2015 INTERNATIONAL PLUMBING CODE 2015 INTERNATIONAL PROP. MAINTENANCE 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 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 YOIDS AROUND PENETRATIONS THROUGH FLOOR SLABS.

MINIMUM INSULATION REQUIREMENTS: FRAME WALLS - R-19± MASONRY WALLS - R-7± ROOF -R-38 PER 2012 IECC. SEE SPECIFICATIONS.

APPROVED NON-RIGID MATERIAL.

WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL FIBER, GLASS FIBER, OR OTHER

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 TO 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

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. (A.R.S. SECTION

PROVIDE SHOWER HOT WATER CONTROL VALVE AS EITHER PRESSURE BALANCED, OR THERMOSTATIC MIXING TYPE. IN ACCORDANCE W/ ASSE 1016 AS PER P2708.3 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

LAYATORY 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 2722.2).

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

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. 1627 AS AMD.): DESIGN AND CONSTRUCT TO MEET REQUIREMENTS OF ZONE 2B (SEC. 1627.2 AS

ZONE FACTOR Z = 0.075 (SEC. 1627.2 AS AMD.). EXTERIOR WALL PENATRATIONS 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.

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

FINISH FLOOR ELEVATION INDICATES TOP OF ALL

2×4 STUDS AT 16" O.C. U.N.O. SOUND 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:

OR HAVING DOOR JAMBS. OTHER WALLS MAY BE

BETWEEN BATH/TOILET ROOMS/POWDER ROOMS, AND OTHER INTERIOR ROOMS. BETWEEN BEDROOMS AND OTHER

INTERIOR ROOMS. BETWEEN LAUNDRY AND BEDROOMS. BETWEEN GARAGE AND INTERIOR ROOMS. SOUND WALL INDICATION: VVVVV

PROVIDE BACKING (WOOD BLOCKING OR SOLID GROUT C.M.U. 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 TO" 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.

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).

SLOPE ALL SILLS TO DRAIN AWAY FROM WINDOWS

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

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 DEPTHS, REQUIRED FIREPLACE HEARTH EXTENSIONS SHALL BE OF NON-COMBUSTIBLE MATERIAL.

FLOOR PLAN NOTES CONTINUED

PREVENT EROSION.

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 807.1). 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.

STUCCO ABUTS WINDOW AND DOOR FRAMES TO PROVIDE WEATHER-RESISTIVE BARRIER. REGISTERS, DIFFUSERS AND GRILLES SHALL BE

STRUCTURAL MEMBERS ON AT LEAST TWO

#ESR 1338 OR EQUAL).

ROOMS.

HANDRAILS:

PROVIDE CONTINUOUS SEALANT BEAD WHERE

OPPOSITE SIDES IN ADDITION TO BEING CONNECTED TO THE DUCTWORK THEY SERVE. AT EXTERIOR GYPSUM BOARD SOFFITS, PROVIDE EXTERIOR GYPSUM CEILING SOFFIT BOARD (GRAY

MECHANICALLY FASTENED TO RIGID SUPPORTS OR

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

BOARD) WITH WATER-RESISTANT FACE PAPER (I.C.C.

GYPSOM 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" SAG RESISTANT GYPSUM CEILING BOARD, TABLE RT02.3.5

PROVIDE 18" HIGH PLATFORM UNDER ALL APPLIANCES INSTALLED IN (OR ACCESSIBLE FROM

ALL EXITS TO BE OPENABLE 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. SWIMMING POOLS AND HOT TUBS AND SPAS.

ALL STAIRS TO CONFORM TO IRC SECTION

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 NEWEL

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, U & SHGC VALUES)

GUARDRAILS:

UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONIES OR PORCHES, WHICH ARE MORE THAN 30 INCHES ABOYE 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 Z21. 50 OR EQUAL. OTHER MANUFACTURERS SHALL PROVIDE AN ACTIVE I.C.C../ N.E.R. EVALUATION REPORT BEFORE ACCEPTABILITY WILL BE CONSIDERED. GAS LOG LIGHTERS OR SETS ARE 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 INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS 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

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

BARRIER REQUIREMENTS PER TOWN OF PARADISE VALLEY

APPROVED NON RIGID MATERIAL.

SWIMMING POOLS, SPA AND HOT TUBS: SWIMMING POOL IS DEFINED AS ANY CONTAINED BODY OF WATER 18 INCHES (457 MM) OR MORE IN DEPTH AT ANY POINT AND THAT IS WIDER THAN 8 FEET (2400 MM) AT ANY POINT. THIS INCLUDES IN-GROUND, ABOYE GROUND AND ON-GROUND

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

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

PROHIBITED.

HORIZONTAL ELEMENTS.

NOTE: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLERS SYSTEM IS REQUIRED, DEFFERED 5. MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2 1/4" INCH (57 MM) SQUARE UNLESS THE FENCE HAS SLATS FASTENED AT THE TOP OR THE BOTTOM WHICH REDUCED THE OPENINGS TO NOT MORE THATN 1 3/4" INCHES (44 MM). CHAIN

6. WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, SUCH AS A LATTICE FENCE, THE MAXIMUM OPENINGS FORMED BY DIAGONAL MEMBERS SHALL NOT BE MORE THAN 13/4" (44 MM)

LINK FENCING SHALL NOT BE LESS THAN II GAUGE.

7. ACCESS GATRES SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION, ITEMS 1 THOUGH 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 (1372 MM) FROM THE BOTTOM OF THE GATE, THE RELEASE MECHANISM AND OPENINGS SHALL COMPLY WITH WITH THE FOLLOWING:

T.I. THE RELEASE MECHANISM SHALL BELOCATED ON THE POOL SIDE OF THE GATE AT LEAST 3 INCHES (76 MM) BELOW THE TOP OF THE GATE: 7.2. THE GATE AND BARRIER SHALL HAVE NO OPENING LARGER THATN 1/2 INCH (13 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

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

8.1 IN LIEU OF THE BARRIER BETWEEN THE DWELLING AND THE SWIMMING POOL, THE SWIMMING POOL SHALL BE EQUIPPED WITH A POWERED SAFETY COVER IN COMPLIANCE WITH ASTM F1346:

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 2017. THE AUDIBLE ALARM SHALL ACTIVATE WITH IN 7 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 SHAL AUTOMATICALLY RESET UNDER ALL 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 SWITCH(ES) SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE DOOR: OR

8.3. OTHER MEANS OF PROTECTION, SUCH AS SELF-CLOSING DOORS WITH SELF-LATCHING DEVICES, WHICH ARE PROVED BY THE GOVERNING BODY, SHALL BE ACCEPTABLE SO LONG AS THE DEGREE OF PROTECTION AFFORDED IS NOT LESS THAN THE PROTECTION AFFORDED BY ITEM 8.1 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:

9.1. THE LADDER OR STEPS SHALL BE CAPABLE OF BEING SECURED, LOCKED OR REMOVED TO PREVENT ACCESS: OR 9.2. 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

10. PET DOORS WHICH PROVIDE DIRECT ACCESS TO THE POOL AREA ARE PROHIBITED UNLESS THEY MEET THE REQUIREMENTS OF ITEM 2 OR ARE EQUIPPED WITH AN ALARM THAT MEETS ITEM 8.2.

DIAMETER (102 MM) SPHERE.

SHALL COMPLY WITH ITEM 8.

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 (1372 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 (1372 MM)ABOVE FLOOR SHALL BE EQUIPPED WITH A KEY LOCK DEVICE THAT PREVENTS OPENING THE WINDOW MORE THAN 4 INCHES (102 MM). WALL SURROUNDING AN INDOOR SWIMMING POOL

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 COMPLIES WITH ASTM F 1346 SHALL BE EXEMPT FROM THE PROVISIONS OF THIS SECTION.

SHEET INDEX

HILLSIDE SUBMITTAL

TITLE SHEET SURVEY

CIVIL COVER SHEET CIVIL GRADING & DRAINAGE PLAN

EXISTING SITE PLAN WITH AERIAL EXISTING SITE PICTURES

ARCHITECTURAL SITE PLAN WITH AERIAL ARCHITECTURAL SITE PLAN WITH NOTES SITE PLAN WITH DISTURBED AREA CALC.

SITE SECTIONS SITE SECTIONS EXTERIOR SITE LIGHTING NOTES FLOOR PLAN - MAIN LEVEL

NOTES FLOOR PLAN - UPPER LEVEL ROOF PLAN ELEVATIONS

ELEVATIONS 3D IMAGES NOTES

PLANTING PLAN LIGHTING PLAN LIGHTING PLAN LANDSCAPE AND IRRIGATION DETAILS

PLANTING PLAN

L.ØT PLANT PICTURES

CONSULTANTS

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LANDSCAPE ARCHITECT DESIGN ETHIC BRANDON PAUL 8526 E. MITCHELL DRAIVE SCOTTSDALE, AZ 85251 (480) 225-7077

BUILDING DATA

PROJECT ADDRESS: 7026 N. 40TH STREET PARADISE, AZ 85253 OWNER: NEIL MORAN 7026 N. 40TH STREET PARADISE, AZ 85253 APN# 169-13-045 LEGAL DESCRIPTION LOT 178, CLEARWATER HILL NO. 2

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

NEW RESIDENCE, LIVABLE

SCOPE OF WORK

ZONING: (PER TOWN OF PARADISE VALLEY) R-43 EXIST.: (DEMOLITION): NEW: BUILDING AREA: TOTAL: LIVABLE RESIDENCE 4,114 S.F. (4,114 S.F.)

MAIN LEVEL 4,029 S.F. 4,029 S.F. 1,716 S.F. 1,716 S.F. UPPER LEVEL TOTAL LIVABLE (MAIN & UPPER) 5,745 S.F. NEW GARAGE 1,107 S.F. 1,1Ø7 S.F NEW PATIO 344 S.F. 344 S.F NEW OVERHANG 345 S.F. 345 S.F

NET LOT AREA: 43,4*0*5 S.F

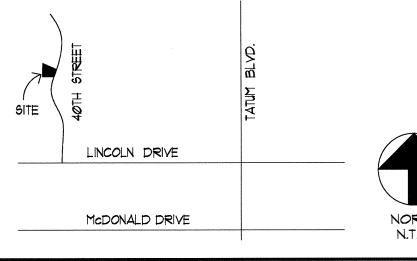
TOTAL FLOOR AREA (FAR)

TOTAL FLOOR AREA RATIO:

LOT COVERAGE ALLOWED: 25% = 10,851 S.F. = (43,405 S.F. x 0.25) LOT COVERAGE PROPOSED: 17.3% = 7,541 S.F. FLOOR AREA / 43,405 S.F.

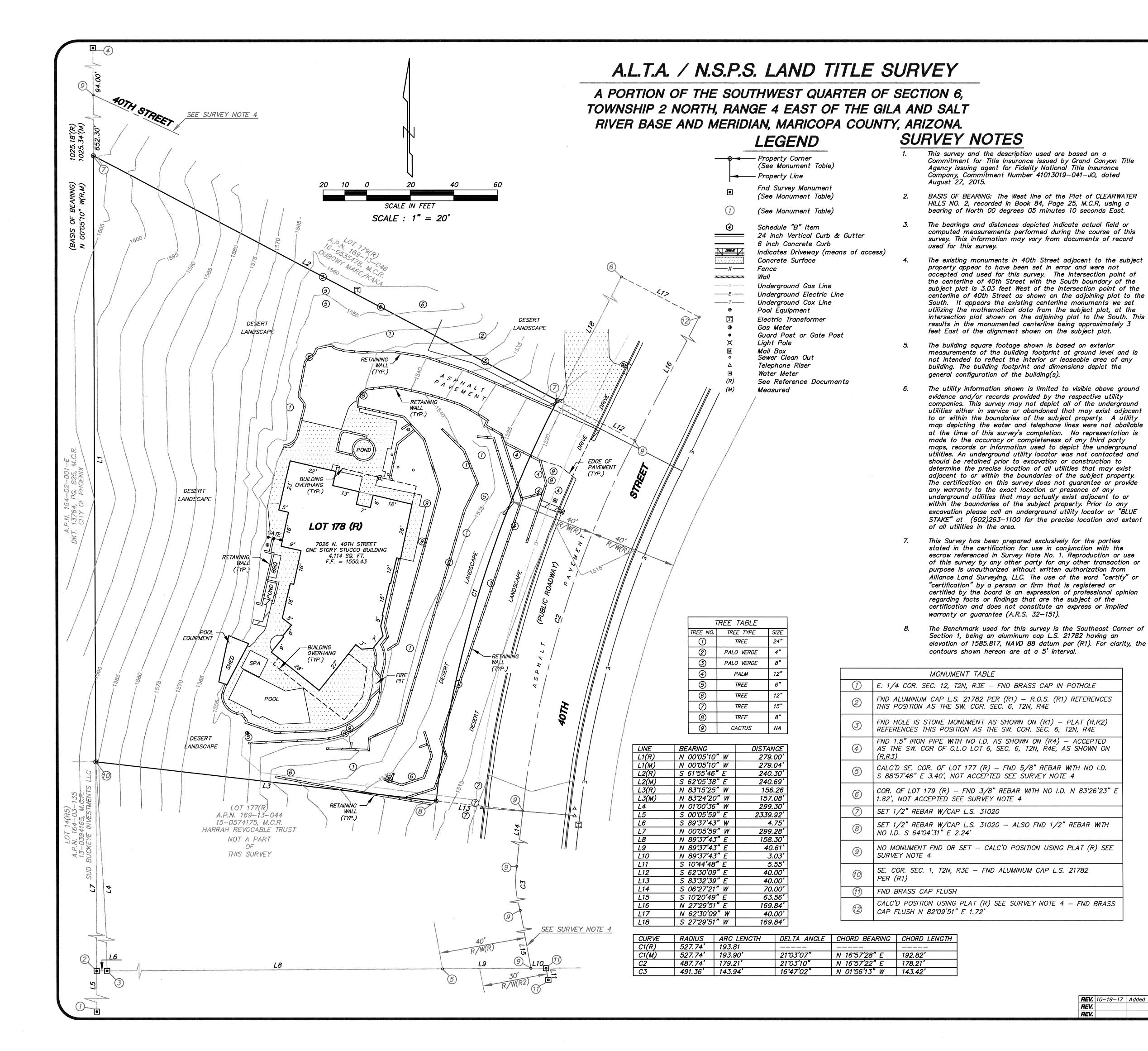
7,541 S.F.

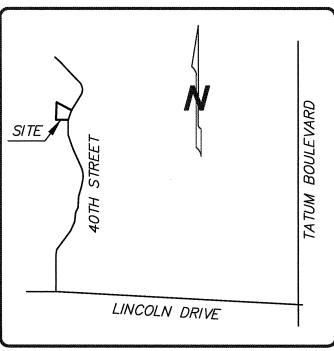
LOCATION MAP



EXPIRES: 3/31/2@21

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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 708, 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 <u>A.P.N.:</u> 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

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 2016 Minimum Standard Detail Requirements for ALTA/NSPS 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





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

SHEET: 1 OF 1 DATE: 5-18-17

JOB NO.: 170506

TOWN OF PARADISE VALLEY NOTES GRADING SHALL BE IN CONFORMANCE WITH 2015 IBC. 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 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. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS. 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. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION. 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. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES. IO. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM . ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS. 2. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE 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 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. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM 8. 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. . TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS. 20. REGULATION II RULE 20—3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED. 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. 2. 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. 14. 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. 5. THE TOWN ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, I CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN. 6. 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 7. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480- 312-5750. . 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.). 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.). 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. . 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. . ON DEMOLITION. GRADING. REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT. THE LIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF 3. ALL PERMITTEES MUST POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN RIGHT-OF-WAY. THE SIGN MAY 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. . 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 . 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. 5. 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 ARC PROHIBITED IN THE TOWN RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES. BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #561 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. 38. THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARDSHIP TOWN APPROVAL IS OBTAINED. 39. 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

AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.

ALTERED IN ANY WAY.

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,

40. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE

1. 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

43. PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM

OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.

THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR

DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRIABLE ASBESTOS CONTAINING MATERIALS

TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR

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

MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

PRELIMINARY GRADING & DRAINAGE PLAN MORAN RESIDENCE

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. LOCATED IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 6, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

----s---sEWER LINE

-1321 _ EXISTING CONTOUR

EXIST. DRAINAGE FLOW

EXIST. SPOT ELEVATION

PALO VERDE

PALM TREE

EXISTING DISTURBED AREA

PROPOSED DISTURBED AREA

DRAINAGE FLOW ARROW

PROPOSED CONTOUR

FINISH GRADE

CATCH BASIN

***** EXTENDED BUILDING STEM WALL

RETAINING WALL/AGAINST BUILDING

STORM DRAIN PIPE

BUILDING SETBACK LINE

CONCRETE, CALCULATED

FINISH FLOOR ELEVATION

MARICOPA COUNTY RECORDER

PUBLIC UTILITY EASEMENT

TANGENT, TELEPHONE

MARICOPA ASSOCIATION OF GOVERNMENTS

DRAINAGE EASEMENT

TOWN OF PARADISE VALLEY

ABBREVIATIONS

BACK OF CURB

BOTTOM OF WALL

EXISTING GRADE

FINISH GRADE

FLOW LINE

GUTTER, GAS

FOUND

INVERT

MEASURED

PAVEMENT

RECORDED

RIGHT OF WAY

WEST, WATERLINE

TOP OF PARAPET

TOP OF CURB

TOP OF GRATE

TOP OF FOOTING

TOP OF RAILING

TOP OF WALL

WM WATER METER

TOP OF RETAINING WALL

RADIUS

TOP OF FOOTING

TF: 21.00

ESMT EASEMENT

EXIST. EXISTING

TOP OF RETAINING WALL

PROPOSED SPOT ELEVATION

TOP OF RAILING/NON-RET. WALL

FINISH GRADE AT BOTTOM OF WALL

MESQUITE TREE

EN	G	NE	ER	lS	N	OT	ES	
		 			. = 0			_

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. 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. 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. 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

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

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.

CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE

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 IT'S 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 28. ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.

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.

29. VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.

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 TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL) 37. RFFFR 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,

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/ GRACE

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

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

STRUCTURES. SITE WALLS, POOL AND PAVEMENT ETC. 50. REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT 51. THE PROPOSED POOL EQUIPMENT FOR THIS PROJECT SHALL BE EQUIPPED WITH CARTRIDGE FILTER IN ORDER TO

49. REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING

48. DISTURBED AREA: TOTAL ACRES = 0.6 ACRES < 1 ACRE; NPDES PERMIT IS NOT REQUIRED.

AVOID THE BACKWASH.

LEGEND DISTURBED AREA CALCULATIONS AREA OF LOT: 43,405 S.F (0.996 AC.) SCRIBED "X" IN CONCRETE

TOTAL FLOOR AREA: 7,541 S.F. BRASS CAP IN HANDHOLE 17.3% < 25% FLOOR AREA RATIO: (TOTAL FLOOR AREA/AREA OF LOT) BRASS CAP FLUSH BUILDING PAD SLOPE: FOUND 1" IRON PIPE **VERTICAL:** SET 1/2" REBAR & TAG HORIZONTAL: OR AS NOTED ALLOWABLE NET DISTURBED AREA: 4,319 S.F. (9.95%) CALCULATED POINT GROSS EXISTING DISTURBED AREA: 24,996 S.F. GROSS PROPOSED DISTURBED AREA: 25,920 S.F. EASEMENT LINE LESS TEMPORARY AREAS OF DISTURBANCE MONUMENT LINE TO BE RESTORED AND REVEGETATED: 0 S.F. 738 S.F. (0.25x2.952 S.F.) LIGHT POLE LESS 25% OF EXIST. DRIVEWAY: LESS 25% OF NEW DRIVEWAY: 20 S.F. (0.25x80 S.F.) WATER METER LESS BUILDING FOOTPRINT AREA: 6,166 S.F. WATER VALVE PROPOSED NET DISTURBED AREA: 19,754 S.F. FIRE HYDRANT EXIST. NET DISTURBED AREA: 20,852 S.F. ELECTRIC METER ALLOWED SLOPES STEEPER GAS VALVE THAN NATURAL GRADE (5% MAX.): 2,170 S.F. (5%) TELEPHONE PEDESTAL PROPOSED SLOPES STEEPER THAN NATURAL GRADE: 2,170 S.F. (5%) CABLE TV RISER 1,304 C.Y. **VOLUME OF CUT:** ————T———— CATV, PHONE 246 C.Y.

VOLUME OF FILL:

1,550 C.Y. TOTAL CUT&FILL: HILLSIDE ASSURANCE @ \$25/CUBIC ELECTRIC LINE YARD OF CUT+FILL: ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. COMMUNICATIONS LINE THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

HILLSIDE NOTES . 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

TOWN OF PARADISE VALLEY

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.

EARTHWORK QUANTITIES

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.

GRADING SPECIFICATIONS 1. EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED 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 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. 200 SIEVE 25% MAX.

5. CUT-SLOPES: MAXIMUM ROCK CUT SLOPE TO BE 1.0 FEET HORIZONTAL TO 3.0 FEET VERTICAL PER GEOTECHNICAL STUDY. 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 \pm 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

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 VISUAL 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

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/OF FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE.

DRAINAGE STATEMENT

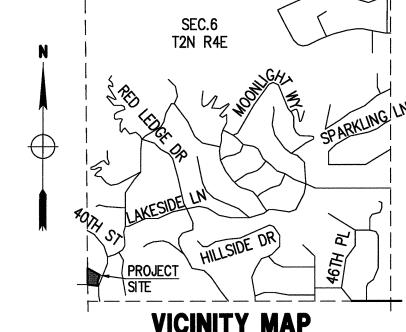
1. ULTIMATE STORM OUTFALL IS LOCATED AT THE SOUTHEAST PROP CORNER AT ELEVATION OF 1580.50. 2. NEW SINGLE FAMILY RESIDENCE, GARAGE, POOL AND SITE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT. 3. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS. 4. HISTORIC DRAINAGE PATTERNS ARE PRESERVED.

5. THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED PER THE APPROVED 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 BACK TO SHEET FLOWS.

8. ON-SITE RETENTION IS PROVIDED FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT.

SURFACE	RUNOFF COEFFIC	AREA	AREA A C*AREA	
TYPE	С	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	I FOR THE PRE		DEVELOPMENT RUNOFF FROM 100-YEA	AR, 2—HOUR
	****		STO	RM EVENT	
		V=DxAx(Cw-0.7	5)/12=2.82	x26,400x(0.81-0.75)/12=372 C.F.	
D – RAINFA	ALL DEPTH=2	2.82" A -	TRIBUTARY	AREA, SF Cw - WEIGHTED RUNOFF	COEFFICIENT
DRAINAGE	AREA	RUNOFF COEFFICIENT	VOLUME REQUIRED	RETENTION TYPE	VOLUME PROVIDED
AREA	S.F.	С	C.F.		C.F.
Α	26,400	0.06	372	2x15' DEEP (48" DIA) DRYWELL	377
TOTAL			372		377



VICINITY MAP

OWNER NEIL MORAN 7026 N 40TH ST.,

PARADISE VALLEY, AZ 85253

SITE DATA 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%

LEGAL DESCRIPTION

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;

EXCEPT ALL THE COAL AND OTHER MINERALS AS RESERVED UNTO THE UNITED STATES OF AMERICA IN PATENT OF SAID LAND. CONTAINING 43,405 S.F (0.996 AC.); MORE OR LESS.

BASIS OF BEARINGS

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

BENCHMARK

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.

FLOOD INSURANCE RATE MAP (FIRM) DATA

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

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

ELECTRIC: ARIZONA PUBLIC SERVICE TELEPHONE: CENTURY LINK, COX COMMUNICATIONS NATURAL GAS: SOUTHWEST GAS CABLE TV: CENTURY LINK, COX COMMUNICATIONS

UTILITIES NOTES

WATER: EPCOR WATER

SANITARY SEWER: SEPTIC

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

RETAINING WALL TABLE

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

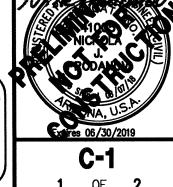
FIRE SPRINKLER SYSTEM

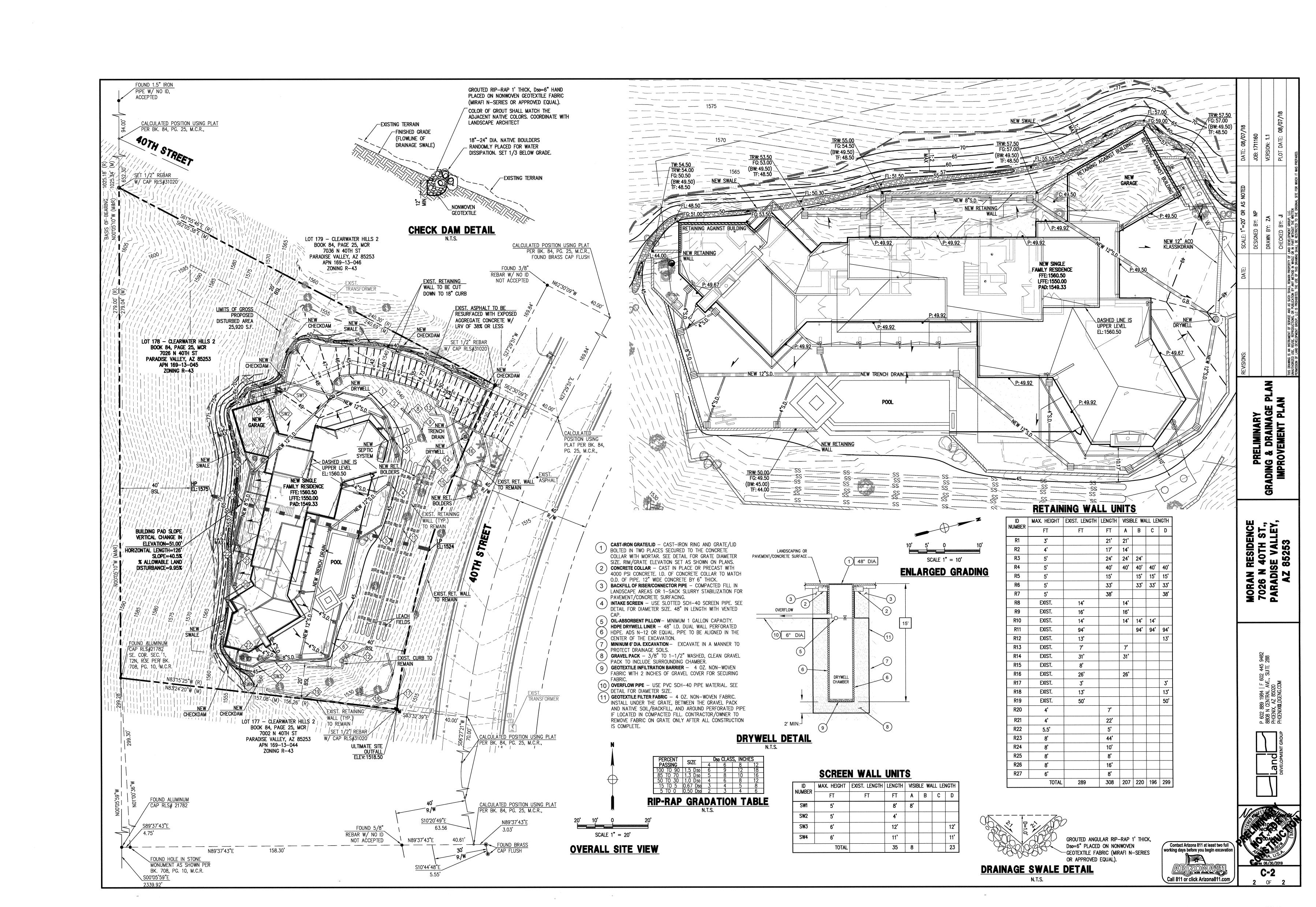
FIRE SPRINKLER SYSTEM TO BE INSTALLED PER THE REQUIREMENTS OF THE TOWN OF PARADISE VALLEY AND IN ACCORDANCE WITH I.B.C. SECT. 904.2.2 AMD. AND 2015 IFC, SEC. 903.

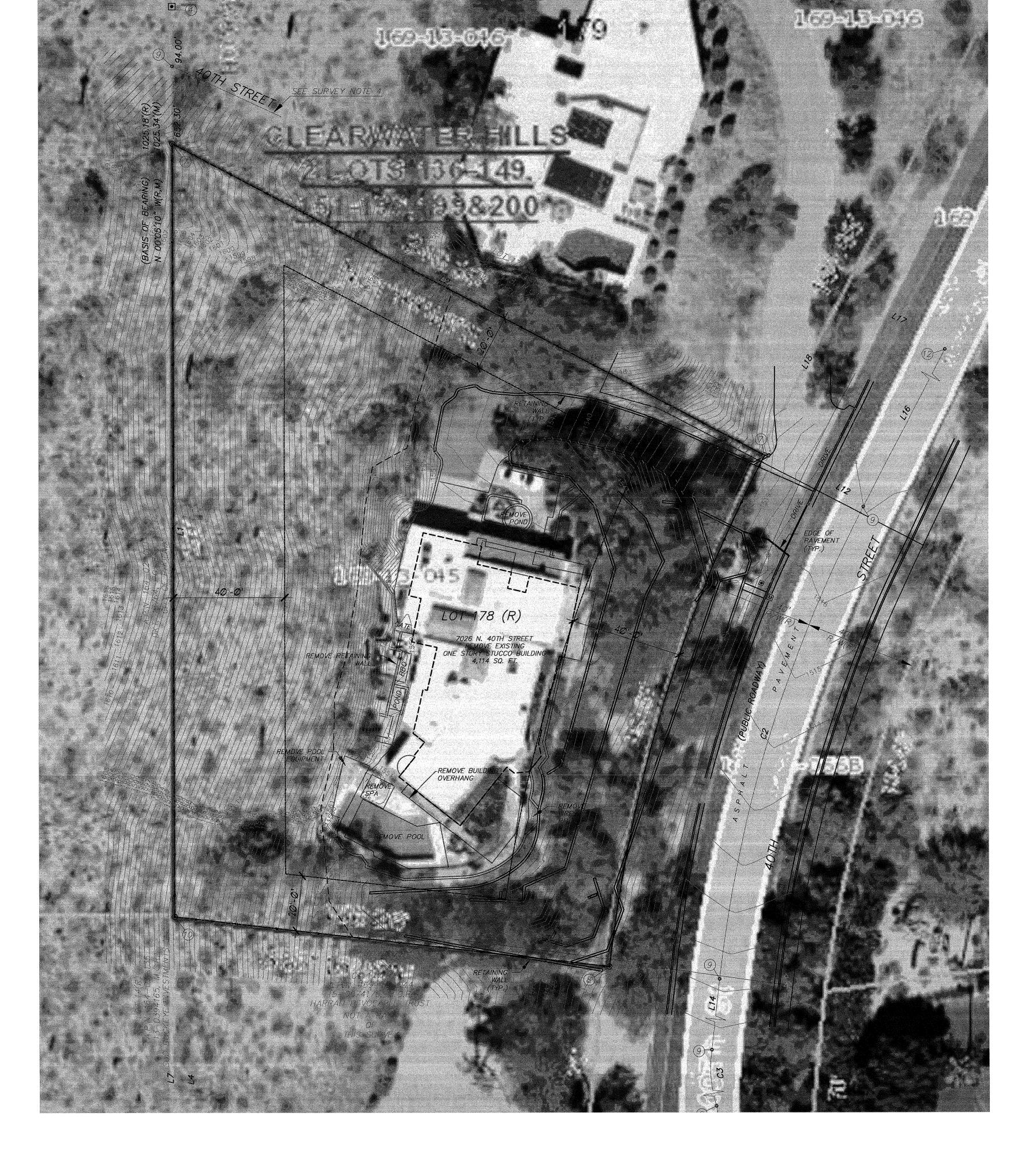
APPROVAL

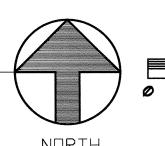
TOWN ENGINEER TOWN OF PARADISE VALLEY













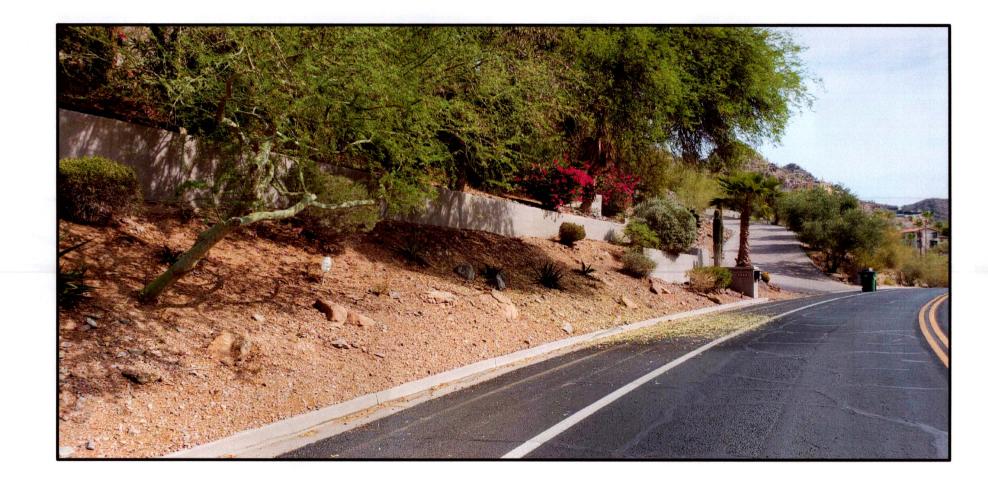




2 EXISTING SITE PICTURE



EXISTING SITE PICTURE



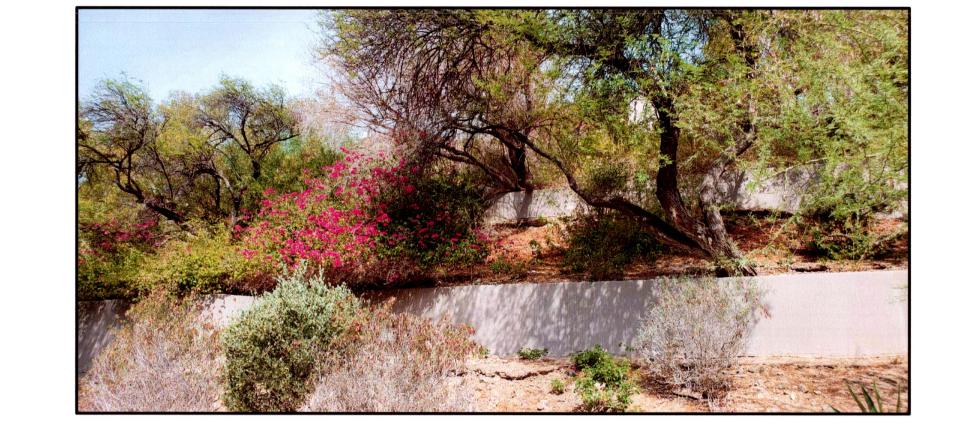
6 EXISTING SITE PICTURE



5 EXISTING SITE PICTURE



4 EXISTING SITE PICTURE



8 EXISTING SITE PICTURE



7 EXISTING SITE PICTURE



SITE PLAN - PICTURE KEY 1026 N. 40TH STREET PARADISE VALLEY, AZ NOT TO SCALE