

EXPIRES: 3/31/2021

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TITLE SHEET

DATE: 06.05.2018
SCALE: AS NOTED
REVISION:

A CUSTOM REMODEL FOR:
GIANCOLA RESIDENCE
4001 E. LAMAR ROAD
PARADISE VALLEY, AZ 85253

SHEET NUMBER

T1

HILLSIDE

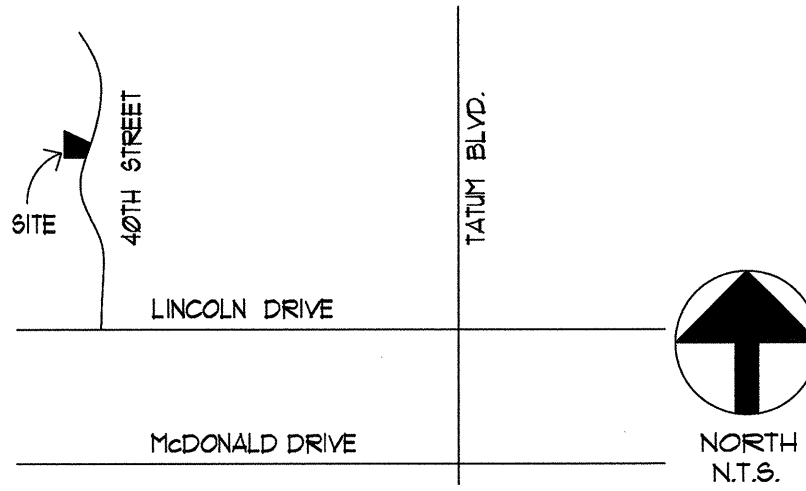
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CONSULTANTS

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LOCATION MAP



BUILDING DATA

PROJECT ADDRESS: 4001 E. LAMAR ROAD PARADISE VALLEY, AZ 85253 OWNER: BARBARA & JOSEPH GIANCOLA 4001 E. LAMAR ROAD PARADISE VALLEY, AZ 85253 APN: 169-91-0208 LEGAL DESCRIPTION LOT 9, LINCOLN HEIGHTS SCOPE OF WORK DEMOLITION OF EXISTING RESIDENCE, PROPOSED NEW RESIDENCE ZONING: (PER TOWN OF PARADISE VALLEY) R-43, HILLSIDE BUILDING AREA: EXIST: (DEMOLITION) NEW TOTAL: LIVABLE RESIDENCE 2,109 SF. (2,109 SF.) NEW RESIDENCE, LIVABLE MAIN LEVEL 3,351 SF. 3,351 SF. TOTAL LIVABLE 3,351 SF. EXIST. GARAGE 911 SF. (911 SF.) NEW GARAGE, MECH. 1,079 SF. 1,079 SF. NEW PATIO 400 SF. 400 SF. NEW OVERHANG 602 SF. 602 SF. TOTAL FLOOR AREA (FAR) 5,438 SF. TOTAL DEMOLITION (3,626 SF.) NET LOT AREA: 42,463 SF. (SURVEY) TOTAL FLOOR AREA RATIO: LOT COVERAGE ALLOWED: 25% = 10,615 SF. / (42,463 SF. x 0.25) LOT COVERAGE PROPOSED: 12.8% = 5,438 SF. FLOOR AREA / 42,463 SF.				
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GENERAL NOTES

TOWN OF PARADISE VALLEY
GOVERNING BUILDING CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL CODE COUNCIL ELECTRICAL
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FIRE PROTECTION CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2014 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL FIRE CODE

ALL PRODUCTS LISTED BY I.C.C./N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE APPROVED EVALUATION (ICC REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

MISCELLANEOUS SITE STRUCTURES, SWIMMING POOLS, SPAS, FENCES, SITE WALLS (INCLUDING RETAINING WALLS), AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.

FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 6" ABOVE ADJACENT FINISH GRADE.

FINISHED GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA.

PRETREAT FOR TERMITE PROTECTION BENEATH THE CONCRETE SLAB PRIOR TO PLACEMENT OF CONCRETE. MINIMUM THREE (3) YEAR WARRANTY.

CONCRETE SLABS AT DOOR LOCATIONS SHALL HAVE A MAXIMUM SLOPE OF 1/4" PER FOOT.

SEAL ALL VOIDS AROUND PENETRATIONS THROUGH FLOOR SLABS.

MINIMUM INSULATION REQUIREMENTS: FRAME WALLS - R-19; MASONRY WALLS - R-11; ROOF - R-38 PER 2015 IECC. SEE SPECIFICATIONS.

WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL FIBER, GLASS FIBER, OR OTHER APPROVED NON-RIGID MATERIAL.

WINDOW AREAS SHALL EQUAL A MINIMUM OF 1/10 OF FLOOR AREA.

ALL SLEEPING AREAS SHALL BE PROVIDED WITH AN OPERABLE WINDOW OR DOOR WITH A MINIMUM AREA OF 5.7 SQ. FT. OPENING DIRECTLY TO THE OUTSIDE. THE MINIMUM NET WIDTH SHALL NOT BE LESS THAN 20" AND THE MINIMUM NET HEIGHT SHALL NOT BE LESS THAN 24". MAXIMUM SILL HEIGHT SHALL NOT BE MORE THAN 44".

ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF FLOOR (EXCEPT SINGLE PANES WITH 9 SQ. FT. OR LESS AREA) SHALL BE SAFETY GLASS. (R 308.4)

ATTIC ACCESS REQUIRED WHERE APPLICABLE

PROVIDE 22" x 30" ATTIC ACCESS TO ALL AREAS GREATER THAN OR EQUAL TO 70 SQ. FT. WHICH HAVE A 30" OR MORE VERTICAL CLEAR HEIGHT.

PROVIDE 30" CLEAR HEAD ROOM ABOVE THE ATTIC ACCESS.

DOORS LEADING INTO THE HOUSE FROM THE GARAGE SHALL BE SELF-CLOSING AND TIGHT-FITTING WITH GASKETS AND SLEEP. (R 302.3.1)

OPENINGS FROM THE GARAGE INTO SLEEPING ROOM(S) SHALL NOT BE PERMITTED. (R 302.3.1)

SHOWER ENCLOSURE SHALL BE SHOWER RODS, TEMPERED GLASS, OR APPROVED EQUAL (R 308.4).

CENTER OF WATER CLOSETS SHALL BE A MINIMUM OF 15" CLEAR FROM ITS CENTER TO ANY FINISHED SIDE WALL OR OBSTRUCTION. (R 301.1)

FIRE WARNING SYSTEMS (R 314.1)

SMOKE DETECTORS SHALL BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND SHALL BE A MINIMUM OF 3'-0" FROM DUCT OPENINGS.

SMOKE DETECTORS SHALL BE PERMANENTLY WIRED, INTERCONNECTED, AND HAVE BATTERY POWERED BACK-UP.

PROVIDE SMOKE DETECTORS ON EACH FLOOR LEVEL.

WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24 INCHES OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. PROVIDE ADDITIONAL SMOKE DETECTORS AS APPLICABLE.

HANDRAILS:

ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE.

MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS.

FIREPLACES:

SEE FIREPLACE DETAILS FOR INFORMATION REGARDING CONSTRUCTION AND ANCHORAGE TO STRUCTURE.

PLUMBING:

SOLDERS AND FLUX HAVING A LEAD CONTENT IN EXCESS OF TWO-TENTHS OF ONE PERCENT SHALL NOT BE USED IN THE INSTALLATION OR REPAIR OF ANY PIPING IN RESIDENTIAL OR NONRESIDENTIAL FACILITIES PROVIDING WATER FOR HUMAN CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEMS. (ARS, SECTION 49-353)

PROVIDE SHOWER HOT WATER CONTROL VALVE AS EITHER PRESSURE BALANCED, OR THERMOSTATIC MIXING TYPE IN ACCORDANCE W/ ASSE 1016 AS PER P110933
PLUMBING FIXTURES SHALL BE AS FOLLOWS (2015 IPC TABLE 604.4):

GENERAL NOTES

CONTINUED

WATER CLOSETS:
GRAVITY: 1.6 GALLONS PER FLUSH (MAXIMUM)
FLUSH VALVE: 3.5 GALLONS PER FLUSH (MAXIMUM)

SHOWER HEADS: 2.5 GALLONS PER MINUTE (MAXIMUM)

LAVATORY SINK FAUCETS: 2.2 GALLONS PER MINUTE (MAXIMUM); PROVIDE AERATOR

WATER TREATMENT SYSTEMS:
EQUIP W/ AUTOMATIC SHUTOFF TO PREVENT CONTINUOUS FLOW WHEN NOT IN USE.

EVAP COOLERS:
MUST HAVE RECIRCULATING PUMPS
HOT WATER SHALL BE THE LEFT FITTING AT ALL FAUCETS (P 2122.2)

GAS LINES: (A) NOT PERMITTED UNDER STRUCTURE(S); (B) NOT PERMITTED UNDER SLAB(S);

PROVIDE ONE-LINE ISOMETRIC DIAGRAM FOR GAS LINE PIPING PER 2015 IFGC SIZE THE LINES, SHOW DISTANCES TOTAL DEVELOPED LENGTH, BTU'S AND AFFILIANCES

EXPANSION TANKS ARE REQUIRED ON ALL HOT WATER PIPING (2015 I.P.C. 607.13)

SEISMIC ZONE (SEC. 1621 AS AND)

DESIGN AND CONSTRUCT TO MEET REQUIREMENTS OF ZONE 2B (SEC. 16212 AS AND).

ZONE FACTOR Z = 0.075 (SEC. 16212 AS AND).

EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS, OR CONDUITS SHALL BE CAULKED

FLOOR PLAN NOTES

NOTE: SEE SHEET A2 FOR FLOOR PLAN

FINISH GRADE SHALL BE A MINIMUM OF 6" BELOW WOOD FRAMING AT BUILDING EXTERIOR. SLOPE FINISH GRADE FOR AN ADDITIONAL 6" AWAY FROM BUILDING FOR A 10'-0" HORIZONTAL DISTANCE.

FINISH FLOOR ELEVATION INDICATES TOP OF ALL FLOOR FINISHES. INSTALL FLOOR SLAB TO ACCOMMODATE ALL FINISHES.
TYPICAL WOOD FRAME WALLS: 2X6 STUDS AT 16" O.C. AT ALL EXTERIOR WALLS, WALLS CONTAINING W.C. PLUMBING, AND WALLS WITH EXPOSED ENDS OR HAVING DOOR JAMBES. OTHER WALLS MAY BE 2X4 STUDS AT 16" O.C. UNO.

SECOND WALLS: 2X6 STUDS AT 16" O.C. WITH 2X6 PLATES, BATT INSULATION, 5/8" GYPSUM BOARD EACH SIDE WITH RESILIENT CHANNELS ONE SIDE. LOCATE WALLS AS SHOWN ON DRAWINGS OR AS NOTED BELOW.

BETWEEN BATH/TOILET ROOMS/POUNDER ROOMS, AND OTHER INTERIOR ROOMS.
BETWEEN BEDROOMS AND OTHER INTERIOR ROOMS.
BETWEEN LAUNDRY AND BEDROOMS.
BETWEEN GARAGE AND INTERIOR ROOMS.

SOUND WALL INDICATION: XXXXXX

PROVIDE BACKING (WOOD BLOCKING OR SOLID GROUT CMU, AS APPLIES) AT ALL HOSE BIBBS, HOSE RACKS, TOWEL BARS, CURTAIN RODS, T.P. HOLDERS, CABINETS, OR ANY ITEMS REQUIRING SOLID BACKING.

FOR BUILDING LAYOUT: ALL ANGLES 45 DEGREES UNLESS NOTED OTHERWISE.

TYPICAL DOORS: LOCATE IN CENTER OF WALL OR FRAME JAMB 5 1/2" FROM INTERSECTING WALL, UNLESS NOTED OTHERWISE.

TUB AND SHOWER AREAS TO RECEIVE MOISTURE-RESISTANT GYPSUM BOARD BASE AT WALLS AND CEILING. INSTALL CERAMIC TILE OR OTHER APPROPRIATE FINISH AS SCHEDULED TO 10" MINIMUM ABOVE DRAIN, UNLESS NOTE OTHERWISE. PROVIDE INTERIOR GYPSUM WALL BOARD (GREEN BOARD) WITH WATER-RESISTANT FACE PAPER (I.C.C. * ESR 1338 OR EQUAL).

SLOPE ALL SOAP NICHES IN TUB AND SHOWER AREAS TO DRAIN. SLOPE CEILING IN ENCLOSED SHOWER (APPROXIMATELY 1/8" PER FOOT). CONFIRM DIRECTION OF SLOPE.

SLOPE ALL SILLS TO DRAIN AWAY FROM WINDOWS AND SLOPE EXPOSED TOP OF PARAPETS AND WALLS TO DRAIN WATER. WATERPROOF ALL SILLS AND PARAPETS. AT CMU, USE WATERPROOF COATING PRIOR TO INSTALLING FINISH. AT METAL FRAMING, COVER WITH 30# FELT PRIOR TO INSTALLING FINISH (DO NOT PENETRATE THE TOP SURFACE, ATTACH AT SIDES).

PROVIDE FLAT STONE SPLASH BLOCKS (OR EQUAL) AT GRADE BELOW ALL SCUFFERS AND ROOF DRAIN OUT FLOWS. ARRANGE STONES TO DIVERT WATER TO DESIRED DRAINAGE AND PREVENT EROSION.

FIREPLACE HEARTH EXTENSIONS SHALL EXTEND AT LEAST 20" IN FRONT OF FIREPLACE OPENING AND 12" BEYOND THE SIDES WHEN THE FIREPLACE OPENING IS 6 SQ. FT. OR LARGER (IF LESS THAN 6 SQ. FT. PROVIDE AT LEAST 8" AT SIDES AND 16" AT FRONT). REQUIRED HEARTH SIDE EXTENSIONS SHALL BE THE FULL REQUIRED FRONT EXTENSION DEPTH. REQUIRED FIREPLACE HEARTH EXTENSIONS SHALL BE OF NON-COMBUSTIBLE MATERIAL.

FLOOR PLAN NOTES

CONTINUED

PROVIDE 22" x 30" ATTIC ACCESS TO ALL AREAS WHICH HAVE A 30" OR MORE VERTICAL CLEAR HEIGHT. PROVIDE 30" CLEAR HEADROOM ABOVE ATTIC ACCESS (R 301.1). SEE PLAN FOR LOCATIONS.

DRYER VENT TO HAVE DAMPER COVER. ALL OTHER VENTS, DRAIN PIPES, OR OTHER MISCELLANEOUS OPENINGS OPEN TO THE OUTSIDE TO HAVE GALVANIZED METAL INSECT SCREEN TO PREVENT MIGRATION OF RODENTS AND INSECTS.

PROVIDE TYPE 30# FELT BUILDING PAPER AS FLASHING AT ALL HEADS, JAMBS AND SILLS OF WINDOW AND DOOR OPENINGS.

FLASH HORIZONTAL AND/OR SLOPED AREAS AND 6" MINIMUM OF VERTICAL WALL SURFACE AROUND OPENINGS.

PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOW AND DOOR FRAMES TO PROVIDE WEATHER-RESISTIVE BARRIER.

REGISTERS, DIFFUSERS AND GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES IN ADDITION TO BEING CONNECTED TO THE DUCTWORK THEY SERVE.

AT EXTERIOR GYPSUM BOARD SOFFITS, PROVIDE EXTERIOR GYPSUM CEILING SOFFIT BOARD (GRAY BOARD) WITH WATER-RESISTANT FACE PAPER (I.C.C. * ESR 1338 OR EQUAL).

PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CEILING IN GARAGE, STORAGE AND MECHANICAL ROOMS.

GYPSUM BOARD APPLIED TO CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C. OR USE 1/2" 5/8" RESISTANT GYPSUM CEILING BOARD, TABLE R102.3.5

PROVIDE 18" HIGH PLATFORM UNDER ALL AFFILIANCES INSTALLED IN (OR ACCESSIBLE FROM INSIDE) GARAGES.

ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE

MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS.

ALL STAIRS TO CONFORM TO IRC SECTION R311.

HANDRAILS:

R 311.7
INSTALL HANDRAILS AT ALL STAIRS HAVING MORE THAN 3 RISERS, UNLESS SHOWN OTHERWISE.

THE TOP OF HANDRAILS AND HANDRAIL EXTENSION SHALL BE PLACED NOT LESS THAN 34" NOR MORE THAN 38" ABOVE NOSING OF TREADS AND LANDINGS AND DESIGNED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEUEL POSTS OR SAFETY TERMINALS.

THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" INCHES BETWEEN THE WALL AND THE HANDRAIL.

NOTE: COMPLIANCE WITH CHAPTER 11 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE OR CHAPTER 4 OF THE 2015 INTERNATIONAL ENERGY CODE IS REQUIRED (ZONE 2). A PERMANENT ENERGY CERTIFICATE WILL BE REQUIRED AT TIME OF FINAL TO BE POSTED IN THE ELECTRICAL DISTRIBUTION PANEL. (R 14 544C VALUES)

GUARDRAILS:

R 312.1
UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONIES OR PORCHES WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR FLOOR BELOW, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARDRAIL.

OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.

THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE THAT A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH.

GUARDRAIL HEIGHT TO BE 36" ABOVE FINISHED FLOOR.

EMERGENCY ESCAPE ROUTE SHALL LEAD TO A PUBLIC WAY.

GAS LOG LIGHTERS SHALL BE MANUFACTURED BY "ROBERT H. PETERSON CO., ANSI D21 530 OR EQUAL. OTHER MANUFACTURERS SHALL PROVIDE AN ACTIVE I.C.C./N.E.R. EVALUATION REPORT BEFORE ACCEPTABILITY WILL BE CONSIDERED. GAS LOG LIGHTERS SHALL BE TO BE PERMANENTLY INSTALLED

FIRE BLOCKING NOTES

AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.

AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS.

IN CONCEALED SPACES BETWEEN STAIR STRINGERS, AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS, IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.

IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, USE NON-COMBUSTIBLE MATERIALS.

AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER OR OTHER APPROVED NON RIGID MATERIAL.

THE INTEGRITY OF ALL FIRE BLOCKING AND DRAFT STOPS SHALL BE MAINTAINED.

BARRIER REQUIREMENTS PER TOWN OF PARADISE VALLEY

SWIMMING POOLS, SPA AND HOT TUBS:

SWIMMING POOL IS DEFINED AS ANY CONTAINED BODY OF WATER 18 INCHES (451 MM) OR MORE IN DEPTH AT ANY POINT AND THAT IS WIDER THAN 8 FEET (2408 MM) AT ANY POINT. THIS INCLUDES IN-GROUND, ABOVE GROUND AND ON-GROUND SWIMMING POOLS AND HOT TUBS AND SPAS.

BARRIER REQUIREMENTS:

THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN OF BARRIERS FOR RESIDENTIAL SWIMMING POOLS, SPAS AND HOT TUBS. THESE DESIGN CONTROLS ARE INTENDED TO PROVIDE PROTECTION AGAINST POTENTIAL DROWNINGS AND NEAR BY RESTRICTING ACCESS TO SWIMMING POOLS, SPAS AND HOT TUBS.

