



GENERAL NOTES

- COORDINATE DEMOLITION/ CONSTRUCTION WORK TO PROVIDE A SAFE WORKING SPACE. SECURELY CAP AND TERMINATE ANY ACTIVE SERVICES ENCOUNTERED DURING DEMOLITION/ CONSTRUCTION THAT ARE NOT INTENDED TO BE REUSED.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE. VERIFY LOCATION(S) OF UTILITIES PRIOR TO EXCAVATION, TRENCHING, ETC..
- CONTRACTOR SHALL, UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, SECURE AND PAY FOR THE REQUIRED CONSTRUCTION PERMITS, FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF WORK.
- COORDINATION OF ALL WORK UNDER THIS CONTRACT SHALL BE MAINTAINED TO ENSURE THE QUALITY AND TIMELY COMPLETION OF THE WORK/ PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE , BREAKAGE, COLLAPSE, DISTORTIONS AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
- THE CONTRACTOR SHALL NOT CONSTRUCT, UNLESS OTHERWISE NOTED, INTERIOR PARTITION WALLS TO FULL HEIGHT UNTIL ALL PIPES, DUCTS, ETC. ARE IN PLACE.
- THE CONTRACTOR SHALL NOT INSTALL SUSPENDED CEILINGS IN AREAS WHERE PIPES ARE TO BE CONCEALED (HEATING + PLUMBING) UNTIL THE PIPING HAS BEEN TESTED.
- THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF PLUMBING FIXTURES PRIOR TO THE CONSTRUCTION OF PARTITIONS BEHIND SUCH FIXTURES.
- THE CONTRACTOR SHALL EXTEND ALL WALL FINISHES A MINIMUM OF 6" ABOVE ALL SUSPENDED CEILINGS.
- THE CONTRACTOR SHALL COORDINATE AND INSTALL ALL CLEANOUT AND ACCESS DOORS IN PARTITIONS AND CEILINGS AS REQUIRED BY THE CONTRACT DOCUMENTS.
- WHERE MANUFACTURER'S NAMES AND PRODUCT NUMBERS ARE INDICATED ON THE DRAWINGS IT SHALL BE CONSTRUED TO MEAN THE ESTABLISHMENT OF QUALITY AND PERFORMANCE STANDARDS OF SUCH ITEMS. ALL OTHER PRODUCTS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE THEY SHALL BE DEEMED EQUAL.
- THE CONTRACTOR AGREES TO REPAIR OR REPLACE ANY DEFECTIVE WORK WITHOUT ADDITIONAL COST TO THE OWNER AND TO PAY THE COST OF REPAIRING DAMAGE TO THE WORK OF OTHER TRADES CAUSED BY THESE REPAIRS AND REPLACEMENTS.
- VERIFY ALL MISSING OR CONFLICTING DIMENSIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
- DIMENSIONS ON PLANS ARE INDICATED FROM FACE OF SURFACE, FACE OF CONCRETE, FACE OF GWB OR ANY DISCREPANCY NEED TO BE VERIFIED WITH THE ARCHITECT.

- THE TERM 'FINISH FLOOR' SHALL MEAN THE NORMAL FINISHED SURFACE OF THE FLOOR LEVEL.
- ALL ELECTRICAL AND COMMUNICATIONS INDICATIONS ON ARCHITECTURAL DRAWINGS ARE FOR LOCATION PURPOSES ONLY.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF THE WORK AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.
- ALL WORK IS TO BE COORDINATED WITH THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. ANY SUBSTITUTIONS IN SPECIFICATIONS MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES, OR CONFLICTS IN ANY OF THE CONSTRUCTION DRAWINGS OR BE IN DOUBT AS TO THEIR MEANING, HE MUST BRING THE QUESTION TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. THE ARCHITECT SHALL REVIEW THE QUESTION AND WHERE INFORMATION SOUGHT IS NOT CLEARLY INDICATED OR SPECIFIED, WILL ISSUE A WRITTEN CLARIFYING ADDENDUM, NEITHER OWNER NOR THE ARCHITECT WILL BE RESPONSIBLE FOR VERBAL INSTRUCTIONS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE GENERAL CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES BY OR INCURRED DURING THE EXECUTION OF THE WORK.
- ALL DEMOLITION OPERATIONS AND CONSTRUCTION OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH OWNER REQUIREMENTS AND ALL GOVERNING CODES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING AND PROTECTING ALL TREES AND VEGETATION DESIGNATED TO REMAIN, THROUGHOUT THE DURATION OF THE PROJECT. THIS WILL REQUIRE THE GENERAL CONTRACTOR TO SET UP BARRIERS AND TO MAINTAIN EXISTING GRADES AND DRIP LINES OF TREES TO BE SAVED.
- REMOVE ALL DEBRIS FROM THE SITE AND LEAVE THE SITE AND SURROUNDING AREAS IN A NEAT AND ORDERLY CONDITION.
- REFER TO GENERAL STRUCTURAL NOTES ON STRUCTURAL DRAWINGS.
- IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/ OR SPECIFICATIONS THE MORE RESTRICTIVE CONDITION SHALL BE DEEMED THE CONTRACT REQUIREMENT UNLESS OTHERWISE STATED.
- ANYTHING IN THE CONTRACT NOT WITHSTANDING, THE CONTRACTOR ACCEPTS RESPONSIBILITY OF CONSTRUCTING A WEATHER TIGHT AND WATER TIGHT PROJECT.

PROJECT INFORMATION

PROJECT NARRATIVE: NEW SINGLE STOREY HOUSE ON EXISTING PROPERTY WITH 4 BEDROOMS, OFFICE, KITCHEN, DINING, LIVING PLUS DETACHED GUEST HOUSE AND A 4 CAR GARAGE, POOL AND OUTDOOR DECKS

PROJECT ADDRESS: 4208 E. LAMAR ROAD
PARADISE VALLEY, AZ

APN:169-53-009
ZONING: R-43

EXISTING SITE AREA:43,653 SF (1.002 AC)

NEW AQUIRED AREA:5,070 SF

NEW SITE AREA: 48,723 SF (1.130 AC)

SITE COVERAGE: 14.5% (MAX 25%)

MAX HEIGHT:24'-0"or (2 FLOORS)

CONSTRUCTION TYPE:V-N SPRINKLERED

BUILDING CODE: 2015 IBC
2015 IRC
2014 NEC
2015 IMC
2015 UPC

AREA CALCS:

1ST FL:	5,642 SF CONDITIONED
GUEST HOUSE:	494 SF CONDITIONED
GARAGE:	1,011 SF UNCONDITIONED

TOTAL:	7,147 SF
UNDER ROOF:	9,902 SF

EXISTING GROSS DISTURBED: 33,840 SF

REF. TO CIVIL PLANS FOR MORE INFO

PROJECT TEAM

ARCHITECT:

AMIT UPADHYE RA
18842 N. 91ST ST.
SCOTTSDALE, AZ 85255
P: 602.750.5816 F: 480.699.3523

OWNER :

JEFFREY DELAPP
1 TOWER LN 11TH FL
OAKBROOK TERRACE, IL 60181

CONTRACTOR :

HILLIS BUILT
8350 E EVANS #B3
SCOTTSDALE, AZ 85260
P: 480.454.8380 C: 602.499.6999

CIVIL ENGINEER:

NICK PRODANOV PE
8808 N CENTRAL AVE # 288
PHOENIX, AZ 85020
P: 602.889.1984 F: 602.445.9482

STRUCTURAL ENGINEER:

JAMES JONES PE
211 E BASELINE RD. # F6
TEMPE, AZ 85283
P: 480.734.9262

ELECTRICAL ENGINEER:

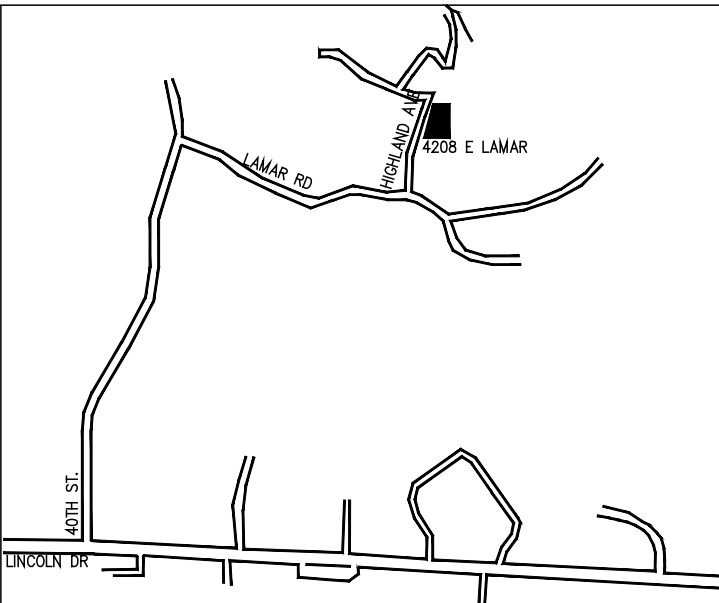
TULEY ENGINEERING PROFESSIONALS
809 W. MARYLAND AVE
PHOENIX, AZ 85013
P: 602.574.4499

MECH + PLUMB ENGINEER:

OTTERBEIN ENGINEERING
8321 N. 8TH ST
PHOENIX, AZ 85020
P: 602.678.0609

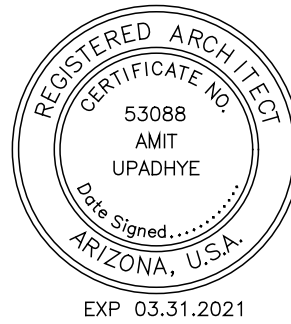
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VICINITY MAP

NTS



DELAPP HOUSE

JEFF DELAPP
4208 e lamar road
paradise valley, az 85253

	06.12.19	formal
	07.05.18	3 concept
	07.02.18	2 concept
	06.20.18	1 concept

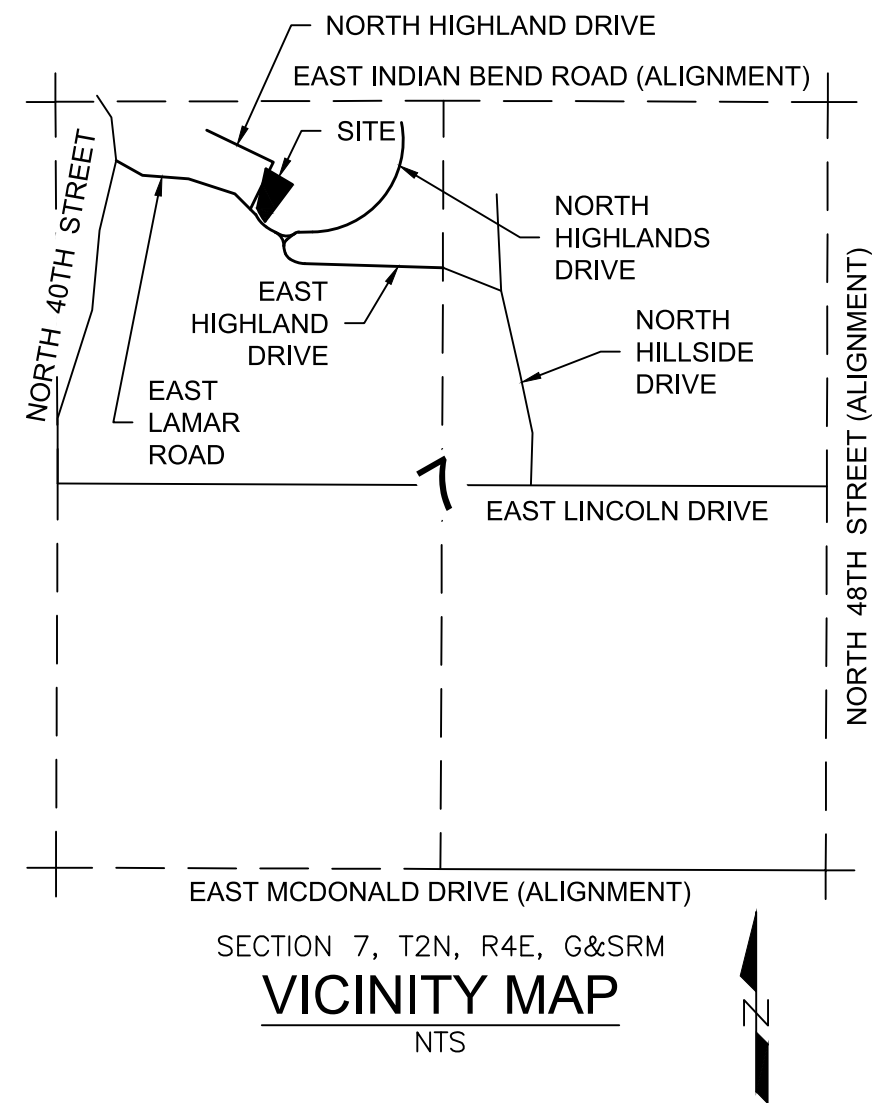
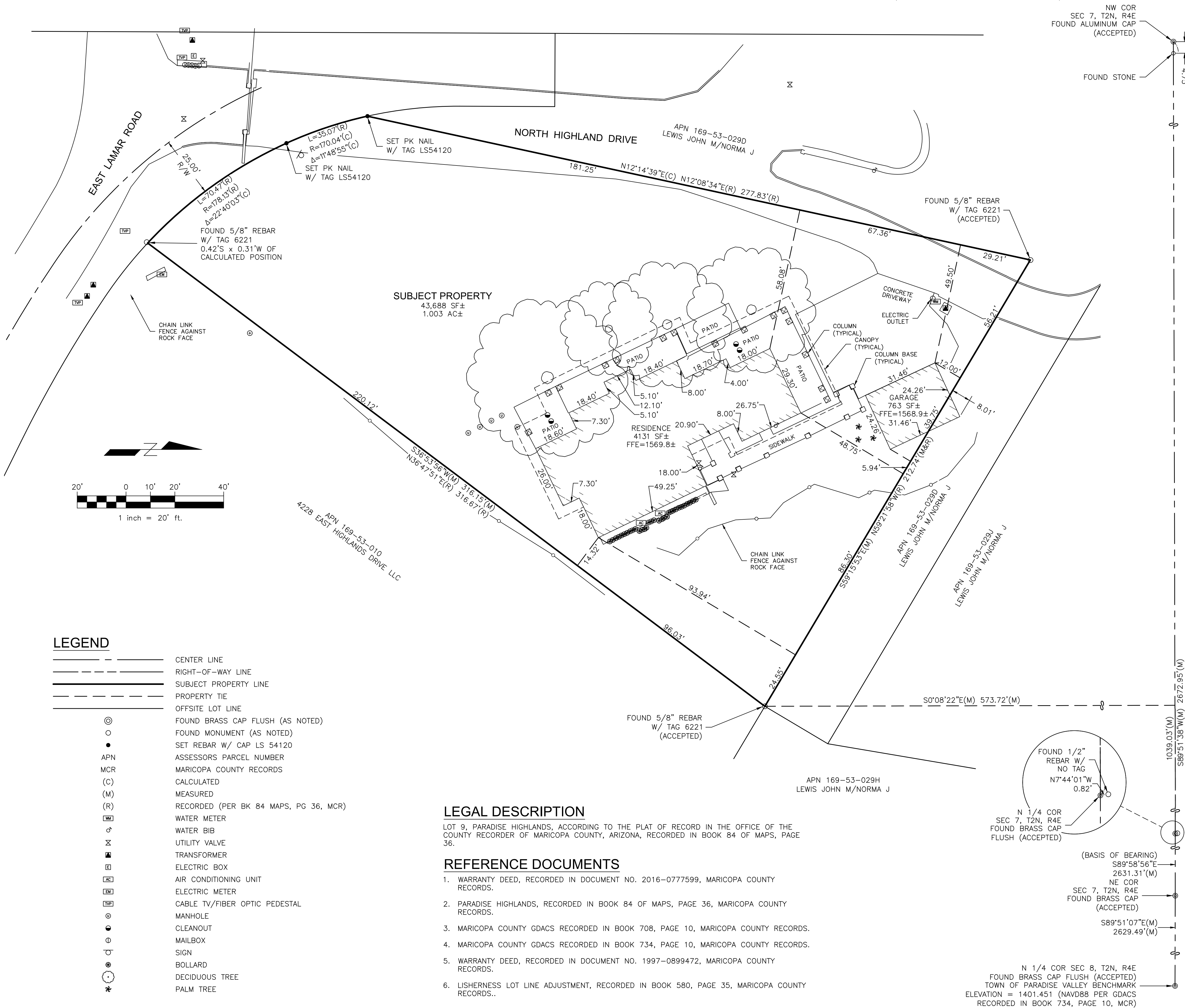
AMIT UPADHYE ARCHITECT
18842 n 91st street
scottsdale, az 85255
p: 602 750 5816
amt@audesignstudio.com
www.architecture.yoga

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RESULTS OF SURVEY

LOT 9 OF PARADISE HIGHLANDS, RECORDED IN BOOK 84 OF MAPS, PAGE 36, MCR
BEING A PORTION OF GLO LOT 3, LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER

DIMAGGIO FRANK
6875 E CAMELBACK RD UNIT 1014
SCOTTSDALE, ARIZONA 85251

SITE INFO

APN 169-53-009
4208 E LAMAR RD
PARADISE VALLEY, ARIZONA 85253

SURVEYOR

OUTER LIMITS LAND SURVEYING, LLC
BRIAN EARL SEARAN, RLS #54120
PO BOX 71957
PHOENIX, ARIZONA 85050
PHONE: 602.486.1154
EMAIL: bsearan@outerlimitsls.com

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
SAID LINE BEARING S89°58'56\"E, PER MARICOPA COUNTY GDACS RECORDED IN BOOK 734, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEYORS NOTES

- NAMES OF ADJOINING OWNERS ARE TAKEN FROM MARICOPA COUNTY ASSESSORS GIS WEBSITE.
- PER ARIZONA REVISED STATUTES 32-151, THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- THIS SURVEY IS ONLY TO BE CONSIDERED VALID IF IT CONTAINS AN ORIGINAL STAMP AND SIGNATURE OF THE SURVEYOR, FACSIMILES OR COPIES ARE NOT TO BE RELIED UPON.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATE

I BRIAN EARL SEARAN HEREBY CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY, AND THAT ALL MONUMENTS SHOWN WERE FOUND OR SET ACCURATELY AS INDICATED HEREON.

BRIAN EARL SEARAN R.S. #54120
DATE 12/27/2016
EXPIRES 12/31/18

LEGAL DESCRIPTION

LOT 9, PARADISE HIGHLANDS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 84 OF MAPS, PAGE 36.

REFERENCE DOCUMENTS

- WARRANTY DEED, RECORDED IN DOCUMENT NO. 2016-0777599, MARICOPA COUNTY RECORDS.
- PARADISE HIGHLANDS, RECORDED IN BOOK 84 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS.
- MARICOPA COUNTY GDACS RECORDED IN BOOK 708, PAGE 10, MARICOPA COUNTY RECORDS.
- MARICOPA COUNTY GDACS RECORDED IN BOOK 734, PAGE 10, MARICOPA COUNTY RECORDS.
- WARRANTY DEED, RECORDED IN DOCUMENT NO. 1997-0899472, MARICOPA COUNTY RECORDS.
- LISHERNESS LOT LINE ADJUSTMENT, RECORDED IN BOOK 580, PAGE 35, MARICOPA COUNTY RECORDS..

N 1/4 COR SEC 8, T2N, R4E
FOUND BRASS CAP FLUSH (ACCEPTED)
TOWN OF PARADISE VALLEY BENCHMARK
ELEVATION = 1401.451 (NAVD88 PER GDACS
RECORDED IN BOOK 734, PAGE 10, MCR)

TOWN OF PARADISE VALLEY NOTES

1. GRADING SHALL BE IN CONFORMANCE WITH 2015 IBC.
2. 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.
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. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
5. 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.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
9. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
12. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
13. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
14. A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
15. MAIL BOX TO COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE R.O.W. FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
16. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
17. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
18. 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.
19. TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
20. REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
21. 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.
22. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
23. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
24. 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.
25. THE TOWN ONLY 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.
26. THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS; IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE TOWN FOR RE-APPROVAL.
27. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. NOTICE INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480- 312-5750.
28. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
29. ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE TOWN ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
30. 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.
31. EXCAVATIONS IN COMPLIANCE WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P), UNDER NO CIRCUMSTANCES WILL THE CONSTRUCTION BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
32. 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.
33. 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.
34. WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST TO FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
35. 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.
36. 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.
37. 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 HARSH TOWN APPROVAL IS OBTAINED.
38. 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 CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION, OR UNTIL SUCH TIME THAT A WRITTEN, SIGNED AND LEGALLY BINDING AGREEMENT HAS BEEN REACHED BY THE PARTIES INVOLVED TO REMEDY ANY VIOLATION WITHIN A REASONABLE TIME PERIOD, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.
39. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
40. A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY CONTROL GATES. THE KEY SWITCH SHAL BE INSTALLED IN A LOCATION ON THE GATE CONTROL PANEL THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE PARADISE VALLEY BUILDING DEPARTMENT.
42. ALL EQUIPMENT OF ALL TRADES ON OR AFFECTING THE JOB MUST BE CLEANED ONLY IN A PRE-DETERMINED AND DESIGNATED AREA. DEBRIS AND RUNOFF FROM SAID AREA MAY NOT EXTEND BEYOND THE BUILDING AREA.
43. 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 EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES DURING CONSTRUCTION PROCESS.
44. AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
45. FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRIABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

NATIVE PLANTS

ALL NATIVE PLANTS IMPACTED BY CONSTRUCTION SHALL BE RELOCATED ON SITE. SEE LANDSCAPE PLAN AND NATIVE PLANT INVENTORY AND SALVAGE PLAN.

UTILITIES

WATER: EPCOR WATER
SANITARY SEWER: SEPTIC
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMM.
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMM.

ENGINEERS NOTES

1. 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.
2. 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.
3. GRADING SHALL BE IN CONFORMANCE WITH 2012 IBC SEC. 1803 AND APPENDIX J.
4. 5X MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
9. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
12. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
13. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE.
16. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
18. ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT, FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
19. THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
20. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
21. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
22. CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
23. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
24. CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
25. ALL ON-SITE UTILITIES PER OTHERS.
26. THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S) PERFORMANCE AND MAY LEAD TO ITS INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
27. IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
28. ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
29. VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
30. AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES 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.
31. MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
32. ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
33. ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
34. THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS.
35. ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
36. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SITE AND RETAINING WALLS LAYOUT, DIMENSIONS, AND DETAILS. TOP OF FOOTING EQUIPMENT SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).
37. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
38. REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
39. FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER U.N.O.
40. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE - 5% MIN SLOPE FOR FIRST 10 FEET, U.N.O.
41. ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2012, MAG AND TOWN OF PARADISE VALLEY SUPPLEMENT TO MAG.
42. WATERPROOF ALL EXTERIOR WALLS 18" ABOVE FINISH GRADE-(BITUTHENE® 3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
43. ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
44. ABANDONMENT OF EXISTING AND INSTALLATION OF NEW SEPTIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT.
45. COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
46. VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
47. VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
48. DISTURBED AREA: TOTAL ACRES = XX ACRES < 1 ACRE; NPDES PERMIT IS NOT REQUIRED.
49. REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING STRUCTURES, SITE WALLS, POOL AND PAVEMENT ETC.
50. REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES. STABILITY OF EXISTING ROCK PINNING AND NET SHALL BE INSPECTED AND APPROVED BY GEOTECHNICAL ENGINEER.

