA
GARBAGE DISPOSAL	=	864 VA
GAS RANGE	=	1000 VA
OVEN (42.5A, 230V, 1Ø)	=	9175 VA
HALL OVEN (21.0A, 230V, 1Ø)	=	4830 VA
(2) GARAGE DOOR OPERATORS 1/2 HP	=	2352 VA
MASHER	=	1500 VA
DRYER	=	1500 VA
✓(2) EXTERIOR LIGHTING CKTS @ 1200VA/ea.	=	2400 VA
NEW WASHER/ DRYER COMBO	=	5000 VA
TOTAL		61,276 VA

FIRST 10,000VA @ 100% DEMAND	=	10000 VA
REMAINDER OF LOAD @ 40% DEMAND	=	20510 VA
E INDOOR UNIT - 1, 2 & 3 (3/4HP, 120V, 1Ø/EA)	=	4468 VA
OUTDOOR UNIT - 2 & 3 (21.0MCA, 230V, 1Ø) ⊗	=	14306 VA
OUTDOOR UNIT - 1 (21.0MCA, 230V, 1Ø X 125% DEMAND) ⊗	=	7163 VA
POOL PUMP	=	2160 VA
✓POOL FILTER	=	2300 VA
NEW INDOOR UNIT - 4 (1.9MCA, 230V, 1Ø/EA)	=	1817 VA
NEW OUTDOOR UNIT - 4 (1.8MCA, 230V, 1Ø)	=	4320 VA
●NEW 2-TON (MINI-SPLIT) (23.0A, 230V, 1Ø)	=	5280 VA
●NEW 2-TON (MINI-SPLIT) (23.0A, 230V, 1Ø)	=	5280 VA
TOTAL		79,324 VA

79,324VA ÷ 240V = 330.5A

- INDOOR UNIT DERIVES POWER SUPPLY FROM OUTDOOR UNIT.
- ⊗ EXISTING 4-TON UNIT TO BE REPLACED W/ NEW 5-TON.
- E INDICATES EXISTING LOADS THAT ARE EXISTING IN PANELS CURRENTLY SERVING RESIDENCE.

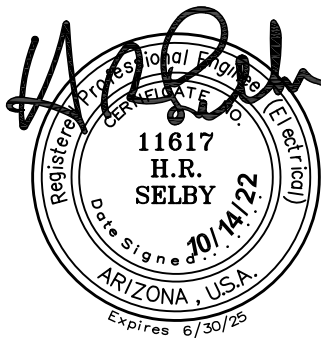


ELECTRICAL SERVICE RISER DIAGRAM

EXISTING EQUIPMENT NOT TO SCALE

EDC ELECTRICAL DESIGN CONSULTANTS, LLC
2015 WEST RUTHERFORD SUITE #143
TUCSON, ARIZONA 85705
T (602) 279-7010
EDC Project #: 2022-107

1610 EAST CHRISTINA STREET
CASA GRANDE, ARIZONA 85122
www.edcllc.com



RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE






8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253

PERSPECTIVE ARCHITECTURE, LLC
131 EAST ALVARADO ROAD PHOENIX ARIZONA 85004
602.889.6116 tom@XLdesign.build

ELEC RISER
DIAGRAM

E1.1

[illegible]

TYPE OF LIGHT FIXTURE	SYMBOL	QUANTITY	FINISH	LUMENS	TEMPERATURE
WALL SCONE		8	BLK	325	3000k
WALL SCONE		5	BLK	330	3000k
RECESSED CAN DOWNLIGHT		13	BLK (TRIM)	325	2700-5k (adjustable)
DECORATIVE PENDANT @ ENTRY		3	BLK/GOLD	300	3000k
WALL LIGHTS @ DECK		11	BLK (TRIM)	200	3000k

ELECTRICAL NOTES

GENERAL:
OWNER TO SELECT ALL LIGHT FIXTURES, SWITCH PLATES,
OUTLET
COVERS INCLUDING COLOR. PROVIDE ALLOWANCE FOR
MATERIALS.

ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL WORK AS SPECIFIED HEREIN WITH WORKMANSHIP IN A FINISHED, SAFE, AND NEAT MANNER. ELECTRICAL INSTALLATION TO COMPLY WITH LATEST ADOPTED EDITION OF THE NEC. BID TO INCLUDE LABOR, SUPERVISION, MATERIALS, TOOLS, SERVICES, TRANSPORTATION, OVERHEAD COSTS, AND PROFITS.

DRAWINGS SHOWING ELECTRICAL WORK ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO SHOW IN DETAIL ALL FEATURES OF WORK. NO EXTRA PAYMENT WILL BE ALLOWED WHERE OBSTRUCTIONS ON WORK BY OTHER TRADES OR OTHER CONDITIONS REQUIRE OFFSETS. TAKE MEASUREMENTS AND DO FITTING ON JOB. CHECK LOCATION OF ELECTRICAL WORK TO DETERMINE IN ADVANCE THAT IT CLEARS ALL OPENINGS AND STRUCTURAL MEMBERS, THAT EQUIPMENT WILL BE PROPERLY CONCEALED AND THAT EQUIPMENT CLEARS ALL OTHER CABINETS, FIXED EQUIPMENT, WINDOWS AND DOOR OPENINGS.

ANY ITEMS NOT LISTED IN SPECIFICATIONS OR DRAWINGS BUT IMPLIED AND NECESSARY FOR SUCCESSFUL AND EFFICIENT OPERATION OF THE WORK SHALL BE FURNISHED AND INSTALLED AS PART OF THIS CONTRACT AT NO ADDITIONAL COST. EQUIPMENT AND MATERIAL CHANGES IN LOCATION NOT OVER 10 FEET IN ANY DIRECTION SHALL BE MADE AT NO COST.

MATERIALS:
ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW,
FREE FROM DEFECTS AND BE UL-LISTED AND LABELED.
ENCLOSURES FOR ALL EQUIPMENT SHALL BE SUITABLE FOR USE
INTENDED: USE OF W.P. FOR EXTERIOR AND WET LOCATIONS,
VOLTAGE, H.P., RATING OF DISCONNECT SWITCHES.

ALL ELECTRICAL CONDUCTORS SHOWN ARE COPPER. MINIMUM SIZE CONDUCTOR IS #12 AWG FOR 20 AMP CIRCUITS AND #14 AWG FOR 15 AMP CIRCUITS WITH THW OR THWN INSULATION. CONTROL WIRING MAY BE #14 AWG OR SMALLER IF REQUIRED BY MANUFACTURER SPECS.

RIGID NON-METALLIC PVC CONDUIT SCHEDULE 40 MAY BE
INSTALLED FOR DIRECT BURIAL RACEWAYS WHERE INSTALLED A
MINIMUM OF 24" BELOW GRADE. PVC ABOVE GRADE NOT
ACCEPTABLE.

TO REDUCE NOISE TRANSMISSION, FLEXIBLE CONDUIT SHALL BE USED FOR CONNECTIONS TO MOTORS AND OTHER ELECTRICAL EQUIPMENT WHERE IT IS SUBJECT TO MOVEMENT & VIBRATIONS.

WARRANTY:
THE ELECTRICAL CONTRACTOR SHALL FULLY GUARANTEE THE ENTIRE ELECTRICAL INSTALLATION AND ALL WORK UNDER THIS SECTION FOR A PERIOD OF TWO YEARS FROM THE DATE OF CERTIFICATE OF OCCUPANCY. WARRANTY SHALL COVER FAILURE OR MALFUNCTION OF MATERIALS AND EQUIPMENT FURNISHED AND INSTALLED BY THE CONTRACTOR. WORK FOUND TO BE DEFECTIVE WITHIN THIS PERIOD SHALL BE REPLACED PROMPTLY WITHOUT COST.

CEILING FANS

OUTLET BOXES USED AT CEILING FANS SHALL BE LOAD-RATED
FOR SUPPORTING WEIGHT OF CEILING FANS

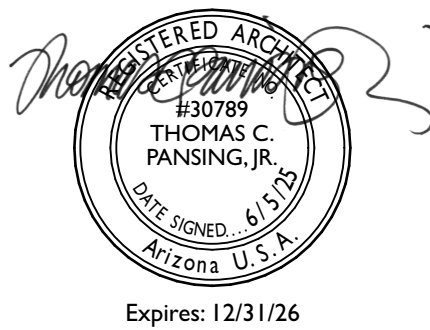
LIGHTING LEGEND

- 4" CAN - SEE OPTIONS THIS SHEET
- PENDANT FIXTURE - SELECTED BY OWNER.
- CHANDELIER - SELECTED BY OWNER.
- CEILING FAN - SELECTED BY OWNER. JUNCTION BOXES FOR FAN SUPPORT ARE TO BE RATED FLOW PER IRC S3805.8
- EXHAUST FAN - BROAN INVENT SERIES ØØ CFM 1.5 SONE
- OUTDOOR WALL LIGHT - MTD 18" ABOVE DECK CIRCA LTG KRYSEN #7000SK5M9273212 BROL

4" LTG - HOUSINGS & TRIMS

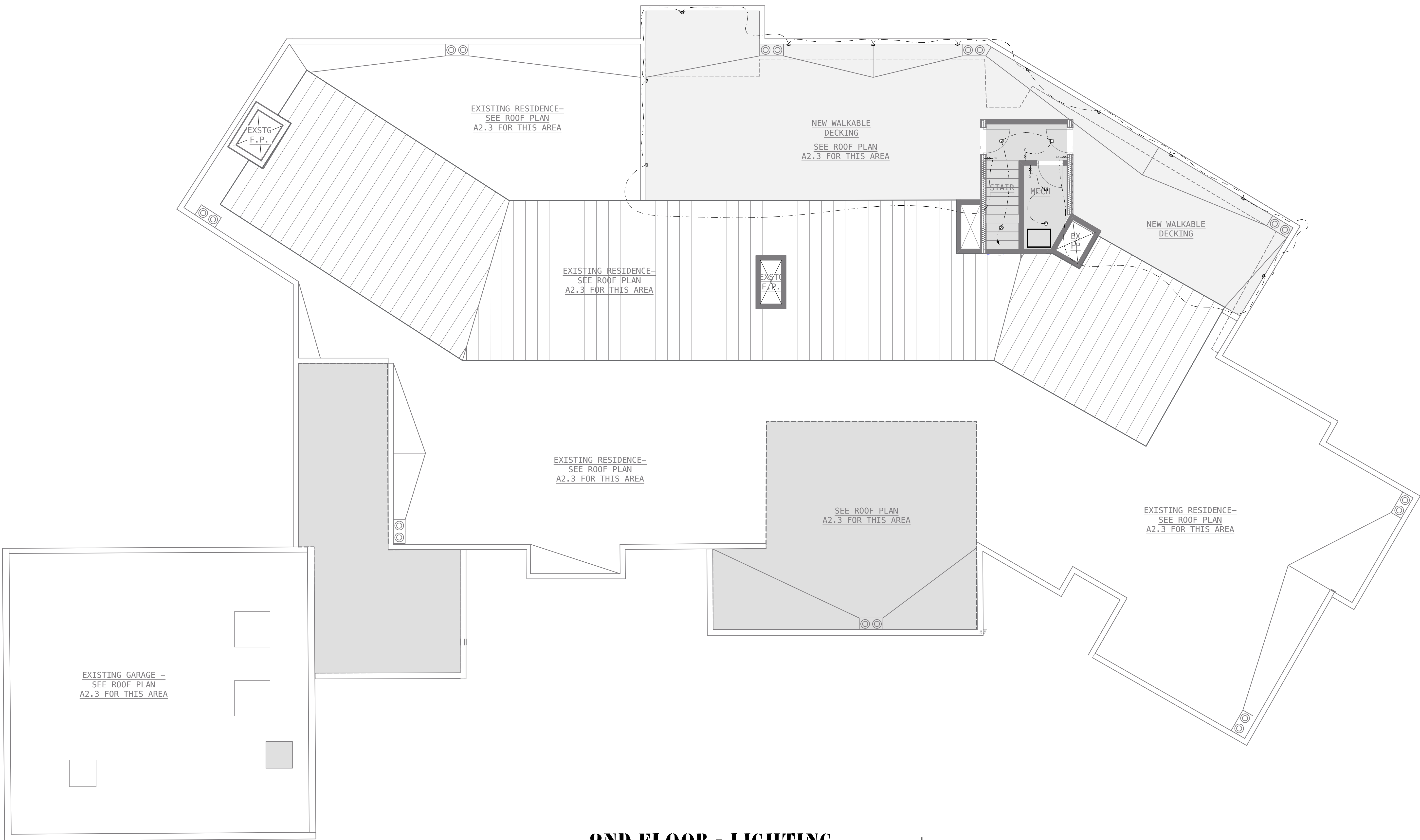
[illegible]

NOTE: OWNER TO SELECT ALL PENDANT MOUNTED
FIXTURES, CEILING FANS, AND SCONE LIGHTING



2ND FLOOR - LIGHTING

E2.2



2ND FLOOR - LIGHTING

SCALE: 3/16" = 1'-0"



RESIDENTIAL RENOVATION AND ADDITIONS

GHEBLEH RESIDENCE

8201 NORTH 54TH STREET, PARADISE VALLEY ARIZONA 85253



[illegible]

PROVIDE TAMPER-RESISTANT OUTLETS THROUGHOUT HOME IN ACCORDANCE WITH IRC E4002.14 AND E3901.1

	FLOOR OUTLET
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	GROUND FAULT CIRCUIT INTERRUPTER
	ARC FAULT CIRCUIT INTERRUPTER
	30" MOUNTING HEIGHT
	42" MOUNTING HEIGHT
	WATERPROOF FIXTURE
	TELEPHONE
	TELEVISION
	ELECTRICAL DISCONNECT

EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT AND SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL INCLUDE SUFFICIENT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. EACH CIRCUIT IDENTIFIED WITHIN THE PANELBOARD SHALL ALSO BE ETCHED OR OTHERWISE PERMANENTLY MARKED ONTO THE COVERPLATES OF RECEPTACLES AND JUNCTION BOXES OF LUMINAIRES AND EQUIPMENT. (STICK ON LABELS NOT ACCEPTABLE) IT WOULD ALSO BE ACCEPTABLE TO TAG EACH CIRCUIT CONDUCTOR AT EACH JUNCTION BOX (OUTLET, SWITCH, J-BOX) WITH THE CIRCUIT'S IDENTIFICATION.

AT LEAST ONE 20 AMP SMALL APPLIANCE CIRCUIT SHALL BE PROVIDED TO SERVE THE LAUNDRY ROOM AND THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.



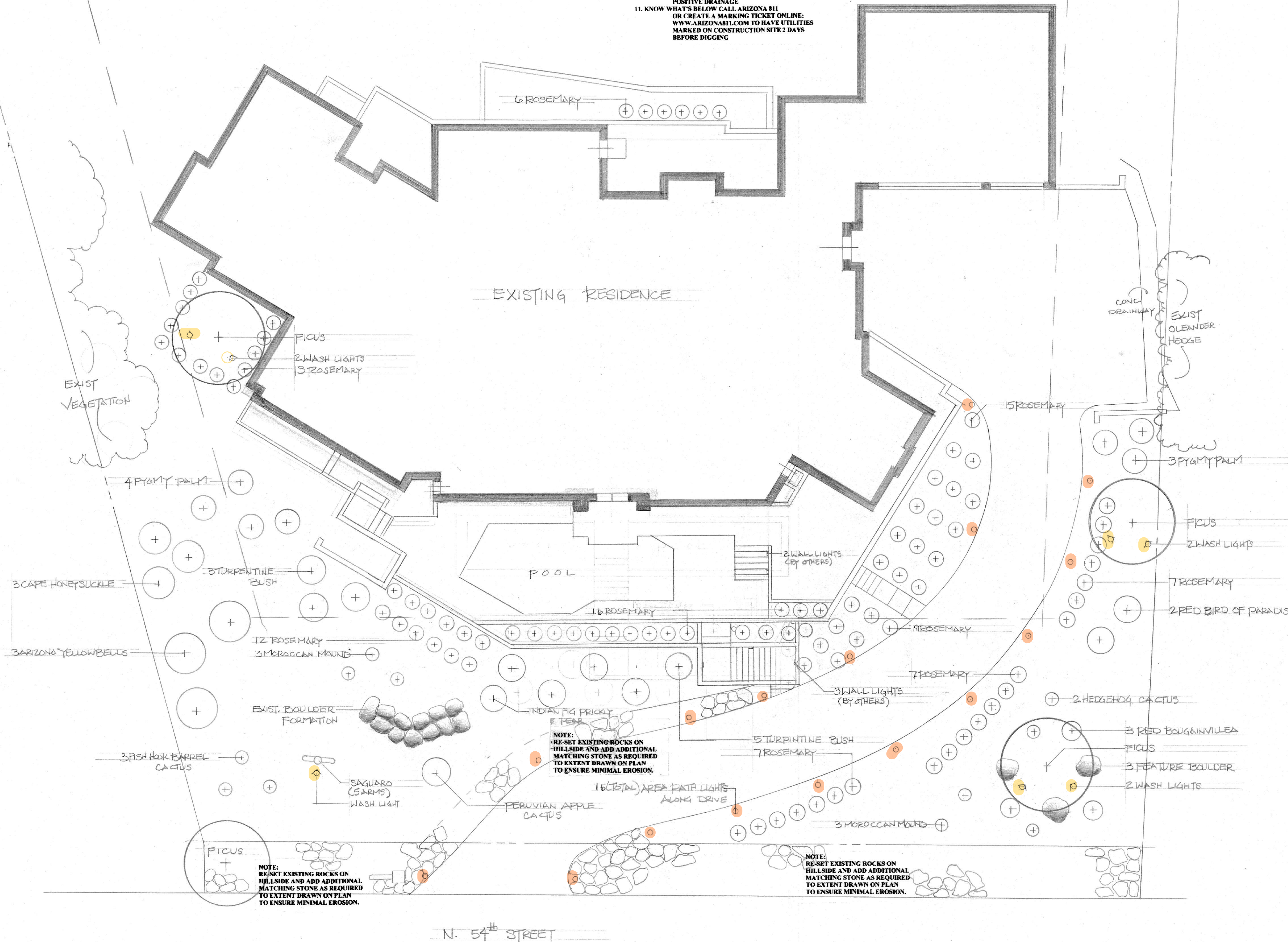
QTY	BOTANICAL NAME	COMMON NAME	SIZE
3	BOUGAINVILLEA DOUBLE RED	RED BOUGAINVILLEA	15 GAL
2	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL
1	CEREUS REPANDUS F. MONSTROSUS	PERUVIAN APPLE CACTUS	15 GAL
2	ECHINOCEREUS DASYACANTHUS	HEDGEHOG CACTUS	5 GAL
8	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL
8	EUPHORBIA RESINIFERA	MOROCCAN MOUND	15 GAL
3	FEROCACTUS WISLIZENII	FISH HOOK BARREL CACTUS	15 GAL
4	FICUS NITIDA	FICUS TREE	24" BOX
1	OPUNTIA FICUS-INDICA	INDIAN FIG CACTUS	15 GAL
7	PHOENIX ROEBELENI	PYGMY DATE PALM	15 GAL
92	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL
1	CARNEGIEA GIGANTEA	SAGUARO (5-ARMS)	5 GAL
3	TECOMA CAPENSIS	CAPE HONEYSUCKLE	5 GAL
3	TECOMA STANS	ARIZONA YELLOWBELLS	5 GAL

NOTES AND SPECIFICATIONS

- ALL INTRODUCED PLANTS MUST BE IRRIGATED WITH AN AUTOMATIC DRIP SYSTEM THAT IS COMPLETELY BURIED AND TIED INTO AN ELECTRICAL CONTROLLER PROPERLY UTILIZING DOUBLE STAKE ASSEMBLIES OR GUY ASSEMBLIES.
- ALL TREES REQUIRING SUPPORT SHALL BE STAKED PROPERLY UTILIZING DOUBLE STAKE ASSEMBLIES OR GUY ASSEMBLIES.
- ALL DRIP EMITTERS TO BE TRIMMED AND ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
- ALL WALL MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH THE WALL OF WHICH THE EQUIPMENT IS MOUNTED ON.
- ALL FINISHED GRADES TO BE ADJUSTED TO WITHIN ONE INCH BELOW FINISHED WALKS AND DRIVEWAY ELEVATIONS.
- ALL FINISHED PLANT BEDS TO BE "MULCHED" WITH 3/4" DECORATIVE STONE (STYLE AND COLOR TO BE CHOSEN BY CLIENT) STONE DEPTH TO BE 2" MIN.
- ALL LANDSCAPE LIGHTING FIXTURES TO BE INSTALLED SUCH THAT SOURCES OF LIGHT CANNOT BE SEEN FROM NEIGHBORING PROPERTIES.
- LIGHTING TO BE IN ACCORDANCE WITH MARICOPA COUNTY OR LOCAL LIGHTING ORDINANCES.
- IRRIGATION TO BE DESIGNED BY LANDSCAPE AND/OR IRRIGATION COMPANY. ALL NECESSARY PERMITS ARE THE RESPONSIBILITY OF SAID COMPANY. NEW SYSTEM TO BE PVC POSITIVE DRAINAGE.
- CONTRACTOR TO VERIFY ALL GRADING TO ENSURE POSITIVE DRAINAGE.
- KNOW WHAT'S BELOW CALL ARIZONA 811 OR CREATE A MARKING TICKET ONLINE: WWW.ARIZONA811.COM TO HAVE UTILITIES MARKED ON CONSTRUCTION SITE 2 DAYS BEFORE DIGGING.

FX-M-PJ AREA/PATH LIGHT	
Number of LED's	3
Halogen Lumen Output Equivalent	20 watt
Useful LED Life	50,000 hrs ave.
Input Voltage	10-15V
VA Total	4.5
Watts Used	4.2
Lumens per Watt	36
Total Lumens	151
Total Fixtures for Project	16

FX-PB: UP WASH LIGHT	
Number of LED's	3
Halogen Lumen Output Equivalent	20 watt
Useful LED Life	50,000 hrs ave.
Input Voltage	10-15V
VA Total	4.5
Watts Used	4.2
Lumens per Watt	36
Total Lumens	151
Total Fixtures for Project	7



GHEBLEH RESIDENCE
 8201 N. 54TH STREET
 PARADISE VALLEY, AZ 85253
 JULY 8, 2024
 BY: SLS

Scheel & Associates
 LANDSCAPE DESIGN

Phone: (815) 482-8187
 E-mail: scheelandassociates@gmail.com
 © Scheel and Associates 2024

AFFIDAVIT OF POSTING

I, Thomas Pansing, depose and state that the attached notice, of proposed application "Ghebleh Residence - Combined Plan Review" located at 8201 North 54th Street Paradise Valley AZ 85253 for the (Planning Commission/Town Council/Board of Adjustment/Hillside Committee) meeting date of June 11, 2025 is a true and correct copy of a notice which I caused to be posted by the following day of the week and on the following date May 20, 2025 in the following location(s): **Sign posted at property**

All in the Town of Paradise Valley, Arizona and County and State aforesaid, the same being public places in said County and in the following locations:

All to the Town of Paradise Valley, Arizona and County and State aforesaid.

DATED this 22 day of MAY, 2025.

Signature

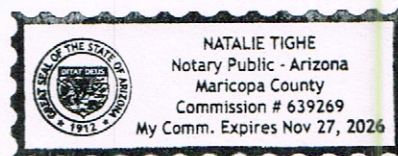
Thomas C Pansing

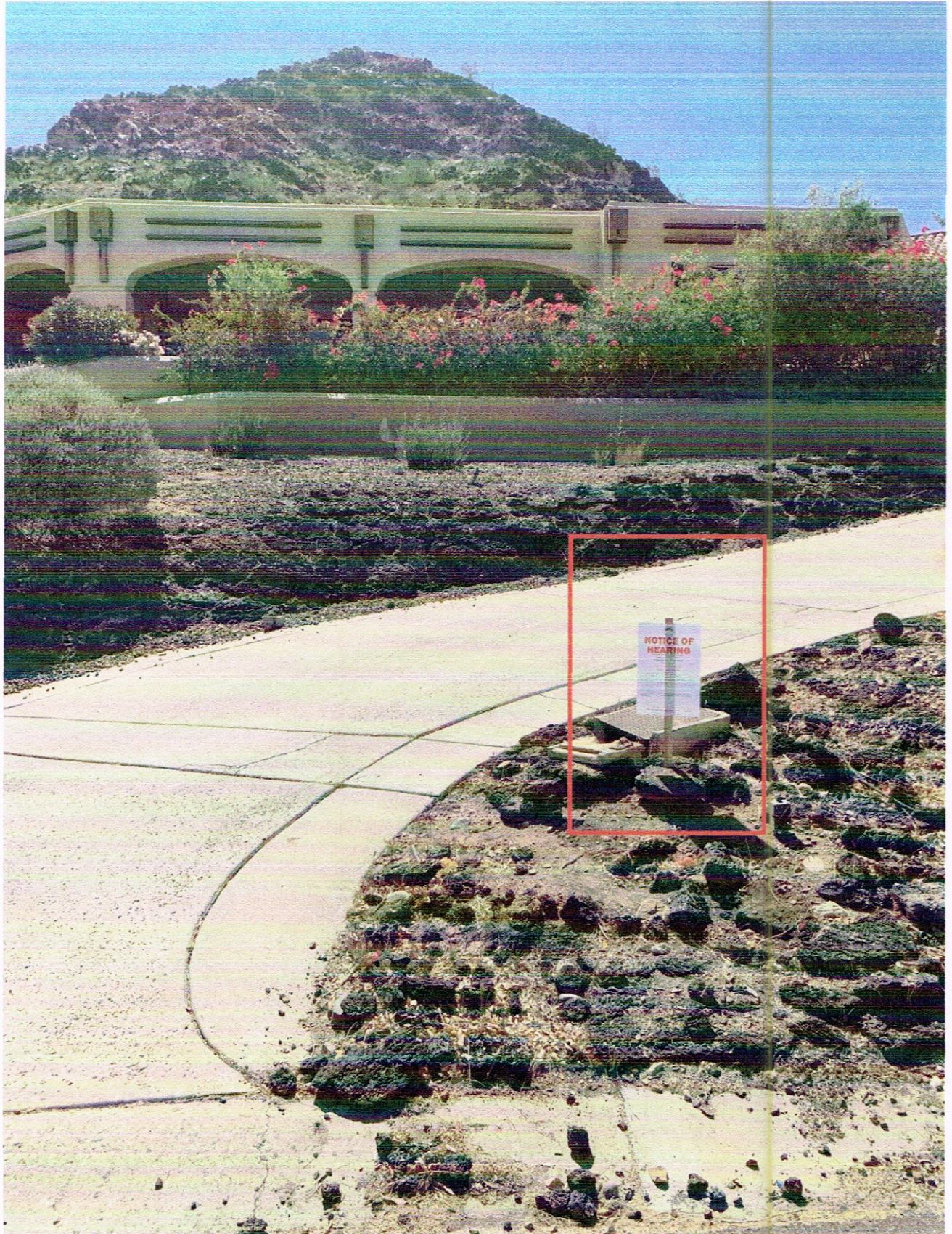
This affidavit was SUBSCRIBED AND SWORN to before me this 22nd day of May, 2025.

My commission expires: 11.27.26

NOTARY PUBLIC

Natalie Tighe





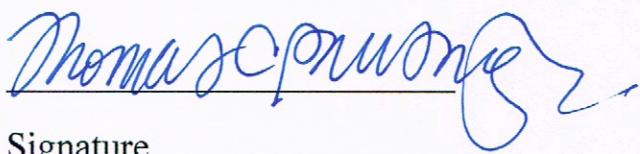
AFFIDAVIT OF MAILING NOTIFICATION

STATE OF ARIZONA)
) ss:

County of Maricopa)

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the mailing list for the proposed project Ghebleh Residence 8201 North 54th Street is a complete list of property owners within 1500 feet of the subject property, as obtained from the Maricopa County Assessor's Office on the following date: April 24, 2025, and such notification has been mailed on the following date: May 21, 2025.

Thomas Pansing


Signature

The foregoing instrument is acknowledged by me this 22nd day of May, 2025,
Natalie Tighe

Name

NOTARY PUBLIC

My commission expires:

11.27.26



Combined Plan Review Notification

5/20/25

Property Owner / Resident

Subject: Combined Plan Review for 8201 North 54th Street

To whom this may concern,

An application has been submitted to the Town of Paradise Valley for residential renovations and additions at 8201 North 54th Street.

In compliance with Town requirements, this letter is being sent to you as a courtesy to inform you of the pending application. The Hillside Building Committee will be reviewing this application on Wednesday June 11, 2025 at 8:00 AM at the Paradise Valley Town Hall located at 6401 East Lincoln Drive.

The purpose of **Combined Plan Review** meeting is for the Hillside Building Committee to review the submittal for compliance with the goals, purposes, and specific criteria of the Town of Paradise Valley Hillside Development Regulations.

The Hillside Building Committee will approve, approve with stipulations, continue, or deny the submittal. This meeting is open to the public and you may feel free to attend.

If you have any questions please call me at 602-909-0909.

Sincerely,

Dr. Farid Ghebleh, Homeowner



Standard Approval Information

1. All construction documents submitted for permit reviews shall include all approved Hillside-approved documents, including but not limited to, approved material references, cross sections, landscape plans, lighting plans, and lighting specifications. Any changes to the Hillside-approved plans may result in delays in permit plan review and inspection processes. Any proposed changes should be reported to the Staff to determine compliance with Hillside Development Regulations. Changes may be subject to a Staff, Chair, or Committee review.
2. All construction documents submitted for permit reviews shall include all approved Hillside-approved documents, including but not limited to, approved material references, cross sections, landscape plans, lighting plans, and lighting specifications.
3. The Applicant shall submit a Construction Staging Plan to the Town per the Hillside Safety Improvement Measures and Process Manual for review and approval prior to being issued a building permit.
4. The Applicant shall submit a liability insurance policy for the proposed project in the amount of \$2 million per occurrence and \$5 million aggregate naming the Town of Paradise Valley as an additional insured prior to being issued a building permit.
5. Prior to issuance of a permit, the Applicant shall submit a Hillside Assurance in the amount of \$5,880.
6. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. All offsite parking shall be located on the same side of the street. No construction materials will be allowed to be stored on the Town's right-of-way.
7. All recommendations provided in the Safety Improvement Plan shall be followed by the applicant. An Arizona Registered Engineer contracted by the applicant shall review, for compliance with the recommendations provided in the Safety Improvement Plan, the proposed plans prior to submitting for a permit. The contracted Arizona Registered Engineer shall provide a sealed letter stating that the plans submitted are in accordance with the Safety Improvement Plan. Any field work related to the Safety Improvement Plan, including but not limited to rock bolting, rock cuts, mesh placement, and boulder stabilization methods, shall be inspected by a qualified Special Inspector contracted by the applicant. The qualified inspector shall be required to provide a written verification that the improvements were completed per plan prior to the final approval.
8. No final approval or certificate of occupancy shall be issued until all Hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.
9. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to demolition and during construction and shall conform to the approved individual site analysis plan. Photos of the staking shall be provided prior to issuance of a demolition and/or building permit.

10. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.
11. The Hillside Building Committee review is not a complete building permit review of grading and drainage plans. Additional comments may be generated during the building permit review process. Offsite improvements such as curb installation may be required during the permitting process.
12. Desert varnish, such as Eonite or equivalent, shall be provided on all exposed rock cuts.
13. Natural stone selections shall not exceed the maximum allowable LRV of 38, unless explicitly approved by the Hillside Building Committee. Care should be taken when selecting to ensure that the maximum LRV is not exceeded. Failure to comply with may result in delays obtaining a Certificate of Occupancy.
14. A landscape as-built plan shall be provided by the landscape designer at the time of the Final Hillside inspection and prior to the issuance of a Certificate of Occupancy. See Stipulation #1 for more information.
15. A suitable desert seed mix shall be provided for all undisturbed areas requiring revegetation and all retention basins. Any existing non-native fountain or buffel grasses shall be removed from the property.



Action Report

File #: 25-140

AGENDA TITLE:

**Combined Review for a New Driveway and Drainage Upgrades at
5749 E Quartz Mountain Road (APN 169-02-021A)**

STAFF CONTACT:

Juan Gonzalez Jr., 480-348-3528



STAFF REPORT

TO: Hillside Building Committee

FROM: Chad Weaver, Community Development Director
Paul Michaud, Planning Manager
Shar Johnson, Town Engineer
Jose Mendez, Hillside Development Planner
Juan Gonzalez Jr., Hillside Associate Engineer

DATE: June 11, 2025

DEPARTMENT: Community Development Department
Juan Gonzalez Jr., (480)348-3528

AGENDA TITLE:
Combined Review
New Driveway and Drainage Upgrades
Rose Law Group
5749 E Quartz Mountain Road (APN 169-02-021A)
HILL-25-10

RECOMMENDATION:
Staff recommends the Hillside Building Committee **approve** Case HILL-25-10, a request by Rose Law Group at 5749 E Quartz Mountain Road, for a new driveway, slope stability measures, and upgrades to on-site retention. The Hillside Building Committee review of the home will be at a later date.

BACKGROUND/DISCUSSION/SUMMARY (PROVIDED BY APPLICANT)

The request is for a new driveway, catchment fencing, slope-stability, and upgraded grading and drainage measures. The applicant is proposing to mitigate flood risks to neighboring properties with new on-site retention upgrades with retention tanks, drop inlets structures, etc., as well as improving site stability with the addition of the catchment fencing and proposed maintenance and access agreement to the property to the North to ensure all proper practices are being put in place and maintained.

Lot Data	
1. Area of Lot	3.426 ac or 149,230 SF
2. Area Under Roof	9,688 SF
3. Floor Area Ratio	6.49%
4. Building Site Slope	46.7%
5. Allowable Disturbed Area	13,878 SF (9.30%)
6. Allowable Disturbed Area (per BA-06-12)	25,796 SF (17.20%)

7. Existing Gross Disturbed Area	43,011 SF (28.82%)
8. Proposed Net Disturbed Area	36,020 SF (24.14%)
9. Maximum Building Height	N/A
10. Overall Height	N/A
11. Volume of Cut/Fill	4,288 CY
12. Hillside Assurance	\$147,000

Single-Family Residence

N/A.

Variance

N/A.

Guesthouse and/or Accessory Structures

N/A.

Driveway

An existing unpaved driveway currently accesses the property from E Quartz Mountain Road. The applicant is proposing to regrade and resurface the driveway to help with maintaining on and offsite flows.

Pool

N/A.

Solar

N/A.

Walls and Fences

The applicant is adding retaining walls built to the maximum allowable height of 8 feet, along the driveway. The proposed retaining walls comply with height and setback requirements. Additional catchment fencing will be installed on neighboring property during and post construction for boulder stability.

Building Materials

N/A.

Hardscape Materials

The applicant is proposing a new asphalt driveway. Asphalt driveway is to count and currently accounts for part of the disturbance on site, since it is a non-permeable surface. All materials shall have an LRV of 38 or less, per Hillside Development Regulations.

Building Lighting

N/A.

Landscape & Driveway Lighting

N/A.

Landscaping

N/A.

Mountain Profile Inviolate

At and above an elevation of 1,500 feet mean sea level, no development shall occur which will alter the mountain top ridge lines. Further, no structure may extend above a plane that originates on the Primary Ridge Line and angles downward from the Primary Ridge Line by twenty degrees. The property is not within the vicinity of a Primary Ridge Line and no further restrictions shall apply.

Land Disturbance

43,011 SF (28.82%) of disturbance currently exists on the lot. The current building pad slope of 46.70% allows a disturbance of 13,878 SF (10.00%) on the lot if there was no existing disturbance on site. The applicant has proposed a net disturbed area of approximately 36,020 SF (24.14%) which is less than the allowable 43,011 SF of existing disturbance which takes precedence.

Grading and Drainage

The proposed construction of the property shall be required to properly retain the greater of “pre vs post” or “first flush” storm water volumes for the 100-year, 2-hour rainfall event per the Town’s Storm Drainage Design Manual requirements. All historic flows shall be required to maintain the same entry and exit points on the property. Applicant proposes to mitigate on-site retention using 6”, 12” and 24” pipes in connection with catch basins and drop inlet structures, 24” and 48” retention tanks, as well as check dams for water dissipation. Along with retention upgrades, the applicant is proposing a Tecco mesh, slope stability system, in combination with catchment fencing on the neighboring property to ensure site stability and mitigate any risks of any boulder instability pre, during, and post construction of the new driveway.

Sewer

N/A.

Fire Protection

Applicant has received Fire Marshal approval.

Hillside Safety Improvement Plan

The Applicant submitted a Safety Improvement Plan. During the 45-Day open comment period, no comments from a registered engineer were brought forward to the Town.

ANALYSIS:

The applicant has proposed driveway and on-site retention measures that meets the requirements of the Hillside Ordinance, Article XXII of the Town.

STIPULATIONS:

- 1.) All improvements shall be in compliance with the enclosed Standard Approval Information.
- 2.) Temporary Construction Easement (TCE) to be presented to staff prior to Permit Issuance

3.) Maintenance and Access Agreement to be presented to staff prior to Permit Issuance

4.) A Chronological Construction Staging and Management Plan to be presented to staff prior to Permit Issuance

5.) The applicant is to remove and upgrade current Storm Water Pollution Prevention Plan (SWPPP) measures, to be inspected and approved prior to Permit Issuance.

REQUIRED ACTION:

The Hillside Building Committee must consider the facts and determine if the application is in compliance with Article XXII - Hillside Development Regulations. The Hillside Building Committee may take the following actions:

1. Approve the application requests, subject to the stipulations noted by Staff and/or Hillside Building Committee.
2. Deny the application request if not compliant with Article XXII or if further information is needed.
3. Continue the application for further review.

NOTICING:

Public notification was performed in accordance with the public hearing process. Staff received no comments.

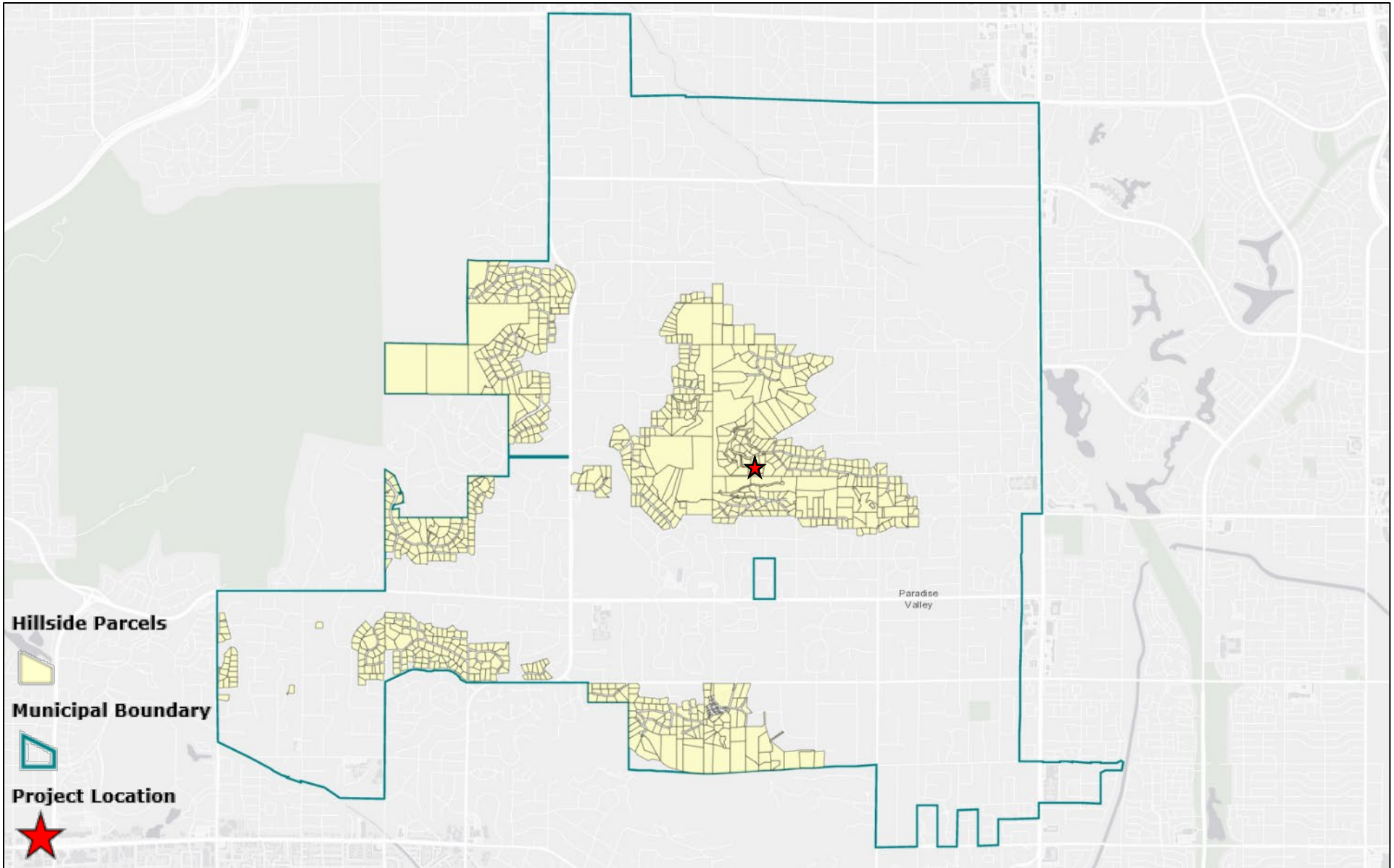
NEXT STEPS:

If approved the applicant shall acquire all required permits to complete the proposed scope of work. Plans submitted to the Town for permits shall be in compliance with the plans, stipulations, and approved by the Hillside Building Committee.

ATTACHMENTS:

- A. Staff Report
- B. Hillside & Vicinity Maps
- C. Application
- D. Notification Materials
- E. Plans
- F. Standard Approval Information

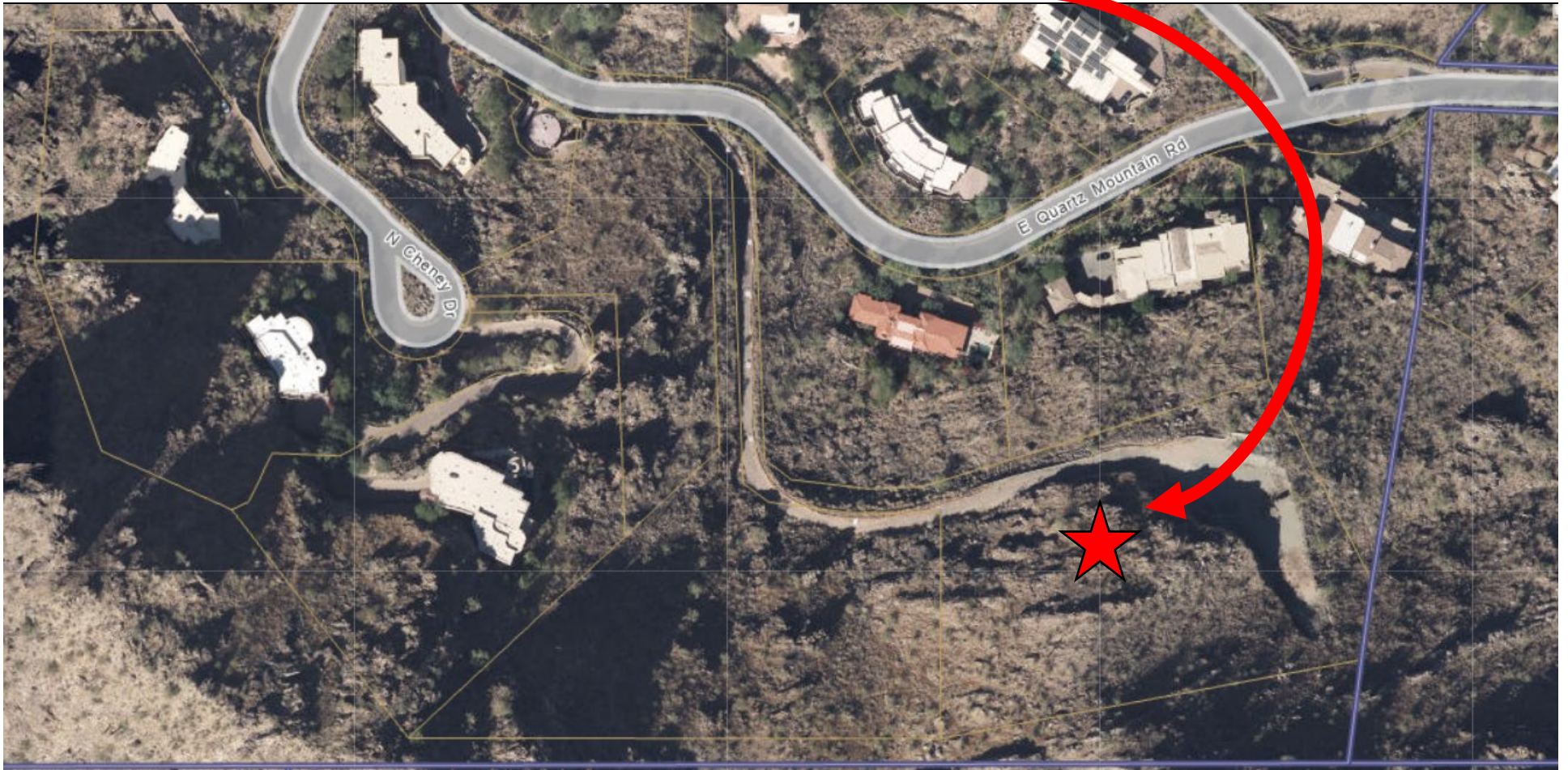
HILLSIDE MAP (OVERVIEW)
5749 E Quartz Mountain Drive



ZONING MAP (ZOOM)
5749 E Quartz Mountain Drive



VICINITY MAP (ZOOM)
5749 E Quartz Mountain Drive



TOWN
of



Hillside Application
Community Development Department
6401 E Lincoln Drive
Paradise Valley, AZ 85253

PARADISE VALLEY

(480) 348-3692

HILLSIDE APPLICATION

DATE: 4/23/2025

SUBDIVISION NAME: La Place Du Sommet

PROPERTY ADDRESS: 5749 E Mountain Quartz Rd
Paradise Valley, AZ 85253

ASSESSOR'S PARCEL NUMBER: 169-02-012

LEGAL DESCRIPTION: See attached

SCOPE OF WORK: Construction of a new single-family residence and driveway improvements to a hillside property located at 5749 East Quartz Mountain Road (Lot 7). The driveway improvements are to be completed as a Phase 1 of the project. Driveway improvements will be done in conjunction with Lot 8 in that the driveway will provide access to Lot 8. The driveway improvements will also necessitate coordination with Lot 4.



Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley, AZ 85253
hillside@paradisevalleyaz.gov

ARCHITECT:

Candelaria Design Associates, LLC 602.604.2001

PRINT NAME

PHONE NUMBER

6900 E Camelback Rd, Suite 400, Scottsdale AZ 85251

ADDRESS

ENGINEER:

Nickola Prodanov

602.889.1984

PRINT NAME

PHONE NUMBER

8808 N Central Ave, Suite 288, Phoenix AZ 85020

ADDRESS

OWNER:

Sumit Dewanjee


480.240.5641

PRINT NAME

PHONE NUMBER

222 E. Jefferson St. Apt. 1011 Phoenix, AZ 85004

ADDRESS


 Sumit Dewanjee (May 21, 2025 21:47 PDT)

 OWNER OR AUTHORIZED
 AGENT SIGNATURE

May 21, 2025

DATE


 Town of Paradise Valley
 6401 E Lincoln Drive
 Paradise Valley, AZ 85253
hillside@paradisevalleyaz.gov

Exhibit A

Lot 7, of LA PLACE DU SOMMET, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 250 of Maps, Page 44 and in Book 296 of Maps, page 4.

EXCEPT any portion thereof lying within that certain property conveyed to the Town of Paradise Valley by Deed recorded in Document No. 83-129223, records of Maricopa County, Arizona; and

EXCEPT all the coal nad other minerals, as reserved in the Patenet.

Unofficial Document






APPLICATION 5.21.2025

Final Audit Report

2025-05-22

Created:	2025-05-21
By:	Jon Gillespie (jgillespie@roselawgroup.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAABvuuxrbLJcZsbU9uTKkf3FJujrpSN3nZ

"APPLICATION 5.21.2025" History

-  Document created by Jon Gillespie (jgillespie@roselawgroup.com)
2025-05-21 - 8:26:05 PM GMT
-  Document emailed to Sumit Dewanjee (onepoint1@hotmail.com) for signature
2025-05-21 - 8:26:30 PM GMT
-  Email viewed by Sumit Dewanjee (onepoint1@hotmail.com)
2025-05-22 - 4:46:53 AM GMT
-  Document e-signed by Sumit Dewanjee (onepoint1@hotmail.com)
Signature Date: 2025-05-22 - 4:47:22 AM GMT - Time Source: server
-  Agreement completed.
2025-05-22 - 4:47:22 AM GMT



Adobe Acrobat Sign

AFFIDAVIT OF POSTING

STATE OF Arizona)

) ss:

County of Maricopa)

I, Kayla Amado, depose and state that the
attached notice, of proposed application _____ located at
5749 E Quartz Mountain Rd for the (Planning Commission/Town Council/Board of
Adjustment/Hillside Committee) meeting date of June 11, 2025 is a true and
correct copy of a notice which I cause to be posted by the following day of the week Thursday
, and on the following date May 15, 2025 in the following location(s):
Entrance of property (Lot 7) located at
5749 E. Quartz Mountain Road.

All in the Town of Paradise Valley, Arizona and County and State aforesaid, the same
being public places in said County and in the following locations:

All to the Town of Paradise Valley, Arizona and County and State aforesaid.

DATED this 15th day of May, 2025.

Kayla Amado
Signature

This affidavit was SUBSCRIBED AND SWORN to before me this 15 day of
May, 2025.

