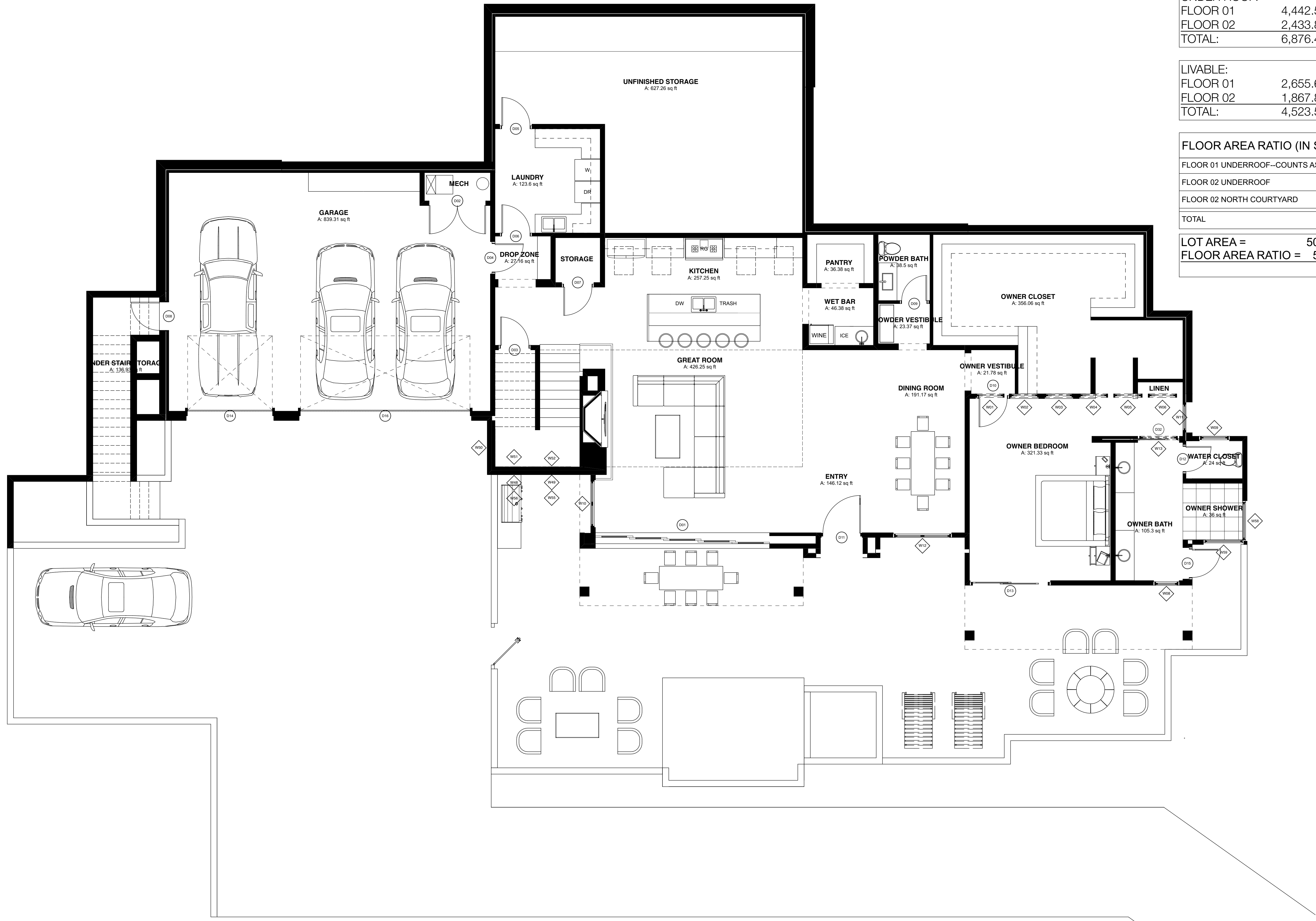




UNDER ROOF:	
FLOOR 01	4,442.59 SQ FT
FLOOR 02	2,433.85 SQ FT
TOTAL:	6,876.44 SQ FT

LIVABLE:	
FLOOR 01	2,655.68 SQ FT
FLOOR 02	1,867.84 SQ FT
TOTAL:	4,523.52 SQ FT

FLOOR AREA RATIO (IN SQ FT)	AREA BELOW GRADE	ACTUAL AREA	F.A.R. AREA
FLOOR 01 UNDERROOF--COUNTS AS BASEMENT	2310 (52%)	4443	2133
FLOOR 02 UNDERROOF		2434	2434
FLOOR 02 NORTH COURTYARD		743	743
TOTAL			5310

LOT AREA =	50,720 SQ FT
FLOOR AREA RATIO =	5,310 SQ FT 10.5%

1
1.2

Noted Floor Plan 1

SCALE: 3/16" = 1'-0"

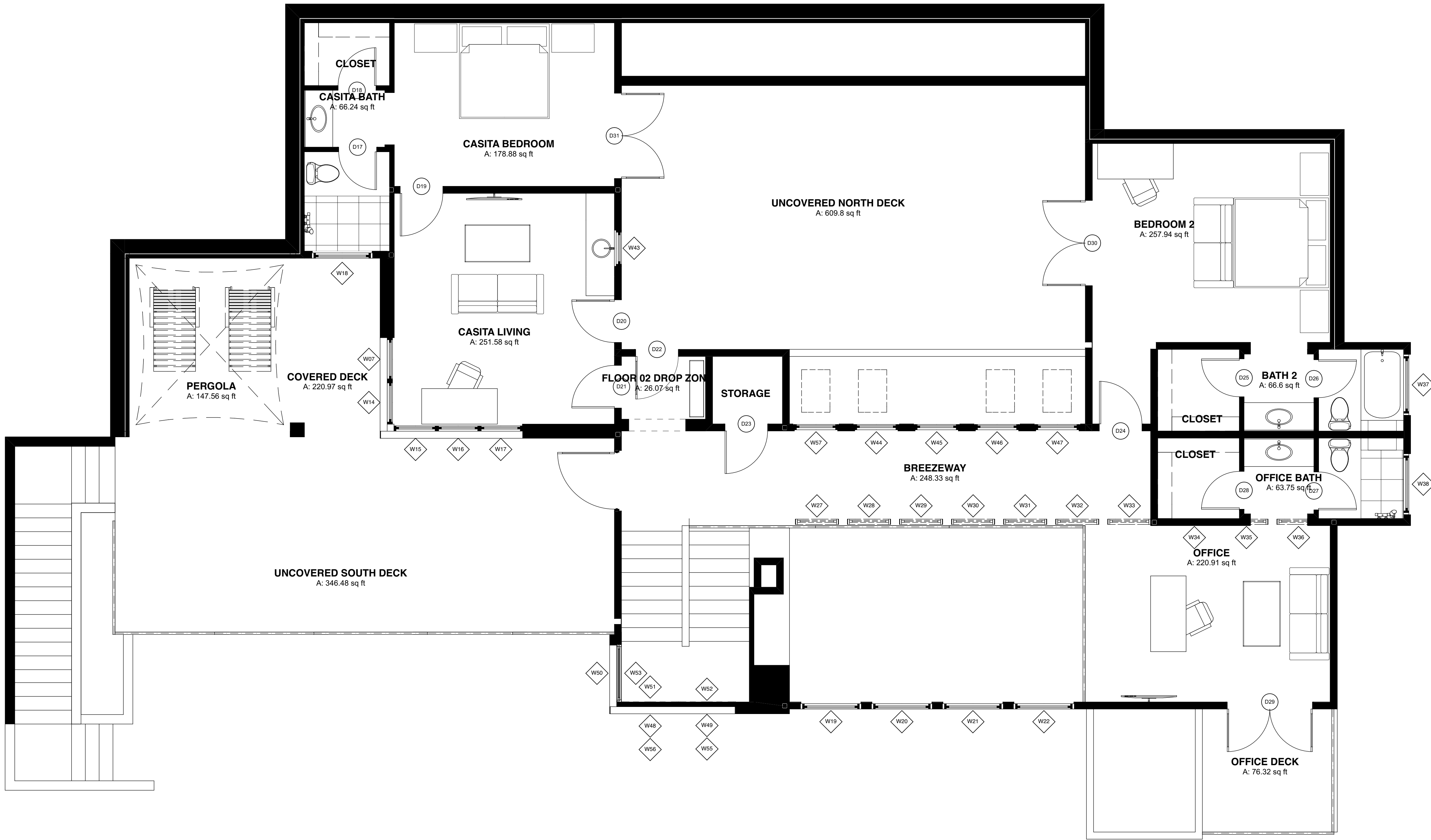


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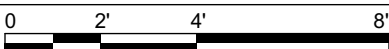
DATE: 8/18/16
SCALE: 3/16" = 1'-0"
DRAWN BY: L. Colwell
JOB: WESTHOFF
SHEET:



1
1.3

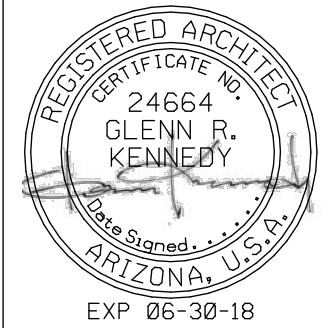
Noted Floor Plan 2

SCALE: 1/4" = 1'-0"



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DATE: 8/18/16
SCALE: 1/4" = 1'-0"
DRAWN BY: L. Colwell
JOB: WESTHOFF
SHEET:

1.3



ATLANTIS 1649BZ-LED	
BRONZE	
WIDTH:	9.0"
HEIGHT:	24.0"
WEIGHT:	7.0 LBS
MATERIAL:	EXTRUDED ALUMINUM BODY
GLASS:	ETCHED GLASS LENS
BACKPLATE WIDTH:	4.5"
BACKPLATE HEIGHT:	6.5"
SOCKET:	2-5.50W COL-35 INCLUDED
DARK SKY:	YES
LED INFO:	
LUMENS:	250
COLOR TEMP:	2700k
CRI:	90
LED WATTAGE:	6w
INCANDESCENT EQUIVALENCY:	35w
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.
NOTES:	PATENT: US AND FOREIGN PATENTS PENDING ()
EXTENSION:	4.0"
TTO:	20.8"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665164930

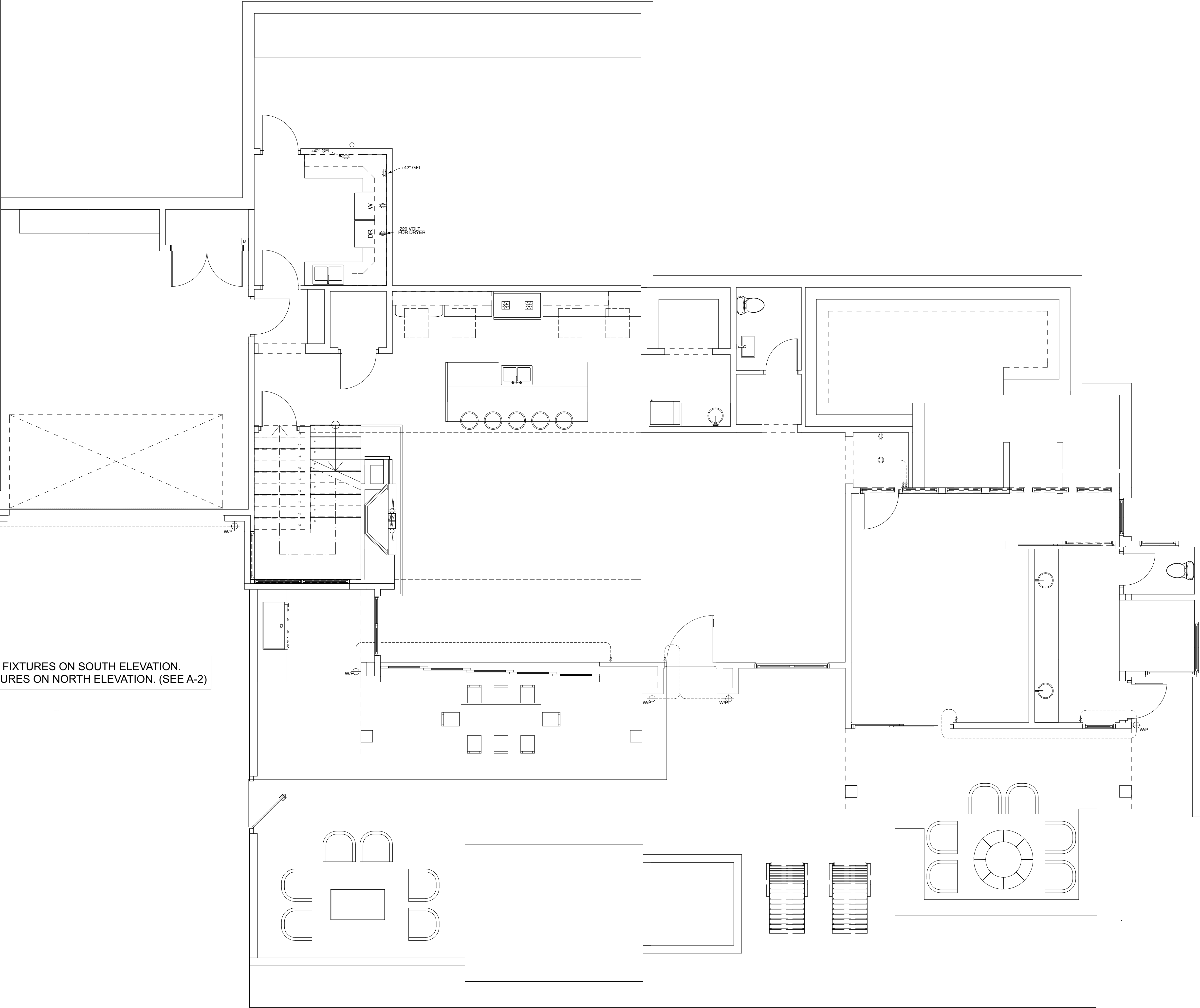
AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW'.

lifeAGLOW®

Exterior Scone Details

SCALE: 1' = 1'-0"

7 EXTERIOR FIXTURES ON SOUTH ELEVATION.
3 EXTERIOR FIXTURES ON NORTH ELEVATION. (SEE A-2)



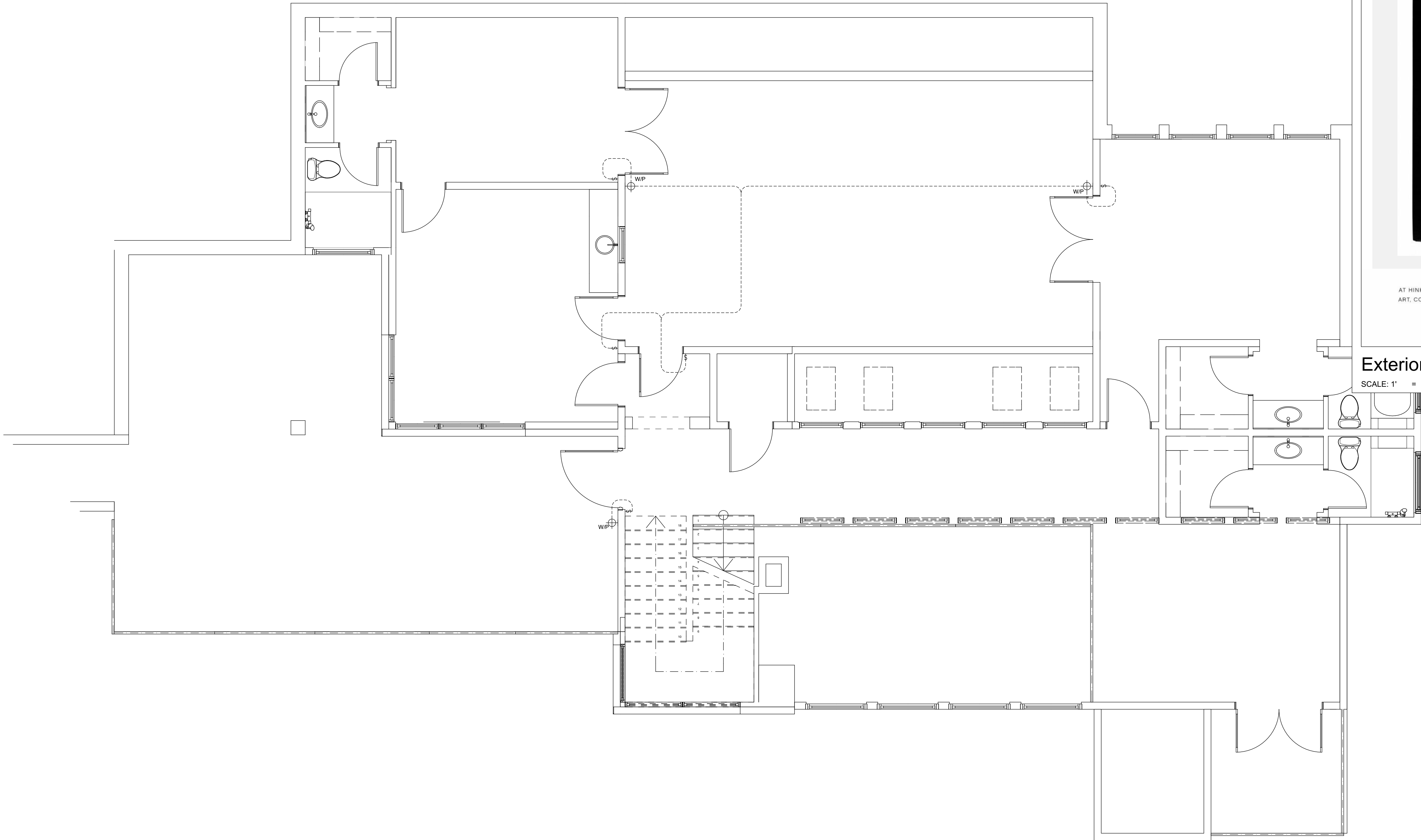
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DATE: 8/18/16
SCALE: 1' = 1'-0"
DRAWN BY: L. Colwell
JOB: WESTHOFF
SHEET:

Floor 02 Exterior Building Lighting

SCALE: 1/4" = 1'-0"



Exterior Scone Details

SCALE: 1' = 1'-0"

3 EXTERIOR FIXTURES ON NORTH ELEVATION.
7 EXTERIOR FIXTURES ON SOUTH ELEVATION. (SEE A-1)

HINKLEY & R.

HINKLEY LIGHTING, INC.
35000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 440.653.5500 [F] 440.653.5555
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM

ATLANTIS 1649BZ-LED	
BRONZE	
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DATE:	8/18/16
SCALE:	1' = 1'-0"
DRAWN BY:	L. Colwell
JOB:	WESTHOFF
SHEET:	

KEY NOTES

1 NOTE: NOT ALL KEYNOTES USED

- 1- STUCCO ER-1607, VERIFY FINISH AND COLOR WITH CONTRACTOR, (SEE NOTE 8 ABOVE IN GENERAL NOTES).
- 2- STUCCOED FASCIA ER-1607, (SEE STRUCTURAL DETAILS, SHEET #S 3.1).
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- 5- BRICK VENEER.
- 6- CANTERA STONE.
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- 12- BUILT UP ROOFING.
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- 17- FINISH GRADE.
- 18- NATURAL GRADE.
- 19- PANELED GARAGE DOORS, PAINT TO MATCH RESIDENCE (VERIFY).
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- 23- MIN. 34", MAX 38" HIGH GUARDRAIL SPACE PICKETS SO AS TO NOT ALLOW A 4"SPHERE TO PASS THROUGH
- 24- 8" G.I. SCUPPER.
- 25- TEMPERED GLASS.

ALL ATTIC AREAS ABOVE LIVABLE SPACE TO BE CONDTIONED/ NONVENTED SPACE

THE INSULATION (LOW-DENSITY SPRAY FOAM, GACOFIRESTOP 5500 - IAPMO ES-0233 OR APPV'D EQUAL) SHALL BE APPLIED TO THE OUTSIDE DIAPHRAGM OF THE ATTIC AREA AGAINST THE ROOF DECKING, THUS THE ATTIC SPACE IS CONDITIONED AND WILL NOT BE VENTED. THIS APPLIES TO ATTIC SPACE DIRECTLY ABOVE LIVEABLE AREAS (AND GARAGES) ONLY. WALLS SEPARATING CONDITIONED AND UNCONDITIONED AREAS SHALL BE BLOCKED AND NAILED UP THROUGH THE ATTIC SPACE TO THE ROOF TO MAINTAIN THE CONDITIONED ATTIC AREAS. [NOTE: EVALUATION REPORT REQUIRED TO BE ONSITE FOR ALL INSPECTIONS]

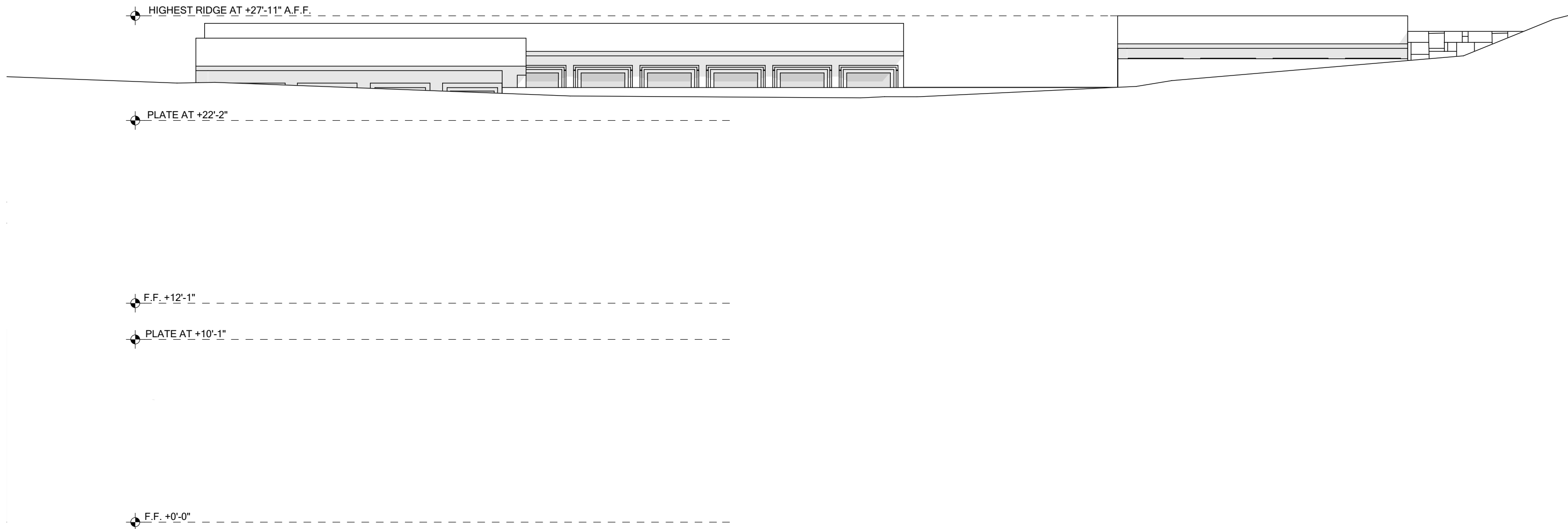
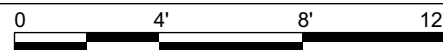
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- 2- SHEAR ENTIRE HOUSE WITH 3/8" O.S.B. BLOCK ALL EDGES AND NAIL 8d @6" O.C. AT EDGES AND AT 12" O.C. AT INTERMEDIATE SUPPORTS, (SEE I.R.C. R602) - U.N.O., SEE SHEET S1.0
- 3- SHEARWALL SHEETING TO BE 1/2" O.S.B. WAFFER BD. W/ CLIPS.
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- 7- MAG ONE-COAT STUCCO COMPLIANCE PROGRAM ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MFR APPROVED INSTALLERS. AN APPROVED WEATHER-RESISTIVE BARRIERS SHALL BE INSTALLED OVER ALL FRAMING, AND WOOD BASED SHEATHING. ONE-COAT STUCCO SYSTEM SHALL BE WESTERN ONE-COAT STUCCO SYSTEM ICC ESR 1607 OR OTHER APPROVED 1-COAT STUCCO SYSTEM. THIS ONE-COAT STUCCO SYSTEM SHALL BE APPLIED OVER A WEATHER-RESISITIVE BARRIER CONSISTING OF:
 - A. ONE LAYER OF GRADE "D" KRAFT WATER-PROOF BUILDING PAPER OR OTHER WEATHER-RESISTIVE BARRIER CONFORMING TO IRC SECTION 703.2, OVER ALL OPEN STUD WALL FRAMING.
 - B. TWO LAYERS OF GRADE "D" KRAFT WATER-RESISTIVE BARRIER CONFORMING TO IRC SECTION 703, OVER ALL WOOD BASED WALL SHEATHING.



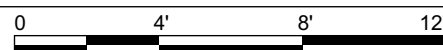
1 North Elevation

SCALE: 3/16" = 1'-0"



2 South Elevation

SCALE: 3/16" = 1'-0"

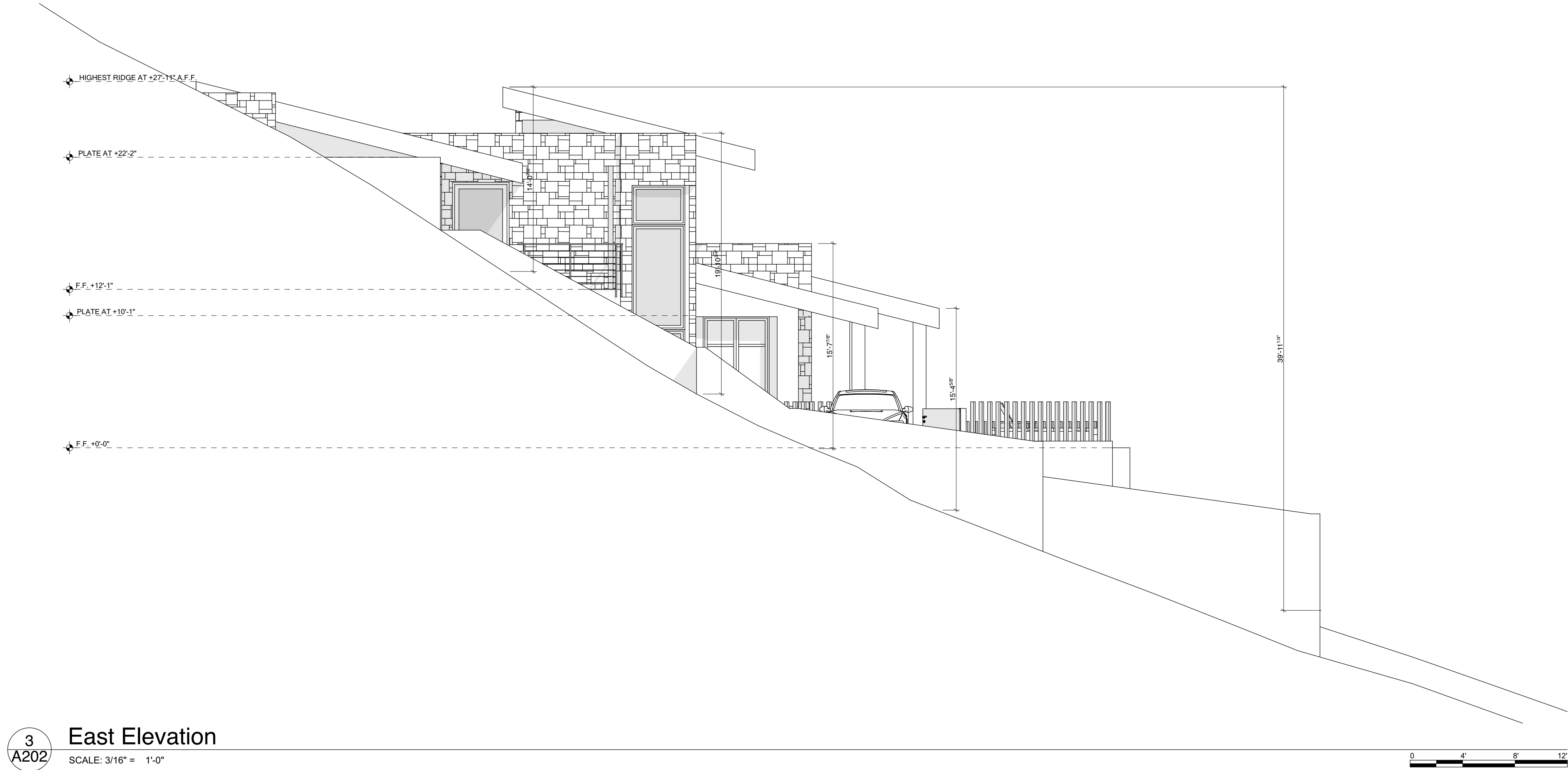


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DATE: 8/18/16
SCALE: 3/16" = 1'-0"
DRAWN BY: L. Colwell
JOB: WESTHOFF
SHEET:



3
A202
East Elevation
SCALE: 3/16" = 1'-0"

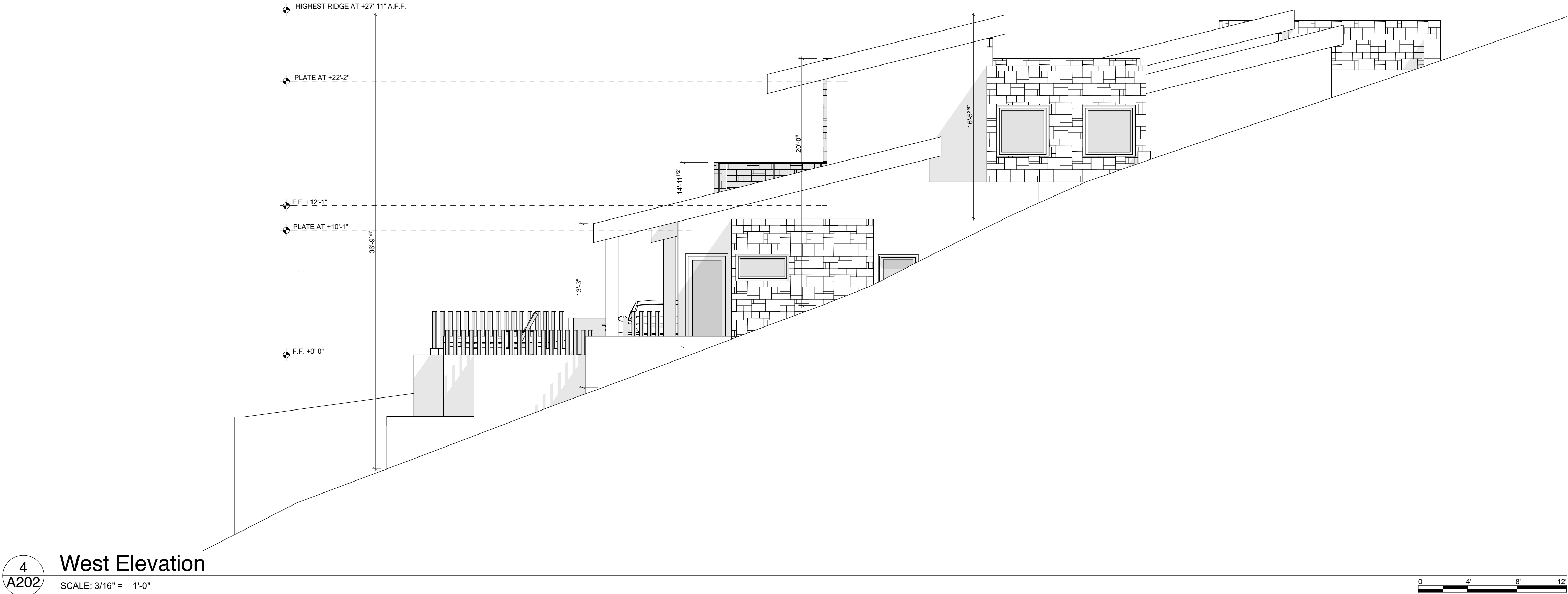
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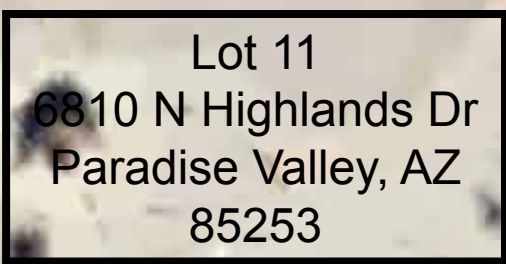
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4
A202
West Elevation
SCALE: 3/16" = 1'-0"



Lot 13
6844 N Highlands Dr
Paradise Valley, AZ
85253

NOT TO SCALE



New Home Construction for the Jane Westhoff Trust
6824 North Highlands Drive
Paradise Valley, Arizona 85253

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View from South



View from Southeast



View from Northwest



View from South



View from East



View from Southwest



View from North



View from Northeast



View from West

Study Model Views

Digital Model to be presented to Hillside Committee at September 8th Meeting.

NOT TO SCALE



Design • Build • Renovations



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New Home Construction
for the Jane Westhoff Trust
6824 North Highlands Drive
Paradise Valley, Arizona 85253



Views from the Site

(Taken at approximate proposed l



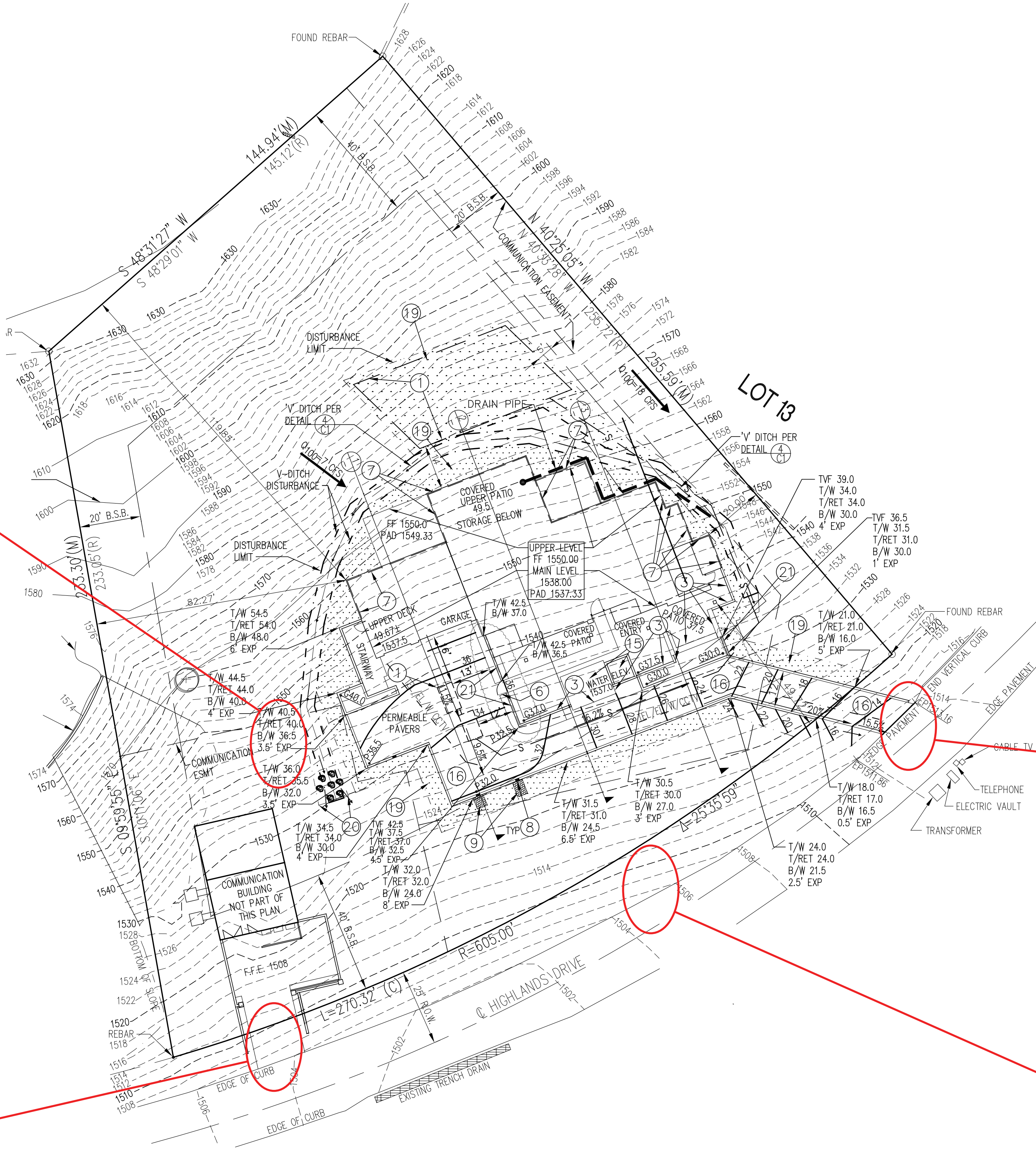
Preserved Rock Formation
View to north from communications building location. Tall saguaro is west of guest parking driveway area.



View across site to West.
Slump to be revegetated with communications building. Palo Verde to left marks location of top level of communications building. Tall saguaro marks west edge of residence's guest parking.



View from street.
Proposed driveway entrance for communications building.



View to North
View from North Uncovered Patio.



View from street.
Proposed driveway entrance for residence.



View from street.
Center of site.

Views of the Site

New Home Construction
for the Jane Westhoff Trust
6824 North Highlands Drive
Paradise Valley, Arizona 85253

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CULLUM HOMES
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Site Views
NOT TO SCALE

PARADISE VALLEY NOTES

- 1.) WALLS AND FENCES IN FRONT YARD SETBACKS ABUTTING LOCAL OR COLLECTOR STREETS, OR BOTH, SHALL COMPLY WITH P.V. ZONING ORDINANCE ARTICLE XXIV AND XXII.
- 2.) ALL NEW AND EXISTING PERIMETER FENCING SHALL BE FINISHED ON BOTH SIDES PER P.V. ZONING ORDINANCE 2403.
- 3.) 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.
- 4.) EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO P.V. TOWN ORDINANCE 1008.
- 5.) ALL EXTERIOR LIGHTING TO COMPLY WITH P.V. ZONING ORDINANCE 2208 FOR FIXTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED ON FIXTURES INSTALLED. 25 WATT MAX. FOR EXPOSED FIXTURES AND 75 WATT MAX. FOR SHIELDED FLOOD LIGHTS.

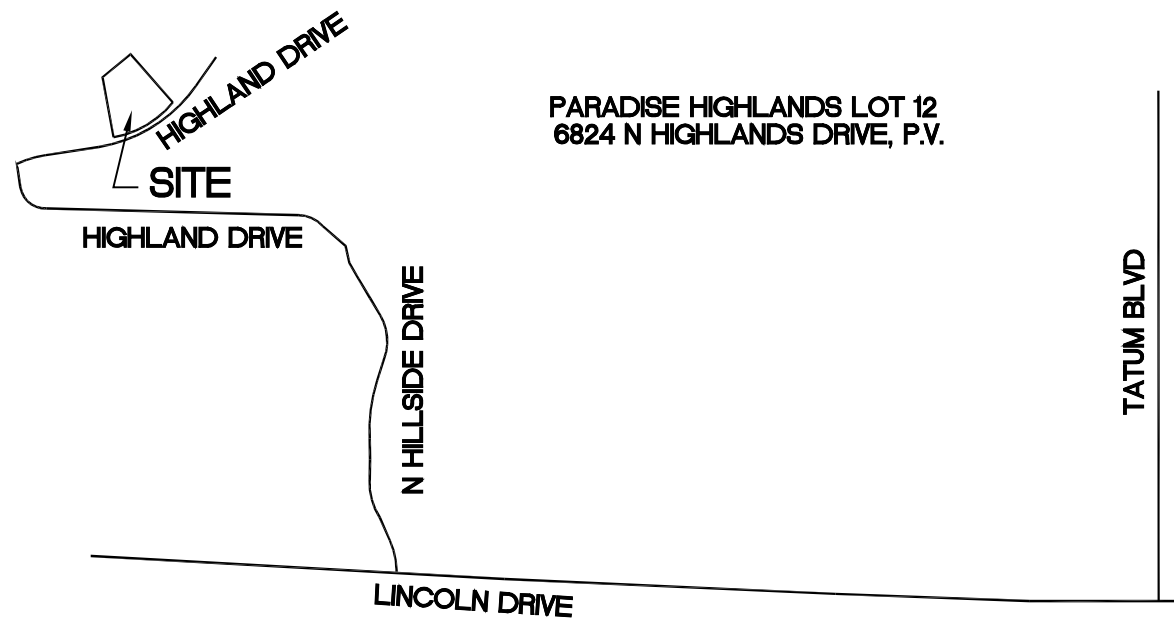
PARADISE VALLEY HILLSIDE NOTES

- 1.) NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPILED 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 7:00 AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00 PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS.
- 5.) CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL.

GRADING AND DRAINAGE NOTES

- 1.) CERTIFICATION OF FINISH FLOORS OR BUILDING PADS IS THE RESPONSIBILITY OF THE DEVELOPER, BUILDER, OWNER AND SHALL BE SUBMITTED PRIOR TO A REQUEST FOR CERTIFICATION OF OCCUPANCY OR FINAL INSPECTION.
- 2.) 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.
- 3.) ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, PIPES, PROTECTIVE BERMS OR OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURE BEING BUILT.
- 4.) SOIL COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR BUILDING PADS THAT HAVE TWO (2) OR MORE FEET OF FILL MATERIAL INDICATED. THIS INFORMATION SHALL BE SUPPLIED PRIOR TO POURING FOUNDATIONS. MINIMUM 95% COMPACTION PER ASTM D698.
- 5.) PREPARATION OF GROUND: THE AREA OVER WHICH FILLS ARE TO BE MADE SHALL BE CLEARED OF ALL TRASH, TREES, STUMPS, DEBRIS OR OTHER MATERIAL NOT SUITABLE AS A FOUNDATION FOR FILL.
- 6.) LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON INFORMATION SUPPLIED TO THE ENGINEER BY THE APPROPRIATE UTILITY COMPANIES. NO GUARANTEE ON LOCATIONS OR ACCURACY IS IMPLIED OR GIVEN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT BLUESTAKE (811) AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- 7.) RETAINING WALLS SHALL BE BACKFILLED WITH 1" ROCK FOR 1' X 1' BAND AT ELEVATION OF PVC WEEP DRAINS.
- 8.) DISTURBED AREAS SHALL BE REPLANTED WITH DESERT PLANTS OR DROUGHT-RESISTANT PLANTS. EXISTING VEGETATION SHALL BE RELOCATED IF DISTURBED BY CONSTRUCTION.
- 9.) SWALES AND DRAINAGE PATHS SHALL BE LINED WITH 6" MINIMUM INDIGENOUS ROCK, 12" DEEP, UNLESS NOTED OTHERWISE, AND TOP OF ROCK SHALL NOT OBSTRUCT FLOW AFTER FINISH LANDSCAPING.
- 10) ALL EXPOSED RETAINING WALLS AND FENCES SHALL BE FINISHED WITH PAINTED STUCCO, U.N.O.
- 11) CONTRACTOR/BUILDER SHALL NOTIFY THE ENGINEER OF ANY VARIANCES BETWEEN THESE PLANS AND ON-SITE CONDITIONS PRIOR TO STARTING ANY CONSTRUCTION.
- 12) ALL DRAINAGE SWALES SHALL BE MAINTAINED BY OWNER TO BE FREE OF TRASH, SILT, VEGETATION, AND DEBRIS.

- 13) DROPS OF 30" OR MORE IN ACCESSIBLE AREAS SHALL BE PROTECTED BY A 36" MINIMUM HEIGHT GUARD RAIL (G.R.).
- 14) CONTRACTOR SHALL VERIFY PROPERTY LINE LOCATIONS PRIOR TO PROCEEDING WITH WORK.
- 15) FINISH GRADE SHALL SLOPE AWAY FROM RESIDENCE AT 5% FOR A MINIMUM DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA.
- 16) ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING ARE NOT A PART OF THIS SITE PLAN.
- 17) SWIMMING POOLS, SPAS, FENCES, AND SITE WALLS REQUIRE SEPARATE PERMITS.
- 18) MITIGATION OF EXPANSIVE SOIL IS NOT A PART OF THIS PLAN. SEE HOUSE PLANS FOR REQUIREMENTS.
- 19) FOUNDATIONS SHALL BEAR ON NATIVE SOIL OR COMPACTED FILL WITH MINIMUM 95% COMPACTION PER ASTM D698.
- 20) CONTRACTOR SHALL PROVIDE 1" MINIMUM WATER SERVICE.
- 21) CONTRACTOR SHALL USE APPROVED BUILDING PLANS FOR HOUSE DIMENSIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- 22) FILL AREAS WITH NATURAL GRADES GREATER THAN 10% SLOPE SHALL BE BENCHED TO LEVEL PADS PRIOR TO BACKFILL.
- 23) ALL SITE CONSTRUCTION SHALL AT A MINIMUM MEET REQUIREMENTS OF MAG SPECIFICATIONS AND DETAILS.
- 24) FLOORS BELOW GRADE SHALL BE PROTECTED BY WATERPROOF WALLS 14" MINIMUM ABOVE FINISH GRADE OR AS NOTED, WHICHEVER IS HIGHER
- 25) CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS INCLUDING MARICOPA COUNTY DUST CONTROL PERMITS.
- 26) INSTALL ALL PRODUCTS PER MANUFACTURER'S INSTRUCTIONS
- 27) ADD SPLASH PADS OR EROSION PROTECTION AT ALL SCUPPERS, DOWNSPOUTS AND ROOF DRAINS LOCATIONS.
- 28) CONSTRUCTION AND EARTHWORK SHALL COMPLY WITH THE GEOTECHNICAL INVESTIGATION BY PROTEX, LLC DATED 01/08/16, PROJECT # 5154.
- 29) EXISTING GRADE SHALL BE BENCHED TO LEVEL PADS PRIOR TO ADDING FILL
- 30) PROVIDE A "V" DITCH PER DETAIL A THIS DRAWING AROUND THE ENTIRE UPPER SIDE OF DEVELOPMENT.
- 31) INSTALL PERMEABLE PAVERS PER MANUFACTURER'S INSTRUCTIONS



VICINITY MAP
N.T.S.

RETENTION CALCULATIONS

DESIGN: TOWN OF PARADISE VALLEY
100 YEAR, 2 HOUR STORM

RETENTION REQUIRED:

$$V = (A \cdot D \cdot C) \cdot 12$$
$$A = 50,726 \text{ SF}$$
$$D = 2.82"$$
$$C = 0.35 \text{ PRE AND } 0.45 \text{ POST}$$

RETENTION REQUIRED:

$$V_R = (50726 \cdot 2.82 \cdot (0.45 - 0.35) / 12) \cdot 25\% \text{ FOR HILLSIDE LOT} = 298 \text{ CF (REQUIRED)}$$

RETENTION PROVIDED:

$$V_P = 3110 \text{ SF} \cdot 4/12 \text{ DEPTH} \cdot 40\% \text{ VOID} = 410 \text{ CF}$$

HILLSIDE SITE PLAN AND GRADING + DRAINAGE

JANE MARIE WESTHOFF TRUST

PARADISE HIGHLANDS LOT 12

LEGAL DESCRIPTION

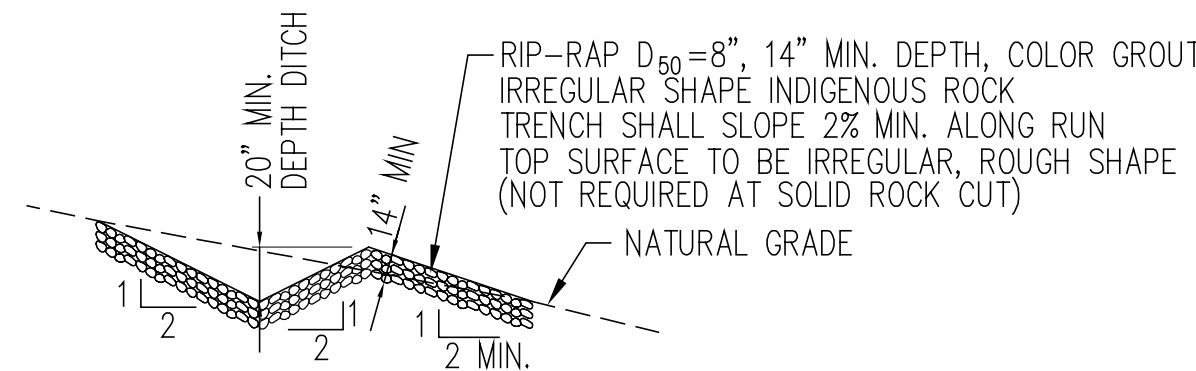
PARADISE HIGHLANDS LOT
12 MCR BLOCK 84 LOT 36.

ADDRESS

6824 N HIGHLANDS DRIVE
PARADISE VALLEY, AZ

SHEET INDEX

C1	COVER SHEET
C2	CIVIL SITE PLAN
C3	GRADING & DRAINAGE PLAN
1	STORMWATER POLLUTION PREVENTION PLAN
2	STORMWATER POLLUTION PREVENTION PLAN



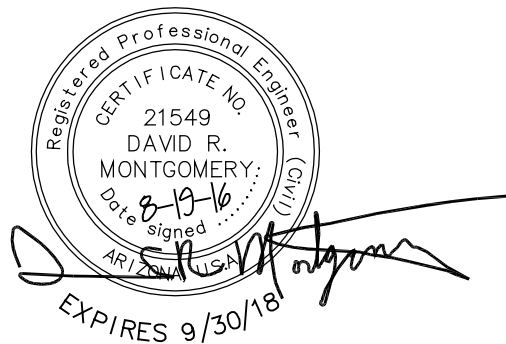
"V" DITCH SECTION 4
NTS C1

PROJECT DATA

ZONING	R1-43 PER MARICOPA COUNTY ASSESSOR	AREA OF LOT	1.16 ACRES	50,726 SQUARE FEET
ASSESSOR'S PARCEL #	169-53-012	TOTAL AREA UNDER ROOF	6,877 SQUARE FEET	
AREA OF LOT	50,726 SF (1.16 Ac.)	FLOOR AREA RATIO	10.8%	
		BUILDING PAD SLOPE	39.3% (VERTICAL/HORIZONTAL)	
		VERTICAL	38.4 FEET	
		HORIZONTAL	97.6 FEET	
		ALLOWABLE DISTURBED AREA (10.0%)	5,072 SQUARE FEET	
		EXISTING DISTURBED AREA	0 SQUARE FEET	
		PROPOSED DISTURBED AREA	4,946 SQUARE FEET	
		PERCENT LOT STEEPER THAN NATURAL GRADE (5% MAX)	0 %	
		VOLUME CUT 2,370 C.Y.	VOLUME FILL 160 C.Y.	
		HILLSIDE ASSURANCE @ \$25/CUBIC YARD CUT & FILL	= \$63,250	
		GROSS DISTURBANCE LESS RESTORED/REVEGETATED AREA	15,574 SF	
		LESS BUILDING FOOTPRINT OF LIVABLE & GARAGE	-5,341 SF	
		LESS 25% DRIVEWAY (3086X25%)	-771 SF	
		NET DISTURBANCE	9,462 SF	
		RESTORED/REVEGETATED AREA	4,516 SF	
		PROPOSED DISTURBED AREA	4,946 SF	

BENCHMARK:

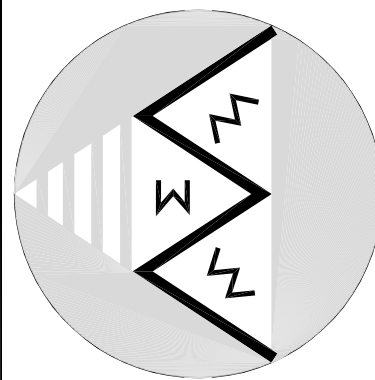
PHOENIX BRASS CAP IN HAND HOLE AT SOUTH QUARTER CORNER SECTION 7. POINT I.D.24540-1 EL. 1312.266 (N.A.V.D. '88 DATUM)



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16716 E. PARKVIEW AVE. SUITE 204
FOUNTAIN HILLS, ARIZONA 85268
(480) 837-1845 fax (480) 837-8668
e-mail: Dave@CivilAZ.com



JANE MARIE WESTHOFF TRUST

PARADISE HIGHLANDS LOT 12

6824 N HIGHLANDS DRIVE, P.V.

DRAWN BY: KSM

DATE: 5-22-2015

CHECKED BY: DRM

PROJECT NO.: 15064

SCALE: AS NOTED

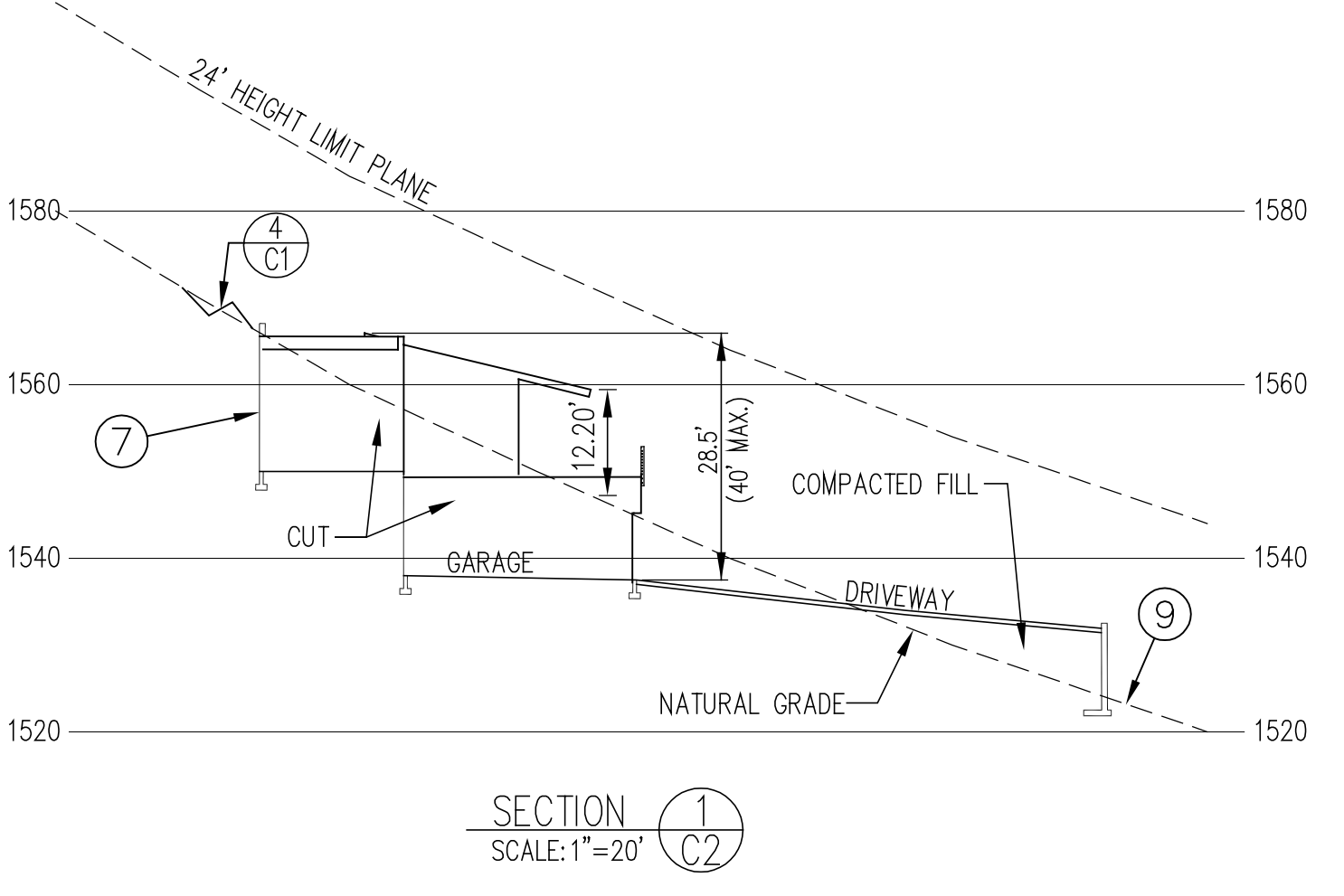
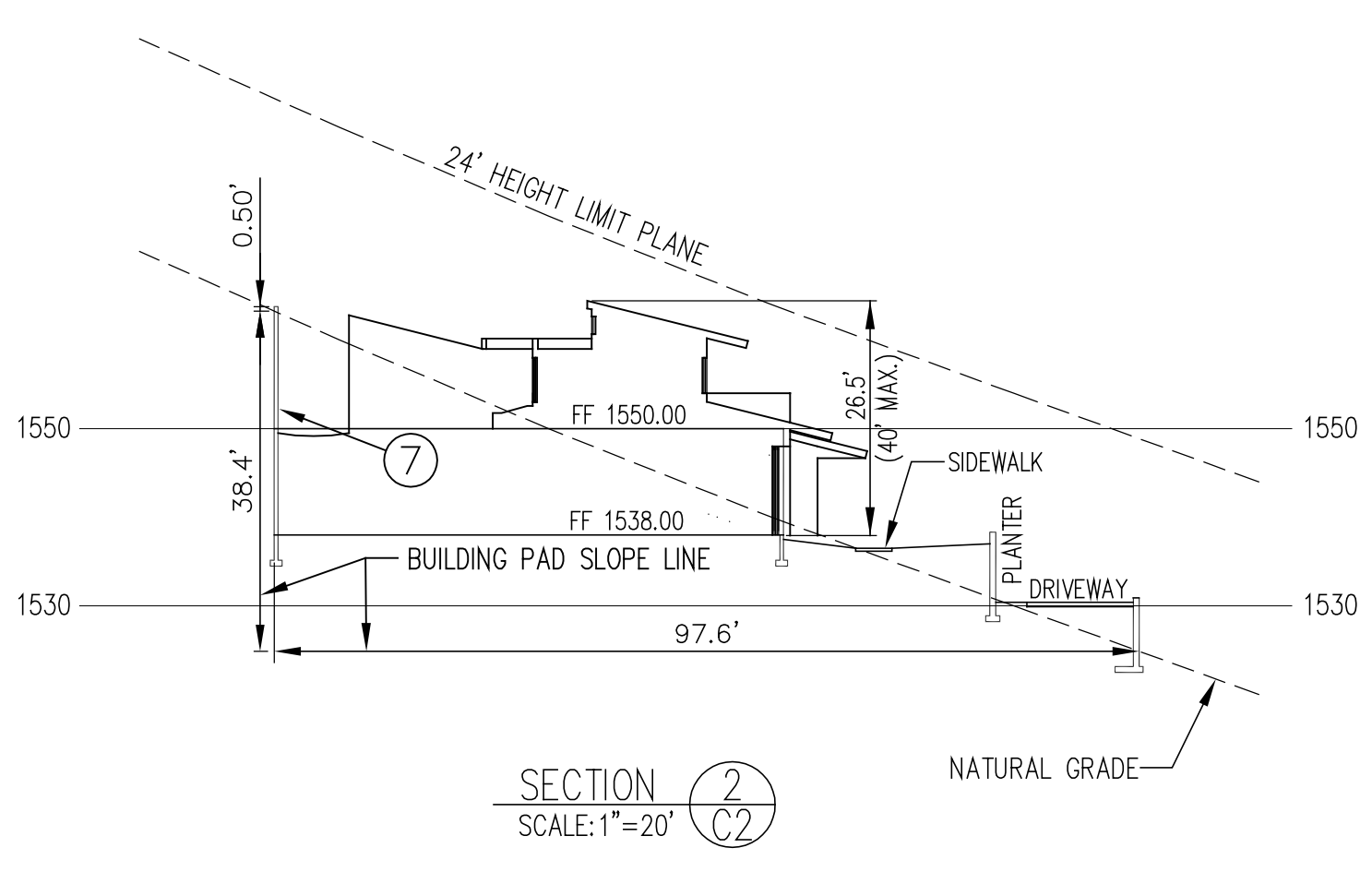
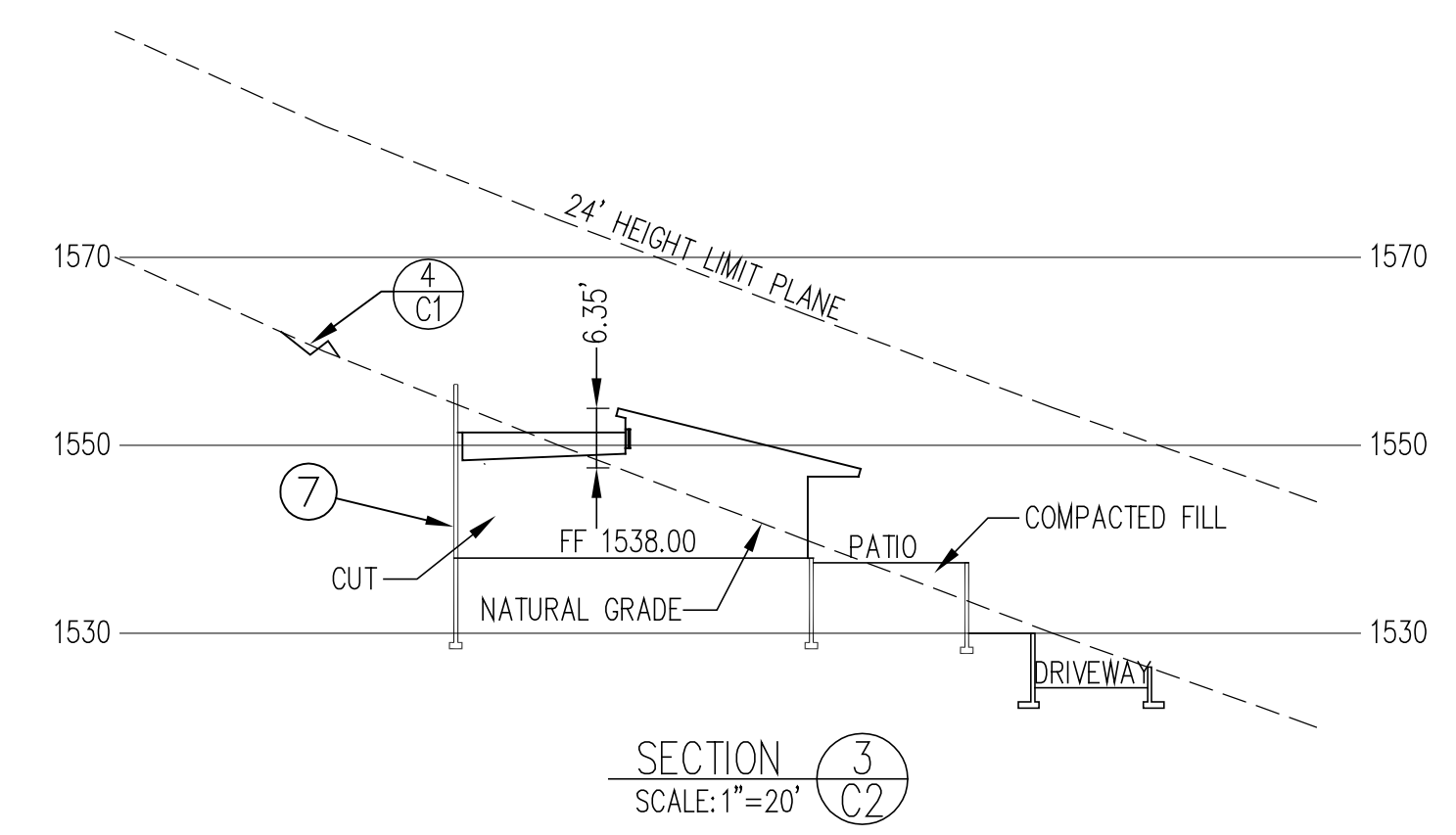
COVER SHEET

DRAWING NO:

C1 of 3



- KEY NOTES
- SEPTIC SYSTEM. SEPARATE PERMIT REQUIRED.
 - SELF-STANDING POOL AND SPA. SEPARATE PERMIT REQUIRED. POOL, TROUGH & SPA WALLS BY POOL CONTRACTOR.
 - TOP OF SOLID WALL 5' MIN., 6' MAX. ABOVE EXTERIOR FINISH GRADE TO MEET POOL ENCLOSURE REQUIREMENTS
 - SCREEN WALL 12" MIN ABOVE EQUIPMENT. 6' MAX HEIGHT
 - PERMEABLE PAVER DRIVEWAY 12' MIN. WIDTH - PAVERS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS W/MIN 4" DEPTH OF UNIFORMLY GRADED STONE AGGREGATE WITH 40% MINIMUM VOID RATIO FOR RETENTION STORAGE, 86,000# MINIMUM TRUCK LOAD. ADD 4" WIDTH x 6" DEEP CONCRETE BANDS @20' O.C. TO PREVENT MIGRATION OF WATER.
 - 3' WIDE GATE, S.C.S.L.
 - WATERPROOF WALL 24" MIN. ABOVE FINISH GRADE PER IBC 1805. ADD SUBSURFACE PERFORATED DRAIN PIPE WRAPPED WITH FILTER SOCK, AND 3/4" CLEAN ROCK PLACED BELOW LOWEST FLOOR, AND SLOPE TO DAYLIGHT. SEE BLDG PLANS FOR DETAILS. BACKFILL AT FULL WALL HEIGHT SHALL BE WELL DRAINING EXCEPT TOP 12" SHALL BE POOR DRAINING SOIL.
 - 8"x16" DRAIN OPENING
 - INDIGENOUS, IRREGULAR SHAPED ROCK D₅₀=6", 12" MIN DEPTH
 - 18" DEEP V DITCH LINED WITH GROUTED NATIVE ROCK D₅₀=12". WASH SURFACE OF ROCK FREE OF GROUT, TREAT WITH EONITE OR EQUAL 1:25 MAX. CUT SLOPE. SEE DETAIL 4 C2
 - TEMPORARY DISTURBANCE - RESTORE BACK TO NATURAL GRADE AND NATURAL VEGETATION
 - FLARE END OF DITCH TO DISPERSE RUNOFF, ADD 24" X24" ROCKS WITH TOP 8" ABOVE GRADE TO DISSIPATE RUNOFF.
 - NARROW PICKET 80% OPEN POOL VIEW FENCE, TOP OF VIEW FENCE 5' ABOVE EXTERIOR GRADE
 - 24"Ø DOMED GRATE BY NYLOPLAST OR EQUAL TO 12"Ø PVC DRAIN
 - DRAIN PIPE. SEE BUILDING PLANS FOR DETAILS
 - ENCASE CULVERT WITH CONCRETE BOTH SIDES DIRECTLY BELOW RETAINING FOOTING AND 12" BEYOND CULVERT BOTH SIDES
 - 12"Ø SCH 40 PVC DRAIN, CONNECT TO CATCH BASIN BY OTHERS, INSTALL PER MAG SPECIFICATIONS SEE CULVERT PROFILE ON C3.
 - STORM DRAIN SYSTEM PER COMMUNICATION PHASE NOT A PART OF THIS PLAN
 - 5' HIGH WITH MIN. 80% OPEN POOL VIEW FENCE



DRAINAGE STATEMENT:

RUNOFF WILL ENTER AND EXIT THE LOT AT IT'S HISTORIC LOCATIONS. RUNOFF WILL BE ROUTED AROUND THE RESIDENCE AND EXIT AT HIGHLANDS DRIVE, IT'S HISTORIC OUTLET.



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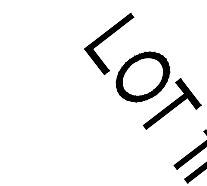
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e-mail: Dave@CivilAZ.com

JANE MARIE WESTHOFF TRUST
PARADISE HIGHLANDS LOT 12
6824 N HIGHLANDS DRIVE, P.V.

CIVIL SITE PLAN

DRAWN BY: KSM
CHECKED BY: DRM
DATE: 5-22-2015
PROJECT NO.: 15064
SCALE: AS NOTED

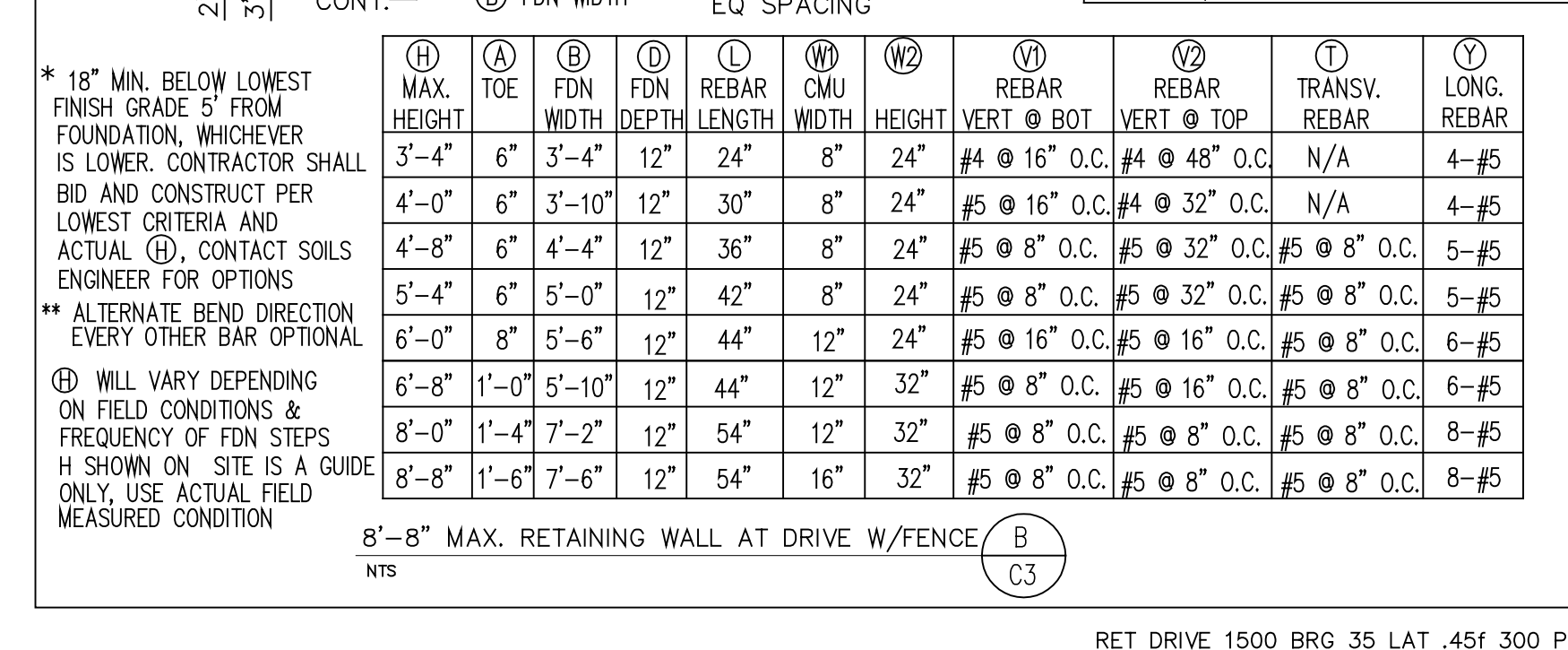
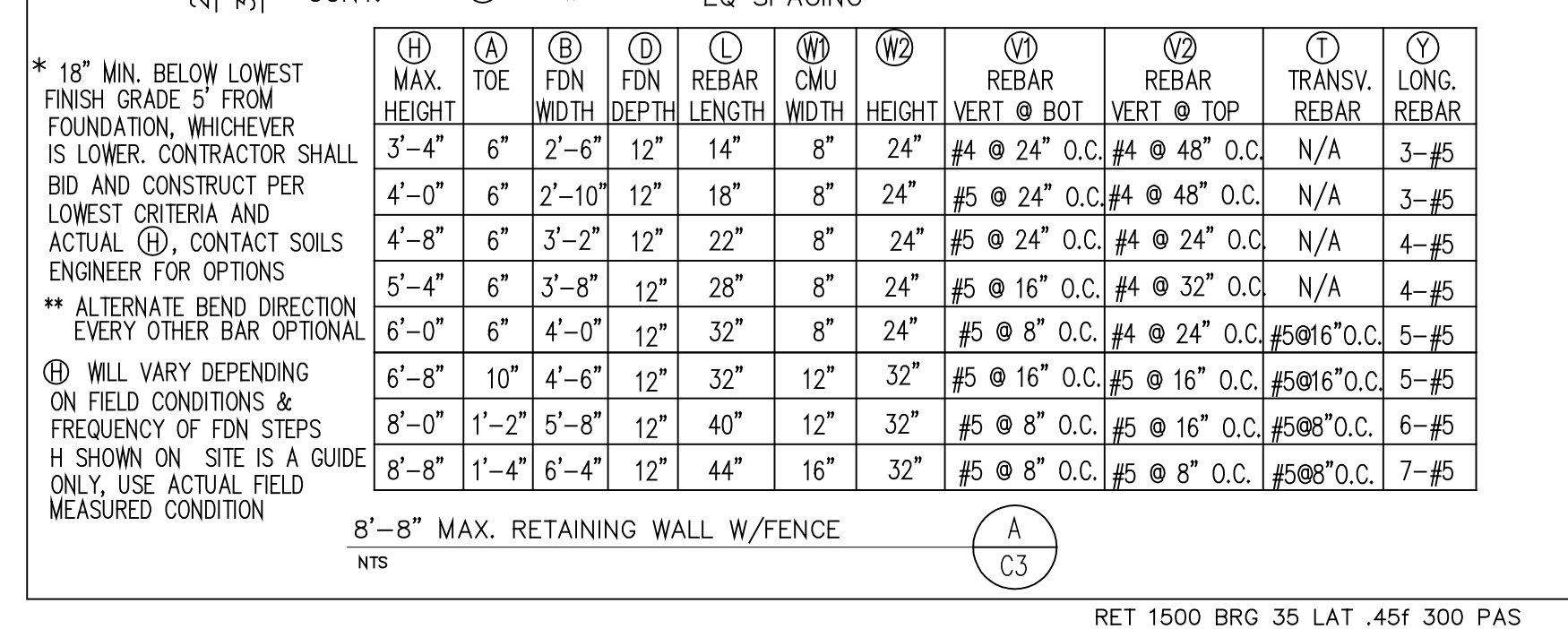
DRAWING NO:
C2of3



A	T/W 41.0 T/RET 40.0 B/W 36.0 4' EXP	B	T/W 40.0 T/RET 35.0 B/W 34.0 1' EXP
C	T/W 37.0 T/RET 37.0 B/W 31.0 6' EXP	D	T/W 37.5 T/RET 37.5 B/W 30.0 7.5' EXP
E	T/W 63.5 T/RET 63.0 B/W 60.0 3' EXP	F	T/W 62.0 T/RET 57.0 B/W 57.0 0' EXP

- (12) TEMPORARY DISTURBANCE - RESTORE BACK TO NATURAL GRADE AND NATURAL VEGETATION
- (13) FLARE END OF DITCH TO DISPERSE RUNOFF, ADD 24" X24" ROCKS WITH TOP 8" ABOVE GRADE TO DISSIPATE RUNOFF.
- (14) NARROW PICKET 80% OPEN POOL VIEW FENCE, TOP OF VIEW FENCE 5' ABOVE EXTERIOR GRADE
- (15) 12"Ø DOMED GRATE BY NYLOPLAST OR EQUAL TO 24"Ø PVC DRAIN
- (16) DRAIN PIPE. SEE BUILDING PLANS FOR DETAILS
- (17) ENCASE CULVERT WITH CONCRETE BOTH SIDES DIRECTLY BELOW RETAINING FOOTING AND 12" BEYOND CULVERT BOTH SIDES
- (18) 12"Ø SCH 40 PVC DRAIN, CONNECT TO CATCH BASIN BY OTHERS, INSTALL PER MAG SPECIFICATIONS SEE CULVERT PROFILE ON C3.
- (19) STORM DRAIN SYSTEM PER COMMUNICATION PHASE NOT A PART OF THIS PLAN
- (20) 5' HIGH WITH MIN. 80% OPEN POOL VIEW FENCE

CULVERT PROFILE
SCALE: 1"=20'



Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona Blue Stake, Inc. 

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

JANE MARIE WESTHOFF TRUST
PARADISE HIGHLANDS LOT 12
824 N HIGHLANDS DRIVE P.V.

JANE MARIE WESTHOFF TRUST
PARADISE HIGHLANDS LOT 12
824 N HIGHLANDS DRIVE, P.V.

KICHLER

LED Fixture w Bracket

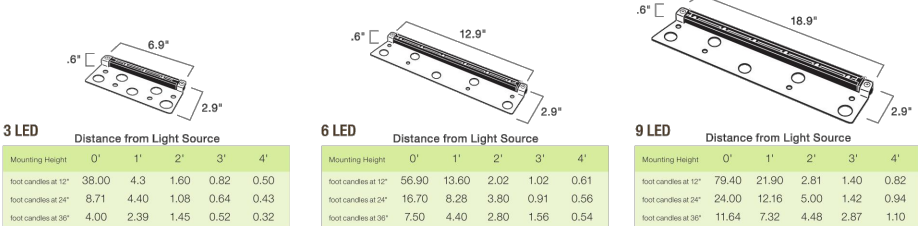


9-LED FIXTURE

PROJECT:
TYPE:
ORDERING # :
COMMENTS:

FEATURES

- Aluminum, Brass, & Copper Plated Housings w/ Multiple Finish Options
- Stainless Steel Mount Brackets
- Stainless Steel Mounting Screws
- 9-15V AC/DC Operating Range w/ Integrated, Constant Voltage Driver
- 10-Year / 40,000 Hour Warranty on LED Driver & All Other Electrical Components
- Available in 3, 6, & 9 LED Configurations
- Casts a Low, Even Spread of Energy Efficient LED Light
- 2950K (-150 / +175) High CRI
- 70" of Useable #18-2, SPT-1W Leads. Cable Connector Supplied. WHT Finished Fixtures Have Coordinating White Leads
- 5-Year Warranty on Aluminum LED Housings & Exterior Finishes



ORDERING INFORMATION

EXAMPLE: 15745AZT (Product # & Finish)

PRODUCT	WATTAGE/STYLE	FINISHES	OPTIONAL
3-LED Fixture 15745	.75 Watts / 1.3 Voltage Amps	AZT - Architectural Textured Bronze (Shown Above) BBR - Bronzed Brass CO - Copper (Will Naturally Patina Over Time) GRY - Gray SD - Sand WHT - Textured White	
6-LED Fixture 15746	1.4 Watts / 2.4 Voltage Amps		
9-LED Fixture 15756	2.2 Watts / 3.7 Voltage Amps (Shown Above) Please Note: Not For Use With Electronic Transformers		

NOTES

**Definition of 40,000 hours: Voluntarily following the accepted industry standard of L70, Kichler rates the entire lighting fixture system at 40,000 hours; with engineered electronics that will last at least 40,000 hours, superior optical engineering, and finally utilizing a design that operates at the optimal temperature thresholds for the LED chips. The end result is a complete light fixture that does not require replacement parts and will provide 70% or more of its original light output for at least 40,000 hours. It has been proven that the human eye can hardly detect any difference in light output when light output is at 70% or above of its original output.



For Warranty Information, please visit www.landscapelighting.com

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.

7711 E. Pleasant Valley Road, Cleveland, OH 44131 ph:(216) 573-1000 fax:(216) 573-2270 email:sales@kichler.com web:landscapelighting.com

KICHLER

LED Broad Roof



PROJECT:
TYPE:
ORDERING # :
COMMENTS:

FEATURES

- A sculpted spindle center is capped by a broad, shallow roof that diffuses and spreads LED light.
- Cast Aluminum Housing
- 4 W / 5.8 VA Light Output, Integrated LEDs and Driver, 2950K (-150/+175), High CRI
- 9V - 15V AC/DC
- 30" of useable #18-2, SPT-1W leads. Cable connector supplied.
- 8" In-ground stake



ORDERING INFORMATION

EXAMPLE: 15833AZT (Product # & Finish)

PRODUCT	FINISH	WATTAGE	LIGHT SOURCE	WIRING	MOUNTING ACCESSORIES (INCLUDED)	OPTIONS & ACCESSORIES
15833 Dimensions: 8.25" W x 24" L	Cast Aluminum AZT - Textured Architectural Bronze*	4 W / 5.8 VA Note: Not for use with electronic transformers.	Integrated LEDs and Driver 2950K (-150 / +175) High CRI	30" of usable #18-2, SPT-1-W leads. Cable connector supplied.	8" In-ground stake	15601AZT - Cast Aluminum Surface Mounting Flange w/ Bronze Finish, Neoprene Gasket For Watertight Seal 15601BKT - Cast Aluminum Surface Mounting Flange w/ Black Finish, Neoprene Gasket For Watertight Seal 15601BBR - Cast Brass Surface Mounting Flange, Neoprene Gasket For Watertight Seal Flange For Tree / Surface Mounting 15607AZT - Textured Bronze Finish 15607BKT - Textured Black Finish 15607BBR - Bronzed Brass Finish



For Warranty Information, please visit www.landscapelighting.com

NOTES

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7711 E. Pleasant Valley Road, Cleveland, OH 44131 ph:(216) 573-1000 fax:(216) 573-2270 email:sales@kichler.com web:landscapelighting.com

KICHLER
Style to live by™



Transformer 100W Pro Series SS
15PR100SS (Stainless Steel)

Product Description:

Low Voltage 100 Watt Pro Series Transformer

Available Finishes

Stainless Steel
Stainless Steel
Stainless Steel
Stainless Steel
Stainless Steel

ADD TO PROJECT

Technical Information

Lamp Included: Not Included

Safety Rated: Wet

Width: 5.75"

Height: 5.50"

Length: 19.00"

Lead Wire Length: 36.00"

Glass Description: None

Voltage: 12V

Finish: Stainless Steel

Project
Type
Ordering #
Comments

KICHLER

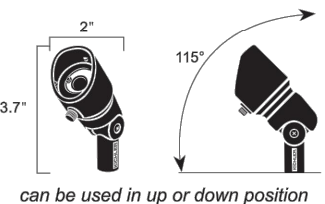
ARCHITECTURAL OUTDOOR

Design Pro LED Accent 4W



FEATURES

- Three beam spread options put light where you want it.
- A range of Kelvin color temperature choices from warm white 2,700K to pure white 3,000K
- Radiax™ Optics deliver the greatest lumens per watt in the industry.
- Tight LED binning tolerances mean greater color consistency.
- Built-in adjustable cowl provides better glare control.
- 9V-15V operating range virtually eliminates voltage drop.



ORDERING INFORMATION

Product ordered is a 4W, 2700K, 10 degree spot accent light in Textured Architectural Bronze with an amber lens accessory.

PRODUCT	WATTAGE/STYLE	LIGHT SOURCE	FINISH	OPTIONS / ACCESSORIES
2700K WARM WHITE 10 Degree 16003 AZT27 16003 BBR27 16003 BK27 16003 BE27	*4W / 5.5VA - 10 Degree Spot Beam Spread	LED Specs - Integrated LEDs & Driver - LEDs: High Output - CREE® LEDs tightly binned for color uniformity - Color Temp. (CCT): 2,700K (-50/+100) Warm White 3,000K (-45/+130) Pure White - CRI: 80s - 9V-15V AC/DC - 40,000 Hours Lamp Life To L70 Specifications ** - Efficacy: 2,700K = 37lm/W 3,000K = 43lm/W	Marine Grade Powdercoats Cast Aluminum AZT - Textured Architectural Bronze BKT - Textured Black BE - Beach WHT - White (Textured White only available in 35° beam)	Mounting Options Flange For Surface Mounting 15601AZT - Textured Bronze Finish 15601BKT - Textured Black Finish 15601BBR - Bronzed Brass Finish Flange For Tree / Surface Mounting 15607AZT - Textured Bronze Finish 15607BKT - Textured Black Finish 15607BBR - Bronzed Brass Finish 15607WHT - Textured White Finish 90° Elbow 15647AZT - Textured Bronze Finish 15647BKT - Textured Black Finish 15647BBR - Bronzed Brass Finish Lens Options 16064AMB - Amber Lens For a Warmer Hue 16064FRO - Frosted Lens For Diffusing Light Where Needed 16064GRN - Green Lens For Intensifying Foliage Colors
35 Degree 16004 AZT27 16004 BBR27 16004 BK27 16004 BE27	*4W / 5.5VA - 35 Degree Floodlight Beam Spread			
60 Degree 16005 AZT27 16005 BBR27 16005 BK27 16005 BE27	*4W / 5.5VA - 60 Degree Wide Floodlight Beam Spread			
3000K PURE WHITE 10 Degree 16003 AZT30 16003 BBR30 16003 BK30 16003 BE30				
35 Degree 16004 AZT30 16004 BBR30 16004 BK30 16004 BE30				
60 Degree 16005 AZT30 16005 BBR30 16005 BK30 16005 BE30				

www.landscapelighting.com

KICHLER

PHOTOMETRIC INFORMATION

PRODUCT	DISTANCE	FOOT CANDLES	BEAM WIDTH	
10 Degree Spot 16003	8 Feet 12 Feet 24 Feet 36 Feet 48 Feet 60 Feet	22.2 9.9 2.5 1.1 0.6 0.4	2.1 Feet 3.1 Feet 6.2 Feet 9.3 Feet 12.4 Feet 15.5 Feet	Narrow Spot
35 Degree Floodlight 16004	4 Feet 8 Feet 16 Feet 24 Feet 32 Feet 40 Feet	21.7 5.4 1.4 0.6 0.3 0.2	2.3 Feet 4.5 Feet 9 Feet 13.5 Feet 18 Feet 22.5 Feet	10 Degree Spread
60 Degree Wide Floodlight 16005	4 Feet 8 Feet 16 Feet 24 Feet 32 Feet 40 Feet	11.12 2.8 0.7 0.3 0.2 0.1	4.3 Feet 8.6 Feet 17.3 Feet 25.9 Feet 34.6 Feet 43.2 Feet	35 Degree Spread Wide Flood 60 Degree Spread



NOTES

*Definition of 40,000 hours: Voluntarily following the accepted industry standard of L70, Kichler rates the entire lighting fixture system at 40,000 hours; with engineered electronics that will last at least 40,000 hours, superior optical engineering, and finally utilizing a design that operates at the optimal temperature thresholds for the LED chips. The end result is a complete light fixture that does not require replacement parts and will provide 70% or more of its original light output for at least 40,000 hours. It has been proven that the human eye can hardly detect any difference in light output when light output is at 70% or above of its original output.

*4W is The Halogen Equivalent of a 20W MR16 Lamp
- Fixtures Must be Used With a Kichler ANSI/UL Power Supply
- IES Files & LM-79 Data is available at www.landscapelighting.com.
- LM-79 data is not available on our site.

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any ANSI/UL Standards products previously manufactured, and without notice.

LIGHTING SPECIFICATIONS

SYMBOL	TYPE	FOOT CANDLES	LUMENS
▼	ACCENT LIGHT	11.12 @ 4'	119.7 @ 4'
	60 DEG. FLOOD	2.8 @ 8' .7 @ 16' .2 @ 32' .1 @ 40'	30.1 @ 16' 7.5 @ 24' 2.1 @ 32' 1.07 @ 40'
◆	PATH LIGHT	13.5 @ 0' 3.7 @ 1' .8 @ 2' .3 @ 3' .2 @ 4' .1 @ 5'	145.31 @ 0' 39.82 @ 1' 8.6 @ 2' 3.22 @ 3' 2.1 @ 4' 1.07 @ 5'
■	STEP LIGHT	8.71 @ 24" - 0' MOUNTING HEIGHT 4.00 @ 36" - 0' MOUNTING HEIGHT 4.3 @ 12" - 1' MOUNTING HEIGHT 4.4 @ 24" - 1' MOUNTING HEIGHT 2.39 @ 36" - 1' MOUNTING HEIGHT	93.75 @ 8' 43.05 @ 16' 46.28 @ 24' 47.36 @ 32' 40.47 @ 40'



A+ Rating

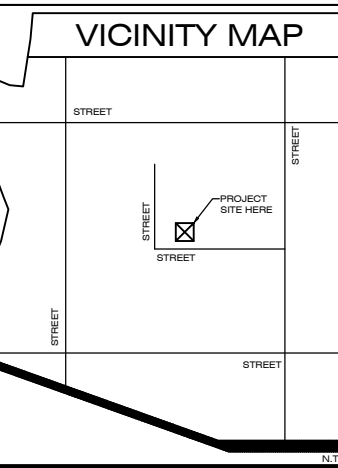
GENERAL ROC# 159441 (B)
POOL ROC# 282578 (B-5)
CALIFORNIA ROC# 975740

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TEMPE, ARIZONA 85284
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"BUILDING AWARE, WARM, OUTDOOR ENVIRONMENTS
FOR OVER 60 YEARS"



Westhoff Residence
6824 E. Highlands Dr.
Paradise Valley, AZ, 85253
Lot 12 Paradise Highlands
Parcel #: 169-53-012



REVISIONS

Δ XXXXXX	XX

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CREATIVE ENVIRONMENTS.

DATE 08.19.16

SCALE ---

DESIGN DP/JJP

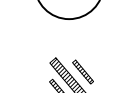
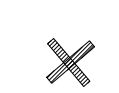
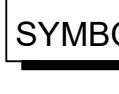
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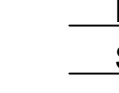
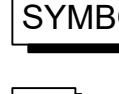
LIGHTING CUT SHEET

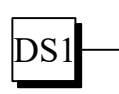
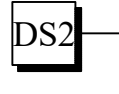
PL-3

SHEET 3/3

PLANT SCHEDULE FRONT YARD

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Parkinsonia microphyllum / Foothill Palo Verde	24"box	7
	Prosopis velutina / Native Mesquite	24"box	1
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Caesalpinia pulcherrima / Red Bird Of Paradise	5 gal	6
	Calliandra californica / Red Baja Fairy Duster	5 gal	4
	Dodonaea viscosa / Green Hopseed Bush	5 gal	13
	Hesperaloe parviflora / Red Yucca	5 gal	11
	Lantana camara 'Dallas Red' / Dallas Red Lantana	5 gal	18
	Lantana x 'New Gold' / New Gold Lantana	5 gal	25
	Muhlenbergia rigida 'Nashville' TM / Purple Muhly	5 gal	10
	Rosmarinus officinalis / Upright Rosemary	5 gal	18
CACTI	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Ferocactus wislizenii / Fish Hook Barrel Cactus	12" - 16" HGT	20
NATIVE SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Ambrosia deltoidea / Triangle Bursage	5 gal	58
	Larrea tridentata / Creosote Bush	5 gal	39
SUCCULENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Agave parryi 'Truncata' / Artichoke Agave	15 gal	3

IRRIGATION		
SYMBOL NAME	QUANTITY / SIZE	
	DRIP LINE	1/2" BLACK POLY 1,000 L'
	DRIP VALVES	3 EA
	FOR TREES	
	FOR SHRUBS	
	FOR POTTERY	
	FLAG EMITTERS	2 G/HR 148 EA
	NOTE: 1-GAL & 5-GAL'S GET (1) EMITTER EA	
	NOTE: 15-GAL'S GET (2) EMITTER EA	
	NOTE: 24"-BOX'S GET (3) EMITTER EA	
	TIMER	4 STATION 1 EA
	P.V.B.	FEBCO (3/4") 1 EA
	SHRUBBLER	3 EA
	POTTERY DRAINAGE	3 EA

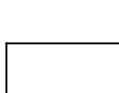
DRAINAGE & SLEEING		
SYMBOL NAME	QUANTITY / SIZE	
	SLEEING	2" PVC SCH 40 120 L'
	DRAIN BOX	12"x12" (COLOR:TAN) 3 EA
	DECO DRAIN	COLOR: TAN 56 L'
	DRAINAGE PIPE	4" CORRUGATED 30 L'

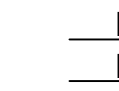
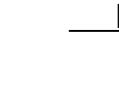
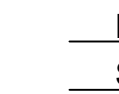
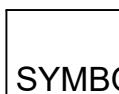
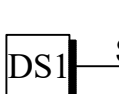
FRONT YARD LANDSCAPE

HARDSCAPE		
SYMBOL NAME	QUANTITY / SIZE	
H GRANITE	888 SQFT	7 TONS
	SIZE: 1/2"	
	COLOR: MADISON GOLD	
	TYPE: SCREENED	
	W/ PRE-EMERGENT APPLY DELIVERY FEE IF LESS THAN 10 TONS	
	EXCAVATION NOT INCLUDED	
H BEACH PEBBLE	# SQFT	1 TONS
	SIZE: 1"	
	COLOR: BLACK MEXICAN PEBBLE	
	35 SQFT MINIMUM	
SITE WORK		
SYMBOL NAME	QUANTITY / SIZE	
I DESERT COBBLE (RAKED EARTH)	6,400 SQFT	
	BLEND DISTURBED AREA TO MATCH EXSITING DESERT	
LIGHTING		
SYMBOL NAME	QUANTITY / SIZE	
+ LED DOME PATH LIGHT	8 @ 4 WATTS	
	KICHLER 15833	COLOR: AZT
+ LED STEP LIGHT	11 @ 1 WATTS	
	KICHLER 15745 (6")	COLOR: AZT
+ TRANSFORMER/TIMER	1 @ 200 WATTS	
	KICHLER; MULTI-TAP, STAINLESS STEEL (200w)	
	COLOR: AZTAN	
	GFCI OUTLET W/ 5 L' OF ELECTRIC RUN PER GFCI	
	LOW VOLTAGE WIRE	500 L' @ 12-2 G
	TOTAL WATT LOAD	43 WATTS
PAVERS		
SYMBOL NAME	QUANTITY / SIZE	
P TRAVERTINE PAVER COPING	57 SQFT	
	SIZE: 6" x 12" x 1" THICK	
	EDGE: NATURAL	
	FINISH: TUMBLED	
	COLOR: CORDOBA NOCE	
	APPLY DELIVERY FEE	
P1 TRAVERTINE PAVERS - BY BUILDER	1,150 SQFT	
	PERIMETER CUTS	# L'
	FINISH: TUMBLED	# L'
	COLOR: CORDOBA NOCE	
	FIELD PATTERN/ SIZE: 3 PIECE RANDOM	
	BORDER/ SIZE: ENDxEND (6X12)	
	W/ OUT BASE (INCLUDES SAND ONLY)	
	PAVER DELIVERY FEE REQUIRED	
	200 SQFT MINIMUM	
P2 CONCRETE PAVERS - BY BUILDER	3454 SQFT	
	PERIMETER CUTS	# L'
	BRAND: BELGARD	# L'
	STYLE: CAMBRIDGE COBBLE	
	SIZE: 3 PIECE RANDOM	
	FINISH: TUMBLED	
	W/ BASE (INCLUDES AB AND SAND)	
	PAVER DELIVERY FEE REQUIRED	
	200 SQFT MINIMUM	
MASONRY		
SYMBOL NAME	QUANTITY / SIZE	
M STEPS	6" RISER, 1' TREAD	84 L'
	MASONRY TYPE: STRAIGHT OR CURVED	
	PAINT: TO MATCH HOME	42 SQFT
	STUCCO: TO MATCH HOME	42 SQFT
	CAP: CORDOBA NOCE - 6x12 - SxS	94 SQFT
	MASONRY DELIVERY FEE REQUIRED	
	10 L' MINIMUM IF NO OTHER MASONRY ON JOB	
CUSTOM		
SYMBOL NAME	QUANTITY / SIZE	
C STEEL FIREPIT (GAS)	1 @ 10'-0" x 3'-0" x 18"H	
	TYPE: RECTANGULAR	
	FINISH: RUSTY METAL FINISH 50 SQFT	
	FIRE BAR 1 @ 18"	
	GAS FROM METER TO FIRE PIT 45 L'	
	FIRE GLASS: (AMBER, CLEAR, BLACK) 8 SQFT	
	MASONRY DELIVERY FEE REQUIRED	
	SEE DETAIL PROVIDED BY C/E	

PRELIMINARY POOL SPECS.		
SYMBOL NAME	QUANTITY / SIZE	
	POOL	18'-0" L x 12'-0" W
	SURFACE AREA:	248 SQFT
	PERIMETER:	78 L'
	DEPTHS: (3', 4', 5')	4' AVG
	INTERIOR AREA FOR INTERIOR FINISH	560 C.F.
	INTERIOR AREA FOR SHOTCRETE	607 C.F.
	GALLONS	7421
	STEPS	12 L'
	BENCH	#L'
	PENTAIR INTELLIBRITE LED LIGHT	1 EA
	LIGHT RUN	79 L'
	(1 RUN PER LIGHT, TO P/E)	
	CLEANING SYSTEM:	
	SANITATION SYSTEM:	
	HOME RUN	33 L'
	(FROM ELECTRICAL PANEL TO P/E)	
	GAS RUN	37 L'
	(FROM GAS METER TO P/E FOR HEATER)	
	PLUMBING RUN	70 L'
	(SKIMMER)	
	PLUMBING RUN	81 L'
	(MAIN DRAIN)	
	PLUMBING RUN	66 L'
	(AUTOMATIC WATER LEVELER)	
	PLUMBING RUN	63 L'
	(VACUUM PORT)	
	MAIN DRAIN: SPLIT	
	WATERLINE TILE: NPT 1" GLASS TILE	
	POOL INTERIOR: MINI PEBBLE "TAHOE BLUE"	
	GATE ACCESS	9'-6" L
	POOL PUMP: PENTAIR VS3050 VARIABLE SPEED	1 EA
	POOL FILTER: PENTAIR 520 CARTRIDGE	1 EA
	NEGATIVE/ ZERO EDGE	26 L'
	NEGATIVE EDGE BASIN SURFACE AREA:	113 SQFT
	NEGATIVE EDGE BASIN PERIMETER:	70 L'
	NEGATIVE EDGE BASIN DEPTH:	18" D
	NEGATIVE EDGE BASIN INTERIOR AREA:	218 SQFT
	BASIN INTERIOR: FINISH TO MATCH POOL INTERIOR	
	SPA	7'-0" L x 7'-0" W
	SURFACE AREA:	49 SQFT
	PERIMETER:	29 L'
	DEPTHS: (3')	3' AVG
	INTERIOR AREA FOR INTERIOR FINISH	136 S.F.
	INTERIOR AREA FOR SHOTCRETE	189 S.F.
	GALLONS	1,100
	STEPS	# L'
	BENCH	16 L'
	PENTAIR GLOBRITE LED LIGHT	1 EA
	LIGHT RUN	55 L'
	(1 RUN PER LIGHT, TO P/E)	
	CLEANING SYSTEM: POOL FILTER	
	(OWNER TO HAND SWEEP)	
	SANITATION SYSTEM:	
	(USE POOL SANITATION SYSTEM)	
	PLUMBING RUN	65 L'
	(SPA DRAIN)	
	HEATER: PENTAIR MASTERTEMP	1 EA
	WATERLINE TILE: NPT 1" GLASS TILE	
	POOL INTERIOR: MINI PEBBLE "TAHOE BLUE"	
	GATE ACCESS	# L'
	SPILLWAY	12 L'

PLANT SCHEDULE BACKYARD

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Bauhinia congesta / Anacacho Orchid Tree	36"box	1
	Prosopis velutina / Native Mesquite	24"box	3
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Lantana x 'New Gold' / New Gold Lantana	5 gal	5
	Portulacaria afra / Elephant Food	5 gal	17
	Streitzia reginae / Bird Of Paradise	5 gal	3
	Tulbaghia violacea / Society Garlic	5 gal	15
CACTI	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Ferocactus wislizenii / Fish Hook Barrel Cactus	12" - 16" HGT	13
NATIVE SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Ambrosia deltoidea / Triangle Bursage	5 gal	48
	Larrea tridentata / Creosote Bush	5 gal	18
SUCCULENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Agave desmettiana 'Variegata' / Variegated Smooth Agave	15 gal	9
	Agave parryi 'Truncata' / Artichoke Agave	15 gal	6
VINE/ESPALIER	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Trachelospermum jasminoides / Star Jasmine	5 gal	5

IRRIGATION		
SYMBOL NAME	QUANTITY / SIZE	
	DRIP LINE	1/2" BLACK POLY 1,000 L'
	DRIP VALVES	3 EA
	FOR TREES	
	FOR SHRUBS	
	FOR POTTERY	
	FOR CITRUS	
	FLAG EMITTERS	2 G/HR 117 EA
	NOTE: 1-GAL & 5-GAL'S GET (1) EMITTER EA	
	NOTE: 15-GAL'S GET (2) EMITTER EA	
	NOTE: 24"-BOX'S GET (3) EMITTER EA	
	TIMER	4 STATION 1 EA
	P.V.B.	USE FRONT YARD
	SHRUBBLER	3 EA

DRAINAGE & SLEEING		
SYMBOL NAME	QUANTITY / SIZE	
	SLEEING	1" PVC SCH 40 35 L'
	DRAIN BOX	12"x12" (COLOR:TAN) 5 EA
	DRAINAGE PIPE	4" CORRUGATED 81 L'

HARDSCAPE		
SYMBOL NAME	QUANTITY / SIZE	
	GRANITE	308 SQFT 3 TONS
	SIZE: 1/2"	
	COLOR: MADISON GOLD	
	TYPE: SCREENED	
	W/ PRE-EMERGENT APPLY DELIVERY FEE IF LESS THAN 10 TONS	
	EXCAVATION NOT INCLUDED	
	FILL DIRT	90 SQFT 7 TONS

BACK YARD LANDSCAPE

LIGHTING		
SYMBOL NAME	QUANTITY / SIZE	
	LED ACCENT LIGHT (SPOT)	4 @ 4.5 WATTS
	KICHLER 16005	COLOR: AZT
	LED DOME PATH LIGHT	3 @ 4 WATTS
	KICHLER 15833	COLOR: AZT127
	LED STEP LIGHT	2 @ 1 WATTS
	KICHLER 15745 (6")	COLOR: AZT
	TRANSFORMER/TIMER	1 @ 200 WATTS
	KICHLER; MULTI-TAP, STAINLESS STEEL (200w)	
	COLOR: AZTAN	
	GFCI OUTLET W/ 5 L' OF ELECTRIC RUN PER GFCI	
	LOW VOLTAGE WIRE	150 L' @ 12-2 G
	TOTAL WATT LOAD	32 WATTS

PAVERS		
SYMBOL NAME	QUANTITY / SIZE	
	TRAVERTINE PAVERS - BY BUILDER	466 SQFT
	PERIMETER CUTS	# L'
	FINISH: TUMBLED	# L'
	COLOR: CORDOBA NOCE	
	FIELD PATTERN/ SIZE: 3 PIECE RANDOM	
	BORDER/ SIZE: ENDxEND (6X12)	
	W/ OUT BASE (INCLUDES SAND ONLY)	
	PAVER DELIVERY FEE REQUIRED	
	200 SQFT MINIMUM	

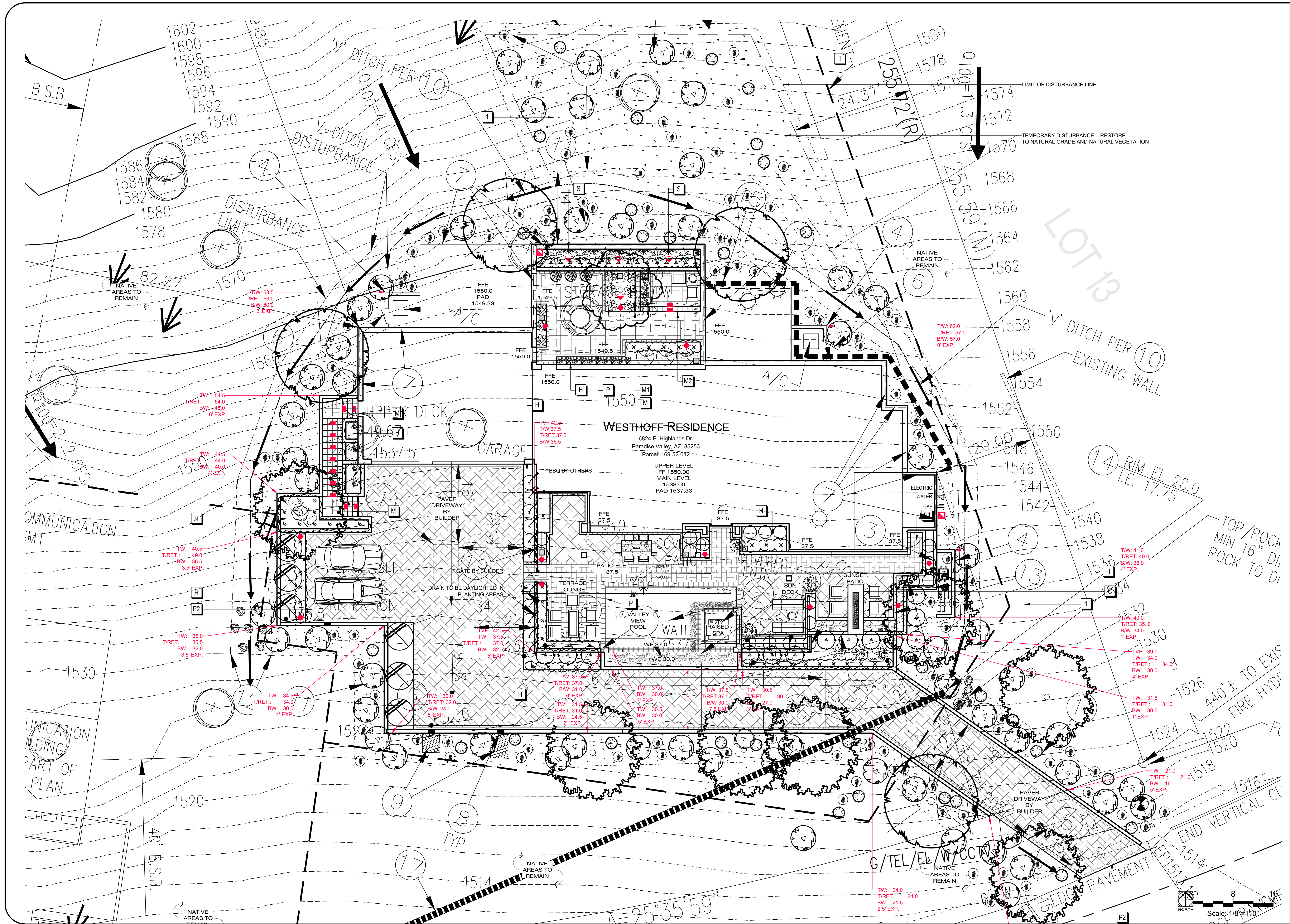
MASONRY		
SYMBOL NAME	QUANTITY / SIZE	
	RETAINING WALL	8 L' @ 12"H
	MASONRY TYPE: STRAIGHT	
	PAINT: TO MATCH HOME 8 SQFT	
	STUCCO: TO MATCH HOME 8 SQFT	
	CAP: NO CAP	
	TAR BACK MASONRY	
	DELIVERY FEE REQUIRED	
	10 L' MINIMUM IF NO OTHER MASONRY ON JOB	

	NON - RETAINING WALL	8 L' @ 12"H
	MASONRY TYPE: STRAIGHT	
	PAINT: TO MATCH HOME 8 SQFT	
	STUCCO: TO MATCH HOME 8 SQFT	
	CAP: CORDOBA NOCE - 6x12 - SxS	
	DELIVERY FEE REQUIRED	
	10 L' MINIMUM IF NO OTHER MASONRY ON JOB	

	STEPS	6" RISER, 1' TREAD 24 L'
	MASONRY TYPE: STRAIGHT	
	PAINT: TO MATCH HOME 12 SQFT	
	STUCCO: TO MATCH HOME 12 SQFT	
	CAP: CORDOBA NOCE - 6x12 - SxS 24 SQFT	
	MASONRY DELIVERY FEE REQUIRED	
	10 L' MINIMUM IF NO OTHER MASONRY ON JOB	

SPECIALTY		
SYMBOL NAME	QUANTITY / SIZE	
	DECORATIVE STEEL TRELLIS	5 @ 4' W X 6' TALL
	TYPE: STRAIGHT	
	PAINT: DUNN EDWARDS	
	COLOR/FINISH: NATURAL RUST FINISH	
	OPTION B	







GENERAL ROC# 159441 (B)
POOL ROC# 282578 (B-S)
CALIFORNIA ROC# 975740

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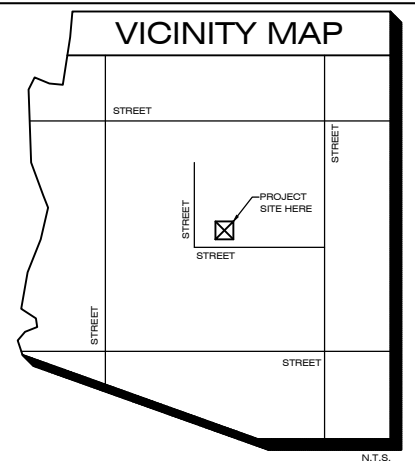
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Design, Pool, Spa & Landscape

Westhoff Residence

6824 E. Highlands Dr.
Paradise Valley, AZ, 85253
Lot 12 Paradise Highlands
Parcel #: 169-53-012



VICINITY MAP

REVISIONS	
Δ XXXXXXX	XX

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DATE	08.19.16
SCALE	1/8" = 1'-0"
DESIGN	DP/UP
DRAFT	JP

PLAN LAYOUT

PL-1

SHEET 1/3