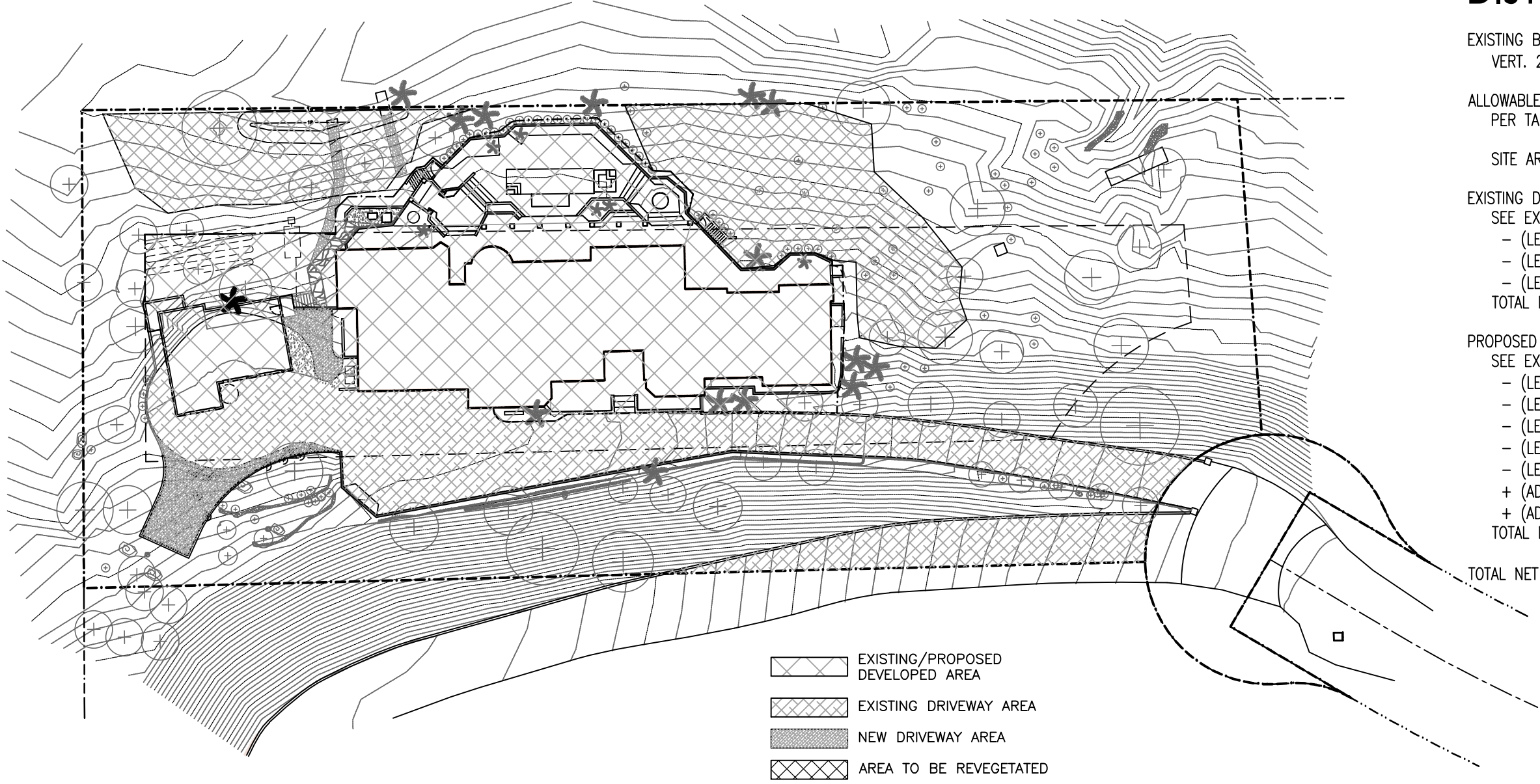


EXTERIOR FINISH LEGEND

- P1 PEBBLETECH POOL FINISH, MANUFACTURED BY PEBBLESHEEN, PRISM BLUE, LEVEL 3 - AVERAGE LRV 28.15
- T1 TRAVERTINE STONE BLEND FINISH AT PATIO AND POOL COPING, AVERAGE LRV 32.5 (LIGHTER STONES TO BE REDIRECTED TO COVERED PATIO AREAS AT REAR AND FRONT ENTRY)
- C1 EXPOSED AGGREGATE CONCRETE - AVERAGE LRV 36.6
- PT1 EXTERIOR LATEX, FINISH TO MATCH EXISTING, AS MANUFACTURED BY DUNN EDWARDS, DET624 SORREL FELT, LRV 31
- PT2 EXTERIOR LATEX, FLAT FINISH, AS MANUFACTURED BY DUNN EDWARDS, DEC771 SHAGGY BARKED, LRV 38 (AT FOAM ROOF)

DISTURBED AREA CALCULATION

EXISTING BUILDING SLOPE: VERT. 22'-6" / HORIZ. 119'-3"	= 18%
ALLOWABLE DISTURBED AREA PER TABLE 1 ZO-XXII-16	= 24.46%
SITE AREA = 58,167 X .2446	= 14,276 S.F.
EXISTING DISTURBED AREA SEE EXHIBIT AT LEFT	= 29,295 S.F.
- (LESS) EXISTING LIVABLE FOOTPRINT	= 5,260 S.F.
- (LESS) EXISTING GARAGE FOOTPRINT	= 832 S.F.
- (LESS) EXISTING DRIVEWAY	= 9,222 S.F.
TOTAL NET EXISTING DISTURBANCE	= 13,981 S.F.
PROPOSED NEW DISTURBED AREA SEE EXHIBIT AT LEFT	= 29,295 S.F.
- (LESS) NEW GARAGE FOOTPRINT	= 1,097 S.F.
- (LESS) NEW DRIVEWAY (225 + 629)	= 854 S.F.
- (LESS) EXISTING LIVABLE FOOTPRINT	= 5,260 S.F.
- (LESS) EXISTING GARAGE FOOTPRINT	= 832 S.F.
- (LESS) EXISTING DRIVEWAY, REMAINING	= 8,373 S.F.
+ (ADD) NEW DISTURBED AREA - DRIVE	= 615 S.F.
+ (ADD) NEW DISTURBED AREA - RETENTION	= 397 S.F.
TOTAL NET DISTURBED AREA	= 13,891 S.F.
TOTAL NET DIFFERENCE (LESS)	= 90 S.F.



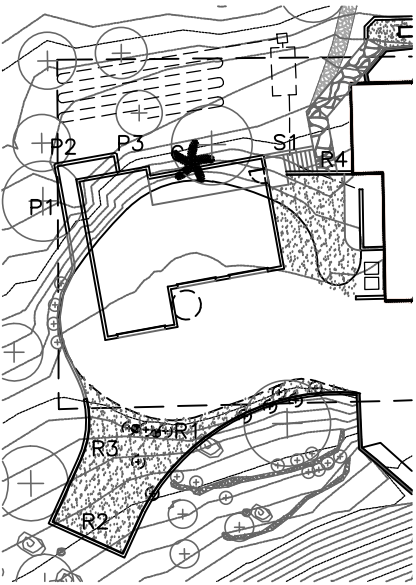
DISTURBED AREA PLAN



1" = 40'-0"

RETAINING WALL EXH.

- RETAINING 1 = 63'-9"
- RETAINING 2 = 17'-4"
- RETAINING 3 = 27'-4"
- PLANTER 1 = 14'-8"
- PLANTER 2 = 12'-6"
- PLANTER 3 = 3'-8"
- GARAGE INCLUDING INSIDE CORNER = 31'-1"
- SLOPING STAIR WALL = 10'-5"
- RETAINING 4 NEAR STAIR = 13'-10"



GENERAL SITE PLAN NOTES

- A. REFERENCE CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
- B. REFERENCE LANDSCAPE DRAWINGS FOR NEW LANDSCAPE SCOPE.

SITE PLAN NOTES

- NEW POOL EQUIPMENT LOCATION
- NEW POOL AND HOT TUB
- NEW EXPOSED AGGREGATE CONCRETE DRIVEWAY TO MATCH EXISTING
- NEW 4'-0" TO 5'-6" HIGH RAISED PLANTER AT BASE OF GARAGE; SEE ELEVATIONS
- EXISTING PATIO WITH NEW POOL; NO OTHER ALTERATIONS PROPOSED
- EXISTING SEPTIC FIELD TO BE MODIFIED FOR NEW CONSTRUCTION
- NEW 42" HIGH SCREEN WALL; PAINT COLOR TO MATCH EXISTING
- NEW STEPPED RETAINING WALL; PAINT COLOR TO MATCH EXISTING, HEIGHT VARIES - REFERENCE CIVIL
- NEW/EXISTING FLAGSTONE WALKING PATH
- LINE TYPE DENOTES DISTURBED AREA FOR CALCULATION
- DEMOLISH EXISTING STAIRWAY, WALL AND GATE; INFILL OPENING TO MATCH ADJACENT
- DEMOLISH EXISTING GATE AND LANDING; INFILL OPENING TO MATCH ADJACENT
- REPLACE EXISTING GATE WITH NEW GATE AND HARDWARE TO MEET POOL BARRIER REQUIREMENTS AND RAISE WALL HEIGHT ADJACENT TO GATE FOR MINIMUM OF 18"
- REMOVE/SALVAGE EXISTING RIPRAP TO EXTENT NOTED AND UTILIZE DECORATIVELY AT DIRECTION OF ARCHITECT/OWNER

PROJECT INFORMATION

OWNER INFORMATION AND PROJECT ADDRESS

LARRAC INC. LLC SERIES P
840 FM 474, BOERNE, TX 78006-7981
210/837.0427

PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	169-08-036 NO SUBDIVISION/LOT
LOT AREA:	58,367 SF (1.34 AC)
LOT COVERAGE: EXISTING + NEW ALLOWABLE	= 12.4X % = 25 %
ZONING:	R1-43 HILLSIDE
BUILDING TYPE:	V-B
CLIMATE ZONE:	ZONE 2B
OCCUPANCY:	GROUP R3 - RESIDENTIAL

EXISTING RETAINING WALLS (5): LARGEST LENGTH TOTAL	= 27' = 568' L.F.
--	----------------------

NEW RETAINING WALL SUMMARY (SEE EXHIBIT THIS SHEET): ... AT DRIVEWAY (R1-R3) ... GARAGE PLANTER (P1-P3) ... EXPOSED AT GARAGE (G1) ... AT STAIR RAIL (S1) ... AT PARKING (R4)	= 109'-5" L.F. = 36'-0" L.F. = 31'-1" L.F. = 10'-5" L.F. = 13'-10" L.F.
--	---

MAX. HEIGHT NEW RETAINING AT SWC OF DRIVEWAY	= 6'-7"
---	---------

BUILDING HEIGHT MAXIMUM ALLOWANCE BLDG HT. MAXIMUM OVERALL HEIGHT AT NORTHEAST CORNER HEIGHT FROM PAVEMENT	= 24'-0" = 22'-3" = 15'-0"
--	----------------------------------

ADDITIONAL HILLSIDE INFORMATION VOLUME CUT - GARAGE VOLUME FILL - GARAGE VOLUME CUT - POOL VOLUME FILL - POOL SLOPE OF EXISTING DRIVE	= 30 C.F. = 30 C.F. = 70 C.F. = 0 C.F. = 10% AVERAGE
--	--

HILLSIDE ASSURANCE - POOL PERMIT HILLSIDE ASSURANCE - BLDG. PERMIT	= 70 x \$25 = \$1,750 = 60 x \$25 = \$1,500
---	--

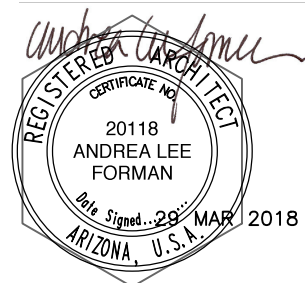
DRIVEWAY MATERIAL IS EXISTING CONCRETE WITH EXPOSED AGGREGATE. NEW DRIVEWAY WILL MATCH EXISTING

SCOPE OF WORK NARRATIVE

- A. EXISTING FOOTPRINT OF HOUSE, DRIVEWAY AND LOCATION OF EXISTING SEPTIC SYSTEM WILL CONTAIN THE NEW 3-CAR DETACHED GARAGE - NO CHANGE TO THE EXISTING DISTURBED AREA OF THE PROPERTY IS ANTICIPATED THOUGH AREAS THAT HAVE BEEN IMPROVED WITH NEW LANDSCAPING/AGGREGATE GROUND COVER WILL REQUIRE REVEGETATION. THE ADDITIONAL AREA TO BE DISTURBED ON THE PROPERTY IS THE INCREASED DRIVEWAY BACKUP AREA TO THE WEST OF THE NEW DETACHED 3 VEHICLE GARAGE. A RAISED PLANTER AT NORTHEAST CORNER HAS BEEN INCLUDED. NEW DESERT COMPLIANT LANDSCAPING AT PLANTER AND SURROUNDING DISTURBED AREA. NEW WALL SCONCES AT GARAGE AND EXTERIOR EXIT DOORS.
- B. INSTALLING A POOL IN GENERAL PREVIOUS PATIO LOCATION IN DIFFERENT CONFIGURATION (PREVIOUS POOL HAD BEEN ABANDONED BY FORMER OWNER)
- C. NEW DESERT COMPLIANT LANDSCAPING AT NEW RETAINED DRIVEWAY AREAS.