Rubén
NOTARY PUBLIC

My commission expires:

October 19, 2025



Updated July 2023


**NOTICE OF
HEARING**
TOWN OF PARADISE VALLEY
6401 E LINCOLN DRIVE
PARADISE VALLEY, AZ 85253
SUBJECT PROPERTY:
5749 E QUARTZ MOUNTAIN ROAD
AGENDA IS SUBJECT TO CHANGE
PUBLIC NOTICE
PLANNING BUILDING COMMITTEE - TOWN HALL BOARD ROOM ON
Wednesday, June 11th, 2023 AT 8:00 AM
1. Call to Order
2. Consent Review for a New Single Family Residence at 5749 E. Bethany Warner Road
APN: 190-01-001
3. Consent Review for a Remodel Addition at 8711 E. Mountain Drive (APN: 190-01-001)
4. Consent Review for a Remodel Addition at 8711 E. Mountain Drive (APN: 190-01-001)
5. Consent Review for a Remodel Addition at 8711 E. Mountain Drive (APN: 190-01-001)
6. Staff Report
7. Committee Report
8. Item - House Building Committee meeting date is tentatively scheduled for
Wednesday, July 12, 2023 at 8:00 am and Wednesday, August 13, 2023 at 8:00 am.
9. Adjournment.
The Town of Paradise Valley is an Equal Opportunity Employer. Minorities and women are encouraged to apply. The Town of Paradise Valley is an Equal Opportunity Employer. Minorities and women are encouraged to apply.
PENALTY FOR REMOVING POSTER PRIOR TO DATE OF HEARING

AFFIDAVIT OF MAILING NOTIFICATION

STATE OF Arizona)

) ss:

County of Maricopa)

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that the mailing list for the proposed project is a complete list of property owners within 1500 feet of the subject property, as obtained from the Maricopa County Assessor's Office on the following date May 9, 2025, and such notification has been mailed on the following date May 16, 2025.
Kayla Amado
Signature

The foregoing instrument was acknowledged by me this 16 day of May, 2025, by Kayla Amado
Name

[Signature]
NOTARY PUBLIC

My commission expires:

October 19, 2025



ROSE LAW GROUP_{pc}

RICH ■ CARTER ■ FISHER

JON GILLESPIE
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone 480.240.5641 Fax 480.505.3925
JGillespie@RoseLawGroup.com
www.RoseLawGroup.com

May 16, 2025

Subject: Hillside Combined Plan Review for 5749 East Quartz Mountain Road

Dear Property Owner,

An application has been submitted to the Town of Paradise Valley for driveway improvements to be completed on a hillside property located at 5749 East Quartz Mountain Road, Paradise Valley (APN 169-02-012) (the “Hillside Property”). The Hillside Building Committee is being asked to review the driveway plans before the driveway improvements are completed.

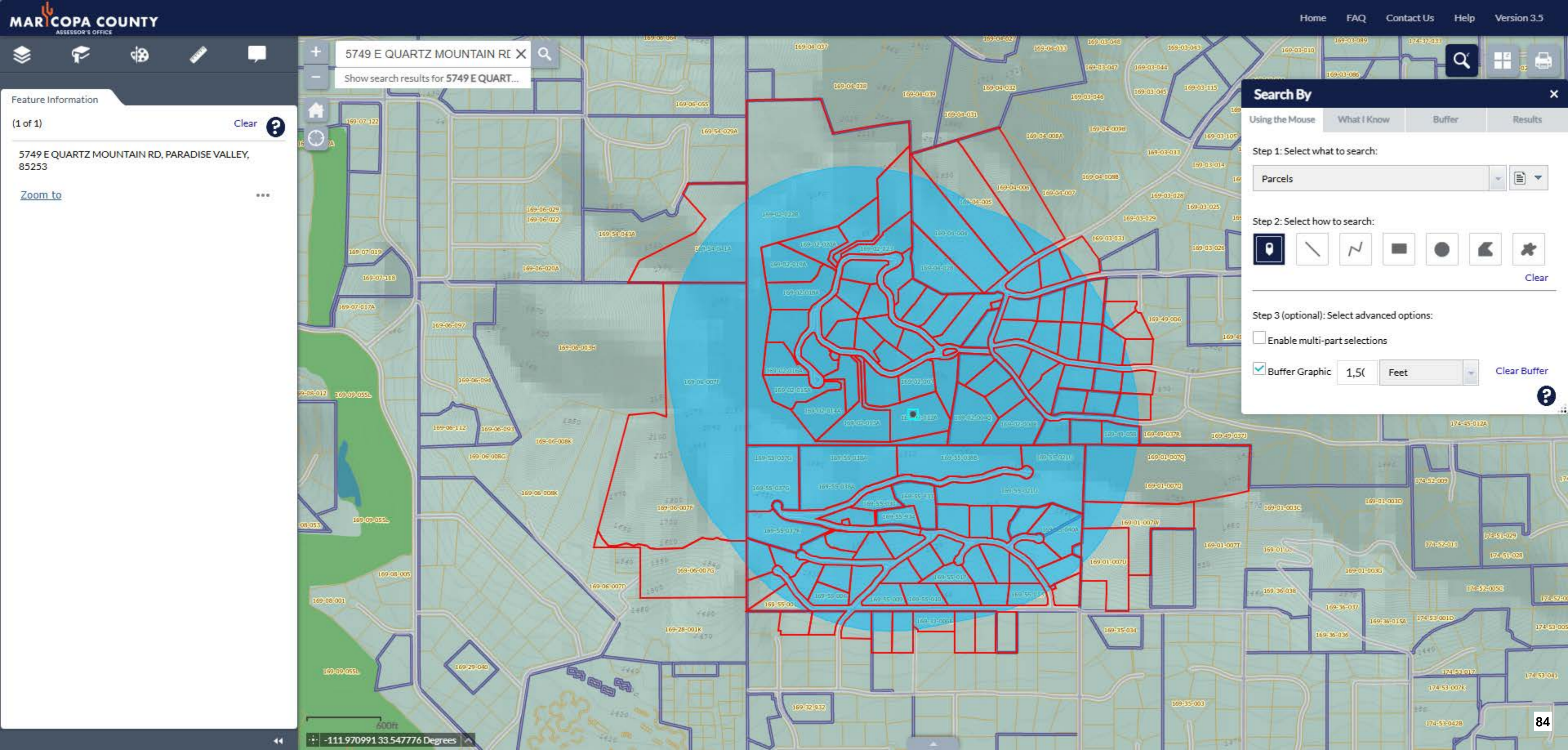
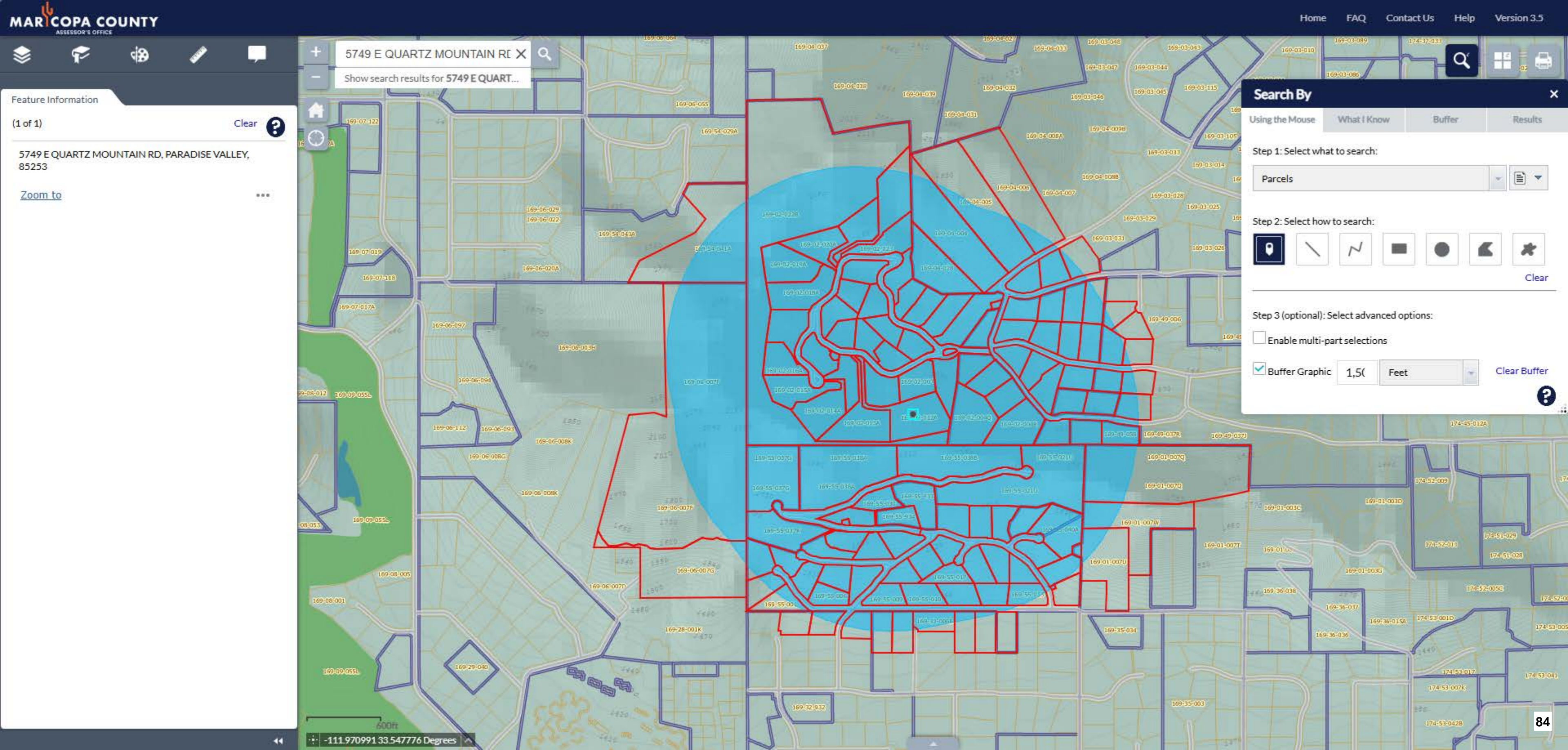
In compliance with Town requirements, this letter is being sent to you as a courtesy to inform you of the pending application. The Hillside Building Committee will be reviewing this application on Wednesday, June 11, 2025 at 8:00 AM at the Paradise Valley Town Hall located at 6401 East Lincoln Drive.

The purpose of the Combined Plan Review meeting is for the Hillside Building Committee to review the submittal for compliance with the goals, purposes, and specific criteria of the Town of Paradise Valley Hillside Development Regulations. The Hillside Building Committee will approve, approve with stipulations, continue, or deny the submittal. This meeting is open to the public and you may feel free to attend.

If you have any questions, please contact me at 480.240.5641 or via email at jgillespie@roselawgroup.com. Thank you.

Sincerely,

Jon Gillespie – Rose Law Group pc



2019 KRUMWIEDE REVOCABLE
LIVING TRUST
7045 N 59TH PL
PARADISE VLY AZ 85253

3909 CLUB CIRCLE LLC
PO BOX 925
SCOTTSDALE AZ 85253

5538 ROADRUNNER LLC
2121 E CRAWFORD PL
SALINA KS 67401

5651 LLC
5651 E INDIAN BEND RD
PARADISE VALLEY AZ 85253

5712 E GLEN LLC
15610 E SIERRA MADRE DR
FOUNTAIN HILLS AZ 85268

5850 LLC
PO BOX 925
SCOTTSDALE AZ 85252

5870 INDIAN BEND LLC
5870 E INDIAN BEND RD
PARADISE VALLEY AZ 85253

6053 LLC
PO BOX 925
SCOTTSDALE AZ 85252

7024 N 59TH PLACE LLC
7024 N 59TH PL
PARADISE VALLEY AZ 85253

ANDEEN ANNE ELIZABETH
7530 N HUMMINGBIRD LN
PARADISE VALLEY AZ 85253

ANDREW J HURWICH TRUST
6100 E HUMMINGBIRD LN
PARADISE VALLEY AZ 85253

ARDEBILI OMID/KATIBEH
5720 E CHENEY DR
PARADISE VALLEY AZ 85253

AUGUSTA INVESTMENTS LLC
370 E WINDMILL LN
LAS VEGAS NV 89123

BEHSHAD FAMILY TRUST
5709 E ARROYO RD
PARADISE VALLEY AZ 85253

BONNIE L TERRILL TRUST
5940 E CHENEY DR
PARADISE VALLEY AZ 85253

BRENDA A BRUNSON FAMILY LIVING
TRUST
7068 N 59TH PL
PARADISE VALLEY AZ 85253

BRODKIN TERRY B
5650 E CHENEY DR
PARADISE VALLEY AZ 85253

BRUNGS ELIZABETH K TR
5806 E INDIAN BEND RD
PARADISE VALLEY AZ 85253

BRUSSOW PAUL/HEATHER
6620 E CHOLLA ST
SCOTTSDALE AZ 85254

CAMELBACK PROPERTIES INN INC
PO BOX 696583
SAN ANTONIO TX 78269

CHENEY DRIVE LLC
6354 E HUMMINGBIRD LN
PARADISE VALLEY AZ 85253

CLOUGH BRADLEY S R
6048 E QUARTZ MOUNTAIN RD
PARADISE VALLEY AZ 85253

CLUB ESTATES LLC
1122 E PIKE ST STE 800
SEATTLE WA 98122

COLEMAN FAMILY REVOCABLE
TRUST
3255 BURNHAM RD
FARMINGTON NM 87401

DANIEL AND ELAINE GRUBER TRUST
7420 N 58TH PL
PARADISE VALLEY AZ 85253

DEAN CHRISTOPHER M TR
6017 E CHENEY
PARADISE VALLEY AZ 85253

DENICOLE TINA S
7111 N 59TH PL
PARADISE VALLEY AZ 85253

DENIGER TODD S/LAURA J
5824 E CHENEY DR
PARADISE VALLEY AZ 85253

DEWANJEE SUMIT
7301 E 3RD AVE UNIT 413
SCOTTSDALE AZ 85251

DONALD NEUERMAN REVOCABLE
TRUST
3104 E CAMELBACK RD UNIT 713
PHOENIX AZ 850164502

DR ROBERT NEY CHILDRESS TRUST
5720 E QUARTZ MOUNTAIN RD
PARADISE VALLEY AZ 85253

EAGLES NEST HOLDINGS LLC
7582 LAS VEGAS BLVD STE 134
LAS VEGAS NV 89123

ELAINE E JOHNSON TRUST
4701 121ST ST
URBANDALE IA 50323

ERIC AND LORI RISSEY FAMILY
TRUST
5829 E JOSHUA TREE LN
PARADISE VALLEY AZ 85253

EVERLINK LLC
5715 E CHENEY DR
PARADISE VALLEY AZ 85253

F & A TASHMAN TRUST
6010 E HUMMINGBIRD LN
PARADISE VALLEY AZ 85253

FAMILY BEACH LLC
320 GOLD AVE STE 620 PMB 1659
ALBUQUERQUE NM 87102

FOSTER GRETCHAN
316 MAIN ST STE C
EDMONDS WA 98020

FURLONG JOHN L/KATHLEEN M
7326 N 61ST ST
PARADISE VALLEY AZ 85253

GANGADEAN RAMESH/URSULA R
5949 E QUARTZ MOUNTAIN RD
PARADISE VALLEY AZ 85253

GAUTHIER SCOTT
7510 N HUMMINGBIRD LN
PARADISE VALLEY AZ 85253

GIBBONS DALE
5959 E HUMMINGBIRD LN
PARADISE VALLEY AZ 85253

GLORY BE LLC/ETAL
6601 E INDIAN BEND RD
PARADISE VALLEY AZ 85253

HAWKINS BRIAN G/EWA K
PO BOX 1539
LITCHFIELD PARK AZ 85340

HEBETS JAMES B/CAROL M TR
5831 E INDIAN BEND RD
PARADISE VALLEY AZ 85253

HOWE JAMES J/BELINDA I TR
6000 E QUARTZ MOUNTAIN RD
PARADISE VALLEY AZ 85253

HOZHO LLC
3104 E CAMELBACK RD 428
PHOENIX AZ 85016

HUEREQUE LUCY
5936 E QUARTZ MOUNTAIN RD
PARADISE VALLEY AZ 85253

HUMMINGBIRD 6030 LLC
571 GOLF COURSE RD
FRIDAY HARBOR WA 98250

JACKSON JILL M/LORMAN ROBERT
5689 E QUARTZ MOUNTAIN RD
PARADISE VALLEY AZ 85253

JAMES F KENNER REVOCABLE
TRUST
5800 E GLEN DR
PARADISE VALLEY AZ 85253

JEWELL LINDSAY A/MORROW
CHARLES
5784 E QUARTZ MOUNTAIN RD
PARADISE VALLEY AZ 85253

JOHN AND HILLA COREY TRUST
6015 E QUARTZ MOUNTAIN RD
PARADISE VALLEY AZ 85253

JOHN AND MARILUISE MICUDA
MAY 13 2019 FAMILY TRUST
2902 CARRILLO WAY
CARLSBAD CA 920093027

JOHNSTON SHARON RAE
7480 N 58TH PL
PARADISE VALLEY AZ 85253

JONATHAN AND DANIELLE ROBERTS
REVOCABLE LIVING TRUST
10042 W AVENIDA DEL SOL
PEORIA AZ 85383

JOUDEH FAMILY TRUST
PO BOX 42050
MESA AZ 85274

JOYCE L BASSETT TRUST
6047 E QUARTZ MOUNTAIN RD
PARADISE VALLEY AZ 85253

KARBASSI MASOUD/LADEN
5750 E QUARTZ MOUNTAIN RD
PARADISE VALLEY AZ 85253

KAYE DAVID JASON/FRANCIOSI JILL
ELLEN
5922 E CHENEY DR
PARADISE VALLEY AZ 85253

LA PLACE DU SOMMET
HOMEOWNERS ASSOC
7255 E HAMPTON AVE STE 101
MESA AZ 85209

LA PLACE DU SOMMET
HOMEOWNERS ASSOCIATION INC
4645 E COTTON GIN LOOP
PHOENIX AZ 85040

LAMB FAMILY LIVING TRUST
5676 E CHENEY DR
PARADISE VALLEY AZ 85253

LEFKY SCOTT A/CHRISTINE
5700 E CHENEY DR
PARADISE VALLEY AZ 85253

LEGACY HILL ACQUISITIONS LLC
7102 N 57TH PL
PARADISE VALLEY AZ 85253

LEWIS E PATRICK TRUST
PO BOX 14136
SCOTTSDALE AZ 85267

LYNCH BROS DEVELOPMENT
COMPANY LTD
4615 E LA MIRANDA WAY
PHOENIX AZ 85044

MAFFRY INVESTMENTS LLC
7180 E KIERLAND APT 201
SCOTTSDALE AZ 85254

MALENFANT MATTHEW/TERRI
5848 E HUMMINGBIRD LN
PARADISE VALLEY AZ 85253

MAT VALLEY LLC

SEDONA AZ 86336

MCBURNETT FAMILY TRUST
7050 N 59TH PL
PARADISE VALLEY AZ 85253

MELAMED BETTY TR
30 S WACKER DR STE 1908
CHICAGO IL 60606

MERIDIAN 6837 LLC
1734 E BOSTON ST STE 103
GILBERT AZ 85295

MITCHELL I DOLINS REVOCABLE
TRUST/ETAL
5717 E ARROYO RD
PARADISE VALLEY AZ 85253

MUMMY MOUNTAIN 2022 LLC
6006 E CHENEY DR
PARADISE VALLEY AZ 85253

MUMMY MOUNTAIN PRESERVE
TRUST
6401 E LINCOLN DR
PARADISE VALLEY AZ 85253

MUMMY MOUNTAIN PRESERVE
TRUST THE
6401 E LINCOLN DR
PARADISE VALLEY AZ 85253

NORMAN TRUST
330 W LAWRENCE RD
PHOENIX AZ 85013

P DUGEL FAMILY LTD PARTNERSHIP
5841 E QUARTZ MOUNTAIN RD
PARADISE VALLEY AZ 85253

PARADISE FOUND VENTURES
LLC/RYAN PATTERSON
ENTERPRISES LLC
16424 N 91ST ST
SCOTTSDALE AZ 85260

PARADISE VALLEY LLC
7070 N 59TH PL
PARADISE VALLEY AZ 85253

PARADISE VALLEY TOWN OF
6401 E LINCOLN DR
PARADISE VALLEY AZ 85253

PARADISE VALLEY WATER CO
2355 W PINNACLE PEAK RD STE 300
PHOENIX AZ 85027

PAVIO ANTHONY M/JEANNES S
7040 N 59TH PL
PARADISE VALLEY AZ 85253

PERRY STEPHEN B/FELICIA M
12 MEADE LN
CLEVELAND HEIGHTS OH 44106

PETERSON JANA LOUISE
5901 E HUMMINGBIRD LN
PARADISE VALLEY AZ 85253

PJM INVESTORS LLC
1300 N STATE PKWY UNIT 1102
CHICAGO IL 60610

PLENGE ROBERT W/DORRANCE
BENNETT ETAL TR
6401 E LINCOLN DR
PARADISE VALLEY AZ 85253

PLUMMER LIVING TRUST
5600 E INDIAN BEND RD
PARADISE VALLEY AZ 85253

RAM DEVELOPMENT COMPANY
5949 E QUART MOUNTAIN RD
PARADISE VALLEY AZ 85253

RANA MARIO/ANGELA
7071 N 59TH PL
PARADISE VALLEY AZ 85253

RICHARD F ROSS REVOCABLE
TRUST
7473 N 58TH PL
PARADISE VALLEY AZ 85253

RICHARDS PHILLIP
CROCE/STEPHANIE JEAN
5709 E INDIAN BEND RD
PARADISE VALLEY AZ 85253

RICHARDS SUSAN B QUALIFIED
PERSONAL RES TRUST
6333 N SCOTTSDALE RD
SCOTTSDALE AZ 85250

RICK L FLORY FAMILY TRUST
7447 N 58TH PL
PARADISE VALLEY AZ 85253

ROMERO FAMILY TRUST
7625 E VIA DEL REPOSO
SCOTTSDALE AZ 85258

ROSS RICHARD F
7473 N 58TH PL
PARADISE VALLEY AZ 85253

ROVINSKY ELLIOT B
5841 E HUMMINGBIRD LN
PARADISE VALLEY AZ 85253

SALAHEDDINE TOMEH MD PC
PROFIT SHARING PLAN
5600 E DOUBLETREE RD
PARADISE VALLEY AZ 85253

SAMUEL ANDERSON TRUST/LIN
FUYU
5749 E CHENEY DR
PARADISE VALLEY AZ 85253

SCAP 5 LLC
7433 N 62ND ST
PARADISE VALLEY AZ 85253

SCHAFFNER FAMILY TRUST
5750 E INDIAN BEND RD
PARADISE VALLEY AZ 85253

SCHERR JASON
6841 N 58TH PL
PARADISE VALLEY AZ 85253

SCOTT GUY/SHELLEY
N-11950 100 AVE NW
EDMONTON AB T5K 0K5

SHORT DAVE
4156 N 33RD PL
PHOENIX AZ 85018

SHOT IN THE HAND FAMILY TRUST
5715 E CHENEY DR
PARADISE VALLEY AZ 85253

SOMMET MUMMY PROPERTY LLC
5801 E QUARTZ MOUNTAIN RD
PARADISE VALLEY AZ 85253

STANLEY D AND MARY F JOHNSEN
TRUST
6101 E QUARTZ MOUNTAIN RD
PARADISE VALLEY AZ 85253

STANTON/MCBURNEY REVOCABLE
TRUST
6121 N NAUNI VALLEY DR
PARADISE VALLEY AZ 85253

SULLIVAN LIVING TRUST
7029 N 57TH PL
PARADISE VALLEY AZ 85253

SURVIVORS TRUST
6003 E CHENEY DR
PARADISE VALLEY AZ 85253

TAHERI KAVEH
5939 E HUMMINGBIRD LN
PARADISE VALLEY AZ 85253

TARLOW STEFAN/SHELLEY R
5826 E INDIAN BEND RD
PARADISE VALLEY AZ 85253

TCK REVOCABLE LIVING TRUST
5678 E CHENEY DR
PARADISE VALLEY AZ 85253

TCK REVOCABLE LIVING TRUST
5680 E CHENEY DR
PARADISE VALLEY AZ 85253

TERRY L PHILLIPS FAM TR/LISA E
FITZNER FAM TR
5640 E INDIAN BEND RD
PARADISE VALLEY AZ 85253

TSSC OUTLOT LLC
7007 N 59TH PL
PARADISE VALLEY AZ 85253

TY HARRISON ARCHITECTURE LLC
3511 E MORRISON RANCH PKWY
GILBERT AZ 85296

VARAHRAMYAN SHAHRYAR
CARLO/SHOREH
7726 N FOOTHILLS DR S
PARADISE VALLEY AZ 85253

WDI FAMILY TRUST
7002 N 57TH PL
PARADISE VALLEY AZ 85253

WFH PROPERTIES LLC
6725 N 65TH PL
PARADISE VALLEY AZ 85253

WHEELER ROSS L REVOCABLE
TRUST
7023 N 59TH PL
PARADISE VALLEY AZ 85253

WIRTH JAMES F/GAIL J TR
5700 E GLENN DR
PARADISE VALLEY AZ 85253

WISLEY INVESTMENTS LLC
7046 N 59TH PL
PARADISE VALLEY AZ 85253

WYTHE 40 LLC
5225 E DESERT VISTA RD
PARADISE VALLEY AZ 852533301

ZANG KERRY/VIRGINIA TR
5789 E QUARTZ MOUNTAIN RD
PARADISE VALLEY AZ 85253

TOWN OF PARADISE VALLEY NOTES

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

DRAINAGE STATEMENT

- ULTIMATE STORM OUTFALL IS LOCATED NEAR THE NORTHEAST PROP. CORNER AT ELEVATION OF 1678.09.
- NEW SINGLE FAMILY RESIDENCE, WITH IMPROVED DRIVEWAY AND SITE IMPROVEMENTS WITH UNDERGROUND WATER RETENTION ARE PROPOSED WITH THIS PROJECT.
- PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
- HISTORIC DRAINAGE PATTERNS ARE 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.

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

GRADING & DRAINAGE PLAN
DEWANJEE RESIDENCE
5749 E QUARTZ MOUNTAIN RD., PARADISE VALLEY, AZ 85253
LOT 7 - LA PLACE DU SOMMET LOT 1-31 TR A-C
A SUBDIVISION PLAT RECORDED IN BOOK 250 OF MAPS, PAGE 44, MCR.,
LOCATED IN A PORTION OF THE SE 1/4 OF THE N 1/2 OF THE SW 1/4 OF SECTION 4, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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. 1803 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.
- 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.
- 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.
- MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR 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.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE.
- A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT, FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
- COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, URB AND CUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
- ALL ON-SITE UTILITIES PER OTHERS.
- THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT.
- FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S) PERFORMANCE AND MAY LEAD TO ITS INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
- IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
- ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
- VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
- AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
- ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
- ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
- THIS PLAN IS DESIGNED TO SHOW THE DRAINAGE CONTRACTOR SHALL SHOW SITE DRAINAGE TO THE DESIGN INTENT SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS.
- ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SITE AND RETAINING WALLS LAYOUT, DIMENSIONS, AND DETAILS. TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
- REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
- FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER U.N.O.
- ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2018, MAG AND CITY OF PHOENIX SUPPLEMENT TO MAG.
- ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
- ABANDONMENT OR REMOVAL OF EXISTING SEPTIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT.
- VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
- DISTURBED AREA 1.131 > 1 ACRE; NPDES PERMIT IS REQUIRED.
- REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION OF EXISTING BUILDING STRUCTURE, SITE WALLS AND PAVEMENT.
- VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.

LEGEND

- BRASS CAP FLUSH
- FOUND REBAR OR AS NOTED
- SET 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- ELECTRIC METER
- GAS METER
- LIGHT POLE
- TELEPHONE BOX
- HOSE BIB
- BACKLASH FLOW PIPE
- A/C UNIT
- BOULDER
- STORM DRAIN INLET
- CABLE TV RISER
- SATELITE DISH
- CATV, PHONE
- SEWER LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- CITRUS TREE
- PALM TREE
- TREE
- PALO VERDE
- SAQUARO
- EVERGREEN
- FLUTED CACTUS
- OLEANDERS
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED DISTURBED AREA
- EXISTING DISTURBED AREA
- CATCH BASIN
- STORM DRAIN PIPE
- TOP OF IRON FENCE
- TOP OF GUARD RAIL
- TOP OF WALL
- TOP OF RETAINING WALL
- FINISH GRADE
- BACK OF WALL
- TOP OF FOOTING
- AREAS TO BE REVEGETATED
- EXISTING EDGE OF PAVEMENT
- TRIBUTARY AREA LIMITS

DISTURBED AREA CALCULATIONS

EXISTING LOT AREA: 149,230 S.F. (3.426 AC.)
TOTAL FLOOR AREA: 9,688 S.F.
FLOOR AREA RATIO: 6.49% < 25%
(TOTAL FLOOR AREA/AREA OF LOT)
BUILDING PAD SLOPE: 46.7%
VERTICAL: 53 FT
HORIZONTAL: 113.50 FT
ALLOWABLE NET DISTURBED AREA: 9.3%
ALLOWABLE NET DISTURBED AREA: 13,878 S.F.
EXIST. GROSS DISTURBED AREA: 28.82%
EXIST. GROSS DISTURBED AREA: 43,011 S.F.
PROPOSED NEW DISTURBED AREA: 6,286 S.F. (4.21%)
TOTAL DISTURBED AREA: 49,297 S.F. (33.03%)
LESS TEMPORARY AREAS OF DISTURBANCE
BUILDING FOOTPRINT AREA: 9,688 S.F.
TO BE RESTORED, REGRADED, AND REVEG.: 3,589 S.F.
PROPOSED NET DISTURBED AREA: 36,020 S.F. (24.14%)
APPROVED NET DISTURBED AREA:
PER VARIANCE BA-06-12: 25,796 S.F. (17.29%)
ALLOWED SLOPES STEEPER THAN NATURAL GRADE (5% MAX.): 7,462 S.F. (5%)
PROPOSED SLOPES STEEPER THAN NATURAL GRADE: 6,789 S.F. (4.55%)
VOLUME OF CUT: 3,736 C.Y.
VOLUME OF FILL: 552 C.Y.
TOTAL CUT&FILL: 4,288 C.Y.
HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE. = \$147,000
GRADING PERMIT FEE: \$4,200 (\$168 FIRST 100 CY / \$96 EA. ADDITIONAL 100 CY).
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.

UTILITIES

WATER: EPICOR WATER
SANITARY SEWER: SEPTIC
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS CORPORATION
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

EARTHWORK QUANTITIES

CUT: 3,643 C.Y.
CUT FROM PIPES: 93 C.Y.
FILL: 552 C.Y.
NET CUT: 3,184 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.

GRADING SPECIFICATIONS

- EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2018 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 RESIDENCE 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.
5. 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 LEVELLED 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.

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 PLACES 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.VI.6).

GEOTECHNICAL
ENGINEER

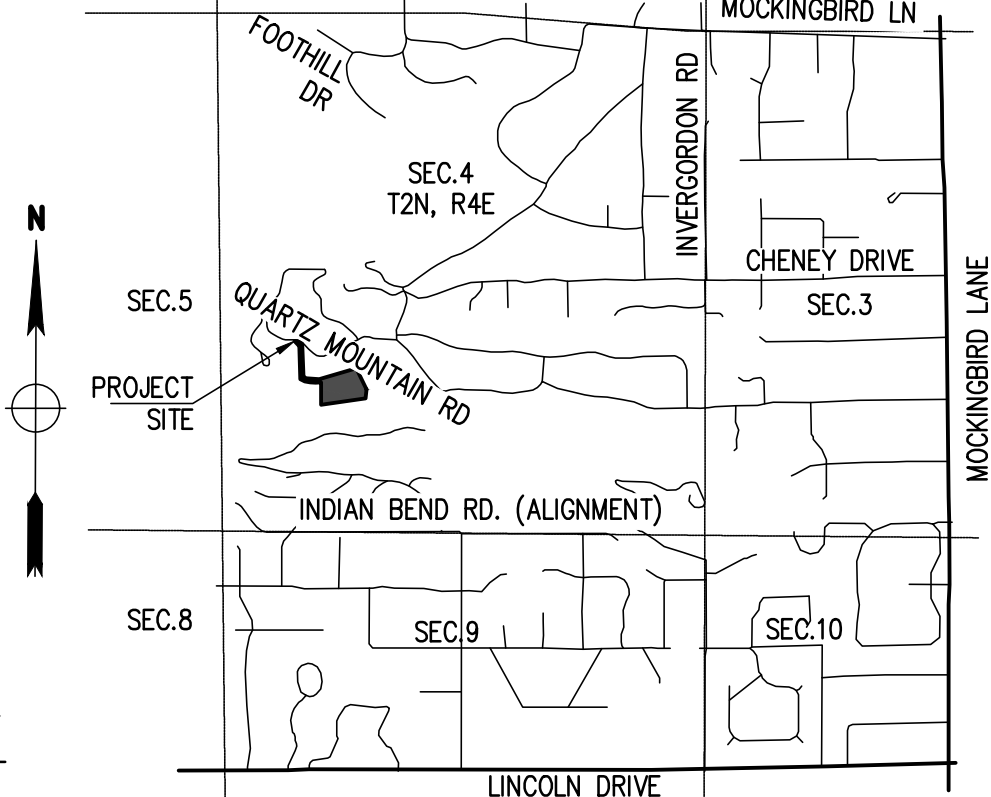
VANN ENGINEERING, INC
9013 N 24TH AVE., SUITE 7
PHOENIX, AZ 85021
EMAIL: SMORGAN@VANNENGINEERINGINC.COM
P: 602-943-6997
PROJECT#: 16595
DATE: 02/21/2025

SHEET INDEX

- C1 - COVER SHEET
- C2 - OVERALL SITE PLAN
- C3 - ENLARGED VIEW
- C4 - ENLARGED VIEW
- C5 - DRIVEWAY PROFILE DETAILS

PROJECT PHASING

- PHASE 1 - NEW ACCESS DRIVEWAY, RETAINING WALLS, DRAINAGE DEVICES AND UNDERGROUND STORMWATER RETENTION SYSTEMS.
- PHASE 2 - NEW SINGLE FAMILY RESIDENCE, POOL AND ADJACENT SITE IMPROVEMENTS.



VICINITY MAP

N.T.S.

OWNER

SUMIT DEWANJEE
7301 E 3RD AVE UNIT 413,
SCOTTSDALE, AZ 85251

ARCHITECT

CANDELARIA DESIGN ASSOCIATES, LLC
6900 E CAMELBACK RD., SUITE 400
SCOTTSDALE, AZ 85251
P: 602-604-2001
F: 602-604-2002

SITE DATA

APN: 169-02-012A
ADDRESS: 5749 E QUARTZ MOUNTAIN RD.,
PARADISE VALLEY, AZ 85253
ZONING: R-43
LOT AREA: 149,230 S.F. (3.426 AC.)
Q.S. 23-41

CIVIL ENGINEER

LAND DEVELOPMENT GROUP, LLC
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
CONTACT: NICK PRODANOV, PE
P: 602-889-1984

LAND SURVEYOR

BOWMAN CONSULTING GROUP, LTD.
1295 W WASHINGTON, STE 108
TEMPE, AZ 85281
P: 480-629-8830

NOTE: CIVIL ENGINEERING DESIGN PRESENTED HEREIN IS BASED ON THE TOPOGRAPHIC SURVEY MAP, PROVIDED IN AN ELECTRONIC FORMAT BY SURVEYOR LISTED ABOVE.
LAND DEVELOPMENT GROUP, LLC ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS SHOWN ON THE SURVEY AND INFORMATION PROVIDED BY OTHERS.

BENCHMARK

ALUMINUM CAP FOUND AT THE INTERSECTION OF INVERGORDON ROAD AND CHENEY DRIVE, HAVING AN ELEVATION OF 1373.058.
TOWN OF PARADISE VALLEY DATUM (NAVD 88) - GDACS 24515-1M.

LEGAL DESCRIPTION

LOT 7, OF LA PLACE DU SOMMET, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 250 OF MAPS, PAGE 44 AND IN BOOK 296 OF MAPS, PAGE 4.

EXCEPT ANY PORTION THEREOF LYING WITHIN THAT CERTAIN PROPERTY CONVEYED TO THE TOWN OF PARADISE VALLEY BY DEED RECORDED IN DOCUMENT NO. 83-129223, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT ALL THE COAL NAD OTHER MINERALS, AS RESERVED IN THE PATENET.

AS-BUILT CERTIFICATION

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

REGISTERED ENGINEER/ LAND SURVEYOR _____ DATE _____

REGISTRATION NUMBER _____

FINISH FLOOR CERTIFICATION

I HEREBY CERTIFY THAT FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAN OF 1747.00 IS MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION OF 1746.00 ACCORDING TO THE TOWN OF PARADISE VALLEY CODE OF ORDINANCE.

Nick Prodanov 05/06/25
REGISTERED CIVIL ENGINEER _____ DATE _____

NATIVE PLANTS

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

FLOOD INSURANCE RATE MAP (FIRM) DATA

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

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



REVISIONS: DATE: 05/06/25 JOB: 1608172 DESIGNED BY: NP VERSION: 3.3 DRAWN BY: ZA CHECKED BY: JJ PLOT DATE: 05/06/25

DATE: SCALE: N.T.S.

GRADING & DRAINAGE PLAN
COVER SHEET

DEWANJEE RESIDENCE
5749 E QUARTZ MOUNTAIN RD.,
PARADISE VALLEY, AZ 85253

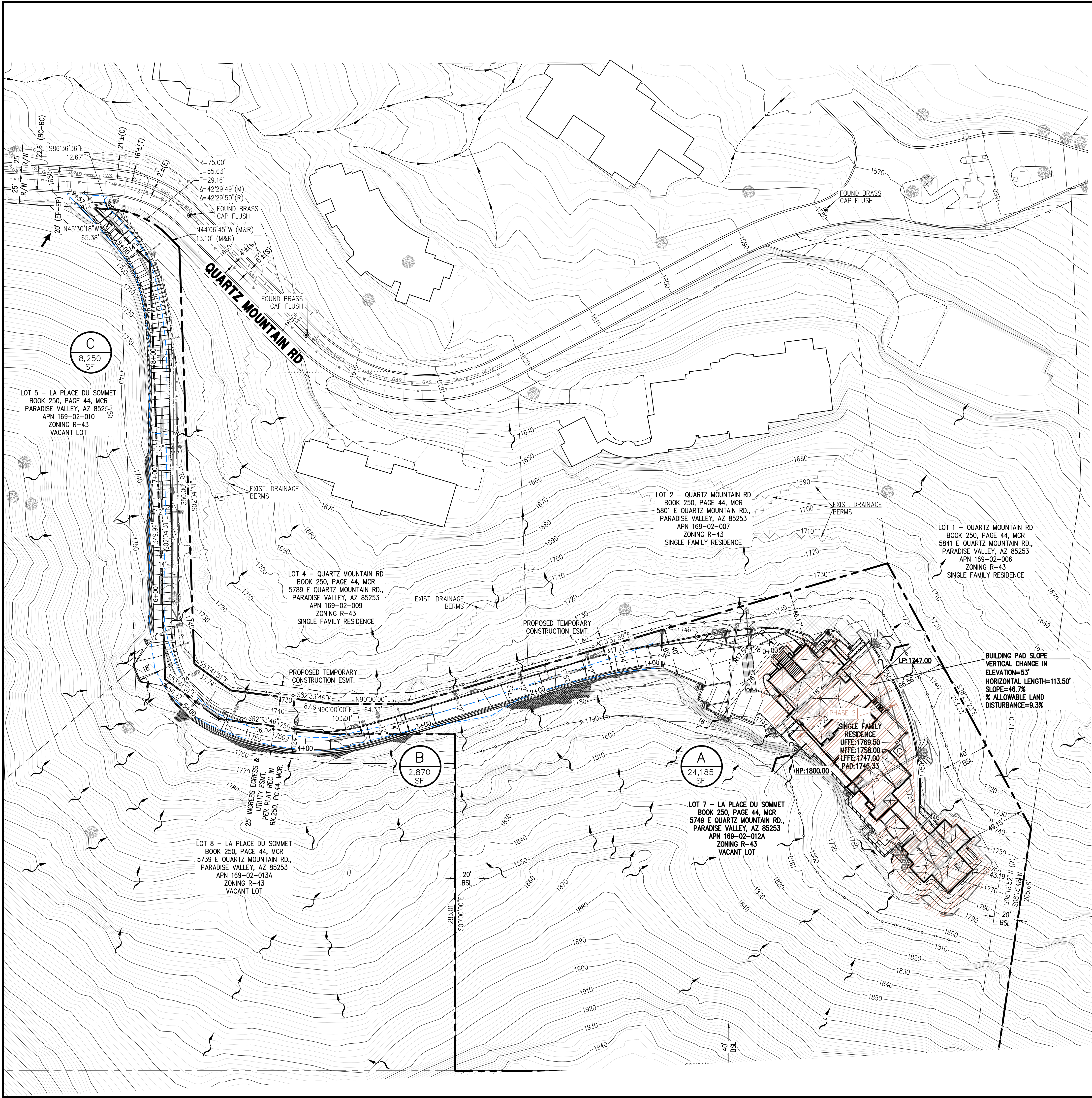
P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDG.COM

Land
DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 11005
NICKOLA J. PRODANOV
State of Arizona
Engineer Since 2016

Nick Prodanov

C-1
1 OF 5



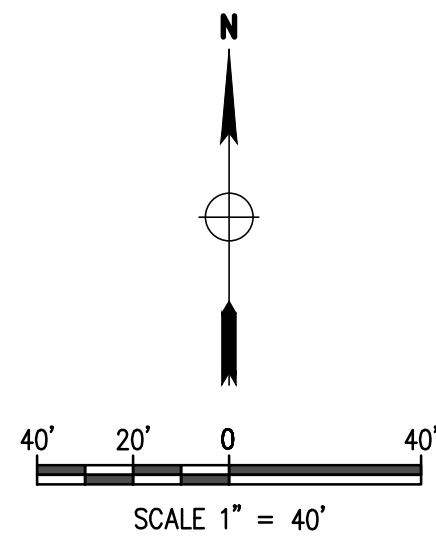
ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT										
V=DxAx(Cw,post-Cw,pre)/12 D – RAINFALL DEPTH = 2.22" A – TRIBUTARY AREA, SF Cw – WEIGHTED RUNOFF COEFFICIENT Vf=(DfxAxCw,post)/12 Df – RAINFALL DEPTH = 0.5" FIRST FLUSH A – TRIBUTARY AREA, SF Cw – WEIGHTED RUNOFF COEFFICIENT										
DRAINAGE AREA	AREA	RUNOFF COEFFICIENT	VOLUME REQUIRED PRE VS POST	VOLUME REQUIRED FIRST FLUSH	RETENTION BASIN ID	CONTOUR ELEVATION	CONTOUR AREA	DEPTH	VOLUME PROVIDED	AS-BUILT VOLUME PROVIDED
	S.F.	Cw	C.F.	C.F.			S.F.	FT	C.F.	C.F.
A	29,119	0.20	1,077	1,031	A1	UNDERGROUND HDPE PIPE	L=(2)-40'	D=48"	1,005	
					A2	UNDERGROUND HDPE PIPE	L=25'	D=24"	79	
TOTAL AREA A			1,077	1,031					1,084	
B	2,870	0.10	53	102	B1	UNDERGROUND HDPE PIPE	L=(2)-25'	D=24"	157	
TOTAL AREA B			53	102					157	
C	8,250	0.10	153	327	C1	UNDERGROUND HDPE PIPE	L=(8)-15'	D=24"	377	
TOTAL AREA C			153	327					377	
TOTAL			1,283	1,460					1,618	

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

WEIGHTED RUNOFF COEFFICIENT, C _w PRE- DEVELOPMENT FOR AREA A				WEIGHTED RUNOFF COEFFICIENT, C _w POST- DEVELOPMENT FOR AREA A			
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA	SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
	C	SF			C	SF	
STREET PAVEMENT	0.95	1,125	1,069	PAVEMENT & ROOF	0.95	24,185	22,976
NATIVE HILLSIDE	0.70	23,059	16,142	NATIVE HILLSIDE	0.70	0	0
TOTAL		24,185	17,211	TOTAL		24,185	22,976
C _w = C * AREA / TOTAL AREA				C _w = C * AREA / TOTAL AREA			
0.71				0.95			

WEIGHTED RUNOFF COEFFICIENT, C _w PRE- DEVELOPMENT FOR AREA B				WEIGHTED RUNOFF COEFFICIENT, C _w POST- DEVELOPMENT FOR AREA A			
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA	SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
	C	SF			C	SF	
STREET PAVEMENT	0.95	1,740	1,653	PAVEMENT & ROOF	0.95	2,870	2,727
NATIVE HILLSIDE	0.70	1,130	791	NATIVE HILLSIDE	0.70	0	0
TOTAL		2,870	2,444	TOTAL		2,870	2,727
C _w = C * AREA / TOTAL AREA				C _w = C * AREA / TOTAL AREA			
0.85				0.95			

WEIGHTED RUNOFF COEFFICIENT, C _w PRE- DEVELOPMENT FOR AREA C				WEIGHTED RUNOFF COEFFICIENT, C _w POST- DEVELOPMENT FOR AREA C			
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA	SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
	C	SF			C	SF	
STREET PAVEMENT	0.95	6,411	6,090	PAVEMENT & ROOF	0.95	8,250	7,838
NATIVE HILLSIDE	0.70	1,839	1,287	NATIVE HILLSIDE	0.70	0	0
TOTAL		8,250	7,378	TOTAL		8,250	7,838
C _w = C * AREA / TOTAL AREA				C _w = C * AREA / TOTAL AREA			
0.89				0.95			



DATE: 05/06/25
JOB: 1808172
DESIGNED BY: NP
DRAWN BY: ZA
CHECKED BY: JL
PLOT DATE: 05/06/25

REVISIONS:

DATE: SCALE: 1"=40'

