

ABBREVIATIONS

ABC	AGGREGATE BASE COURSE
A.F.F.	ABOVE FINISHED FLOOR
C.I.	CAST IRON
C.M.U.	CONCRETE MASONRY UNIT
DW	DISHWASHER
F.O.P.	FACE OF POST
F.O.S.	FACE OF STUD
F.F.	FINISHED FLOOR
FG	FIBER GLASS
FLUOR.	FLUORESCENT (LIGHT FIXTURE)
F.V.	FIELD VERIFY
GSM	GALVANIZED SHEET METAL
GFI	GROUND FAULT CIRCUIT
GYP. BRD.	GYPSUM BOARD
I.B.C.	INTERNATIONAL BUILDING CODE
I.C.C.	INTERNATIONAL CODE COUNCIL
I.F.C.	INTERNATIONAL FIRE CODE
I.M.C.	INTERNATIONAL MECHANICAL CODE
I.P.C.	INTERNATIONAL PLUMBING CODE
I.R.C.	INTERNATIONAL RESIDENTIAL CODE
MFR.	MANUFACTURER
MICRO	MICROWAVE OVEN
N.E.C.	NATIONAL ELECTRIC CODE
N.T.S.	NOT TO SCALE
O.A.	OVER ALL
O.C.	ON CENTER
P.E.N.	PERMETER EDGE NAILING
PTDF	PRESSURE TREATED DOUGLAS FIR
P.L.F.	PER LINER FOOT
REF	REFRIGERATOR
R	RISE (R 16R=16 RISERS)
SPECS.	SPECIFICATIONS
SS	STAINLESS STEEL
TEMP.	TEMPERED GLASS
TC	TRASH COMPACTOR
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
WC	WATER CLOSET
WP	WATER PROOF
WI	WROUGHT IRON
WWF	WELDED WIRE FABRIC

GENERAL NOTES

01.

BUILDING CODE DESIGN DATA - ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:  
  
2015 INTERNATIONAL BUILDING CODE (ORD. #4059)  
2015 INTERNATIONAL RESIDENTIAL CODE (ORD. #4060)  
2015 INTERNATIONAL FIRE CODE (ORD. #4045)  
2015 INTERNATIONAL PLUMBING CODE (ORD. #4061)  
2015 INTERNATIONAL MECHANICAL CODE (ORD. #4062)  
2014 NATIONAL ELECTRICAL CODE (ORD. #4064)  
2015 INTERNATIONAL ENERGY CONSERVATION CODE  
2015 INTERNATIONAL FUEL GAS CODE
02.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA - TABLE R301.2 (1) AMENDED
- | ROOF SNOW LOAD | WIND                    | SEISMIC DESIGN CATEGORY 1a | SUBJECT TO DAMAGE FROM                             | WINTER DESIGN TEMP. 1                     | FLOOD HAZARDS |
|----------------|-------------------------|----------------------------|--|---|---------------|
|                | WIND <sup>2</sup> (MPH) |                            | WEATHERING <sup>3</sup> PROTECT DEPTH <sup>4</sup> | TERMINATE <sup>5</sup> DECAY <sup>6</sup> |               |
| 0              | 115 EXPOSURE C          | B                          | NEGLECTABLE FINAL GRADE TO HEAVY                   | MODERATE TO SLIGHT                        | 34 DEGREES    |
03.

DRAWINGS MAY NOT BE SCALED. ALL DIMENSIONS RELATED TO DETAILS NOT SPECIFICALLY SHOWN, SHALL BE OF THE SAME NATURE AS OTHER SIMILAR CONDITIONS. VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK.
04.

THE CONTRACTOR SHALL NOTIFY DREWETT WORKS OF ANY DISCREPANCIES ON DRAWINGS, REQUIRING CLARIFICATION OR REVISIONS PRIOR TO COMMENCING WITH WORK.
05.

ALL CHIMNEYS SHALL HAVE APPROVED SPARK ARRESTORS.
06.

ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW, SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN ARIZONA.
07.

FINISH FLOOR ELEVATION (AS BUILT) SHALL BE CERTIFIED BY THE CITY FOR THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION WHERE REQUIRED.
08.

OPTIONS ARE FOR THE CONTRACTORS CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF HE CHOOSES AN OPTION AND SHALL COORDINATE ALL DETAILS. THE COST OF ADDITIONAL DESIGN WORK NECESSITATED BY SELECTION OF AN OPTION SHALL BE BORNE BY THE CONTRACTOR.
09.

THE COST OF ADDITIONAL DESIGN WORK DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION SHALL BE INCURRED BY THE CONTRACTOR.
10.

DETAILS ON THE STRUCTURAL DRAWINGS ARE TYPICAL. VERIFY ALL DIMENSIONS WITH THE DESIGNER'S DRAWINGS. NO STRUCTURAL CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD, UNLESS PRIOR TO MAKING CHANGES, WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. IF CHANGES ARE MADE WITHOUT APPROVAL, SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR OR INVOLVED AND IT SHALL BE THEIR RESPONSIBILITY TO REPLACE OR REPAIR PER ENGINEER.

FIRE SPRINKLERS

01.

PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM PER 2015 IFC SEC. 903
02.

A 1" WATER METER IS ADEQUATE FOR THE RESIDENTIAL FIRE SPRINKLER SYSTEM.
03.

A "CONCEALED" FIRE SPRINKLER TO BE SPECIFIED, VERIFY WITH OWNER.
04.

DEFERRED SUBMITTAL.

REQUIRED RESIDENTIAL NOTES

01.

ALL PRODUCTS LISTED BY I.C.C./N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCTS SUBSTITUTIONS FOR PRODUCT(S) LISTED SHALL ALSO HAVE AN ICC APPROVED EVALUATION REPORT(S) OR BE APPROVED.
02.

EXTERIOR WALL, BOTTOM SILL PLATES, SHALL BE PRESSURE TREATED OR EQUAL, AND SHALL BEAR/EXTEND MINIMUM 6" ABOVE FINISH GRADE. (2015 IRC SEC. R317.1)
03.

MISCELLANEOUS SITE STRUCTURES, POOLS, SPAS, FENCES, SITE WALLS, RETAINING WALLS, AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.
04.

ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
05.

DOUGLASE LEADING (AR) HOUSE FLOOR SHALL BE SELF-CLOSING, SELF-LATCHING. (2015 IRC R302.5.1)
06.

EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS OR CONDUITS SHALL BE CAULKED. (2015 IRC R302.4.1)
07.

PROVIDE ROOF ATTIC VENTILATION UNLESS INSULATION IS APPLIED DIRECTLY TO UNDERSIDE OF ROOF SHEATHING FOR CONDITIONED AREAS ONLY.
08.

ENERGY CONSERVATION REQUIREMENTS: CEILING/ATTIC R-VALUE = R-38 (MIN.), FRAME WALL R-VALUE = R-19 (MIN.), MASONRY WALL R-VALUE = R-4 (MIN.), WINDOW U-VALUE = 0.40 (MAX.), SOLAR HEAT GAIN COEFFICIENT = 0.25 (MAX.), SUPPLY AND RETURN AIR DUCT INSULATION VALUE OF R-8 (MIN.)
09.

LUMBER SHALL BEAR AN APPROVED GRADING STAMP. (R502.1)
10.

PROVIDE ENGINEERED TRUSS DESIGNS FOR ALL PREFABRICATED TRUSSES FOR REVIEW AND APPROVAL BY THE TOWN OF PARADISE VALLEY.
11.

FIRE BLOCKING SHALL COMPLY WITH (2015 IRC R302.11)
12.

WINDOWS LOCATED MORE THAN 72" ABOVE FINISHED GRADE SHALL HAVE THE LOWEST PART OF CLEAR OPENING OF THE WINDOW TO BE MINIMUM 24 INCHES ABOVE THE FLOOR IN WHICH IT SERVES. (R613.2)
13.

GYPSUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS 24" O.C. OR USE LABELED 1/2" SAG-RESISTANT GYPSUM CEILING BOARD. TABLE R702.3.5 (6)
14.

SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE (P2708.3)
15.

SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE, SUCH AS CERAMIC TILE, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS (R702.3.4)
16.

PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION REQUIREMENTS: TABLE P2903.2 WATER CLOSETS- TANK TYPE 1.6 GAL/FLUSH, SHOWER HEAD - 2.5 GAL/MINUTE, FAUCETS - 2.2 GAL/MINUTE PROVIDE AERATOR.
17.

WATER TREATMENT SYSTEMS SHALL BE EQUIPPED WITH AND AUTOMATIC SHUTOFF TO PREVENT CONTINUOUS FLOW WHEN NOT IN USE.
18.

DOMESTIC DISH WASHING MACHINES CONNECTED TO A DISPOSER SHALL HAVE THE DISCHARGE INSTALLED AS HIGH AS POSSIBLE (P2717.3)
19.

HOT WATER RECIRCULATION PUMPS, PROVIDE A HOT WATER DEMAND CONTROLLED RECIRCULATION PUMP FOR WATER HEATERS LOCATED MORE THAN 20 FEET FROM FURTHEST FIXTURE SERVED. A MANUAL CONTROL OR OCCUPANT SENSOR SWITCH SHALL OPERATE THE PUMP WITH AN AUTOMATIC TEMPERATURE SENSOR SHUT-OFF (M2005.5 AMENDED)
20.

SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MINIMUM R-8. DUCTS IN FLOOR TRUSSES SHALL BE INSULATED TO A MINIMUM R-6 (1103.1.1)
21.

REGISTERS, DIFFUSERS AND GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES IN ADDITION TO BEING CONNECTED TO THE DUCTWORK THEY SERVE.
22.

THE CLOTHES DRYER SHALL BE PROVIDED WITH 4-INCH DIAMETER EXHAUST DUCT TO THE EXTERIOR AND SHALL NOT EXCEED A TOTAL LENGTH OF 35 FEET, UNLESS AN ENGINEERED DUCT SYSTEM IS PROVIDED (M1501.3)
23.

EXHAUST AIR FROM KITCHENS, BATHROOMS AND TOILET ROOMS SHALL NOT BE RE-CIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM KITCHENS, BATHROOMS AND TOILET ROOMS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. M1506.2
24.

PROVIDE I-CRATED RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILINGS (N102.4.3)
25.

FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE "LISTED" TO BE SUITABLE FOR SUCH LOCATION. (E3903.8)
26.

PROVIDE GFCI PROTECTION FOR RECEPTACLES WITHIN 6' OF ALL LAVATORIES, SINKS AND BASINS. (E3902.7)
27.

PROVIDE GFCI PROTECTED RECEPTACLES AT ALL EXTERIOR, BATHROOM AND GARAGE LOCATIONS. (E3902.1, 2)
28.

PROVIDE A WALL MOUNTED GFCI PROTECTED RECEPTACLE OUTLET WITHIN 36" OF A BATHROOM OR POWDER ROOM LAVATORY (E3901.6)
29.

ALL 120-VOLT BRANCH CIRCUITS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE AFCI (E3902.1.1)
30.

RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH (E3902.2)
31.

PROVIDE A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN/DINING/BREAKFAST. (E3903.3)
32.

THE TWO OR MORE 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS SHALL HAVE NO OTHER OUTLETS, EXCEPT THE RECEPTACLE INSTALLED SOLELY FOR ELECTRIC SUPPLY TO AN ELECTRICAL CLOSET IN THE KITCHEN/DINING/BREAKFAST AREAS OR RECEPTACLES FOR SUPPLEMENTAL EQUIPMENT AND LIGHTING FOR GAS-FIRED RANGES, OVENS OR COUNTER MOUNTED UNITS. (E3903.2)
33.

RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYERS SHALL BE 3-POLE WITH GROUND TYPE, FOUR-WIRE, GROUNDING 1-TYPE FLEXIBLE CORDS WILL BE REQUIRED FOR CONNECTION OF RANGES AND CLOTHES DRYERS. THE BONDING JUMPER SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL TERMINAL AND THE FRAME OF THE APPLANCE. FLEXIBLE CORDS SHALL BE USED ONLY WHERE THE FLEXIBLE CORD SUPPLYING AN APPLANCE SHALL TERMINATE IN A GROUNDING-TYPE ATTACHMENT PLUG. (E4001.3)
34.

PROVIDE A CONCRETE ENCASED GROUNDING ELECTRODE OF NOT LESS THAN 20 FEET OF #4 BARE COPPER (200 AMPERE SERVICE) (E3908.1, 2)
35.

PROVIDE BONDING TO THE WATER PIPING, GAS AND METAL BUILDING SYSTEMS, (MINIMUM #4 FOR 200-AMP SERVICE (E3903.1)
36.

ALL METAL PIPING SYSTEMS, METAL PARTS OF ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH THE HYDRO MASSAGE TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER, INSULATED, COVERED, OR BARE, NOT SMALLER THAN NO. 8 SOLID METAL PARTS OF LISTED EQUIPMENT INCORPORATING AN APPROVED SYSTEM OF DOUBLE INSULATION AND PROVIDING A MEANS FOR GROUNDING INTERNAL, NON-ACCESSIBLE, NON-CURRENT-CARRYING METAL PARTS SHALL NOT BE BONDED (E4104.2, 4)
37.

R607.2: MASONRY BED AND HEAD JOINTS SHALL BE 3/8" THICK. THE THICKNESS OF THE BED JOINT ON THE STARTING COURSE PLACING JOINTS SHALL NOT BE FLAT OVER FOUNDATIONS SHALL NOT BE FLAT THAN 1/4" INCH AND NOT MORE THAN 3/4 INCH. MORTAR JOINT THICKNESS SHALL BE WITHIN THE FOLLOWING TOLERANCES FROM THE SPECIFIED DIMENSIONS:  
1. BED JOINT - 1/8 INCH  
2. HEAD JOINT - 1/4 INCH + 3/8 INCH  
3. COLLAR JOINTS - 1/4 INCH +3/8 INCH
38.

PROVIDE COMBUSTION AIR TO ALL FIREPLACES IN ALL LOCATIONS WITH AIR INTAKE LOCATED AT AN ELEVATION NO HIGHER THAN THE FIREBOX. (R1006.1)

PERSPECTIVE VIEW



\*RENDERING REPRESENTS AN ARCHITECTURAL CONCEPT AND IS INTENDED AS AN ILLUSTRATIVE EXAMPLE ONLY. FINAL DESIGN, CONSTRUCTION AND MATERIALS, INCLUDING LANDSCAPE, MAY VARY.

SQUARE FOOTAGES

TOTAL SQUARE FOOTAGES

MAIN LEVEL FLOOR AREA	5956 SF
MAIN LEVEL STORAGE	62 SF
MAIN LEVEL CANTILEVERED PATIO	93 SF
LIGHT WELL	66 SF
MAIN LEVEL COVD PATIO / OVERHANG	1577 SF
UPPER LEVEL FLOOR AREA	1415 SF
UPPER LEVEL COVD PATIO / OVERHANG	1329 SF
UPPER LEVEL GARAGE / MECH / STORAGE	1649 SF
TOTAL	12148 SF

F.A.R. SQUARE FOOTAGES

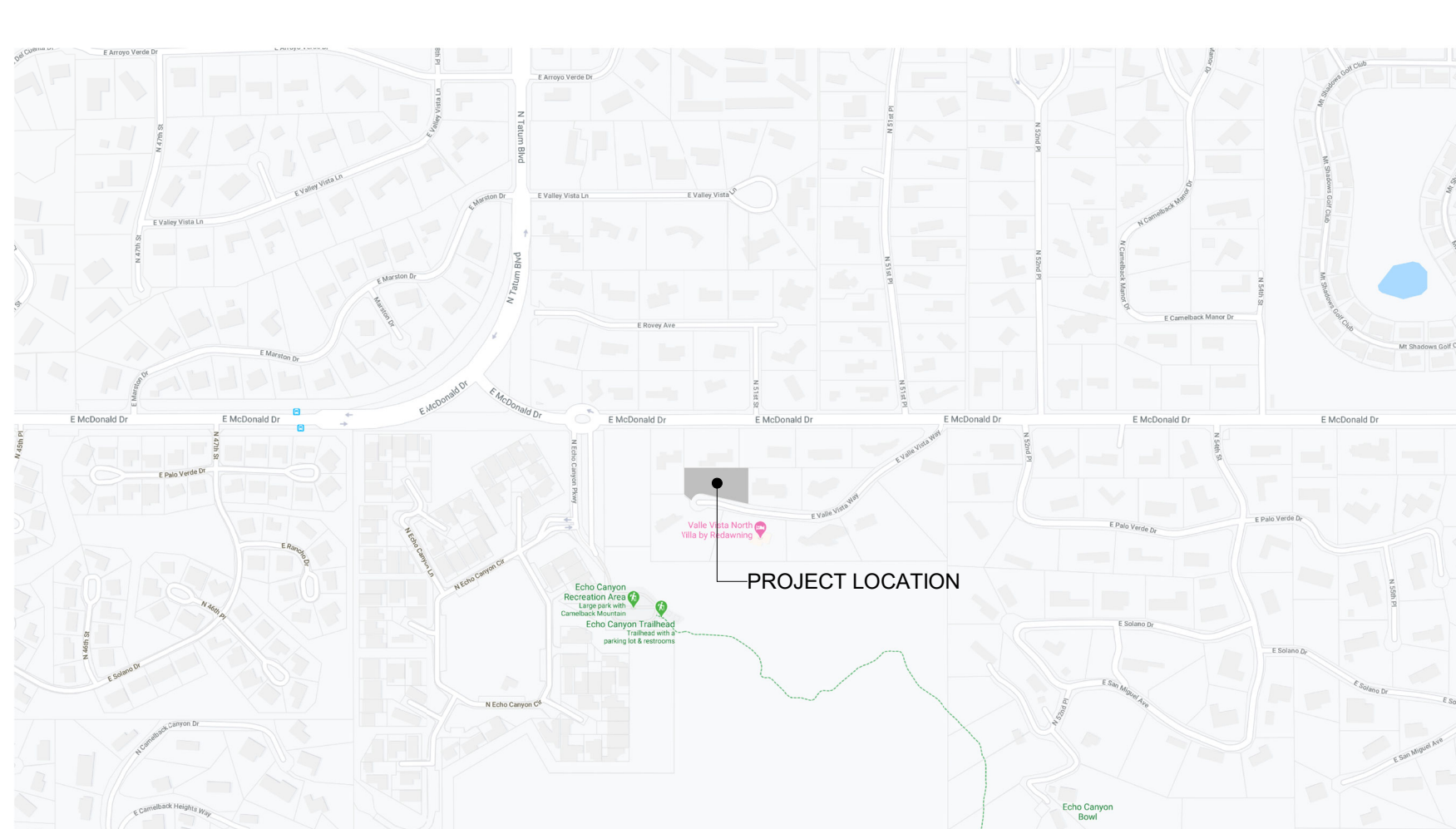
NAME	ORIGINAL AREA(SF)
MAIN LEVEL FLOOR AREA	5956
MAIN LEVEL STORAGE	62
MAIN LEVEL CANTILEVERED PATIO	93
LIGHT WELL	66
MAIN LEVEL COVD PATIO / OVERHANG	1577
UPPER LEVEL FLOOR AREA	1415
TOTAL SF COUNTS TOWARDS F.A.R.	9170

NET LOT AREA	39,257 SF
PROPOSED LOT COVERAGE	9,170
ALLOWABLE F.A.R.	25%
PROPOSED F.A.R.	23.35%

SHEET INDEX

- DRB200 COVER SHEET
- DRB201 SITE PLAN
- DRB202 CANTILEVER SECTIONS
- DRB203 SITE CONTEXT
- DRB204 DRB FLOOR PLANS
- DRB205 DRB BUILDING ELEVATIONS
- DRB206 3D MASSING
- DRB207 HEIGHT COMPLIANCE EXHIBIT
- DRB209 SUBTERRANEAN BASEMENT EXHIBIT

VICINITY MAP



POOLS, SPA'S & HOT TUBS

SWIMMING POOL IS DEFINED AS ANY CONTAINED BODY OF WATER 18 INCHES (457 MM) AT ANY POINT. THIS INCLUDES IN-GROUND, ABOVE GROUND AND ON-GROUND SWIMMING POOLS AND HOT TUBS AND SPAS.

BARRIER REQUIREMENTS

THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN OF BARRIERS FOR RESIDENTIAL SWIMMING POOLS, SPAS AND HOT TUBS. THESE DESIGN CONTROLS ARE INTENDED TO PROVIDE PROTECTION AGAINST POTENTIAL DROWNINGS AND NEAR DROWNINGS BY RESTRICTING ACCESS TO SWIMMING POOLS, SPAS AND HOT TUBS.

AN OUTDOOR SWIMMING POOL, INCLUDING AN IN-GROUND, ABOVE-GROUND OR ON-GROUND POOL, HOT TUB OR SPA SHALL BE SURROUNDED BY A BARRIER WHICH SHALL COMPLY WITH THE FOLLOWING:

1.

THE TOP OF THE BARRIER SHALL BE AT LEAST 80 INCHES (1524 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE TOP OF THE BARRIER THAT SEPARATES THE SWIMMING POOL ONLY FROM HABITABLE SPACES ON THE SAME PROPERTY SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM). THE MAXIMUM VERTICAL CLEARANCE AT THE BOTTOM OF THE BARRIER MAY BE INCREASED TO 4 INCHES (102 MM) WHEN GRADE IS A SOLID SURFACE SUCH AS CONCRETE. THE BARRIER SHALL BE AT LEAST 20 INCHES FROM THE WATER'S EDGE.
2.

OPENINGS IN THE BARRIER SHALL NOT ALLOW PASSAGE OF A 4 INCH DIAMETER (102 MM) SPHERE. ANY DECORATIVE DESIGN WORK SUCH AS PROTRUSIONS, INDENTATIONS OR CUTOUTS WHICH MAKE THE BARRIER EASILY CLIMBABLE IS PROHIBITED.
3.

SOLID BARRIERS WHICH DO NOT HAVE OPENINGS, SUCH AS MASONRY OR STONE WALL, SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.
4.

THERE SHALL BE AT LEAST 45" INCHES BETWEEN HORIZONTAL ELEMENTS.
5.

MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2 1/4 INCH (57 MM) SQUARE UNLESS THE FENCE HAS SLATS FASTENED AT THE TOP OR THE BOTTOM WHICH REDUCE THE OPENINGS TO NOT MORE THAN 1 3/4 INCHES (44 MM). CHAIN LINK FENCING SHALL NOT BE LESS THAN 11 GAUGE.
6.

WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, SUCH AS A LATTICE FENCE, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL NOT BE MORE THAN 1 3/4 INCHES (44MM).
7.

ACCESS GATES SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION, ITEMS 1 THROUGH 6, AND SHALL BE EQUIPPED TO ACCOMMODATE A LOCKING DEVICE. PEDESTRIAN ACCESS GATES SHALL OPEN OUTWARD AWAY FROM THE POOL AND SHALL BE SELF-CLOSING AND HAVE A SELF-LATCHING DEVICE. GATES OTHER THAN PEDESTRIAN ACCESS GATES SHALL BE LOCKABLE, WHERE THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE IS LOCATED LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE RELEASE MECHANISM AND OPENINGS SHALL COMPLY WITH THE FOLLOWING:  
7.1. THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE AT LEAST 3 INCHES (76 MM) BELOW THE TOP OF THE GATE, AND  
7.2. THE GATE AND BARRIER SHALL HAVE NO OPENING LARGER THAN 1/2 INCH (13 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.
8.

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING CONDITIONS SHALL BE MET:  
8.1. IN LIEU OF THE BARRIER BETWEEN THE DWELLING AND THE SWIMMING POOL, THE SWIMMING POOL SHALL BE EQUIPPED WITH A POWERED SAFETY COVER IN COMPLIANCE WITH ASTM F1346; OR  
8.2. DOORS WITH DIRECT ACCESS TO THE POOL, THROUGH THAT WALL SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR IS OPENED. IF PRESENT, IF PRESENT ARE OPENED, THE ALARM SHALL BE LISTED IN ACCORDANCE WITH UL 2017. THE AUDIBLE ALARM SHALL ACTIVATE WITHIN 7 SECONDS AND SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS AFTER THE DOOR, AND/OR ITS SCREEN, IF PRESENT, ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. THE ALARM SHALL AUTOMATICALLY RESET UNDER ALL CONDITIONS. THE ALARM SYSTEM SHALL BE EQUIPPED WITH A MANUAL MEANS, SUCH AS TOUCH PAD OR SWITCH, TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. DEACTIVATION SHALL LAST FOR NOT MORE THAN 15 SECONDS. THE DEACTIVATION SWITCH(ES) SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE DOOR, OR  
8.3. OTHER MEANS OF PROTECTION, SUCH AS SELF-CLOSING DOORS WITH SELF-LATCHING DEVICES, WHICH ARE APPROVED BY THE GOVERNING BODY, SHALL BE ACCEPTABLE SO LONG AS THE DEGREE OF PROTECTION AFFORDED IS NOT LESS THAN THE PROTECTION AFFORDED BY ITEM 8.1 OR 8.2 DESCRIBED ABOVE. SELF-CLOSING AND SELF LATCHING DEVICES SHALL BE INSTALLED ON ALL DOORS WITH DIRECT ACCESS TO THE POOL AREA, WITH THE RELEASE MECHANISM LOCATED A MINIMUM OF FIFTY-FOUR INCHES ABOVE THE FLOOR.
9.

WHERE AN ABOVE-GROUND POOL STRUCTURE IS USED AS A BARRIER OR WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, AND THE MEANS OF ACCESS IS A LADDER OR STEPS:  
9.1. THE LADDER OR STEPS SHALL BE CAPABLE OF BEING SECURED, LOCKED OR REMOVED TO PREVENT ACCESS, OR  
9.2. THE LADDER OR STEPS SHALL BE SURROUNDED BY A BARRIER WHICH MEETS THE REQUIREMENTS OF THIS SECTION, ITEMS 1 THROUGH 9, WHEN THE LADDER OR STEPS ARE SECURED, LOCKED OR REMOVED, ANY OPENING CREATED SHALL NOT ALLOW THE PASSAGE OF A 4 INCH DIAMETER (102 MM) SPHERE.
10.

PET DOORS WHICH PROVIDE DIRECT ACCESS TO THE POOL AREA ARE PROHIBITED UNLESS THEY MEET THE REQUIREMENTS OF ITEM 2 OR ARE EQUIPPED WITH AN ALARM THAT MEETS ITEM 8.2.
11.

WINDOWS WITH ACCESS TO THE POOL AREAS WILL BE PROTECTED IN THE FOLLOWING WAYS:  
11.1 EMERGENCY ESCAPE OR RESCUE WINDOWS FROM SLEEPING AREAS WITH ACCESS TO THE SWIMMING POOL WILL BE EQUIPPED WITH A LATCHING DEVICE NOT LESS THAN 54 INCHES (1372 MM) ABOVE THE FLOOR.  
11.2 ALL OTHER OPENABLE WINDOWS WITH SIMILAR ACCESS WILL ALSO BE EQUIPPED WITH A LATCHING DEVICE NOT LESS THAN 54 INCHES (1372 MM) ABOVE THE FLOOR OR SHALL BE EQUIPPED WITH KEY LOCK DEVICES THAT PREVENTS OPENING THE WINDOW MORE THAN 4 INCHES (102 MM). WALLS SURROUNDING AN INDOOR SWIMMING POOL SHALL COMPLY WITH ITEM 8.  
BARRIERS SHALL BE LOCATED TO PROHIBIT PERMANENT STRUCTURES, EQUIPMENT OR SIMILAR OBJECTS FROM BEING USED TO CLIMB THEM.  
SPAS OR HOT TUBS WITH A SAFETY COVER WHICH COMPLIES WITH ASTM F 1346 SHALL BE EXEMPT FROM THE PROVISIONS OF THIS SECTION.

JACUZZI TYPE TUB

01.

PROVIDE REMOVABLE PANEL OF SUFFICIENT SIZE TO ACCESS PUMP.
02.

CIRCULATION PUMP SHALL BE LOCATED ABOVE THE CROWN WEIR OF THE TRAP.
03.

PUMP AND CIRCULATION PIPING SHALL BE SELF-DRAINING.
04.

SUCTION FITTINGS SHALL COMPLY WITH THE LISTED STANDARDS.
05.

PROVIDE G.F.I. CIRCUIT (N.E.C. ARTICLE 680-70).



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MPE ENGINEER

LANDSCAPE ARCHITECT

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ZONING

R-43

APN

172-04-016

LEGAL ADDRESS

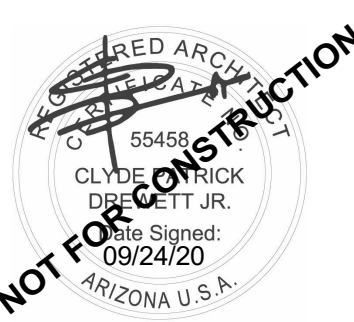
5002 E. VALLE VISTA WAY  
PARADISE VALLEY, AZ

NET SITE AREA

39527 SF

COVER SHEET

FOR TOPV CONCEPTUAL REVIEW  
DATE 09/24/20  
REV



DRB200

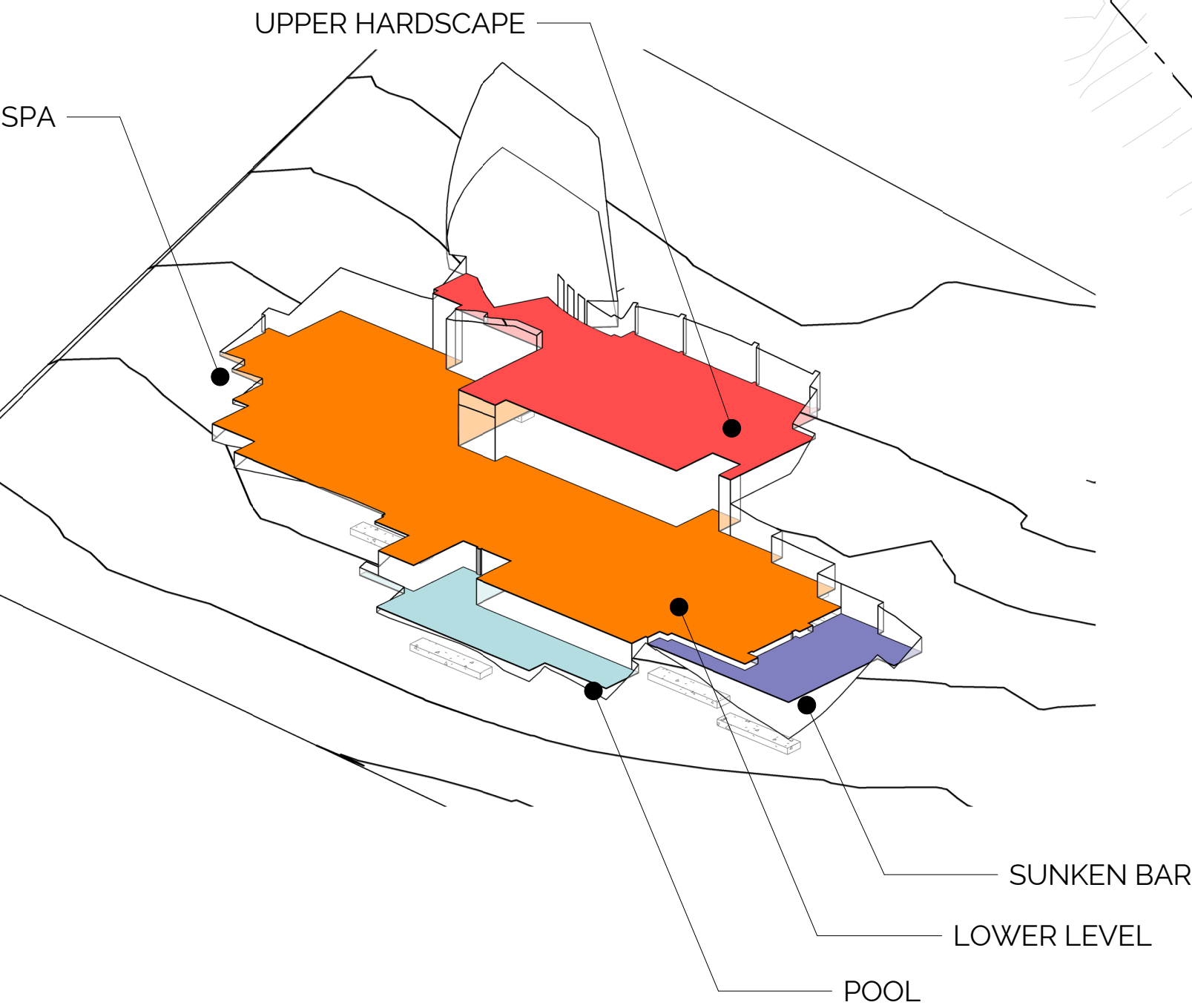
KUJANSON RESIDENCE



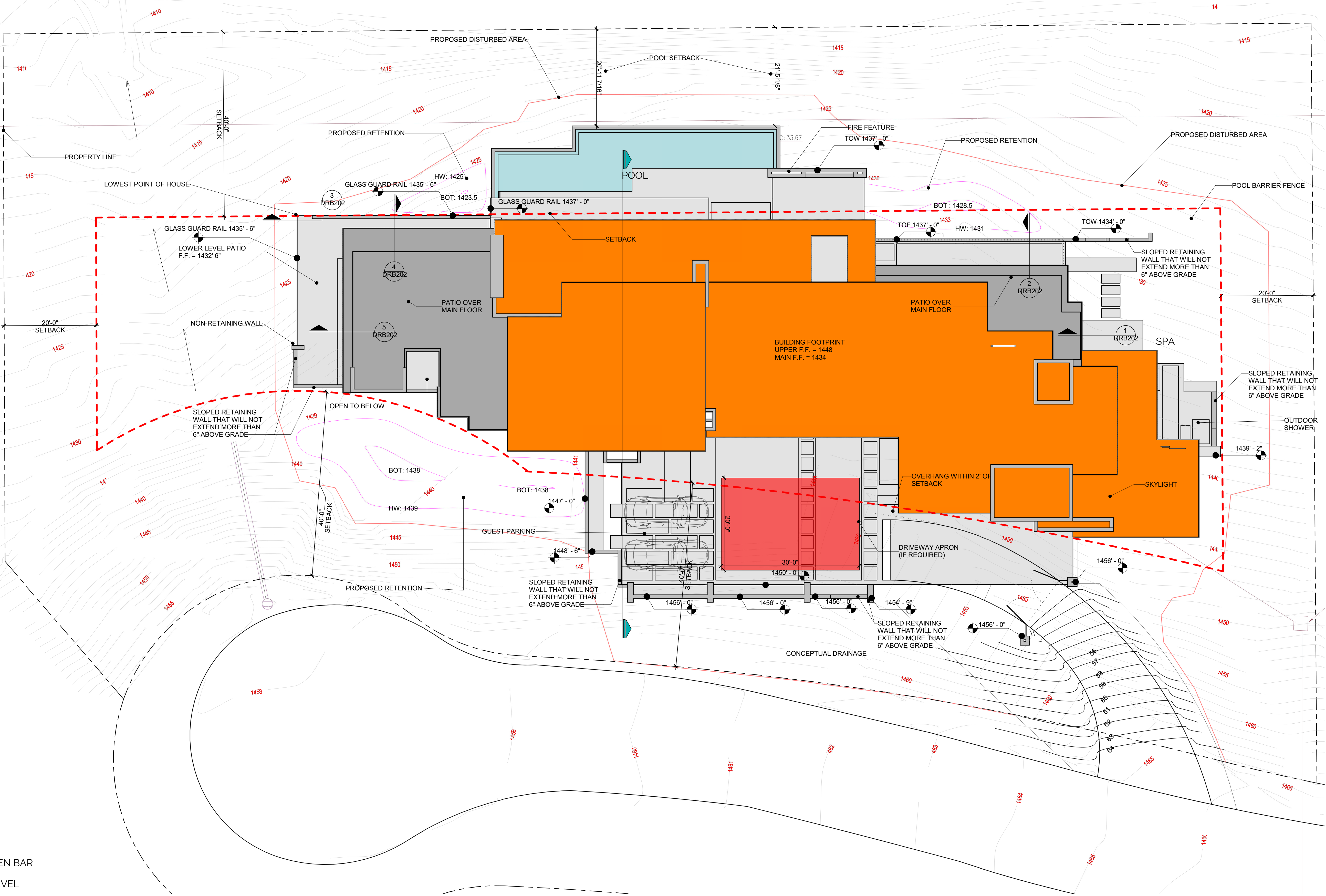
## DISTURBED AREA CALCULATIONS

AREA OF LOT:	907 ACRES, 39,527 SF
AREA UNDER ROOF:	12,148 SF
FLOOR AREA RATIO: [AS CALC'D FROM COVER SHEET]	23.35%
BUILDING PAD SLOPE:	35.94% [49.6 FT VERTICAL, 138 FT HORIZONTAL]
ALLOWABLE DISTURBED AREA:	3,960 SF, 10.02%
EXISTING DISTURBED AREA:	36,190 SF, 91.6%
GROSS DISTURBED AREA:	22,343 SF
LESS TOTAL LIVABLE FOOTPRINT	1,393
LESS ATTACHED GARAGE FOOTPRINT:	1,627
LESS DRIVEWAY CREDIT:	3,205
LESS RETENTION BASIN CREDIT:	0 SF
LESS RESTORED AREAS:	0 SF
NET PROPOSED DISTURBED AREA:	16,118 SF, 40.8%
PERCENT OF LOT STEEPER THAN NATURAL GRADE:	5%
VOLUME OF CUT:	52,197 CF
VOLUME OF FILL:	6,424 CF

Cut/Fill Schedule		
Name	Fill	Cut
MAIN LEVEL	929.96 CF	41247.72 CF
POOL	156.97 CF	2322.36 CF
SUNKEN BAR	1456.95 CF	1563.98 CF
UPPER HARDSCAPE	3001.71 CF	6752.38 CF
	0.00 CF	24699.03 CF
TOTAL: 5	5545.60 CF	76584.47 CF

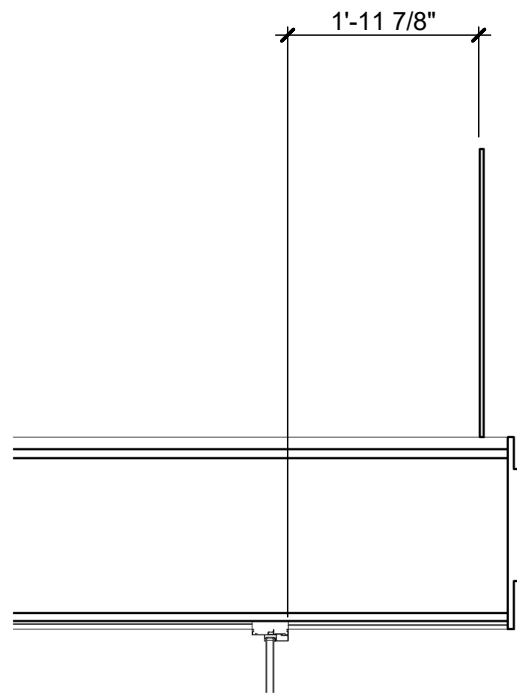


**[ 2 ] HILLSIDE CUT/FILL DIAGRAM**



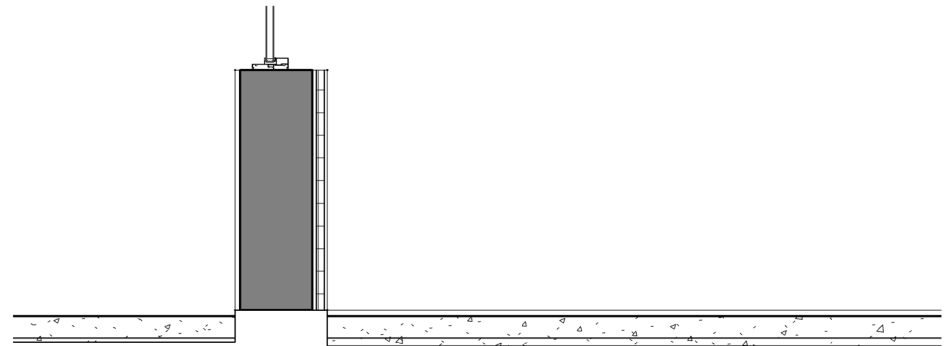
**[1] CONCEPTUAL SITE PLAN**  
3/32" = 1'-0"



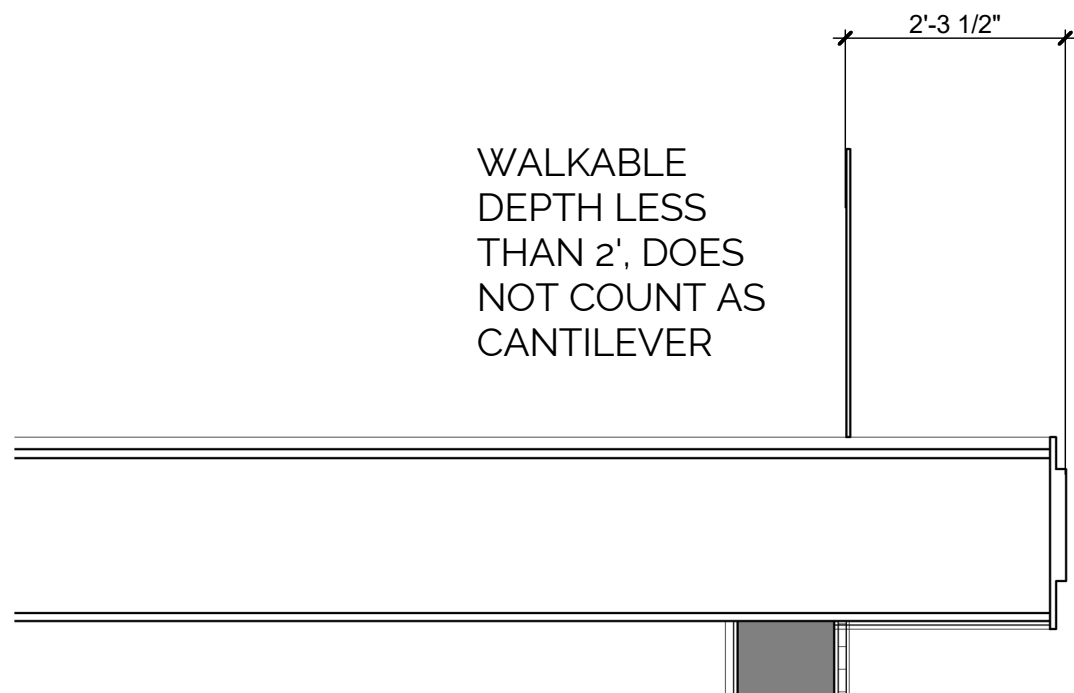


WALKABLE  
DEPTH LESS  
THAN 2'. DOES  
NOT COUNT AS  
CANTILEVER

12'-1 1/4" BRG PT  
+1,446.08



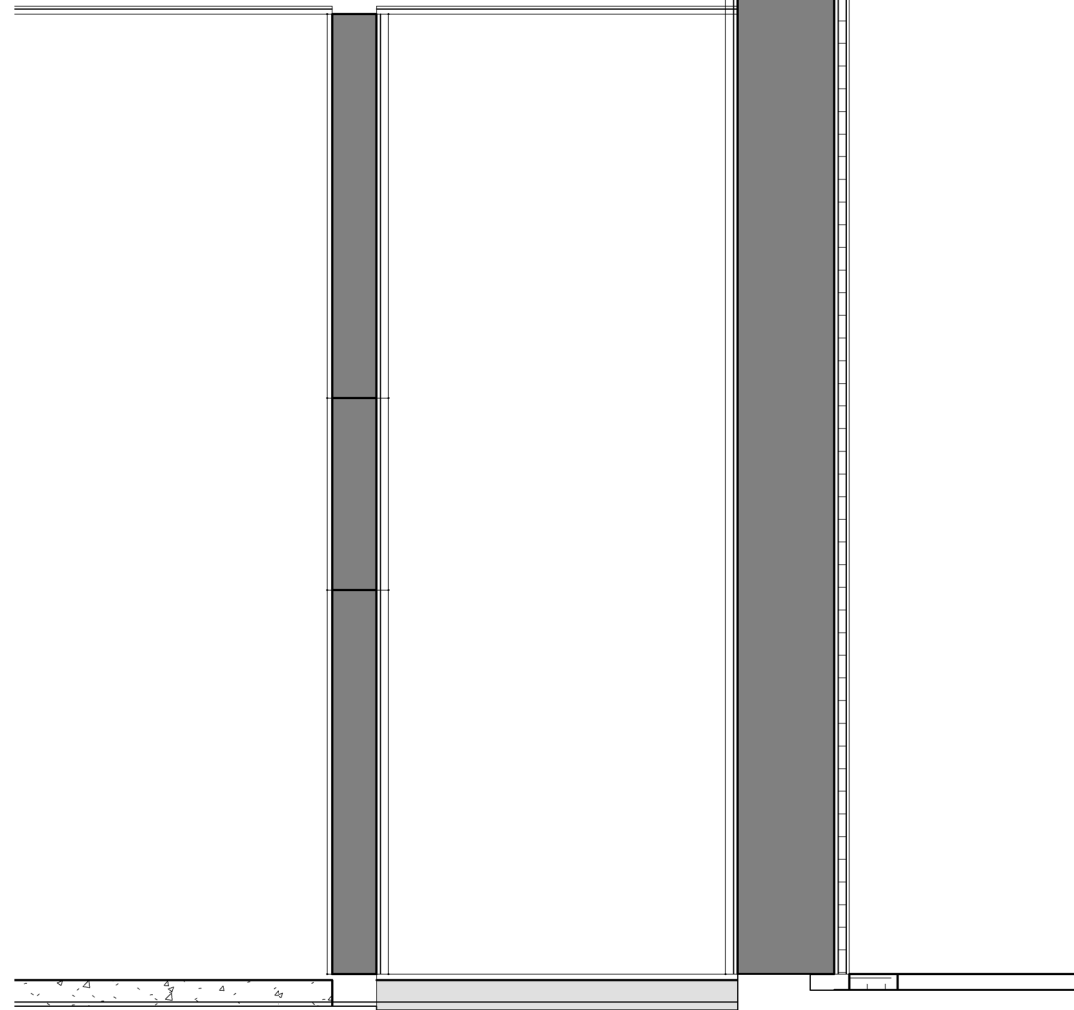
**[ 1 ]** CANTILEVER SECTION 1  
1/2" = 1'-0"



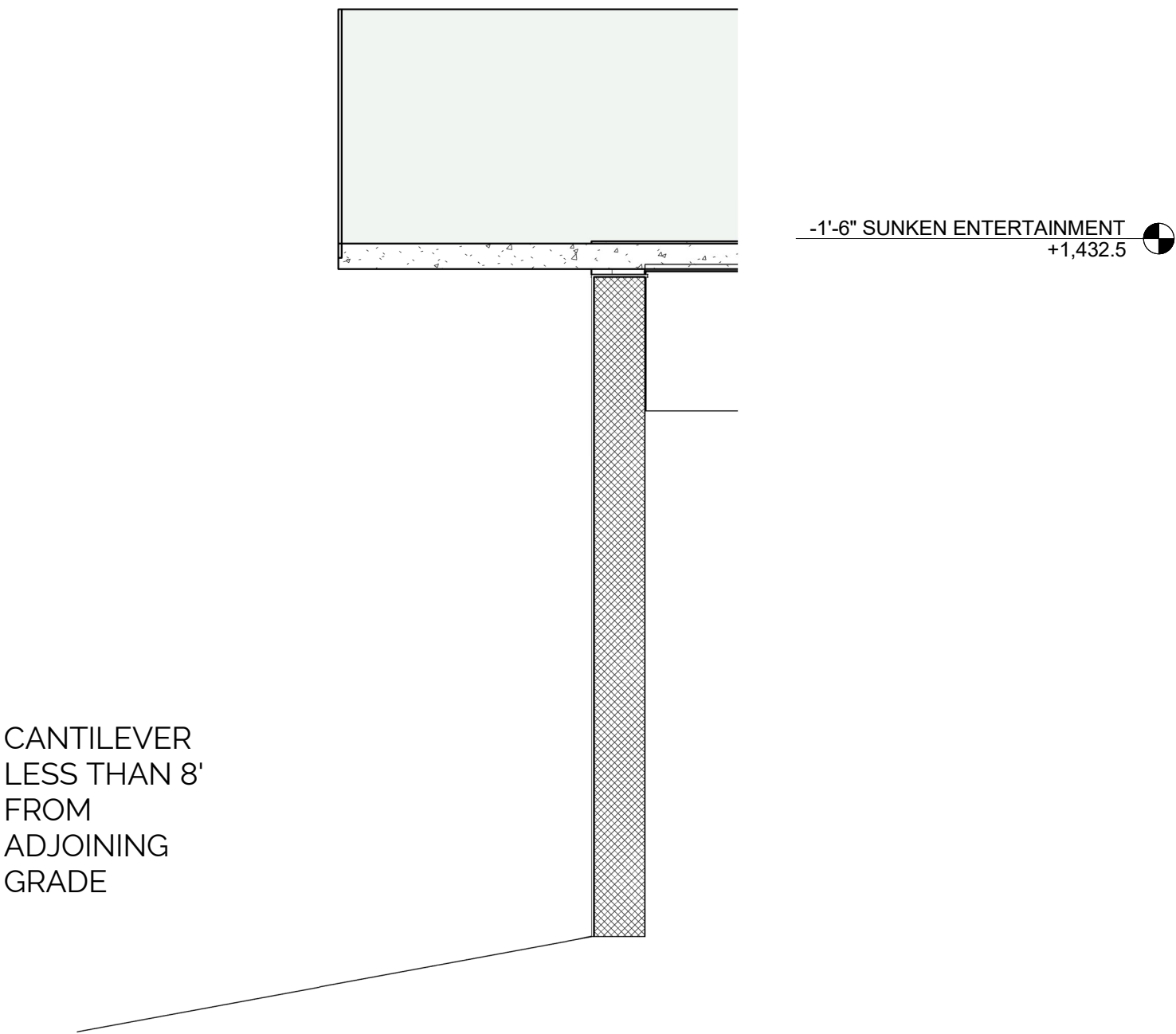
WALKABLE  
DEPTH LESS  
THAN 2'. DOES  
NOT COUNT AS  
CANTILEVER

NON-WALKABLE  
ROOF OVERHANG

12'-1 1/4" BRG PT  
+1,446.08



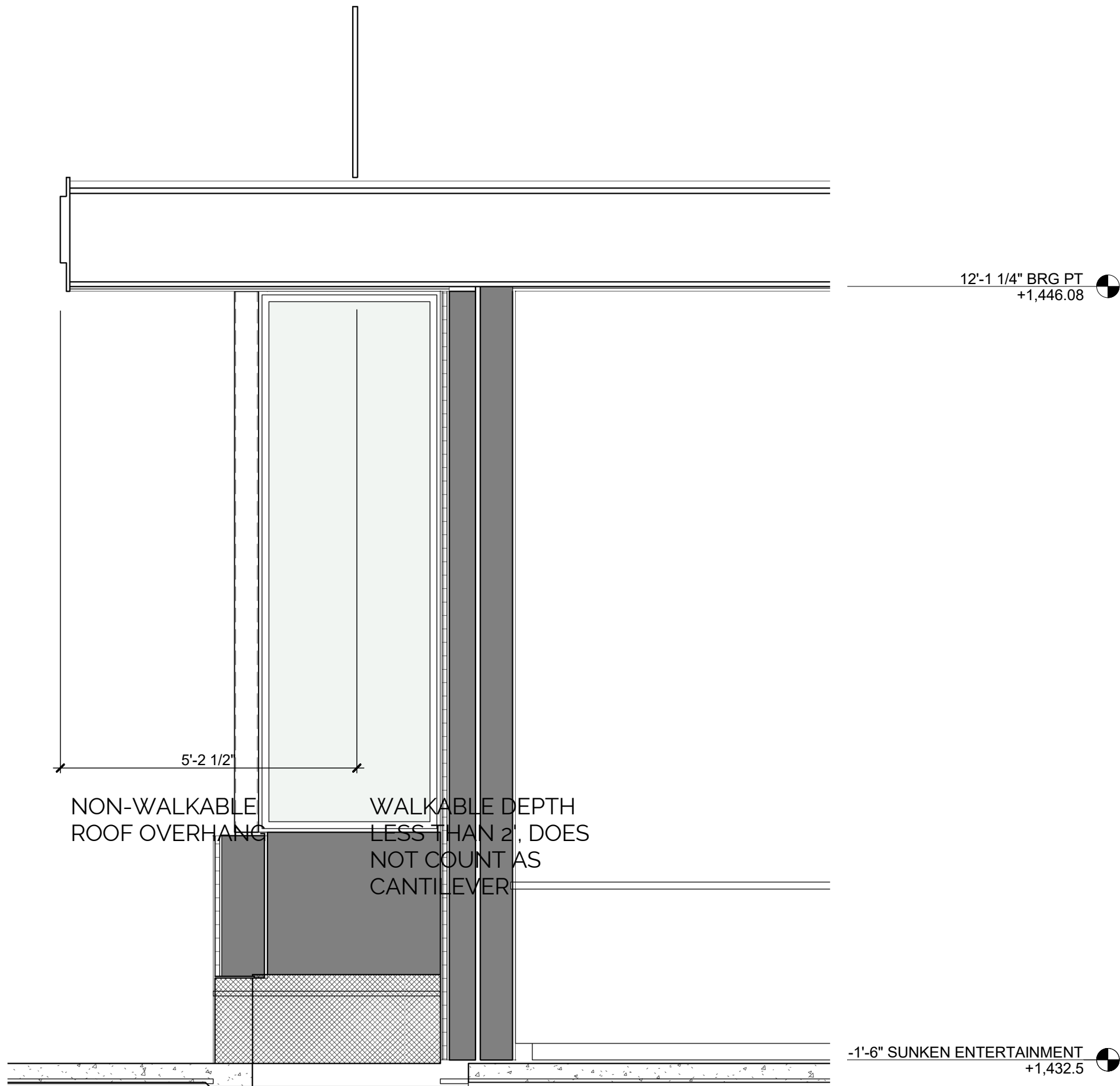
**[ 2 ]** CANTILEVER SECTION 2  
1/2" = 1'-0"



CANTILEVER  
LESS THAN 8'  
FROM  
ADJOINING  
GRADE

WALKABLE  
CANTILEVER  
LESS THAN 4'.

**[ 3 ]** CANTILEVER SECTION 3  
1/2" = 1'-0"



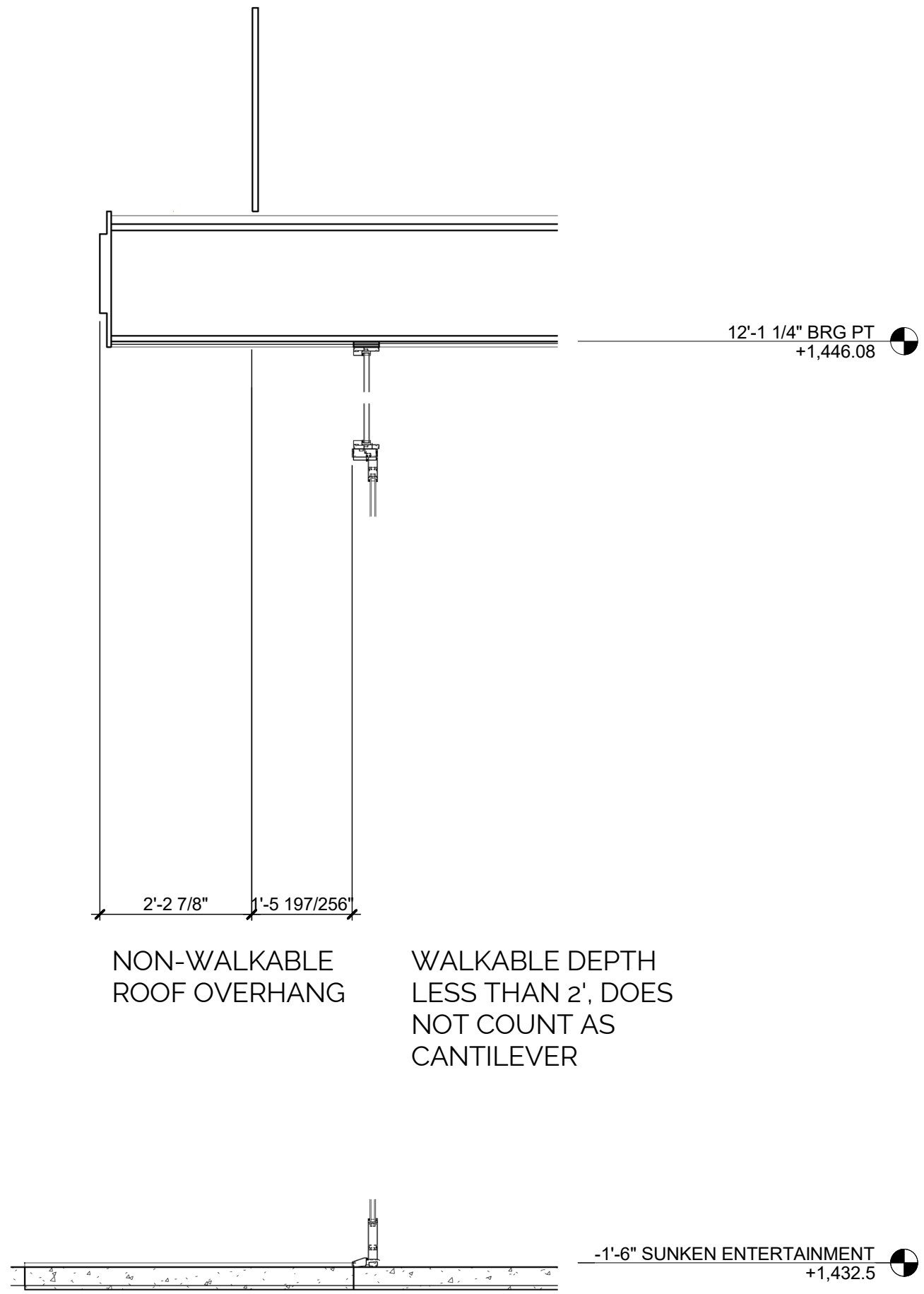
NON-WALKABLE  
ROOF OVERHANG

WALKABLE DEPTH  
LESS THAN 2'. DOES  
NOT COUNT AS  
CANTILEVER

12'-1 1/4" BRG PT  
+1,446.08

-1'-6" SUNKEN ENTERTAINMENT  
+1,432.5

**[ 4 ]** CANTILEVER SECTION 4  
1/2" = 1'-0"



NON-WALKABLE  
ROOF OVERHANG

WALKABLE DEPTH  
LESS THAN 2'. DOES  
NOT COUNT AS  
CANTILEVER

12'-1 1/4" BRG PT  
+1,446.08

-1'-6" SUNKEN ENTERTAINMENT  
+1,432.5

**[ 5 ]** CANTILEVER SECTION 5  
1/2" = 1'-0"

# DW

DREWETT WORKS // ARCHITECTURE

7144 E. STETSON DR., SUITE 204  
SCOTTSDALE, AZ 85251  
P 855-373-9388 // F 855-373-9388  
PLANS @ DREWETTWORKS.COM



5003 E VALLE VISTA WAY  
PARADISE VALLEY, AZ

KEYNOTES

KUJANSON RESIDENCE

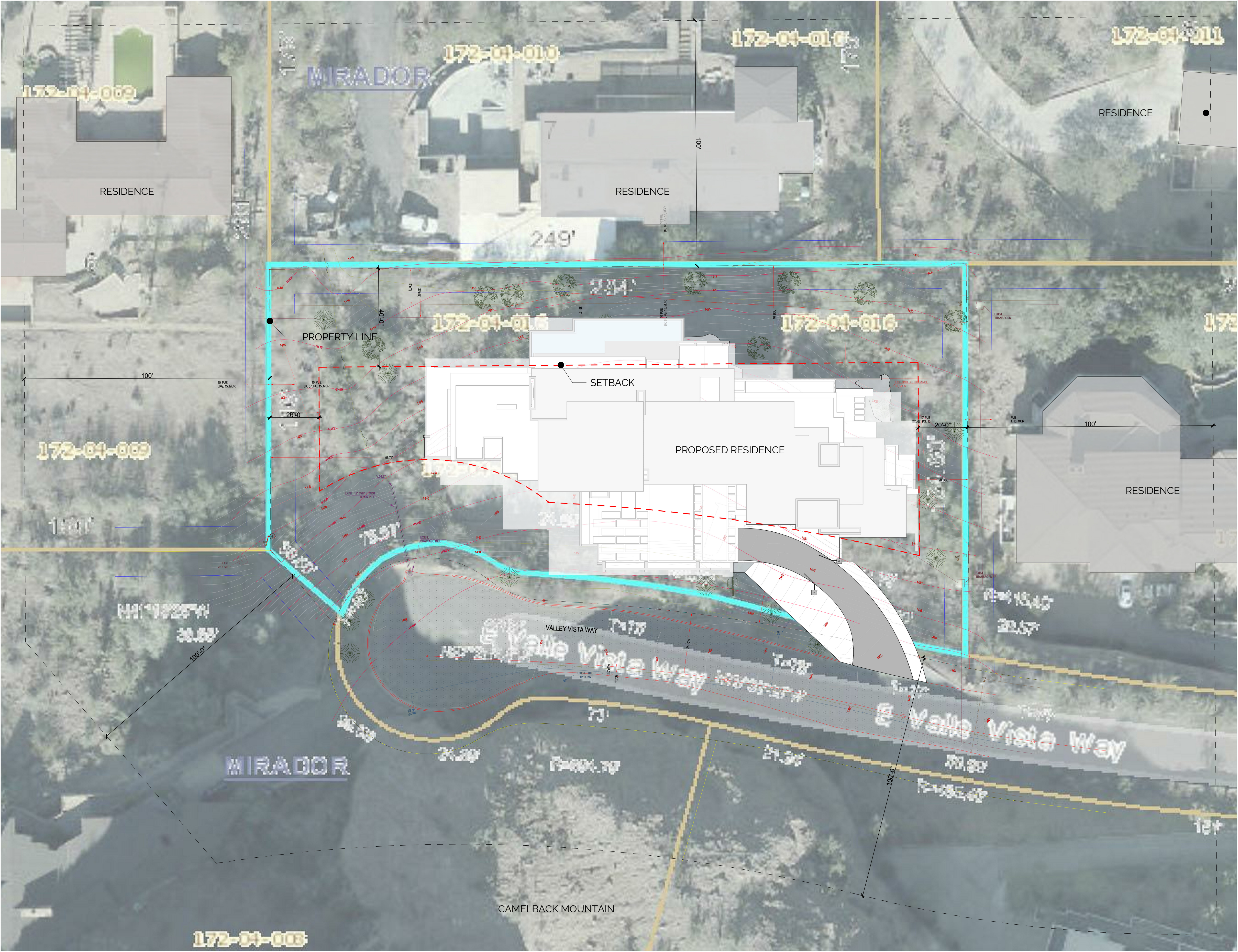
FOR TOPV CONCEPTUAL REVIEW  
DATE 09/24/20  
REV.




CANTILEVER SECTIONS

## DRB202





 **CONTEXT**  
1" = 20'-0"

KUJANSTON RESIDENCE

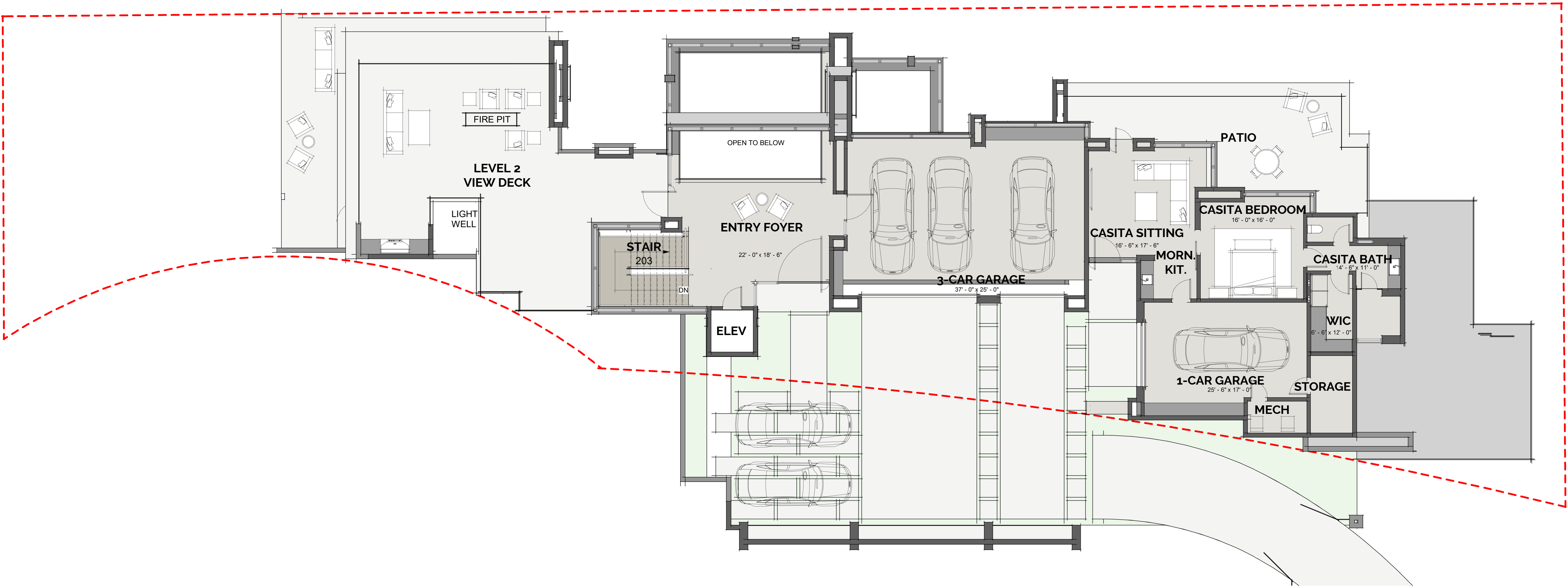
FOR	TOPV CONCEPTUAL REVIEW
DATE	09/24/20
REV.	

SITE CONTEXT

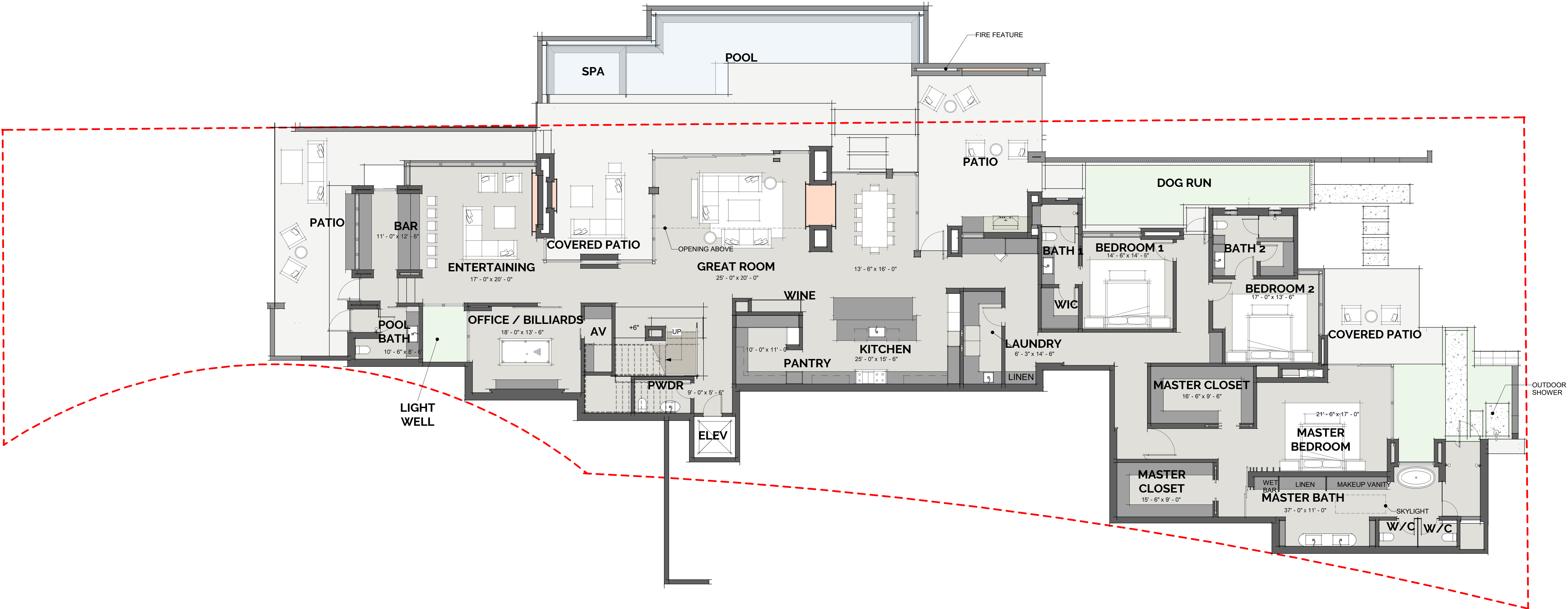


DRB203





UPPER LEVEL  
1/8" = 1'-0"



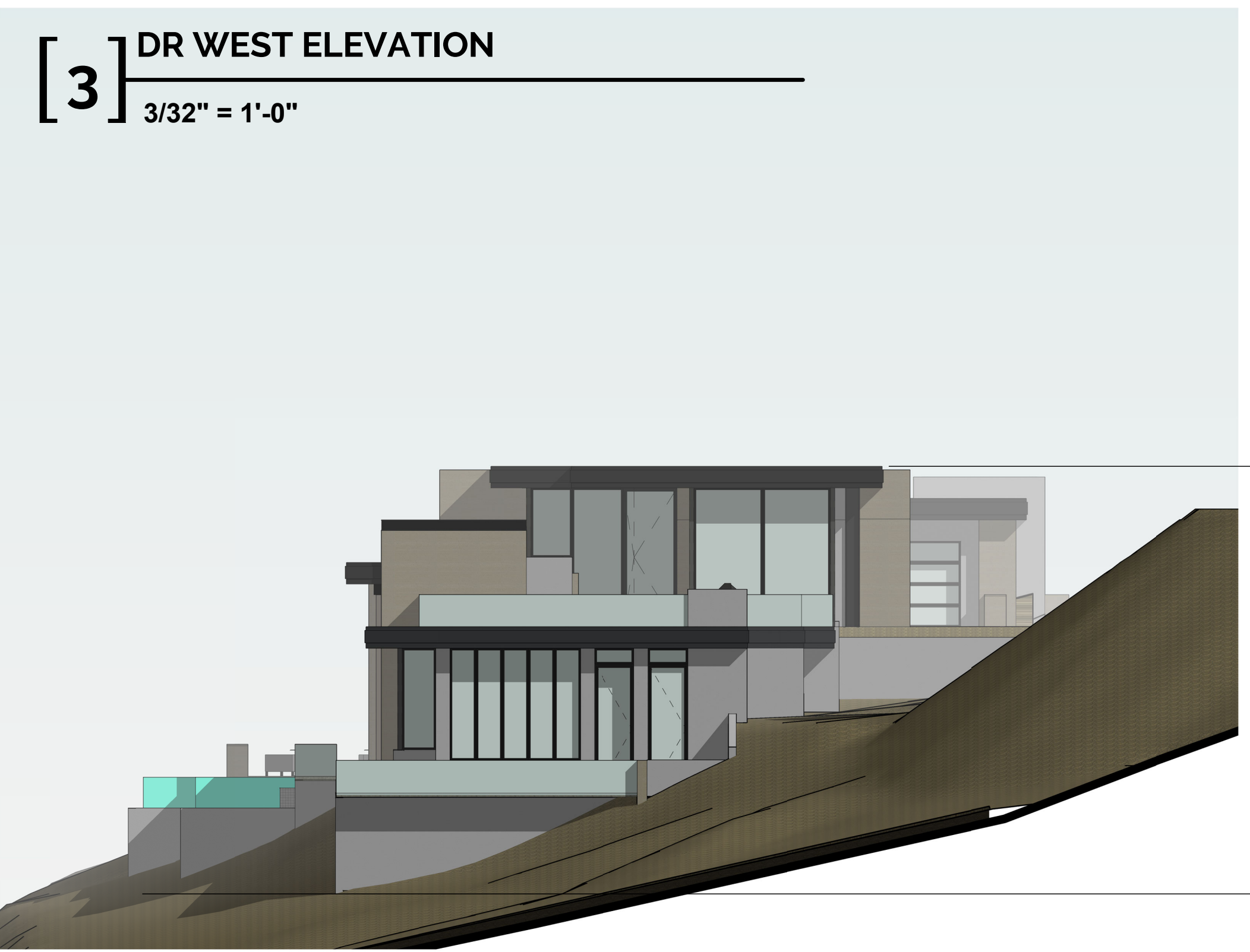
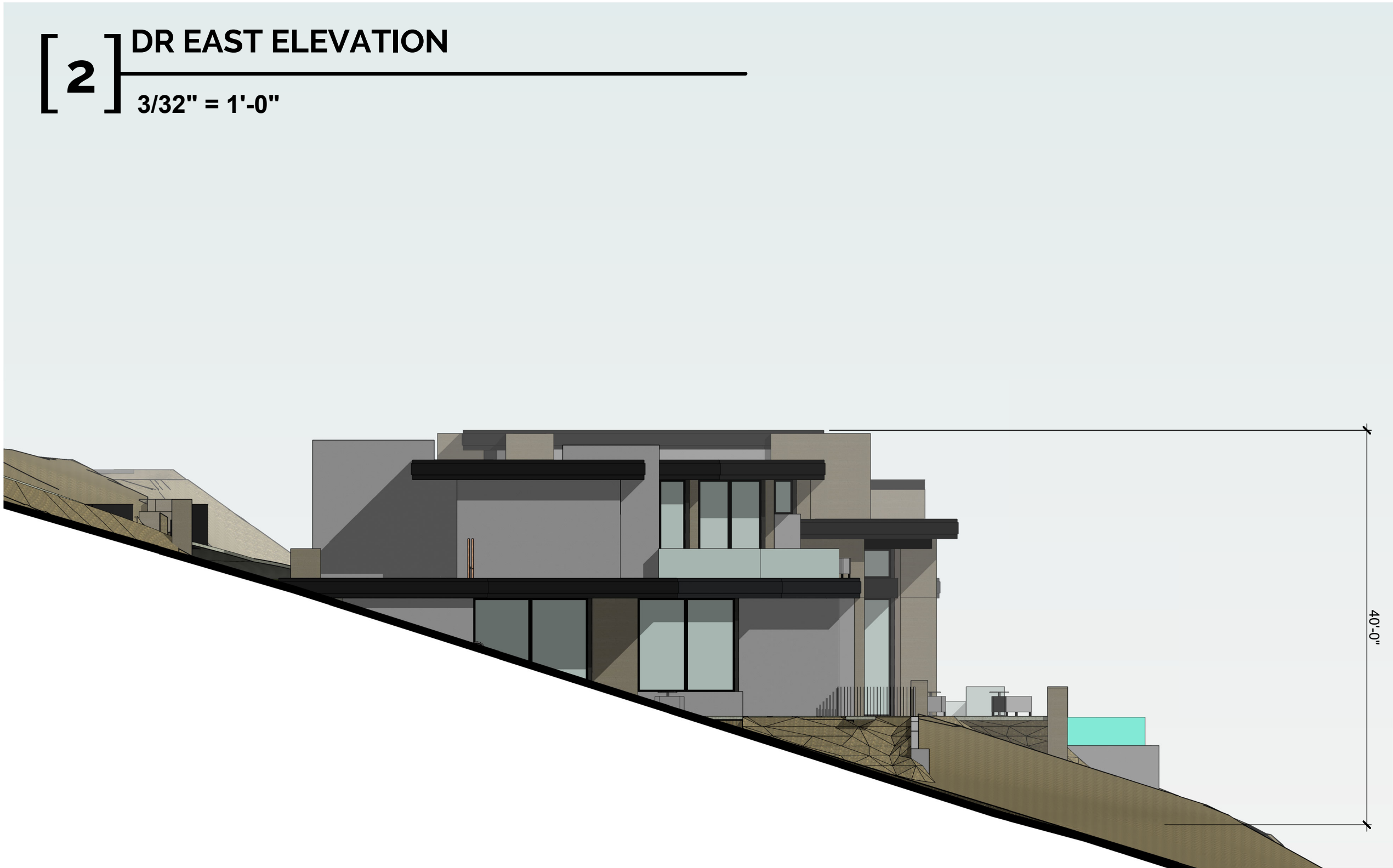
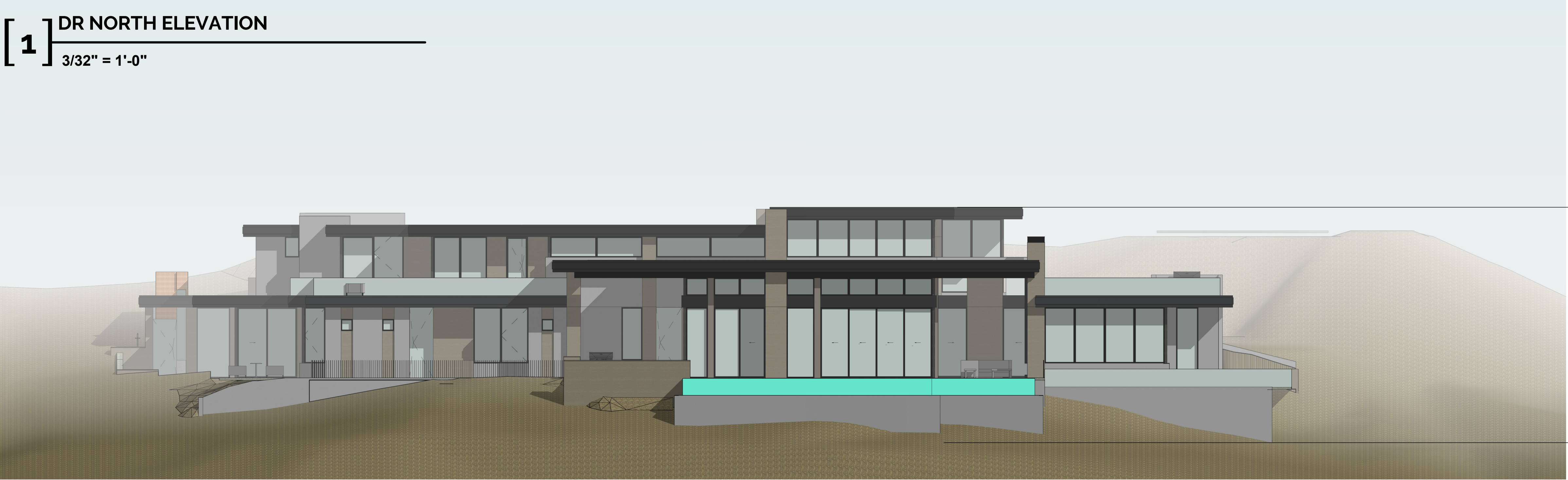
MAIN LEVEL  
1/8" = 1'-0"

KUJANSON RESIDENCE

FOR	TOPV CONCEPTUAL REVIEW
DATE	09/24/20
REV.	







KUJANSON RESIDENCE

FOR TOPV CONCEPTUAL REVIEW  
DATE 09/24/20  
REV.

DRB BUILDING ELEVATIONS



DRB205





[ 1 ] CONCEPTUAL AXONOMETRIC NORTH



[ 2 ] RENDERING 01  
3/8" = 1'-0"



[ 3 ] RENDERING 02  
3/8" = 1'-0"



[ 4 ] RENDERING 03  
3/8" = 1'-0"



[ 5 ] RENDERING 04  
3/8" = 1'-0"



[ 6 ] RENDERING 05  
3/8" = 1'-0"

DW

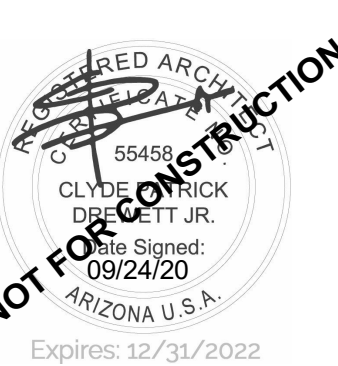
DREWETT WORKS // ARCHITECTURE

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SCOTTSDALE, AZ 85251  
P 855-373-9388 // F 855-373-9388  
PLANS @ DREWETTWORKS.COM



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DATE	09/24/20
REV.	



3D MASSING

DRB206