

LEGEND

98.5	PROPOSED ELEVATION
(87.66)	EXISTING ELEVATION
F.F.	FINISHED FLOOR ELEVATION
L.F. ₈₈	LOWEST FINISHED FLOOR ELEVATION
→	FLOW DIRECTION
-----1928-----	EXISTING CONTOUR
-----1258-----	PROPOSED CONTOUR
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
RW	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
GPE	GENERAL PURPOSE EASEMENT
T/W	TOP OF SITE WALL
T/RW	TOP OF RETAINING WALL
T/F	TOP OF FOOTING
T/W	TOP OF WROUGHT IRON FENCE
T/SW	TOP OF SITE WALL
HWE	HIGH WATER ELEVATION
FG	FINISHED GRADE
FL	FLOWLINE
INV	INVERT
-----	CENTERLINE
-----	PROPERTY LINE
-----	EXISTING RIGHT OF WAY
-----SS-----	SANITARY SEWER LINE
-----W-----	WATER LINE
AB	ASBUILT
BSL	BUILDING SETBACK LINE

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AD. ZONE, USE DEPTH)
045012	850 7/19/01	E	7/19/01	D	N/A

ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37 - 42 FLOODWAYS & FLOODPLAIN ORDINANCE.

SLO Building and Site Development Notes

A. Mirrored surfaces or any treatments, which change ordinary glass into a mirrored surface, are prohibited.

B. Reflective building and roofing materials (other than windows) including bright, unvarnished copper or other metallic surfaces, shall be textured or have a matte or non-specular surface treatment to reduce reflections.

C. Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast.

D. Surface materials of walls, retaining walls or fences shall be similar to and compatible with those of the adjacent main buildings.

E. Development design and construction techniques should blend scale, form and visual character into the natural landform and minimize exposed scars.

F. Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint.

G. No paint colors shall be used within any landform that have a LRV greater than thirty-five (35) percent.

H. Exterior paint and material colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the Munsell Book of Color on file in the Planning Systems Department.

I. Plant materials that are not indigenous to the ESL area shall be limited to enclosed yard areas and non-indigenous plants that have the potential of exceeding twenty (20) feet in height are prohibited. A list of indigenous plants is available from the Planning Systems Department. Outdoor community recreation facilities, including parks and golf courses shall be allowed turf as specified in section 6.1070 (C)(1)(J).

J. Turf shall be limited to enclosed areas not visible offsite from lower elevation. Outdoor recreation facilities, including parks and golf courses, shall be exempt from this standard.

K. All equipment appurtenant to underground facilities, such as surface mounted utility transformers, pull boxes, pedestal cabinets, service terminals or other similar on-the-ground facilities, shall be painted colors with a LRV of less than thirty-five (35) percent.

L. Any proposed modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in Chapter 37 (Drainage and Floodplain Ordinance) of the City of Scottsdale Revised Code.

LEGAL DESCRIPTION
 Lot 149 of Mirabel Village 7 as recorded in Book 609 of Maps, Page 25 of the Maricopa County Records, Maricopa County, Arizona.

