

# LOST DUTCHMAN RESIDENCE

## 6837 N LOST DUTCHMAN RD PARADISE VALLEY, AZ 85253

READ ALL SHEETS PRIOR TO CONSTRUCTION, ALL CONSTRUCTION  
MUST ADHERE TO CITY APPROVED CONSTRUCTION DOCUMENTS



### SUMMARY OF WORK

WHERE SPECIFIC INSTRUCTIONS IN THESE SPEC'S REQUIRE THAT A PARTICULAR PRODUCT AND/OR MATERIAL (S) BE INSTALLED AND/OR APPLIED BY AN APRV'D APPLICATOR OF THE MANUFACTURER, IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO ENSURE THE WORK BE DONE BY AND APPROVED APPLICATOR.

DIMENSION NOTE: IN GENERAL, DIMENSIONS ON ARCHITECTURAL SHEETS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDED FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSIONS STRINGS WITH OVERALL DIMENSION STRINGS.

ALL MATERIALS AND/OR SIZES ARE THOSE SPECIFIED BY EITHER THE BUILDER OR PROJECT ENGINEER. ALL DESIGNS, MATERIALS, & PROCEDURES ARE THOSE OF THE CLIENT AND OR BUILDER.  
MINIMUM MATERIAL SPECIFICATIONS PER ATTACHED SHEET (S)

ALL REFERENCES TO AND DRAWINGS OF "EXISTING CONSTRUCTION" ARE BASED ON DRAWINGS PROVIDED TO TECHNE DESIGN BY OWNER

INDIVIDUAL SUB-CONTRACTORS AND/OR ENGINEERS SHALL BE SOLELY RESPONSIBLE FOR THE ACCURACY & CONSISTENCY OF THEIR RESPECTIVE CONSTRUCTION DOCUMENTS INCLUDED IN THIS SET.

DETAILS ON THE STRUCTURAL DRAWINGS ARE TYPICAL. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.  
VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.

### FIRE SPRINKLES

FIRE SPRINKLES REQUIRED ( PER OTHERS)

### OWNER

REGAL AMERICAN HOMES LLC.

### PROJECT DESCRIPTION

BUILD A RESIDENCE WITH A 4 CAR GARAGE AND ONE COVERED PATIO.

### CONSULTANTS

DRAFTING/DESIGN:PROCADESIGN LLC  
ARCHITECTURAL:JENNIFER L.AMOREAUX  
MECHANICAL: I ENGINEERING  
GRADING AND DRAINAGE:D&M ENGINEERING  
SURVEY: D&M ENGINEERING  
GEOTECHNICAL: CLAIR ADAMS ENGINEERING LLC.  
STRUCTURAL: SERGIO HARO  
FIELD MANAGER: TONY NELSON

### BUILDING CODES

2015 INTERNATIONAL BUILDING CODES.(IBC)  
2015 INTERNATIONAL RESIDENTIAL CODE (IRC)  
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)  
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
2015 UNIFORM PLUMBING CODE(UPC)  
2015 INTERNATIONAL PLUMING CODES ( IPC)  
2015 INTERNATIONAL MECHANICAL CODE(IMC)  
2014 NATIONAL ELECTRICAL CODE /NFPA-70  
2015 INTERNATIONAL FIRE CODE (IFC)

### SHEET INDEX:

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2. A4- RENDERINGS
3. GRADING PLAN
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9. E-1 - HOUSE FIXTURES CUT SHEET
10. L-1 - LANDSCAPING PLAN
11. L-2 - LANDSCAPING 3D PICS PLAN
12. L-3 LANDSCAPING LIGHTING PLAN
13. L-4 LANDSCAPING LIGHTING FIXTURES CUT SHEET

### ABBREVIATIONS

ABV	ABOVE	EA	EACH	MFR	MANUFACTURE (R)	TEMP	TEMPERED /
ADJ	ADJUSTABLE /	EB	EYE BROW /	MAS	MASONRY	MASONRY OPENING	TEMPERATURE
ADJL	ADJACENT	EQ	EYEBALL	MO	MASONRY OPENING	THK	THICK (WESS)
AFF	AIR CONDITIONING	EJ	EXPANSION	MTL	MATERIAL / METAL	THRES	THRESHOLD
AL	ADDITIONAL	EQ	JOINT	MAX	MAXIMUM	T/R	TO REMAIN
ALT	ABOVE FINISHED	EQ	EQUAL	MECH	MECHANIC (AL)	T&G	TONGUE AND GROOVE
ANCH	FLOOR	EQUIP	EQUIPMENT	MC	MEDICINE CABINET	T/O	TOP OF
ARCH	ALTERNATE	EXH	EXHAUST	MIN	MINIMUM	TYP	TYPICAL
AUTO	ANCHOR BOLT	EXIST	EXISTING	MISC	MISCELLANEOUS	UNO	UNLESS NOTED
BEAR	ARCHITECTURAL	EXT	EXTERIOR	NTS	NOT TO SCALE	VER	VERTICAL
BLW	AUTOMATIC	FAU	FORCED AIR	ON	ON CENTER	VEST	VESTIBULE
BLK	BELOW	FIN	FINISH	OPT	OPTION (AL)	VIF	VERIFY IN FIELD
BTWN	BEARING	FX	FIXED (PICTURE)	OSB	OVERHEAD	VP	VAPOR ROOF
BLOCK	BETWEEN	FR	FLOOR	OPNG	OPENING	VTR	VENT THROUGH ROOF
BOTTOM	BLOCKING	FLR	FLOOR	PANEL	PANEL	WC	WATER CLOSET
B/O	BOTTOM OF	FLR	FLOOR	PBD	PARTICLE BOARD	WP	WATER PROOF (ING)
BLDG	BUILDING	FT	FOOT / FEET	PL	PLATE	w/	WITH
BLS	BUILDING SETBACK	FTG	FOOTING	PLB	PLYWOOD	WD	WOOD
CB	CABINET	FND	FOUNDATION	PLY	PLYWOOD	WD	WOOD
CBH	CUBIC FEET PER	FOS	FACE OF STUD	PRV	PRESSURE RELIEF	xo / xox	X = OPERABLE, O = FIXED
CL	CENTER LINE	FJ	FLOOR JOIST	PSF	POUNDS PER SQUARE		
CLG	CEILING	GA	GALV	PSI	POUNDS PER SQUARE		
CLG HT	CEILING HEIGHT	GC	GENERAL	INCH	INCH		
CTR	CENTER	GL	GLASS	CONTRACTOR	CONTRACTOR	PR	PROPERTY LINE
CLR	CLEAR (ANCE)	GL	GLASS	GLAZING	GLAZING	PR	PROPERTY LINE
CLO	CLOSET	GL	GLASS	GLAZING	GLAZING	PR	PROPERTY LINE
CM	CULTURED	GYP BD	GYP	GYP	GYP	REF	REFRIGERATOR
COL	COLUMN	GI	GALVANIZED	IRON	IRON	REIN	REINFORCE (D) (ING)
COMB	COMBUSTION	HDW	HARDWARE	R/A	RETURN AIR	ROOM	ROOM
CONC	CONCRETE	HDR	HEADER	HEATING / VENTING	RO	R/O	ROUGH OPENING
CPT	CONCRETE	HDR	HEADER	HEATING / VENTING	RO	R/O	ROUGH OPENING
CMU	MASONRY UNIT	HVAC	HVAC	AIR CONDITIONING	RAS	SCH	SCHEDULE
CONST	CONSTRUCTION	HC	HOLLOW CORE /	INSUL	INSULATE	SC	SOLID CORE
CONT	CONTINUOUS OR	HT	HIGH	SH	SHEET	SHWR	SHOWER
CJ	CIRCLE TOP / FULL	HR	HORIZONTAL	SHWR	SHOWER	SHT	SHEET
CT	CIRCLE TOP / FULL	HR	HORIZONTAL	SHWR	SHOWER	SHT	SHEET
d	DEEP / DEPTH	IN	INCH	SO	SPECIFICATION	SO	SQUARE </td
DTL	DETAIL	IN	INCH	SO	SPECIFICATION	SO	SQUARE </td
DIAG	DIAGONAL	INSUL	INSULATE	STL	STEEL	STL	STEEL
DIA	DIAMETER	INT	INTERIOR	STD	STANDARD	STRUT	STRUCTURAL
DM	DIMENSION	KIT	KITCHEN	SVS	SHEATHING	TV	TELEVISION
DISP	DISPOSAL	LAV	LAVATORY	SVS	SHEATHING	TV	TELEVISION
DIV	DIVISION	LDY	LAUNDRY	SVS	SHEATHING	TV	TELEVISION
DN	DOWN	LVR	LOUVER	SVS	SHEATHING	TV	TELEVISION
DWG	DRAWING	LVT	LIGHTING	SVS	SHEATHING	TV	TELEVISION
ELECT	ELECTRIC (AL)	LVT	LIGHTING	SVS	SHEATHING	TV	TELEVISION
ELEV	ELEVATION	LVT	LIGHTING	SVS	SHEATHING	TV	TELEVISION

### ARCHITECTURAL SYMBOLS

SECTION INDICATOR	SECTION INDICATOR
DETAIL REFERENCE	DETAIL NUMBER
ELEVATION NODE	ELEVATION HEIGHT
NOTE MARKER	NOTE INDICATOR
OFFSET REFERENCE	DIFFERENCE IN FLOOR LEVEL

No.	Revisions	Date





Garage Side (From Above) - Facing Southeast .5  
N.T.S



Entry Elevation - Facing East .1  
N.T.S



Pool Side Elevation - Facing North .2  
N.T.S



Pool Area (From Above) - Facing Northwest .6  
N.T.S



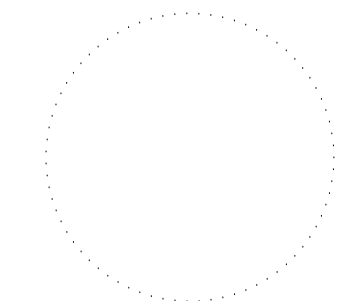
Garage Side Elevation - Facing South .3  
N.T.S



