

A.P.N. 169-22-070

THE EXISTING HOUSE WAS BUILT IN 1961.

TOP OF FOUND IRON PIPE AT THE
NORTHWEST CORNER OF SUBJECT
PROPERTY WITH AN ELEVATION OF
1304.90'.

BRASS CAP IN HAND HOLE MARKING
THE NORTH QUARTER CORNER OF
SECTION 22, TOWNSHIP 2 NORTH,
RANGE 4 EAST OF GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA. MCDOT POINT NAME:
24565-1M
ELEVATION: 1311.223 (NAVD88)

CIVIL NOTES
(APPLY UNLESS OTHERWISE NOTED ON CIVIL DRAWINGS)

6040 N. 41ST STREET
PARADISE VALLEY, ARIZONA 85253
PH:
CONTACT:

KONTEXTURE
3334 N. 20TH STREET
PHOENIX, ARIZONA 85016
PH: 520-979-5197
CONTACT: JORGE TOSCANO

CUT 1,050 C.Y.
FILL 450 C.Y.
QUANTITIES FOR PERMIT ONLY.
CONTRACTOR IS RESPONSIBLE FOR
TAKE-OFF

PER TOPV HILLSIDE ORDINANCE, TABLE 1:

LOT AREA: 40,100 S.F. (NET)
BLDG. SITE SLOPE: 10.5%
ALLOWABLE DIST.: 56.8% (22,748 S.F.)
EXIST. AREA DISTURBED: 36,563 S.F.
NEW AREA DISTURBED: 30,080 S.F.

(SOME ABBREVIATIONS MAY NOT APPLY TO THESE DRAWINGS)

BOTT.	BOTTOM
B/C	BACK OF CURB
C.F.	CUBIC FEET
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
C.Y.	CUBIC YARD
D.E.	DRAINAGE EASEMENT
D/W	DRIVEWAY
ESMT.	EASEMENT
EXIST.	EXISTING
F.F.	FINISHED FLOOR
FND.	FOUND
FT.	FEET
MAS.	MASONRY
M	MONUMENT LINE
N.T.S.	NOT TO SCALE
PVMT.	PAVEMENT
P	PROPERTY LINE
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
S/W	SIDEWALK
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE



(SOME ITEMS MAY NOT APPLY TO THESE DRAWINGS)

	BOUNDARY LINE
	MONUMENT LINE
	PROPERTY CORNER
	EASEMENT LINE
EXISTING	PROPOSED
	MAS. FENCE
	VERT. CURB & GUTTER
	CONCRETE CURB
	BUILDING
	CONCRETE
	BRASSCAP IN HANDHOLE
	BRASSCAP FLUSH
	SIGN
	GAS METER
	TELEPHONE RISER
	CABLE RISER
	POWER POLE
	ELECTRICAL GUY DOWN
	STREET LIGHT OR LIGHT POLE
	WATER METER
	BACK FLOW PREVENTION ASSEMBLY
	DRYWELL/CATCH BASIN
	SPRINKLER CONTROL BOX
	ANTI-SIPHON LANDSCAPE VALVE
	WATER
	OVERHEAD CABLE TV
	OVERHEAD TELEPHONE
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRICAL
	UNDERGROUND ELECTRICAL
	SANITARY SEWER
	GAS
	STORM DRAIN
	FIRE LINE
	DRAINAGE SLOPE
	EXTREME SITE OUTFALL (ESO)
	TOP OF EMBANKMENT
	BOTTOM OF EMBANKMENT

GRADING AND DRAINAGE RELATED IMPROVEMENTS AS THEY APPLY TO THE NEW SINGLE FAMILY RESIDENCE TO THE SITE. THE NEW FINISHED FLOOR WILL BE SET AT LEAST 12 INCHES ABOVE THE 100-YEAR DESIGN EVENT WATER SURFACE ELEVATION. THE SITE RETENTION DRAINAGE SYSTEM WILL BE PROVIDED ON-SITE FOR THE POST-IMPROVEMENT TO THE SITE FOR THE 100-YEAR, 2-HOUR STORM EVENT PER TOWN OF PARADISE VALLEY STANDARDS. ALL STORM FLOW DRAINS FROM EAST TO WEST DOWN THE SLOPE OF THE TERRAIN. THE SITE ULTIMATELY OUTFALLS TO AN EXISTING ALLIANCE ALONG THE PROPERTY LINE AT AN ELEVATION OF 1312.00 PER REFERENCED BENCHMARK.

