

REGAL AMERICAN HOMES
AVRAHAM AZOULAY
4408 N. 12TH STREET
PHOENIX AZ, 85014
PH: 480-430-1035

D & M ENGINEERING
ATTN: DURAN THOMPSON
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, AZ 85281
(480) 350-9590

LOT 24 CLUB ESTATES, AS RECORDED IN BOOK 74 AND PAGE 49 OF THE OFFICIAL
RECORDS OF MARICOPA COUNTY, ARIZONA

1. PROJECT ADDRESS: 6837 NORTH LOST DUTCHMAN ROAD
PARADISE VALLEY, AZ 85253
2. LOT AREA: 46,983 SF ~ 1.08 ACRES
3. ASSESSOR'S PARCEL NUMBER: 169-32-026
4. ZONING: R-43
5. FLOOR AREA RATIO (F.A.R.): 11,335/46,983 ~ 24%
6. PROPOSED AREA UNDER ROOF: 11,335 SF
7. NEW DRIVEWAY MATERIAL: CONCRETE PAVR ~ 6,877 SF
MAXIMUM DRIVEWAY SLOPE: 10%
8. EARTHWORK QUANTITIES: CUT ~ 2,037 CY ~ FILL 1,382 CY

NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL 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.

NATIVE DESERT: 46983 sf (C: 0.50)

IMPERVIOUS AREA (ROOF/CONCRETE): 20,184 SF (C: 0.95)
LANDSCAPED AREA (DESERT): 26,799 SF (C: 0.50)

$$\frac{\text{IMPERVIOUS AREA} \times 0.95 + \text{LANDSCAPED (DESERT) AREA} \times 0.50}{46,983}$$

$C_{W-POST-DEV}$: 0.69

$$V_R : \text{AREA} \times \text{DEPTH} \times (C_{W-DEV} - C_{W-PRE})$$
$$V_R : 46,983 \times 2.21 \times (0.69 - 0.50)$$

12

BASIN 1: 100 CF

BASIN 2: 1,596 CF

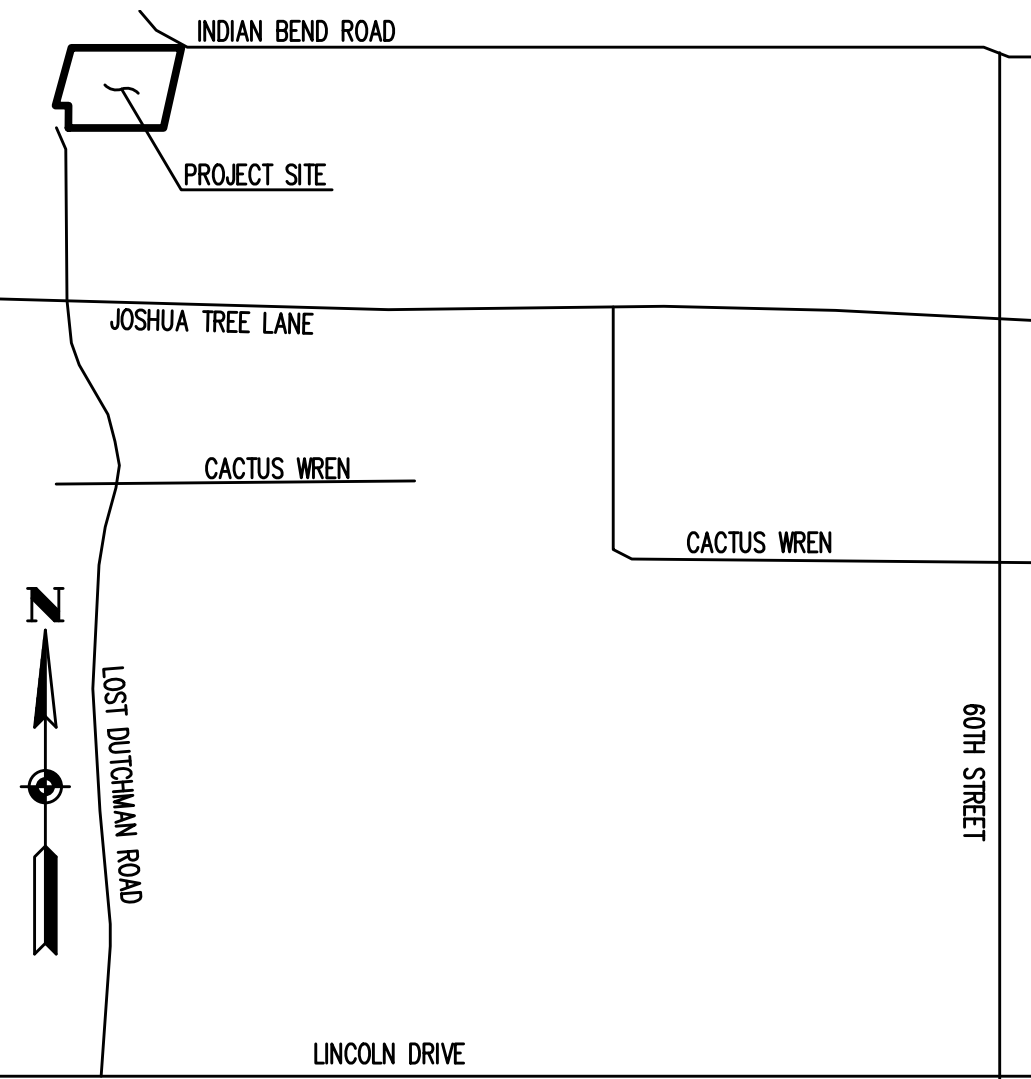
TOTAL: 1,696 CF

SITE GRADING AND DEVELOPMENT WILL MAINTAIN EXISTING DRAINAGE PATTERNS. THE MAXIMUM ANTICIPATED WATER SURFACE ELEVATIONS ADJACENT TO THE MAIN RESIDENCE AND GUEST CASITA ARE 1434 AND 1428, RESPECTIVELY. THE FINISHED FLOOR ELEVATIONS OF THE MAIN RESIDENCE AND GUEST CASITA ARE 1435 AND 1433.5, RESPECTIVELY AND SUFFICIENTLY ELEVATED. THE SUBJECT PROPERTY IS IMPACTED BY OFF-SITE STORM WATER RUN-OFF DEVELOPED OVER APPROXIMATELY 6 ACRES OF THE SOUTHERN SLOPE OF MUMFORD MOUNTAIN. THE ANTICIPATED PEAK DISCHARGE FROM THE CONTRIBUTING DRAINAGE AREA IS 1.649 CFS OF STORM WATER. THE PROPOSED PROJECT WILL TRAVERSE THE PROJECT SITE ALONG THE HISTORIC FLOW PATH AND BE CONVEYED VIA TWO 18" CMP STORM DRAIN PIPES UNDER THE DRIVE IN A MANNER CONSISTENT WITH THE EXISTING CONDITIONS. THE CAPACITY OF EACH OF THE PROPOSED STORM DRAIN PIPES GIVEN BY MANNING'S EQUATION FOR OPEN CHANNEL FLOW IS 22.5 CFS. THE PROPOSED ANALYSIS NEGLECTS THE EFFECTS OF PRESSURE HEAD ON THE STORM DRAIN SYSTEM AND YIELDS A CONSERVATIVE ESTIMATE OF THE SYSTEMS CAPACITY. THE SITE WILL PROVIDE 1,649 CF OF STORM WATER RETENTION PER THE TOWN'S DESIGN REQUIREMENTS.

