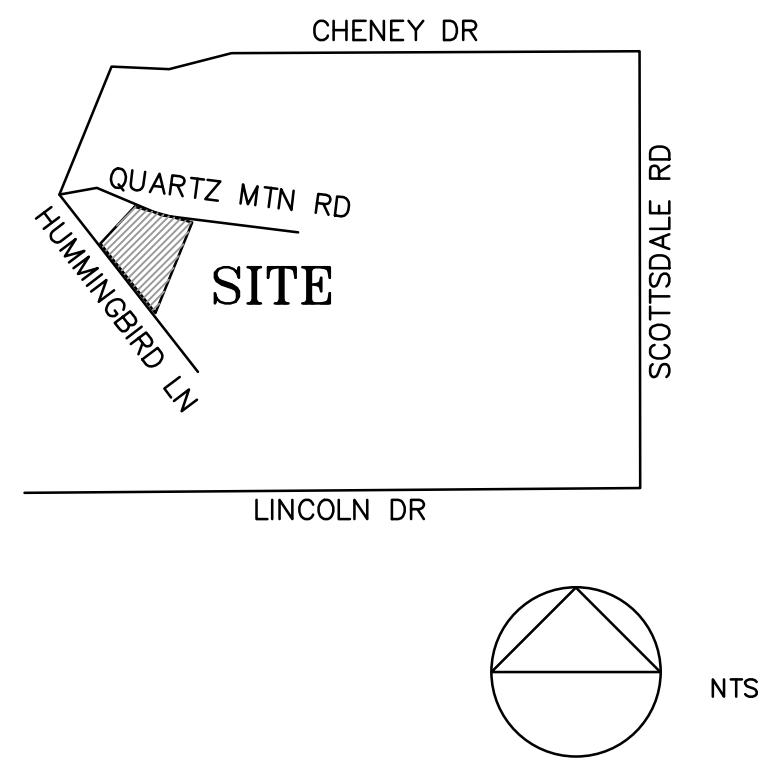


VICINITY MAP



SHEET INDEX

CS	COVER SHEET
S4	LEGAL SURVEY
10F1	GRADING & DRAINAGE PLAN
SP1.1	SITE PLAN / NATIVE PLAN INVENTORY
SP1.2	AERIAL OVERLAY
A3	FLOOR PLAN
A8.1	SITE SECTIONS
A8.2	SITE SECTIONS
A9.1	EXTERIOR ELEVATIONS
A9.2	EXTERIOR ELEVATIONS
S5	COLORLED RENDERINGS
S6	COLORLED RENDERINGS
L1	LANDSCAPE PLAN
L2.1	EXTERIOR LIGHTING PLAN / SIDE NOTES
L2.2	SITE PHOTOS & LANDSCAPE LIGHT CUT SHEETS

BUILDING DATA

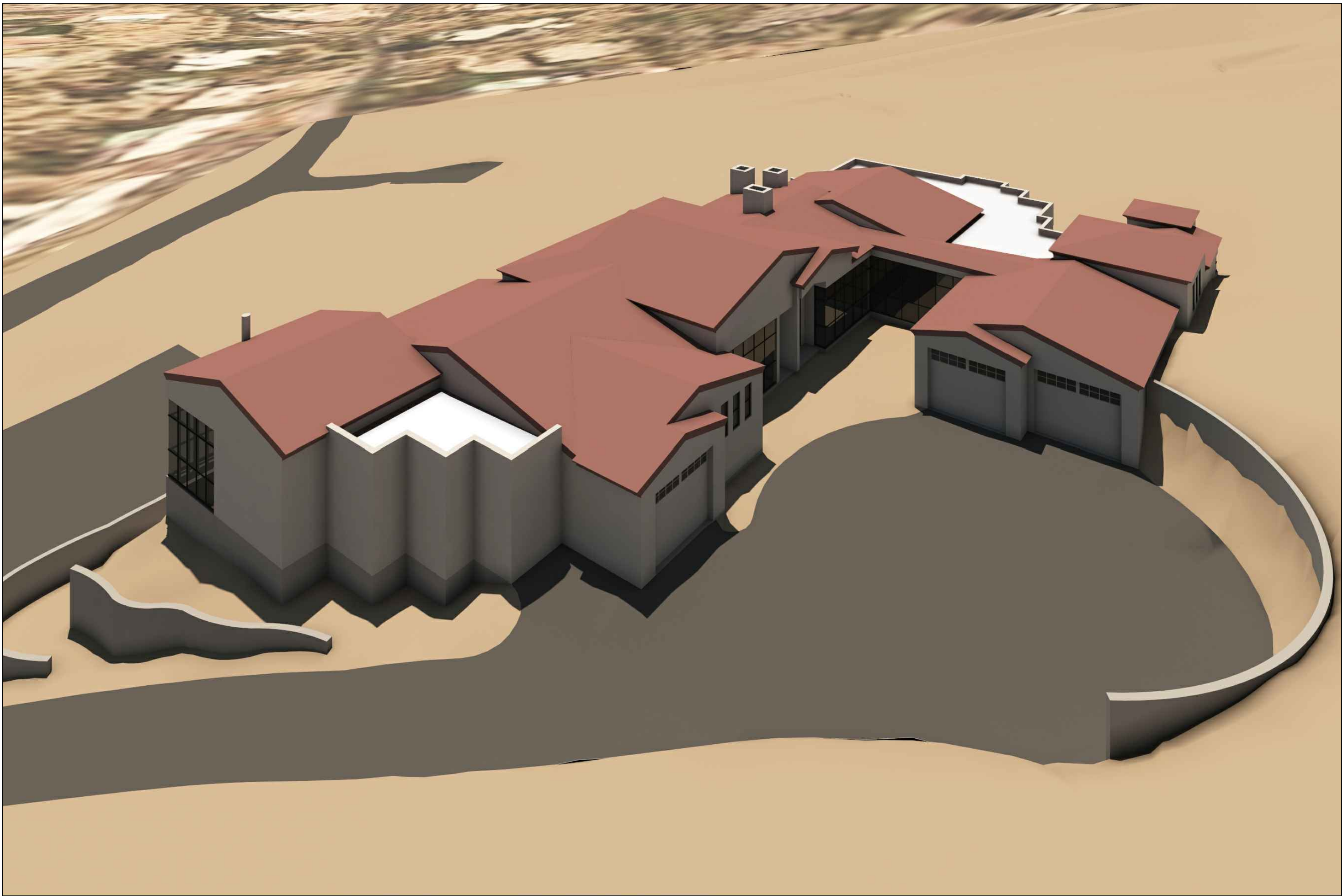
LEGAL DISCRIPTION:	LOT 144 – MUMMY MTN. PARK UNIT 3
A.P.N.:	169–48–005
OWNER:	RAM & URSULA GANGADEAN 5939 E. QUARTZ MOUNTAIN DR. PARADISE VALLEY, AZ 85253

OCCUPANCY	RESIDENTIAL
TYPE OF CONST.:	B
ZONING	R–43

LOT AREA:	54,957 S.F.
BUILDING AREA:	

COVERAGE CALCULATIONS:

EXISTING UNDER ROOF	3,655 S.F.
NEW UNDER ROOF	6,680 S.F.
TOTAL UNDER ROOF	10,335 S.F.
BUILDING SITE SLOPE	14.7 %
A) ALLOWABLE DIST. AREA (OUTSIDE OF UNDER ROOF)	20,999 S.F.
B) TOTAL PROPOSED DISTURBED AREA	29,200 S.F.
PROPOSED DISTURBED AREA MINUS UNDER ROOF	18,865 S.F.
C) FUTURE AVAIL. DIST. AREA	2,134 S.F.



THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR DUPLICATED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER OR ENGINEER. THE DRAWINGS, SPECIFICATIONS AND USE OF THEM SHALL REMAIN THE PROPERTY OF WILLIAM D. DOWN & ASSOCIATES WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANYONE OR ON ANY PROJECT, OR ADDITIONS TO THIS PROJECT, WITHOUT PERMISSION FROM THE DESIGNER OR ENGINEER
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WILLIAM D. DOWN
& ASSOCIATES LLC
RESIDENTIAL PLANNING
& DEVELOPMENT

9631 WW. RUTH AVE.
PEORIA, AZ. 85345
WWW.WILLIAMDOWN.COM
602-558-1983
623-878-1441

CUSTOM HOME

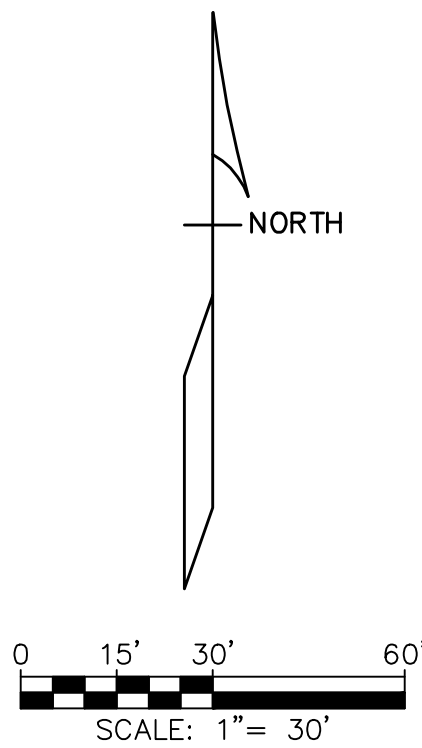
RAM DEVELOPMENT
5939 E. QUARTZ MTN. RD.
PARADISE VALLEY, AZ.

Custom Home for
Gangadean Residence

5939 E. Quartz Mountain Rd.
Paradise Valley, Az.

William D. Down & Associates LLC
RESIDENTIAL PLANNING & DEVELOPMENT
9631 West Ruth Avenue
Peoria, Arizona 85345
(602)-558-1983
www.williamdown.com
deron2237@gmail.com

CS
COVER SHEET



NOT A PART
LOT 145

SUBJECT PROPERTY
LOT 144
APN: 169-48-005A

NOT A PART
LOT 143

LOT AREAS
LOT 144
51,782 SF 1.1888 AC (ORIGINAL AS SURVEYED)
49,713 SF 1.1413 AC (AFTER LOT LINE ADJUSTMENT)

LEGEND

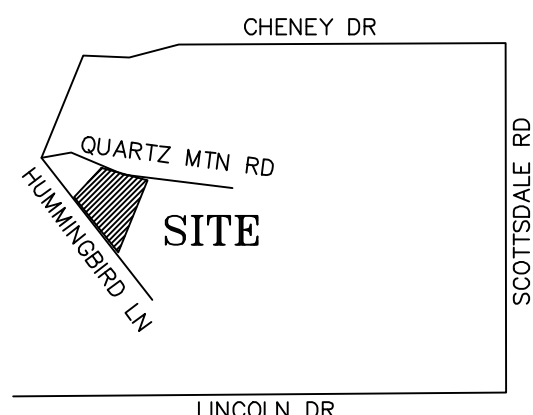
FD FOUND
● BRASS CAP (BC)
● FOUND REBAR AS NOTED HEREON
I/E INGRESS/EGRESS ESMT
E/P EDGE OF PAVEMENT

PROPERTY LINE
CENTER, SECTION LINE

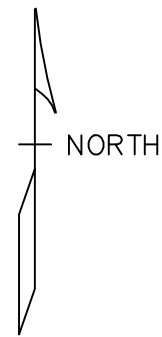
AC AIR CONDITIONING UNIT
ET ELECTRIC TRANSFORMER
● GAS VALVE
J TELEPHONE J-BOX
CABLE TV J-BOX
S SANITARY SEWER MANHOLE

UTILITY PROVIDERS

ELECTRIC - APS
SEWER - SEPTIC SYSTEM
TELEPHONE - U.S. WEST
GAS - SOUTHWEST GAS
WATER - CITY OF PHOENIX



VICINITY MAP
NOT TO SCALE



TOPOGRAPHIC SURVEY

OF LOT 144, MUMMY MOUNTAIN PARK UNIT 3, RECORDED IN BOOK 71 OF MAPS, PAGE 22, AND SITUATED WITH THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

LOT ONE HUNDRED FORTY-FOUR (144), MUMMY MOUNTAIN PARK UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 71 OF MAPS, PAGE 22; EXCEPTING TO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS AS SET FORTH IN PATENT OF SAID LAND.

PROPERTY INFORMATION

OWNER:
RAMESH & URSULA R GANGADEAN
5939 E. QUARTZ MOUNTAIN RD.
PARADISE VALLEY, AZ 85253

APN DEED
169-48-005A 1996-0019731, M.C.R.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BASED ON THE NORTHEASTERLY LINE OF LOT 144 HAVING A BEARING OF S66°18'03"E.

SURVEYORS NOTES

- ALL MEASUREMENTS ARE FIELD MEASURED OR CALCULATED FROM FIELD MEASUREMENTS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

REFERENCED DOCUMENTS USED

MUMMY MOUNTAIN PARK UNIT 3, 71/22 MCR

BENCH MARK

2" MARICOPA CO. ALUMINUM CAP AT THE N1/4 CORNER SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST. PUBLISHED ELEVATION = 1375.616 (NAVD 1988 DATUM).

ADDITIONAL NOTES 01/22/2020

THIS MAP IS UPDATE OF TOPOGRAPHIC SURVEY MAP DATED 04/14/2006 BY MILLER LAND SURVEYING, INC.

ALL PROPERTY LINES SHOWN ARE AS SHOWN ON MAP DATED 04/14/2006.

THIS IS NOT A BOUNDARY SURVEY OF SUBJECT PROPERTY

THIS MAP IS NOT INTENDED FOR RECORDING

CURVE TABLE

C1 D=32°44'27" R=74.54' L=42.59'
C2 D=08°06'02" R=124.23' L=17.56'
C3 D=09°16'34" R=249.58' L=40.41'

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I, DEJAN KNEZEVIC AM A DULY LICENSED SURVEYOR IN THE STATE OF ARIZONA AND THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. I FURTHER CERTIFY THAT THESE RESULTS ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THESE RESULTS ARE SUFFICIENT FOR THE VERIFICATION AND RETRACEMENT BY OTHERS.

DEJAN KNEZEVIC, RLS #57279

02/03/20
DATE



SE4 SEC 4 T2N R4E
MILLER LAND SURVEYING
131 S. 20TH STREET, PHOENIX, AZ 85034 (602) 243-7193 FAX: (602) 712-1969
REVISIONS: 1. REVISED ORIGINAL TOPO WITH NEW CONTOURS AND HOUSE LOCATION BASED ON NEW FIELD MEASUREMENTS AND NEW BENCHMARK
DATE: 02.03.2020 DRAWN BY: NS JOB NO.: 18235 SHEET 1 OF 1

NOT FOR RECORDING

TOPOGRAPHIC SURVEY

OF LOT 144, MUMMY MOUNTAIN PARK UNIT 3,
RECORDED IN BOOK 71 OF MAPS, PAGE 22, AND
SITUATED WITH THE SOUTHEAST QUARTER OF
SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF
THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

LOT ONE HUNDRED FORTY-FOUR (144), MUMMY MOUNTAIN PARK UNIT 3, ACCORDING TO THE
PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,
IN BOOK 71 OF MAPS, PAGE 22; EXCEPTING TO THE UNITED STATES OF AMERICA, ALL THE
COAL AND OTHER MINERALS AS SET FORTH IN PATENT OF SAID LAND.

PROPERTY INFORMATION

OWNER:
RAMESH & URSULA R GANGADEAN
5939 E. QUARTZ MOUNTAIN RD.
PARADISE VALLEY, AZ 85253

APN DEED
169-48-005A 1996-0019731, M.C.R.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BASED ON THE NORTHEASTERLY LINE OF LOT 144
HAVING A BEARING OF S66°18'03"E.

SURVEYORS NOTES

- 1.) ALL MEASUREMENTS ARE FIELD MEASURED OR CALCULATED FROM
FIELD MEASUREMENTS.
2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A
TITLE REPORT.

REFERENCED DOCUMENTS USED

MUMMY MOUNTAIN PARK UNIT 3, 71/22 MCR

BENCH MARK

2" MARICOPA CO. ALUMINUM CAP AT THE N1/4 CORNER SECTION 4, TOWNSHIP 2 NORTH,
RANGE 4 EAST. PUBLISHED ELEVATION = 1375.616 (NAVD 1988 DATUM).

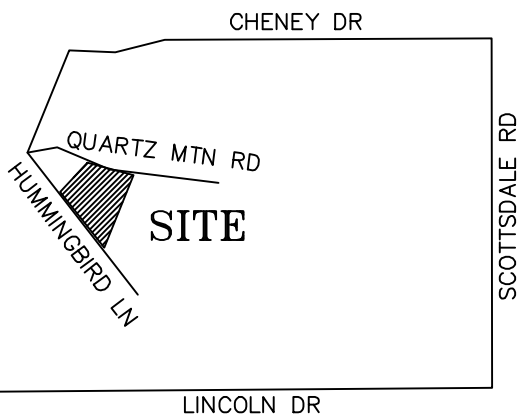
ADDITIONAL NOTES 01/22/2020

THIS MAP IS UPDATE OF TOPOGRAPHIC SURVEY MAP DATED 04/14/2006
BY MILLER LAND SURVEYING, INC.

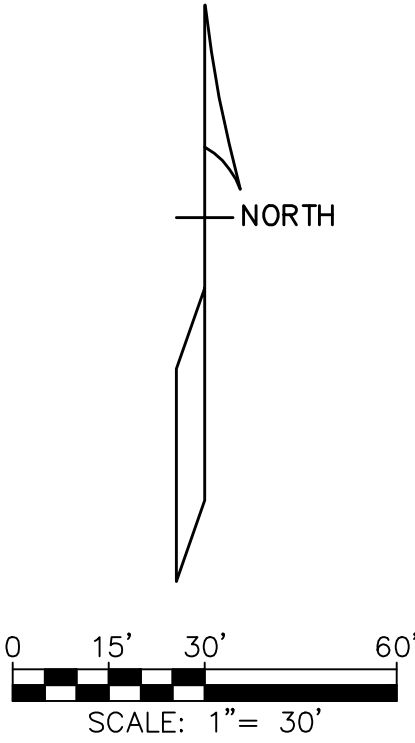
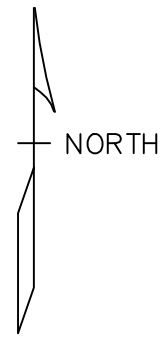
ALL PROPERTY LINES SHOWN ARE AS SHOWN ON MAP DATED 04/14/2006.

THIS IS NOT A BOUNDARY SURVEY OF SUBJECT PROPERTY

THIS MAP IS NOT INTENDED FOR RECORDING



VICINITY MAP
NOT TO SCALE



LOT 145
A.P.N. 169-48-006
M.C.R. 98-0514307
OWNER:
LORETTA H MICUDA
5921 E. QUARTZ MOUNTAIN RD.
PARADISE VALLEY, AZ. 85253

SUBJECT PROPERTY
LOT 144
APN: 169-48-005A

LOT 140
A.P.N. 169-48-001
M.C.R. 04-06571291
OWNER:
JOHN J. & LISA L. COREY TRUST
6015 E. QUARTZ MOUNTAIN RD.
PARADISE VALLEY, AZ. 85253

LOT 141
A.P.N. 169-49-060
M.C.R. 02-1211576
OWNER:
FRED & AYSHE TASHMAN
6010 E. HUMMINGBIRD LANE
PARADISE VALLEY, AZ. 85253

CURVE TABLE
C1 D=32'44.27" R=74.54' L=42.59'
C2 D=08'06.02" R=124.23' L=17.56'
C3 D=09'16.34" R=249.58' L=40.41'

LEGEND

FD FOUND
● BRASS CAP (BC)
● FOUND REBAR AS NOTED HEREON
I/E INGRESS/EGRESS ESMT
E/P EDGE OF PAVEMENT

PROPERTY LINE
CENTER, SECTION LINE

AIR CONDITIONING UNIT
ELECTRIC TRANSFORMER
GAS VALVE
TELEPHONE J-BOX
CABLE TV J-BOX
SANITARY SEWER MANHOLE

UTILITY PROVIDERS

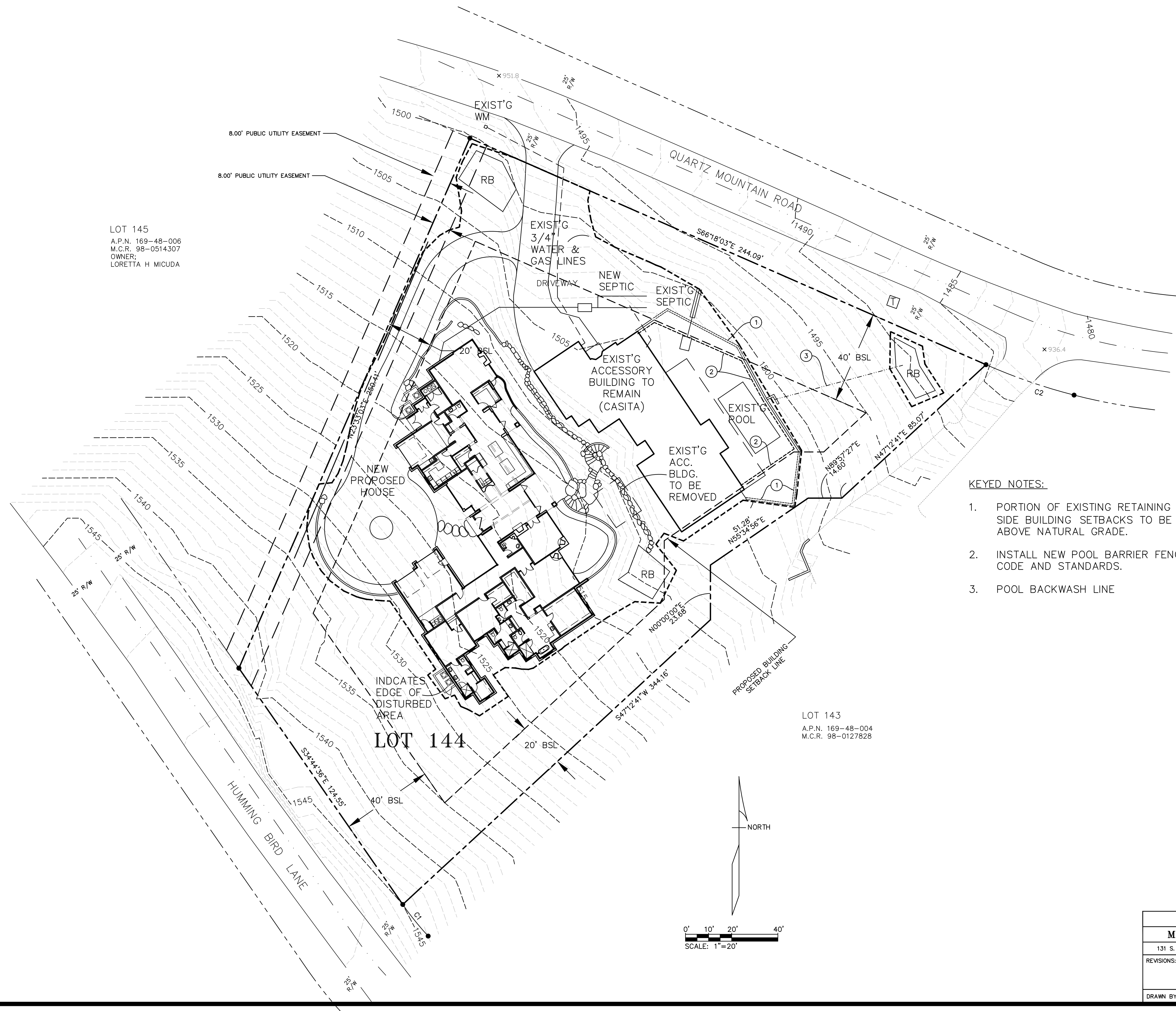
ELECTRIC - APS
SEWER - SEPTIC SYSTEM
TELEPHONE - U.S. WEST
GAS - SOUTHWEST GAS
WATER - CITY OF PHOENIX

LOT AREAS

LOT 144
51,782 SF 1.1888 AC (ORIGINAL AS SURVEYED)
49,713 SF 1.1413 AC (AFTER LLA)

LOT 143
54,957 SF 1.3091 AC (ORIGINAL AS SURVEYED)
57,025 SF 1.3566 AC (AFTER LLA)

SE4 SEC 4 T2N R4E			
MILLER LAND SURVEYING			
131 S. 20TH STREET, PHOENIX, AZ 85034 (602) 243-7193 FAX: (602) 712-1969			
REVISIONS: 1. REVISED ORIGINAL TOPO WITH NEW CONTOURS AND HOUSE LOCATION BASED ON NEW FIELD MEASUREMENTS AND NEW BENCHMARK			
DATE: 01.22.2020	DRAWN BY: NS	JOB NO.: 18235	SHEET 1 OF 1



SE4 SEC 4 T2N R4E		
MILLER LAND SURVEYING, INC.		
131 S. 20TH STREET, PHOENIX, AZ 85034 (602) 243-7193		
REVISIONS:		
DRAWN BY: WAAGE	JOB NO.: 04112	SHT. SP1.2

GANGADEAN RESIDENCE

5939 E. QUARTZ MOUNTAIN ROAD

PARADISE VALLEY, AZ

GRADING & DRAINAGE PLAN

GENERAL 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 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 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.

PROJECT DESCRIPTION

CONSTRUCT NEW HOUSE ON DEVELOPED LOT.
EXISTING GUEST HOUSE TO REMAIN.

HILLSIDE NOTES

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER.
- CONSTRUCTION STAKING AND / OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.
- ALL RETAINING WALLS SHALL NOT EXTEND MORE THAN 6 INCHES ABOVE THE MATERIAL THEY RETAIN (WITH EXCEPTION OF DRIVEWAY RETAINING WALLS IN ACCORDANCE WITH 2207.V1.6)

UTILITY PROVIDERS

WATER: CITY OF PHOENIX
SEWER: SEPTIC & PARADISE VALLEY
ELECTRIC: APS
TELEPHONE: CENTURYLINK
NATURAL GAS: SW GAS
CABLE TV: COX

RETAINING WALL TABLE

TOTAL NUMBER OF RETAINING WALLS: 4
LENGTH OF EACH RETAINING WALL: 91, 100, 60, 56
HEIGHT OF EACH RETAINING WALL: VARIES; < 8'
MAX CONTINUOUS LENGTH: 100 LF
(SHALL NOT EXCEED 100 LF)
MAX LENGTH OF VISIBLE RETAINING WALLS: 184 LF
(SHALL NOT EXCEED 300 LF)

DRIVEWAY INFO

AREA: 5,037 SF
MATERIAL: PAVERS
MAX DISTANCE FROM NATURAL GRADE: 110.4"
CREDIT AREA: 1,406 SF
CREDIT: 50%
MAX. DRIVEWAY SLOPE: 20%
MIN. DRIVEWAY WIDTH: 12'
DRIVEWAY CUT OVER 8': 51'
(100' MAX ALLOWABLE)

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

OWNER / DEVELOPER

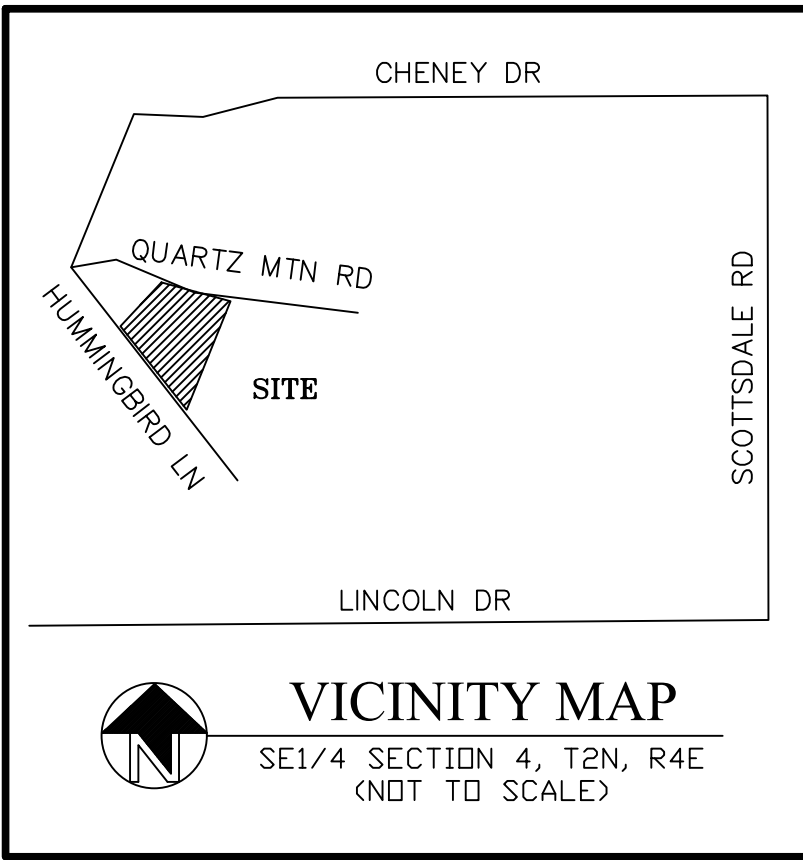
RAMESH & URSULA GANGADEAN
5939 E QUARTZ MOUNTAIN RD
PARADISE VALLEY AZ 85253
602.377.5113
RAM@RAMDEVCO.COM

HOME DESIGNER

WILLIAM DOWN & ASSOCIATES
9631 W. RUTH AVE
PEORIA AZ 85345
602.558.1983

SURVEYOR

MILLER LAND SURVEYING
602.243.7193



LEGAL DESCRIPTION

LOT ONE HUNDRED FORTY-FOUR (144), MUMMY MOUNTAIN PARK UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 71 OF MAPS, PAGE 22

SITE DATA

APN: 169-48-005A
LOT AREA: 49,715 SF = 1.14 ACRES (COUNTY RECORDS)
ZONING: R-43
BUILDING SETBACK LINES: FRONT = 40'
REAR = 40'
SIDE = 20'

BENCHMARK

2" MARICOPA CO. ALUMINUM CAP AT THE N1/4 CORNER SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST.
ELEVATION = 1375.616 (NAVD 1988 DATUM).

DRAINAGE STATEMENT

THE ULTIMATE STORM WATER OUTFALL IS AT THE NORTHEAST CORNER OF THE LOT AT AN ELEVATION OF 1488.0

THE PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.

RETENTION IS PROVIDED FOR THE FIRST FLUSH RUNOFF EVENT FOR THE ENTIRE DISTURBED AREA OF THE LOT PER THE STORM WATER DRAINAGE DESIGN MANUAL.

THE LOWEST FINISHED FLOOR ELEVATION OF 1525.3 IS SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.

NO OFF-SITE FLOWS IMPACTING BUILDING SITE. FLOWRATES SHOWN ARE PER THE FLO-2D STUDY.

RETENTION CALCULATIONS

HILLSIDE VOLUME REQUIRED, $V = C \cdot I \cdot A$
PRE-VS-POST VOLUME
POST RUNOFF OF DEVELOPED AREA: $C = 0.95$
PRE DEVELOPED RUNOFF FOR HILLSIDE: $C = 0.75$
 $V_{req} = (0.95 - 0.75) \cdot (2.21 / 12) \cdot (29,200) = 1,076 \text{ CF}$
BASED ON THE PROPOSED DEVELOPMENT, THE AVERAGE HILLSIDE SLOPE IS APPROXIMATELY 19%, THEREFORE BASED ON FIGURE 3A, 55% IS THE PRO-RATED REQUIRED RETENTION VOLUME. THUS, $V_{req} = (0.55) \cdot (1076 \text{ CF}) = 592 \text{ CF}$

FIRST FLUSH VOLUME:
 $V = CIA = (1.0) \cdot (0.5") \cdot (12) \cdot (29,200 \text{ SF}) = 1,217 \text{ CF}$
THEREFORE, 1ST FLUSH VOLUME GOVERNS

TOTAL VOLUME PROVIDED = 1,489 CF

B1: $V = (1/2) \cdot (277 \text{ SF} + 377 \text{ SF}) \cdot (2") = 654 \text{ CF}$
B2: $V = (1/2) \cdot (126 \text{ SF} + 176 \text{ SF}) \cdot (2") = 302 \text{ CF}$
B3: $V = (1/2) \cdot (196 \text{ SF} + 337 \text{ SF}) \cdot (2") = 533 \text{ CF}$

FIRM DATA

THIS PROPERTY IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM) ZONE X. MAP NUMBER 04013C1765L, EFFECTIVE DATE OF FIRM OCTOBER 16, 2013.

FINISHED FLOOR CERTIFICATION

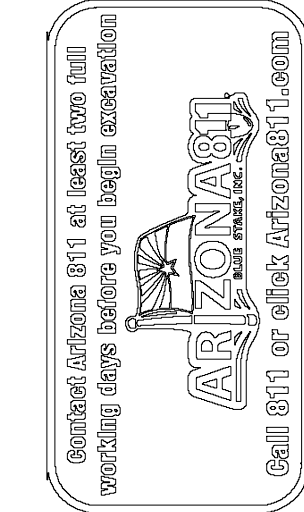
THE FINISHED FLOOR ELEVATION SHOWN ON THIS PLAN OF 1525.3 (AND THE REQUIRED HIGH STEM RETAINING WALLS) IS A MINIMUM OF 12" ABOVE THE HIGHEST 100-YEAR STORM ELEVATION (SHEET FLOW; NO KNOWN ELEVATION).

APPROVED

TOWN ENGINEER

DATE

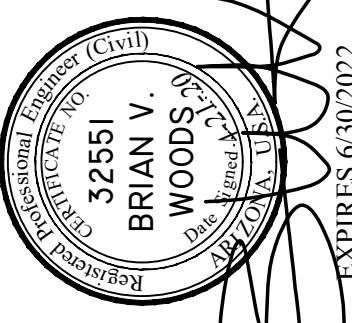
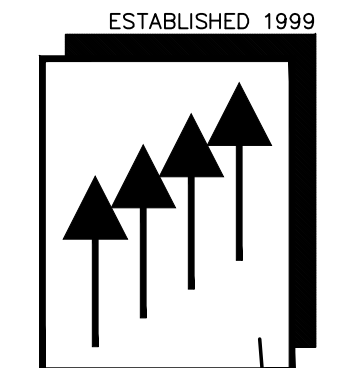
THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS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



GRADING & DRAINAGE
ENGINEERS, INC

4803 WEST CREDENCE BLVD, GLENDALE AZ 85310
(602) 581-3371
INFO@GDEENGINEERS.COM

God is the builder of everything. - HEBREWS 3:4



GANGADEAN RESIDENCE
5939 E. QUARTZ MOUNTAIN, PARADISE VALLEY
GRADING & DRAINAGE PLAN

04/21/20

JOB NO.
20-1579

SHEET

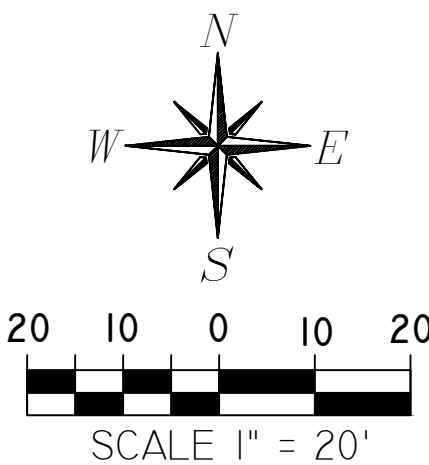
1 OF 2

GANGADEAN RESIDENCE

5939 E. QUARTZ MOUNTAIN ROAD

PARADISE VALLEY, AZ

GRADING & DRAINAGE PLAN



LEGEND	
	DRAINAGE DIRECTION
	FINISHED ELEVATION
	EX. CONTOUR ELEVATION
	NEW CONTOUR ELEVATION
	PROPERTY LINE
	BUILDING ENVELOPE
	SEWER MANHOLE
	LNG =
	B.S.L. =
	TW =
	TRW =
	LG =
	TF =

CONSTRUCTION NOTES

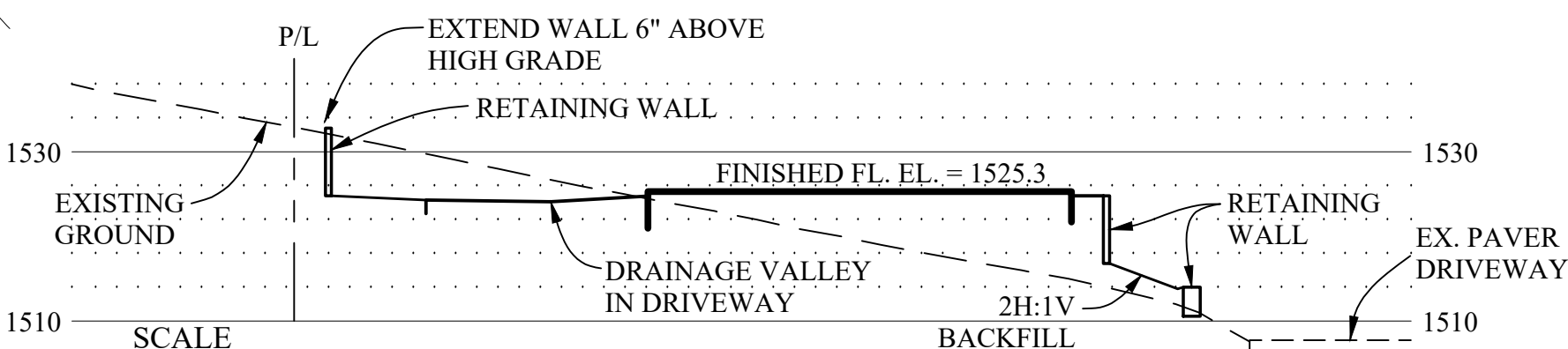
- CUT AREA WITH 2H:1V SLOPES; GRADE TO DRAIN AROUND WALL
- BACKFILL AREA WITH 2H:1V SLOPES
- CONSTRUCT RETENTION BASIN PER CONTOURS / ELEVATIONS SHOWN; USE BOULDERS AS REQUIRED; INTEGRATE GEOTEXTILE FABRIC TO HELP SEAL IN VOLUME
- CONSTRUCT 8" MAX HIGH RETAINING WALL; RETAINING WALL SHALL NOT EXTEND GREATER THAN 6" ABOVE RETAINED HEIGHT
- CONSTRUCT BOULDER RETAINING WALL
- CONSTRUCT CONCRETE PAVERS DRIVEWAY; 20% MAX SLOPE
- HOUSE WALL TO BE WATERPROOFED, RETAINING WALL; 1' MIN. HIGHER THAN ADJACENT FINISHED GRADE; TYPICAL FOR MAJORITY OF HOUSE
- BACKFILL ADJACENT TO HOUSE TO DIVERT DRAINAGE AWAY; TYPICAL THROUGHOUT
- GRADE DRIVEWAY TO DRAIN TO RETENTION BASIN
- CONTRACTOR TO VERIFY THAT EXISTING POOL FENCE MEETS CURRENT CODE
- INSTALL POOL BACKWASH LINE TO RETENTION BASIN. REVEG OVER LINE
- LIMIT SIDE & FRONT YARD AREA TO 3" ABOVE NATURAL GRADE

NOTE

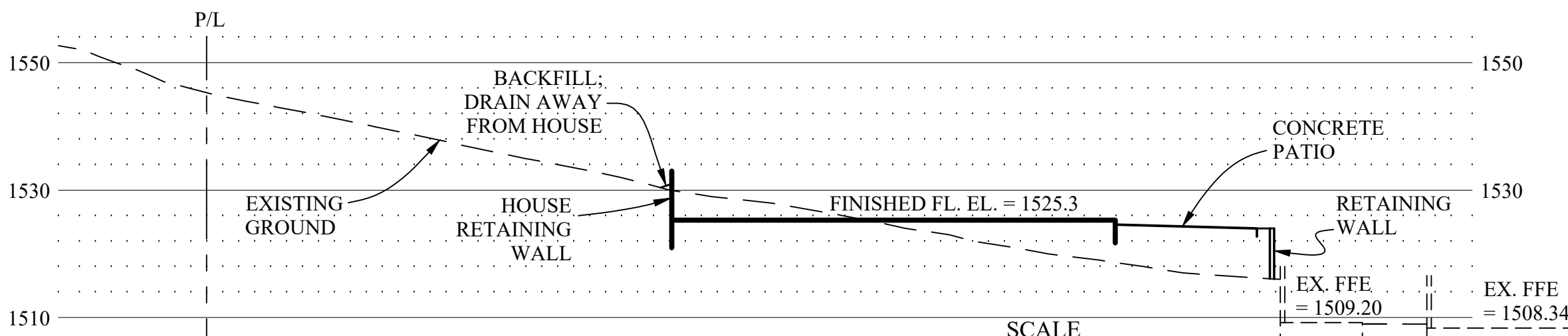
- EXISTING LOT WAS PREVIOUSLY DEVELOPED.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES.
- ALL FILL SHALL BE COMPACTED TO 95% MIN, INTERLOCKED, AND SAFEGUARDED AGAINST WATER SEEPAGE; PER MAG SECTION 211
- ALL NATIVE PLANTS IMPACTED BY CONSTRUCTION SHALL BE RELOCATED ON SITE. SEE LANDSCAPE PLAN AND NATIVE PLANT INVENTORY & SALVAGE PLAN.
- SEE ARCHITECTURAL PLANS FOR ALL BUILDING INFO, DIMENSIONS, ETC.

NATIVE PLANT STATEMENT

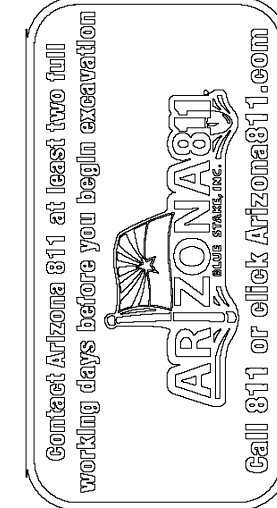
ALL NATIVE PLANTS IMPACTED BY CONSTRUCTION SHALL BE RELOCATED ON SITE. SEE LANDSCAPE PLAN AND NATIVE PLANT INVENTORY & SALVAGE PLAN



SECTION A-A



SECTION B-B



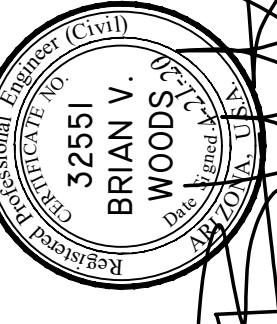
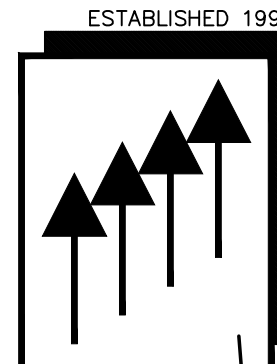
GRADING & DRAINAGE
ENGINEERS, INC

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(623) 581-3371

INFO@GDEENGINEERS.COM

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GANGADEAN RESIDENCE
5939 E. QUARTZ MOUNTAIN, PARADISE VALLEY
GRADING & DRAINAGE PLAN

04/21/20

JOB NO.
20-1579

SHEET

2 OF 2

NATIVE PLANT INVENTORY PLAN



NATIVE PLANT INVENTORY
TREE RELOCATORS, INC.
6502 N. 81st Place Scottsdale, AZ 85250
Office: 480-947-6118
Cell: 602-376-0986
Fax: 480-361-4824
treerelocators@cox.net

Date: 3-9-2020

To: Planning Department
Town of Paradise Valley

Subject: Ram Gangadean
5939 E. Quartz Mountain Road

L.F. - Linear Feet

Tag Colors: Red - Salvage
Blue - Unsavagable
White - Remain in Place

Remarks: I have looked over the native plants on site at the described location. I have determined that:									
Tag#	Size	Species	Condition	Disposition	# Arms	Height	Width	Comments	
1	6"	Palo Verde	Fair	Remain in Place				Lateral root	
2	8"	Palo Verde	Poor	Unsavagable				Lateral root	
3	8"	Palo Verde	Poor	Unsavagable				Lateral root	
4	8"	Palo Verde	Poor	Unsavagable				Lateral root	
5	6"	Palo Verde	Poor	Remain in Place					
6	8"	Palo Verde	Poor	Unsavagable				Structure	
7	14"	Palo Verde	Poor	Remain in Place					
8	8"	Palo Verde	Poor	Unsavagable				Lateral root	
9	6"	Palo Verde	Poor	Unsavagable				Lateral root	
10	4"	Saguaro	Good	Unsavagable					
11	5"	Palo Verde	Poor	Unsavagable				Lateral root	
12	6"	Palo Verde	Poor	Unsavagable				Rock	
13	7"	Palo Verde	Poor	Unsavagable				Rock	
14	5"	Palo Verde	Poor	Unsavagable				Multiple Trunks	
15	5"	Saguaro	Good	Unsavagable					
16	12"	Palo Verde	Good	Remain in Place					
17	7"	Saguaro	Good	Unsavagable					
18	5"	Palo Verde	Poor	Unsavagable				Multiple Trunks	
19	6"	Palo Verde	Poor	Unsavagable				Multiple Trunks	
20	6"	Palo Verde	Poor	Unsavagable				Rock	
21	4"	Palo Verde	Poor	Unsavagable				Rock	
22	8"	Palo Verde	Poor	Unsavagable				Rock	
23	8"	Saguaro	Good	Unsavagable					
24	8.5"	Saguaro	Good	Unsavagable					
25	7"	Palo Verde	Poor	Unsavagable				Rock	
26	4"	Palo Verde	Poor	Unsavagable				Lateral root	
27	6"	Saguaro	Good	Unsavagable					
28	3"	Barrel	Good	Unsavagable					
29	8"	Palo Verde	Poor	Unsavagable				Multiple Trunks	
30	4"	Saguaro	Good	Unsavagable					
31	3"	Barrel	Good	Unsavagable					
32	4"	Palo Verde	Poor	Unsavagable				Rock	
33	5"	Palo Verde	Poor	Unsavagable				Multiple Trunks	
34	8"	Palo Verde	Poor	Unsavagable				Multiple Trunks	
35	12"	Palo Verde	Poor	Unsavagable				Rock	

Tag#	Size	Species	Condition	Disposition	# Arms	Height	Width	Comments
36	5"	Saguaro	Good	Unsavagable				
37	5"	Saguaro	Good	Unsavagable				
38	4"	Saguaro	Good	Unsavagable				
39	6"	Saguaro	Good	Unsavagable				
40	6"	Palo Verde	Poor	Unsavagable				Multiple Trunks
41	6"	Palo Verde	Poor	Unsavagable				Multiple Trunks
42	8"	Palo Verde	Fair	Remain in Place				
43	8"	Palo Verde	Poor	Unsavagable				Multiple Trunks
44	10"	Palo Verde	Poor	Unsavagable				Trunk Disease
45	5"	Saguaro	Good	Unsavagable				
46	6"	Saguaro	Good	Unsavagable				
47	6"	Palo Verde	Poor	Unsavagable				Exposed Roots
48	3.5"	Barrel	Good	Unsavagable				
49	6"	Palo Verde	Poor	Unsavagable				Slope
50	6"	Palo Verde	Poor	Unsavagable				Slope
51	9"	Palo Verde	Poor	Unsavagable				Slope
52	6"	Palo Verde	Poor	Unsavagable				Slope
53	6"	Palo Verde	Poor	Unsavagable				Slope
54	6"	Palo Verde	Poor	Unsavagable				Multiple Trunks
55	4"	Palo Verde	Poor	Unsavagable				Lateral root
56	4"	Palo Verde	Poor	Unsavagable				Lateral root
57	4"	Palo Verde	Poor	Unsavagable				Angled Trunk
58	7"	Palo Verde	Poor	Unsavagable				Structure
59	8"	Palo Verde	Poor	Unsavagable				Multiple Trunks
60	15"	Palo Verde	Poor	Remain in Place				
61	4"	Palo Verde	Poor	Unsavagable				Lateral root
62	4"	Palo Verde	Poor	Unsavagable				Lateral root
63	6"	Palo Verde	Poor	Unsavagable				Multiple Trunks
64	7"	Palo Verde	Poor	Unsavagable				Rock
65	12"	Palo Verde	Poor	Remain in Place				
66	9"	Palo Verde	Poor	Remain in Place				
67	8" L.F.	Saguaro's	Good	Unsavagable	2			
68	6"	Palo Verde	Fair	Remain in Place				Lateral root
69	6"	Palo Verde	Poor	Unsavagable				
70	10"	Palo Verde	Poor	Remain in Place				
71	8"	Palo Verde	Poor	Remain in Place				
72	8"	Mesquite	Fair	Remain in Place				
73	7"	Mesquite	Fair	Remain in Place				
74	6"	Palo Verde	Poor	Remain in Place				
75	10"	Mesquite	Fair	Remain in Place				
76	10"	Palo Verde	Fair	Remain in Place				
77	7"	Palo Verde	Poor	Remain in Place				
78	6"	Palo Verde	Poor	Remain in Place				

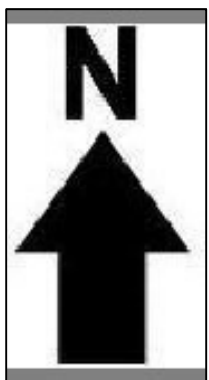
L.F. - Linear Feet

Native Plant Summary

Plant Totals	Tree	Cacti	Overall Totals	
Remain In Place	18 30%	0 0%	Remain In Place	18
Salvage	0 0%	17 100%	Salvage	17
Destroy	43 70%	0 0%	Destroy	43
Total	61	17	Total	78

5939 E. Quartz Mountain Road Paradise Valley, AZ

Indicates Existing Native Plant



PLANT SALVAGE CONTRACTOR:

Tree Relocators, Inc.
6502 N. 81st Place
Scottsdale, AZ
O. 480-947-6118 F. 480-361-4824
E. treerelocators@cox.net



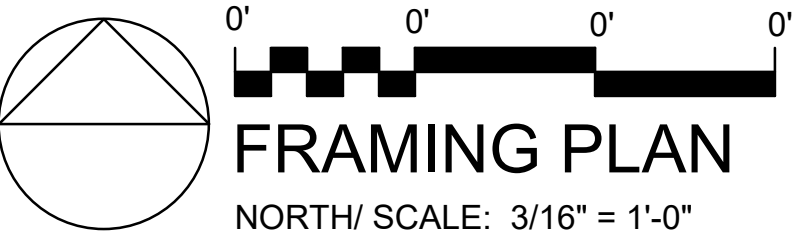
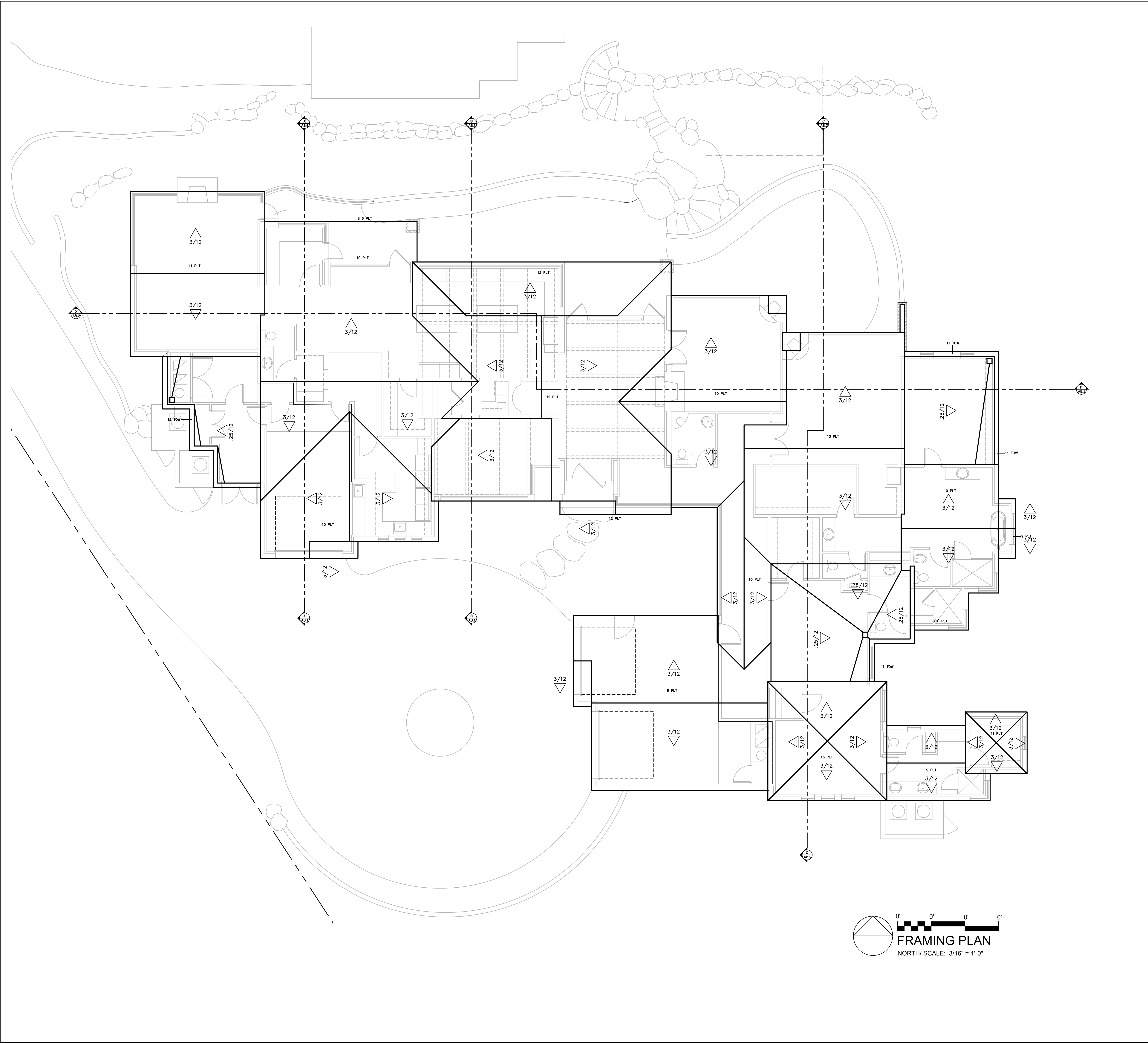
LOT 145
A.P.N. 169-48-006
M.C.R. 98-0514307
OWNER:
LORETTA H MICUDA

LOT 143
A.P.N. 169-48-004
M.C.R. 98-0127828

KEYED NOTES:

1. PORTION OF EXISTING RETAINING WALL WITHIN FRONT OR SIDE BUILDING SETBACKS TO BE LOWERED TO 3'-0" ABOVE NATURAL GRADE.
2. INSTALL NEW POOL BARRIER FENCE TO MEET CURRENT CODE AND STANDARDS.
3. POOL BACKWASH LINE

SE4 SEC 4 T2N R4E		
MILLER LAND SURVEYING, INC.		
131 S. 20TH STREET, PHOENIX, AZ 85034 (602) 243-7193		
REVISIONS:		
DRAWN BY: WAAGE	JOB NO.: 04112	SHT. SP1.2



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

FRAMING PLAN NOTES

- ALL CEILING JOISTS SHALL BE A MINIMUM 2X6 #2/BTR O.C. UNLESS NOTED OTHERWISE.
BEAMS AND HEADERS SUPPORTING CEILING OR ROOF LOADS SEE BEAM - HEADER SCHEDULE.
- AT ALL LOCATIONS WHERE DOUBLE JOISTS ARE USED AS CARRIER BEAMS FOR HIPs, PURLINS, OR RIDGES EACH END OF CARRIER JOIST SHALL BE BLOCKED (APPROX. 32" EACH WAY). LATERAL BRACING SHALL BE PROVIDED BY STRONGBACKS AND/OR 1X4 LATERAL TIES FROM THE TOP OF THE CEILING JOIST TO THE TOP OF THE CARRIER JOIST OR BEAM OR JOISTS FRAMING INTO CARRIER AS SHOWN.
- THE CONTRACTOR SHALL BLOCK EACH END OF EACH BEAM (FULL HEIGHT) TO PREVENT ROTATION AND LATERAL DISPLACEMENT. TYPICAL FOR ALL BEAMS & DOUBLE JOISTS.
- THE CONTRACTOR SHALL PROVIDE ATTIC VENTILATION SEE ROOF PLAN.
- ALL FRAMING HARDWARE SHALL BE "SIMPSON". ALL FRAMING HARDWARE SHALL BE INSTALLED PER MANUFAC.'S RECOMMENDATIONS WITH MANUFAC.'S FASTENERS.
- AT MINIMUM ALL FRAMING CONSTRUCTION SHALL CONFORM TO MOST CURRENT ADOPTED CODE PER JURISDICTION.
- SOLID BLOCKING OVER AND UNDER ALL BEARING PLATES.
- CROSS BRACE AT MID-SPAN ALL SPANS OVER 10'-0" FOR ROOF, 8'-0" AT FLOOR.
- PROVIDE DOUBLE JOIST OR TRUSS AT ALL BOXED OPENINGS.
- CONTRACTOR TO FIELD VERIFY ALL ROOF SPANS AND COORDINATE.
- TRUSS AND TRUSS CALCULATIONS SHALL BE PROVIDED BY APPROVED LOCAL TRUSS FABRICATOR.
- TRUSS FABRICATOR TO VERIFY ALL ROOF PITCHES.
- SEE FRAMING DETAILS FOR ADDITIONAL NOTES.
- PROVIDE ROOF SHEATHING UNDER ALL OVERFRAMED AREAS. PROVIDE VENTILATION SCUTTLES WHERE NECESSARY.
- ROOF SHEATHING SHALL BE NAILED AT A MIN. OF 6" O.C. AT LOAD PATH UNLESS NOTED OTHERWISE.
- PROVIDE FULL HEIGHT 2X SOLID BLOCKING PANELS BETWEEN FRAMING MEMBERS AT BEARING POINTS.
- USE 2 - 2X6 KINGS UNDER HEADERS W/ 2X10 OR SMALLER. (4 TOTAL STUDS)
- USE 3 - 2X6 KINGS UNDER HEADERS LARGER THAN 2X10. (6 TOTAL STUDS)
- PROVIDE 3/8" OSB OR PLYWOOD INSULATION BARRIER ENCLOSURE FOR ALL GAS APPLIANCE TYPE "B" VENTS AND CHIMNEYS WHICH PASS THROUGH INSULATED ATTIC SPACES. EXTEND SHAFT 24" ABOVE CEILING DRYWALL, HAVE A SLOPED TOP AND BE SECURED IN PLACE.
- ALL 1ST FLOOR BEARING & EXTERIOR WALLS USE 2X6 DF-L#2 @ 12" O.C.
ALL 2ND FLOOR BEARING & EXTERIOR WALLS USE 2X6 DF-L#2 @ 16" O.C.
- SEE SHEET SW-1 FOR SHEAR WALL LAYOUT
- ALL TILE ROOF SHEATHING TO BE 15/32 PLYWD APA CDX PSI 5-PLY OR 1/2" OSB 8d @ 6" O.C. ALT ALL SUPPORTED EDGES
8d @ 12" O.C. AT INTERIOR SUPPORTS USE PLY CLIPS AT CENTERLINE BETWEEN JOISTS AT UNSUPPORTED EDGES.

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& ASSOCIATES LLC**
RESIDENTIAL PLANNING
& DEVELOPMENT

9631 WW. RUTH AVE.
PEORIA, AZ. 85345
WWW.WILLIAMDOWN.COM
602-558-1983
623-878-1441

CUSTOM HOME

RAM DEVELOPMENT
5939 E. QUARTZ MTN. RD.
PARADISE VALLEY, AZ.

BEAM - HEADER SCHEDULE

B1	2 - 2 X 6
B2	2 - 2 X 8
B3	2 - 2 X 10
B4	2 - 2 X 12
B5	3 - 2 X 12
B6	4 X 8 NOMINAL BEAM
B7	4 X 12 NOMINAL BEAM
B8	6 X 12 NOMINAL BEAM
RS1	8 X 10 ROUGH SAWN NOMINAL BEAM
RS2	8 X 12 ROUGH SAWN NOMINAL BEAM
GL1	3 1/8 X 12 GLULAM BEAM
GL2	5 1/8 X 12 GLULAM BEAM
GL3	5 1/8 X 13 1/2 GLULAM BEAM
GL4	5 1/8 X 15 GLULAM BEAM
GL5	5 1/8 X 18 GLULAM BEAM

NON-BRG. HEADER SCHED.

0'-0" - 4'-0"	2 - 2 X 4
4'-0" - 6'-0"	2 - 2 X 6
6'-0" - 8'-0"	2 - 2 X 8
8'-0" - 10'-0"	2 - 2 X 10

FRAMING PLAN LEGEND

- INDICATES SPECIAL LOAD BEARING TRUSS
- INDICATES BEARING BEAM OR HEADER
- INDICATES BEARING LEDGER
- INDICATES 6X6 POST LOCATIONS
- 1
A5

DETAIL NUMBER
- 1
A5

DETAIL SHEET
- A
A5

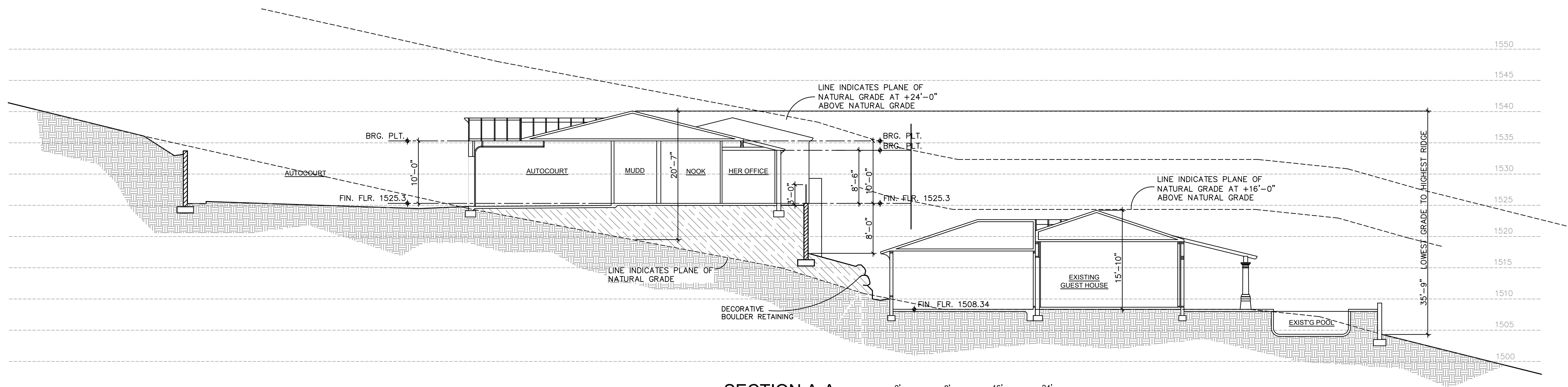
SECTION CUT CALLOUT
- A
A5

SHEET NUMBER
- INDICATES OVERFRAMED AREA

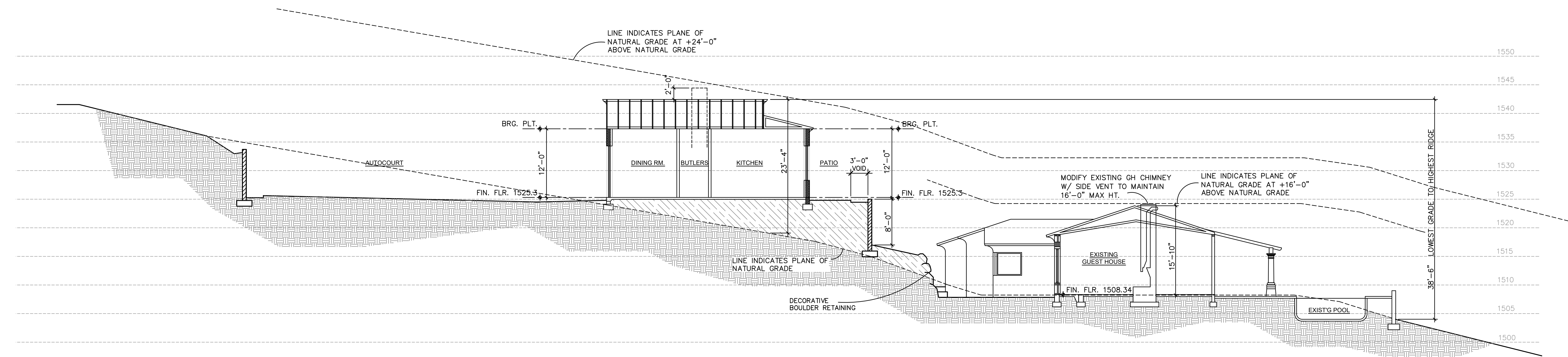
- 1
- 2
- 3
- 4

A5

FRAMING PLAN



SECTION A-A
SCALE: 1/8" = 1'-0"



SECTION B-B
SCALE: 1/8" = 1'-0"



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602-558-1983
623-878-1441

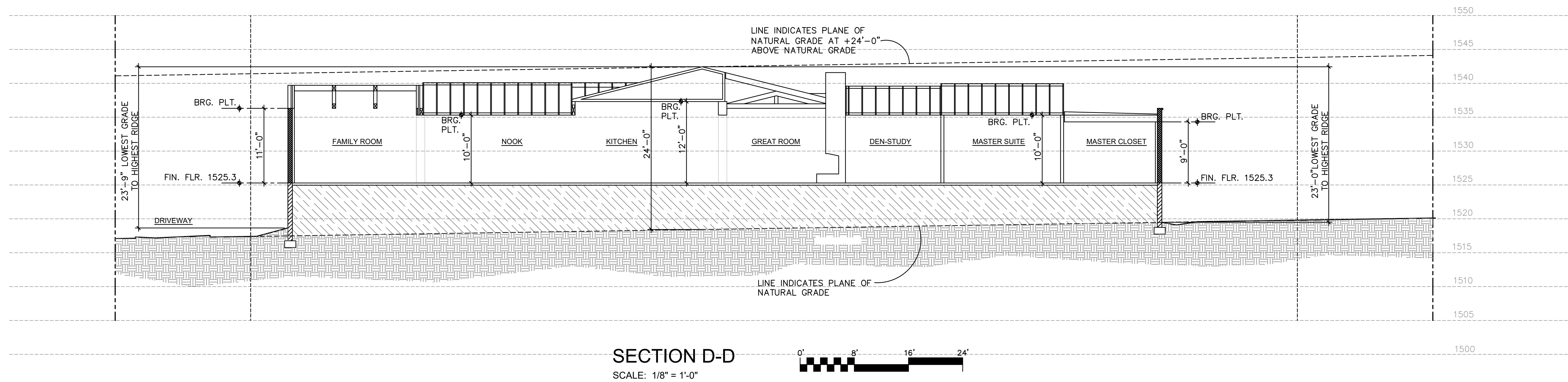
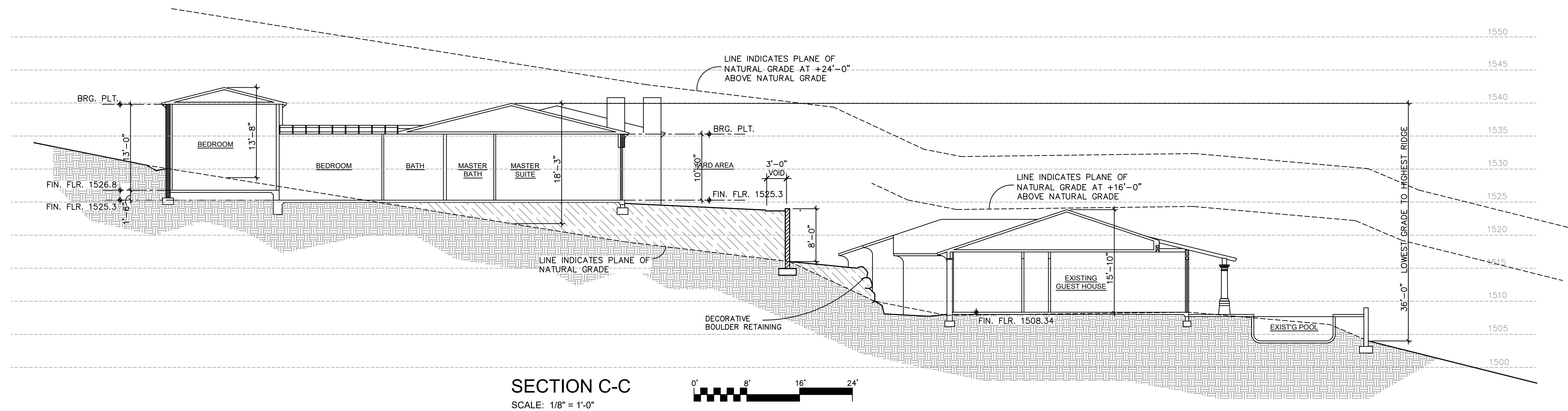
CUSTOM HOME
RAM DEVELOPMENT
5939 E. QUARTZ MTN. RD.
PARADISE VALLEY, AZ.

DATE: 103019

DRAWN BY: WD

REVISIONS:

- 1
- 2
- 3
- 4



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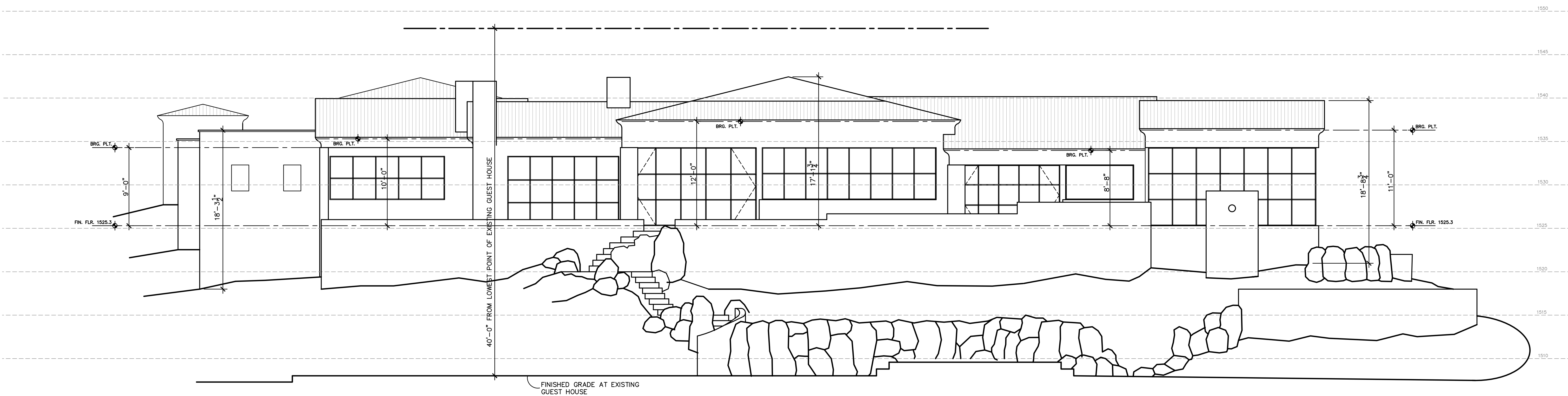
CUSTOM HOME
RAM DEVELOPMENT
5939 E. QUARTZ MTN. RD.
PARADISE VALLEY, AZ.

DATE: 103019

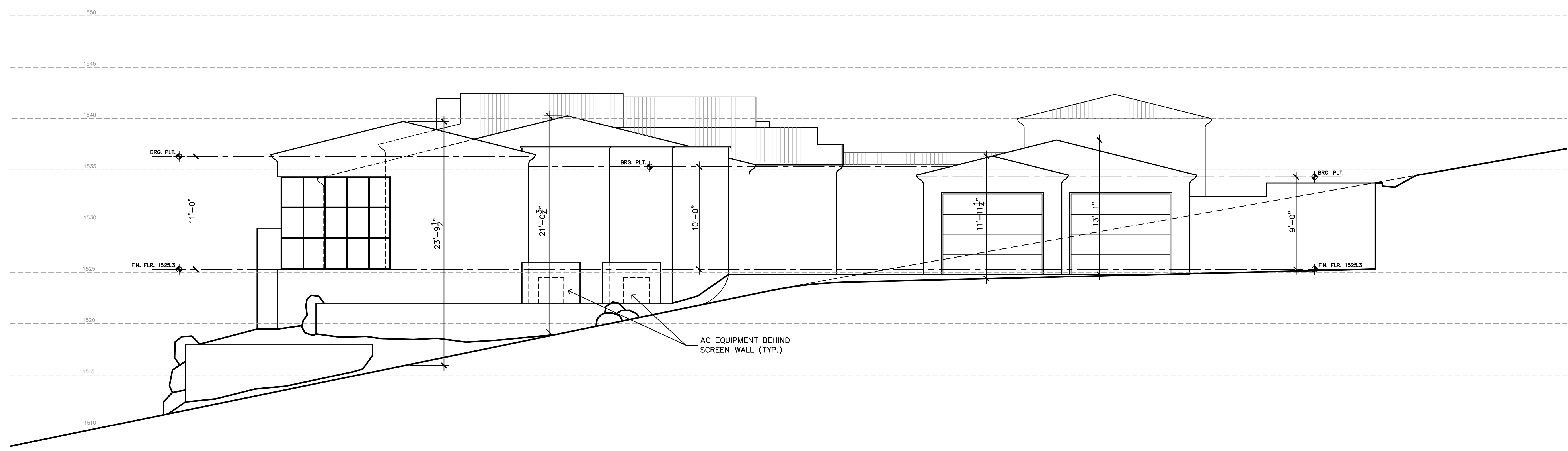
DRAWN BY: WD

REVISIONS:

- 1
- 2
- 3
- 4



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



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



ELEVATION NOTES

FLAT ROOFS: FOAM SPRAYED WITH A TOP COAT COLOR TO MATCH STUCCO – DUNN EDWARDS/ BARNWOOD GRAY W/ LRV OF 31.

WINDOWS / DOORS:
ALUMINUM POWDER COAT TO DARK BRONZE ANNOIDIZE
W/ LRV OF 8. COLOR MATCH= CELLULOID DET 619.

CHIMNEYS:
DARK BRONZE ANNOIDIZE FINISH
W/ COLOR OF DE CELLULOID, DET 619, W/ LRV = 8.

IRON HAND RAIL:
HORIZONTAL CABLES BELOW @ 6" OC. PAINT FINISH
IS DARK BRONZE ANNOIDIZE W/ CELLULOID DET 619 FINISH W/ LRV = 8.

EXTERIOR STUCCO COLOR:
DUNN EDWARDS DET 620, BARNWOOD GRAY–W/ LRV= 31

CLAY TILE ROOF:
2 PIECE REDLANDS CLAY TILE – BAJA MISSION 4000 SERIES,
W/ DE PAINTS MATCH IS DEA 156, " CHERRY COLA" LRV= 10

STONE VENEER ON COLUMNS:
ARIZONA NATURAL SCHIST STONE FROM ANAZAZI STONE W/COLOR MATCH
DEA164 "AUTUMN BARK" LRV= 18

DRIVEWAY:
TO MATCH EXISTING KEYSTONE HARDSCAPES W/ GRANETTE
SETTS 60MM. COLOR MATCH= DEA 156 CHERRY COLA LRV= 10

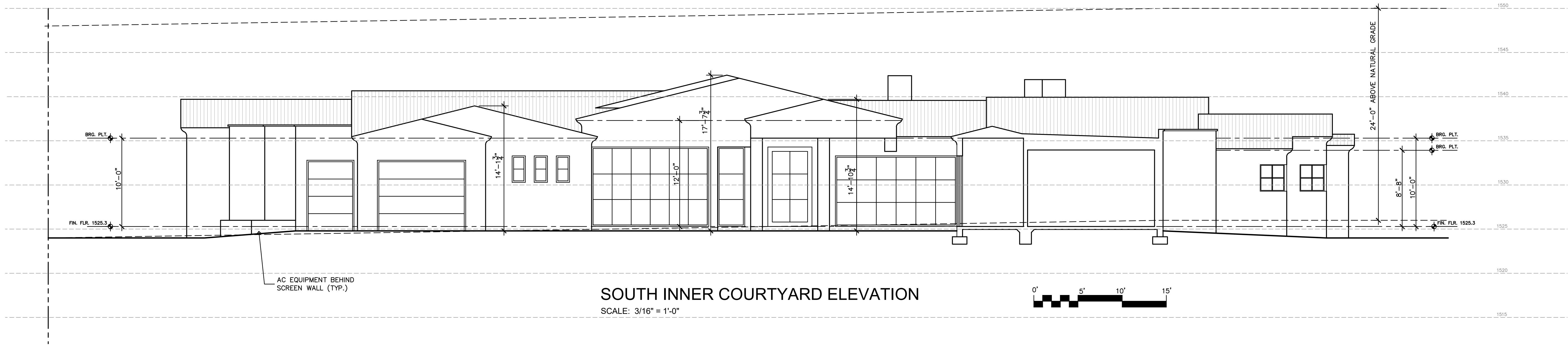
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602-558-1983
623-878-1441

CUSTOM HOME
RAM DEVELOPMENT
5939 E. QUARTZ MTN. RD.
PARADISE VALLEY, AZ.

DATE: 103019
DRAWN BY: WD
REVISIONS:

- 1
- 2
- 3
- 4



SOUTH INNER COURTYARD ELEVATION

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



EAST ELEVATION

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



ELEVATION NOTES

- FLAT ROOFS: FOAM SPRAYED WITH A TOP COAT COLOR TO MATCH STUCCO – DUNN EDWARDS/ BARNWOOD GRAY W/ LRV OF 31.
- WINDOWS / DOORS:
ALUMINUM POWDER COAT TO DARK BRONZE ANNOIDIZE
W/ LRV OF 8. COLOR MATCH= CELLULOID DET 619.
- CHIMNEYS:
DARK BRONZE ANNOIDIZE FINISH
W/ COLOR OF DE CELLULOID, DET 619, W/ LRV = 8.
- IRON HAND RAIL:
HORIZONTAL CABLES BELOW @ 6" OC. PAINT FINISH
IS DARK BRONZE ANNOIDIZE W/ CELLULOID DET 619 FINISH W/ LRV = 8.
- EXTERIOR STUCCO COLOR:
DUNN EDWARDS DET 620, BARNWOOD GRAY–W/ LRV= 31
- CLAY TILE ROOF:
2 PIECE REDLANDS CLAY TILE – BAJA MISSION 4000 SERIES,
W/ DE PAINTS MATCH IS DEA 156, " CHERRY COLA" LRV= 10
- STONE VENEER ON COLUMNS:
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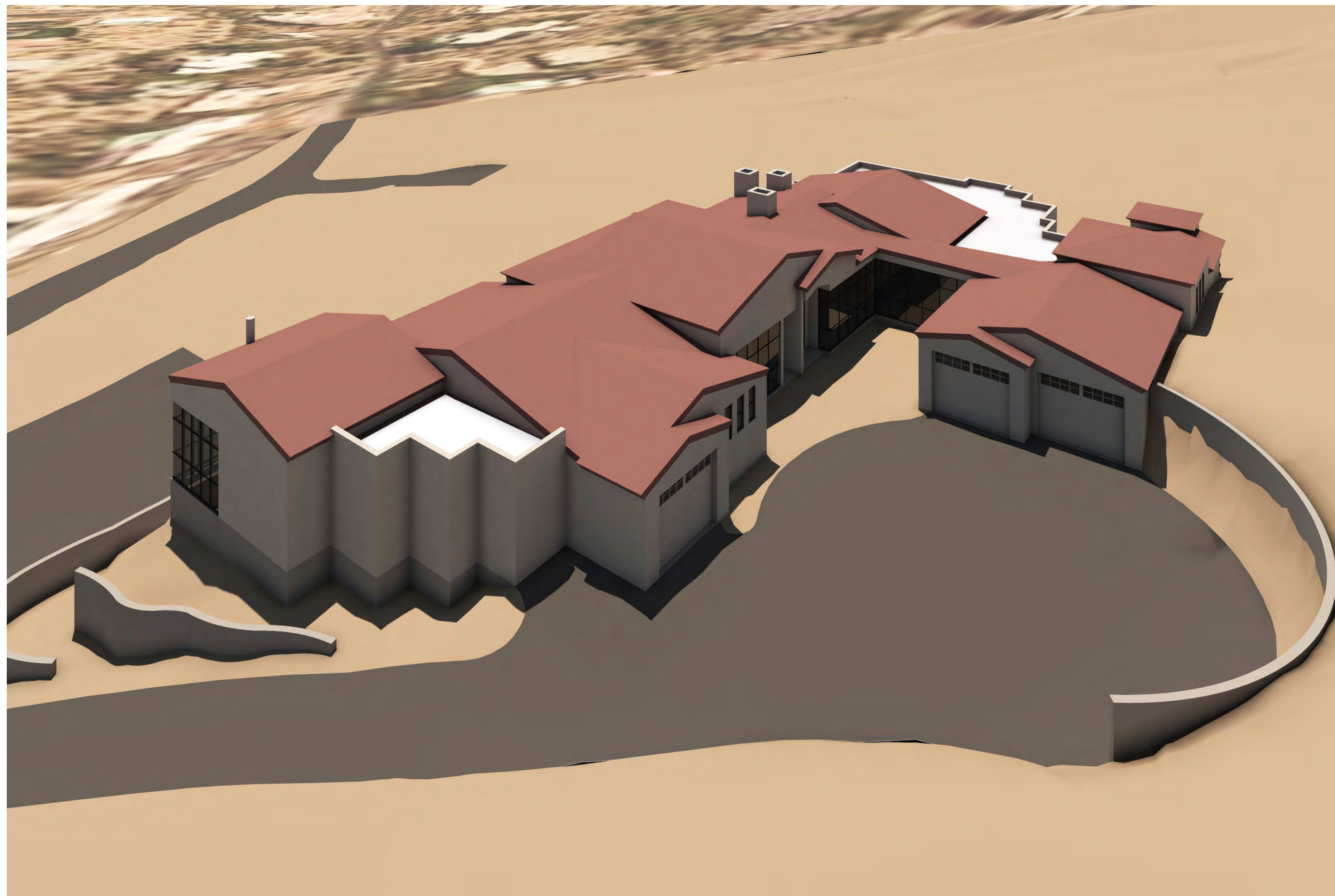
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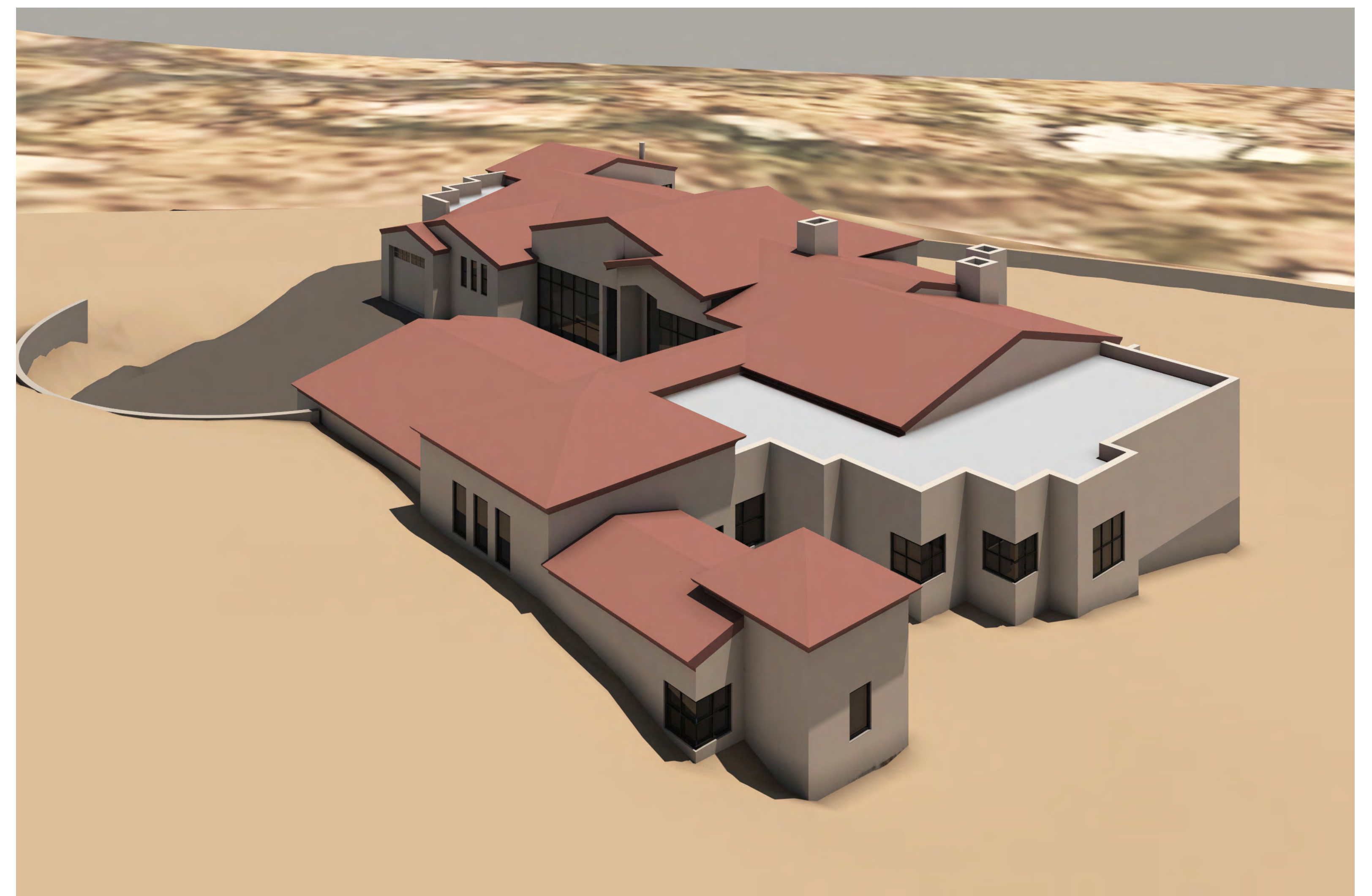
NORTH EAST



SOUTH



SOUTH WEST



SOUTH



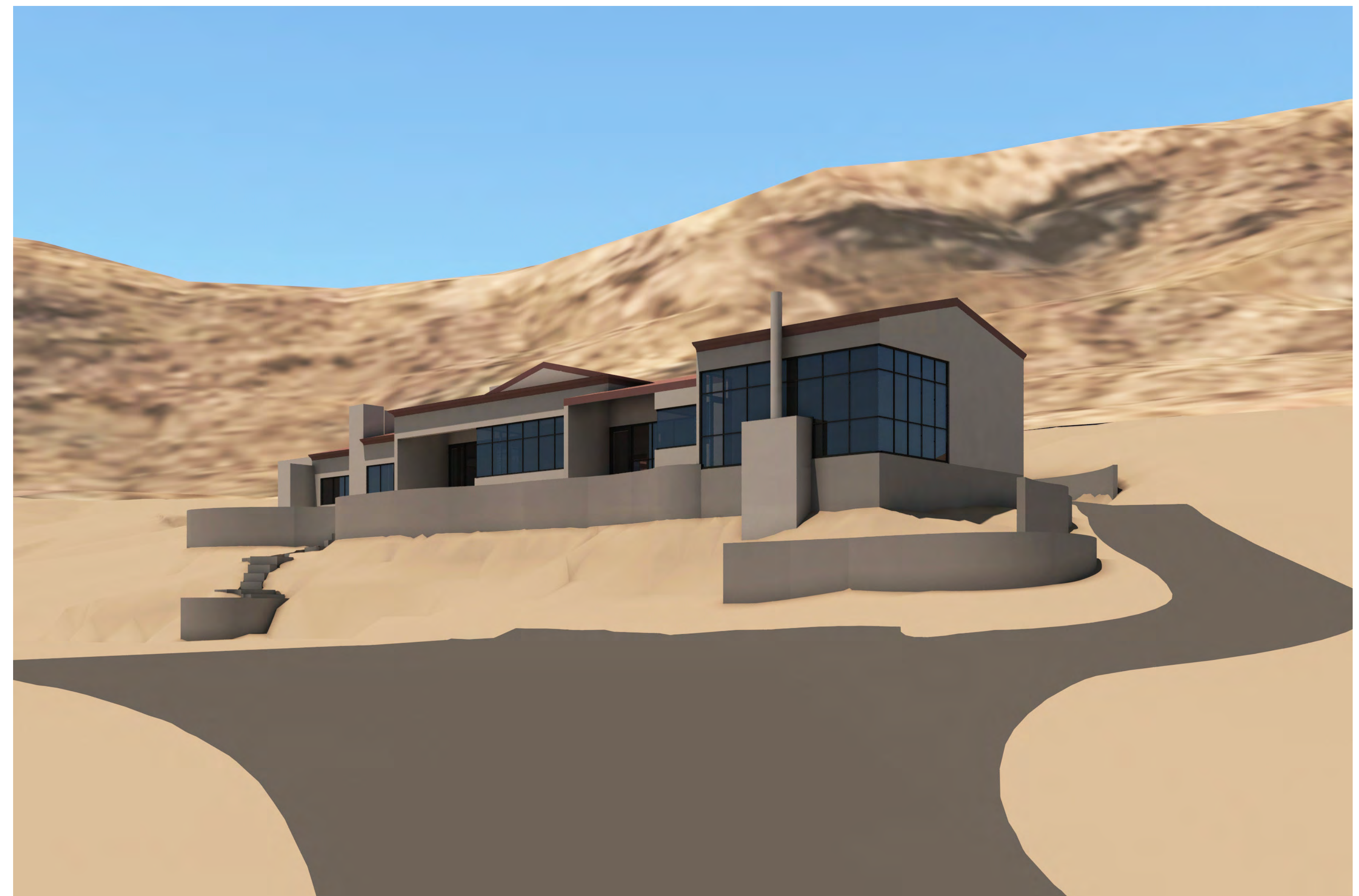
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SOUTH WEST



WEST

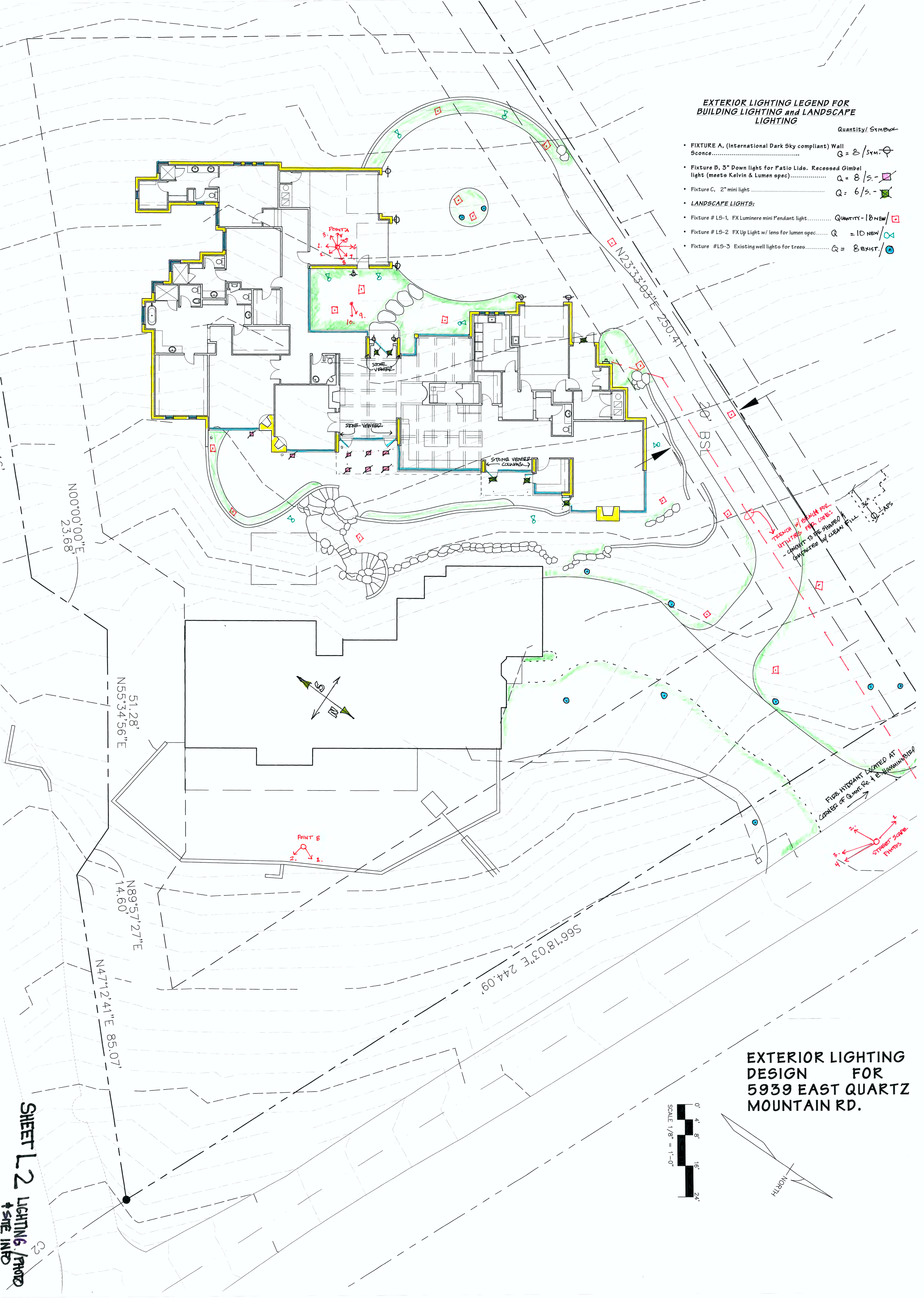


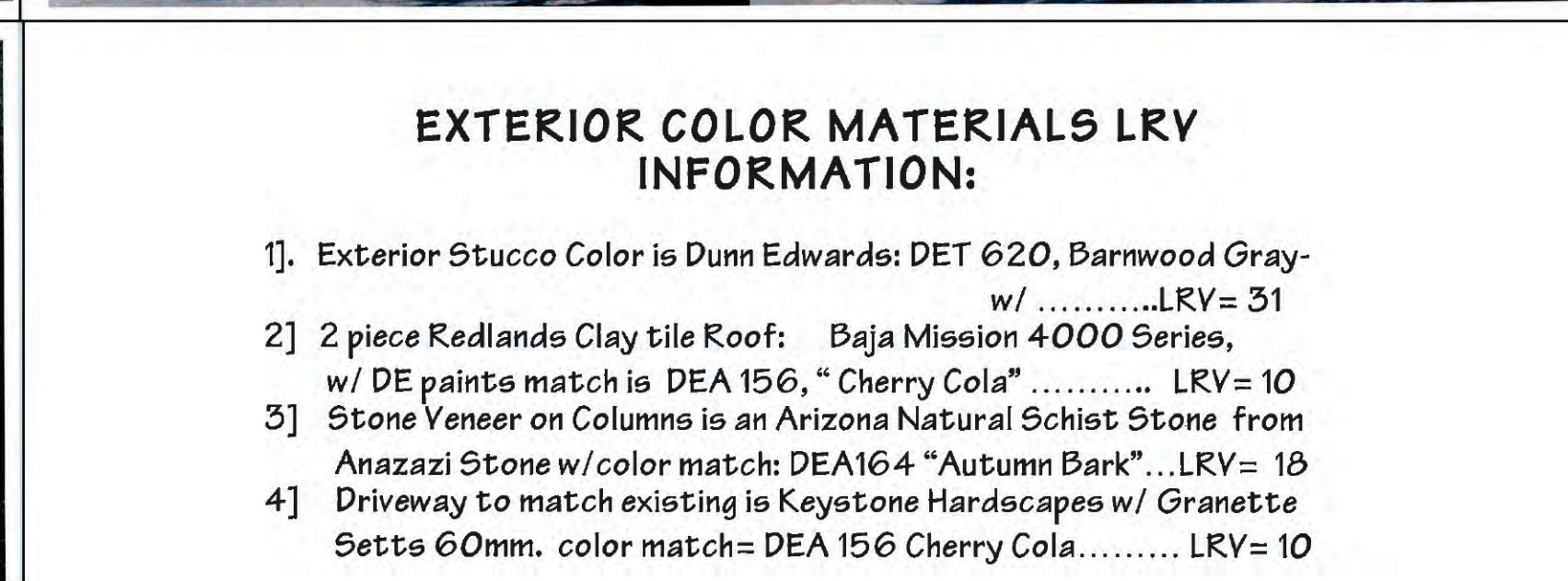
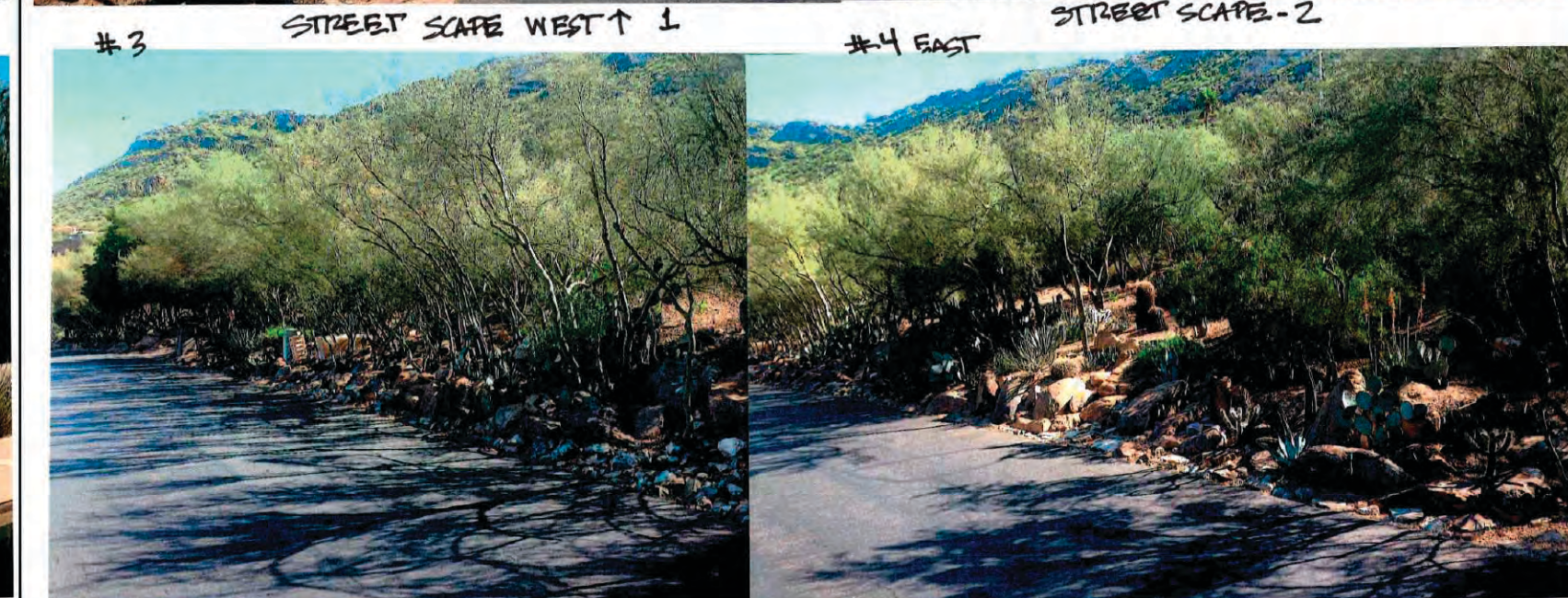
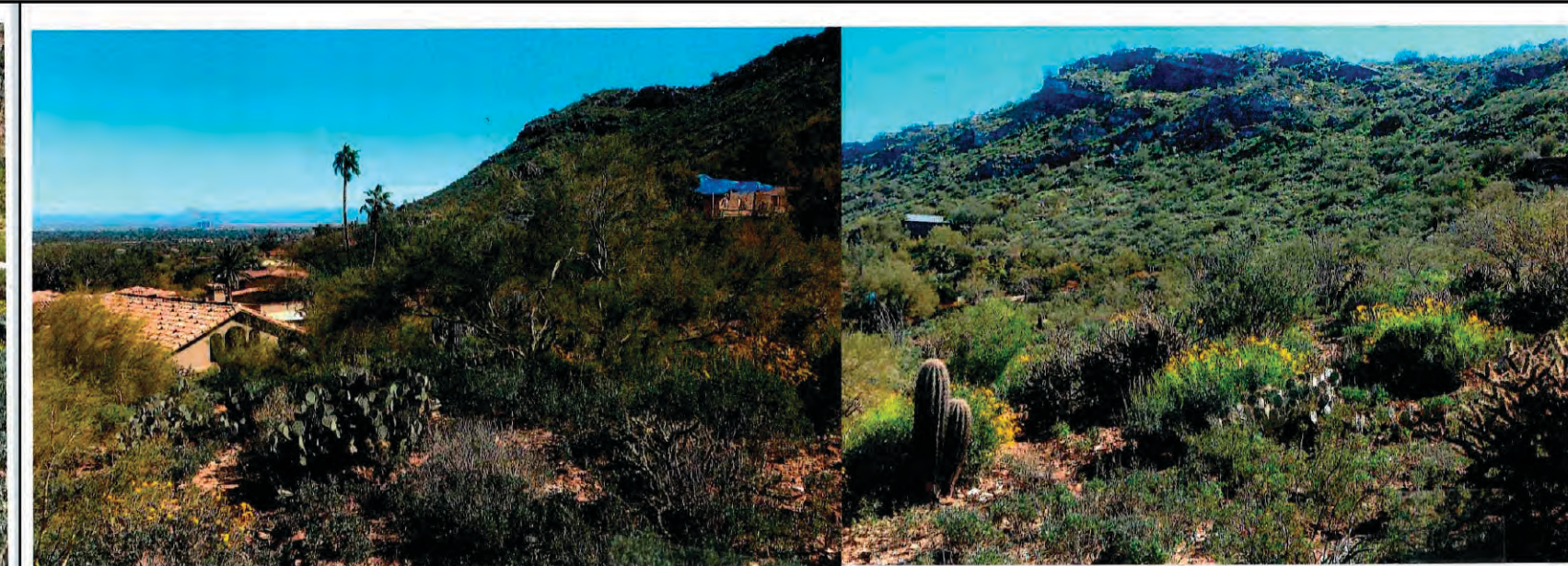
NORTH

EXTERIOR LIGHTING LEGEND FOR
BUILDING LIGHTING and LANDSCAPE
LIGHTING

Quantity/ Symbol

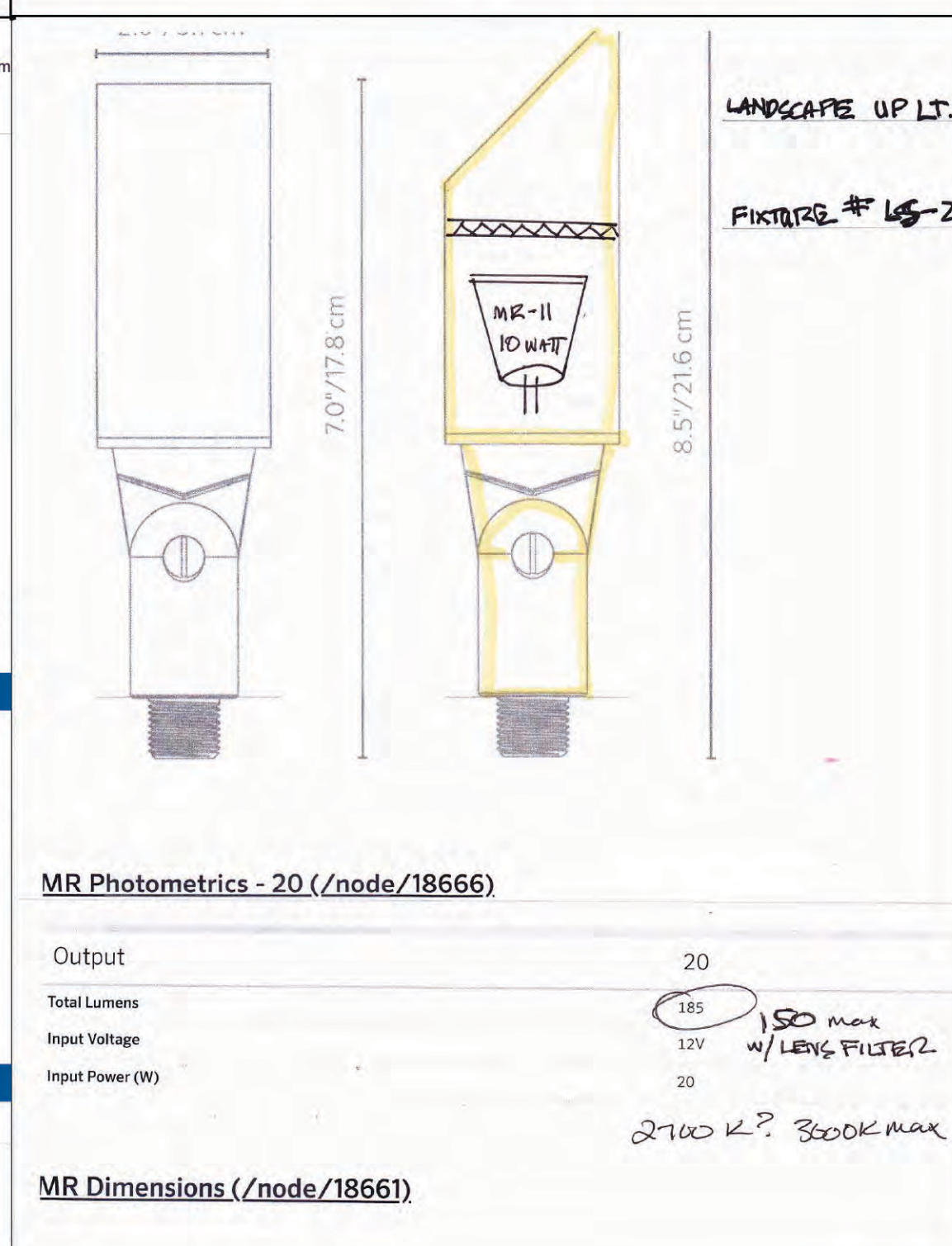
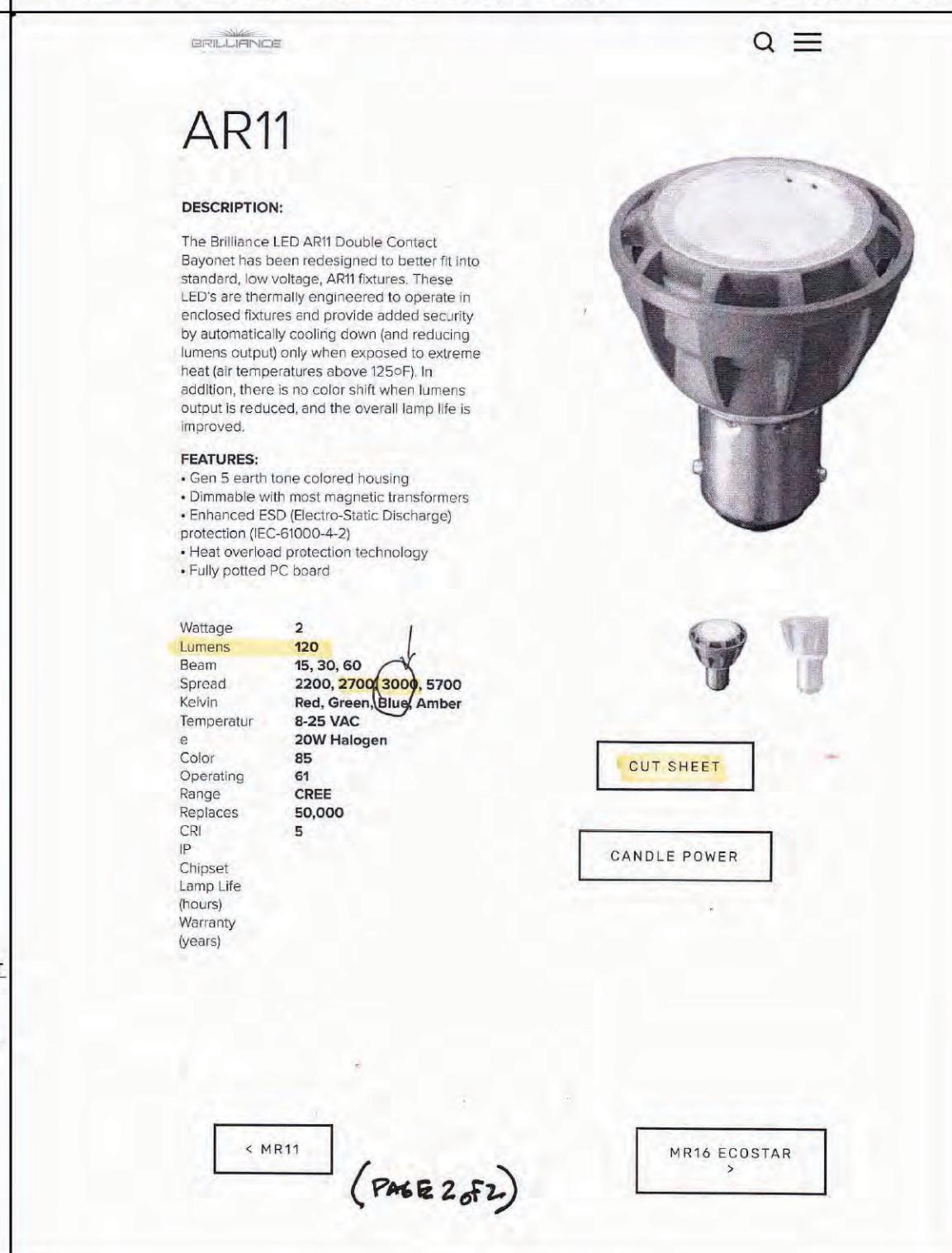
- FIXTURE A, (International Dark Sky compliant) Wall Sconce..... Q = 8 / Sym. 
- Fixture B, 3" Down light for Patio Lids. Recessed Gimbel light (meets Kelvin & Lumen spec)..... Q = 8 / S. - 
- Fixture C, 2" mini light Q = 6 / S. - 
- LANDSCAPE LIGHTS:
 - Fixture # LS-1, FX Luminaire mini Pendant light..... QUANTITY - 18 NEW/ 
 - Fixture # LS-2 FX Up Light w/ lens for lumen spec..... Q = 10 NEW/ 
 - Fixture #LS-3 Existing well lights for trees..... Q = 8 EXIST./ 





A large, two-story Mediterranean-style house with a red-tiled roof, arched windows, and a covered porch supported by columns. The house is surrounded by palm trees and a well-manicured lawn.

Diagram illustrating the dimensions of a roof section. The section is a curved surface with a width of 6 inches, a length of 17.5 inches, and a height of 2.75 inches. The spacing between the centers of the sections is 9 inches.



020-516-1441

DRAWN BY: WD

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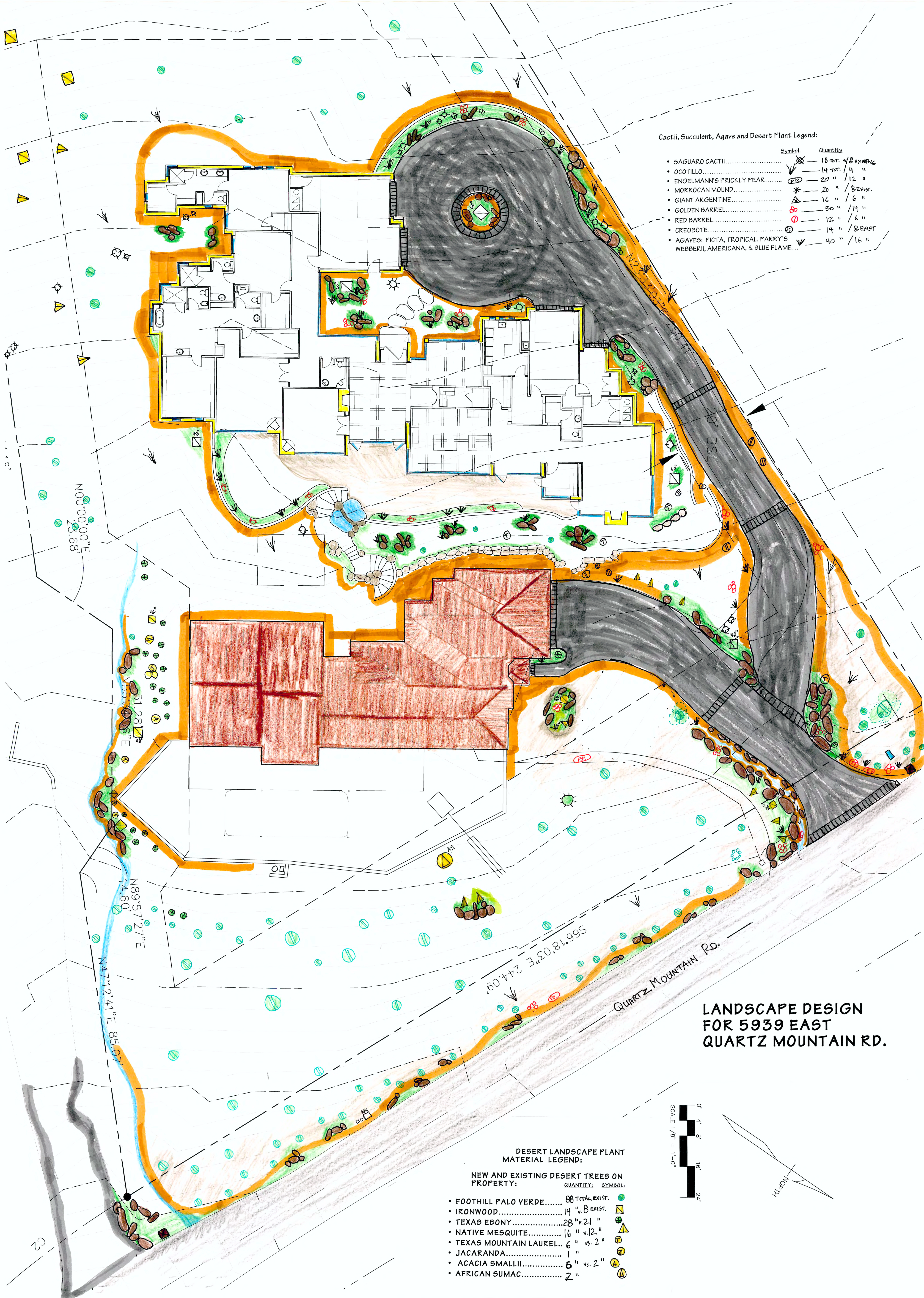
2 _____

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4 _____

L2.2

LIGHTING CUT SHEETS
SITE PHOTOS



Cacti, Succulent, Agave and Desert Plant Legend:

	Symbol	Quantity
• SAGUARO CACTII.....	⊗	18 TOT. 1/8 EXISTING
• OCOTILLO.....	⋈	14 TOT. 4 "
• ENGELMANN'S FRICKLY PEAR.....	⊕	20 " 12 "
• MORROCAN MOUND.....	*	20 " 8 EXIST.
• GIANT ARGENTINE.....	⊖	16 " 6 "
• GOLDEN BARREL.....	⊗	30 " 14 "
• RED BARREL.....	⊕	12 " 6 "
• CREOSOTE.....	⊖	14 " 8 EXIST
• AGAVES: PICTA, TROPICAL, PARRY'S WEBBERII, AMERICANA, & BLUE FLAME...	⋈	40 " 16 "

DESERT LANDSCAPE PLANT MATERIAL LEGEND:

NEW AND EXISTING DESERT TREES ON PROPERTY:

	QUANTITY:	SYMBOL:
• FOOTHILL PALO VERDE.....	88 TOTAL EXIST.	⊗
• IRONWOOD.....	14 " 8 EXIST.	⋈
• TEXAS EBONY.....	28 " v. 21 "	⊕
• NATIVE MESQUITE.....	16 " v. 12 "	⊖
• TEXAS MOUNTAIN LAUREL..	6 " v. 2 "	⊗
• JACARANDA.....	1 "	⊕
• ACACIA SMALLII.....	6 " v. 2 "	⊖
• AFRICAN SUMAC.....	2 "	⋈

LANDSCAPE DESIGN FOR 5939 EAST QUARTZ MOUNTAIN RD.