BALCONY/RATIO ABOVE

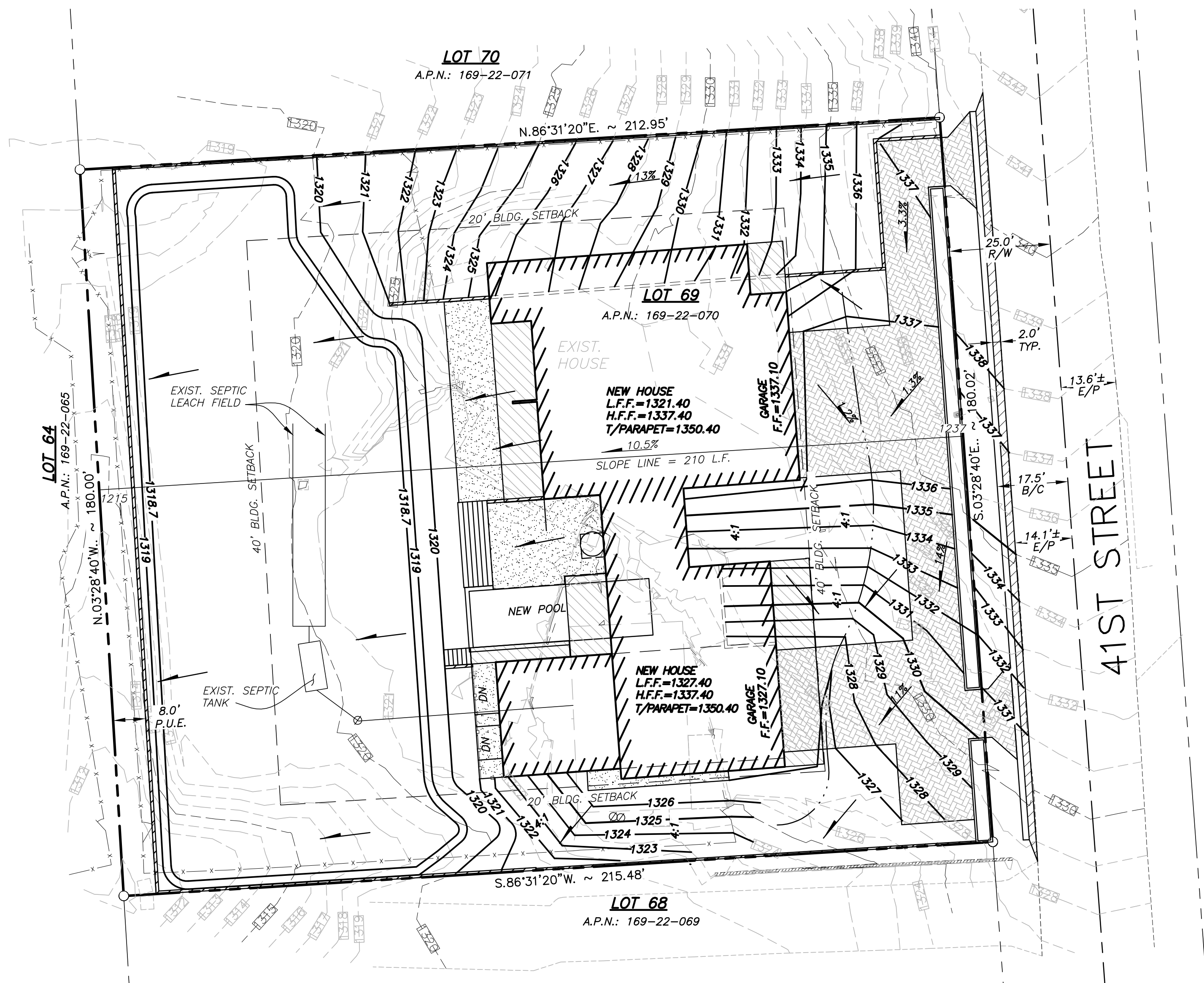
CONCRETE AT GRADE

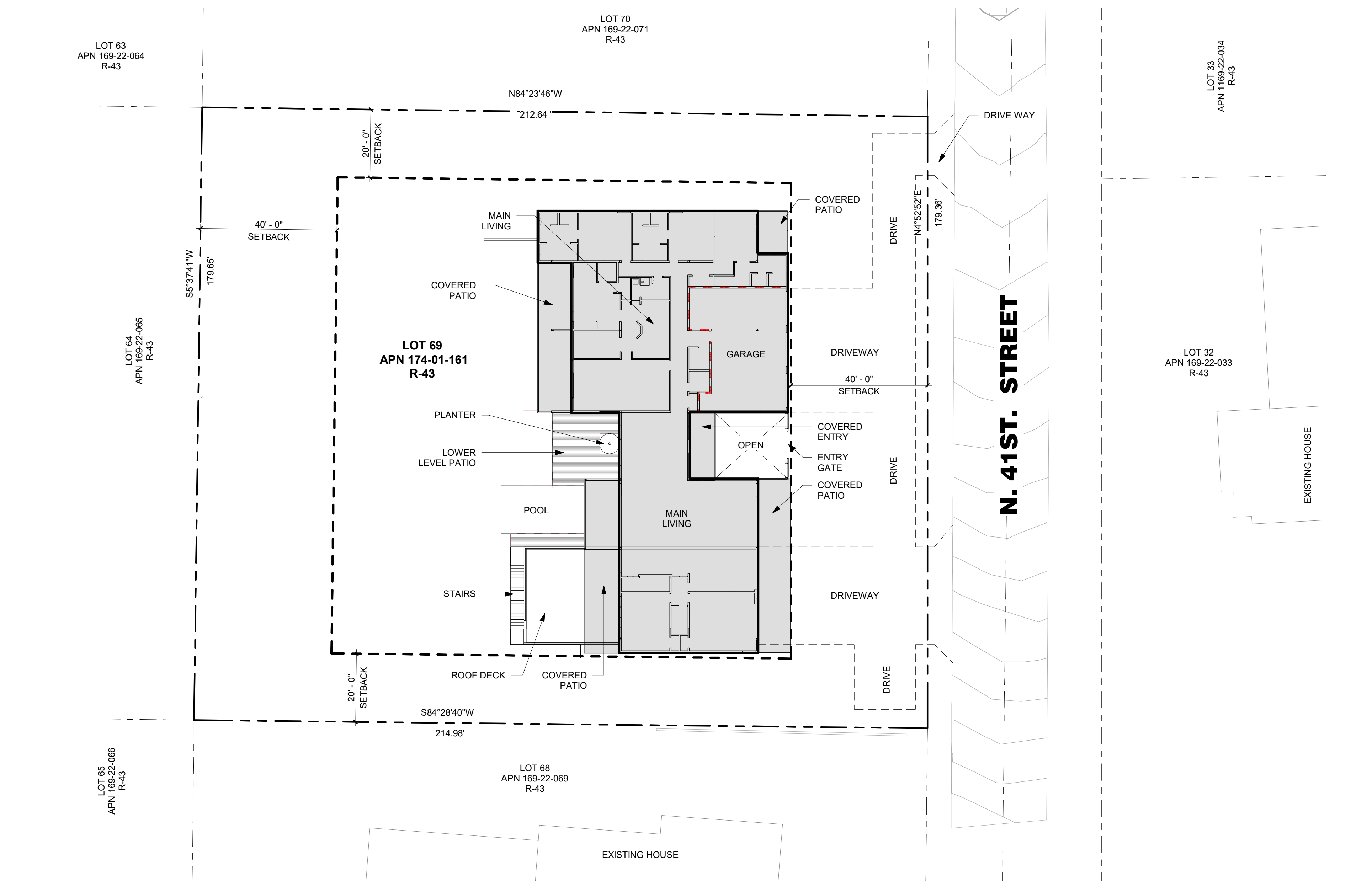
1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
2. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
3. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPIG SLOES
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.