A PORTION OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

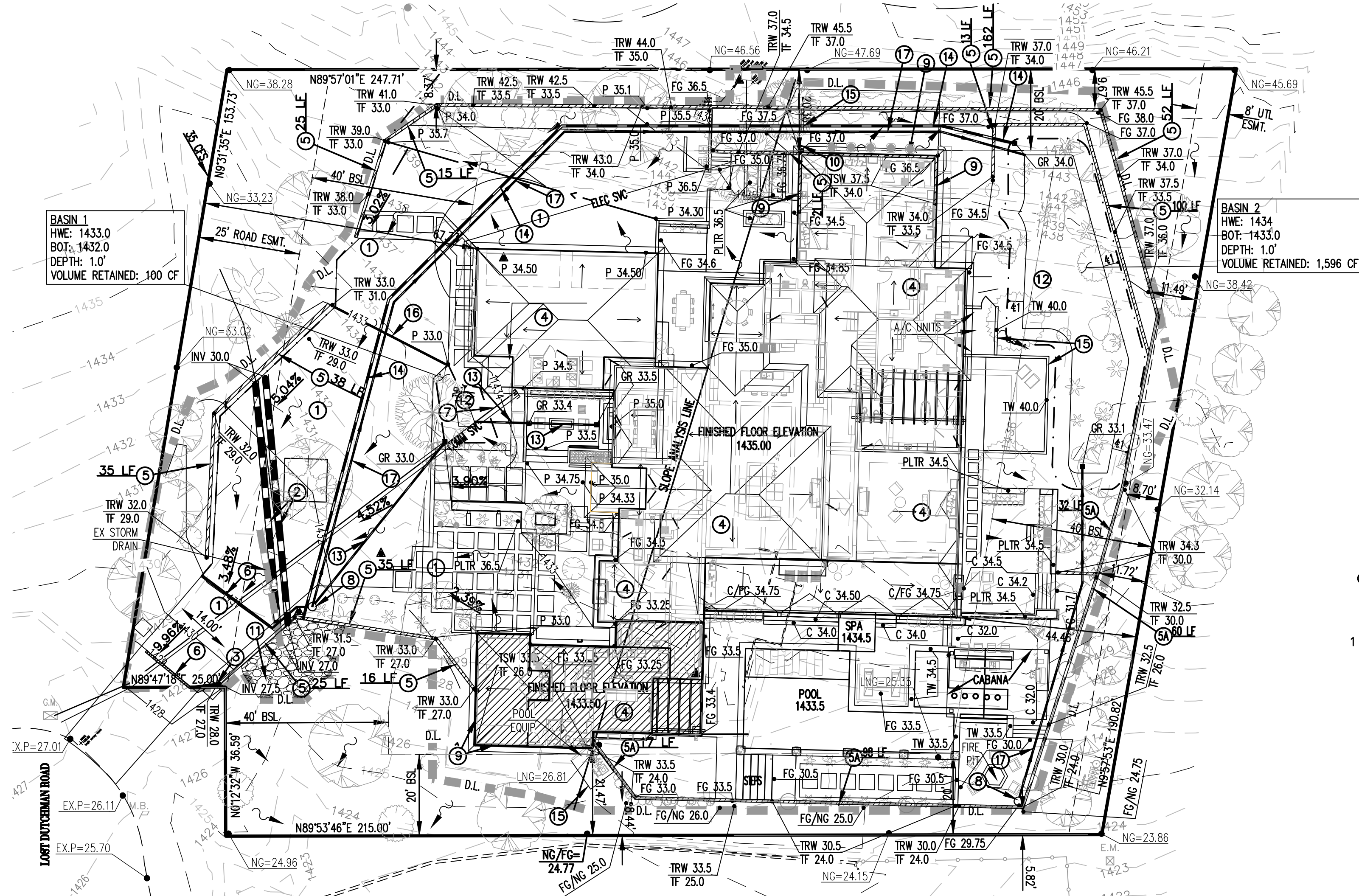
	BOUNDARY/LOT LINE	TRW	TOP RETAINING WALL
	EASEMENT LINE	BSL	BUILDING SETBACK LINE
	SETBACK LINE	UTL	UTILITY
	EXISTING CONTOUR	R/W	RIGHT OF WAY
	EXISTING WALL	B/C	BACK OF CURB
	FLOWLINE	C	CONCRETE
	EDGE OF PAVEMENT	P	PAVEMENT/PAVER GRADE
	EX. BACK OF CURB	TF	TOP OF FOOTER
	CENTERLINE	ESMT.	EASEMENT
	DISTURBANCE LIMITS	FG	FINISHED GRADE
	NEW RETAINING/STEM WALL	TSW	TOP STEM WALL
	EXISTING STORM DRAIN	FL	FLOW LINE
	EXISTING BUILDING	GR	GRATE
	EXISTING DISTURBANCE LINE	TW	TOP OF WALL
	HWE		
	NATURAL SOD	PLTR	PLANTER
	ARTIFICIAL TURF		
	PAVERS		

ALL POOL BACKWASH WATER TO BE RETAINED ON-SITE IN
OPEN STORM WATER RETENTION BASINS.



SCALE: 1"=500'

MAX RETAINING WALL HEIGHT NOT TO EXCEED 8' MEASURED FROM THE LOW FINISHED OR NATURAL GRADE TO THE TOP OF RETAINING WALL.



COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FLOOD ZONE	BASE FLOOD ELEV. (IN AO ZONE, USE DEPTH)
040049	1765	L	10-16-13	X	NA
	10-16-13				



D&M Engineering
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E-MAIL: engineer@dmengineer.com

REGAL AMERICAN HOMES – LOST DUTCHMAN

6837 NORTH LOSTDUTCHMAN ROAD
PARADISE VALLEY, ARIZONA 85253

PRELIMINARY GRADING PLAN

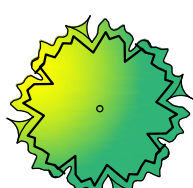
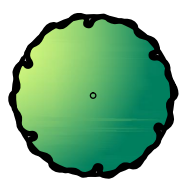
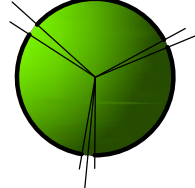
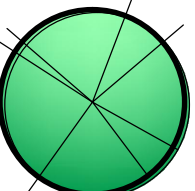
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DESIGNED	SWB
DRAWN	AGY
CHECKED	DTT
DATE	3-6-19
SCALE	1"=20'
PROJECT	170112
FILE NAME	Survey.dwg

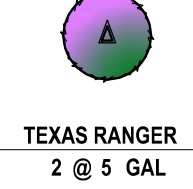
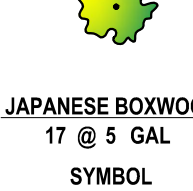
SHEET

1 OF 1

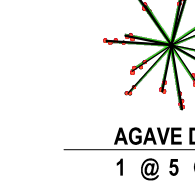
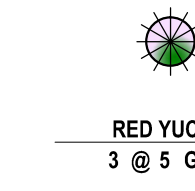
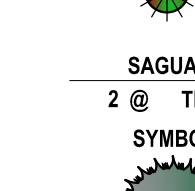
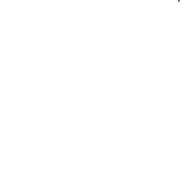
Trees

IRONWOOD
1 @ 24" BOX
SYMBOLPALO VERDE
4 @ 24 BOX
SYMBOLMESQUITE
4 @ 24 BOX
SYMBOLTEXAS EBONY
3 @ 24 BOX
SYMBOL

Shrubs

DESERT RUELLIA
7 @ 5 GAL
SYMBOLTEXAS RANGER
2 @ 5 GAL
SYMBOLREGAL MIST
10 @ 5 GAL
SYMBOLVALENTINE EMU BUSH
3 @ 5 GAL
SYMBOLHUMMINGBIRD BUSH
6 @ 5 GAL
SYMBOLGOLD MOUND LANTANA
2 @ 5 GAL
SYMBOLJAPANESE BOXWOOD
17 @ 5 GAL
SYMBOLBOUGAINVILLEA VINE
8 @ 5 GAL
SYMBOL

Accents

OCOTILLO
1 @ LARGE
SYMBOLAGAVE DES
1 @ 5 GAL
SYMBOLBLUE GLOW AGAVE
4 @ 5 GAL
SYMBOLGOLDEN BARREL
2 @ 5 GAL
SYMBOLRED YUCCA
3 @ 5 GAL
SYMBOLFIRE STICKS
2 @ 5 GAL
SYMBOLLADY SLIPPER
2 @ 5 GAL
SYMBOLSAGUARO
2 @ TBD?
SYMBOLAGAVE AMERICANA
1 @ 5 GAL
SYMBOL

LANDSCAPE ROCK

1 GRANITE
1/4" MINUS DRIVEWAY - SF: 4600 - COLOR: MADISON GOLD
3/4" LANDSCAPE GRANITE - SF: 1500 - COLOR: MADISON GOLD

ARTIFICIAL TURF

2 ARTIFICIAL TURF
1000 TOTAL SF - STYLE - PREMIUM USA MADE 800Z
SQUARE DESIGN IN AREA IN FRONT GARAGE
IN FRONT COURTYARD & DRIVEWAY STRIP SQUARE DESIGN

DECKING

3 PAVERS
2,600 TOTAL SF - 415 L' OF PAVES BORDER (1/4" MINUS DRIVEWAY)
STYLE: COBBLESTONE PAVERS
COLOR - CHARCOAL GRAY LRV -25%
INCLUDES ALL AREAS AS SHOWN HATCHED EXAMPLE3A EXPOSED AGGREGATE
2,400 TOTAL SF - CONCRETE
STYLE: EXPOSED AGGREGATE
COLOR: GRAY4 PAVERS
400 TOTAL SF
67 TOTAL L' STEPS (SUNKEN FIRE PIT AREA)
COLOR: HOT SPUR BLUE HONED LVR 31.24
18" x 36" LRV 36.93
INCLUDES ALL AREAS AS SHOWN HATCHED EXAMPLE

