

EXPIRES: 3/31/2021

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TITLE SHEET

DATE: 08.07.2018
SCALE: AS NOTED
REVISION:

A CUSTOM RESIDENCE FOR:
MORAN RESIDENCE
7026 N. 40TH STREET
PARADISE VALLEY, AZ 85253

SHEET NUMBER

T1

HILLSIDE

PRINT DATE: 08.07.2018

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HILL-SIDE SUBMITTAL

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CONSULTANTS

CIVIL ENGINEER (GRADING & DRAINAGE)

LAND DEVELOPMENT GROUP
NICK PRODANOV, P.E., P.F.P.
8022 N. 9TH STREET
PHOENIX, AZ 85020
(602) 888-1884

LANDSCAPE ARCHITECT

DESIGN ETHIC
ANDERSON PAUL
8526 E. MITCHELL DRIVE
SCOTTSDALE, AZ 85251
(480) 725-1071

BUILDING DATA

PROJECT ADDRESS:

7026 N. 40TH STREET
PARADISE, AZ 85253

OWNER:

NEIL MORAN
10726 N. 40TH STREET
PARADISE, AZ 85253

APN:

169-13-045

LEGAL DESCRIPTION

LOT 178, CLEARWATER HILL NO. 2

SCOPE OF WORK

DEMOLITION OF EXISTING RESIDENCE, PROPOSED NEW
RESIDENCE, DEMOLITION OF PORTIONS OF EXISTING
SITE RETAINING WALLS.

ZONING: (PER TOWN OF PARADISE VALLEY)

R-43

BUILDING AREA:	EXIST	DEMOLITION	NEW	TOTAL:
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LIVABLE RESIDENCE 4,114 SF. (4,114 SF.)

NEW RESIDENCE, LIVABLE

MAIN LEVEL 4,029 SF. 4,029 SF.

UPPER LEVEL 1,116 SF. 1,116 SF.

TOTAL LIVABLE (MAIN + UPPER) 5,145 SF.

NEW GARAGE

1,007 SF. 1,007 SF.

NEW PATIO 344 SF. 344 SF.

NEW OVERHANG 345 SF. 345 SF.

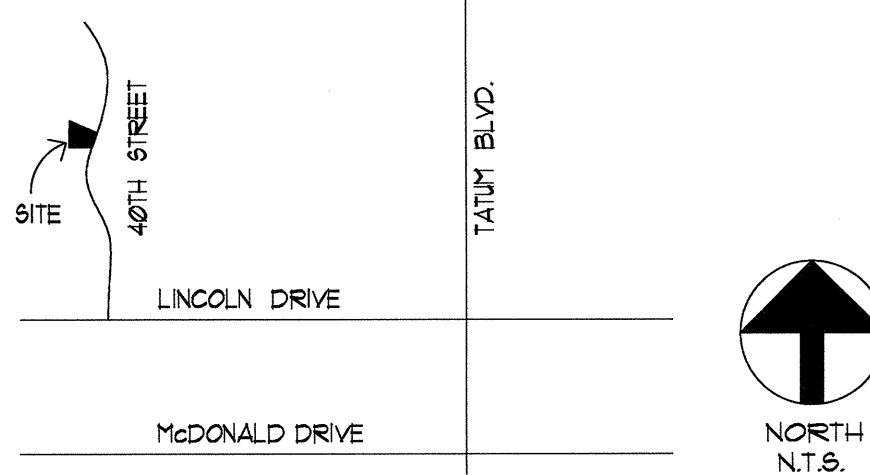
TOTAL FLOOR AREA (FAR) 7,541 SF.

NET LOT AREA: 43,405 SF.

TOTAL FLOOR AREA RATIO:

LOT COVERAGE ALLOWED: 25% + 10,851 SF. + (43,405 SF. X 0.25)
LOT COVERAGE PROPOSED: 11.3% + 7,541 SF. FLOOR AREA / 43,405 SF.

LOCATION MAP



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 RESIDENTIAL CODE
2015 INTERNATIONAL ELECTRICAL CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL MAINTENANCE CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL 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 I.C.C.
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 2012 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 PANEES 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 10 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 SWEEP. (R 302.5.1)

OPENINGS FROM THE GARAGE INTO SLEEPING
ROOM(S) SHALL NOT BE PERMITTED. (R 302.5.1)

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 307.1)

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.

HARDWARE:

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 PLUMBING 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 P12063

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) RESIDENTIAL 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 1212.2)

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

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

EXPANSION TANKS ARE REQUIRED ON ALL HOT
WATER PIPING (2015 I.P.C. 607.3)

SEISMIC ZONE (SEC. 1621 AS AMD.)