Rear Elevation - Facing West .4  
N.T.S



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**Lost Dutchman Residence**  
6837 N. Lost Dutchman Dr.  
Paradise Valley, AZ 85253

DATE: 11/14/17  
SCALE: N.T.S.  
DRAWN: JPL  
JOB:  
SHEET:

**A4**

Renderings





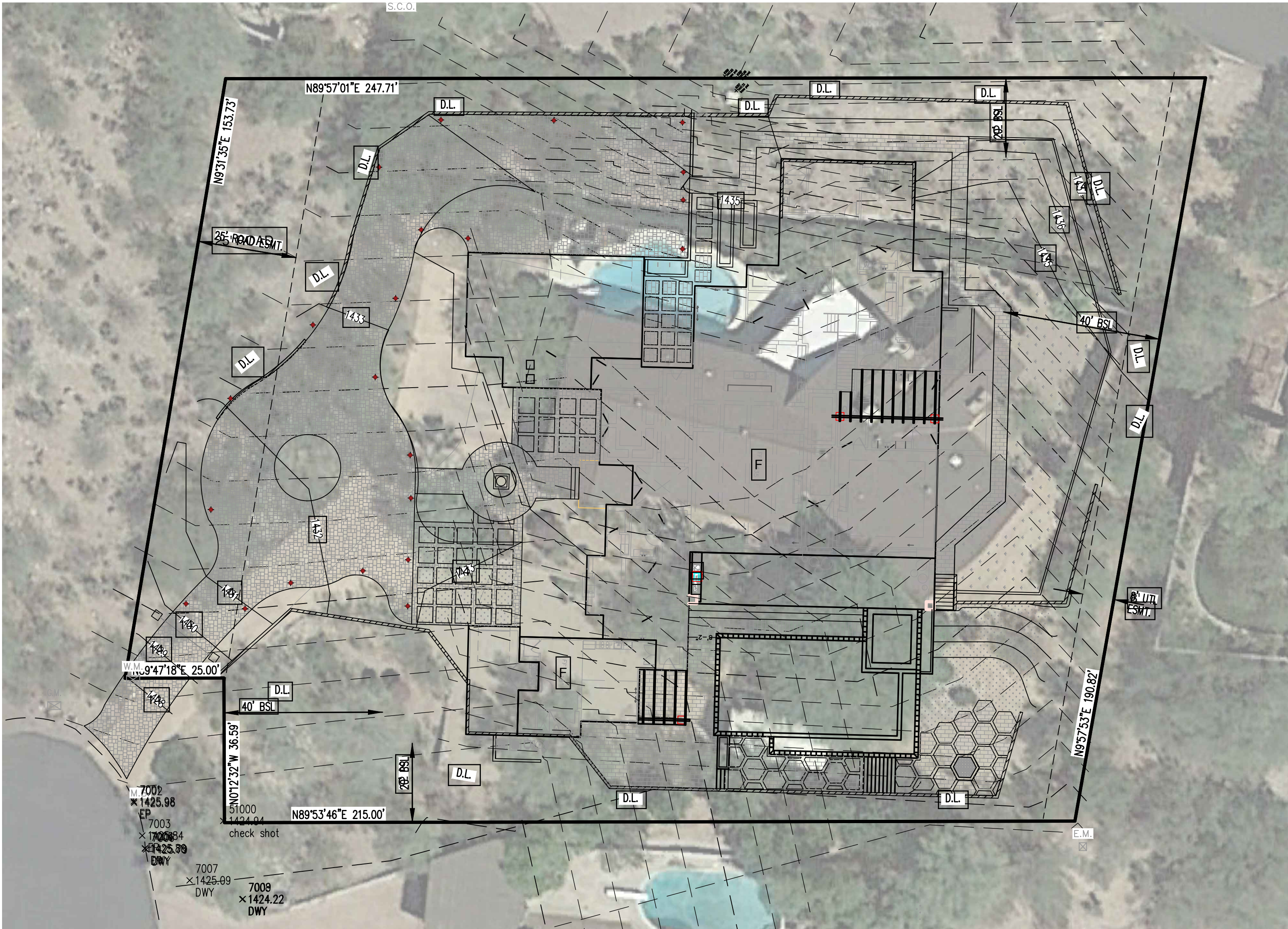


# AERIAL EXHIBIT

6837 NORTH LOST DUTCHMAN, PARADISE VALLEY, ARIZONA

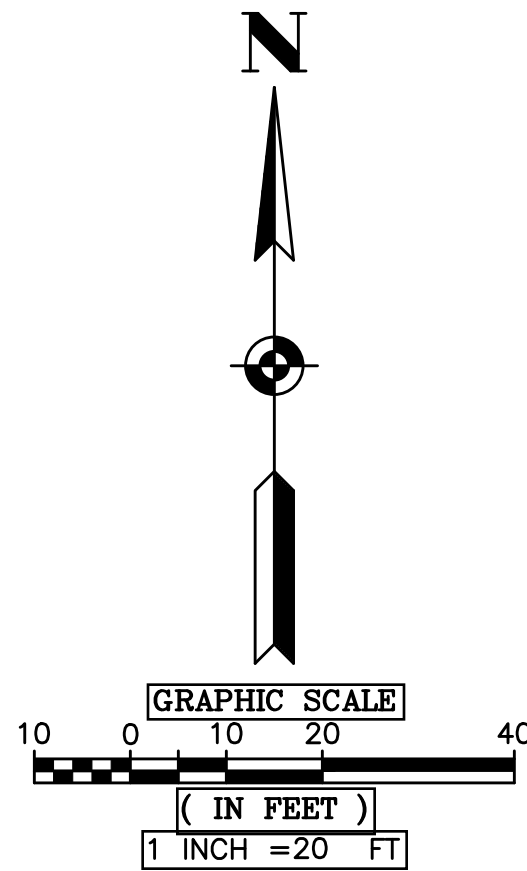
A PORTION OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

NO SITE DEMOLITION TO TAKE PLACE UNTIL PROJECT DOCUMENTS ARE APPROVED BY  
THE TOWN'S BUILDING SAFETY, ENGINEERING AND HILLSIDE BUILDING COMMITTEE



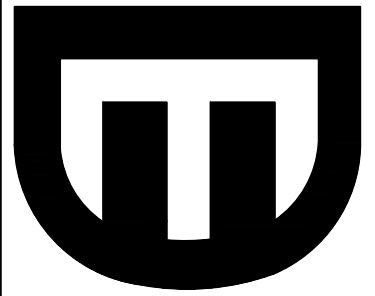
## LEGEND

- BOUNDARY/LOT LINE
- EASEMENT LINE
- SETBACK LINE
- EXISTING CONTOUR
- NEW RETAINING/STEM WALL



CALL TWO WORKING DAYS  
BEFORE YOU DIG  
BLUE STAKE CENTER  
602-263-1100  
OR 811  
INSIDE MARICOPA COUNTY

**D&M Engineering**  
DURAN THOMPSON, P.E.  
1020 EAST GILBERT DRIVE, SUITE D  
TEMPE, AZ 85281  
PH: (480) 350-9590  
FAX: (480) 350-9486  
E-MAIL: engineer@dmengineer.com



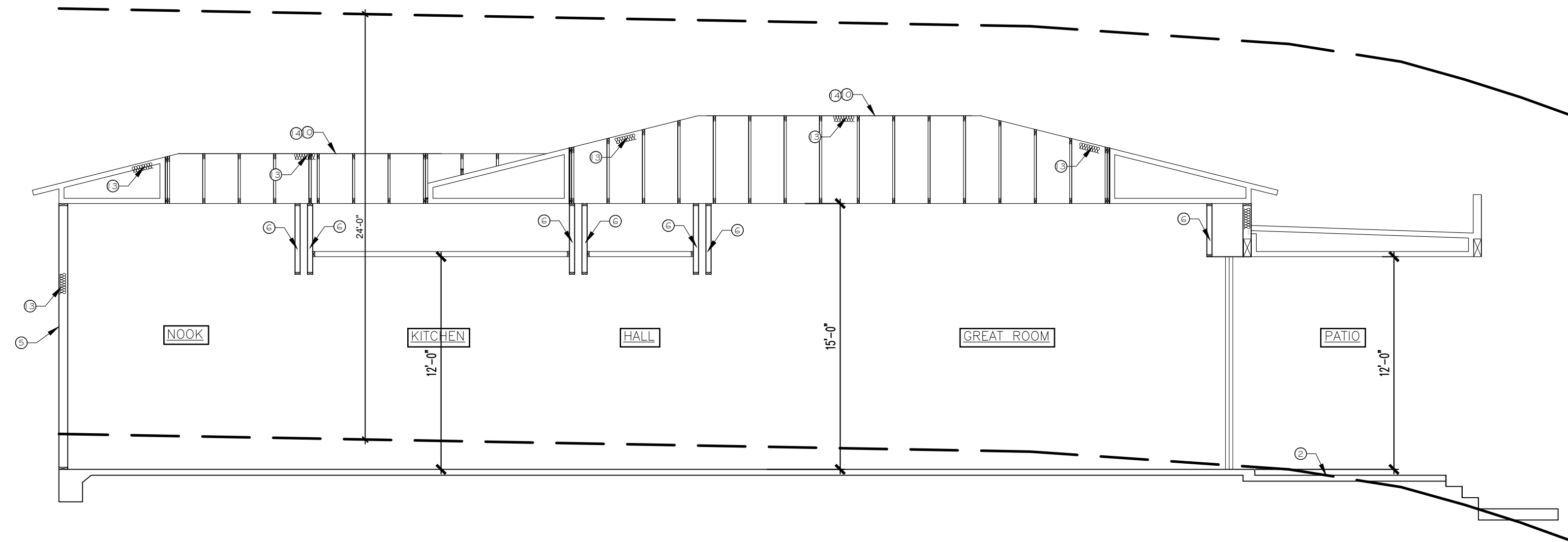
CLIENT/PROJECT  
**REGAL AMERICAN HOMES - LOST DUTCHMAN**  
6837 NORTH LOSTDUTCHMAN ROAD  
PARADISE VALLEY, ARIZONA 85253  
TITLE  
**AERIAL EXHIBIT**