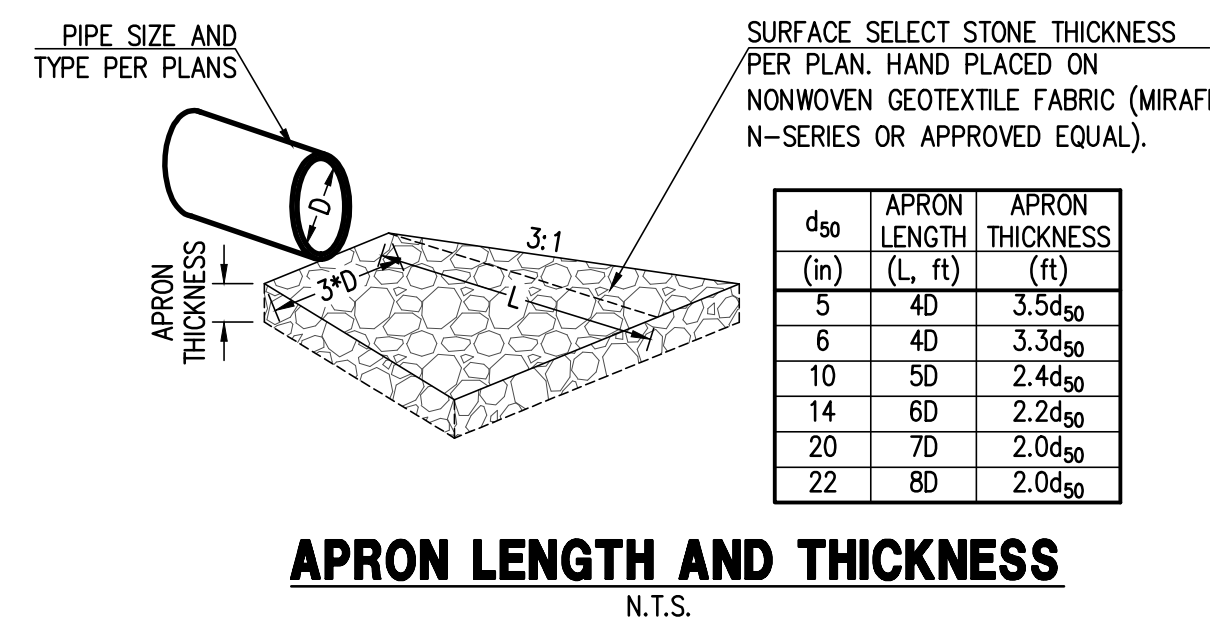
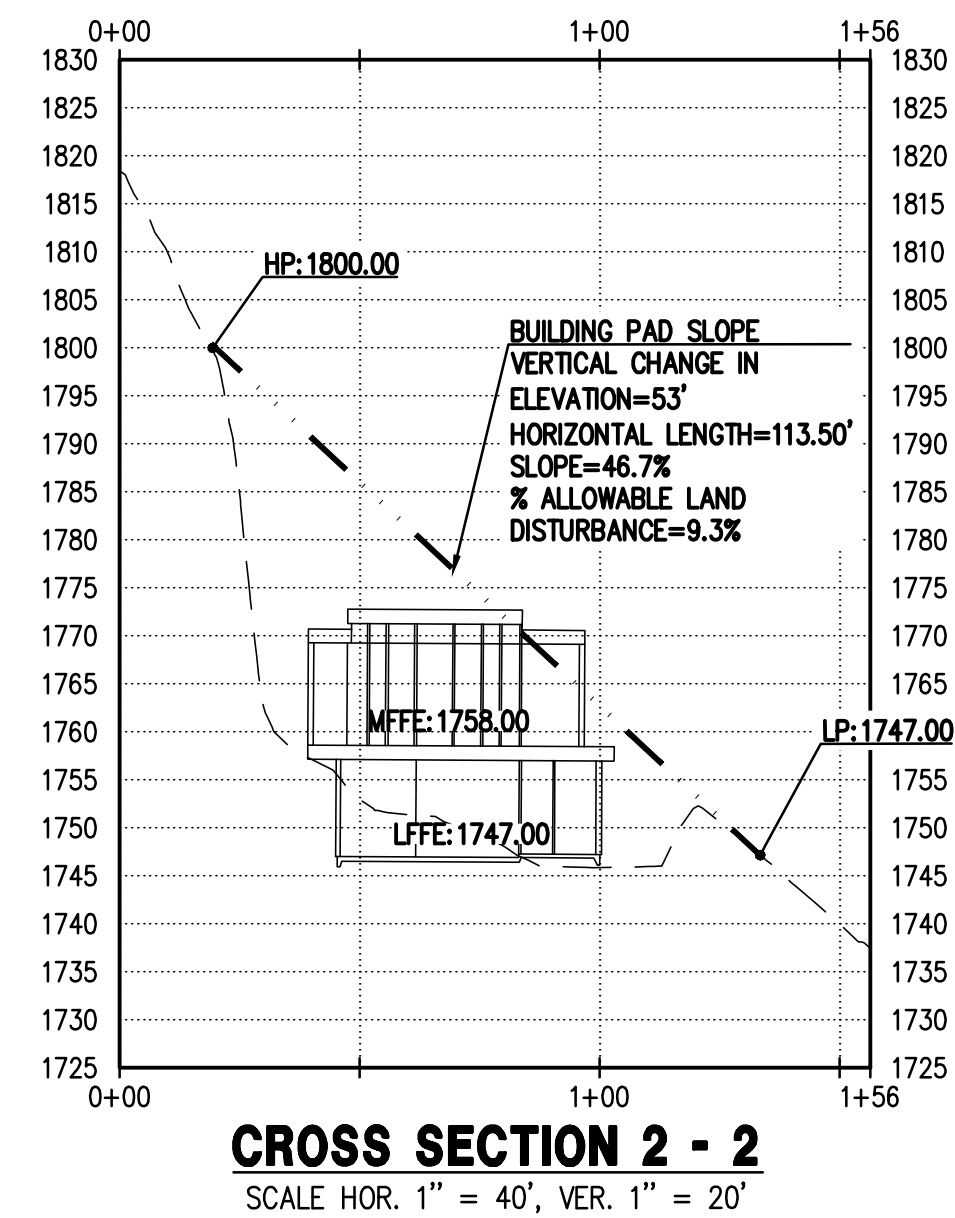
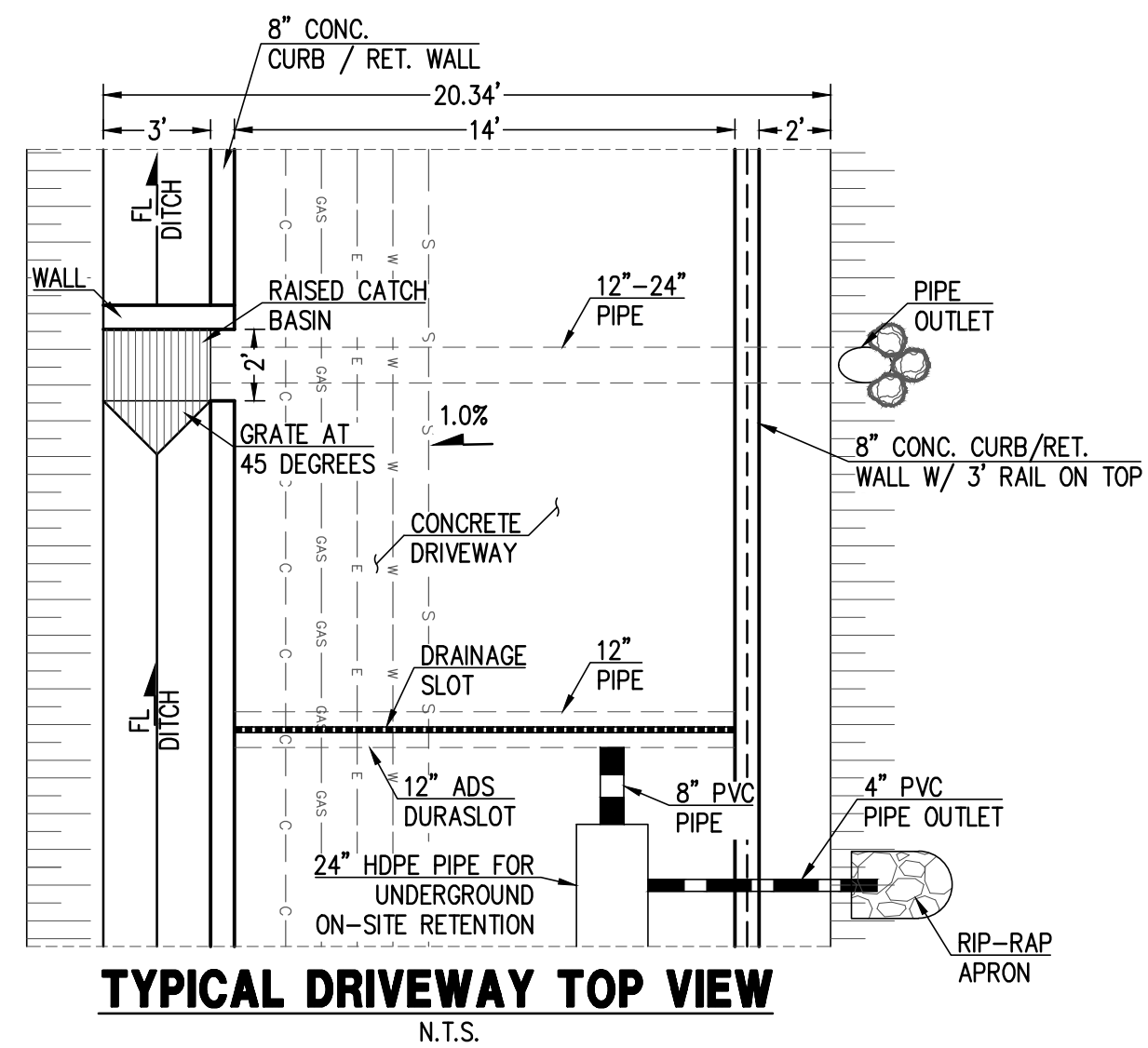
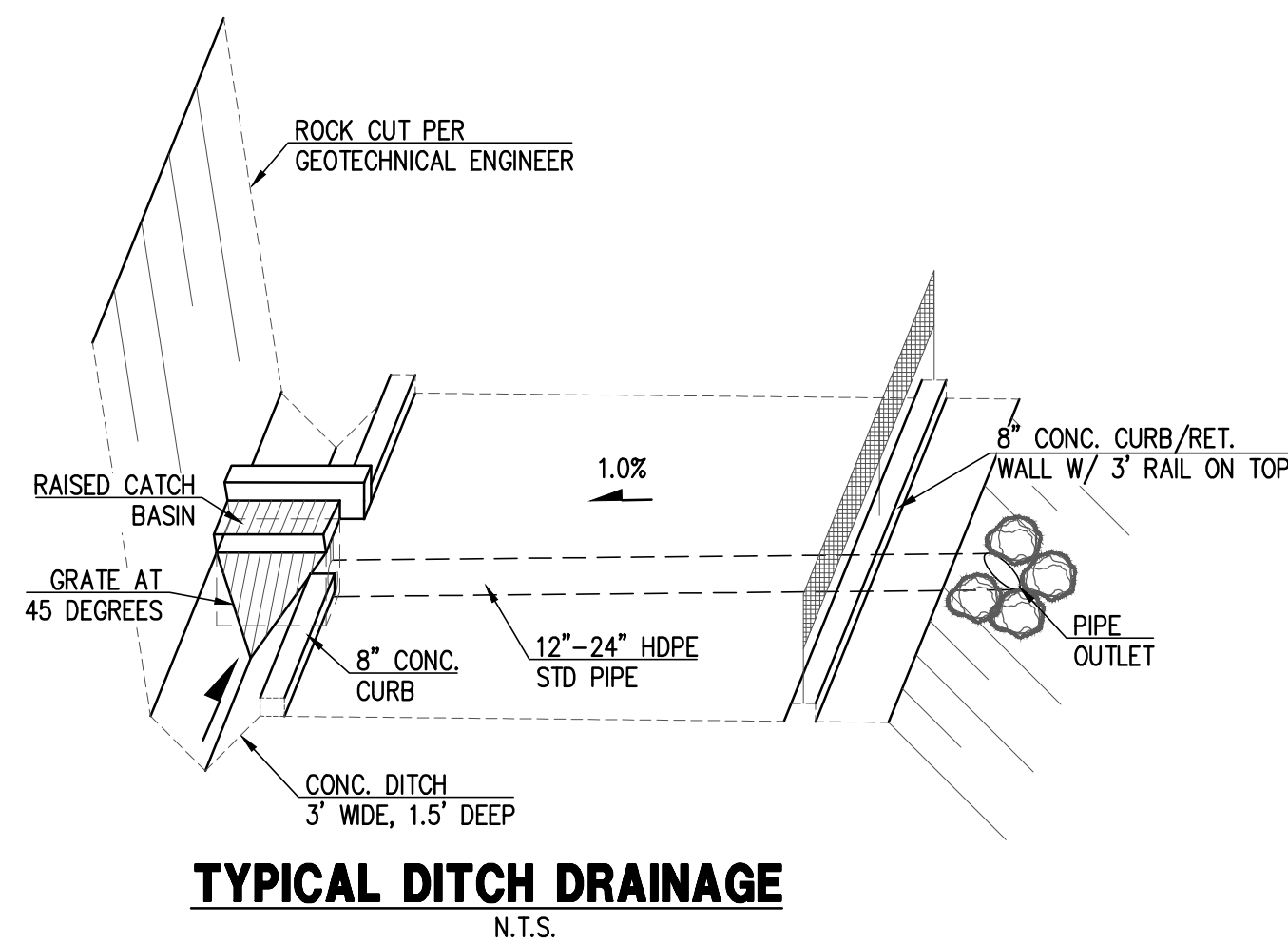
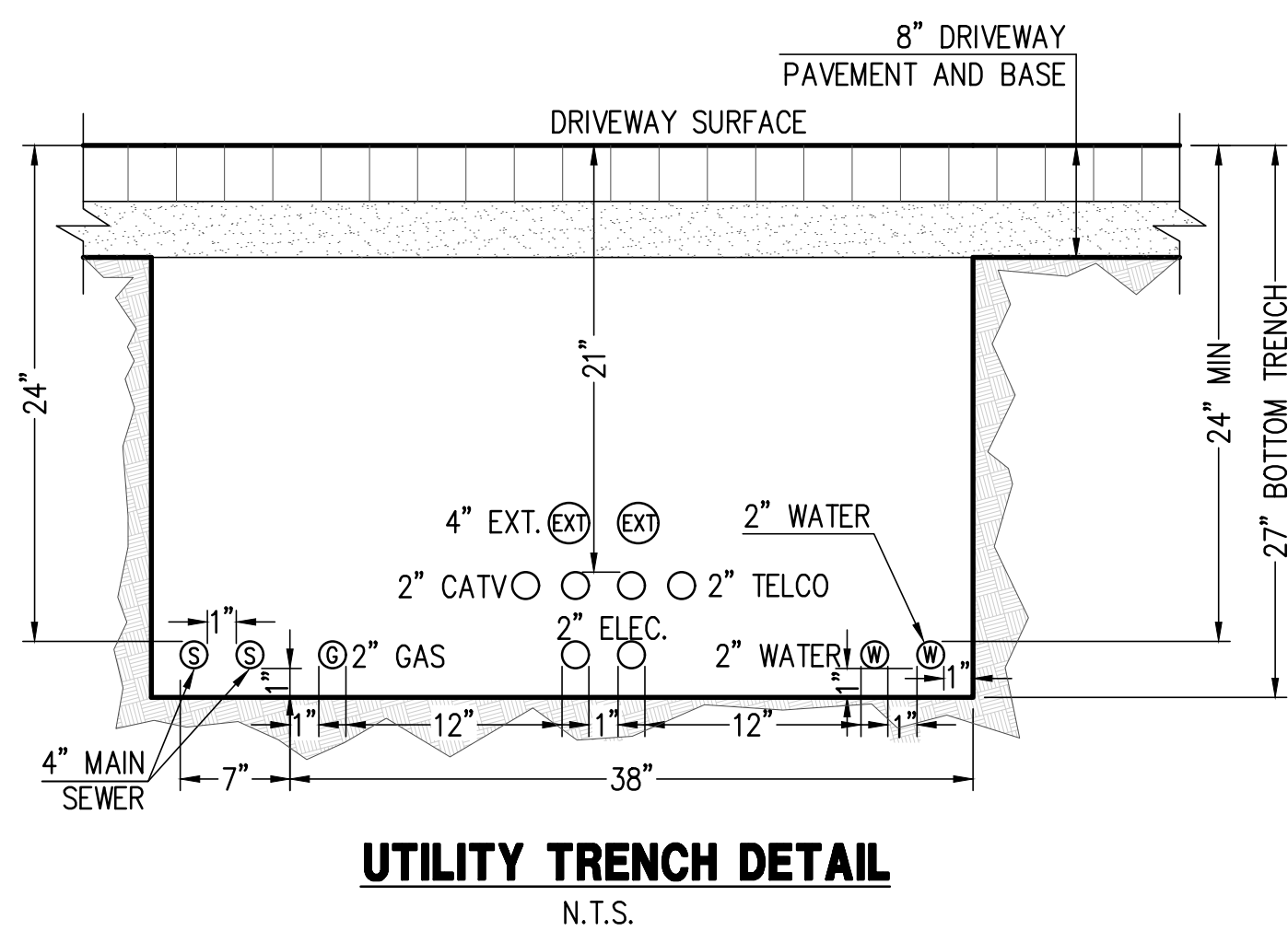
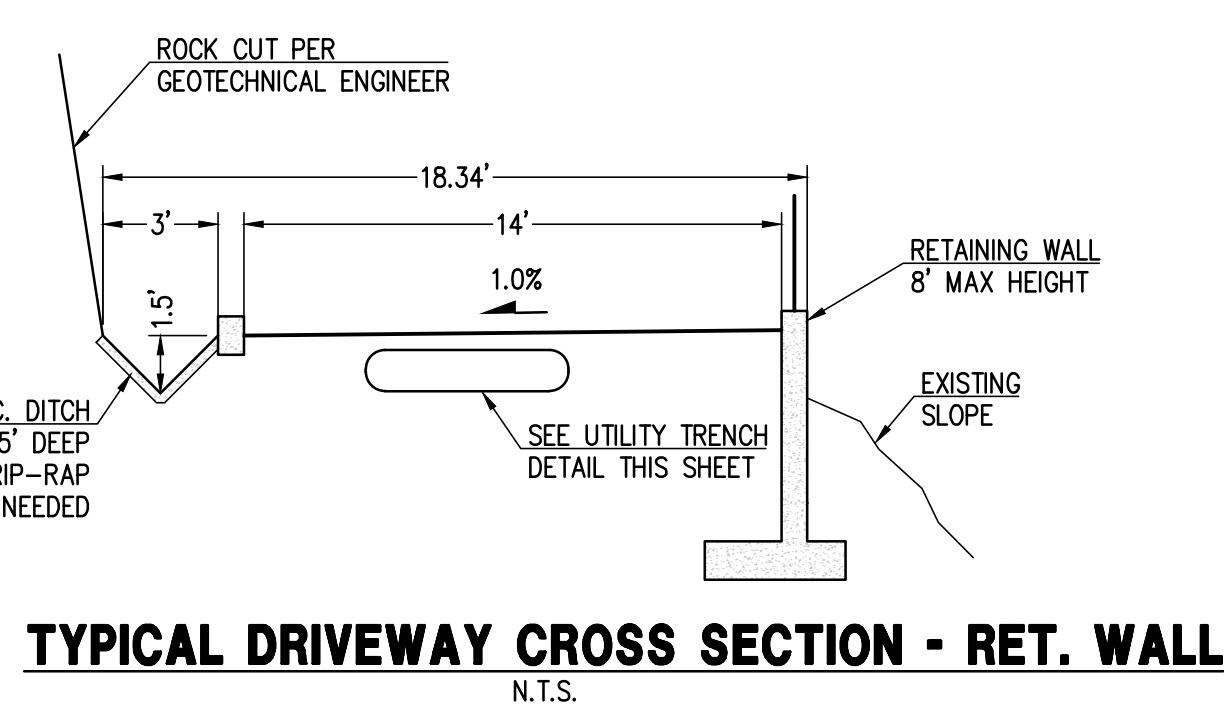
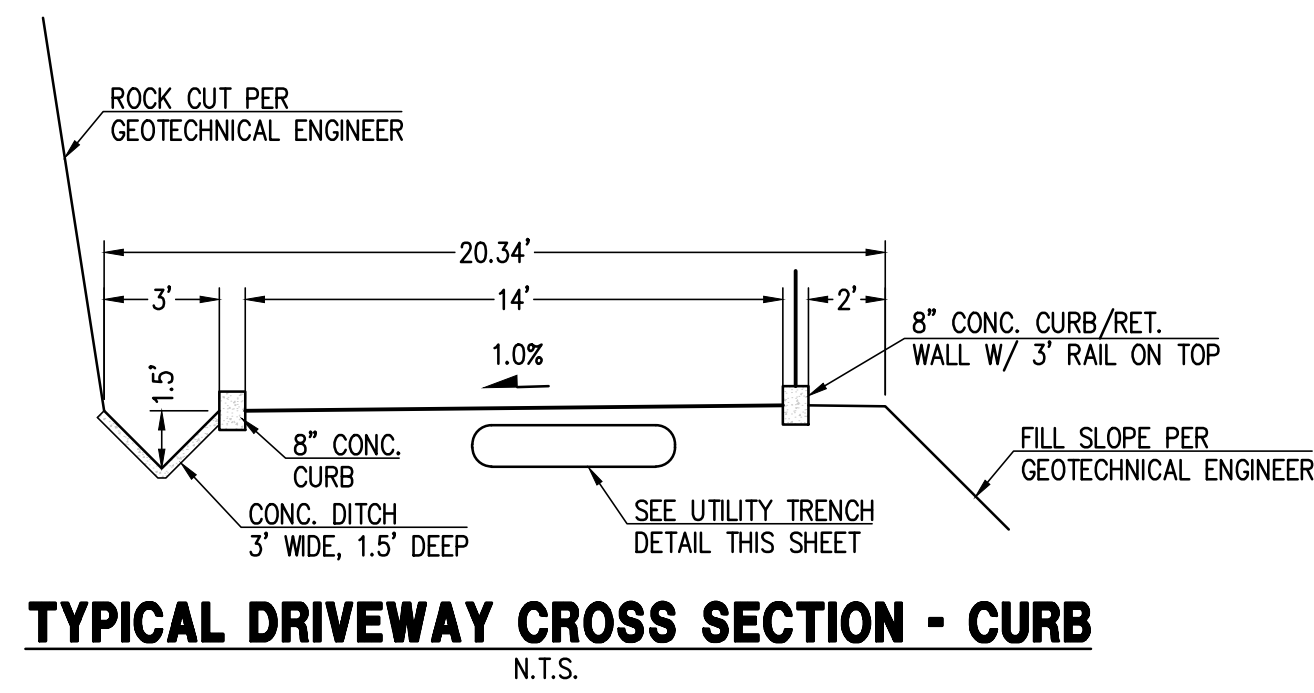
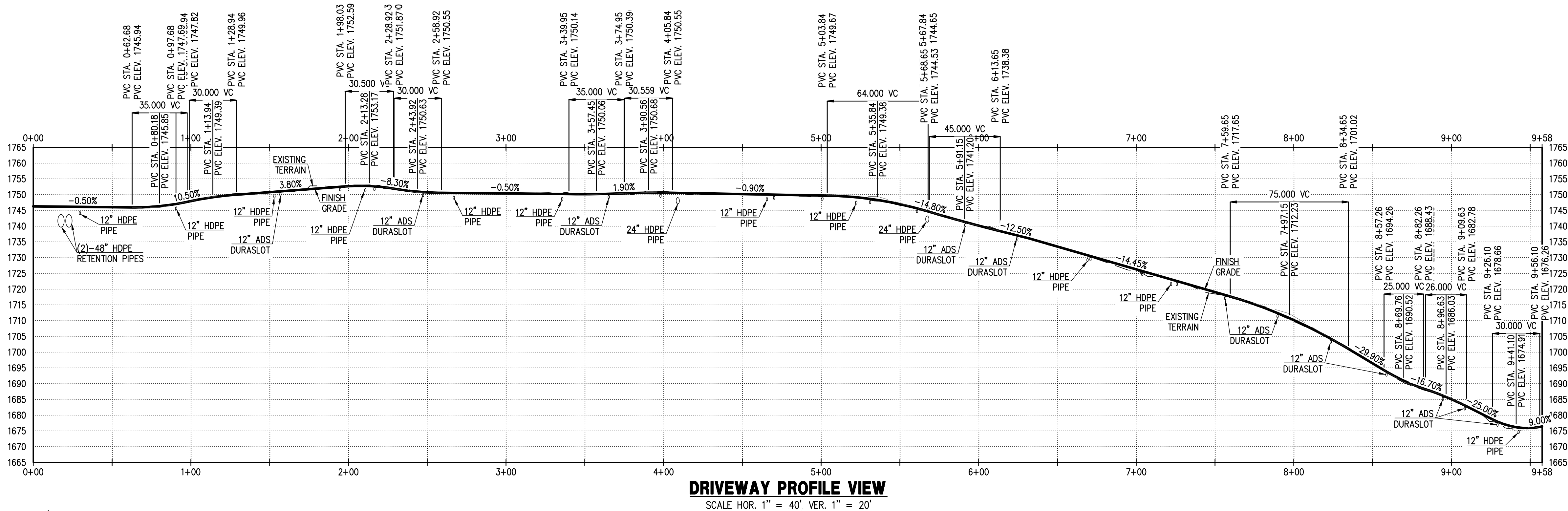
GRADING & DRAINAGE PLAN
OVERALL SITE PLAN
DRIVEWAY PROFILE

DEWANJEE RESIDENCE
5749 E QUARTZ MOUNTAIN RD.,
PARADISE VALLEY, AZ 85253

P: 602.889.1984 | F: 602.445.9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIXVALDEVELOPMENTGROUP.COM

LAND
DEVELOPMENT GROUP

NICKOLA J. PRODANOV
REGISTERED PROFESSIONAL ENGINEER
41005
STATE OF ARIZONA
C-2
2 OF 5



REVISIONS:	DATE:	SCALE: HOR. 1"=40', VER. 1"=20'	DATE: 05/06/25
		DESIGNED BY: NP	JOB: 1808172
		DRAWN BY: ZA	VERSION: 3.3
		CHECKED BY: JJ	PLOT DATE: 05/06/25

GRADING & DRAINAGE PLAN
DRIVEWAY PROFILE
DETAILS

DEWANJEE RESIDENCE
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land
DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 41005
NICKOLA J. PRODANOV
SINCE 2016
DESIGNED IN U.S.A.
N. J. Prodanov

C-5
5 OF 5

STORM WATER POLLUTION PREVENTION PLAN
DEWANJEE RESIDENCE
5749 E QUARTZ MOUNTAIN RD., PARADISE VALLEY, AZ 85253
LOT 7 - LA PLACE DU SOMMET LOT 1-31 TR A-C
A SUBDIVISION PLAT RECORDED IN BOOK 250 OF MAPS, PAGE 44, MCR.,
LOCATED IN A PORTION OF THE SE 1/4 OF THE N 1/2 OF THE SW 1/4 OF SECTION 4, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEET INDEX

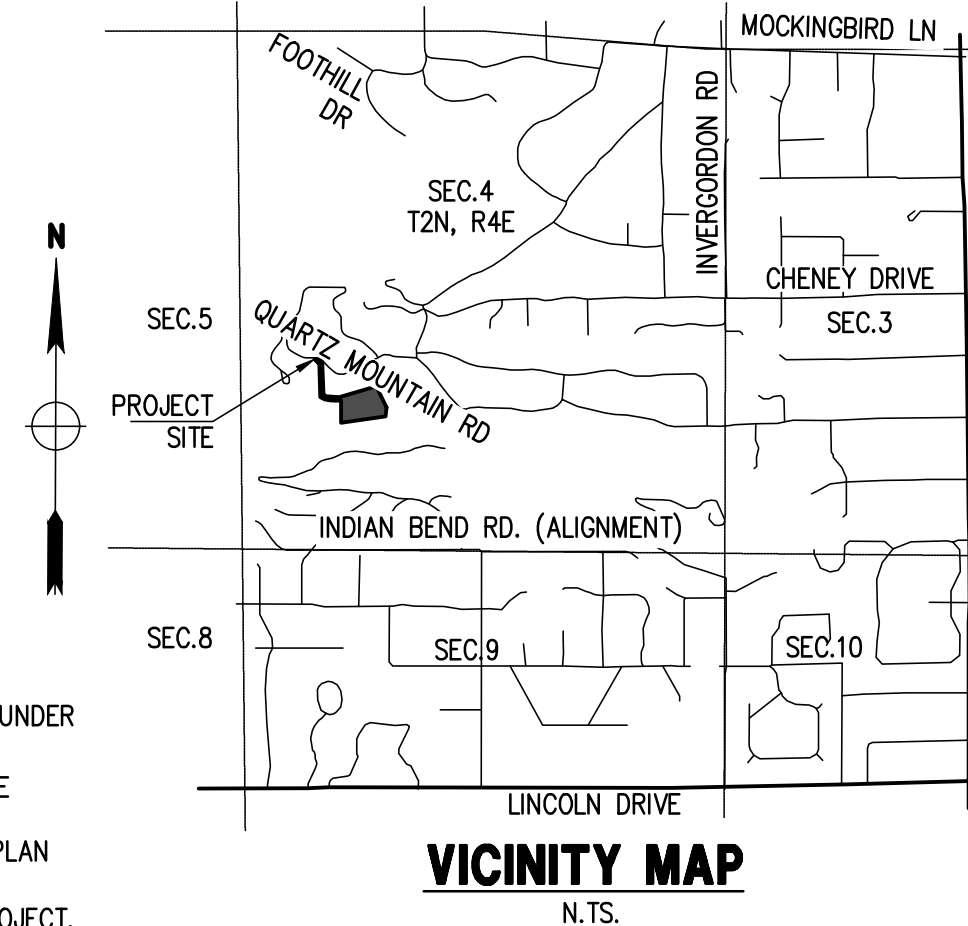
SW-1 COVER SHEET/ STORM WATER MANAGEMENT PLAN
SW-2 DETAILS

GENERAL NOTES

- THIS PROJECT IS SUBJECT TO THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS FOR CONSTRUCTION SITES UNDER THE ENVIRONMENTAL PROTECTION AGENCY (EPA) GENERAL PERMIT FOR ARIZONA. OWNERS, DEVELOPERS, ENGINEERS, AND/OR CONTRACTORS ARE REQUIRED TO PREPARE ALL DOCUMENTS REQUIRED BY THIS REGULATION, INCLUDING BUT NOT LIMITED TO STORM WATER POLLUTION PROTECTION PLAN (SWPPP), NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT).
- A COPY OF THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS PROJECT, TOGETHER WITH A COPY OF THE NOTICE OF INTENT (NOI) AND THIS STORM WATER POLLUTION PROTECTION PLAN (SWPPP), SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW. THOSE ELEMENTS OF THE GRADING AND DRAINAGE PLAN PERTINENT TO OR REFERENCED ON THE SWPPP SHALL BE CONSIDERED A PART OF THE SWPPP.
- COMMUNITY DEVELOPMENT DEPARTMENT'S FIELD INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE AND/OR OFF-SITE CONSTRUCTION BEGINS AT (480) 348-3692.
- THE OPERATOR SHALL OBTAIN A DUST CONTROL PERMIT FROM MARICOPA COUNTY HEALTH DEPARTMENT AND PERFORM MEASURES AS REQUIRED BY THE PERMIT TO PREVENT EXCESS DUST. ALL PERMITTEES MUST SUBMIT A TENTATIVE CONSTRUCTION SCHEDULE AND COMPLETION TIME.
- THE OPERATOR SHALL PERFORM, AT A MINIMUM, A VISUAL INSPECTION OF THE CONSTRUCTION SITE ONCE EVERY MONTH AND WITHIN 24 HOURS OF RAINFALL GREATER THAN OR EQUAL TO A HALF OF AN INCH OR MORE. THE OPERATOR SHALL PREPARE A REPORT DOCUMENTING HIS/HER FINDINGS ON THE CONDITIONS OF THE SWPPP CONTROLS AND NOTE ANY EROSION PROBLEM AREAS. THE OPERATOR'S REPORT IS TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL. FACILITIES SHALL BE MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
- THE OPERATOR SHALL AMEND THIS PLAN AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO RESOLVE ANY PROBLEM AREAS, WHICH BECOME EVIDENT DURING THE CONSTRUCTION AND/OR DURING RAINFALLS.
- THE PERMITTEE SHALL FILE A NOTICE OF TERMINATION (NOT) AFTER COMPLETION OF CONSTRUCTION AND PLACEMENT OF FINAL LANDSCAPE MATERIALS. THE NOT IS TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING INSPECTOR TO FINAL THE SWPPP PERMIT.
- THE PERMITTEE SHALL SAVE ALL RECORDS, INCLUDING THE NOI, SWPPP, NOT, AND INSPECTION REPORTS, ON FILE FOR A MINIMUM OF THREE YEARS FROM THE DATE OF FILING THE NOT.
- THE IMPLEMENTATION OF THESE PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED AND NOT SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION INSPECTOR.
- THE FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE INSTALLED AND IN OPERATION PRIOR TO ANY GRADING OR LAND CLEARING. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
- THE CONTRACTOR'S NOI MUST BE RECEIVED PRIOR TO THE SWPPP PERMIT BEING ISSUED. THE CONTRACTOR THAT WILL BE PULLING THE G&D PERMIT MUST HAVE THE SWPPP PERMIT ISSUED IN THEIR NAME.
- 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. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- CONTRACTOR SHALL PROVIDE STABILIZATION FABRIC TO ALL SLOPES EQUAL TO OR GREATER THAN 3H:1V.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES WILL ENTER AND EXIT THE CONSTRUCTION SITE.
- REFER TO SHEET 2 FOR STANDARD DETAILS OF BEST MANAGEMENT PRACTICES.
- 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 SCOPE OF THIS STORM WATER POLLUTION PREVENTION PLAN COVERS CERTAIN TEMPORARY IMPROVEMENTS TO MITIGATE EXISTING EROSION ISSUES AND TO REDUCE THE RISK OF ADVERSE IMPACT TO DOWNSTREAM PROPERTIES. LAND DEVELOPMENT GROUP (LDG) ASSUMES NO LIABILITY FOR FAILURES OF EXISTING BMPs AND DRAINAGE ISSUES BEYOND THE LIMITS OF THE SCOPE OF WORK SHOWN ON THESE PLANS.
- ANY WORK THAT IS BEYOND THE OWNER'S PROPERTY BOUNDARIES SHALL REQUIRE ACCEPTANCE AND FORMAL APPROVAL BY THE OWNER OF THE NEIGHBORING PROPERTY ON WHICH ACCESS OR WORK IS NECESSARY IN ORDER TO IMPLEMENT THE BMP MEASURES SHOWN ON THIS PLAN.

SWMP KEY-NOTES

- STABILIZED CONSTRUCTION ENTRANCE PER FCDM EC-5 DETAIL ON SHEET SW-2.
- DUST CONTROL PER FCDM EC-7 DETAILS ON SHEET SW-2.
- SILT FENCE PER FCDM SPC-5 DETAIL ON SHEET SW-2.
- SAND BAG BARRIER PER FCDM SPC-2 DETAIL ON SHEET SW-2. WORK SHALL BE COMPLETED AFTER THE REPAIR OF THE ERODED UTILITY TRENCH. SEE CONSTRUCTION NOTE #7 BELOW.
- STREET TRACKOUT CLEANING PER FCDM GH-6 DETAIL ON SHEET SW-2.
- CONTRACTOR TO REPLACE CURRENTLY INSTALLED STRAW BALES WHERE THEY DO NOT MEET THE ORIGINAL DESIGN INTENT AND DETAILS AS SHOWN ON SHEET SW-2.
- REPAIR EXISTING ERODED UTILITY TRENCH IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS FOLLOWS:
 - REMOVE ALL LOOSE SOILS AND OVERSIZED MATERIAL (PARTICLES GREATER THAN 3 INCHES).
 - BACKFILL THE TRENCH WITH 1/2-SACK CLSM (SLURRY) TO WITHIN 3-INCHES OF THE SUBGRADE SURFACE.
 - BACKFILL THE REMAINING 3-INCHES WITH GRAVEL (COLOR TO MATCH NATIVE ROCKS).
- DESIGNATED CONCRETE WASHOUT VESSEL PER FCDM BMP-99 THROUGH BMP-100 AND DETAILS ON SHEET SW-2.



VICINITY MAP
N.T.S.

OWNER

SUMIT DEWANJEE
7301 E 3RD AVE UNIT 413,
SCOTTSDALE, AZ 85251

ARCHITECT

CANDELARIA DESIGN ASSOCIATES, LLC
6900 E CAMELBACK RD., SUITE 400
SCOTTSDALE, AZ 85251
P: 602-604-2001
F: 602-604-2002

SITE DATA

APN: 169-02-012A
ADDRESS: 5749 E QUARTZ MOUNTAIN RD.,
PARADISE VALLEY, AZ 85253
ZONING: R-43
LOT AREA: 149,230 S.F. (3.426 AC.)
CONSTRUCTION YEAR: VACANT LOT
Q.S. 23-41

CIVIL ENGINEER

LAND DEVELOPMENT GROUP, LLC
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
CONTACT: NICK PRODANOV, PE
P: 602-889-1984

LEGAL DESCRIPTION

LOT 7, OF LA PLACE DU SOMMET, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 250 OF MAPS, PAGE 44 AND IN BOOK 296 OF MAPS, PAGE 4.

EXCEPT ANY PORTION THEREOF LYING WITHIN THAT CERTAIN PROPERTY CONVEYED TO THE TOWN OF PARADISE VALLEY BY DEED RECORDED IN DOCUMENT NO. 83-129223, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT ALL THE COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT.

FLOOD INSURANCE RATE MAP (FIRM) DATA

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

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

UTILITIES

WATER: EPOR WATER
SANITARY SEWER: SEPTIC
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS CORPORATION
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

LEGEND

PROPERTY LINE
EASEMENT LINE
MONUMENT LINE

LEGEND

SF SILT FENCE
SCS STABILIZED CONSTRUCTION ENTRANCE
GRAVEL BAGS BARRIER

NOTE

- NO WORK OF ANY KIND CAN COMMENCE UNTIL ALL STORM WATER POLLUTION BMP'S ARE IN PLACE AND INSPECTED BY THE TOWN. ONLY UNTIL THE TOWN HAS APPROVED THE STORM WATER BMP'S MAY ANY CONSTRUCTION BEGIN.
- SEDIMENTATION CONTROL DEVICES (SILT BARRIERS) SHALL REMAIN IN PLACE AT ALL TIME. SEDIMENTATION CONTROL DEVICES SHALL BE KEPT IN GOOD REPAIR, INSPECTED MONTHLY, INSPECTED AFTER EACH RAIN EVENT, AND MAINTAINED AS NEEDED BY THE APPLICANT/OWNER.
- SEDIMENTATION CONTROL DEVICE INSPECTION LOG SHALL BE MAINTAINED BY APPLICANT AND/OR OWNER AND MADE AVAILABLE TO THE TOWN UPON REQUEST.

APPROVAL

TOWN ENGINEER
TOWN OF PARADISE VALLEY

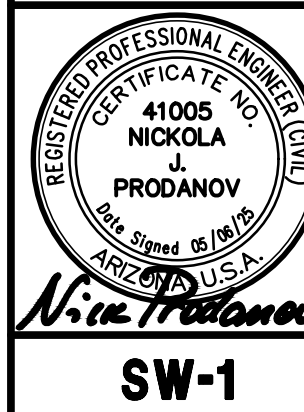
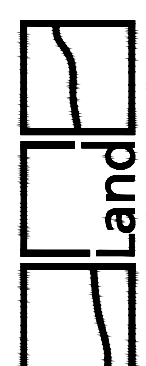
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STORM WATER POLLUTION
PREVENTION PLAN

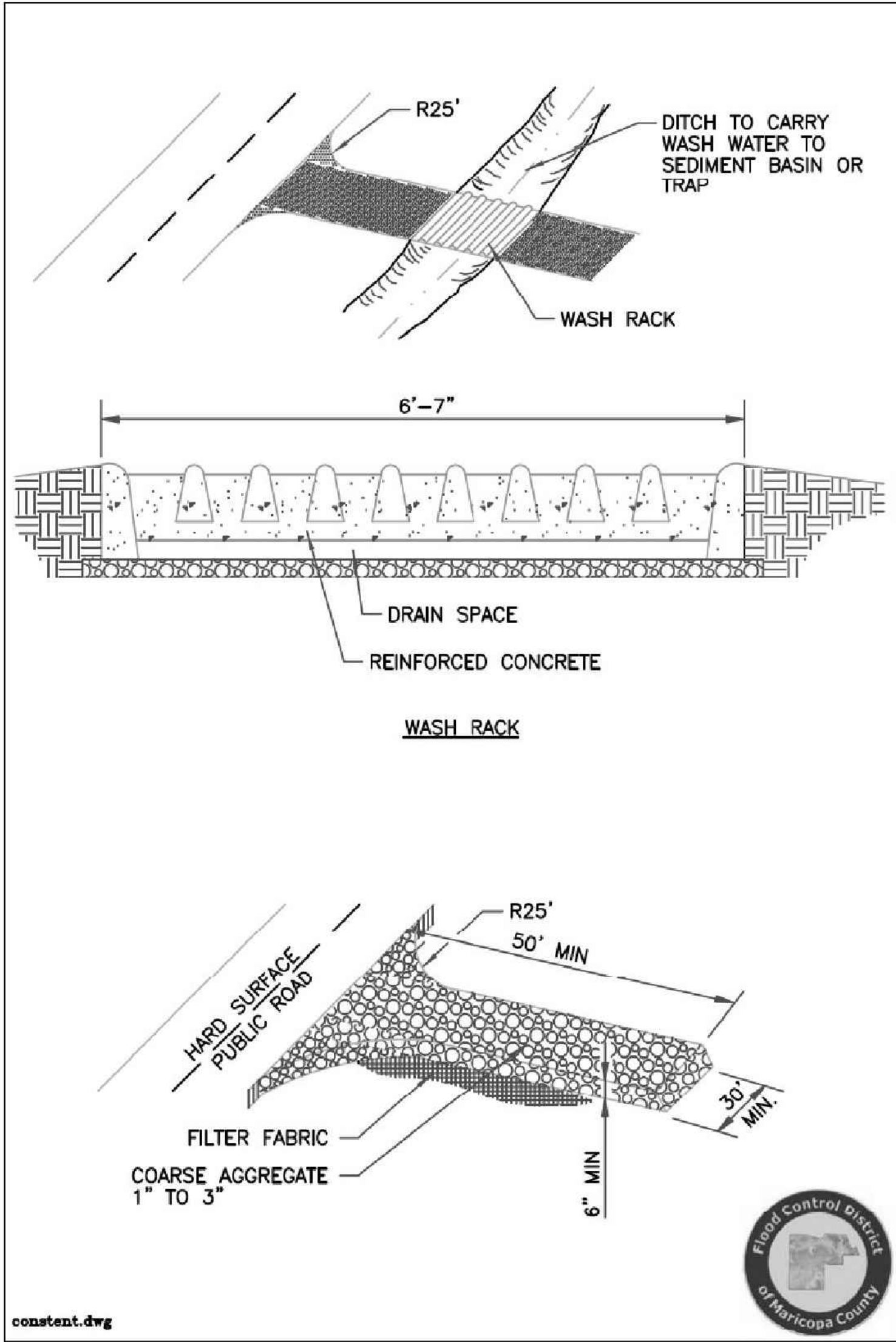
DEWANJEE RESIDENCE
5749 E QUARTZ MOUNTAIN RD.,
PARADISE VALLEY, AZ 85253

P 602 889 1984 | F 602 445 9482
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PHOENIX, AZ 85020
PHOENIXLDG.COM

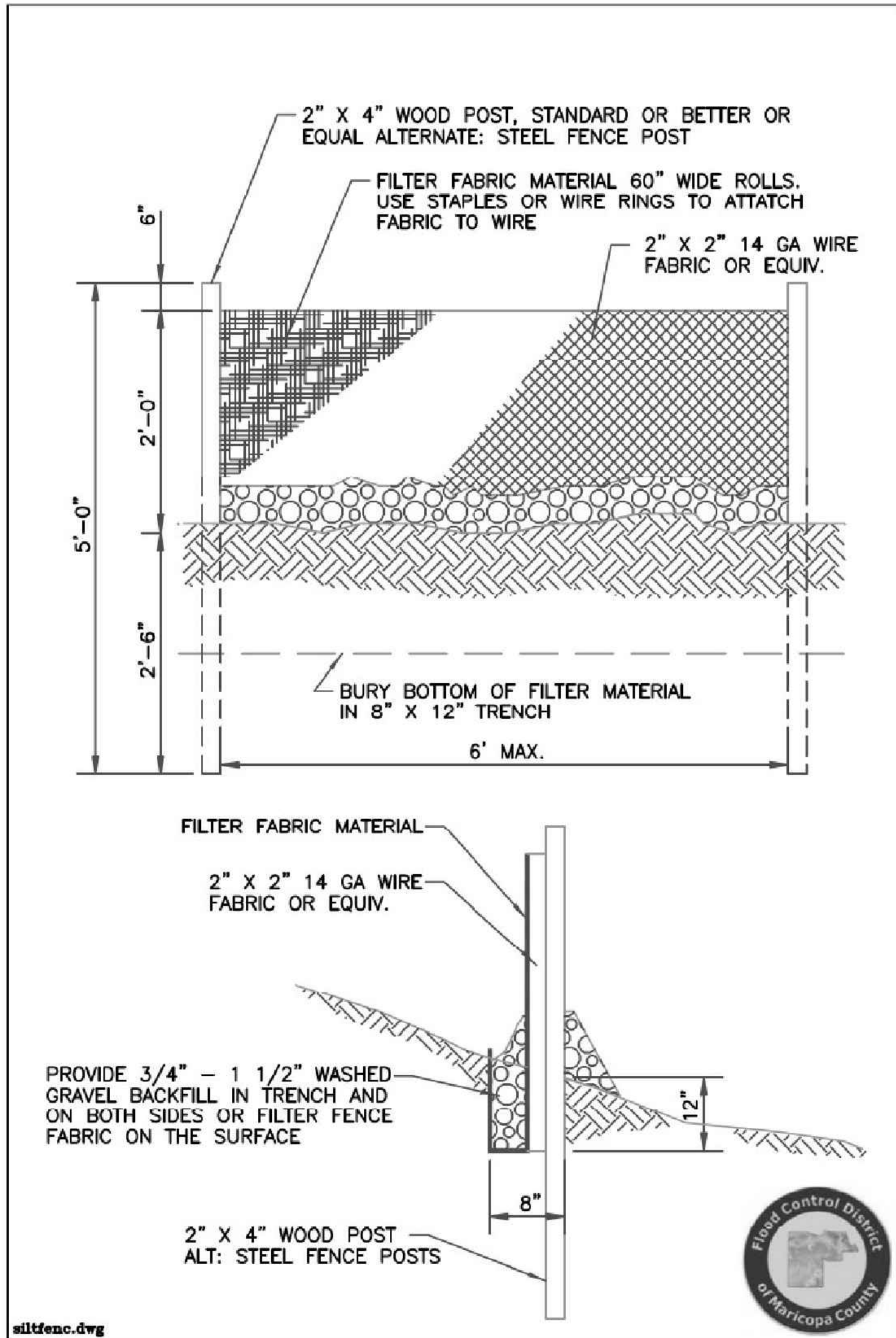


SW-1
1 OF 2

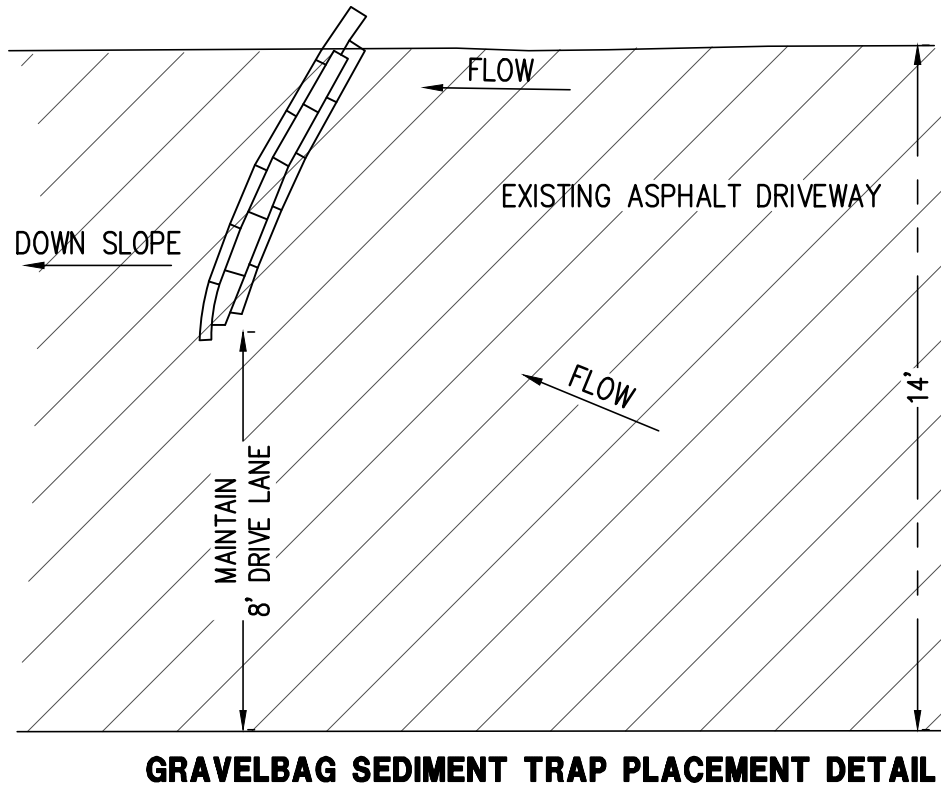
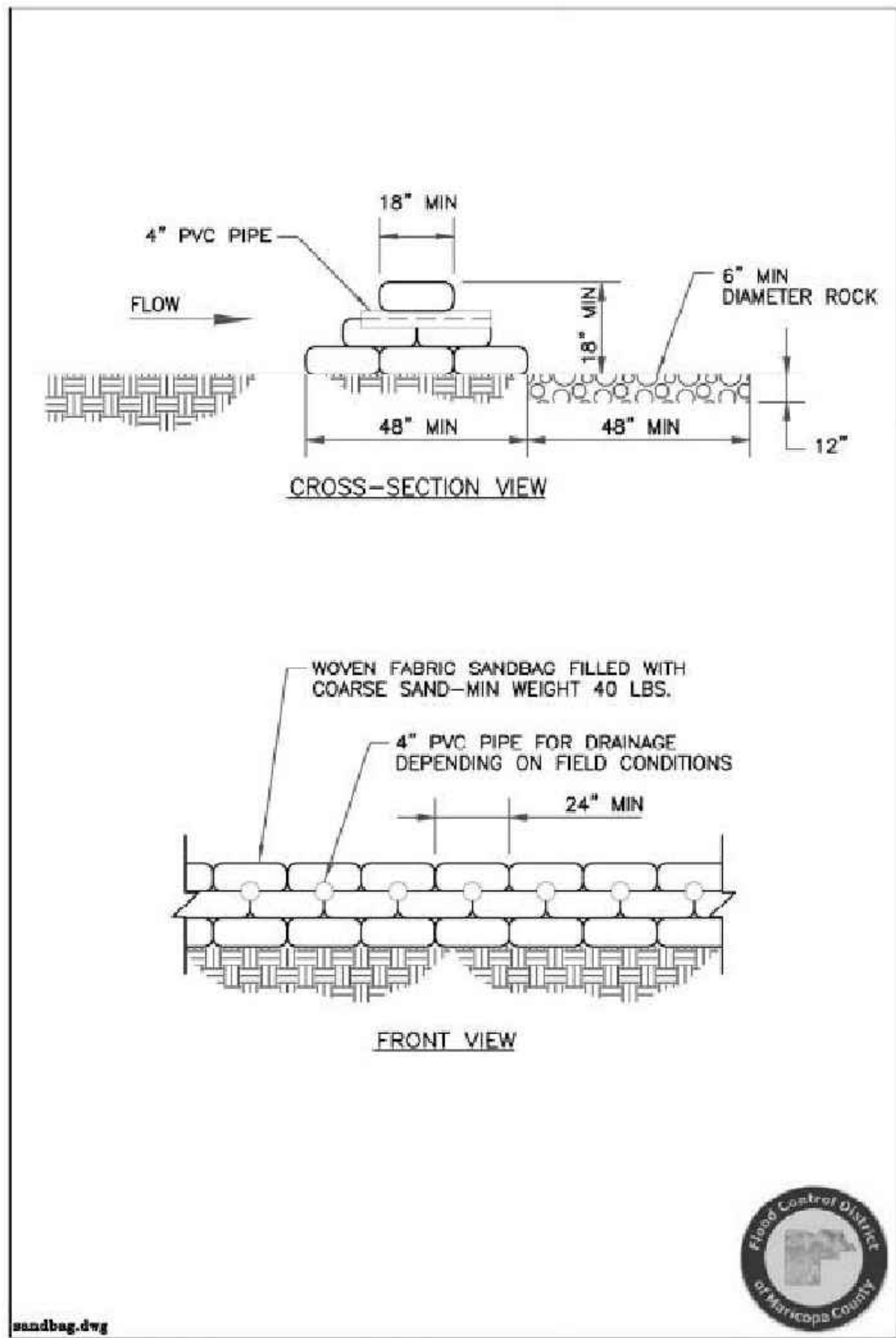
EC-5 Stabilized Construction Entrance Drawing



SPC-5 Silt Fence Drawing



SPC-2 Sand Bag Barrier Drawing

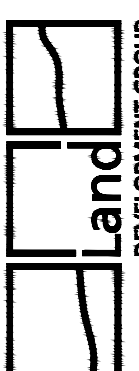


DATE: 05/06/25	SCALE: N.T.S.	DESIGNED BY: NP	CHECKED BY: JJ
JOB: 1808172	DATE:	DRAWN BY: ZA	DATE:
VERSION: 3.3	REVISIONS:		
PLOT DATE: 05/06/25			

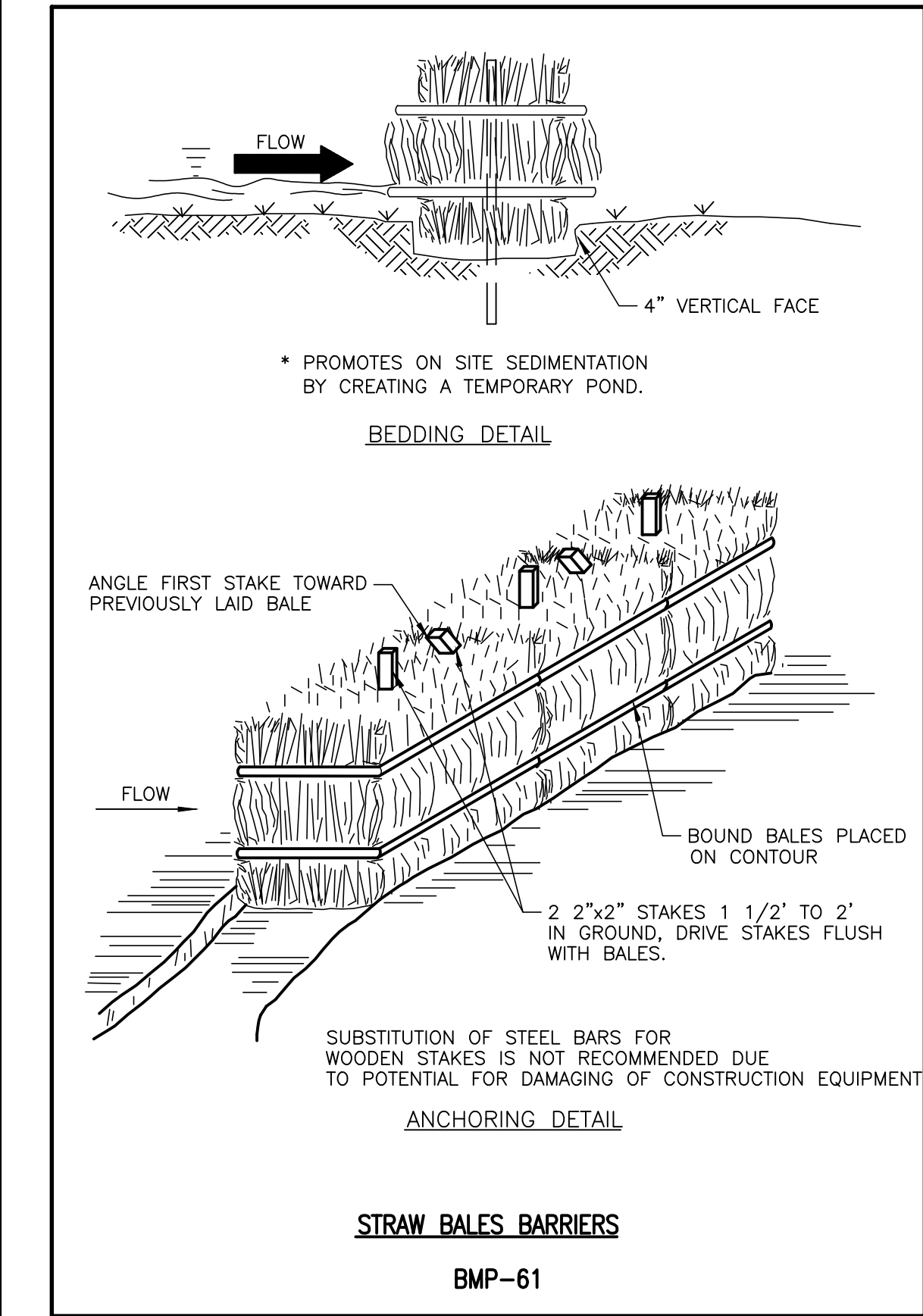
STORM WATER POLLUTION PREVENTION PLAN

DEWANJEE RESIDENCE
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PARADISE VALLEY, AZ 85253

P. 602.889.1984 | F. 602.445.9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIXVALLEYAZ.COM



SW-2
2 OF 2



STREET CLEANING & SWEEPING SPECIFICATIONS

PURPOSE
CLEANING ROAD TRACKOUT PREVENTS THE SEDIMENT FROM ENTERING A STORM DRAIN OR WATERCOURSE.

APPROPRIATE APPLICATIONS
THESE PRACTICES ARE IMPLEMENTED ANYWHERE SEDIMENT IS TRACKED FROM THE PROJECT SITE ONTO PUBLIC OR PRIVATE PAVED ROADS, TYPICALLY AT POINTS OF INGRESS/EGRESS. STUDIES HAVE SHOWN THAT VACUUM OR REGENERATIVE AIR STREET SWEEPERS CAN EFFECTIVELY REMOVE FINE DUST PARTICLES AND YIELD SIGNIFICANT RUNOFF QUALITY BENEFITS.

LIMITATIONS
•SWEEPING AND VACUUMING MAY NOT BE EFFECTIVE WHEN SOIL IS WET OR MUDDY.
•MECHANICAL BRUSH SWEEPERS MAY ONLY REMOVE COARSER PARTICLES.

RECOMMENDED STANDARDS AND SPECIFICATIONS
•VISIBLE SEDIMENT TRACKING SHOULD BE SWEEPED AND/OR VACUUMED DAILY. FOR SMALLER AREAS OF TRACKOUT, KICK BROOMS CAN BE USED. FOR LARGER AREAS, CONSIDER MECHANICAL BRUSH OR VACUUM SWEEPERS. SOME MECHANICAL SWEEPERS CAN REMOVE DEBRIS AND DUST PARTICLES DOWN TO 2.5 MICRONS.
•CONDUCT SWEEPINGS AT LEAST ONCE PER WEEK DURING THE PROJECT OPERATIONS. DURING RAINY SEASONS, IMPLEMENT SWEEPINGS ON A MORE FREQUENT BASIS.
•CONSIDER INCORPORATING THE REMOVED SEDIMENT BACK INTO THE PROJECT, RATHER THAN HAULING OFF-SITE TO DISPOSAL.

RECOMMENDED MAINTENANCE AND INSPECTION
•INSPECT INGRESS/EGRESS ACCESS POINTS DAILY AND SWEEP TRACKED SEDIMENT AS NEEDED.
•PROPERLY DISPOSE OF ANY UNKNOWN SUBSTANCES OR OBJECTS THAT MAY BE POTENTIALLY HAZARDOUS.
•ADJUST BROOMS FREQUENTLY; MAXIMIZE EFFICIENCY OF SWEEPING OPERATIONS.
•AFTER SWEEPING IS FINISHED, SWEEPER WATER CAN BE REUSED OR DISPOSED OF AT AN APPROVED DUMP-SITE.
•THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH MARICOPA COUNTY DUST CONTROL RULES FOR TRACKOUT CONTROL.

ROAD SWEEPING/TRACKOUT CLEANING-GH-6

SYMBOL
W.A.

DESIGNATED WASHOUT AREA

DIAGRAM
A diagram showing a concrete truck with a washout area (W.A.) and a designated washout area (W.A.).

CONDITIONS WHERE PRACTICE APPLIES
— PERIMETER CONTROL
— SLOPE PROTECTION
— SEDIMENT TRAPPING
— DRAINAGEWAY & STREAM PROTECTION
— TEMPORARY STABILIZATION
— PERMANENT STABILIZATION & EXPOSURE LIMITS
* NON-SEDIMENT POLLUTION CONTROL

DEFINITION
A TEMPORARY PIT OR BERMED AREA FOR WASHOUT OF CONCRETE TRUCKS, TOOLS, MORTAR MIXERS, ETC.

PURPOSE
IMPROPER WASHOUT OF CONCRETE TRUCKS, TOOLS, ETC. MAY ALLOW FRESH CONCRETE OR CEMENT LADEN MORTAR TO ENTER A STORM DRAINAGE SYSTEM.

APPROPRIATE APPLICATIONS
EFFECTIVE WHEN VEHICLES, TOOLS, AND MIXERS CAN BE MOVED TO THE PIT LOCATION. WHERE THIS IS NOT PRACTICAL, TEMPORARY PONDS MAY BE CONSTRUCTED TO ALLOW FOR SETTLING AND HARDENING OF CEMENT AND AGGREGATES. WASHOUT AREA/PITS ARE APPROPRIATE FOR MINOR AMOUNTS OF WASH WATER WHICH RESULT FROM CLEANING OF AGGREGATE MATERIALS OR CONCRETE TRUCKS, TOOLS, ETC.

PLANNING CONSIDERATIONS
1. WASH OUT INTO A SLURRY PIT WHICH WILL LATER BE BACKFILLED. DO THIS ONLY WITH THE APPROVAL OF THE PROPERTY OWNER.
2. WASH OUT INTO A TEMPORARY PIT WHERE THE CONCRETE WASH CAN HARDEN, BE BROKEN UP, AND THEN PROPERLY DISPOSED OF OFF-SITE.

DESIGN & SIZING CRITERIA
1. LOCATE WASHOUT PITS AWAY FROM STORM DRAINS, OPEN DITCHES, OR STORMWATER RECEIVING WATERS.
2. DO NOT WASHOUT CONCRETE TRUCKS INTO STORM DRAINS, SANITARY SEWERS, STREET GUTTERS, OR STORMWATER CHANNELS.

MAINTENANCE REQUIREMENTS
PROPERLY DISPOSE OF HARDENED CONCRETE PRODUCTS ON A ROUTINE BASIS TO PREVENT THE BUILDUP OF WASTE MATERIALS TO AN UNMANAGEABLE SIZE AND TO MAINTAIN PERCOLATION OF WATER.

REFERENCE (14)
BMP-99&100

Drainage Design Manual for Maricopa County

Erosion Control: Best Management Practices

EC-7 Dust Control Table

TABLE 5.2
COMMONLY USED DUST SUPPRESSANTS

Types	Functional Mechanism	Advantages	Limitations
Freshwater	Moisture wets particles, thereby increasing their mass and binding them together.	Usually readily available, low material cost, and easy to apply	Frequent light applications may be necessary during hot dry weather and can be labor intensive. Over application may result in loss of traction, erosion, or points of road failure.

TABLE 5.2
COMMONLY USED DUST SUPPRESSANTS (CONTINUED)

Types	Ideal Soil Characteristics	Relative Cost Comparison (average life expectancy)	Environmental Considerations
Freshwater	None	Low initial cost, high long-term maintenance cost (0 months)	Minimal environmental hazard. If applied excessively, may result in erosion and sediment runoff. Supply may be limited in some areas and, depending on the source, may require a water right permit.

DUST CONTROL-EC7



ROCK SLOPE STABILITY, ROCK BOLTING, TECCO MESH, AND CATCH FENCE INSTALLATION REPORT

PROPOSED DEWANJEE RESIDENCE
APN 169-02-012A
LA PLACE DU SOMMET, LOT 7
5749 EAST QUARTZ MOUNTAIN ROAD
PARADISE VALLEY, ARIZONA 85253

SHEET INDEX:

01	TITLE
02	SITE PLAN
03	CATCH FENCE
04	GEOLOGIC HAZARDS (SLOPES 1 AND 2)
05	GEOLOGIC HAZARDS (SLOPE 3)
06	GEOLOGIC HAZARDS (SLOPE 4)
07	GEOLOGIC HAZARDS (SLOPES 5 AND 6)
08	PLANAR AND ROCK FALL ANALYSES
09	TOPPLE AND WEDGE ANALYSES
10	MITIGATION EFFORTS
11	SAFETY AND DETAILS
12	NOTES AND BOULDERS

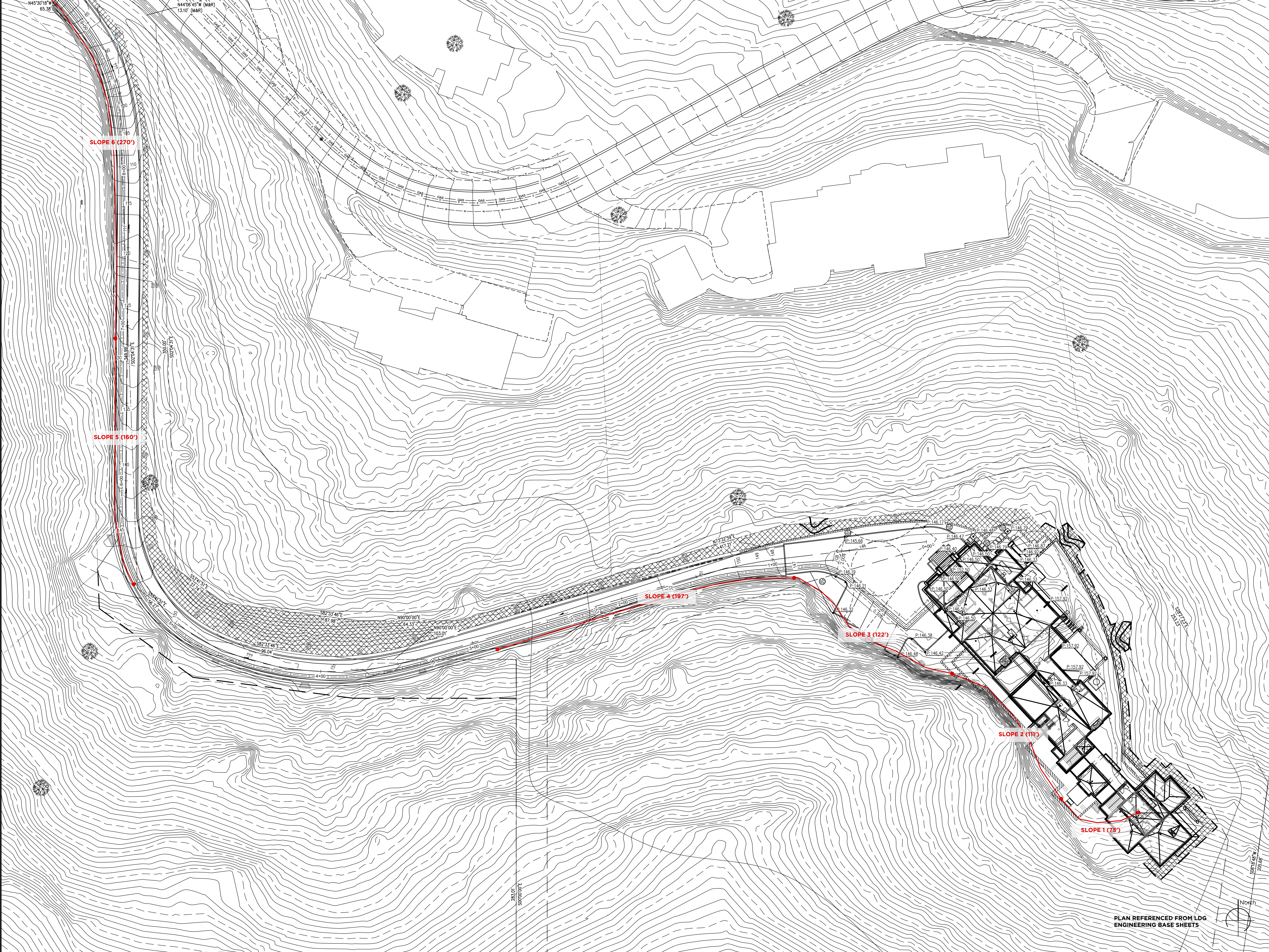
Note: This report and the recommendations contained herein are predicated on three reports serving in congress; the Rock Slope Stability, Rock Bolting, TECCO Mesh, and Catch Fence Installation Report, the Boulder Commentary, and the Geotechnical Investigation Report. This report is, therefore, a portion of the overall study of the site. Due to the uniqueness of each report, the contents are constrained to separate submittals. Notwithstanding, the reports will work together and are identified by the project number 16595.



ROCK SLOPE STABILITY, ROCK BOLTING, TECCO MESH, AND CATCH FENCE INSTALLATION REPORT
PROPOSED DEWANJEE RESIDENCE
LA PLACE DU SOMMET, LOT 7
5749 EAST QUARTZ MOUNTAIN ROAD
PARADISE VALLEY, ARIZONA 85253

TITLE	
Project	16595
Drawn	SM
Checked	JDV
Date	2/21/25
Scale	NTS
Sheet	01







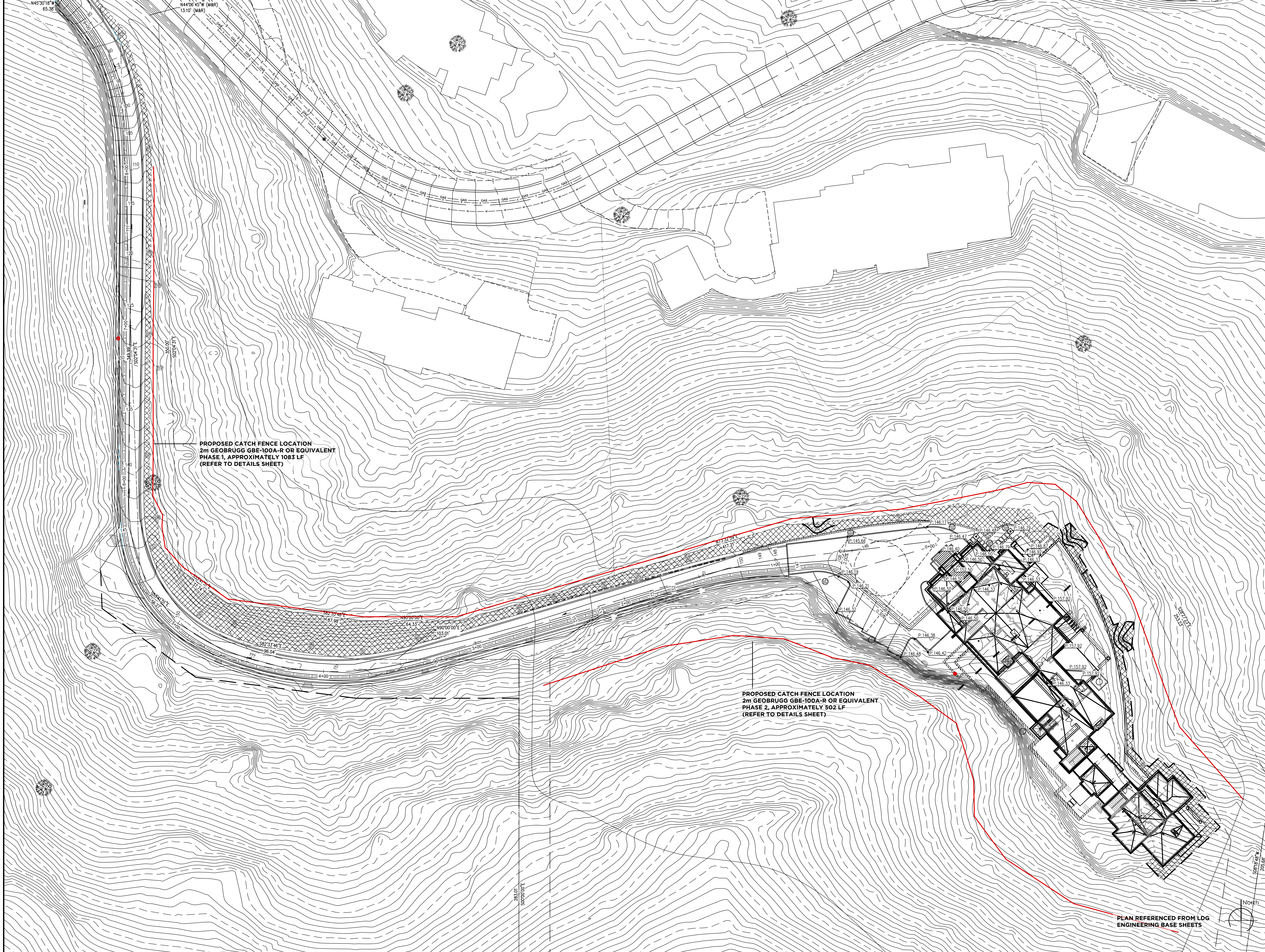
ROCK SLOPE STABILITY, ROCK BOLTING, TECCO MESH, AND CATCH FENCE INSTALLATION REPORT
PROPOSED DEWANEE RESIDENCE
LA PLACE DU SOMMET, LOT 7
5749 EAST QUARTZ MOUNTAIN ROAD
PARADISE VALLEY, ARIZONA 85253

SITE PLAN

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Sheet	02



PLAN REFERENCED FROM LDG ENGINEERING BASE SHEETS



PROPOSED CATCH FENCE LOCATION
2m GEOBRUGG GBE-100A-R OR EQUIVALENT
PHASE 1, APPROXIMATELY 1083 LF
(REFER TO DETAILS SHEET)

PROPOSED CATCH FENCE LOCATION
2m GEOBRUGG GBE-100A-R OR EQUIVALENT
PHASE 2, APPROXIMATELY 502 LF
(REFER TO DETAILS SHEET)

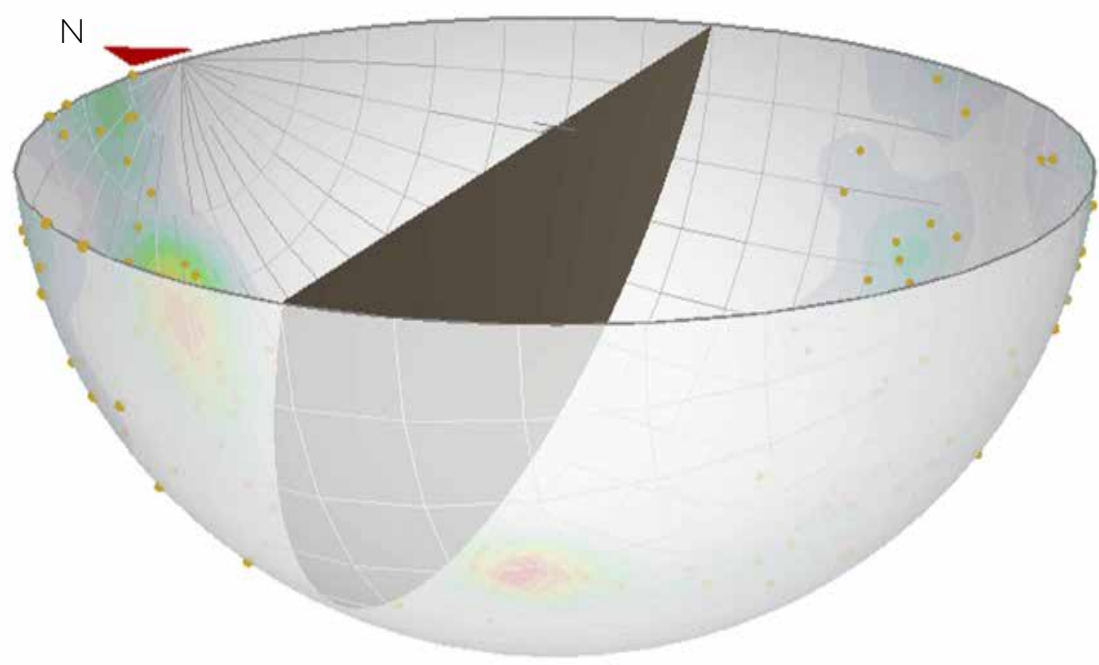
PLAN REFERENCED FROM LDG
ENGINEERING BASE SHEETS

CATCH FENCE	
Project	16595
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Scale	1:250
Sheet	03



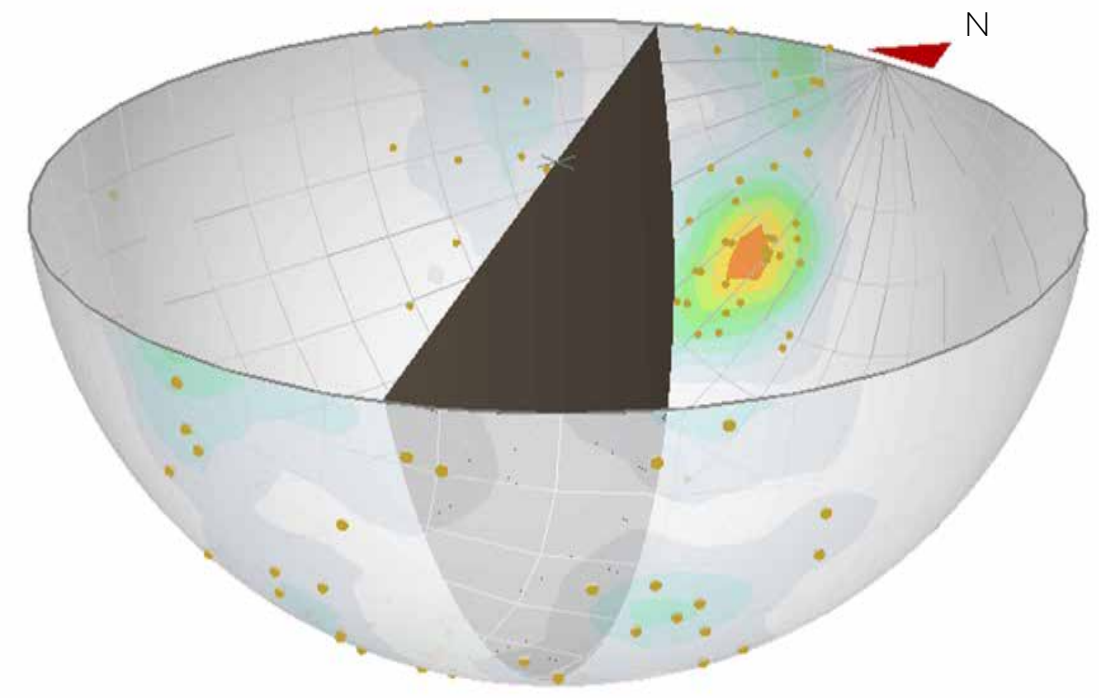
SLOPE 1
Stereonet Plots with Kinematic Analysis

3D Illustration



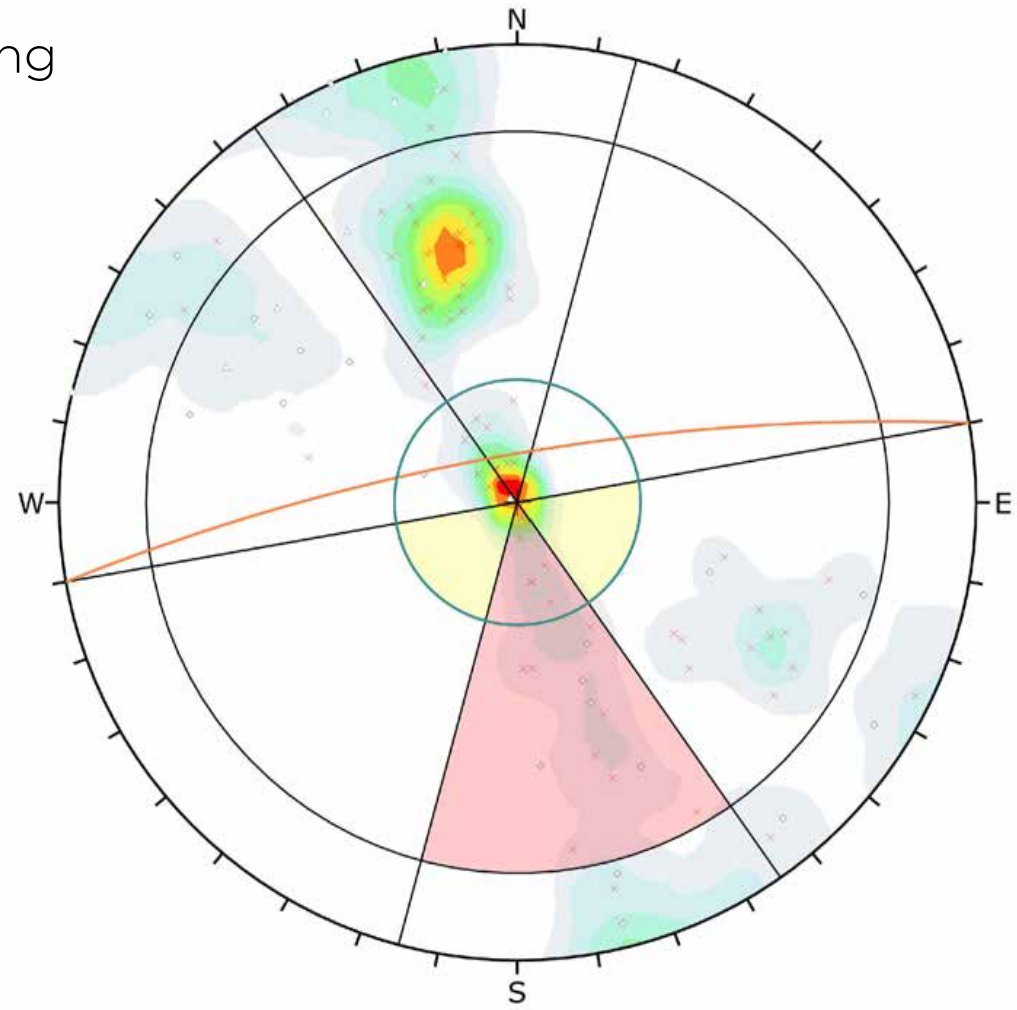
SLOPE 2
Stereonet Plots with Kinematic Analysis

3D Illustration

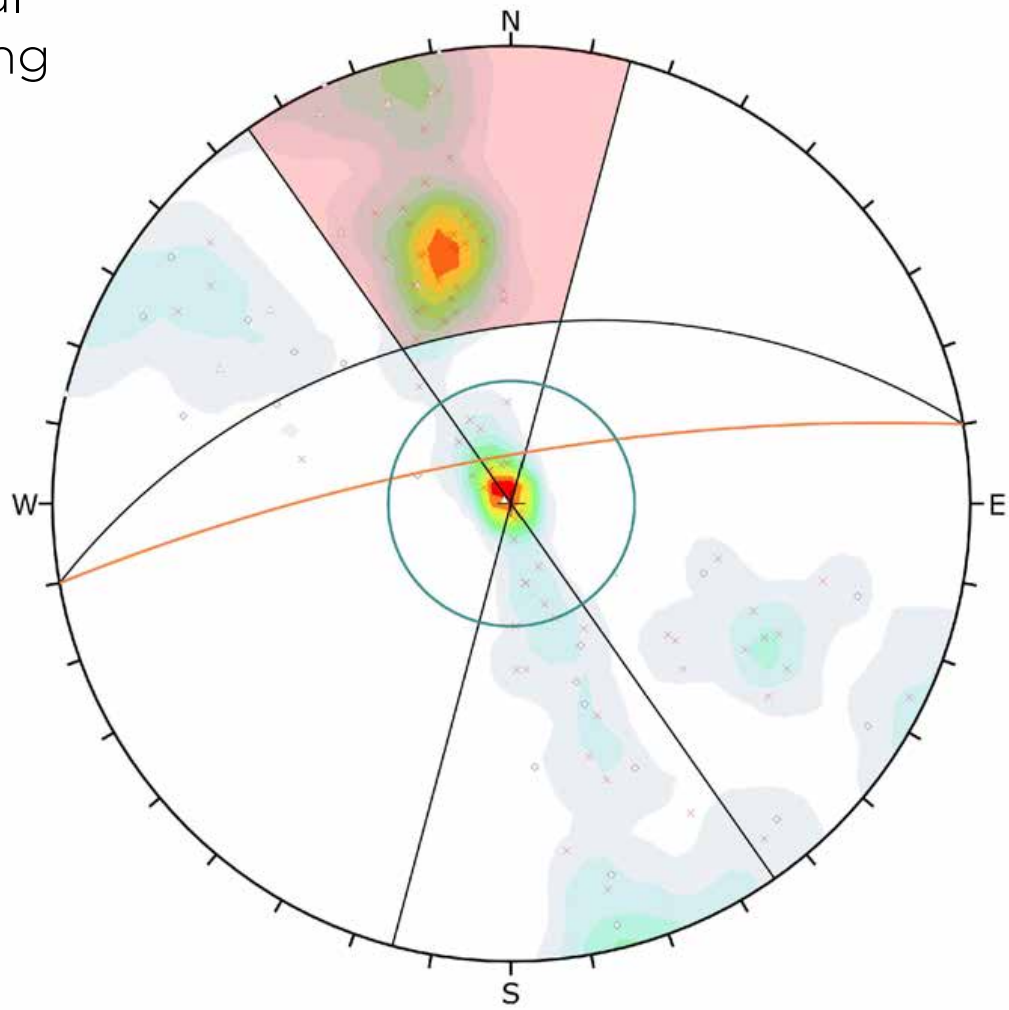


- ◇ Fracture
- × Major Joint
- △ Minor Joint

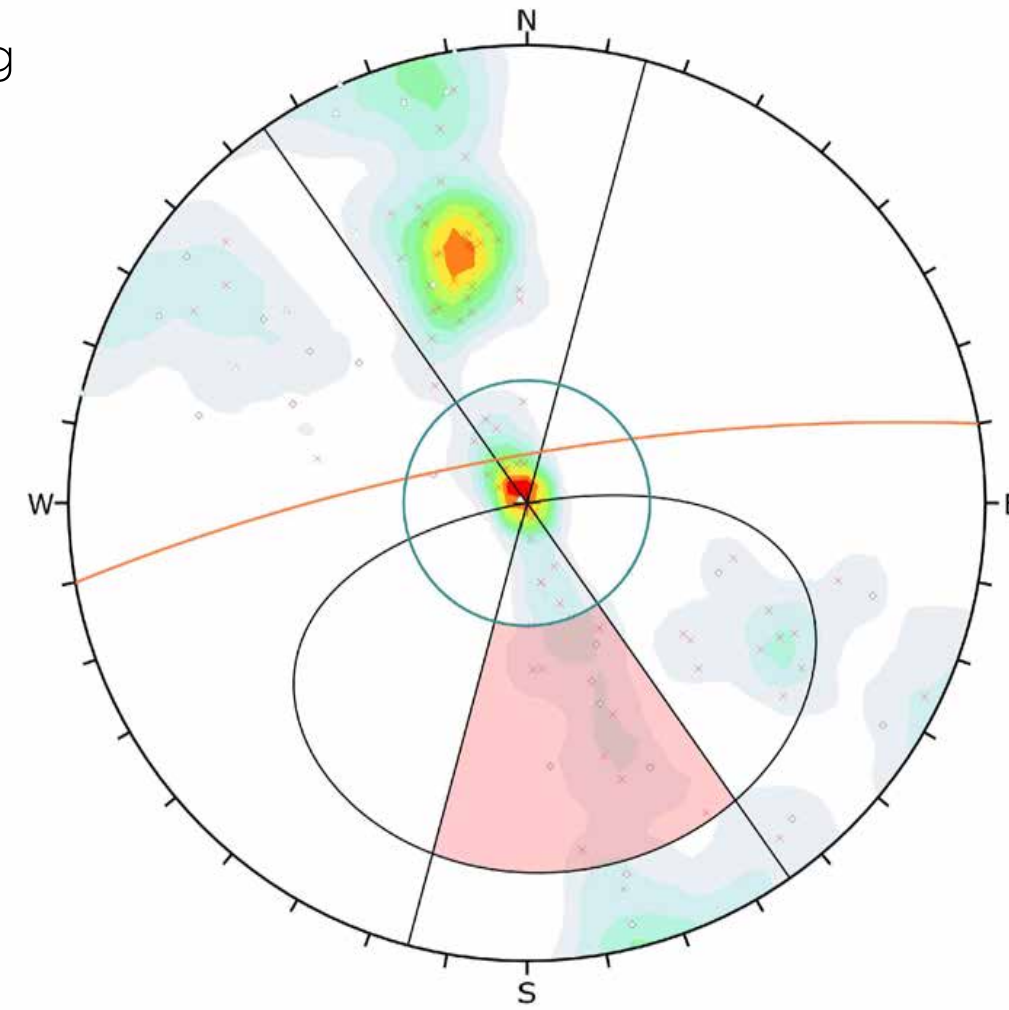
Direct
Toppling



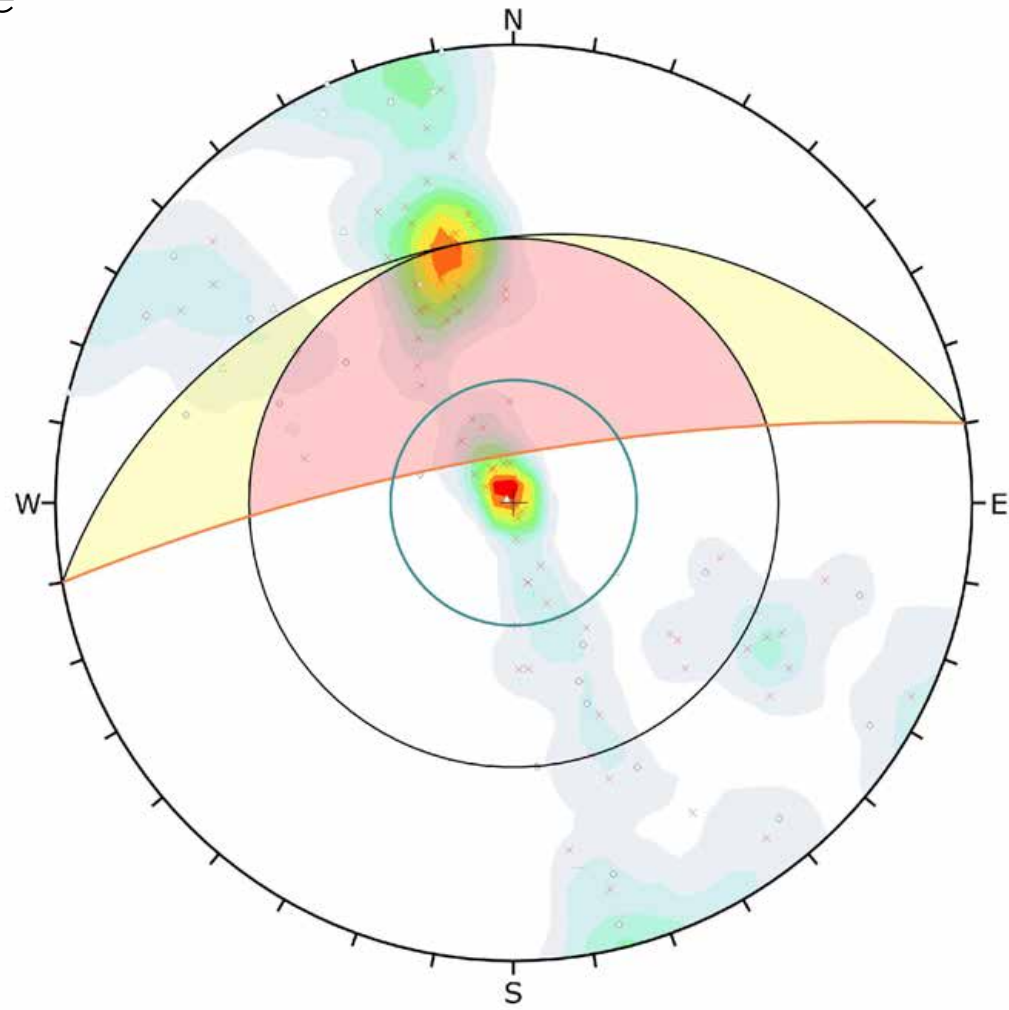
Flexural
Toppling



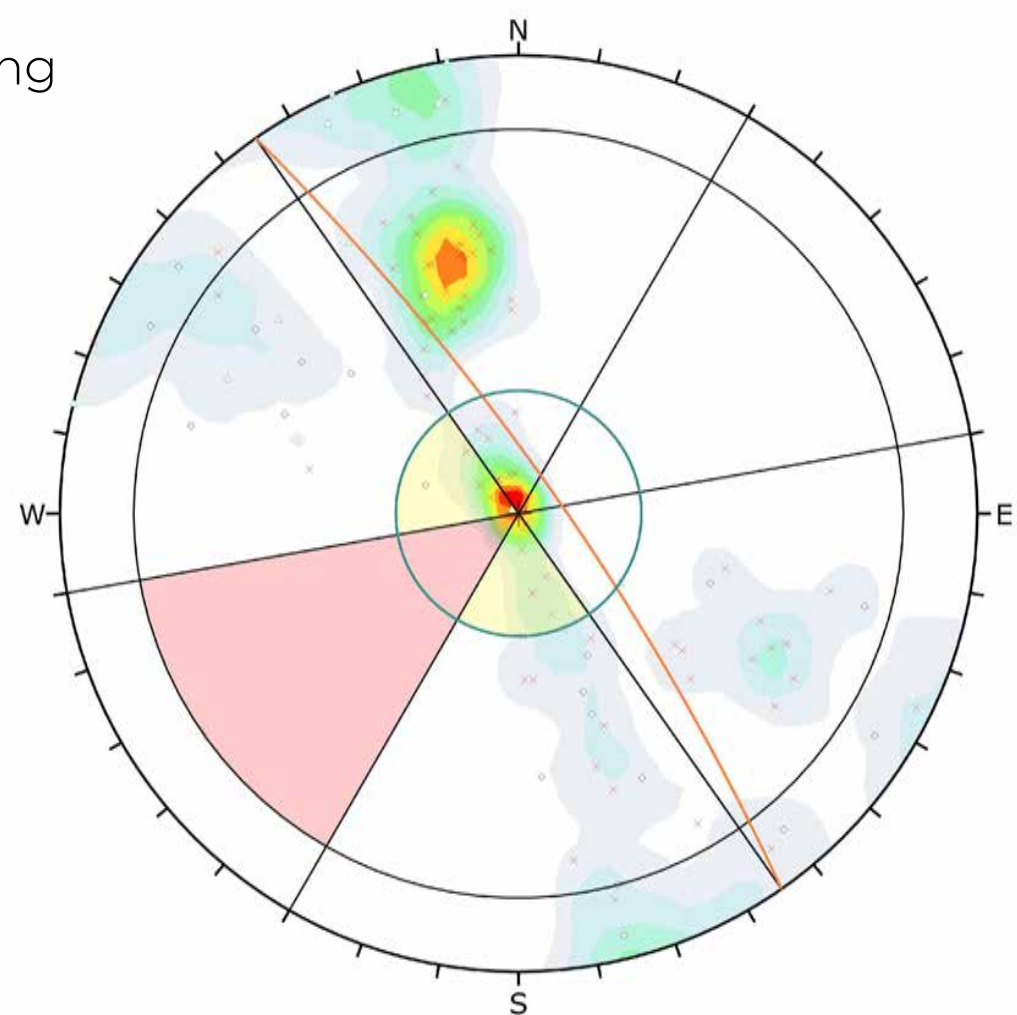
Planar
Sliding



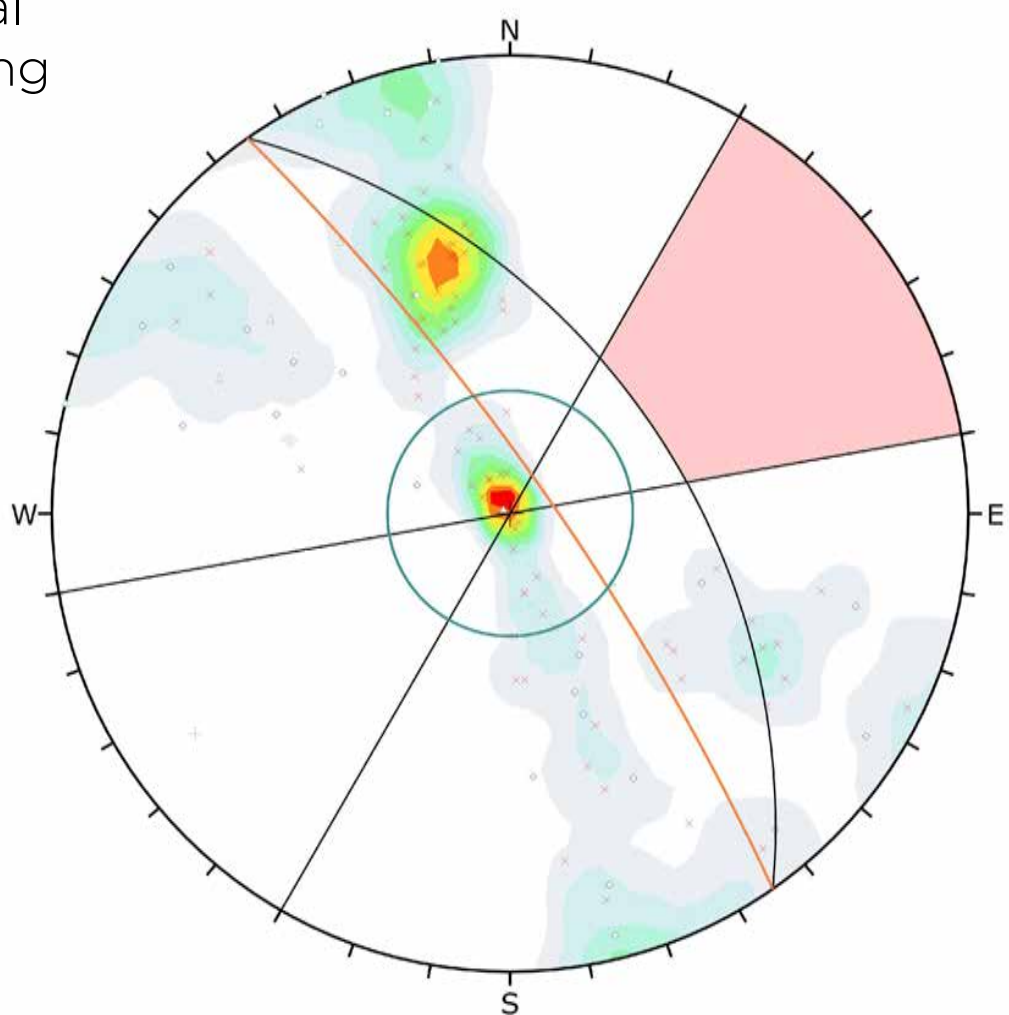
Wedge
Sliding



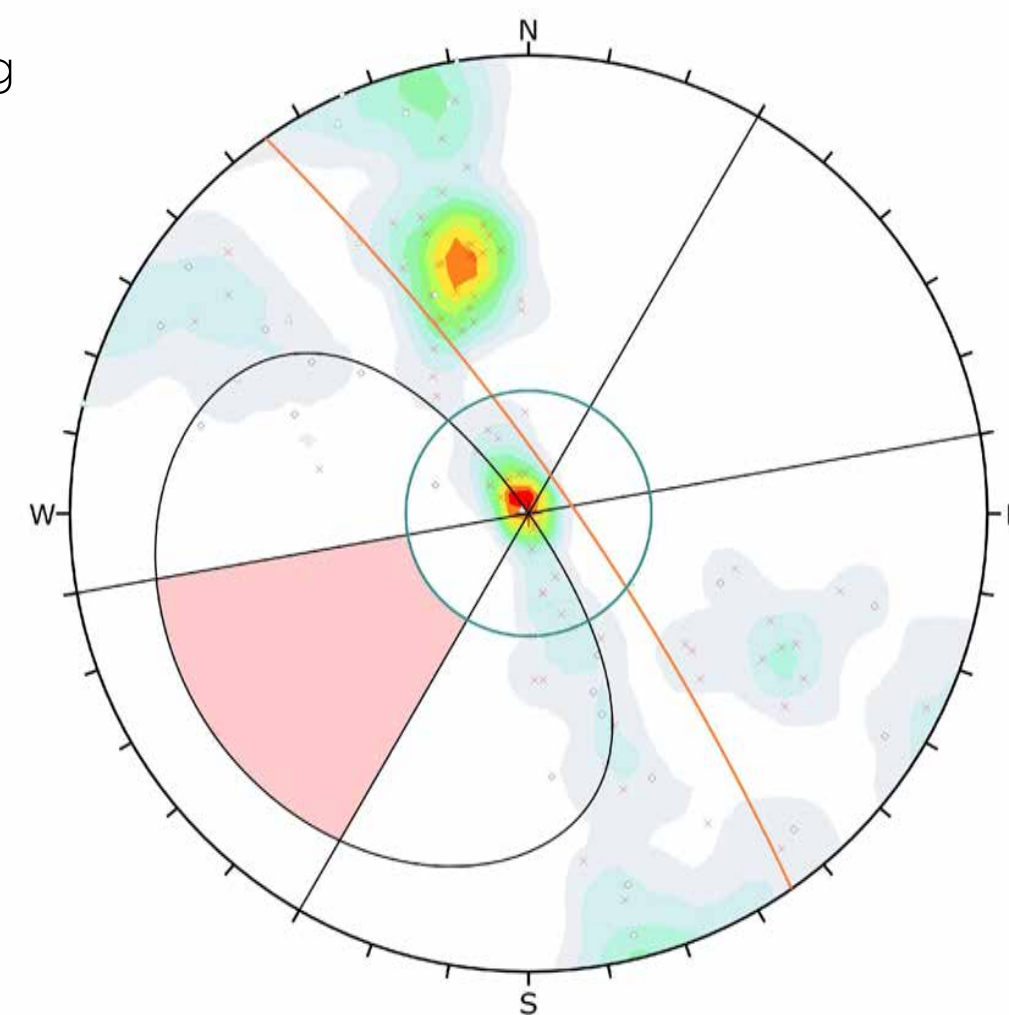
Direct
Toppling



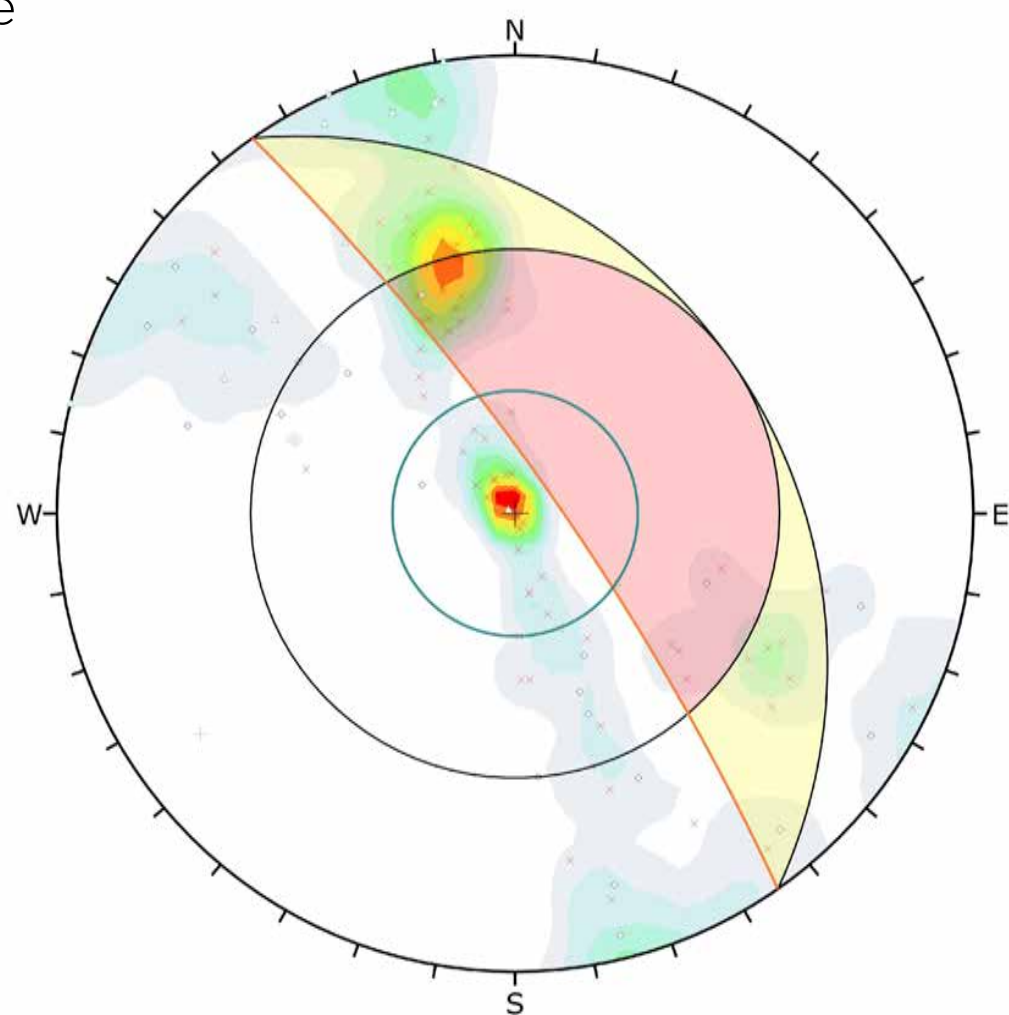
Flexural
Toppling



Planar
Sliding



Wedge
Sliding



SLOPE 1

Predominate rock type: Moderately weathered and fractured Quartz Muscovite Schist (QMS)
Subsidiary rock type: Moderately weathered and fractured Hornblende-Mica Amphibolite (HMA)
Slope Height: 14 feet (maximum)
Slope Direction: West-Southwest to East-Northeast
Slope Dip: -75°

SLOPE 2

Predominate rock type: Moderately weathered and fractured Quartz Muscovite Schist (QMS)
Subsidiary rock type: Moderately weathered and fractured Hornblende-Mica Amphibolite (HMA)
Slope Height: 38 feet (maximum)
Slope Direction: Northwest to Southeast
Slope Dip: -85°

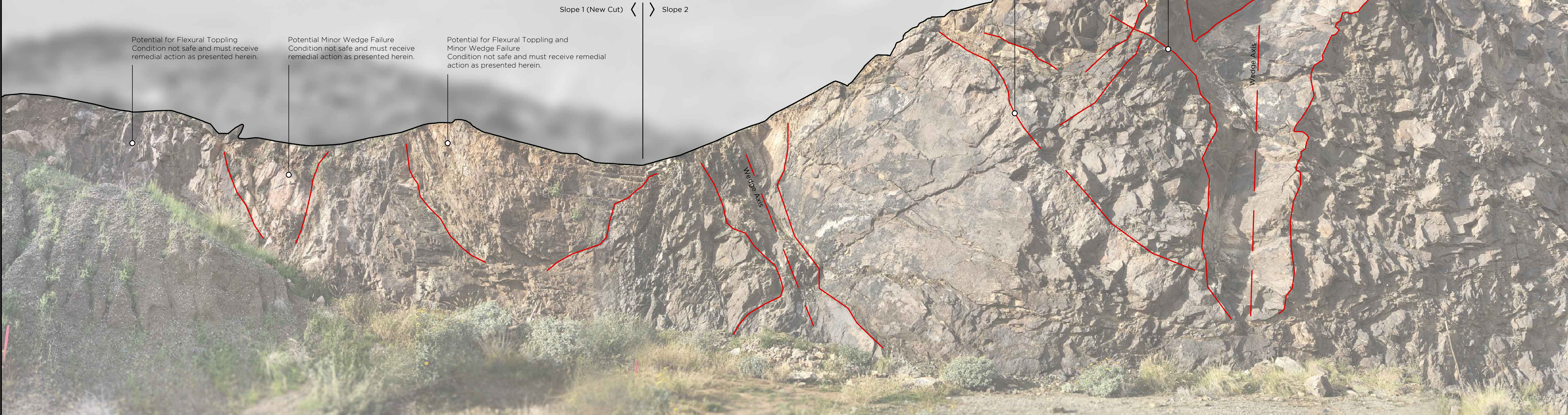
The most prevalent discontinuities along Slopes 1 and 2 are foliation and fracturing, with foliation being the more regional attribute. Stereographic projections of this slope indicate a potential for both Flexural Toppling and Wedge Failures. Several small wedge failures were encountered at the time of the field investigation. These failures do not represent an increase in the stability of the slope, rather the potential for progressive wedge failures throughout the slope face. For either flexural toppling or planar / wedge failures, the potential problematic zones are indicated by the pink shaded areas on the stereonet. Where the pole of the discontinuity lies close to or within the pink-shaded zone, a strong potential for failure exists. The existing wedge failures and high potential for future wedge failures indicates that the slope dip is too steep, and that mitigation efforts in the form of bolting will be required.

