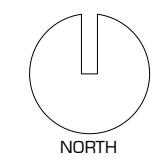


KEY PLAN - SITE IMAGES
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

PROJECT NARRATIVE

WE ARE PROPOSING THE ADDITION OF 290SF (LIVABLE) TO THE SOUTH EAST CORNER OF THE EXISTING HOUSE ON A 1.0039 ACRE SITE. THIS ADDITION IS DESIGNED TO ACCOMMODATE A NEW BEDROOM AND BATHROOM.

THE EXISTING 2ND FLOOR DECK WILL BE REWORKED TO ACCOMMODATE THE NEW EXTENSION. A SINGLE PALM TREE WILL BE REMOVED AT THE SITE OF THE ADDITION AND A SMALL PALO VERDE WILL BE REMOVED AT THE REQUIRED RETENTION BASIN. THE EXISTING LANDSCAPING AND LIGHTING ARE TO REMAIN UNCHANGED AS WELL AS THE BUILDING EXTERIOR LIGHTING. THE WORK TO BE PERFORMED, WILL REMAIN WITHIN THE ESTABLISHED DISTURBED BOUNDARY. THERE IS AN EXISTING WASH THAT RUNS ADJACENT TO THE ADDITION BUT WILL NOT BE ALTERED AS PART OF THIS PROJECT. THE WASH IS TO BE PROTECTED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.

THE MATERIALS FOR THIS ADDITION ARE TO MATCH THE EXISTING HOUSE. THERE WILL BE PAINTED STUCCO WHICH IS DUNN EDWARDS DE6368 (WALRUS) WITH AN LRV OF 31, ANDERSON WINDOWS (TO MATCH EXISTING).

PROJECT TEAM

OWNER
GIANNO PANZARELLA & ELIZABETH CHATHAM
3920 EAST BETHANY HOME RD
PARADISE VALLEY, AZ 85253

ARCHITECT + CONTRACTOR
NOONAN DESIGN BUILD LLC
ROC LICENSE #312235 CLASS KB-2
3517 E TURQUOISE AVE
PHOENIX, ARIZONA 85028
JOANNA NOONAN (ARCHITECT) P 602.753.6655
DAN NOONAN (CONTRACTOR) P 602.697.9790

CIVIL ENGINEER
LAND DEVELOPMENT GROUP, LLC
8808 N CENTRAL AVE., SUITE 288
PHOENIX, ARIZONA 85020
NICK PRODANOV PE, PMP P 602.889.1984

STRUCTURAL ENGINEER
BRIKUM NOELKE
2525 E ARIZONA BILTMORE CIRCLE, SUITE D-240
PHOENIX, ARIZONA 85016
FREDERICK NOELKE, P.E. P 602.955.9200

MECHANICAL
SCOTTSDALE AIR
1121 N. SICKLESS DR.
TEMPE, AZ 85281
MICHAEL CROSS P 480.945.7200

PLUMBING
QUAIL PLUMBING
21831 N. 16TH ST
PHOENIX, AZ 85024
TIM HARRIS JR P 623.780.2233

ELECTRICAL
KHEES ELECTRIC
1517 E. CORONADO RD
PHOENIX, AZ 85006
KERRY HEES P 480.254.4627

PROJECT DATA

PROJECT DESCRIPTION	290 SF (LIVABLE) BEDROOM + BATHROOM ADDITION
PROJECT ADDRESS	3920 E BETHANY HOME RD PARADISE VALLEY, AZ 85253 170-01-007
APN	3920 E, ARROYO HEIGHTS, BOOK 110 OF MAPS, PAGE 50 MARICOPA COUNTY AZ
LEGAL DESCRIPTION	
ZONING	R-43
BUILDING SETBACKS	FRONT 40 FT REAR 40 FT SIDE 20 FT
LOT AREA (NET)	43,732 S.F. (1.0039 AC.)
TOTAL FLOOR AREA	6,112 S.F.
FLOOR AREA RATIO (TOTAL FLOOR AREA/AREA OF LOT)	13.98 < 25%
BUILDING PAD SLOPE	5.44%
VERTICAL	11 FT
HORIZONTAL	202 FT
ALLOWABLE NET DISTURBED NEW GROSS DISTURBED LESS TEMP AREAS OF DISTURBED TO BE RESTORED OR REVEGETATED LESS 25% OF NEW PAVERS DW: LESS BUILDING FOOTPRINT	0 S.F. 0 S.F. 0 S.F. 4,404 S.F. 25,159 S.F. < 26,239 S.F.
ALLOWED SLOPES STEEPER THAN NATURAL GRADE (5% MAX.)	2,187 S.F. (5%)
PROPOSED SLOPES STEEPER THAN NATURAL GRADE (5% MAX.)	0 S.F. (0%)
VOLUME OF CUT	18 C.Y.
VOLUME OF FILL	0 C.Y.
TOTAL CUT AND FILL	18 C.Y.
GRADING PERMIT FEE	\$142
HILLSIDE ASSURANCE	\$4,970

DRAWING INDEX

- A001 COVER, VICINITY MAP + SITE PHOTOS
- A002 ARCHITECTURAL RENDERINGS
- A003 AERIAL PHOTO W/TOPO
- C-1 LEGAL SURVEY
- C-2 GRADING AND DRAINAGE COVER
- A100 GRADING AND DRAINAGE PLANS
- A500 SITE PLAN
- A500 CROSS SECTION + ELEVATION