NO.	DATE	APP.	REVISIONS	
			DESCRIPTION	

DESIGNED	SWB
DRAWN	AGY
CHECKED	DTT
DATE	11-3-17
SCALE	1"=20'
PROJECT	170112
FILE NAME	SWPPPP.DWG

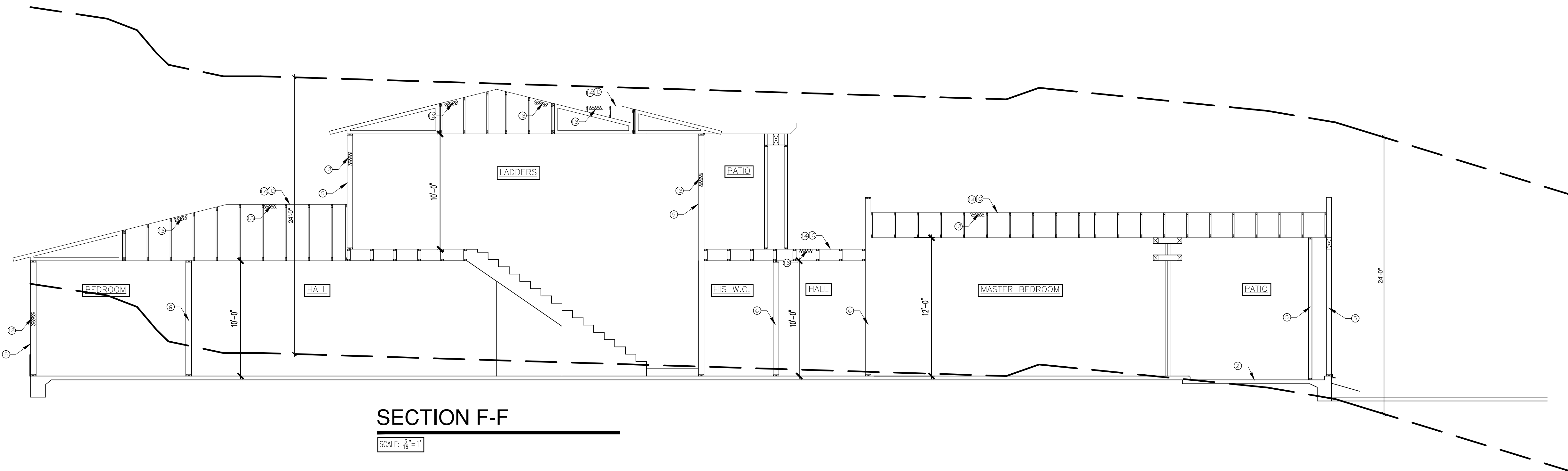
**SHEET**  
**1 OF 1**





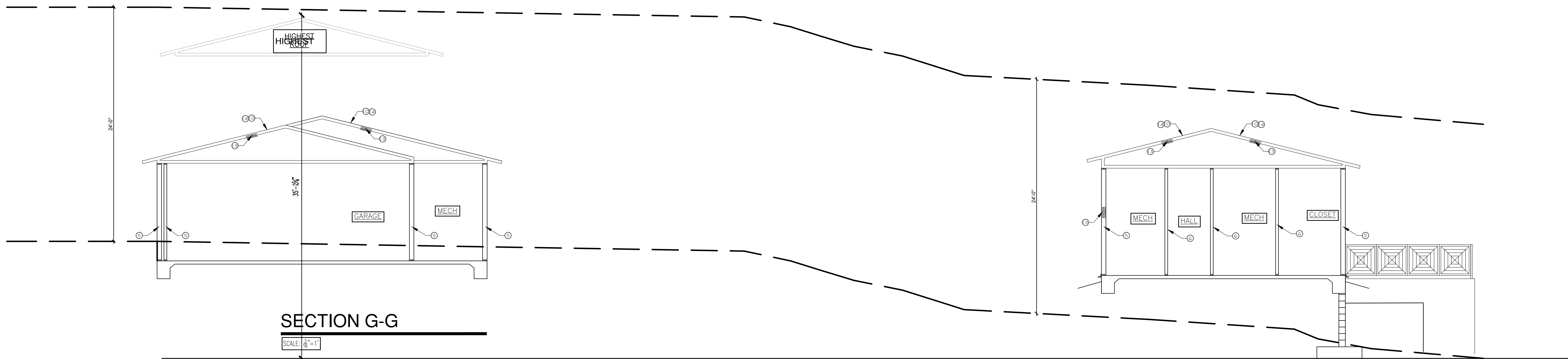
SECTION E-E

SCALE:  $\frac{1}{8}"=1'$



SECTION F-F

SCALE:  $\frac{1}{8}"=1'$



SECTION G-G

SCALE:  $\frac{1}{8}"=1'$

SECTION KEYNOTES:

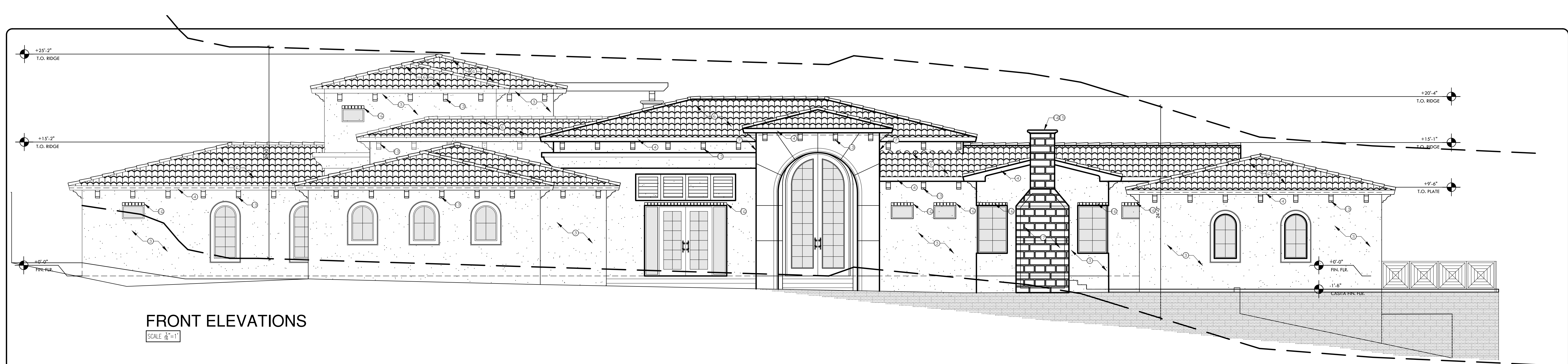
1. CONCRETE FOOTING - SEE FOUNDATION PLAN.
2. PAVER SLAB SLOPE MIN. 1/8" PER FOOT AWAY FROM BUILDING - TYP. EXTERIOR PAVER SLAB ON GRADE.
3. FINISH GRADE.
4. 4" CONCRETE ON 4" A.B.C. TYP. EXTERIOR SLAB ON GRADE.
5. 2x6 WOOD STUDS AT 16" O.C. WITH 1/2" GYP. BD. ON INTERIOR AND STUCCO SYSTEM ON EXTERIOR.
6. 2x WOOD STUDS AT 24" O.C. WITH 1/2" GYP.BD. EACH SIDE - TYP. INTERIOR STUD WALL.
7. PROVIDE 2x FIRE BLOCKING AT MAX. 10'-0" O.C. AND AT DROPPED CEILINGS - TYPICAL AT ALL WALLS.
8. HEADER/BEAM - REFER TO ROOF FRAMING PLAN.
9. PREFABRICATED WOOD TRUSSES AT 24" O.C.
10. 15/32" ROOF SHEATHING.
11. 2x WOOD STUDS AT 24" O.C. - TYP. SOFFIT FRAMING.
12. 5/8" GYP WALLBOARD - TYP. U.N.O.
13. SPRAYED INSULATION - CONT. JM. R-38 AT CEILINGS(LOCATED IN UPPER PORTION OF TRUSS), AND R-19 AT 2x6 WALLS @ 16" O.C.
14. CONCRETE TILE ROOF SYSTEM, CONCRETE TILE PER (ICCC ESR-1647).
15. CONT. 26 GA G.I. WEEP SCREED. SEE DETAIL 10 PAGE AD
16. STUCCO FASCIA.
17. ROOF SHEATHING (UNDER OVERFRAMING) SHALL EXTEND TO ENDS OF TRUSSES & BE BOUNDARY EDGE NAILED.
18. 2x6 WOOD STUDS AT 16" O.C. WITH 1/2" GYP. BD. ON EACH SIDE AT INTERIOR BEARING WALL.
19. FOAM ROOF SYSTEM (ESR-2298)

GENERAL SECTION NOTES:

- A. TYPICAL EXTERIOR WALL - 2x6 (U.N.O.) WOOD STUDS AT 16" O.C. WITH GYP. WALLBOARD AT INTERIOR FACE AND ONE(1) COAT STUCCO SYSTEM (ICC ESR-1471) OVER 1" GA SELF-FURRED WOVEN WIRE FABRIC OVER 1" SUBSTRATE (AS LISTED BELOW) OVER 1-GRADE "D" BUILDING PAPER(U.N.O) SUBSTRATE:  
1)FROM TOP OF SLAB TO ROOF PLATE LINE 1" EXPANDED POLYSTYRENE  
2)ABOVE TOP PLATE 1" ISULFOAM BOARD.  
EXCEPTIONS:AT OPTIONAL CATHEDRAL INSULATION,1" EXPANDED POLYSTYRENE SHALL BE USED AT ALL CONDITIONED AREAS BELOW AND ABOVE TOP PLATE.
- B. TYPICAL INTERIOR WALL - 1/2" GYP. WALLBOARD EACH SIDE OF 2x6 WOOD STUDS AT 16" O.C. - PROVIDE SOUND INSULATION AS INDICATED ON PLAN.
- C. MINIMUM BATH INSULATION VALUES - WALLS = R-19, AND ROOF = R-38.
- D. CONCRETE TILE ROOF SYSTEM, CONCRETE TILE ON ONE LAYERS OF 40# INSTALL ALL ROOFING PER (ICC ESR-1647) .