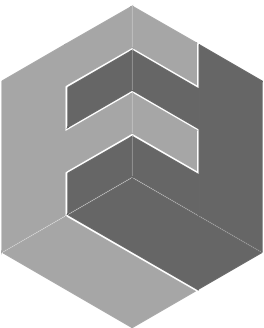
POOL BARRIER NOTES

- ALL SWIMMING POOLS, SPAS AND HOT TUBS ARE REQUIRED TO HAVE BARRIERS INSTALLED AND MAINTAINED THAT ENCLOSE AND SEPARATE THEM FROM ANY DWELLING.
- ALL POOLS, SPAS AND HOT TUBS WITHIN TOWN LIMITS ARE REQUIRED TO BE FENCED WITH EXTERIOR FENCING AND REQUIRE AN INTERIOR BARRIER
- EXTERIOR FENCING REQUIREMENTS (PER IRC APPENDIX G WITH TOWN AMENDMENTS):
 - A. A SOLID, NON-CLIMBABLE FENCE OR ALL AT LEAST 5'-0" HIGH (MEASURED FROM GRADE ON THE SIDE FACING OUTWARD FROM POOL). BARRIERS BETWEEN POOL AND HABITABLE SPACE ON SAME PROPERTY SHALL BE AT LEAST 4'-0" HIGH (MEASURED FROM GRADE ON SIDE FACING OUTWARD FROM POOL). THE MAXIMUM VERTICAL CLEARANCE AT BOTTOM OF BARRIER SHALL BE 2 INCHES OR 4 INCHES WHEN GRADE IS A SOLID SURFACE SUCH AS CONCRETE AND AT LEAST 20 INCHES FROM WATER'S EDGE.
 - B. OPEN FENCING MEET REQUIREMENTS OF TOWN OF PARADISE VALLEY AMENDMENTS TO THE 2015 IRC CODE AMENDMENTS
 - C. GATES: ACCESS GATES SHALL BE LOCKABLE, SELF-CLOSING AND SELF-LATCHING GATES AND OPEN OUTWARD FROM POOL AREA.
- INTERIOR BARRIER REQUIREMENTS:
 - A. THE WALL OF THE RESIDENCE IS USED AS PART OF THE ENCLOSURE. DOORS LEADING FROM THE HOUSE DIRECTLY TO THE POOL AREA MUST BE SELF-CLOSING AND SELF-LATCHING WITH SAME REQUIREMENTS AS GATES; 4'-6" ABOVE FINISH FLOOR.
 - B. WINDOWS WITHIN THE ENCLOSURE MUST MEET REQUIREMENTS FOR SELF-CLOSING AND SELF-LATCHING AND MEET REQUIREMENTS FOR SAFETY GLAZING IN HAZARDOUS LOCATIONS.
 - C. DOORS WITH DIRECT ACCESS TO POOL 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 AND LABELED IN ACCORDANCE WITH UL 2017. THE ALARM SHALL MEET 2015 IRC CODE AND ADOPTED AMENDMENTS.
- THIS PROJECT:
 - A. AN EXISTING 5'-0" HIGH WALL ENCLOSES THE REAR YARD WHERE THE POOL IS LOCATED. THE RESIDENCE IS USED AS A PART OF THE ENCLOSURE.
 - B. THREE GATES PENETRATE THE BARRIER:
 - SOUTH, ADJACENT TO RESIDENCE: GATE TO BE REMOVED AND THE OPENING FILLED IN TO MATCH ADJACENT.
 - SOUTH, 20' EAST: GATE TO BE REMOVED AND THE OPENING FILLED IN TO MATCH ADJACENT. OUTSIDE STAIR AND WALL DEMOLISHED.
 - NORTH: GATE TO BE REPLACED WITH A 5'-0" GATE OPENING OUTWARD AND WALLS IMMEDIATELY ADJACENT RAISED TO MATCH GATE HEIGHT. PROVIDE NEW HARDWARE TO BE SELF-CLOSING, SELF-LATCHING HARDWARE CAPABLE OF BEING PADLOCKED AT INTERIOR.
 - C. DOORS AT RESIDENCE:
 - ALL EXISTING DOORS TO BE EQUIPPED WITH AN AUDIBLE PER IRC APPENDIX G AND TOWN OF PARADISE VALLEY AMENDMENTS.
 - D. WINDOWS AT RESIDENCE:
 - ALL EXISTING WINDOWS TO BE EQUIPPED PER IRC APPENDIX G AND TOWN OF PARADISE VALLEY AMENDMENTS.



ANDREA LEE FORMAN
AZ 20118
EXPIRES 12/31/20

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FORMAN ARCHITECTS

4739 East Virginia Avenue
Phoenix, Arizona
85008.1515

602/339.9084
studio@formanarchitects.com

ADDITION TO EXISTING SITE

HARRIS GARAGE ADDITION

5055 EAST COTTONTAIL RUN ROAD
PARADISE VALLEY, ARIZONA
85253

DATE	29. MAR. 2018
SCALE	AS INDICATED
JOB	-
REVISION	TOWN 11 JUN 2018 TOWN 11 JUL 2018 TOWN 20 JUL 2018

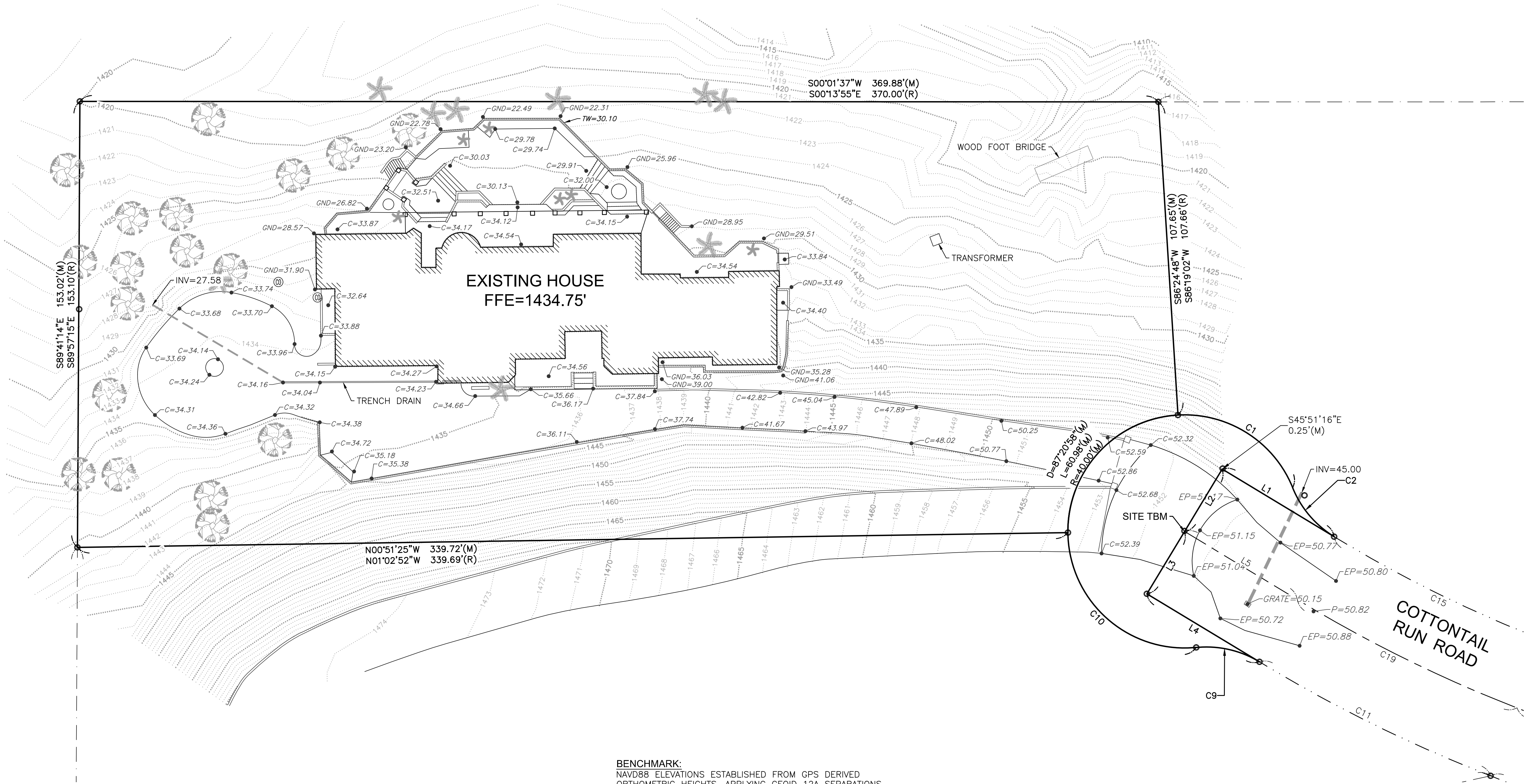
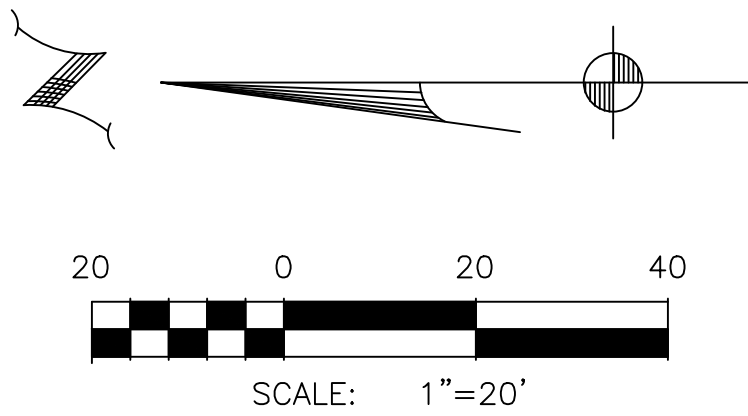
SITE PLAN
REGULATORY NOTES

DO NOT SCALE
DRAWINGS

EX 01

TOPOGRAPHIC SURVEY

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



BENCHMARK:
NAVD88 ELEVATIONS ESTABLISHED FROM GPS DERIVED
ORTHOMETRIC HEIGHTS, APPLYING GEOID 12A SEPARATIONS,
CONSTRAINED TO THE SOUTHWEST CORNER OF SECTION 5,
TOWNSHIP 2 NORTH, RANGE 4 EAST.
ELEVATION = 1419.804 NAVD88 (GEOID 12A)

SITE TEMPORARY BENCHMARK:
PK NAIL AT THE CENTER OF PRIVATE DRIVE.
ELEVATION = 1451.41' (NAVD88 DATUM)

OWNER	
LARRAC INV., LLC "SERIES P" 840 FM 474 BOERNE, TX 78006	
PROPERTY INFO	
APN: 169-08-036 DOC.#: 2017-0711581	
5055 E. COTTONTAIL RUN ROAD PARADISE VALLEY, AZ 85253	
REVISIONS	
TOPOGRAPHIC SURVEY "5055 COTTONTAIL RUN, APN: 169-08-036" SITE DETAIL A PART OF THE SOUTHWEST QUARTER OF SEC. 5, T.2N, R.4E MARICOPA COUNTY, ARIZONA	
DRAWN BY:	BLN
CHECKED BY:	ALW
DATE:	12/18/17
SCALE:	AS SHOWN
PROJECT #:	17103
LAST MODIFIED BY:	

INFINITY
ENGINEERING
SERVICES, Inc.