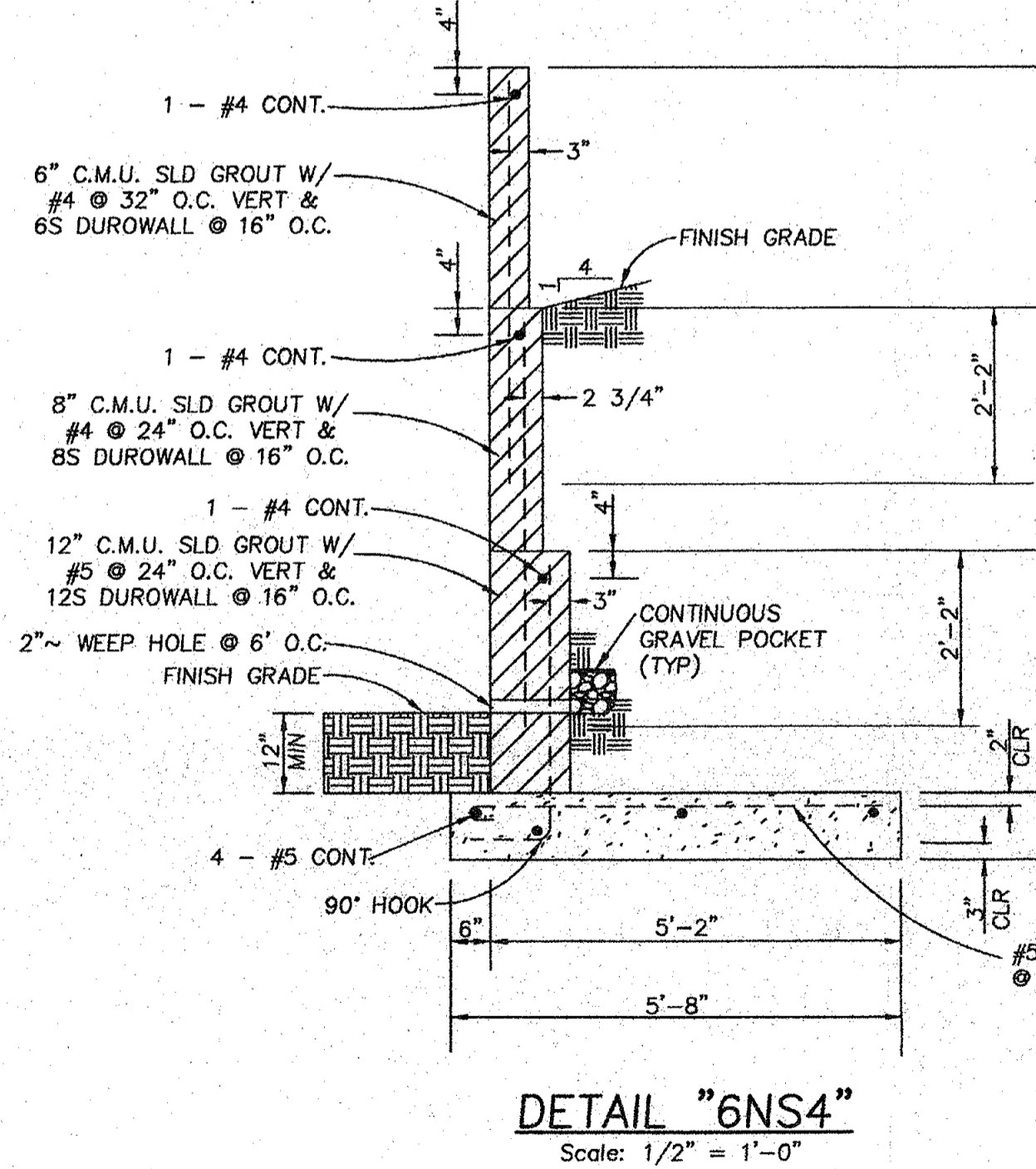
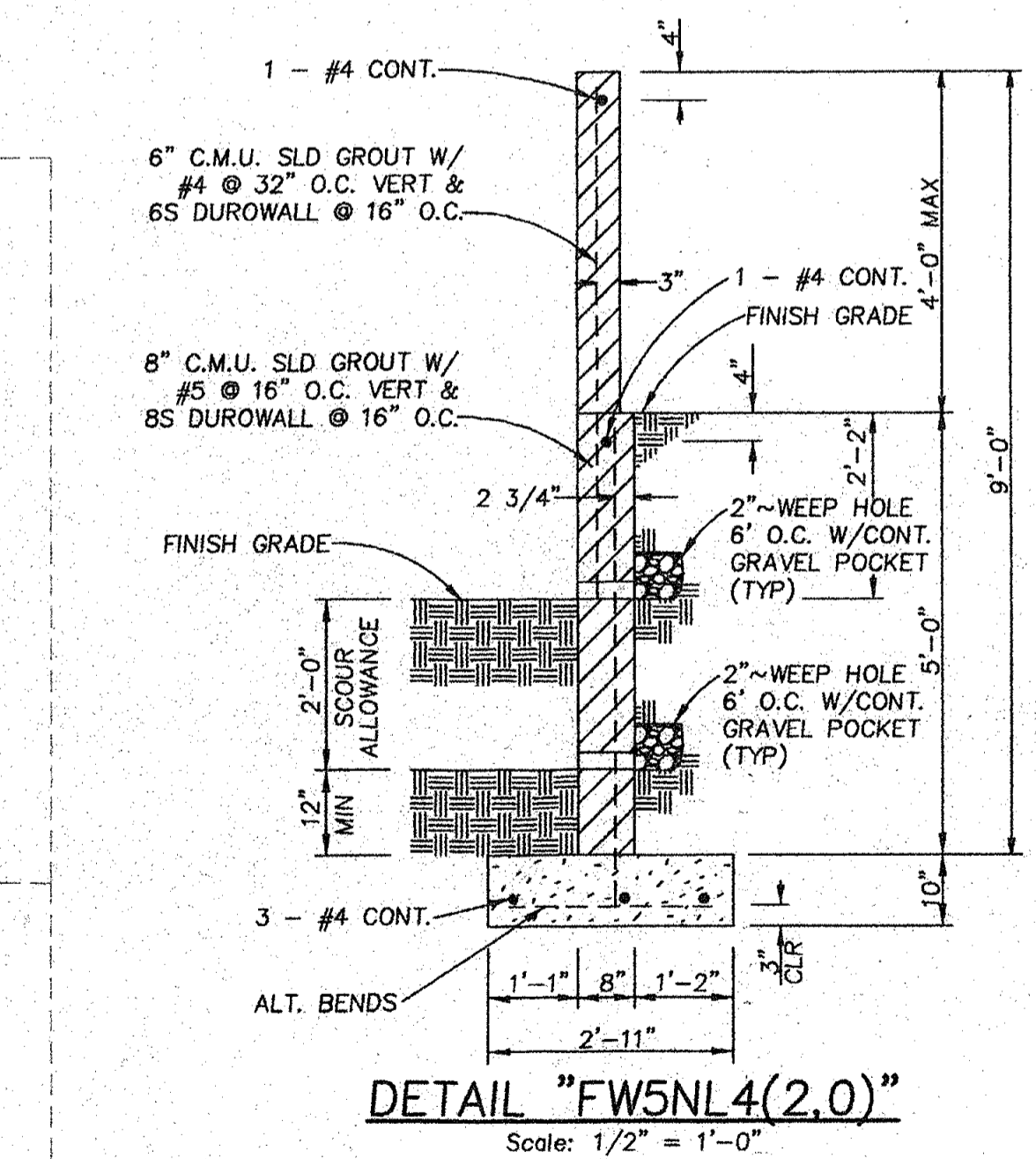
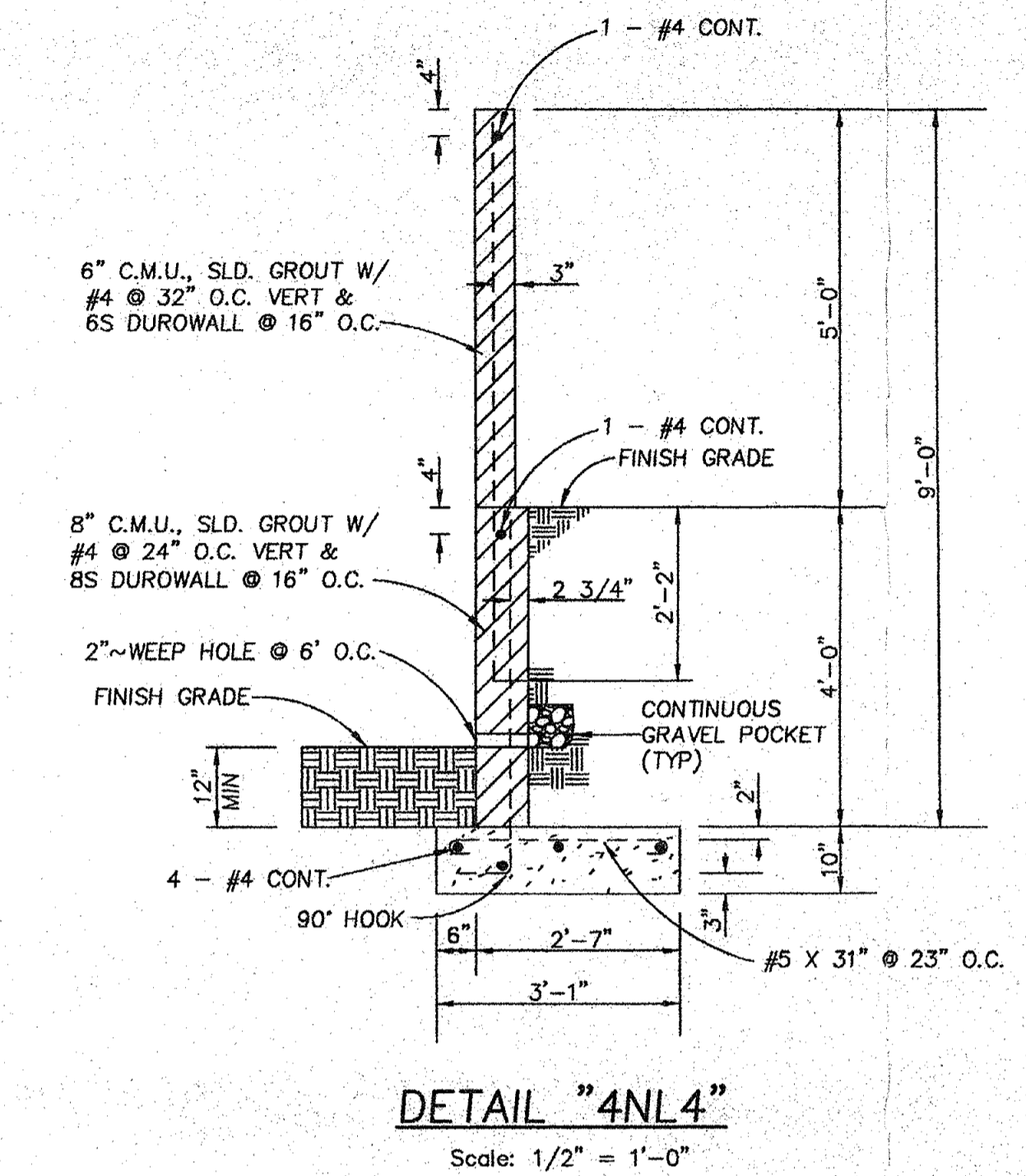
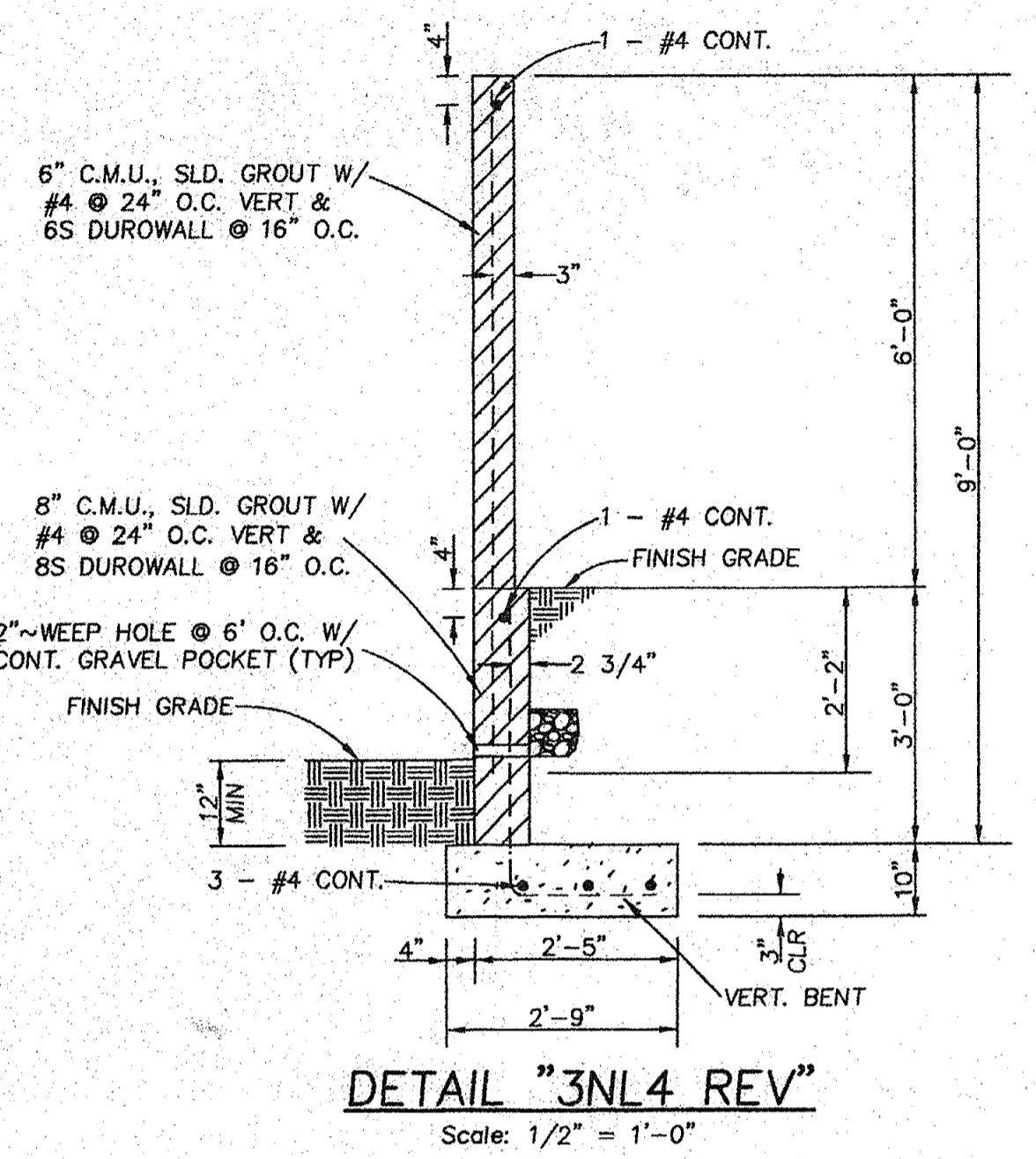
SITE INFORMATION
 Lot Area: 52,183 square feet
 APN: 219-60-360
 Desert Land Form: Upper Desert
 N.A.O.S. Required: 27,007 square feet
 N.A.O.S. Provided: (PER PLAT) 12,408 square feet
 Slope Category: 2%-5%
 Zoning: R1-43ESL
 C.O.S. Q.S.: 62-53
 Suggested Building Envelope: 20,106 square feet
23,878 sq ft

OWNER
 Design Barbarians
 1110 East Kristal Way
 Phoenix, AZ 85024
 (623) 581-1163

ARCHITECT/DESIGNER
 Design Barbarians
 1110 East Kristal Way
 Phoenix, AZ 85024
 (623) 581-1163

CLIENT
 Design Barbarians
 1110 East Kristal Way
 Phoenix, AZ 85024
 (623) 581-1163

FIELD SURVEY BENCHMARK
 Brass Cap flush at the intersection of Cave Creek Road and Desert Hills Drive. Elevation=2971.885 (NAVD 88)



RETAINING WALL GENERAL NOTES

ANY WALL ADJACENT TO AN AREA OF PEDESTRIAN ACTIVITY IS TO CONFORM WITH CIVIL STANDARDS; A BLOCK WALL OR WROUGHT IRON FENCE IS REQUIRED WHERE DROP OFFS EXCEED 30 INCHES.

ALLOW A MINIMUM OF 6 INCHES OF CLEARANCE BETWEEN THE OUTSIDE FACE OF FOOTING TO ANY PROPERTY LINE.

PROVIDE A MINIMUM OF 12 INCHES OF FILL OVER THE TOP OF FOOTING UNLESS OTHERWISE NOTED ON PLAN.

WALL FOOTINGS SHOWN ON THIS PLAN ARE DESIGNED TO BE PLACED ON NATURAL UNDISTURBED SOIL OR ON ENGINEERED FILL. THE MINIMUM ALLOWABLE SOIL BEARING CAPACITY FOR THE FOOTINGS SHALL BE 1,500 P.S.F.

RETAINING WALLS SHOWN ON THIS PLAN WERE NOT DESIGNED FOR THE ADDITIONAL LOAD OF A POOL. SEE POOL STRUCTURAL PLANS FOR DETAILS.

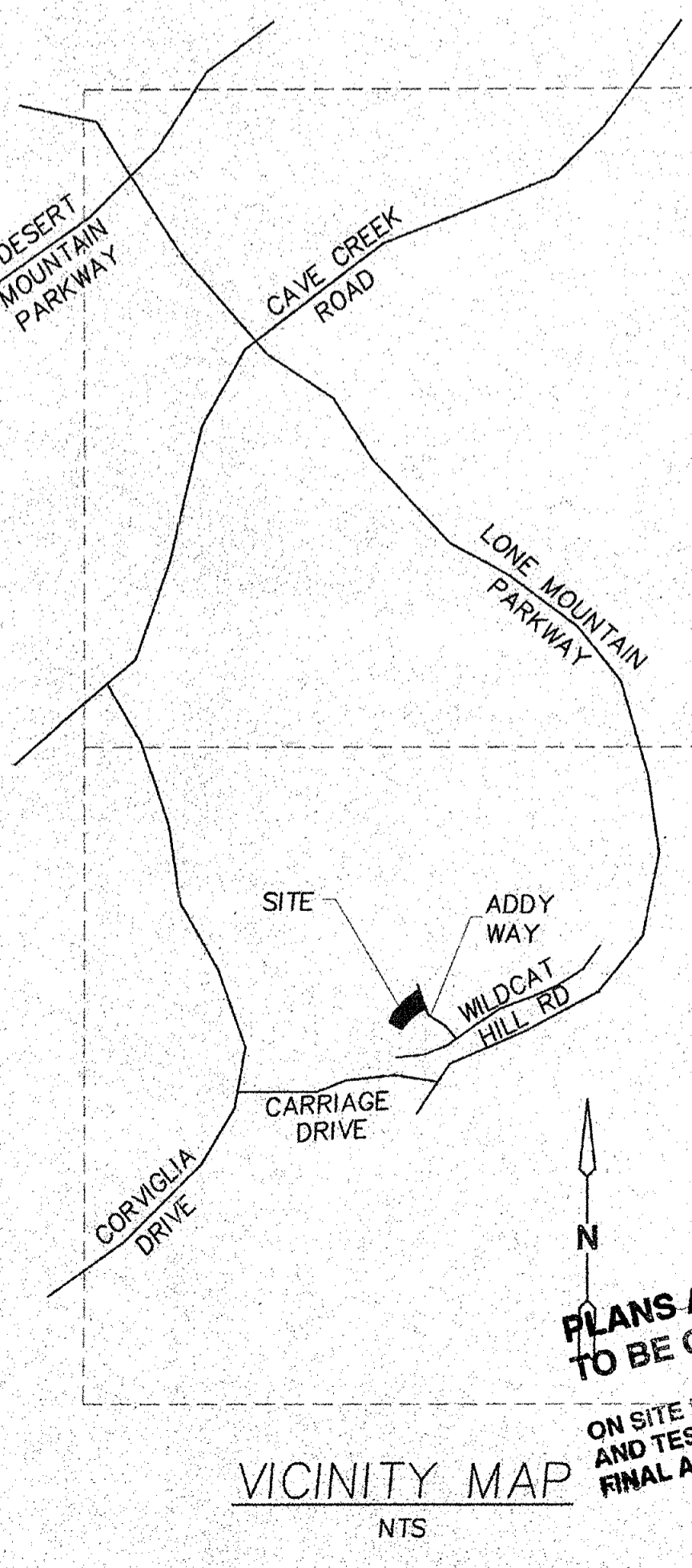
THE RETAINING WALLS THAT ARE DESIGNED TO SUPPORT A SITE WALL ARE AS SHOWN ON THE DETAILS. THE SITE WALLS ARE TO BE CONSTRUCTED ONLY WHERE CALLED FOR ON THE PLAN. SITE WALLS ARE NEVER TO BE CONSTRUCTED ON THE RETAINING WALLS THAT DO NOT INDICATE A SITE WALL ON THE RETAINING WALL.