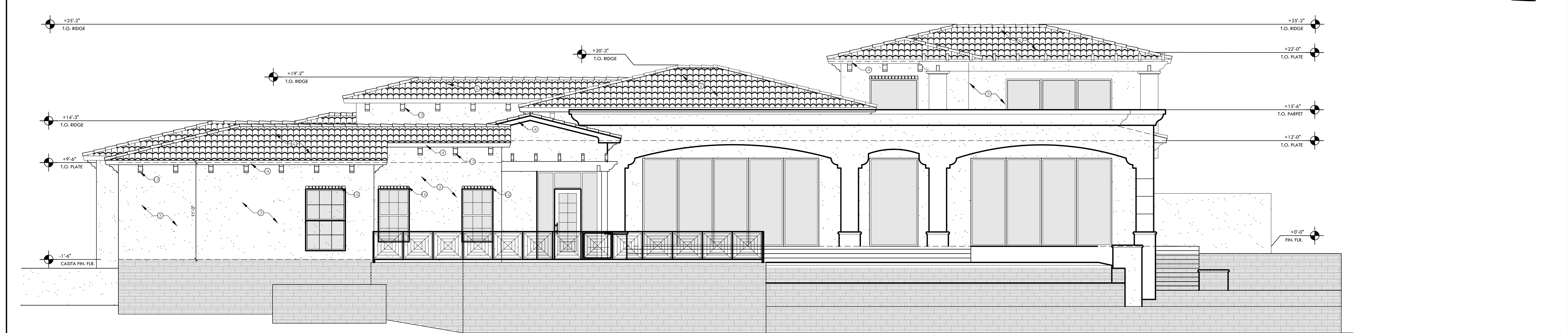
No.	Revisions	Date





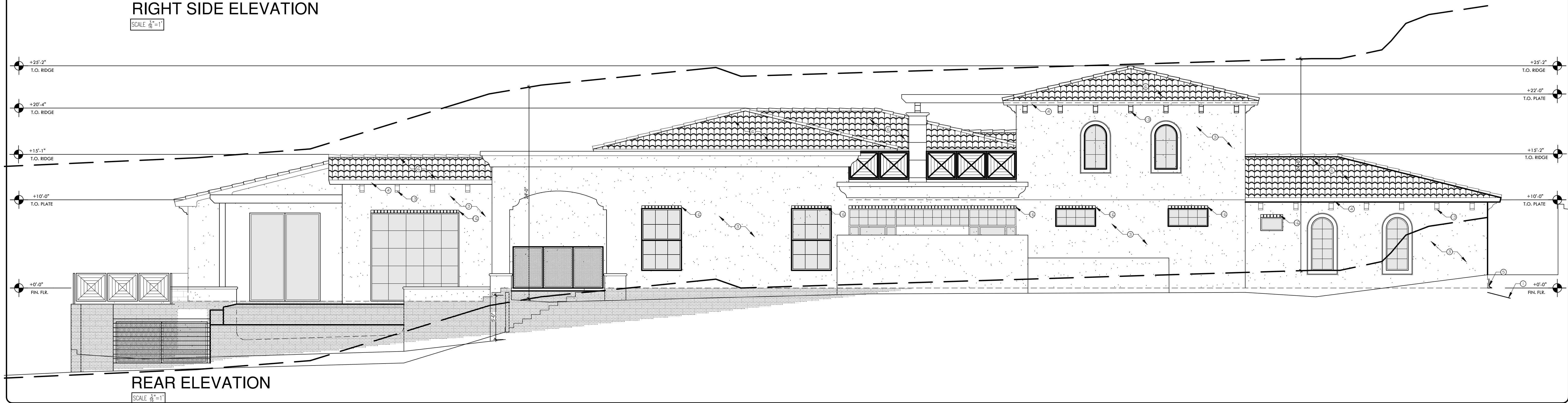
FRONT ELEVATIONS

SCALE 3/8"=1'



RIGHT SIDE ELEVATION

SCALE 3/8"=1'



REAR ELEVATION

SCALE 3/8"=1'

No.	Revisions	Date

**LOST DUTCHMAN**  
6837 N LOST DUTCHMAN RD  
PARADISE VALLEY, AZ 85253

CONTACT #  
(602) 653-33-94  
DRAWN BY:  
OSMIN O.  
DATE:  
10/31/2017  
SCALE:  
SHEET:

**A-3**





FROM WEST (A)



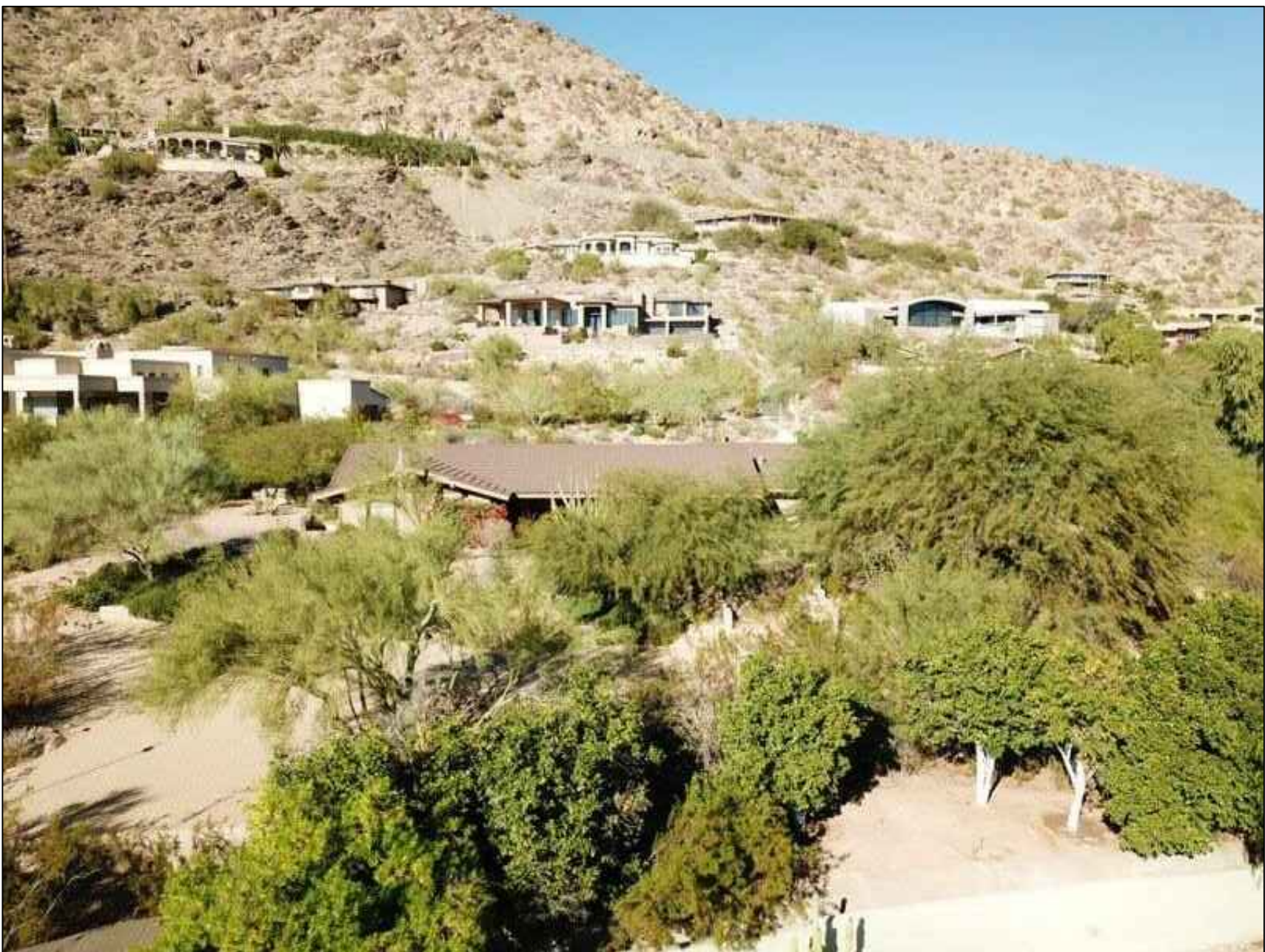
FROM NORTH (C)



AERIAL (B)



FROM EAST (B)



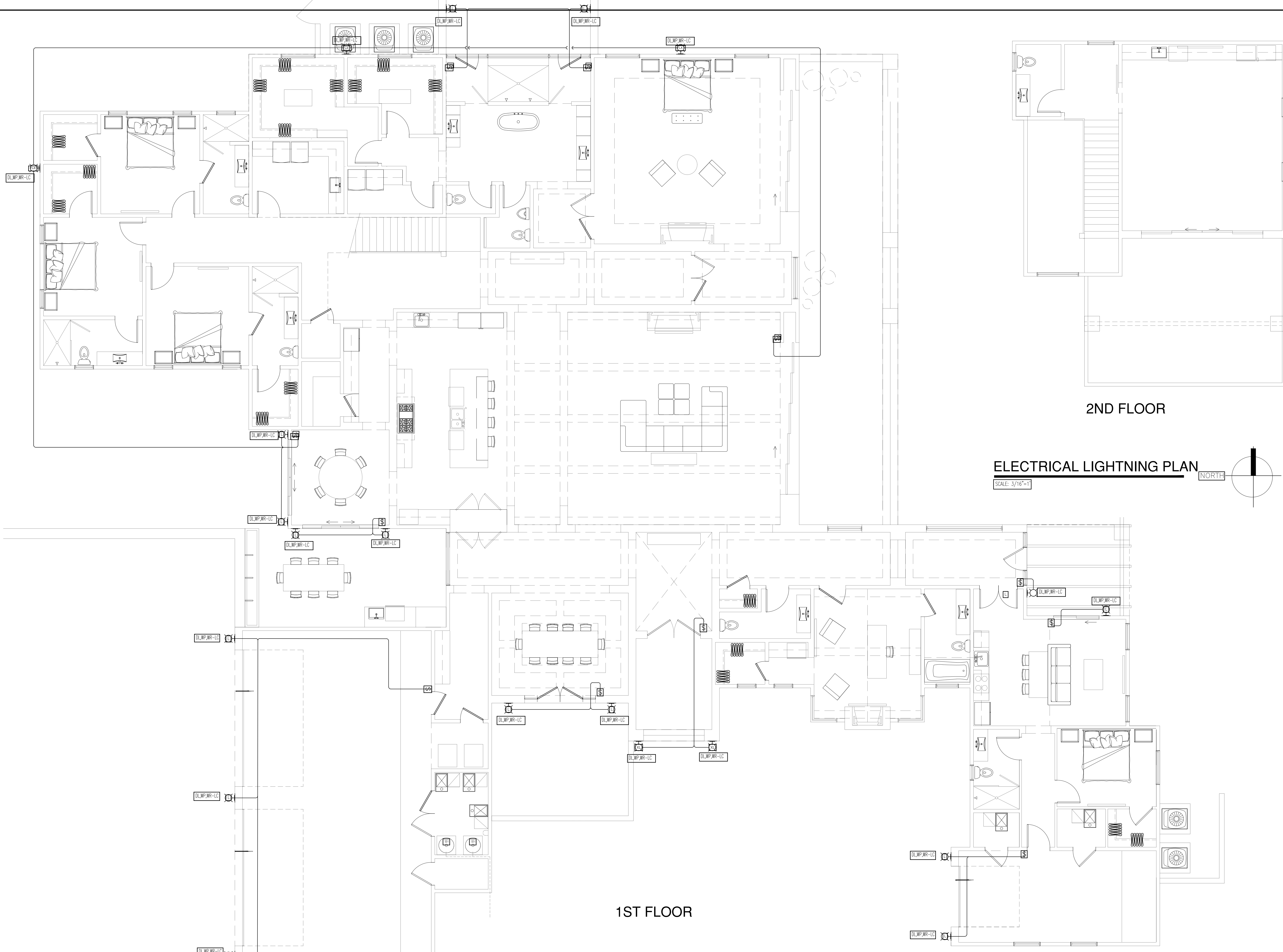
FROM SOUTH (D)

No.	Revisions	Date

**LOST DUTCHMAN**  
6837 N LOST DUTCHMAN RD  
PARADISE VALLEY, AZ 85253

CONTACT #
(602) 653-33-94
DRAWN BY:
OSMIN O.
DATE:
10/31/2017
SCALE:
SHEET:



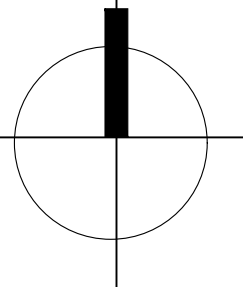


2ND FLOOR

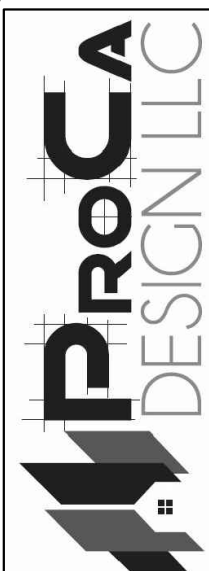
ELECTRICAL LIGHTNING PLAN

SCALE: 3/16"=1'

NORTH



1ST FLOOR



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No.	Revisions	Date

**LOST DUTCHMAN**  
6837 N LOST DUTCHMAN RD  
PARADISE VALLEY, AZ 85253

CONTACT #
(602) 653-33-94
DRAWN BY:
OSMIN O.
DATE:
10/31/2017
SCALE:
SHEET:



Manufacturer	Sea Gull Lighting	Bulb/Light Information	
Sku	8635901EN3-71	Bulb Included	Yes
Product Dimensions & Details			
Family	Groveton	Bulbs Count	1
Finish	Antique Bronze	Bulb Base	A19
Cord Color	Black/White	Bulb Wattage	9
Style	Transitional	Voltage	120
Material	Aluminum	Shade/Glass Information	
Country Of Origin	CN	Shade Material	19
Dimensions	W:9" x H:20.875" x Ext:10.25" x Dia:9"	Shade Finish	Opal Cased Etched Glass Shade
Height	21.00	Certifications/Ratings	
Width	9.00	Energy Star	Yes
Extension	11	CA Title 24	Yes
Disp Diameter	9	ETL	Yes
Back Plate Dimension	DP:7/8" W:4 3/4" H:18" OB UP:9 1/2" OB DOWN:11 1/2" Rectangular	CUL Rating	Wet
Wire Length	6.5	Fan Information	
Weight	8.2 lbs	Control Included	No
		Light Kit Included	No
Shipping Information			
Ships Ground. Eligible for expedited shipping			Yes



- EXTERIOR SCONCE @ MAIN ENTRY: SEA GULL LIGHTING GROVETON EXTRA LG LED ANTIQUE BRONZE ETCHED OPAL GLASSMAIN, 25.5H X 11D X 11W
- EXTERIOR SCONCE TYP. U.O.N.: SEA GULL LIGHTING GROVETON LG WALL LANTERN ANTIQUE BRONZE 8635901EN-71. 20.875H X 9D X 9W

PRODUCT DETAILS	PRODUCT DESCRIPTION	MANUFACTURER INFORMATION	CUSTOMER REVIEWS	QUESTIONS FROM COMMUNITY
Manufacturer	Sea Gull Lighting	Bulb/Light Information		
Sku	8735991S-71	Bulb Included	No	
Product Dimensions & Details				
Family	Groveton	Bulb	LED	
Finish	Antique Bronze	Max Wattage	28W	
Cord Color	Black/White	Voltage	120 Volts	
Style	Transitional	Bulb Type		LED
Material	Aluminum	Shade/Glass Information		
Dimensions	W:11" x H:25.5" x Dia:11"	Shade Material	Glass	
Height	26.00	Color Rendering Index	90	
Width	11.00	Shade	Opal Cased Etched Glass Shade	
Disp Diameter	11	Certifications/Ratings		
Back Plate Dimension	DP:7/8" W:4 3/4" H:21 1/2" OB UP:12" OB DOWN:12 1/2" Rectangular	CA Title 24	Yes	
Cord Length	6	ETL	Yes	
		CUL Rating	wet	
Plumbing Specifications				
Color Temperature Range			2700	
Shipping Information				
Ships Ground. Eligible for expedited shipping			Yes	

## ELECTRICAL NOTES

- OUTLET PLACEMENT SHALL COMPLY WITH N.E.C. 2014
- AT APPROVED ELECTRIC SERVICE ENTRANCE, PROVIDE MINIMUM 20 FEET #4 COPPER GROUND CONDUCTOR, EMBED INTO CONC. FTG WITH MINIMUM 3" COVER
- SMOKE DETECTORS SHALL BE LOCATED 3"-0"MINIMUM FROM DUCTS OPENINGS, AND SHALL BE PERMANENTLY WIRED AND INTERCONNECTED WITH A BATTERY BACK-UP. ALL SLEEPING ROOMS AND AREAS LEADING TO EXISTING SLEEPING ROOMS SHALL BE PROVIDED WITH SMOKE DETECTORS COMPLYING WITH SEC. 310.9.1.3 AND 313. OF THE 2015 IRC. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED COMPLYING WITH SECTION 315 2015 IRC.
- WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO A HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM PER CURRENTLY RECOGNIZED IRC.
- PROVIDE 110V, 20 AMP, OUTLET IN UTILITY ROOM, OUTLET TO BE ON SEPARATE CIRCUIT.
- PROVIDE A BONDING CONDUCTOR--MINIMUM OF ON #4 COPPER WIRE CONNECTING THE BUILDERS WATER PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING BUSS
- TWO OR MORE 20 AMP, SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, BREAKFAST ROOM AND DINING ROOM, SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS
- NEW 400 AMP, SERVICE WITH METER; VERIFY LOCATION
- VERIFY ALL CEILING LIGHT FIXTURES WITH MECHANICAL CONTRACTOR
- EXHAUST FANS TO OUTSIDE--PROVIDE 5 AIR CHANGES PER HOUR (MINIMUM)
- ALL ELECTRIC IN WALLS OR CEILING OF GARAGE COMMON TO LIVABLE SPACE TO BE IN METAL OR U.L. APPROVED PLASTIC BOXES. ONLY METAL ALLOWED IN CEILINGS.
- ATTIC WIRING MUST BE PROTECTED WITHIN 6'-0" OF ATTIC ACCESS
- AN 24" CLEARANCE IS REQUIRED BETWEEN SURFACE MOUNTED LIGHT AN CLOSET
- ALL EXTERIOR ELECTRICAL RECEPTACLES SHALL BE GROUND FAULT CIRCUIT PROTECTED AND MUST BE WATER PROOF.
- EXTERIOR LIGHTNING TO BE CONNECTED SEASONAL TIMER LIGHTNING CONTROL PANEL AND CONTROLLED BY PHOTOCELL. EMERGENCY EXTERIOR LIGHTNING WITH 90 MINS. BATTERY PACK AND MOTION SENSOR.
- LUMINARIES LOCATED AT BATHROOMS, EXTERIOR OR IN WET LOCATIONS SHALL BE UL LISTED "SUITABLE FOR WET LOCATIONS"
- KITCHEN OUTLETS ABOVE COUNTER TO BE GFCI +44" AND DOWN
- CEILING FAN OUTLET BOXES SHALL BE LISTED FOR THE APPLICATION/LOCATION AND SHALL BE RIGIDLY SECURED IN PLACE. MINIMUM OF 3 CEILINGS FANS TO BE WIRED FOR REVERSIBLE AND MULTI-SPEED CEILING FANS.
- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDED ANY WALL SPACE 2 FEET OR MORE IN WIDTH
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UP/CUTOFFS
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATION.
- RANGE/OVEN AND ELECTRICAL DRYER SHALL BE SUPPLIED BY 4 WIRE RECEPTACLES
- E3902.12 ARC FAULT CIRCUIT--INTERRUPTER PROTECTION. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15-AND 20 AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT
- FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES
- ALL NEW EXTERIOR LIGHTNING SHALL COMPLY WITH TOWN OF PARADISE VALLEY ORDINANCES

## ELECTRICAL LEGEND

	120V DUPLEX OUTLET
	220 V OUTLET
	1/2 HOT 120V OUTLET
	120V CEILING OUTLET
	GROUND FAULT CIRCUIT INTERRUPTER
	WEATHER PROOF
	WEATHER RESISTANT
	MOTION SENSOR
	EMERGENCY
	ARC FAULT INTERRUPTER
	LIGHT CONTROL PANEL
	PHOTOCELL
	DIMMER CONTROLLED
	DAMP LOCATION
	WET LOCATION
	1 POLE SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	LINEAR FLUORESCENT
	THERMOSTAT
	COAX-RJ45 RECEPTACLE PLATE
	SURFACE MOUNT LIGHT
	WALL MOUNT LIGHT
	CAN LIGHT
	CHANDELIER
	EXHAUST FAN
	125 AMP. PANEL
	ELECTRICAL CONDUIT
	EXIT SIGN EMERGENCY LIGHTING COMBO
	NEW 200 AMP. PANEL
	NEW 400 AMP. SERVICE ENTRANCE

	2 extra-large lights, 10 Watts, 750 Lumens. (sea gull lighting groveton extra lg led antique bronze etched opal glassmain, 8735991S-71 26h x 11d x 11w 2. exterior sconce typ.)
	15 large lights, 9 Watts, 750 Lumens. (sea gull lighting groveton lg wall lantern antique bronze 8635901EN3-71 21h x 9d x 9w)
	3 lights, 100 Watts, 750 Lumens. Ring Floodlight Cam Black Digital Wireless Outdoor 1 Security Camera with Night Vision ) Model # 88FL001CH000

## Ring Floodlight Cam Black Digital Wireless Outdoor 1 Security Camera with Night Vision Item # 727005 Model # 88FL001CH000

Specifications			
Technology	Digital	Number of Cameras Included	1
Image Encryption	✓	Kit	×
Image Type	Color	Output to TV	×
Night Vision Capable	✓	Output to DVR	×
Night Vision Range	15-ft to 60-ft	Output to Mobile	✓
Indoor/Outdoor	Indoor or outdoor	Output to Computer	×
Record Capable	✓	Installation Required	✓
External Memory	Internet cloud-based	Facial Recognition	×
Two-way Communication	✓	Works with Iris	×
Audio Microphone	✓	Works with Nest	×
Audio Speaker	✓	Works with Apple HomeKit	×
Connectivity	Wireless	Bluetooth Compatibility	×
Total Cameras Supported	1	Wi-Fi Compatibility	✓
Video Output	Mobile device	Voice Controlled	×
Monitor Size	Not included	Hub Required	×
Viewing Modes	Manual and simultaneous	Works with Amazon Alexa	×
Touchscreen Monitor	×	Works with Android	✓
Motion Detection	✓	Works with Google Home	×
Audio Detection	×	Works with iOS	✓
Image Zoom	×	Works with SmartThings	×
Series Name	Floodlight Cam Black	App Compatibility	✓
Wall Mount Included	✓		



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No.	Revisions	Date

LOST DUTCHMAN  
6837 N LOST DUTCHMAN RD  
PARADISE VALLEY, AZ 85253

CONTACT #  
(602) 653-33-94

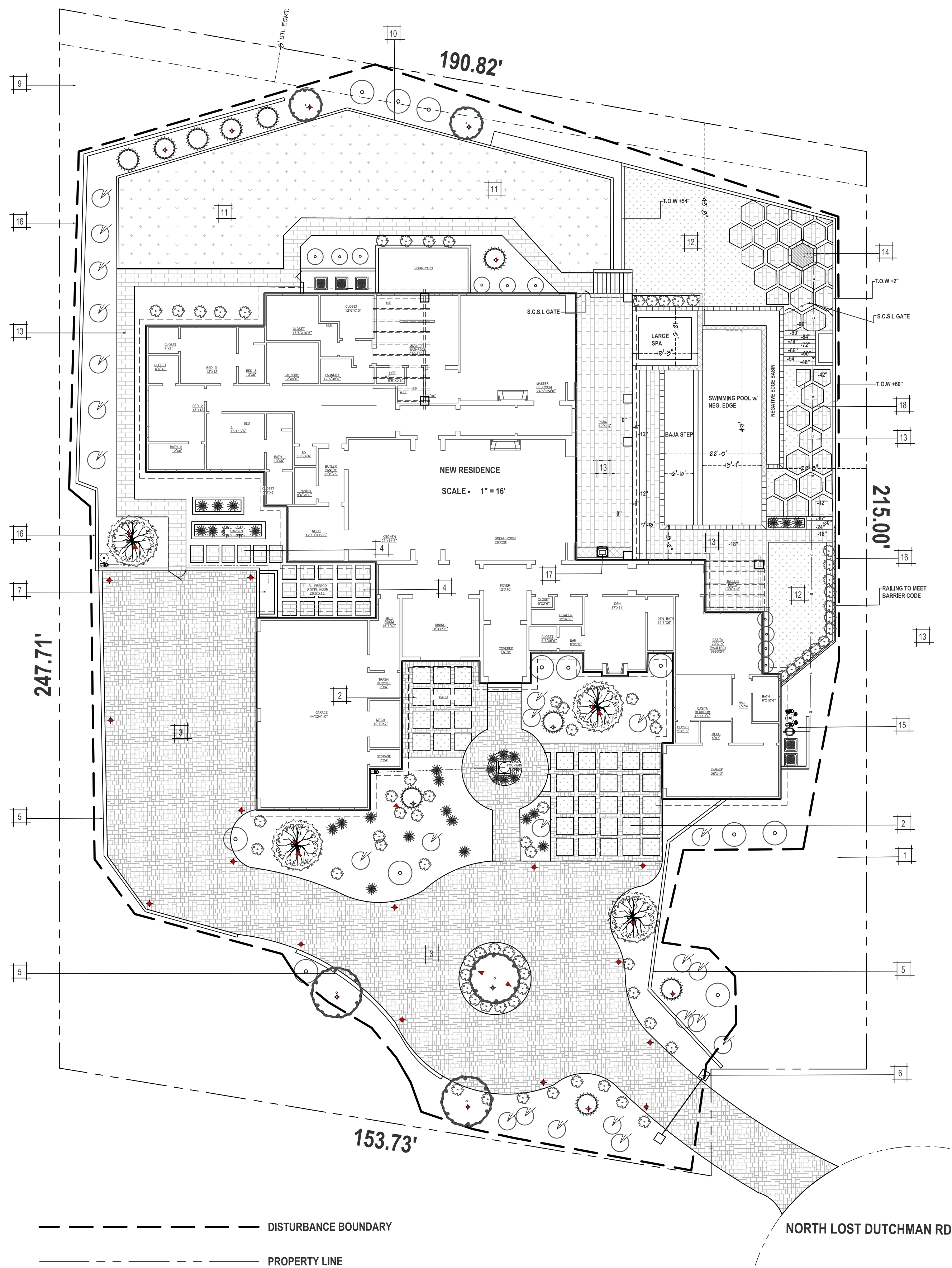
DRAWN BY:  
OSMIN O.

DATE:  
10/31/2017

SCALE:

SHEET:  
E-1



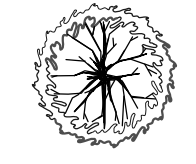


FRONT YARD

BACK YARD

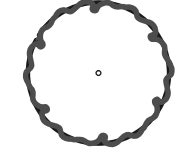
Trees

FRUITLESS OLIVE  
3 @ 24" BOX  
SYMBOL



Trees

PALO BLANCO  
3 @ 24" BOX  
SYMBOL

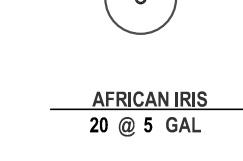


Shrubs

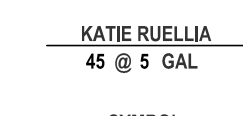
BUSH BOUGAINVILLEA  
17 @ 5 GAL  
SYMBOL



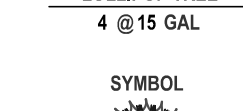
YUPON HOLLY  
9 @ 5 GAL  
SYMBOL



AFRICAN IRIS  
20 @ 5 GAL  
SYMBOL



KATIE RUELLIA  
45 @ 5 GAL  
SYMBOL



LOLLIPOP TREE  
4 @ 15 GAL  
SYMBOL



Materials

1 GRANITE  
1900 TOTAL SF. - +/- 16 TONS  
SIZE: 1/2" SCREENED - COLOR: TABLE MESA BROWN

2 ARTIFICIAL TURF  
525 TOTAL SF OF TURF W/ INSTALLATION  
SQUARE DESIGN IN AREA IN FRONT COURTYARD

3 DRIVEWAY PAVERS  
7800 TOTAL SF  
INCLUDES SF FOR AROUND FOUNTAIN AND IN COURTYARD  
CONCRETE PAVERS - PIMA BLEND

4 PAVER STEPPERS  
230 TOTAL SQFT - MARBELLA PAVERS  
STYLE/ PATTERN: TBD  
COLOR: SILVER

5 BLOCKWALL  
88 TOTAL LF @ 36-39" HIGH, SMOOTH STUCCO FINISH  
PAVER CAP - COLOR: PIMA BLEND  
Please refer to approved G and D plan for exact wall heights

6 COLUMN - FRONT GATE ENTRY  
2 TOTAL LF @ 2' X 2' X 6' HIGH  
PRECAST CAP - COLOR: CLASSIC WHITE  
STUCCO FINISH COLUMNS  
Please refer to 3-D renderings for details

7 WATERFEATURE  
WATERFEATURE ON SIDE AREA BEHIND DRIVEWAY WALLS  
INFO ON DETAILS TBD BY AVI  
Please refer to 3-D renderings for details

Irrigation

NEW VALVES/ZONES: 3 TOTAL VALVES  
SEPARATE VALVE: TREES  
SEPARATE VALVE: SHRUBS  
SEPARATE VALVE: PLANTERS

Front Lighting

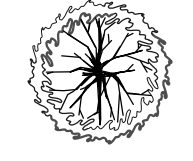
\*\*ALL LIGHTING TO BE MN 10' FROM PROPERTY LINES\*\*  
LED SPOT LIGHT 5  
FX - FB UP LIGHT  
LUMENS PER WATT - 31 MAX LUMENS - 60  
HALOGEN LUMEN OUTPUT EQ - 20 WATT  
COLOR/FINISH - BRONZE  
LED IN-PAVER LIGHT 15  
FOCUS - IN PAVES LIGHT 6" X 9"  
LUMENS PER WATT - 12.6 MAX LUMENS - 35  
HALOGEN LUMEN OUTPUT EQ - 15 WATT  
COLOR/FINISH - BRASS  
LED DOWN LIGHT 10  
FX - LE DOWN LIGHT  
LUMENS PER WATT - 22.6 MAX LUMENS - 55  
HALOGEN LUMEN OUTPUT EQ - 10 WATT  
COLOR/FINISH - BRONZE

SEE PAGE L-4 FOR SPECIFICATIONS ON LIGHTING

Gates  
DESIGN TBD

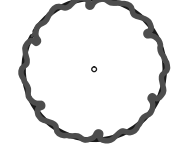
Trees

FRUITLESS OLIVE  
1 @ 24" BOX  
SYMBOL



Trees

PALO BLANCO  
2 @ 24" BOX  
SYMBOL



Shrubs

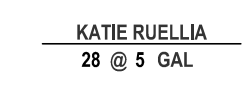
BUSH BOUGAINVILLEA  
7 @ 5 GAL  
SYMBOL



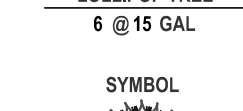
YUPON HOLLY  
13 @ 5 GAL  
SYMBOL



AFRICAN IRIS  
11 @ 5 GAL  
SYMBOL



KATIE RUELLIA  
28 @ 5 GAL  
SYMBOL



LOLLIPOP TREE  
6 @ 15 GAL  
SYMBOL



Materials

9 GRANITE  
6130 TOTAL SF. +/- 55 TONS  
SIZE: 1/2" SCREENED - COLOR: TABLE MESA BROWN

10 CURBING  
505 TOTAL LF OF TRAV BORDER  
TRAVERTINE 6" X 12" BORDER - COLOR: SILVER

11 SOD - NATURAL  
2650 TOTAL SF OF SOD W/ INSTALLATION  
INCLUDES SPRINKLERS AND HEADS

12 ARTIFICIAL TURF  
1210 TOTAL SF OF TURF W/ INSTALLATION  
IN FRONT OR FIREPLACE AREA AROUND POOL

Patios

13 MARBELLA PAVERS 6" X 12"  
3010 TOTAL SQFT  
380 FOR WALKWAY  
2030 FOR AREA AROUND POOL AND SPA AND STEPPERS  
COLOR: SILVER

Hardscape

14 FIREPIT - HEXAGONAL DESIGN  
18" TALL w/ STONE CAP TO MATCH FIELD PAVER  
GASLINE TO BE BY BUILDER  
INCLUDES: KEY VALVE, FIRE RING  
155 LF OF 1" GASLINE FROM T AT HEATER TO FIREPIT

15 POOL EQUIPMENT / AC WALL  
18 LF (5' TALL)  
STUCCO SIDES WITH STUCCO CAP (SMOOTH FINISH)

16 PERIMETER WALLS  
150 TOTAL LF @ 5' HIGH, SMOOTH STUCCO FINISH  
DECORATIVE IRON RAILING ON TOP OF WALL  
Please refer to Engineering plans on approved house plan and 3-D renderings for details

17 BBQ  
150 TOTAL LF @ 5' HIGH, SMOOTH STUCCO FINISH  
STUCCO CAP

Pool Coping

18 POOL COPING  
150 LF OF MEXICAN MARBELLA  
NOTE - POOL HAS A 65 LF NEGATIVE EDGE BETWEEN POOL BODY AND BAJA STEP AND SPA

Irrigation

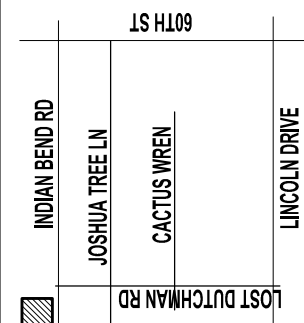
NEW VALVES/ZONES: 3 TOTAL VALVES  
SEPARATE VALVE: TREES  
SEPARATE VALVE: SHRUBS  
SEPARATE VALVE: PLANTERS  
SEPARATE VALVE: SOD (# OF VALVES DEPENDS ON TYPE)

Rear Lighting

\*\*ALL LIGHTING TO BE MN 10' FROM PROPERTY LINES\*\*  
LED SPOT LIGHT 1  
FX - FB UP LIGHT  
LUMENS PER WATT - 31 MAX LUMENS - 60  
HALOGEN LUMEN OUTPUT EQ - 20 WATT  
COLOR/FINISH - BRONZE  
LED DOWN LIGHT 6  
FX - LE DOWN LIGHT  
LUMENS PER WATT - 22.6 MAX LUMENS - 55  
HALOGEN LUMEN OUTPUT EQ - 10 WATT  
COLOR/FINISH - BRONZE

SEE PAGE L-4 FOR SPECIFICATIONS ON LIGHTING

For light fixture cut sheet,  
please review page L4



Vicinity Map

Regal American Homes  
6837 N. Lost Dutchman Rd  
Paradise Valley AZ 85253  
Landscape plan

Plans prepared by Evolution Exterior  
Concepts  
to be used for landscape improvements  
by Regal American Homes

DATE PRINTED Nov. 28, 2017 - 03:10pm
DESIGNED BY
JOB NAME LOST DUTCHMAN RD
ORIGINAL DRAFT DATE 9-18-17
REVISION DATE(S) 11-28-17
SCALE 1" = 16'
CAD BY DN





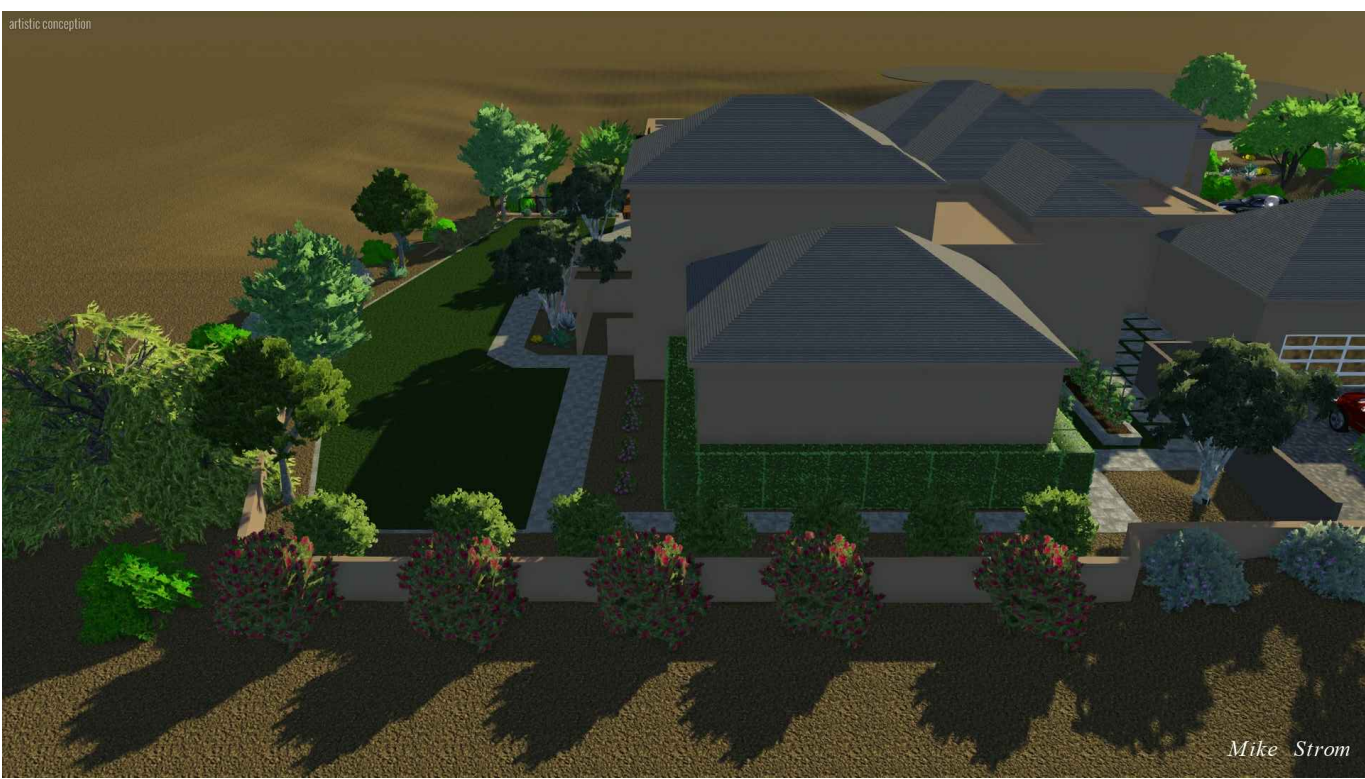
VIEW: WEST ENTRY TO RESIDENCE



VIEW: FRONT COURTYARD



VIEW: NW SIDE OF RESIDENCE



VIEW: NE SIDE OF RESIDENCE



VIEW: WATERFEATURE WALL - NW OF RESIDENCE



VIEW: NORTH SIDE OF RESIDENCE



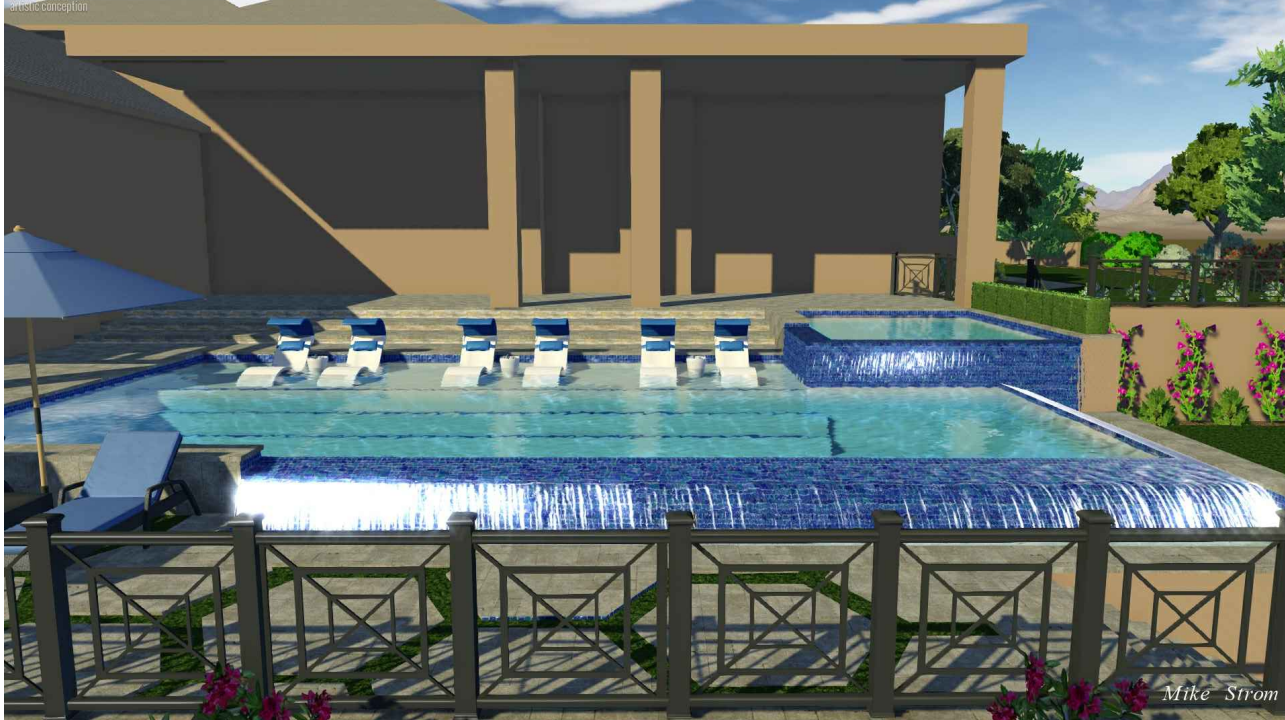
VIEW: MAIN POOL AND SPA AERIAL



VIEW: FIREPIT LOOKING E FROM RESIDENCE



VIEW: AREIAL OF FIREPIT EAST



VIEW: POOL,SPA AND NEGATIVE EDGE EAST LOOKING WEST



VIEW: AERIAL OF POOL,SPA w/ NEG. EDGE



VIEW: AERIAL EAST LOOKING WEST MAIN BACKYARD POOL AREA

Vicinity Map

INDIAN BEND RD

JOSHUA TREE LN

CACTUS WREN

LOST DUTCHMAN RD

LINCOLN DRIVE

IS PL109

Regal American Homes

6837 N. Lost Dutchman Rd

Paradise Valley AZ 85253

3D Renderings

Plans prepared by Evolution Exterior Concepts

to be used for landscape improvements

by Regal American Homes

DATE PRINTED  
Nov. 18, 2017 - 07:50am

DESIGNED BY

JOB NAME  
LOST DUTCHMAN RD

ORIGINAL DRAFT DATE  
9-18-17

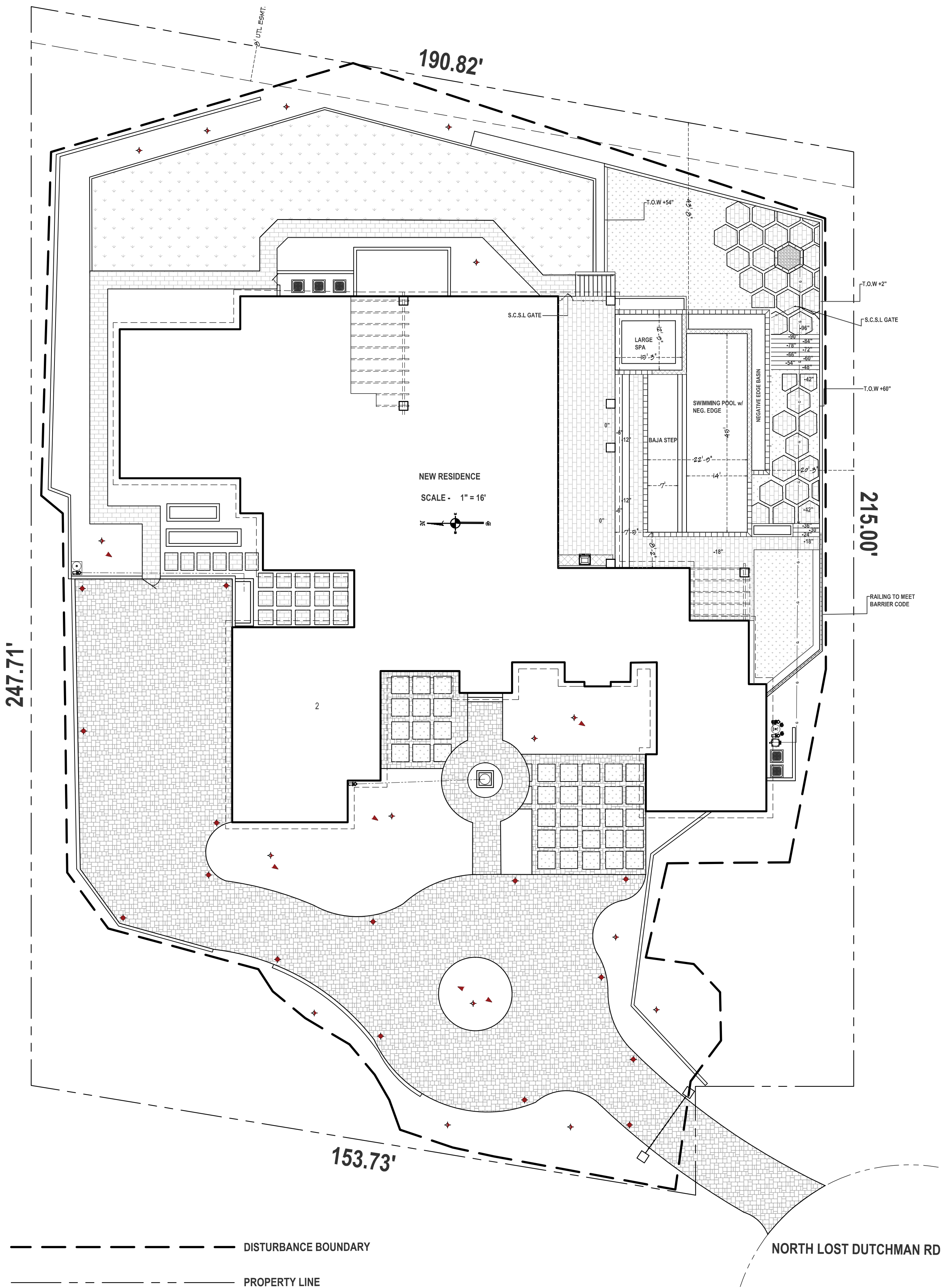
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11-8-17

SCALE  
N.T.S.

CAD BY  
DN

L-2





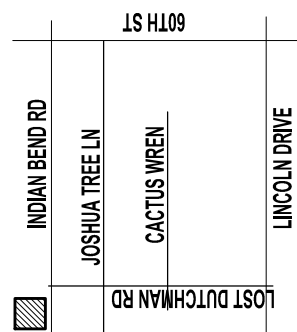
FRONT YARD

Lighting	
**ALL LIGHTING TO BE MN 10' FROM PROPERTY LINES**	
LED SPOT LIGHT	5
FX - FB UP LIGHT	
LUMENS PER WATT - 31	MAX LUMENS - 60
HALOGEN LUMEN OUTPUT EQ - 20 WATT	
COLOR/FINISH - BRONZE	
LED IN-PAVER LIGHT	15
FOCUS - IN PAVER LIGHT 6" X 9"	
LUMENS PER WATT - 12.6	MAX LUMENS - 35
HALOGEN LUMEN OUTPUT EQ - 15 WATT	
COLOR/FINISH - BRASS	
LED DOWN LIGHT	10
FX - LE DOWN LIGHT	
LUMENS PER WATT - 22.6	MAX LUMENS - 55
HALOGEN LUMEN OUTPUT EQ - 10 WATT	
COLOR/FINISH - BRONZE	

REAR YARD

Lighting	
**ALL LIGHTING TO BE MN 10' FROM PROPERTY LINES**	
LED SPOT LIGHT	1
FX - FB UP LIGHT	
LUMENS PER WATT - 31	MAX LUMENS - 60
HALOGEN LUMEN OUTPUT EQ - 20 WATT	
COLOR/FINISH - BRONZE	
LED DOWN LIGHT	6
FX - LE DOWN LIGHT	
LUMENS PER WATT - 22.6	MAX LUMENS - 55
HALOGEN LUMEN OUTPUT EQ - 10 WATT	
COLOR/FINISH - BRONZE	

For light fixture cut sheet,  
please review page L4



Vicinity Map

Regal American Homes  
6837 N. Lost Dutchman Rd  
Paradise Valley AZ 85253  
Lighting Plan

Plans prepared by Evolution Exterior  
Concepts  
to be used for landscape improvements  
by Regal American Homes

DATE PRINTED Nov. 09, 2017 - 04:31pm
DESIGNED BY
JOB NAME LOST DUTCHMAN RD
ORIGINAL DRAFT DATE 9-18-17
REVISION DATE(S) 11-3-17
SCALE 1" = 16'
CAD BY DN