CMU WALLS

5 PROPERTY WALLS - SEE 3D PLANS
SEE ENGINEERING PLANS FOR DETAILS & SPECIFIED HEIGHTS
SMOOTH STUCCO FINISH - PAINT COLOR: SW7018 DOVETAIL / LRV266 EXISTING RETAINING WALL
18 ADDITIONAL LF @ 6" HIGH CMU WALL ATTACHED TO COLUMN.
SMOOTH STUCCO FINISH - PAINT COLOR: SW7018 DOVETAIL / LRV267 RETAINING WALLS - SUNKEN AREA
88 TOTAL LF @ 18" HIGH
INCLUDES - AROUND HOUSE FOUNDATION, STEPS & PLANTER
SMOOTH STUCCO FINISH - PAINT COLOR: SW7018 DOVETAIL / LRV268 BACK YARD ENTRANCE / TRASH CAN ENCLOSURE
60 TOTAL LF @ 6" WALL
SMOOTH STUCCO FINISH - PAINT COLOR: SW7018 DOVETAIL / LRV26

COLUMNS

9 COLUMN - FRONT GATE ENTRY
2 TOTAL LF @ 2' X 2' X 6' HIGH
PRECAST CAP - COLOR: HOT SPUR BLUE LRV 31.24
MATERIAL FINISH: BLUE HOT SPUR SPLIT FACE LRV 31.24
LIGHTING - 2 - SCANCES - HOOK LED WALL SCANCE
SCANCE - LUMENS 250 MAX

FIRE FEATURES

10 RECTANGLE FIREPIT - SUNKEN AREA
DIMENSIONS 7' X 3' X 18" HIGH
KEY VALVE, FIRE GLASS, FIRE RING
MATTE BLACK METAL FINISH

GATES

11 GATES - BY REGAL AMERICAN HOMES
(1) ENTRANCE GATE
(2) PEDESTRIAN GATES
POWDER COAT FINISH - BLACK

MAILBOX

12 MAILBOX
TO MATCH ENTRANCE GATE COLUMNS STYLE
STYLE - SPLIT FACE LRV 31.24
INCLUDES - PRE CAST WHITE CAP

WATER FOUNTAINS

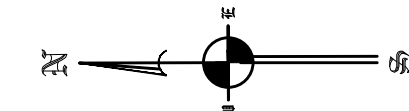
13 CUSTOM WATER FEATURE - ENTRY
SEE 3-D FOR DETAILS - MATTE BLACK METAL FINISH
MAX DEPTH TO BE 16" OF WATER FOR FEATURE
FEATURE COLUMNS MATERIAL FINISH: BLUE HOT SPUR SPLIT FACE LVR 31.2414 CUSTOM WATER FEATURE - SUNKEN AREA
SEE 3-D FOR DETAILS - MATTE BLACK METAL FINISH
MAX DEPTH TO BE 16" OF WATER FOR FEATURE
FINISH MATERIAL - BLUE HOT SPUR SPLIT FACE LRV 31.24

IRRIGATION

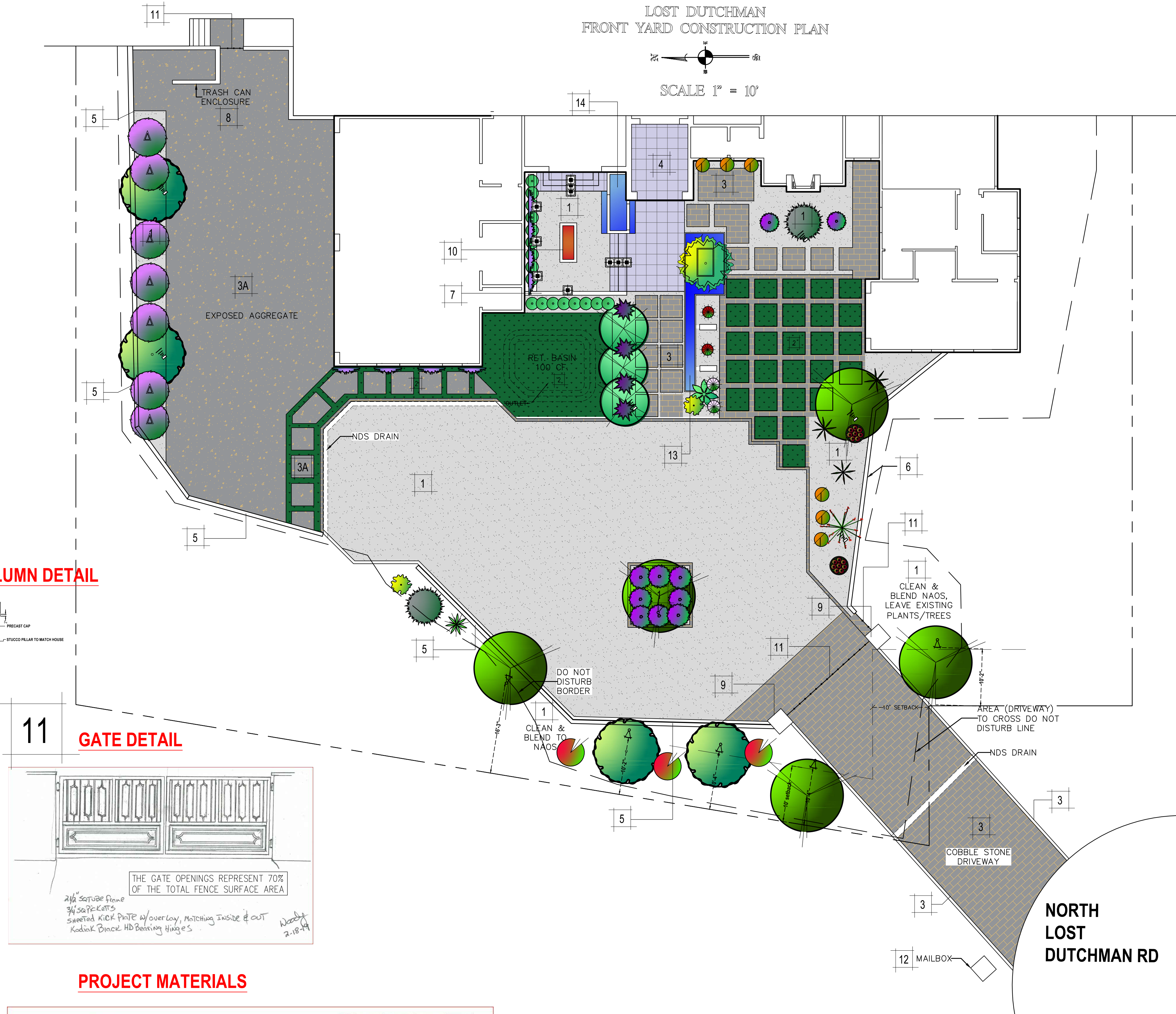
NEW VALVES/ZONES: 4 TOTAL VALVES
SEPARATE VALVES: TREES - SHRUBS - NATIVE - POTTERY
HARD DIG MAY APPLY

FX-LIGHTING

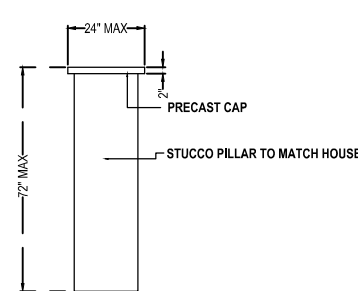
SYMBOL	DESCRIPTION/MODEL	MANUFACTURER	ACCESSORIES/ MOUNTING	QUANTITY
	UP LIGHT TREE WASH MODEL #: FB - COLOR: DESERT GRANITE	FX LUMINAIRE	POST MOUNT	5
	IN GROUND UP LIGHT MODEL #: PE - COLOR: CAMO BRONZE	FX LUMINAIRE	INGROUND	5
	DOWN LIGHT MODEL #: LF1 - COLOR: STAINLESS STEEL	FX LUMINAIRE	MOUNTING PLATE	10
	800 WATT FX TRANSFORMER MANUFACTURER: FX LUMINAIRE MODEL #: FX-800SS	FX LUMINAIRE	INSTALL (1) PHOTO CELL MODEL: PXP	1

DOWN LIGHT
MODEL #: LF1 - COLOR: STAINLESS STEEL
TOTAL LUMENS - 37
COLOR TEMP - 2700 - Amber filterIN GROUND UP LIGHT
MODEL #: PE - COLOR: CAMO BRONZE
TOTAL LUMENS - 127
COLOR TEMP - 2700k - Amber filterUP LIGHT TREE WASH
MODEL #: FB - COLOR: DESERT GRANITE
TOTAL LUMENS - 60
COLOR TEMP - 2700k - Amber filterLOST DUTCHMAN
FRONT YARD CONSTRUCTION PLAN

SCALE 1" = 10'

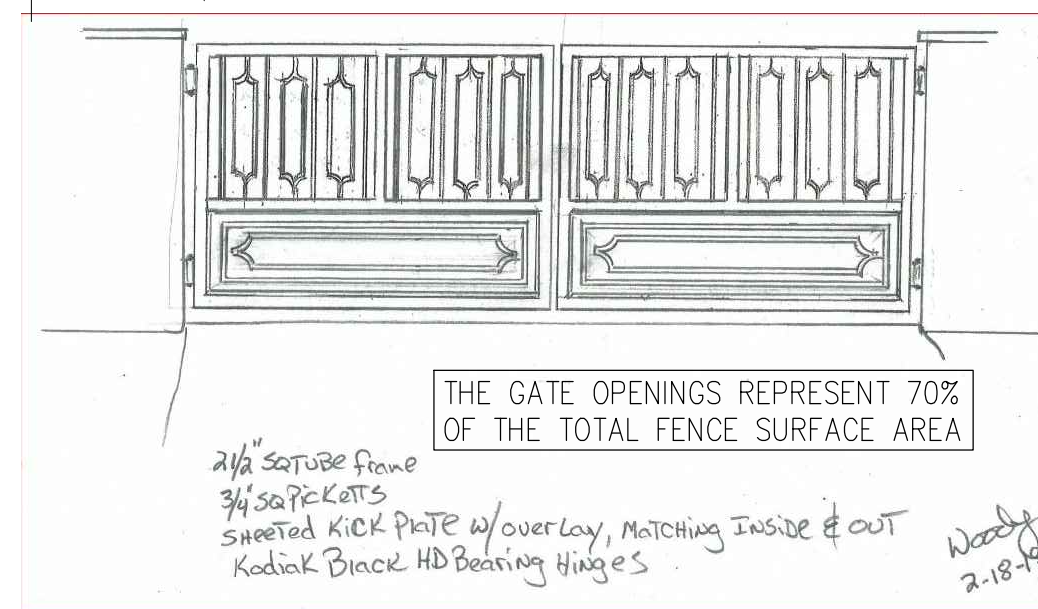


COLUMN DETAIL



11

GATE DETAIL



PROJECT MATERIALS

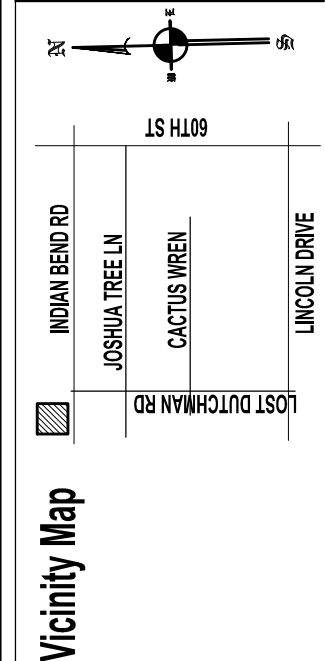


DISTURBANCE BOUNDARY

PROPERTY LINE

NORTH
LOST
DUTCHMAN RD

PLAN SIGN-OFF	
<input type="checkbox"/> Conceptual	<input type="checkbox"/> Final
<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Construction
Customer Signature	Date
NO VERBAL AGREEMENTS WILL BE HONORED.	
ALL CHANGES TO BE IN WRITING ON THIS PLAN.	
DRAWING SHOWS APPROXIMATE SIZE OF FULLY MATURE PLANTS AND TREES. THE ACTUAL PLANT MATERIAL WILL BE CONSIDERABLY SMALLER.	

PROPERTY ADDRESS
6837 N. Lost Dutchman Rd
Paradise Valley AZ 85253PREPARED BY
EVOLUTION EXTERIOR CONCEPTS
PLANS TO BE USED FOR
LANDSCAPE IMPROVEMENTS BY
REGAL AMERICAN HOMES

DATE PRINTED Mar. 02, 2019 - 10:46am
DESIGNED BY MS
(480) 454-5633
JOBS NAME LOST DUTCHMAN
ORIGINAL DRAFT DATE 2.20.2019
REVISION DATE(S) 3-7-19
SCALE 1"=10'
CAD BY MS

L-1

LANDSCAPE ROCK

- 1

GRANITE
3/4" LANDSCAPE ROCK - SF: 5,440 - COLOR: MADISON GOLD
ALL PLANTERS FILL: MEXICAN BEACH PEBBLES

ARTIFICIAL TURF

- 2

ARTIFICIAL TURF
940 TOTAL SF
MASTER BEDROOM WALK, BEHIND FIREPLACE & NEAR SPA

DECKING

- 3

PAVERS
2,350 TOTAL SF - 102' L' OF PAVEMENT BORDER - 130L' OF STEPS
STYLE: ARTERRA PAVERS 24" X 24" DECKING - COPING 13" X 24"
COLOR: LUCAS CANITA LVR 32%
INCLUDES ALL AREAS AS SHOWN HATCHED EXAMPLE
- 4

PAVERS
1008 TOTAL SF
COLOR: QUARZO GRAY LVR 27%
INCLUDES ALL AREAS AS SHOWN HATCHED EXAMPLE
- 5

TREX DECKING
350 TOTAL SF
23 TOTAL L' OF 4" STEPS (MASTER OUTDOOR RETREAT)
COLOR: GRAY - LVR 16%
INCLUDES ALL AREAS AS SHOWN HATCHED EXAMPLE

CMU WALLS

- 6

PROPERTY WALLS - SEE 3D PLANS
7 TOTAL LF @ ENGINEER SPECIFIED HEIGHTS
SMOOTH STUCCO FINISH - PAINT COLOR: SW7018 DOVETAIL / LRV26
- 7

GARDEN/RETAINING WALLS (SIDE COUTYARD)
102 TOTAL LF @ 4' HIGH
INCLUDES (3) RAISED GARDENS & RETAINING WALL
SMOOTH STUCCO FINISH - PAINT COLOR: SW7018 DOVETAIL / LRV26
- 8

MASTER BEDROOM WALLS
60 TOTAL LF @ 6' HIGH
INCLUDES WALLS & (1) GATE PER PLAN
SMOOTH STUCCO FINISH - PAINT COLOR: SW7018 DOVETAIL / LRV26
- 9

OUTDOOR SHOWER WALLS
33 TOTAL LF @ 5' TALL
SMOOTH STUCCO FINISH - PAINT COLOR: SW7018 DOVETAIL / LRV26
- 10

RETAINING WALLS (STEPS GOING TO BBQ)
25 TOTAL LF @ 3' TALL
SMOOTH STUCCO FINISH - PAINT COLOR: SW7018 DOVETAIL / LRV26
- 11

POOL EQUIP WALL
30 TOTAL LF @ 5' HIGH
SMOOTH STUCCO FINISH - PAINT COLOR: SW7018 DOVETAIL / LRV26
4' GATE WITH LOCK

A/C SCREEN WALL

- 12

PERFORATED METAL SCREEN WALL
34 TOTAL @ 5' HIGH
PERFORATED METAL SCREEN WALL LVR 18%
NATURALLY AGED STEEL
SEE DETAIL

OUTDOOR SHOWER

- 13

OUTDOOR SHOWER/ WATER FEATURE
6 TOTAL @ 6' HIGH
SEE 3-D FOR DETAILS
MATERIAL: BLUE HOT SPUR SPLIT FACE

PLANTERS

- 14

CUSTOM METAL PLANTERS
(2) TOTAL - COLOR: NATURAL STEEL FACING
SEE 3-D FOR DETAILS
DIMENSIONS - 2' X 14" X 2' HIGH

OUTDOOR KITCHEN

- 15

KITCHEN #1 (POOL AREA)
35 LF OF +36" TALL BBQ, PIZZA OVEN & COUNTER TOP
NEED CUTOUTS - NEED LIST OF APPLIANCES
14 LF OF +42" BAR TOP
MATERIAL: BLUE HOT SPUR SPLIT FACE
- 16

KITCHEN #2 (SIDE COUTYARD)
17 LF OF +36" TALL BBQ STRUCTURE
NEED CUTOUTS - NEED LIST OF APPLIANCES
MATERIAL FACING: WINSTON THIN VENEER LVR 30%

FIRE FEATURE

- 17

FIREPIT
OCTAGON SHAPED FIRE PIT - 7' X 7'
SEE 3-D FOR DETAILS - POURED GREY CONCRETE WITH WOOD PATTERN
KEY VALVE, FIRE GLASS, FIRE RING

WATER FOUNTAINS

- 18

CUSTOM WATER FEATURE (SIDE COUTYARD)
SEE 3-D FOR DETAILS
MAX DEPTH OF BASIN WILL BE 16" OF WATER

POOL COPING

- 19

POOL COPING
175L' OF COPING (NOT WET EDGE)
13" X 24" ARTERRA PAVES - COLOR: QUARZO GREY

STRUCTURES

- 20

RAMADA
400 SF RAMADA - SEE 3-D DETAILS ON SEPARATE PAGE L-3
OVERALL HEIGHTS FROM FINISHED GRADE ON SEPARATE L-3 DETAILS
SEE ENGINEERING REPORT FOR DETAILS

IRON FENCING

- 21

POOL FENCE
270 TOTAL LF @ 6' TALL TO MEET POOL BARRIER CODE
STYLE: SEE DETAIL

IRRIGATION

- NEW VALVES/ZONES:
SEPARATE VALVES:
HARD DIG MAY APPLY

4 TOTAL VALVES
TREES - SHRUBS - NATIVE - POTTERY

FX-LIGHTING

SYMBOL	DESCRIPTION/MODEL	MANUFACTURER	ACCESSORIES/MOUNTING	QUANTITY
	UP LIGHT TREE WASH MODEL #1 - FB - COLOR: DESERT GRANITE	FX LUMINAIRE	POST MOUNT	3
	IN GROUND UP LIGHT MODEL #1 - FB - COLOR: CAMO BRONZE	FX LUMINAIRE	INGROUND	5
	DOWN LIGHT MODEL #1 - FB - COLOR: STAINLESS STEEL	FX LUMINAIRE	MOUNTING PLATE	11
	60 WATT FX TRANSFORMER MANUFACTURER: FX LUMINAIRE MODEL #1 - FB-00-05	FX LUMINAIRE	INSTALL (10) PHOTO CELL MODEL: PFC	1

Trees

DESERT WILLOW
6 @ 24" BOX
SYMBOL

MESQUITE (RELOCATED)
3 @ 24" BOX
SYMBOL

FRUITLESS OLIVE
3 @ 24" BOX
SYMBOL

PALO VERDE
1 @ 24" BOX
SYMBOL

IRONWOOD
2 @ 24" BOX
SYMBOL

Shrubs

TEXAS RANGER
3 @ 5 GAL
SYMBOL

REGAL MIST
3 @ 5 GAL
SYMBOL

GREEN CLOUD SAGE
6 @ 5 GAL
SYMBOL

GOLD MOUND LANTANA
5 @ 5 GAL
SYMBOL

JAPANESE BOXWOOD
30 @ 5 GAL
SYMBOL

BOUGAINVILLEA VINE
12 @ 5 GAL
SYMBOL

Accents

GREEN DESERT SPOON
7 @ 5 GAL
SYMBOL

AGAVE DES
2 @ 5 GAL
SYMBOL

MEXICAN FENCE POST
3 @ 5 GAL
SYMBOL

BI COLOR IRIS
14 @ 5 GAL
SYMBOL

UP LIGHT TREE WASH
MODEL #1 - FB - COLOR: DESERT GRANITE
TOTAL LUMENS - 60
COLOR TEMP - 2700K - Amber filter



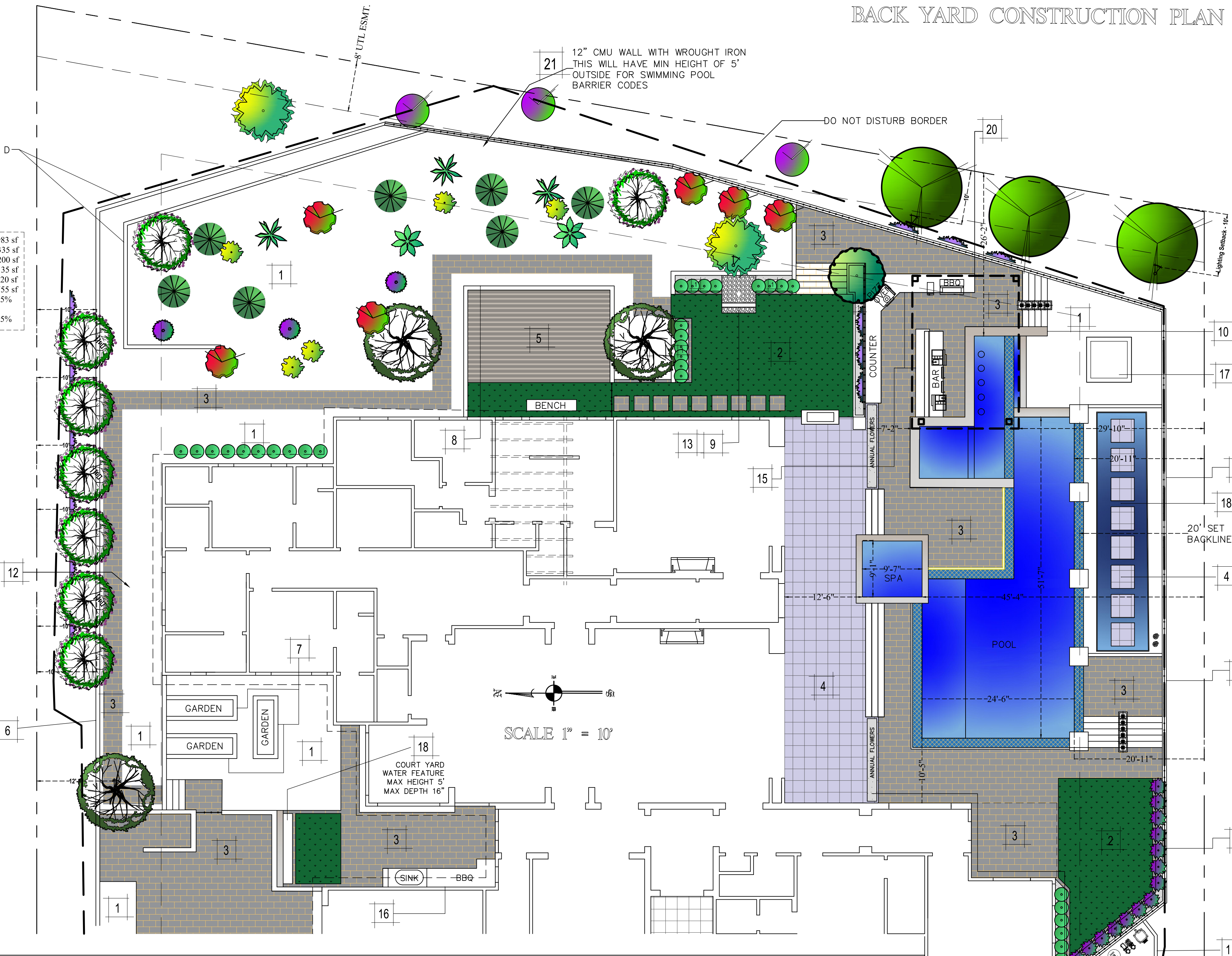
IN GROUND UP LIGHT
MODEL #1 - PE - COLOR: CAMO BRONZE
TOTAL LUMENS - 127
COLOR TEMP - 2700K - Amber filter



DOWN LIGHT
MODEL #1 - FB - COLOR: STAINLESS STEEL
TOTAL LUMENS - 37
COLOR TEMP - 2700K - Amber filter



SQUARE FOOTAGE SUMMARY	
TOTAL LOT	46,983 sf
TOTAL HOUSE	11,335 sf
TOTAL LIVING (GARAGE)	10,200 sf
NEW DETACHED RAMADA	1,135 sf
HOUSE W/ ADDITION	420 sf
TOTAL LOT COVERAGE	11,755 sf
(46,983 / 11,755) = 0.250	25%
TOTAL COVERAGE ALLOWED	25%



21 FENCE DETAIL

AC SCREEN WALL DETAIL

PLAN SIGN-OFF

NO VERBAL AGREEMENTS WILL BE HONORED.
ALL CHANGES TO BE IN WRITING ON THIS PLAN.
DRAWING SHOWS APPROXIMATE SIZE OF FULLY
MATURE PLANTS AND TREES. THE ACTUAL PLANT
MATERIAL WILL BE CONSIDERABLY SMALLER.

PROJECT MATERIALS

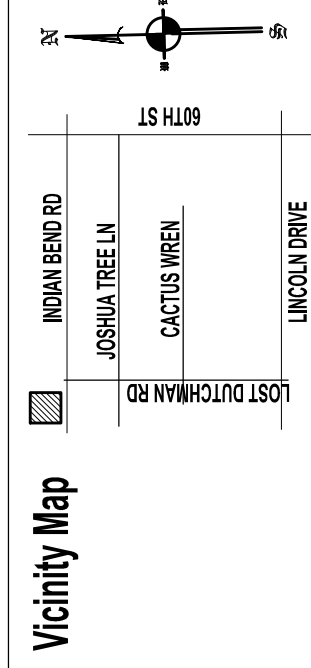
SOLISTICE STONE
ELEMENTS
VINYL WOOD SERIES
MIST

BLUE HOT SPUR SPLIT FACE

SOLISTICE STONE
ELEMENTS
STONE MOUNTAIN
DARK
SAXONY SLATE

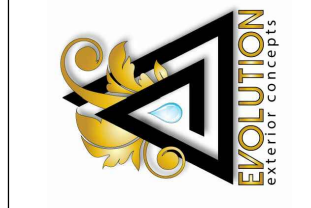
METAL ROOF
MATE BLACK

LOST DUTCHMAN
BACK YARD CONSTRUCTION PLAN



PROPERTY ADDRESS
6837 N. Lost Dutchman Rd
Paradise Valley AZ 85253
APN - 169-32-026

PREPARED BY
EVOLUTION EXTERIOR CONCEPTS
PLANS TO BE USED FOR
LANDSCAPE IMPROVEMENTS BY
REGAL AMERICAN HOMES



DATE PRINTED May 02, 2019 - 11:46am
DESIGNED BY MS
PROJECT NAME LOST DUTCHMAN
ORIGINAL DRAFT DATE 1.21.2019
REVISION DATE(S) 5.7.19
SCALE 1=10
CAD BY MS

METAL ROOF MATE BLACK

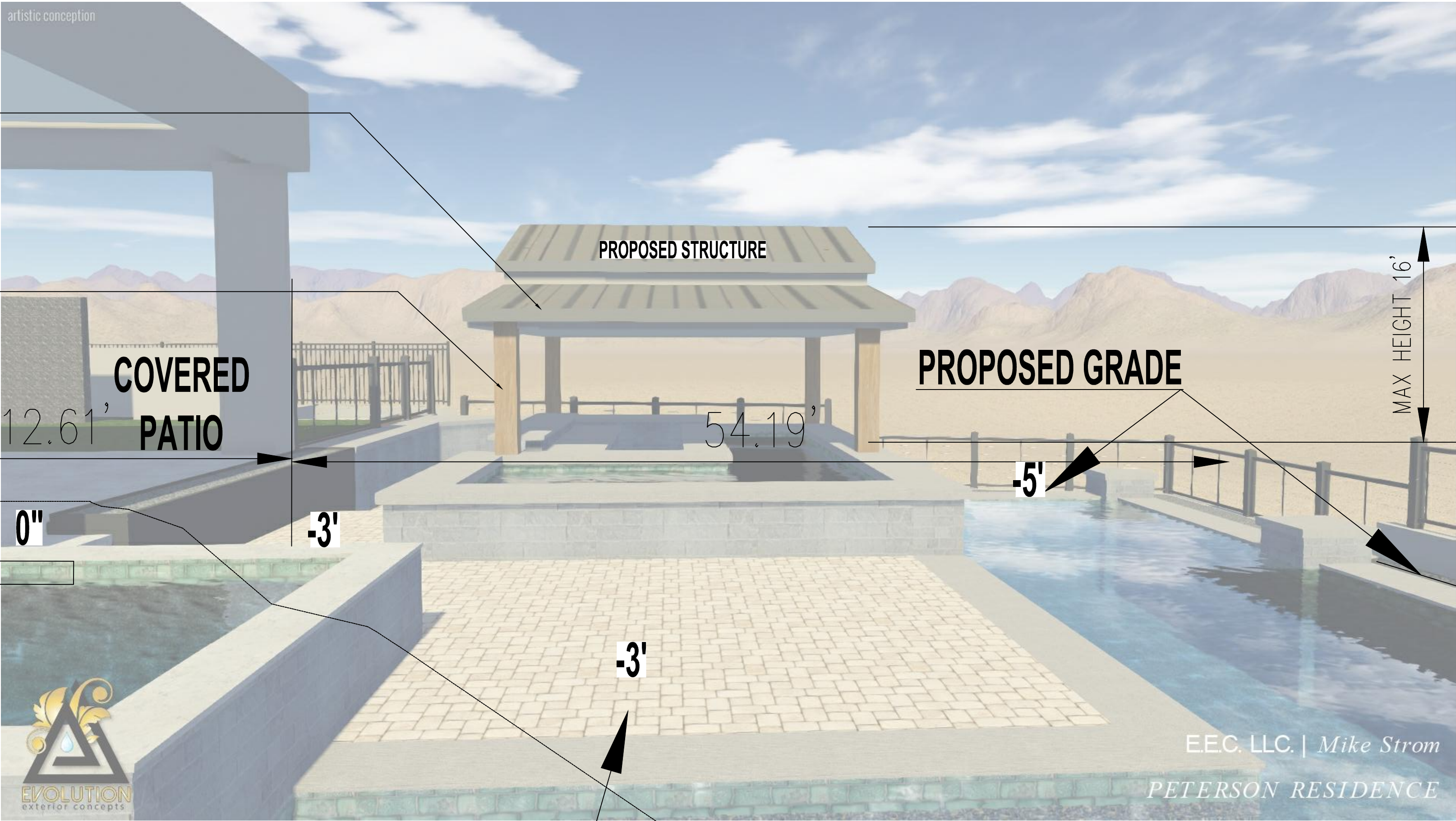
ROUGH DOUGLAS FUR POST 12"X12"
COLOR: BLK. NOIR

FINISHED FLOOR ELEVATION

PROJECT MATERIALS



EXTERIOR

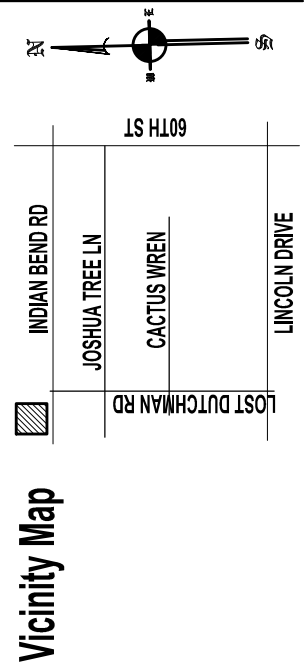


PROPOSED GRADE

NEW RETAINING WALL

PL

LNG (25.33)



PROPERTY ADDRESS

6837 N. Lost Dutchman Rd

Paradise Valley AZ 85253

PREPARED BY

EVOLUTION EXTERIOR CONCEPTS

PLANS TO BE USED FOR

LANDSCAPE IMPROVEMENTS BY

REGAL AMERICAN HOMES

PLAN SIGN-OFF

☐ Conceptual ☐ Final

☒ Preliminary ☐ Construction

Customer Signature _____ Date _____

NO VERBAL AGREEMENTS WILL BE HONORED.

ALL CHANGES TO BE IN WRITING ON THIS PLAN.

*DRAWING SHOWS APPROXIMATE SIZE OF FULLY MATURE PLANTS AND TREES. THE ACTUAL PLANT MATERIAL WILL BE CONSIDERABLY SMALLER.

DATE PRINTED

Feb. 21, 2019 - 11:59am

DESIGNED BY

MS

(480) 454-5633

JOB NAME

LOST DUTCHMAN

ORIGINAL DRAFT DATE

2.20.2019

REVISION DATE(S)

SCALE

NTS

CAD BY

MS

L-3



PROJECT MATERIALS



SOLSTICE STONE
NORTH AMERICAN
STANDARD BRICK
WHINSTON
THIN VENEER



BLUE HOT SPUR SPLIT FACE



BORAL ROOFING
STONE MOUNTAIN
DARK
SAXONY SLATE



SOLSTICE STONE
ELEMENTS
VINTAGE WOOD SERIES
MIST



METAL ROOF
MATTE BLACK



EXTERIOR

PLAN SIGN-OFF

☐ Conceptual

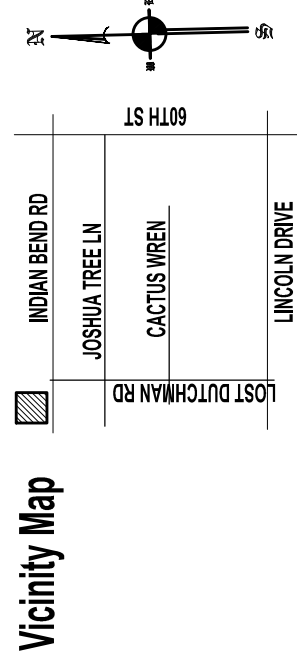
☒ Preliminary

☐ Final

☐ Construction

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Paradise Valley AZ 85253

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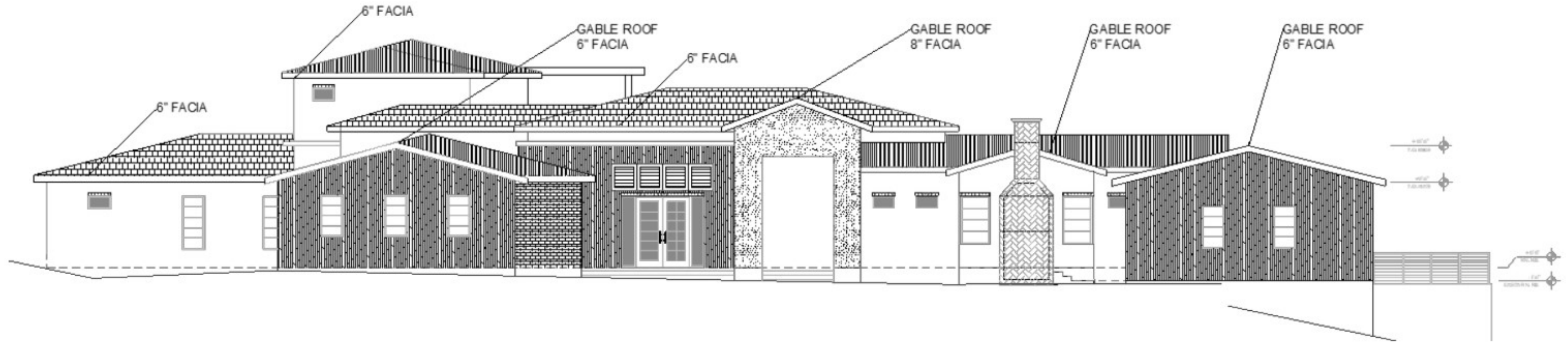
ORIGINAL DRAFT DATE
2.20.2019