P.O. BOX 88034
PHOENIX, AZ 85080
PHONE: (602) 670-8635

SHEET	OF
1	1
TP-1	

TOWN OF PARADISE VALLEY

NOTES

1. GRADING TO BE IN CONFORMANCE WITH WITH 2012 I.B.C.
WHERE ON SITE LOT GRADING OCCURS; THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON SITE AND SHALL BE REUSED AS A NATURAL SOIL SEED BANK FOR ON SITE FINISH GRADING AND SUPPLEMENTAL SEEDING OF DISTURBED AREAS.
2. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMMENDED, IS REQUIRED.
3. 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.
4. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-11-1 OF THE TOWN CODE OF ORDINANCES.
5. THE TOP OF NEW RETAINING WALLS SHALL NOT EXTEND MORE THAN 6" ABOVE RETAINED GRADE.
6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND FEATURES PRIOR TO CONSTRUCTION FOR CONFLICT PURPOSES AND COORDINATE WITH ARCHITECT FOR POTENTIAL CONFLICT RESOLUTION.
7. THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE. CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN FOR FINAL HOUSE, WALL STEP, ETC. DIMENSIONS AND LOCATIONS.
8. 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM OF 10', UNLESS NOTED OTHERWISE.
9. TOPOGRAPHIC & OTHER SURVEY RELATED INFORMATION PROVIDED TO ENGINEER BY THE OWNER. THE EGNGINEER IS NOT RESPONSIBLE FOR THIS INFORMATION.
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.

HILLSIDE NOTES

1. 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.
2. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
3. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
4. THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER.
5. CONSTRUCTION STAKING AND /OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.

RETENTION CALCULATION:

PER DIRECTION FROM THE TOWN, STORMWATER STORAGE SHALL BE PROVIDED FOR THE INCREASE IN RUNOFF FROM NEW IMPERVIOUS AREAS ASSOCIATED WITH THE PROPOSED GARAGE, TURNAROUND AND ASSOCIATED IMPROVEMENTS.

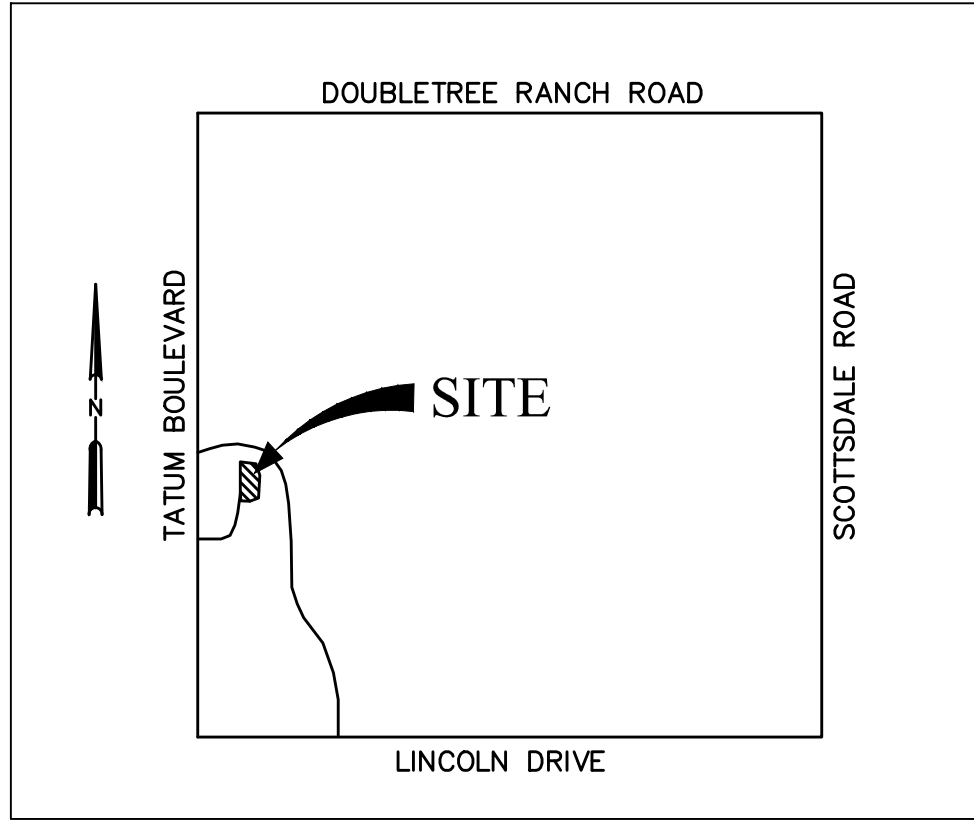
RETENTION REQUIREMENTS = $V=A*D*C$
 $A=1,450$ SF (ADDITIONAL IMPERVIOUS AREA)
 $D=2.2"$ (FROM MCFCD HYDROLOGY MANUAL FOR 100-YEAR, 2-HOUR EVENT)
 $C=0.9$ (FOR IMPERVIOUS AREAS)

VOLUME REQUIRED
 $V = 1,450 * 2.2" * 0.9 / 12$
 $V = 239$ CUBIC FEET

TOTAL VOLUME PROVIDED
 $V = 240$ CUBIC FEET

GRADING AND DRAINAGE PLAN
5055 EAST COTTONTAIL RUN ROAD
PARADISE VALLEY, AZ 85253

LOT 126 OF PARADISE HILLS
AS RECORDED IN BOOK 57 OF MAPS PAGE 11, M.C.R.



VICINITY MAP
N.T.S.

OWNER:
LARRAC INV., LLC
5055 EAST COTTONTAIL RUN ROAD
PARADISE VALLEY, AZ 85253
PH.: (602) XXX-XXXX

ARCHITECT:
ANDREA FORMAN
FORMAN ARCHITECTS
4739 EAST VIRGINIA AVENUE
PHOENIX, AZ 85008
PH.: (602) 339-9084

ENGINEER:
RICHARD M. ANDERSON, P.E., CFM
ANDERSON DEVELOPMENT ENGINEERING
8714 EAST SAN LORENZO DRIVE
SCOTTSDALE, AZ 85258
PH.: (602) 999-7563

PARCEL DATA:
ZONING: R-43
AREA: 58,367 SQUARE FEET OR 1.34 ACRES

ASSESSOR'S PARCEL NUMBER:
APN: 169-08-036

BENCHMARK AND DATUM INFO:
NAVD 88 ELEVATIONS ESTABLISHED FROM GPS
DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID
12A SEPARATIONS, CONSTRAINED TO THE
SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 2
NORTH, RANGE 4 EAST.
ELEVATION = 1,419.804' NAVD '88 (GEOID 12A)

AREA OF DISTURBANCE:
AREA = 4,600 SQUARE FEET

QUANTITIES:
CONTRACTOR TO VERIFY ALL QUANTITIES.

GARAGE-
CUT = 40 CUBIC YARDS
FILL = 30 CUBIC YARDS

POOL-
CUT = 70 CUBIC YARDS
FILL = 0 CUBIC YARDS

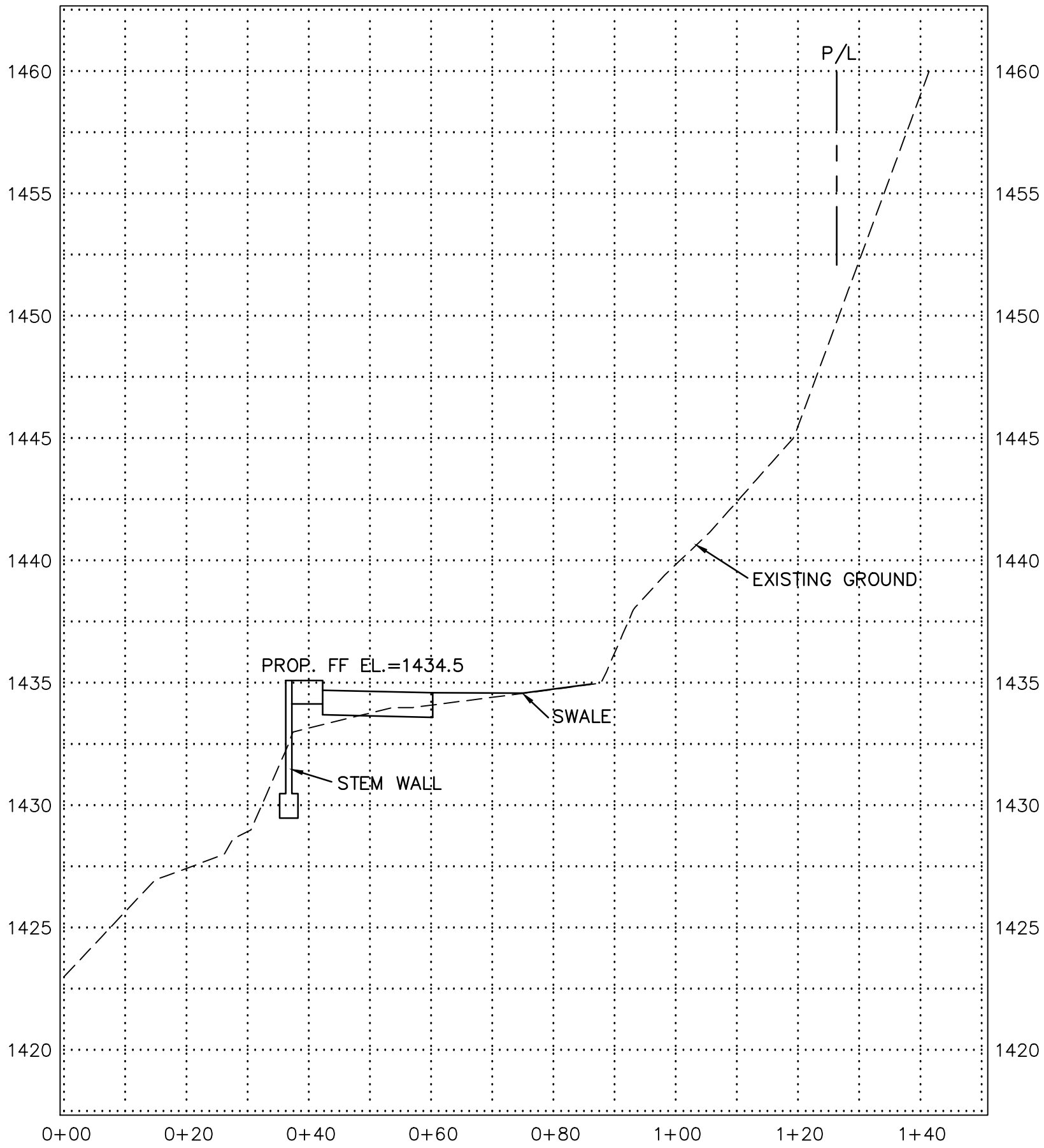
HILLSIDE ASSURANCE:

GARAGE-
70 CUBIC YARDS AT \$25/YARD = \$1,750

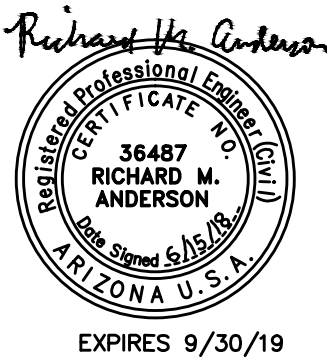
POOL-
70 CUBIC YARDS AT \$25/YARD = \$1,750

LOWEST FINISH FLOOR STATEMENT:

I CERTIFY THAT THE FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAN OF 1,434.50 ARE FREE FROM INUNDATION FROM THE 100-YEAR STORM.



SECTION A-A
H: 1" = 20'
V: 1" = 5'



Anderson
Development
Engineering



Phone: 602.999.7563
Email: rich@adeaz.com
Web: www.adeaz.com
Civil Engineers
8714 E. San Lorenzo Drive
Scottsdale, Arizona 85258

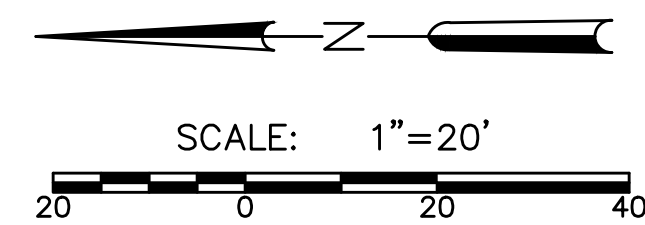
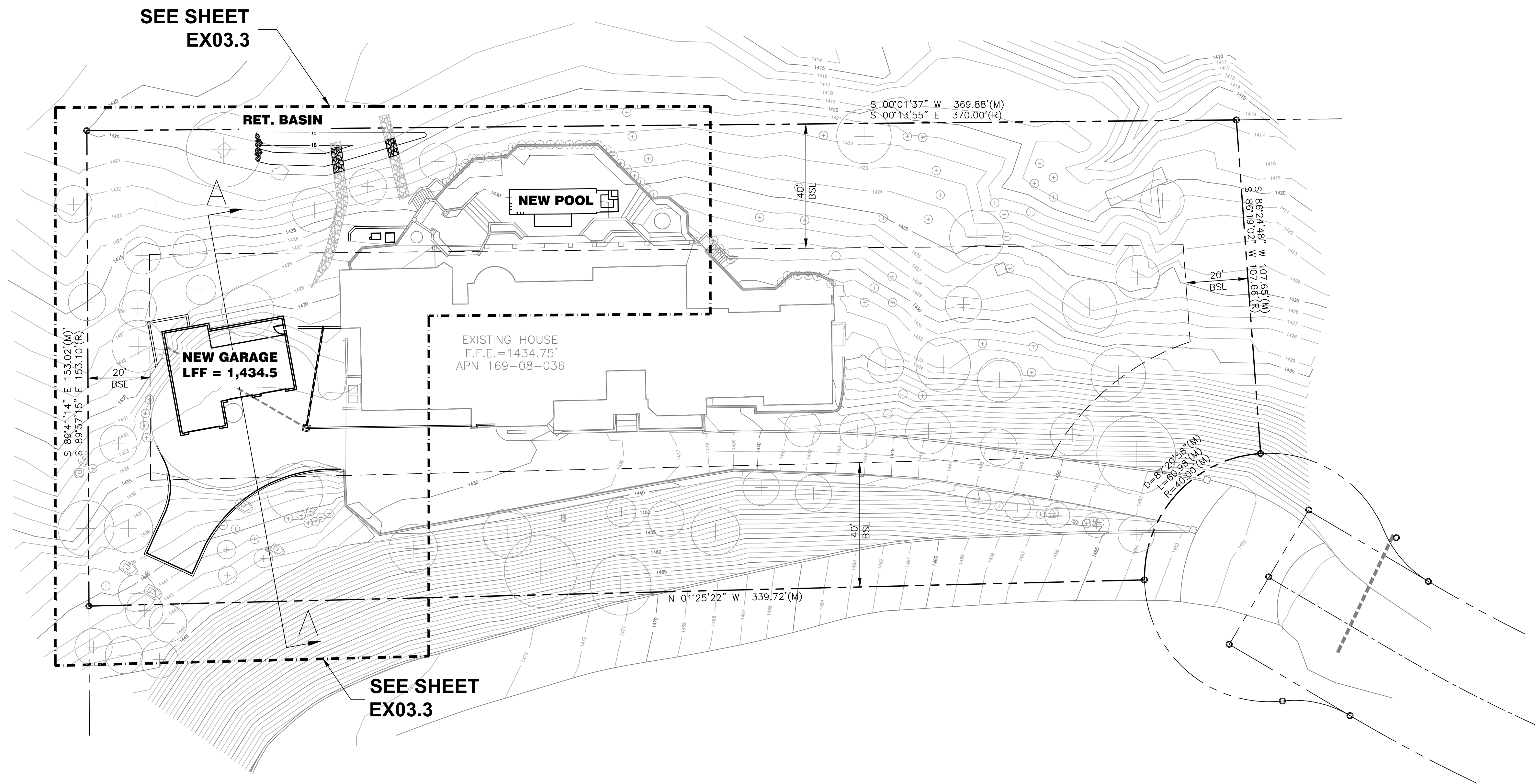
GRADING AND DRAINAGE PLAN
5055 EAST COTTONTAIL RUN ROAD
PARADISE VALLEY, AZ 85253

1ST PRELIM. SUBMITTAL	3/29/18	2ND PRELIM. SUBMITTAL	6/15/18						

DESIGNED BY: RMA
DRAWN BY: PDJ
CHECKED BY: RMA
DATE: 6/15/18

SCALE
HORIZ.: N/A
VERT.: N/A

SHEET
EX03.1



CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Anderson
Developmen
Engineering



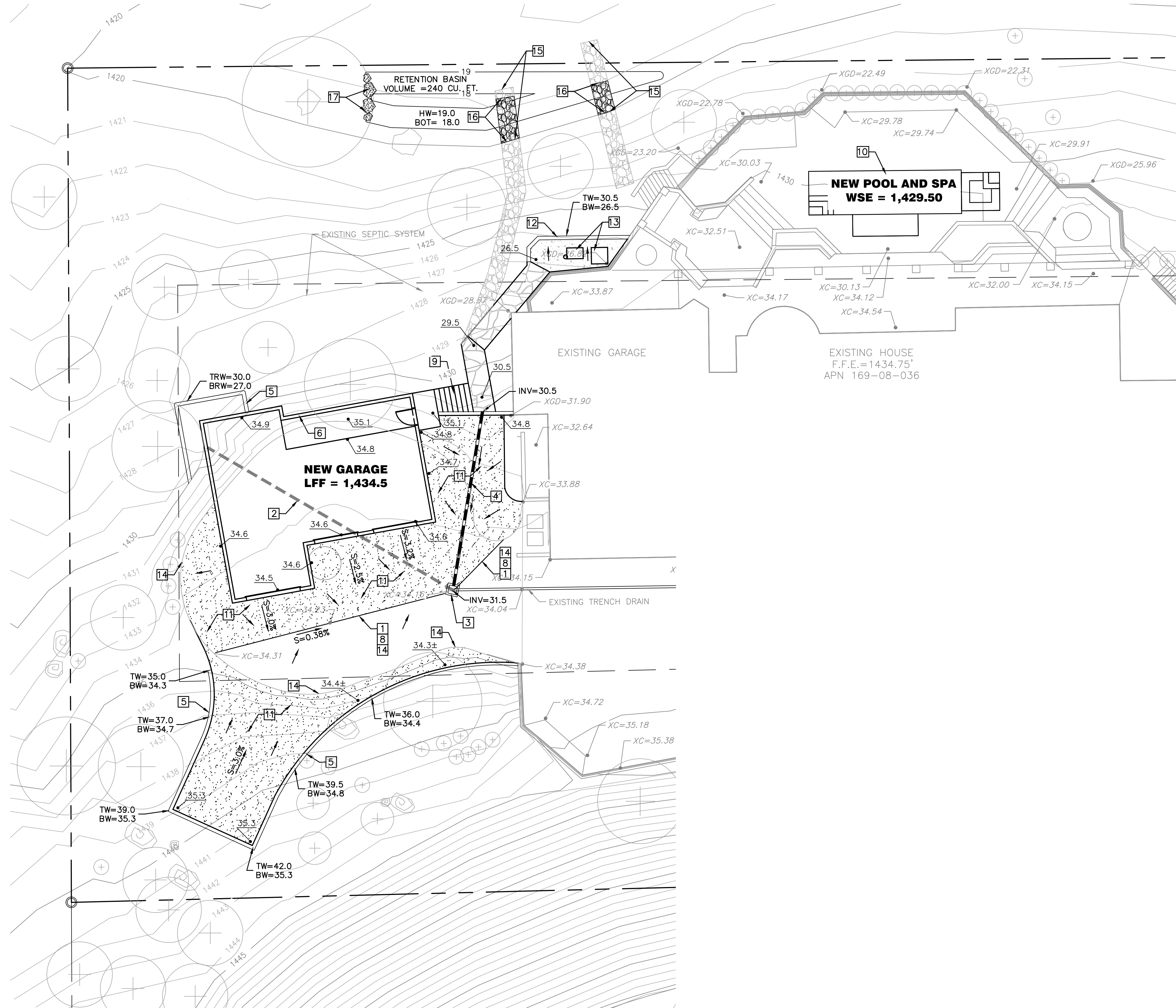
GRADING AND DRAINAGE PLAN
5055 EAST COTTONTAIL RUN ROAD
PARADISE VALLEY, AZ 85253

1ST PRELIM. SUBMITTAL	3/29/18
2ND PRELIM. SUBMITTAL	6/15/18

DESIGNED BY: RMA
DRAWN BY: PDJ
CHECKED BY: RMA
DATE: 6/15/18

SCALE
HORIZ.: 1" = 20'
VERT.: N/A

SHEET
EX03.2



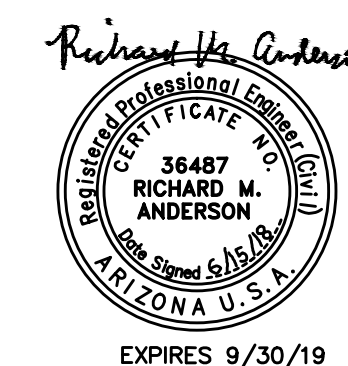
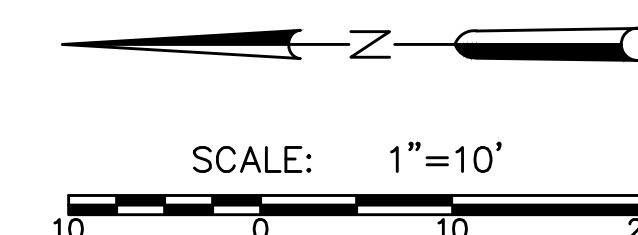
CONSTRUCTION NOTES

- SAWCUT CONCRETE PAVEMENT TO A NEAT EDGE. REMOVE ALL EXISTING CONCRETE PAVEMENT EAST AND NORTH OF SAWCUT LINES.
- REMOVE EXISTING STORM DRAIN PIPE.
- 12" BY 12" TRAFFIC RATED CATCH BASIN. TIE INTO EXISTING TRENCH DRAIN.
- 8-INCH DIA. R.C.P. CLASS V STORM DRAIN.
- RETAINING WALL PER LOCATIONS AND ELEVATIONS PER PLAN. SEE ARCHITECTURAL PLANS FOR STRUCTURAL DETAILS. THE WALL SHALL INCLUDE VERTICAL STEPS IN THE TOP OF WALL SUCH THAT NO PORTION OF THE TOP OF WALL EXCEEDS 6 INCHES ABOVE RETAINED GRADE.
- BUILDING STEM WALL PER ARCHITECTURAL PLANS.
- 4 INCH SQUARE DRAIN OPENING AT PAVEMENT GRADE.
- NEW SWALE LINE.
- STAIRS.
- POOL BY OTHERS.
- CONCRETE PAVEMENT. CONCRETE PAVEMENT TO MATCH EXISTING IN COLOR, FINISH AND SECTION THICKNESS. REFER TO ARCHITECTURAL SITE PLAN.
- PRIVACY WALL PER LOCATIONS AND ELEVATIONS PER PLAN. SEE ARCHITECTURAL PLANS FOR STRUCTURAL DETAILS.
- POOL EQUIPMENT.
- MATCH EXISTING GRADE.
- REMOVE AND SALVAGE EXISTING LOOSE ROCK EROSION PROTECTION TO LIMITS SHOWN.
- REPLACE SALVAGED EROSION PROTECTION TO LIMITS SHOWN. EROSION PROTECTION SECTION TO MATCH EXISTING SECTION.
- BOULDER RETAINING WALL. BOULDERS TO BE UP TO 2-FOOT IN DIAMETER WITH THE LOWER HALF PLACED BELOW GRADE AND THE UPPER HALF RETAINING GRADE. BOULDER MATERIAL AND GRADE PER ARCHITECTURAL PLANS.

NOTE: ALL PRIVACY WALLS TO PROVIDE ONE TURNED MASONRY BLOCK AT GRADE AT 10 FEET ON CENTER PER TOWN OF PARADISE VALLEY REQUIREMENTS.