AN OUTDOOR SWIMMING POOL, INCLUDING AN IN-GROUND, ABOVE-GROUND OR ON-GROUND POOL, HOT TUB OR SPA SHALL BE SURROUNDED BY A BARRIER WHICH SHALL COMPLY WITH THE FOLLOWING:

1. THE TOP OF THE BARRIER SHALL BE AT LEAST 60 INCHES (1524 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE TOP OF THE BARRIER THAT SEPARATES THE SWIMMING POOL ONLY FROM HABITABLE SPACES ON THE SAME PROPERTY SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM). THE MAXIMUM VERTICAL CLEARANCE AT THE BOTTOM OF THE BARRIER MAY BE INCREASED TO 4 INCHES (102 MM) WHEN GRADE IS SOLID SURFACE SUCH AS CONCRETE. THE BARRIER SHALL BE AT LEAST 20- INCHES FROM THE WATER'S EDGE.

2. OPENINGS IN THE BARRIER SHALL NOT ALLOW PASSAGE OF A 4 INCH DIAMETER (102 MM) SPHERE. ANY DECORATIVE DESIGN WORK SUCH AS PROTRUSIONS, INDENTATIONS OR CUTOUTS WHICH MAKE THE BARRIER EASILY CLIMBABLE IS PROHIBITED.

3. SOLID BARRIERS WHICH DO NOT HAVE OPENINGS, SUCH AS MASONRY OR STONE WALL, SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.

4. THERE SHALL BE AT LEAST 45 INCHES BETWEEN HORIZONTAL ELEMENTS.

NOTE: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLERS SYSTEM IS REQUIRED, DEFERRED SUBMITTAL

5. MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2 1/4" INCH (51 MM) SQUARE UNLESS THE FENCE HAS SLATS FASTENED AT THE TOP OR THE BOTTOM WHICH REDUCED THE OPENINGS TO NOT MORE THAN 1 3/4" INCHES (44 MM). CHAIN LINK FENCING SHALL NOT BE LESS THAN 11 GAUGE.

6. WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS SUCH AS A LATTICE FENCE, THE MAXIMUM OPENINGS FORMED BY THE DIAGONAL MEMBERS SHALL NOT BE MORE THAN 1 3/4" (44 MM)

7. ACCESS GATES SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION, ITEMS 1 THROUGH 6, AND SHALL BE EQUIPPED TO ACCOMMODATE A LOCKING DEVICE. PEDESTRIAN ACCESS GATES SHALL OPEN OUTWARD AWAY FROM THE POOL AND SHALL BE SELF-CLOSING AND HAVE A SELF-LATCHING DEVICE. GATES OTHER THAN PEDESTRIAN ACCESS GATES SHALL BE LOCKABLE. WHERE THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE IS LOCATED LESS THAN 54 INCHES (1371 MM) FROM THE BOTTOM OF THE GATE, THE RELEASE MECHANISM AND OPENINGS SHALL COMPLY WITH WITH THE FOLLOWING:

11. THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE AT LEAST 3 INCHES (76 MM) BELOW THE TOP OF THE GATE, AND
12. THE GATE AND BARRIER SHALL HAVE NO OPENING LARGER THAN 1/2 INCH (13 MM) WITHIN 18 INCHES (451 MM) OF THE RELEASE MECHANISM.

8. WHERE A WALL OF A DUELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING CONDITIONS SHALL BE MET:

81. IN LIEU OF THE BARRIER BETWEEN THE DUELLING AND THE SWIMMING POOL, THE SWIMMING POOL SHALL BE EQUIPPED WITH A POWERED SAFETY COVER IN COMPLIANCE WITH ASTM F3446; OR
82. DOORS WITH DIRECT ACCESS TO THE POOL THROUGH THAT WALL SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND/OR ITS SCREEN, IF PRESENT, ARE OPENED. THE ALARM SHALL BE LISTED IN ACCORDANCE WITH UL 2011. THE AUDIBLE ALARM SHALL ACTIVATE WITHIN 11 SECONDS AND SOUND CONTINUOUSLY FOR MINIMUM OF 30 SECONDS AFTER THE DOOR AND/OR ITS SCREEN, IF PRESENT, ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. THE ALARM SHALL AUTOMATICALLY RESET UNDER NORMAL CONDITIONS.

THE ALARM SHALL BE EQUIPPED WITH A MANUAL MEANS, SUCH AS TOUCH PAD OR SWITCH, TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. DEACTIVATION SHALL LAST FOR NOT MORE THAN 15 SECONDS. THE DEACTIVATION SWITCHES) SHALL BE LOCATED AT LEAST 54 INCHES (1371 MM) ABOVE THE THRESHOLD OF THE DOOR, OR
83. OTHER MEANS OF PROTECTION, SUCH AS SELF-CLOSING DOORS WITH SELF-LATCHING DEVICES, WHICH ARE FROVED BY THE GOVERNING BODY, SHALL BE ACCEPTABLE SO LONG AS THE DEGREE OF PROTECTION AFFORDED IS NOT LESS THAN THE PROTECTION AFFORDED BY ITEM 81 OR 82 DESCRIBED ABOVE. SELF-CLOSING AND SELF LATCHING DEVICES SHALL BE INSTALLED ON ALL DOORS WITH DIRECT ACCESS TO THE POOL AREA, WITH THE RELEASE MECHANISM LOCATED A MINIMUM OF FIFTY-FOUR INCHES ABOVE THE FLOOR.

9. WHERE AN ABOVE-GROUND POOL STRUCTURE IS USED AS BARRIER OR WHERE THE BARRIER IS MOUNTED ON TOP OF POOL STRUCTURE, AND THE MEANS OF ACCESS IS A LADDER OR STEPS:
91. THE LADDER OR STEPS SHALL BE CAPABLE OF BEING SECURED, LOCKED OR REMOVED TO PREVENT ACCESS; OR
92. THE LADDER OR STEPS SHALL BE SURROUNDED BY A BARRIER WHICH MEETS THE REQUIREMENTS OF THIS SECTION, ITEM THROUGH 9. WHEN THE LADDER OR STEPS ARE SECURED, LOCKED OR REMOVED, ANY OPENING CREATED SHALL NOT ALLOW THE PASSAGE OF A 4 INCH DIAMETER (102 MM) SPHERE.

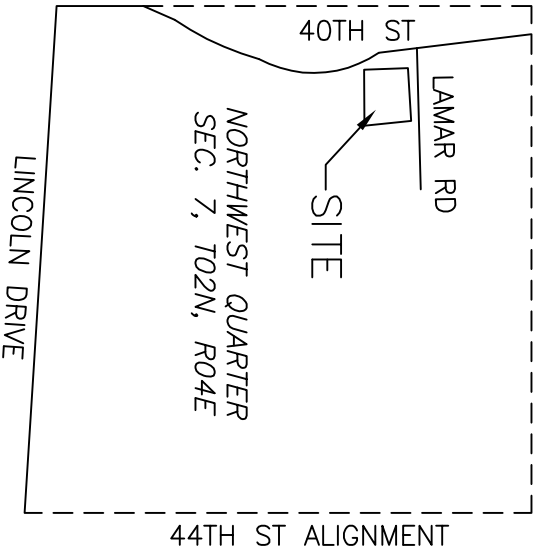
10. PET DOORS WHICH PROVIDE DIRECT ACCESS TO THE POOL AREA ARE PROHIBITED UNLESS THEY MEET THE REQUIREMENTS OF ITEM 7 OR ARE EQUIPPED WITH AN ALARM THAT MEETS ITEM 82.

11. WINDOWS WITH ACCESS TO THE POOL AREAS WILL BE PROTECTED IN THE FOLLOWING WAYS:

1. EMERGENCY ESCAPE OR RESCUE WINDOWS FROM SLEEPING AREAS WITH ACCESS TO THE SWIMMING POOL WILL BE EQUIPPED WITH A LATCHING DEVICE NOT LESS THAN 54 INCHES (1371 MM) ABOVE THE FLOOR.
2. ALL OTHER OPENABLE WINDOWS WITH SIMILAR ACCESS WILL ALSO BE EQUIPPED WITH A LATCHING DEVICE NOT LESS THAN 54 INCHES (1371 MM) ABOVE FLOOR SHALL BE EQUIPPED WITH A KEY LOCK DEVICE THAT PREVENTS OPENING THE WINDOW MORE THAN 4 INCHES (102 MM).
3. WALL SURROUNDING AN INDOOR SWIMMING POOL SHALL COMPLY WITH ITEM 8.

BARRIERS SHALL BE LOCATED TO PROHIBIT PERMANENT STRUCTURES, EQUIPMENT OR SIMILAR OBJECTS FROM BEING USED TO CLIMB THEM. SPAS OR HOT TUBS WITH SAFETY COVERS WHICH COMPLY WITH ASTM F 1346 SHALL BE EXEMPT FROM THE PROVISIONS OF THIS SECTION.

A TOPOGRAPHIC SURVEY OF
LOT 9, LINCOLN HEIGHTS
A SUBDIVISION RECORDED IN BOOK 83 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 02 NORTH, RANGE 04 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

NOT TO SCALE

OWNER

DONALD AND ELLEN WILDER REVOCABLE TRUST
DATED JULY 10, 1997

LEGAL DESCRIPTION

WARRANTY DEED: 2013-0425521, MCR

LOT 9, LINCOLN HEIGHTS, ACCORDING TO BOOK 83 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA,
CONTAINING 42,463 SF [0.9748 ACRES] MORE OR LESS.

REFERENCE DOCUMENTS

(R1) - BOOK 083 OF MAPS, PAGE 29, MCR
(R2) - BOOK BOOK 1270 OF MAPS, PAGE 13, MCR
(R3) - DOC. 2015-0431780, MCR

BASIS OF BEARING

THE WEST LINE OF LOT 27, LINCOLN HEIGHTS, A SUBDIVISION RECORDED IN BOOK 83 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA BEARING S22°21'59" W.