Potential Major Wedge Failure
Condition not safe and must receive remedial action as presented herein.

Potential Minor Wedge Failure
Condition not safe and must receive remedial action as presented herein.

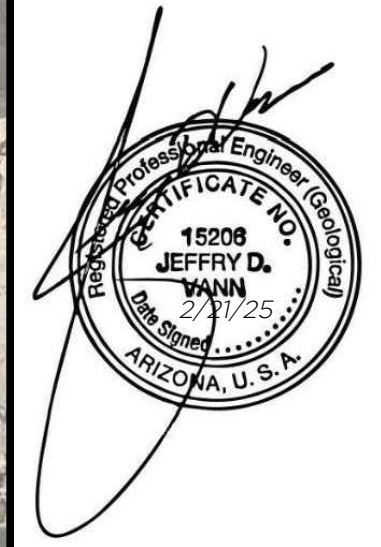
Progressive Wedge Failure
Condition not safe and must receive remedial action as presented herein.

Fracture Plane



ROCK SLOPE STABILITY, ROCK BOLTING, TECCO
MESH, AND CATCH FENCE INSTALLATION REPORT
PROPOSED DEWANEE RESIDENCE
LA PLACE DU SOMMET, LOT 7
5749 EAST QUARTZ MOUNTAIN ROAD
PARADISE VALLEY, ARIZONA 85253

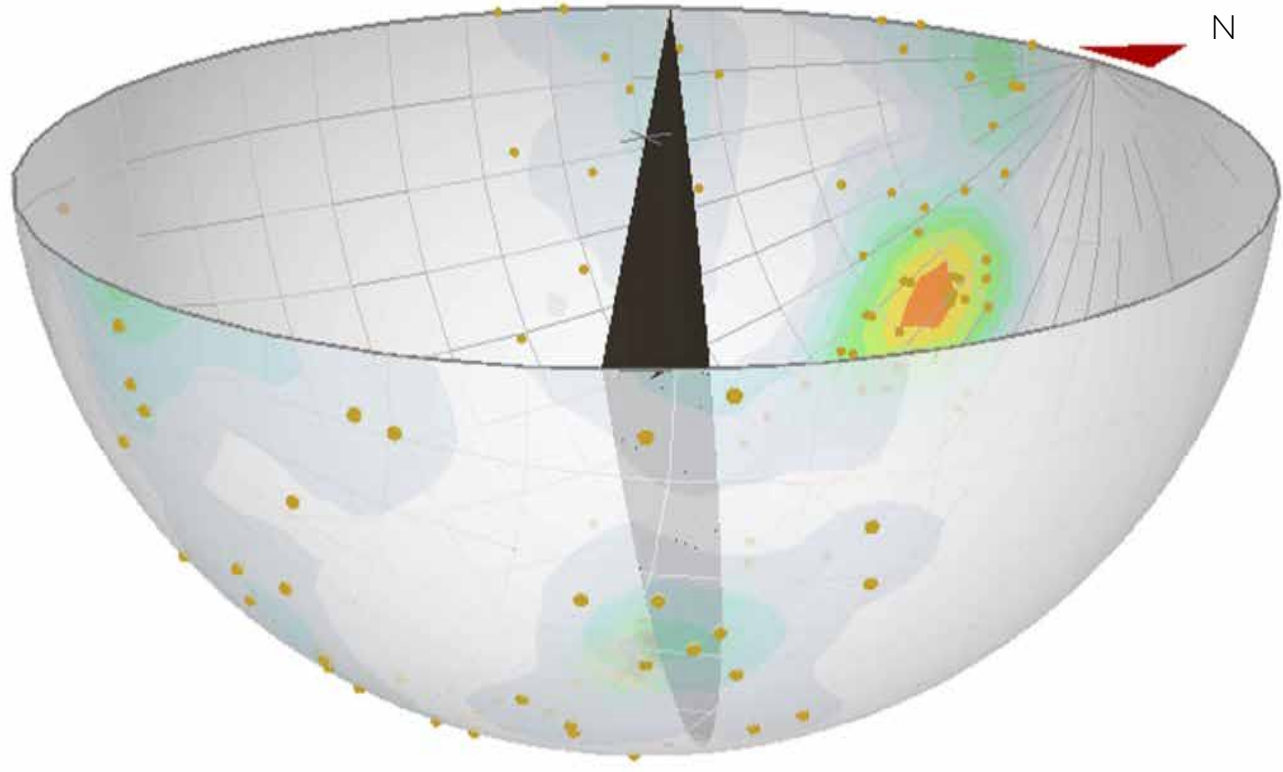
GEOLOGIC HAZARDS 1+2	
Project	16595
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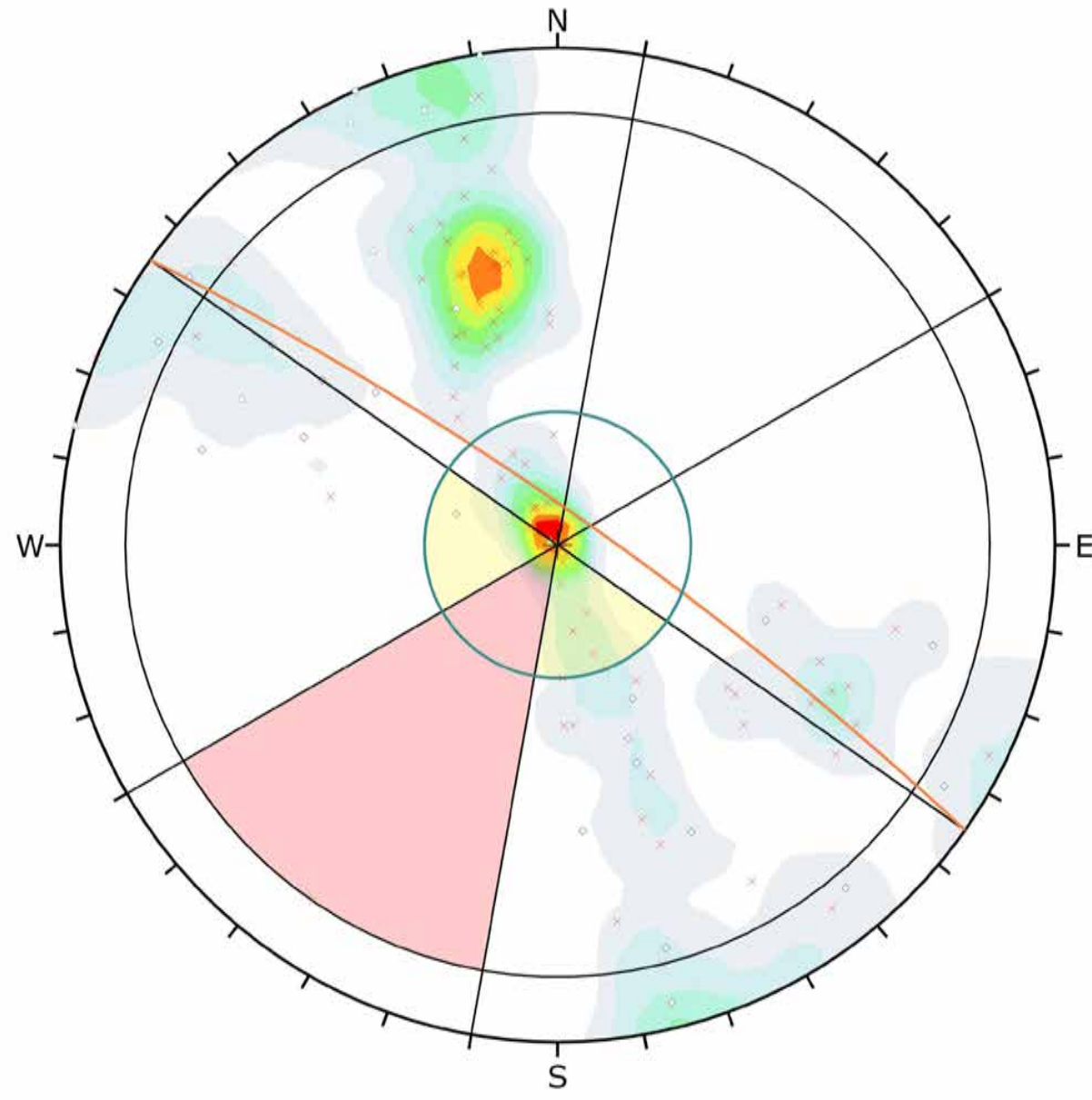
SLOPE 3
Stereonet Plots with Kinematic Analysis

3D
Illustration

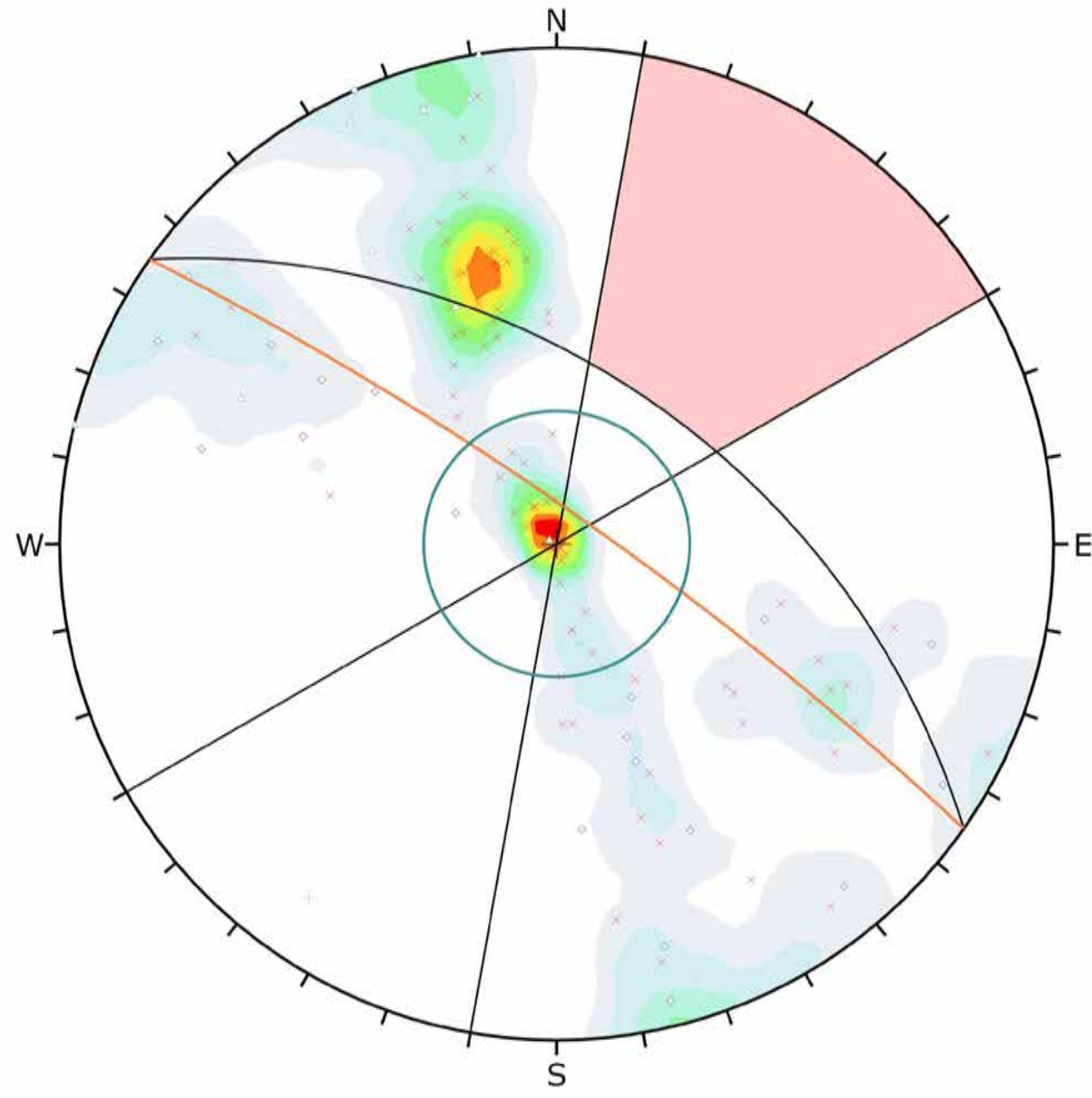
- ◇ Fracture
- × Major Joint
- △ Minor Joint



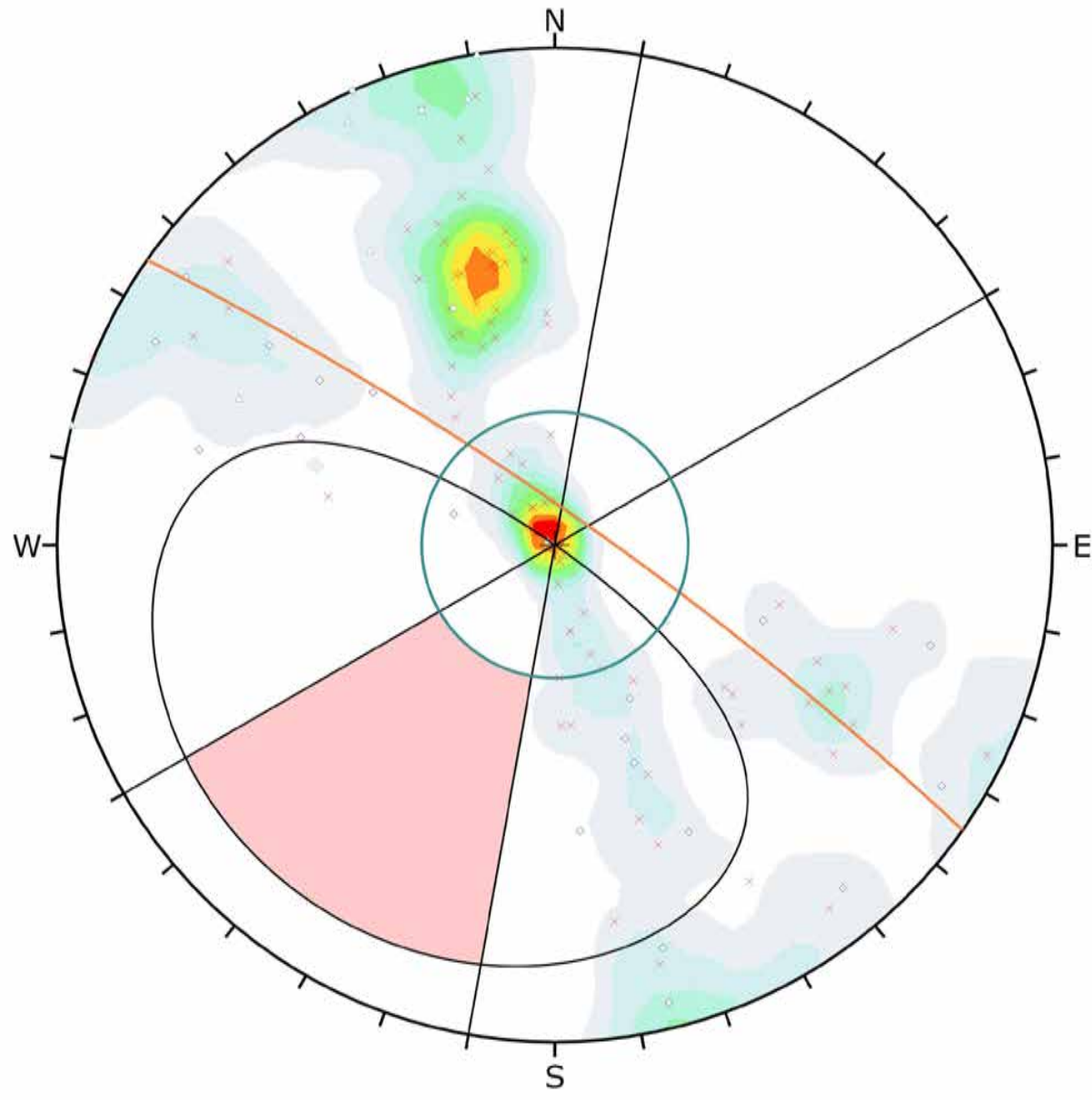
Direct
Toppling



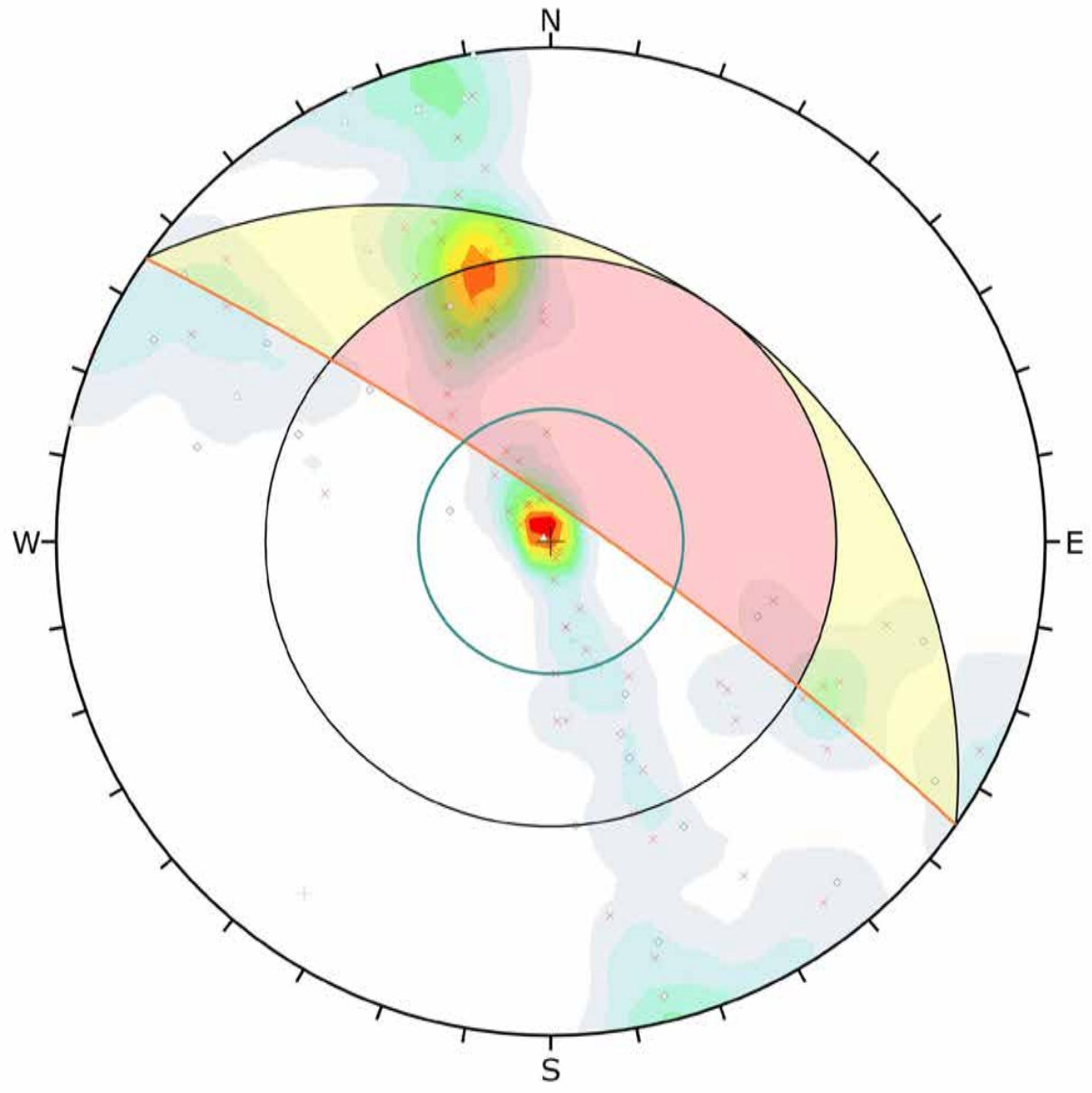
Flexural
Toppling



Planar
Sliding



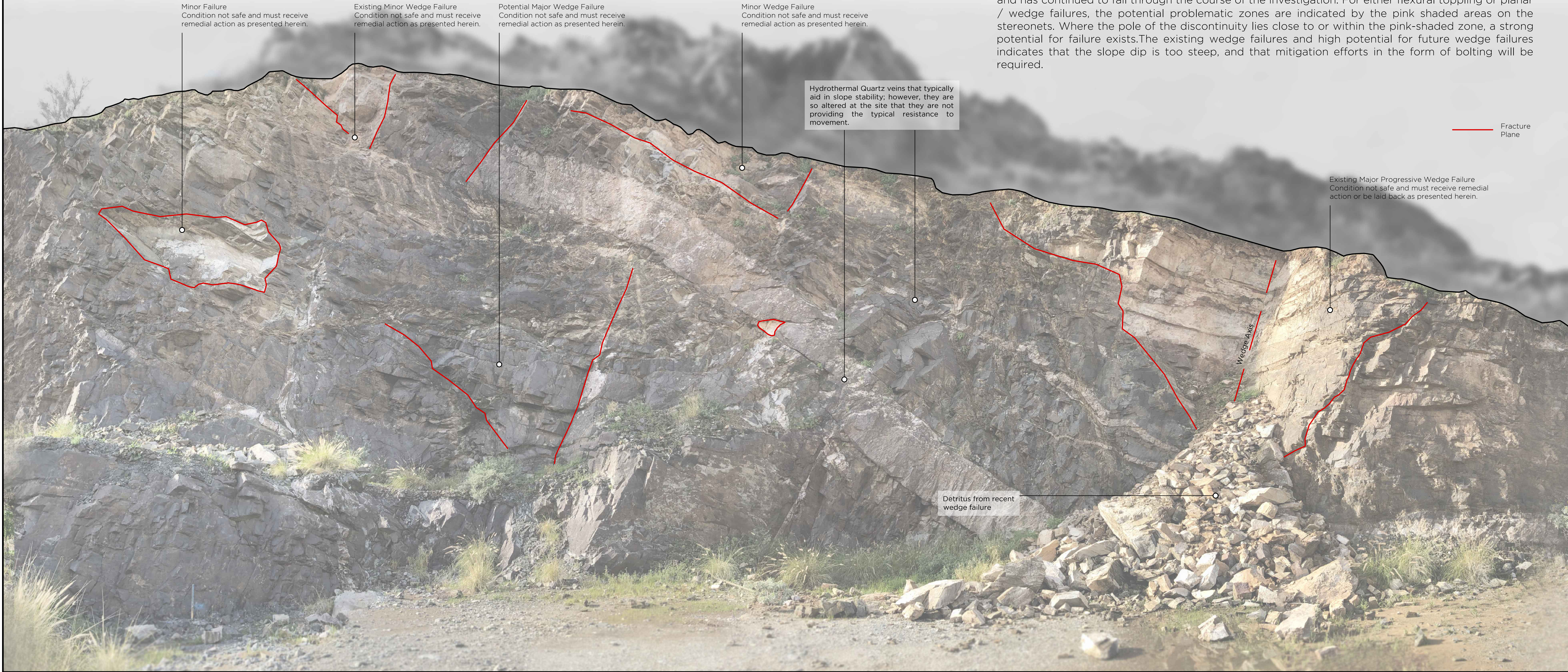
Wedge
Sliding



SLOPE 3

Predominate rock type: Moderately weathered and fractured Quartz Muscovite Schist (QMS)
Subsidiary rock type: Moderately weathered and fractured Hornblende-Mica Amphibolite (HMA)
Slope Height: 40 feet (maximum)
Slope Direction: Northwest to Southeast
Slope Dip: -80°

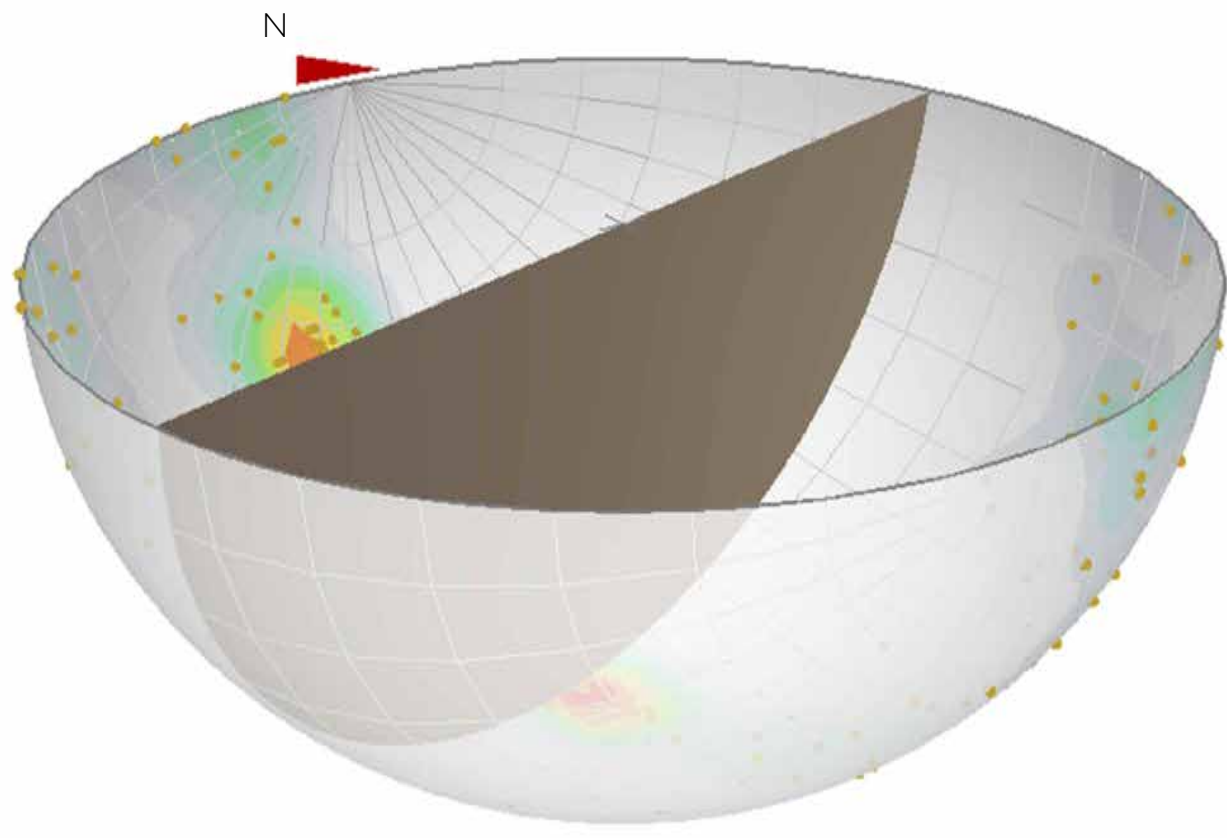
The most prevalent discontinuities along Slope 3 is foliation and fracturing, with foliation being the more regional attribute. Stereographic projections of this slope indicate a potential for major and minor Wedge Failures. One major progressive wedge failure was encountered during the field effort, and has continued to fail through the course of the investigation. For either flexural toppling or planar / wedge failures, the potential problematic zones are indicated by the pink shaded areas on the stereonets. Where the pole of the discontinuity lies close to or within the pink-shaded zone, a strong potential for failure exists. The existing wedge failures and high potential for future wedge failures indicates that the slope dip is too steep, and that mitigation efforts in the form of bolting will be required.



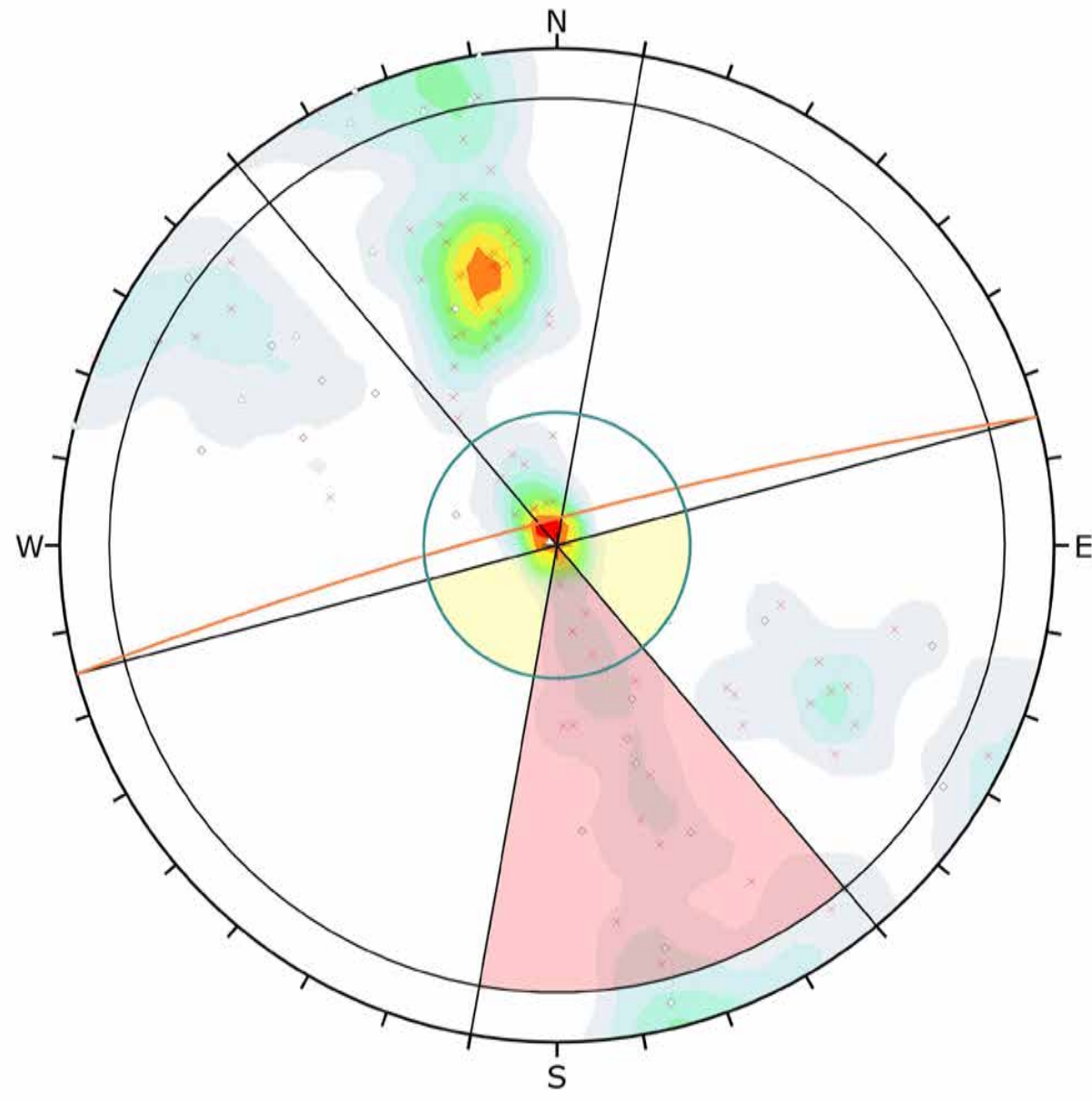
SLOPE 4
Stereonet Plots with Kinematic Analysis

3D
Illustration

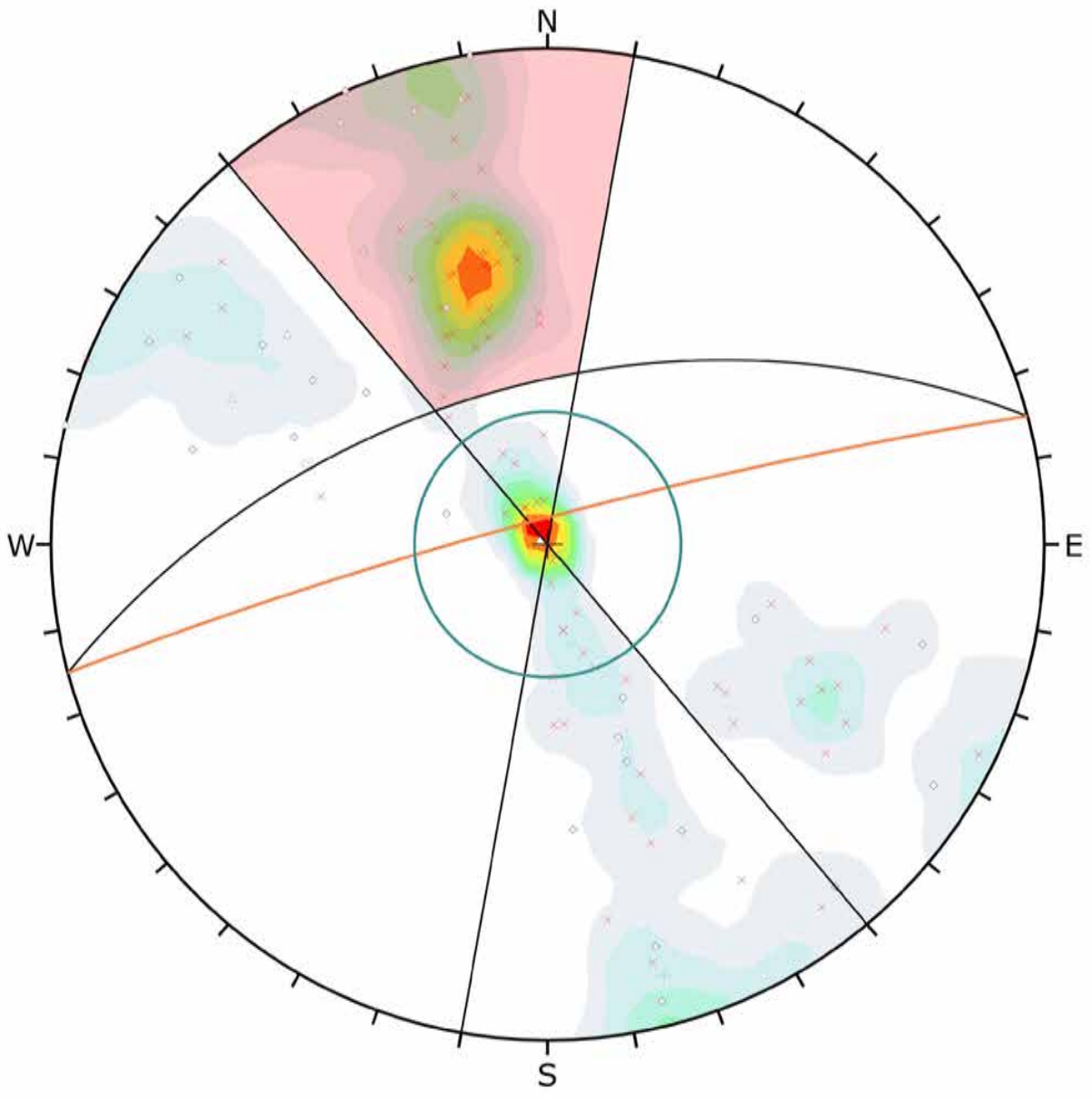
- ◇ Fracture
- × Major Joint
- △ Minor Joint



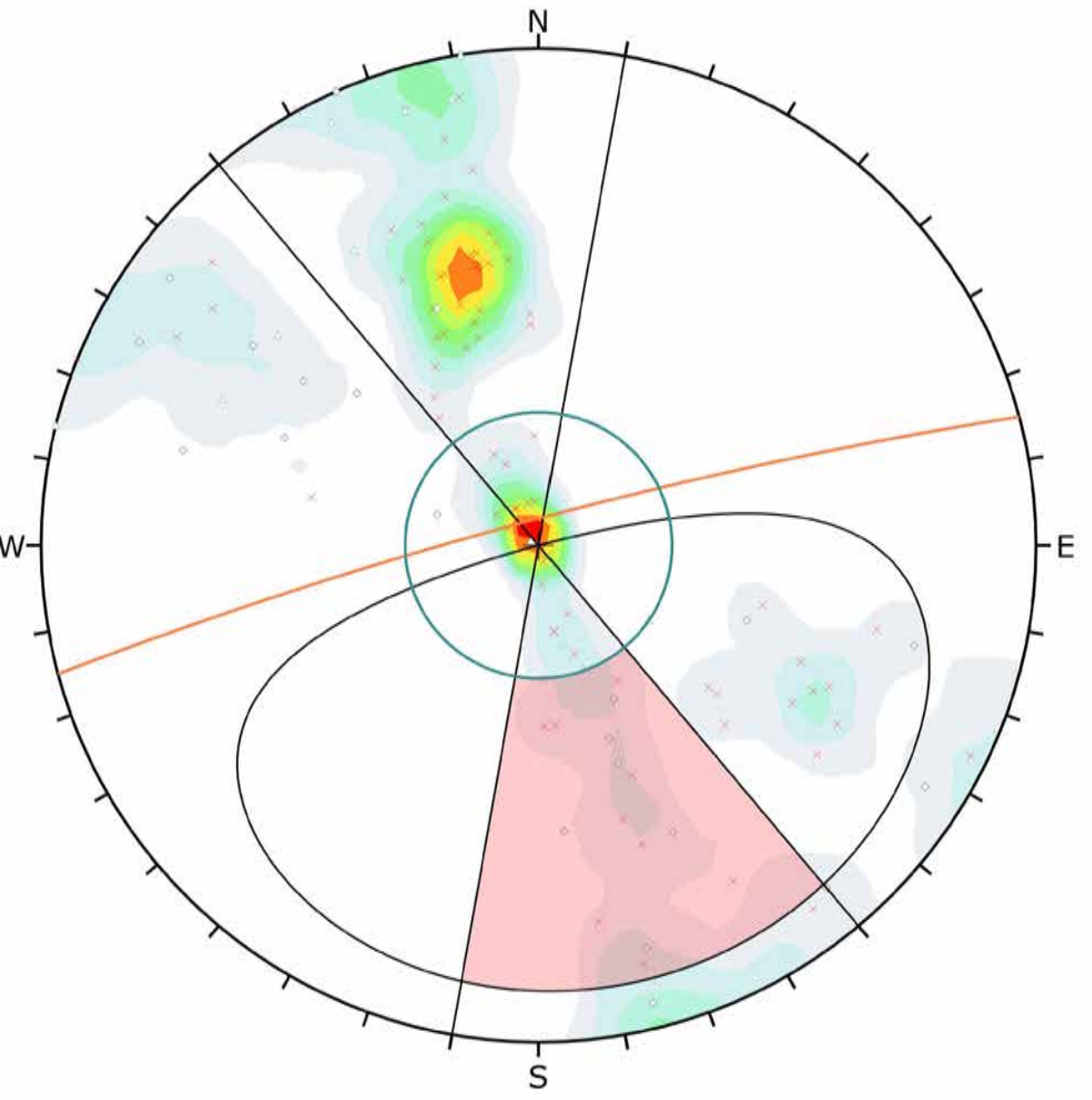
Direct
Toppling



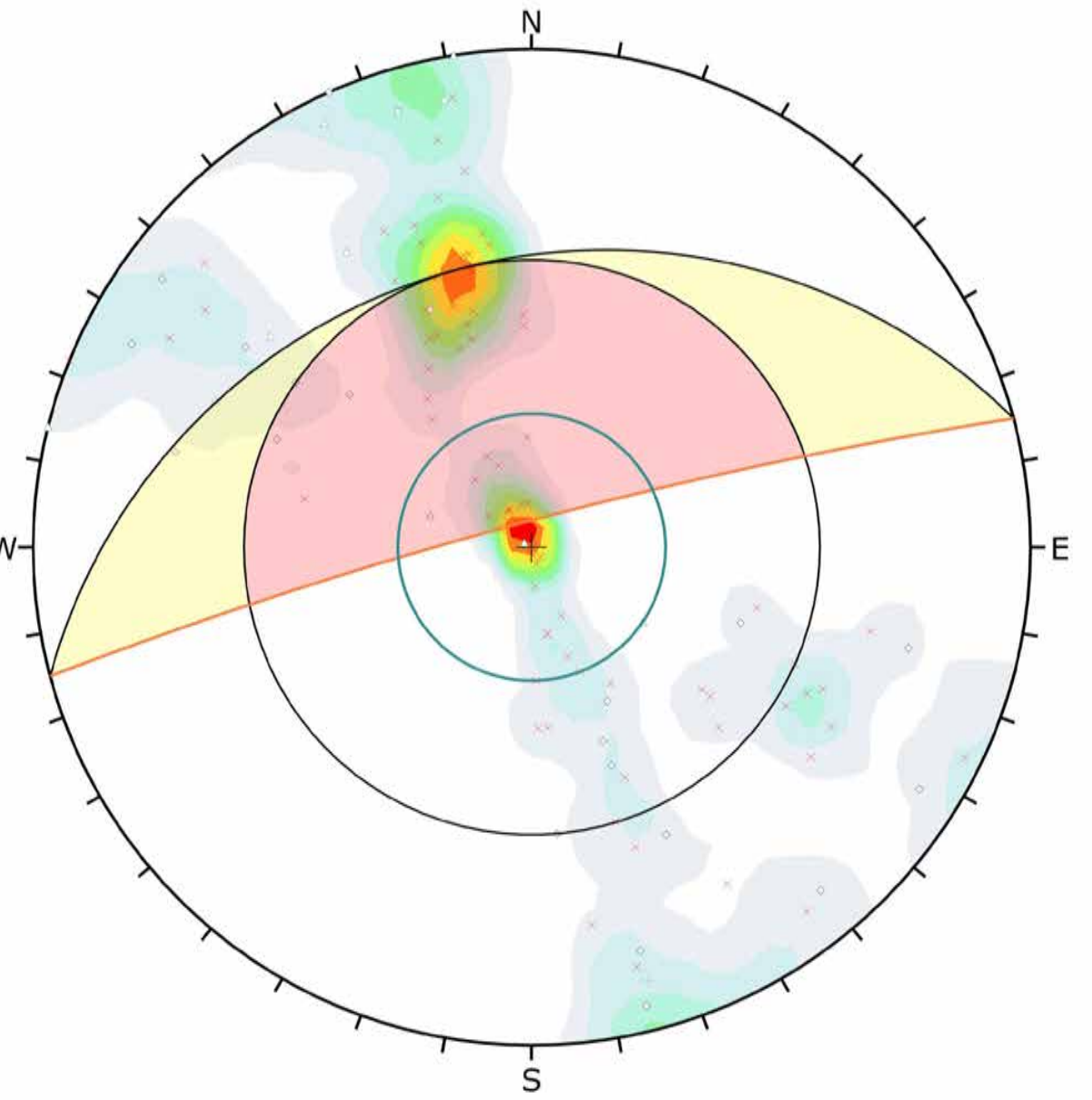
Flexural
Toppling



Planar
Sliding



Wedge
Sliding

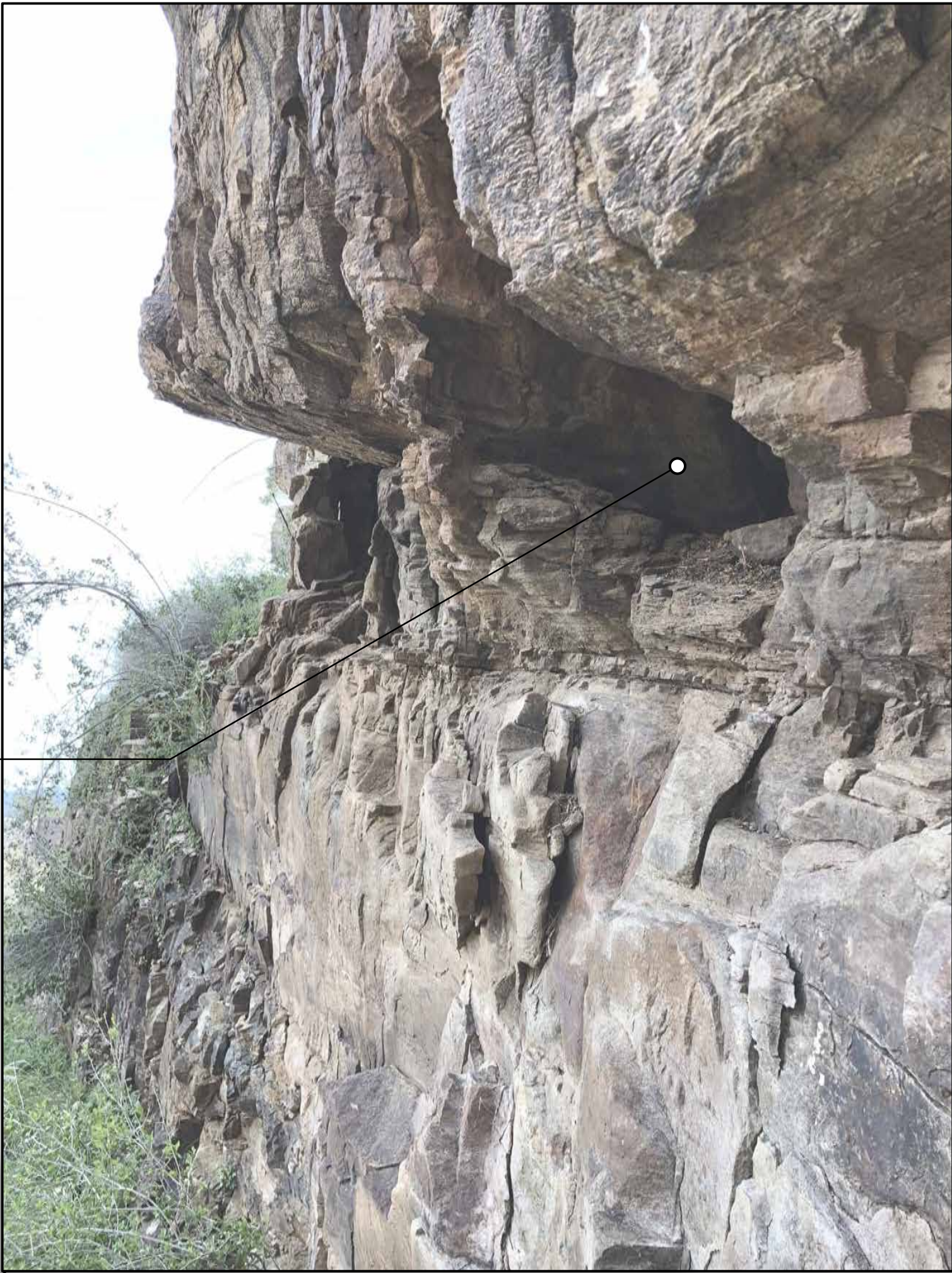


SLOPE 4

Predominate rock type: Moderately weathered and fractured Quartz Muscovite Schist (QMS)
Subsidiary rock type: Moderately weathered and fractured Hornblende-Mica Amphibolite (HMA)
Slope Height: 28 feet (maximum)
Slope Direction: West-southwest to East-northeast
Slope Dip: ~85°

The most prevalent discontinuities along Slope 4 is foliation and fracturing, with foliation being the more regional attribute. Stereographic projections of this slope indicate a potential for major and minor Wedge Failures. Significant erosion has occurred, resulting in an overhang as shown in the image to the right. This entire mass may be removed. For either flexural toppling or planar / wedge failures, the potential problematic zones are indicated by the pink shaded areas on the stereonet. Where the pole of the discontinuity lies close to or within the pink-shaded zone, a strong potential for failure exists.