MATERIAL SPECIFICATIONS:

Footing Concrete, f'c	=	2000 psi
Conc. Masonry, Grade "N1" f'm	=	1500 psi
Mortar, Type "S", f'm	=	1800 psi
Grout, f'g	=	3000 psi
Durowall	=	A182
Reinforcing, A615-60, Fy	=	60000 psi

Min. Lap for #4 bars is 24"
 Min. Lap for #5 bars is 30"

- I hereby certify that all elevations represented on this plan are based on the elevation datum for the City of Scottsdale Benchmark provided above.
- ESL NOTES**
- Land designated as NAOS shall be permanently maintained as open space. The entire Natural Area Open Space (NAOS) will be permanently maintained as natural open space easement, donation, or dedication to the city or other entity. NAOS shall be maintained by property owner.
 - Non-indigenous plant materials are limited to enclosed areas and shall not exceed 20 feet in height.
 - Turf is limited to enclosed areas not visible offsite/lower elevations.
 - Reflective building materials are prohibited.
 - Paint colors shall be used which have a Light Reflective Value (LRV) greater than 40%.
 *(LRV measures the amount of light reflected by a color and is available from paint manufacturers.)
 - Exterior materials and paint colors shall not exceed a value and/or chroma of 6 as indicated in the Munsell Book of Color on file in the City Planning Department. (Samples may be required.)
 - The contractor shall verify the location of all utilities prior to construction.
 - All mechanical equipment to be screened a minimum of 1' above unit, and shall be compatible with the adjacent main building.
 - Pool shall be constructed with separate permit and secured from unwanted access.
 - The guest house shall never be offered for rent. Only guesthouses on lots >35,000 square feet may provide cooking facilities.
 - The Owner and Builder are to be responsible for securing N.A.O.S. easements with 1/4" or larger rope with rebar posts (or approved equal) at appropriate intervals. Rope is to be a minimum of 36" above existing grade.
 - 5 percent minimum slope away from the building for a minimum of 10 feet unless otherwise noted.
 - 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.
 - All private water & sewer service lines to have a minimum of 12" horizontal separation per UPC Table 11-1. Private water line to have a minimum of 1" diameter; private sewer line to be a minimum of 4" diameter, unless otherwise noted.
 - Any drainage structures: i.e. catch basins, culverts, channels or any other drainage related features will be maintained by the home owner.
 - Driveways shall conform to the Fire Department Guidelines of Emergency Vehicle Access.
 - Any wall adjacent to an area of pedestrian activity is to conform with Civil Standards. A block wall or wrought iron fence is required where drop-offs exceed 30 inches.
 - All mechanical equipment concrete pads are to have a finished grade of 0.33' lower than the adjacent finished floor of the proposed structure in all flood zones other than A0; for A0 flood zones the mechanical pad elevation will be equal to the adjacent finished floor elevation, (UNLESS OTHERWISE NOTED).



PLANS ACCEPTED BY FIRE DEPT TO BE ON JOB SITE AT ALL TIMES

ON SITE INSPECTION DURING THE INSTALLATION AND TEST WITNESSING ARE NECESSARY FOR FINAL ACCEPTANCE

ATTENTION!

Any omission or sub-standard design that is not detected by the authority having jurisdiction does not relieve the contractor from full compliance with nationally recognized standards and governing city ordinances. Resubmittals to obtain approved plans are required before final installation and approval.

RESIDENTIAL SITE PLAN Sheet 1 of 2

APPROVED

BY THE CITY OF SCOTTSDALE PROJECT REVIEW

766-03
 CASE NUMBER
 1126103
 DATE 11/26/03
 Xaver Castro
 ENGINEERING

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL

RETAINING WALL NOTES:

EXPOSED WALL HEIGHT IS 1FT LESS THAN WALL HEIGHT SHOWN HERE.

- CONSTRUCT 3 FT RETAINING WALL PER DETAIL "3NL4-REV"
- CONSTRUCT 4 FT RETAINING WALL PER DETAIL "4NL4"
- CONSTRUCT 4 FT RETAINING WALL PER DETAIL "FW5NL4(2.0)"
- CONSTRUCT 6 FT RETAINING WALL PER DETAIL "6NS4"

SCOTTSDALE FIRE DEPARTMENT

ACCEPTED

Based on submitted information, these plans are in accordance with nationally recognized and accepted standards.

No representations or warranties are intended or made.

Name: *Michael Daniel*

Date: *11/26/03*

Don't working days before you call for the blue stamps!

502-233-1100

Blue Stamps Center CALL COLLECT

PINNACLE ENGINEERING, INC.
 870 EAST VISTA BONITA DRIVE
 SCOTTSDALE, ARIZONA 85258
 (602) 998-0017

GRADING PLAN
 LOT 149 MIRABEL VILLAGE 7
 10763 EAST ADDY WAY
 SCOTTSDALE, ARIZONA
PLANNING FIRE

SHEET 1 OF 2

DATE APR 2003

BD IN

DESIGNED BY FRANK BORSBERGER

CITY CHECKLIST:

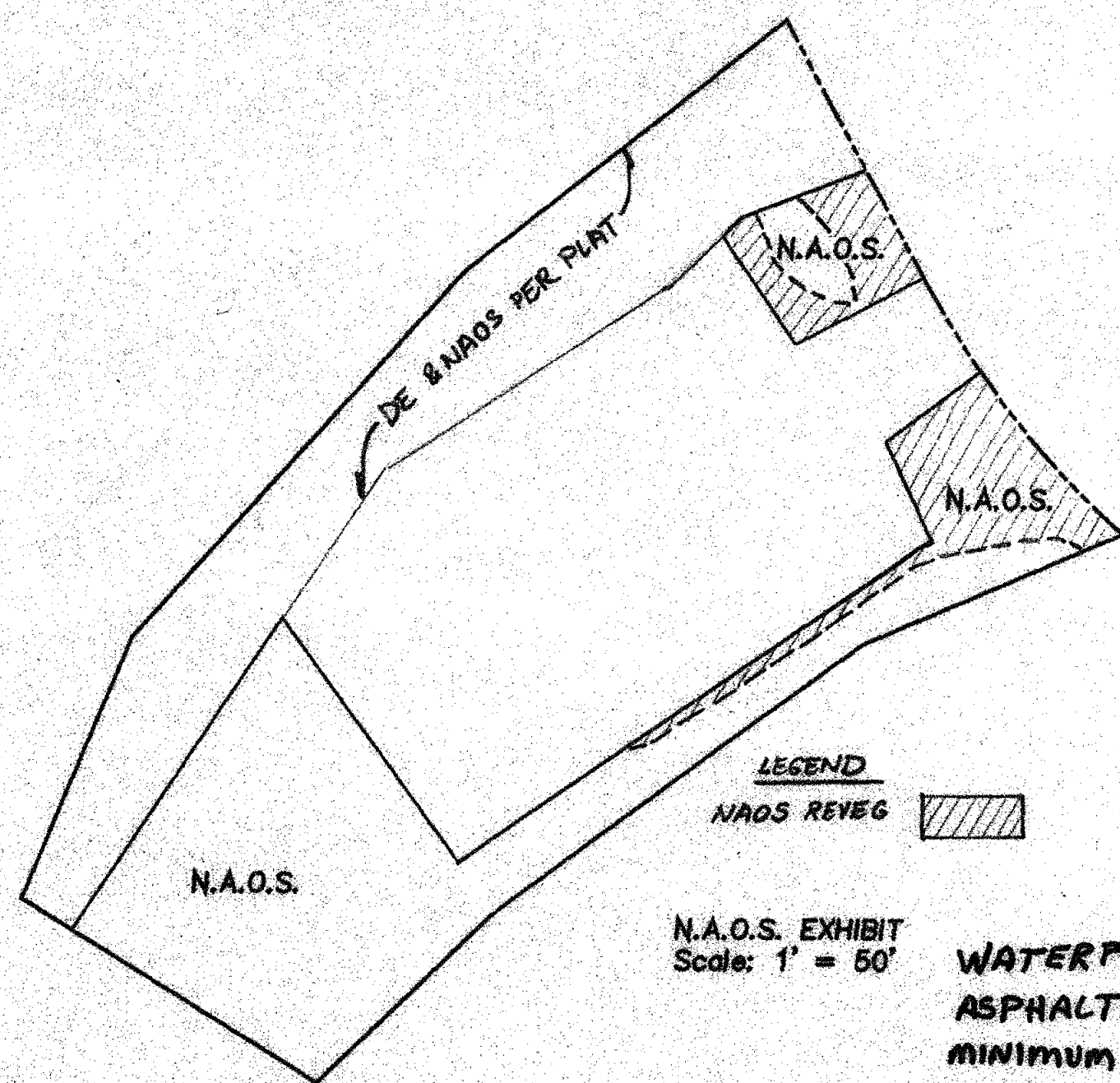
DRAWN BY: KR

JOB NUMBER 115016

FILE NAME 115016

766-03

ACCESS GRADES FROM 0 TO 12% FOR ONE SINGLE FAMILY RESIDENCE						
Drive Length	Drive Width	Drive Surface	Turn-a-round Required	Hose Lay	Sprinkler Requirements	
					Mod-13D	4 Head
Less than 200 feet	12	AW	No	Less than 200 feet	Yes	No



NAOS CALCULATIONS
 TOTAL NAOS REQUIRED 27,007 ft² (.62 AC x 43,560 ft²)
 REVEG PROVIDED (12%) = 3,780 ft² (UNDISTURBED NAOS 26,198 ft² = 88%)
 NAOS PROVIDED PER PLAT 12,408 ft²
 ADDITIONAL NAOS PROVIDED 17,490 ft²
 TOTAL NAOS PROVIDED 29,898 ft²

LEGEND
 NAOS REVEG [Hatched Pattern]

N.A.O.S. EXHIBIT
 Scale: 1" = 50'

WATERPROOF WALL WITH ASPHALTIC COATING OR EQUIVALENT TO A MINIMUM OF ONE FOOT ABOVE ADJACENT OUTSIDE GRADE

SEE ARCH PLANS FOR STEM WALL DETAILS STEMS TO BE MINIMUM OF 2 FT. BELOW ADJACENT FLOW LINE.

NOTE: STREET AND UTILITIES NOT COMPLETE AT TIME OF SURVEY

- CONSTRUCTION NOTES**
- Construct wall openings 10' o.c. (4" x 4") (inverts to be level with adjacent grade)
 - Grade to drain

- RETAINING WALL NOTES:**
 EXPOSED WALL HEIGHT IS 1 FT LESS THAN WALL HEIGHT SHOWN HERE.
- CONSTRUCT 3 FT RETAINING WALL PER DETAIL "3NL4-REV"
 - CONSTRUCT 4 FT RETAINING WALL PER DETAIL "4NL4"
 - CONSTRUCT 5 FT RETAINING WALL PER DETAIL "FNSNL4(2.0)"
 - CONSTRUCT 6 FT RETAINING WALL PER DETAIL "6NS4"

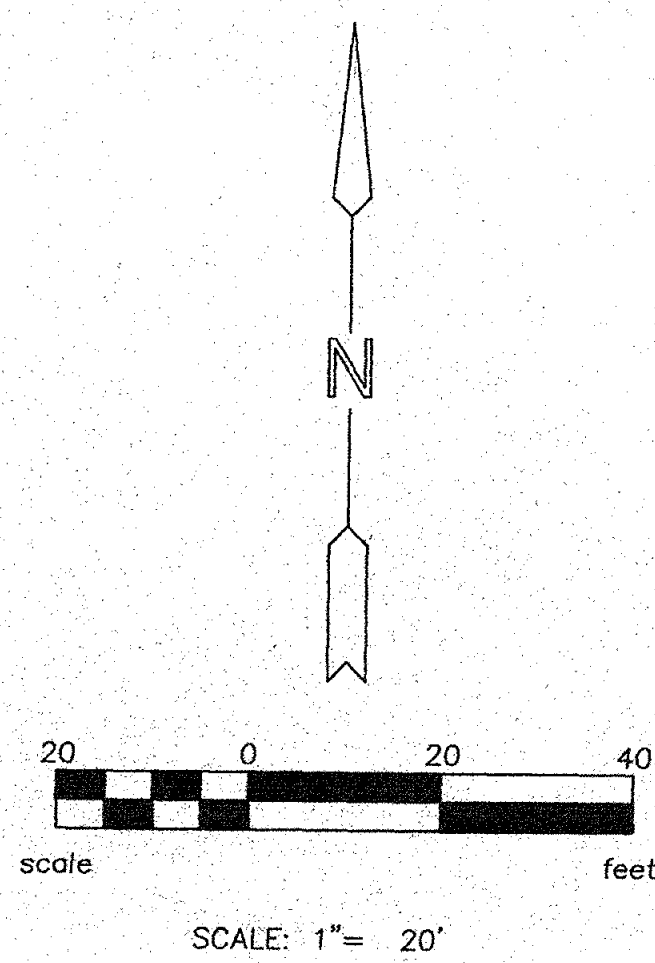
RESIDENTIAL SITE PLAN *Sheet 2 of 2*
APPROVED
 BY THE CITY OF SCOTTSDALE PROJECT REVIEW
 766-03
 CASE NUMBER
 11/26/03 DATE
 Demise Slaby PLANNING
 Xavier Castro ENGINEERING
 CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL

PINNACLE ENGINEERING, INC.
 872 EAST VISTA BONITA DRIVE
 SCOTTSDALE, ARIZONA 85255 • (480) 985-6015
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 EMAIL: support@pinnacleengineers.com