LOT SIZE:	40,100 SF
UPPER LIVABLE AREA:	5,089 SF
LOWER LIVABLE AREA:	1,049 SF
TOTAL LIVABLE AREA:	6,138 SF
UPPER GARAGE:	890 SF
LOWER GARAGE:	775 SF
TOTAL GARAGE:	1,655 SF
UPPER COVERED PATIO(S)	
WEST MASTER SUITE:	433 SF
EAST BEDROOM:	112 SF
ENTRY:	141 SF
WEST PATIO:	480 SF
WEST PATIO COVERED:	473 SF
WEST ROOF DECK (UNCOVERED):	503 SF
	2,142 SF

LOWER PATIO: 1307 SF
COVERD*: -1222 SF
85 SF

MAX ALLOWED: 25% $40.100 \times .25 = 10.025$ SF







Jones Residence- Camelback Foothills

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KONTEXTURE, LLC
ARCHITECT
3334 N. 20TH. STREET
PHOENIX, AZ 85016
623.533.7652

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SEALS AND SIGNATURES

NOT FOR
CONSTRUCTION

KEYPLAN

DRAWING TITLE

AERIAL PHOTO

1" = 20'-0"

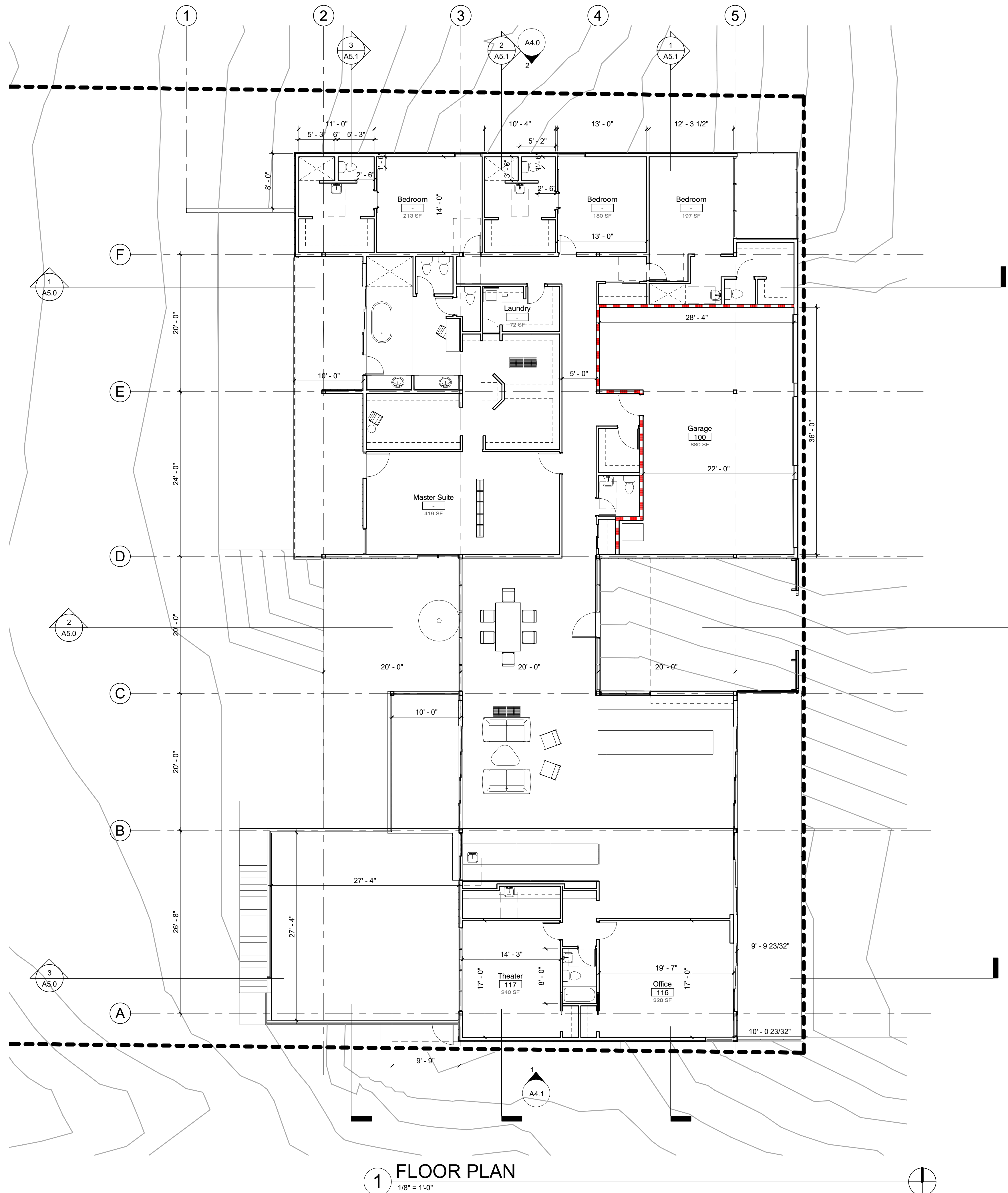
PROJECT NUMBER _____

DRAWING NUMBER

A0.4

1 AERIAL PHOTO - SITE PLAN

Plot Date:



Plot Date:

GENERAL NOTES:

- A. ALL FINISHES/FIXTURES/APPLIANCES TO BE SELECTED BY OWNER
- B. PROVIDE A SOLID, SELF-CLOSING, SELF-LATCHING DOOR BETWEEN RESIDENCE AND GARAGE.
- C. PROVIDE LANDING ON OUTSIDE OF EXTERIOR DOORS.
- D. ALL GAS FIREPLACES TO INCLUDE A PERMANENTLY INSTALLED APPROVED GAS LOG SET.
- E. SHOWING DOORS SHALL HAVE SAFETY GLAZING AND SWING OUTWARD (R308.4)
- F. PROVIDE MECHANICAL EXHAUST VENTILATION FOR BATHROOMS, WATER CLOSETS, LAUNDRY ROOM, AND KITCHEN, DUCT DIRECTLY TO OUTSIDE. (R303.2 AMENDED, M1506, TABLE 1509.1) UNLESS WINDS ARE 15 MPH OR GREATER.
- G. PROVIDE STAIRWAY ILLUMINATION PER (R303.6).
- H. PROVIDE WEATHER FLASHING/PROOFING AT EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS, AND VENTS. PER R703.8.
- J. ALL INTERIOR WALLS, CLGS AND SOFFITS TO HAVE SQUARE CORNER BEAD.
- K. ALL DRYWALL TO BE FINISHED LEVEL & SMOOTH
- L. ALL HEIGHTS SHOWN ARE BASED FROM A REFERENCE POINT 0'-0" F.F.
- M. PROVIDE STUCCO CORNER JOINTS PER MANUFACTURER'S RECOMMENDATIONS. VERIFY LOCATIONS WITH OWNER.
- N. ALL OUTSIDE STUCCO CORNERS TO BE SQUARE WITH REINFORCEMENTS.
- O. COLORS, STAINS, ETCETERA TO BE SELECTED BY OWNER.
- P. PROVIDE WEATHER FLASHING/PROOFING AT EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS, AND VENTS. PER R703.8
- Q. FOR SMOKE DETECTORS/CARBON MONOXIDE DETECTORS SEE RCP SHEETS A2.0..
- R. EACH WATER CLOSET SHOULD HAVE A MIN. OF 15" FROM CENTERLINE TO EACH SIDE TO FINISH SURFACE.
- U. SEE SHEET A7.0 FOR WALL TYPES/ WALL TAGS INDICATED ON FLOOR PLAN.

KEYNOTES:

[illegible]

SEALS AND SIGNATURES

KEYPLAN

DRAWING TITLE

FLOOR PLAN

$$1/8" = 1'-0"$$

PROJECT NUMBER _____

DRAWING NUMBER

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ISSUED FOR

SEALS AND SIGNATURES:

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KEYPLA

DRAWING TITLE

LOWER FLOOR PLAN

SCALE

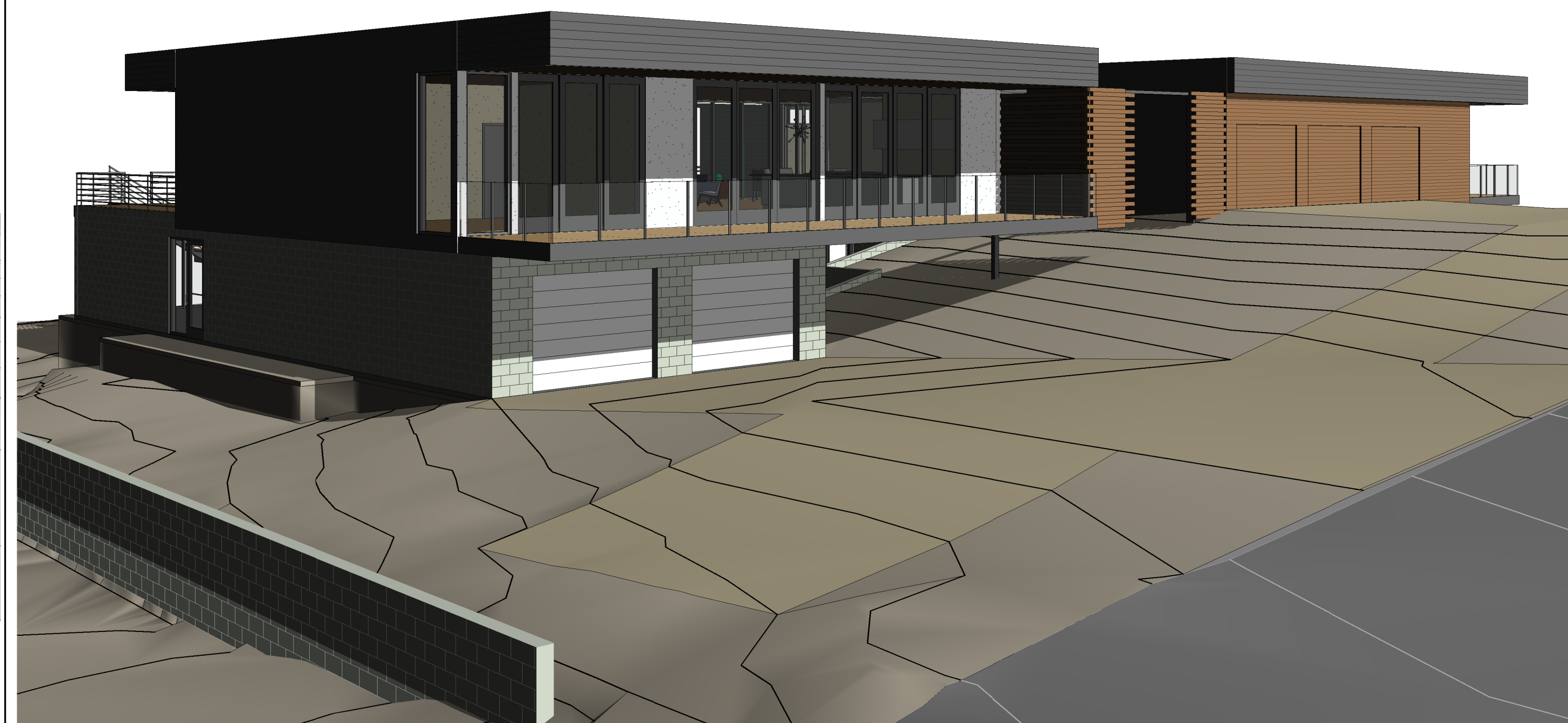
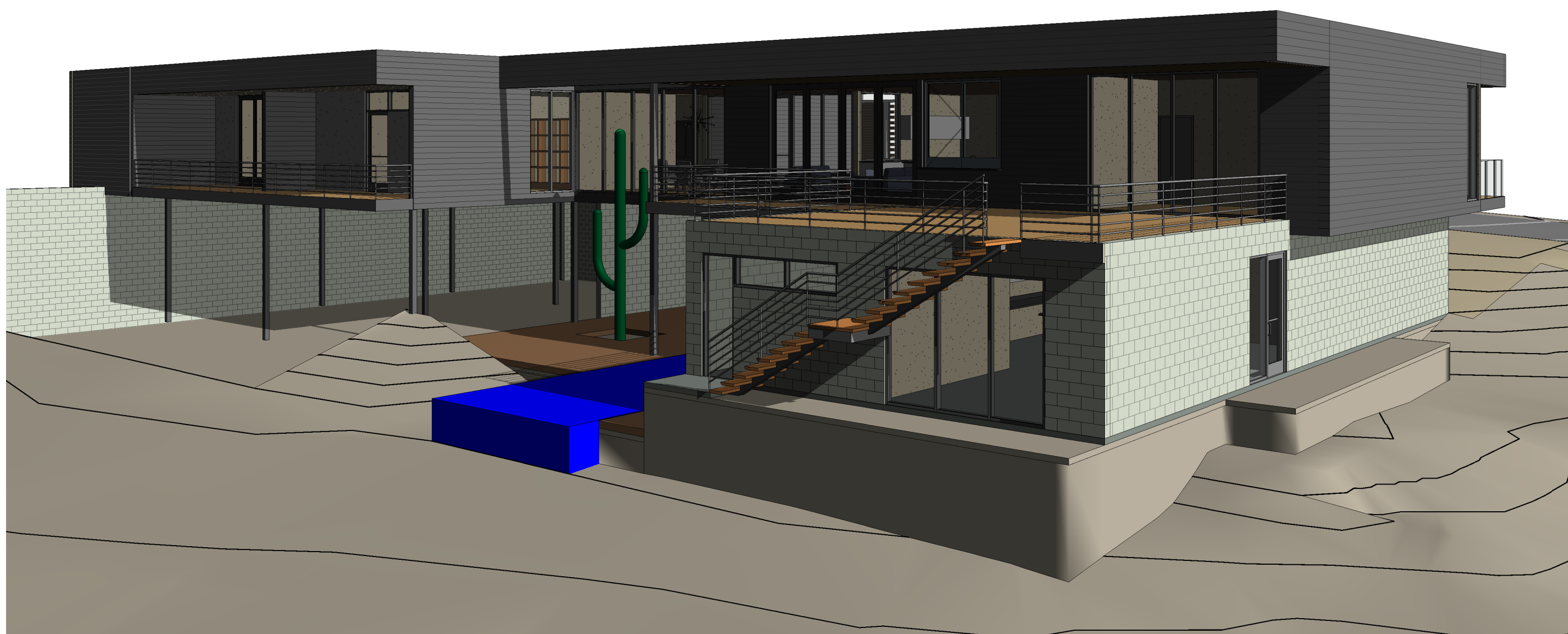
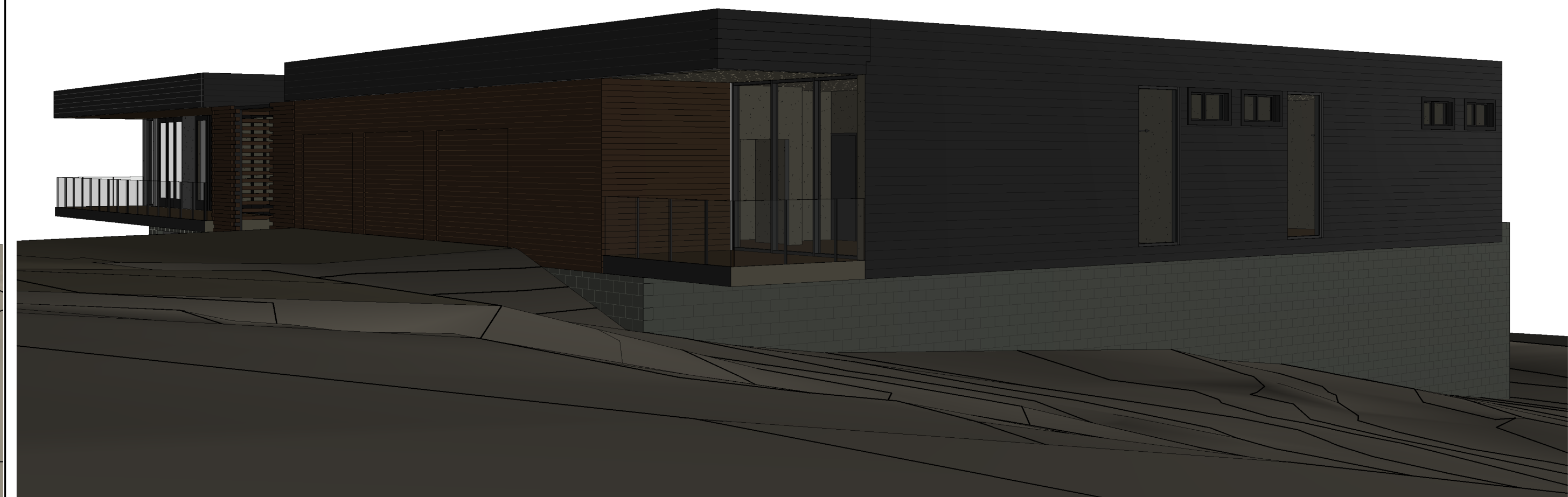
17-01