DESIGN AND CONSTRUCT TO MEET
REQUIREMENTS OF ZONE 2B (SEC. 1621.2 AS
AMD.)

ZONE FACTOR Z = 0.075 (SEC. 1621.2 AS AMD.)

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

FLOOR PLAN NOTES

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 CONTAINING
W.C. PLUMBING, AND WALLS WITH EXPOSED ENDS
OR HAVING DOOR JAMBS. OTHER WALLS MAY BE
2X4 STUDS AT 16" O.C. UNO.

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

NOTE: SEE SHEET A2 FOR FLOOR PLAN

FINISH GRADE SHALL BE A MINIMUM OF 6" BELOW
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NOTE: SEE SHEET A2 FOR FLOOR PLAN

PROVIDE FLAT STONE SPLASH BLOCKS (OR
EQUAL) AT GRADE BELOW ALL SCUPPERS AND
ROOM DRAIN OUT FLOWS. ARRANGE STONES TO
DIVERGE 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 307.1). SEE PLAN FOR
LOCATIONS.

DRYER VENT TO HAVE DAMPER COVER, ALL
OTHER VENTS, PIPES, 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.

REGISTER, 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
APPLIANCES 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 311.7.8

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 NEVEL
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.

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

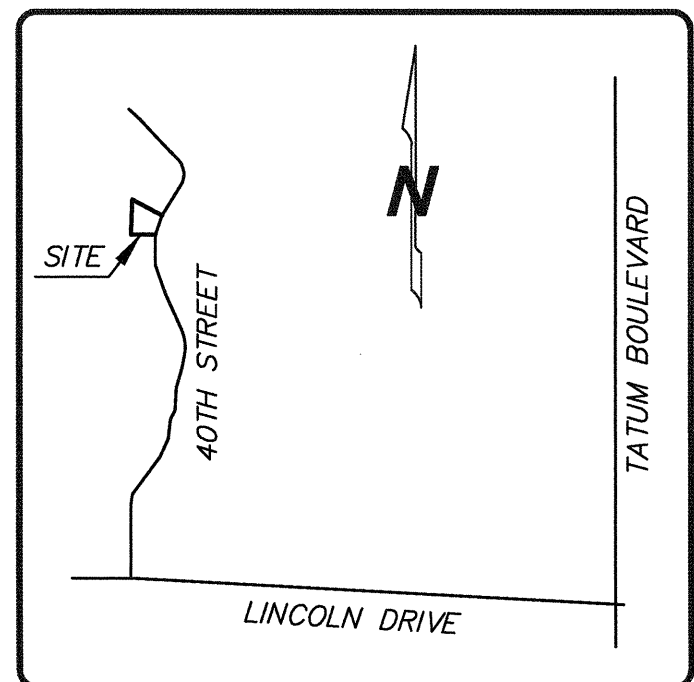
ALTA / N.S.P.S. LAND TITLE SURVEY
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

- Property Corner
(See Monument Table)
- Property Line
- Find Survey Monument
(See Monument Table)
- Schedule "B" Item
24 inch Vertical Curb & Gutter
6 inch Concrete Curb
Indicates Driveway (means of access)
Concrete Surface
- Fence
Wall
Underground Gas Line
Underground Electric Line
Underground Cox Line
Pool Equipment
Electric Transformer
Gas Meter
Guard Post or Gate Post
Light Pole
Mail Box
Sewer Clean Out
Telephone Riser
Water Meter
See Reference Documents
Measured

SURVEY NOTES

- This survey and the description used are based on a Commitment for Title Insurance issued by Grand Canyon Title Agency, Commitment Number 41013019-041-JO, dated August 27, 2015.
- BASIS OF BEARING: The West line of the Plot of CLEARWATER HILLS NO. 2, recorded in Book 84, Page 25, M.C.R., using a bearing of North 00 degrees 05 minutes 10 seconds East.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- The existing monuments in 40th Street adjacent to the subject property appear to have been set in error and were not accepted and used for this survey. The intersection point of the centerline of 40th Street with the South boundary of the subject plot is 3.03 feet West of the intersection point of the centerline of 40th Street on the adjoining plot to the South. It appears the existing centerline monuments we set utilizing the mathematical data from the subject plot, at the intersection point shown on the adjoining plot to the South. This results in the monumented centerline being approximately 3 feet East of the alignment shown on the subject plot.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence and/or records provided by the respective utility companies. This survey may not depict all of the underground utilities either in service or abandoned that may exist adjacent to or within the boundaries of the subject property. A utility map depicting the water and telephone lines were not available at the time of this survey's completion. No representation is made to the accuracy or completeness of any third party maps, records or information used to depict the underground utilities. An underground utility locator was not contacted and should be retained prior to excavation or construction to determine the precise location of all utilities that may exist adjacent to or within the boundaries of the subject property. The certification on this survey does not guarantee or provide any warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)263-1100 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the survey referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).
- The Benchmark used for this survey is the Southeast Corner of Section 1, being an aluminum cap L.S. 21782 having an elevation of 1585.817, NAVD 88 datum per (R1). For clarity, the contours shown hereon are at a 5' interval.



VICINITY MAP
NOT TO SCALE

PARCEL DESCRIPTION

LOT 178, CLEARWATER HILLS NO. 2, ACCORDING TO BOOK 84 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA;
TOGETHER WITH THE RIGHT TO USE THE PRIVATE ROADWAYS AS SHOWN ON THE PLAT OF CLEARWATER HILLS, A SUBDIVISION RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE IN BOOK 84 OF MAPS, PAGE 25;
EXCEPT ALL THE COAL AND OTHER MINERALS AS RESERVED UNTO THE UNITED STATES OF AMERICA IN PATENT OF SAID LAND.

SCHEDULE "B" ITEMS

THERE ARE NO PLOTTABLE SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT

REFERENCE DOCUMENTS

- (R) PLAT PER BOOK 84, PAGE 25, M.C.R.
(R1) R.O.S. PER BOOK 70B, PAGE 10, M.C.R.
(R2) PLAT PER BOOK 83, PAGE 29, M.C.R.
(R3) R.O.S. PER BOOK 983, PAGE 33, M.C.R.
(R4) UNRECORDED R.O.S. DIN # 30139
(R5) PLAT PER BOOK 905, PAGE 32, M.C.R.

SITE INFORMATION

ADDRESS: 7026 N. 40TH STREET, PARADISE VALLEY, ARIZONA

A.P.N.: 169-13-045

LAND AREA: 0.996 ACRES - 43,405 SQ. FT.

STRIPED PARKING SPACE TABULATION:

There are no striped parking spaces on the subject property.

CERTIFICATION

TO:
MORAN NEIL, an unmarried man.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for ALTA/N.S.P.S. Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 5, 7(a), 7(b)(1), 8, 9, 11, 13 and 14 of Table A thereof. The fieldwork was completed on May 11, 2017.

May 18, 2017
G. Bryan Goetzenberger
R.L.S. 31020

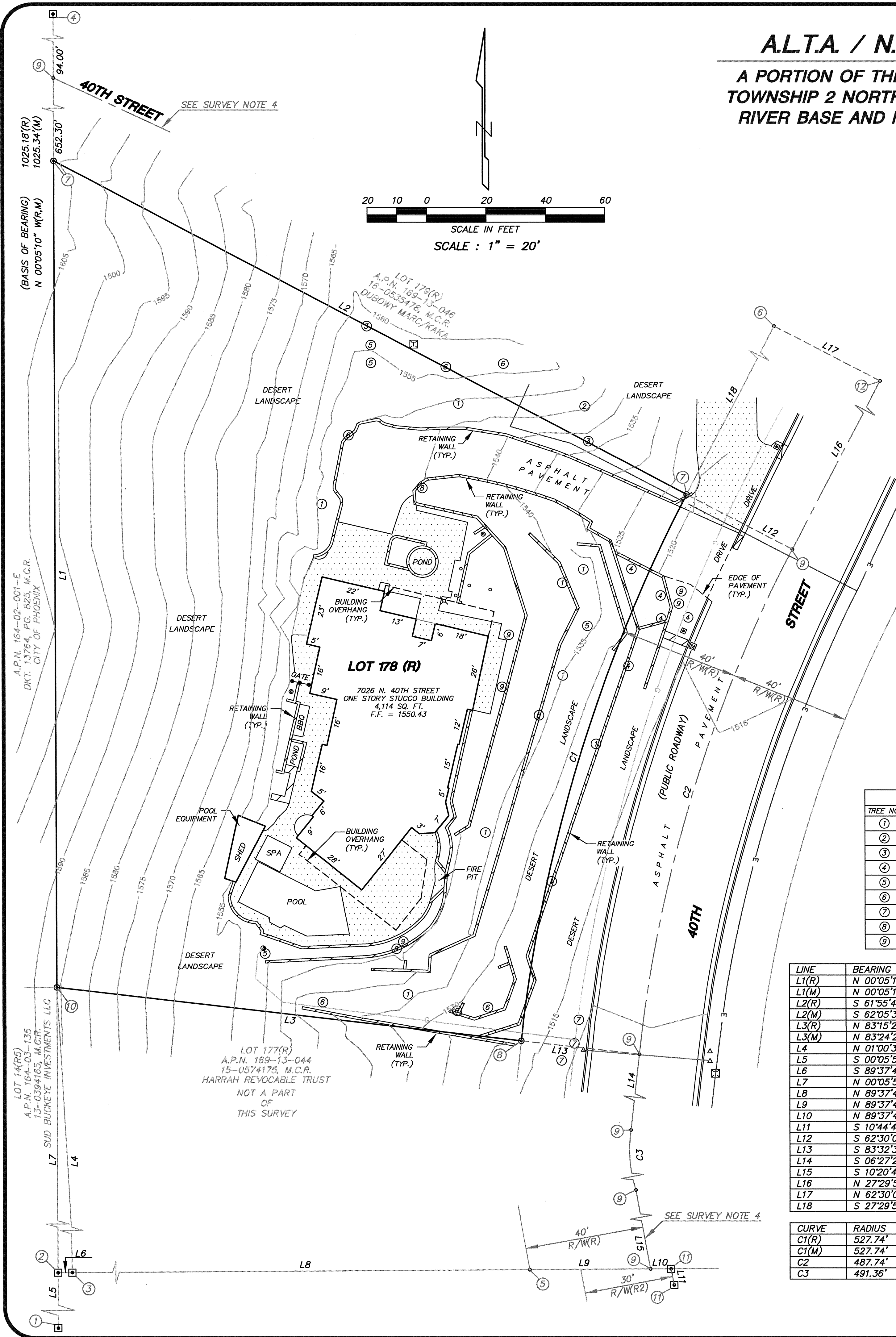


ALTA / N.S.P.S. LAND TITLE SURVEY
7026 N. 40TH STREET, PARADISE VALLEY, ARIZONA

ALLIANCE
LAND SURVEYING LLC

7800 N. 70TH AVENUE, SUITE 104
GLENDALE, AZ 85305
Phone: (602) 675-2200
contact@allianceland.com
www.alliancelandsurveying.com

SHEET: 1 OF 1 DATE: 5-18-17 JOB NO.: 170506



TREE NO.	TREE TYPE	SIZE
1	TREE	24"
2	PALO VERDE	4"
3	PALO VERDE	8"
4	PALM	12"
5	TREE	6"
6	TREE	12"
7	TREE	15"
8	TREE	8"
9	CACTUS	NA

LINE	BEARING	DISTANCE
L1(R)	N 00°05'10" W	279.00'
L1(M)	N 00°05'10" W	279.04'
L2(R)	S 61°55'46" E	240.30'
L2(M)	S 62°05'38" E	240.69'
L3(R)	N 83°15'25" W	156.26'
L3(M)	N 83°24'20" W	157.08'
L4	N 01°00'36" W	299.30'
L5	S 00°05'59" E	2339.92'
L6	S 89°37'43" W	4.75'
L7	N 00°05'59" W	299.28'
L8	N 89°37'43" E	158.30'
L9	N 89°37'43" E	40.61'
L10	N 89°37'43" E	3.03'
L11	S 10°44'48" E	5.55'
L12	S 62°30'09" E	40.00'
L13	S 83°32'39" E	40.00'
L14	S 06°27'21" W	70.00'
L15	S 10°20'49" E	63.56'
L16	N 27°29'51" E	169.84'
L17	N 62°30'09" W	40.00'
L18	S 27°29'51" W	169.84'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R)	527.74'	193.81'	21°03'07"	N 16°57'28" E	192.82'
C1(M)	527.74'	193.90'	21°03'07"	N 16°57'22" E	178.21'
C2	487.74'	179.21'	21°03'10"	N 01°56'13" W	143.42'
C3	491.36'	143.94'	16°47'02"		

REV. 10-19-17 Added Table A No. 5
REV.
REV.

7026 N 40TH ST., PARADISE VALLEY, AZ 85253
LOT 178 - CLEARWATER HILLS 2

A SUBDIVISION PLAT RECORDED IN BOOK 84 OF MAPS, PAGE 25, MCR.,

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 ITS ENTIRETY.
2. THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 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.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
4. GRADING SHALL BE IN CONFORMANCE WITH 2012 IBC SEC. 1803 AND APPENDIX J.
5. 58 MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10' U.N.O.
6. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD SPECIFICATIONS AND DETAILS.
7. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
8. SEPARATE PERMIT IS NECESSARY FOR ANY EROSION CONTROL CONSTRUCTION.
9. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
10. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERRMS, BARRIER WALLS, PROTECTIVE CHANNELS OR OTHER MEANS SHALL BE INSTALLED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
11. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM

X	SCRIBED "X" IN CONCRETE
⊗	BRASS CAP IN HANDHOLE
⊙	BRASS CAP FLUSH
●	FOUND 1" IRON PIPE
○	SET 1/2" REBAR & TAG OR AS NOTED

AREA OF LOT:	43,405 S.F. (0.996 AC.)
TOTAL FLOOR AREA:	7,541 S.F.
FLOOR AREA RATIO: (TOTAL FLOOR AREA/AREA OF LOT)	17.3% < 25%
BUILDING PAD SLOPE:	40.5%
VERTICAL:	51'
HORIZONTAL:	126'

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.

NEIL MORAN
7026 N 40TH ST.,
PARADISE VALLEY, AZ 85253

APN: 169-13-045
ADDRESS: 5211 E CHENEY DR.
PARADISE VALLEY, AZ 85253
ZONING: R-43 (SINGLE FAMILY RESIDENCE)
LOT AREA: 43,405 S.F. (0.996 AC.)
TOTAL FLOOR AREA: 7,541 S.F.
FLOOR AREA RATIO: 17.3% < 25%

LOT 178, OF CLEARWATER HILLS 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 84 OF MAPS, PAGE 25;

TOGETHER WITH THE RIGHT TO USE THE PRIVATE ROADWAYS AS SHOWN ON THE PLAT OF CLEARWATER HILLS, A SUBDIVISION RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE IN BOOK 84 OF MAPS, PAGE 25;

CUT: 1,304 C.Y.
FILL: 246 C.Y.
 NET CUT: 1,058 C.Y.

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. NO SHRINK OR SWELL IS ASSUMED. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

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 GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING OUT 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 RESURFACING 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 STUDY.

6. FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.

7. EXISTING MATERIAL MUST BE PLACED ON TOP OF 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 \pm TWO PERCENT. THIS PERTAINS TO ALL ENGINEERED STRUCTURE FILL SUPPORTING STRUCTURES AND INCLUDING FILL UNDER ANY OF THE RETAINING WALLS.

8. CONSTRUCTION RESULTS SHALL BE SUBMITTED TO THE SOILS ENGINEER AND TOWN OF PARADISE VILLAGE BUILDING AND SAFETY DEPARTMENT.

THE WEST LINE OF THE PLAT OF CLEARWATER HILLS NO. 2, THE BEARING OF WHICH IS N00°05'10"E.

ALUMINUM CAP L.S. 21782 BEING SOUTHEAST CORNER OF
SECTION 1, T2N, R4E, HAVING AN ELEVATION OF 1585.817 TOWN
OF PARADISE VALLEY (NAVD 88) DATUM, GDACS# 24502-1M.

COMMUNITY # 040049	PANEL # 1765 OF 4425	SUFFIX L	BASE FLOOD ELEVATION N/A
MAP # 04013C	PANEL DATE 10/16/2013	ZONE X*	

WATER: EPCOR WATER
SANITARY SEWER: SEPTIC
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE @ (602) 263-1100.

SHEET C-1 - COVER SHEET
SHEET C-2 - PRELIMINARY GRADING & DRAINAGE PLAN

REFER TO ARCHITECTURAL SITE PLAN SHEET DA1 FOR RETAINING WALL UNITS.

FIRE SPRINKLER SYSTEM TO BE INSTALLED PER THE REQUIREMENTS OF THE TOWN OF PARADISE VALLEY AND IN ACCORDANCE WITH I.B.C. SECT. 904.2.2 AMD. AND 2015 IFC, SEC. 903.

ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RETENTION FROM 100-YEAR, 2-HOUR STORM EVENT						
$V = D \times A \times (Cw - 0.75) \times 2.1 \times 2.88 \times 26,400 \times (0.81 - 0.75) / 12 = 372 \text{ C.F.}$						
D = RAINFALL DEPTH=2.82"		A = TRIBUTARY AREA, SF		Cw = WEIGHTED RUNOFF COEFFICIENT		
DRAINAGE AREA	AREA	RUNOFF COEFFICIENT	VOLUME REQUIRED	RETENTION TYPE		VOLUME PROVIDED
	S.F.		C.F.			C.F.
A	26,400	0.06	372	2x15' DEEP (48" DIA) DRYWELL		377
TOTAL			372			377

ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RETENTION FROM 100-YEAR, 2-HOUR STORM EVENT						
$V = D \times A \times (Cw - 0.75) \times 2.1 \times 2.88 \times 26,400 \times (0.81 - 0.75) / 12 = 372 \text{ C.F.}$						
D = RAINFALL DEPTH=2.82"		A = TRIBUTARY AREA, SF		Cw = WEIGHTED RUNOFF COEFFICIENT		
DRAINAGE AREA	AREA	RUNOFF COEFFICIENT	VOLUME REQUIRED	RETENTION TYPE		VOLUME PROVIDED
	S.F.		C.F.			C.F.
A	26,400	0.06	372	2x15' DEEP (48" DIA) DRYWELL		377
TOTAL			372			377

1. ULTIMATE STORM OUTFALL IS LOCATED AT THE SOUTHEAST PROP. CORNER AT ELEVATION OF 1580.50.
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 CONSIDERED THE ADJACENT CIVIL PLANS.
6. PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT.
7. CHECK DAMS, RIPRAP AND Boulders ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS TO SHEET FLOW.
8. ON-SITE RETENTION IS PROVIDED FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT.

WEIGHTED RUNOFF COEFFICIENT, Cw AREA A			
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
	C	SF	
ROOF	0.95	7,541	7,164
HARDSCAPE	0.95	5,185	4,926
LANDSCAPE	0.75	30,679	23,009
TOTAL		43,405	35,099
Cw = C * AREA / TOTAL AREA			0.81

ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RETENTION FROM 100-YEAR, 2-HOUR STORM EVENT						
$V = D \times A \times (Cw - 0.75) \times 2.1 \times 2.88 \times 26,400 \times (0.81 - 0.75) / 12 = 372 \text{ C.F.}$						
D = RAINFALL DEPTH=2.82"		A = TRIBUTARY AREA, SF		Cw = WEIGHTED RUNOFF COEFFICIENT		
DRAINAGE AREA	AREA	RUNOFF COEFFICIENT	VOLUME REQUIRED	RETENTION TYPE		VOLUME PROVIDED
	S.F.		C.F.			C.F.
A	26,400	0.06	372	2x15' DEEP (48" DIA) DRYWELL		377
TOTAL			372			377


ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RETENTION FROM 100-YEAR, 2-HOUR STORM EVENT						
$V = D \times A \times (Cw - 0.75) \times 2.1 \times 2.88 \times 26,400 \times (0.81 - 0.75) / 12 = 372 \text{ C.F.}$						
D = RAINFALL DEPTH=2.82"		A = TRIBUTARY AREA, SF		Cw = WEIGHTED RUNOFF COEFFICIENT		
DRAINAGE AREA	AREA	RUNOFF COEFFICIENT	VOLUME REQUIRED	RETENTION TYPE		VOLUME PROVIDED
	S.F.		C.F.			C.F.
A	26,400	0.06	372	2x15' DEEP (48" DIA) DRYWELL		377
TOTAL			372			377

<u>TOWN ENGINEER</u> <u>TOWN OF PARADISE VALLEY</u>	<u>DATE</u>
--------------------------------------------------------	-------------

Contact Arizona 811 at least two full working days before you begin excavating.



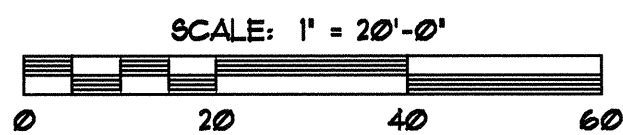
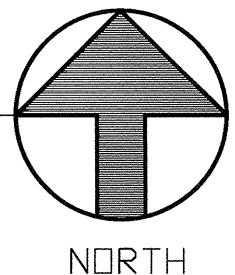
Call 811 or click Arizona811.com

 <p>land DEVELOPMENT GROUP</p> <p>P. 602.889.894 F. 602.445.9482 P.O. BOX 10000, SUITE 200 PHOENIX, AZ 85020 PHOENIXLANDGROUP.COM</p>	<p>MORAN RESIDENCE 7026 N 40TH ST., PARADISE VALLEY, AZ 85253</p>	<p>PRELIMINARY GRADING & DRAINAGE PLAN COVER SHEET</p>	<p>REVISIONS:</p> <table border="1"> <tr> <td>DATE:</td> <td>SCALE: N.T.S.</td> <td>DATE: 06/07/18</td> </tr> <tr> <td>DESIGNED BY: NP</td> <td></td> <td>JOB: 171160</td> </tr> <tr> <td>DRAWN BY: ZA</td> <td></td> <td>DESIGNED: 1:1</td> </tr> <tr> <td>CHECKED BY: JJ</td> <td></td> <td>PLOT DATE: 06/07/18</td> </tr> </table>	DATE:	SCALE: N.T.S.	DATE: 06/07/18	DESIGNED BY: NP		JOB: 171160	DRAWN BY: ZA		DESIGNED: 1:1	CHECKED BY: JJ		PLOT DATE: 06/07/18
DATE:	SCALE: N.T.S.	DATE: 06/07/18													
DESIGNED BY: NP		JOB: 171160													
DRAWN BY: ZA		DESIGNED: 1:1													
CHECKED BY: JJ		PLOT DATE: 06/07/18													



AERIAL SITE PLAN - EXISTING

SCALE: 1" = 20'-0"



PRINT DATE: 08.07.2018

A CUSTOM RESIDENCE FOR:
MORAN RESIDENCE
7026 N. 40TH STREET
PARADISE VALLEY, AZ 85253

SHEET NUMBER
AE

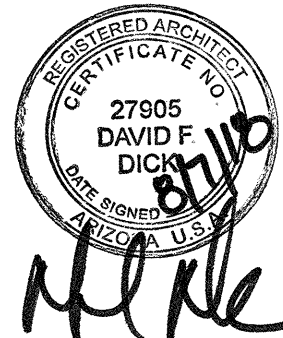
HILLSIDE

DATE: 08.07.2018
SCALE: AS NOTED
REVISION:

AERIAL SITE PLAN - EXISTING

DAVID DICK, ARCHITECT
7400 E. McDONALD DR., SUITE 122
SCOTTSDALE, AZ 85250
(480) 945-8888 OFFICE
(480) 945-8888 FAX

EXPIRES: 3/31/2021





3 EXISTING SITE PICTURE



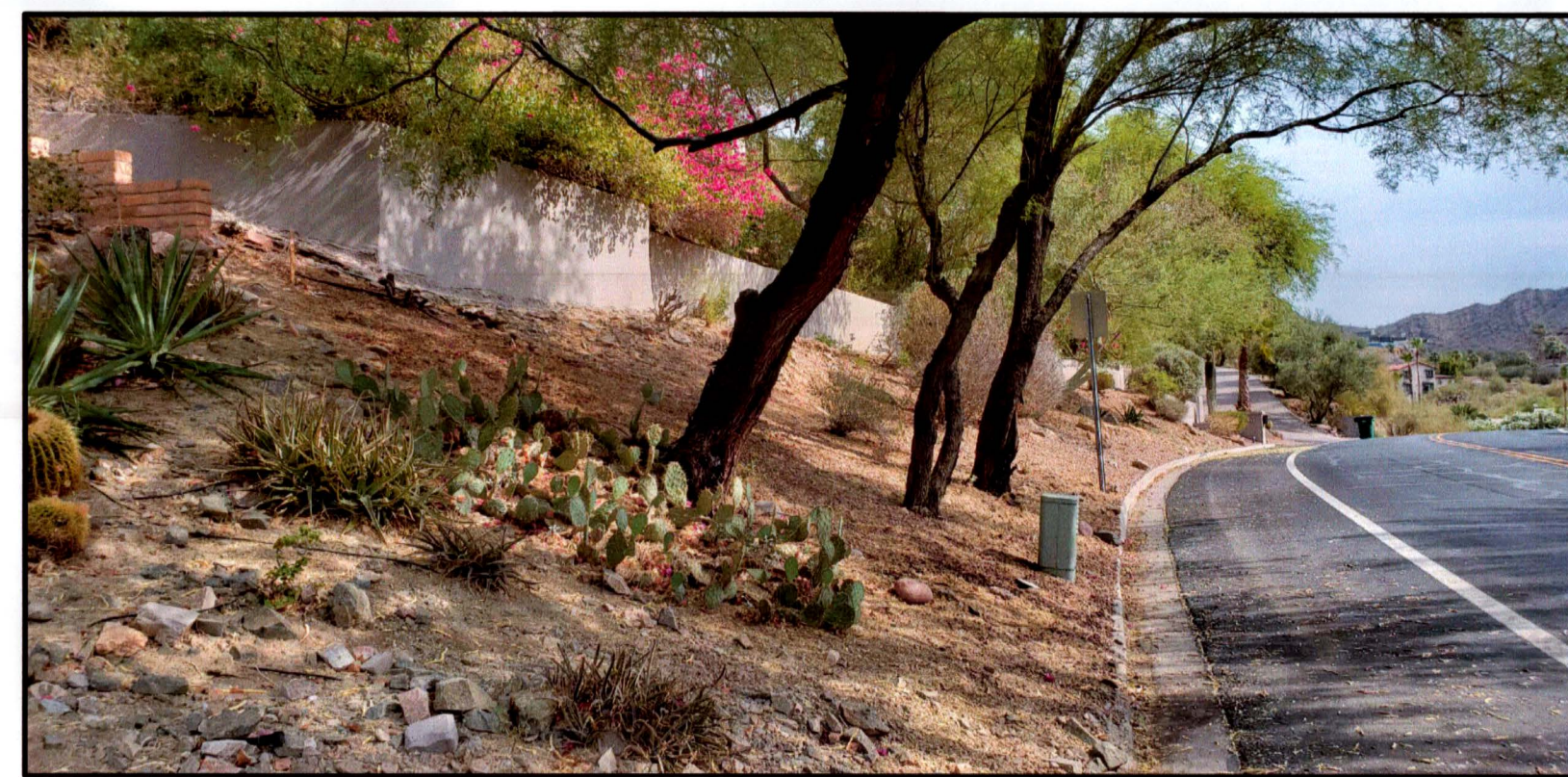
2 EXISTING SITE PICTURE



1 EXISTING SITE PICTURE



6 EXISTING SITE PICTURE



5 EXISTING SITE PICTURE



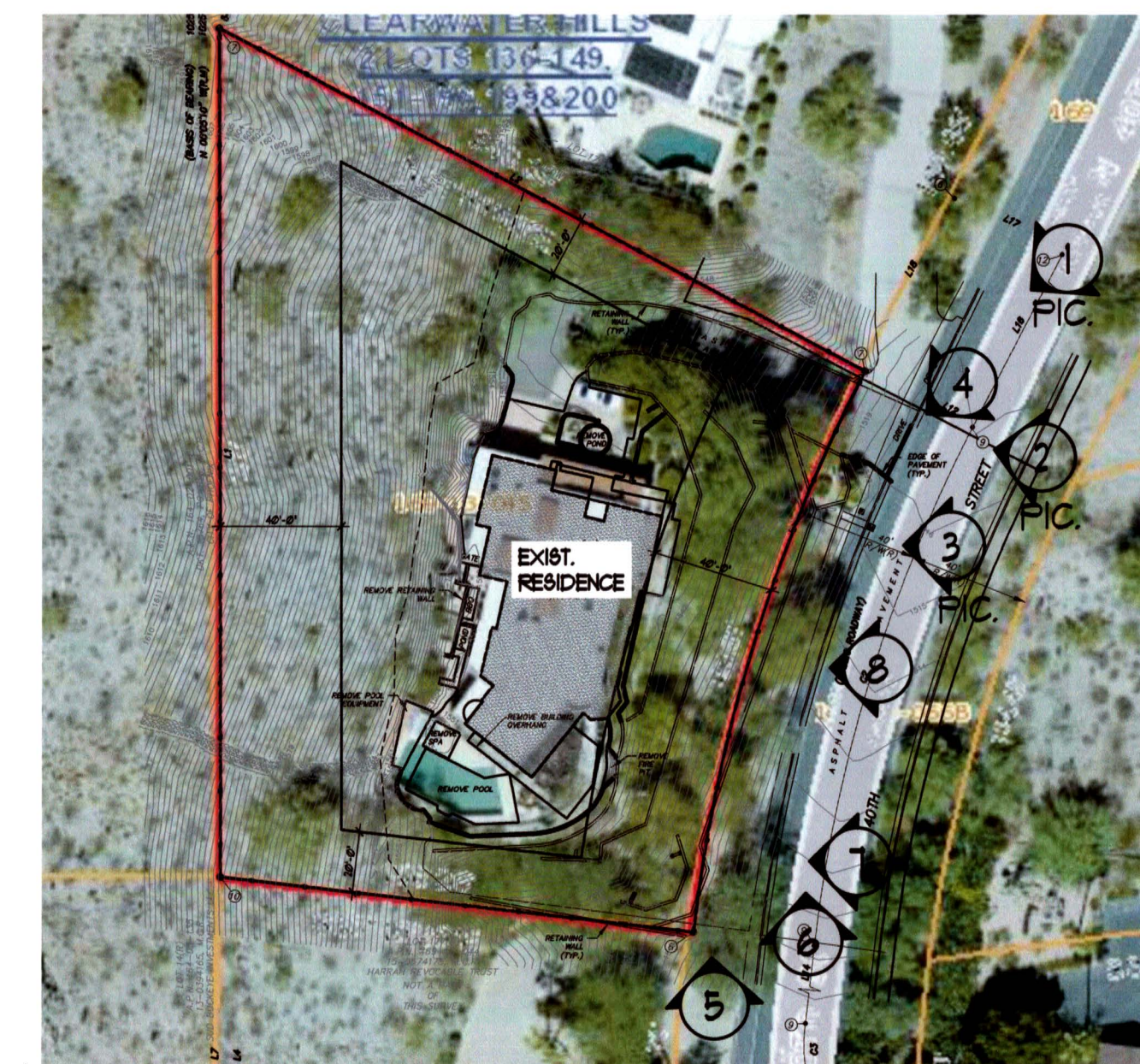
4 EXISTING SITE PICTURE



8 EXISTING SITE PICTURE



7 EXISTING SITE PICTURE



SITE PLAN - PICTURE KEY

7026 N. 40TH STREET
PARADISE VALLEY, AZ

NOT TO SCALE