LEGEND:

79	EXISTING CONTOUR
79	PROPOSED CONTOUR
---	PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE
o	FOUND REBAR
x19.69	EXISTING SPOT ELEV
BSL	BLDG SETBACK LINE
PUE	PUBLIC UTILITY ESMT.
ROW	RIGHT-OF-WAY
FH	FIRE HYDRANT
TC	TOP OF CURB
G	GUTTER
C	CONCRETE
TRW	TOP OF RETAINING WALL
BRW	BASE OF RETAINING WALL
TW	TOP OF WALL
BW	BASE OF WALL
LNG	LOWEST NATURAL GRADE



Anderson
Developmen
Engineering



GRADING AND DRAINAGE PLAN 5055 EAST COTTON TAIL RUN ROAD PARADISE VALLEY, AZ 85253

1ST PRELIM. SUBMITTAL	3/29/18
2ND PRELIM. SUBMITTAL	6/15/18

DESIGNED BY: RMA
DRAWN BY: PDJ
CHECKED BY: RMA
DATE: 6/15/18

SCALE
HORIZ.: 1" = 10'
VERT.: N/A

SHEET
EX03.3



VIEW FROM SOUTH LOOKING NORTH DOWN DRIVEWAY TOWARDS GARAGE SITE LOCATION



VIEW FROM DRIVEWAY TOWARDS SOUTH END OF EXISTING RESIDENCE



VIEW SOUTH FROM NORTHEAST PROPERTY CORNER ADJACENT TO GOLF COURSE



VIEW FROM NORTH SIDE OF PATIO ENCLOSURE LOOKING UP SLOPE TOWARDS NEW GARAGE LOCATION



VIEW FROM DRIVEWAY OPPOSITE EXISTING GARAGE DOORS LOOKING AT NEW GARAGE LOCATION



PASTED VIEW OF WEST SIDE OF DRIVEWAY OPPOSITE NEW GARAGE LOCATION



VIEW LOOKING WEST FROM NORTH SIDE OF NEW GARAGE LOCATION (NEAR NORTHEAST PROPERTY CORNER)



VIEW FROM NORTHEAST PROPERTY CORNER LOOKING SOUTH TOWARDS SOUTH ELEVATION OF EXISTING RESIDENCE



VIEW 100' SOUTH OF NORTHEAST PROPERTY CORNER LOOING AT NEW GARAGE LOCATION



VIEW WEST FROM EAST PROPERTY LINE LOOKING TOWARDS NEW GARAGE LOCATION



VIEW FROM EAST PROPERTY LINE LOOKING AT SOUTHEAST CORNER OF EXISTING RESIDENCE/REAR PATIO



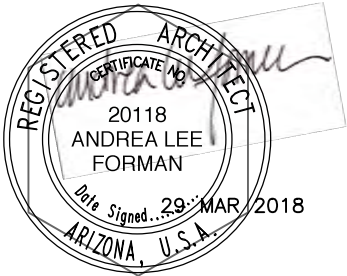
INTERIOR OF REAR PATIO LOOKING WEST AT NEW POOL LOCATION



INTERIOR OF REAR PATIO LOOKING WEST AT NEW POOL LOCATION

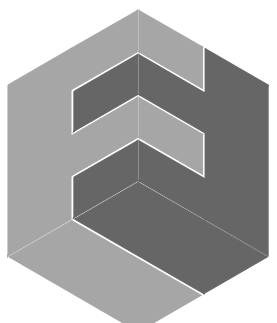


VIEW FROM PATIO (30" ABOVE POOL GRADE) TOWARDS GOLF COURSE



ANDREA LEE FORMAN
AZ 20118
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ADDITION TO EXISTING SITE

HARRIS GARAGE ADDITION

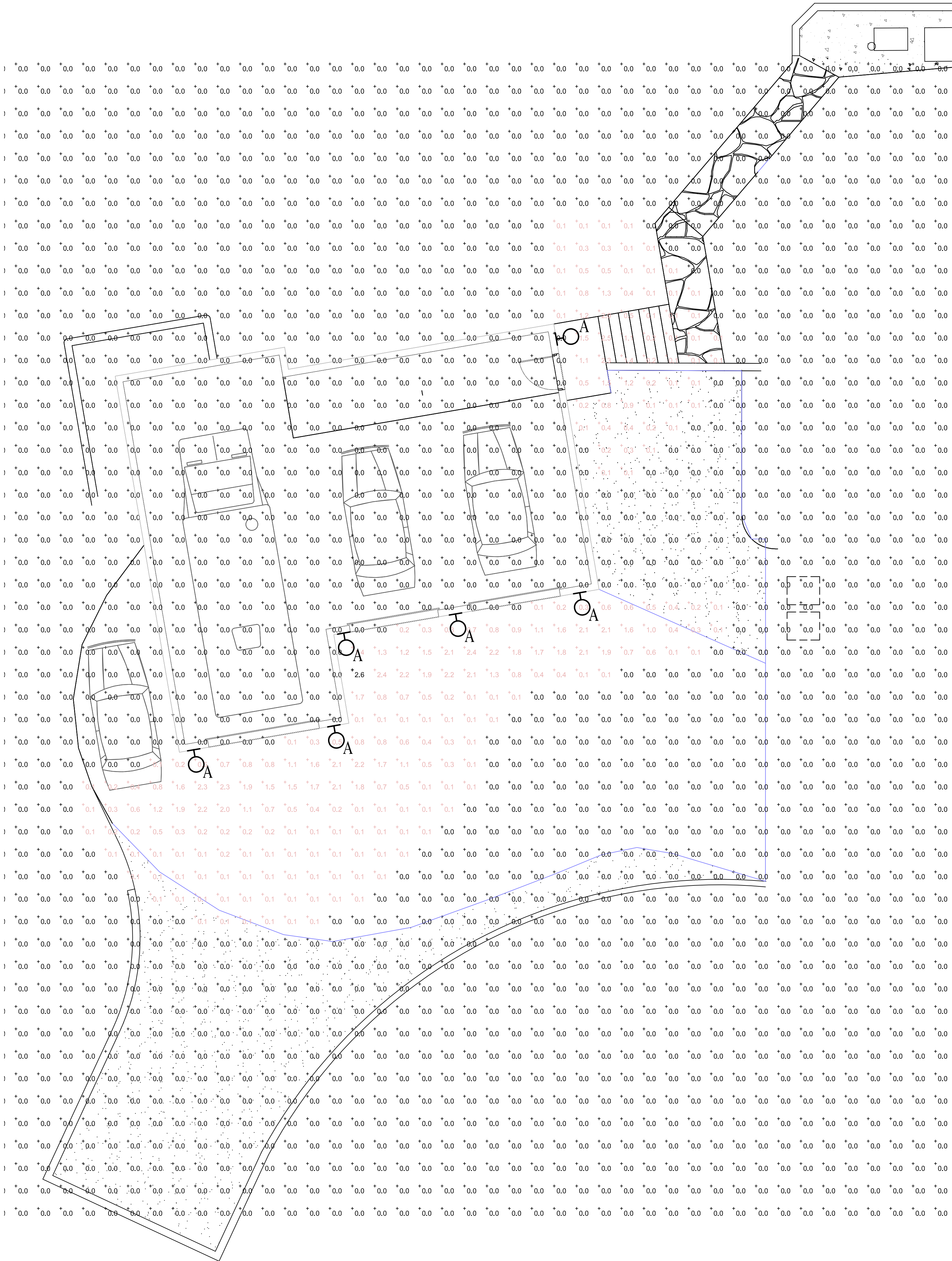
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SITE PHOTOS

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DRAWINGS

EX 05



PHOTOMETRIC



1" = 20'-0"

off
27 MAR 2018
18056

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This Dark Sky compliant, indoor - outdoor wall sconce is from the Possini Euro Design lighting collection.

MORE DETAILS >

LIGHT FIXTURE SCHEDULE

MARK	DESCRIPTION	MFR.	CATALOG #	VOLT.	LAMPS TYPE	REMARKS
A	WALL MOUNT HALOGEN	LAMPS PLUS	P5936	120V.	(1) 40W 480 LUMEN HALOGEN PER FIXTURE (6)	(6) FIXTURES TOTAL

Job No. 18056

David Watson, P.E.

dave@mwengr.com

480-331-1505 / 480-331-1535

2001 W. Alameda Drive, Suite 102 Tempe, AZ 85282

mw engineering, llc

Electrical Consulting Engineering Group

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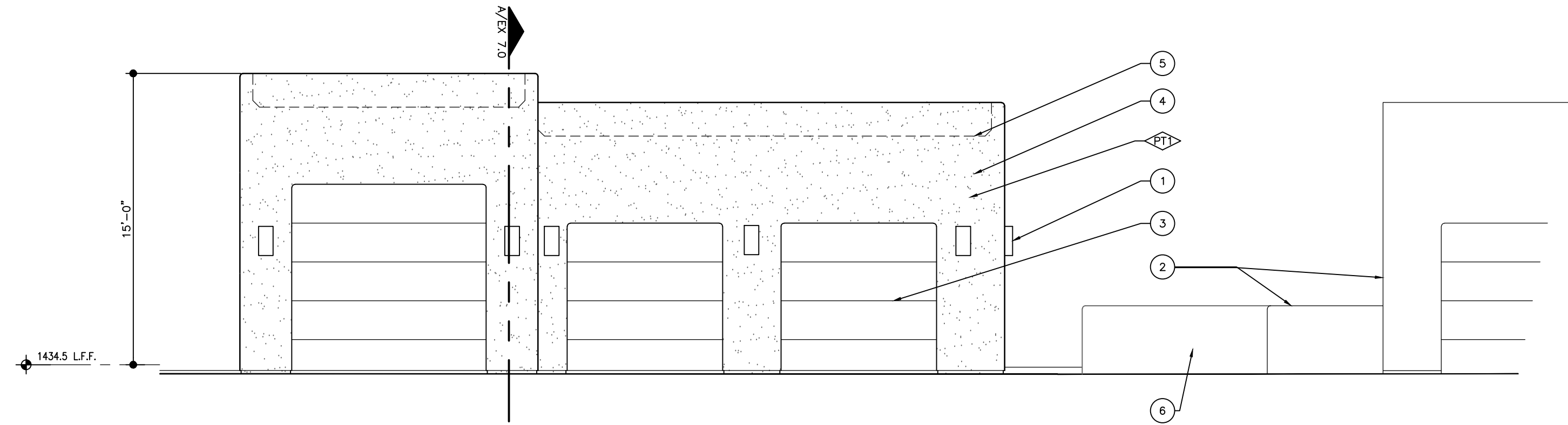
5055 EAST COTTONTAIL RUN ROAD
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DATE 29 MAR 2018
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JOB
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PHOTOMETRIC
REGULATORY NOTES

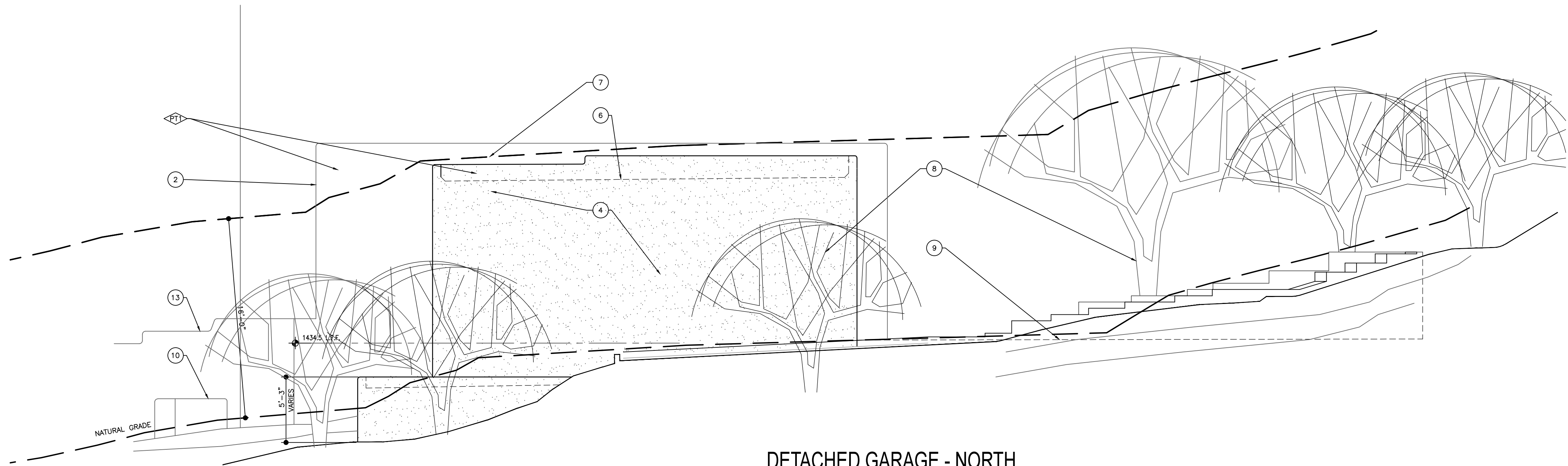
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DRAWINGS

EX06



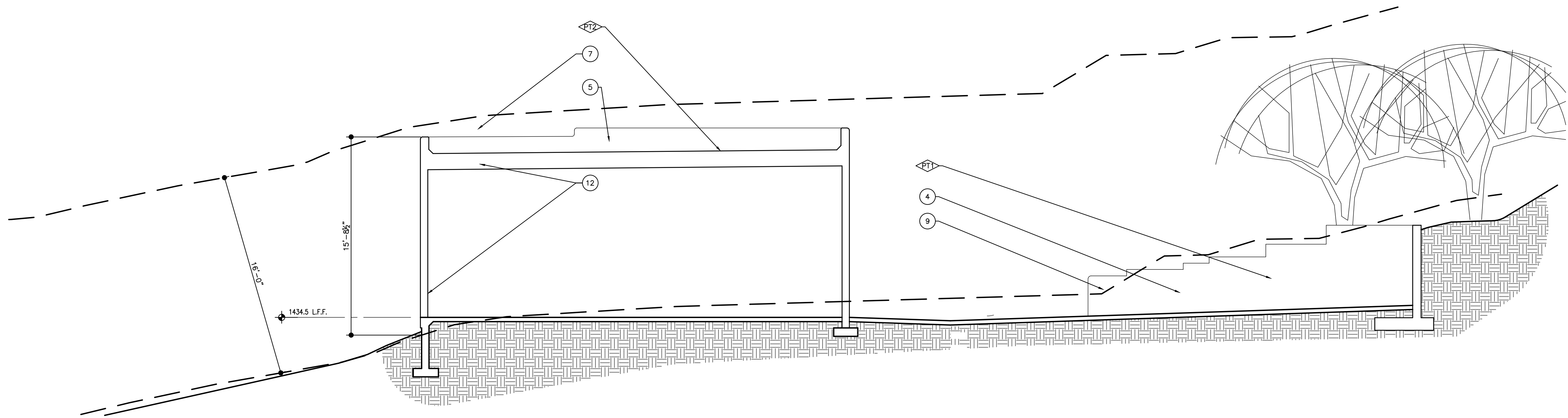
DETACHED GARAGE - WEST

3/16" = 1'-0"