Highly eroded portion of Slope 4, leaving overhangs on the slope face. This portion of the mass is to be removed.



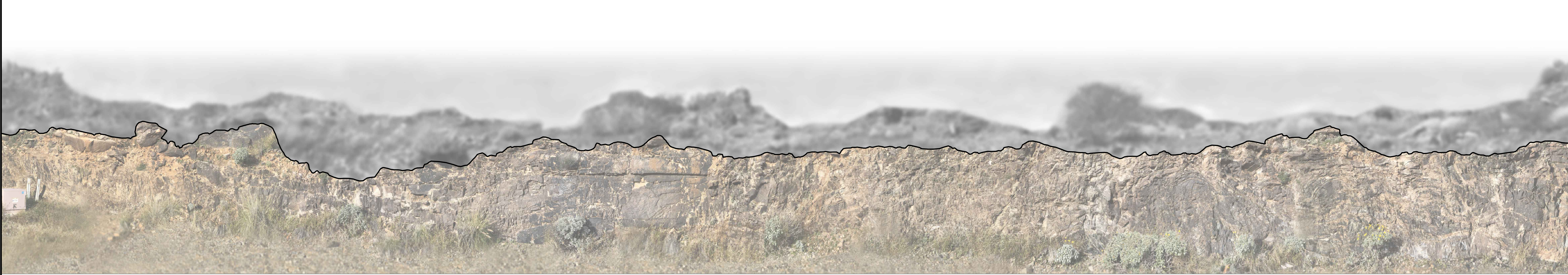
Hydrothermal Quartz veins that typically aid in slope stability; however, they are so altered at the site that they are not providing the typical resistance to movement.

Hydrothermal Quartz veins that typically aid in slope stability; however, they are so altered at the site that they are not providing the typical resistance to movement.

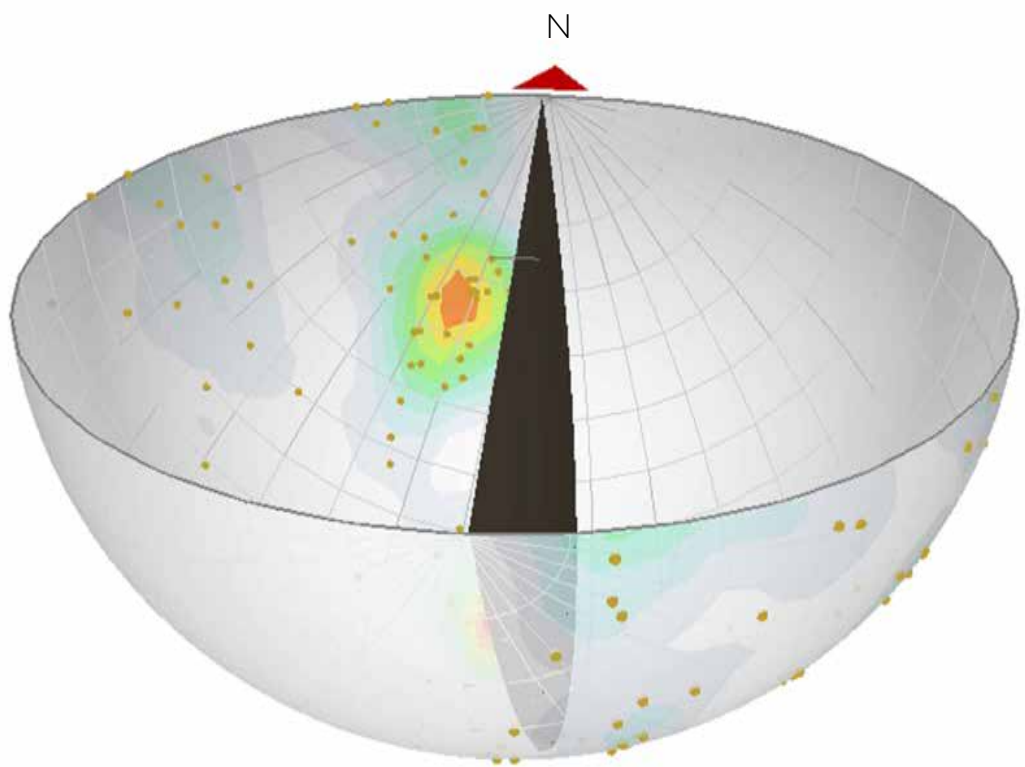
Note: It is the understanding of this firm that the geometry of Slope 4 will change upon the removal of the eroded portions of the slope. It is also the understanding of this firm that it will be desired to maintain a steep slope (1:5 H:V), and that bolting mitigation will still be required. Assuming that the slope geometry does not change significantly from what is presented in this report, the bolting mitigation recommendations will still apply. If the geometry of the slope changes vastly, this firm must be notified immediately in order to modify or augment the recommendations presented herein.

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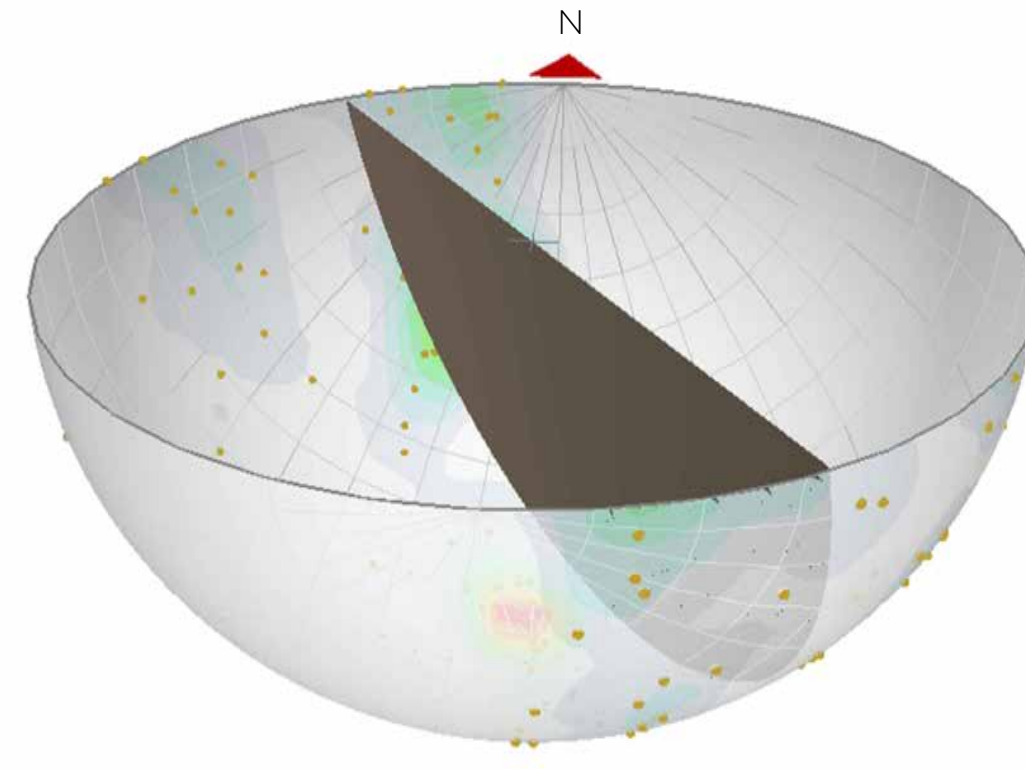




SLOPE 5
Stereonet Plots with Kinematic Analysis
3D Illustration

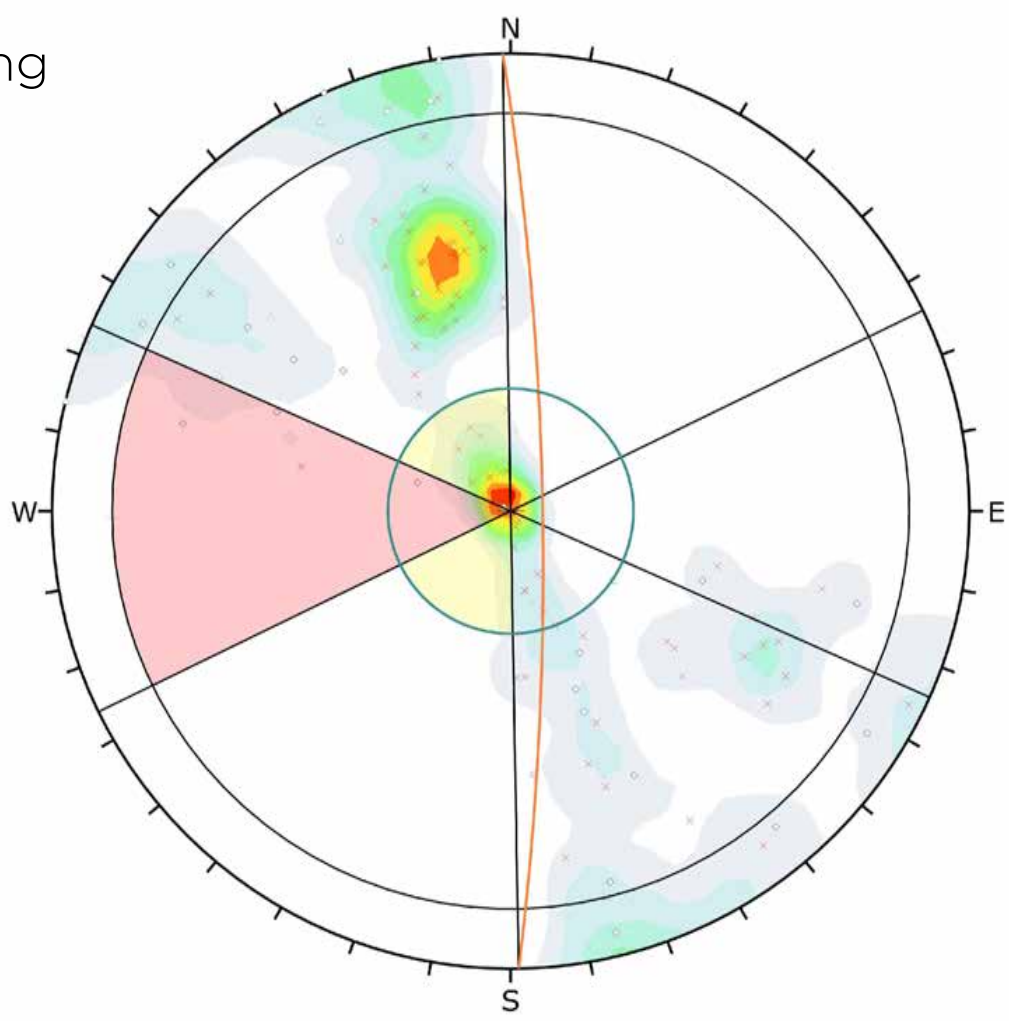


SLOPE 6
Stereonet Plots with Kinematic Analysis
3D Illustration

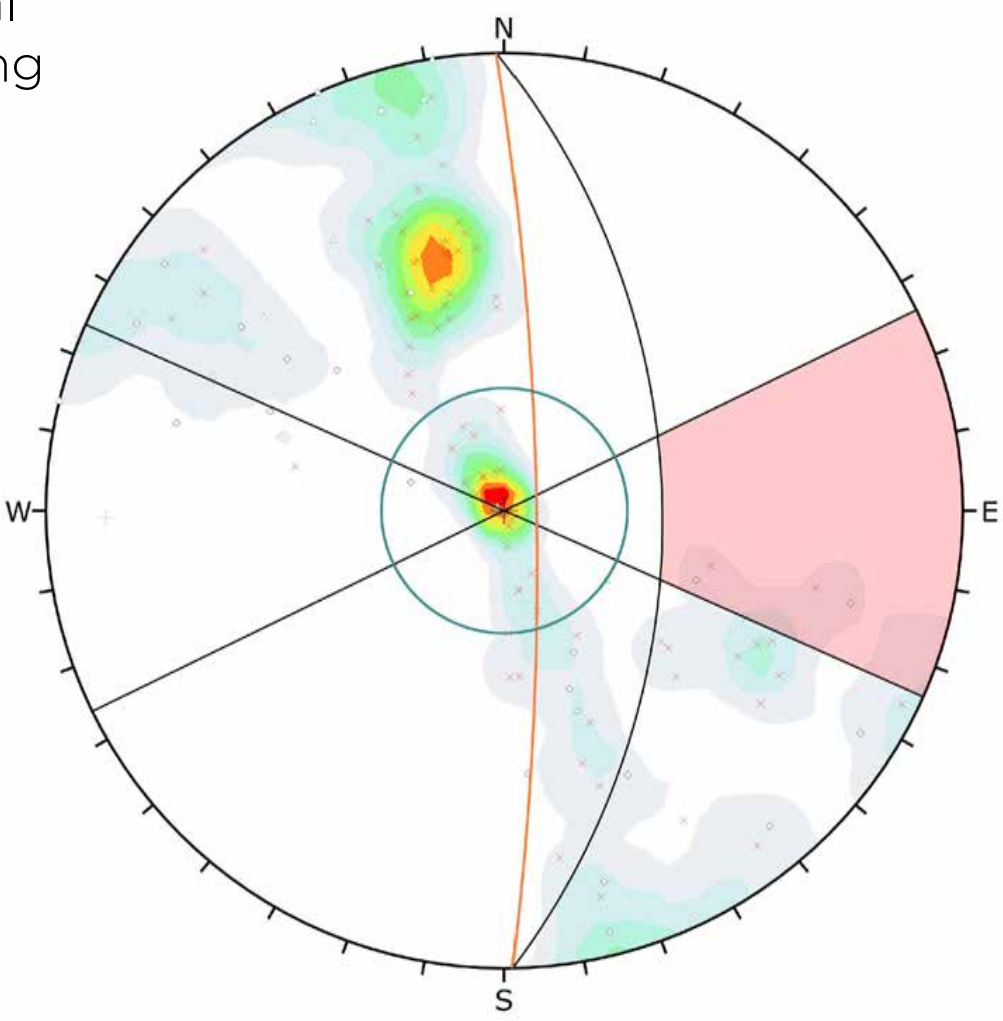


◇ Fracture
× Major Joint
△ Minor Joint

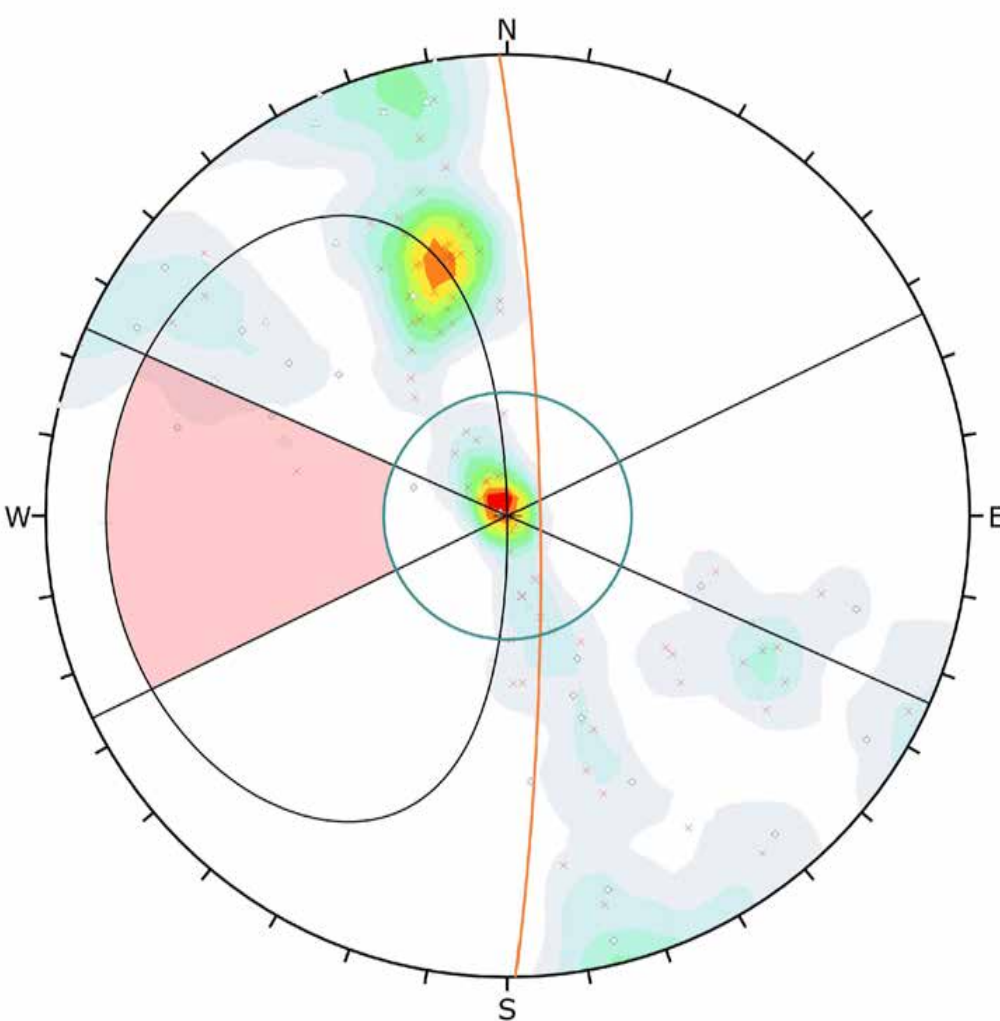
Direct
Toppling



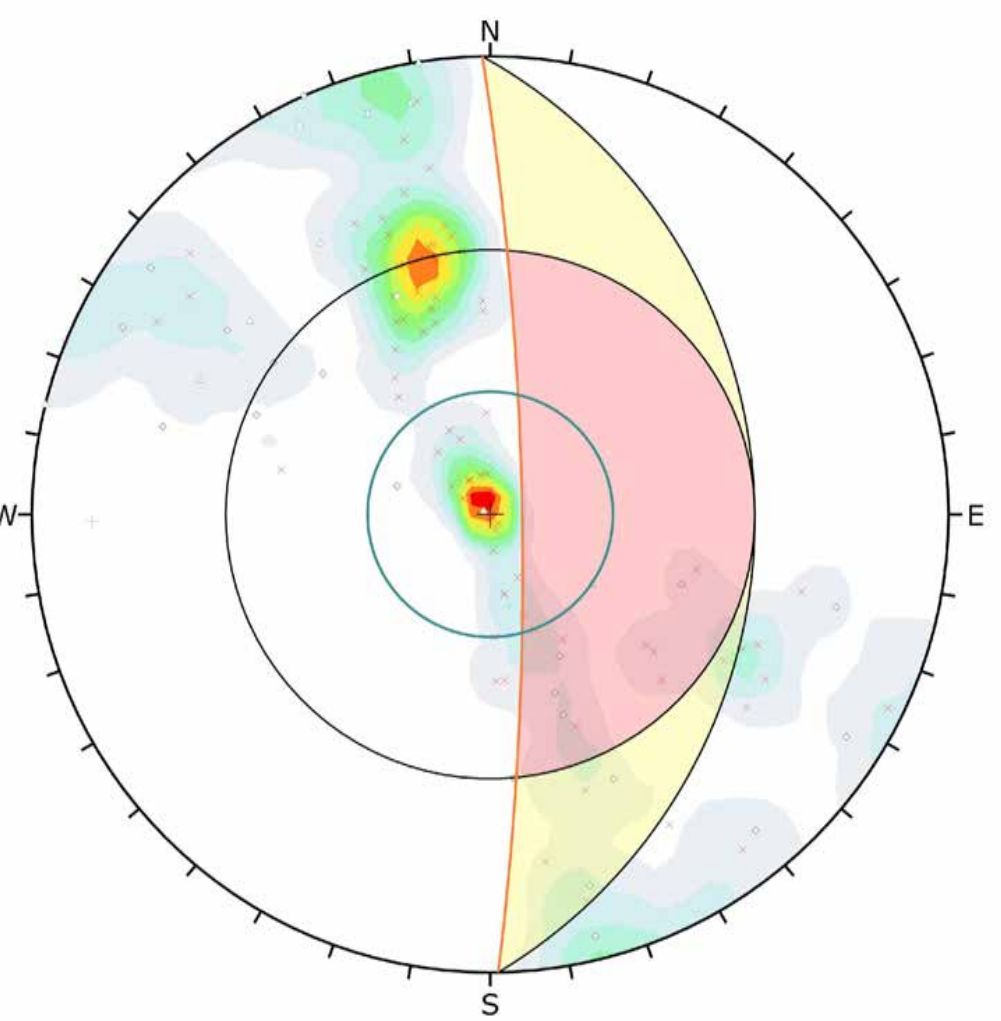
Flexural
Toppling



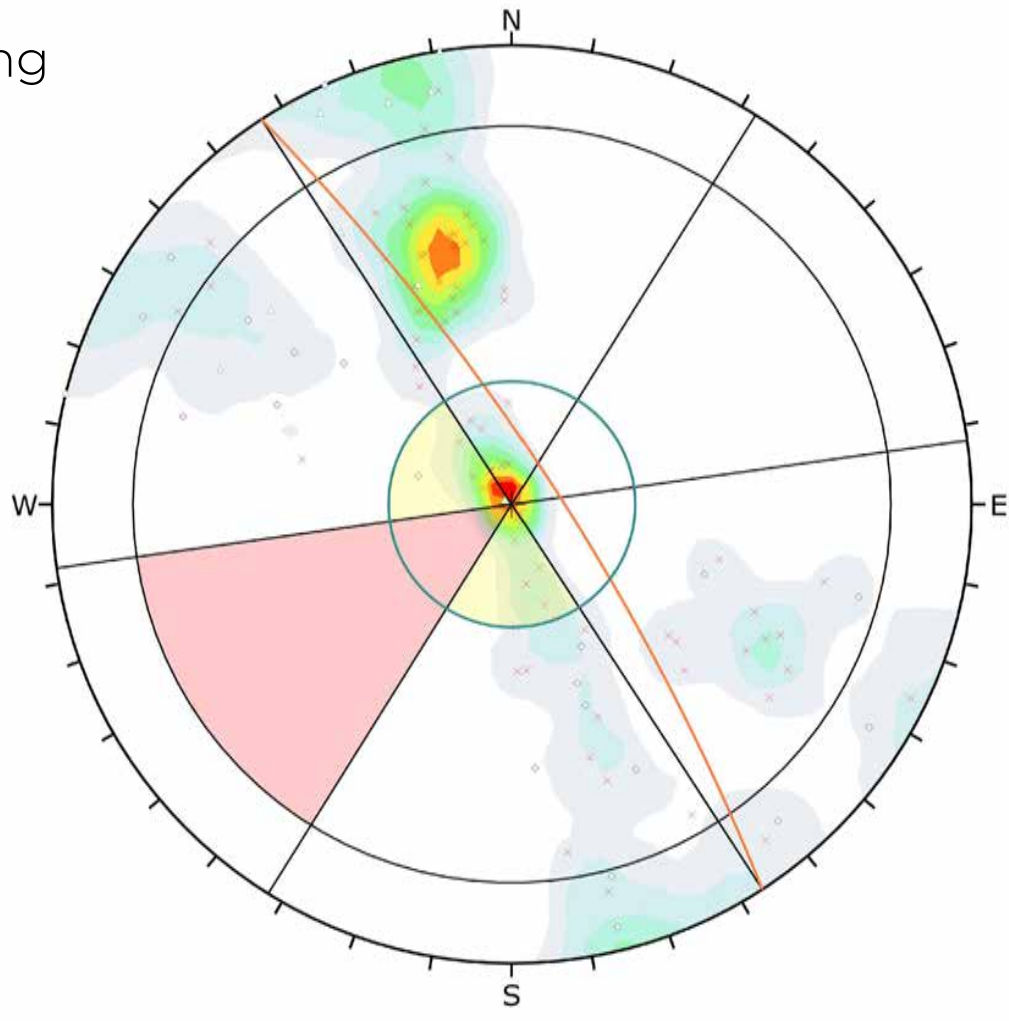
Planar
Sliding



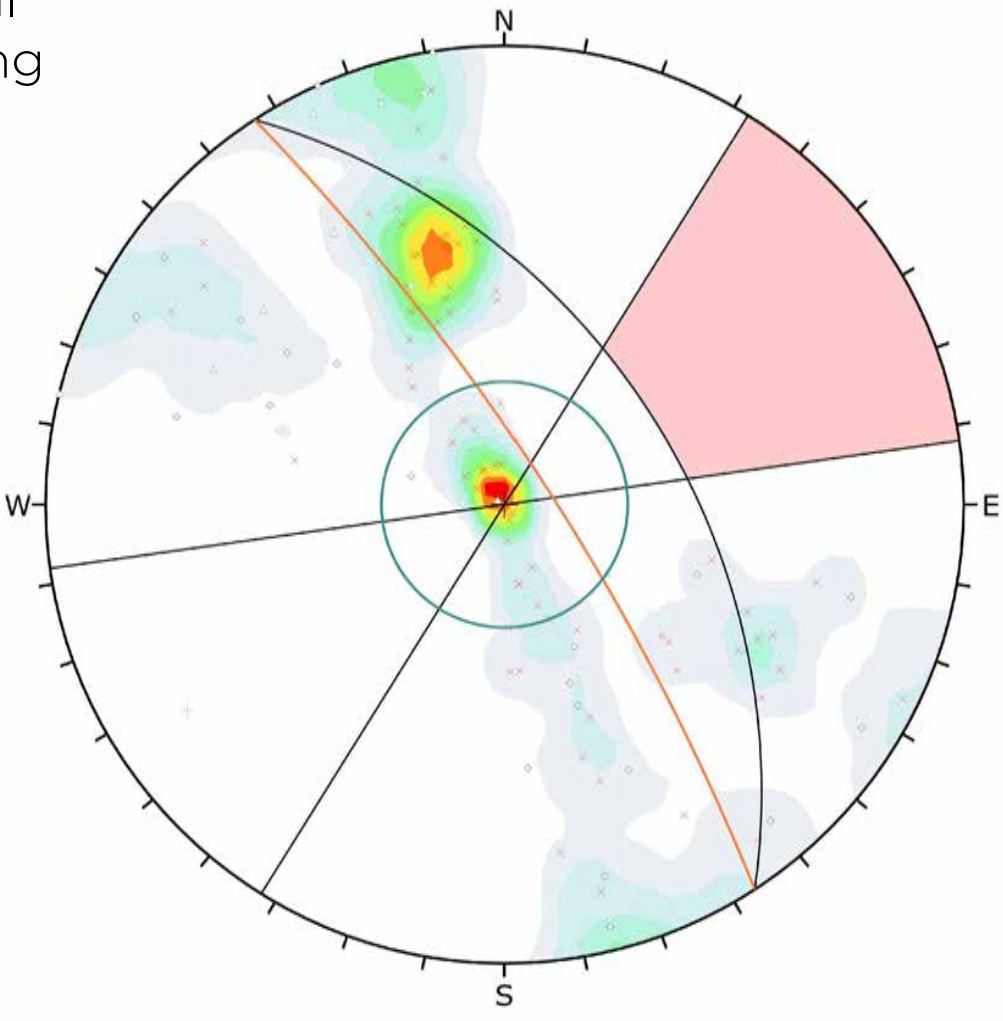
Wedge
Sliding



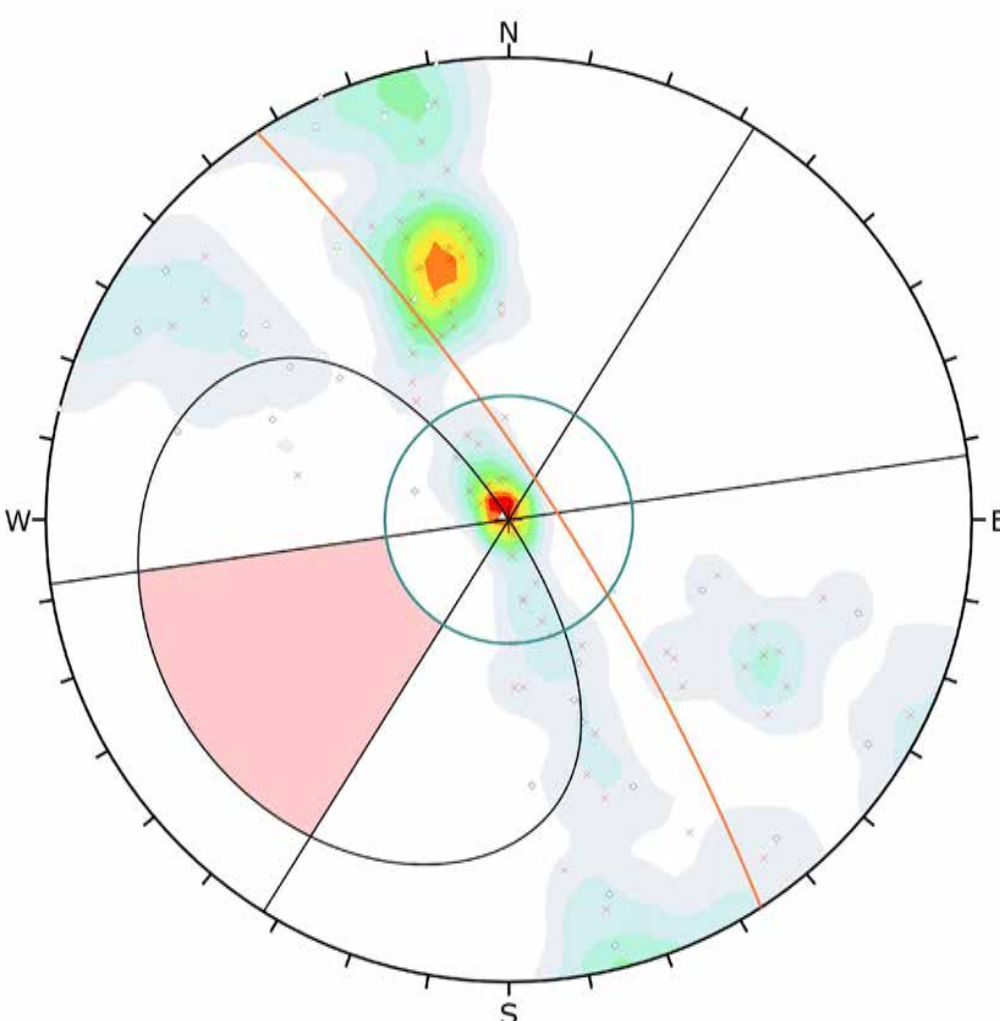
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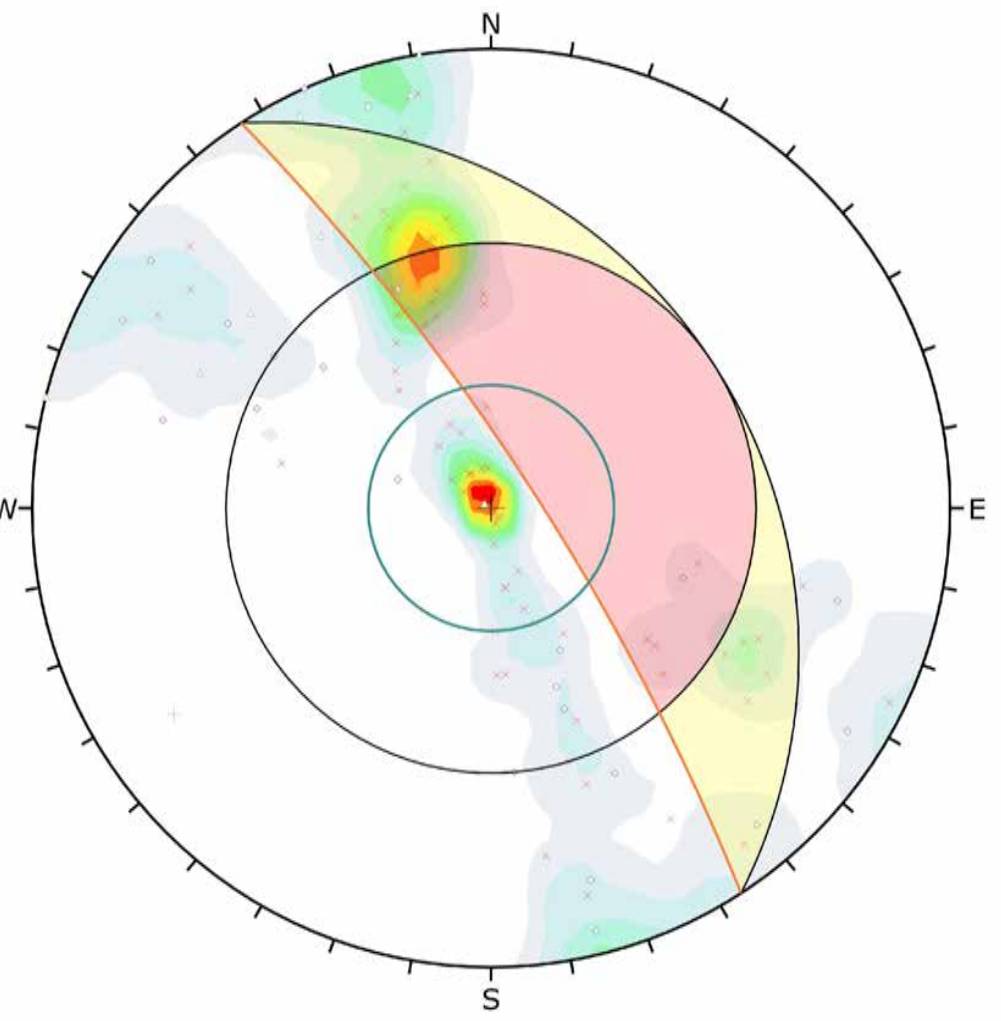
Flexural
Toppling



Planar
Sliding

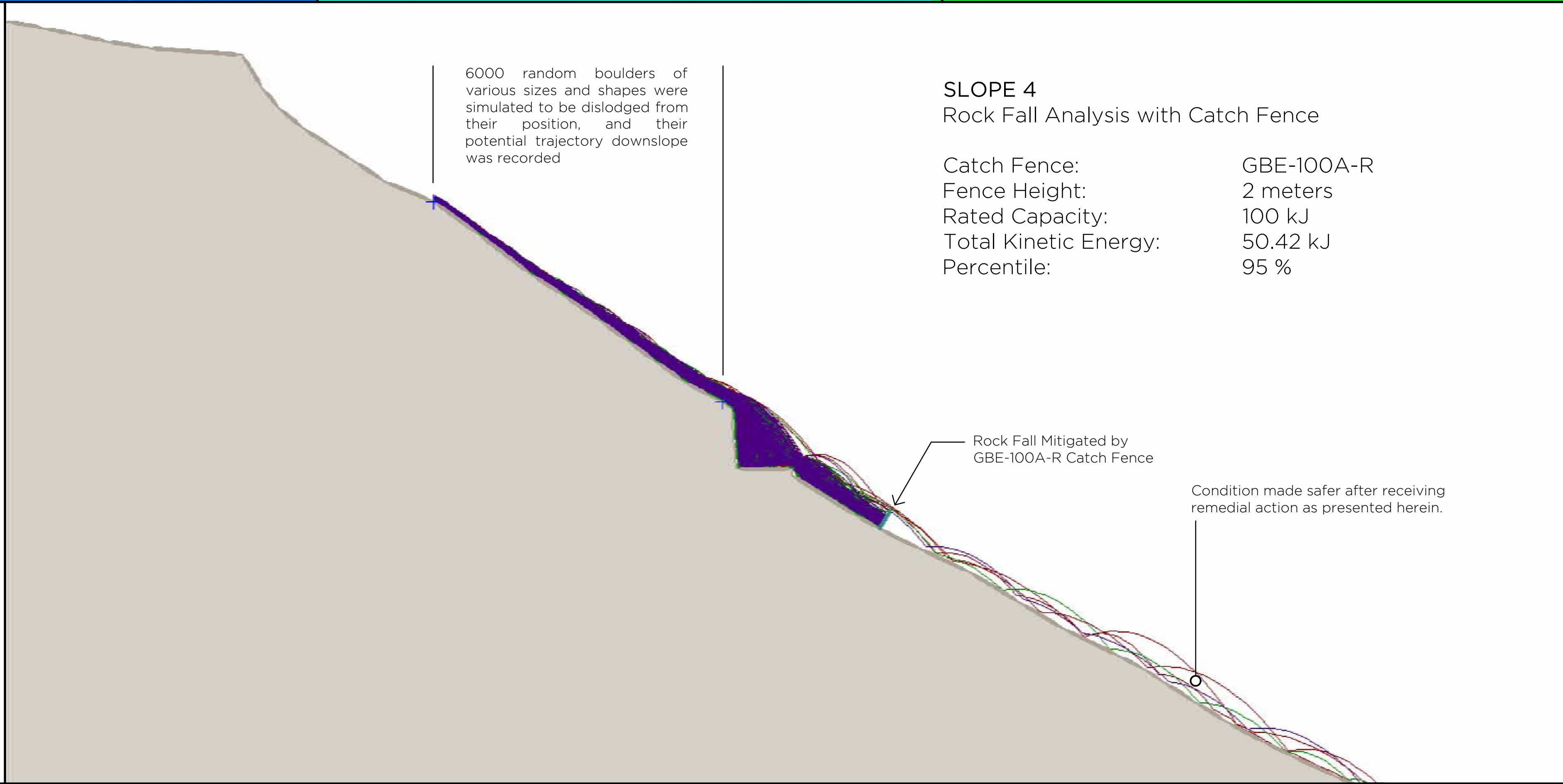
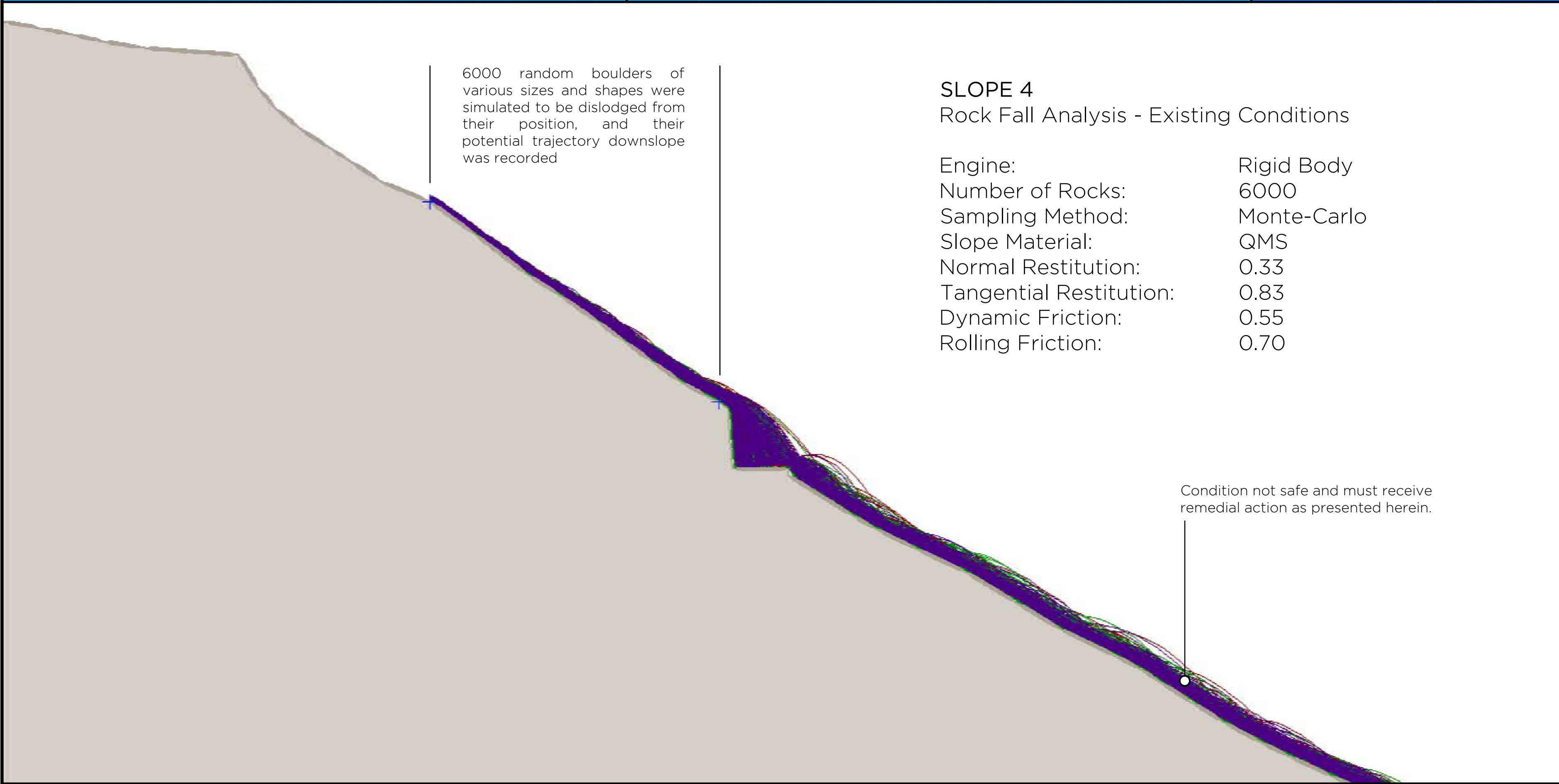
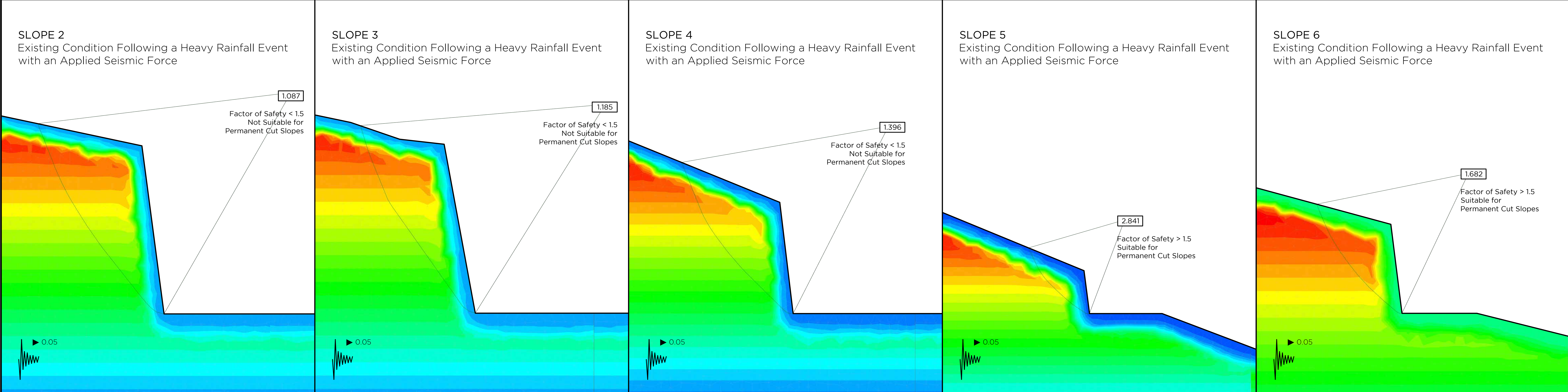
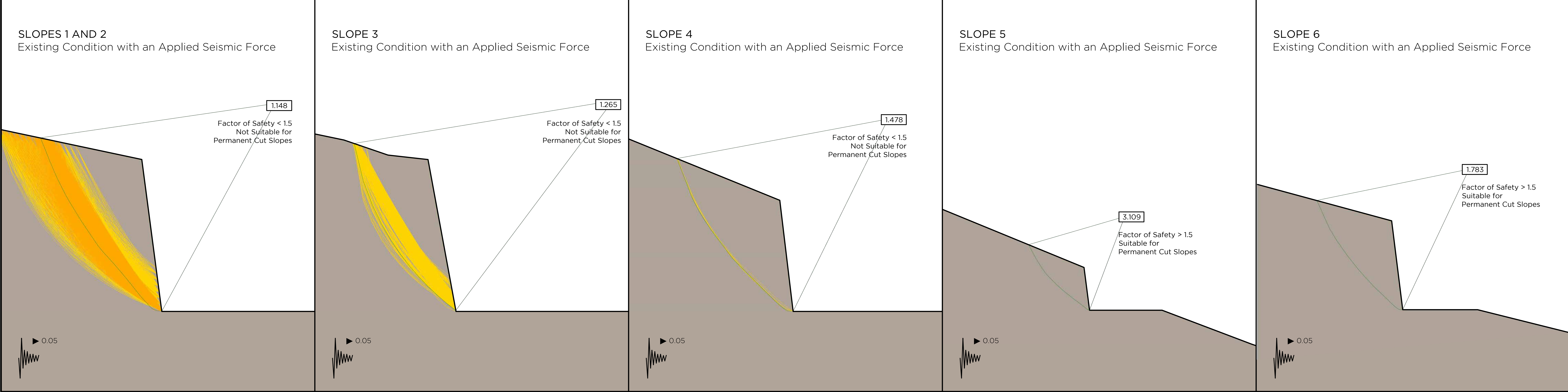


Wedge
Sliding



Hydrothermal Quartz veins that typically aid in slope stability; however, they are so altered at the site that they are not providing the typical resistance to movement.

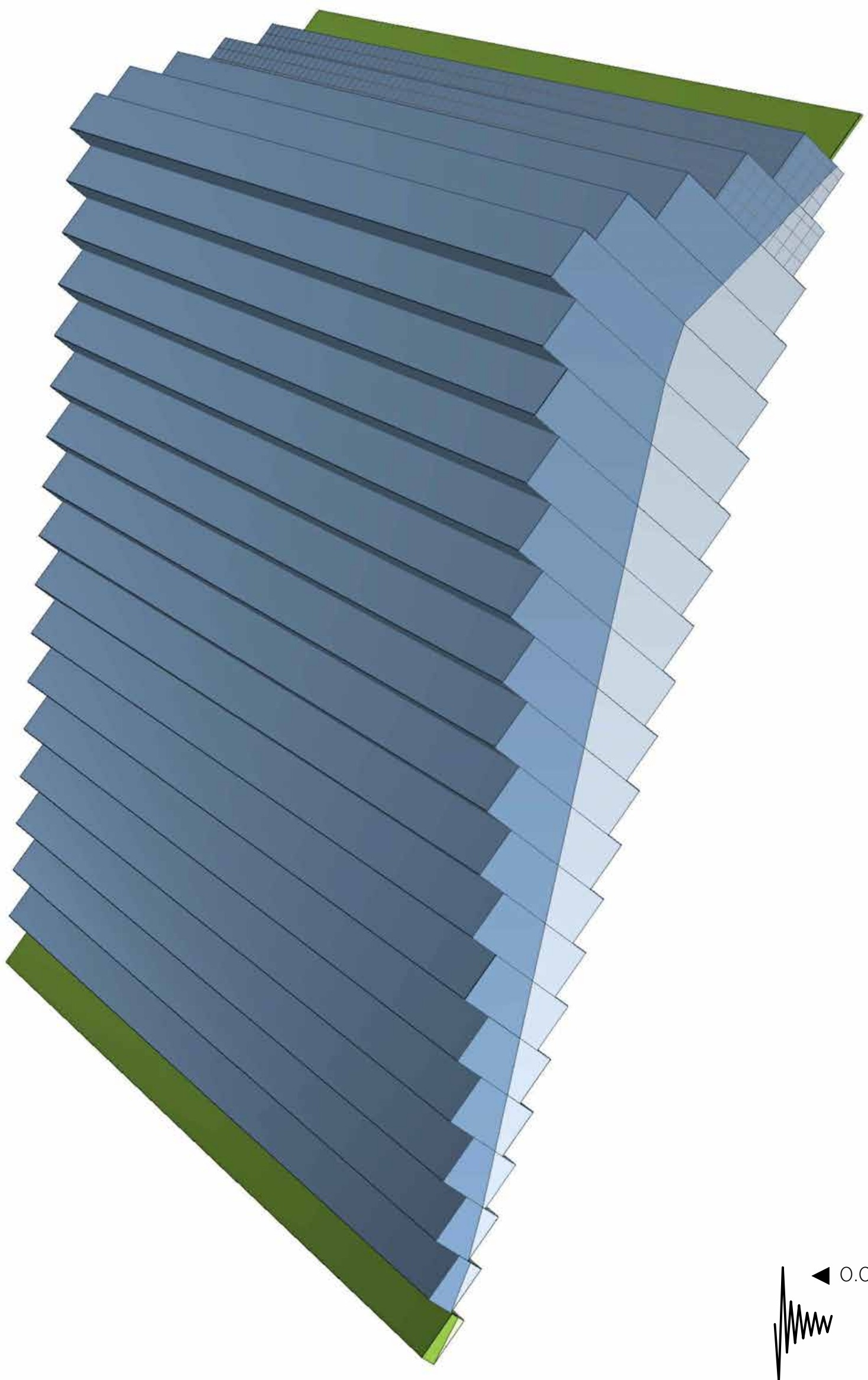




SLOPES 1 AND 2
Toppling Analysis with Applied Seismic Force

Slope Angle 83°
Slope Height 16'-0"
Upper Slope Angle 12°
Joint Spacing 9"
Joint Dip 41-81°
Base Inclination 70°
Factor of Safety 1.063

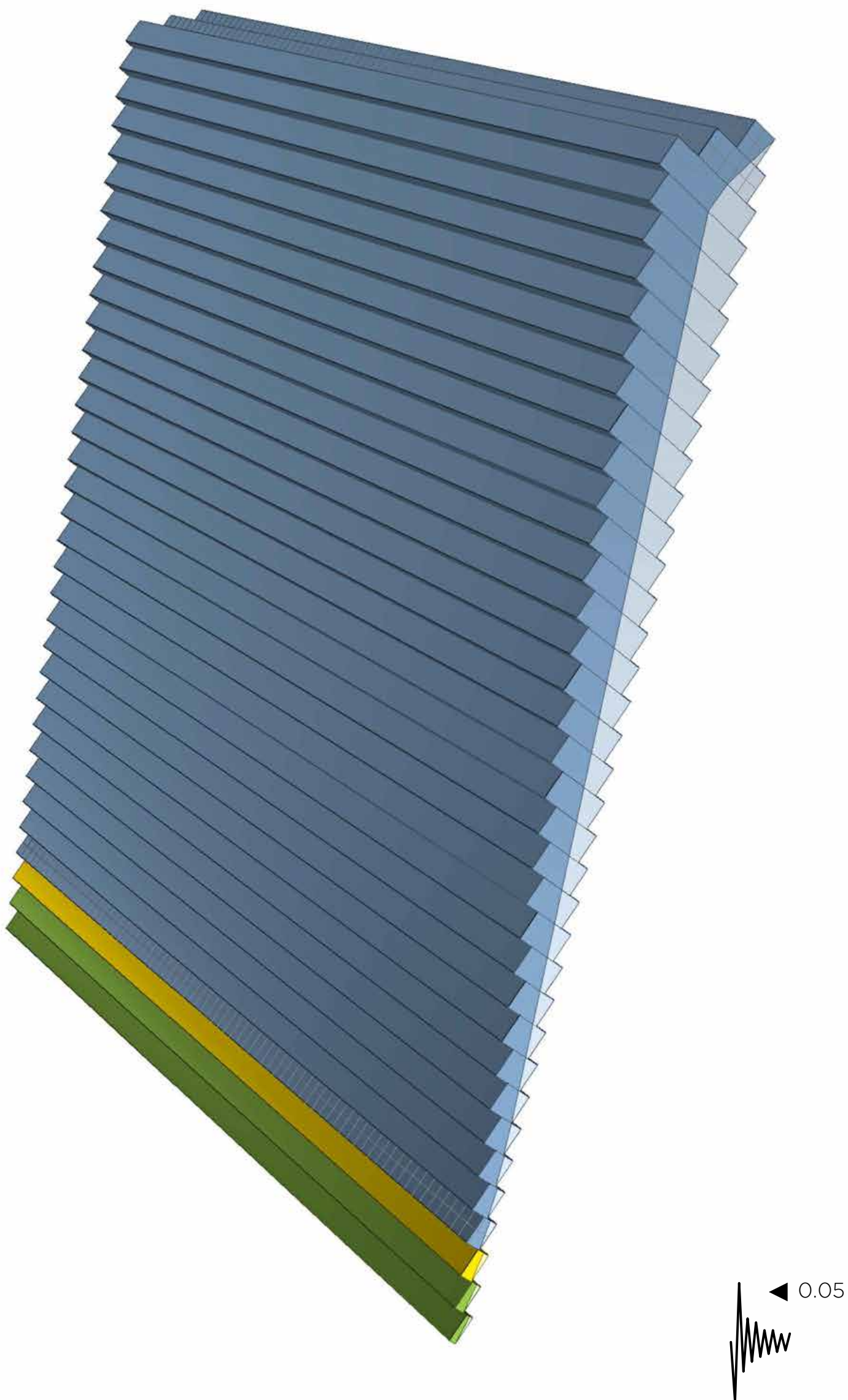
Condition not safe and must receive remedial action as presented herein.