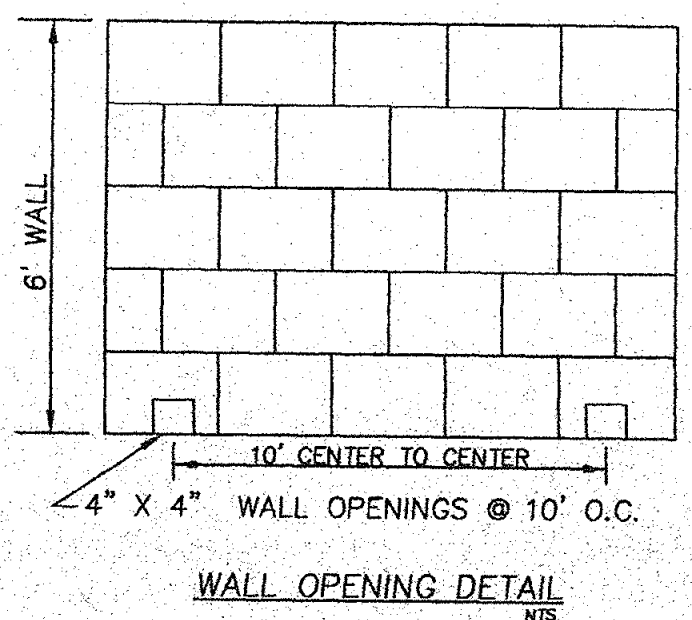
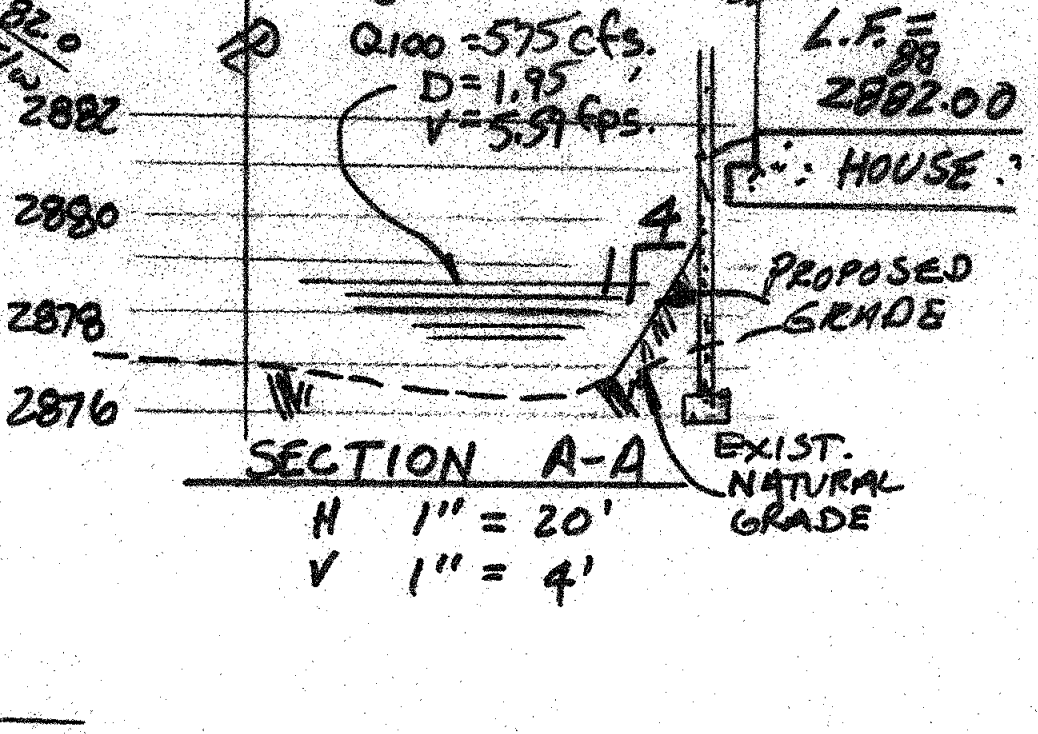
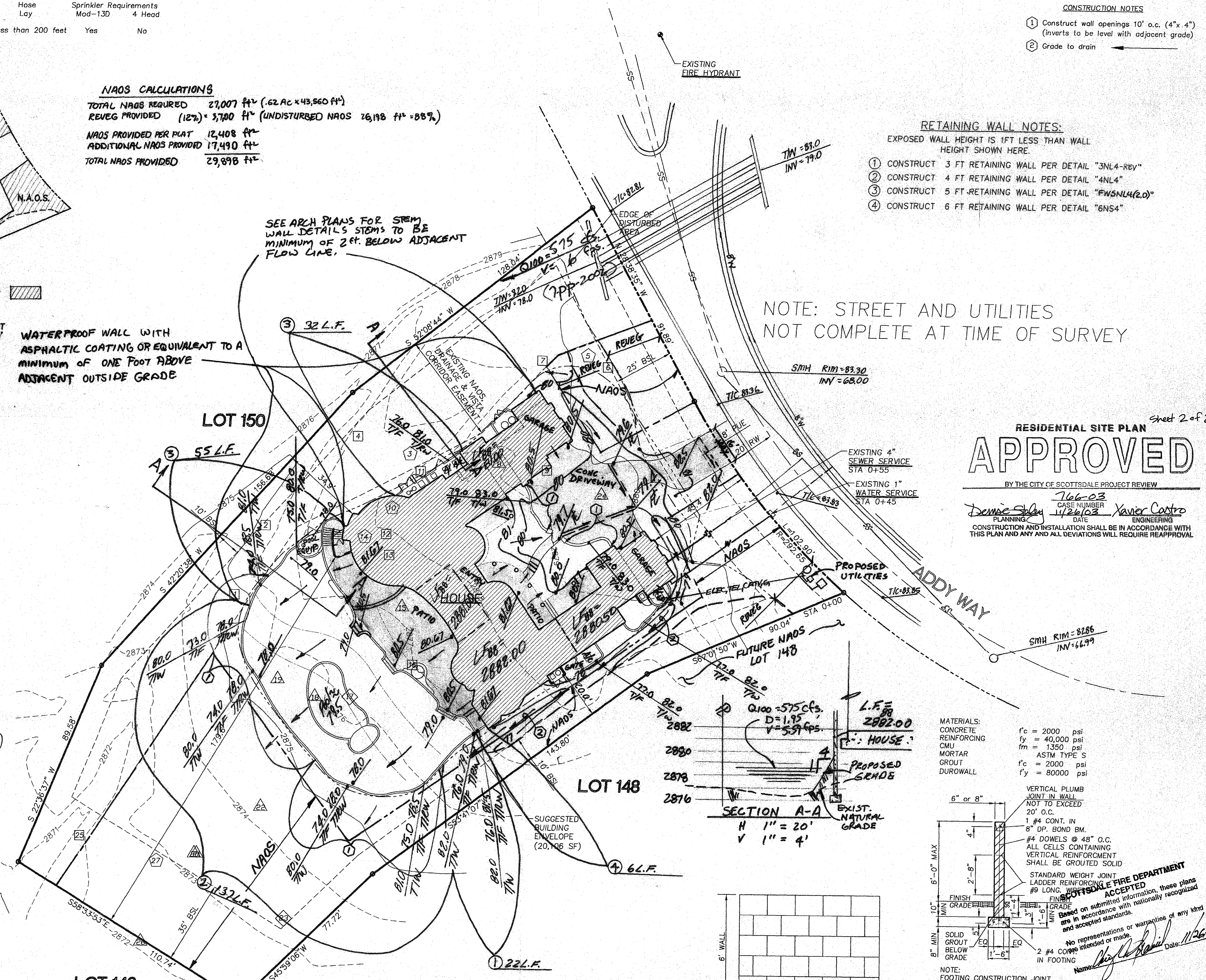
GRADING PLAN
 LOT 149 MIRABEL VILLAGE 7
 10763 EAST ADDY WAY
 SCOTTSDALE, ARIZONA

GRADING AND DRAINAGE ONLY

SHEET 2 OF 2
 DATE APR 2003
 FILE NAME 115016



Q100 = 575 cfs
 V = 6 fps
 (7-PP-2002)



MATERIALS:
 CONCRETE
 REINFORCING
 CMU
 MORTAR
 GROUT
 DUROWALL

$f_c = 2000$ psi
 $f_y = 40,000$ psi
 $f_m = 1350$ psi
 ASTM TYPE S
 $f_c = 2000$ psi
 $f_y = 80000$ psi

VERTICAL PLUMB JOINT IN WALL NOT TO EXCEED 20' O.C.
 1 #4 CONT. IN 8" DP. BOND BM.
 #4 DOWELS @ 48" O.C.
 ALL CELLS CONTAINING VERTICAL REINFORCEMENT SHALL BE GROUTED SOLID

STANDARD WEIGHT JOINT LADDER REINFORCING #9 LONG WIDENING ACCEPTED

Based on submitted information, these plans are in accordance with nationally recognized and accepted standards.

No representations or warranties of any kind are intended or made.

Name: *Mike L. Slaby* Date: 11/26/03

NOTE:
 FOOTING CONSTRUCTION JOINT NOT TO EXCEED 40' O.C. WITH 1/2" PREMOLDED ASPHALT BOARD WITH 2 - #3 X 16" DOWELS

6"-8" MASONRY WALL SECTION
 CITY OF SCOTTSDALE - MINIMUM STANDARD
 N.T.S.

766-03