BENCHMARK

BRASS CAP FOUND AT THE INTERSECTION OF LINCOLN & 40TH STREET, ALSO BEING THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 02 NORTH, RANGE 04 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. ELEVATION = 1,403.453' (NAVD88 DATUM - GDACS)

SURVEYOR NOTES

1-FIELDWORK WAS COMPLETED ON 10/17/2017.

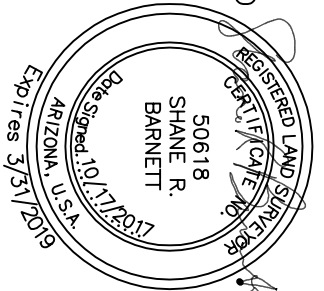
2-ALL BEARINGS AND DISTANCES ARE CALCULATED UNLESS OTHERWISE NOTED.

3-THE SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, EASEMENTS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, EASEMENTS, EASEMENTS, OR RESTRICTIONS OR ANY OTHER RECORD INFORMATION THAT MAY BE DISCLOSED BY A CURRENT TITLE REPORT OR OTHER RESEARCH.

SURVEYOR CERTIFICATE

I, SHANE R. BARNETT, A DULY LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA DO HEREBY CERTIFY THAT THIS DRAWING IS BASED ON A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE COURSE OF MY PROFESSIONAL PRACTICE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

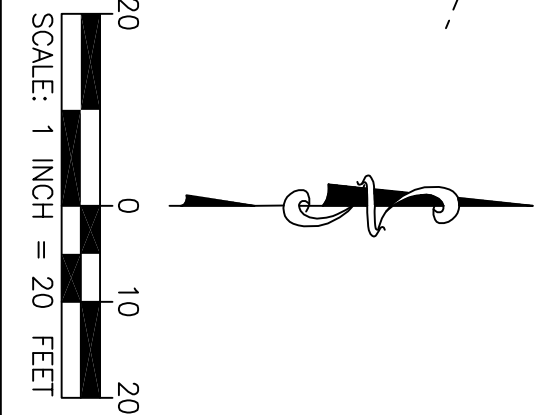
SHANE R. BARNETT
ARIZONA R.L.S. 50618



BARNETT LAND SURVEYING, LLC
201 WEST STANFORD AVENUE
GILBERT, ARIZONA 85233
PHONE: (602) 510-7797
E-MAIL: SHANE@BARNETTSURV.COM

A TOPOGRAPHIC SURVEY OF
LOT 9, LINCOLN HEIGHTS

DATE: 10/17/2017 REV: - SHEET: 1 OF 1



- LEGEND**
- SECTION LINE
 - MONUMENT LINE
 - PROPERTY LINE
 - OTHERS PROPERTY LINE
 - EASEMENT
 - WROUGHT IRON FENCE
 - BRASS CAP (OR AS NOTED)
 - IRON PIPE
 - CHRY PEDESTAL
 - ELECTRICAL METER
 - ELECTRICAL SWITCH CABINET
 - HYAC UNIT
 - JUNCTION BOX
 - UTILITY POLE
 - TELEPHONE PEDSTAL
 - FIRE HYDRANT
 - WATER SPOICOT
 - WATER METER
 - WATER VALVE
 - MAIL BOX
 - SPOT ELEVATION
 - BARREL CACTUS
 - TREE
 - YUCCA
- FND. FOUND
MCR MARICOPA COUNTY RECORDER
(C) CALCULATED BEARINGS/DISTANCES
(M) MEASURED BEARINGS/DISTANCES
(R#) RECORDED BEARINGS/DISTANCES



TOWN OF PARADISE VALLEY NOTES

1. GRADING SHALL BE IN CONFORMANCE WITH 2015 IBC.
2. PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE, ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR TO INSPECTION.
3. 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.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
5. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES FOR FUTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED UPON FIXTURES INSTALLED.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. 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.
9. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
12. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
13. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
14. A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
15. MAIL BOX TO COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE R.O.W. FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
16. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
17. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
18. SOILS COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR BUILDING PADS THAT HAVE ONE (1) FOOT OR MORE OF FILL MATERIAL INDICATED. THIS INFORMATION MUST BE SUPPLIED PRIOR TO REQUEST FOR FINAL INSPECTION.
19. TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
20. REGULATION II RULE 200-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
21. ALL WORK REQUIRED TO CONSTRUCTURE COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
22. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
23. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
24. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.
25. THE TOWN ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN.
26. THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE TOWN FOR RE-APPROVAL.
27. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. NOTICE INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-3758.
28. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
29. ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE TOWN ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
30. ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE IBC BY THE ICC. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
31. 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.
32. ON DEMOLITION, GRADING, REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE TIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
33. ALL PERMITTEES MUST POST A 6 SQUARE FOOT (2'x3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD PROPERTY AND IN THE TOWN RIGHT-OF-WAY. THE SIGN WAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, AND ADDRESS OF PROJECT.
34. 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.
35. CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY. IF A STAGING AREA IS NEEDED ON A PROPERTY OTHER THAN THE CONSTRUCTION SITE FOR CONSTRUCTION SUPPLIES AND EQUIPMENT, THE PERMITTEE MUST OBTAIN PROPERTY OWNER AND TOWN APPROVAL FIRST AND MUST INFORM THE ADJACENT PROPERTY OWNERS OF THE LOCATION OF STAGING AREA, AND TIME AND HOURS DURING THE DAY THE AREA WILL BE USED.
36. EXCEPT AS OUTLINED IN ITEM 4, ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
37. BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #651 IMPOSES RESTRICTIONS ON CONSTRUCTION WORK ON SATURDAYS, SUNDAYS AND MAJOR BUSINESS HOLIDAYS. HILLSIDE PROJECTS MAY HAVE ADDITIONAL RESTRICTIONS. EQUIPMENT WITH AUDIBLE REVERSE DIRECTION WARNINGS MUST NOT BE OPERATED PRIOR TO 7:00 A.M. THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARSHSHIP TOWN APPROVAL IS OBTAINED.
38. THE CONTRACTOR AND PROPERTY OWNER WILL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION. OR UNTIL SUCH TIME THAT A WRITTEN, SIGNED AND LEGALLY BINDING AGREEMENT HAS BEEN REACHED BY THE PARTIES INVOLVED TO REMEDY ANY VIOLATION WITHIN A REASONABLE TIME PERIOD, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.
40. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
41. A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY CONTROL GATES. THE KEY SWITCH SHALL BE INSTALLED IN A LOCATION ON THE GATE CONTROL PANEL THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE PARADISE VALLEY BUILDING DEPARTMENT.
42. ALL EQUIPMENT OF ALL TRADES ON OR AFFECTING THE JOB MUST BE CLEANED ONLY IN A PRE-DETERMINED AND DESIGNATED AREA. DEBRIS AND RUNOFF FROM SAID AREA MAY NOT EXTEND BEYOND THE BUILDING AREA.
43. 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.
44. AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
45. FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRIABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

GRADING & DRAINAGE PLAN
GIANCOLA RESIDENCE
4001 E LAMAR RD., PARADISE VALLEY, AZ 85253
LOT 9 - LINCOLN HEIGHTS
A SUBDIVISION PLAT RECORDED IN BOOK 83 OF MAPS, PAGE 29, MCR.,
LOCATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 7, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ENGINEERS NOTES

1. MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
2. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
3. GRADING SHALL BE IN CONFORMANCE WITH 2012 IBC SEC. 1803 AND APPENDIX J.
4. 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. 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.
9. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
12. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
13. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE.
16. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
18. ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT, FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
19. THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
20. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
21. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
22. CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
23. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING. PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
24. CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
25. ALL ON-SITE UTILITIES PER OTHERS.
26. THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S) PERFORMANCE AND MAY LEAD TO ITS INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
27. IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
28. ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
29. VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
30. AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
31. MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
32. ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
33. ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
34. THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS.
35. ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
36. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SITE AND RETAINING WALLS LAYOUT, DIMENSIONS, AND DETAILS. TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TOP OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).
37. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
38. REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
39. FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER U.N.O.
40. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE - 5% MIN SLOPE FOR FIRST 10 FEET, U.N.O.
41. ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2012, MAG AND TOWN OF PARADISE VALLEY SUPPLEMENT TO MAG.
42. WATERPROOF ALL EXTERIOR WALLS 18" ABOVE FINISH GRADE-(BITUTHENE® 3000 HC MEMBRANE W/ GRAPE PROTECTION 03 OR APPROVED EQUAL).
43. ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
44. ABANDONMENT OF EXISTING AND INSTALLATION OF NEW SEPTIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT.
45. COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
46. VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
47. VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
48. DISTURBED AREA: TOTAL ACRES = 0.975 ACRES < 1 ACRE; NPDES PERMIT IS NOT REQUIRED.
49. REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING STRUCTURES, SITE WALLS, POOL AND PAVEMENT ETC.
50. REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES.
51. THE PROPOSED POOL EQUIPMENT FOR THIS PROJECT SHALL BE EQUIPED WITH CARTRIDGE FILTER IN ORDER TO AVOID THE BACKWASH.

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	MONUMENT LINE
WM	WATER METER
WV	WATER VALVE
FD	FIRE HYDRANT
TP	TELEPHONE PEDESTAL
CTV	CABLE TV RISER
T	CATV, PHONE
W	WATER LINE
E	ELECTRIC LINE
C	COMMUNICATIONS LINE
---	EXISTING CONTOUR
---	EXIST. SPOT ELEVATION
TREE	TREE
---	EXISTING DISTURBED AREA
---	PROPOSED DISTURBED AREA
---	CATCH BASIN
---	STORM DRAIN PIPE
---	DRAINAGE FLOW ARROW
---	PROPOSED SPOT ELEVATION
---	PROPOSED CONTOUR
TR/TW:28.33 TRW:25.33 FG:24.81 TF:21.00 (BW:22.00)	TOP OF RAILING/NON--RET. WALL TOP OF RETAINING WALL FINISH GRADE TOP OF FOOTING FINISH GRADE AT BOTTOM OF WALL

RETAINING WALL UNITS

ID NUMBER	MAX. HEIGHT	LENGTH	VISIBLE WALL LENGTH
FT	FT	FT	FT
R1	2.0	4	4
R2	2.0	19	19
R3	2.0	3	
R4	2.0	13	13
R5	5.0	6	
R6	5.0	32	
R7	5.0	3	
R8	5.5	1	
R9	5.5	16	
R10	5.5	8	
R11	5.5	17	
R12	5.5	3	
R13	5.5	10	
R14	5.5	3	
R15	5.5	16	
R15-1	6.0	11	
R15-2	8.0	20	
R16	7.0	16	
R17	3.0	64	64
R18	3.0	6	6
R19	3.0	18	18
R20	3.0	15	15
R21	3.0	20	20
R22	3.0	25	
TOTAL		349	159

SCREEN WALL UNITS

ID NUMBER	MAX. HEIGHT	LENGTH	VISIBLE WALL LENGTH
FT	FT	FT	FT
SW1	5.0	18	
SW2	5.0	19	19
SW3	5.0	18	18
TOTAL		55	37

ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT									
V=DxAx(Cw-0.65)/12					V=2.82x26.854x(0.77-0.65)/12				
D = RAINFALL DEPTH=2.82"					Cw = WEIGHTED RUNOFF COEFFICIENT				
DRAINAGE AREA	AREA	RUNOFF COEFFICIENT	VOLUME REQUIRED	RETENTION BASIN ID	CONTOUR ELEVATION	CONTOUR AREA	DEPTH	VOLUME PROVIDED	
S.F.	Cw	C.F.			S.F.	FT		C.F.	
A	28,766	0.77	811	A1	HW	54.00	951	1.50	928
					BOTTOM	52.50	286		
				A2	HW	52.00	889	1.50	906
					BOTTOM	50.50	319		
TOTAL			811						1,834

DISTURBED AREA CALCULATIONS

AREA OF LOT:	42,463 S.F. (0.975 AC.)
TOTAL FLOOR AREA:	5,438 S.F.
FLOOR AREA RATIO:	12.8% < 25%
(TOTAL FLOOR AREA/AREA OF LOT)	
BUILDING PAD SLOPE:	6.71%
VERTICAL:	14'
HORIZONTAL:	208.5'
ALLOWABLE NET DISTURBED AREA:	25,478 S.F. (60%)
GROSS EXISTING DISTURBED AREA:	42,463 S.F. (100%)
LESS BUILDING FOOTPRINT AREA:	3,626 S.F.
EXIST. NET DISTURBED AREA:	38,837 S.F.
GROSS PROPOSED DISTURBED AREA:	30,303 S.F.
LESS TEMPORARY AREAS OF DISTURBANCE TO BE RESTORED AND REVEGETATED:	0 S.F.
LESS 25% REWORK OF EXIST. DRIVEWAY:	1,040 S.F.
LESS BUILDING FOOTPRINT AREA:	4,436 S.F.
PROPOSED NET DISTURBED AREA:	24,827 S.F.(58.5%)
ALLOWED SLOPES STEEPER THAN NATURAL GRADE (5% MAX.):	2,123 S.F. (5%)
PROPOSED SLOPES STEEPER THAN NATURAL GRADE (AREA):	0 S.F. (0%)
VOLUME OF CUT:	1,141 C.Y.
VOLUME OF FILL:	414 C.Y.
TOTAL CUT & FILL:	1,555 C.Y.
HILLSIDE ASSURANCE	® \$25/CUBIC
YARD OF CUT+FILL:	\$38,875
ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.	

GRADING SPECIFICATIONS

1. EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
2. THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION. CONCERNING PREPARATION OF GROUNDS TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
3. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE SOILS REPORT.
4. BEARING MATERIALS FOR FILL UNDER RESIDENCE PAD IF NATIVE MATERIAL IS USED, LARGE ROCK FRAGMENTS MUST BE REMOVED THAT ARE IN EXCESS OF SIX INCHES. REMAINING MATERIAL MUST BE SMALLER PARTICLES OF SAND AND ROCK THAT CAN BE COMPACTED INTO A DENSE CONDITION.
- MAXIMUM PARTICLE SIZE 6 INCHES
- PERCENT PASSING NO. 4 SIEVE 35% TO 70%
- PERCENT PASSING NO. 200 SIEVE 25% MAX.
- PLASTICITY INDEX 10% MAX.
5. CUT-SLOPES: MAXIMUM ROCK OUT SLOPE TO BE 1.0 FEET HORIZONTAL TO 3.0 FEET VERTICAL PER GEOTECHNICAL.
6. FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.
7. COMPACTION FILL MATERIAL MUST BE PLACED ON LEVELED BENCHES CUT INTO UNDISTURBED EXISTING HILLSIDE. PLACE FILL IN HORIZONTAL LIFTS OF THICKNESS COMPATIBLE WITH THE COMPACTION EQUIPMENT USED. COMPACT TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM A.S.T.M. DENSITY AT THE OPTIMUM MOISTURE CONTENT OF ± TWO PERCENT. THIS PERTAINS TO ALL ENGINEERED STRUCTURAL FILL SUPPORTING STRUCTURES AND INCLUDING FILL UNDER ANY OF THE RETAINING WALLS. COMPACTION TEST RESULTS SHALL BE SUBMITTED TO THE SOILS ENGINEER AND TOWN OF PARADISE VALLEY BUILDING AND SAFETY DEPARTMENT.
8. ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING PROPERTY OWNERS IN WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903-B OF IBC. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
9. ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VSUAL CONTINUITY.
10. 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.
11. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
12. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
13. 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.
14. CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

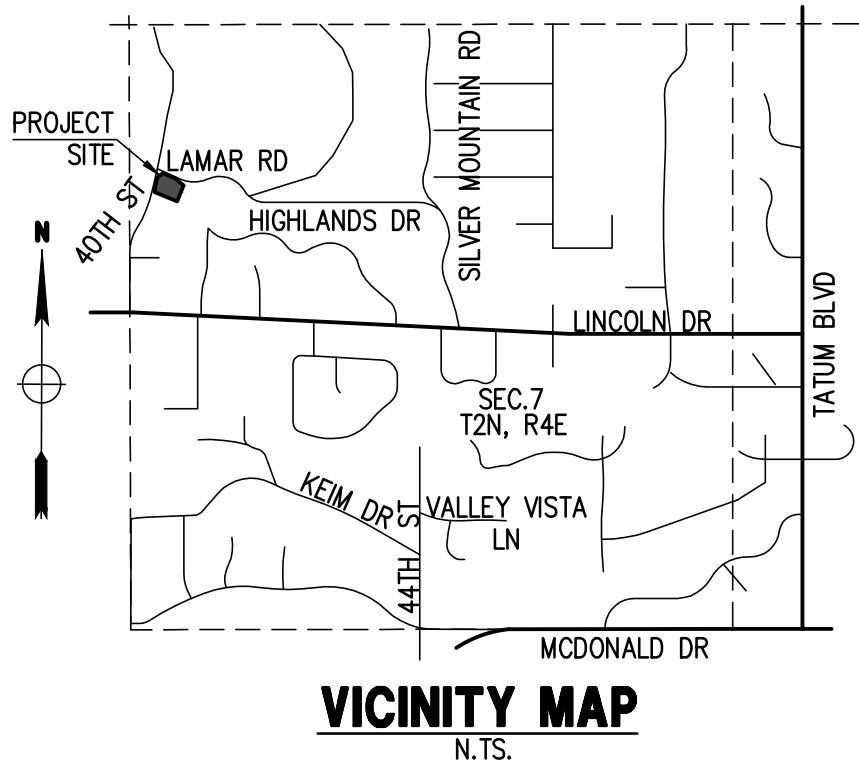
DRAINAGE STATEMENT

1. ULTIMATE STORM OUTFALL IS LOCATED AT THE SOUTHEAST PROP. CORNER AT ELEVATION OF 1451.10.
2. NEW SINGLE FAMILY RESIDENCE, GARAGE, POOL AND SITE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT.
3. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
4. HISTORIC DRAINAGE PATTERNS ARE PRESERVED.
5. THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED PER THE APPROVED CIVIL PLANS.
6. PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENTS.
7. CHECK DAMS, RIPRAP AND BOULDERS ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.
8. ON-SITE RETENTION IS PROVIDED FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT.

WEIGHTED RUNOFF COEFFICIENT, Cw			
SURFACE TYPE	RUNOFF COEFFICIENT C	AREA SF	C*AREA
ROOF	0.95	5,512	5,236
PAVEMENT	0.95	6,342	6,025
LANDSCAPE	0.65	18,449	11,992
TOTAL		30,303	23,253
Cw = C * AREA / TOTAL AREA			
0.77			

TOWN OF PARADISE VALLEY
HILLSIDE NOTES

- A. 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.
- B. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- C. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- D. THE USE OF HYDROLOGIC 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.
- E. CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACES AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.