PROJECT NUMBER

DRAWING NUMBER

A1.1


$$\frac{1}{8}'' = 1'-0''$$

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SEALS AND SIGNATURES

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KEYPLAN

DRAWING TITLE

3D Views

SCALE

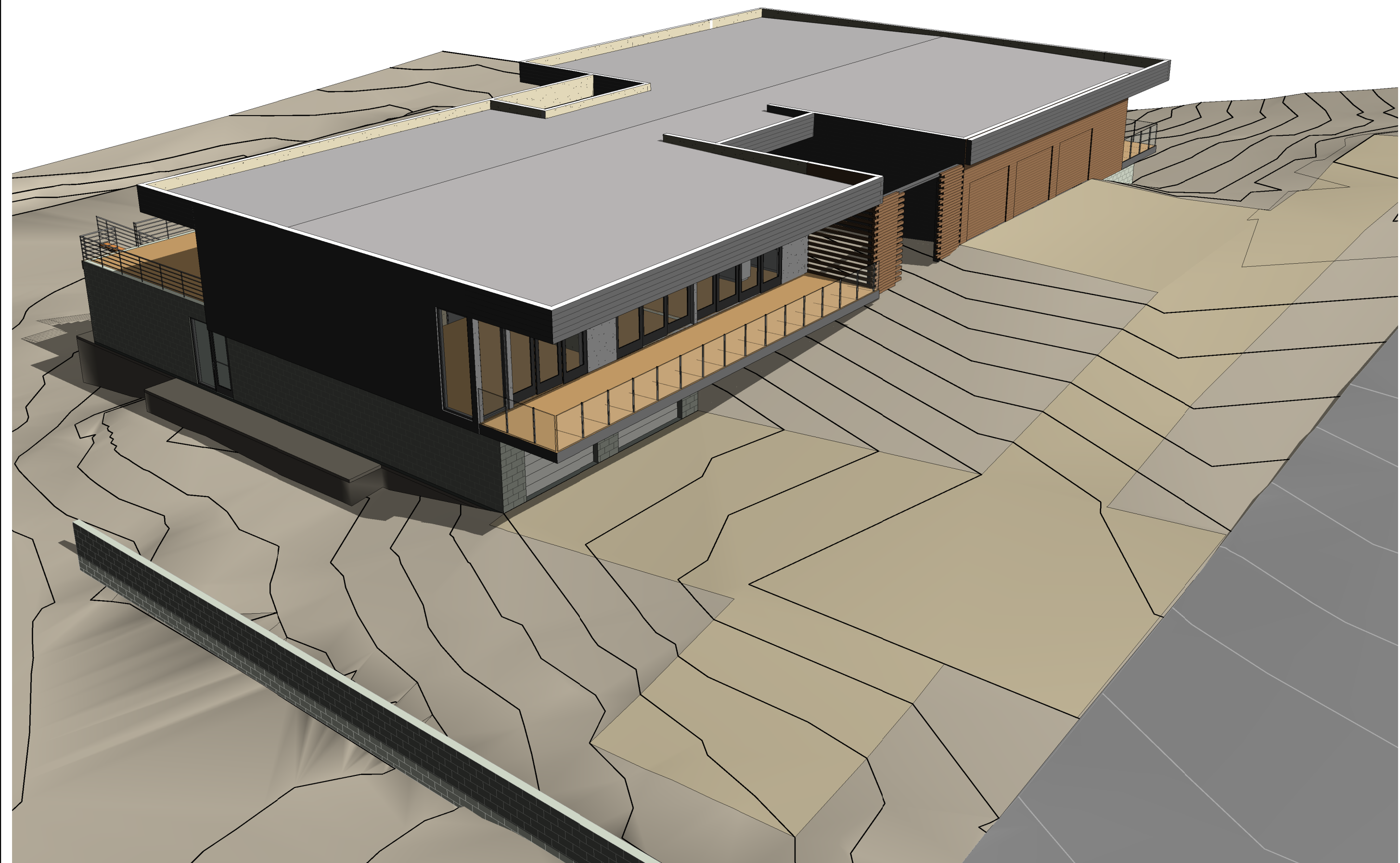