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.

PRELIMINARY GRADING & DRAINAGE PLAN
4208 E LAMAR RD., PARADISE VALLEY, AZ 85253
LOT 9 - PARADISE HIGHLANDS

A SUBDIVISION PLAT RECORDED IN BOOK 1435 OF MAPS, PAGE 34, MCR.,
LOCATED IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

- ✕ SCRIBED "X" IN CONCRETE
- ⊗ BRASS CAP IN HANDHOLE
- ⊙ BRASS CAP FLUSH
- FOUND 1" IRON PIPE
- SET 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- SEWER MANHOLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION CONTROL BOX
- ELECTRIC METER
- GAS VALVE
- TELEPHONE PEDESTAL
- MANHOLE
- CABLE TV RISER
- CATV, PHONE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- COMMUNICATIONS LINE
- FENCE
- EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION
- TREE
- EXISTING DISTURBED AREA
- PROPOSED DISTURBED AREA
- DRAINAGE FLOW ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- TOP OF RAILING/NON-RET. WALL
- TOP OF RETAINING WALL
- FINISH GRADE
- TOP OF FOOTING
- FINISH GRADE AT BOTTOM OF WALL
- STORM DRAIN PIPE
- HISTORIC NATURAL GRADES PER FDMC & COP AERIAL TOPOGRAPHY
- RETAINING WALL/AGAINST BUILDING
- EXTENDED BUILDING STEM WALL
- BC BACK OF CURB
- BSL BUILDING SETBACK LINE
- BW BOTTOM OF WALL
- C CONCRETE, CALCULATED
- TPV TOWN OF PARADISE VALLEY
- DE DRAINAGE EASEMENT
- ESMT EASEMENT
- EXIST. EXISTING
- EGT EXISTING GRADE
- FG FINISH GRADE
- FFE FINISH FLOOR ELEVATION
- FL FLOW LINE
- FND FOUND
- G GUTTER, GAS
- I INVERT
- MAG MARICOPA ASSOCIATION OF GOVERNMENTS
- MEASURED
- MCR MARICOPA COUNTY RECORDER
- P PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- R RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- W WEST, WATERLINE
- TP TOP OF PARAPET
- TC TOP OF CURB
- TG TOP OF GRATE
- TF TOP OF FOOTING
- TR TOP OF RAILING
- TRW TOP OF RETAINING WALL
- TW TOP OF WALL
- WM WATER METER

DISTURBED AREA CALCULATIONS

EXIST. LOT AREA: 43,653 S.F. (1,002 AC.)
NEW ACQUIRED AREA: 5,070 S.F.
NEW LOT AREA: 48,723 S.F. (1,130 AC.)
TOTAL FLOOR AREA: 9,902 S.F.
FLOOR AREA RATIO: 20.32% < 25%
(TOTAL FLOOR AREA/AREA OF LOT)
BUILDING PAD SLOPE: 45.1%
VERTICAL: 69 FT
HORIZONTAL: 153 FT
ALLOWABLE NET DISTURBED AREA: 4,624 S.F. (9.5%)
EXIST. GROSS DISTURBED AREA: 33,840 S.F.* (69.5%)
EXIST. BLDG FOOTPRINT: 4,894 S.F.
EXIST. NET DISTURBED AREA: 28,946 S.F. (59.4%)
GROSS NEW DISTURBED AREA: 0 S.F. (0%)
LESS TEMPORARY AREAS OF DISTURBANCE
TO BE RESTORED AND REVEGETATED: 0 S.F. (0%)
LESS BUILDING FOOTPRINT AREA: 7,147 S.F.
PROPOSED NET DISTURBED AREA: 26,693 S.F.** (54.8%)
ALLOWED SLOPES STEEPER THAN NATURAL GRADE (5% MAX.): 2,436 S.F. (5%)
PROPOSED SLOPES STEEPER THAN NATURAL GRADE (AREA): 2,400 S.F. (4.93%)
VOLUME OF CUT: 238 C.Y.
VOLUME OF FILL: 306 C.Y.
TOTAL CUT&FILL: 544 C.Y.
HILLSIDE ASSURANCE @ \$25/CUBIC
YARD OF CUT+FILL: \$13,600
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.
*EXISTING NON-CONFORMING HILLSIDE AREA, CONSTRUCTION YEAR 1977
**NO ADDITIONAL DISTURBANCE IS PROPOSED WITH THIS PROJECT

BASIS OF BEARINGS

THE NORTH LINE OF THE NW QUARTER OF SECTION 7, THE BEARING OF WHICH IS S89°51'38"E, PER MARICOPA COUNTY GDACS IN BOOK 734. PAGE 10, MCR.

BENCHMARK

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 40TH STREET AND LINCOLN DRIVE HAVE AN ELEVATION OF 1403.453 NAVD 88 DATUM, GDACS# 24035-1.

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

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

ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT				
V=DxAx(Cw-0.75)/12				
D - RAINFALL DEPTH=2.82"		A - TRIBUTARY AREA, SF		Cw - WEIGHTED RUNOFF COEFFICIENT
DRAINAGE AREA	AREA	RUNOFF COEFFICIENT	VOLUME REQUIRED	RETENTION TYPE
	S.F.	C	C.F.	
A	18,256	0.89	601	(2) - 36" LONG (48" DIA) STORM DRAIN STORAGE PIPES
TOTAL			601	902
WEIGHTED RUNOFF COEFFICIENT, Cw AREA A				
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA	
	C	SF		
ROOF	0.95	7,147	6,790	
PAVEMENT	0.95	5,905	5,610	
LANDSCAPE	0.75	5,234	3,926	
TOTAL		18,286	16,325	
Cw = C * AREA / TOTAL AREA			0.89	

SHEET INDEX

SHEET C-1 - COVER SHEET
SHEET C-2 - GRADING & DRAINAGE PLAN

APPROVAL

TOWN ENGINEER DATE
TOWN OF PARADISE VALLEY

ARCHITECT

AMIT UPADHYE ARCHITECT, LLC
18845 N 91ST ST
SCOTTSDALE, AZ 85255
P: 602-750-5816

OWNER

JEFFREY DELAPP
1 TOWER LN 11TH FL
OAKBROOK TERRACE, IL 60181

GEOTECHNICAL ENGINEER

VAHN ENGINEERING, INC
9013 N 24TH AVE., SUITE 7
PHOENIX, AZ 85021
P: 302-943-6997

EARTHWORK QUANTITIES

CUT: 238 C.Y.
FILL: 306 C.Y.
NET FILL: 68 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.

LEGAL DESCRIPTION

LOT 9, PARADISE HIGHLANDS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1435 OF MAPS, PAGE 34.

GRADING SPECIFICATIONS

1. EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
2. THE CONTRACTOR WILL RETAIN A SOLS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION, CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
3. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE SOILS REPORT.
4. BEARING MATERIALS FOR FILL UNDER RESIDENCE PAD IF NATIVE MATERIAL IS USED. LARGE ROCK FRAGMENTS MUST BE REMOVED THAT ARE IN EXCESS OF SIX INCHES. REMAINING MATERIAL MUST BE SMALLER PARTICLES OF SAND AND ROCK THAT CAN BE COMPACTED INTO A DENSE CONDITION.
- MAXIMUM PARTICLE SIZE: 6 INCHES
PERCENT PASSING NO. 4 SIEVE: 35% TO 70%
PERCENT PASSING NO. 200 SIEVE: 25% MAX.
PLASTICITY INDEX: 10% MAX.
5. CUT-SLOPES: MAXIMUM ROCK CUT SLOPE TO BE 1.0 FEET HORIZONTAL TO 3.0 FEET VERTICAL PER GEOTECHNICAL STUDY.
6. FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.
7. COMPACTION FILL MATERIAL MUST BE PLACED ON LEVELED BENCHES CUT INTO UNDISTURBED EXISTING HILLSIDE. PLACE FILL IN HORIZONTAL LIFTS OF THICKNESS COMPATIBLE WITH THE COMPACTION EQUIPMENT USED. COMPACT TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM A.S.T.M. DENSITY AT THE OPTIMUM MOISTURE CONTENT OF ± TWO PERCENT. THIS PERTAINS TO ALL ENGINEERED STRUCTURAL FILL SUPPORTING STRUCTURES AND INCLUDING FILL UNDER ANY OF THE RETAINING WALLS. COMPACTION TEST RESULTS SHALL BE SUBMITTED TO THE SOILS ENGINEER AND TOWN OF PARADISE VALLEY BUILDING AND SAFETY DEPARTMENT.
8. ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING PROPERTY OWNERS IN WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903-B OF IBC. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
9. ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VISUAL CONTINUITY.

TOWN OF PARADISE VALLEY HILLSIDE NOTES

- A. 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.
- B. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXI OF THE TOWN ZONING ORDINANCE.
- C. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- D. THE USE OF HYDROLOGIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER.
- E. CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACES AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.
- F. 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.VI.6).

FINISH FLOOR CERTIFICATION

I HEREBY CERTIFY THAT THE FINISHED FLOOR ELEVATION OF THE PROPOSED NEW OFFICE SHOWN ON THE PLAN OF 1390.50 IS MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION OF 1389.50 ACCORDING TO THE TOWN OF PARADISE VALLEY CODE OF ORDINANCE.

Nick Padanilam

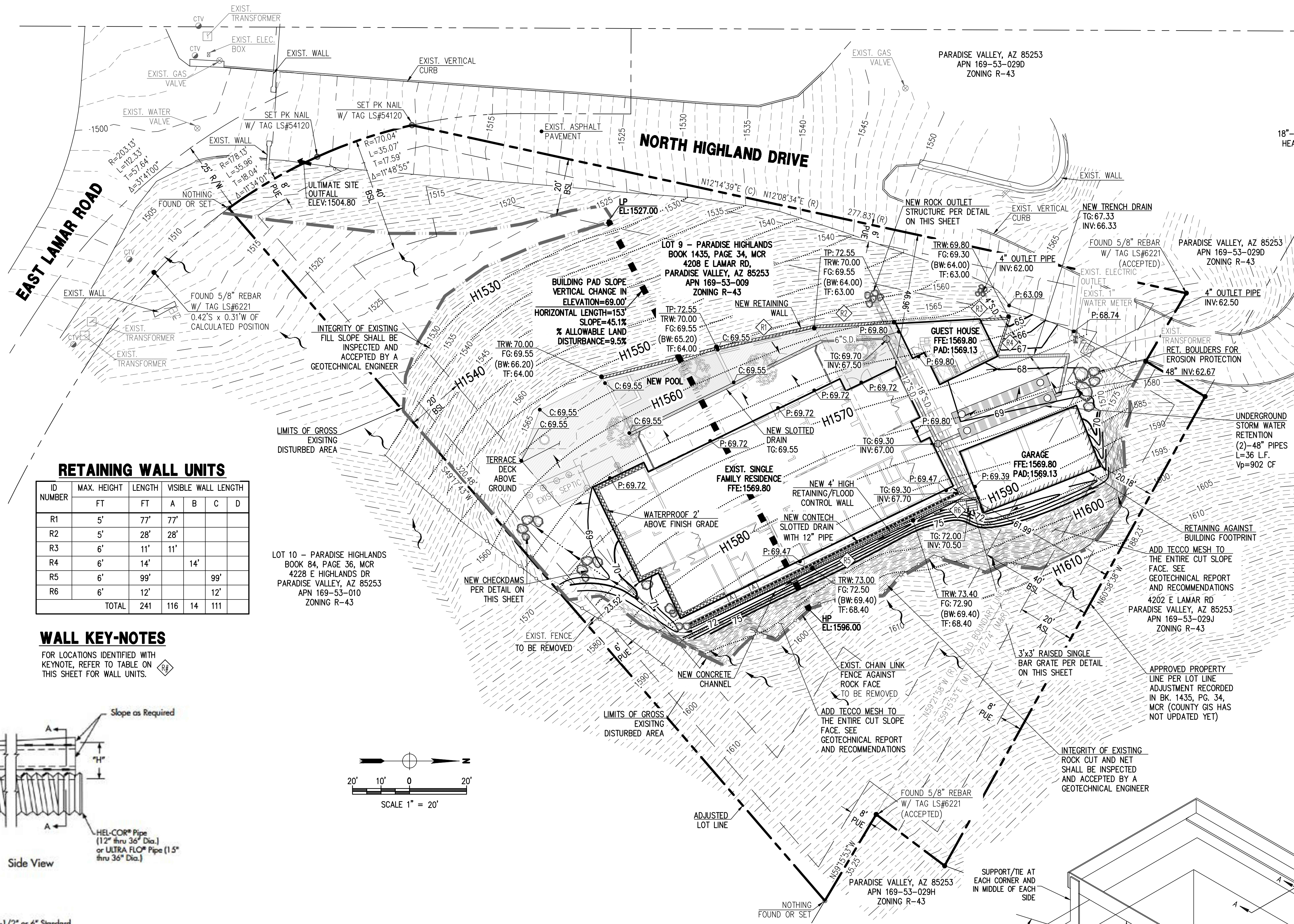
05/22/19

REGISTERED CIVIL ENGINEER

DATE:

DRAINAGE STATEMENT

1. ULTIMATE STORM OUTFALL IS LOCATED AT THE SOUTH PROP. LINE AT ELEVATION OF 1504.80.
2. REMODEL TO EXIST. SINGLE FAMILY RESIDENCE IS PROPOSED WITH THIS PROJECT.
3. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
4. EXISTING DRAINAGE PATTERNS ARE PRESERVED.
5. THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED PER THE

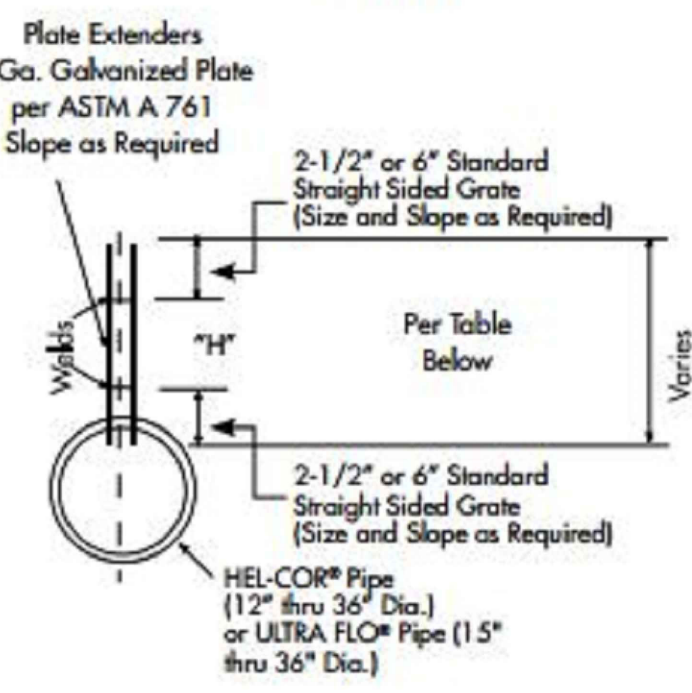
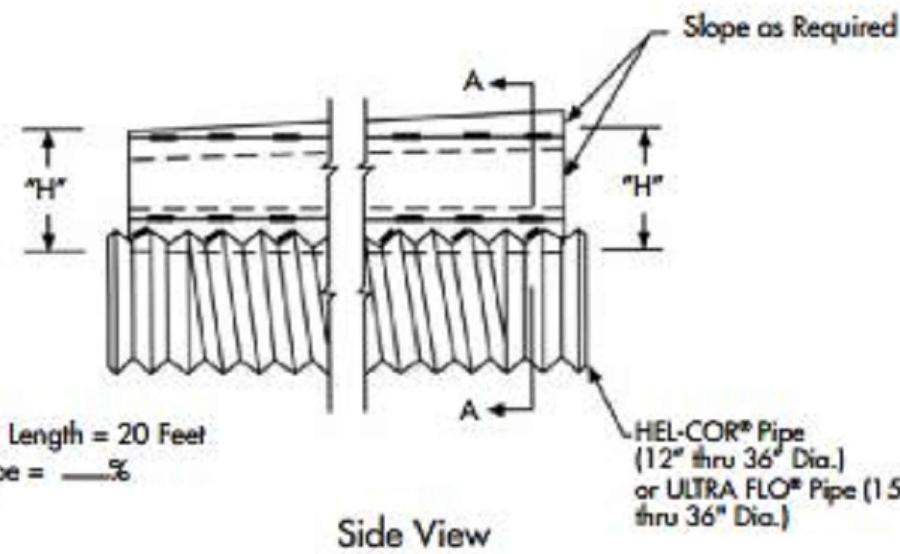


RETAINING WALL UNITS

ID NUMBER	MAX. HEIGHT FT	LENGTH FT	VISIBLE WALL LENGTH			
			A	B	C	D
R1	5'	77'	77'			
R2	5'	28'	28'			
R3	6'	11'	11'			
R4	6'	14'		14'		
R5	6'	99'			99'	
R6	6'	12'			12'	
TOTAL		241	116	14	111	

WALL KEY-NOTES

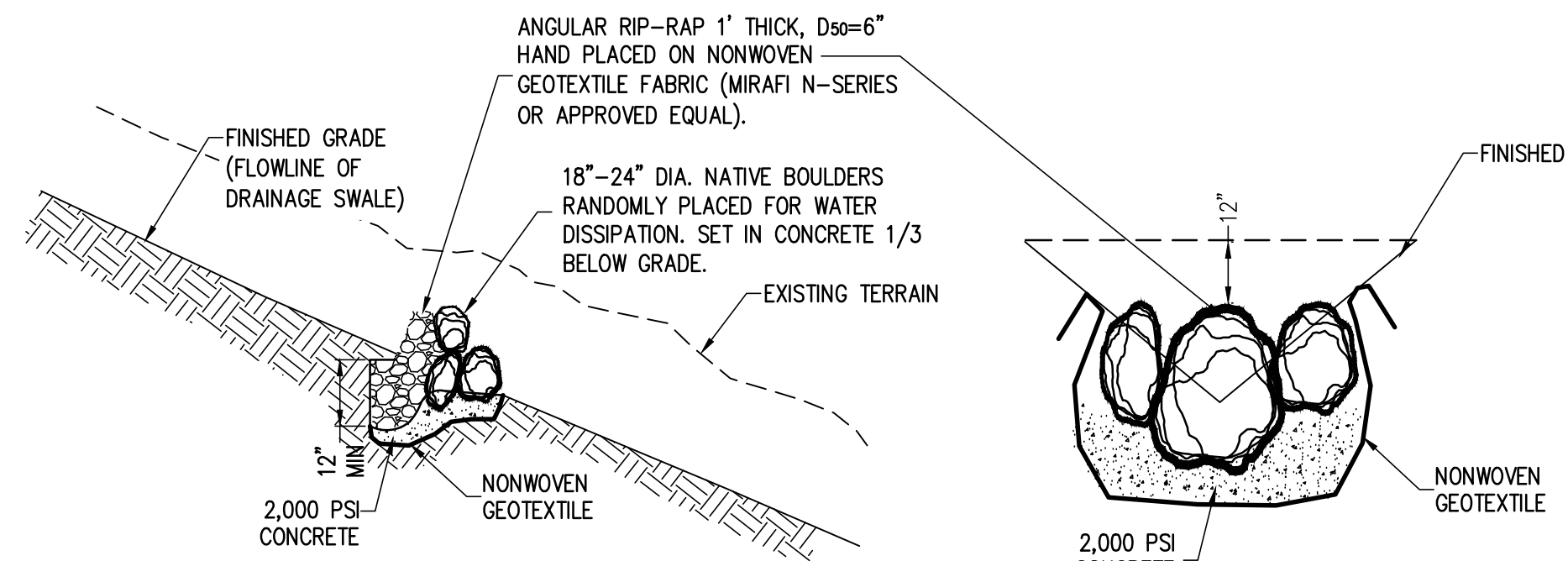
FOR LOCATIONS IDENTIFIED WITH KEYNOTE, REFER TO TABLE ON THIS SHEET FOR WALL UNITS.



Loading Condition	Standard Maximum Extender Height - "H"
<H10 * Granular Backfill	8"
H20/H25 * 750 PSI Concrete	19"
Allpart ** 1000 PSI Concrete	12"
* 125 PSI Tire Pressure	
** 195 PSI Tire Pressure	

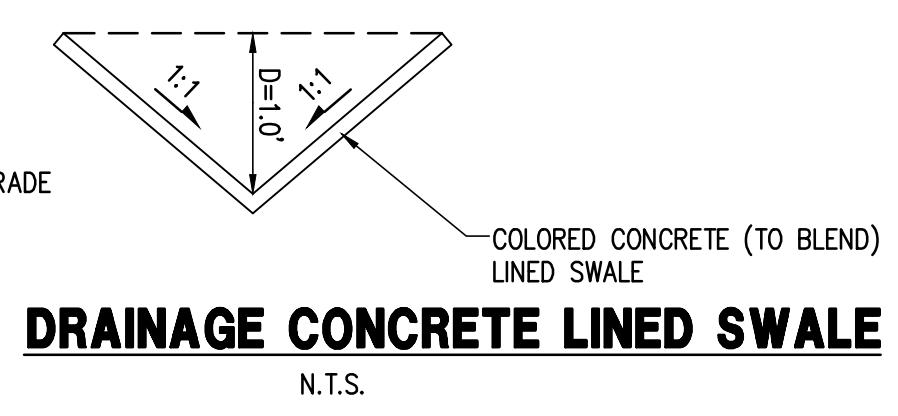
SLOTTED DRAIN DETAIL

N.T.S.



CHECK DAM DETAIL

N.T.S.



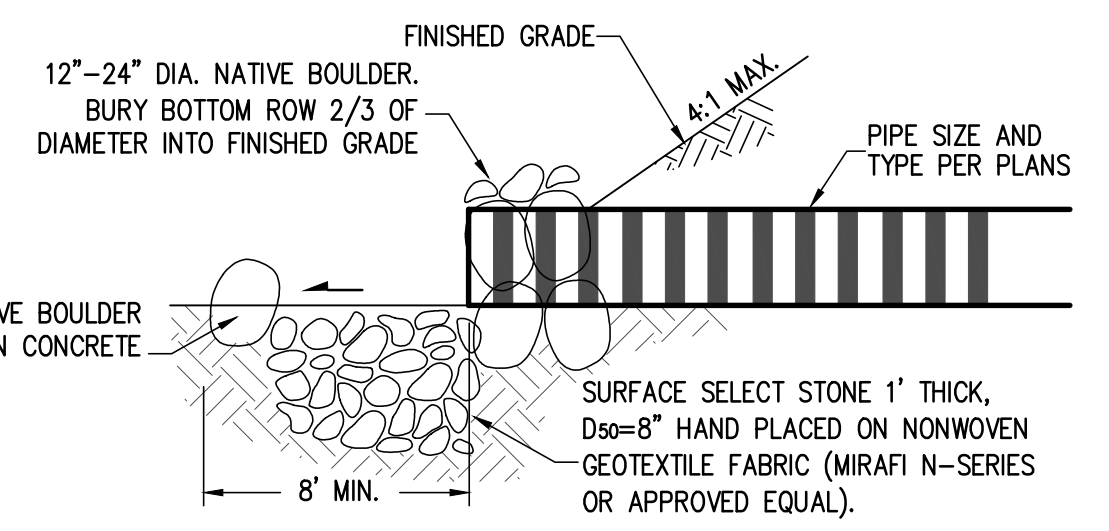
DRAINAGE CONCRETE LINED SWALE

N.T.S.

PERCENT PASSING	SIZE	D50 CLASS, INCHES
100 TO 90	1.5 D50	4 6 8 12
85 TO 70	1.3 D50	5 8 10 16
50 TO 30	1.0 D50	4 6 8 12
15 TO 5	0.67 D50	3 4 5 8
5 TO 0	0.50 D50	2 3 4 6

RIP-RAP GRADATION TABLE

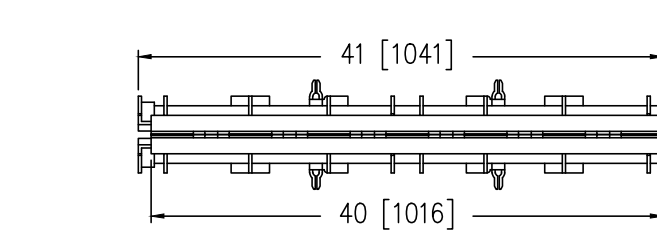
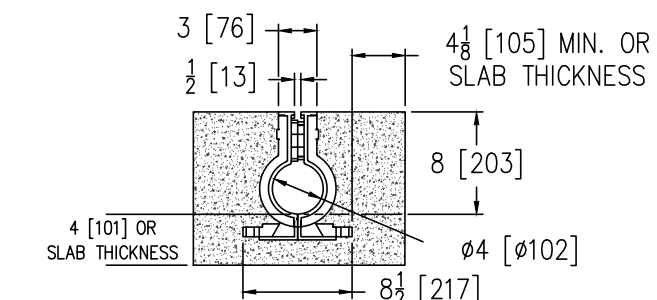
N.T.S.



DETAIL 3 - PIPE OUTLET DETAIL

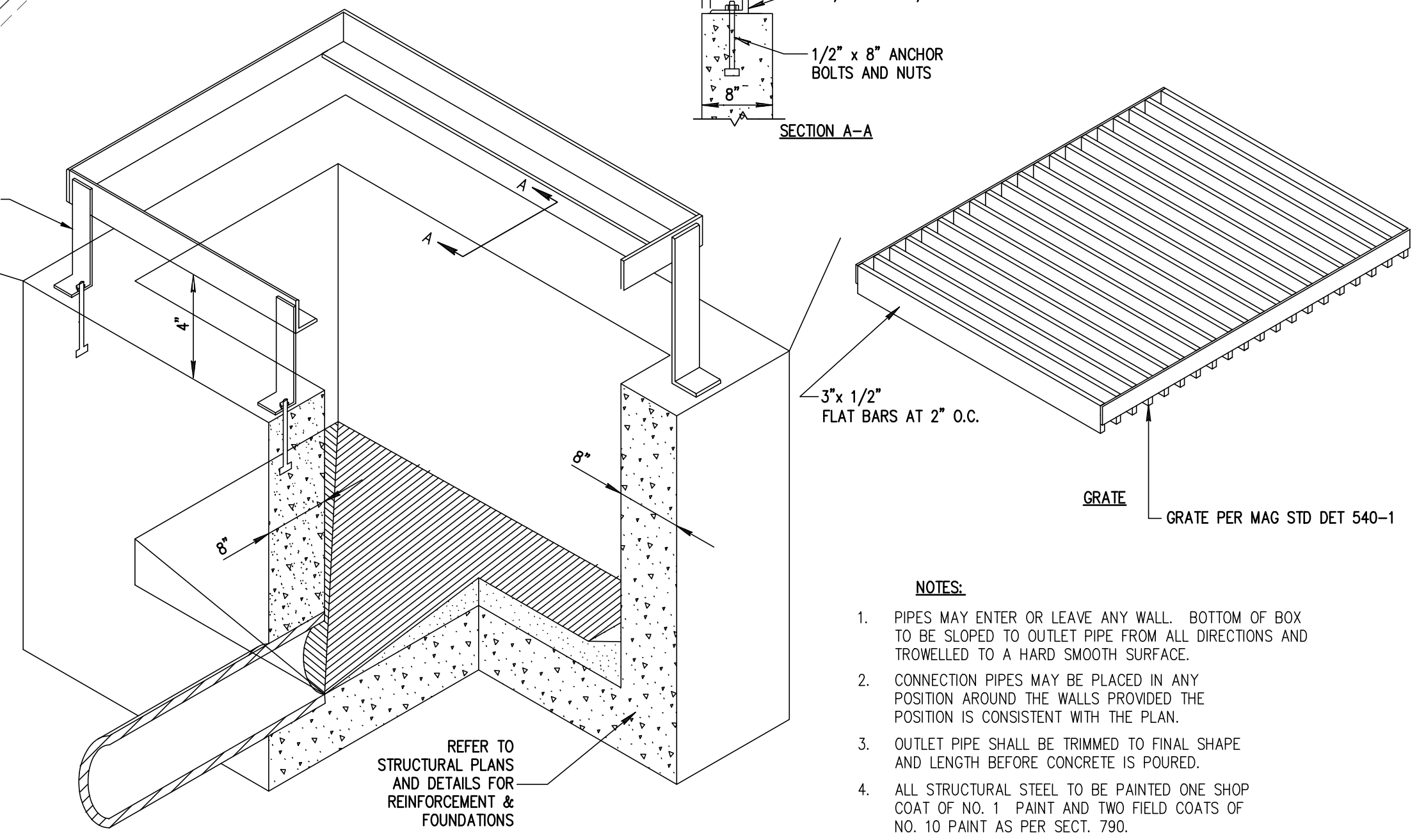
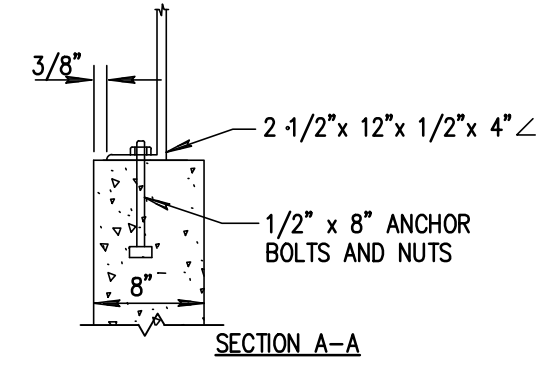
N.T.S.

SPECIFYING ENGINEER IS RESPONSIBLE FOR CONCRETE ENCASMENT AND REINFORCING BASED UPON APPLICATION AND LOCAL CODES



POOL DECK SLOTTED DRAIN DETAIL

N.T.S.



STORM DRAIN INLET RAISED GRATE DETAIL

N.T.S.

NOTES:

- PIPES MAY ENTER OR LEAVE ANY WALL. BOTTOM OF BOX TO BE SLOPED TO OUTLET PIPE FROM ALL DIRECTIONS AND TROWELLED TO A HARD SMOOTH SURFACE.
- CONNECTION PIPES MAY BE PLACED IN ANY POSITION AROUND THE WALLS PROVIDED THE POSITION IS CONSISTENT WITH THE PLAN.
- OUTLET PIPE SHALL BE TRIMMED TO FINAL SHAPE AND LENGTH BEFORE CONCRETE IS POURED.
- ALL STRUCTURAL STEEL TO BE PAINTED ONE SHOP COAT OF NO. 1 PAINT AND TWO FIELD COATS OF NO. 10 PAINT AS PER SECT. 790.
- ALL WELDS ON FRAME AND SIDE BARS ON GRATE SHALL BE FULL LENGTH OF JOINT.

Contact Arizona 811 at least two full working days before you begin excavation

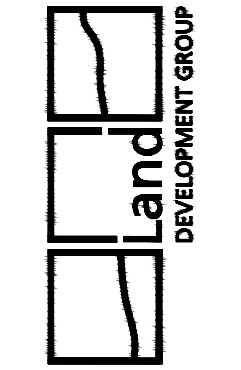
ARIZONA 811

Call 811 or click Arizona811.com

PRELIMINARY GRADING & DRAINAGE PLAN IMPROVEMENT PLAN

LOT 9 PARADISE HIGHLANDS 4208 E LAMAR RD PARADISE VALLEY, AZ 85253

P. 602.889.1984 | F. 602.445.9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIXVALLEYENGINEERING.COM



PRELIMINARY

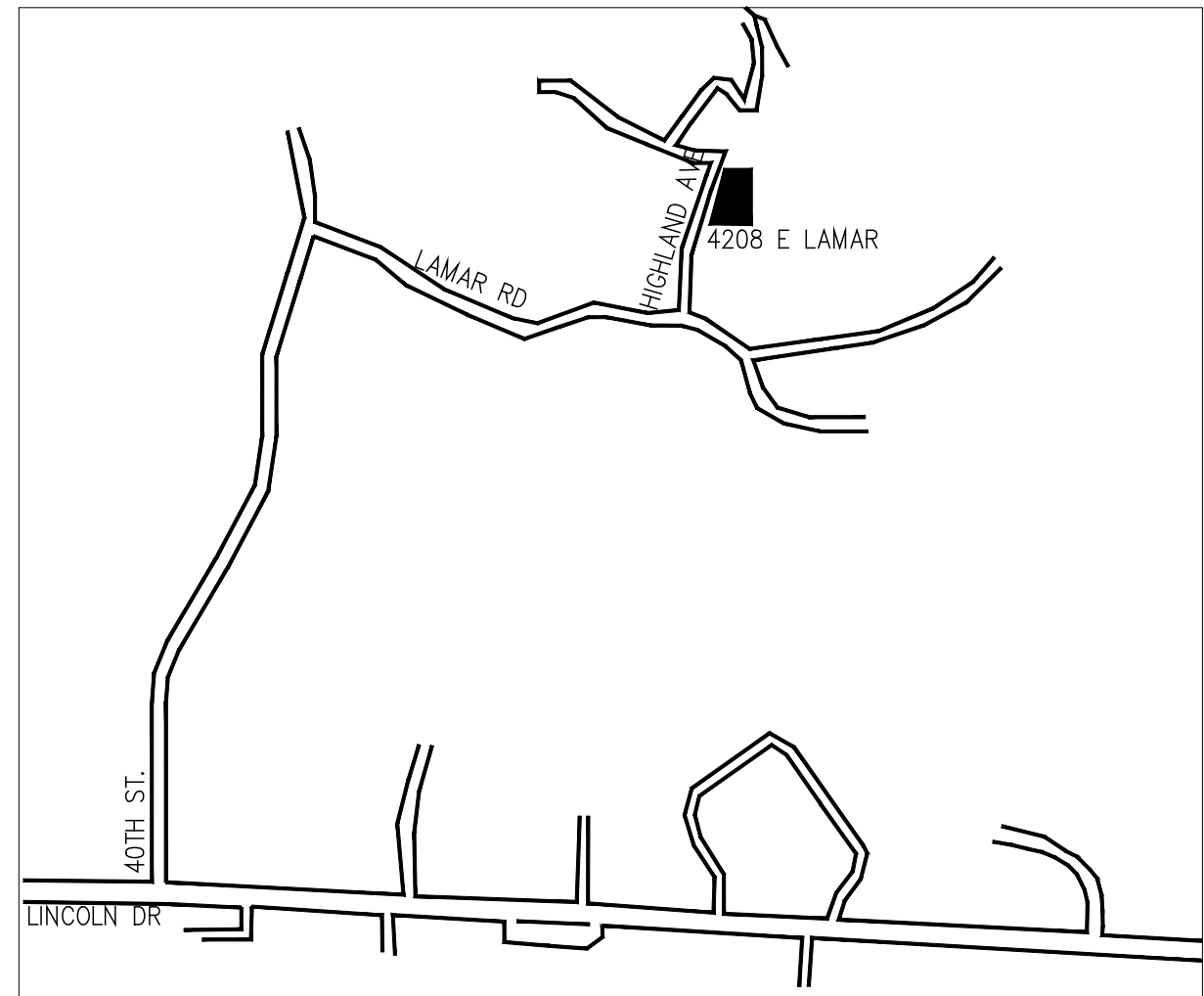
Not for Construction

C-2

2 OF 2



1 SITE PLAN
1" = 20'-0"



2 VICINITY MAP
NTS

PROJECT INFORMATION

PROJECT NARRATIVE: NEW SINGLE STOREY HOUSE ON EXISTING PROPERTY WITH 4 BEDROOMS, OFFICE, KITCHEN, DINING, LIVING PLUS DETACHED GUEST HOUSE AND A 4 CAR GARAGE, POOL AND OUTDOOR DECKS

PROJECT ADDRESS: 4208 E. LAMAR ROAD
PARADISE VALLEY, AZ

APN: 169-53-009
ZONING: R-43

EXISTING SITE AREA: 43,653 SF (1.002 AC)

NEW AQUIRED AREA: 5,070 SF

NEW SITE AREA: 48,723 SF (1.130 AC)

SITE COVERAGE: 14.5% (MAX 25%)

MAX HEIGHT: 24'-0" or (2 FLOORS)

CONSTRUCTION TYPE: V-N SPRINKLERED

BUILDING CODE: 2015 IBC
2015 IRC
2014 NEC
2015 IMC
2015 UPC

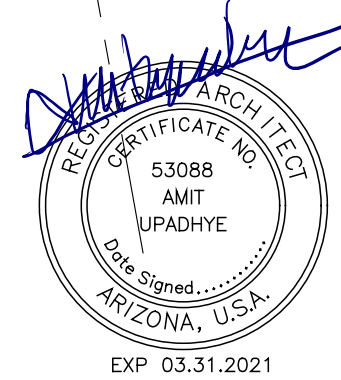
AREA CALCS:

1ST FL: 5,642 SF CONDITIONED
GUEST HOUSE: 494 SF CONDITIONED
GARAGE: 1,011 SF UNCONDITIONED
TOTAL: 7,147 SF
UNDER ROOF: 9,902 SF
EXISTING GROSS DISTURBED: 33,840 SF

REF. TO CIVIL PLANS FOR MORE INFO

TOWN OF PARADISE VALLEY NOTES

- ALL EXTERIOR MATERIAL PALETTE SHALL BE IN ACCORDANCE WITH SECTION 2207.II.D.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 2208.



DELAPP HOUSE

4208 e lamar road
paradise valley, az 85253

SITE PLAN

AMIT UPADHYE ARCHITECT
18842 n 91st street
scottsdale, az 85255
p: 602 750 5816
amit@audesignstudio.com
www.architecture.yoga

A100

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1 AERIAL SITE PLAN
1" = 20'-0"



DELAPP HOUSE

4208 e lamar road
paradise valley, az 85253

SITE AERIAL PHOTO

AMIT UPADHYE ARCHITECT
18842 n 91st street
scottsdale, az 85255
p: 602.750.5818
amit@audesignstudio.com
www.architecture.yoga

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1 SOUTH YARD LOOKING NORTH



2 FROM LAMAR ROAD LOOKING NORTH EAST



3 FROM DRIVEWAY



4 LOOKING SOUTH WEST



5 FROM PATIO LOOKING WEST



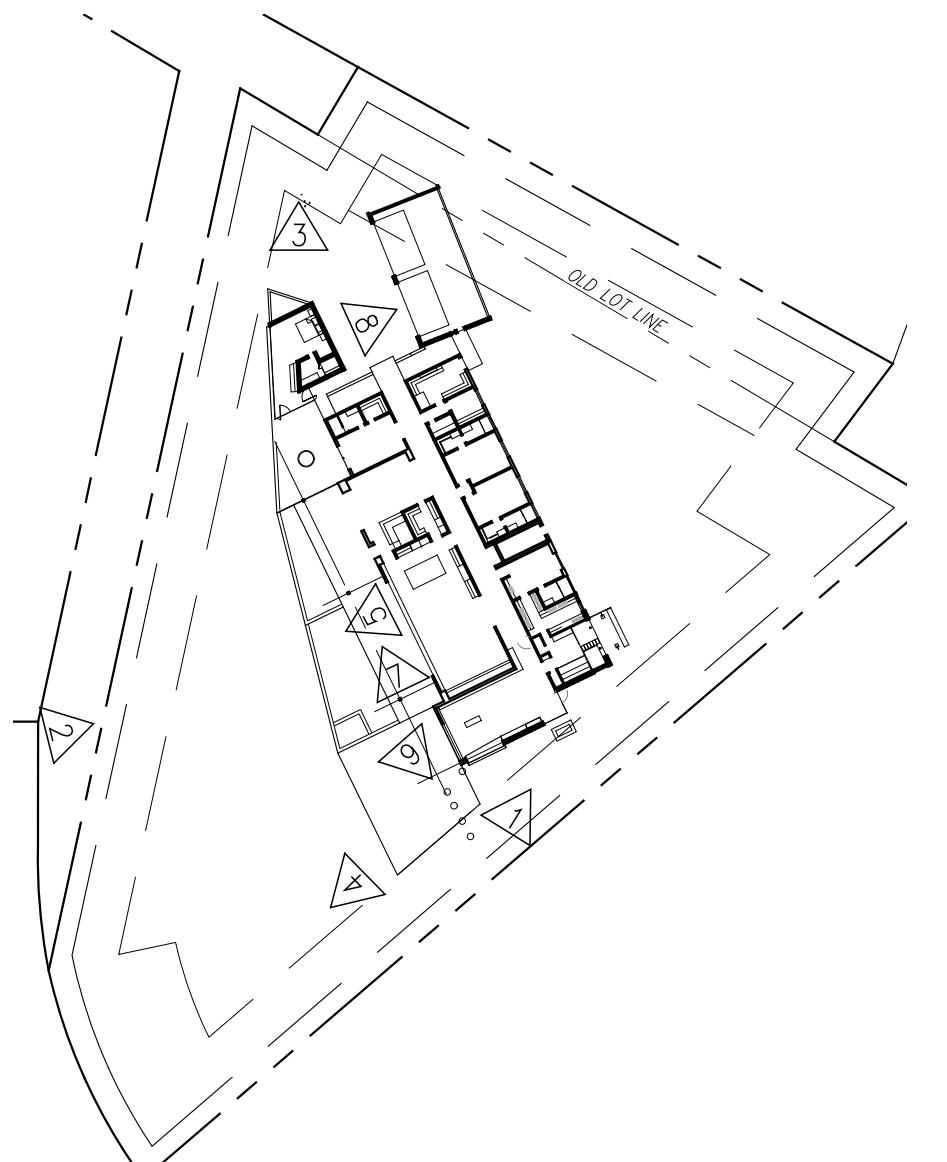
6 FROM MASTER BED LOOKING SOUTH



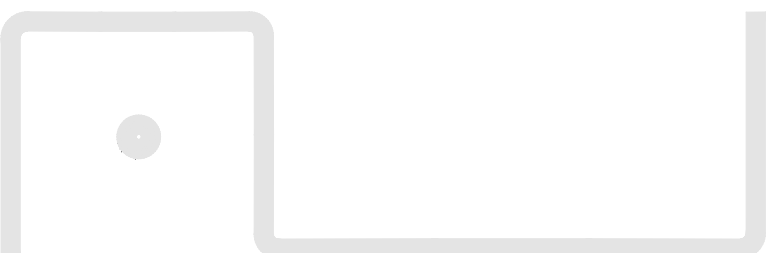
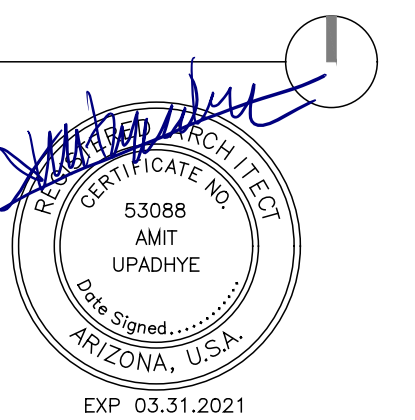
7 FROM PATIO LOOKING NORTH WEST



8 DRIVEWAY LOOKING NORTH EAST

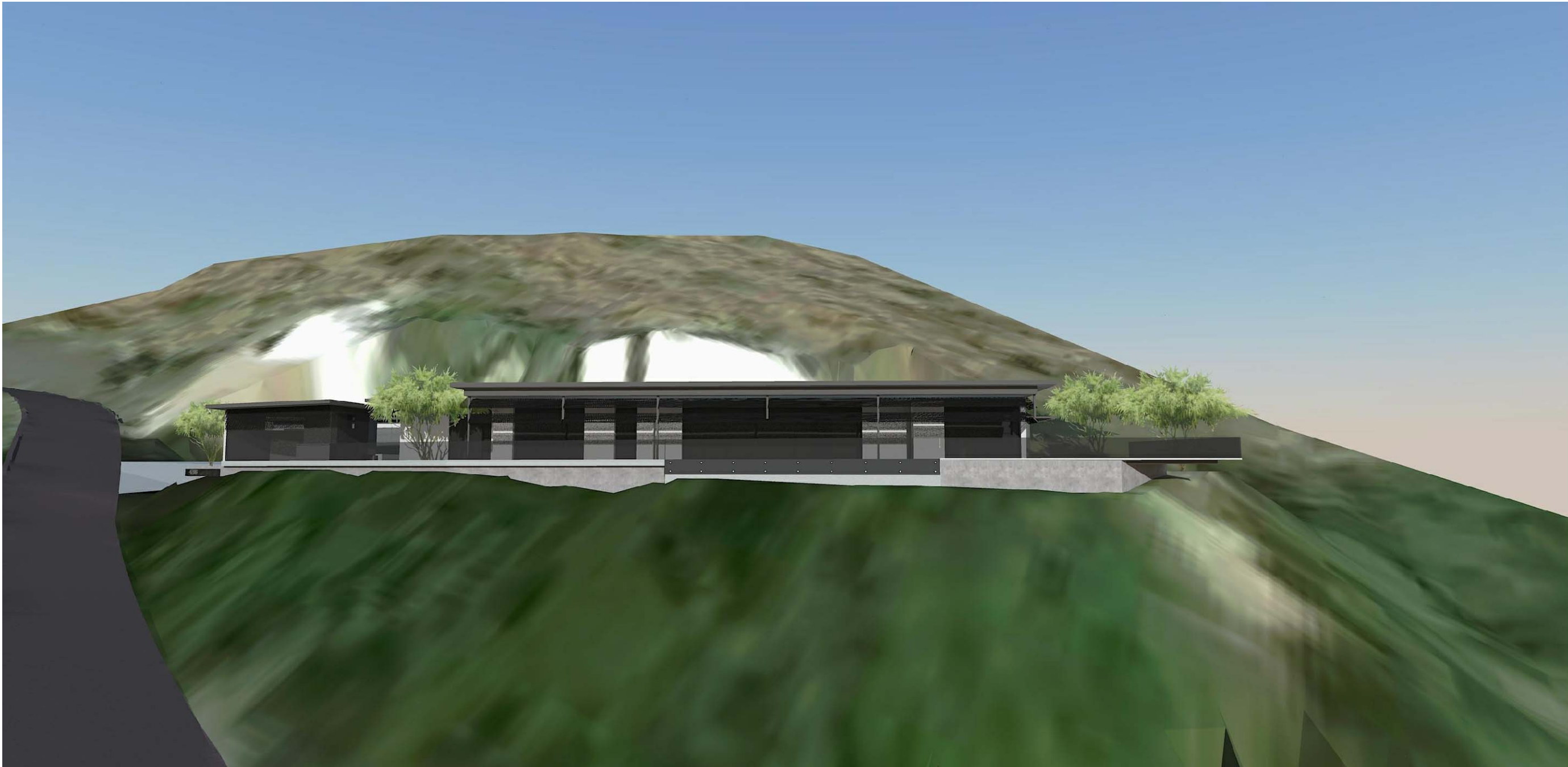


2 KEY MAP
NTS

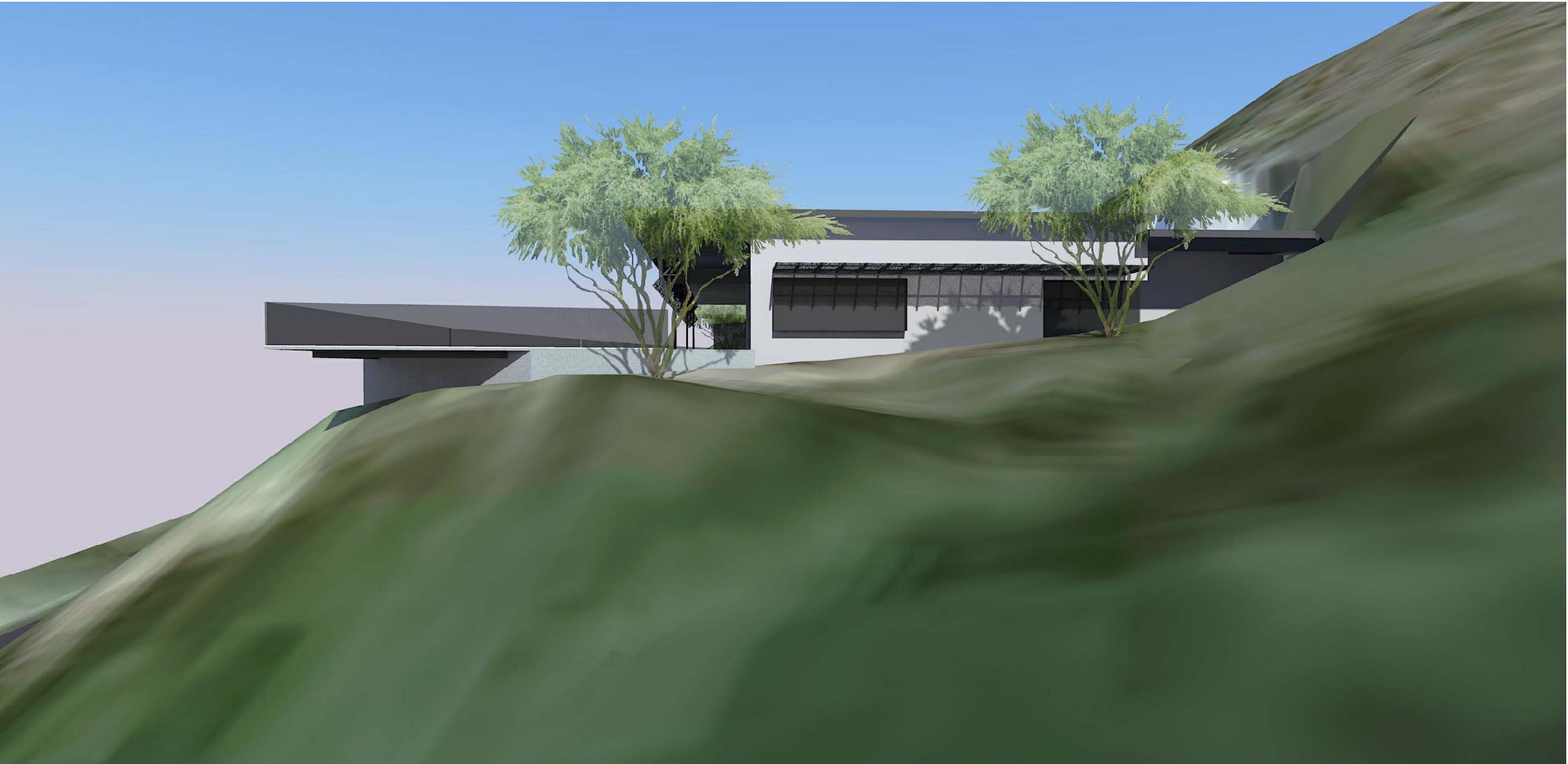


DELAPP HOUSE 4208 e lamar road paradise valley, az 85253	06.12.19	formal
SITE PHOTOS	07.05.18	3 concept
	07.02.18	2 concept
	06.20.18	1 concept
AMIT UPADHYE ARCHITECT 18842 n 91st street scottsdale, az 85255 p: 602 750 5816 amit@audesignstudio.com www.architecture.yoga	A102	

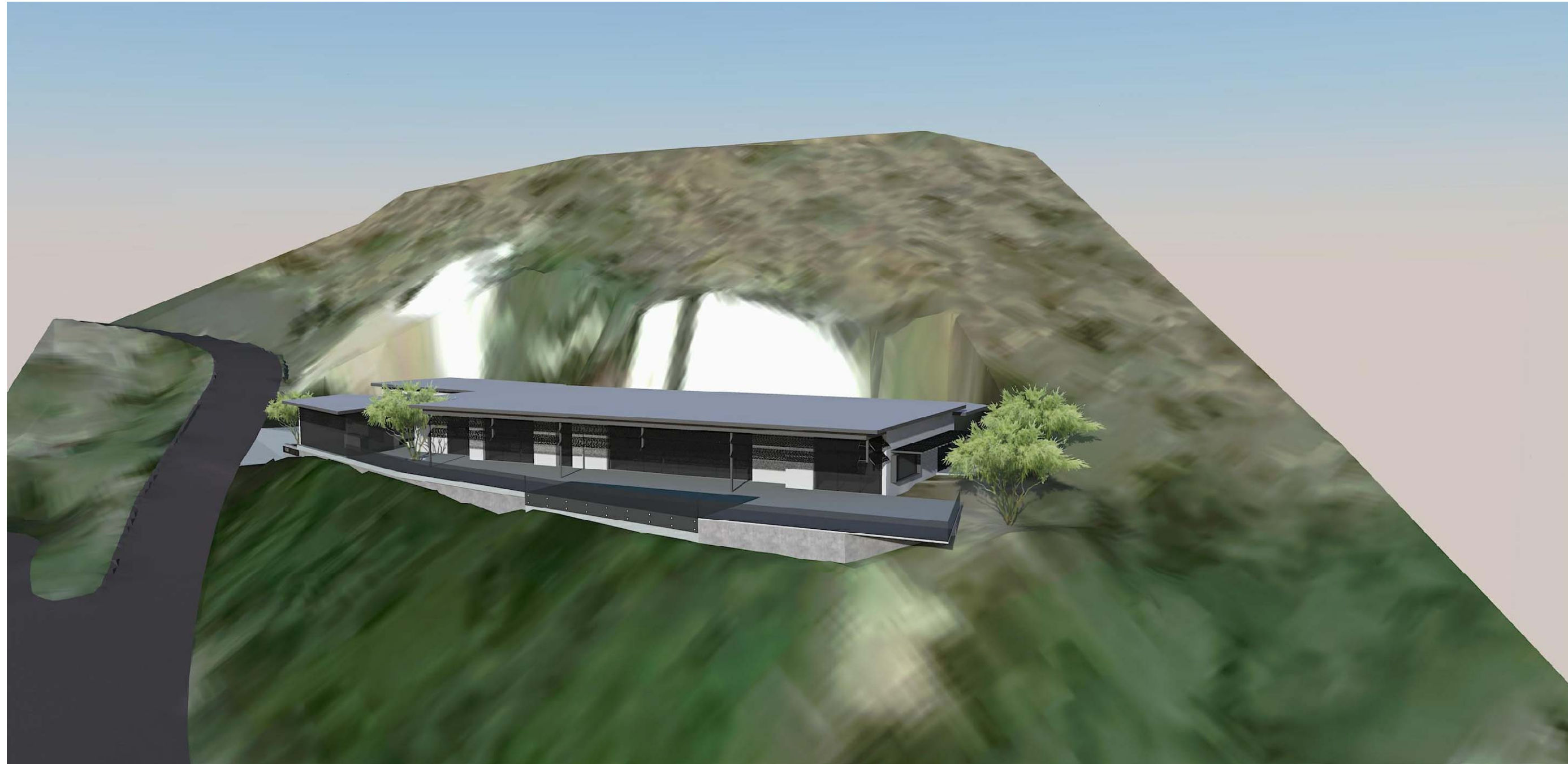
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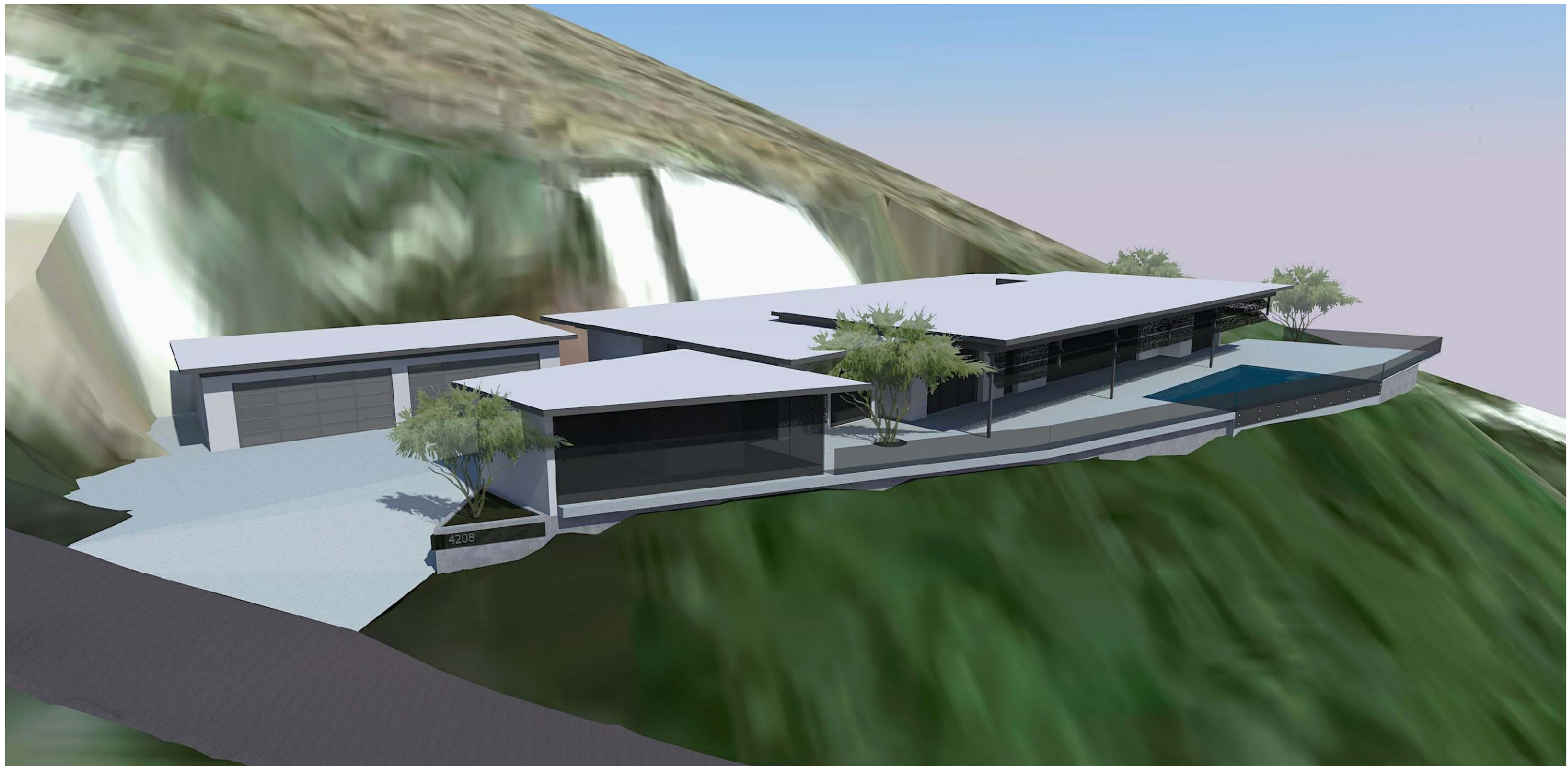
VIEW 1: BIRD'S EYEVUE - SOUTHWEST



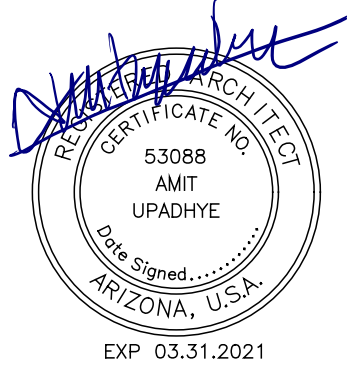
VIEW 2: SOUTH



VIEW 3: BIRD'S EYE VIEW - WEST



VIEW 4: BIRD'S EYE VIEW - NORTH WEST



DELAPP HOUSE

JEFF DELAPP

4208 e lamar road

paradise valley, az 85253

DIGITAL MODEL VIEWS

AMIT UPADHYE ARCHITECT

18842 n 91st street

scottsdale, az 85255

p: 602 750 5816

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www.architecture.yoga

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06.12.19

formal

07.05.18

3 concept

07.02.18

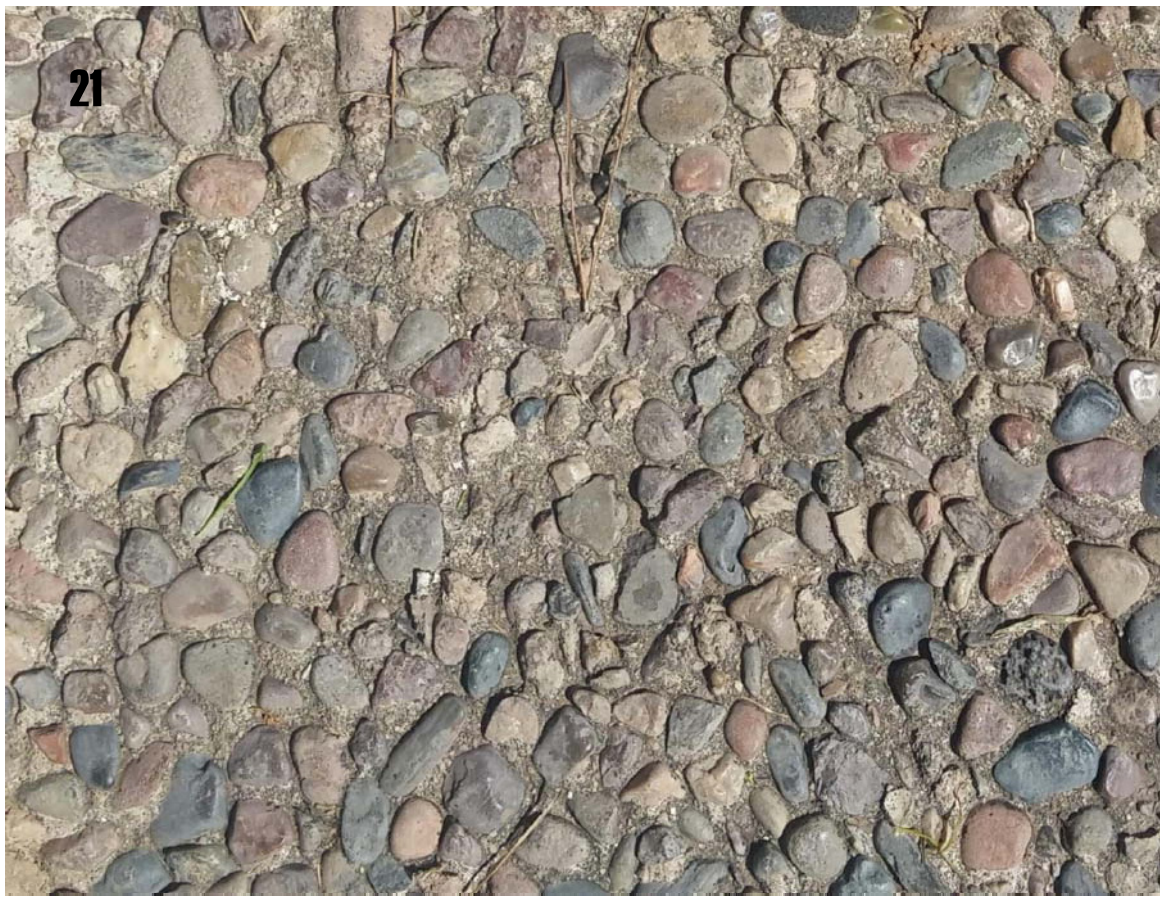
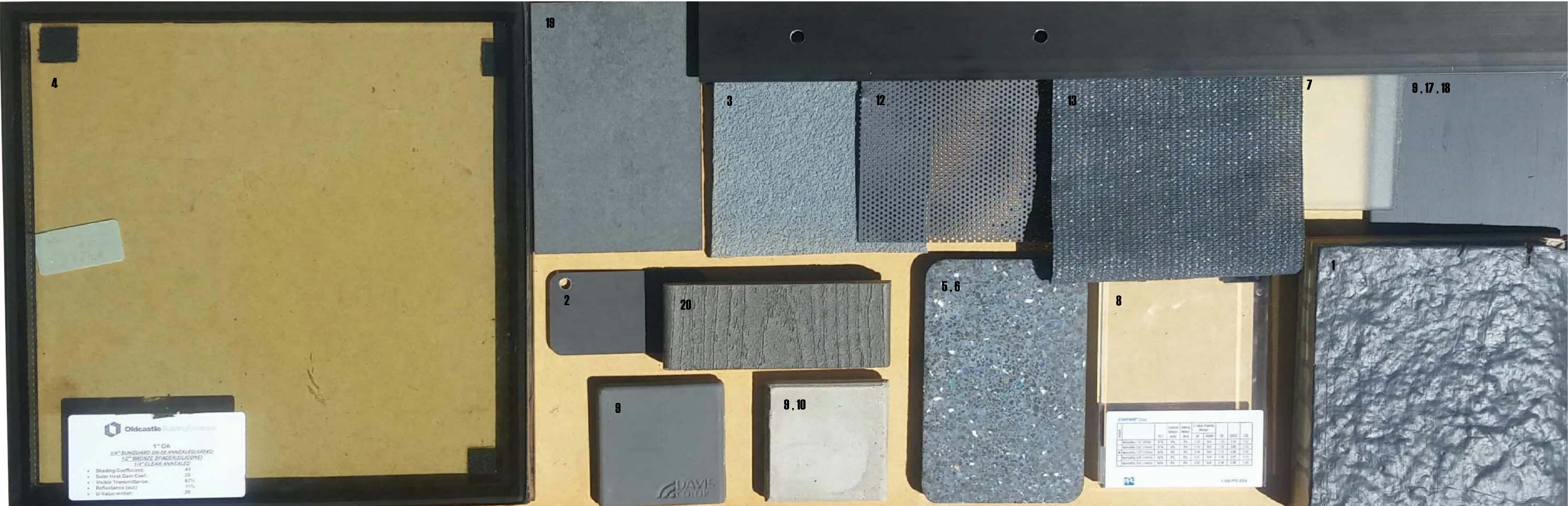
2 concept

06.20.18

1 concept

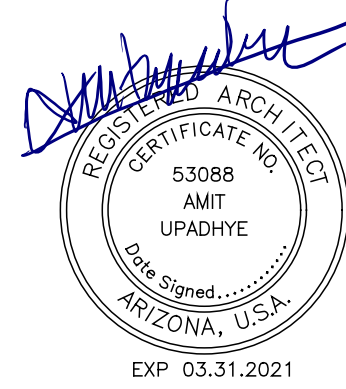
A103

4, 7, 11



- KEYNOTES**
1. PAINTED FOAM ROOF (SW 7076 CYBERSPACE WITH LRV OF 6)
 2. 'PAINTLOCK' PAINTED METAL FASCIA (SW 7076 CYBERSPACE WITH LRV OF 6)
 3. INTEGRALLY COLORED 3-COAT 'DRYVIT' STUCCO SYSTEM O/OSB (GRANITE GRAY 634A W/ LRV OF 23).
 4. 'FLEETWOOD' PAINTED ALUM. + GLASS WINDOW SYSTEM (DARK BRONZE ANODIZED FRAME W/ LRV 3).
 5. SPA W/ 'WETEDGE' FINISH (BLACK DIAMOND TREASURE W/ LRV OF 15)
 6. POOL W/ 'WETEDGE' FINISH (BLACK DIAMOND TREASURE W/ LRV OF 15) UNDER SEPARATE PERMIT
 7. 'CLOPAY' FROSTED GLASS + ALUM. GARAGE DOOR (DARK BRONZE ANODIZED FRAME W/ LRV 3).
 8. 1" CLR. TEMPERED 'STARPHIRE' GLASS RAILING TO BE 36 INCH HIGH (PER CODE).
 9. CONC. PAVERS WITH LRV 13 O/C.I.P. GRAY CONCRETE DECK O/ PAINTED STEEL STRUCTURE (SW 7076 CYBERSPACE WITH LRV OF 6)
 10. GRAY C.I.P. CONC. RETAINING WALL LRV 32.
 11. PAINTED ALUM. + GLASS ENTRY DOOR (DARK BRONZE ANODIZED FRAME W/ LRV 3).
 12. SOLAR SHADE: PERFORATED POWDER COATED METAL(SW 7076 CYBERSPACE WITH LRV OF 6)
 13. SOLAR SHADE: FABRIC ROLLER SHADE LRV 10
 14. LINE OF PROJECTED NATURAL GRADE REF. CIVIL.
 15. LINE OF MAX ALLOWABLE BUILDING HEIGHT PER HILLSIDE CODE.
 16. STAINED 'BELGARD-TURFSTONE' CONCRETE PAVERS WITH LRV OF 30.
 17. STEEL COLUMN TO BE PAINTED (SW 7076 CYBERSPACE WITH LRV OF 6)
 18. 1" THK. HOT ROLLED STEEL BUCKET WINDOW TO BE PAINTED (SW 7076 CYBERSPACE WITH LRV OF 6)
 19. CONC. LANDSCAPE PAVERS WITH LRV OF 13.
 20. STAINED WOOD BENCH W/ LRV OF 17.
 21. C.I.P. GRAY CONCRETE DRIVEWAY W/ EXPOSED AGGREGATE FINISH WITH LRV 29.

MATERIAL BOARD



DELAPP HOUSE 4208 e lamar road paradise valley, az 85253				
MATERIAL BOARD			06.12.19	formal
			07.05.18	3 concept
			07.02.18	2 concept
			06.20.18	1 concept
AMIT UPADHYE ARCHITECT 18842 n 91st street scottsdale, az 85255 p: 602 750 5816 amit@audesignstudio.com www.architecture.yoga			A104	

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PROJECT INFORMATION

PROJECT NARRATIVE: NEW SINGLE STOREY HOUSE ON EXISTING PROPERTY WITH 4 BEDROOMS, OFFICE, KITCHEN, DINING, LIVING PLUS DETACHED GUEST HOUSE AND A 4 CAR GARAGE, POOL AND OUTDOOR DECKS

PROJECT ADDRESS: 4208 E. LAMAR ROAD
PARADISE VALLEY, AZ

APN:169-53-009
ZONING: R-43

EXISTING SITE AREA:43,653 SF (1.002 AC)

NEW AQUIRED AREA:5,070 SF

NEW SITE AREA: 48,723 SF (1.130 AC)

SITE COVERAGE: 14.5% (MAX 25%)

MAX HEIGHT:24'-0"or (2 FLOORS)

CONSTRUCTION TYPE:V-N SPRINKLERED

BUILDING CODE: 2015 IBC
2015 IRC
2014 NEC
2015 IMC
2015 UPC

AREA CALCS:

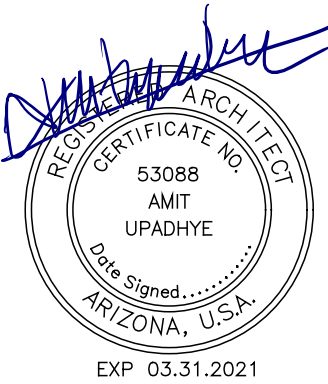
1ST FL: 5,642 SF CONDITIONED
GUEST HOUSE: 494 SF CONDITIONED
GARAGE: 1,011 SF UNCONDITIONED
TOTAL: 7,147 SF
UNDER ROOF: 9,902 SF
EXISTING GROSS DISTURBED: 33,840 SF
REF. TO CIVIL PLANS FOR MORE INFO

KEYNOTES

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6. POOL W/ 'WEDGE' FINISH (BLACK DIAMOND TREASURE W/ LRV OF 15) UNDER SEPARATE PERMIT
7. 'CLOPAY' FROSTED GLASS + ALUM. GARAGE DOOR (DARK BRONZE ANODIZED FRAME W/ LRV 3)
8. 2" CLR. TEMPERED 'STARPHIRE' GLASS RAILING TO BE 36 INCH HIGH (PER CODE)
9. CONC. PAVERS WITH LRV 13 O/C.I.P GRAY CONCRETE DECK O/ PAINTED STEEL STRUCTURE (SW 7076 CYBERSPACE WITH LRV OF 6)
10. GRAY C.I.P. CONC. RETAINING WALL LRV 32.
11. PAINTED ALUM. + GLASS ENTRY DOOR (DARK BRONZE ANODIZED FRAME W/ LRV 3).
12. SOLAR SHADE: PERF. POWDER COATED METAL(SW 7076 CYBERSPACE WITH LRV OF 6)
13. SOLAR SHADE: FABRIC ROLLER SHADE LRV 10
14. LINE OF PROJECTED NATURAL GRADE REF. CIVIL
15. LINE OF MAX ALLOWABLE BUILDING HEIGHT PER HILLSIDE CODE.
16. STAINED 'BELGARD-TURFSTONE' CONCRETE PAVERS WITH LRV OF 30.
17. STEEL COLUMN TO BE PAINTED (SW 7076 CYBERSPACE WITH LRV OF 6)
18. 1" THK. HOT ROLLED STEEL BUCKET WINDOW TO BE PAINTED (SW 7076 CYBERSPACE WITH LRV OF 6)
19. CONC. LANDSCAPE PAVERS WITH LRV OF 13.
20. 42"HIGH PERF. POWDER COATED METAL(SW 7076 CYBERSPACE WITH LRV OF 6)SCREENED HVAC OR POOL EQUIPMENT WHERE OCCURS.
21. 'SOLATUBE' 12"DIA. SKYLIGHT.
22. 60"HIGH PERF. POWDER COATED METAL(SW 7076 CYBERSPACE WITH LRV OF 6)GATE

TOWN OF PARADISE VALLEY NOTES

1. ALL EXTERIOR MATERIAL PALETTE SHALL BE IN ACCORDANCE WITH SECTION 2207.II.D.
2. ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 2208.



DELAPP HOUSE

4208 e lamar road
paradise valley, az 85253

FIRST FLOOR PLAN

AMIT UPADHYE ARCHITECT
18842 n 91st street
scottsdale, az 85255
p. 602.750.6616
amit@audesignstudio.com
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A200

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1 FIRST FLOOR PLAN
1/8" = 1'-0"

NOTE: ALL GLASS IS TEMPERED
PROJECT IS FULLY SPRINKLERED

0' 4' 8' 16'

KEYNOTES

1. PAINTED FOAM ROOF (SW 7076 CYBERSPACE WITH LRV OF 6)
2. 'PAINTLOCK' PAINTED METAL FASCIA (SW 7076 CYBERSPACE WITH LRV OF 6)
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6. POOL W/ 'WEDGE' FINISH (BLACK DIAMOND TREASURE W/ LRV OF 15) UNDER SEPARATE PERMIT
7. 'CLOPAY' FROSTED GLASS + ALUM. GARAGE DOOR (DARK BRONZE ANODIZED FRAME W/ LRV 3)
8. 3" CLR. TEMPERED 'STARPHIRE' GLASS RAILING TO BE 36 INCH HIGH (PER CODE)
9. CONC. PAVERS WITH LRV 13 O/C.I.P GRAY CONCRETE DECK O/ PAINTED STEEL STRUCTURE (SW 7076 CYBERSPACE WITH LRV OF 6)
10. GRAY C.I.P. CONC. RETAINING WALL LRV 32.
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14. LINE OF PROJECTED NATURAL GRADE REF. CIVIL
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16. STAINED 'BELGARD-TURFSTONE' CONCRETE PAVERS WITH LRV OF 30.
17. STEEL COLUMN TO BE PAINTED (SW 7076 CYBERSPACE WITH LRV OF 6)
18. 1" THK. HOT ROLLED STEEL BUCKET WINDOW TO BE PAINTED (SW 7076 CYBERSPACE WITH LRV OF 6)
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21. 'SOLATUBE' 12"DIA. SKYLIGHT.
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TOWN OF PARADISE VALLEY NOTES

1. ALL EXTERIOR MATERIAL PALETTE SHALL BE IN ACCORDANCE WITH SECTION 2207.II.D.
2. ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 2208.

1 ROOF PLAN
1/8" = 1'-0"

NOTE: ALL GLASS IS TEMPERED
PROJECT IS FULLY SPRINKLERED



DELAPP HOUSE

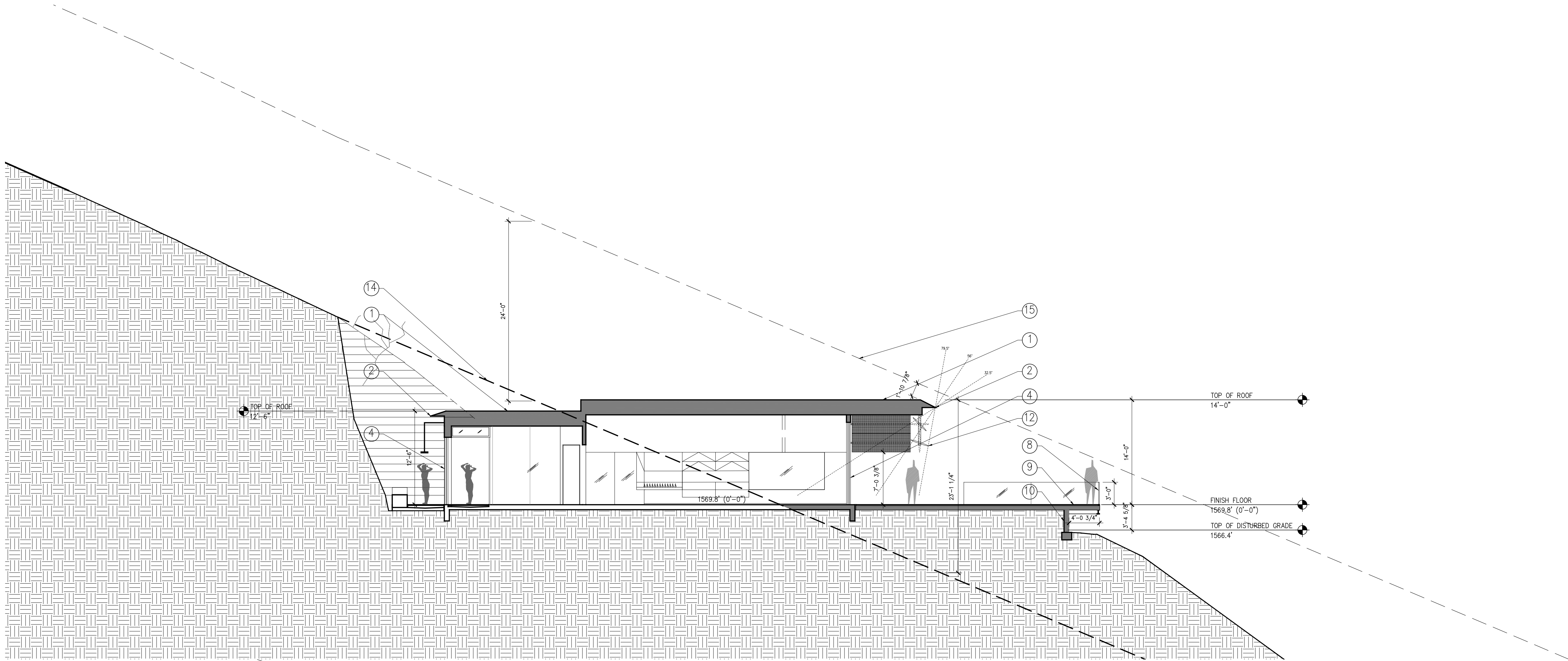
4208 e lemar road
paradise valley, az 85253

ROOF PLAN

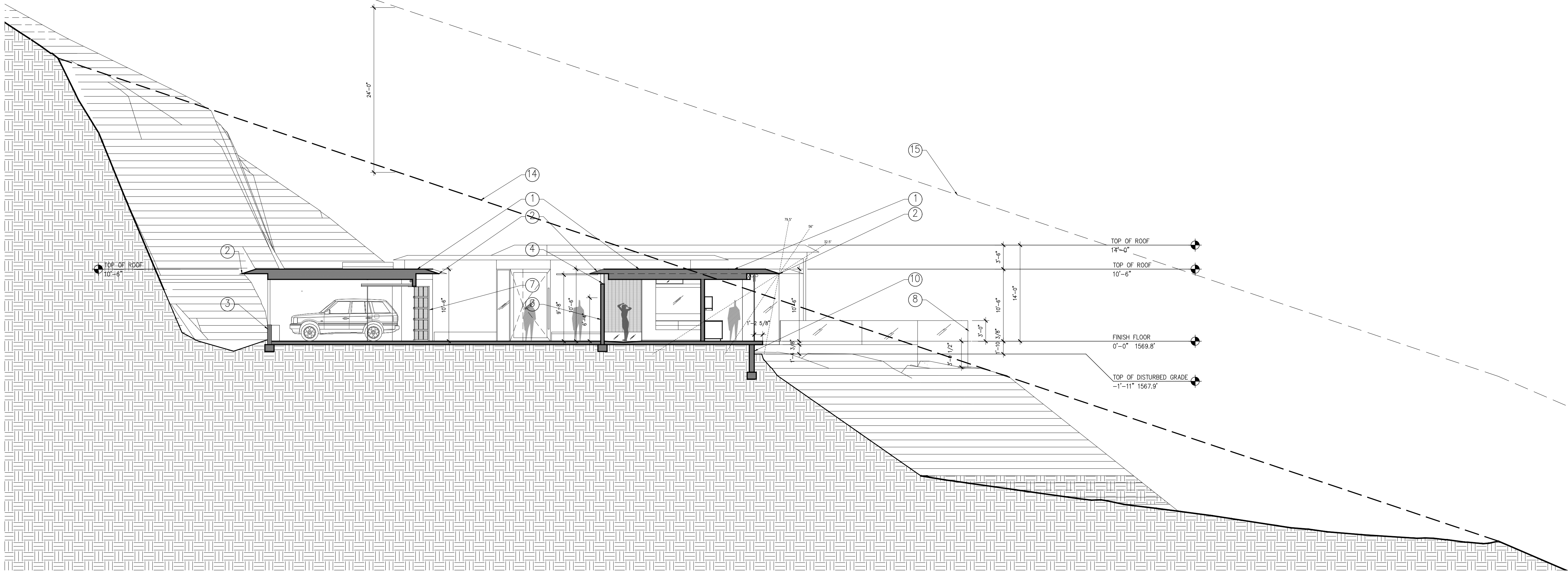
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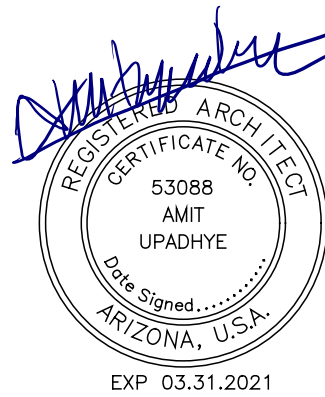
1 SITE SECTION
1/8" = 1'-0"



2 SITE SECTION
1/8" = 1'-0"

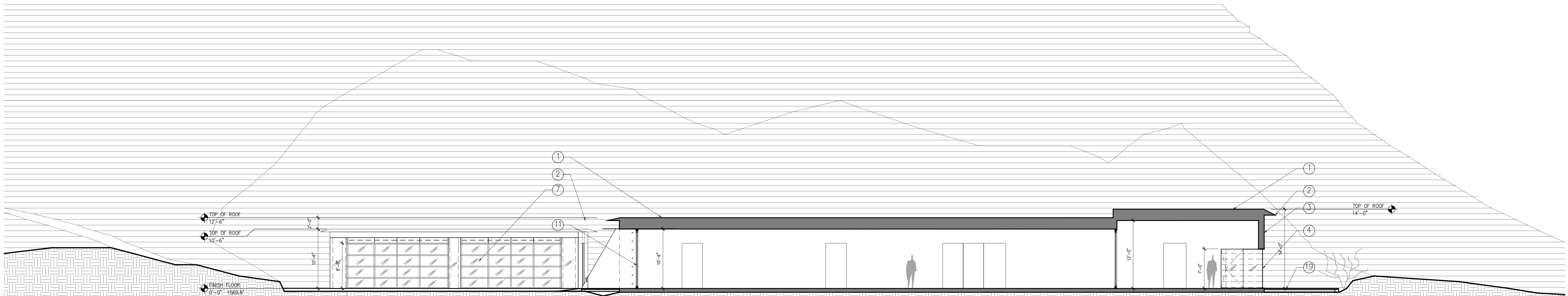
KEYNOTES:

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DELAPP HOUSE 4208 e lamar road paradise valley, az 85253	06.12.19	formal
	07.05.18	3 concept
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SITE SECTIONS		
AMIT UPADHYE ARCHITECT 18842 n 91st street scottsdale, az 85255 p: 602 750 5818 amit@audesignstudio.com www.architecture.yoga		
A300		

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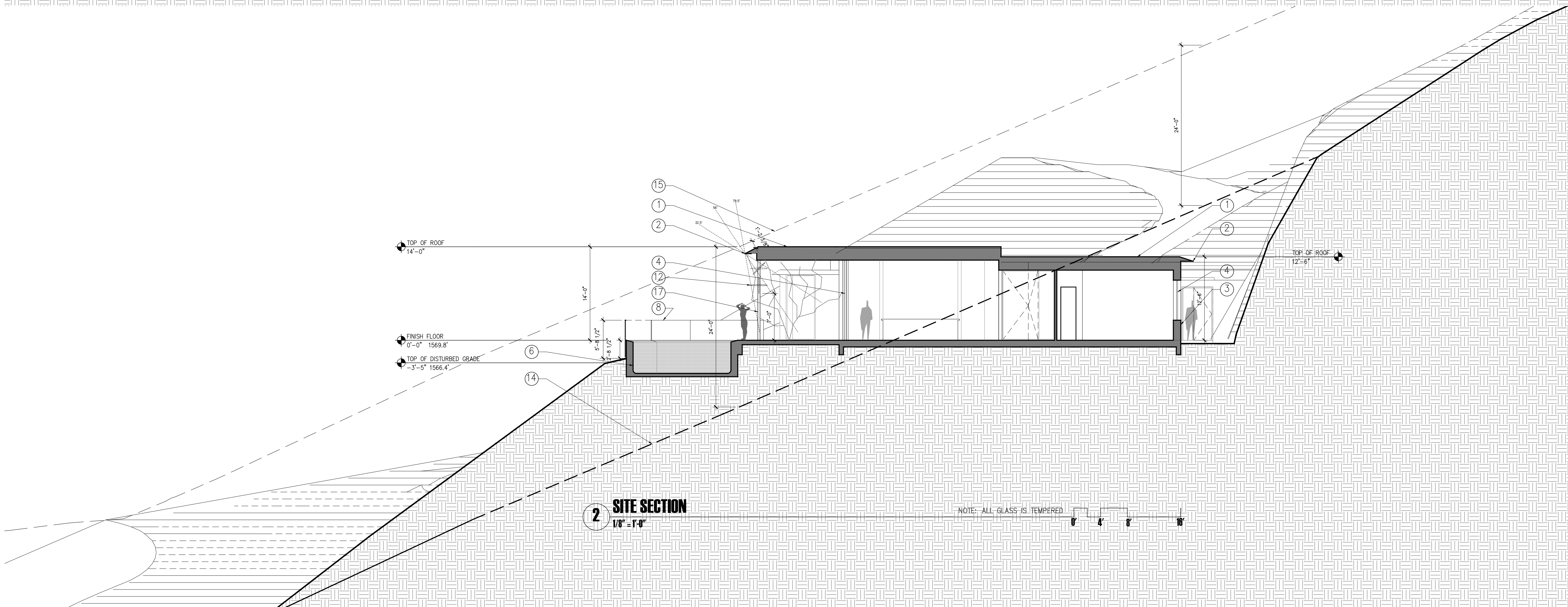
1 SITE SECTION
1/8" = 1'-0"

NOTE: ALL GLASS IS TEMPERED

0 4 8 16

KEYNOTES:

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16. STAINED "BELGARD-TURFSTONE" CONCRETE PAVERS WITH LRV OF 30
17. STEEL COLUMN TO BE PAINTED (SW 7076 CYBERSPACE WITH LRV OF 6)
18. 1/2" THK. HOT ROLLED STEEL TO BE PAINTED (SW 7076 CYBERSPACE WITH LRV OF 6)
19. CONC. LANDSCAPE PAVERS WITH LRV OF 13
20. SCREENED HVAC OR POOL EQUIPMENT
21. "SOLATUBE" 12" DIA. SKYLIGHT, TYP.



2 SITE SECTION
1/8" = 1'-0"

NOTE: ALL GLASS IS TEMPERED

0 4 8 16



DELAPP HOUSE

4208 E. LAMAR ROAD
CANTON, ARIZONA 85259

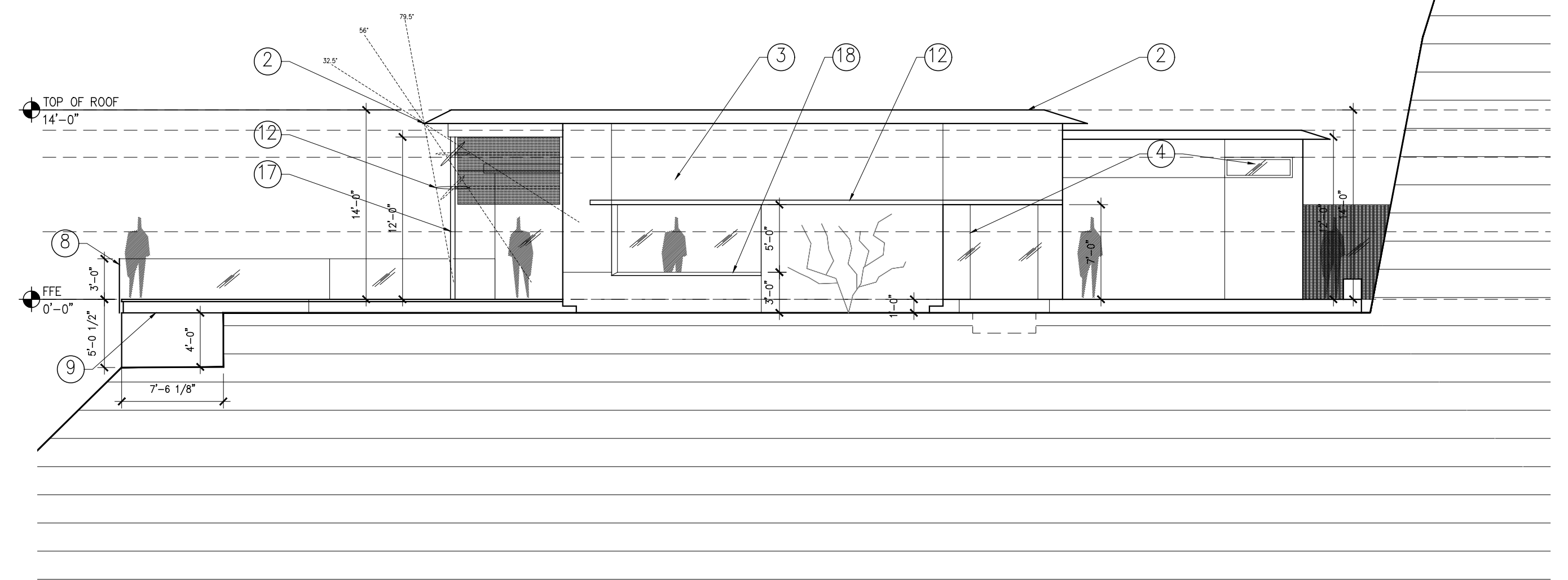
06.12.19 - formal

SITE SECTIONS

AMIT UPADHYE ARCHITECT
1842 N 51st STREET
SUITE 201
PHOENIX, AZ 85018
P 602 750 5816
AMIT@AUCDESIGNSTUDIO.COM
WWW.ARCHITECTURE.YOGA

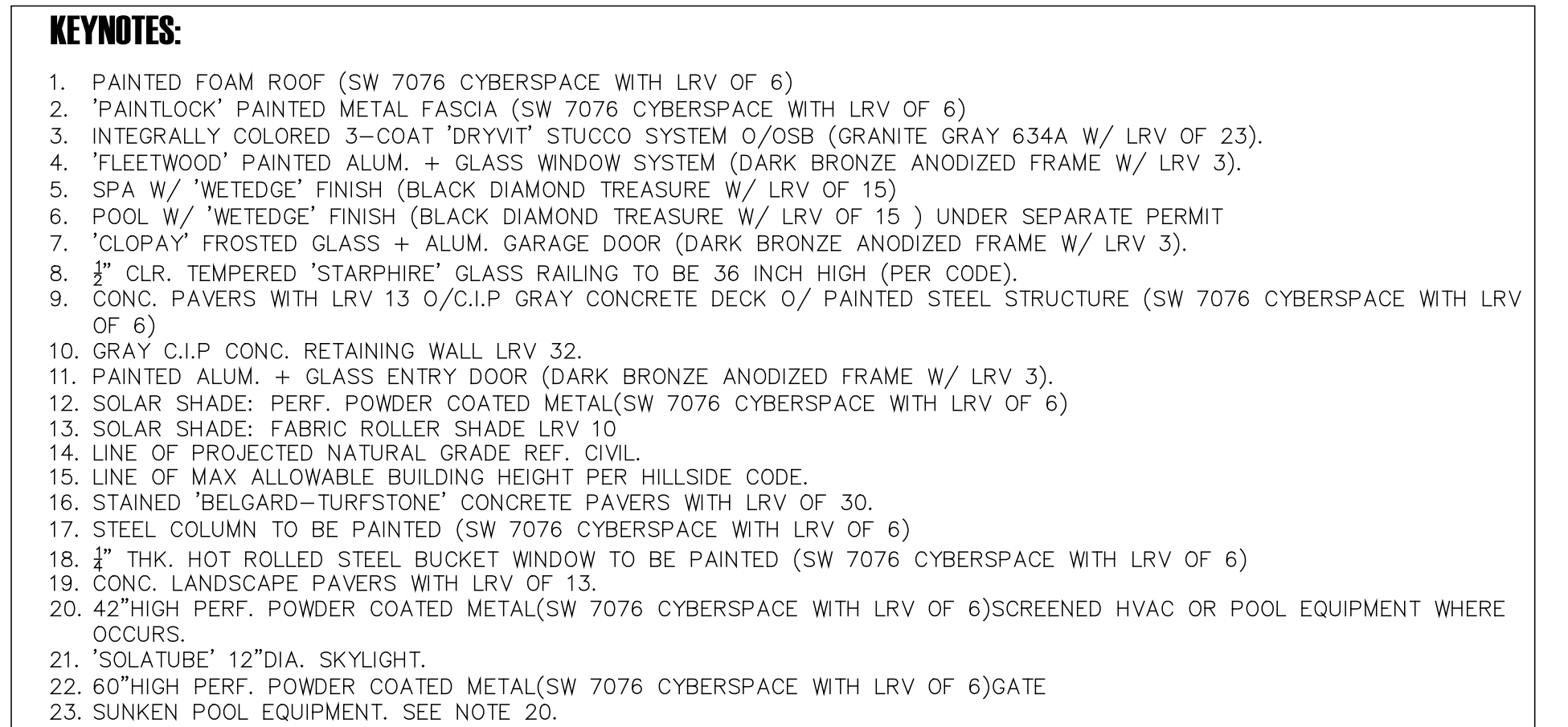
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NOTE: ALL GLASS IS TEMPERED

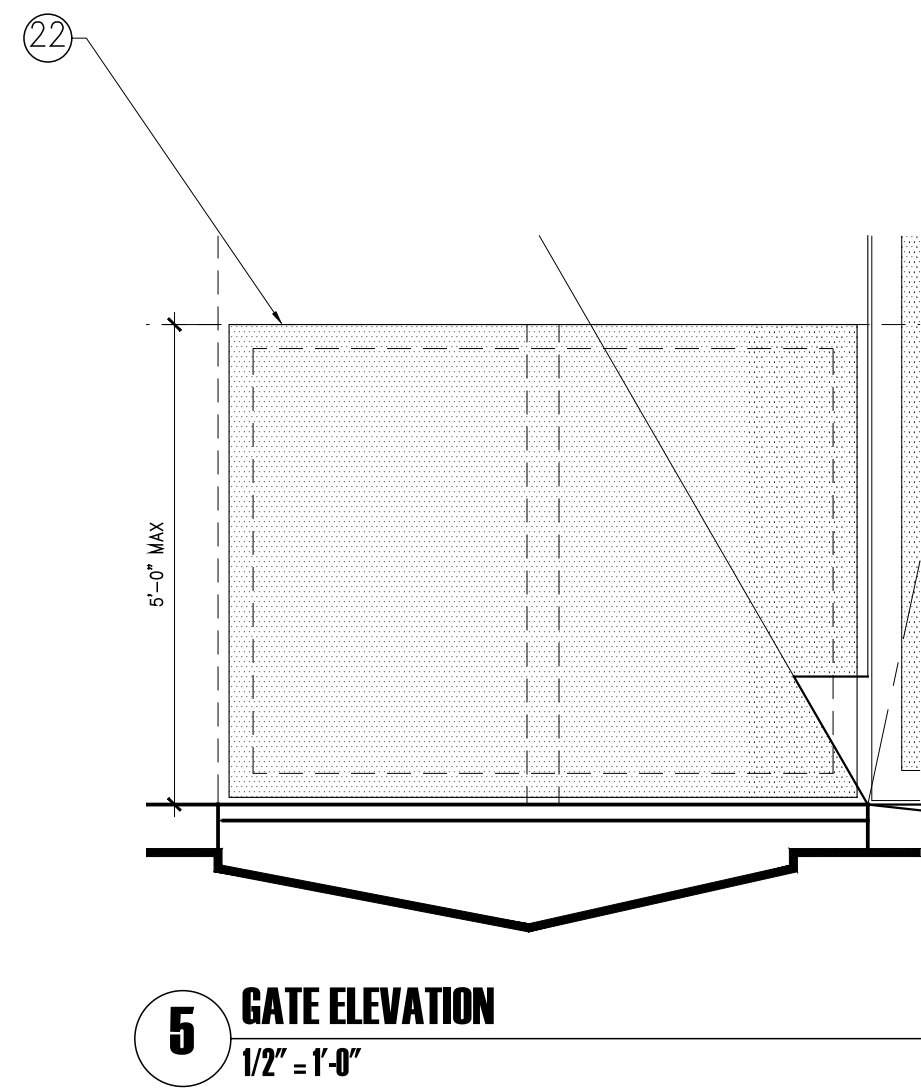
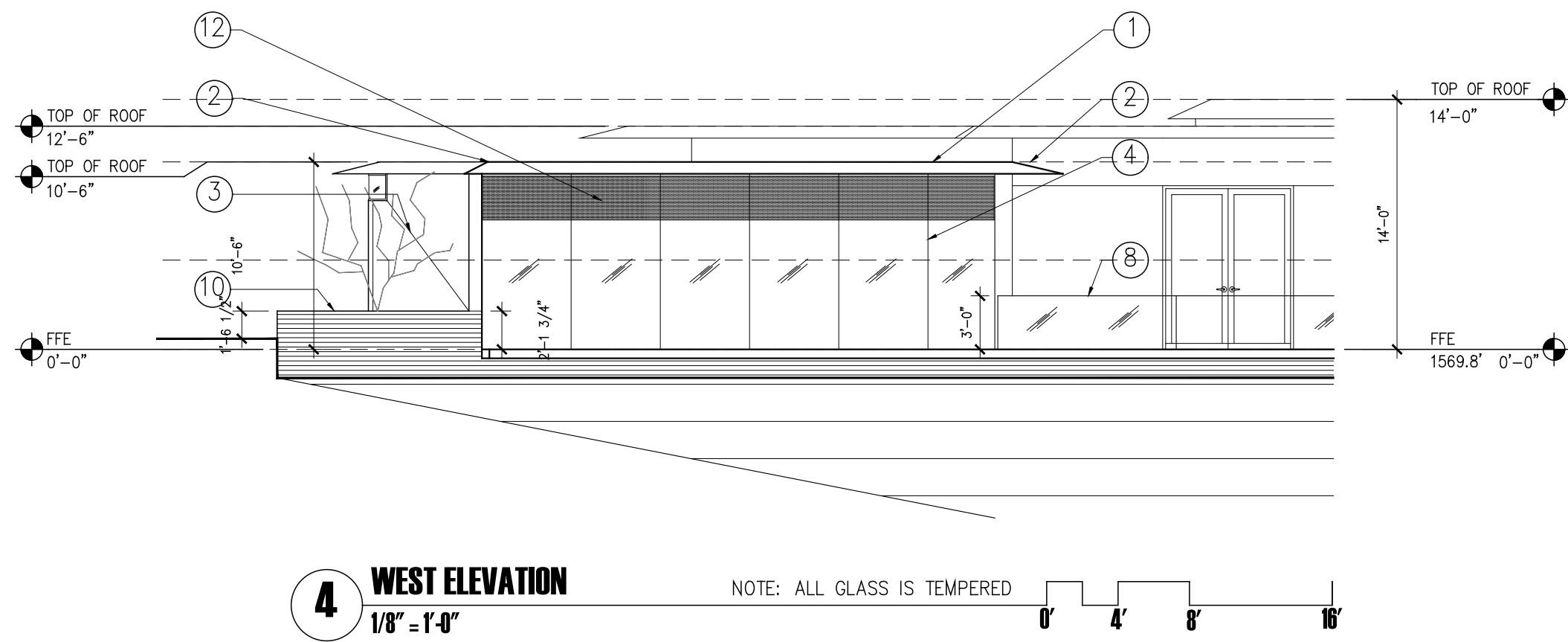
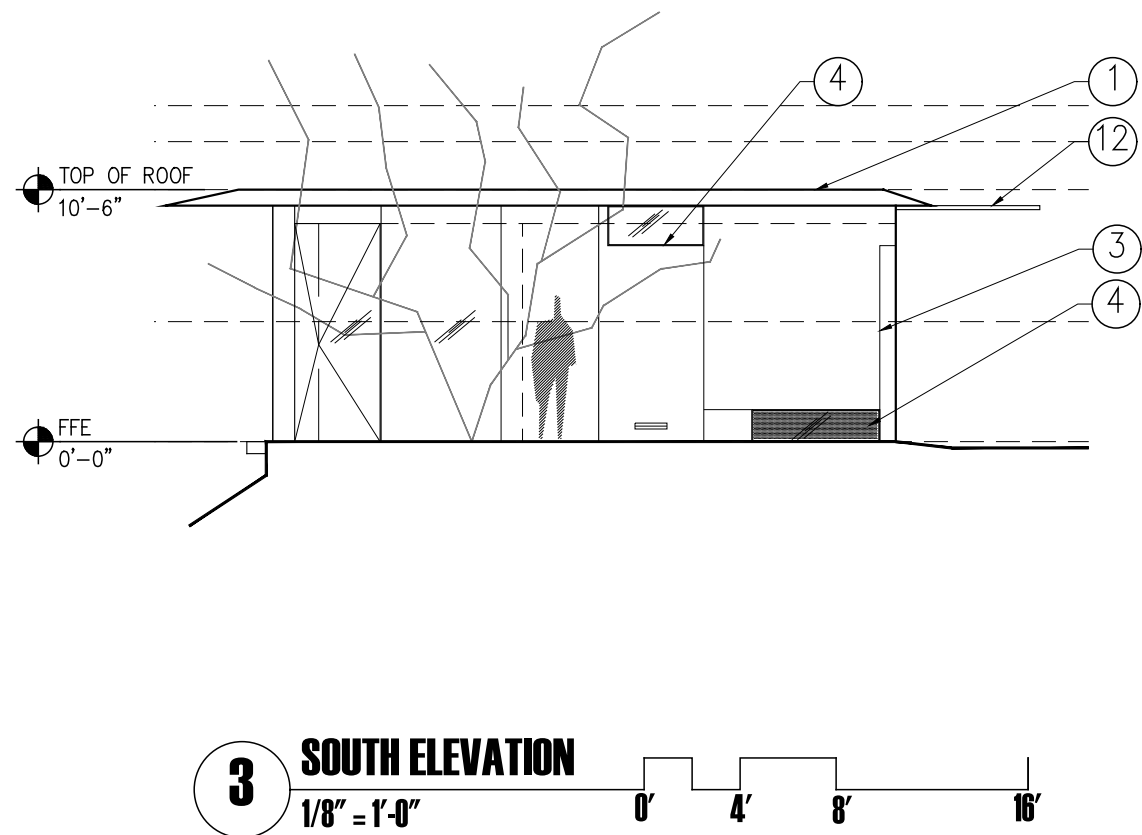
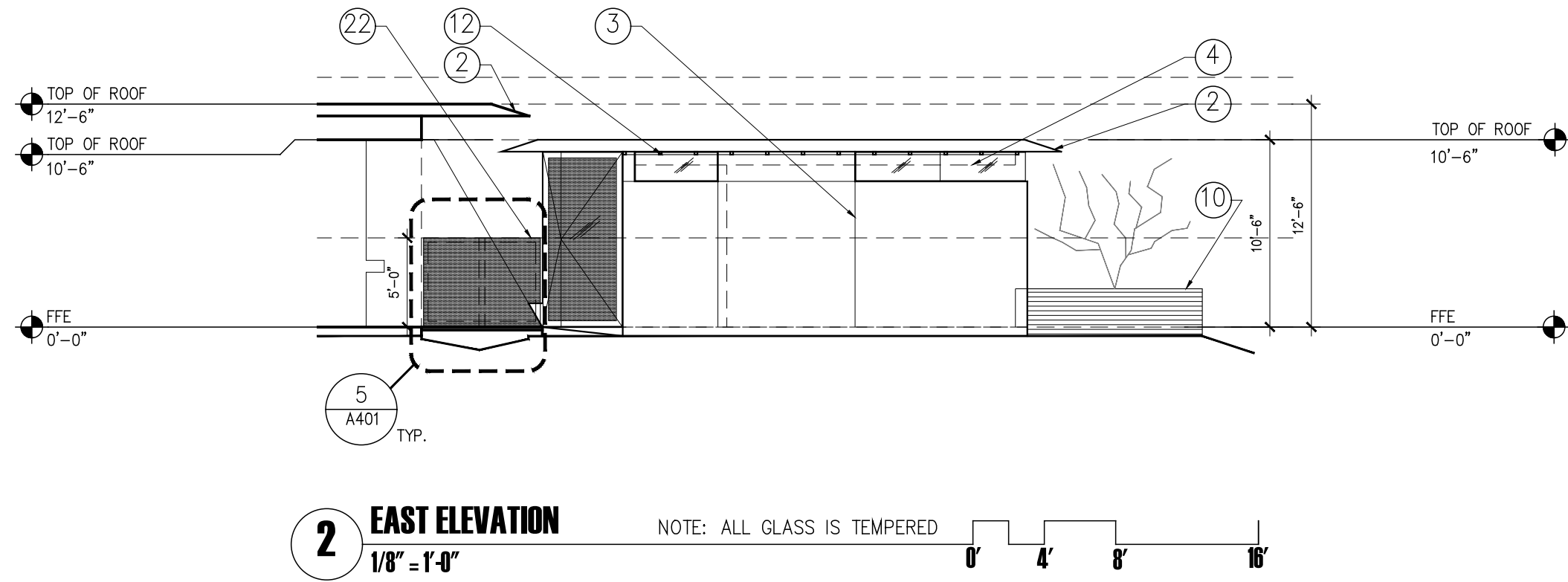
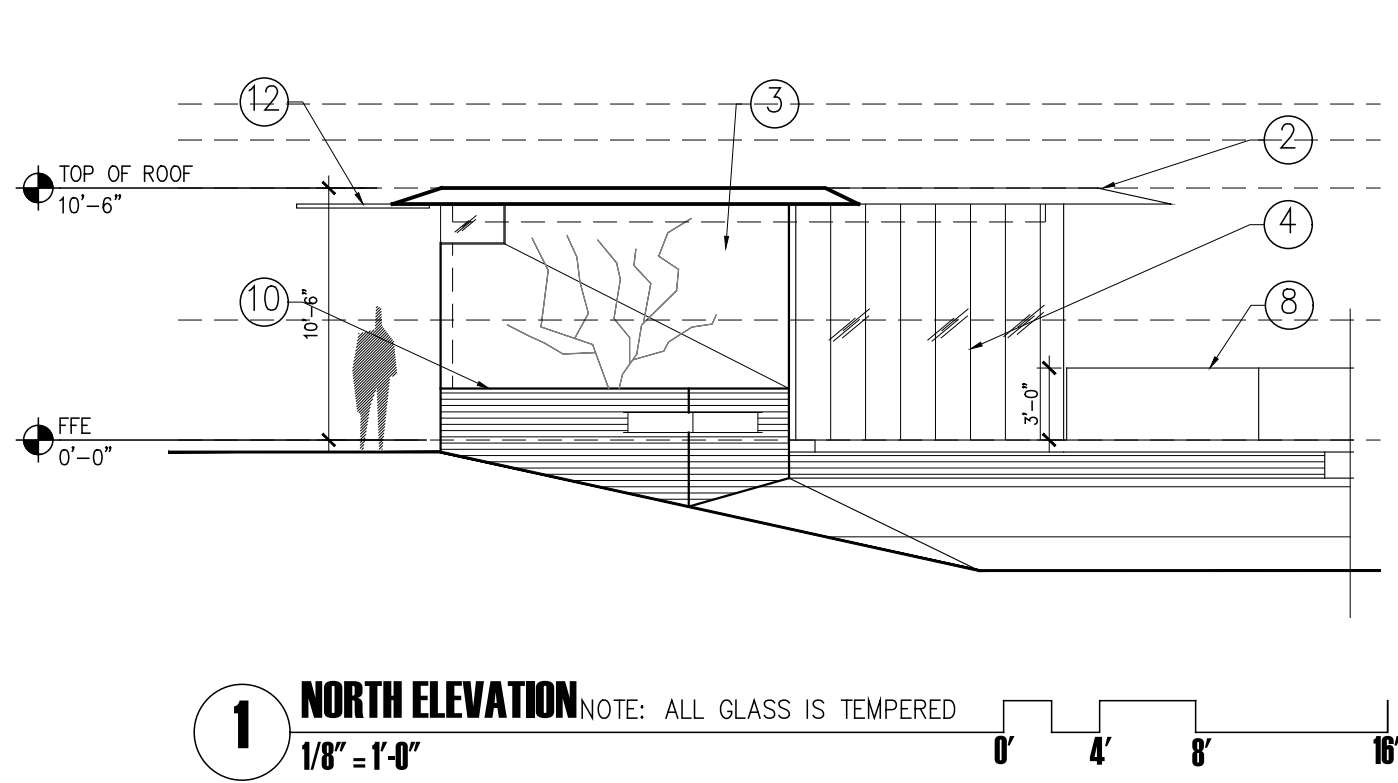
NOTE: ALL GLASS IS TEMPERED



NOTE: ALL GLASS IS TEMPERED



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- KEYNOTES:**
1. PAINTED FOAM ROOF (SW 7076 CYBERSPACE WITH LRV OF 6)
 2. 'PAINTLOCK' PAINTED METAL FASCIA (SW 7076 CYBERSPACE WITH LRV OF 6)
 3. INTEGRALLY COLORED 3-COAT 'DRYVIT' STUCCO SYSTEM O/OSB (GRANITE GRAY 634A W/ LRV OF 23).
 4. 'FLEETWOOD' PAINTED ALUM. + GLASS WINDOW SYSTEM (DARK BRONZE ANODIZED FRAME W/ LRV 3).
 5. SPA W/ 'WETEDGE' FINISH (BLACK DIAMOND TREASURE W/ LRV OF 15)
 6. POOL W/ 'WETEDGE' FINISH (BLACK DIAMOND TREASURE W/ LRV OF 15) UNDER SEPARATE PERMIT
 7. 'CLOPA'Y' FROSTED GLASS + ALUM. GARAGE DOOR (DARK BRONZE ANODIZED FRAME W/ LRV 3).
 8. 3/4" CLR. TEMPERED 'STARPHIRE' GLASS RAILING TO BE 36 INCH HIGH (PER CODE).
 9. CONG. PAVERS WITH LRV 13 O/C.I.P GRAY CONCRETE DECK O/ PAINTED STEEL STRUCTURE (SW 7076 CYBERSPACE WITH LRV OF 6)
 10. GRAY C.I.P CONG. RETAINING WALL LRV 32.
 11. PAINTED ALUM. + GLASS ENTRY DOOR (DARK BRONZE ANODIZED FRAME W/ LRV 3).
 12. SOLAR SHADE: PERF. POWDER COATED METAL(SW 7076 CYBERSPACE WITH LRV OF 6)
 13. SOLAR SHADE: FABRIC ROLLER SHADE LRV 10
 14. LINE OF PROJECTED NATURAL GRADE REF. CIVIL
 15. LINE OF MAX ALLOWABLE BUILDING HEIGHT PER HILLSIDE CODE.
 16. STAINED 'BELGARD-TURFSTONE' CONCRETE PAVERS WITH LRV OF 30.
 17. STEEL COLUMN TO BE PAINTED (SW 7076 CYBERSPACE WITH LRV OF 6)
 18. 1/4" THK. HOT ROLLED STEEL BUCKET WINDOW TO BE PAINTED (SW 7076 CYBERSPACE WITH LRV OF 6)
 19. CONG. LANDSCAPE PAVERS WITH LRV OF 13.
 20. 42"HIGH PERF. POWDER COATED METAL(SW 7076 CYBERSPACE WITH LRV OF 6)SCREENED HVAC OR POOL EQUIPMENT WHERE OCCURS.
 21. 'SOLATUBE' 12"DIA. SKYLIGHT.
 22. 60"HIGH PERF. POWDER COATED METAL(SW 7076 CYBERSPACE WITH LRV OF 6)GATE

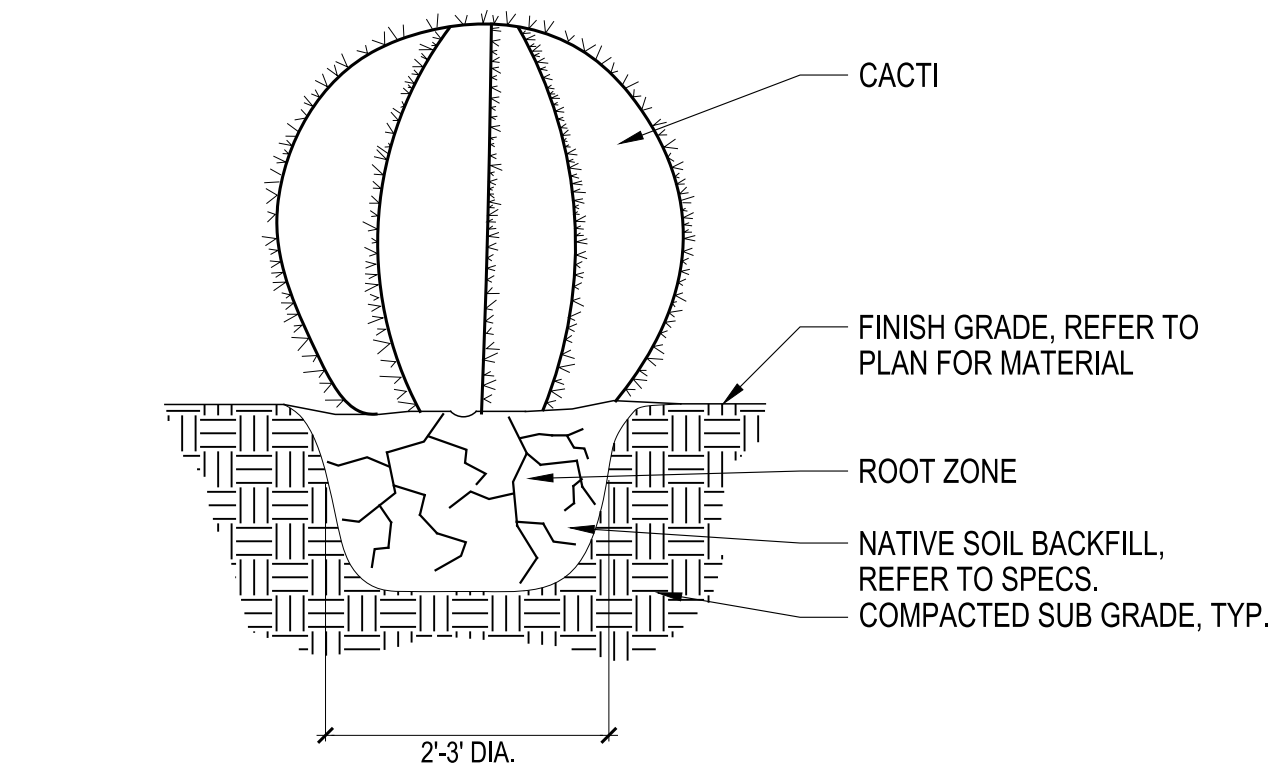
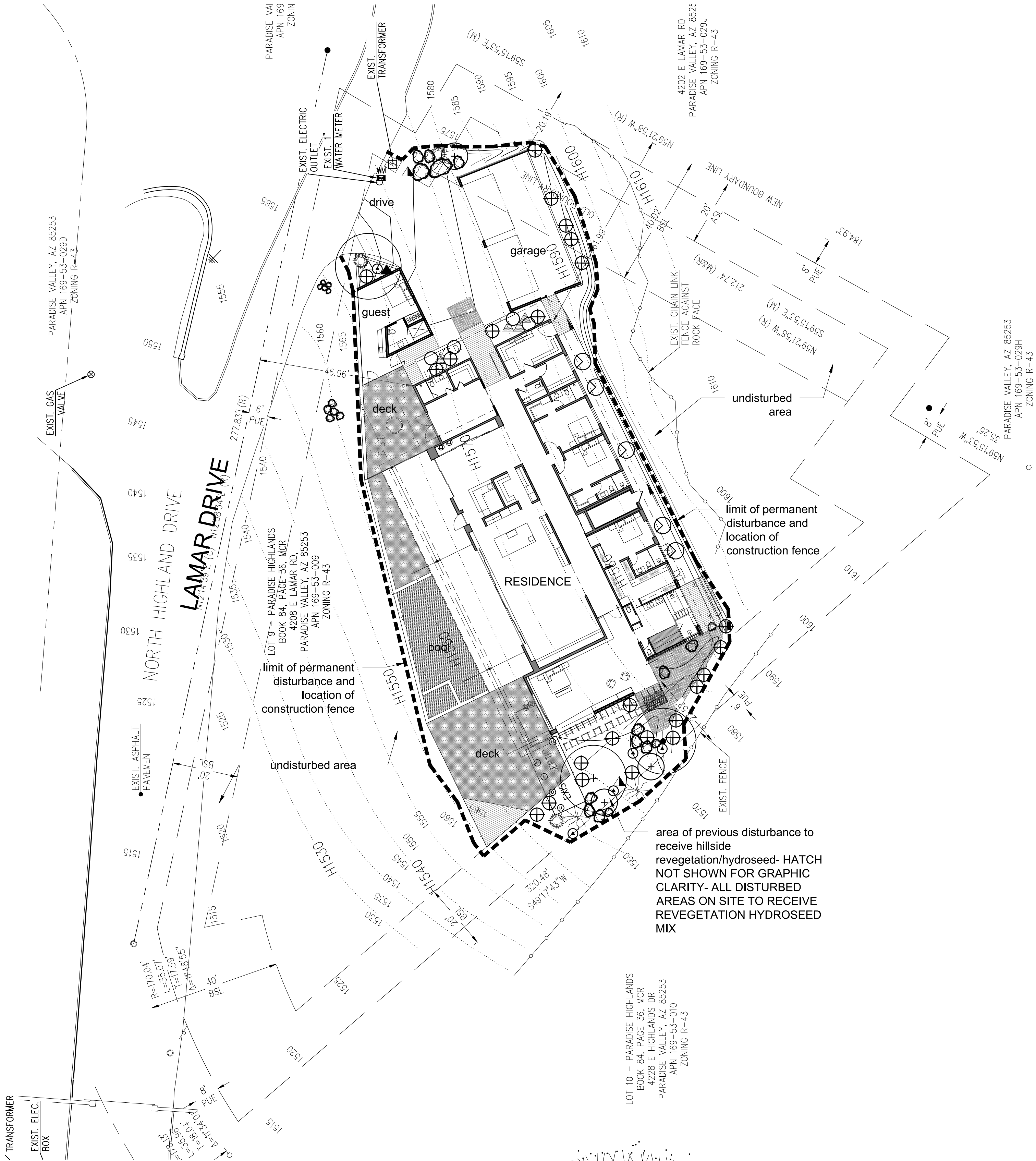
DELAPP HOUSE
4208 e lamar road
paradise valley, az 85253

GUEST HOUSE ELEV

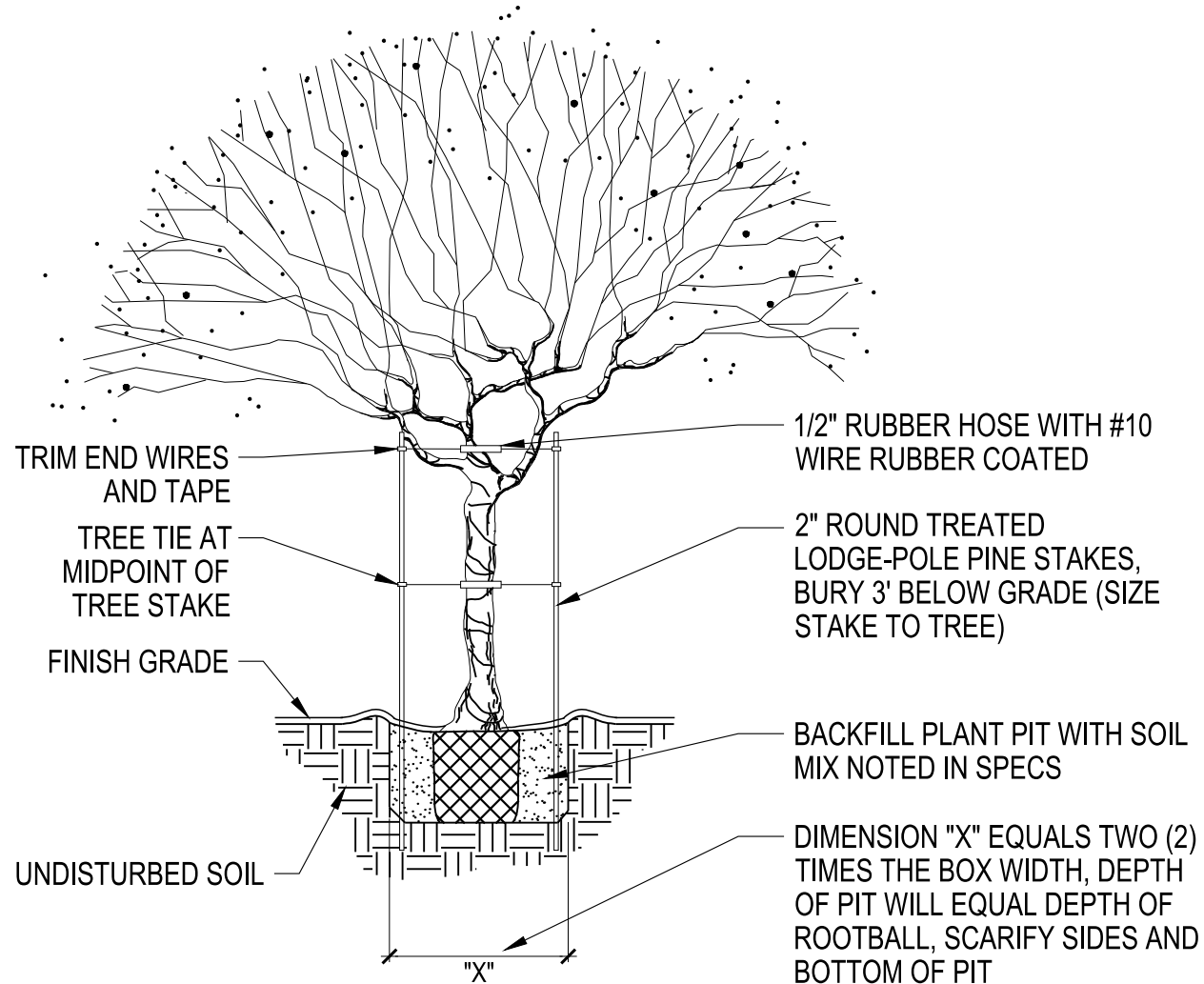
AMIT UPADHYE ARCHITECT
18842 n 91st street
scottsdale, az 85255
p: 602 750 5816
amit@audesignstudio.com
www.architecture.yoga

A401

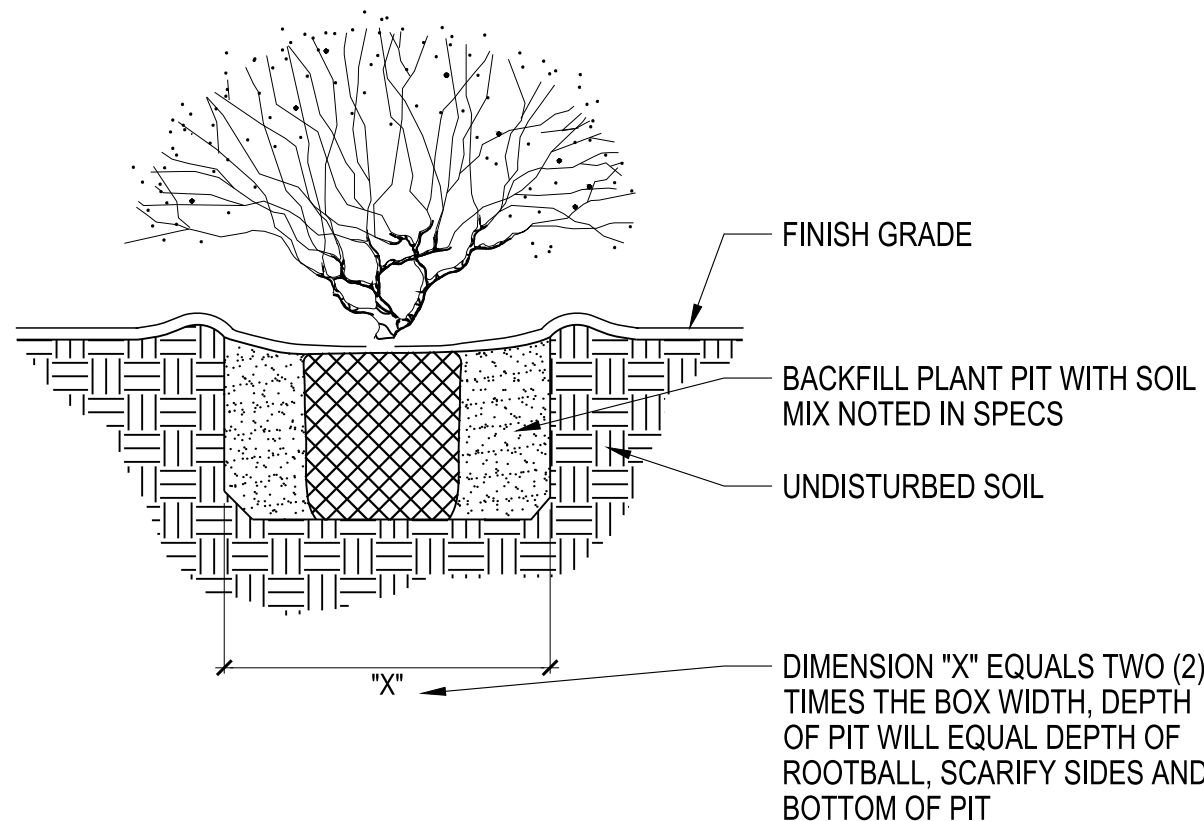
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1 CACTUS PLANTING



2 TREE PLANTING DETAIL



3 SHRUB/VINE PLANTING DETAIL

REVEGETATION LEGEND

Furnish and install landscape material per plans, details and specifications. All plant material to meet ANA specifications and be of sound health and appearance. Landscape Architect to hand select and tag all trees for project.

Trees	Size
Olneya tesota Ironwood	24" box
Parkinsonia microphylla foothills palo verde	24" box
Parkinsonia praecox Palo Brea	24" box
Existing tree/shrub/cacti to remain	

Shrubs / Ground Covers

Shrubs / Ground Covers	Size
Larrea tridentata creosote	5 gallon
Simmondsia chinensis jojoba	5 gallon
Salvia clevelandii cleveland sage	5 gallon
Ruellia peninsularis desert ruellia	5 gallon
Justicia californica chuparosa	5 gallon
Encelia farinosa brittlebush	5 gallon
Dalea frutescens black dalea	5 gallon
Ambrosia deltoidea triangleleaf bursage	5 gallon
Ephedra viridis mormon tea	5 gallon
Cacti / Succulents	Size
Fouquieria splendens ocotillo	5 gallon
Ferocactus wislizenii fishhook barrel cactus	5 gallon
Opuntia santa rita tubac	5 gallon
Yucca rostrata Yucca	3' spear
Cylindropuntia versicolor staghorn cholla	5 gallon

Revegetation- Upper Sonoran
Desert mix

UPPER SONORAN DESERT MIX - SEED MIX 11 LBS/ ACRE

BOTANICAL NAME	COMMON NAME	#P.L.S.
Baileya multiradiata	Desert Marigold	0.5
Penstemon parryi	Parry Penstemon	0.5
Larrea tridentata	Creosote bush	3.0
Ambrosia dumosa	Burrow-weed	1.0
Atriplex canescens	Fourwing saltbush	2.0
Eriogonum fasciculatum	Arizona buckwheat	1.0
Aristida purpurea	Purple three-awn	2.0
Encelia farinosa	Brittlebush	1.0
Total		11.0

PROJECT SPECIFIC NOTES FOR REVIEWER

- No supplemental or surface irrigation will be used for the establishment of native hydroseed.
- Native hydroseed will be applied to all landscape areas on site disturbed or damaged during construction whether they occur within the limits of construction shown on these plans or not.
- Contractor to furnish and install all necessary materials required to completely revegetate areas disturbed by construction, as shown on these plans and as occurs in the field.
- No decomposed granite will be imported to this site- dust control provided by hydroseed and replacement of native rock and groundcover- i.e. existing desert pavement

REVEGETATION INSTRUCTIONS

The intent of site restoration and revegetation is to return the physical condition of the landscape on developed sites to a state that visually and ecologically matches the local undisturbed desert landscape and ecosystem. Sites generally fall under 2 general categories- undisturbed desert landscapes which should be restored to their original condition or re-development sites which should be restored to a natural desert landscape and ecosystem. The following steps are recommended:

- The building or development envelope should be clearly marked on site prior to performing native plant inventory and analysis or physical salvage of existing landscape material.
- The owner or general contractor should identify a nursery and storage location for all salvaged landscape material either on or off site. The holding area should be level and free of debris etc. If the selected area occurs within the building envelope on site follow steps 1 through 3 below to prepare. Adequate space should be provided for the separate storage of boulders, rocks, soil, decomposed granite, organic landscape materials, and salvaged plant material. An automatic irrigation system should be provided for all plant material. Fencing and security should conform to code requirements and guidelines identified in the general conditions of the construction contract.
- Prior to commencement of site demolition and grading existing landscape material should be inventoried, salvaged and stored in a secure location. Boulders and stones larger than 3" which occur on the surface of the landscape should be gathered and stored right side up. Separate boulders and rocks which were partially buried from those which occur on the surface. Organic elements such as cacti skeletons, clusters of twigs and branches, seed pods et. should be preserved as well.
- Following the inventory and storage of above mentioned material all plants identified for salvage or demolition should be removed. Prior to excavation or demolition carefully scrape the top 2" to 3" of top soil and decomposed granite from around the base of all plant material to a distance equal or greater to 2 times the required box size for salvage plant material and a 4' radius for plants to be demolished. Remove and store topsoil and decomposed granite in a separate pile from boulders and rocks. Following salvage and demolition of all plant material in building envelope remove the remaining top 2" to 3" of top soil and decomposed granite throughout the landscape area within the building envelope and store as noted above.
- Following the completion of site and building construction the landscape contractor should schedule a meeting with the general contractor to walk the site and identify the limits of the landscape areas to be restored. All disturbed landscape areas on site identified for restoration should be cleared of construction debris and excess fill and brought to rough grade prior to restoration.
- Large boulders and rocks should be re-placed in the landscape with landscape architect per plans and field instruction. Boulders and rocks which were originally buried should be re-buried to their original depth so that the entire surface patina is visible following final application of topsoil and decomposed granite. Do not place rocks and boulders which occurred on the surface until all plant material is installed and top soil and decomposed granite is placed.
- After all buried rocks and boulders are placed- but prior to placement of topsoil, decomposed granite, surface rocks and seed mix- install all irrigation system components and plant material called out on plans. All revegetation plant material should be placed on site by contractor per plan. Following placement but prior to installation verify locations and layout with L.A. in field. Schedule site visit with LA not less then 7 days in advance of placement date. New plant material in disturbed areas should match existing natural landscape in species and density unless otherwise called out on plans.
- Following installation of plant material and irrigation system replace topsoil and decomposed granite to a depth of 2"-3" over the entire area. Do not cover boulders or rocks. Level and lightly compact all soil. Place all surface rocks and boulders and remaining organic or inorganic landscape materials salvaged from site per landscape architects instruction in a manner which replicates the existing surrounding natural landscape.
- Following placement of all boulders, rock, top soil and decomposed granite lightly rake all landscape areas to receive revegetation seed mix. Install seed mix per supplier specifications and instruction. See plans for recommended supplier and seed mix specifications.
- Contractor shall provide maintenance for a period of time required for the establishment of revegetation. The length of this maintenance period will depend on the physical nature of the site, the date of final completion and acceptance and the landscape type restored. During the maintenance period the contractor shall visit the site regularly to insure the appropriate amount of water is being delivered to plant material either by an automatic system or hand watering as required. During the maintenance period invasive species should be carefully removed by hand with care taken not to disturb emerging or existing plant material.
- Following establishment of plant material and revegetation seed mix a final walk through on site should be scheduled with the owner and LA to walk the site to officially terminate the required maintenance period.



EXPIRES 12-30-2019

Chris Winters & Associates
landscape architecture
502 w rosevelt - phx arizona 85003
tel 602 955 8088; fax 602 253 3606
email c@cwlandscape.com

landscape architecture Urban design

DELAPP RESIDENCE

4208 E. LAMAR ROAD
PARADISE VALLEY, AZ

REVEGETATION PLAN

Drawn: CW
Checked: CW
Date: 4-29-19
Revisions:

CITY NUMBERS
KIVA 99-40662
SDEV 99001369
CPHG 1800053

REVEGETATION PLAN



L1

7
of
9

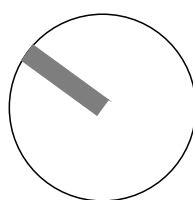
TOWN OF PARADISE VALLEY NOTES

1. ALL EXTERIOR MATERIAL PALETTE SHALL BE IN ACCORDANCE WITH SECTION 2207.I.I.D.
2. ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 2208.

LIGHTING FIXTURE LEGEND								
QTY	SYM	TYPE	FINISH	LUMEN	COLOR TEMP	MFG	MODEL	LAMP
7	●	trafficable light	black	10	3000 K	BEGA	88 800	LED 1
4	▼	landscape accent	black	100	3000 K	HEVI	HL-309	LED 1
6	△	wall recess	black	231	3000 K	BEGA	24 063	LED 1
4	⌏	pathway	black	100	3000 K	HEVI	HL-6002	LED 1
12	○	recessed cans	black	720	2700 K	HALO	H2451CAT	LED 1

1 LANDSCAPE + BUILDING LIGHTING PLAN
1/16" = 1'-0"

0' 8' 16' 32'



DELAPP HOUSE

4208 e lamar road
paradise valley, az 85253

LANDSCAPE + BUILDING

LIGHTING PLAN

AMIT UPADHYE ARCHITECT
18842 n 91st street
scottsdale, az 85255
p: 602 750 5816
amit@audesignstudio.com
www.architecture.yoga

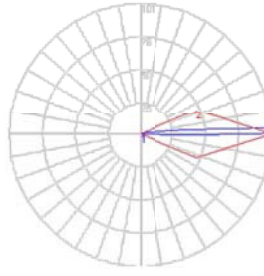
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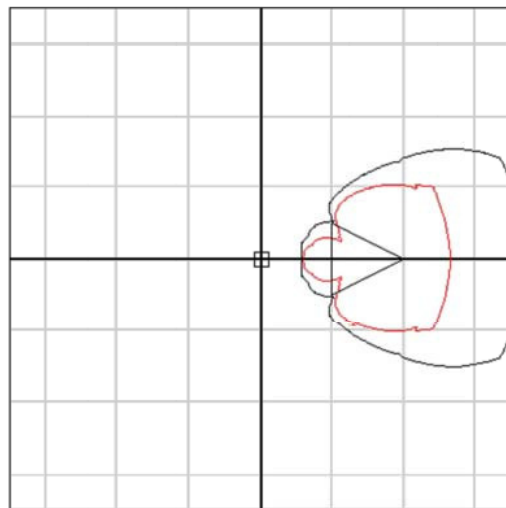
BEGA

Photometric Filename: 88800.ies

TEST: 24026
TEST LAB: LIGHTING SCIENCES, INC.
DATE: 8/20/2003
LUMINAIRE: 88 800
LAMP: 3W LED

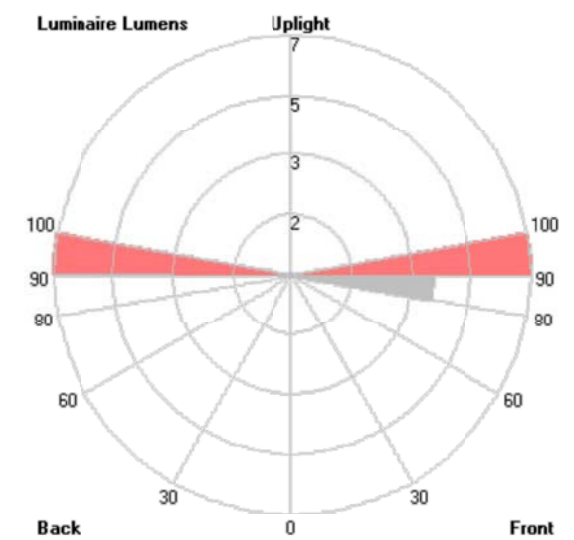


Characteristics	Type I
IES Classification	Very Long
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	10
Downward Total Efficiency	N.A.
Light Loss Factor (LLF)	0.7
Luminaire Efficacy Rating (LER)	2
Total Luminaire Watts	4.4
Ballast Factor	1.00
Upward Waste Light Ratio	0.63
Max. Ct.	100.9 (0H, 92.5V)
Max. Ct. (<90 Vert.)	28.9 (22.5H, 87.5V)
Max. Ct. (At 90 Deg. Vert.)	93.4 (93.4, 0% Lum)
Max. Ct. (80 to <90 Deg. Vert.)	28.9 (28.9, 0% Lum)
Cutoff Classification (deprecated)	N.A. (absolute)



Mounting Height = 0.1 ft. Grid Spacing = 1 ft.

Lum. Classification System (LCS)	
LCS Zone	Lumens
FL (0-30)	0.0
FM (30-60)	0.0
FL (60-80)	0.0
BL (0-30)	0.0
BM (30-60)	0.0
BH (60-80)	0.0
BVH (80-90)	0.0
UL (90-100)	6.6
UH (100-180)	<0.05
Total	10.5
BUG Rating	B0-U1-G0



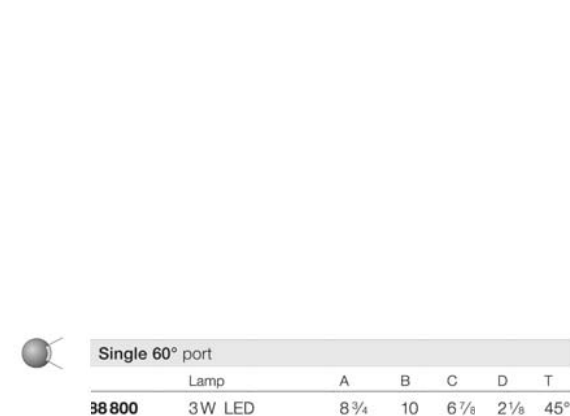
Drive-over in-grade luminaires to illuminate ground surfaces

Outer housing: Constructed of high tensile strength, copper free die-cast aluminum alloy. Die castings are marine grade, copper free (≤ 0.3% copper content) A5052 aluminum alloy.
Inner housing: Constructed of copper free die-cast aluminum alloy, with two piece die-cast aluminum clamping ring/covers/guard, removable for relamping, secured together with four (4) heavy stainless steel bolts which provide a pressure seal to gasket and glass. Two (2) captive socket head stainless steel screws secure inner housing cover to outer housing. Proper drainage must be provided.
Endcap: One piece heavy die-cast aluminum cover with clear polycarbonate focusing lens. Molded, one piece, high temperature silicone rubber gasket.
Electrical: 3W LED luminaire, 5 total system watts. Integrate 120V-277V electronic LED driver. No dimming available. LED modules are available from factory for easy replacement. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K, 5000K, 6000K, 7000K, 8000K, 9000K, 10000K, 11000K, 12000K, 13000K, 14000K, 15000K, 16000K, 17000K, 18000K, 19000K, 20000K, 21000K, 22000K, 23000K, 24000K, 25000K, 26000K, 27000K, 28000K, 29000K, 30000K, 31000K, 32000K, 33000K, 34000K, 35000K, 36000K, 37000K, 38000K, 39000K, 40000K, 41000K, 42000K, 43000K, 44000K, 45000K, 46000K, 47000K, 48000K, 49000K, 50000K, 51000K, 52000K, 53000K, 54000K, 55000K, 56000K, 57000K, 58000K, 59000K, 60000K, 61000K, 62000K, 63000K, 64000K, 65000K, 66000K, 67000K, 68000K, 69000K, 70000K, 71000K, 72000K, 73000K, 74000K, 75000K, 76000K, 77000K, 78000K, 79000K, 80000K, 81000K, 82000K, 83000K, 84000K, 85000K, 86000K, 87000K, 88000K, 89000K, 90000K, 91000K, 92000K, 93000K, 94000K, 95000K, 96000K, 97000K, 98000K, 99000K, 100000K. Custom colors not available.
UL listed for US and Canadian Standards, suitable for wet locations and vehicle drive over. Protection class: IP67.
Note: A foundation must be supplied by the contractor designed to bear the pressure loads from vehicles with pneumatic tires. These luminaires are characterized by their capacity to withstand high pressure loads of up to 6,800 lbs. These luminaires must not be used for traffic areas where they are subject to horizontal pressure from vehicles braking, accelerating, and changing direction. Proper drainage must be provided.
Temperature caution: The column "T" in the chart below indicates the temperature in degrees Celsius which is reached on the top of the luminaire housing during operation. Surface temperatures are for exterior applications. For interior applications add 10°C to the temperature shown.
Weight: 13.2 lbs.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in standard BEGA Black (BLK). Custom colors not available.
UL listed for US and Canadian Standards, suitable for wet locations and vehicle drive over. Protection class: IP67.
Note: A foundation must be supplied by the contractor designed to bear the pressure loads from vehicles with pneumatic tires. These luminaires are characterized by their capacity to withstand high pressure loads of up to 6,800 lbs. These luminaires must not be used for traffic areas where they are subject to horizontal pressure from vehicles braking, accelerating, and changing direction. Proper drainage must be provided.
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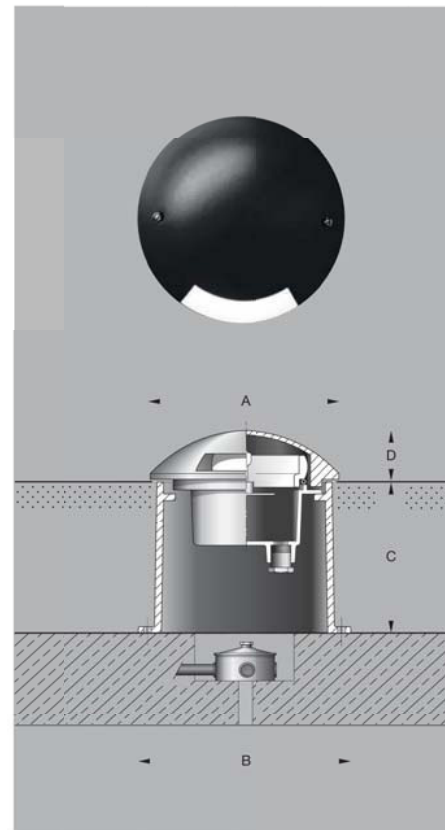
Luminaire Lumens: 10

Tested in accordance with LM-79-08



BEGA-LB 1000 BEGA Way, Carlsbad, CA 92013 (602) 684-0333 FAX (602) 560-9474 www.luminaire.com
Copyright BEGA-US 2016 Updated 04/16

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



SPECIFICATIONS

DESCRIPTION: Compact MR16 adjustable accent fixture with integral angled glass shield. Suitable for wet/damp/typical location installations.

MATERIAL: Standard overall material is 6061 aluminum.
HL-369 - Machined Aluminum (Standard)
HL-369-26 - Machined Brass

FINISH: AA - Anodized Satin Aluminum
BP - Powder Coat Black
BZ - Powder Coat Bronze
WT - Powder Coat White
N - Natural, for Stainless Steel and Brass

HALOGEN LAMPING OPTION: Lamp Type - 12V halogen MR16 lamp, bi-pin GX5.3 base, 50W max, not included (standard).

LED OPTIONS: Integral high output LED, warm white 85 CRI (3000K CCT) standard, others available.
3LED - 3W LED - 180 lumens
8LED - 8W LED - 300 lumens
8LED-E - 8.4W LED - 565 lumens

OPTICS: 3LED and 8LED
SP - Spot 12°
NF - Narrow Flood, 24°
FL - Flood, 36°
8LED-E
SP - Spot 14°
NF - Narrow Flood, 25°
MF - Medium Flood, 30°
FL - Flood, 40°

VOLTAGE: 12-12VAC output transformer required, not included.
12VAC output transformer required, not included.

MOUNTING: Fixture is designed with a 1/2-NPS adjustable mounting stem.

OPTIONS: -housing down/up/Color Filters
LA-1 - Hexcell Louver (Black)
LA-2 - Prismatic lens
LA-3 - Soft spread lens
LA-4 - Soft focus lens (diffused)
LA-5 - Moonlight lens
LA-6 - Blue lens

See fixture accessories for more information.

SAMPLE ORDER SPECIFICATION: HL-369-26-24-1-1

RATING: Wet/damp/typical location.

MADE IN THE USA

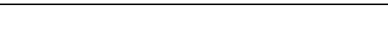
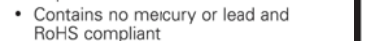
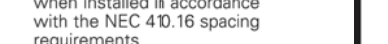
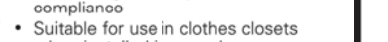
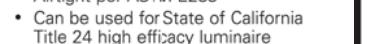
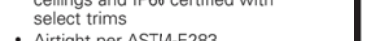
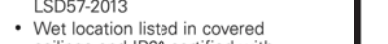
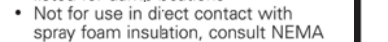
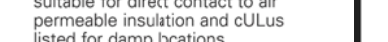
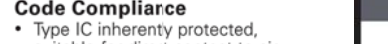
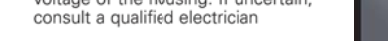
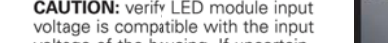
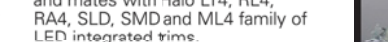
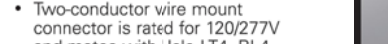
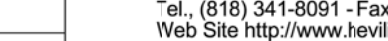
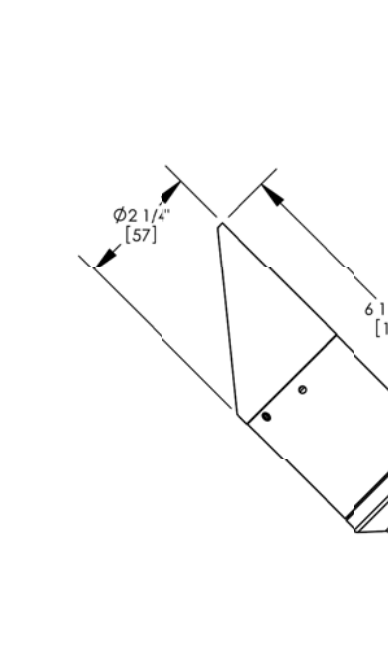
ORDER SPECIFICATION:

PRCJECT:

APPROVED:

NOTE:

TYPE:



MICRO G4

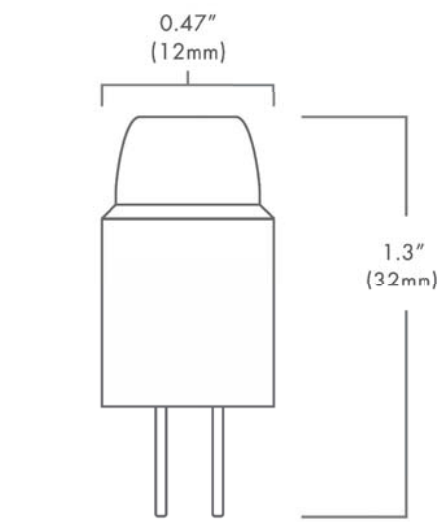
DESCRIPTION

The Brilliance LED Micro G4 Bipin is a sub-compact LED that utilizes a Samsung chipset and features Brilliance LED's multi-directional beam pattern. This Micro G4 Bipin is energy efficient and water resistant, designed specifically for landscape retrofit and application, and ideal for pathway lighting fixtures.

FEATURES

- Ceramic technology
- Dimmable with Brilliance dimmer and most magnetic transformers

Wattage	1.2
Lumens	100
Kelvin Temperature	2700, 3000, 5000
Color	Red, Green, Blue, Amber
Operating Range	10-14 VAC
Input Voltage	12 VAC/DC
Replaces	10W Halogen
CRI	85
IP	65
Chipset	Samsung
Lamp Life (hours)	35,000
Warranty (years)	3



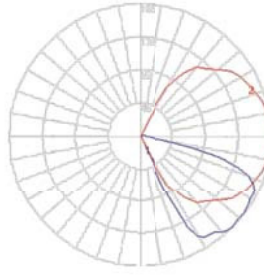
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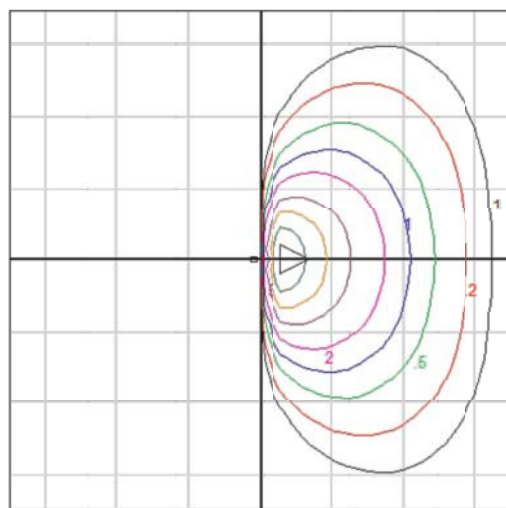
BEGA

Photometric Filename: 33053.IES

TEST: 33053
TEST LAB: BEGA
DATE: 8/4/2015
LUMINAIRE: 33 053
LAMP: 4.1W LED

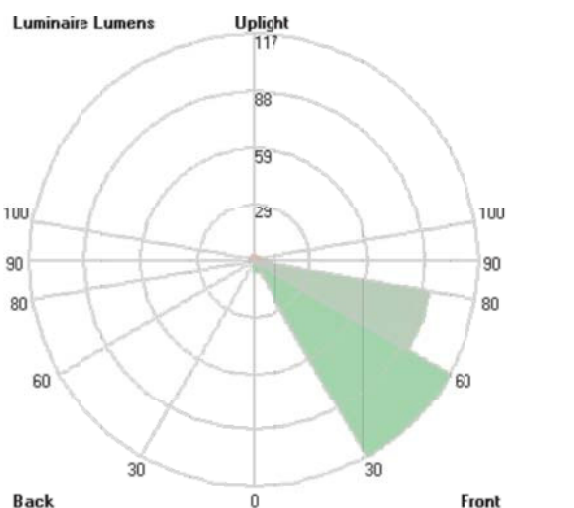


Characteristics	Type IV
IES Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	231
Downward Total Efficiency	N.A.
Light Loss Factor (LLF)	0.7
Luminaire Efficacy Rating (LER)	39
Total Luminaire Watts	6
Ballast Factor	1.00
Upward Waste Light Ratio	0.62
Max. Ct.	184.8 (0H, 45V)
Max. Ct. (<90 Vert.)	184.8 (0H, 45V)
Max. Ct. (At 90 Deg. Vert.)	10.4 (4.5%, 0% Lum)
Max. Ct. (80 to <90 Deg. Vert.)	61.9 (26.8%, 0% Lum)
Cutoff Classification (deprecated)	N.A. (absolute)



Mounting Height = 1.5 ft. Grid Spacing = 2.5 ft.

Lum. Classification System (LCS)	
LCS Zone	Lumens
FL (0-30)	6.6
FM (30-60)	117.4
FL (60-80)	92.1
BL (0-30)	< 0.05
BM (30-60)	0.1
BH (60-80)	0.1
BVH (80-90)	< 0.05
UL (90-100)	2.4
UH (100-180)	2.1
Total	230.9
BUG Rating	B0-U1-G1



SPECIFICATIONS

DESCRIPTION: Slim LED pathway bollard. Available in 4 standard heights. Suitable for wet/damp/typical location installations.

MATERIAL: Standard overall material is 6061 aluminum.

FINISH: AA - Anodized Satin Aluminum
BP - Powder Coat Aluminum
BK - Powder Coat Black
BZ - Powder Coat Bronze
WT - Powder Coat White

LED OPTIONS: Integral high output LED, warm white (3000K CCT) standard, others available.
1LED - 1W LED
3LED - 3W LED

VOLTAGE: 12-12VAC output transformer required, not included.

MOUNTING: Mount to standard Hevi Lite ground mounts with 1/2-NPS thread.
GM-1 Composite mounting spike
GM-2 Cast mounting spike
GM-3 Stainless steel triple prong spike
GM-4 Stainless steel triple prong spike w/box
GM-5 ABS mounting spike w/ wiring compartment
GM-6 Cast mounting spike with wiring box
GM-7 Cork screw style mounting spike
GM-8 Cast in place post
GM-9 Landscape power post

ACCESSORIES: Available with concrete pour flange.

SIZES: Standard mounting heights.
12-12 inch tall
15-15 inch tall
24-24 inch tall
36-36 inch tall

RATING: Wet/damp/typical location.

MADE IN THE USA

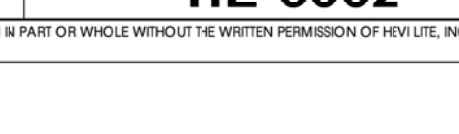
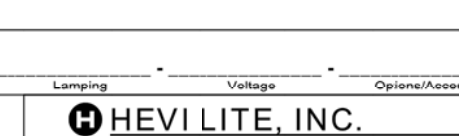
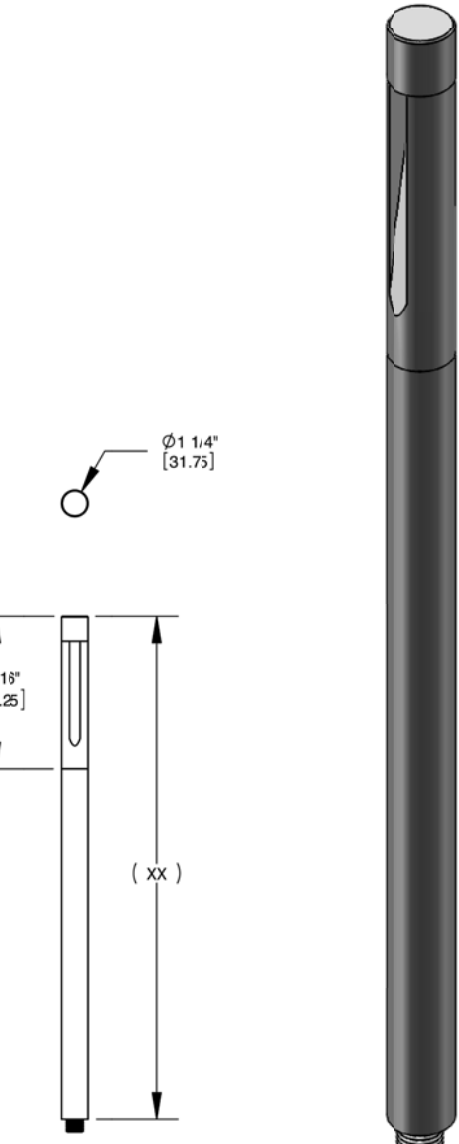
ORDER SPECIFICATION:

PROJECT:

APPROVED:

NOTE:

TYPE:



DESCRIPTION

Recessed 4" aperture ultra-shallow new construction housing for use with LED integrated trim. Suitable for 2nd residential framing or shallow plenum commercial construction. Trim IC rated and can be used in direct contact with insulation. Airtight rating reduces airflow between living spaces and unconditioned areas providing additional energy savings. Use with Halo L14, RL4, RA4, SM4, SLM4 LED integrated trim and the ML4 LED modular recessed lighting system.

Specification Features

- Housing**
 - Single wall deep drawn aluminum housing painted black for a visually dark interior
 - Adjusts vertically to accommodate 1/2" to 1 1/4" thick ceiling and locks in position with (3) set screws
 - Notches on plaster to facilitate use of guide strings or laser lines for precise positioning
 - Integral gasket provides for airtight compliance
 - Shipped with overspray protector installed
 - Housing can be removed from below the ceiling for service or splice inspection
- Plaster Frame**
 - Compact galvanized steel plaster frame with integral bar hanger receivers
 - Regressed screw provides positive horizontal bar hanger locking from below the ceiling
 - Crimp points also provide for horizontal bar hanger locking
- Bar Hangers**
 - Captive stainless steel Got-Nail™ bar hangers support housing at any point along span
 - Pass-N-Through™ feature adjust from 8" to 24" wide, without removal
 - Score lines allow "toolless" shortening for 1/2" joints
 - Captive nail penetrates standard and engineered lumber
 - Safety and guidance system prevents snagging, ensures smooth straight nail penetration and allows bar hangers to be easily removed and repositioned
 - Leveling flange aligns plaster frame with structure
 - Integral slip attaches directly to bar
- Junction Box**
 - Compact galvanized steel junction box with 150° internal volume
 - Listed for 100 #12 AWG 90° C position conductors
 - (3)