VICINITY MAP

OWNER

BARBARA & JOSEPH GIANCOLA
4001 E LAMAR RD.,
PARADISE VALLEY, AZ 85253

ARCHITECT

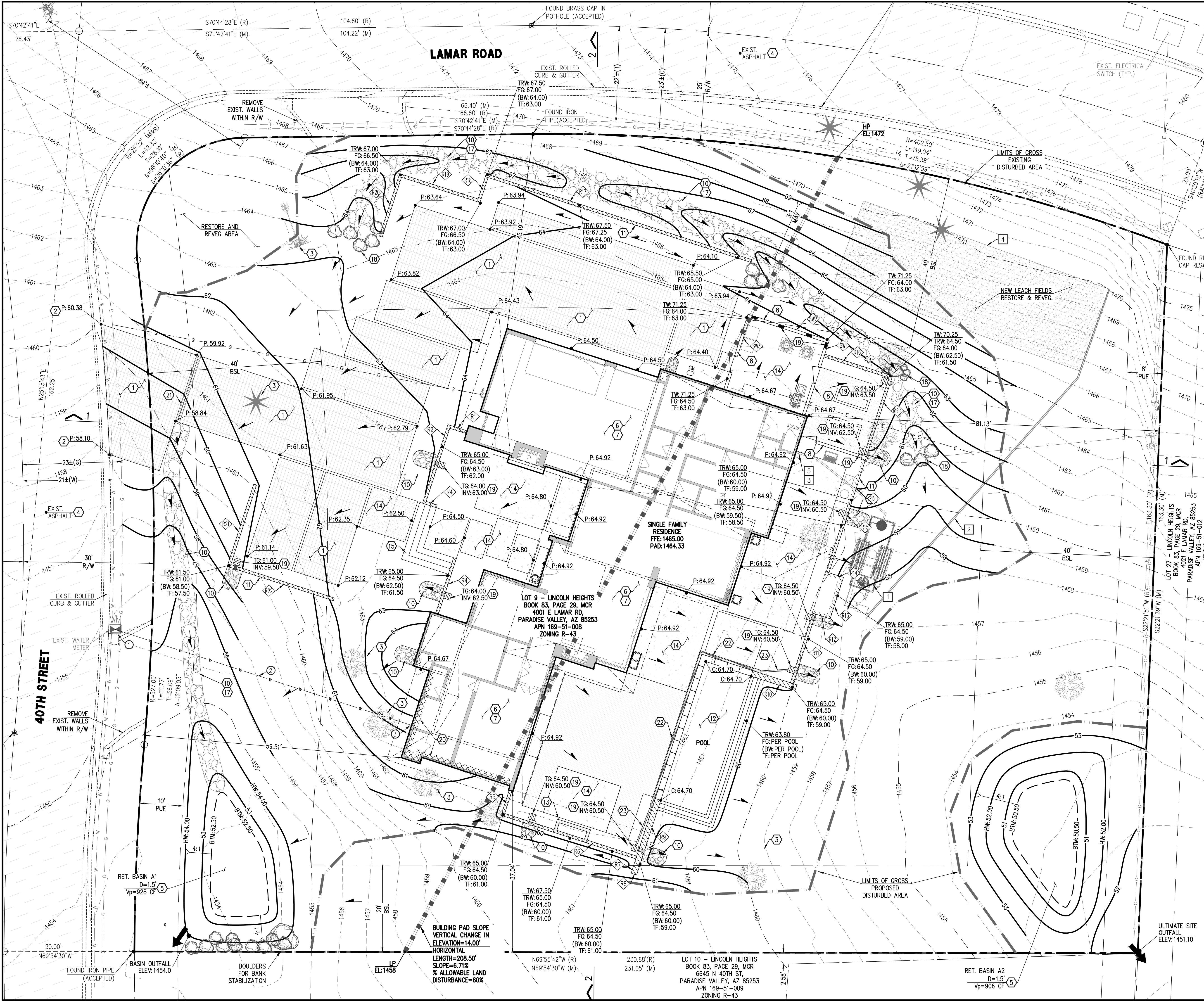
DAVID DICK, AIA, NCARB
7400 E McDONALD DRIVE, SUITE 122
SCOTTSDALE, AZ 85250
P: 480-945-1898
F: 480-945-8856

LAND SURVEYOR

BARNETT LAND SURVEYING, LLC
201 W STANFORD AVE.,
GILBERT, AZ 85233
P: 602-510-7797

GEOTECHNICAL ENGINEER

VANN ENGINEERING, INC
9013 N 24TH AVENUE, SUITE 7,
PHOENIX, AZ 85021-2851
P: 602-943-6997



GRADING AND DRAINAGE NOTES

1. INSTALL DECORATIVE PAVING DRIVEWAY, THICKNESS, PATTERN, TEXTURE AND COLOR PER ARCHITECTURAL AND DETAILS.
2. MATCH EXISTING GRADE.
3. REFER TO LANDSCAPE PLANS FOR NATIVE TREES/PLANTS REMOVE/RELOCATION & INSTALL OF NEW TREES/LANDSCAPING.
4. PROTECT IN PLACE.
5. CONSTRUCT RETENTION BASIN AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN 2' DEEP TO MAXIMUM 80% COMPACTION, AND PER GEOTECHNICAL REPORT RECOMMENDATION.
6. CLEAR AND GRUB EXISTING SITE AREA. REMOVE ALL VEGETATION, EXISTING UTILITIES AND CONSTRUCTION DEBRIS. CUT AND FILL EXISTING TERRAIN AS NECESSARY TO ACHIEVE THE DESIGNED SUBGRADE ELEVATIONS.
7. VERIFY AND COORDINATE WITH STRUCTURAL AND GEOTECHNICAL ENGINEERS, THE ENGINEERED FILL UNDER SLAB AND FOOTINGS.
8. NEW SCREEN WALL PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
9. NEW WALL DRAINAGE OPENING AT GRADE IN ACCORDANCE WITH THE TYP STD DETAIL AS SHOWN ON PLANS. SEE DETAIL ON SHEET C-3.
10. INSTALL ANGULAR RIP-RAP D50=6", 1' THICK PLACED ON NONWOVEN GEOTEXTILE FABRIC (MIRAFI N-SERIES OR APPROVED EQUAL).
11. NEW RETAINING WALL PER STRUCTURAL AND ARCHITECTURAL PLANS AND DETAILS. WATERPROOF WALL 1.5' ABOVE FINISH GRADE. (BITUTHENE@3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
12. NEW POOL PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS UNDER SEPARATE PERMIT.
13. NEW FIRE PIT PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS UNDER SEPARATE PERMIT.
14. NEW HARDSCAPE PAVING PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
15. NEW STEPS PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
16. NEW CATCH BASIN PER ARCHITECTURAL AND LANDSCAPE PLANS AND DETAILS.
17. NEW DRAINAGE SWALE, SEE DETAIL ON SHEET C-3.
18. NEW CHECKDAM, SEE DETAIL ON THIS SHEET C-3.
19. INSTALL 6" PVC SCH. 40 STORM DRAIN PIPE THROUGH WALL TO DAYLIGHT WITH VERTICAL RISER WITH 12" X 12" ADS 12990GP GRATE WITH WATER TIGHT CONNECTIONS, INCLUDING ALL ADAPTERS & FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS, OR APPROVED EQUAL. SEE DETAIL ON THIS SHEET.
20. REFER TO STRUCTURAL PLANS AND DETAILS FOR EXTENDED STEM WALL & DEEPEENED FOOTING CONSTRUCTION. WATERPROOF WALL 1.5' ABOVE FINISH GRADE. (BITUTHENE@3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
21. INSTALL 12" WIDE ACO KLASSIKORAIN K300 TRENCH DRAIN SYSTEM, COMPLETE WITH ALL REQUIRED FITTINGS AND ACO IRON GRATE OR APPROVED EQUAL. REFER TO MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
22. INSTALL 2888-4 SLOTTED DRAIN SYSTEM OR APPROVED EQUAL. REFER TO MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS. CONNECT NEW TRENCH DRAIN TO NEW STORM DRAIN PIPE WITH OUTLET ADAPTER AND ALL REQUIRED FITTINGS.
23. INSTALL 6" PVC STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.

PRIVATE SEWER KEY-NOTES

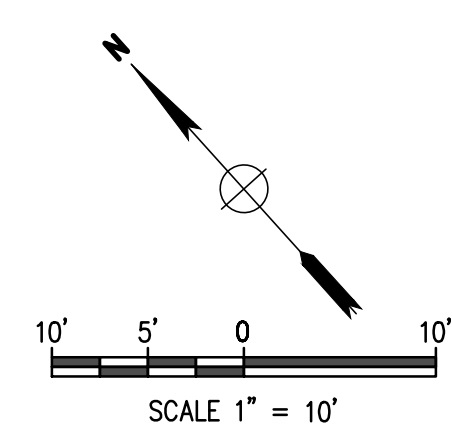
1. NEW ON-SITE SANITARY SEWER SEPTIC SYSTEM PER SEP. PERMIT # _____ IN ACCORDANCE WITH MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS AND REGULATIONS. REFER TO PLUMBING PLANS AND DETAILS.
2. INSTALL 4" PVC SDR-35 SEWER SERVICE. REFER TO MAG STD DET. 440-3. TRENCH BEDDING & BACKFILL PER MAG STD DET. 200-1.
3. INSTALL SANITARY SEWER CLEANOUT WITH AIRTIGHT CAP PER MAG STD DET. 441.
4. LEACH FIELD LOCATION. REFER TO PLUMBING PLANS.
5. FOR CONTINUATION SEE PLUMBING PLANS.

PRIVATE WATER KEY-NOTES

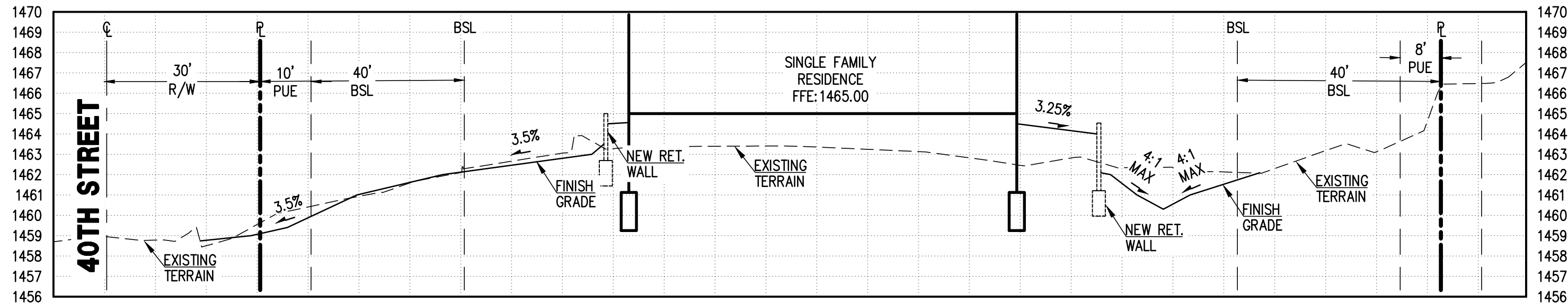
1. CONNECT TO EXISTING WATER METER. VERIFY WITH PLUMBING PLANS IF ANY UPGRATED TO EXIST METER/SERVICE IS REQ'D.
2. INSTALL NEW 1.5" DOMESTIC WATER LINE. VERIFY WITH PLUMBING PLANS.
3. FOR CONTINUATION SEE PLUMBING PLANS.

WALL KEY-NOTES

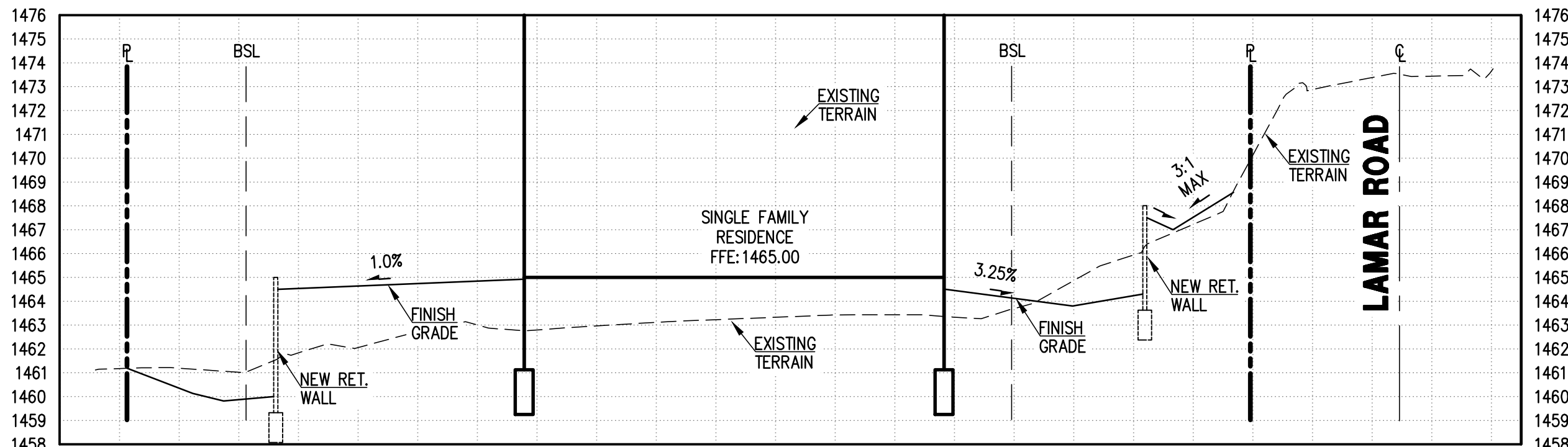
FOR LOCATIONS IDENTIFIED WITH KEYNOTE, REFER TO TABLE ON SHEET C-1 FOR WALL UNITS.



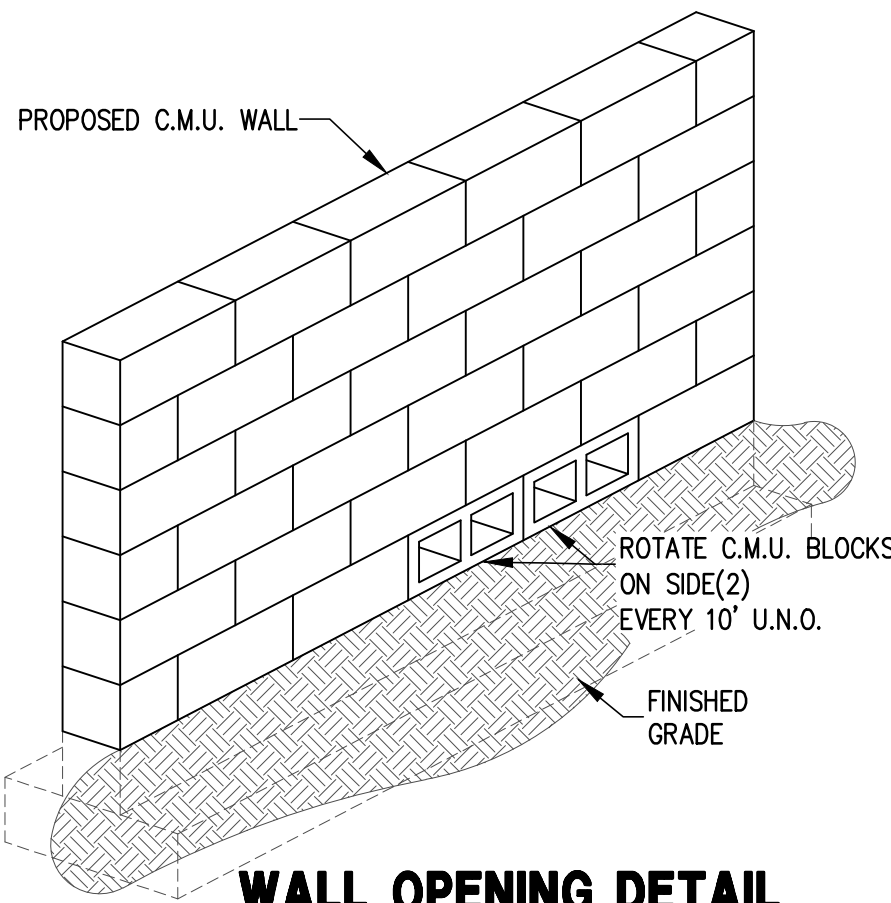
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DESIGNED BY: NP	



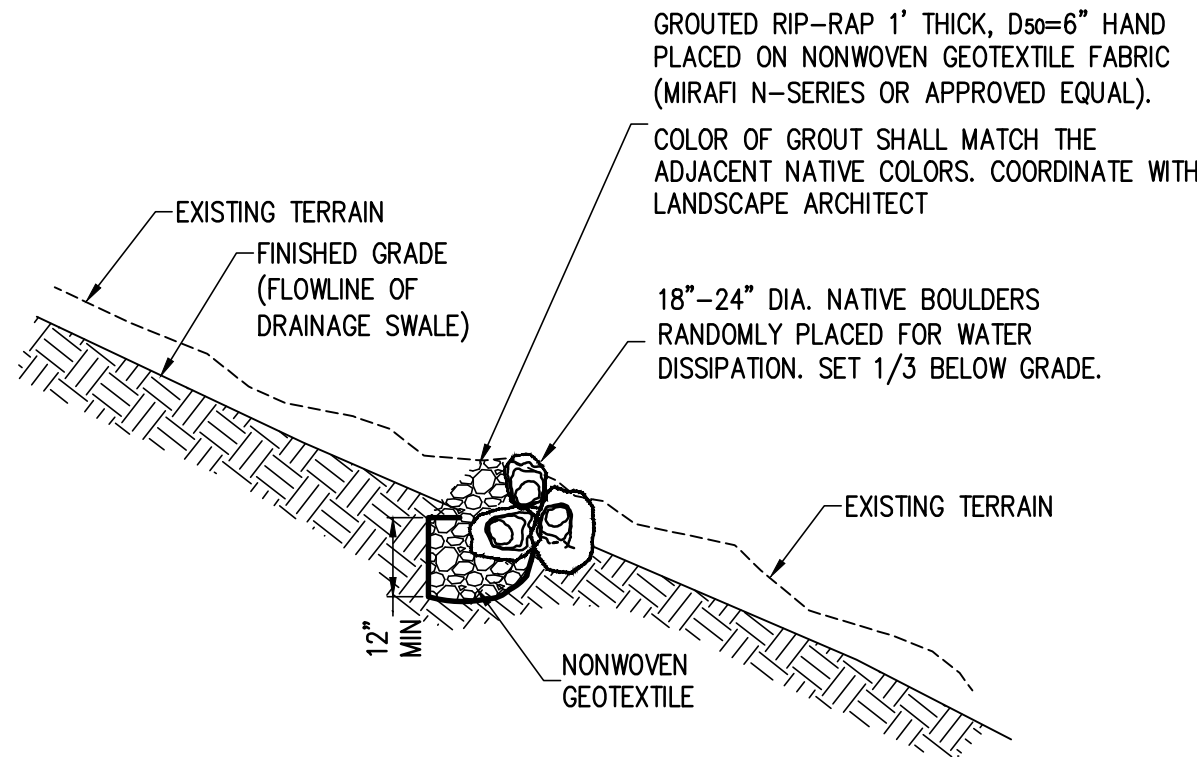
CROSS SECTION 1 - 1
SCALE: HOR. 1" = 10', VER. 1" = 2'



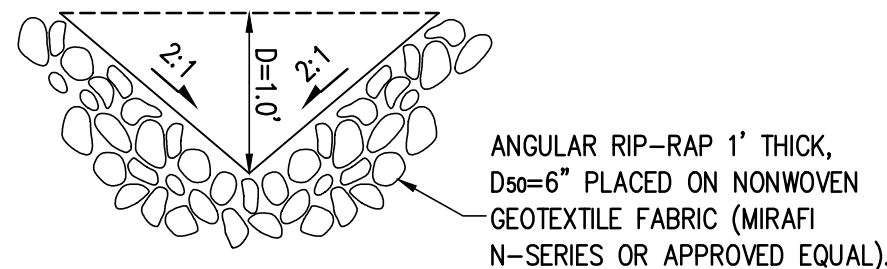
CROSS SECTION 2 - 2
SCALE: HOR. 1" = 10', VER. 1" = 2'



WALL OPENING DETAIL
N.T.S.



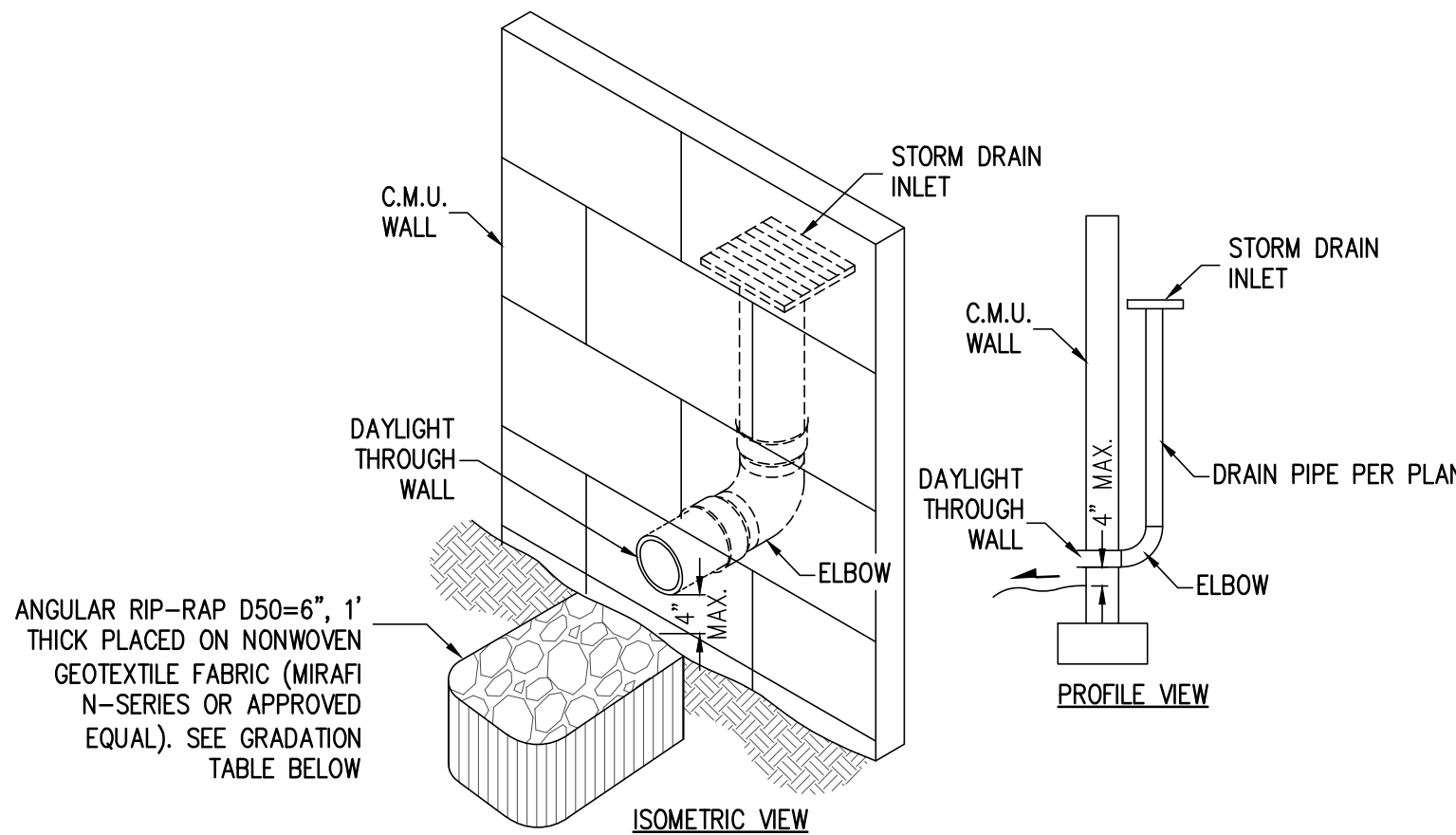
CHECK DAM DETAIL
N.T.S.



DRAINAGE SWALE DETAIL
N.T.S.

PERCENT PASSING	SIZE	D50 CLASS, INCHES			
		4	6	8	12
100 TO 90	2.0 D50	8	12	16	24
85 TO 70	1.5 D50	6	8	12	18
50 TO 30	1.0 D50	4	6	8	12
15 TO 5	0.67 D50	3	4	6	8
5 TO 0	0.35 D50	1	2	3	4

RIP-RAP GRADATION TABLE
N.T.S.

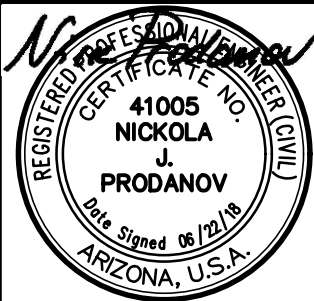


STORM DRAIN OUTLET AT WALL DETAIL
N.T.S.

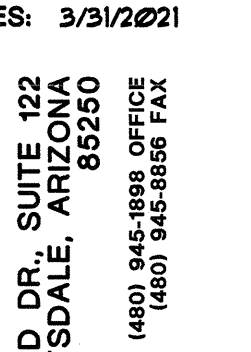
**GRADING & DRAINAGE PLAN
CROSS SECTIONS & DETAILS**

**GIANCOLA RESIDENCE
4001 E LAMAR DR.,
PARADISE VALLEY, AZ 85253**

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



C-3
3 OF 3



SCALE: AS NOTED

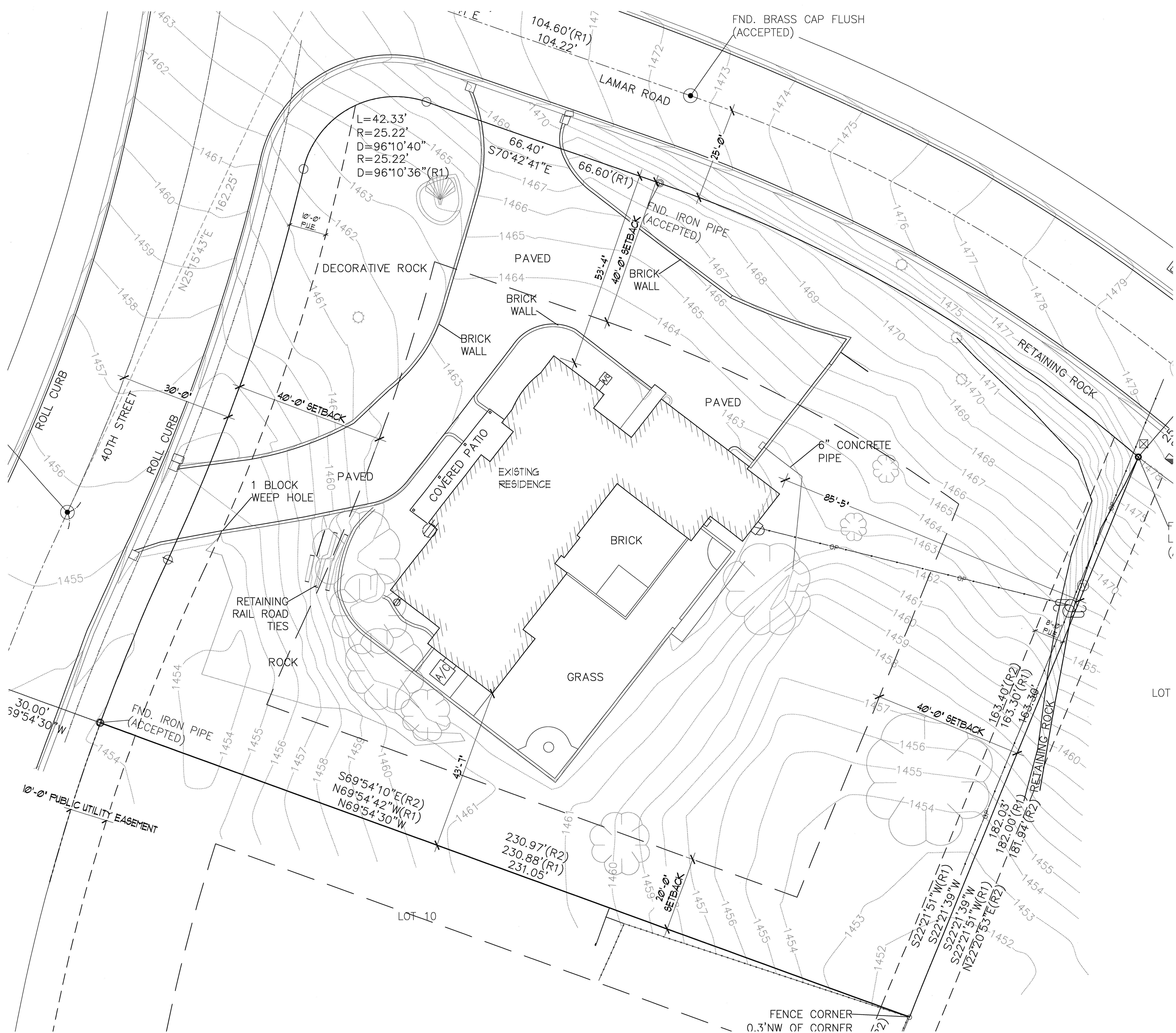
REVISION:

GIANCOLA RESIDENCE
4001 E. LAMAR ROAD
PARADISE VALLEY, AZ 85253

T NUMBER

AE

LSIDE



EXISTING SITE PLAN
FOR REFERENCE ONLY

SCALE: 1" = 10'-0"

