

ADDITION AND REMODEL

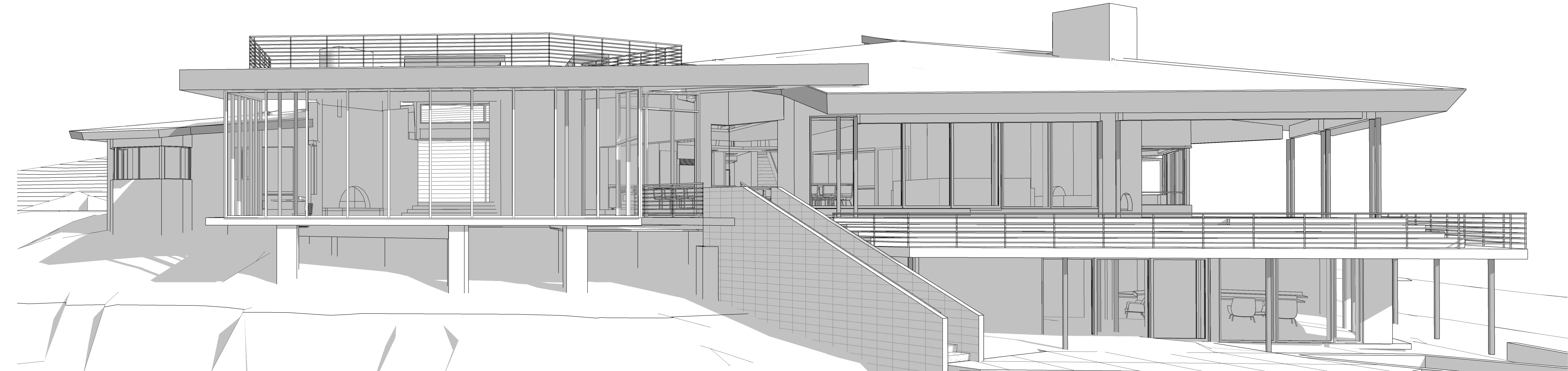
FAMILY RESIDENCE

7404 N LAS BRISAS LN

PARADISE VALLEY, AZ 85253

ABBREVIATIONS LIST

AB	Anchor Bolt
ABC	Aggregate Base Course
AVC	Air Conditioning/Conditioner
ACT	Acoustical Ceiling Tile
ADJ.	Adjustable
AFF	Above Finish Floor
ALT.	Alternate
ALUM	Aluminum
BLDG.	Building
BRG.	Bearing
BUR	Built-Up Roof
BM.	Beam
CI	Cast Iron
CJ	Control Joint
CL	Center Line
CLG	Ceiling
CMU	Concrete Masonry Unit
CO	Clean Out
COL.	Column
CONC.	Concrete
CONT.	Continuous
CPT.	Carpet
CT	Ceramic Tile
DET.	Detail
DF	Drinking Fountain
DIA	Diameter
DIM.	Dimension
DN.	Down
DWGS.	Drawings
DS	Down Spout
EA.	Each
EDF	Electric Drinking Fountain
EJ	Expansion Joint
ELEV.	Elevation
ELEC.	Electrical
EQ.	Equal
EQUIP.	Equipment
EXIST.	Existing
EXT.	Exterior
FBO	Furnished By Owner
FD	Floor Drain
FDC	Fire Dept. Connection
FEC	Fire Extinguisher & Cabinet
FF	Finish Floor
FG	Finish Grade
FIN	Finish
FLR.	Floor
FO	Face Of
FOS	Face of Stud
FT.	Feet/Foot
FTG.	Feet
GA.	Gauge
GAL.	Galvanized
GI	Galvanized Iron
GLB	Glued Laminated Beam
GR.	Grade
GW	Gypsum Wall Board
HB	Hose Bibb
HM	Hollow Metal
HORIZ.	Horizontal
ID	Inside Diameter
INCL.	Including
INSUL.	Insulation
INT.	Interior
LAV	Lavatory
LG	Light Gauge Metal Framing
M	Masonry
MB	Marker Board
MECH.	Mechanical
MFR.	Manufacturer
MO	Masonry Opening
MTL.	Metal
NTS	Not to Scale
OC	On Center
OD	Outside Diameter
OPP.	Opposite
ORD	Overflow Roof Drain
PL	Property Line
PLAST. LAM	Plastic Laminate
PLYWD.	Plywood
PREFAB.	Prefabricated
RD	Roof Drain
REINF.	Reinforced
REQ.	Required
RO	Rough Opening
SHT.	Sheet
SIM.	Similar
SPEC.	Specification
SQ	Square
STD.	Standard
S/S	Stainless Steel
SS	Sanitary Sewer
SUSP.	Suspended
T & G	Tongue and Groove
TB	Tack Board
TEMP.	Tempered
THK.	Thick/Thickness
TOJ	Top of Joist
TOB	Top of Beam
TOC	Top of Curb/Conc.
TOM	Top of Masonry
TOP	Top of Plate
TOS	Top of Steel
TOW	Top of Wall
TYP.	Typical
UG	Underground
UNO	Unless Noted Otherwise
VCT	Vinyl Composition Tile
VERT.	Vertical
W/	With
WC	Water Closet
WD	Wood
WH	Water Heater
W/O	Without
WT	Weight
WWF	Welded Wire Fabric



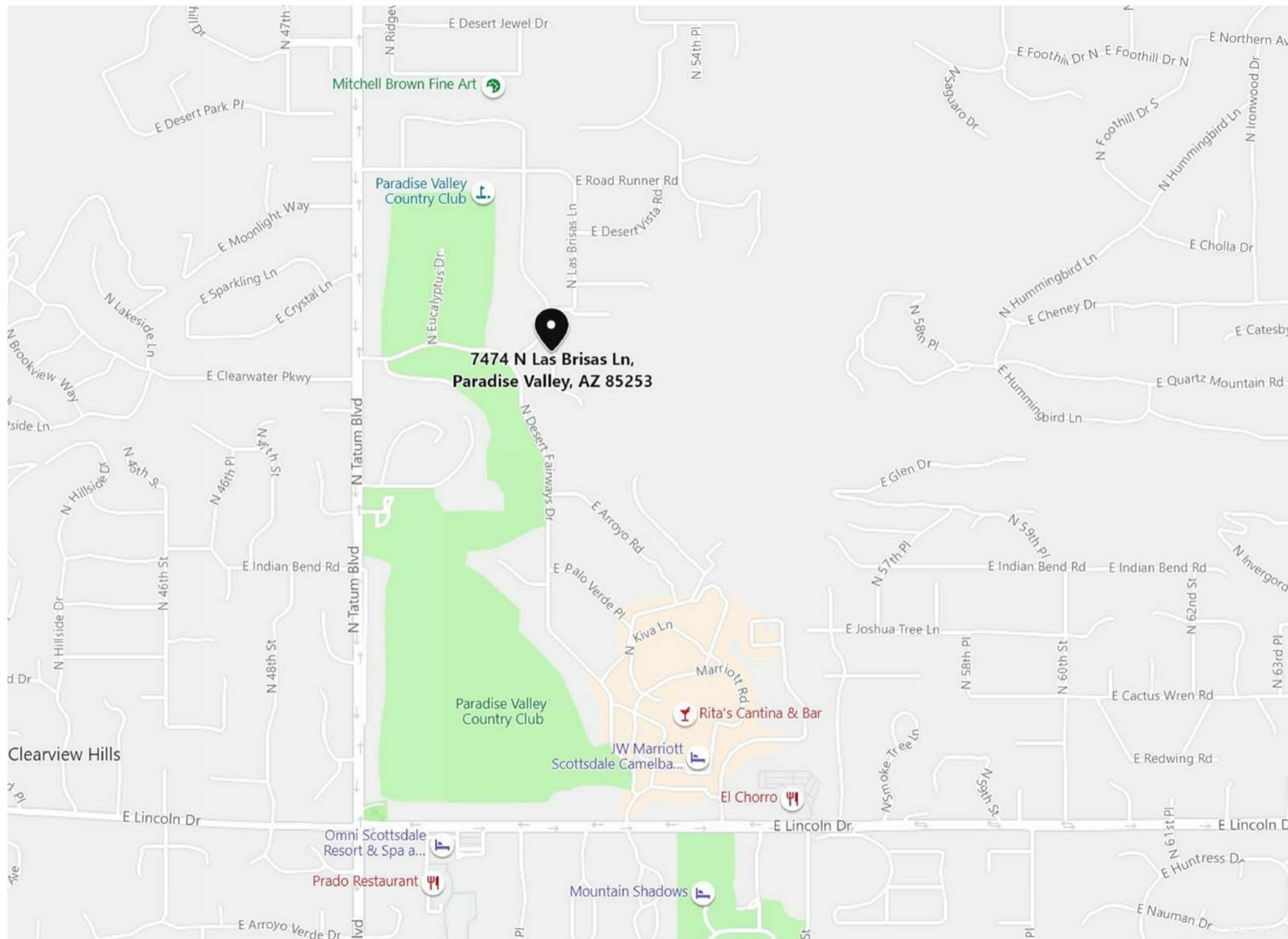
CITY OF PARADISE VALLEY NOTES:

- Governing Building Codes All construction shall comply with the following codes and amendments per their adopting ordinances:
- 2015 International Building Code (ord. # 4284, resolution #10597)
- 2015 International Residential Code (ord. # 4284, resolution #10599)
- 2015 International Fire Code (ord. # 4283, resolution #10598)
- All products listed by an Evaluation Service Report (ESR) shall be installed per the report and the manufacturer's written instructions. Product substitutions shall also be listed by an ESR.
 - Provide Fire Sprinkler System per Scottsdale Fire Code (IRC R313 amended)
 - Separate permits required: pools, spas, fences, site walls, retaining walls, and gas storage tanks.
 - Foundation & Footing depth shall be a minimum of 38 inches below grade (or per property soil report), provide a minimum of 3-inch clearance between Rebar and soil. (R403.1 amended)
 - Doors between the garage and residence shall be self-closing minimum 1 3/8" thick solid core or 20-minute fire rated. (R302.5.1)
 - Exterior wall penetrations by pipes, ducts or conduits shall be sealed. (R703.1)
 - Wood sill plates shall be pressure treated or decay resistant. Exterior sill plates shall bear a minimum of 6 inches above finish grade. (R317.1)
 - Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type. (P2708.4)
 - Gypsum board applied to a ceiling shall be 1/2" when framing members are 16" o.c. or 5/8" when framing members are 24" o.c. or use labeled 1/2" sag-resistant gypsum ceiling board. (Table R702.3.5 (d))
 - Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type. (P2708.4)
 - 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. Cement, fiber-cement or glass mat gypsum backers installed in accordance with manufacturer's recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas. (R702.4.2)
 - Plumbing fixtures shall comply with the following conservation requirements: Water closets-Tank type 1.28 gal./flush. Shower heads-2.0 gpm. Sinks-2.2 gpm. Lavatory-1.5 gpm (Table P2903.2 amended)
 - Storage-tank type water heaters shall be installed with a drain pan and drain line. (P2801.6)
 - A demand-controlled hot water circulation system shall be provided in accordance with amended Sections N1103.5.1.1 and N1105.5.1.2
 - Provide roof/ceiling ventilation unless insulation is applied directly to underside of roof sheathing or the dimension is 24 inches or less between the ceiling and bottom of roof sheathing. (R806.1 Amended)
 - The building thermal envelope shall comply with climate zone 2. Energy compliance shall be demonstrated by UA tradeoff (REScheck) OR performance (REM/Rate) compliance path OR by the following prescriptive values (Table N1102.1.2):
 - Prescriptive minimum R-values: <Ceiling=R-38 / < Walls=R-13>
 - Prescriptive maximum Window Fenestration values: <U-Factor>0.40 / <SHGC>0.25<
 - Provide Minimum R-3 insulation on hot water pipes. (N1103.5.3)
 - Supply and return ducts in attics shall be insulated to a minimum R-8. Ducts in other portions of the building shall be insulated to minimum R-6. Ducts and air handlers located completely inside the building thermal envelope are exempt. (N1103.3.1)
 - Registers, diffusers and grilles shall be mechanically fastened to rigid supports or structural members on at least two opposite sides.
 - Exhaust air from bathrooms, kitchens and toilet rooms shall be exhausted directly to the outdoors, not recirculated or discharged indoors. (M1507.2 amended)
 - Exhaust fans in bathrooms with a shower or tub shall be provided with a delay timer or humidity/condensation control sensor. Exhaust fans shall be switched separately from lighting systems. (E3903.3)
 - Provide a wall mounted GFCI protected receptacle outlet within 36" of a bathroom or powder room lavatory. (E3901.6)
 - Receptacles serving kitchen countertops installed in bathrooms, garages, unfinished accessory buildings, outdoors and located within 6 feet of sinks shall have GFCI protection for personnel. (E3902)
 - All branch circuits that supply 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter (AFCI) installed to provide protection of the branch circuit. (E3902.12)
 - General purpose 15- and 20-ampere receptacles shall be listed tamper-resistant. (E4002.14)
 - Provide Smoke Alarms in new and existing areas of home. (R314)
 - Approved Carbon Monoxide Alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. (R315)
 - A minimum of 90 percent of the permanently installed lighting fixtures shall contain only high-efficiency lamps. (N1104.1 amended)
 - Recessed luminaires installed in the building thermal envelope shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering. (N1102.4.5)
 - Provide illumination with wall switches for stairways when there are 6 or more risers. (R303.7)
 - 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. (E3901.2)
 - Provide a minimum of two 20-amp small appliance branch circuits for the kitchen/dining/breakfast. (E3703.2)
 - Both metal piping systems and grounded metal parts in contact with the circulating water associated with a hydro massage tub shall be bonded together using an insulated, covered, or bare solid copper bonding jumper not smaller than 8 AWG. (E4029)
 - Provide outside combustion air to all indoor fireplaces with air intake located not higher than the firebox. (R1006.1)
 - At least one thermostat shall be provided for each separate heating and cooling system. (N1103.1)
- The following three notes are applicable to New Construction only
- (BPI) certified professionals are approved for testing air leakage in existing buildings, otherwise RESNET professionals are approved for new and existing)
- The building shall be provided with a whole-house mechanical ventilation system that meets the requirements of Section M1507.
- Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating. (N1103.6)
- The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding five air changes per hour for detached dwelling units and seven air changes per hour for attached dwelling units. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by an approved third party (RESNET certified). A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope. (N1102.4.1.2 amended)
- Ducts, air handlers, and filter boxes shall be sealed in accordance with N1103.3.2. Joints and seams shall comply with Section M1601.4.1. Ducts shall be pressure tested to determine leakage by one of the following methods (N1103.3.3):
- Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
 - Post-construction test: Total leakage shall be measured with a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.
- Exception: A duct leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope. A written report of the results shall be signed by the party conducting the test and provided to the code official prior to the Building Final

PROJECT GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.
- ALL WORK AND MATERIAL SHALL BE REGARDED AS NEW UNLESS SPECIFICALLY INDICATED AS "EXISTING" OR "E" ON THE DRAWINGS AND/OR WITHIN THE SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE ALL TRADES AND METHODS OF CONSTRUCTION AS REQUIRED FOR COMPLETION OF THE PROJECT WITH THE INTENT OF THESE DOCUMENTS.
- ALL MATERIALS AND UNFINISHED SURFACES EXPOSED TO VIEW SHALL BE PAINTED UNLESS FACTORY PRE-FINISHED, NOTED OTHERWISE OR DIRECTED BY THE ARCHITECT.
- NO UTILITIES, PLUMBING, PIPING, CONDUIT, ETC. SHALL BE EXPOSED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
- SHOULD DIMENSIONS BE MISSING OR CONFLICTING, NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH RELATED WORK.
- CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITIES PRIOR TO EXCAVATING, TRENCHING, ETC. AND SHALL REPAIR OR REPLACE UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING REQUIRED DURING CONSTRUCTION.
- SECURITY AND SAFETY ARE THE CONTRACTOR'S RESPONSIBILITY. SITE SHALL BE COMPLETELY FENCED AND SECURED DURING CONSTRUCTION.
- NO ASBESTOS SHALL BE USED OR INCORPORATED INTO THE PROJECT IN ANY FORM.
- SEPARATE DISSIMILAR METALS AS THEY OCCUR AND/OR PER MANUFACTURER'S RECOMMENDATIONS.
- APPLY SEALANT AT INTERSECTIONS OF ALL DISSIMILAR MATERIALS.

VICINITY MAP:



PROJECT DESCRIPTION:

- PROJECT IS A REMODEL AND ADDITION OF AN EXISTING 8,128 S.F. (+/-) LIVEABLE SINGLE FAMILY RESIDENCE WITH ATTACHED 4-CAR GARAGE.
- IMPROVEMENTS INCLUDE
- REMODEL OF EXISTING 8,128 SF EXISTING HOME
 - 2,731 SF REPLACEMENT OF EXISTING ROOF THAT INCLUDES 314 SF LIVING ROOM ADDITION AND ROOF TERRACE
 - 675 SF CONVERSION OF COVERED PATIO SF TO LIVEABLE AT BASEMENT
 - EXPANDED TERRACE AT MAIN LEVEL
 - NEW SPA
 - NEW WATER FEATURE AT EXISTING RETAINING WALLS AT DRIVEWAY

SHEET INDEX

LABEL	SHEET NAME
A0	COVER SHEET
C100	SURVEY
C101	SITE DISTURBANCE
A101	SITE PLAN
A200	SLAB PLAN
A201	EXISTING PLAN
A202	EXISTING PLAN
A203	DEMO PLAN
A204	PROPOSED FLOOR PLAN
A205	PROPOSED FLOOR PLAN
A401	ROOF PLAN
A501	BUILDING SECTIONS
A502	BUILDING SECTIONS
A601	EXTERIOR ELEVATIONS EXTERIOR
A602	ELEVATIONS & DETAILS EXTERIOR
A603	IMAGES

NOT FOR
CONSTRUCTION

DESIGN
TANK

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1934 E CAMELBACK RD, SUITE 120-411
PHOENIX, AZ 85016
503.580.5626

7404 N LAS BRISAS LN.

PARADISE VALLEY, AZ 85253

REVISION	DATE	REASON FOR ISSUE

ARCHITECTS STAMP



COVER SHEET

DATE
2020-11-10

SHEET NUMBER
A0

NOT FOR
CONSTRUCTION

DESIGN
TNK

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PHOENIX, AZ 85016
503.580.5626

TOPOGRAPHIC SURVEY

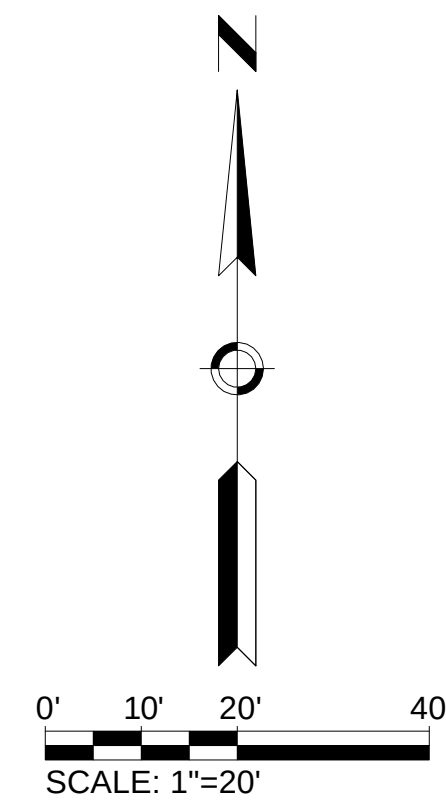
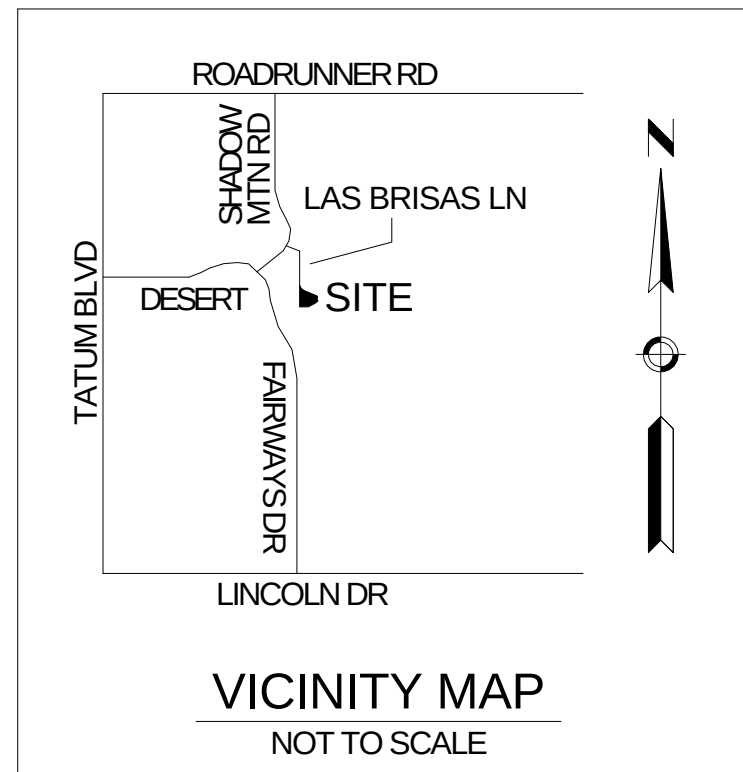
OF LOT 1, REPLAT OF MONTANA DE BONITAS CASAS, ACCORDING TO BOOK 266 OF MAPS, PAGE 25, M.C.R.
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER INFORMATION

CMH TRUST
7404 N. LAS BRISAS LN.
PARADISE VALLEY, AZ 85253

PARCEL INFORMATION

APN: 169-06-090
ADDRESS:
7404 N. LAS BRISAS LN.
PARADISE VALLEY, AZ 85253
AREA:
±55,568 SQ. FT. / ±1.27567 ACRES



LEGEND

- FOUND 3" CITY OF PHOENIX BRASS CAP FLUSH
 - FOUND 1/2" IRON PIPE AS NOTED
 - × FOUND & ACCEPTED 1/2" REBAR AS NOTED
 - △ CALCULATED POSITION - NOTHING FOUND OR SET
 - ▲ SET 1/2" REBAR & CAP "RLS 57279"
 - STREET CENTERLINE
 - SUBJECT PROPERTY LINE
 - TIES
 - EASEMENT LINE
 - UNDERGROUND ELECTRIC
 - WATER LINE
 - UNDERGROUND TELEPHONE LINE
 - SANITARY SEWER
 - EASEMENT LINE
 - CHAIN LINK FENCE
 - WALL
- AIR CONDITIONING UNIT
 - ELECTRIC TRANSFORMER
 - ELECTRIC J-BOX
 - LIGHT STANDARD
 - TELEPHONE J-BOX
 - MAILBOX
 - CABLE TV J-BOX
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - BACKFLOW PREVENTER
 - IRRIGATION CONTROL VALVE
 - MESQUITE TREE
 - PALO VERDE TREE
 - DECIDUOUS TREE
- M.C.R. MARICOPA COUNTY RECORDS
R/W RIGHT OF WAY
P.U.E. PUBLIC UTILITY EASEMENT
S.E. SEWER EASEMENT
(M) MEASURED
(C) CALCULATED
(R1) RECORD (BOOK 266 OF MAPS, PAGE 25, M.C.R.)
(R2) RECORD (BOOK 1250 OF MAPS, PAGE 29, M.C.R.)

BASIS OF BEARINGS

THE WEST LINE OF MONTANA DE BONITAS CASAS SUBDIVISION BETWEEN TWO FOUND MONUMENTS AS SHOWN HEREON.
SAID BEARING BEING NORTH 00°13'50" WEST (PER BOOK 266 OF MAPS, PAGE 25, M.C.R.)

PROJECT BENCHMARK

3" TOWN OF PARADISE VALLEY BRASS CAP FLUSH NEAR INTERSECTION OF 48TH ST. & INDIAN BEND RD., BEING THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 4 EAST. PUBLISHED ELEVATION = 1419.804 (NAVD 1988 DATUM).

LEGAL DESCRIPTION

(PER DEED AS RECORDED IN DOCUMENT No. 2019-0233967, M.C.R.)

LOT 1, OF REPLAT OF MONTANA DE BONITAS CASAS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 221 OF MAPS, PAGE 11 AND THEREAFTER REPLATTED IN BOOK 266 OF MAPS, PAGE 25.

REFERENCE DOCUMENTS

- DEED AS RECORDED IN DOCUMENT No. 2019-0233967, M.C.R.
- REPLAT OF MONTANA DE BONITAS CASAS AS RECORDED IN BOOK 266 OF MAPS, PAGE 25, M.C.R.
- PLAT OF MONTANA DE BONITAS CASAS 3 AS RECORDED IN BOOK 1250 OF MAPS, PAGE 29, M.C.R.
- RESULTS OF SURVEY AS RECORDED IN BOOK 1488 OF MAPS, PAGE 16, M.C.R.

SURVEYOR'S NOTES

- ALL MEASUREMENTS ARE AS MEASURED ON THE GROUND UNLESS INDICATED OTHERWISE.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, EASEMENTS, RIGHTS-OF-WAY OR OTHER ENCUMBRANCES MAY EXIST.
- EASEMENTS SHOWN HEREON ARE AS SHOWN ON PLATS REFERENCED HEREON.
- THIS MAP IS BASED ON RESULTS OF SURVEY AS RECORDED IN BOOK 1488 OF MAPS, PAGE 16, M.C.R., AND IS NOT INTENDED FOR RECORDING.

CURVE	RADIUS	Δ	LENGTH	TANGENT (M)/(C)/(R)
C1	89.95'	70°04'25"	110.01'	63.07' (C)
C2	89.85'	70°04'25"	109.89'	63.00' (R1)&(R2)
C3	114.85'	70°16'04"	140.98'	80.89' (C)
C4	25.00'	43°38'33"	19.04'	10.01' (C)
C5	25.00'	43°38'26"	19.04'	10.01' (R1)
C6	25.00'	48°12'35"	21.04'	11.19' (C)
C7	25.00'	48°11'23"	21.03'	11.18' (R1)
C8	50.00'	51°30'18"	44.95'	24.12' (C)
C9	50.00'	-	44.95'	- (R1)

MILLER LAND SURVEYING
131 SOUTH 20TH
PHOENIX, AZ
85004-2512
602.712.1933
602.712.1969

DATE 10/21/2019
REVISION 0
DRAWN DK/NS
CHECKED HC
PROJECT # 19218TOPO
SHEET NUMBER

1 OF 1

NOT FOR RECORDING

7404 N LAS BRISAS LN.

PARADISE VALLEY, AZ 85253

CHAD AND ERIN HORSTMAN

REVISION	DATE	REASON FOR ISSUE



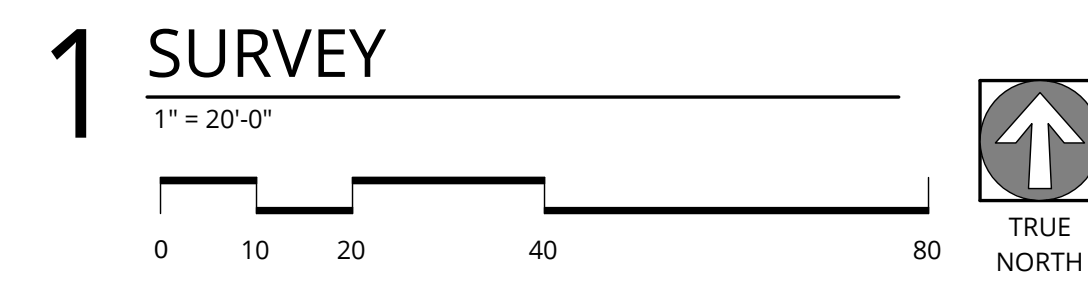
SURVEY

CONCEPT DESIGN
PACKAGE

DATE
2020-1110

SCALE
1" = 20'-0"

SHEET NUMBER
C100



TOPOGRAPHIC SURVEY

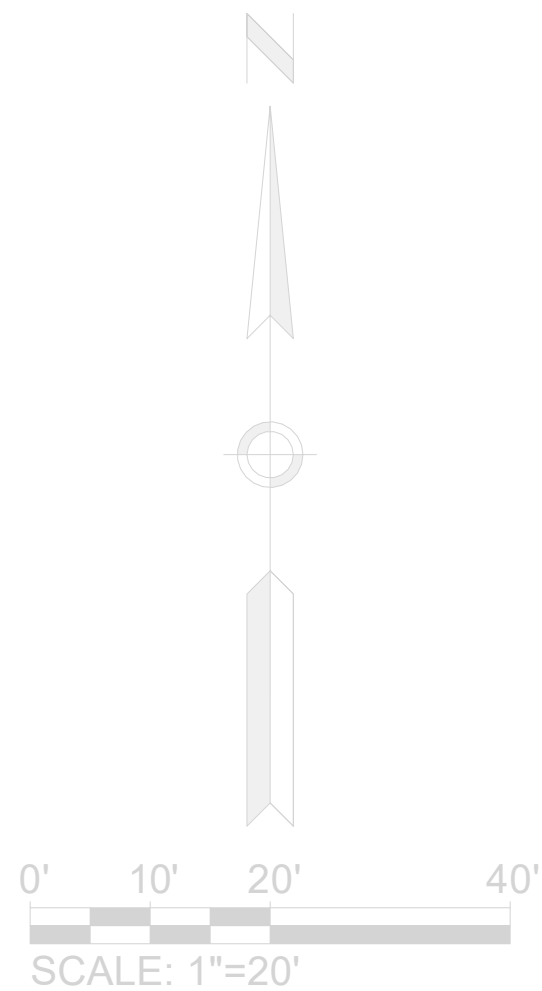
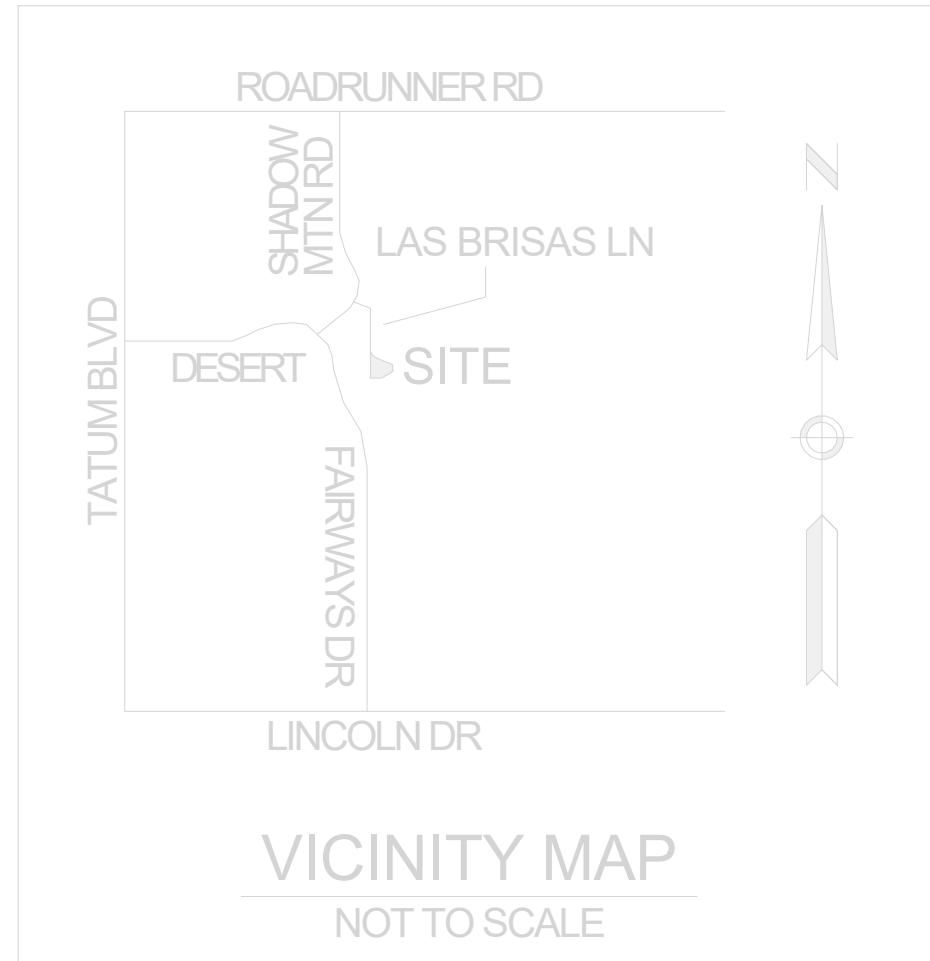
OF LOT 1, REPLAT OF MONTANA DE BONITAS CASAS, ACCORDING TO BOOK 266 OF MAPS, PAGE 25, M.C.R.
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 4 EAST
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OWNER INFORMATION

CMH TRUST
7404 N. LAS BRISAS LN.
PARADISE VALLEY, AZ 85253

PARCEL INFORMATION

APN: 169-06-090
ADDRESS:
7404 N. LAS BRISAS LN.
PARADISE VALLEY, AZ 85253
AREA:
±55,568 SQ. FT. / ±1.27567 ACRES



DISTURBANCE LEGEND

- DISTURBED AREA
- DRIVEWAY
- RESIDENCE FOOTPRINT

SITE INFORMATION

AREA OF LOT	1.27 ACRES OR 55,568 SF
AREA UNDER ROOF	13,469 SF
FLOOR AREA RATIO	24.23%
BUILDING PAD SLOPE:	
VERTICAL	38 FEET
HORIZONTAL	224 FEET
ALLOWABLE DISTURBED AREA	27.27% OR 15,738 SF
EXISTING DISTURBED AREA	55.16% OR 30,653 SF

DISTURBANCE CALCULATIONS

GROSS DISTURBED AREA	30,653 SF
- SUBTRACT TOTAL LIVEABLE FOOTPRINT	7,926 SF
- SUBTRACT ATTACHED GARAGE FOOTPRINT	1,420 SF
- SUBTRACT DRIVEWAY CREDIT	3,044 SF
- SUBTRACT RETENTION BASIN CREDIT	0 SF
- SUBTRACT RESTORED AREAS	0 SF
NET PROPOSED DISTURBED AREA	18,263 SF
(EXISTING NET DISTURBED AREA)	19,579 SF

NET PROPOSED DISTURBED AREA	32.8%
PERCENT OF LOT STEEPER THAN NG	1,478 SF OR 2.56%

NOT FOR
CONSTRUCTION

DESIGN
TANK

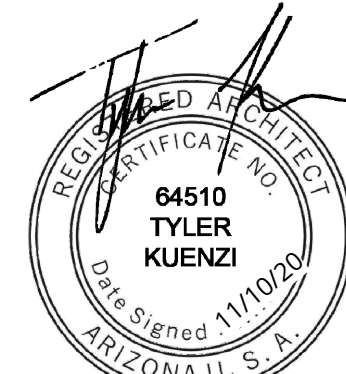
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PARADISE VALLEY, AZ 85253

CHAD AND ERIN HORSTMAN

REVISION	DATE	REASON FOR ISSUE



SITE DISTURBANCE

CONCEPT DESIGN PACKAGE

DATE
2020-1110

SCALE
As Indicated

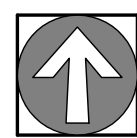
SHEET NUMBER
C101

CURVE	RADIUS	Δ	LENGTH	TANGENT	(M)/(C)/(R)
C1	89.95'	70°04'25"	110.01'	63.07'	(C)
	89.85'	70°04'25"	109.89'	63.00'	(R1)&(R2)
C2	114.95'	70°16'04"	140.98'	80.89'	(C)
	114.85'	-	140.46'	-	(R1)
C3	25.00'	43°38'33"	19.04'	10.01'	(C)
	25.00'	43°38'26"	19.04'	10.01'	(R1)
C4	25.00'	48°12'35"	21.04'	11.19'	(C)
	25.00'	48°11'23"	21.03'	11.18'	(R1)
C5	50.00'	51°30'18"	44.95'	24.12'	(C)
	50.00'	-	44.95'	-	(R1)

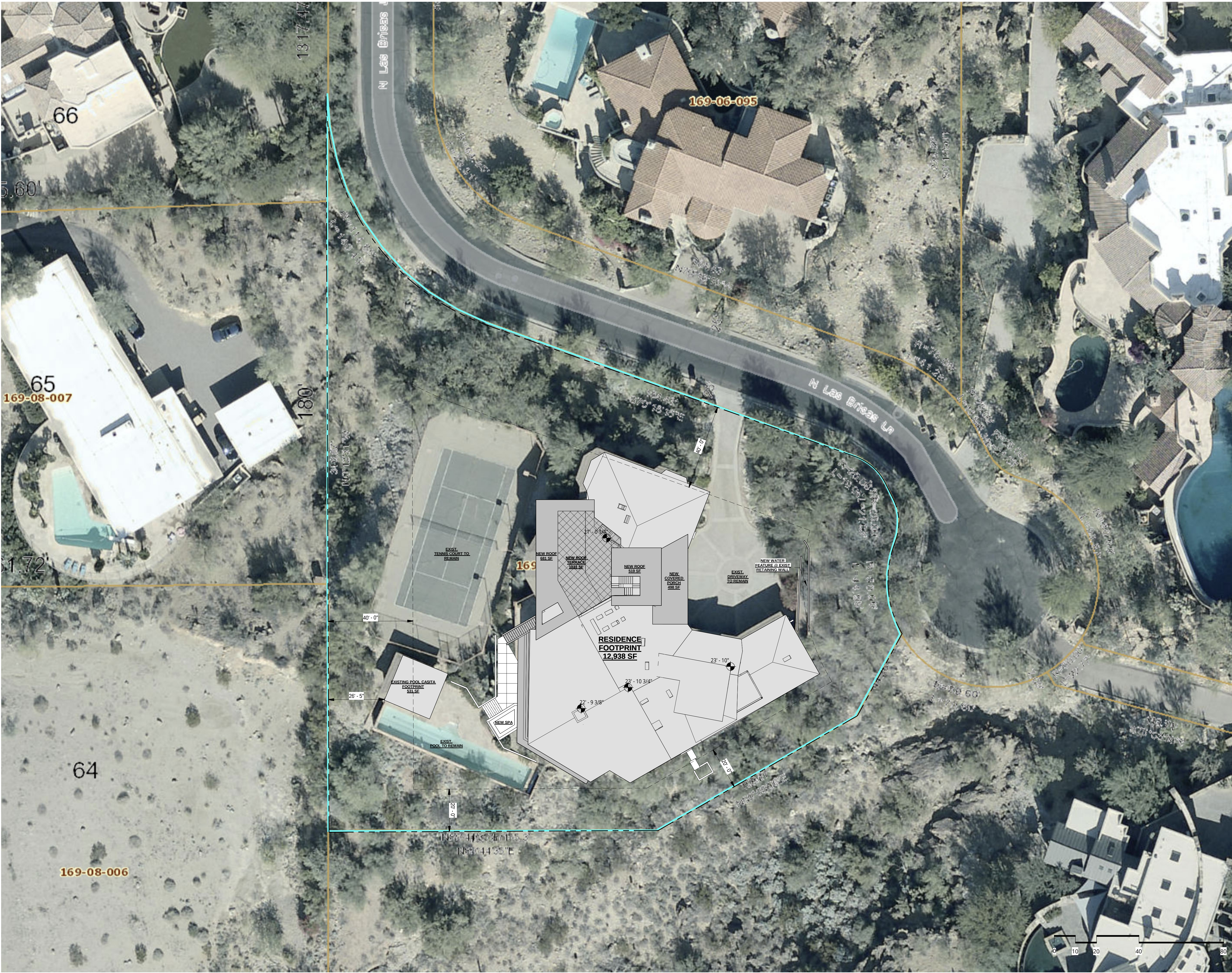
1 SITE DISTURBANCE

1/16" = 1'-0"

0 8 16 32 64



TRUE
NORTH



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7404 N LAS BRISAS LN.

PARADISE VALLEY, AZ 85253

REVISION	DATE	REASON FOR ISSUE



AERIAL PHOTO

CONCEPT DESIGN
PACKAGE

DATE 2020-1110	REVISION
PROJECT NUMBER 000000	SHEET NUMBER
SCALE 1" = 20'-0"	C102

TOPOGRAPHIC SURVEY

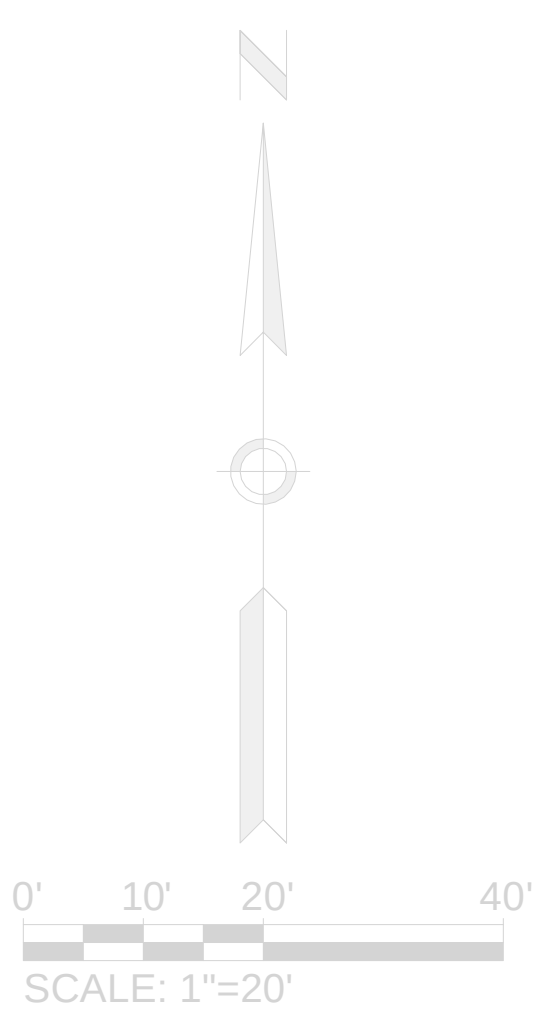
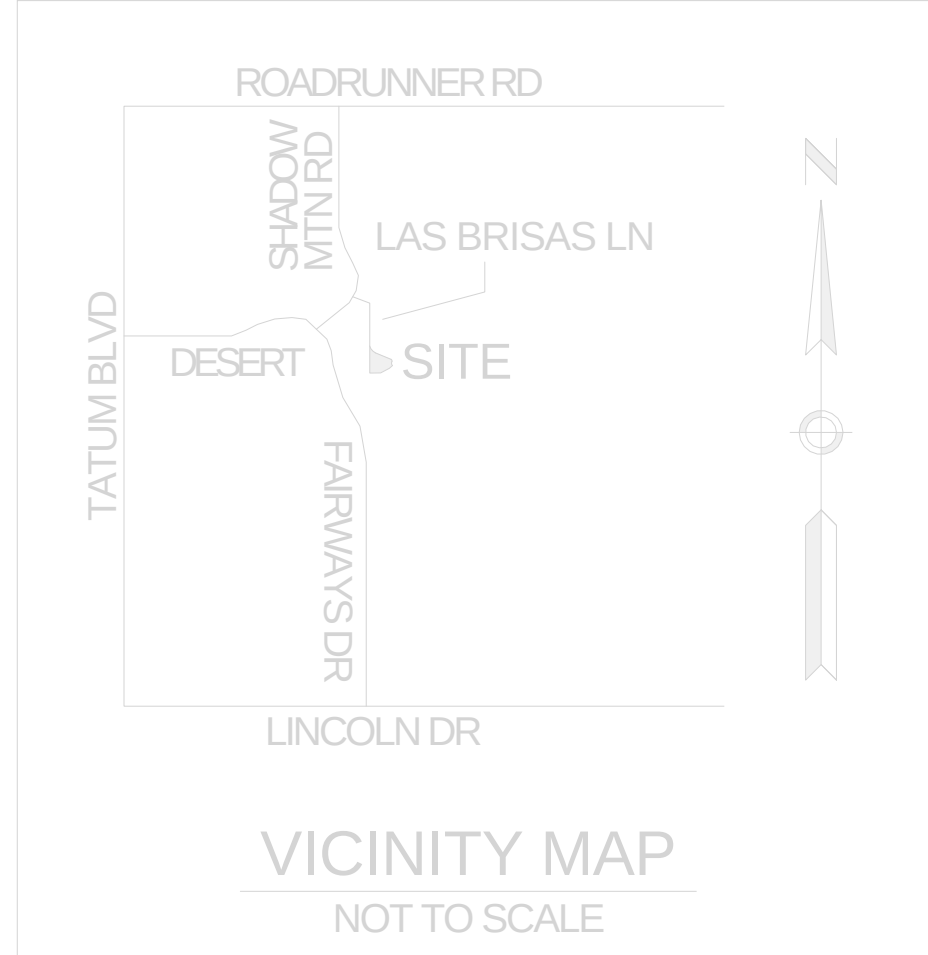
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A PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER INFORMATION

CMH TRUST
7404 N. LAS BRISAS LN.
PARADISE VALLEY, AZ 85253

PARCEL INFORMATION

APN: 169-06-090
ADDRESS:
7404 N. LAS BRISAS LN.
PARADISE VALLEY, AZ 85253
AREA:
±55,568 SQ. FT. / ±1.27567 ACRES



SITE PLAN GENERAL NOTES:

A. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL QUANTITIES AND ITEMS REQUIRED TO BE REMOVED PRIOR TO SUBMITTAL OF PROPOSAL.

B. SLOPE ALL GRADES AND PAVEMENT AWAY FROM BUILDING (S) TO PROVIDE POSITIVE DRAINAGE, UNLESS NOTED OTHERWISE.

C. FINISH GRADE AT WALKWAYS, BUILDINGS, ETC., AS REQUIRED TO PROVIDE SMOOTH TRANSITION TO GRADE. ADD TOPSOIL AS REQUIRED. RAKE LANDSCAPE AREAS TO PROVIDE POSITIVE DRAINAGE. RE-SEED OR RE-PLANT DISTURBED AREAS AS REQUIRED.

D. ANGLES INDICATED ARE 45 DEGREES UNLESS NOTED OTHERWISE.

E. CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE ON A CONTINUING BASIS FOR THE DURATION OF CONSTRUCTION.

F. TYPICALLY, ALL NEW CONCRETE WALKS SHALL HAVE EXPANSION JOINTS AT A MAXIMUM SPACING OF 20'-0" O.C. AND CONTROL JOINTS AT 5'-0" O.C., UNLESS OTHERWISE NOTED OR INDICATED.

G. SHOULD SLOPES OF GREATER THAN 1'-0" IN 20'-0" OCCUR AT PAVEMENT LOCATIONS, NOTIFY ARCHITECT IMMEDIATELY.

H. DIMENSIONS ARE TO OUTSIDE FACE OF STEM WALLS/ FOUNDATIONS UNLESS NOTED OTHERWISE.

I. ALL AREAS DISTURBED BY CONSTRUCTION, STAGING, ETC. SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ORIGINAL CONDITION.

SITE PLANNING GENERAL NOTES:

A. ALL MECHANICAL EQUIPMENT (AIR CONDITIONERS, POOL EQUIPMENT, ETC.) SHALL BE SCREENED A MINIMUM OF 1' ABOVE THE HIGHEST PORTION OF THE EQUIPMENT FROM ALL SIDES AND SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING.

B. NO NATIVE PLANTS SHALL BE DISTURBED BY THE CONSTRUCTION OF THIS PROJECT.

C. POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.

D. POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, ONTO ADJACENT LOTS OR TRACTS OF LAND.

PROJECT CODE INFORMATION:

ZONING DATA:
MCR #: 169-06-090
BASE ZONE: R-43
LOT AREA: 55,568 S.F.
SUBDIVISION: MONTANA DE BONITAS CASAS REPLAT 1
LOT NUMBER: 1
OVERLAYS: N/A
SETBACKS:
FRONT: 40 FEET
REAR: 40 FEET
SIDE: 20 FEET

BUILDING/SITE DATA:
OCCUPANCY: SINGLE FAMILY RES.
TYPE OF CONSTRUCTION: V-B
NUMBER OF STORIES: ONE
BUILDING HEIGHT: 24' ABOVE NATURAL GRADE
STORIES PERMITTED: 2
MAXIMUM HEIGHT PERMITTED: 23'-10"
PROVIDED: NO
ORIGINAL CONSTRUCTION YEAR: 1988
FLOODPLAIN (SFHA): NO
AREA CALCULATIONS:

SPRINKLER DATA:
EXISTING RESIDENTIAL SPRINKLER SYSTEM: NO
SPRINKLER SYSTEM REQUIRED PER IFC 903
MINIMUM REQUIRED FIRE FLOW SHALL BE XXXX GPM FOR ONE HOURS PER I.F.C. TABLE B-105.1

SITE PLAN LEGEND

- EXISTING RESIDENCE
- NEW ROOF
- ROOF TERRACE
- WATER FLOWS
- 6" PVC DRAINAGE PIPE
- RETENTION BASIN BELOW TENNIS COURT

PROPOSED PROJECT SF:

PROJECT SF	Existing SF	Proposed Additions	Total
Basement	840	675	1,515
Main Level	6,691	641	7,332
Level 2	597	-	597
Total Liveable	8,128	1,316	9,444
Garage SF	1,420	-	1,420
Covered Porch (Front)	366	91	457
Covered Patios (Rear)	1,900	102	2,002
Detached Casita	531	-	531
Total Non- Liveable	4,217	-	4,410
Total Project SF			13,854

LOT COVERAGE	
Proposed Residence Footprint	12,938
Existing Casita Footprint	531
Total Footprint	13,469
Lot SF	55,568
Proposed Lot Coverage	24.2%

NOT FOR CONSTRUCTION

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PARADISE VALLEY, AZ 85253

CHAD AND ERIN HORSTMAN

REVISION	DATE	REASON FOR ISSUE



SITE PLAN

CONCEPT DESIGN PACKAGE

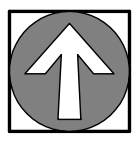
DATE
2020-1110

SCALE
As Indicated

SHEET NUMBER
A101

1 SITE PLAN

1/16"=1'-0"
0 8 16 32 64



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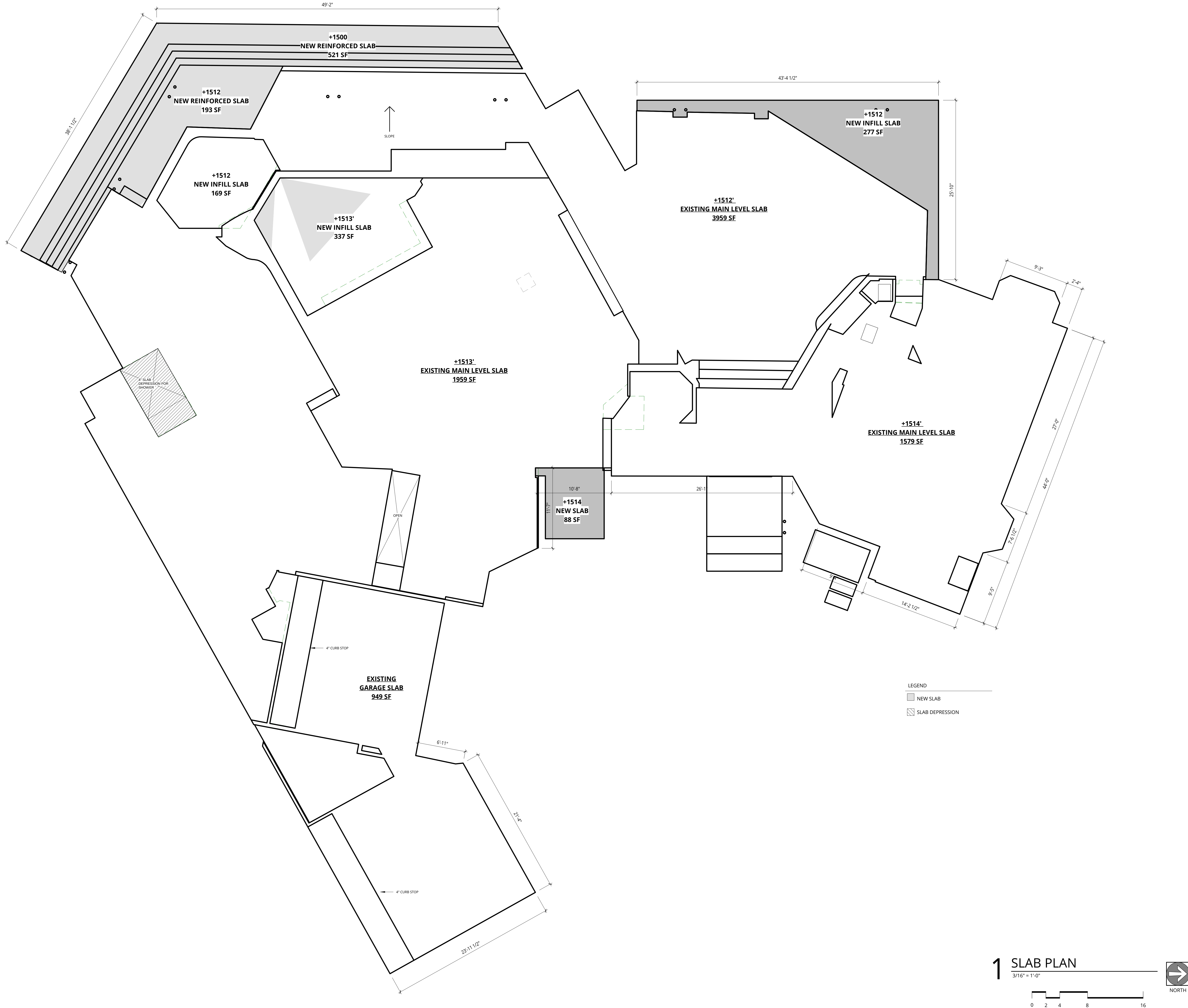
REVISION	DATE	REASON FOR ISSUE



SLAB PLAN

CONCEPT DESIGN
PACKAGE

DATE 2020-1110	SHEET NUMBER A200
SCALE 3/16" = 1'-0"	





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EXPIRES 09/30/2020

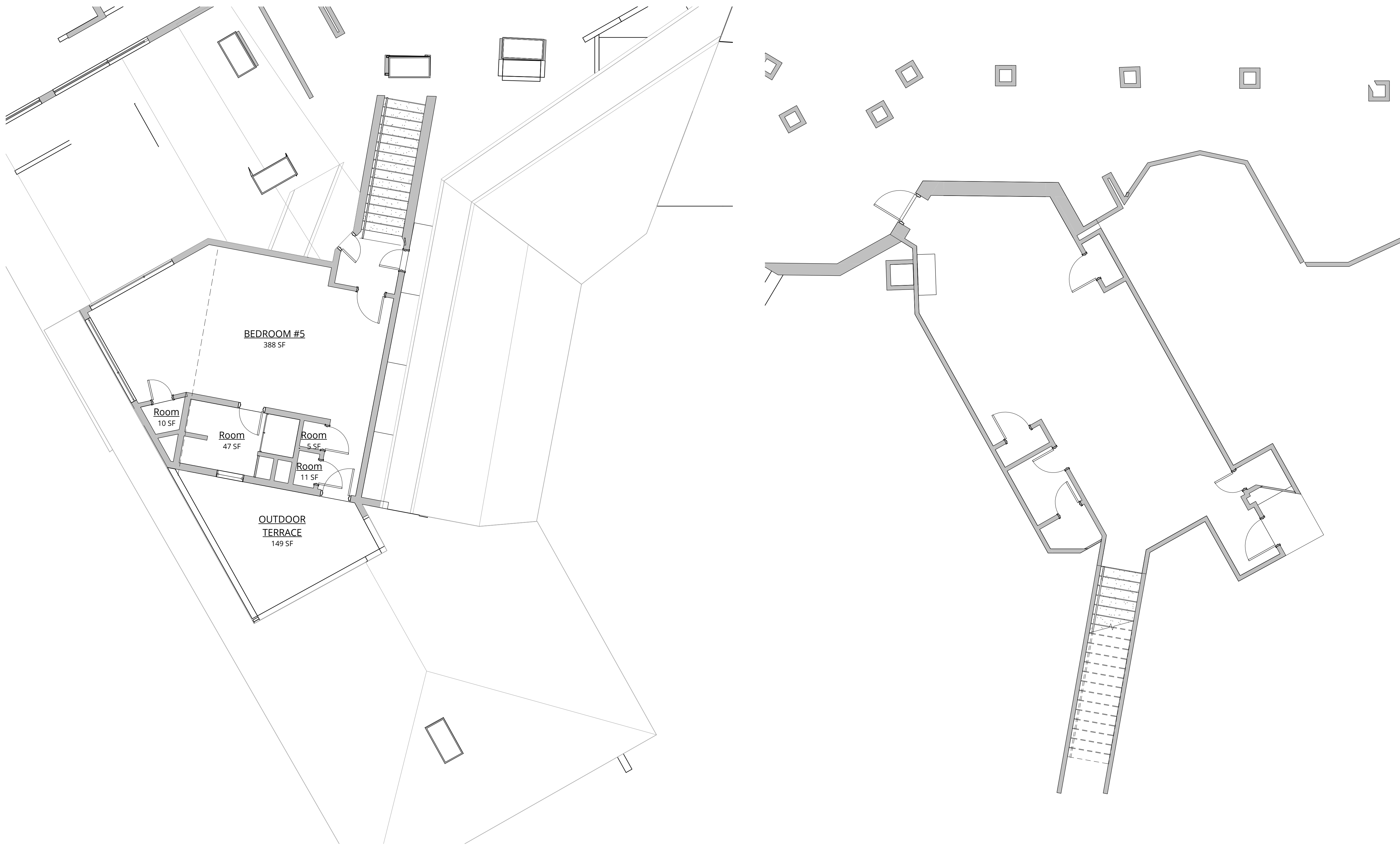
EXISTING PLAN

CONCEPT DESIGN
PACKAGE

DATE
2020-1110

SHEET NUMBER
A201

SCALE
3/16" = 1'-0"



2 LEVEL 2 - EXISTING

0 2 4 8 16

3/16" = 1'-0"

NORTH

1 BASEMENT - EXISTING

0 2 4 8 16

3/16" = 1'-0"

NORTH

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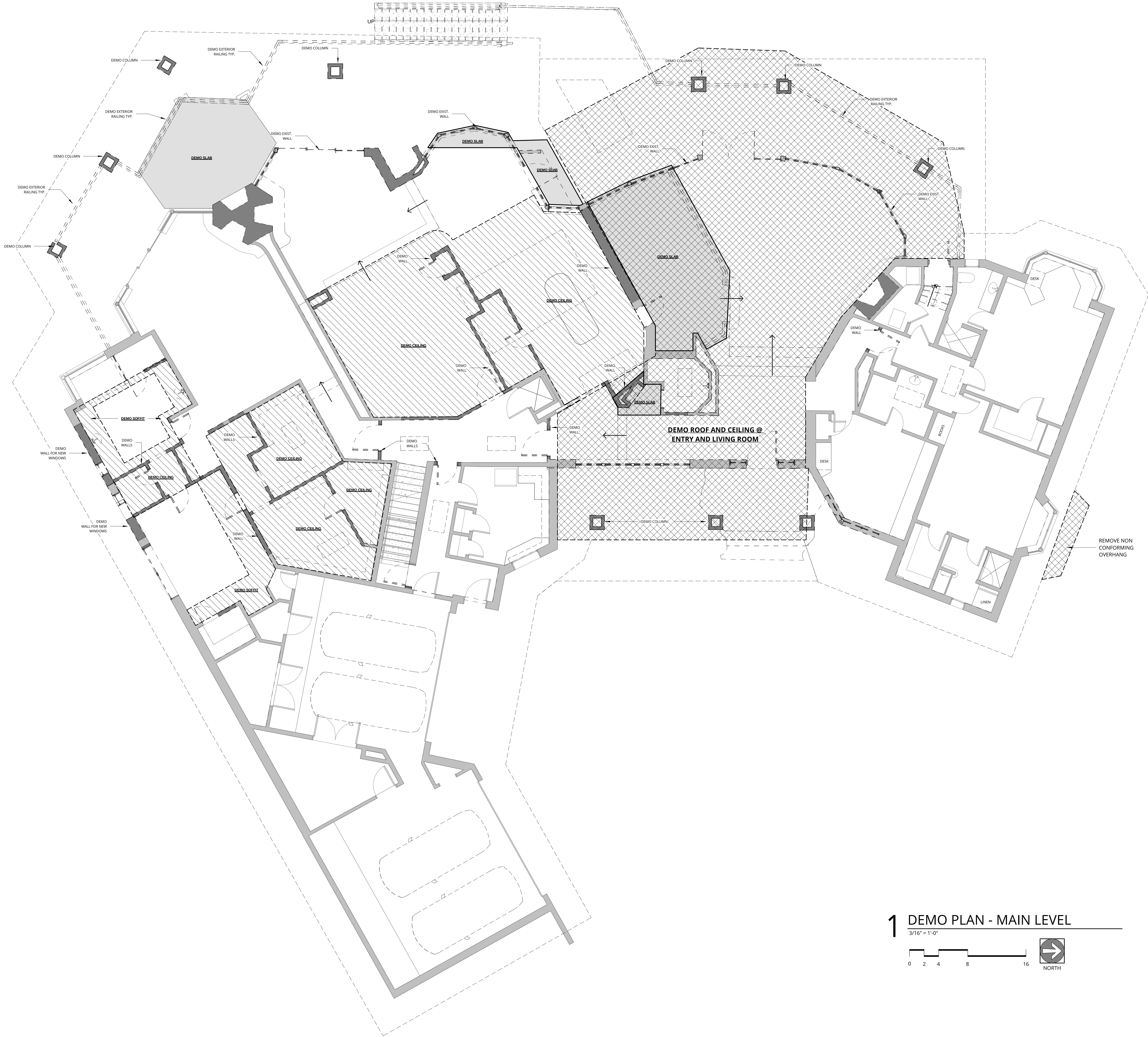
EXISTING PLAN

CONCEPT DESIGN
PACKAGE

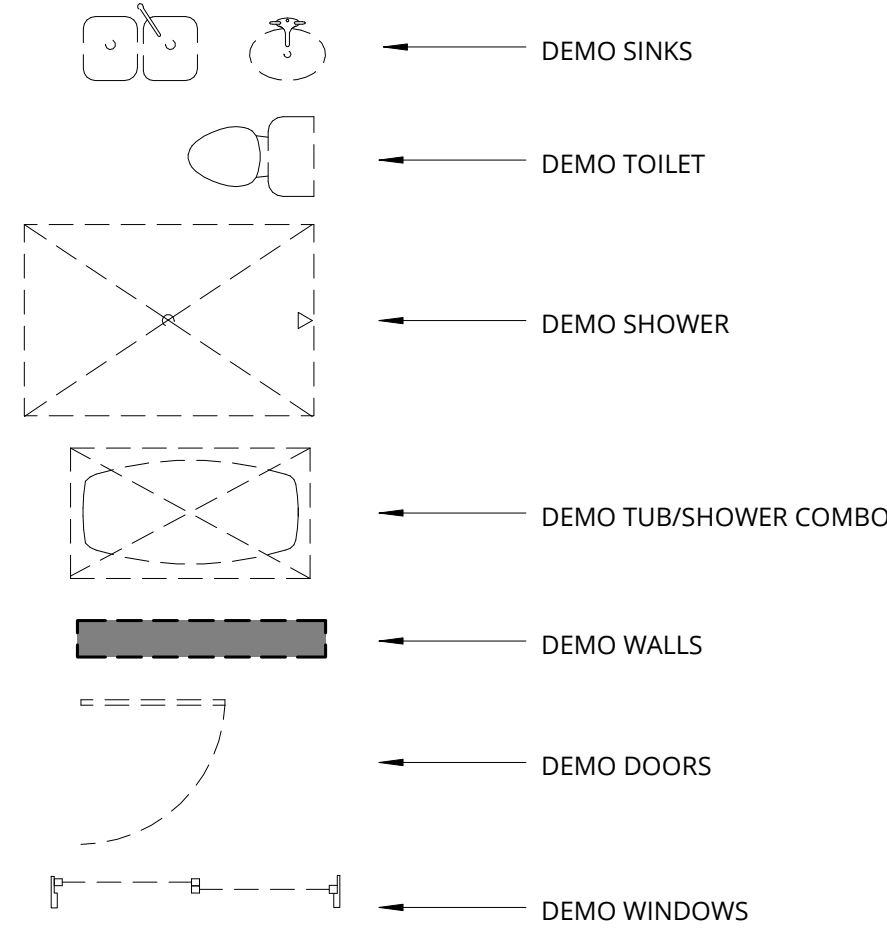
DATE
2020-1110

SCALE
3/16" = 1'-0"

SHEET NUMBER
A202



DEMO PLAN LEGEND



NOTE: DEMO AND REMOVE ALL ITEMS LISTED BELOW:

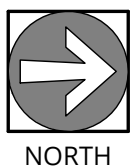
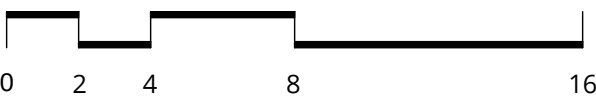
- PLUMBING FIXTURES
- LIGHTING FIXTURES
- FLOORING
- CABINETRY
- COUNTEROPS
- CASEWORK
- MOLDING

SYSTEMS TO REMAIN:

- MECHANICAL SYSTEMS
- ELECTRICAL SYSTEMS
- PLUMBING SYSTEMS
- WINDOWS
- ROOF EXCEPT WHERE NOTED

1 DEMO PLAN - MAIN LEVEL

3/16" = 1'-0"



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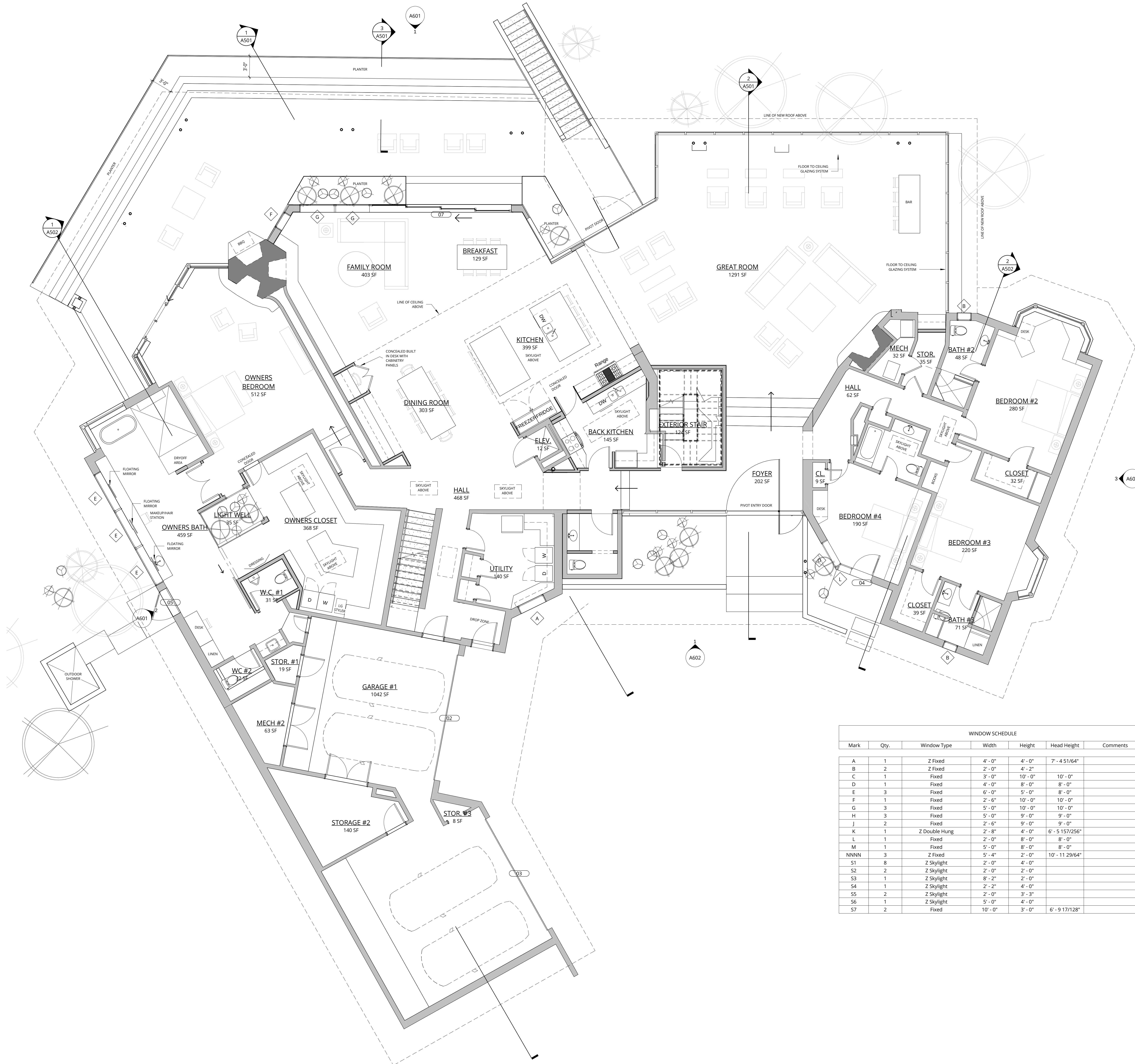


DEMO PLAN

CONCEPT DESIGN
PACKAGE

DATE
2020-1110

SHEET NUMBER
A203



WINDOW SCHEDULE						
Mark	Qty.	Window Type	Width	Height	Head Height	Comments
A	1	Z Fixed	4' - 0"	4' - 0"	7' - 4 51/64"	
B	2	Z Fixed	2' - 0"	4' - 2"		
C	1	Fixed	3' - 0"	10' - 0"	10' - 0"	
D	1	Fixed	4' - 0"	8' - 0"	8' - 0"	
E	3	Fixed	6' - 0"	5' - 0"	8' - 0"	
F	1	Fixed	2' - 6"	10' - 0"	10' - 0"	
G	3	Fixed	5' - 0"	10' - 0"	10' - 0"	
H	3	Fixed	5' - 0"	9' - 0"	9' - 0"	
J	2	Fixed	2' - 6"	9' - 0"	9' - 0"	
K	1	Z Double Hung	2' - 8"	4' - 0"	6' - 5 157/256"	
L	1	Fixed	2' - 0"	8' - 0"	8' - 0"	
M	1	Fixed	5' - 0"	8' - 0"	8' - 0"	
NNNN	3	Z Fixed	5' - 4"	2' - 0"	10' - 11 29/64"	
S1	8	Z Skylight	2' - 0"	4' - 0"		
S2	2	Z Skylight	2' - 0"	2' - 0"		
S3	1	Z Skylight	8' - 2"	2' - 0"		
S4	1	Z Skylight	2' - 2"	4' - 0"		
S5	2	Z Skylight	2' - 0"	3' - 3"		
S6	1	Z Skylight	5' - 0"	4' - 0"		
S7	2	Fixed	10' - 0"	3' - 0"	6' - 9 17/128"	

GENERAL NOTES:

1. GAS LINES:
 - GAS PIPING PLACED UNDER ANY CONCRETE SLAB SHALL COMPLY PER UPC 1210.1.6. REQUIREMENTS.
 - SHALL CONFORM TO U.P.C. CHAPTER 12 FOR MATERIALS, INSTALLATION, AND TESTING.
2. RANGES AND COOKTOPS:
Provide a listed and approved range and/or cooktop unit installed in accordance with the listing and with the manufacturer's installation instructions. VERIFY AND MAINTAIN REQUIRED HORIZONTAL AND VERTICAL CLEARANCES ABOVE THE FINISHED COUNTERTOP SURFACE BEFORE ORDERING OR INSTALLING CABINETS.
3. MAXIMUM STUD SPACING IS 16 INCHES ON CENTER UNLESS NOTED OTHERWISE
4. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS AND ADDITIONAL REQUIREMENTS FOR LOAD-BEARING AND SHEAR WALLS
5. TYPICAL GYPSUM SHEATHING THICKNESS IS 5/8 INCH UNLESS NOTED OTHERWISE
6. TYPICAL GYPSUM WALLBOARD THICKNESS IS 5/8 INCH UNLESS NOTED OTHERWISE
7. ALTERATIONS WHERE THE EXISTING ROOF, WALL, AND FLOOR CAVITY IS NOT EXPOSED IS EXEMPT FROM THE ENERGY REQUIREMENTS OF NEW CONSTRUCTION PER 2018 IECC C503.1 ALTERATIONS

FLOOR PLAN LEGEND

- SINKS
- TOILET
- SHOWER
- TUB/SHOWER COMBO
- CASEWORK
- SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP
- EGRESS PATH
- CEILING HEIGHT MARKER
- 2"x4" INTERIOR WOOD STUD WALL
- 2"x6" INTERIOR WOOD STUD WALL
- 2"x4" WOOD STUD WALL W/ 1 HR FIRE PARTITION SEE DETAIL 3/A112
- 2"x6" EXTERIOR WOOD STUD WALL

NOTE:
ALL WOOD FRAMED EXTERIOR WALLS TO HAVE BATT INSULATION R-21 MIN. TYP.
ALL CEILINGS (EXISTING AND NEW) TO HAVE BATT INSULATION R-38 MIN. TYP.

NOTE:
90% OF LAMPS IN PERMANENT FIXTURES OR 90% OF PERMANENT FIXTURES HAVE HIGH EFFICACY LAMPS. DOES NOT APPLY TO LOW VOLTAGE LIGHTING

1 MAIN LEVEL

3/16" = 1'-0"

0 2 4 8 16



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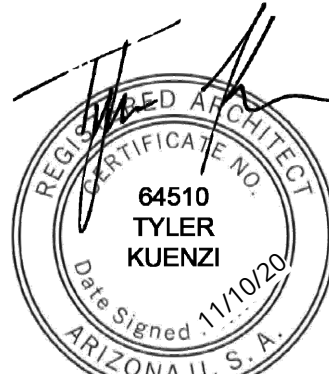
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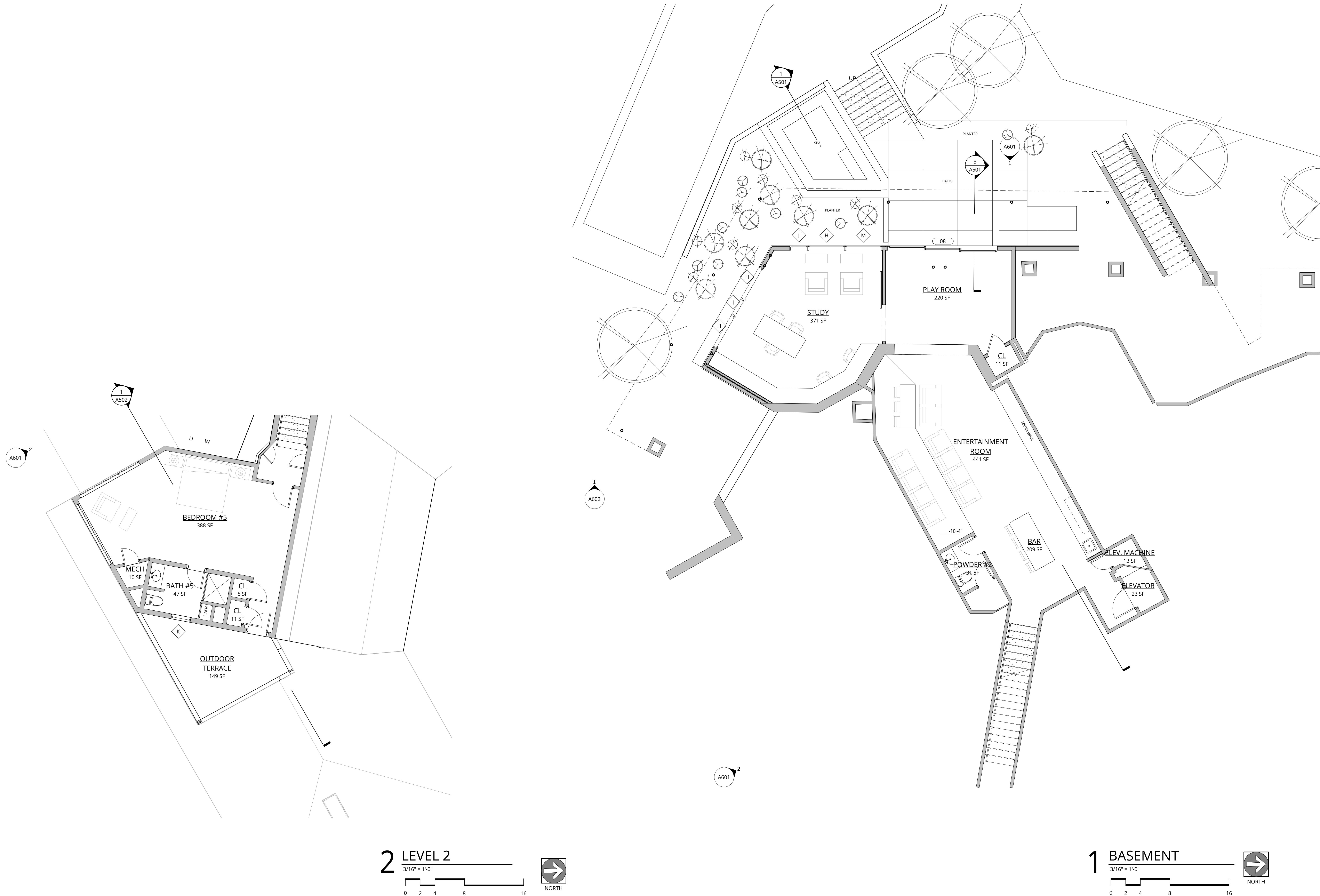
PROPOSED FLOOR PLAN

CONCEPT DESIGN PACKAGE

DATE
2020-1110

SCALE
As Indicated

SHEET NUMBER
A204



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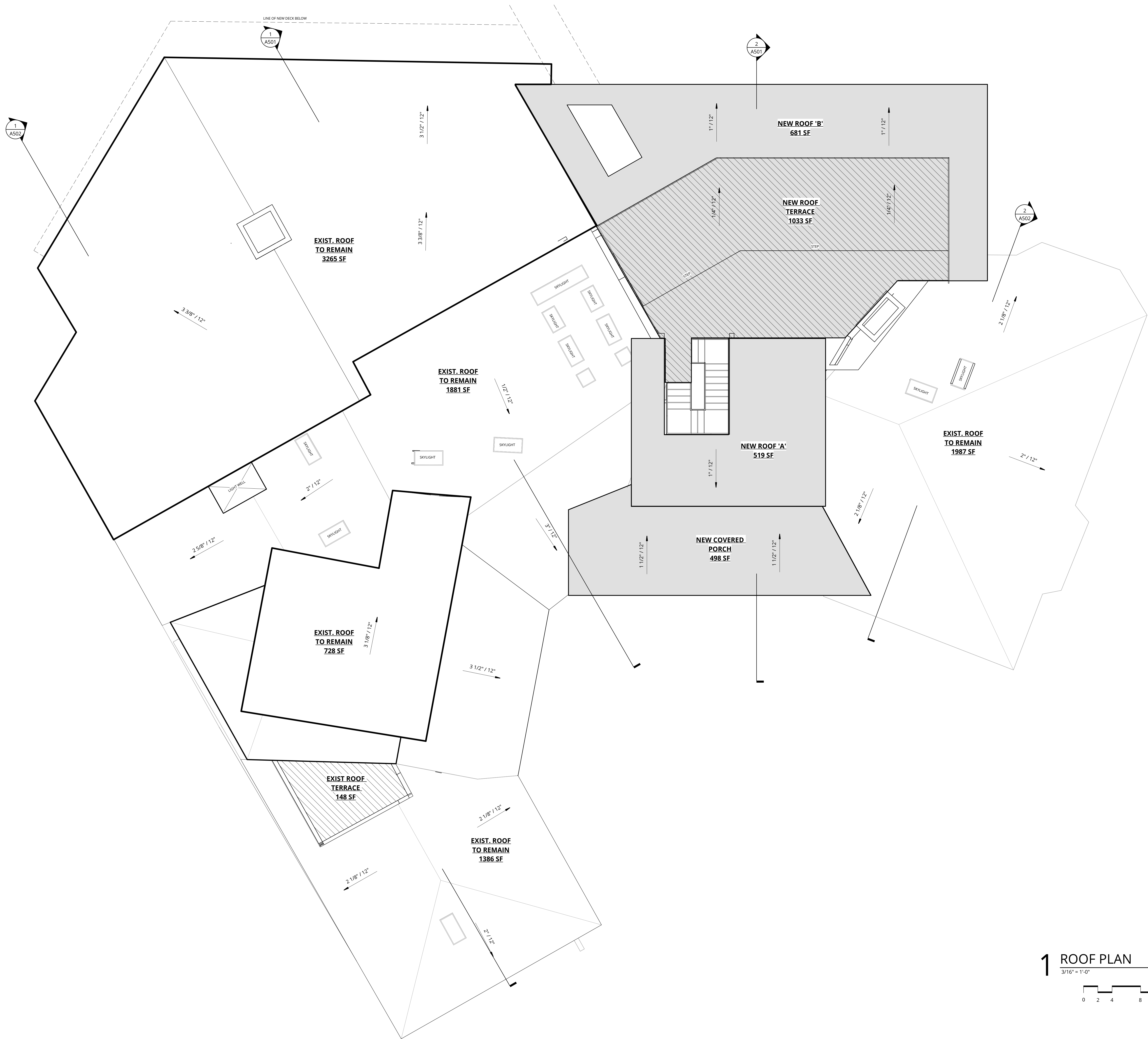
REVISION	DATE	REASON FOR ISSUE



PROPOSED FLOOR
PLAN

CONCEPT DESIGN
PACKAGE

DATE 2020-1110	SHEET NUMBER A205
SCALE 3/16" = 1'-0"	



ROOF PLAN
GENERAL NOTES:

- A. NOTIFY ARCHITECT, ROOFING SUPPLIERS, MANUFACTURERS, INSTALLERS, SHEET METAL SUBCONTRACTOR AND OTHER RELATED SUBCONTRACTORS A MINIMUM OF 7 DAYS BEFORE COMMENCING ROOFING WORK.
- B. MINIMUM SLOPE AT ALL ROOFS SHALL BE 2" PER FOOT AND AT CRICKET VALLEYS SHALL BE A MINIMUM OF 1" PER FOOT. DO NOT SCALE PLAN FOR CRICKET DIMENSIONS.
- C. ALL CRICKET SLOPES SHALL BE ACHIEVED BY BUILDING UP TAPERED PLYWOOD FRAMING AND SHEATHING.
- D. ROOFING SUPPLIERS, MANUFACTURERS AND INSTALLERS SHALL REVIEW ALL ROOFING DETAILS AND ADVISE ARCHITECT ON ANY RECOMMENDED CHANGES, UNLESS NOTIFIED OTHERWISE. ROOFING SUPPLIERS, MANUFACTURERS AND INSTALLERS WILL BE ASSUMED TO HAVE REVIEWED AND APPROVED THE DETAILS SHOWN.
- E. GALVANIZED EDGE FLASHING FULLY OR PARTIALLY EXPOSED TO PUBLIC VIEW SHALL BE WASHED WITH "GALVA-CLEANER", PRIMED WITH "GALVA-PREP" AND METAL UNDERCOAT, AND FINISHED WITH PAINT PER THE SPECIFICATIONS.
- F. PRIME ALL METAL TO CONTACT ROOFING MATERIALS.
- G. SEPARATE DISSIMILAR METALS AS THEY OCCUR PER MANUFACTURER'S RECOMMENDATIONS. REVIEW METHODS AND MATERIALS WITH ARCHITECT.
- H. PROVIDE FLASHING AT ALL PLUMBING VENTS PENETRATING THE ROOF.
- I. CONTRACTOR AND ALL SUBTRADES SHALL BE AWARE AND EXERCISE THE NECESSARY CARE TO PREVENT DAMAGE TO OR PUNCTURE OF THE ROOF. THIS SHALL INCLUDE ALL SHARP MATERIALS, TOOLS, MATERIAL SCRAP'S OR MATERIALS HAVING A DELETERIOUS AFFECT ON THE ROOFING MATERIAL.
- J. ONCE THE ROOFING HAS BEEN COMPLETED, CONTRACTOR SHALL LIMIT TRAFFIC ON THE COMPLETED

ROOF PLAN LEGEND

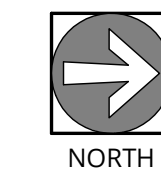
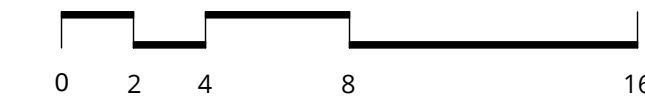
- EXISTING ROOF TO REMAIN
- NEW ROOF MANF. METAL SALES MANUFACTURING CORPORATION PER ICC REPORT ESR-2385
- ROOF DECK PER ICC REPORT XXXXXX
- ROOF SPOT ELEVATION
- SLOPE AND DIRECTION OF ROOF

PROPOSED ROOF SF

EXISTING ROOF TO REMAIN	9,631 SF
NEW ROOF AREAS	
NEW COVERED PORCH	498 SF
NEW ROOF 'A'	519 SF
NEW ROOF 'B'	681 SF
NEW ROOF TERRACE	1,033 SF
NEW ROOF TOTAL	2,731 SF
TOTAL ROOF	12,362 SF

1 ROOF PLAN

3/16" = 1'-0"



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ROOF PLAN

CONCEPT DESIGN
PACKAGE

DATE
2020-1110

SHEET NUMBER
A401

SCALE
As Indicated

SECTION KEYNOTES:

1. CONTINUOUS STEEL 1-1/2" DIA. HANDRAIL @ 36" A.F.F.
2. BEAM PER STRUCTURAL
3. CONCRETE DECKING PER STRUCTURAL
4. STEEL COLUMNS PER STRUCTURAL
5. EXISTING CMU COLUMNS
6. NEW ROOF STRUCTURE PER STRUCTURAL
7. EXISTING ROOF STRUCTURE TO REMAIN
8. CURTAIN WALL SYSTSEM
9. EXISTING SKYLIGHTS TO REMAIN

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2 SECTION @ LIVING ROOM

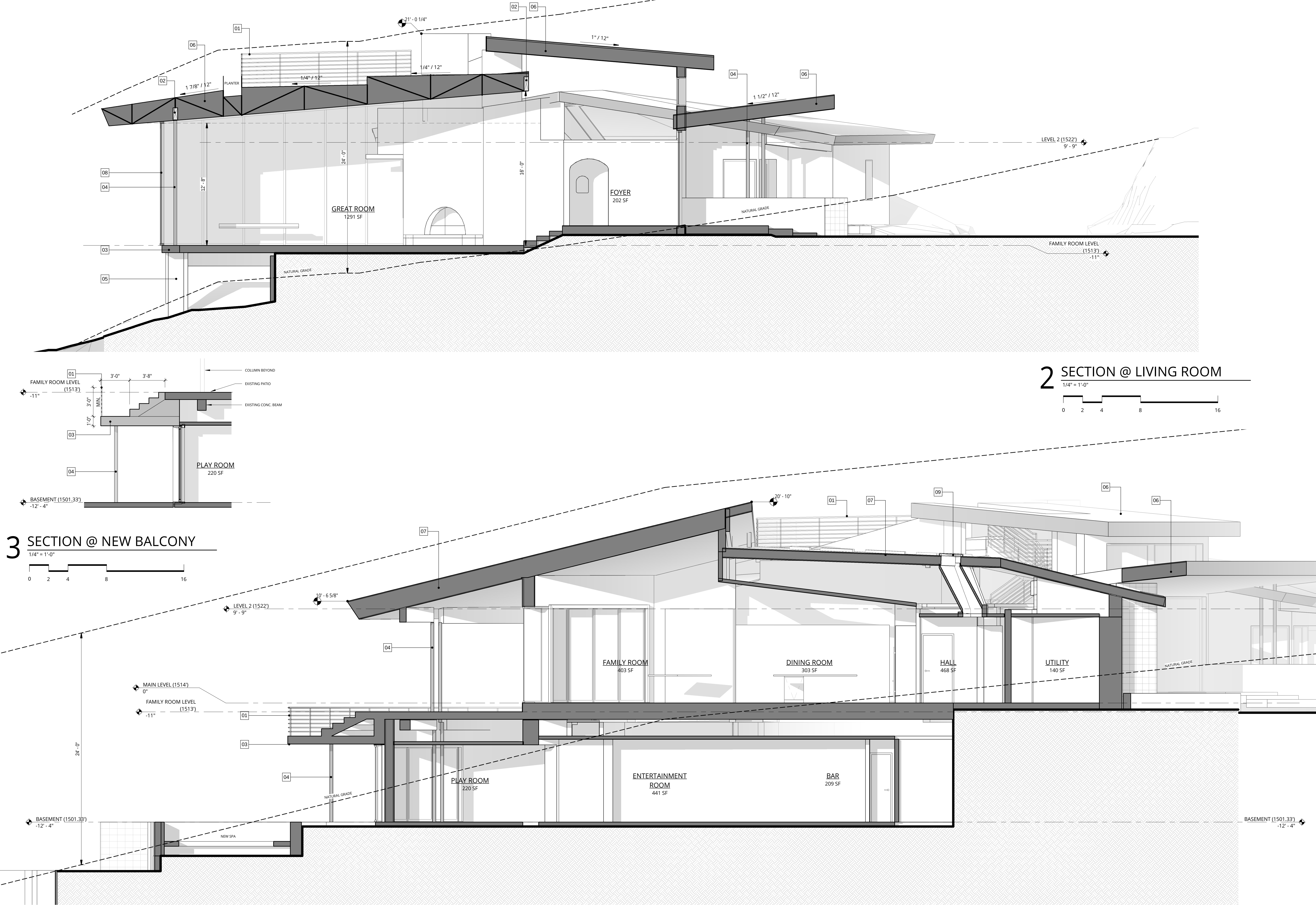
1/4" = 1'-0"

0 2 4 8 16

1 SECTION @ DINING ROOM

1/4" = 1'-0"

0 2 4 8 16



REVISION	DATE	REASON FOR ISSUE



BUILDING SECTIONS

CONCEPT DESIGN
PACKAGE

DATE
2020-1110

SCALE
As indicated

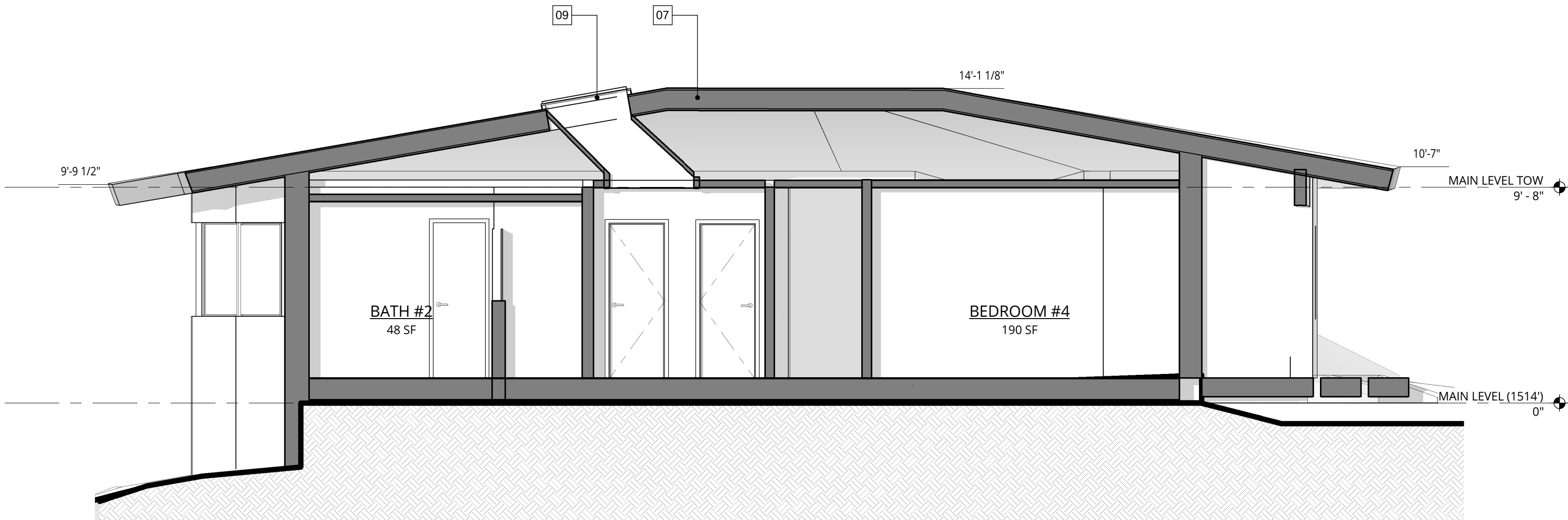
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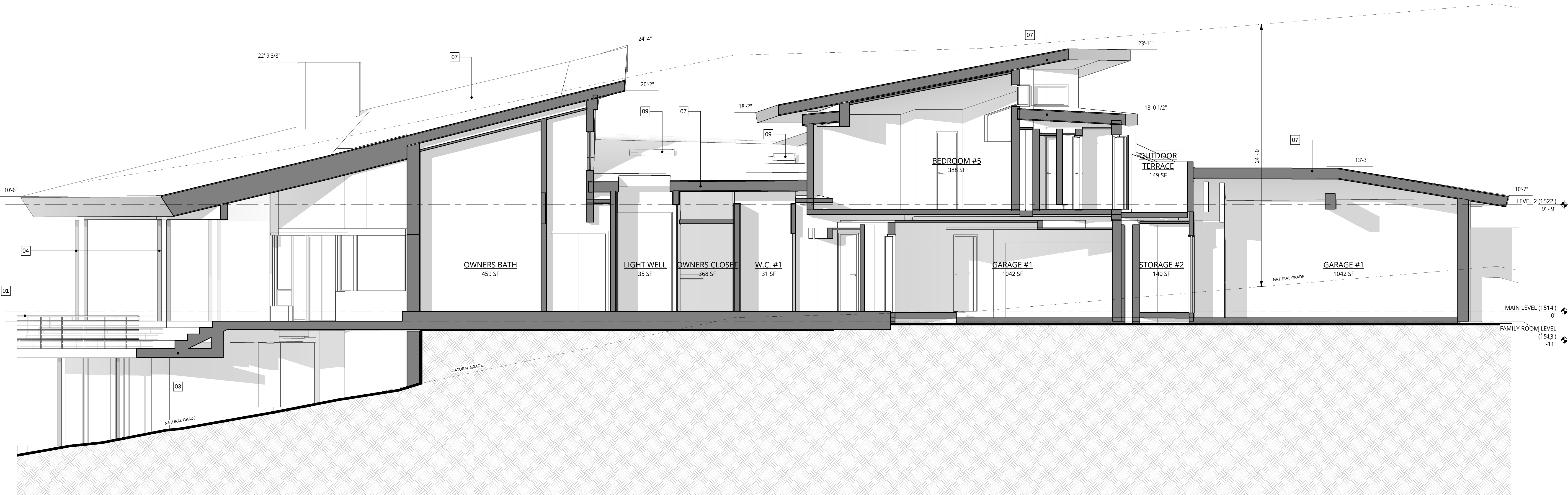
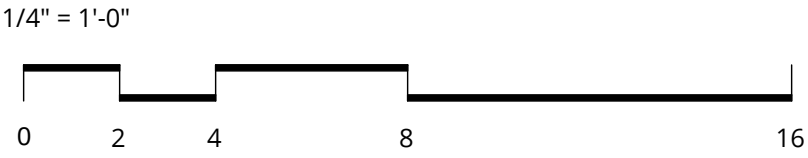
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SECTION KEYNOTES:

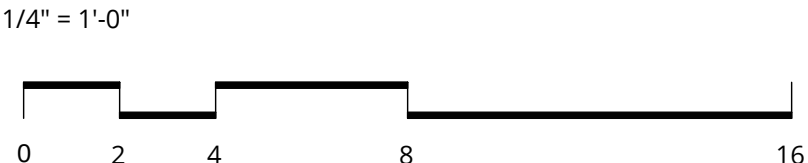
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2. BEAM PER STRUCTURAL
3. CONCRETE DECKING PER STRUCTURAL
4. STEEL COLUMNS PER STRUCTURAL
5. EXISTING CMU COLUMNS
6. NEW ROOF STRUCTURE PER STRUCTURAL
7. EXISTING ROOF STRUCTURE TO REMAIN
8. CURTAIN WALL SYSTSEM
9. EXISTING SKYLIGHTS TO REMAIN



2 SECTION @ BEDROOMS



1 SECTION @ OWNERS SUITE



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BUILDING SECTIONS

CONCEPT DESIGN
PACKAGE

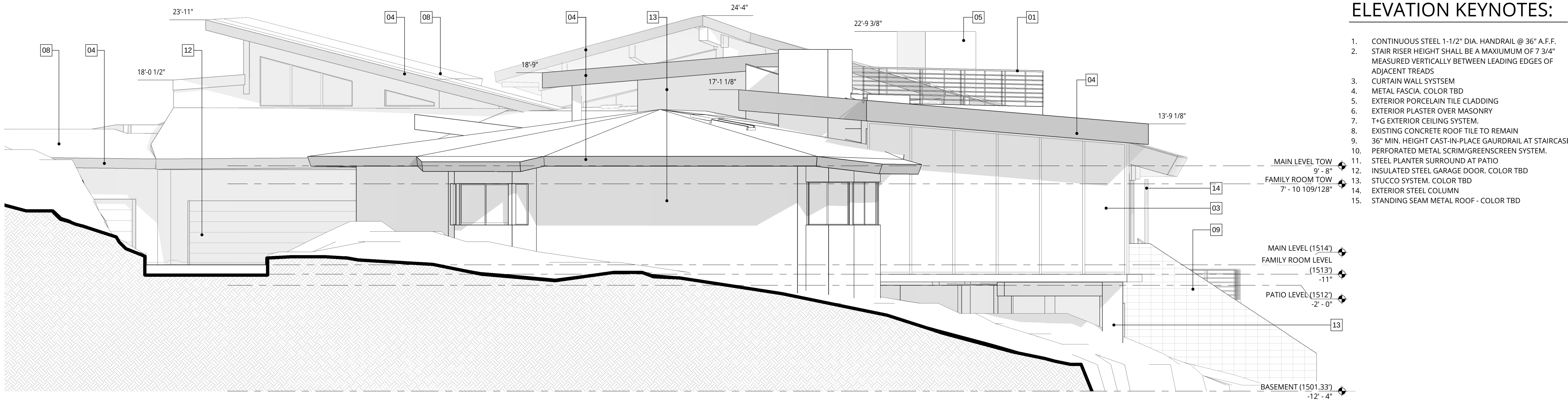
DATE
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As indicated

SHEET NUMBER
A502

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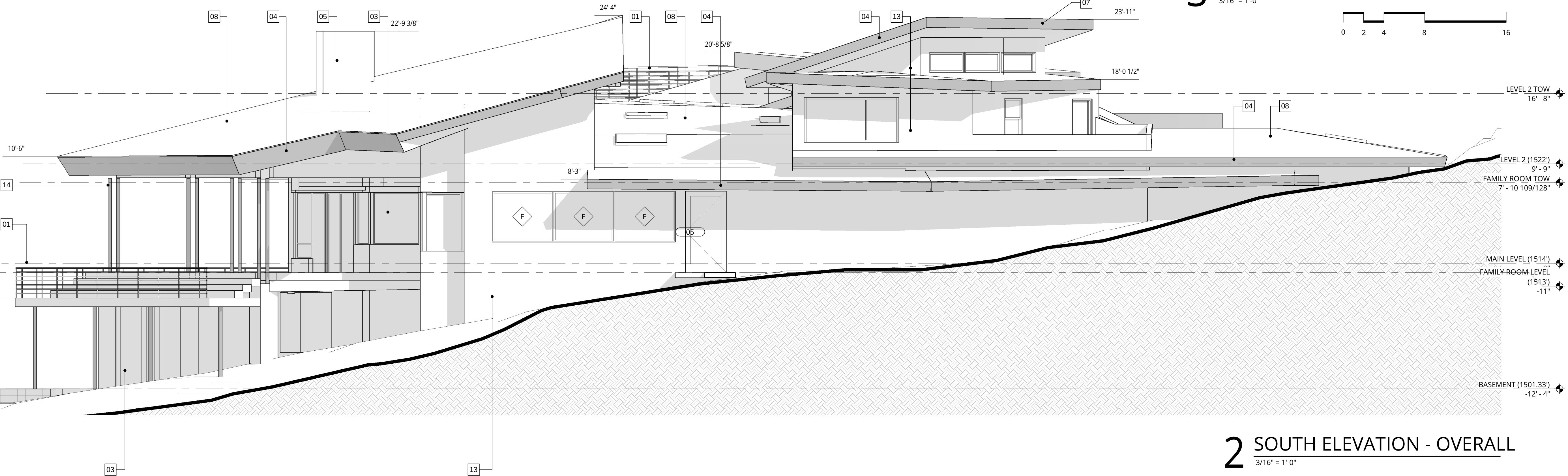
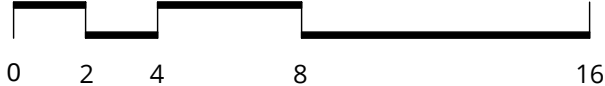


ELEVATION KEYNOTES:

1. CONTINUOUS STEEL 1-1/2" DIA. HANDRAIL @ 36" A.F.F.
2. STAIR RISER HEIGHT SHALL BE A MAXIMUM OF 7 3/4" MEASURED VERTICALLY BETWEEN LEADING EDGES OF ADJACENT TREADS
3. CURTAIN WALL SYSTEM
4. METAL FASCIA. COLOR TBD
5. EXTERIOR PORCELAIN TILE CLADDING
6. EXTERIOR PLASTER OVER MASONRY
7. T+G EXTERIOR CEILING SYSTEM.
8. EXISTING CONCRETE ROOF TILE TO REMAIN
9. 36" MIN. HEIGHT CAST-IN-PLACE GAUDDRAIL AT STAIRCASE
10. PERFORATED METAL SCRIM/GREENSCREEN SYSTEM.
11. STEEL PLANTER SURROUND AT PATIO
12. INSULATED STEEL GARAGE DOOR. COLOR TBD
13. STUCCO SYSTEM. COLOR TBD
14. EXTERIOR STEEL COLUMN
15. STANDING SEAM METAL ROOF - COLOR TBD

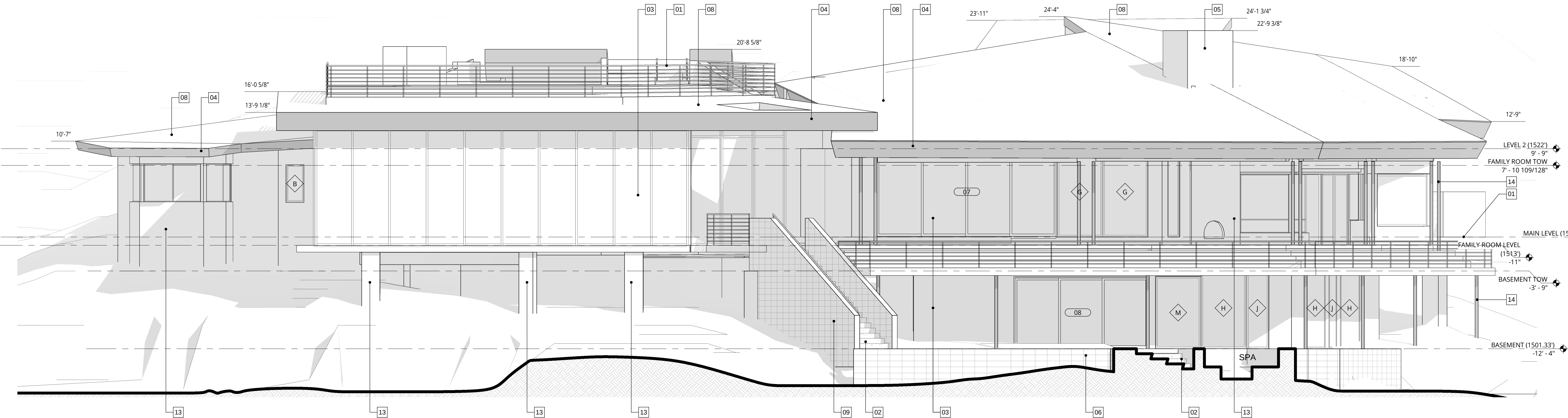
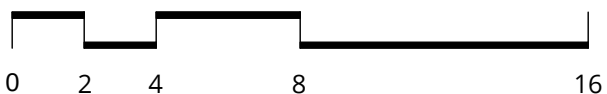
3 NORTH ELEVATION - OVERALL

3/16" = 1'-0"



2 SOUTH ELEVATION - OVERALL

3/16" = 1'-0"



1 WEST ELEVATION - OVERALL

3/16" = 1'-0"



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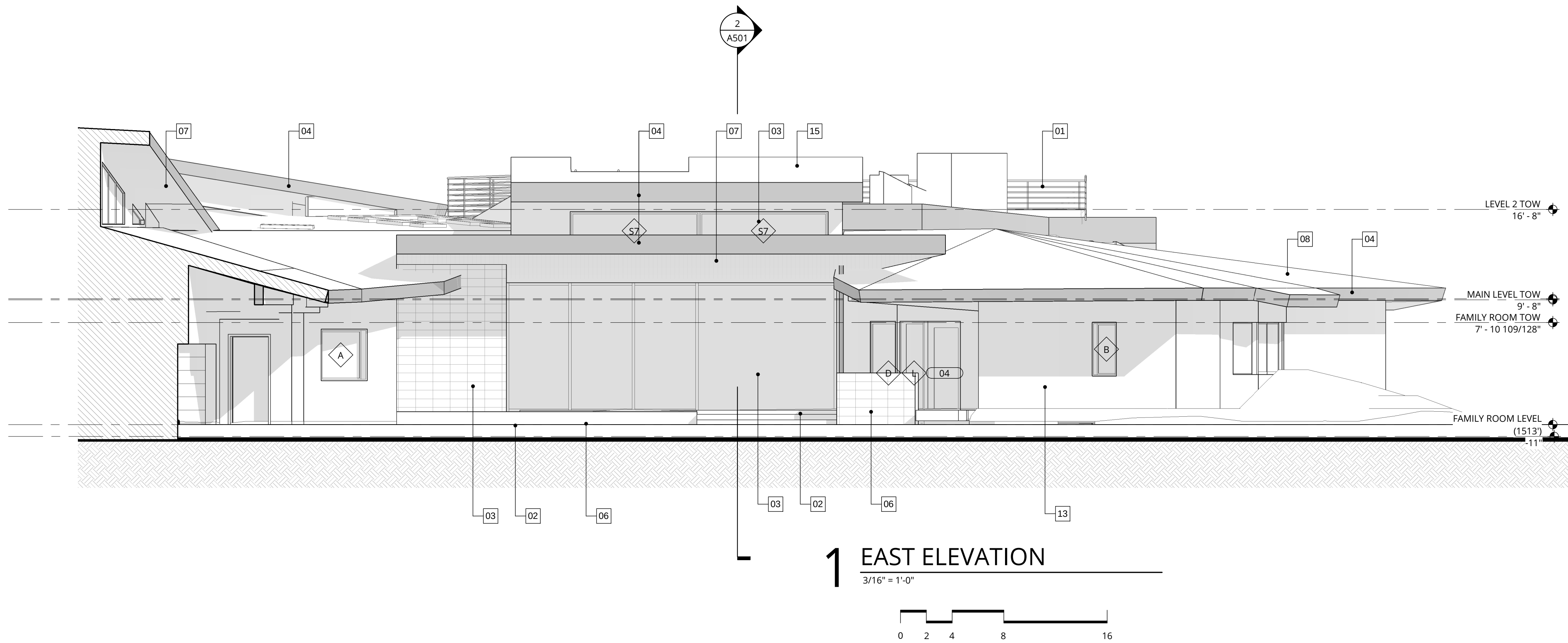
EXTERIOR
ELEVATIONS

CONCEPT DESIGN
PACKAGE

DATE
2020-1110

SCALE
As Indicated

SHEET NUMBER
A601



ELEVATION KEYNOTES:

- 1. CONTINUOUS STEEL 1-1/2" DIA. HANDRAIL @ 36" A.F.F.
- 2. STAIR RISER HEIGHT SHALL BE A MAXIMUM OF 7 3/4" MEASURED VERTICALLY BETWEEN LEADING EDGES OF ADJACENT TREADS
- 3. CURTAIN WALL SYSTEM
- 4. METAL FASCIA, COLOR TBD
- 5. EXTERIOR PORCELAIN TILE CLADDING
- 6. EXTERIOR PLASTER OVER MASONRY
- 7. T+G EXTERIOR CEILING SYSTEM.
- 8. EXISTING CONCRETE ROOF TILE TO REMAIN
- 9. 36" MIN. HEIGHT CAST-IN-PLACE GAUDDRAIL AT STAIRCASE
- 10. PERFORATED METAL SCRIMGREENSCREEN SYSTEM.
- 11. STEEL PLANTER SURROUND AT PATIO
- 12. INSULATED STEEL GARAGE DOOR, COLOR TBD
- 13. STUCCO SYSTEM, COLOR TBD
- 14. EXTERIOR STEEL COLUMN
- 15. STANDING SEAM METAL ROOF - COLOR TBD

NOT FOR
CONSTRUCTION



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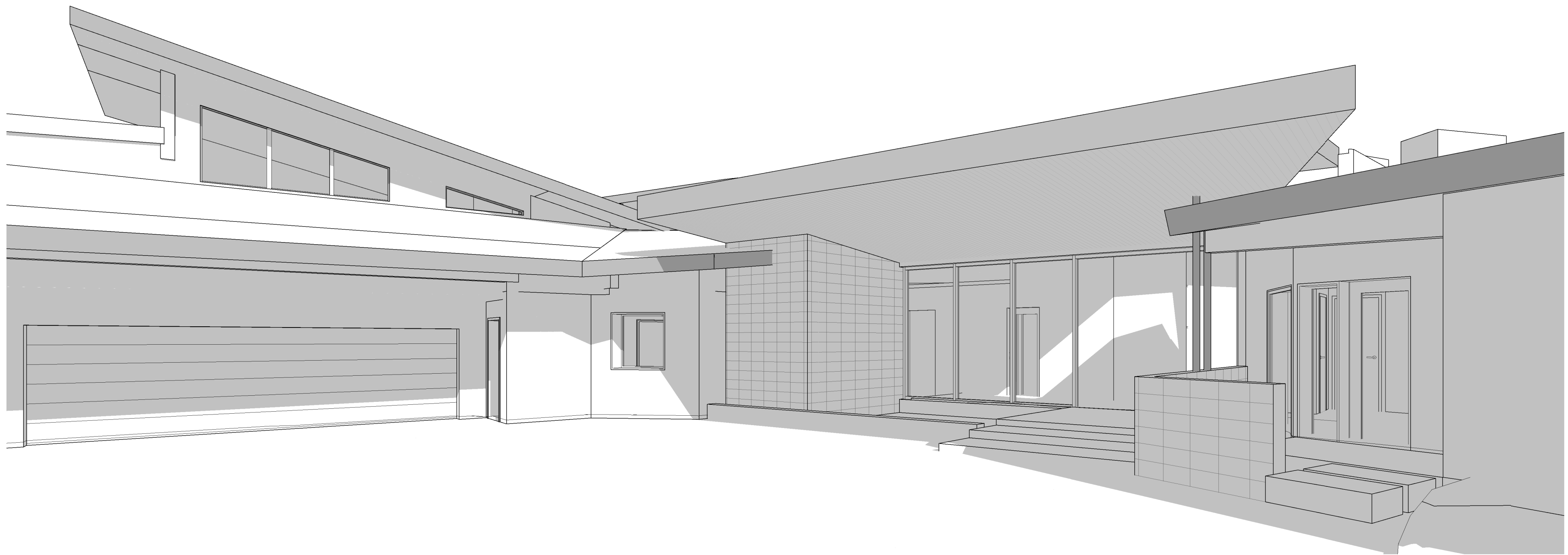
CHAD AND ERIN HORSTMAN

REVISION	DATE	REASON FOR ISSUE

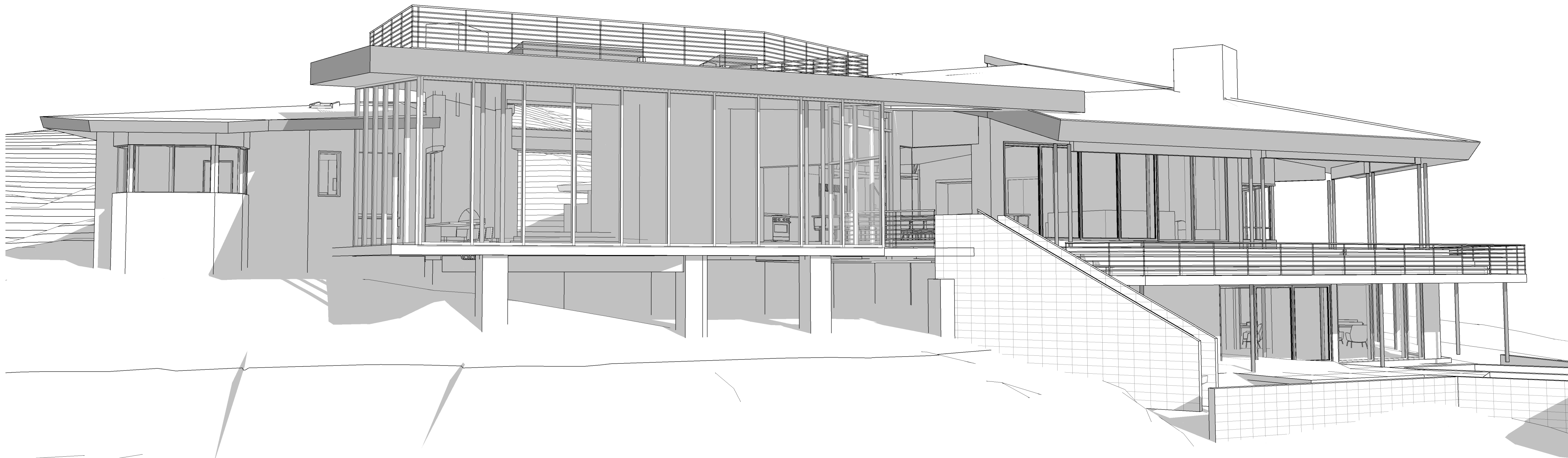


EXTERIOR
ELEVATIONS &
DETAILS
CONCEPT DESIGN
PACKAGE

DATE 2020-1110	SHEET NUMBER A602
SCALE As indicated	



3 ENTRY



2 WEST VIEW



1 SW VIEW

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REVISION	DATE	REASON FOR ISSUE



EXPIRES 09/30/2020

EXTERIOR IMAGES

CONCEPT DESIGN
PACKAGE

DATE
2020-1110

SCALE

SHEET NUMBER
A603

HILLSIDE
GRADING & DRAINAGE PLAN
FOR

"THE JOYCE & EDWARD PERLSTEIN RESIDENCE"
LOT 1 OF MONTAÑA DE BONITAS CASAS, A SUBDIVISION,
AS RECORDED IN BOOK 266, PAGE 25, RECORDS OF
MARICOPA COUNTY, ARIZONA.

A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

GENERAL NOTES :

1. A GRADING PERMIT IS REQUIRED UNDER CHAPTER 70 U.B.C.
2. ALL CONSTRUCTION TO CONFORM WITH TOWN OF PARADISE VALLEY MOUNTAIN BUILDING REGULATIONS.
3. HAUL/EXCAVATION PERMITS, WHEN REQUIRED, MUST BE OBTAINED PRIOR TO OR CONCURRENTLY WITH THE GRADING AND DRAINAGE PERMIT.
4. EXCAVATING CONTRACTOR MUST GIVE LOCATION FOR WASTING EXCESS EXCAVATION AND A LETTER FROM OWNER GIVING PERMISSION FOR DUMPING PRIOR TO STARTING ONSITE CONSTRUCTION. IF EXCESS EXCAVATION EXCEEDS 50 CUBIC YARDS THE DUMPING SITE WILL ALSO REQUIRE A GRADING AND DRAINAGE PERMIT.
5. ALL EXPOSED CUTS AND FILLS SHALL BE TREATED WITH AN AGING AGENT OR SOME OTHER APPROVED COVERING.
6. TOWN ENGINEER'S OFFICE SHALL BE NOTIFIED BEFORE ANY ONSITE CONSTRUCTION BEGINS, 948-7411.
7. CERTIFICATION OF FINISH FLOORS OR BUILDING PADS IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER AND SHALL BE SUBMITTED PRIOR TO A REQUEST FOR CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION.
8. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
9. 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.
10. GRADING AND DRAINAGE PLAN APPROVAL INCLUDES THE CONSTRUCTION OF ALL SURFACE IMPROVEMENTS SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN, INCLUDING BUT NOT LIMITED TO, RETENTION AREAS AND/OR OTHER DRAINAGE FACILITIES, DRAINAGE PATTERNS, WALLS, CURBS, ASPHALT PAVEMENT, AND BUILDING FLOOR ELEVATIONS.
11. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONFIRMING DEPTHS OF ALL THE EXISTING UTILITY LINES WITHIN PROPOSED RETENTION BASIN AREAS. IF THE BASIN CANNOT BE CONSTRUCTED AS PER PLAN BECAUSE OF CONFLICT WITH UNDERGROUND UTILITIES THE CONTRACTOR SHOULD REQUEST MODIFICATION OF BASIN CONFIGURATION BY SUBMITTAL OF A PROPOSED PLAN REVISION.
12. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURE BEING BUILT.
13. 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.
14. CLEARANCE FOR OCCUPATION OF ANY BUILDING IS DENIED UNTIL GRADING AND DRAINAGE IMPROVEMENTS ARE COMPLETED.

CUT & FILL REQUIREMENT:

PER THE JUNE 12, 1980, AGREEMENT BETWEEN GEOFFREY H. EDMUNDS & ASSOCIATES CORPORATION AND THE TOWN OF PARADISE VALLEY, THE ALLOWABLE CUT & FILL SHALL NOT EXCEED 11,660.29 SQUARE FEET OR (21% OF 55525.21 SQUARE FOOT LOT).

CUT & FILL PROVIDED:

- | | |
|------------------------------|-------------|
| 1. TURNAROUND AND DRIVEWAY | 5080 S.F. |
| 2. TENNIS COURT, POOL & DECK | 8592 S.F. |
| TOTAL | 13,672 S.F. |

PERCENT OF LOT STEEPER THAN NATURAL GRADE 4.59%

VOLUME OF CUT = 2657 YD³ FILL = 887 YD³

UTILITY COMPANIES:

SEWER - HOMEOWNER'S ASSOCIATION FOR MONTANA DE BONITAS CASAS
WATER - "
ELECTRIC - ARIZONA PUBLIC SERVICE
TELEPHONE - MOUNTAIN BELL
CABLE TV - ARIZONA CABLE, INC.
GAS - NONE

NOTES:

1. FOR SITE DIMENSIONS AND DETAILS SEE ARCHITECTURAL SITE PLAN.
2. SEE ARCHITECTURAL SITE PLAN AND/OR LANDSCAPING PLANS FOR ADDITIONAL BERMING, WHICH IS PART OF THE PROJECT GRADING.
3. ESTIMATED QUANTITIES SHOWN HEREIN ARE FOR INFORMATION PURPOSES ONLY. CONTRACTOR TO VERIFY QUANTITIES AND BASE HIS BID SOLELY ON HIS OWN ESTIMATE.
4. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UTILITY LINES. HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SET P.K. NAIL
IN CONCRETE

SCALE: 1"=20'

Install 67 L.F. of 6" PVC.
Bleed off at S=3.73%

Install 18"x18" Grate
Opening into Pipe

BENCHMARK:

TOP OF IRON BAR AT THE CENTER OF SECTION 5
ELEVATION= 1454.56

Fill area to provide drainage
across driveway.

Install 117 L.F. of 48" C.P.M.
flat for Retention Basin.
Plug both ends with 6"
outflow at north end

Install 12"x12" Grate w/6" P.V.C.
Pipe into Retention Basin

Install 40 L.F.
Retaining Wall

Install 60 L.F.
Retaining Wall

Install 100 L.F.
Retaining Wall

Install 82 L.F.
Retaining Wall

Install 37 L.F.
Retaining Wall

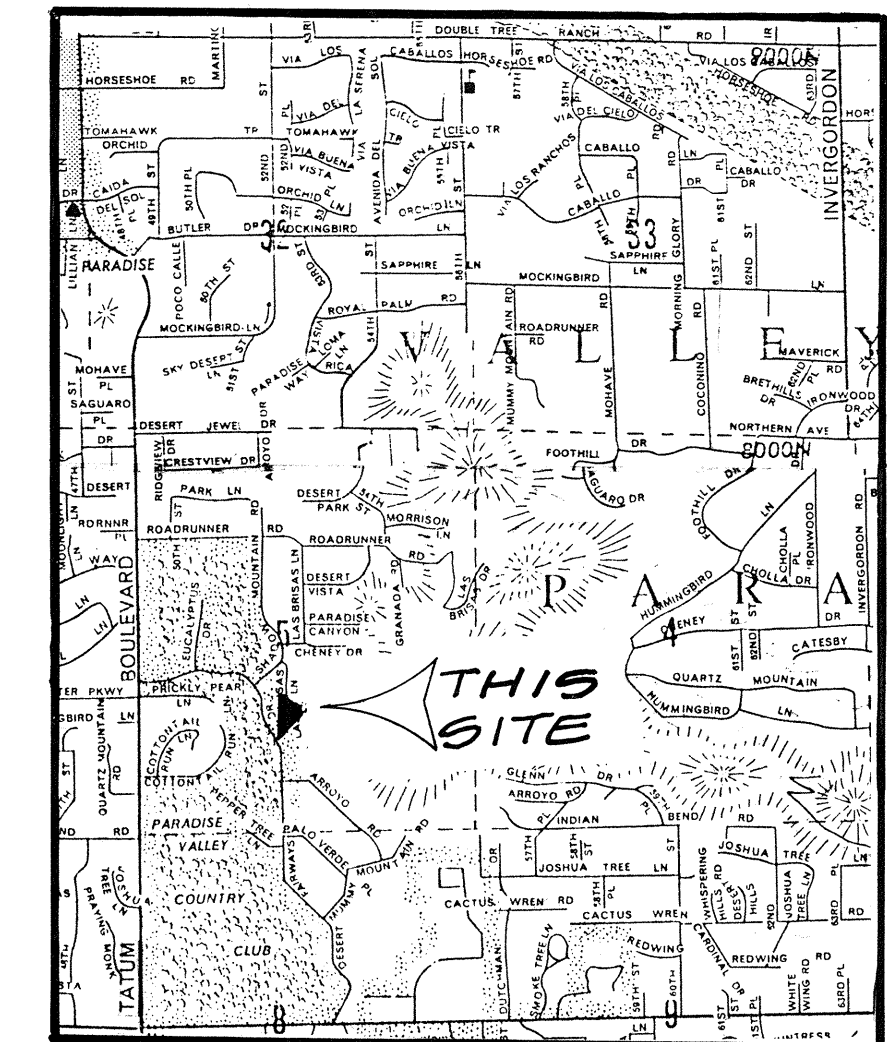
Install 47 L.F.
Retaining Wall

APPROVAL:

PARADISE VALLEY TOWN ENGINEER

DATE

NOTE: - UNLESS OTHERWISE
SPECIFIED ALL PROPERTY
CORNERS HAVE BEEN SET
WITH 1/2" REBAR WITH CAP,
R.L.D. #10490.



VICINITY MAP:
(NOT TO SCALE)

LEGEND:

B.O.W.=1520 BOTTOM OF WALL ELEVATION
S.W.=1500 - SIDEWALK GRADE
P.=1511.0 - PROPOSED PAVEMENT
ELEVATION
T.O.W.=1512 - TOP OF WALL ELEVATION
F.F.=1510 - FINISHED FLOOR ELEVATION
DECK=1495 - DECK ELEVATION

- CUT AREA
- FILL AREA
- SUSPENDED DECK
- RETAINING WALL (18" OR HIGHER)
- OUTCROP LINE PER
FORE & VANNI SOILS
REPORT # 2528

LINE CHART:

C1	R=25.00	Δ=43°38'20"	L=19.04'
C2	R=25.00	Δ=48°11'23"	L=21.03'
C3	R=50.00	-	L=44.95'
C4	R=112.23'	Δ=35°42'40"	L=69.95'
C5	R=25.00	Δ=15°04'49"	L=6.58'
L1	N.20°39'49"W	~ 8.38'	
L2	S.28°30'00"W	~ 44.00'	
L3	N.14°10'58"W	~ 21.31'	
L4	N.21°31'48"E	~ 27.91'	



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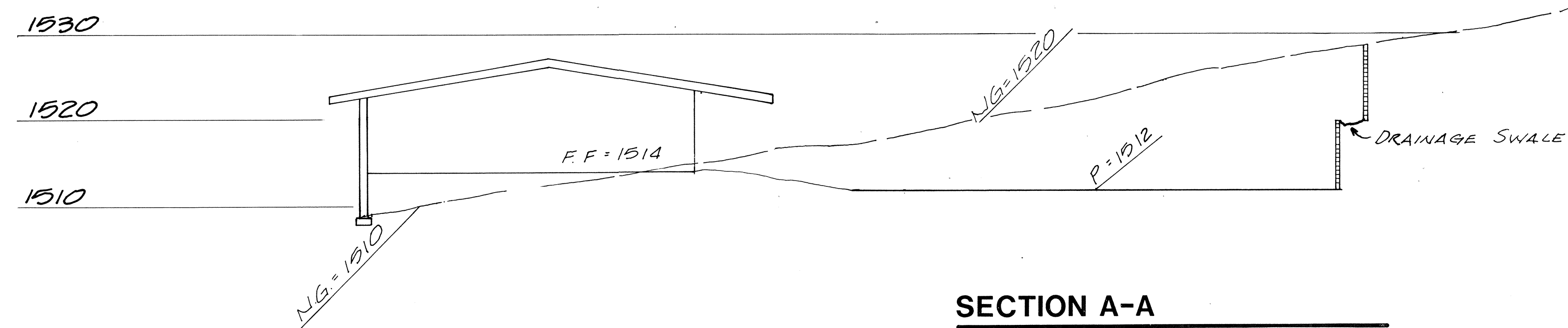
Jeffrey L. Andrews, R.L.S.
Robert B. Atherton, P.E., R.L.S.

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PREPARED FOR:
JOYCE & EDWARD PERLSTEIN

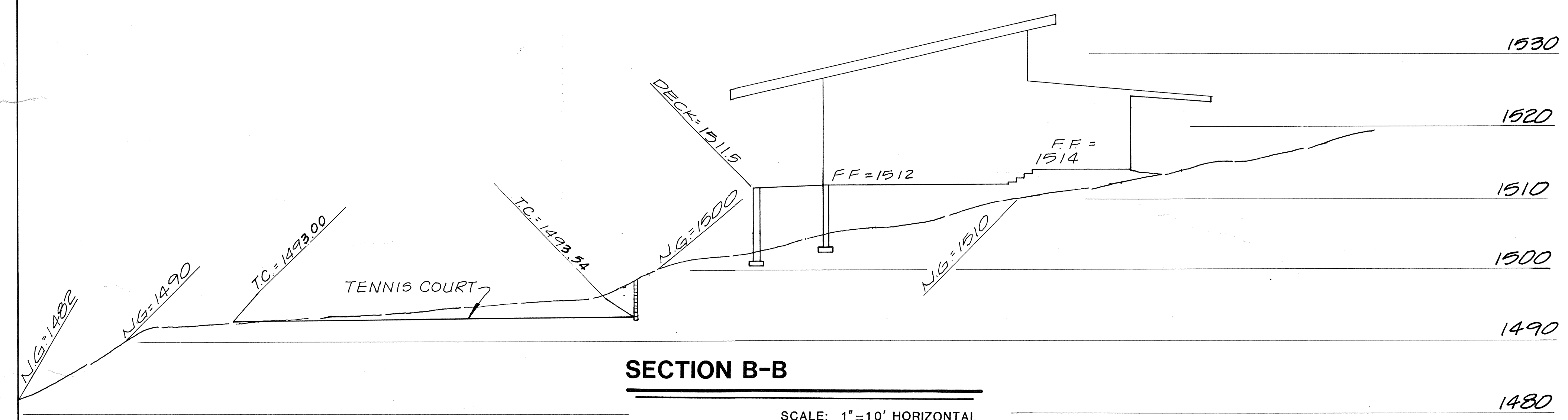
1500 SOUTH DOBSON ROAD
SUITE # 210
MESA, ARIZONA 85202
(602) 839-6100

DRAWN BY: TMR CHECKED BY: RBA
SCALE: 1"=20' JOB NO: 86-254
DATE: OCT., 1986 SHEET 1 OF 2



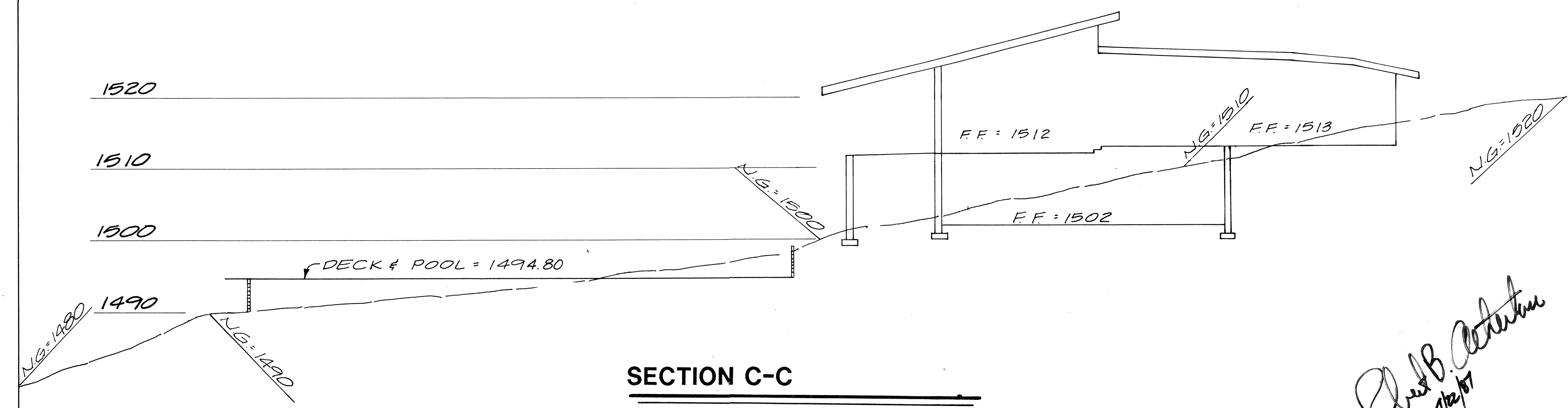
SECTION A-A

SCALE: 1"=10' HORIZONTAL
1"=10' VERTICAL



SECTION B-B

SCALE: 1"=10' HORIZONTAL
1"=10' VERTICAL



SECTION C-C

SCALE: 1"=10' HORIZONTAL
1"=10' VERTICAL

Robert B. Atherton
4/22/87



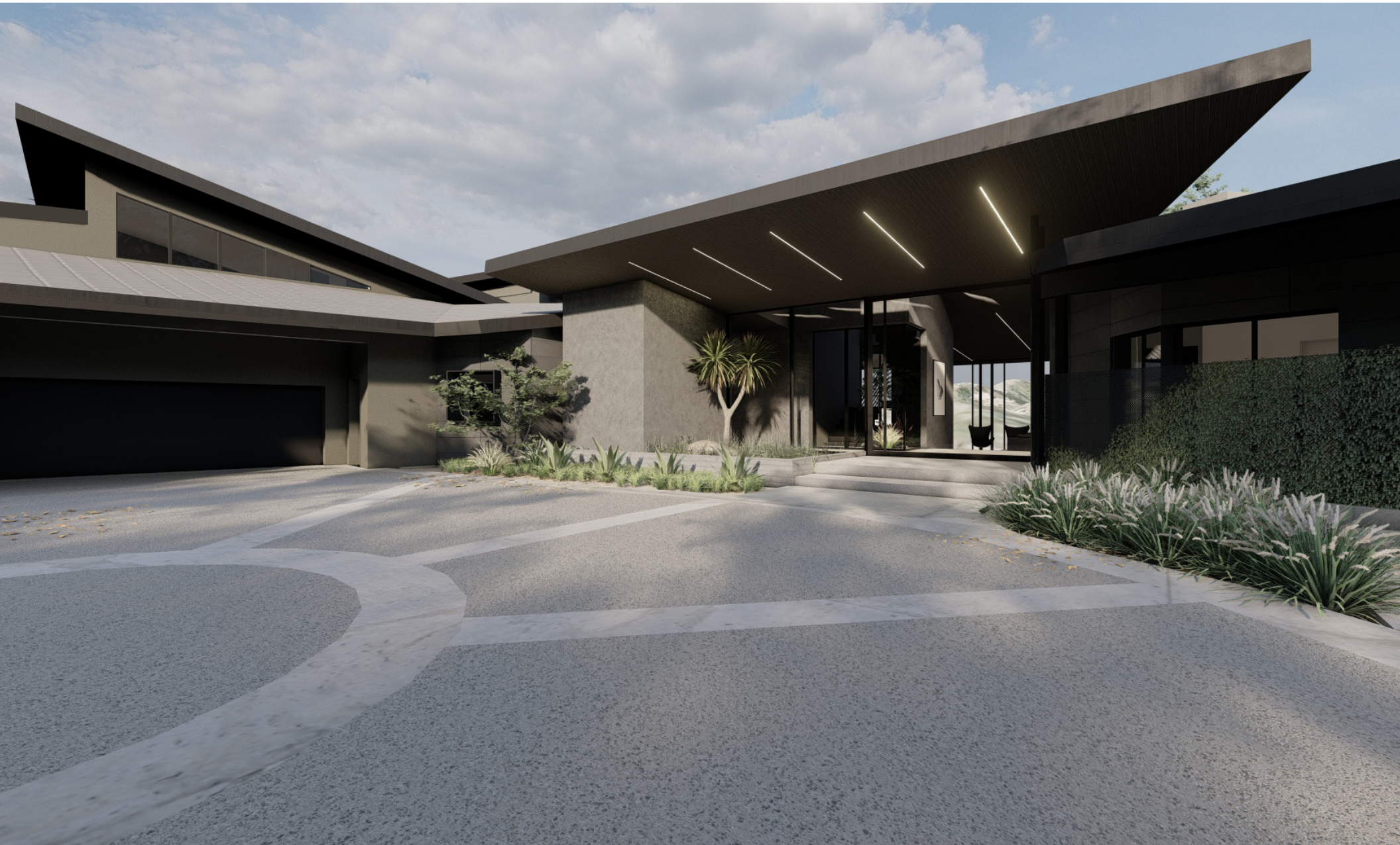
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PREPARED FOR:		JOYCE & EDWARD PERLSTEIN	
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LAS BRISAS

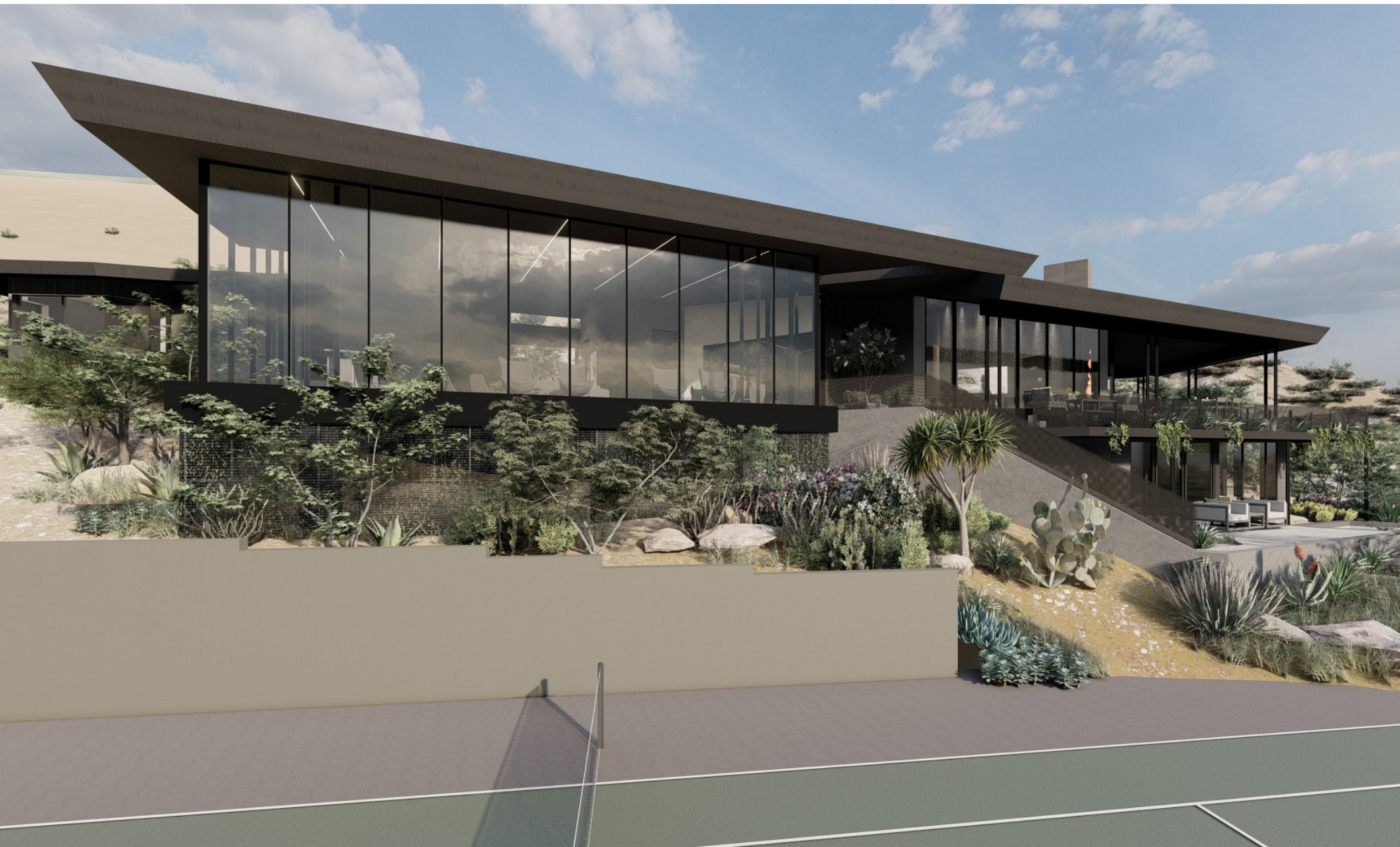
CONCEPT REVIEW RENDERINGS 2020-1110











WEST FACADE OF GREAT ROOM