SLOPE 3
Toppling Analysis with Applied Seismic Force

Slope Angle 80°
Slope Height 38'-0"
Upper Slope Angle 6°
Joint Spacing 9"
Joint Dip 36-88°
Base Inclination 75°
Factor of Safety 1.053

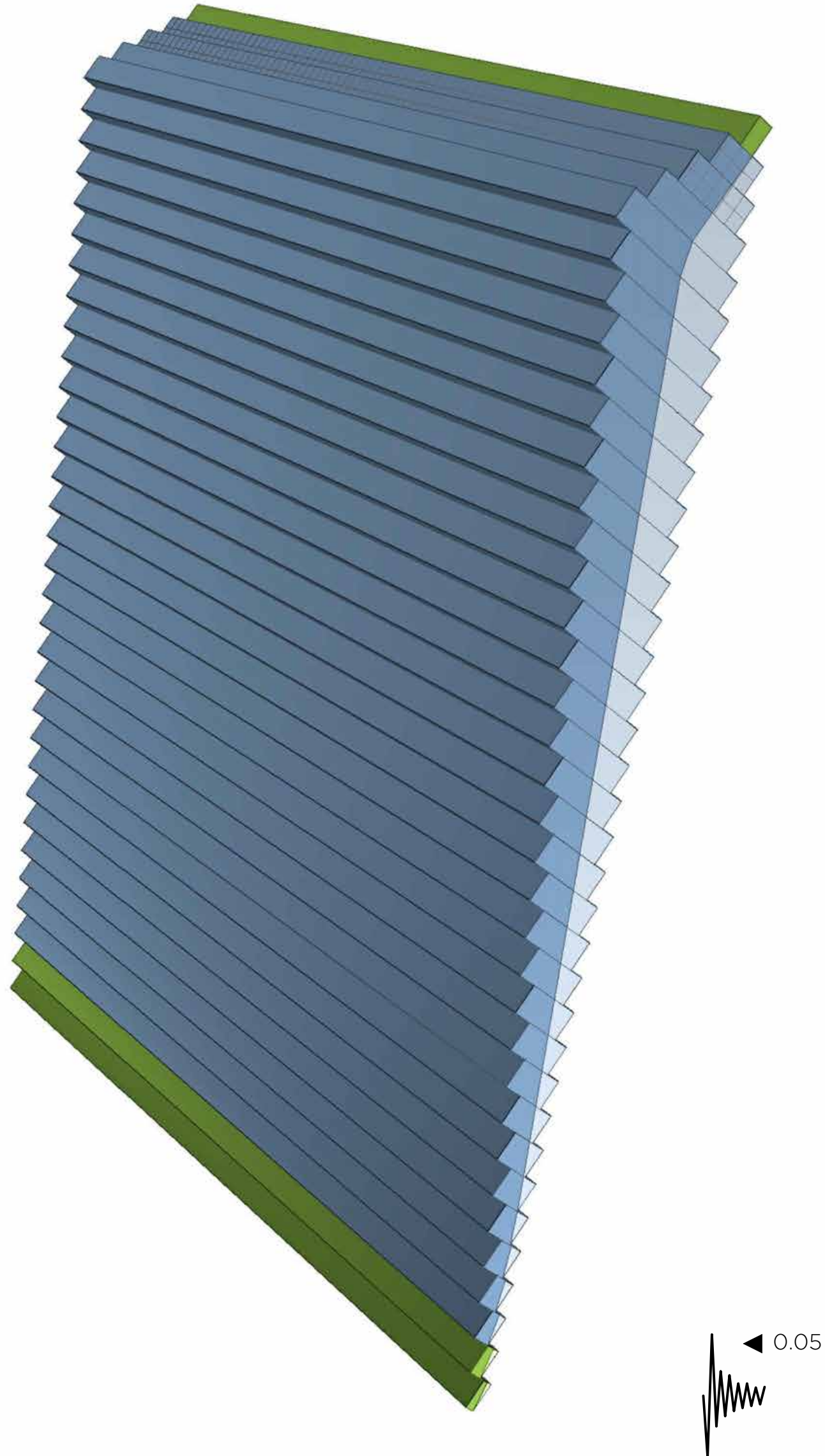
Condition not safe and must receive remedial action as presented herein.



SLOPE 4
Toppling Analysis with Applied Seismic Force

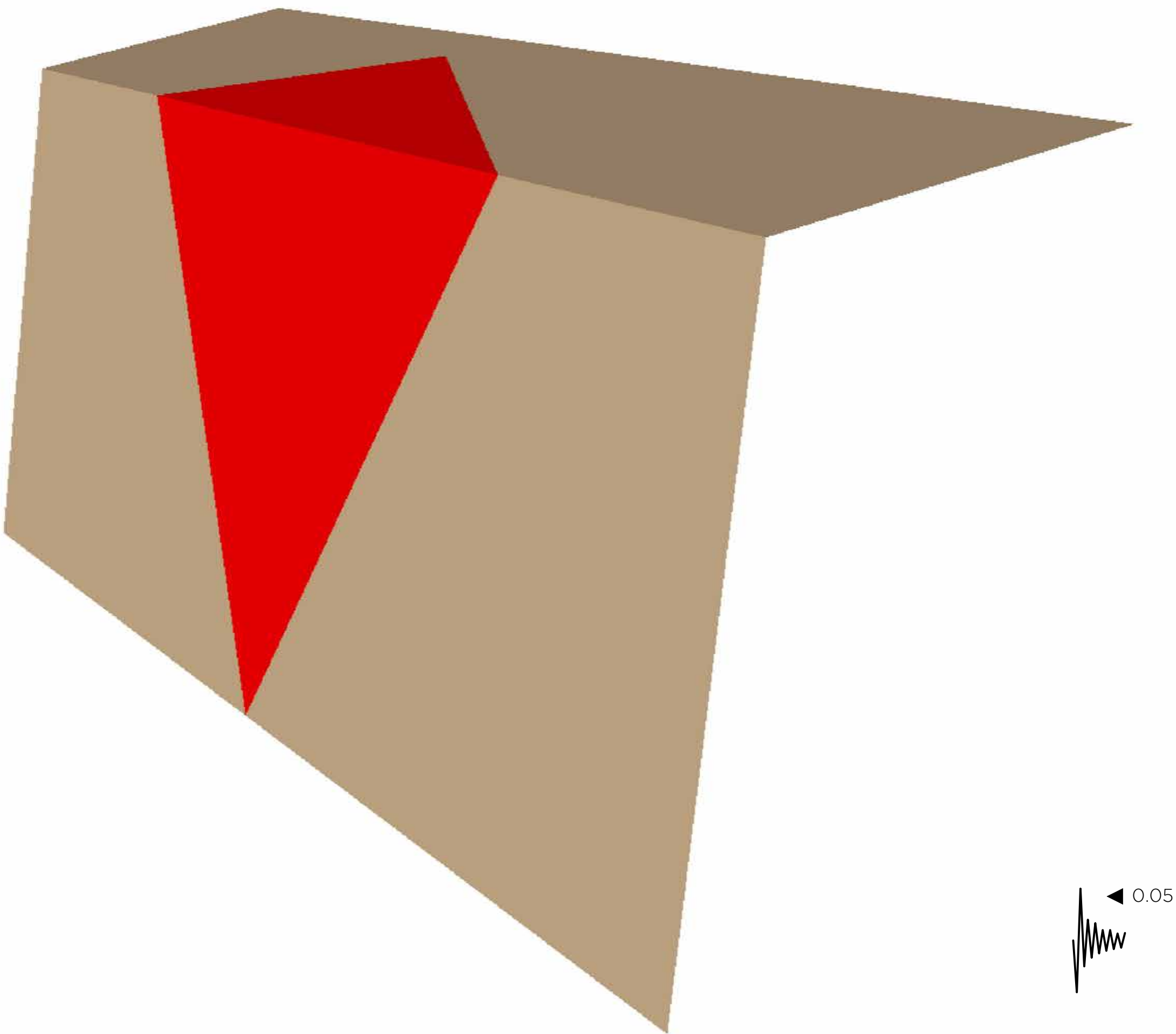
Slope Angle 83°
Slope Height 28'-0"
Upper Slope Angle 22°
Joint Spacing 9"
Joint Dip 40-80°
Base Inclination 77°
Factor of Safety 1.048

Condition not safe and must receive remedial action as presented herein.



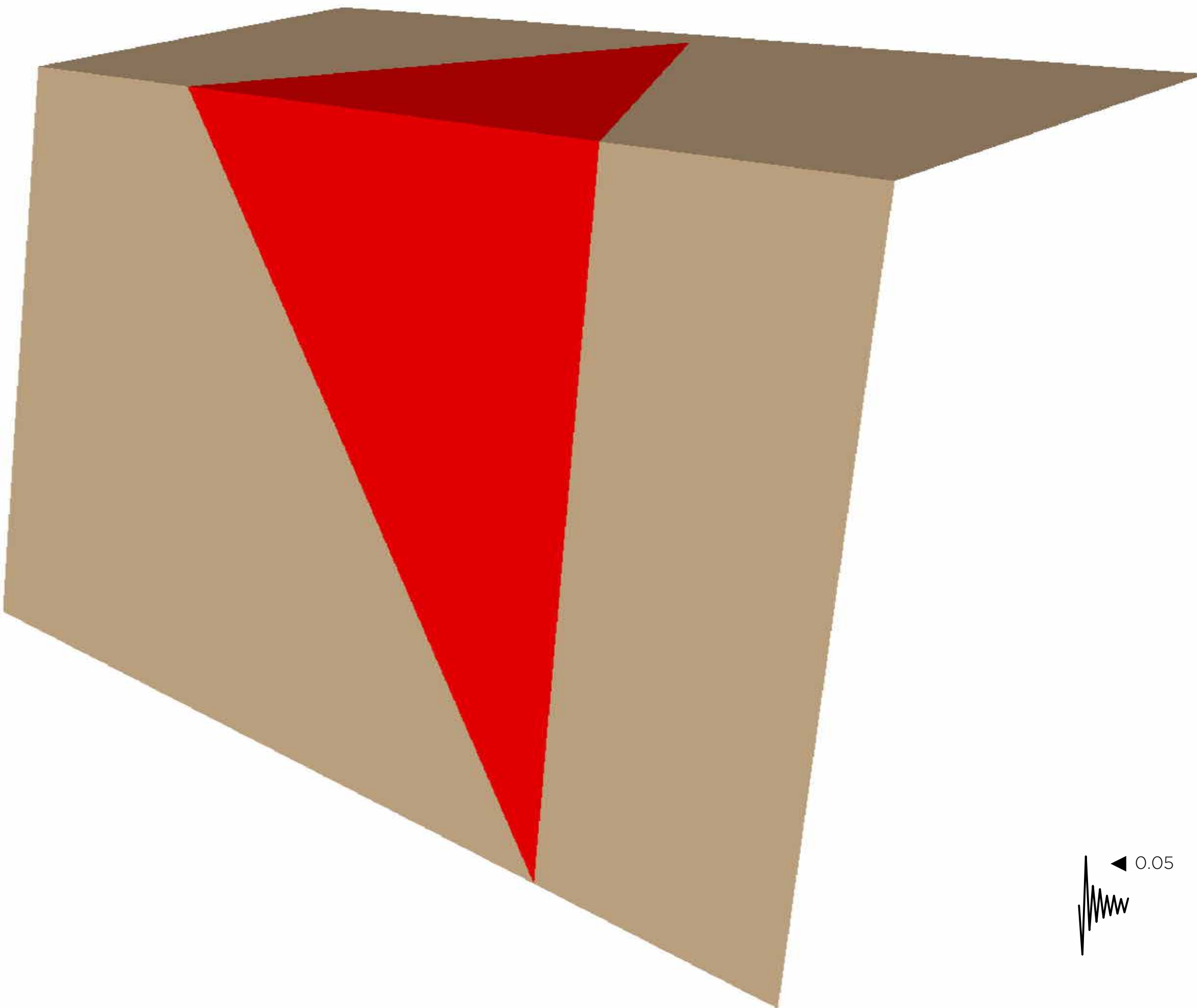
SLOPE 1 AND 2
Wedge Analysis with Applied Seismic Force

Factor of Safety 1.2370
Condition not safe and must receive remedial action as presented herein.



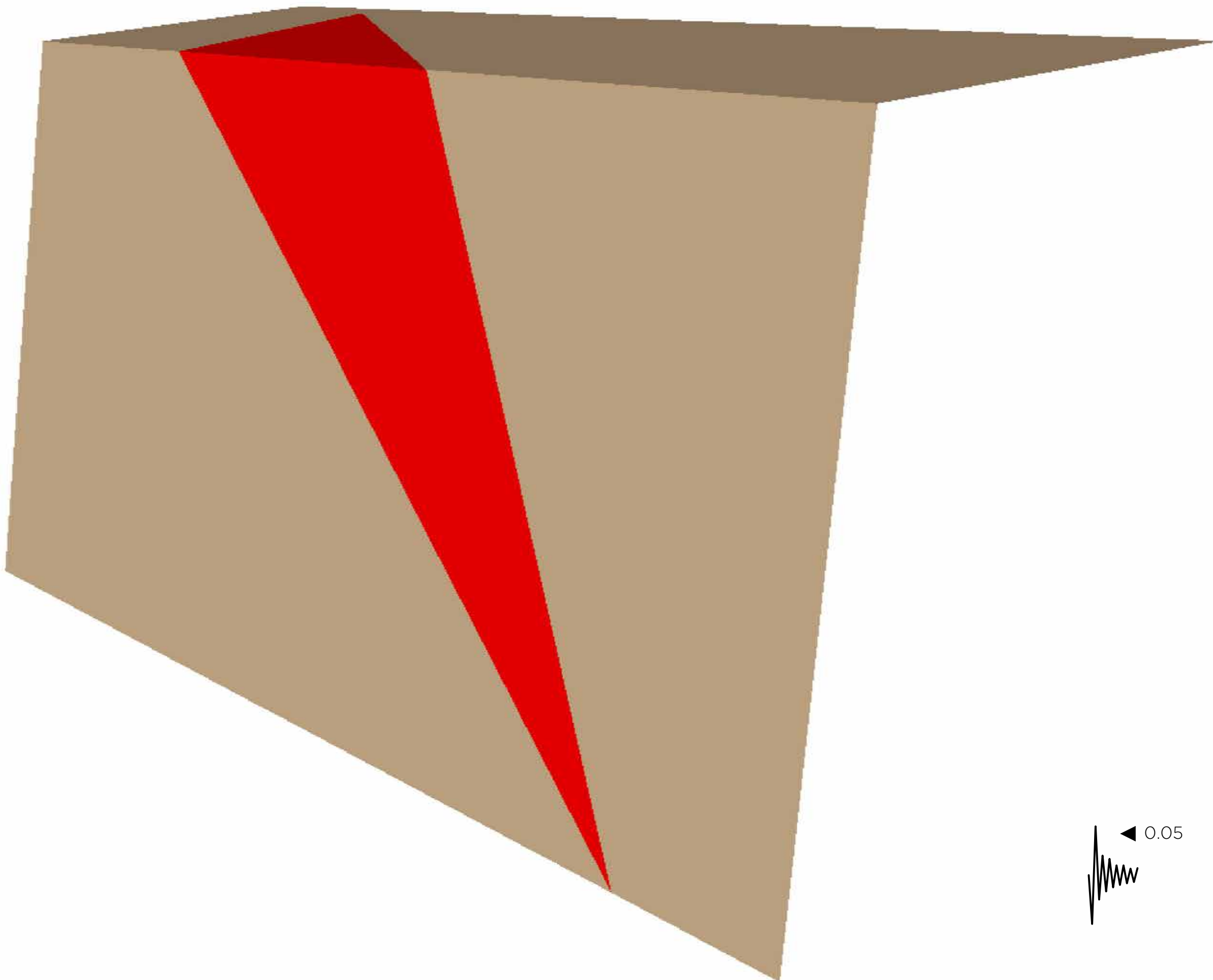
SLOPE 3
Wedge Analysis with Applied Seismic Force

Factor of Safety 1.0545
Condition not safe and must receive remedial action as presented herein.

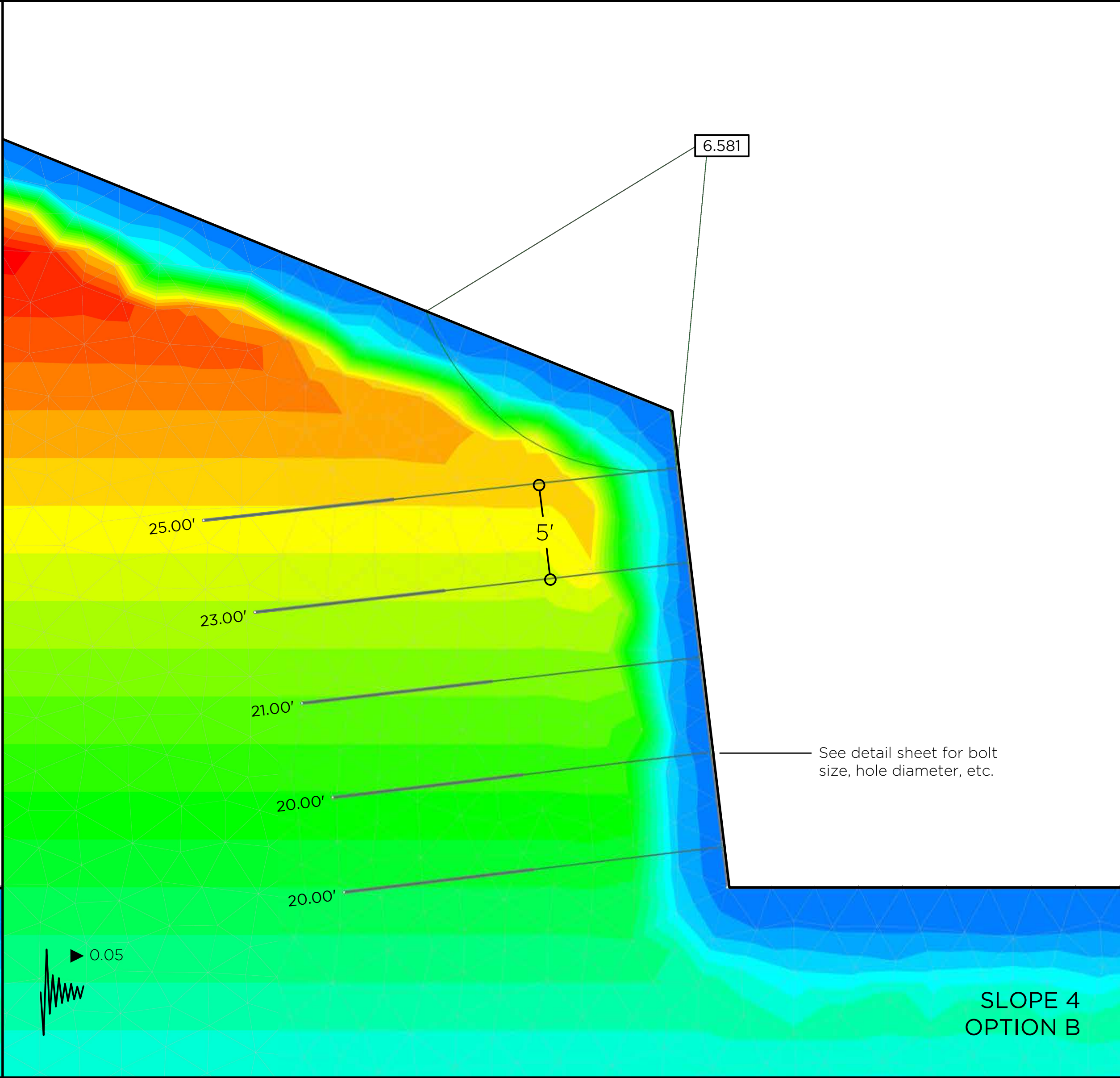
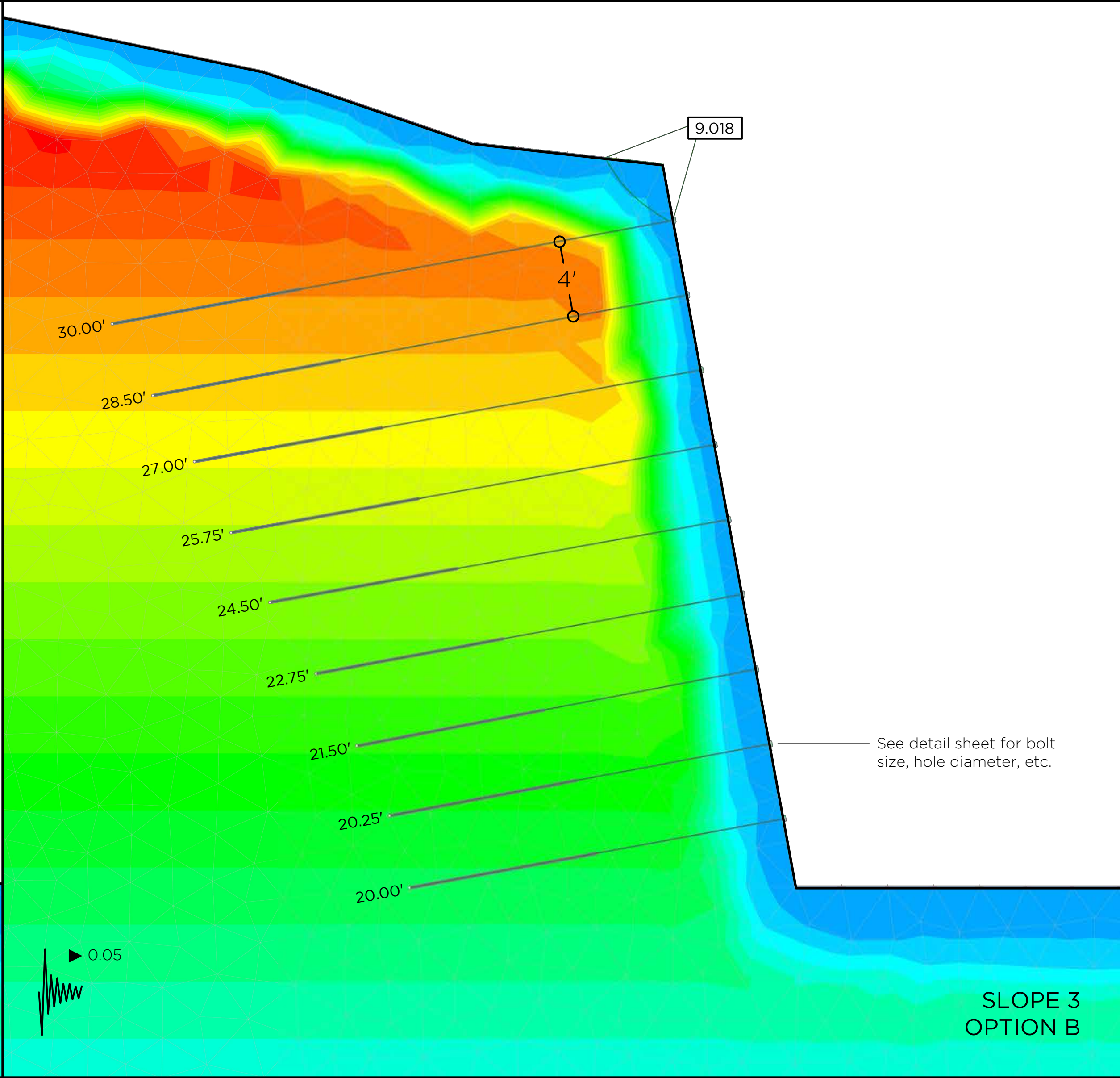
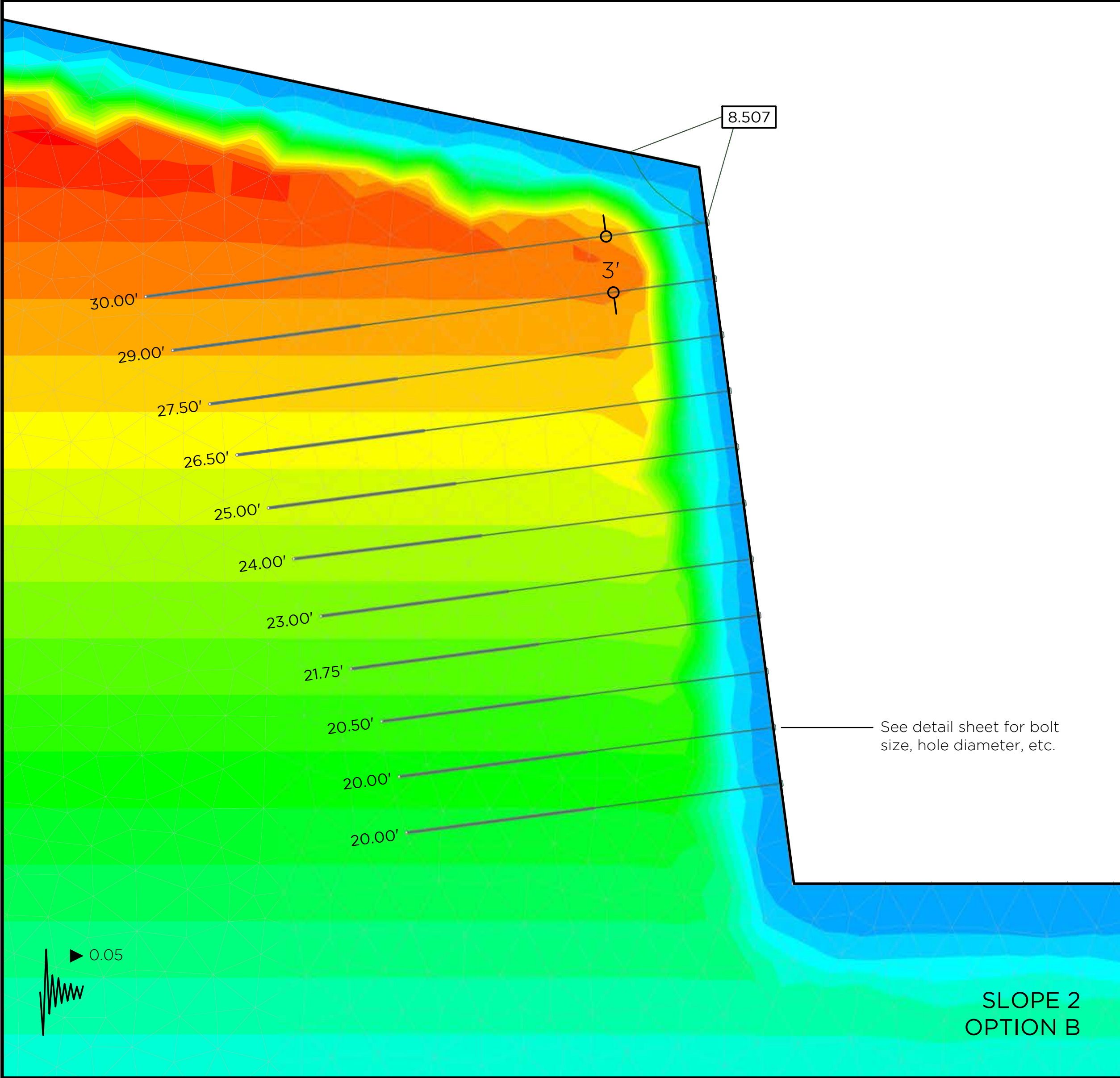
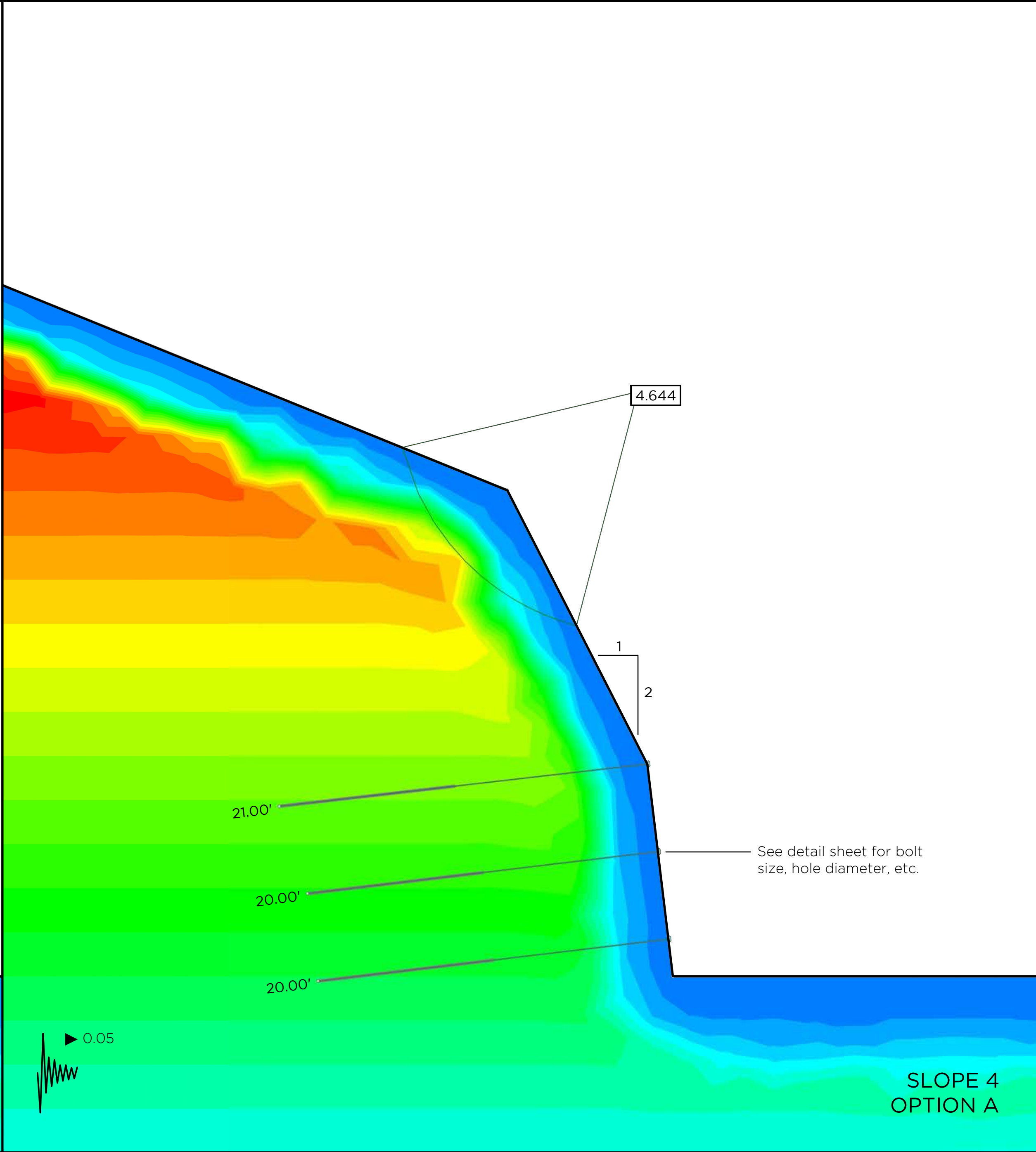
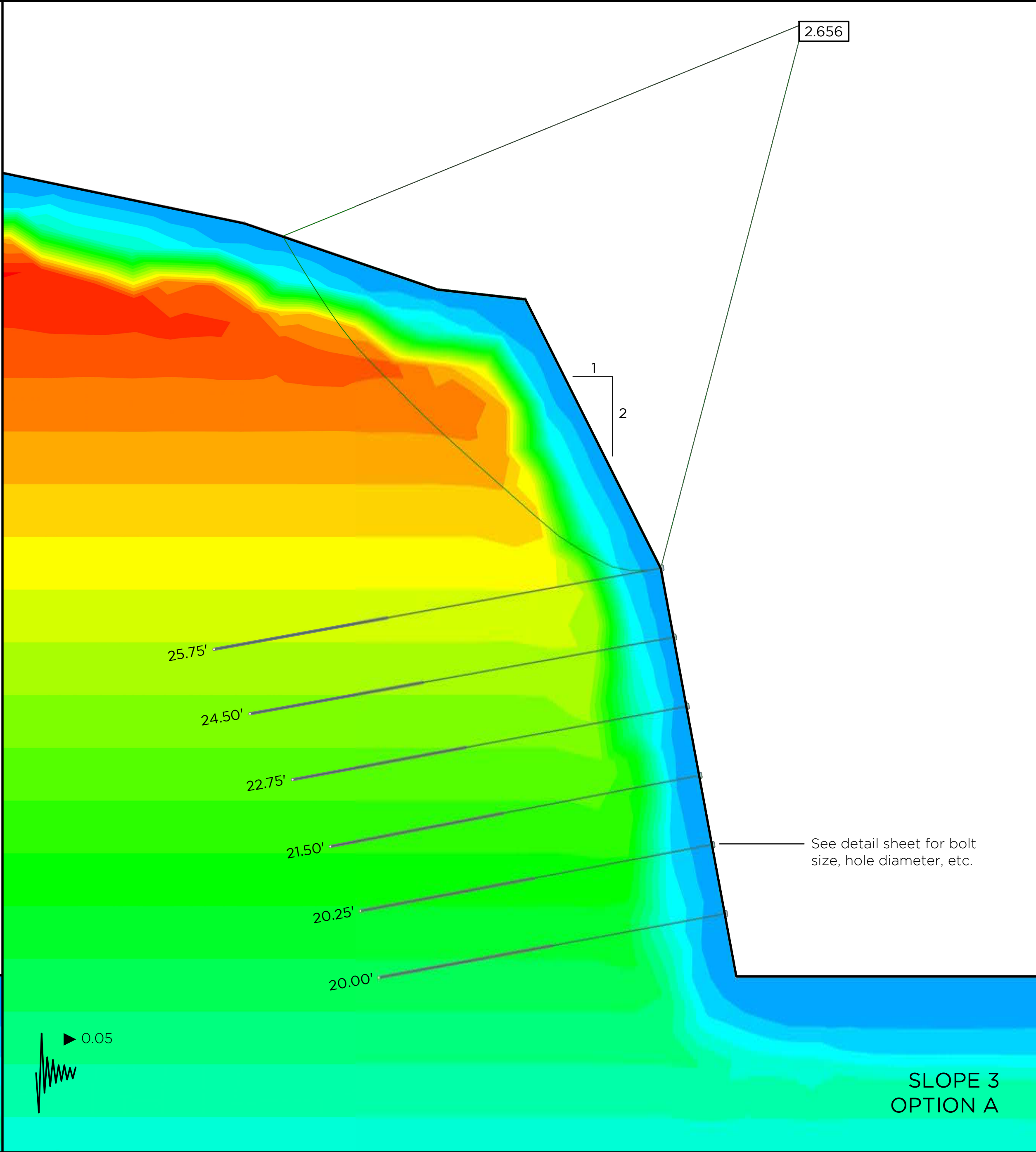
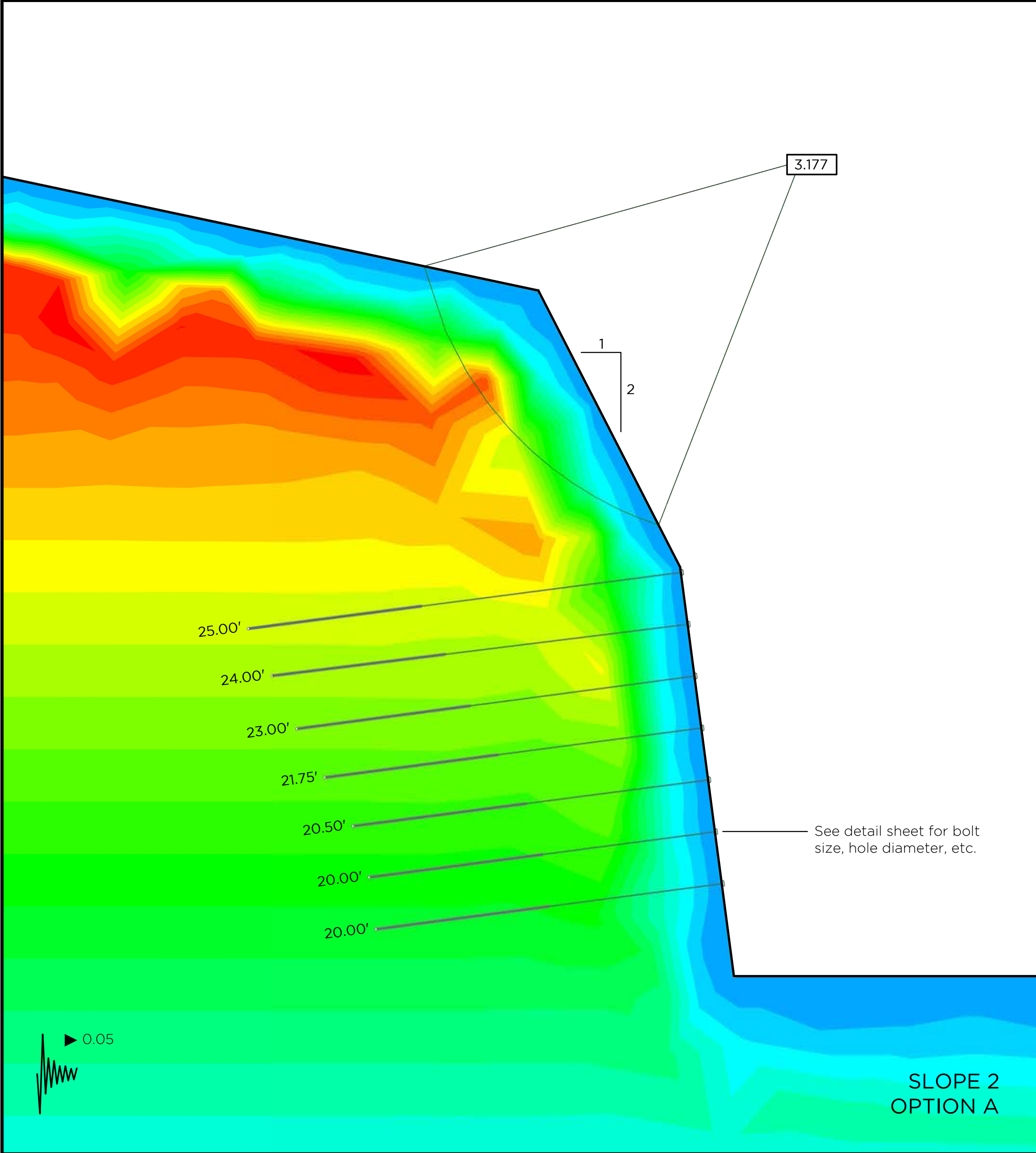


SLOPE 4
Wedge Analysis with Applied Seismic Force

Factor of Safety 1.5505
Condition not safe and must receive remedial action as presented herein.



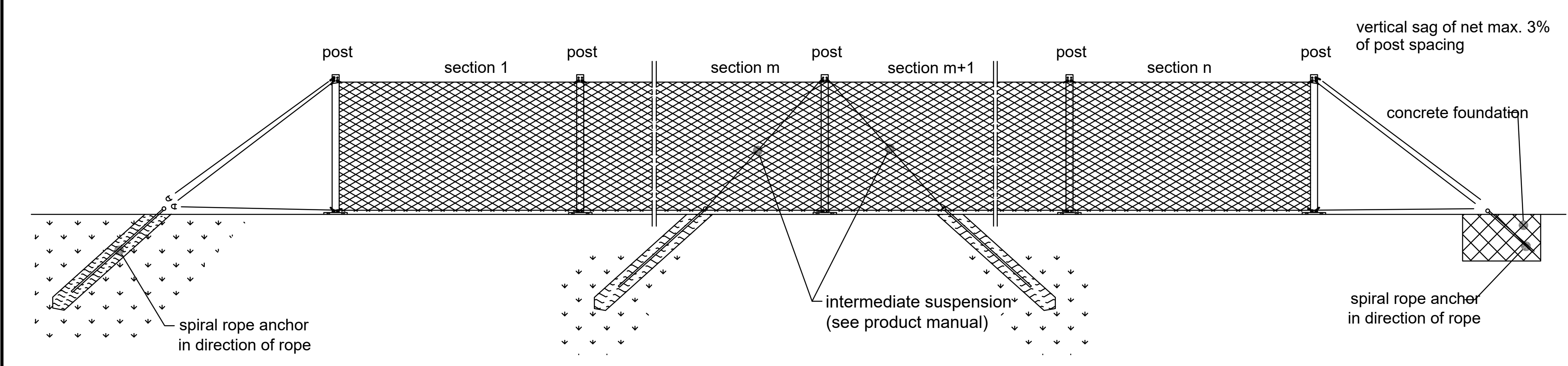
The following models represent a mitigated (Bolted) condition with an applied seismic force following a heavy rainfall event. A detailed limit equilibrium analysis was completed using the program Slide2. Several failure modes and loading scenarios were considered in determination of the presented factors of safety. The GLE / Morgenstern-Price method was chosen due to the ability of the method to take consider both force and moment equilibrium between slices. Any slope with a factor of safety less than 1.5 is considered by this firm to be unstable for permanent slopes. A site specific seismic load is included in the analysis, as well as a transient rainfall analysis. The bolts shall be bonded a minimum of 10.0 feet.. Any boulders or rock fragments within 10'-0" of the crest of the cut slope shall be removed. Prior to any bolting effort, the slopes shall be scaled and power washed to remove any loose debris from the slope of the face and to mitigate the potential for localized failures during the construction process. The lateral spacing of the bolts shall be equal to the vertical spacing, i.e. 3.0 feet for Slope 2, 4.0 feet for Slope 3, and 5.0 feet for Slope 4. Additional spot bolting may be required as determined in the field. Options for a partially laid back slope (1H:2V as defined in the Geotechnical Investigation Report) with bolts, as well as a fully bolted slope, are presented below. It is the understanding of this firm that Slope 1 is to be retained, and will therefore not require bolting.



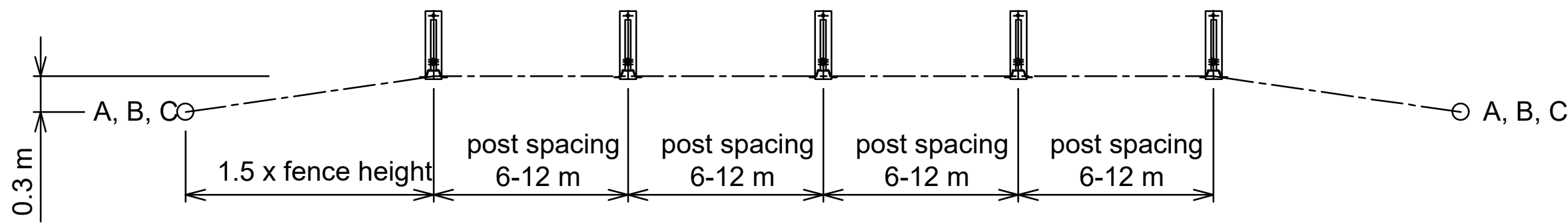
MITIGATION
EFFORTS

Project	16595
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Checked	JDV
Date	2/21/25
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Sheet	10



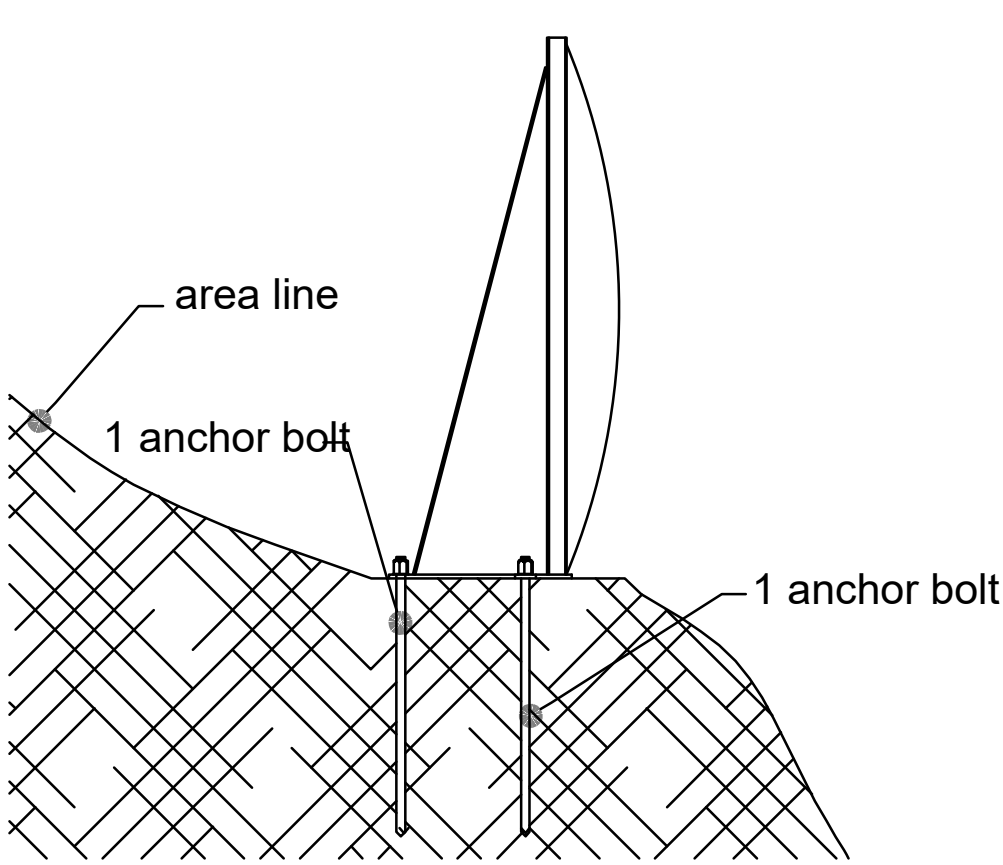
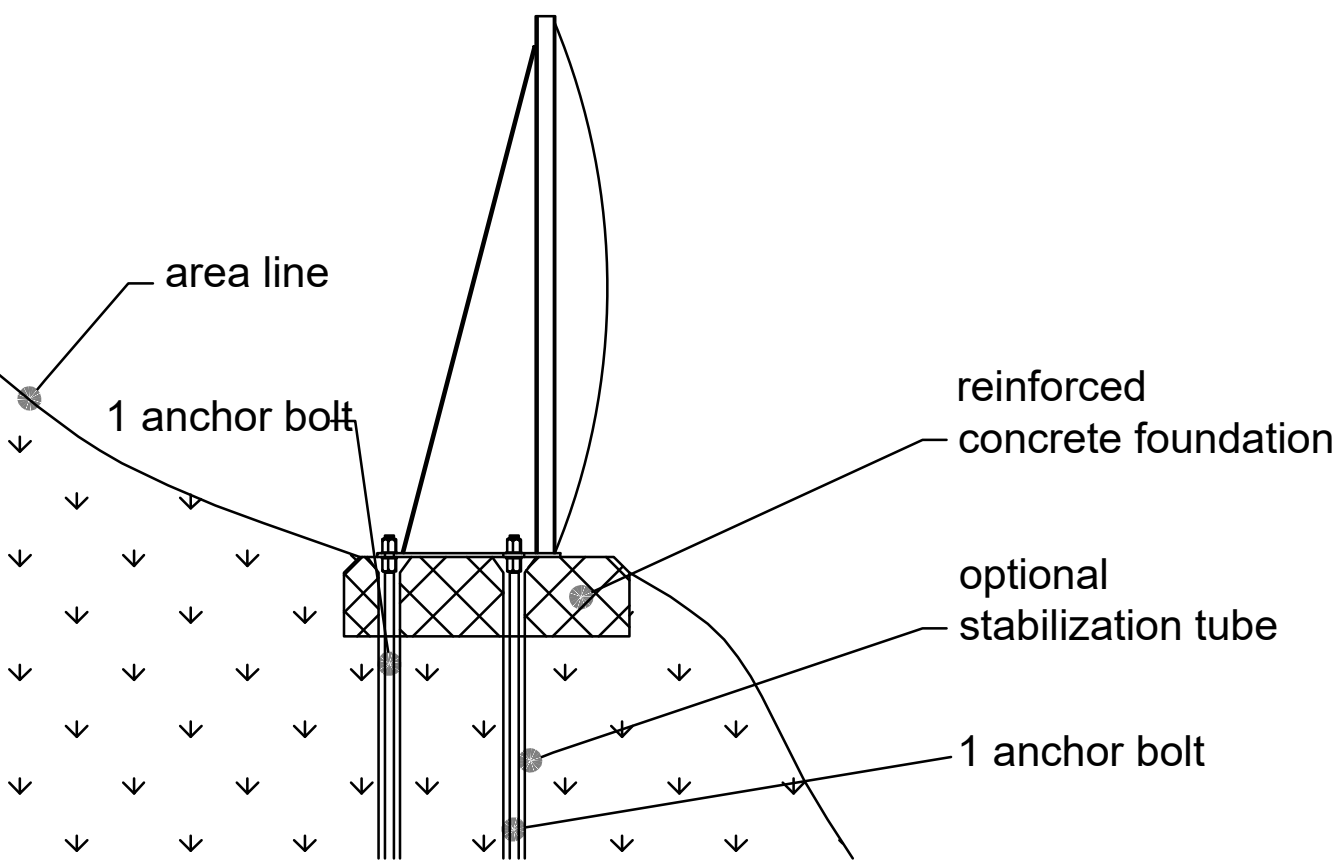


layout of anchor points
(details see product manual GBE-100A-R)



- anchoring in loose soil: with 2 anchor bolts vertical

- anchoring in bedrock: with 2 anchor bolts vertical



- anchoring concrete foundation: for all types of soil

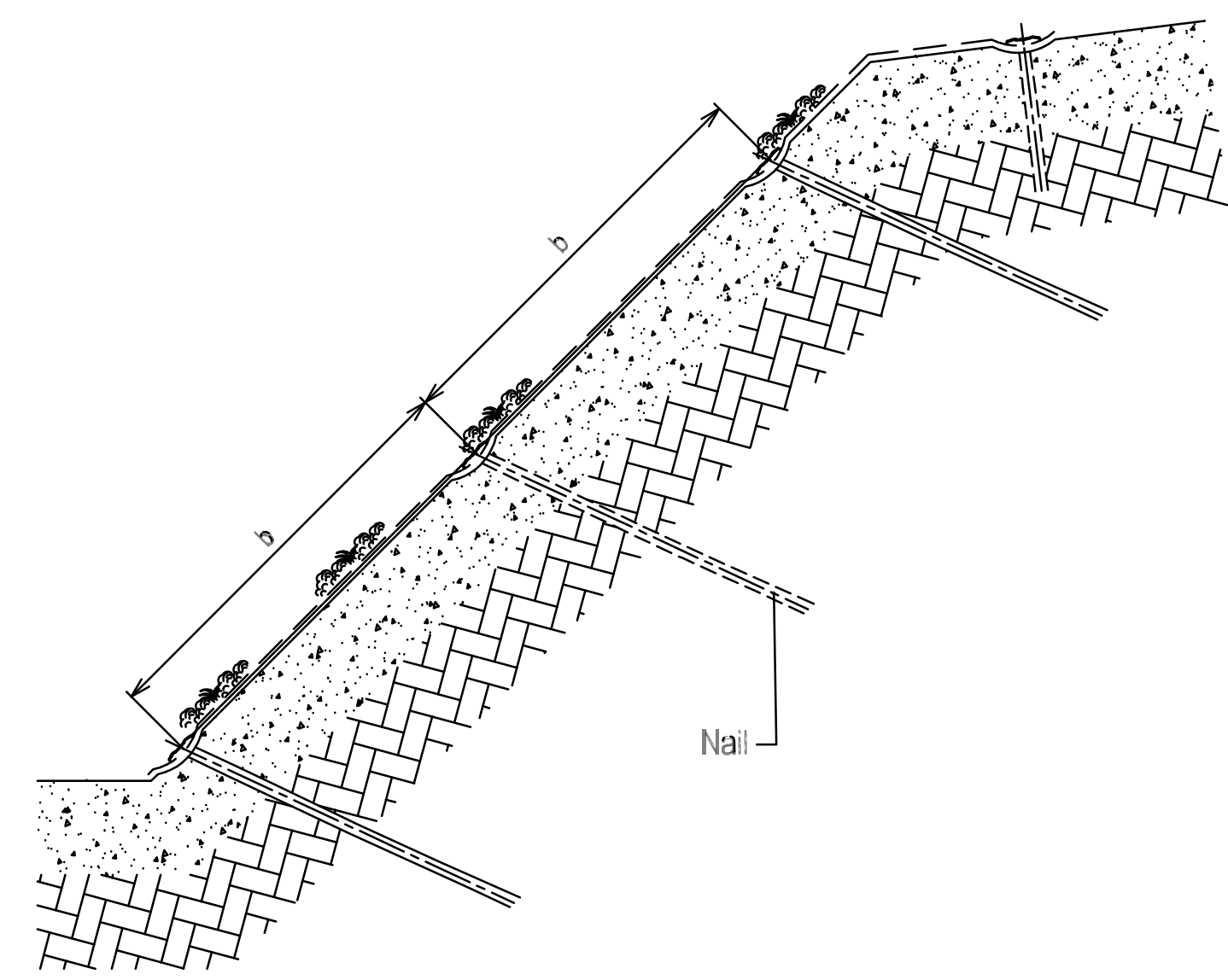
modification: M: % substitute for: GS-1131e ed. 18.05.16
replaced by:

**Rockfall protection barrier
GBE-100A-R system
EOTA classification 0 (100 kJ)**

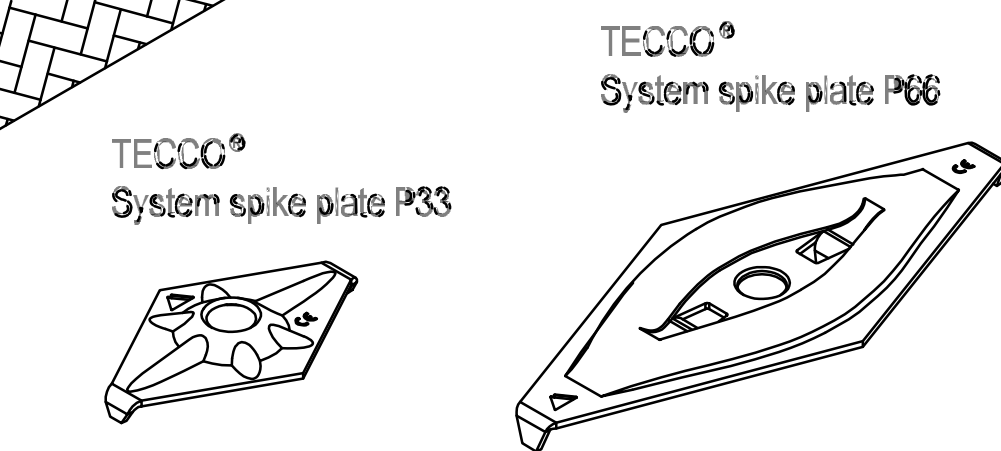
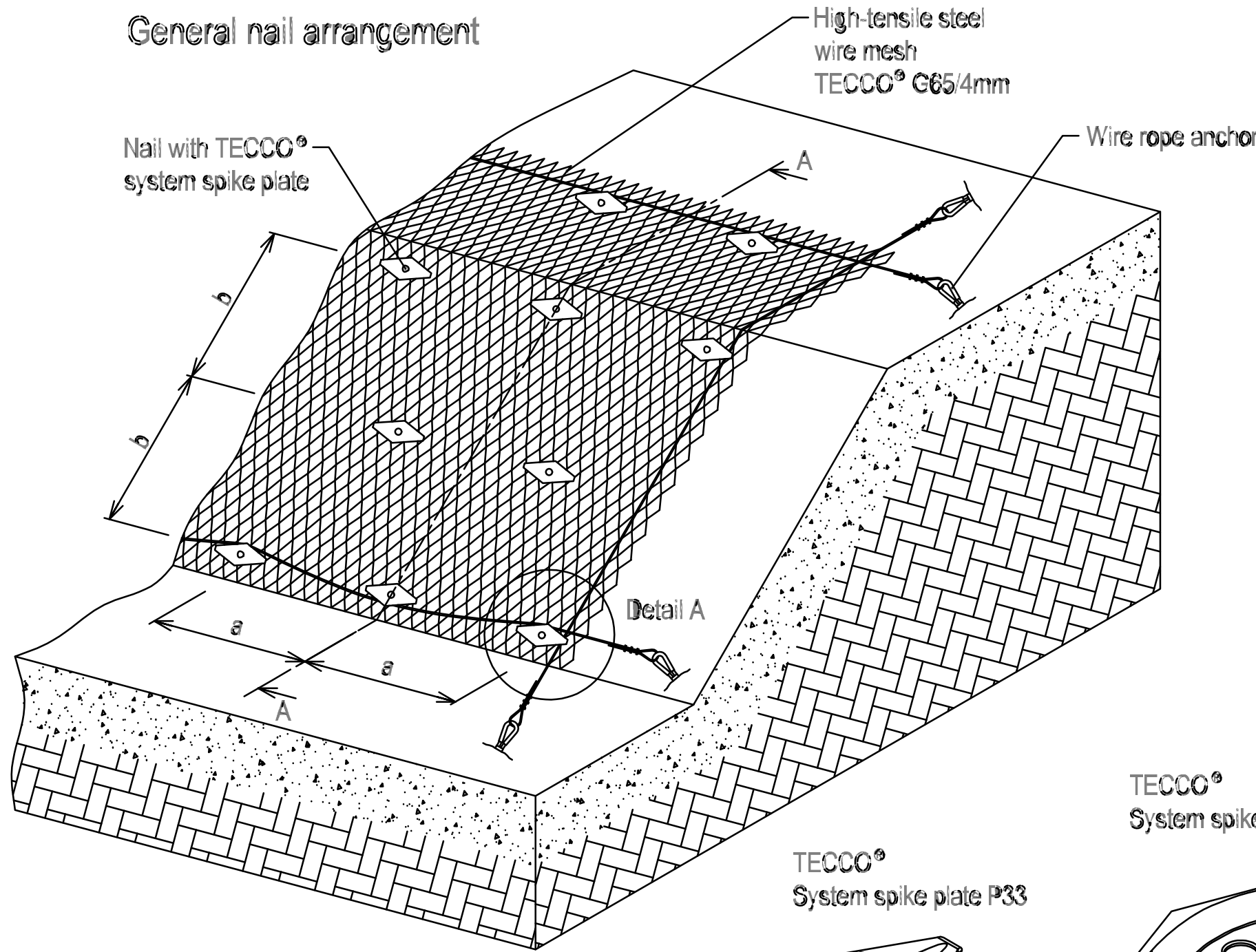
GEOBRUGG AG
CH-8590 Romanshorn

GS-1131 e

Cross section A-A

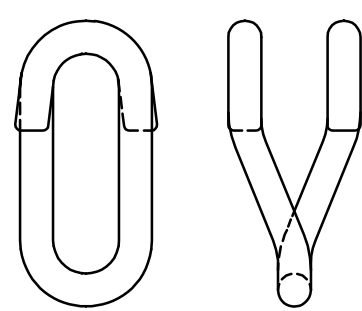


General nail arrangement

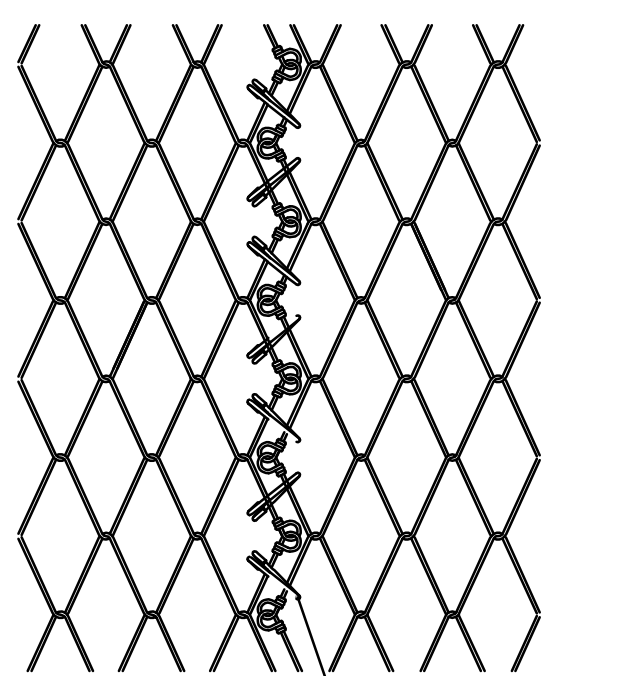


Connection clip T3

Press claw Typ 2

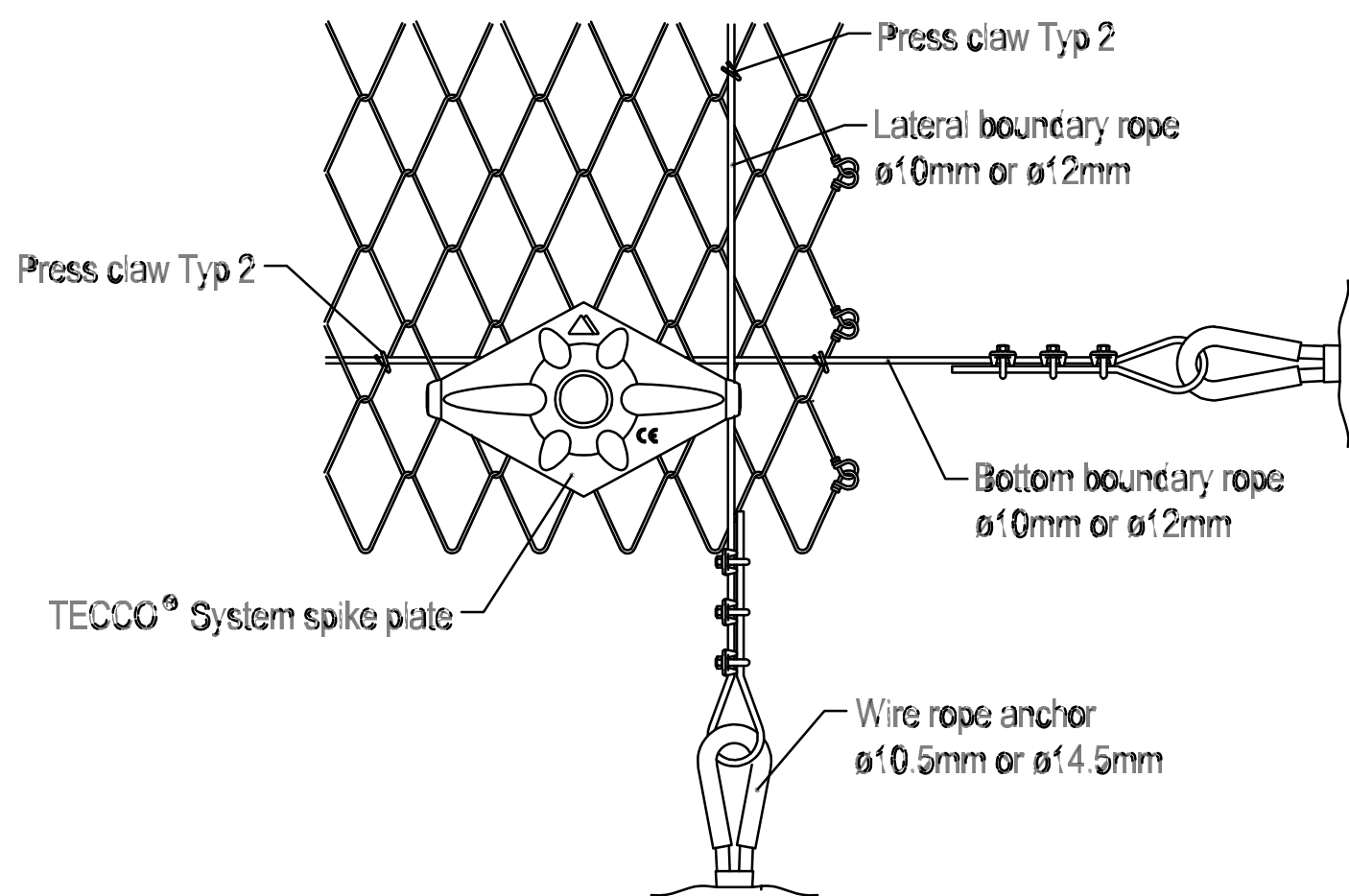


TECCO® mesh connection vertical
normally without overlap



Connection clip T3
(2 Clips per mesh)

Detail A

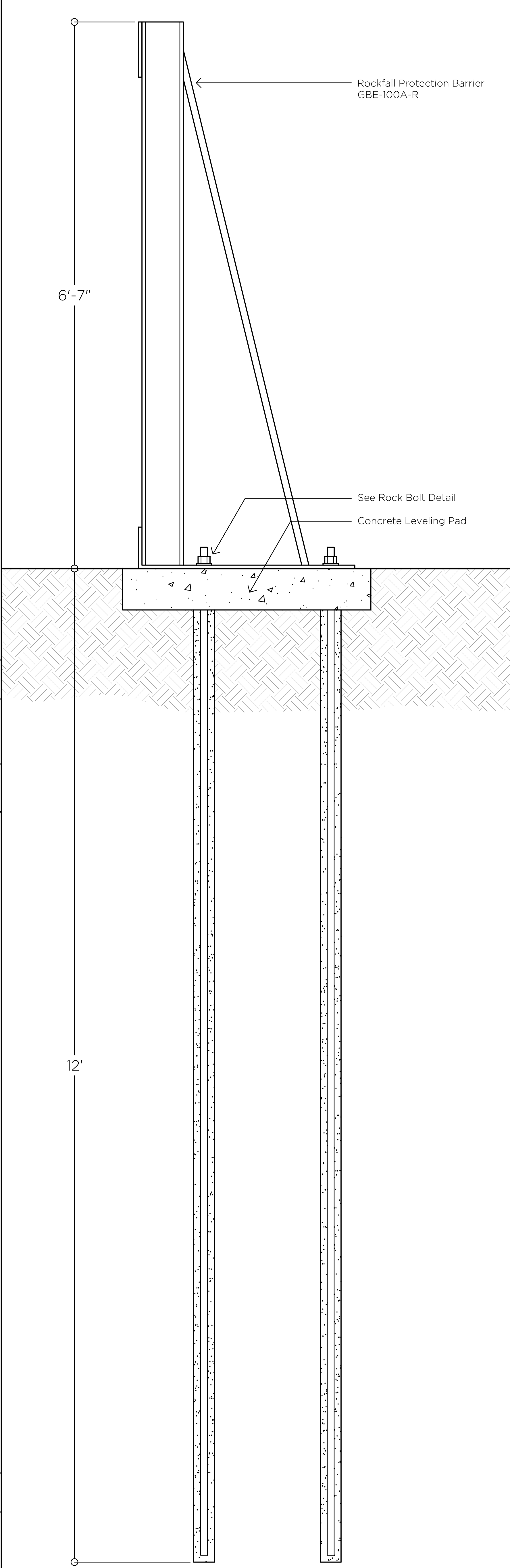


modification: M: % substitute for: GE-1006e ed. 29.07.16
replaced by:

**TECCO® G65/4
System drawing**

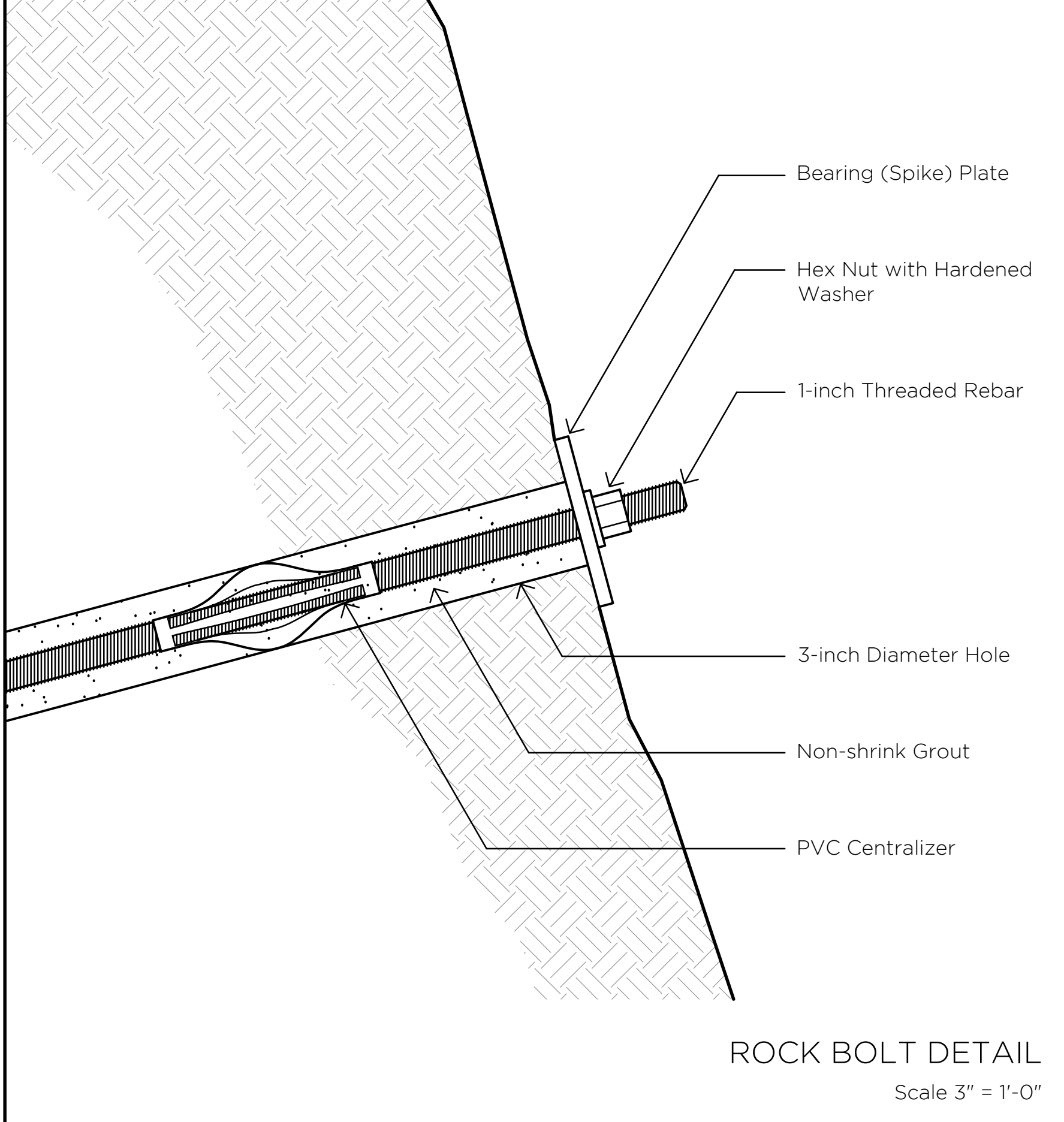
GEOBRUGG AG
CH-8590 Romanshorn

GE-1006 e



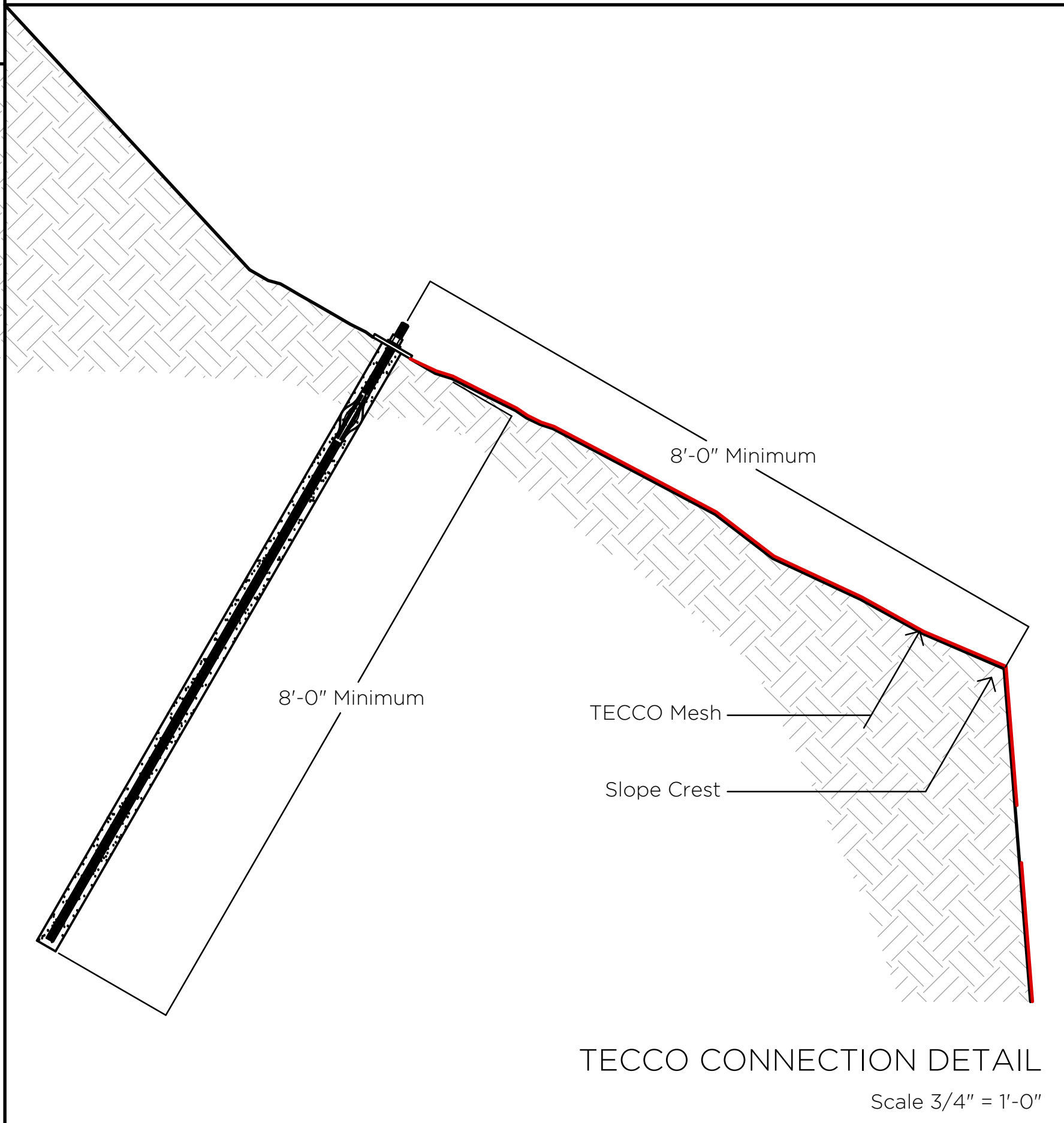
CATCH FENCE ANCHOR DETAIL

1-1/2" = 1'-0"



ROCK BOLT DETAIL

Scale 3" = 1'-0"



TECCO CONNECTION DETAIL

Scale 3/4" = 1'-0"

Note: Rock falls, landslides, and debris flows are sporadic and unpredictable. Causes may be related to human activity (i.e. construction, etc.) or environmental (i.e. weather, earthquakes, etc.). Due to the multiplicity of factors affecting such events, it is not and cannot be an exact science that guarantees the safety of individuals and property.

However, by the application of sound engineering principles to a predictable range of parameters and by the implementation of correctly designed protection measures in identified risk areas the risks of injury and loss of property can be reduced substantially.

Inspection and maintenance of such systems are an absolute requirement to ensure the desired protection level. The system safety can also be impaired by events such as natural disasters, inadequate dimensioning parameters, or failure to use the prescribed standard components, systems original parts; and/or corrosion (caused by pollution of the environment, man-made factors, and external influences).

This report and the recommendations contained herein are predicated on two reports serving in congress; the Geotechnical Hillside Safety Plan and the Geotechnical Investigation Report. This report is, therefore, a portion of the overall study of the site. Due to the uniqueness of each report, the contents are constrained to separate submittals. Notwithstanding, the reports will work together. All reports are identified by the project number 16595.

INTRODUCTION TO SEISMIC REFRACTION PRINCIPLES

Any disturbance to a soil or rock mass creates seismic waves which are merely the propagation of energy into that mass, manifested by distinct waveforms. There are two basic types of seismic waves; body waves and surface waves.

Body waves are either compression or shear in nature, they penetrate deep into the substrata, and reflect from or refract through the various geologic layers. Any emission of an energy source into a medium exhibits both a compression wave (P Wave) and a shear wave (S Wave). P-Waves propagate in the form of oscillating pulses, traveling forward and backward, parallel to the direction of the wave front. S-Waves propagate in the form of distortional pulses, oscillating perpendicular to the wave front.

P-Waves travel at the highest velocities. Recording instruments that detect an energy transmission will generally observe the arrival of the P-Wave, followed by the S-Wave and surface waves. All geologic materials exhibit P-Wave velocities in certain ranges, which relate to the density, specific gravity, elastic modulus, and moisture content of the specific material. As a material density and specific gravity increase so does its P-Wave velocity. Similarly, an increase in moisture content will cause an increase in P-Wave velocity. Generally, materials exhibiting higher P-Wave velocities will display higher elastic moduli.

In keeping with this relationship, determining the P-Wave velocities for the various subsurface layers, may yield very important and useful data relative to the engineering properties of the individual layers. In order to accomplish this task, methods of investigation, or surveys, were developed to establish the P-Wave velocity for subsurface layers. The method adopted by the Vann Engineering Geophysical team examines the layer velocities, through refraction theory. Assuming that a P-Wave will refract through the various layers, according to the angle of incidence of the propagating wave form and the medium it is traveling through, it is then possible to detect a contrasting subsurface stratum by changes in the velocity of an induced seismic wave.

The procedure is outlined as follows:

A geophone is inserted into the ground or on a rock surface. Attached to it is a recording device. At predetermined intervals away from the geophone, in a linear array, a heavy sledgehammer strikes a stable plate or rock surface. Typically, the intervals of successive hammer impacts range from five to twenty feet. A timing device attached to the hammer, trips a measured recording sweep time, at the moment of impact. The arrival time of the induced P-Wave is measured and recorded at each interval. The length of a survey is closely related to the depth of investigation. Generally, the depth of investigation is approximately equal to one-third the length of the survey. For example, if it is desired to examine the substrata to a depth of twenty feet, the survey should extend a distance of at least sixty feet. Changes in the calculated velocity indicate strata breaks or distinct changes within the same stratum. The important concept to remember with this method is that it is predominantly effective where velocities increase from layer to layer, moving downward from the surface. Analytical methods are also available for determining the depth to the various layers, even in the most complex multi-layer situations.

SUBSURFACE INVESTIGATION

The site subsurface was explored through the utilization of twelve (12) 24-channel refraction seismic survey lines, denoted on the Site Plan in Section II of this report. The seismic survey lines involved the retrieval of data in two separate directions (*forward and reverse*). As such, twenty-four (24) refraction seismic surveys were conducted at the site. The length of each seismic survey line was 72.0 feet, thereby allowing an examination of the subsurface to a depth of 28.0 feet below the existing site grade.

Information pertaining to the subsurface profile was obtained through analysis of seismic refraction data and geological observations of the site. Seismic wave velocities, representative of the various strata, are listed herein. Note: Changes in the calculated velocity indicate strata breaks or distinct changes within the same stratum. The important concept to remember with this method is that it is predominantly effective where velocities increase from layer to layer, moving downward from the surface. Analytical methods are used by this firm for determining the depth to the various layers, even in the most complex multi-layer situations. However, when a denser harder soil or rock layer overlies a weaker or less dense soil or rock layer, the weaker or less dense layer is masked and not detected by the seismograph. Thus, the Cross Sections presented herein may not reveal a possible weaker underlying layer, within or below the depicted layers. If a weaker layer is encountered during the excavation efforts, this office should be contacted immediately for further recommendations.

Generally, the depth of a seismic survey investigation is approximately equal to one-third the length of the survey. For example, if it is desired to examine the substrata to a depth of 20.0 feet, the survey should extend a distance of 60.0 feet. However, seismic survey exploration depths, as mentioned above and depicted on the Cross Sections presented herein, are calculated by using a computer program (SeisImager 2D) that generates cross sections of the subsurface geology at each seismic survey location. Further, total exploration depths, as stated above, of the seismic survey study may vary from one survey line to the next. Furthermore, the calculated depths are dependent on the program's ability to interpret the subsurface layering and are based primarily on the penetration and refraction of the seismic wave into and through the subsurface stratum. Thus, the actual seismic survey exploration depth was 28.0 feet below the existing grade, regardless of the length of the survey lines.

The materials encountered on the subject site are believed to be representative of the total area; however, soil and rock materials do vary in character between points of investigation. The recommendations contained in this report assume that the soil conditions do not deviate appreciably from those disclosed by the investigation. Should unusual material or conditions be encountered during construction, the soil engineer must be notified so that they may make supplemental recommendations if they should be required.

As an additional service, this firm would be pleased to review the project plans and structural notes for conformance to the intent of this report. Vann Engineering, Inc. should be retained to provide documentation that the recommendations set forth are met. These include but are not limited to documentation of site clearing activities, verification of fill suitability and compaction, and inspection of footing excavations. Relative to field density testing, a minimum of 1 field density test should be taken for every 2500 square feet of building area, per 6-inch layer of compacted fill. This firm possesses the capability of performing testing and inspection services during the course of construction. Such services include, but are not limited to, compaction testing as related to fill control, foundation inspections and concrete sampling. Please notify this firm if a proposal for these services is desired.

AUTHORIZATION

The obtaining of data from the site and the preparation of this geotechnical investigation report have been carried out according to this firm's proposal Project 16595 dated 9/11/18, authorized by Sumit Dewanjee on 1/30/19. Our efforts and report are limited to the scope and limitations set forth in the proposal.

STANDARD OF CARE

Since our investigation is based upon review of background data, observation of site materials, and engineering analysis, the conclusions and recommendations are professional opinions. Our professional services have been performed using that degree and skill ordinarily exercised, under similar circumstances, by reputable geotechnical engineers practicing in this or similar localities. These opinions have been derived in accordance with current standards of practice and no other warranty, express or implied, is made.

LIMITATIONS

The materials encountered on the subject site are believed to be representative of the total area; however, soil and rock materials do vary in character between points of investigation. The recommendations contained in this report assume that the soil conditions do not deviate appreciably from those disclosed by the investigation. Should unusual material or conditions be encountered during construction, the soil engineer must be notified so that they may make supplemental recommendations if they should be required.

This report is not intended as a bidding document, and any contractor reviewing this report must draw their own conclusions regarding specific construction techniques to be used on this project. The scope of services carried out by this firm does not include an evaluation pertaining to environmental issues. If these services are required by the lender, we would be most pleased to discuss the varying degrees of environmental site assessments. This report is issued with the understanding that it is the responsibility of the owner to see that its provisions are carried out or brought to the attention of those concerned. In the event that any changes to the proposed project are planned, the conclusions and recommendations contained in this report shall be reviewed and the report shall be modified or supplemented as necessary.

Prior to construction, we recommend the following in conjunction with the Geotechnical Report::

1. Consultation with the design team in all areas that concern soils and rocks to ensure a clear understanding of all key elements contained within this report.
2. Review of the General Structural Notes to confirm compliance to this report and determination of which allowable soil bearing capacity has been selected by the project structural engineer (this directly affects the extent of earthwork and foundation preparation at the site).
3. This firm be notified of all specific areas to be treated as special inspection items (designated by the architect, structural engineer or governmental agency).

Relative to this firm's involvement with the project during the course of construction, we offer the following recommendations:

1. The site or development owner should be directly responsible for the selection of the Geotechnical consultant to provide testing and observation services during the course of construction.
2. This firm should be contracted by the owner to provide the course of construction testing and observation services for this project, as we are most familiar with the interpretation of the methodology followed herein.

All parties concerned should understand that there exists a priority surrounding the testing and observation services completed at the site.

DRAINAGE

The major cause of slope failures in this locality is moisture increase in the joints of the rock. Therefore, it is extremely important that positive drainage be provided during construction and maintained throughout the life of any proposed development.

NOTE

Rock falls, landslides, and debris flows are sporadic and unpredictable. Causes may be related to human activity (i.e. construction, etc.) or environmental (i.e. weather, earthquakes, etc.). Due to the multiplicity of factors affecting such events, it is not and cannot be an exact science that guarantees the safety of individuals and property.

However, by the application of sound engineering principles to a predictable range of parameters and by the implementation of correctly designed protection measures in identified risk areas the risks of injury and loss of property can be reduced substantially.

Inspection and maintenance of such systems are an absolute requirement to ensure the desired protection level. The system safety can also be impaired by events such as natural disasters, inadequate dimensioning parameters, or failure to use the prescribed standard components, systems original parts; and/or corrosion (caused by pollution of the environment, man-made factors, and external influences.

This report and the recommendations contained herein are predicated on two reports serving in congress; the Geotechnical Hillside Safety Plan and the Geotechnical Investigation Report. This report is, therefore, a portion of the overall study of the site. Due to the uniqueness of each report, the contents are constrained to separate submittals. Notwithstanding, the reports will work together. All reports are identified by the project number 16595.

BOULDER STABILITY
UNDER SEPARTE COVER

ROCK SLOPE STABILITY, ROCK BOLTING, TECCO
MESH, AND CATCH FENCE INSTALLATION REPORT
PROPOSED DEWANJEE RESIDENCE
LA PLACE DU SOMMET, LOT 7
5749 EAST QUARTZ MOUNTAIN ROAD
PARADISE VALLEY, ARIZONA 85253

NOTES AND
LIMITATIONS

Project	16595
Drawn	SM
Checked	JDV
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Sheet	12



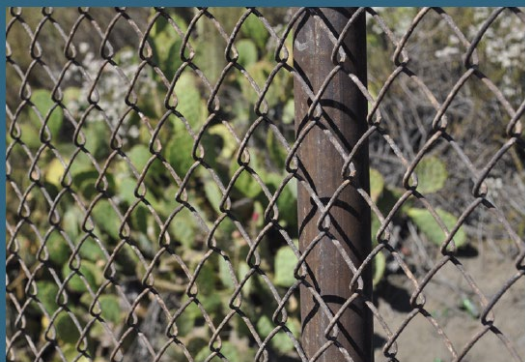


Wire mesh with Natina before installation.

Natina Color Examples



Natina chain-link and wildlife fencing before installation



Natina Steel Solution applied in 2012



Closer shot of mesh to see the detail.

TECHNICAL DATA SHEET

High-tensile steel wire mesh **TECCO® G65/4**

TECCO® high-performance steel wire mesh	
Mesh shape:	rhomboid
Diagonal:	$x \cdot y = 3.27 \cdot 5.43 \text{ in } (+/- 3\%)$
Mesh width:	$D_i = 2.56 \text{ in } (+/- 3\%)$
Angle of mesh:	$\varepsilon = 49^\circ$
Total height of mesh:	$h_{\text{tot}} = 0.59 \text{ in } (+/- 10\%)$
Clearance of mesh:	$h_i = 0.28 \text{ in } (+/- 10\%)$
No. of meshes longitudinal:	$n_l = 2.21 \text{ pcs/ft}$
No. of meshes transversal:	$n_q = 3.67 \text{ pcs/ft}$

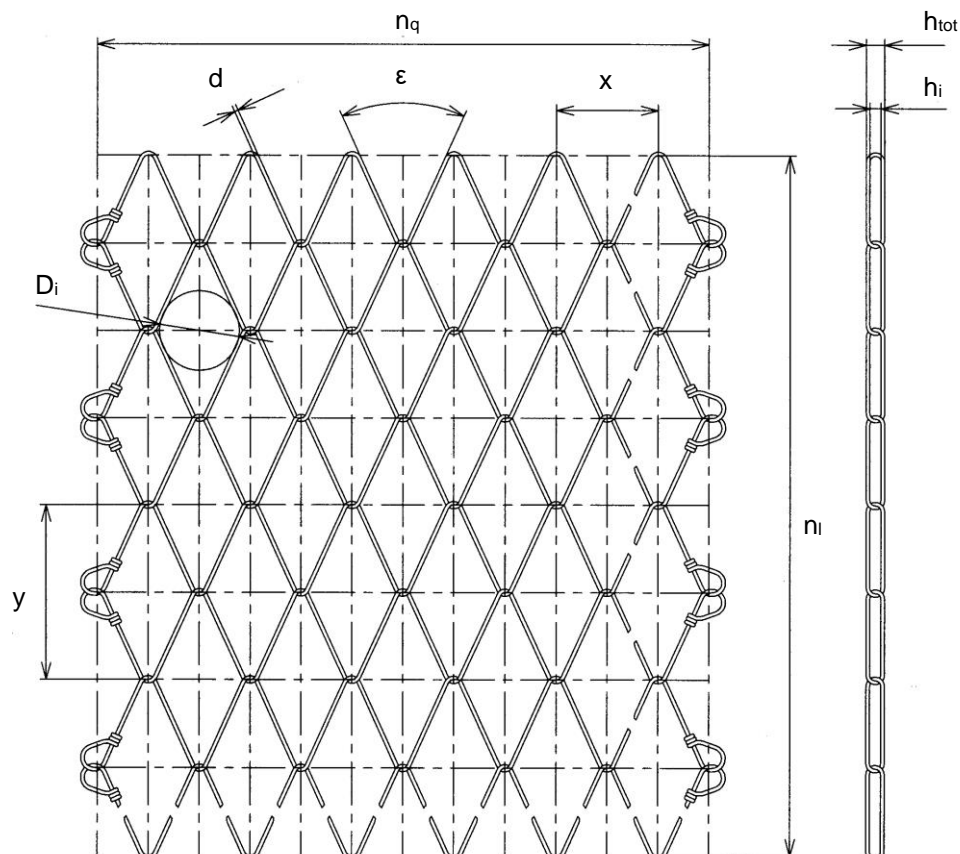
TECCO® steel wire	
Wire diameter:	$d = 0.157 \text{ in}$
Tensile strength:	$f_t \geq 256 \text{ ksi}$
Material:	high-tensile steel wire
Tensile resistance of a wire:	$Z_w = 4.9 \text{ kips}$

TECCO® corrosion protection	
Corrosion protection:	GEORUGG SUPERCOATING
Compound:	95% Zn / 5% Al
Coating:	min. 0.0256 lb/ft^2
$\leq 5\%$ dark brown rust in salt spray test according to EN ISO 9227:	2'500 hours (ETA-17/0117)

Load capacity	
Tensile strength of mesh:	$z_k \geq 17.1 \text{ kips/ft } ^*)$
Bearing resistance against puncturing:	$D_R \geq 62.9 \text{ lps / } 83.2 \text{ kips } ^*)$
Bearing resistance against shearing-off:	$P_R \geq 31.5 \text{ kips / } 41.6 \text{ kips } ^*)$
Bearing resistance against slope-parallel tensile stress:	$Z_R \geq 11.2 \text{ kips / } 16.9 \text{ kips } ^*)$
Elongation in longitudinal tensile strength test:	$\delta < 6.0 \% ^*)$
Classification according to EAD 230025-00-0106	group 1, class A (P33 and P66)

TECCO® mesh standard roll	
Roll width:	$b_{\text{Roll}} = 11.5 \text{ ft}$
Roll length:	$l_{\text{Roll}} = 65.6 \text{ ft}$
Total surface per roll:	$A_{\text{Roll}} = 754 \text{ ft}^2$
Weight per ft²:	$g = 0.676 \text{ lbs/ft}^2$
Weight per mesh roll:	$G_{\text{Roll}} = 510 \text{ lbs}$
Mesh edges:	mesh ends knotted

*) As in EAD 230025-00-0106 and referring to TÜV Rheinland LGA test report 01/2014 using spike plate P33 / P66



Rockfall, slides, mudflows and avalanches are natural events and therefore cannot be calculated. This is why it is impossible to determine or guarantee absolute safety for persons and property with scientific methods. This means that to provide the protection we strive for, it is imperative to maintain and service protective systems regularly and appropriately. Moreover, the degree of protection can be diminished by events that exceed the absorption capacity of the system as calculated to good engineering practice, failure to use original parts or corrosion (i.e., from environmental pollution or other outside influences).

TECHNICAL DATA SHEET

Rockfall protection barrier GBE-100A-R

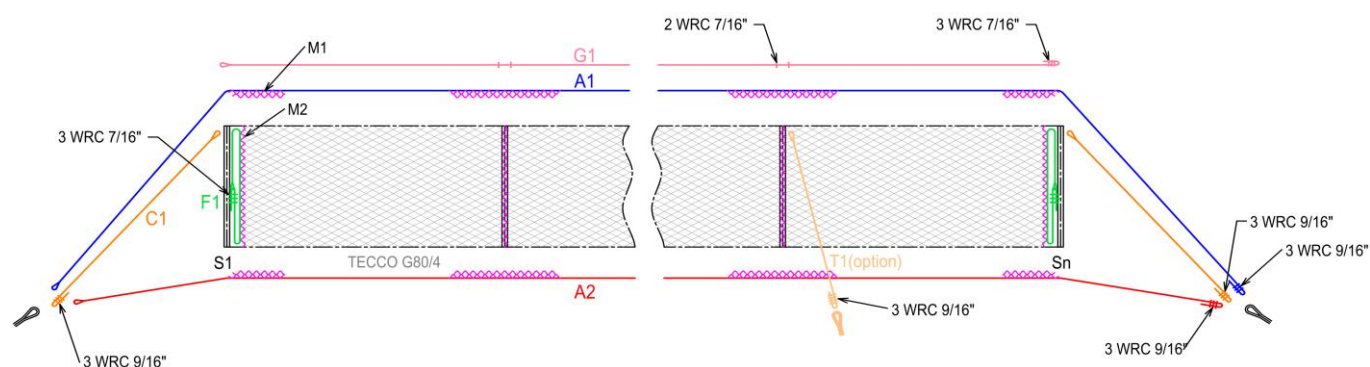
Certification details

System drawing no. / Rope assembly no.	GS-1131 / GS-1212	Residual height MEL / in % of tested height	1.54 m / 78%
Total absorbed energy until total stopping of the block	115 kJ	Residual height SEL 33% / in % of tested height	-
Kinetic energy of the block	106 kJ	Elongation MEL (acc. to ETAG 027)	2.45 m
Energy class acc. EAD-340059-00-0106	0	Braking distance MEL (FOEN)	2.60 m
Energy class acc. FOEN	1	Braking distance SEL 50% (FOEN)	-
Swiss Guideline Certificate (FOEN)	FOEN 14-6	Residual height (category)	Cat. A (> 50%)
European Technical Assessment (ETA)	ETA 15/0304		
Certificate of constancy of performance	1301 - CPR - 1117		
Certification test layout	vertical drop		
Weight of test body	320 kg		
Tested heights	2.0 m		
Certified heights acc. ETA	2.0 - 2.5 m		
Certified heights acc. FOEN	2.0 - 3.0 m		

System Specification

Mesh type / Net type	TECCO® G80/4
LATERAL Characteristic anchor force	205 kN
UPSLOPE ANCHOR ROPES Characteristic anchor force	-
Standard heights	2.0 / 2.5 / 3.0 m
Post spacing (min. / max.)	6 - 12 m

GBE-100A-R



Details see installation manual

Rockfall, slides, mudflows and avalanches are natural events and therefore cannot be calculated. This is why it is impossible to determine or guarantee absolute safety for persons and property with scientific methods. This means that to provide the protection we strive for, it is imperative to maintain and service protective systems regularly and appropriately. Moreover, the degree of protection can be diminished by events that exceed the absorption capacity of the system as calculated to good engineering practice, failure to use original parts or corrosion (i.e., from environmental pollution or other outside influences).



Standard Approval Information

1. All construction documents submitted for permit reviews shall include all approved Hillside-approved documents, including but not limited to, approved material references, cross sections, landscape plans, lighting plans, and lighting specifications. Any changes to the Hillside-approved plans may result in delays in permit plan review and inspection processes. Any proposed changes should be reported to the Staff to determine compliance with Hillside Development Regulations. Changes may be subject to a Staff, Chair, or Committee review.
2. All construction documents submitted for permit reviews shall include all approved Hillside-approved documents, including but not limited to, approved material references, cross sections, landscape plans, lighting plans, and lighting specifications.
3. The Applicant shall submit a Construction Staging Plan to the Town per the Hillside Safety Improvement Measures and Process Manual for review and approval prior to being issued a building permit.
4. The Applicant shall submit a liability insurance policy for the proposed project in the amount of \$2 million per occurrence and \$5 million aggregate naming the Town of Paradise Valley as an additional insured prior to being issued a building permit.
5. Prior to issuance of a permit, the Applicant shall submit a Hillside Assurance in the amount of \$147,000.
6. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. All offsite parking shall be located on the same side of the street. No construction materials will be allowed to be stored on the Town's right-of-way.
7. All recommendations provided in the Safety Improvement Plan shall be followed by the applicant. An Arizona Registered Engineer contracted by the applicant shall review, for compliance with the recommendations provided in the Safety Improvement Plan, the proposed plans prior to submitting for a permit. The contracted Arizona Registered Engineer shall provide a sealed letter stating that the plans submitted are in accordance with the Safety Improvement Plan. Any field work related to the Safety Improvement Plan, including but not limited to rock bolting, rock cuts, mesh placement, and boulder stabilization methods, shall be inspected by a qualified Special Inspector contracted by the applicant. The qualified inspector shall be required to provide a written verification that the improvements were completed per plan prior to the final approval.
8. No final approval or certificate of occupancy shall be issued until all Hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements.
9. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to demolition and during construction and shall conform to the approved individual site analysis plan. Photos of the staking shall be provided prior to issuance of a demolition and/or building permit.

10. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.
11. The Hillside Building Committee review is not a complete building permit review of grading and drainage plans. Additional comments may be generated during the building permit review process. Offsite improvements such as curb installation may be required during the permitting process.
12. Desert varnish, such as Eonite or equivalent, shall be provided on all exposed rock cuts.
13. Natural stone selections shall not exceed the maximum allowable LRV of 38, unless explicitly approved by the Hillside Building Committee. Care should be taken when selecting to ensure that the maximum LRV is not exceeded. Failure to comply with may result in delays obtaining a Certificate of Occupancy.
14. A landscape as-built plan shall be provided by the landscape designer at the time of the Final Hillside inspection and prior to the issuance of a Certificate of Occupancy. See Stipulation #1 for more information.
15. A suitable desert seed mix shall be provided for all undisturbed areas requiring revegetation and all retention basins. Any existing non-native fountain or buffel grasses shall be removed from the property.