REVISION DATE(S)

SCALE
NTS

CAD BY
MS

L-4A



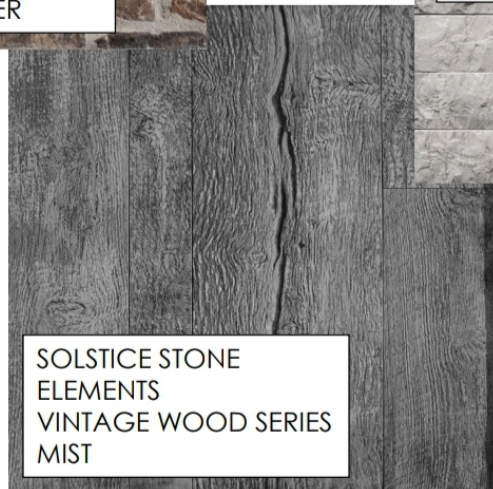
SOLSTICE STONE
NORTH AMERICAN
STANDARD BRICK
WHINSTON
THIN VENEER



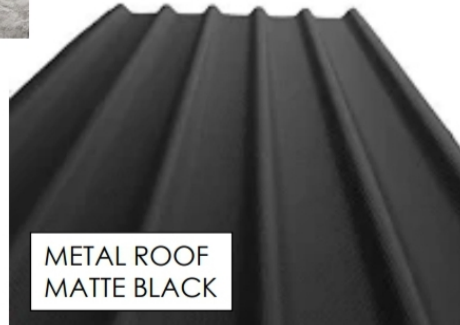
BLUE HOT SPUR SPLIT FACE



BORAL ROOFING
STONE MOUNTAIN
DARK
SAXONY SLATE



SOLSTICE STONE
ELEMENTS
VINTAGE WOOD SERIES
MIST



METAL ROOF
MATTE BLACK



EXTERIOR



21
Interiors

CHRISTINA FORREST
PRINCIPAL
602.320.5854

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PETERSON RESIDENCE
6837 LOST DUTCHMAN
PARADISE VALLEY, AZ 85253

DRAWING:
EXT
SPECS

DATE:
03.07.19

SCALE:
NTS

SHEET #:
ID-L-1



21
Interiors

CHRISTINA FORREST
PRINCIPAL
602.320.5854

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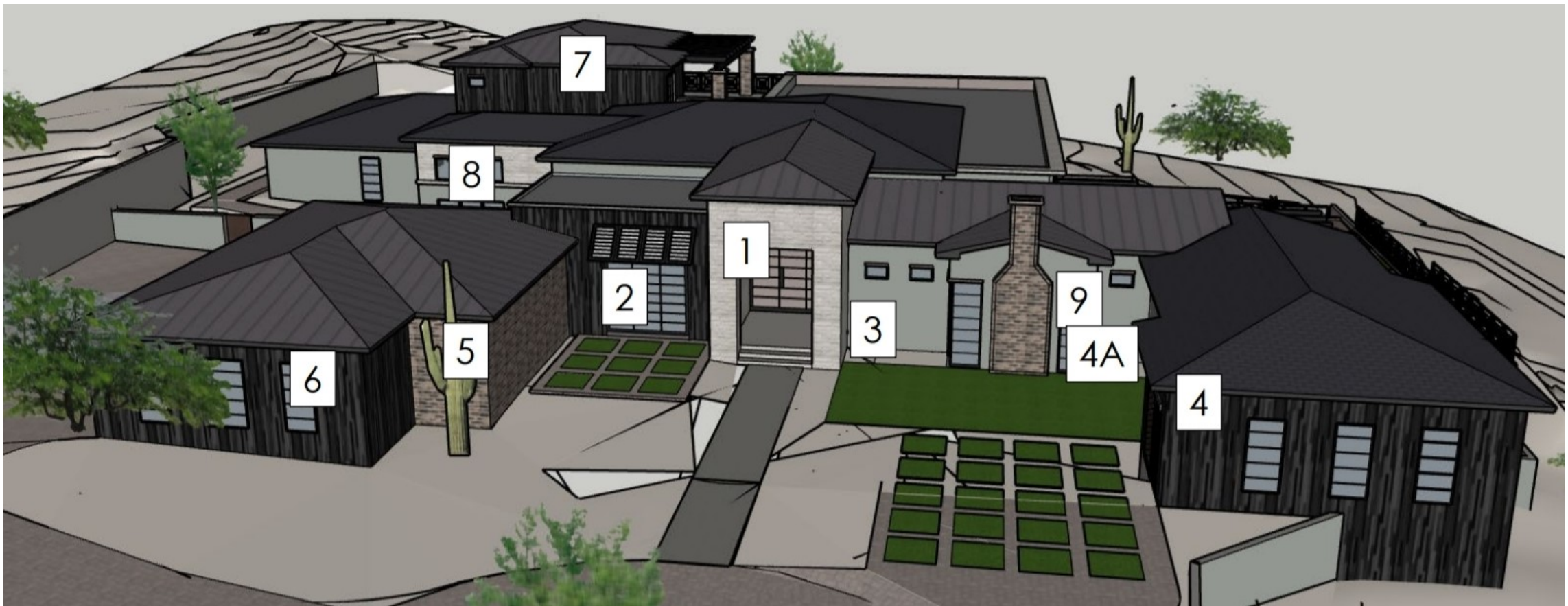
PETERSON RESIDENCE
6837 LOST DUTCHMAN
PARADISE VALLEY, AZ 85253

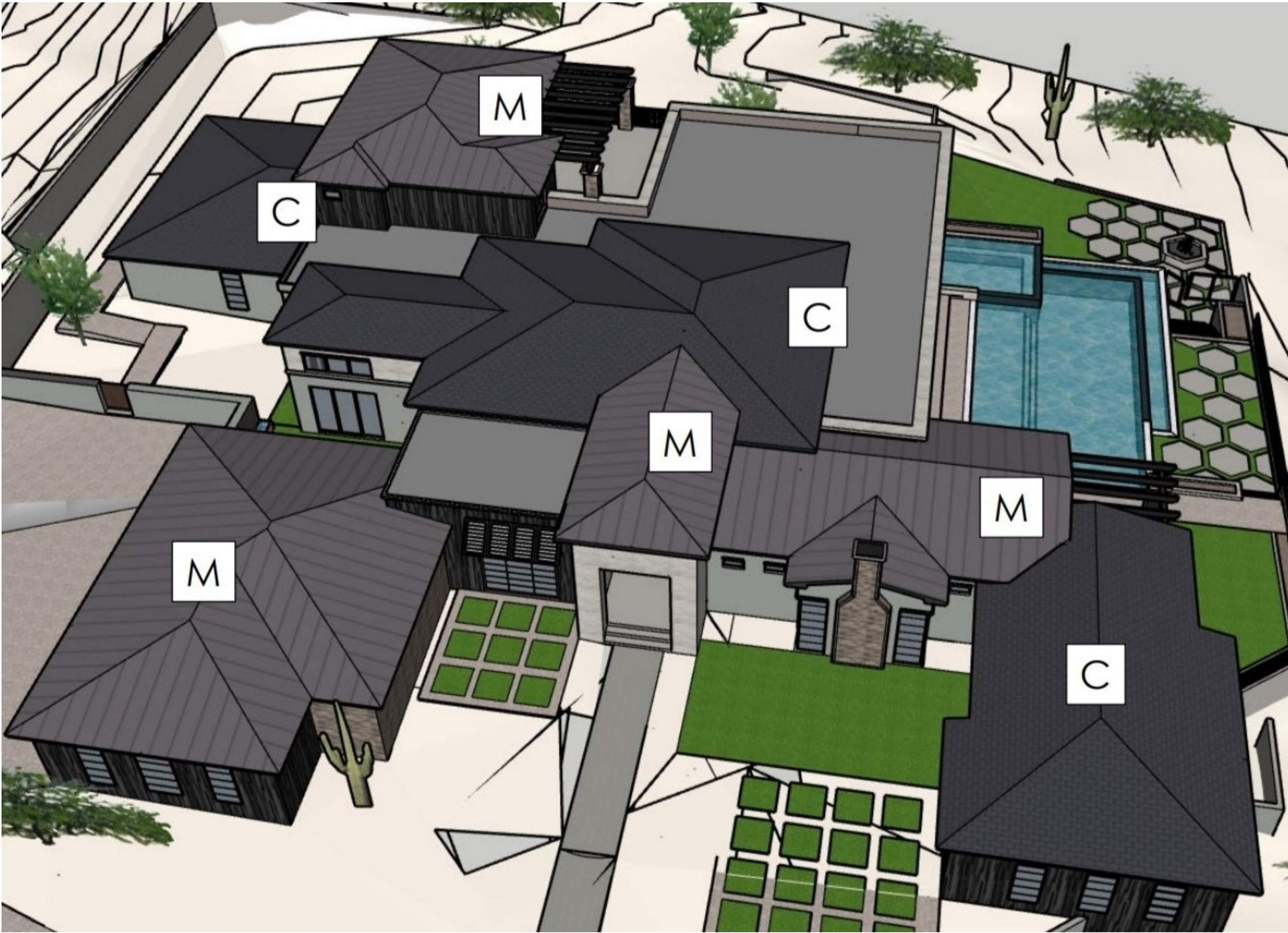
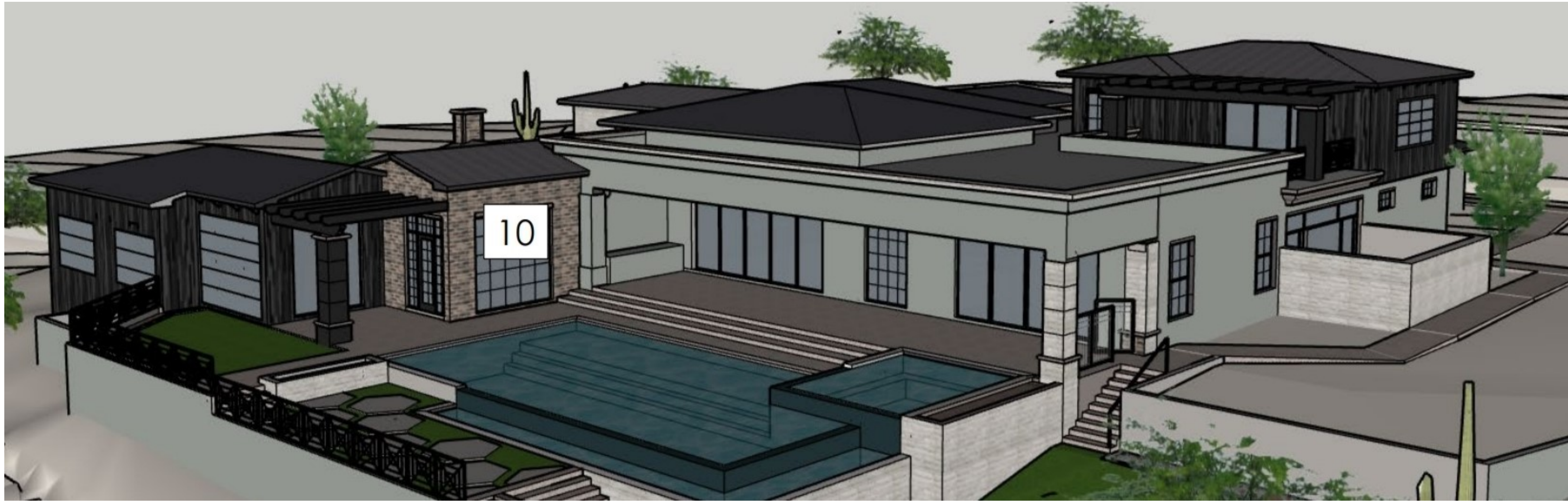
DRAWING:
EXT
SPECS