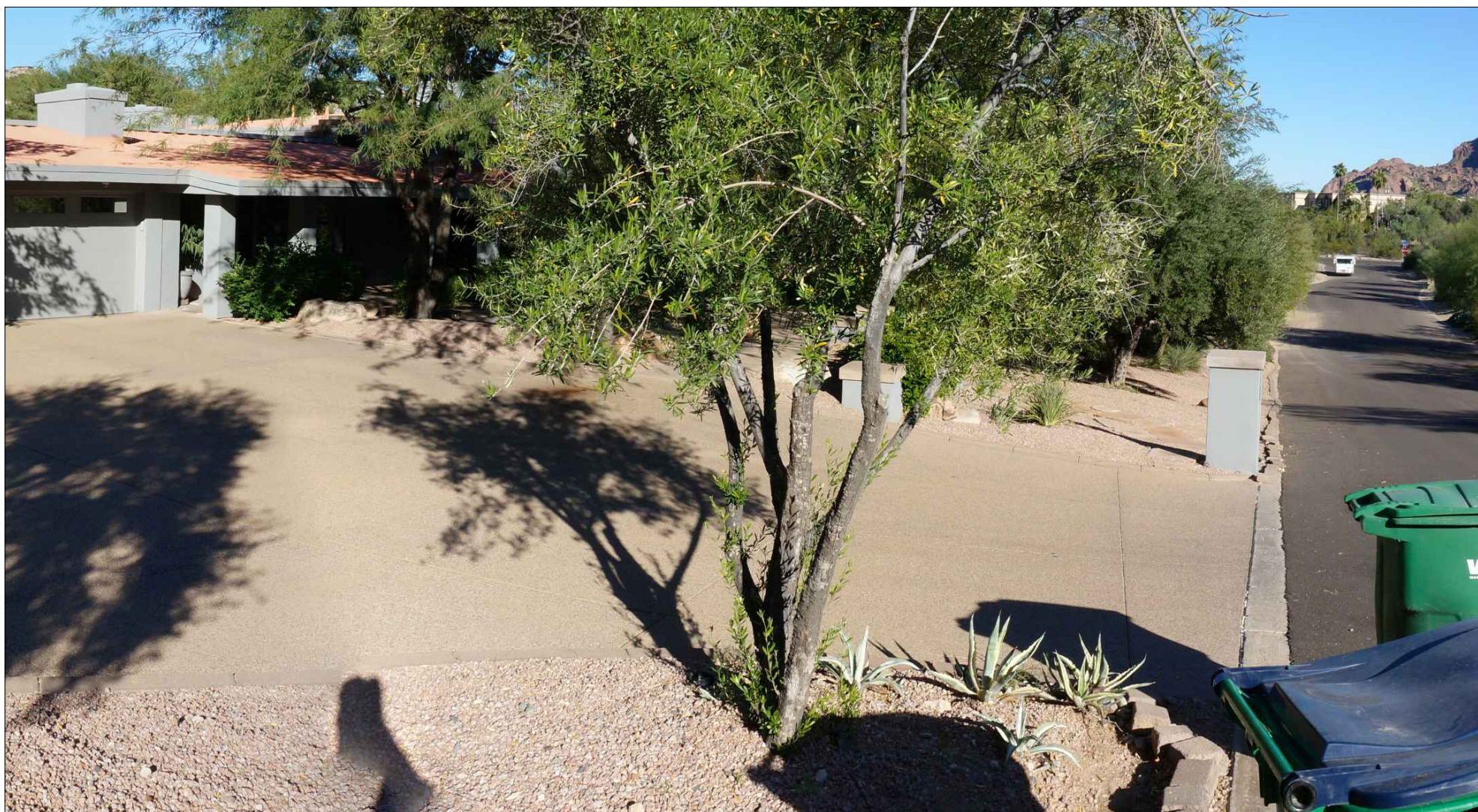
6 EXISTING SITE VIEW
NOT TO SCALE



5 EXISTING SITE VIEW
NOT TO SCALE



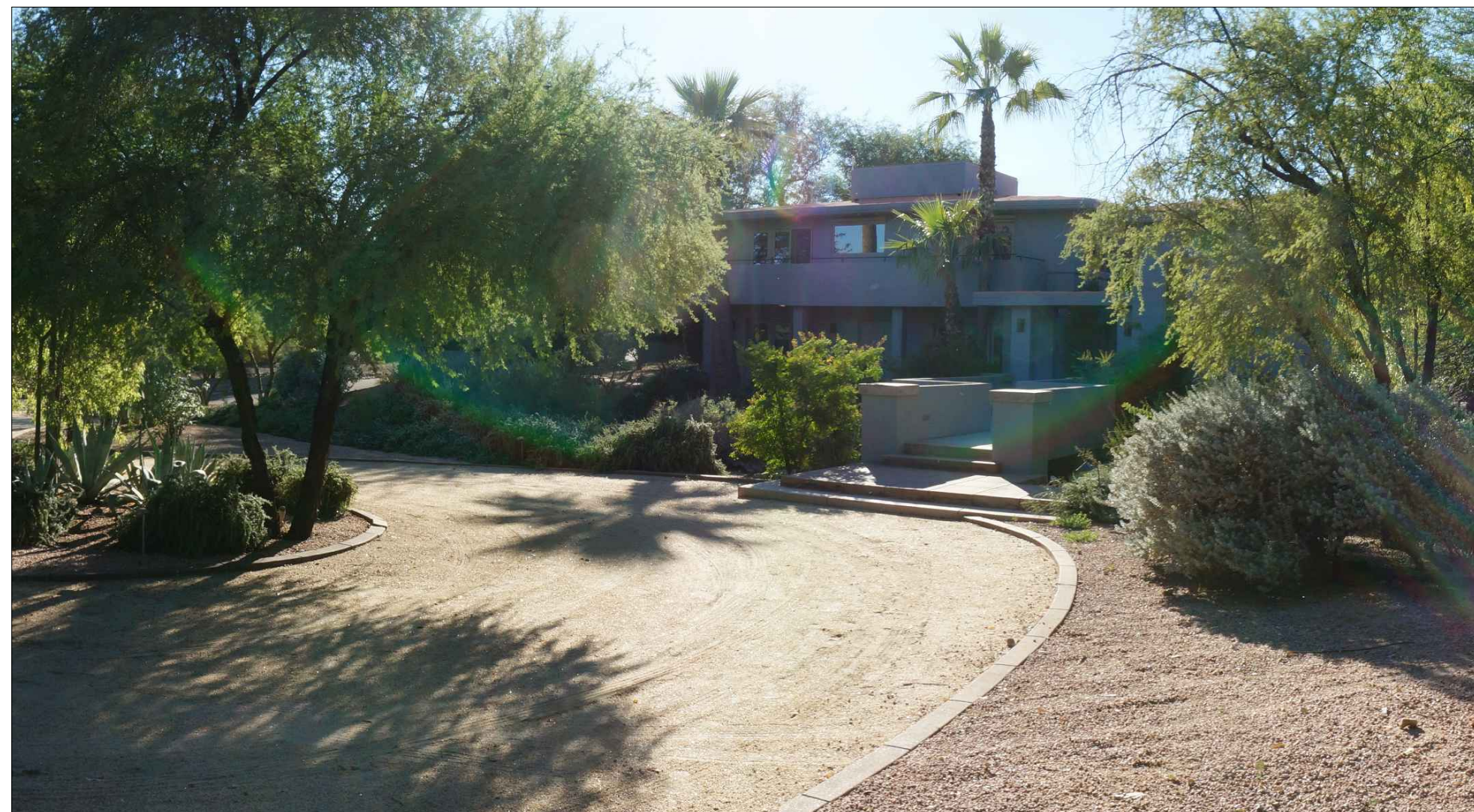
4 EXISTING SITE VIEW
NOT TO SCALE



1 EXISTING SITE VIEW
NOT TO SCALE



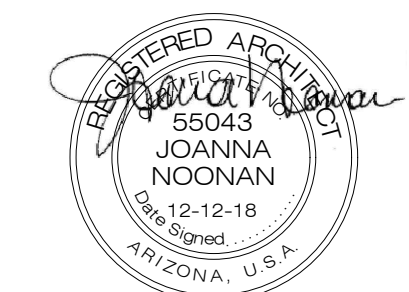
2 EXISTING SITE VIEW
NOT TO SCALE



3 EXISTING SITE VIEW
NOT TO SCALE

NOONAN
design | build

3517 E Turquoise Ave Phoenix, AZ 85028
office 602.753.6655
info@noonan-db.com



EXPIRES 09.30.2019

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HILLSIDE
REVIEW

3920
residence
3920 east bethany home road
paradise valley, az 85253

cover + site photos

12.12.18
01.18.19

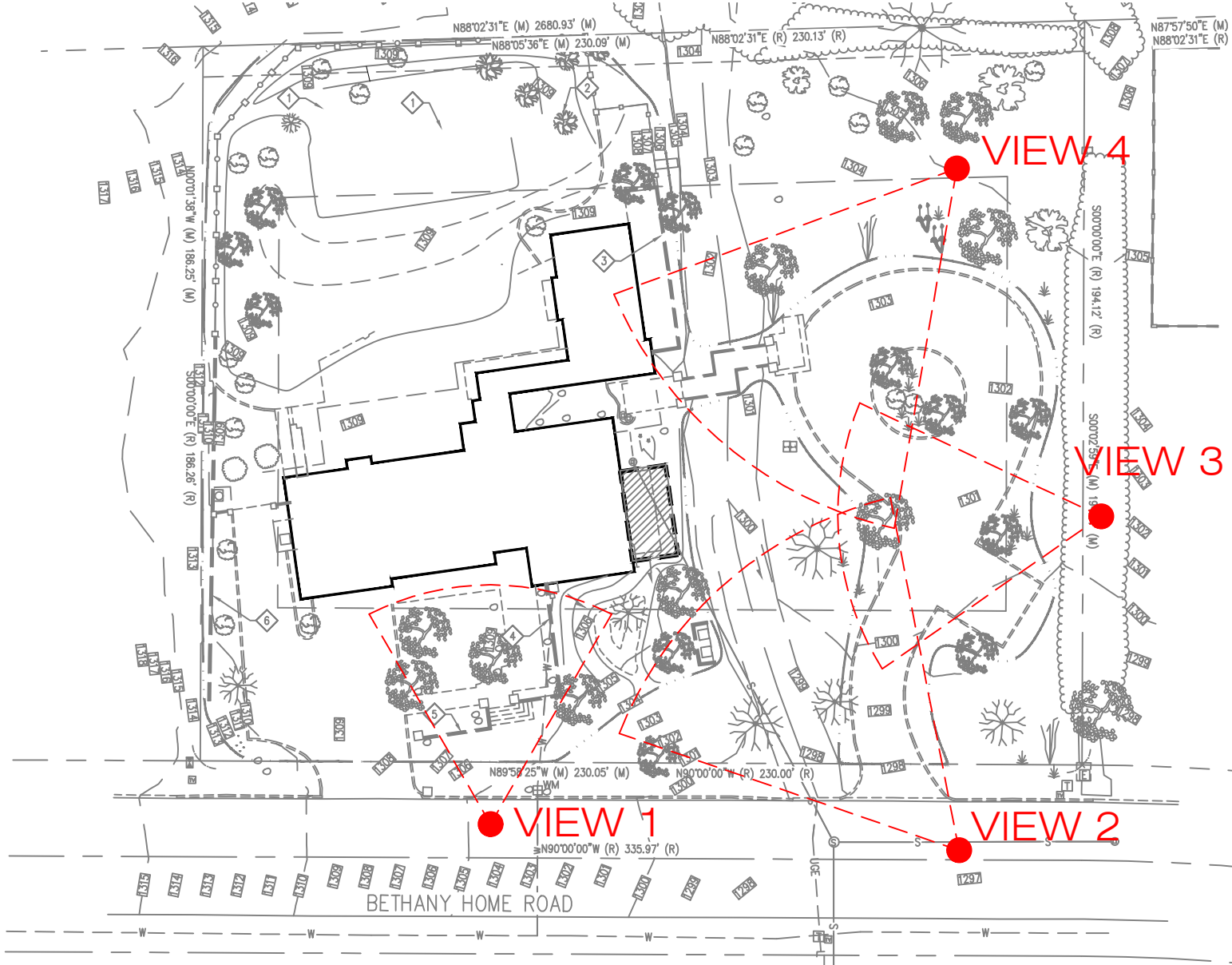
A001



5 | EXISTING HOME
NOT TO SCALE



6 | PHOTOMONTAGE OF PROPOSED
NOT TO SCALE



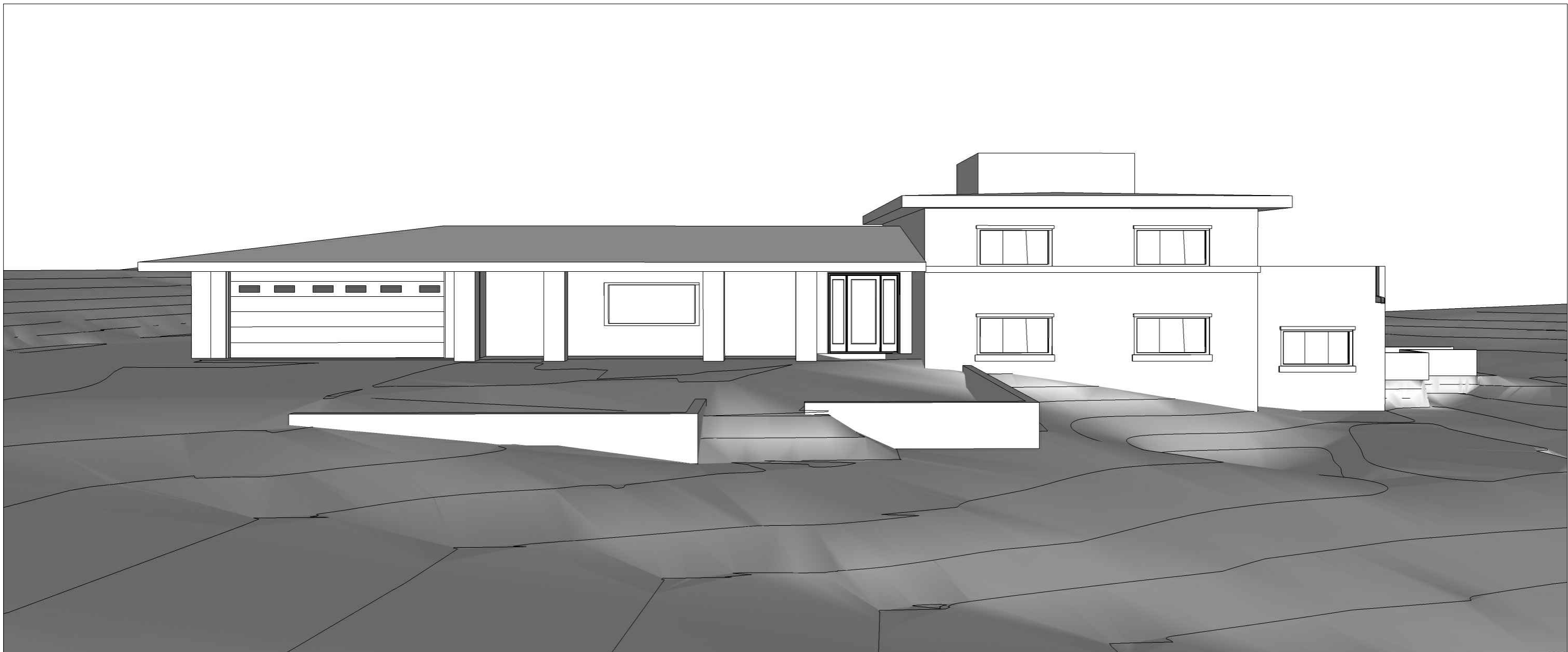
KEY PLAN - 3D VIEWS
NOT TO SCALE



3 | 3D VIEW
NOT TO SCALE



4 | 3D VIEW
NOT TO SCALE



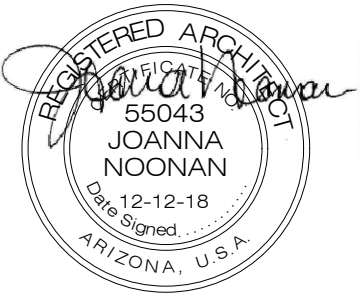
1 | 3D VIEW
NOT TO SCALE



2 | 3D VIEW
NOT TO SCALE

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HILLSIDE
REVIEW

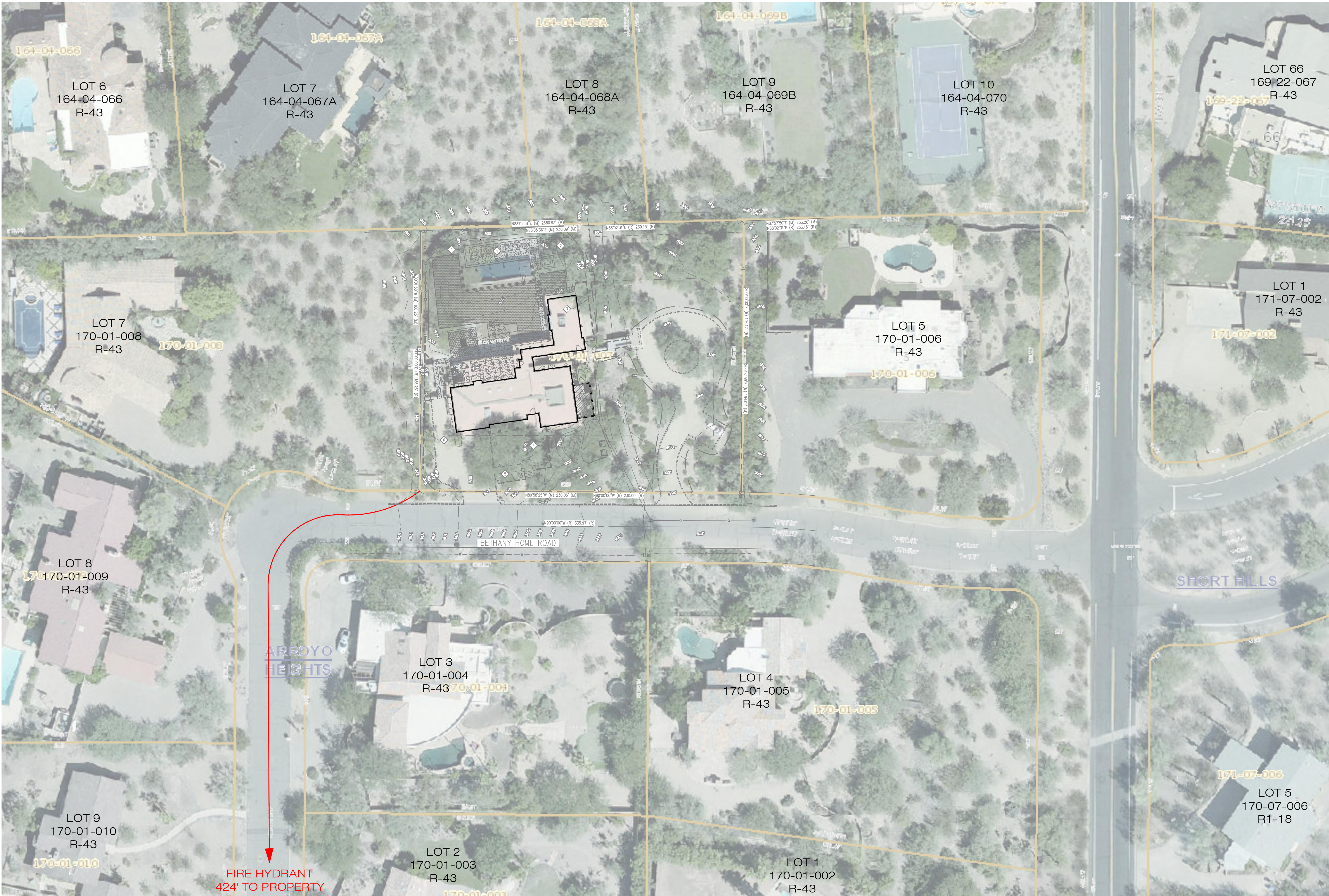
3920
residence
3920 east bethany home road
paradise valley, az 85253

arch renderings

A002

12.12.18
01.18.19

4
D
C
B
A
4
3
2
1



AERIAL / SITE PLAN

NOONAN
design | build

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office 602.753.6655
info@noonan-db.com



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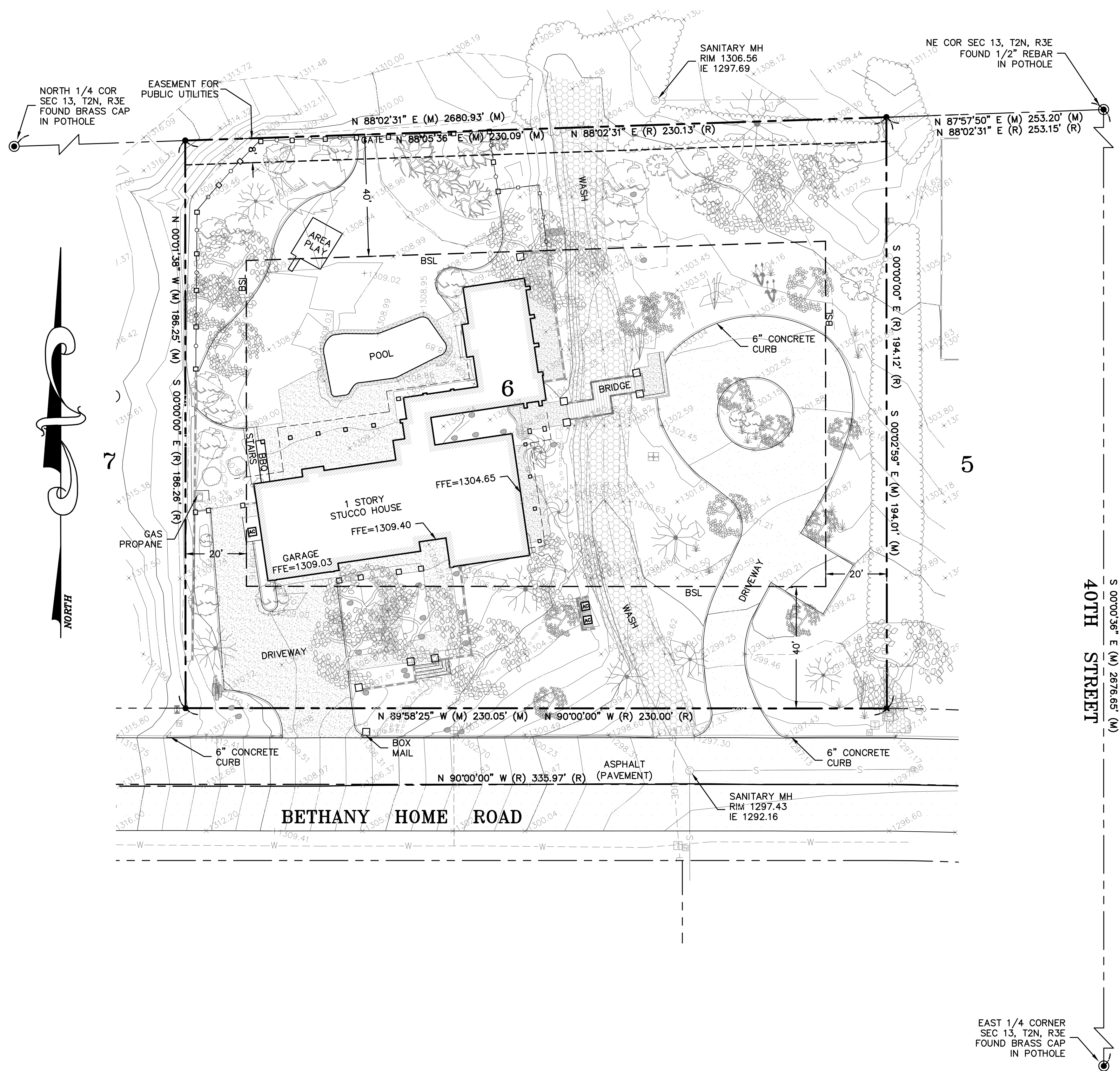
HILLSIDE
R E V I E W

3920
residence
3920 east bethany home road
paradise valley, az 85253

aerial photo

12.12.18
01.18.19

A003



LEGEND

(R) RECORD BEARING OR DISTANCE
(M) MEASURED BEARING OR DISTANCE
● BRASS CAP IN HANDHOLE (FOUND)
● FOUND 1/2" REBAR
● FOUND 1/2" IRON PIPE
x FOUND "X" IN CONCRETE PAD
○ SANITARY SEWER MANHOLE
○ SEWER CLEANOUT
WM WATER METER
EJ ELECTRIC JUNCTION BOX
ET ELECTRIC TRANSFORMER
TR TELEPHONE RISER
CT CABLE TV
ICB IRRIGATION CONTROL BOX
WF WOOD FENCE
WIF WROUGHT IRON FENCE
WL WATER LINE
SSL SANITARY SEWER LINE
UGL UNDERGROUND ELECTRIC
BW BLOCK WALL
CMU CMU WALL
CONCRETE
FLAGSTONE
RIP RAP
AC AIR CONDITIONER

VEGETATION TABLE

	MESQUITE TREE
	PALO VERDE TREE
	GENERAL TREE
	BARREL CACTUS OR GENERAL CACTUS
	OLIVE TREE
	CITRUS TREE
	PINE TREE
	PALM TREE
	OCOTILLO
	AGAVE
	YUCCA
	OLEANDER/TREE LINE

LEGAL DESCRIPTION
LOT 6, ARROYO HEIGHTS, ACCORDING TO BOOK 110 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNER
E. LOUIS WERNER III, TRUSTEE

PROPERTY ADDRESS
3920 EAST BETHANY HOME ROAD
PARADISE VALLEY, ARIZONA 85253

LOT AREA
43,732 S.F. = 1.0039 ACRES

TAX ASSESSOR PARCEL NO.
APN 170-01-007

BASIS OF BEARINGS
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST AS NORTH 88°02'31" EAST.

REFERENCE BENCHMARK
TOP 1/2" REBAR IN POTHOLE AT THE NORTHEAST CORNER OF SECTION 13, T2N, R3E.
ELEVATION = 1306.415' NAVD 88 (GDAC #24047-2M)

SITE BENCHMARK
TBM - TOP OF 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF PROPERTY.
ELEVATION = 1313.80' NAVD 88 (GDAC DATUM)

REFERENCE
(R) ARROYO HEIGHTS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 110 OF MAPS, PAGE 50.

- NOTES**
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. NO ABSTRACT OF TITLE, OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THE SURVEYOR HAS MADE NO INVESTIGATION OF INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 2. THIS PROPERTY SUBJECT TO ALL RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY.
 3. THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON OBSERVED EVIDENCE AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING.

CERTIFICATION
I, JIMMY W. SPRINGER, HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF OCTOBER 2010, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jimmy W. Springer
JIMMY W. SPRINGER, RLS 34399

OCTOBER 7, 2010
DATE

LOT 6, ARROYO HEIGHTS, A SUBDIVISION OF THE N.E. 1/4 N.E. 1/4, SECTION 13
TOWNSHIP 2 NORTH, RANGE 3 EAST, GILA & SALT RIVER BASE & MERIDIAN
PARADISE VALLEY, MARICOPA COUNTY, ARIZONA 85253

THUNDERBIRD SURVEYING LLC
6911 EAST THUNDERBIRD ROAD
SCOTTSDALE, ARIZONA 85254
Phone: 480-629-4399 Fax: 480-609-9892 E-mail: tbirdsurvey@cox.net

DESIGNED: JWS	NO. DATE	REVISIONS
DRAWN: JWS		
CHECKED: JWS		
DATE: 10/07/2010		
Q.C.: JWS		



SHEET
1 OF 1
JOB NO. 10-131

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 IDENTIFIED PRIOR TO INSPECTION.
- 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.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
- POOL, SPA, BARBEQUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
- A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
- 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.
- 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 D698.
- 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.
- 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 FOR THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- 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.
- THE TOWN ENGINEER APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS; IF AN ENCRAGEMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE TOWN FOR RE-APPROVAL.
- 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 THIS PROJECT. CALL "COLLECT" IF NECESSARY.
- ENCRAGEMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCRAGEMENT 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 TIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
- 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 DEMOLITION OR REMODELING OF AN EXISTING STRUCTURE IS REQUIRED, THE PERMITTEE MUST INSTALL A 6-FEET HIGH CHAIN LINK FENCE AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST TO 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.
- 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 ARE 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.
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARSHDIP TOWN APPROVAL IS OBTAINED.
- 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 OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEARED 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, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.
- THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- 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.
- ALL EQUIPMENT OF ALL TRADES ON OR AFFECTING THE JOB MUST BE CLEARED ONLY IN A PRE-DETERMINED AND DESIGNATED AREA. DEBRIS AND RUNOFF FROM SAID AREA MAY NOT EXTEND BEYOND THE BUILDING AREA.
- PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EXISTING DUST, OR APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
- AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
- FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRIABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

ENGINEERS NOTES

- 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.
- 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- 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.
- 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.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- 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 D698.
- 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 TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- 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.
- 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.
- 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.
- COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- 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.
- 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 CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- 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.
- ALL ON-SITE UTILITIES PER OTHER PROJECTS.
- 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.
- 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 LIABILITY.
- ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
- VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
- 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.
- MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
- ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
- ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
- 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.
- ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
- 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).
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
- REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
- FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER WALL.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE - 5% MIN SLOPE FOR FIRST 10 FEET, U.N.O.
- ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2015, MAG AND TOWN OF PARADISE VALLEY SUPPLEMENT TO MAG.
- WATERPROOF ALL EXTERIOR WALLS 18" ABOVE FINISH GRADE-(BITUTHENE@ 3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
- ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
- 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 SEPARATE PERMIT.
- COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
- VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
- VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
- DISTURBED AREA: TOTAL ACRES = 0.017 < 1 ACRE; NPDES PERMIT IS NOT REQUIRED.
- REFER TO ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING STRUCTURES, SITE WALLS, POOL AND PAVEMENT ETC.
- REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES.
- THE SCOPE OF THIS LIMITED GRADING AND DRAINAGE PLAN COVERS NEW SITE IMPROVEMENTS AS SHOWN ON THE LANDSCAPE PLANS, LAND DEVELOPMENT GROUP, LLC ACCEPTS NO LIABILITY FOR EXISTING DRAINAGE ISSUES THAT MAY EXIST ON SITE OR MAY IMPACT DOWNSTREAM PROPERTIES BEYOND THE SCOPE OF THE GRADING AND DRAINAGE IMPROVEMENTS PRESENTED HEREIN.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- RECORD BEARING OR DISTANCE
- MEASURED BEARING OR DISTANCE
- BRASS CAP IN HANDHOLE (FOUND)
- FOUND 1/2" REBAR
- FOUND 1/2" IRON PIPE
- FOUND "X" IN CONCRETE PAD
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- WATER METER
- ELECTRIC JUNCTION BOX
- ELECTRIC TRANSFORMER
- TELEPHONE RISER
- CABLE TV
- IRRIGATION CONTROL BOX
- WOOD FENCE
- WROUGHT IRON FENCE
- WATER LINE
- SANITARY SEWER LINE
- UNDERGROUND ELECTRIC
- BLOCK WALL
- CMU WALL
- AIR CONDITIONER
- EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION
- EXISTING DISTURBED AREA
- PROPOSED DISTURBED AREA
- FLOW LINE
- DRAINAGE FLOW ARROW
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- CATCH BASIN
- STORM DRAIN PIPE
- SCOUR PROTECTION

ABBREVIATIONS

- BACK OF CURB
- BUILDING SETBACK LINE
- CURVE LABEL
- CONCRETE, CALCULATED
- CENTERLINE
- TOWN OF PARADISE VALLEY
- DRAINAGE EASEMENT
- EASEMENT
- EXISTING
- EXISTING GRADE
- FINISH GRADE
- FINISH FLOOR ELEVATION
- FLOW LINE
- FOUND
- GUTTER, GAS
- INVERT
- LINE LABEL
- MARICOPA ASSOCIATION OF GOVERNMENTS
- MEASURED
- MARICOPA COUNTY RECORDER
- PAVEMENT
- PUBLIC UTILITY EASEMENT
- RECORDED
- RADIUS
- RIGHT OF WAY
- TANGENT, TELEPHONE
- WEST, WATERLINE
- TOP OF GRATE
- WATER METER

TOWN OF PARADISE VALLEY GENERAL 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 FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- 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.
- CONSTRUCTION STAKING AND /OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.
- ALL RETAINING WALLS SHALL NOT EXTEND MORE THAN 6 INCHES ABOVE THE MATERIAL THEY RETAIN (WITH EXCEPTION OF DRIVEWAY RETAINING WALLS IN ACCORDANCE WITH 2207.V.6).

LIMITED GRADING & DRAINAGE PLAN
CHATHAM RESIDENCE - NEW ADDITION

3920 E BETHANY HOME RD., PARADISE VALLEY, AZ 85253

LOT 6 - ARROYO HEIGHTS

A SUBDIVISION PLAT RECORDED IN BOOK 110 OF MAPS, PAGE 50, MCR.,
LOCATED IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 13, T.2N, R.3E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DISTURBED AREA CALCULATIONS

AREA OF LOT: 43,732 S.F. (1.0039 AC.)
TOTAL FLOOR AREA: 6,112 S.F.
FLOOR AREA RATIO: 13.98% < 25%
(TOTAL FLOOR AREA/AREA OF LOT)
BUILDING PAD SLOPE: 5.44%
VERTICAL: 11 FT
HORIZONTAL: 202 FT
ALLOWABLE NET DISTURBED AREA: 26,239 S.F. (60%)
EXISTING GROSS DISTURBED AREA: 29,563 S.F.
NEW GROSS DISTURBED AREA: 0 S.F.
LESS TEMPORARY AREAS OF DISTURBANCE
TO BE RESTORED AND REVEGETATED: 0 S.F.
LESS 25% OF NEW PAVERS D/W/ 0 S.F.
LESS BUILDING FOOTPRINT: 4,404 S.F.
PROPOSED NET DISTURBED AREA: 25,159 S.F. < 26,239 S.F.

ALLOWED SLOPES STEEPER THAN NATURAL GRADE (5% MAX.): 2,187 S.F. (5%)
PROPOSED SLOPES STEEPER THAN NATURAL GRADE (AREA): 0 S.F. (0%)
VOLUME OF CUT: 18 C.Y.
VOLUME OF FILL: 0 C.Y.
TOTAL CUT&FILL: 18 C.Y.
GRADING PERMIT FEE: \$142
HILLSIDE ASSURANCE @ 35 TIMES GRADING PERMIT FEE: \$4,970
ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

EARTHWORK QUANTITIES

CUT: 11 C.Y.
FILL: 0 C.Y.
NET CUT: 11 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.

UTILITIES NOTES

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.

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 I.F.C. SECT. 1003.2.1 AMD.

FLOOD INSURANCE RATE MAP (FIRM) DATA

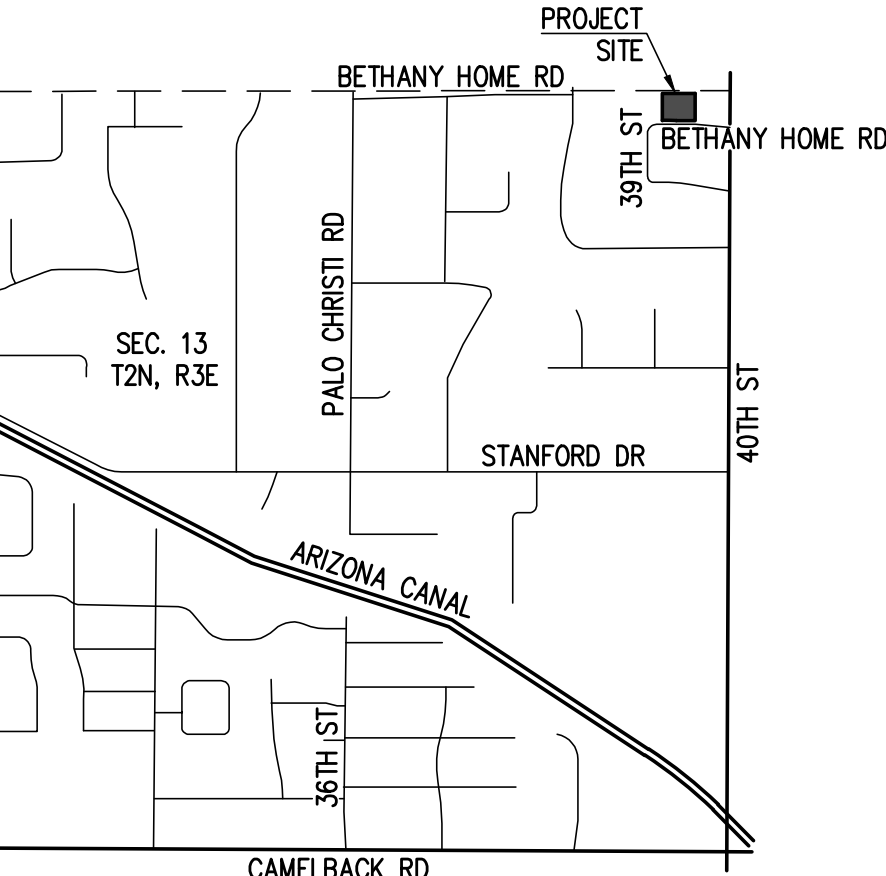
COMMUNITY #	PANEL #	SUFFIX	BASED FLOOD ELEVATION
040049	1765 OF 4425	L	
MAP #	PANEL DATE	ZONE	
04013C	10/16/2013	X*	N/A

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

EXIST. RETAINING WALLS DATA

ID NUMBER	MAX. HEIGHT	LENGTH
	FT	FT
EXIST. 1	2	66.50
EXIST. 2	2	7.00
EXIST. 3	3.5	57.00
EXIST. 4	3	40.00
EXIST. 5	3	23.00
EXIST. 6	3	95.00
TOTAL		288.50

SEE SHEET C-2 FOR LOCATIONS IDENTIFIED WITH KEYNOTE
MAXIMUM LENGTH OF RETAINING WALLS VISIBLE FROM ANY POINT ON THE PROPERTY LINE = 95' < 300'.
ALL WALL LENGTHS LISTED ABOVE ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACCURACY OF WALL QUANTITIES AS SHOWN. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS FOR WALL CONSTRUCTION, HEIGHT AND FINISH.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

LOT 6, ARROYO HEIGHTS, ACCORDING TO BOOK 110 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST AS NORTH 88°02'31" EAST.

BENCHMARK

TOP 1/2" REBAR IN POTHOLE AT THE NORTHEAST CORNER OF SECTION 13, T2N, R3E.
ELEVATION = 1306.415' NAVD 88 (GDAC #24047-2M)

SITE BENCHMARK

TBM - TOP OF 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF PROPERTY.
ELEVATION = 1313.80' NAVD 88 (GDAC DATUM)

DRAINAGE STATEMENT (NARRATIVE)

- ULTIMATE STORM OUTFALL IS LOCATED AT THE SOUTHEAST PROPERTY CORNER AT ELEVATION OF 1298.30.
- SITE AND LANDSCAPE IMPROVEMENTS TO AN EXISTING SINGLE FAMILY RESIDENCE ARE PROPOSED FOR THIS SITE.
- PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
- HISTORIC DRAINAGE PATTERNS AND EXISTING FLOWS ARE PRESERVED AND WILL BE MAINTAINED DURING AND AFTER CONSTRUCTION IS COMPLETE.
- ON-LOT STORM WATER RETENTION IS PROPOSED FOR THE NEWLY DEVELOPED AREA FOR THIS PROJECT.
- WASH SHALL BE PROTECTED FROM THE SITE RUNOFF AND CONSTRUCTION POLLUTANTS AT ALL TIMES DURING CONSTRUCTION

GRADING SPECIFICATIONS

- EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
- 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.
- CONTRACTOR SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE APPROVED GEOTECHNICAL REPORTS.
- CUT AND FILL SLOPES SHALL BE PER THE APPROVED GEOTECHNICAL REPORTS.
- 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 U.B.C. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
- THE USE OF HYDRAULIC RAM HAMMERS AND HEAVY EQUIPMENT SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM AND 6:00PM MONDAY THROUGH SATURDAY WITH NO WORK ON SUNDAY.

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/ LAND SURVEYOR

DATE

REGISTRATION NUMBER

APPROVAL

TOWN ENGINEER
TOWN OF PARADISE VALLEY

DATE



CHATHAM RESIDENCE
NEW ADDITION
3920 E BETHANY HOME RD
PARADISE VALLEY, AZ 85253

DATE: 07/18/19
JOB: 1608095
VERSION: 1.1
PLOT DATE: 07/18/19

SCALE: N.T.S.
DESIGNED BY: NP
DRAWN BY: DW
CHECKED BY: J

REVISIONS:

LIMITED GRADING & DRAINAGE PLAN
COVER SHEET

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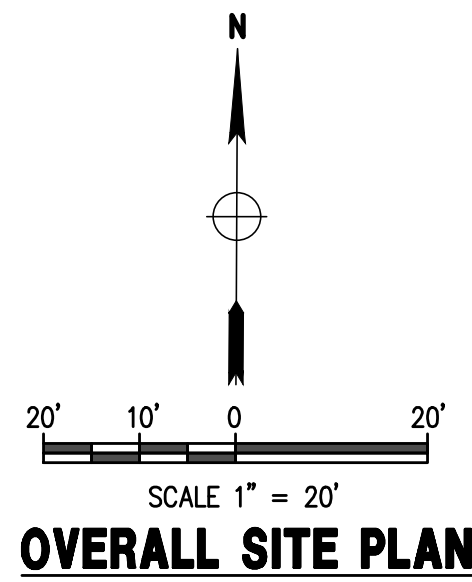
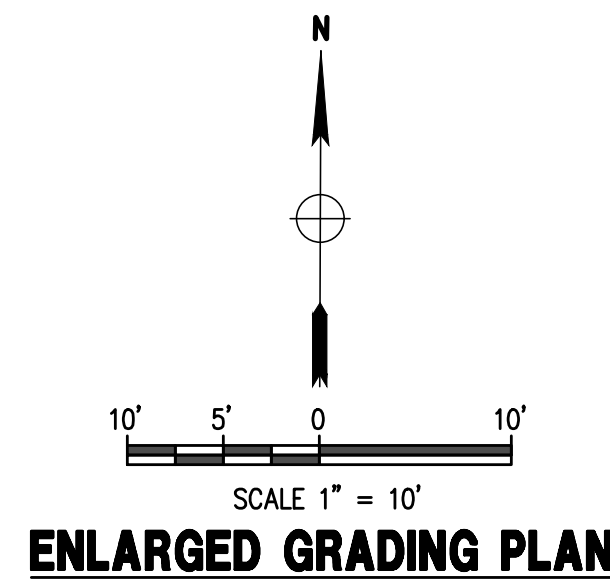
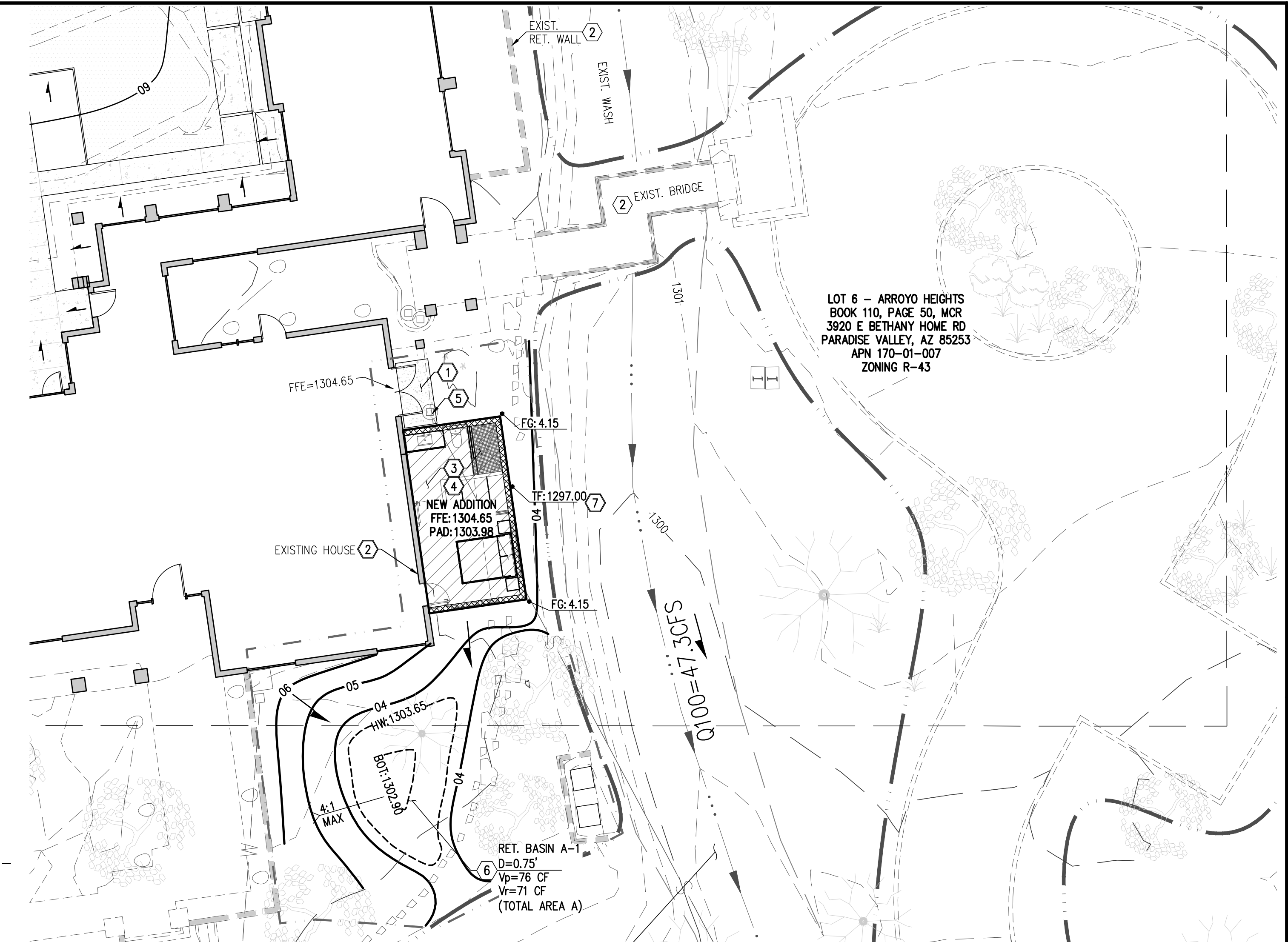
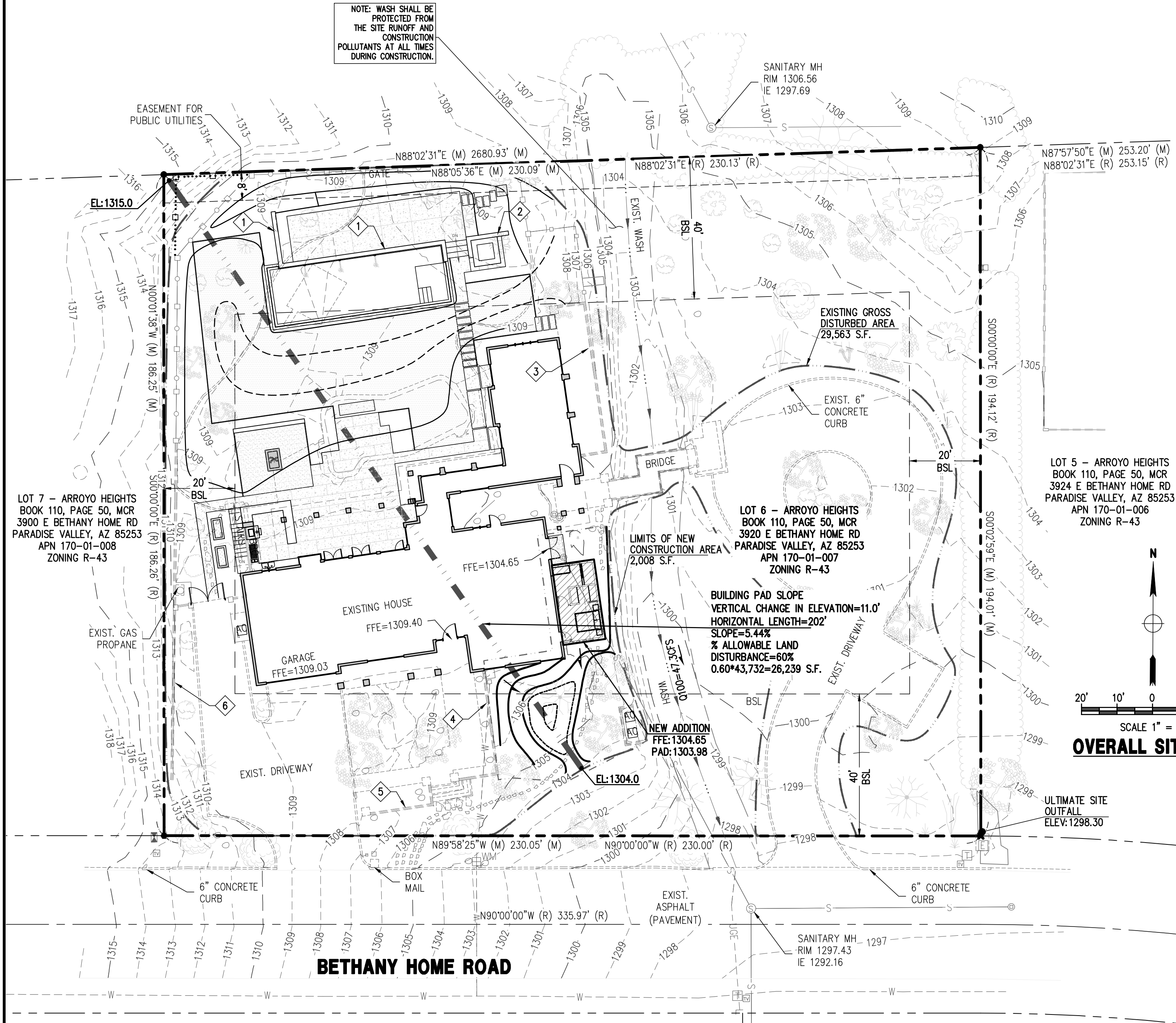
GRADING & DRAINAGE KEY-NOTES

1. INSTALL WALKWAY PAVEMENT. THICKNESS, PATTERN, TEXTURE AND COLOR PER ARCHITECTURAL DRAWINGS AND MATERIAL SAMPLES.
2. PROTECT IN PLACE.
3. CLEAR AND GRUB EXISTING SITE AREA. REMOVE ALL VEGETATION, EXISTING UTILITIES AND CONSTRUCTION DEBRIS. CUT AND FILL EXISTING TERRAIN AS NECESSARY TO ACHIEVE THE DESIGNED SUBGRADE ELEVATIONS.
4. VERIFY AND COORDINATE WITH STRUCTURAL AND GEOTECHNICAL ENGINEERS, THE ENGINEERED FILL UNDER SLAB AND FOOTINGS.
5. RELOCATE EXISTING SEWER SERVICE AVOID CONFLICT WITH NEW ADDITION, CONTRACTOR TO LOCATE SIZE AND LOCATION OF EXISTING SERVICE PRIOR TO START OF CONSTRUCTION.
6. CONSTRUCT RETENTION BASIN AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN 2' DEEP TO MAXIMUM 80% COMPACTION, AND PER GEOTECHNICAL REPORT RECOMMENDATION.
7. SET FOOTINGS BELOW THE ESTIMATED SCOUR DEPTH OF 3.0' AS MEASURED FROM THE CHANNEL BED. ALL FOUNDATIONS OF THE NEW ADDITION WITHIN THE EROSION SETBACK OF 20' FROM THE TOP OF THE WASH SHALL BE SET 3.0' BELOW THE CHANNEL BOTTOM. FIELD VERIFY WITH THE PROJECT GEOTECHNICAL AND STRUCTURAL ENGINEERS IF DURING EXCAVATION, A NON-EROSIVE AND NOT AFFECTED BY SCOUR SOIL LAYER IS REACHED, WHICH COULD ALLOW FOR REDUCTION OF THE EXCAVATION AND FOUNDATION DEPTH IF INSPECTED AND APPROVED BY THE GEOTECHNICAL AND STRUCTURAL ENGINEERS.

RETAINING WALL NOTE

WALL IDENTITY - SEE SHEET C-1 FOR TABLE

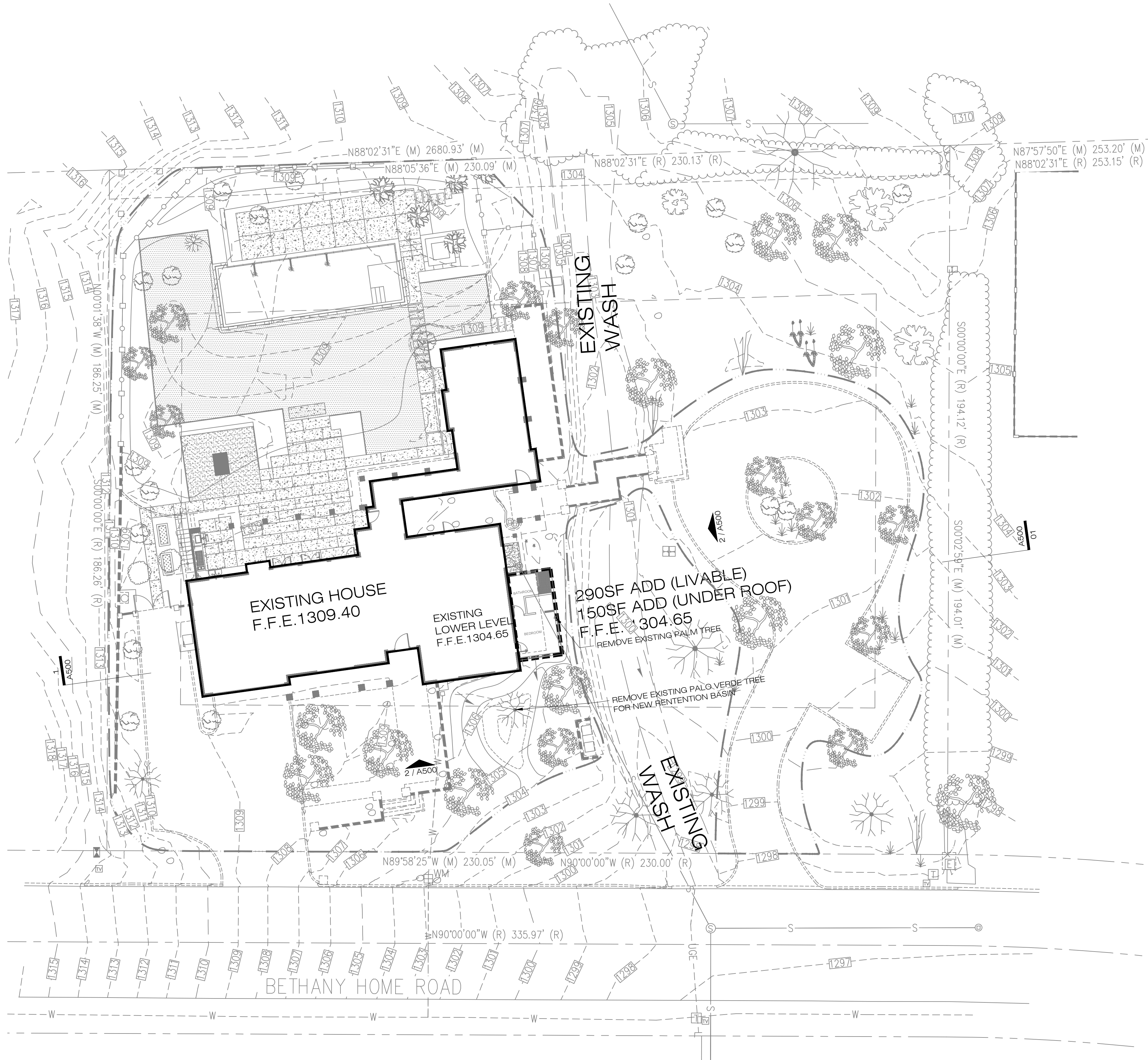
NOTE: WASH SHALL BE PROTECTED FROM THE SITE RUNOFF AND CONSTRUCTION POLLUTANTS AT ALL TIMES DURING CONSTRUCTION.



ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT							
V=DxAx(Cpost-Cpre)/12=((0.95-0.80) D=RAINFALL DEPTH=2.82" A=TRIBUTARY AREA, SF Cw=WEIGHTED RUNOFF COEFFICIENT							
DRAINAGE AREA	AREA	RUNOFF COEFFICIENT	VOLUME REQUIRED	CONTOUR ELEVATION		DEPTH	VOLUME PROVIDED
	S.F.	Cw	C.F.		CONTOUR AREA SF	FT	CF
A	2,008*	0.15	71	HW	1,303.65	181	76
				BOTTOM	1,302.90	21	
TOTAL			71				76

*NEW DEVELOPED AREA ONLY

4
D
C
B
A
4
3
2
1



SITE PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. REFERENCE CIVIL GRADING AND DRAINAGE PLAN FOR MORE INFORMATION
2. THE EXISTING WASH IS TO BE PROTECTED FROM SITE RUN-OFF AND CONSTRUCTION POLLUTANTS AT ALL TIMES DURING CONSTRUCTION.
3. NO ADDITIONAL BUILDING LIGHTS OR LANDSCAPE LIGHTS ARE BEING ADDED.
4. NO ADDITIONAL PLANTS ARE BEING ADDED AS PART OF THIS PROJECT. THE LANDSCAPE SHALL BE RESTORED TO ITS ORIGINAL DESIGN AROUND THE ADDITION
5. NOTE ONLY TWO TREES ARE TO BE REMOVED AS PART OF THIS SCOPE. SEE PLAN FOR LOCATIONS.

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EXPIRES 09.30.2019

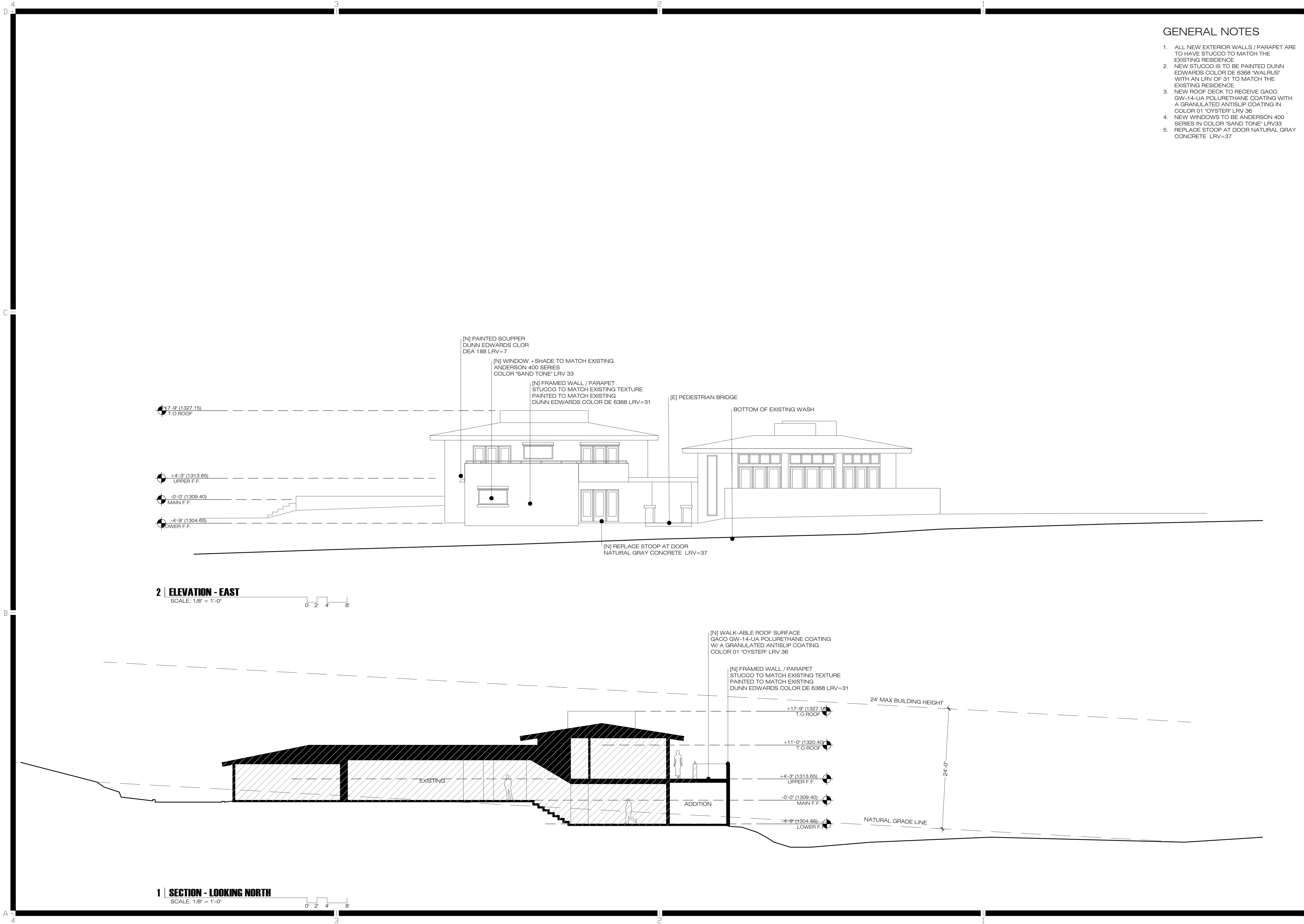
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HILLSIDE
RESERVE

3920 residence
3920 east bethany home road
paradise valley, az 85253

site plan
12.12.18
01.18.19

A100



- GENERAL NOTES
1. ALL NEW EXTERIOR WALLS / PARAPET ARE TO HAVE STUCCO TO MATCH THE EXISTING RESIDENCE
 2. NEW STUCCO IS TO BE PAINTED DUNN EDWARDS COLOR DE 6368 "WALRUS" WITH AN LRV OF 31 TO MATCH THE EXISTING RESIDENCE
 3. NEW ROOF DECK TO RECEIVE GACO GW-14-UA POLURETHANE COATING WITH A GRANULATED ANTISLIP COATING IN COLOR 01 "OYSTER" LRV 36
 4. NEW WINDOWS TO BE ANDERSON 400 SERIES IN COLOR "SAND TONE" LRV33
 5. REPLACE STOOP AT DOOR NATURAL GRAY CONCRETE LRV=37

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REGISTERED ARCHITECT
JOANNA NOONAN
55043
Date: 12-12-18
Exp: 12-12-19
ARIZONA, U.S.A.

EXPIRES 09.30.2019

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HILLSIDE
RESIDE

floor + demo plans

12.12.18
01.18.19

A500