

Memorandum

March 4, 2011

Neal Pascoe
Beus Gilbert PLLC
4800 N Scottsdale Road, Ste. 6000
Scottsdale, AZ 85251

Re: Variance Case No. BA-11-1
7002 N. 40th Street

Dear Mr. Pascoe:

The Board of Adjustment heard the above case on March 2, 2011. The Board of Adjustment, by a vote of 4 to 3, **APPROVED** your request to allow a garage and patio addition to encroach into the front yard setback, subject to the following stipulations:

1. The non-conforming portion of the house shall not be raised in height,
2. The garage addition shall not exceed a height of 10 foot 4 inches tall, and
3. A landscape plan adjoining the garage addition area shall be submitted to the Hillside Committee for review.

The patio and garage addition, in accordance with the approved variance, must be reviewed and approved by the Hillside Committee and the Town of Paradise Valley's Building and Planning Department. Any person aggrieved by a decision of the Board of Adjustment may bring a special action, within 30 days of the Board's decision (the 30th day being April 1, 2011), in Superior Court of Maricopa County for the purpose of reviewing the Board's decision, pursuant to the "Rules of Procedure for Special Actions." Although a special action is rare, the Town cannot issue a building permit until after the 30-day appeal period for the variance.

I appreciate all your time and assistance in processing your case. The Board and staff valued your professional and pleasant attitude throughout the process. If you have any other questions, please contact me at 480-348-3525.

Sincerely,

George Burton
Planner
C: Case File, BA-11-1

George Burton
Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253
(480) 348-3525

- *PROPOSED 15'-6X26'-0" GARAGE ADDITION.
- DISTURBED & IMPERVIABLE LOT COVERAGE APPROX. 475 SQ. FT.
- W/ 133 SQ. FT. IN SETBACK.
- EXISTING LOT DRAINAGE TO NOT BE MODIFIED.
- NEW FLOOR AREA RATIO= 1/10 OF THE EXISTING.

GENERAL NOTES and SPECIFICATIONS

GENERAL STRUCTURAL NOTES
APPLY UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.
CODE: Comply with 2016 I.R.C. & 2016 I.B.C. and all applicable municipal amendments.
SEISMIC DESIGN: Category = "B"
WIND: Based on wind speed of 90 m.p.h., exposure C
SUPERIMPOSED DEAD LOADS:
LIVE LOADS: Per Code. For exceptions and clarification, see framing plans.
MECHANICAL LOADS: See plans.
SHOP DRAWINGS:

1. The structural shop drawing review is intended to help the Engineer verify his design concept. It is the Contractor's responsibility to check his own shop drawings and those of his Subcontractors.
2. The structural shop drawings will be returned for resubmittal if not checked by Contractor or a cursory review shows major errors which should have been found by the Contractor's checking.
3. CONCRETE MIX DESIGNS: Submittals shall be prepared or certified to conform to ACI Code by an independent testing laboratory prior to submitting to architect. Each separate mix design shall be included with a cover letter indicating all locations on the project where the mix will be used.
4. When required by the Building Department, for the categories listed below, shop drawings and calculations shall be submitted for structural review. Provide drawings and calculations to S.E.Consultants, Inc. for review prior to submitting for plan review.
 1. Wood trusses.
 2. Glulam beams.
 3. Spliced reinforcing.
5. Any resubmittal of a detail sheet with added information shall be accompanied by location plan identifying the members involved, and clouding around added information.
6. Dimensions will not be checked. Dimension checking and checking of design changes proposed by Contractor without prior consultation with the Engineer shall be checked only if the Contractor wishes them to be checked at his cost.
7. Any Engineering submitted for review shall be appropriately sealed. Full responsibility of such Engineering rests with the person sealing the design.

DEFERRED SUBMITTALS
Drawings and calculations shall be sealed by an Arizona Registered Engineer and must be forwarded to the Municipal Inspector with a notation from the Engineer of Record that they have been reviewed and approved for general conformance with the original design of the structure. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the Building Official. These documents shall be submitted to the Development Service Department Field Inspector prior to installation.
The following items shall have deferred submittals:

1. Pre-Engineered Wood Trusses

SPECIAL INSPECTION:
Special inspection by a municipal approved special inspectors is required for the following types of work in conformance with Section 1704 & 1705 of the 2012 International Building Code.
The Special Inspection(s) noted below are required for the following Construction Categories:
Those Categories noted N / A are not applicable to this Project.

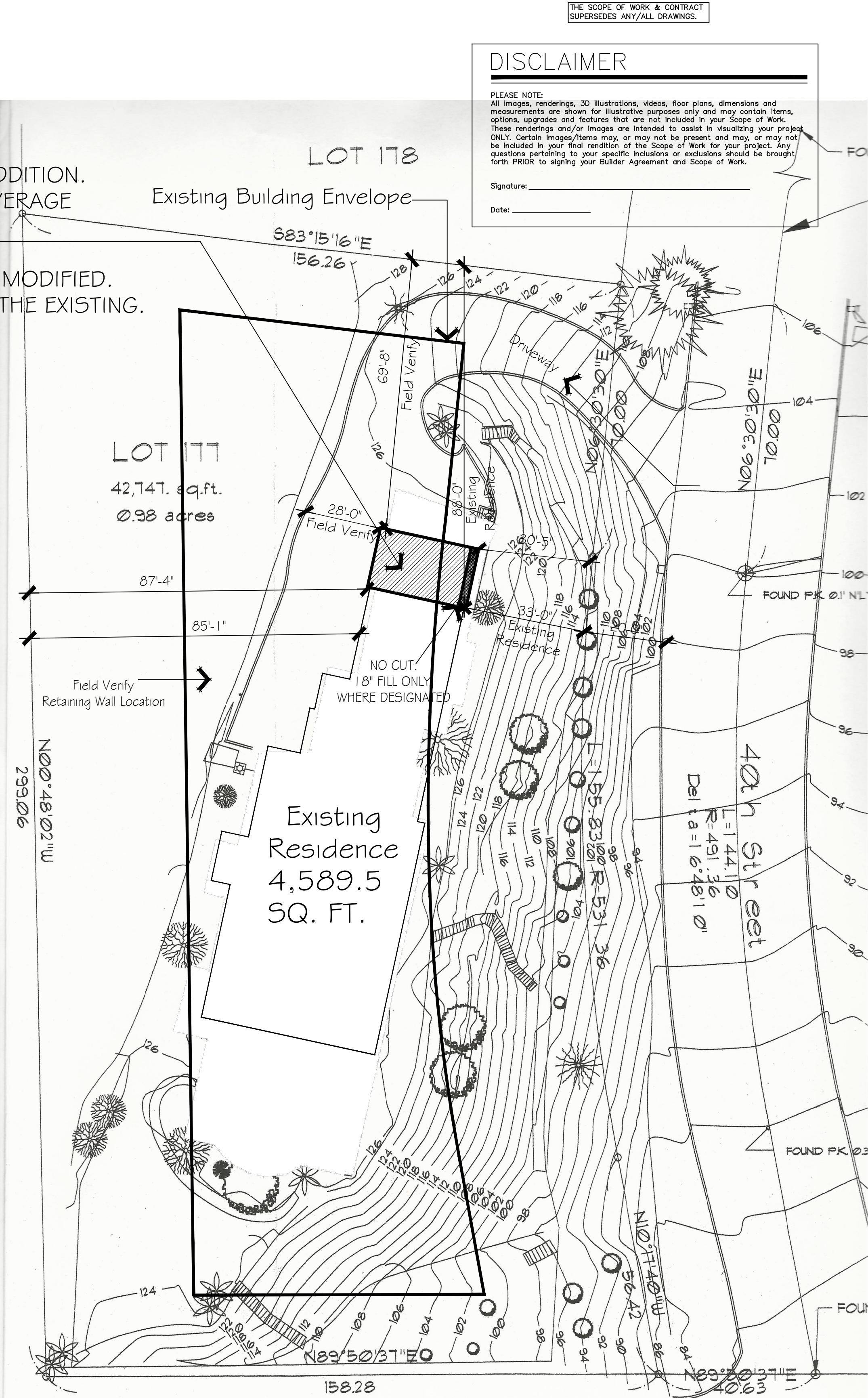
HIGH-RANGE WATER REDUCING ADMIXTURE (SUPER PLASTICIZER):

The Contractor shall use super plasticizer admix in locations indicated on drawings and shall consider its use where congestion of rebar is likely to cause rock pockets. The cement for the mix shall be Type II. The rate of placing such concrete shall be reduced or the form strength shall be increased to safely resist increased pressure against forms.

The use of the admix shall be in strict accordance with the manufacturer's specifications and ACI recommendations. Do not use with colored concrete.

Maximum slump may be increased over specified slump but shall not exceed 8".

SUPPLEMENTARY NOTES:
Provide all temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during construction. Any members required to support equipment from the framing shown shall be designed and provided by the equipment Contractor.
For connections, see details. If not shown or noted, minimum connections to be included in cost shall be two 3/4" diameter bolts or 3/16" fillet weld 4" long using 1/4" connection material and detailed to minimize bending in connection. Proceed after clarification through shop drawing submittal.
Expansion bolts in concrete, drawings shall be Kwik-Bolt II or TZ by Hilti, or exceeding those for Hilti, per current ICC Research Recommendation. Embed 3-1/4" minimum for 3/4" diameter bolts. Where spalling is anticipated due to insufficient edge distance, use threaded anchor rod epoxied into drilled hole.
Note: All epoxy anchors use Hilti RT500SP (ESR-2322)
"Compressible material" shall be sponge rubber.
Options and approved substitutions are for Contractor's convenience. He shall be responsible for all changes and additional costs necessary and he shall coordinate all details.
Any engineering design provided by others and submitted for review shall be by an insured Structural Engineer with continuous five years of experience in the type of design submitted.
Unless noted otherwise, details on Structural Drawings are typical as indicated by cuts, references, or titles.
In case of conflicts, more costly requirements govern for bidding. Submit clarification request prior to proceeding with work.
Verify all dimensions with Architectural Drawings.
Contractor shall establish and verify in field all existing conditions affecting new construction. Contact Architect immediately if existing conditions are not as depicted in drawings.
All construction meeting or crossing expansion or shrinkage control joints in framed floors or roofs must have provisions to accommodate the movement or must be delayed until the joint is closed.
Grout other than for filling masonry cells, shall be non-shrink, non-metallic, meeting ASTM C-827, C-191, and C-109, mixed and installed per manufacturer's specifications. Minimum compressive strength 5,000 p.s.i. in two days.



SITE PLAN

Scale: 1" = 20'-0"

GENERAL NOTES:

1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
2. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
3. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
4. THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER.
5. CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.
6. SAFETY IMPROVEMENT PLAN WILL ADHERE TO OSHA REQUIREMENTS.
7. ILLUMINATE DISTURBANCE BOUNDARY WILL NOT BE CHANGED.
8. SEE FOUNDATION PLAN FOR BUILDING PAD SLOPE LINE.

INDEX TO DRAWINGS

Site Plan	1
Elevations	2
Existing & Demo Floor Plans	3
Proposed Floor Plan	4
Foundation Floor Plan	5
Dimensioned Plan	6
Roof Framing & Drainage Plan	7
Power & Lighting Floor Plan	8
Wall Section Details	9

DISCLAIMER

This is a contractor's set of construction documents, not prepared or stamped by a registered architect. Building drawings and design do conform to IRC requirements. ESCHD LLC has done its utmost to ensure the accuracy of these plans. Due to the complexity of any custom home design there may be small margin of error in permitting or construction. Should a problem or design change arise, please contact an agent of ESCHD LLC before proceeding.

Contractor/owner is responsible for permitting, construction, sub-contracting, variances, liens, surveying, field changes, landscaping and any subsequent liabilities.

COPYRIGHT NOTICE

The enclosed house plans prepared for LOT 177, 7002 N. 40th St. Arizona have been designed and copyrighted explicitly said lot, and may only be permitted and used for construction on said lot. This plan and/or derivatives thereof will constitute a copyright infringement and any dispute shall be resolved in the second judicial court in Bernalillo County, New Mexico. A reuse fee and permission by homeowner and Eric Spurlock are required to re-permit or re-design this home for another lot.

LEGAL DESCRIPTION

LOT 177
Renovation/ Addition
Clearwater Hills No. 2
Paradise Valley, AZ

STREET ADDRESS

7002 N. 40th St.
Paradise Valley, AZ



ERIC SPURLOCK
6100 SEAGULL ST NE SUITE B-210
ALBUQUERQUE, NM 87109
TEL: (505) 275-5783
CELL: (505) 503-0345
7750 E GARDING DR SUITE #4,
SCOTTSDALE, AZ 85260
CELL: (505) 503-0345

EricSpurlock

Custom Home Design

ES

dreamstyle
REMODELING

LEGACY
Design Build Remodeling

Harrah
Renovation/ Addition
7002 N. 40th St.
Paradise Valley, AZ

5	8/3/18 JM
△	7/10/18 JM
△	6/26/18 JM
△	06-12-18 E.P.
△	06-01-18 E.P.
issuance / revisions	

drawn by	MD
reviewed by	ES
date	5-16-18
project #	Harrah
drawing name	Site Plan

sheet number