DATE:
03-07-19

SCALE:
NTS

SHEET #:
ID-FP-2





LABEL	LOCATION	SQ FT	MATERIAL	NOTES
1	FOYER/ENTRY	750	ARTION STONE	INCLUDES 250 SQ FT INSIDE HOUSE; INTERIOR AND EXTERIOR OUTSIDE
2	DOOR LEFT	321	WOOD	2 SIDES
3	DOOR RIGHT	298	STUCCO	INCLUDES SURROUND OF FIREPLACE
4	SINGLE GARAGE	591	WOOD	4 SIDES
4A	LEFT OF SINGLE GARAGE	213	STUCCO	
5	MAIN GARAGE BUMPOUT	359	BRICK	2 SIDES
6	MAIN GARAGE	660	WOOD	3 SIDES
7	2 ND FLOOR	1001	WOOD	4 SIDES
8	NOOK UPPER	120	ARTION STONE	2 SIDES
8A	NOOK LOWER	201	STUCCO	2 SIDES
9	FIREPLACE	120	BRICK	ALL SIDES
10	CASITA BACK	225	BRICK	2 SIDES
	TRELIS		METAL?	

- METAL ROOF:
- 6" FACIA
 - ENTRY 8" FACIA
 - 5-1/2" TNG PARALLEL TO FACIA
 - CORBEL 4"x6" WITH "CLIPPED" CORNER

- CONCRETE ROOF:
- 6" FACIA
 - 5-1'2" TNG PERPENDICULAR TO FACIA
 - NO CORBEL



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6837 LOST DUTCHMAN DR
PARADISE VALLEY, AZ 85253

DRAWING:
ELEVATIONS

DATE:
03/07/19

SCALE:
NTS

SHEET #:
ID-9

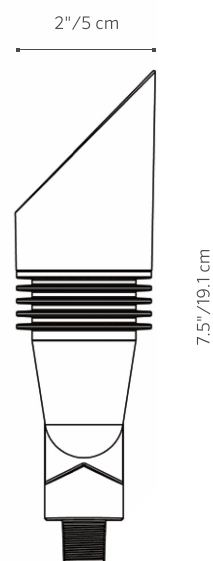


Similar in style to its bigger brother the NP, the FB fits nicely into smaller landscapes and tight spaces. Accommodating up to a 3 LED Board, the FB offers all the same up light benefits of the NP in a more compact package.

FB: Up Light

NUMBER OF LEDS:	1	3	ZDC
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	11 to 15V
VA TOTAL*:	2.4	4.5	7.2
WATTS USED:	2.0	4.2	6.0
LUMENS PER WATT (EFFICACY):	31	40	28
TOTAL LUMENS:	60	155	90
CRI (Ra):	79	78	81
CBCP (CENTER BEAM CANDLE POWER):	233	621	120
CCT:			
AMBER FILTER	2700K	2700K	N/A
FROSTED FILTER	3900K	3900K	N/A
GREEN FILTER	4500K	4500K	N/A
BLUE FILTER	5200K	5200K	N/A

*(Use this number to size the transformer)





PROJECT

CATALOG #

TYPE

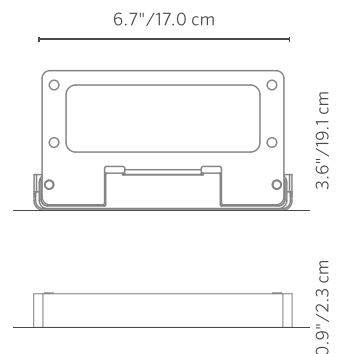
NOTES

LF Wall Light

Under-the-cap hardscape wall light with modular bracket design for easy installation. Available in brass, copper, stainless steel, and aluminum.

Quick Facts

- Die-cast brass
- Stainless steel, brass, or copper faceplate as natural metal, powder coated, or antiqued
- Cree® integrated LEDs
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V

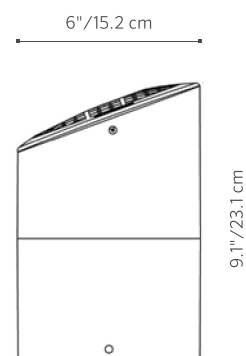




In the ground and above the rest, the PE delivers superior performance combined with LED efficiency. With the LED projector placed on a swivel mount, this light can be positioned exactly to your demands. The low profile visibility allows the PE to hide in even the sparsest landscapes, making the landscape the focal point.

PE: Well Light

NUMBER OF LEDs:	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	20 Watt	35 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use this number to size the transformer)	4.5	13.5	13.5
WATTS USED:	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY)	30.4	22.9	27.2
MAX LUMENS:	127	264	320
CCT (Ra)	69.8	66.2	69.1





PE: Well Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4 + 5

Step	Description	Code
1	FIXTURE	PE
2	OPTIONAL ZD	ZD (Refer to the Luxor page in the Lighting Control section)
3	LAMP	3LED, 6LED, 9LED (50,000 avg. life hours)
4	GRATE	RG (Ring), CW (Cowling)
5	FINISH	CB

EXAMPLE: PE-ZD-3LED-CW-CB = PE - ZD Option - 3LED Board - Cowling - Camo Bronze Finish

FIELD INSTALLED OPTIONS: Order Individually

Beam Angle Lenses		
LENS OPTIONS	3LED	6/9LED
Diffuser 18° (preassembled/)	771300	771600
Flood Lens 30-32° (1 notch)	3LEDFLENS	9LEDFLENS
Wide Flood Lens 56-58° (2 notches)	3LEDWFLENS	9LEDWFLENS

COMPOSITE

CB = Camo Bronze

The PE includes your choice of LED board, Camo Bronze finish and a 4 ft. lead wire.



All PE well lights come standard with amber, green, blue and frosted filters

Note: Composite finishes cannot be powder coated

Beam angle is calculated using LM-79 method for SSL Luminaires:

"Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."



PHOTOMETRICS:

