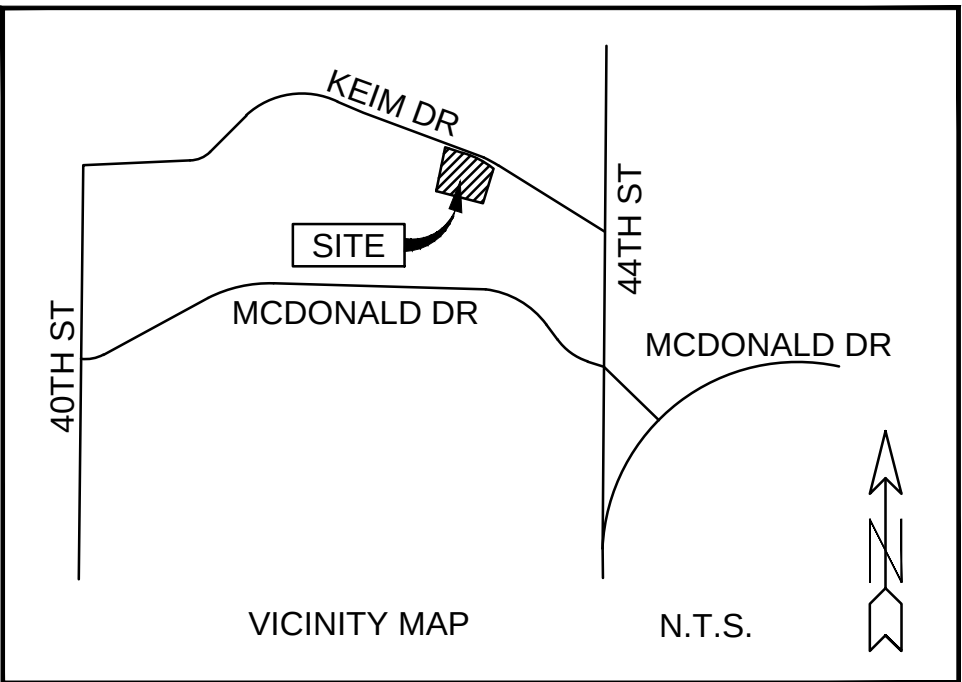


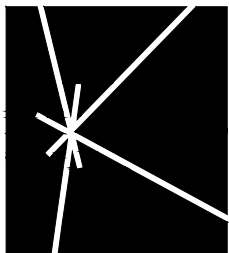
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A-0	COVER SHEET	C-1	GRADING & DRAINAGE NOTES	A-4.0	EXTERIOR ELEVATIONS	A-5.1	BUILDING SECTION C
A-1.0	AERIAL PHOTO & SITE PHOTOS	C-2	GRADING & DRAINAGE SITE PLAN	A-4.1	EXTERIOR ELEVATIONS	A-6.0	EXTERIOR BUILDING LIGHTING PLAN
A-2.0	ARCHITECTURAL RENDERING	C-3	GRADING & DRAINAGE DETAILS	A-4.2	EXTERIOR ELEVATIONS	A-7.0	MASSING MODEL
ST-1	BOUNDARY & TOPOGRAPHIC SURVEY	A-3.0	ARCHITECTURAL SITE PLAN	A-5.0	BUILDING SECTIONS A & B	A-8.0	EXTERIOR MATERIALS





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4		
3	3-18-22	2ND HILLSIDE CONCEPT SUBMITTAL
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1	3-22-21	HILLSIDE PRE-APP MEETING
MARK	DATE	DESCRIPTION

ISSUE: 7-05-22 3RD HILLSIDE CONCEPT SUBMITTAL

PROJECT NO:

CAD DWG FILE:

DRAWN BY: AU/JM

CHECKED BY: BK

SHEET TITLE:

COVER

A-0.0



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5



IMAGE 6



IMAGE 7



IMAGE 8



IMAGE 9



IMAGE 10



IMAGE 11



IMAGE 12



IMAGE 13



IMAGE 14



IMAGE 15



IMAGE 16



IMAGE 17



IMAGE 18



IMAGE 19



IMAGE 20



IMAGE 21



IMAGE 22



IMAGE 23



IMAGE 24



IMAGE 25

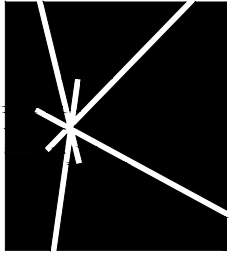
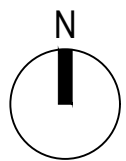


IMAGE 26



SITE PLAN + PHOTOS

1:20 20 40 80



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PROJECT NO:

CAD DWG FILE:

DRAWN BY: AU/JM

CHECKED BY: BK

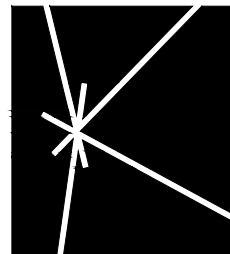
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AERIAL PHOTO
& SITE PHOTOS

A-1.0



RENDERING



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MARK	DATE	DESCRIPTION

ISSUE: 7-05-22 3RD HILLSIDE
CONCEPT SUBMITTAL

PROJECT NO:

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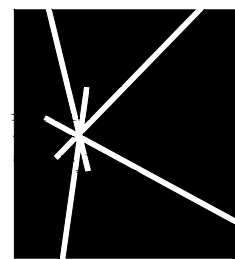
DRAWN BY: AU/JM

CHECKED BY: BK

SHEET TITLE:

RENDERING

A-2.0



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4		
3		
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1	3-22-21	HILLSIDE PRE-APP MEETING
MARK	DATE	DESCRIPTION

ISSUE: 3-18-22 2ND HILLSIDE CONCEPT SUBMITTAL

PROJECT NO:

CAD DWG FILE:

DRAWN BY: -

CHECKED BY: -

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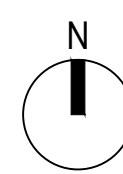
ARCHITECTURAL
SITE PLAN

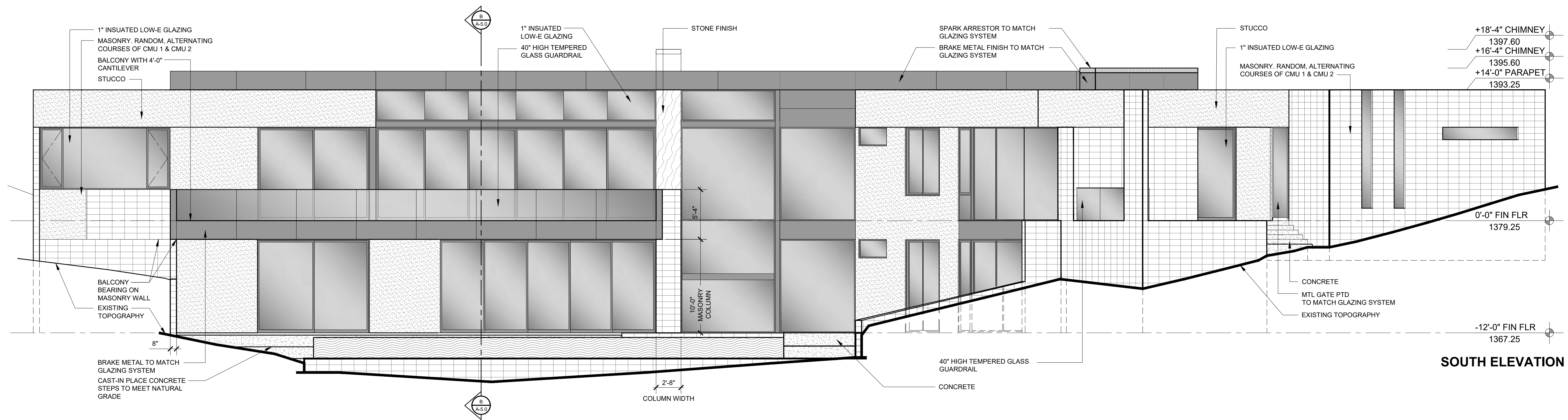
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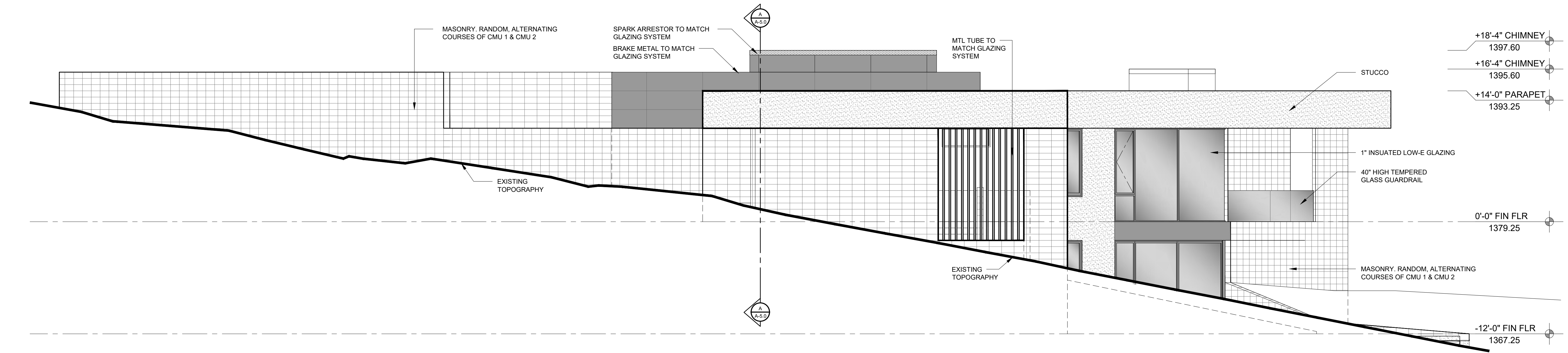
SITE PLAN

1"=10'-0" 10 20 40



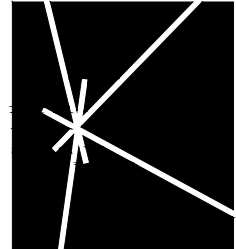
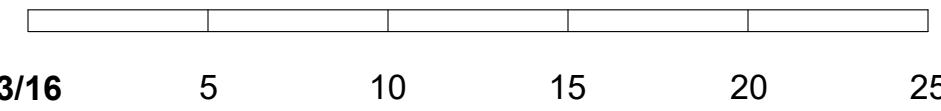


SOUTH ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS



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MARK	DATE	DESCRIPTION

ISSUE: 7-05-22 3RD HILLSIDE CONCEPT SUBMITTAL

PROJECT NO:

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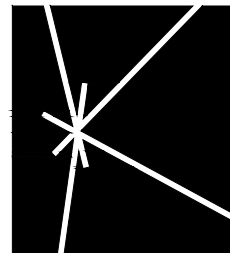
DRAWN BY: AU/JM

CHECKED BY: BK

SHEET TITLE:

EXTERIOR
ELEVATIONS

A-4.0



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PROJECT NO:

CAD DWG FILE:

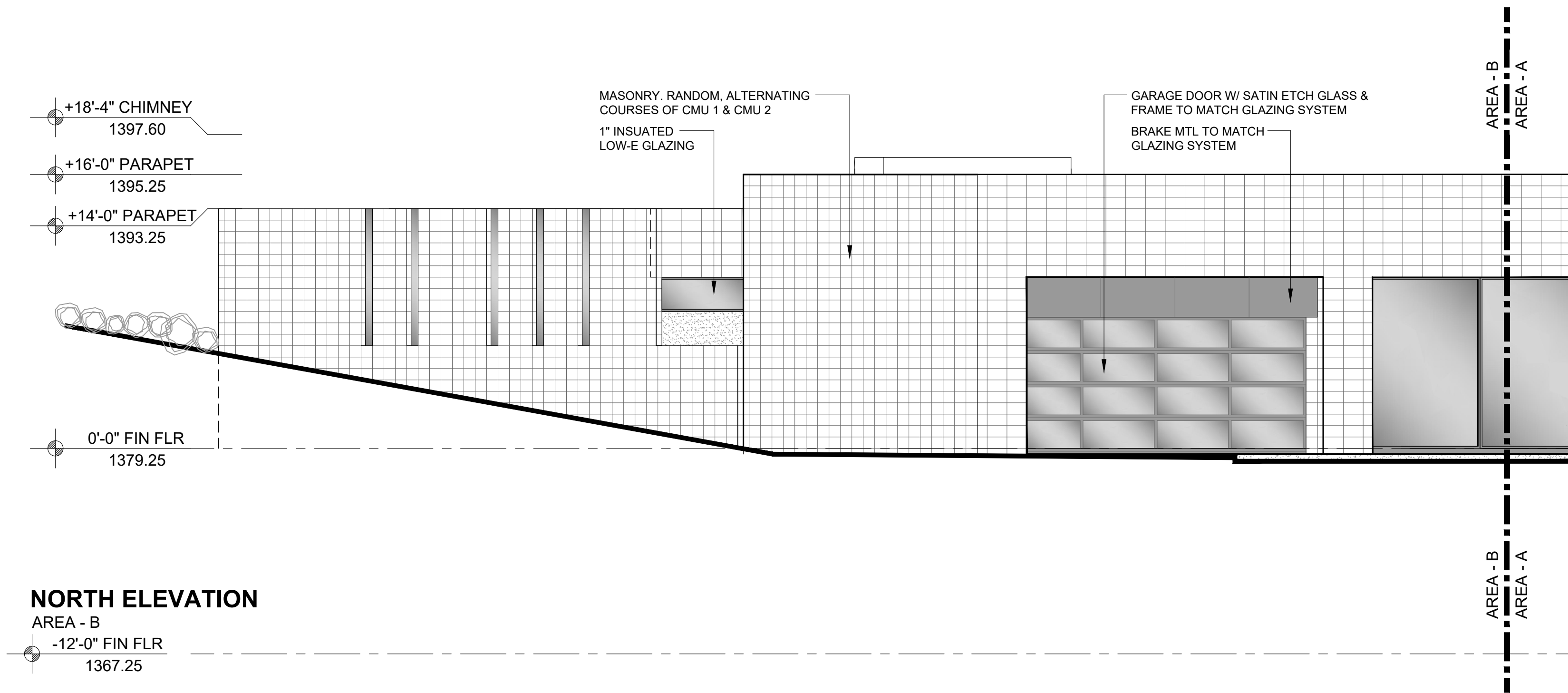
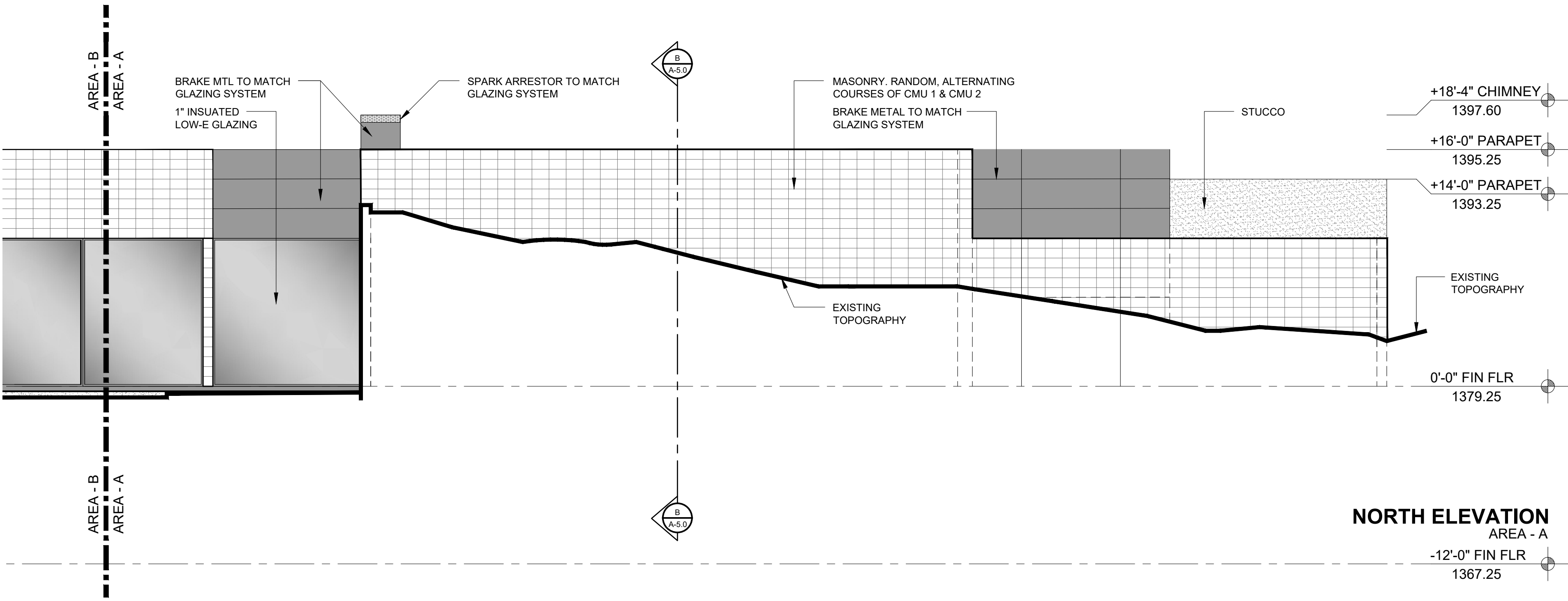
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CHECKED BY: BK

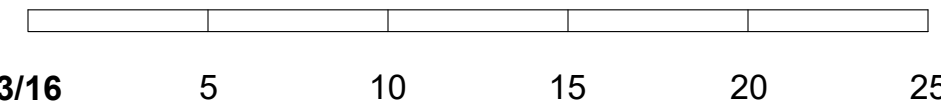
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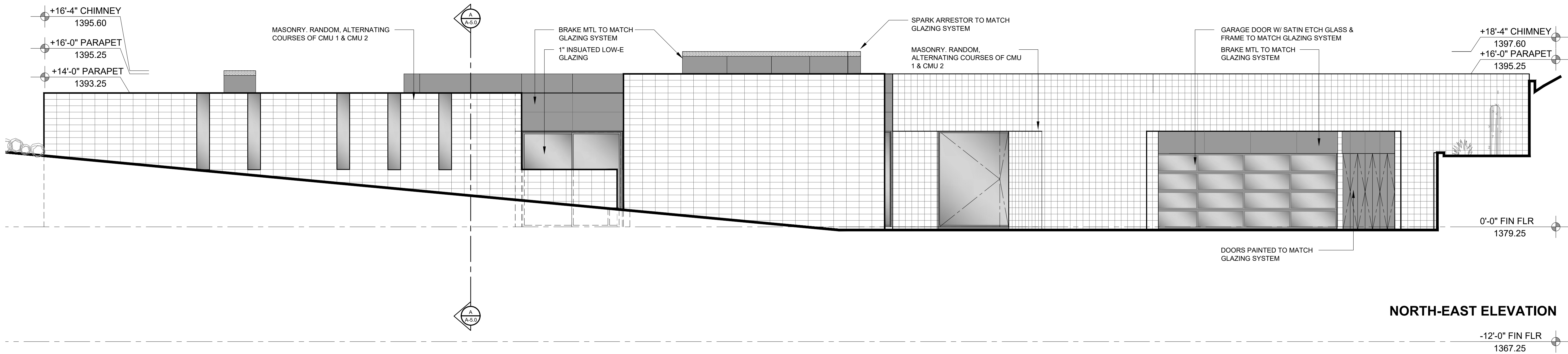
EXTERIOR
ELEVATIONS

A-4.1

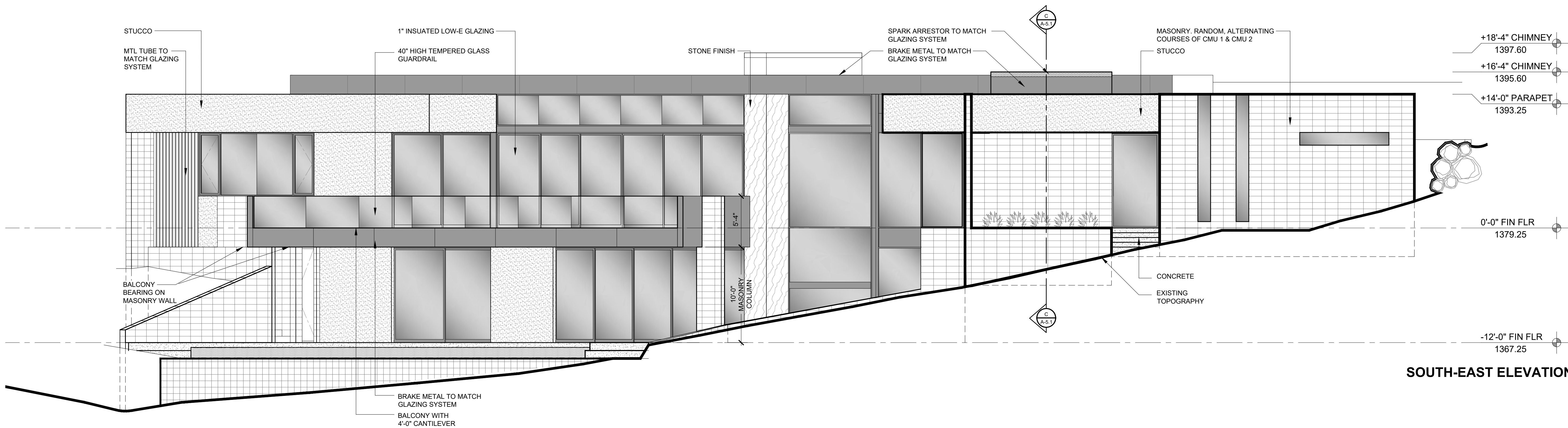


EXTERIOR ELEVATIONS



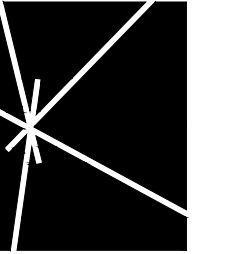
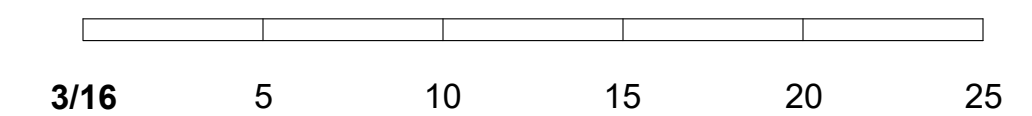


NORTH-EAST ELEVATION



SOUTH-EAST ELEVATION

EXTERIOR ELEVATIONS



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MARK	DATE	DESCRIPTION

ISSUE: 7-05-22 3RD HILLSIDE CONCEPT SUBMITTAL

PROJECT NO:

CAD DWG FILE:

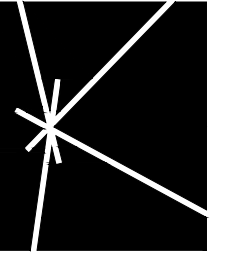
DRAWN BY: AU/JM

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SHEET TITLE:

EXTERIOR
ELEVATIONS

A-4.2



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MARK	DATE	DESCRIPTION

ISSUE: 7-05-22 3RD HILLSIDE CONCEPT SUBMITTAL

PROJECT NO:

CAD DWG FILE:

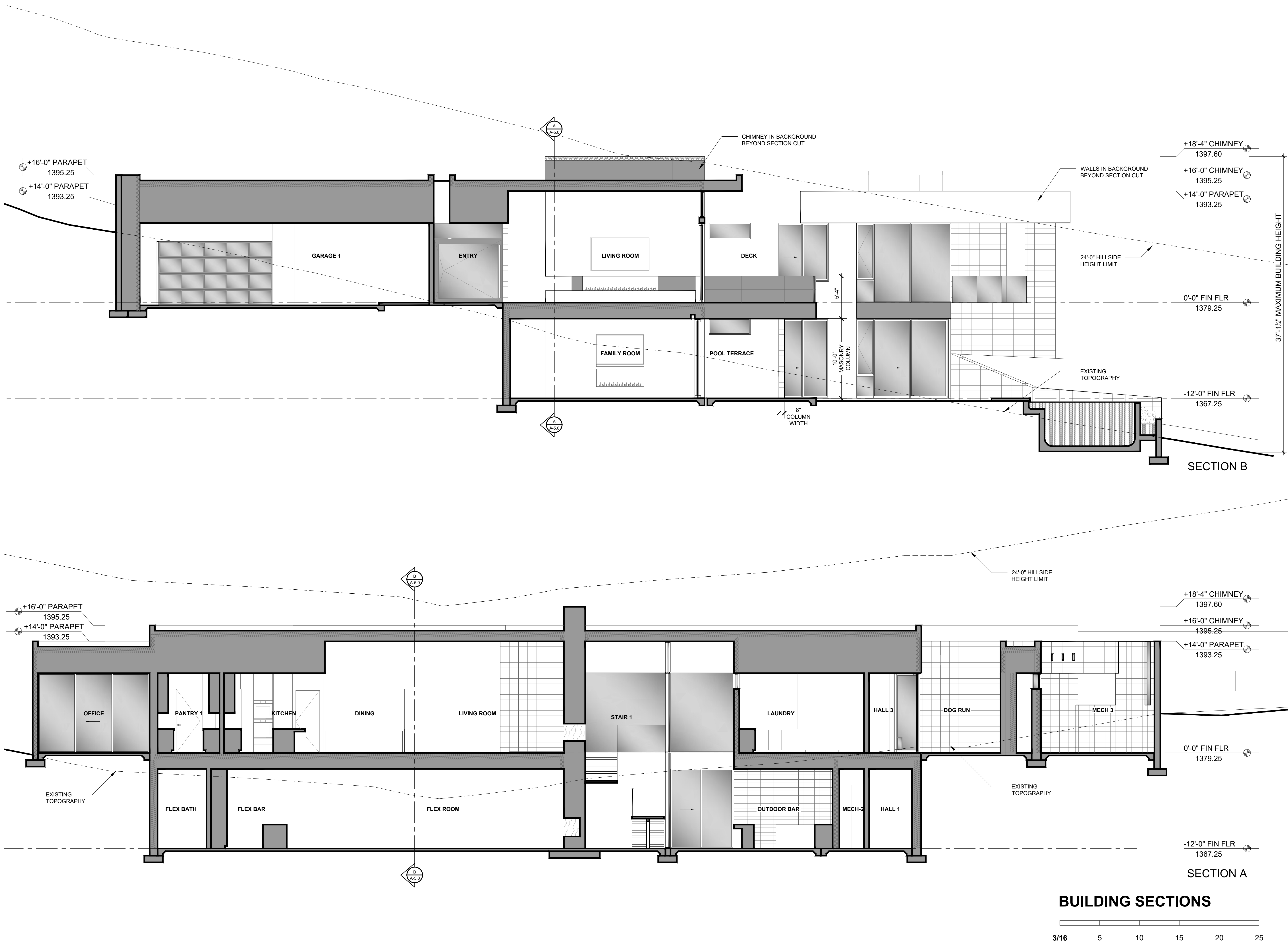
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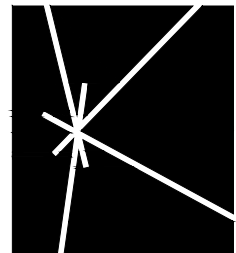
CHECKED BY: BK

SHEET TITLE:

BUILDING
SECTIONS

A-5.0





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MARK	DATE	DESCRIPTION

ISSUE: 7-05-22 3RD HILLSIDE CONCEPT SUBMITTAL

PROJECT NO:

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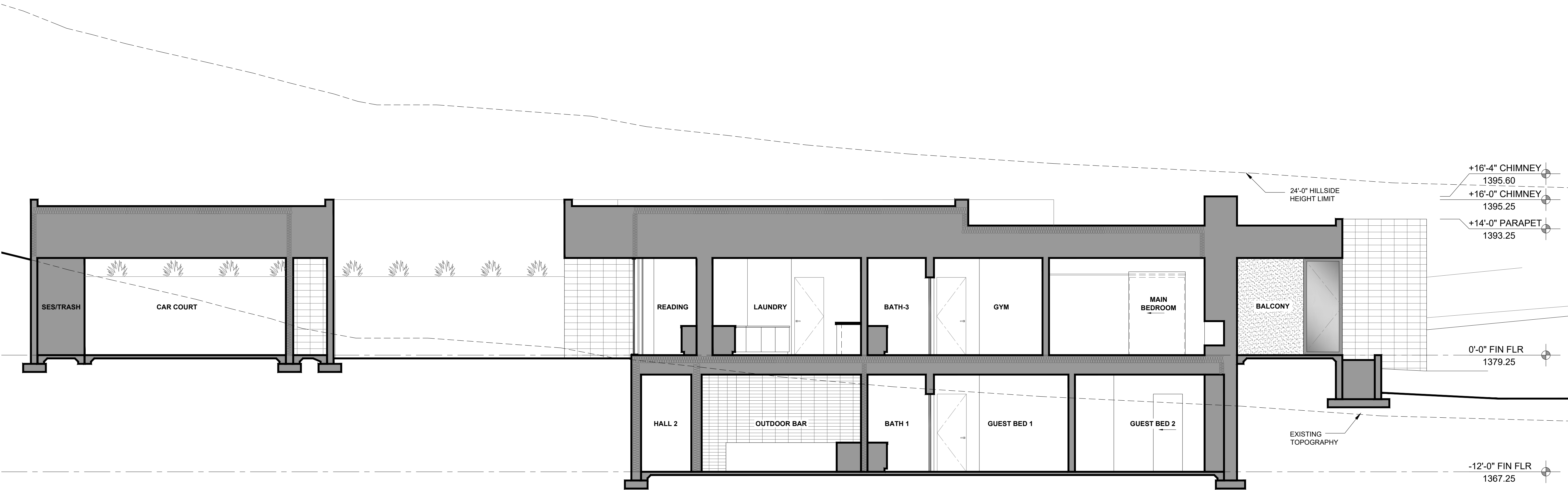
DRAWN BY: AU/JM

CHECKED BY: BK

SHEET TITLE:

BUILDING
SECTIONS

A-5.1



SECTION C

BUILDING SECTIONS



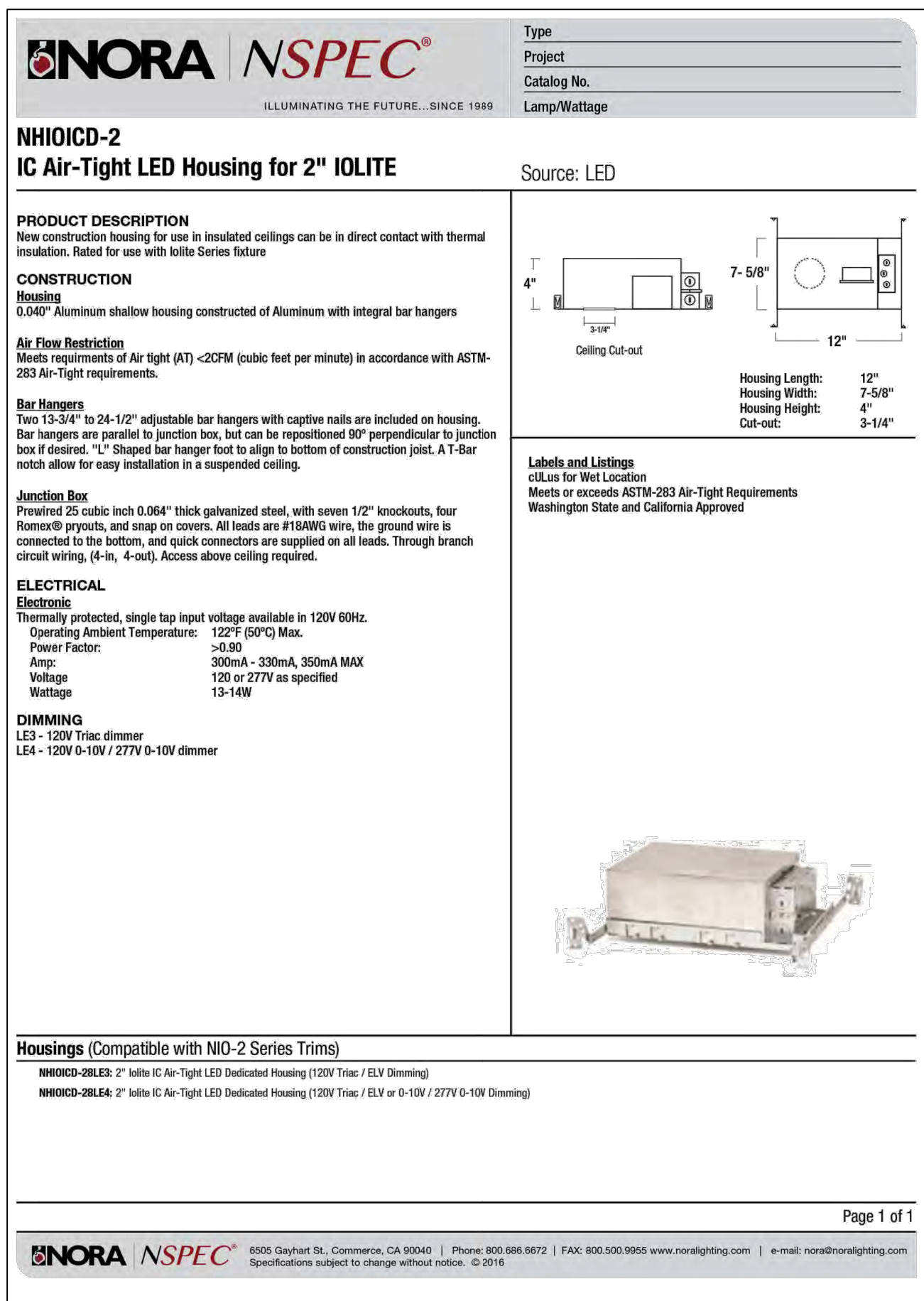
TYPE	QTY	MFR	DESCRIPTION	LUMENS	WATTAGE
1	32	NORA LIGHTING	LED DOWN LIGHT 2"	<750LM	13-14 W
2	11	CSL	LED STEPLIGHT, BRONZE SERIES SS3008-BZ	<120 LM	3 W
3	3	SOLLOS	ADJUSTABLE LED BULLET	<200 LM	2.5W
4	2	SPJ	FLEX-STRIP LINEAR LED	<120 LM	4.4 /FT



1/16



1/16



LED Steplight

2.5" Width

Integral 120V Driver

SS3008 Series

3W 120lm

Fixture

- Cree XP-E LEDs
- 2850K ±100K, 80 CRI, 120 lm
- Integral 120V input driver
- Diecast aluminum
- UL, I/C-UL Listed for wet location

Finishes

- BZ: Bronze
- SM: Silver Metallic
- WT: White

Mounting

- Fits in standard single-switch box; also available in a 2" x 3" handy box configuration
- Step- and wall-mount applications

SS3008 Series

2.5" Width

1 - 2.5W Cree XP-E LEDs
 700mA, 2850K ±100K, 80 CRI, 120 lm
 Integral 120V input driver

☐ SS3008-BZ	Bronze	2 1/2"W x 4 1/2"H x 3/8"D
☐ SS3008-SM	Silver Metallic	2 1/2"W x 4 1/2"H x 3/8"D
☐ SS3008-WT	White	2 1/2"W x 4 1/2"H x 3/8"D

2" x 3" Handy Box Option

Fixtures may be ordered to fit the handy box – add "2x3" to the end of the part number.

☐ SS3008-SM-2x3	Sample part number
--	--------------------

A Division of Traco CSL Lighting, Inc.
 SS3008_2x3D

14508 Nelson Avenue · City of Industry CA 91744 Tel: 626.336.4511 Fax: 626.330.4266 www.cslighting.com
 COPYRIGHT © 2013 TRACO CSL LIGHTING, INC.

Product _____
 Fixture Type _____
 Location _____
 Contact _____
 Phone _____

SOLLOS.

LANDSCAPE LIGHTING

Product:	
Type:	
Project:	

BSB060

Straited Bullet

Architectural Aluminum

Fixture Ordering Guide

Product Code	Finish
BSB060	TB - Textured Black TZ - Textured Bronze

Order Lamp Separately
Example: BSB060-TZ-MR16BAB/827/LED

Shroud:

- Textured Black or Textured Bronze
- UV resistant powder coat protects the finish from salt-spray induced corrosion
- Brass slotted thumb screw for easy, tool-free lamp replacement

Housing:

- Architectural-grade die cast aluminum base, knuckle and shroud
- Fully adjustable swivel arm with locking teeth maintains desired angles
- Two silicone o-rings provide a low-friction, watertight seal
- Gasketed knuckle to prevent water intrusion

Lens:

- Shock and heat-resistant clear, tempered glass

Socket:

- Ceramic GUS-3 bi-pin socket
- Stainless steel retention clip ensures secure lamp seating and protects the lamp from shock and vibration
- Heat-resistant wire leads

Lamp:

- MR16 – 50W maximum
- ProLED® MR16 lamps offer 40,000 hour rated life, 10-15W input voltage range, multiple beam spreads (flood, narrow flood, spot and wide flood) and 2700K, amber, blue, green, red and color changing options

Mounting:

- 8" black ground stake included

Electrical:

- 12 Volt system
- Pre-wired with 36", 18-2 lead wire
- Two King® DryConn™ waterproof connectors included

Certifications:

- ETL Listed to UL Standard 1838 and CSA C22.2 No. 52-97

Fasteners:

- All fasteners are corrosion-resistant stainless steel

Warranty:

- Backed by a 5-year limited warranty to be free from defects in material and/or workmanship
- ProLED® MR16 lamps installed in Sollos' fixtures per installation instructions are backed by a 20-year limited warranty

Photometrics:

Lumens: 220 Beam Spread: 40°

Beam Spread Angle	Lumens	FC
10°	7969	
15°	8838	
20°	1245	
24°	1425	
28°	2234	
32°	3188	
36°	4081	
40°	8454	
44°	1932	
48°	7939	
52°		FC

MR16BAB/827/LED

Sollos Landscape Lighting | 2940 Pacific Drive, Norcross GA 30071 | Toll Free 888.976.5567 (888.Sollos) | Toll Free Fax 888.576.5567 (888.Sollos) | solloslighting.com

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SPECIFICATION FEATURES

Model: SPI-FLEX-STRIP

DESCRIPTION

Model#:	SPI-FLEX-STRIP
Material:	PVC
Electrical:	24DC
Wattage:	4.4 Watts per FT
Lumen Range:	120 lumens
Color Temp:	2700K
Beam Angle:	120°
Max Run:	32 Ft (64 Ft loop)
Dimmable:	Yes
Rated Life:	50,000 hours
Operating Temp.:	-4° - 122°F
Bend Radius:	2.6"
IP68 Wet Location or IP68 Underwater / Submersible	

SPI-Flex-Strip series is a high performance LED strip designed to replace neon lighting for a smooth or continuous line of light. SPI-Flex-Strip flexibility allows the light source to bend around various contours, curves and radiuses without being damaged. Also available in IP68 underwater series. Please consult factory for more info.

Aluminum Cup
AC2

PVC Channel
PVC-39

Aluminum Cup
AC2

Wet Listed

ORDERING INFORMATION

Model#	Finishes	Wattage	Lumen Range	Color Temp.	Electrical
SPI-FLEX-STRIP	W	4.4/FT	120	2700K	24DC

2700K	GREEN
3000K	RED
3500K	PINK
6500K	BLUE
5000K	GREEN
4000K	AMBER

24DC

A-6.0



VIEW 1



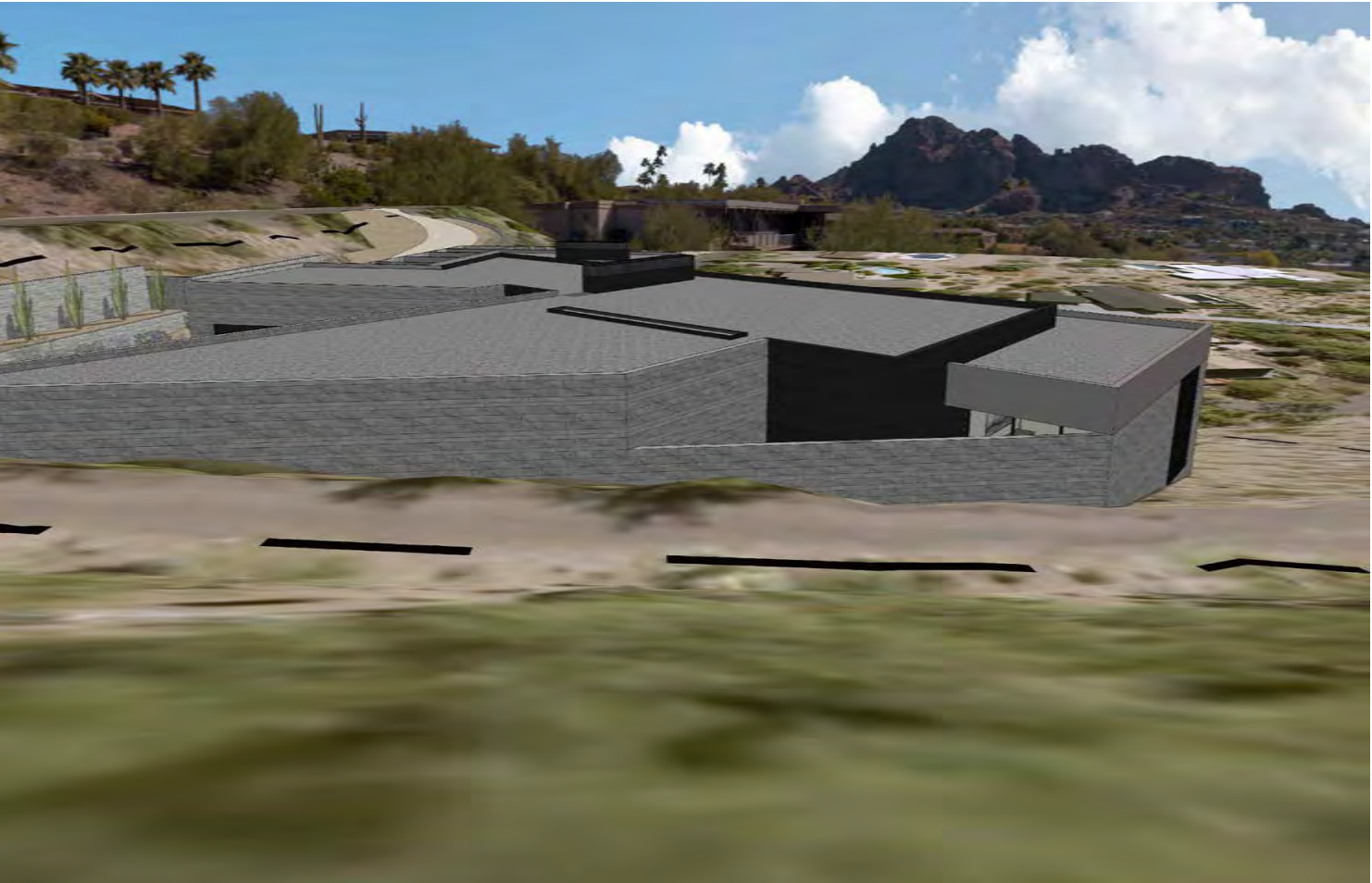
VIEW 2



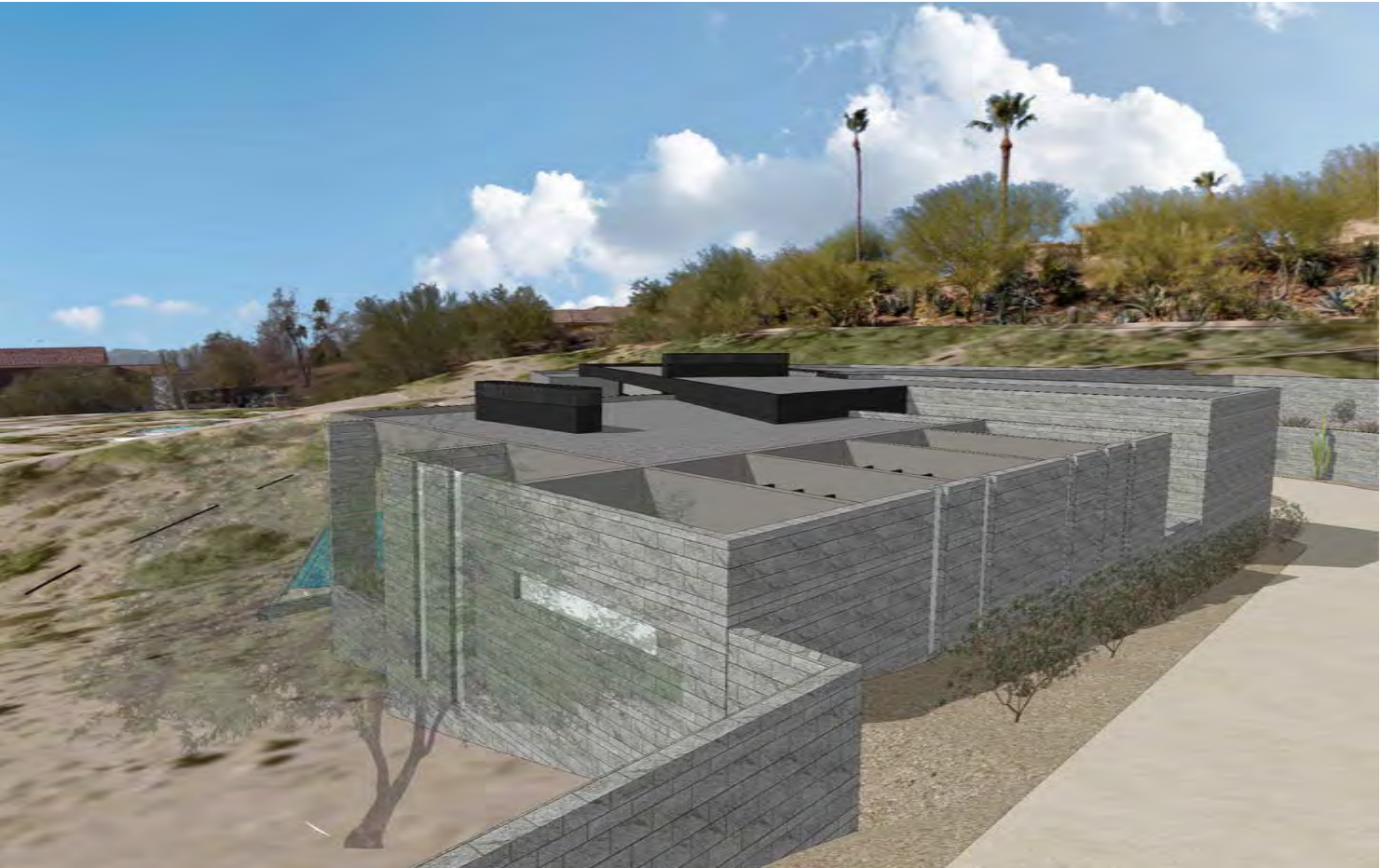
VIEW 3



VIEW 4



VIEW 5



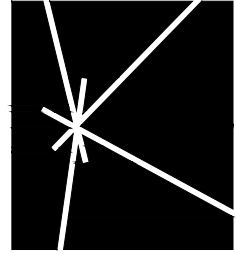
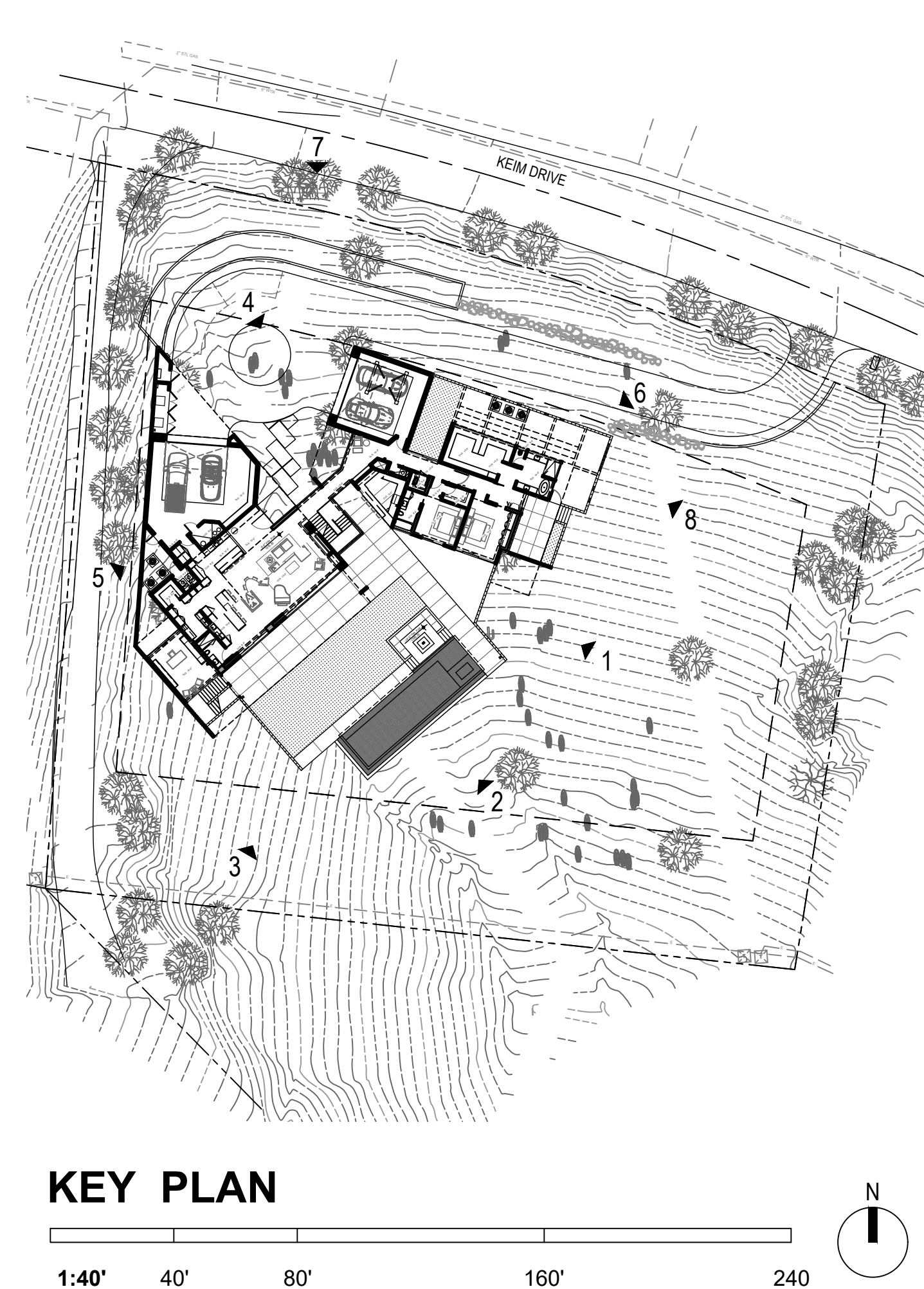
VIEW 6



VIEW 7



VIEW 8



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MARK	DATE	DESCRIPTION

ISSUE: 7-05-22 3RD HILLSIDE CONCEPT SUBMITTAL

PROJECT NO:

CAD DWG FILE:

DRAWN BY: AU/JM

CHECKED BY: BK

SHEET TITLE:

**MASSING
MODEL**

A-7.0

GARAGE DOORS
TRANSLUCENT PANELS W/ FRAME
TO MATCH METAL 2



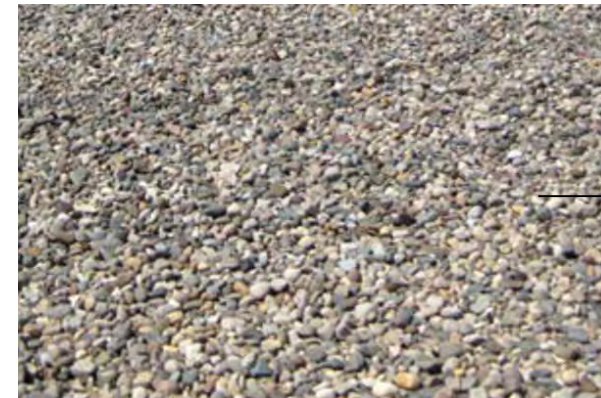
DRIVEWAY: PERMEABLE PAVERS
ACKER-STONE PALOMINO GRIND
GROUND FACE
LRV: 24



CAST IN PLACE CONCRETE SLAB
INTEGRAL COLOR, EXPOSED AGGREGATE
DAVIS COLORS COBBLESTONE 860
LRV: 28.1



BALLAST ROOF
TBD
LRV: NOT TO BE GREATER THAN 38%



**MASONRY WALLS TO BE RANDOM ALTERNATING
COURSES OF CMU-1 & CMU-2**
CMU 1 - RUNNING BOND 4x8x16
SUPERLITE BLOCK, TRENDSTONE
COLOR: PEPPERCORN
LRV: 23.2



FENCE
NATURALLY OXIDIZED FINISH



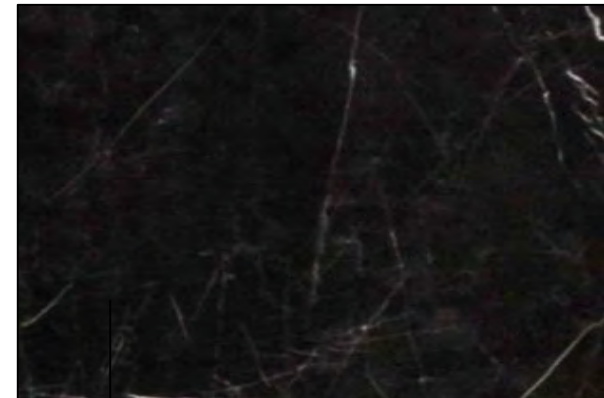
METAL 1
TO MATCH WINDOW SYSTEM FINISH
LRV: 2.5



GLAZING
CLEAR, LOW-E INSULATED GLAZING
IN DARK BRONZE ANODIZED FRAME



STONE
SAPIAN LARGE FORMAT CERAMIC TILE
LRV: 6.5



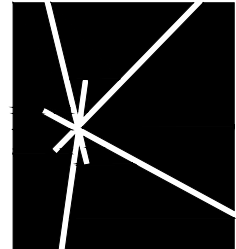
STUCCO
SMOOTH SAND FINISH. MATCH BENJAMIN
MOORE 1475 GRAYSTONE
LRV 29.88



GUARDRAIL
42" HIGH TEMP. GLASS, CLEAR



**MASONRY WALLS TO BE RANDOM
ALTERNATING COURSES OF CMU-1 &
CMU-2 RUNNING BOND 8x8x16**
SUPERLITE BLOCK, SPLITFACE
COLOR: PEPPERCORN
LRV: 23.2



KENDLE DESIGN
COLLABORATIVE

6115 NORTH CATTLETRACK
SCOTTSDALE, ARIZONA 85250
PH 480.951.8558
BRENT@KENDLEDESIGN.COM
KENDLEDESIGN.COM

Dinan
Residence
4275 East Keim Drive
Paradise Valley, AZ 85253

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5		
4		
3	3-18-22	2ND HILLSIDE CONCEPT SUBMITTAL
2	4-1-21	1ST HILLSIDE CONCEPT SUBMITTAL
1	3-22-21	HILLSIDE PRE-APP MEETING
MARK	DATE	DESCRIPTION

ISSUE: 7-05-22 3RD HILLSIDE CONCEPT SUBMITTAL

PROJECT NO:

CAD DWG FILE:

DRAWN BY: AU/JM

CHECKED BY: BK

SHEET TITLE:

EXTERIOR
MATERIALS

A-8.0

OWNER OF RECORD

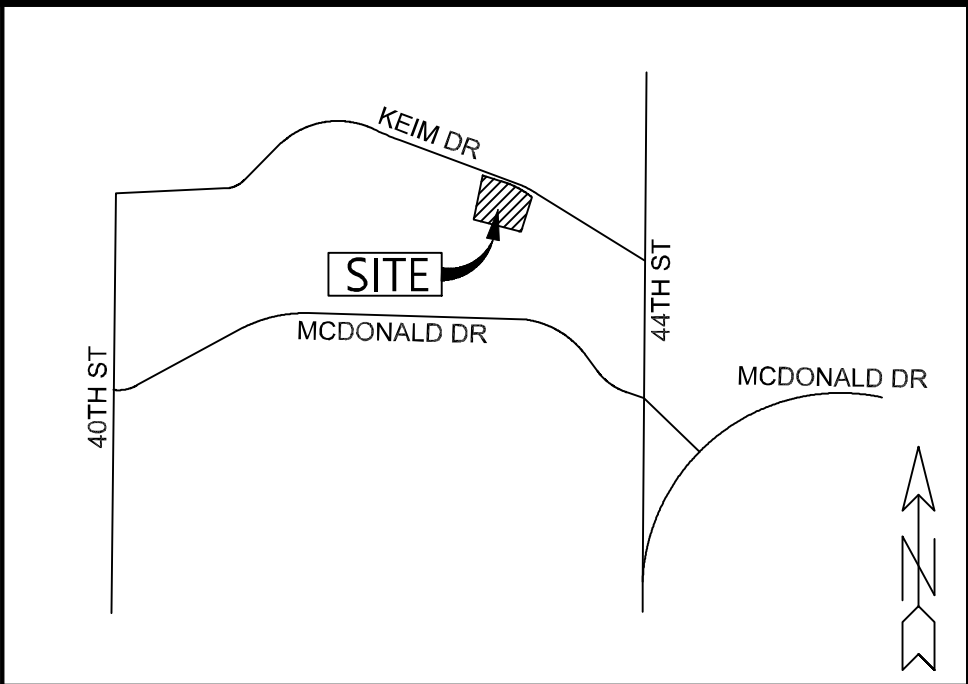
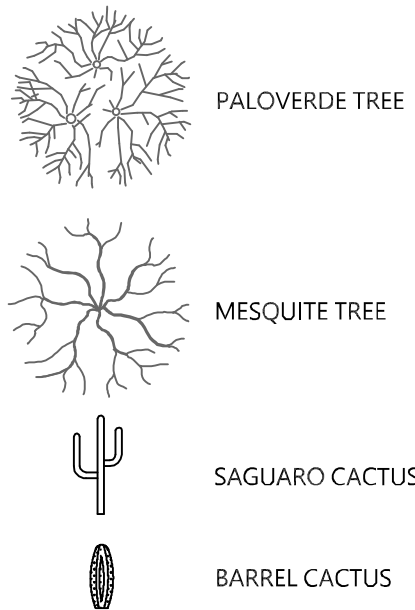
YEE BERNE/LILY TR
Property Address: 4275 E KEIM DR PARADISE VALLEY AZ. 85253
Mailing Address: 9435 N 42ND ST PHOENIX, AZ. 85028

BENCHMARK

FND CPS AT THE INTERSECTION OF 44TH STREET AND LINCOLN DRIVE AVENUE (THE CENTER OF SECTION 7 TOWNSHIP 2 NORTH, RANGE 4 EAST).
ELEVATION = 1367.502 (NAVD88 DATUM)

SYMBOL LEGEND

- WATER METER
- TELEPHONE RISER
- POWER POLE
- FIRE HYDRENT
- DOWN GUY
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- SET REBAR/CAP L5#34559 OR AS NOTED



VICINITY MAP N.T.S.

SURVEYORS NOTES

- MONUMENTS FOUND DURING THIS FIELD SURVEY WERE ACCEPTED UNLESS OTHERWISE NOTED HEREIN.
- CURRENT MINERAL CLAIMS ON LANDS SHOWN IN THIS SURVEY ARE NOT KNOWN TO THIS SURVEYOR.
- IT IS RECOMMENDED THAT THE CLIENT RETAIN LEGAL CONSULTATION TO THOROUGHLY EXAMINE TITLE FOR ANY CLAIMS, DEFECTS OR LIABILITY UNDISCLOSED BY THIS SURVEY.
- THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUE AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO ENSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER ENSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE.
- THIS SURVEY WAS PERFORMED USING GPS (GLOBAL POSITIONING SYSTEMS) TO OPTIMIZE THE RELATIVE POSITIONING OF FOUND CORNERS. EXTREME CARE HAS BEEN TAKEN TO PRODUCE SURFACE MEASUREMENTS OF THE MONUMENTS FOUND.
- THIS SURVEYOR WAS NOT CONTRACTED TO PERFORM A BOUNDARY SURVEY.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO OR OBTAINED BY THIS SURVEYOR. NO ABSTRACT OF TITLE WAS FURNISHED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

LEGAL DESCRIPTION

LOT 43, OF CAMELBACK FOOTHILLS UNIT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 72 OF MAPS, PAGE 14.

LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND MAPPED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2020; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



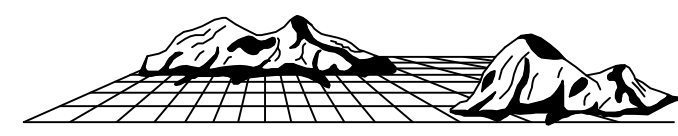
REGISTRATION NO. 34559, AZ.
REGISTERED LAND SURVEYOR

BOUNDARY AND TOPOGRAPHIC SURVEY

OF
A PORTION OF SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

REVISIONS:	DESIGN BY: N/A DRAWN BY: MMM SCALE: 1"=20' DATE: 6/24/20
REV. 1	
REV. 2	
REV. 3	JOB NO. 20-050
REV. 4	1 of 1

MILLER & SONS SURVEYING



2432 W PEORIA AVE. STE. 1302 BLDG 17 PHOENIX, AZ. 85029
PH: (623) 875-1200 F: (623) 875-3777

FND 1/2" REBAR

N 87°07'53" W 2683.94'(C)

NOTHING FND. OR SET
POSITION CALCULATED

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
6. 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 102.3 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.
7. A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
8. A SEPARATE RIGHT-OF-WAY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION.
9. 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.
10. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
11. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
12. ALL NEW AND EXISTING ELECTRICAL SERVICE LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY REQUIREMENTS.
13. 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.
14. EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4' BEHIND ULTIMATE BACK OF CURB LOCATION.
15. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8" ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
16. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER TOWN CODE, ARTICLE 5-2.
17. ALL FILL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95%.
18. SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL INSPECTION.

LEGAL DESCRIPTION

LOT 43 OF CAMELBACK FOOTHILLS UNIT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 72 OF MAPS, PAGE 14

LEGEND

- NG NATURAL GRADE
P PAVEMENT
TF TOP OF FOOTING
FG FINISHED GRADE
C CONCRETE/PAVER
TRW TOP OF RETAINING WALL
TC TOP OF CURB
PG PAGE
BK BOOK
MCR MARICOPA COUNTY RECORDER
TC TOP OF CURB
WO WALL OPENING
G GUTTER

BRASS CAP IN HAND HOLE

BRASS CAP FLUSH
SET RBR/CAP LS#34559

SEWER MANHOLE

WATER METER

GAS VALVE

GAS MARKER

TELEPHONE RISER

TRANSFORMER

C.M.U. WALL
ROAD CENTERLINE
BOUNDARY

EXISTING MESQUITE TREE

EXISTING OCOTILLO

EXISTING SAGUARO

PROPOSED OCOTILLO

PROPOSED SAGUARO

NOTE:

CONTRACTOR TO COORDINATE SEWER AND WATER SERVICE ENTRY LOCATIONS WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.

ALL SEPTIC SYSTEM MODIFICATIONS WILL BE DESIGNED AND PERMITTED BY OTHERS.

PLANT LIST FOR REMOVAL AND REPLACEMENT OF EXISTING TREES AND OTHER VEGETATION WILL BE PERFORMED BY OTHERS

THESE PLANS ARE BASED ON BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED M.A.S. SURVEYING, LLC. THE ENGINEER, JACOBS WALLACE, LLC ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM ERRORS ON THE BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED AND SHOWN HEREON.

THE EXISTING UTILITIES SHOWN HEREON ARE BASED ON INFORMATION OBTAINED IN THE FIELD AS WELL AS MAPS SUPPLIED BY THE CITY, VARIOUS UTILITY COMPANIES & THE SURVEYOR. THE ENGINEER, JACOBS WALLACE, LLC ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITIES NOT SHOWN. CALL BLUESTAKE PRIOR TO ANY DIGGING. IF DISCREPANCIES EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

PRELIMINARY GRADING & DRAINAGE PLAN

4275 E. KEIM DRIVE

OF
A PORTION OF SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SITE ADDRESS

4275 E KEIM DR
PARADISE VALLEY, AZ 85253

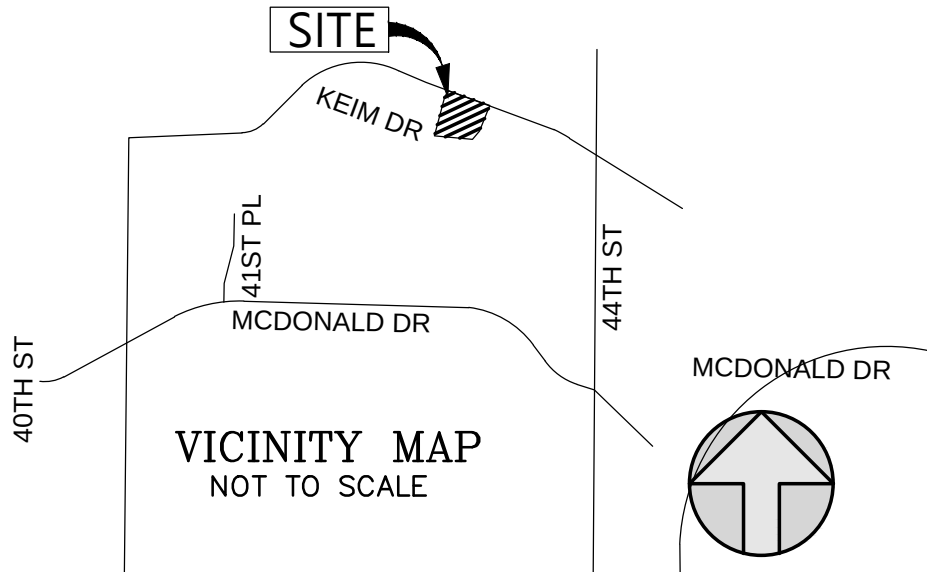
ZONING

RU-43 HILLSIDE

A.P.N.

169-22-044

VICINITY MAP
NOT TO SCALE



DISTRUBED AREA CALCULATION

LOT AREA: 55995 SF = 1.285 AC

AREA UNDER ROOF:
LIVABLE AREA: 6,935 SF
MECH/UNCONDITIONED: 250 SF
GARAGE AREA: 1,687 SF
COVERED PATIO: 882 SF
TOTAL AREA: 9,754 SF

EXISTING DISTURBED AREA: (DRIVEWAY): 2,612 SF

MAIN LEVEL: 6071 SF
ROOF OVERHANG: 2327 SF
COURTYARD: 1109 SF
TOTAL: 9507 SF
FLOOR AREA RATIO: $\frac{9507}{55995} = 16.98\%$

BUILDING PAD SLOPE: 18.0%
VERTICAL= 33.5 FT
HORIZONTAL= 185.8 FT

ALLOWABLE DISTURBED AREA =24.46% =13,696 SF

PROPOSED GROSS DISTURBED AREA =31,312 SF

- (-) TOTAL FOOTPRINT 8067 SF
- (-) GARAGE FOOTPRINT 1687 SF
- (-) EXISTING ASPHALT DRIVEWAY
- REMOVE/INSTALL STABILIZED DG DRIVEWAY CREDIT $\frac{2612}{2} = 1306$ SF (ARTICLE XXII)
- (-) RESTORED AREAS 1804 SF (SEPTIC SYSTEM)
- (-) RESTORED AREAS 2433 SF (NG AT RETAINING WALLS)
- (-) RESTORED AREAS 1036 SF (STORM DRAIN FOR OFFSITE FLOW)
- (-) RESTORED AREAS 1361 SF (STORM DRAIN & UNDERGROUND RETENTION SYSTEM)

PROPOSED DISTURBED AREA 13,618 SF

RETENTION

FIRST FLUSH FIRST FLUSH

DRAINAGE AREA DATA			
AREA ID	AREA	"A" RUNOFF COEFFICIENT "C"	100-YEAR REQUIRED VOLUME CF
SOUTHWEST	7,184	0.84	251
NORTHEAST	16,624	0.84	582
Total	23,808		833

V=0.5/12 X A X C

A=AREA OF DISTURBANCE FIRST FLUSH EVENT

PRE VS. POST PRE VS. POST

PRE-DEVELOPE PRE-DEVELOPE

	DRAINAGE AREA DATA					DRAINAGE AREA DATA			
AREAD ID	RAINFALL "P" IN/HR	AREA "A"	RUNOFF COEFFICIENT "C"	100-YEAR REQUIRED VOLUME CF	RAINFALL "P" IN/HR	AREA "A"	RUNOFF COEFFICIENT "C"	100-YEAR REQUIRED VOLUME CF	
SOUTHWEST	2.22	7,184	0.68	904	2.22	7,184	0.84	1116	
NORTHEAST	2.22	15,570	0.68	1959	2.22	15,570	0.84	2420	

Vr=POST Vr- PRIV Vr=POST Vr- PRE Vr

SOUTHWEST	Vr=	213	CF	Use First Flush
NORTHEAST	Vr=	461	CF	Use First Flush

Vr=(C * P * A)/12

A=AREA OF SITE (NET)

P=RAINFALL DEPTHS IN INCHES (NOAA ATLAS 14)

PRE

C=AVERAGE RUNOFF COEFFICIENT (Appendix 5A PV SDDM)

Impervious=2612 sf (0.95) (Pavement & Rooftops)

Hillslopes=21196 sf (0.65)

Qw= 0.68

POST

C=AVERAGE RUNOFF COEFFICIENT (Appendix 5A PV SDDM)

Impervious=12022 sf (0.95) (Concrete & Rooftops)

Pavers=4690 sf (0.85) (Driveway)

Hillslopes=7096 sf (0.65)

Qw= 0.84

PROVIDED RETENTION

STORM TECH			DRAIN TIME							
MC 4500 Chamber	Excavation Area (sf)	Stone (cf)	End Caps	PROVIDED Volume (ft³)	REQUIRED Volume (ft³)	AS-BUILT Volume (ft³)	Number of Drywells (ea)	Retained Volume (cf)	Perc Rate (cfs)	Drain Time (hr)
4	243	1143	2	955	833		1	955	0.1	2.7
TOTAL=				955	833					

DRAINAGE STATEMENT/PROJECT DESCRIPTION

CONSTRUCT NEW HOME ON VACANT LOT WITHIN THE GUIDELINES OF THE TOWN OF PARADISE VALLEY REQUIREMENTS. EXISTING HOME WAS DEMOLISHED AND REMOVED FROM SITE. IN GENERAL THE LOT DRAINS FROM NORTHWEST TO SOUTHEAST.

1. THE ULTIMATE STORM WATER OUTFALL OCCURS NEAR THE SOUTHEAST CORNER OF THE SITE AT AN ELEVATION OF **1351.0**.
2. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
3. RETENTION IS PROVIDED FOR THE 100-YEAR, 2-HOUR STORM EVENT PER THE STORM WATER DRAINAGE DESIGN MANUAL.
4. THE LOWEST FINISHED FLOOR ELEVATION OF **1367.25** IS SAFE FROM INUNDATION DURING 100 YR PEAK RUN OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.

NATIVE PLAN STATEMENT

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

NOTE

PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE, ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, AND PROPERTY LINES MUST BE PHYSICALLY LOCATED AND IDENTIFIED PRIOR TO INSPECTION.

APPROVED: TOWN OF PARADISE VALLEY 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.



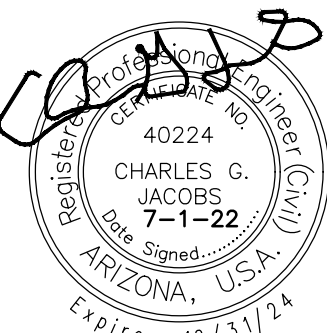
CUSTOM HOME
4275 E KEIM DR
PARADISE VALLEY, AZ

PRELIMINARY
GRADING AND DRAINAGE
PLAN

JACOBS WALLACE, LLC

ENGINEERING - PLANNING - MANAGEMENT

2233 W. BETHANY HOME ROAD
PHOENIX, AZ 85015
602.757.5964



DATE: JAN 2021

DRAWING NO.

C1.0

JOB: 0164

BD*



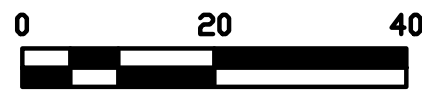
AREAS TO BE RESTORED TO NATURAL GRADE
AND/OR RE-VEGETATED

ROOF DRAINS TO CONNECT TO UNDERGROUND STORM
DRAIN SYSTEM AND BE PIPED TO STORMTECH RETENTION
SYSTEM.



CONSTRUCTION NOTES

1. CONSTRUCT PAVER DRIVEWAY. SEE ARCHITECT PLANS FOR DETAILS
2. INSTALL PATIO PAVERS AT ELEVATIONS SHOWN. SEE ARCHITECT PLANS FOR DETAILS.
3. 8' WALLS WITH 8'-1" SPACE BETWEEN TIERED RAISED PLANTER AREAS. SEE LANDSCAPE PLANS FOR DETAILS.
4. CONSTRUCT RETAINING WALL. SEE STRUCTURAL PANS FOR DETAILS.
5. POOL EQUIPMENT. (CARTRIDGE FILTER)
6. SAWCUT EXISTING PAVEMENT AND REPLACE MATCHING EXISTING SECTION IN KIND. MIN. 2' SAWCUT.
7. EXISTING ASPHALT PAVED ACCESS DRIVE TO HAVE ASPHALT REMOVED AND RESURFACED. INSTALL STABILIZED DG DRIVE WITHIN 6" OF NG UPON PAVEMENT REMOVAL
8. INSTALL RIP-RAP AT OUTLET. MIN. 8'X4' AREA. D50-6" WITH 12" DEPTH. RIP RAP TO BE NATIVE ANGULAR STONE MATCHING EXISTING LANDSCAPE COLORS AND SHAPES. RIRRAP TO ACT AS LEVEL SPREADER AT OFFSITE FLOW OUTLETS
9. TURF AREA. SEE LANDSCAPE PLANS
10. SEPTIC SYSTEM TO BE DESIGNED AND PERMITTED BY OTHERS. RESTORE TO NATURAL GRADE AND RE-VEGETATE
11. INSTALL 24" ROUND INLET NYOPLAST DRAIN BASIN PER MANUFACTURERS SPECIFICATIONS.
12. INSTALL 15" HDPE STORM DRAIN AT INVERTS SHOWN PER MANUFACTURERS SPECIFICATIONS.
13. INSTALL HEADWALL PER MAG STD DTL 501
14. CONSTRUCT BOULDER RETAINING WALL. SEE ARCHITECT PANS FOR DETAILS.
15. STEM WALL OF HOUSE TO ACT AS RETAINING WALL
16. INSTALL MAXWELL IV DRYWELL. DRILL LOG AND PER TEST DATA TO BE PROVIDED TO TOWN OF PARADISE VALLEY UPON INSTALLATION. SEE DETAIL SHEET C3.0
17. INSTALL MC-4500 STORMTECH SYSTEM PER DETAILS SHEET C3.0. SPECIAL INSPECTION REQUIRED BY MANUFACTURER ENSURING PROPER INSTALLATION.



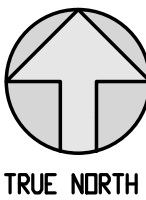
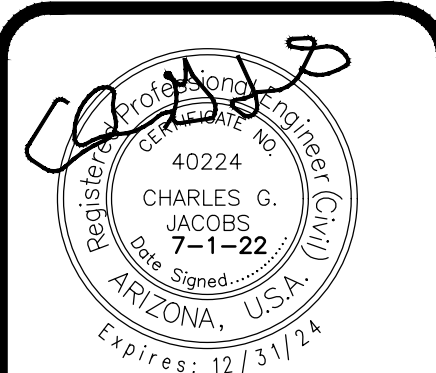
CUSTOM HOME
4275 E KEIM DR
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PRELIMINARY
GRADING AND DRAINAGE
PLAN

JACOBS WALLACE, LLC

ENGINEERING - PLANNING - MANAGEMENT

2233 W. BETHANY HOME ROAD
PHOENIX, AZ 85015
602.757.5964



0 10 20 40
SCALE 1"=20'

DATE: DEC 2020

DRAWING NO.

C2.0

JOB: 0164

BD*

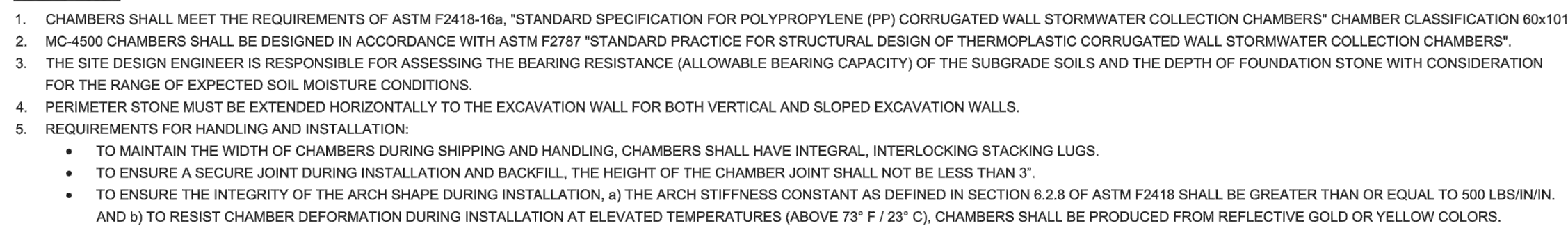
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ³ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ³ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ³ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

1. THE LISTED ASHFTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (ASHFTO M43) STONE".

2. STORMTCH COMPACTIO REQUIREMENTS ARE MET FOR A LOCATION MATERIALS WHEN PLACED AND COMPACTED IN (230 mm) (9") LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.

3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTCH FOR COMPACTION REQUIREMENTS.

4. ONCE LAYER 'D' IS PLACED, ANY SOL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PLAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



1 SHEET OF 1



1 SHEET OF 1

AZ Lic. ROC070466 A, ROC047067 B-4, ADWR 363
CA Lic. 528060, C-42, HAZ.
NV Lic. 0005050 A - NM Lic. 90904 GPO4
U.S. Patent No. 4,923,330 - TM Trademark: 1974, 1990, 200

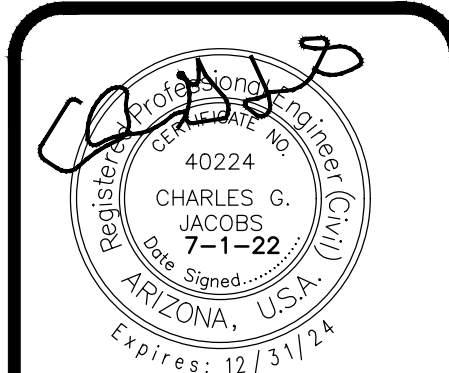
CUSTOM PRECURED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-450 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

CUSTOM HOME
4275 E KEIM DR
PARADISE VALLEY, AZ

**PRELIMINARY
GRADING AND DRAINAGE
DETAILS**

NG - PLANNING - MANAGEMENT

2233 W. BETHANY HOME ROAD
PHOENIX, AZ 85015
602.757.5964



C3.0

JOB: 0164

BD*