DETACHED GARAGE - NORTH

3/16" = 1'-0"



DETACHED GARAGE - SECTION A

3/16" = 1'-0"

ELEVATION NOTES

1. LIGHT FIXTURE, REFERENCE ELECTRICAL
2. EXISTING RESIDENCE TO REMAIN UNCHANGED
3. NEW GARAGE DOORS TO MATCH EXISTING TYPE AND COLOR
4. STUCCO FINISH AND COLOR TO MATCH EXISTING
5. ROOF BEYOND PARAPET
6. NEW GUARDRAIL/WALL BEYOND
7. LINE DENOTES 16'-0" MAXIMUM BUILDING HEIGHT FROM NATURAL GRADE (APPROXIMATED FROM GENERAL GRADES ON PROPERTY)
8. EXISTING TREES TO REMAIN
9. RETAINING WALL (HIDDEN LINE DENOTES CUT BEYOND SECTION)
10. NEW POOL EQUIPMENT ENCLOSURE
11. NEW DOOR TO MATCH EXISTING GARAGE DOOR COLOR
12. WALLS, ROOF AND FOUNDATION INDICATED IN SECTION
13. EXISTING RETAINING WALL BEYOND

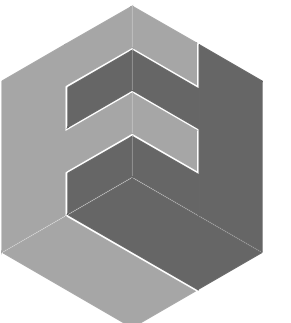
EXTERIOR FINISH LEGEND

- P1 PEBBLETECH POOL FINISH, MANUFACTURED BY PEBBLESHEEN, PRISM BLUE, LEVEL 3 - AVERAGE LRV 28.15
- T1 TRAVERTINE STONE BLEND FINISH AT PATIO AND POOL COPING, AVERAGE LRV 32.5 (LIGHTER STONES TO BE REDIRECTED TO COVERED PATIO AREAS AT REAR AND FRONT ENTRY)
- C1 EXPOSED AGGREGATE CONCRETE - AVERAGE LRV 36.6
- PT1 EXTERIOR LATEX, FINISH TO MATCH EXISTING, AS MANUFACTURED BY DUNN EDWARDS, DET624 SORREL FELT, LRV 31
- PT2 EXTERIOR LATEX, FLAT FINISH, AS MANUFACTURED BY DUNN EDWARDS, DEC771 SHAGGY BARKED, LRV 38 (AT FOAM ROOF)



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ADDITION TO EXISTING SITE

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ADDITION

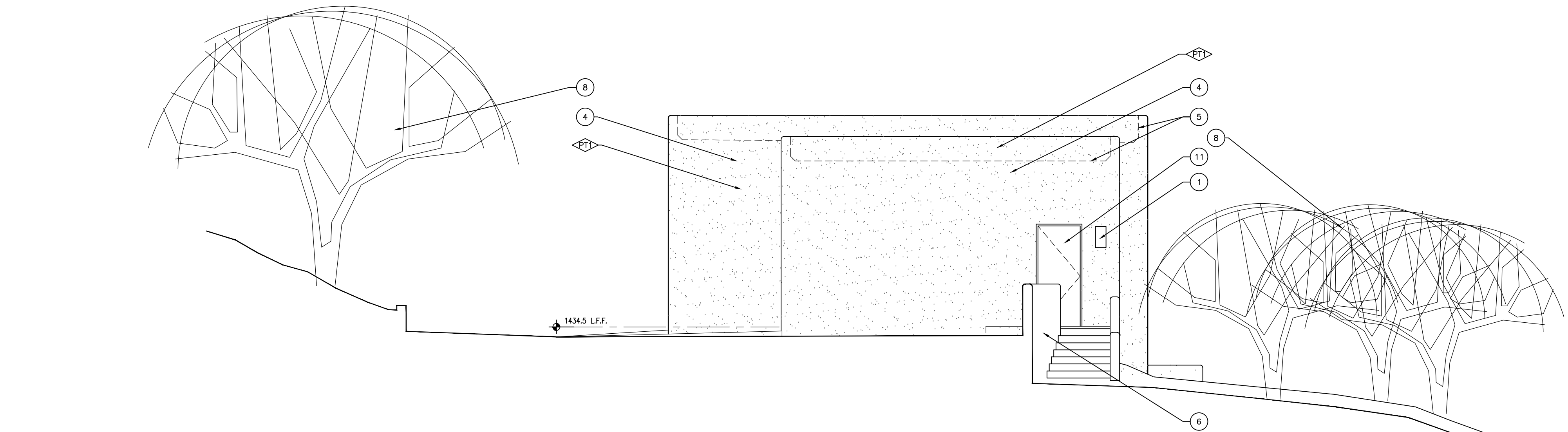
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JOB -
REVISION TOWN 11 JUN 2018
TOWN 11 JUL 2018
TOWN 20 JUL 2018

EXTERIOR ELEVATIONS
SITE SECTIONS

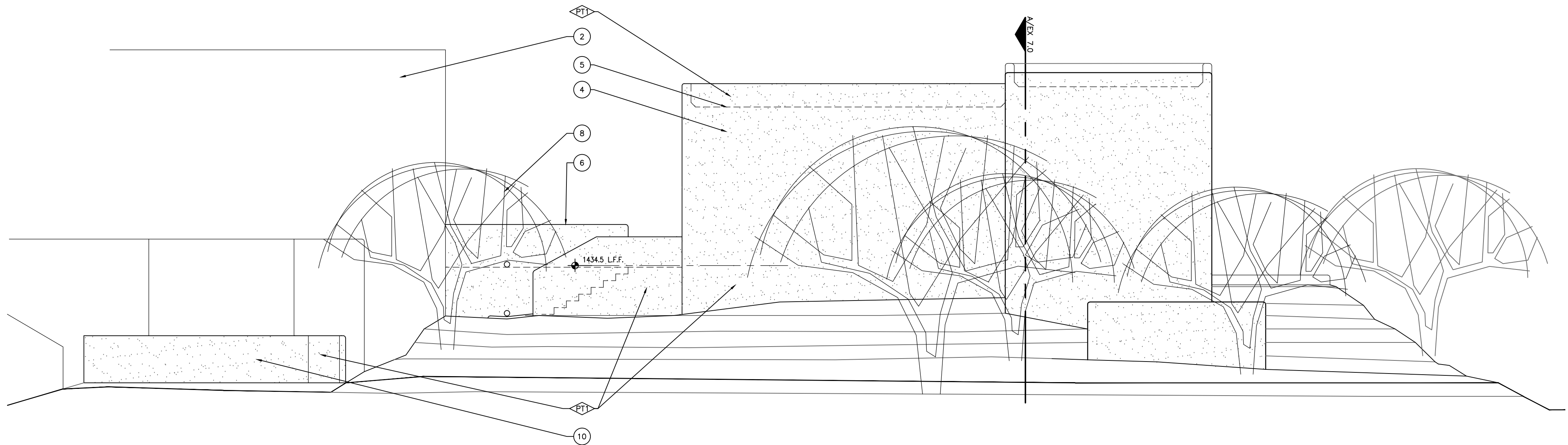
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DRAWINGS

EX 07.0



DETACHED GARAGE - SOUTH

1/4" = 1'-0"



DETACHED GARAGE - EAST

1/4" = 1'-0"

ELEVATION NOTES

1. LIGHT FIXTURE, REFERENCE ELECTRICAL
2. EXISTING RESIDENCE TO REMAIN UNCHANGED
3. NEW GARAGE DOORS TO MATCH EXISTING TYPE AND COLOR
4. STUCCO FINISH AND COLOR TO MATCH EXISTING
5. ROOF BEYOND PARAPET
6. NEW GUARDRAIL/WALL BEYOND
7. LINE DENOTES 16'-0" MAXIMUM BUILDING HEIGHT FROM NATURAL GRADE (APPROXIMATED FROM GENERAL GRADES ON PROPERTY)
8. EXISTING TREES TO REMAIN
9. RETAINING WALL (HIDDEN LINE DENOTES CUT BEYOND SECTION)
10. NEW POOL EQUIPMENT ENCLOSURE
11. NEW DOOR TO MATCH EXISTING GARAGE DOOR COLOR
12. WALLS, ROOF AND FOUNDATION INDICATED IN SECTION
13. EXISTING RETAINING WALL BEYOND

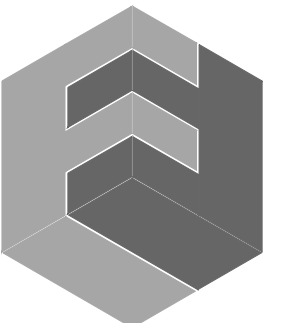
EXTERIOR FINISH LEGEND

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- T1 TRAVERTINE STONE BLEND FINISH AT PATIO AND POOL COPING, AVERAGE LRV 32.5 (LIGHTER STONES TO BE REDIRECTED TO COVERED PATIO AREAS AT REAR AND FRONT ENTRY)
- PT1 EXTERIOR LATEX, FINISH TO MATCH EXISTING, AS MANUFACTURED BY DUNN EDWARDS, DET624 SORREL FELT, LRV 31
- PT2 EXTERIOR LATEX, FLAT FINISH, AS MANUFACTURED BY DUNN EDWARDS, DEC771 SHAGGY BARKED, LRV 38 (AT FOAM ROOF)



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ADDITION TO EXISTING SITE

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GARAGE
ADDITION

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REVISION TOWN 11 JUL 2018

EXTERIOR ELEVATIONS
SITE SECTIONS

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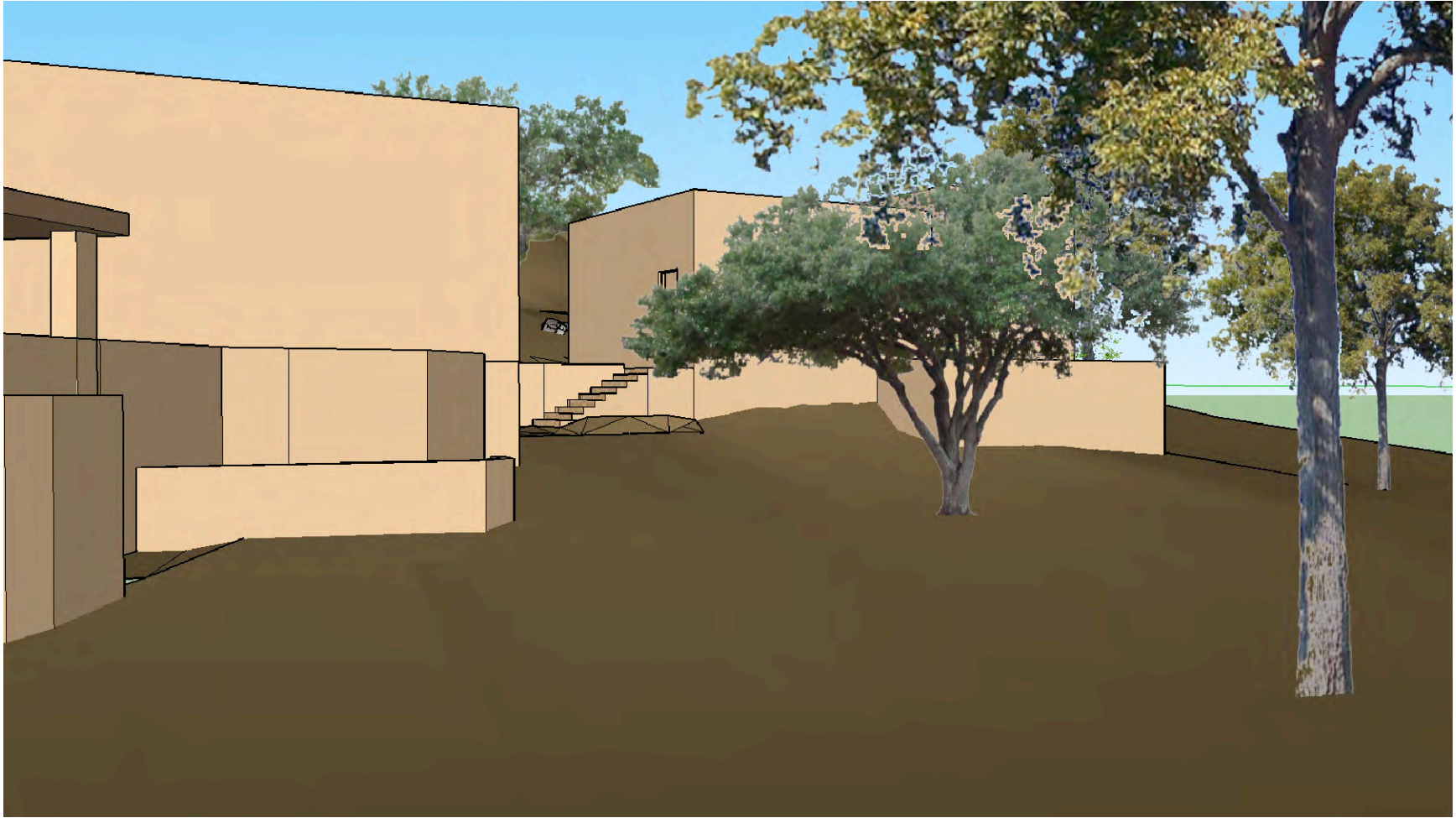
EX 07.1



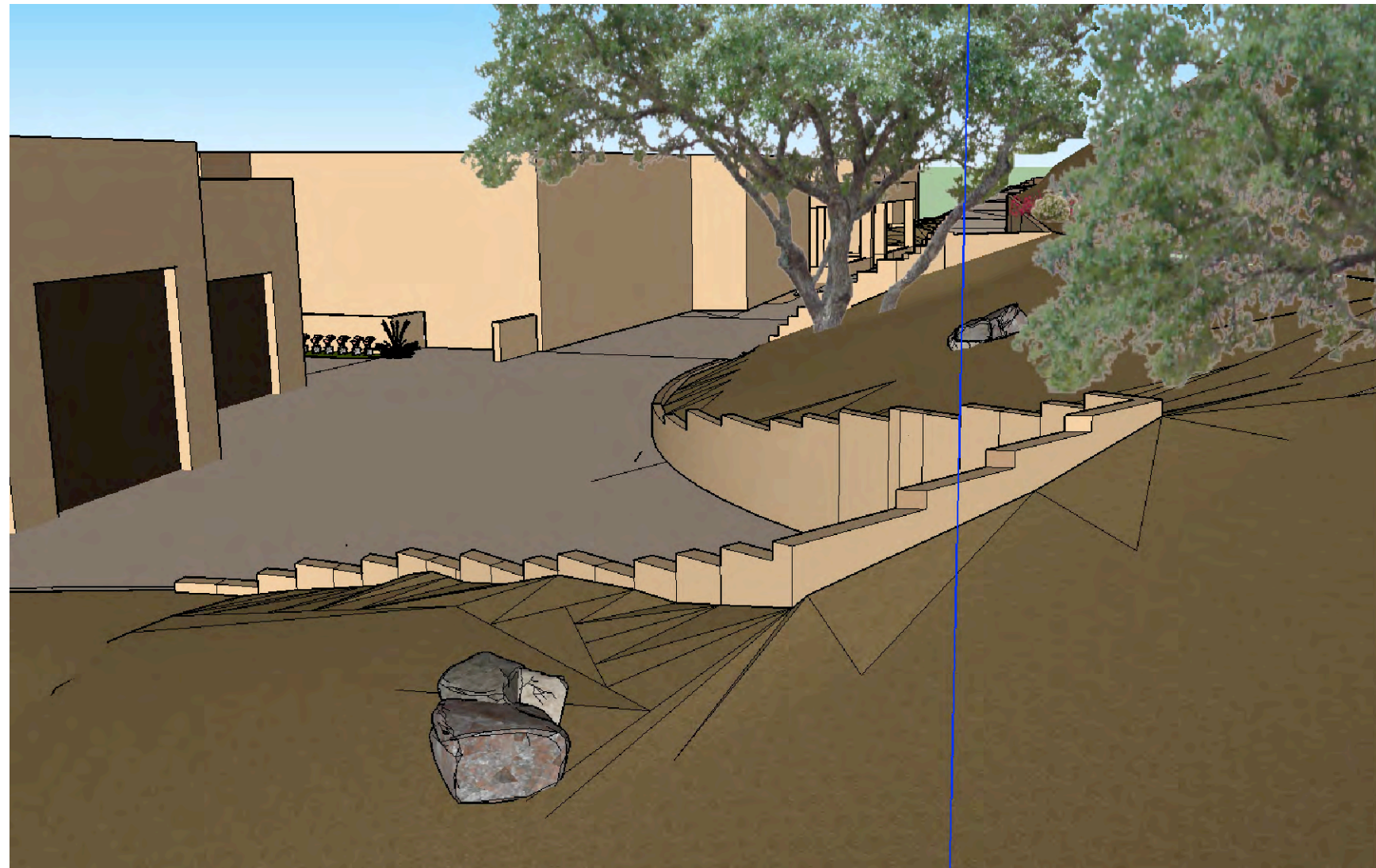
VIEW FROM NORTHEAST PROPERTY CORNER LOOKING SOUTH
ALONG EAST PROPERTY LINE – NEW GARAGE ON RIGHT



VIEW SOUTH APPROXIMATELY 100' SOUTH OF
NORTH PROPERTY LINE – NEW GARAGE ON RIGHT



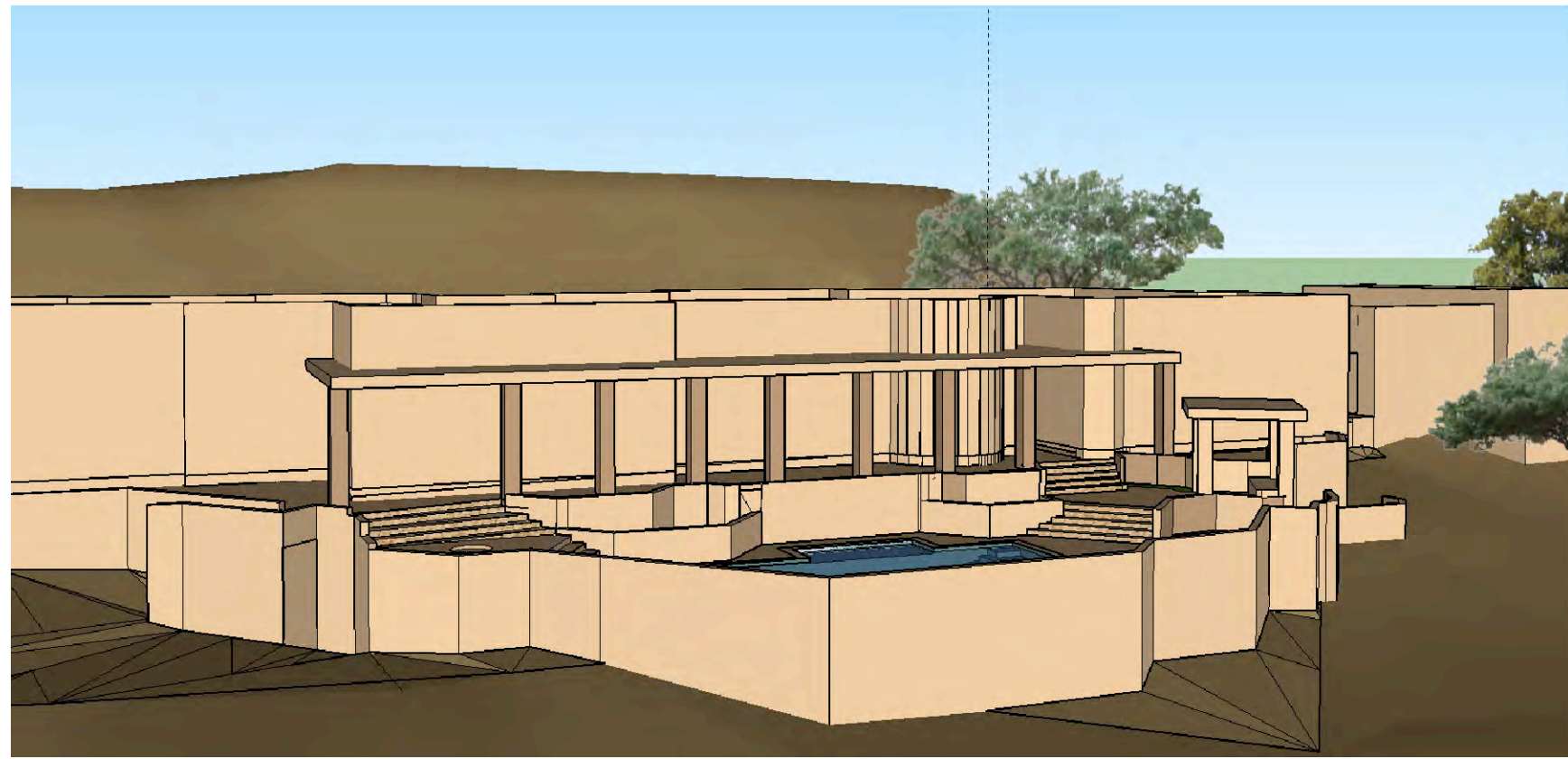
VIEW NORTHWEST FROM EAST PROPERTY LINE
LOOKING TOWARDS NEW GARAGE



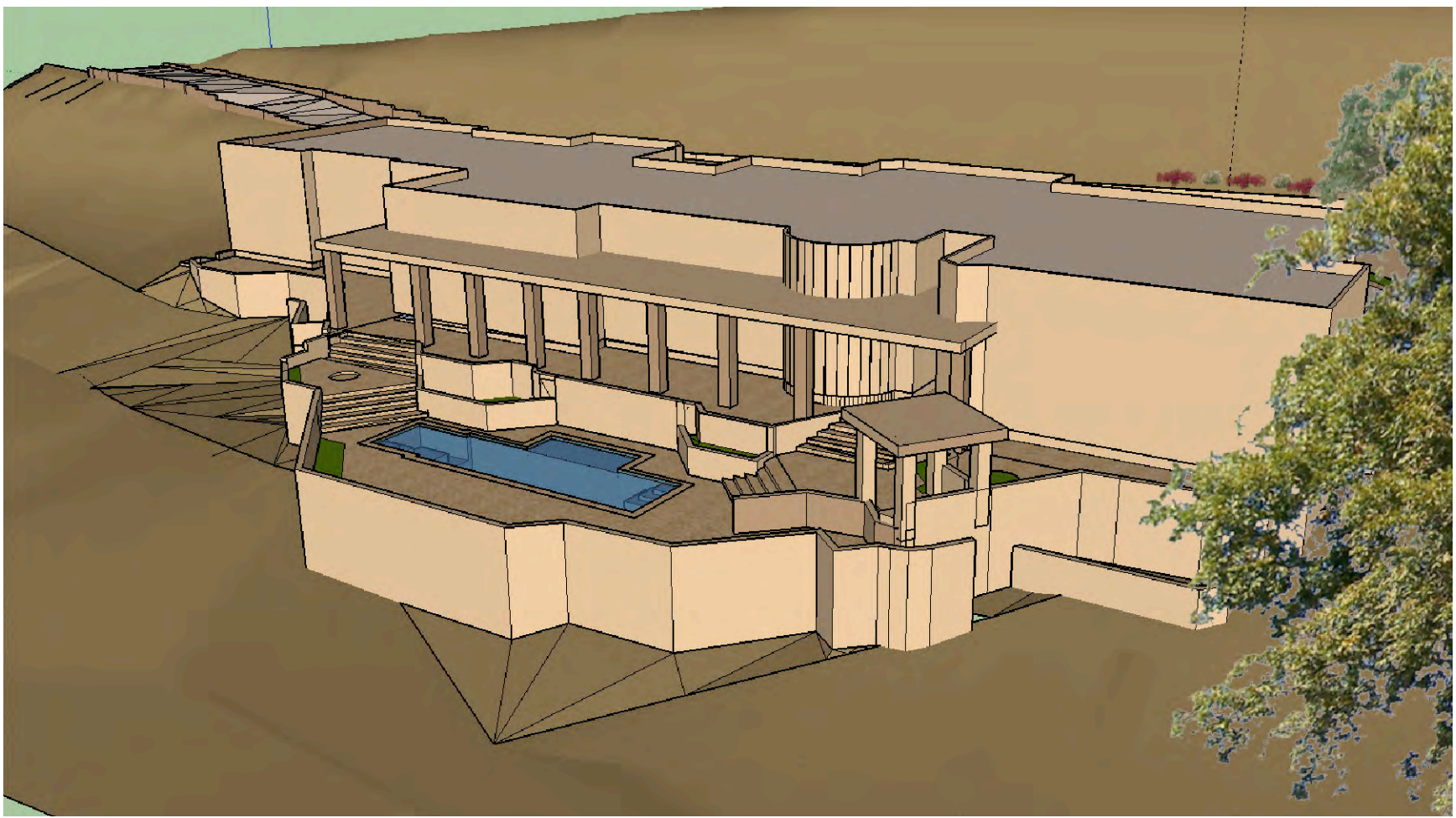
VIEW FROM SOUTH LOOKING NORTH DOWN DRIVEWAY
TOWARDS GARAGE SITE LOCATION – NEW GARAGE ON LEFT



VIEW NORTH FROM TOP OF DRIVEWAY RETAINING
WALL ACROSS FROM MAIN RESIDENCE ENTRY



VIEW OF REAR PATIO WITH POOL LOOKING
NORTHWEST



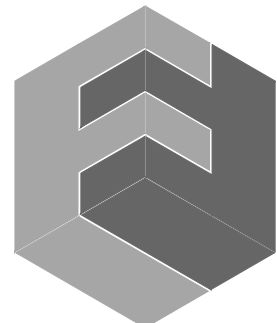
AERIAL VIEW OF REAR PATIO LOOKING SOUTHWEST
TOWARDS DRIVEWAY ENTRANCE

NOTE:
THE EXISTING RESIDENCE IS PORTRAYED AS A
MASS MODEL ONLY WITH LIMITED DETAIL – NO
EXTERNAL CHANGES HAVE BEEN MADE TO THE
STRUCTURE.



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ADDITION**

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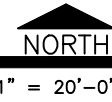
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3D VIEWS

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DRAWINGS **EX 08**



SITE PLAN

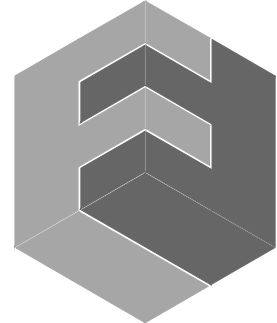


all
22 MAR 2018
1801



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AERIAL SITE PLAN

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DRAWINGS

EX 09

PLANT MATERIALS LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN.	REMARKS
TREE					
<div><div>BPV</div><div><div>⊙</div><div>⊙</div><div>⊙</div></div></div>	EXISTING VARIETIES	EXISTING TREE	VARIES		SEE PLAN/TREE SIZE NOTED IN INCHES
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	24" BOX	2	-
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX	1	SHOULD REPLACEMENT BE REQUIRED
	-	-	-	-	-
	-	-	-	-	-
SHRUB					
<div><div>+</div><div>⊗</div><div>⊙</div><div>⊙</div><div>⊙</div><div>⊙</div><div>⊙</div></div>	EXISTING SHRUB/CACTUS	EXISTING	VARIES		SEE PLAN
<div><div>⊗</div><div>⊙</div><div>⊙</div><div>⊙</div><div>⊙</div><div>⊙</div><div>⊙</div></div>	AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSAGE	1 GAL.	22	
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	6	
	SIMMONDSEA CHINENSIS	JOUBEA	5 GAL.	15	
	JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.	9	
	LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL.	14	
	RHAPHIOLEPIS INDICA	PINK INDIAN HAWTHORNE	1 GAL.	7	
	ECHINOCACTUS GRUSONII	GOLDEN BARREL	-	7	SALVAGE/RE-PLANT
CACTUS/SUCCULENTS					
<div><div>✱</div><div>***</div></div>	FOUQUIERIA SPLENDENS	OCOTILLO	15 GAL.	2	
<div><div>✱</div><div>***</div></div>	PACHYCREURUS MARGINATUS	MEXICAN FENCE POST	2-3" TALL	2	
	-	-	-	-	-
	-	-	-	-	-

1. DECOMPOSED GRANITE: 2" DEPTH, 1/2" SCREENED, COLOR TO MATCH EXISTING TO ALL BARE DIRT AREAS
2. REVEGETATED AREA TO RECEIVE SEED MIX NOTED BELOW

SEED MIX SCHEDULE

BOTANICAL NAME	COMMON NAME	RECOMMENDED PLS
ARISTIDA PURPUREA	PURPLE THREE AWN	1
AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSAGE	3
BAILEYA MULTIRADIATA	DESERT MARICOLD	2
DYSSODIA PENTACHEATA	DYSSODIA	1
ENCELIA FARINOSA	BRITTLEBUSH	3
ESCHSCHOLTZIA CALIFORNICA	CALIFORNIA POPPY	3
ESCHSCHOLTZIA MEXICANA	MIXICAN GOLD POPPY	1
LESQUERELLA GORDONII	BLADDERPOD	0.5
LINUM LEWISII	BLUE FLAX	1
LUPINUS SPARSIFLORUS	DESERT LUPINE	1
OENOTHERA PRIMVERIA	EVENING PRIMROSE	2
PRACELIA COMPANULARIA	DESERT BLUEBELLS	1
PSILOSTROPHIE COOPERI	PAPER FLOWER	1
SPHAERALOE AMBIGUA	DESERT GLOBEMALLOW	1
LARREA TRIDENTATA	CREOSOTE BUSH	2

PROVIDE SEED MIX ON DESIGNATED DISTURBED AREAS

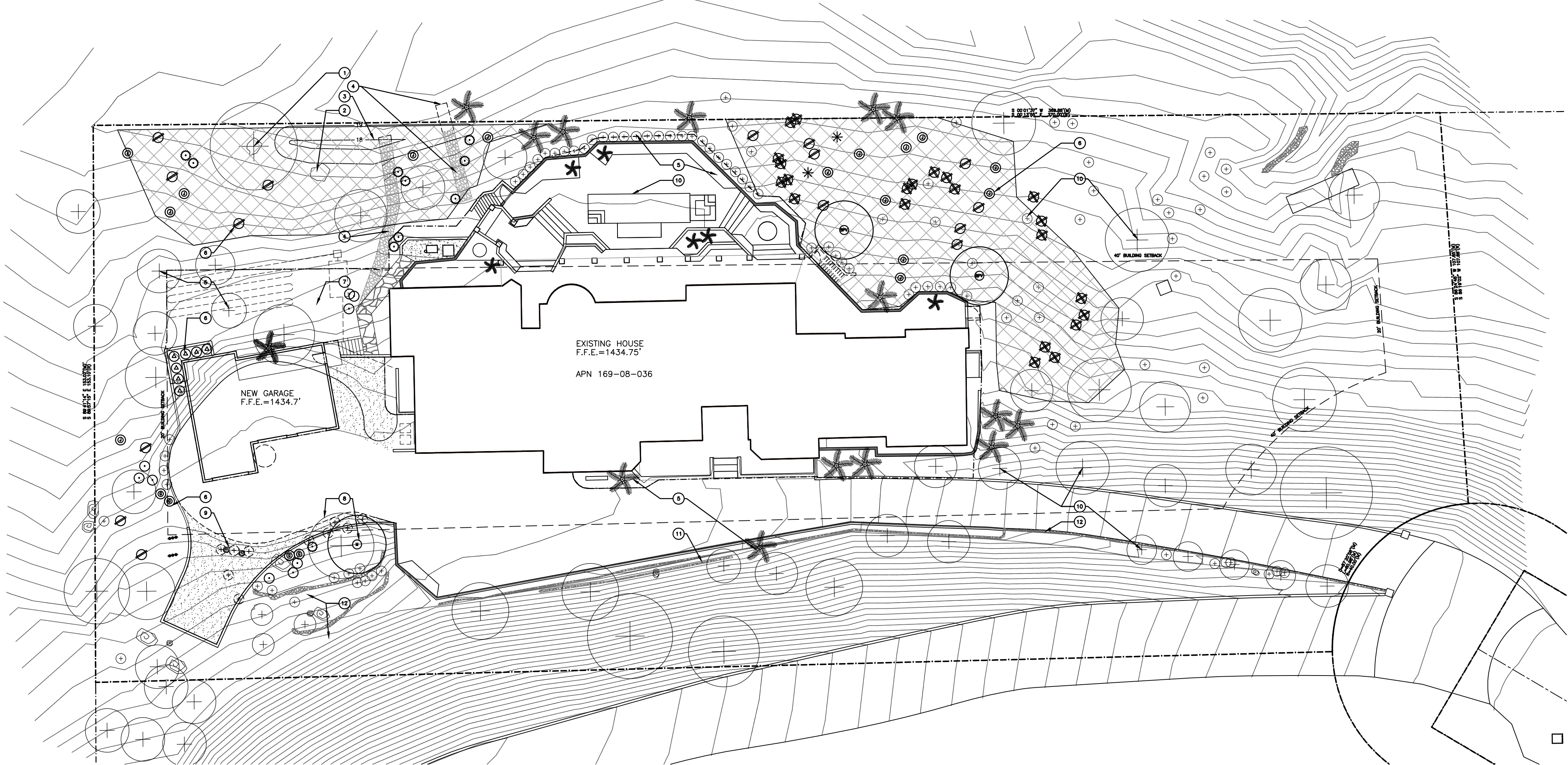
LANDSCAPE GENERAL NOTE

AREAS DENOTED ON PLAN AS UNDISTURBED SHALL BE AND OUTLINED FOR IMPROVEMENT SHALL REQUIRE THE FOLLOWING WORK:

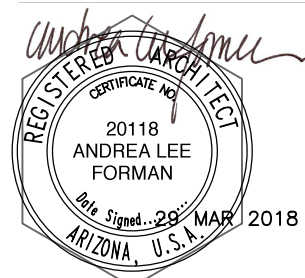
- A. EXISTING NATIVE DESERT VEGETATION SHALL BE IDENTIFIED AND PRESERVED TO THE MAXIMUM EXTENT.
- B. THE METHOD OF REVEGETATION/IMPROVEMENT SHALL INCLUDE THE REMOVAL OF NON-INDIGENOUS SHRUB SPECIES, INTRODUCTION OF VARIED SIZE RIP RAP AND CRUSHED ROCK PRIOR TO APPLICATION OF AN APPROVED NATIVE HYDROSEED FOR NATIVE GRASSES AND WILDFLOWERS. NEW PLANTINGS MAY INCLUDE SMALL CACTUS SPECIES NOTED ON SITE INCLUDING CHOLLA SPECIES, BURSAGE, BRITTLEBUSH, CHUPAROSA, CREOSOTE, OCOTILLO, MEXICAN FENCE POST AND YUCCA SPECIES.

LANDSCAPE PLAN NOTES

1. EXISTING 5' DIA. COTTONWOOD TREE WITH 25' CANOPY
2. EXISTING 5' DIA. COTTONWOOD TREE STUMP
3. NEW STORM WATER RETENTION BASIN; REFERENCE CIVIL DRAWINGS
4. EXISTING ROCK LINED STORM WATER CHANNELS; REMOVE/SALVAGE RIP RAP FOR DECORATIVE USE; COORDINATE WITH OWNER/ARCHITECT
5. EXISTING VEGETATION TO REMAIN; REFERENCE SCHEDULE
6. NEW PLANT MATERIALS; REFERENCE SCHEDULE
7. EXISTING SEPTIC FIELD TO REMAIN
8. EXISTING TREE TO REMAIN; HOWEVER CONSTRUCTION MAY REQUIRE TREE REPLACEMENT
9. SALVAGE EXISTING GOLDEN BARREL CACTUS/SMALL BOULDERS TO ADJACENT LOCATION
10. EXISTING VEGETATION TO REMAIN
11. NEW POOL UNDER SEPARATE PERMIT
12. EXISTING STACKED ROCK WALL RETAINING; 12-18 INCHES TALL
13. REVEGETATED AREA DENOTED WITH CROSSHATCH

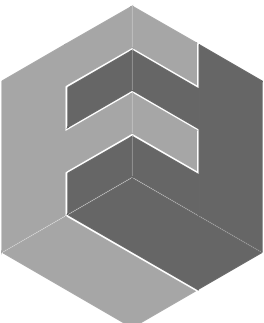


REVEGETATION PLAN



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ADDITION TO EXISTING SITE

HARRIS GARAGE ADDITION

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PARADISE VALLEY, ARIZONA
85253

DATE	29. MAR. 2018
SCALE	AS INDICATED
JOB	-
REVISION	<div><div>△</div>TOWN 11 JUN 2018</div> <div><div>△</div>TOWN 11 JUL 2018</div> <div><div>△</div>TOWN 20 JUL 2018</div>

REVEGETATION PLAN

DO NOT SCALE
DRAWINGS

EX 10