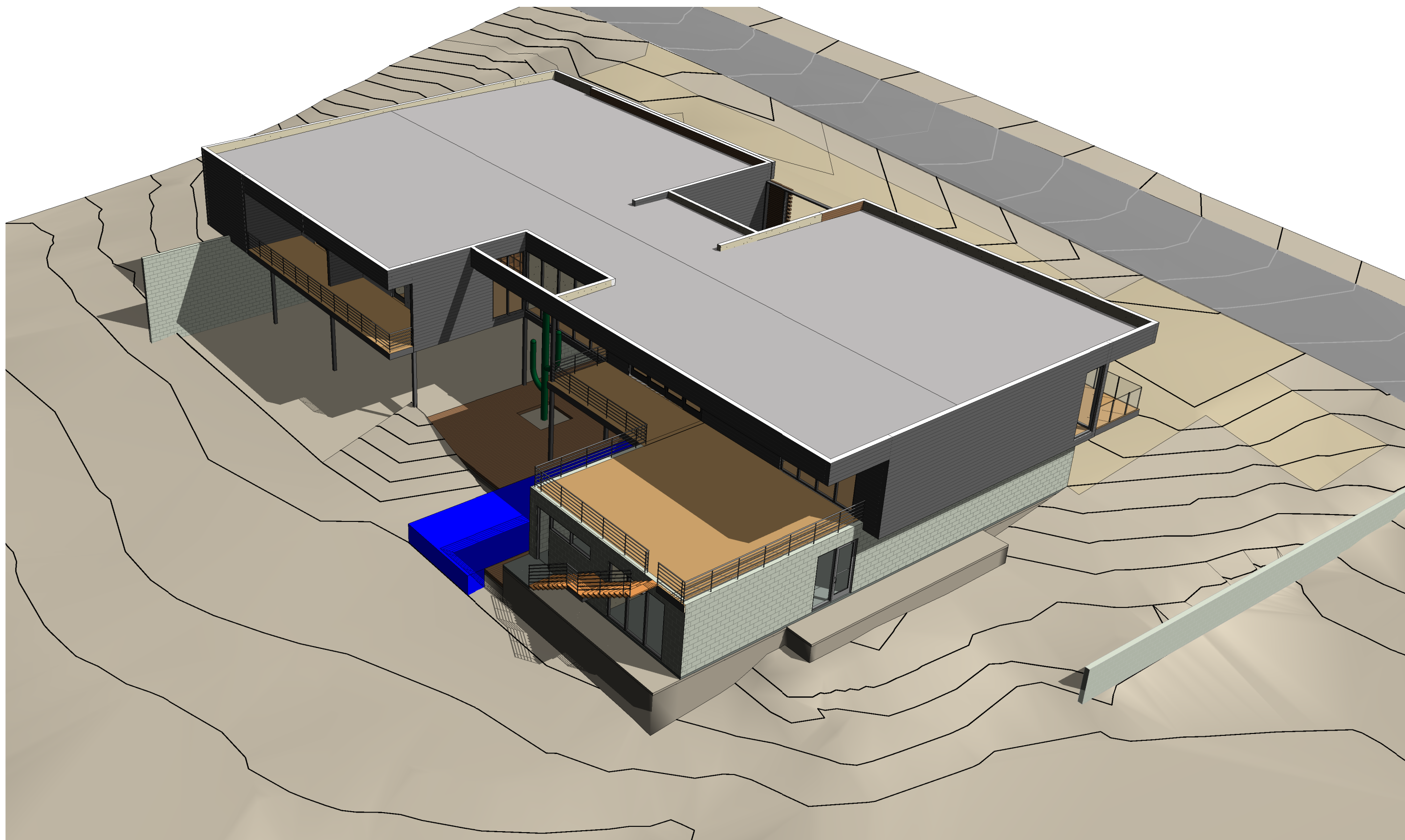
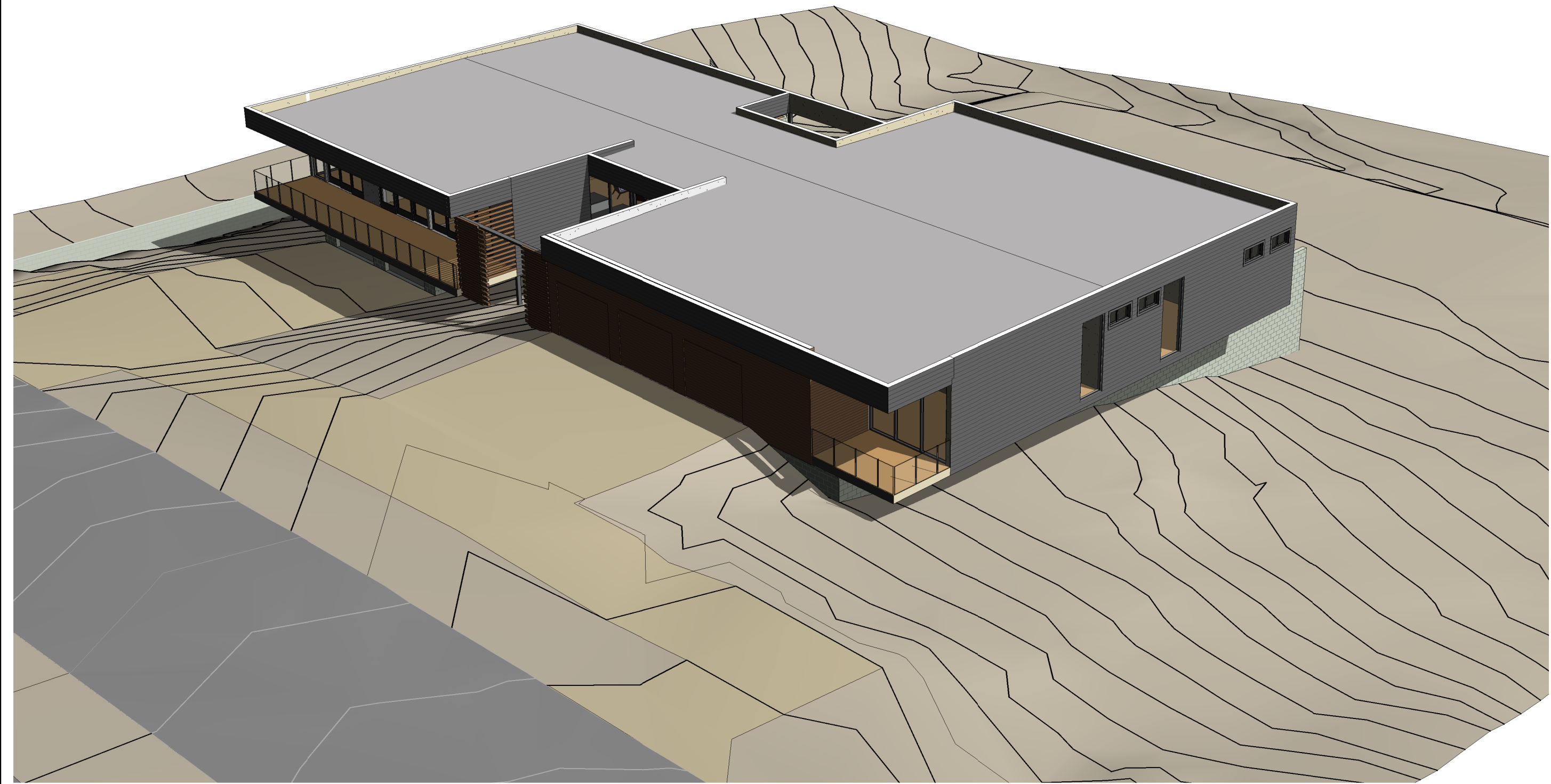
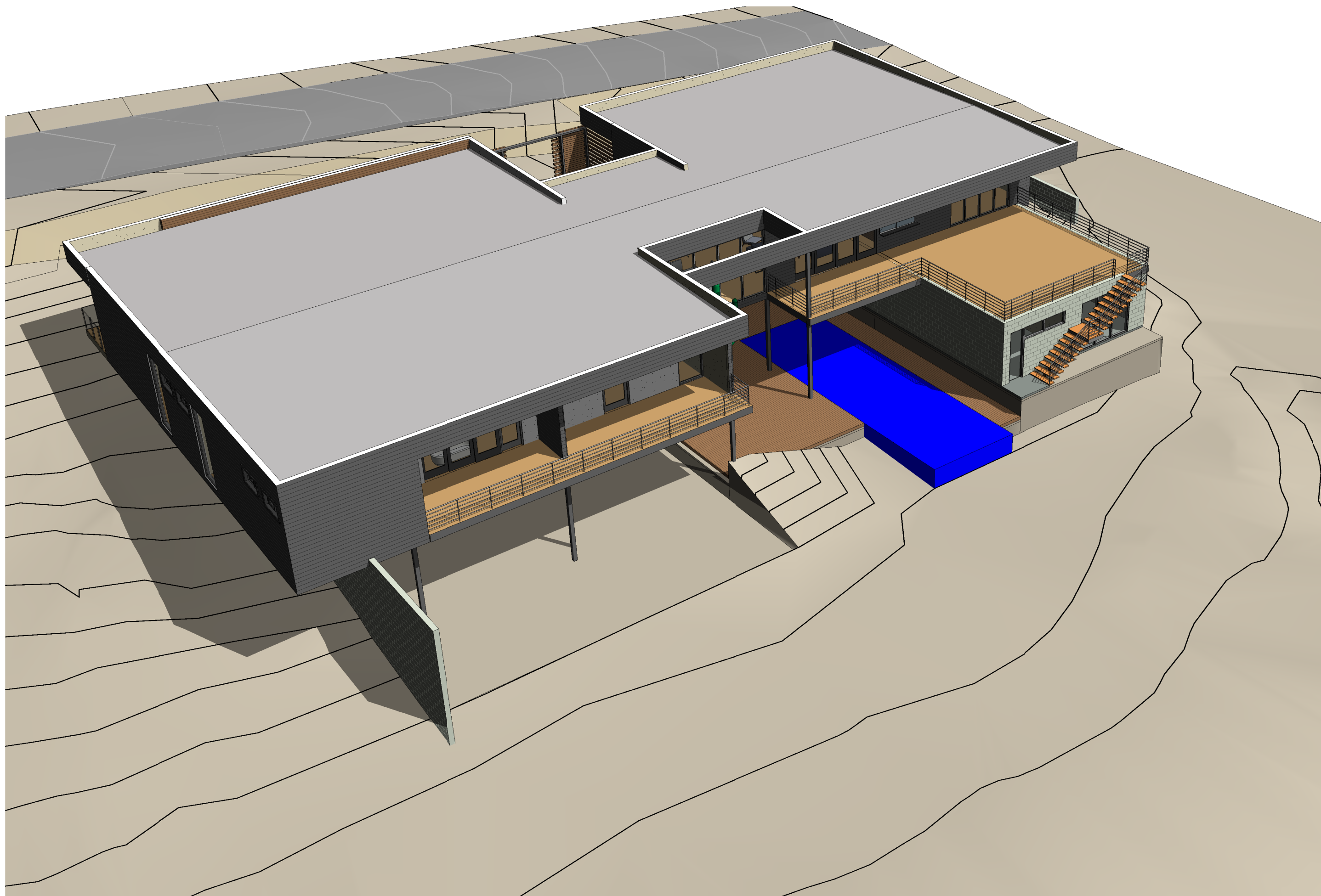
17-014

PROJECT NUMBER

A10.0

DRAWING NUMBER

Plot Date:



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Camelback Foothills**
6040 N. 41st Street
Paradise Valley, Arizona 85253

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KONTEXTURE, LLC
ARCHITECT
3334 N. 20TH. STREET
PHOENIX, AZ 85016
623.533.7652

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KEYPLAN

DRAWING TITLE

3D Views

SCALE

-014

PROJECT NUMBER

A10.1

DRAWING NUMBER

Plot Date: