

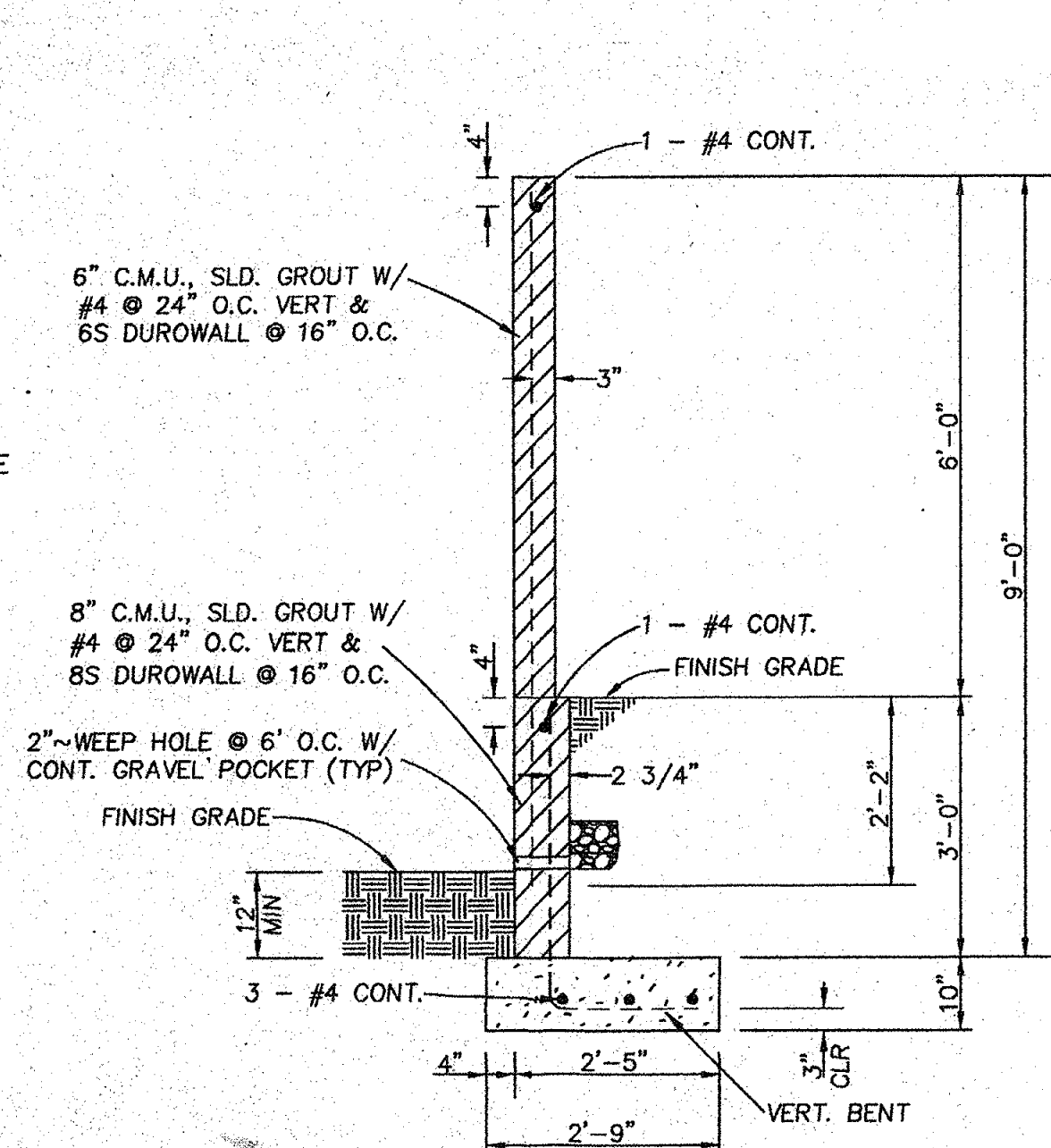
**LEGEND**

- 98.5  
(87.66) PROPOSED 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/WI 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

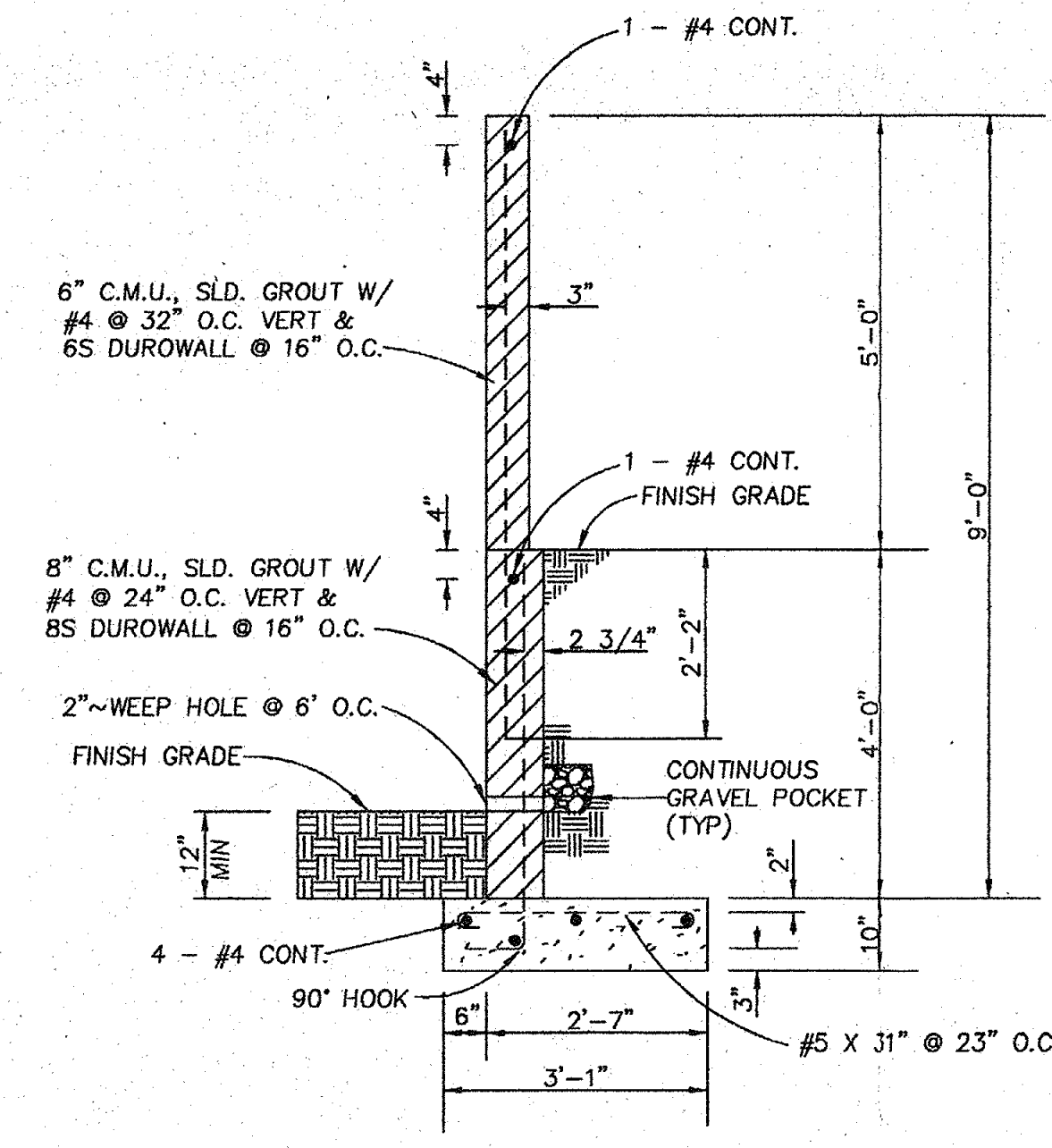
**FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

COMMUNITY NUMBER	PANEL NUMBER (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

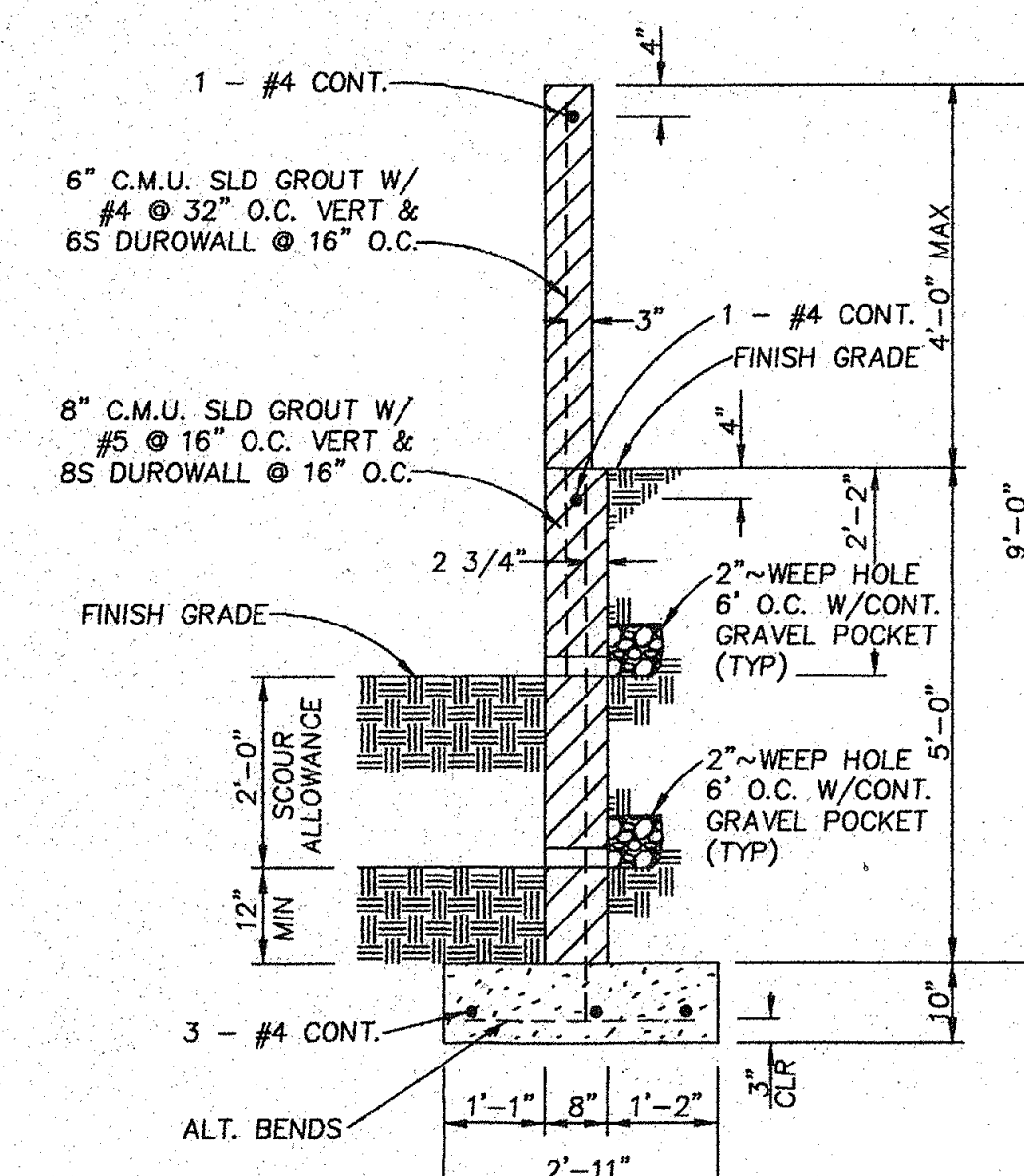
ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37 - 42 FLOODWAYS & FLOODPLAIN ORDINANCE.



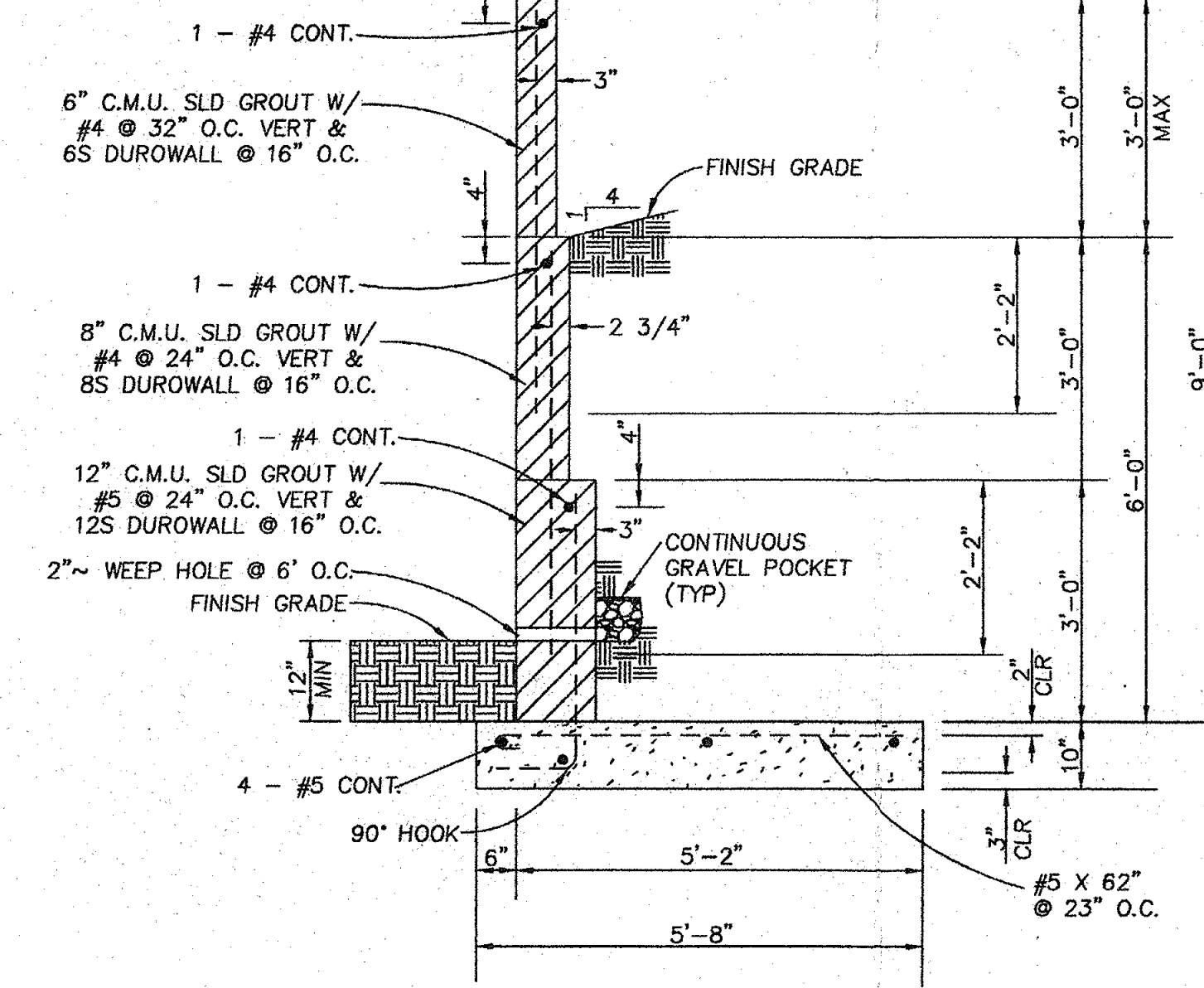
**DETAIL "3NL4 REV"**  
Scale: 1/2" = 1'-0"



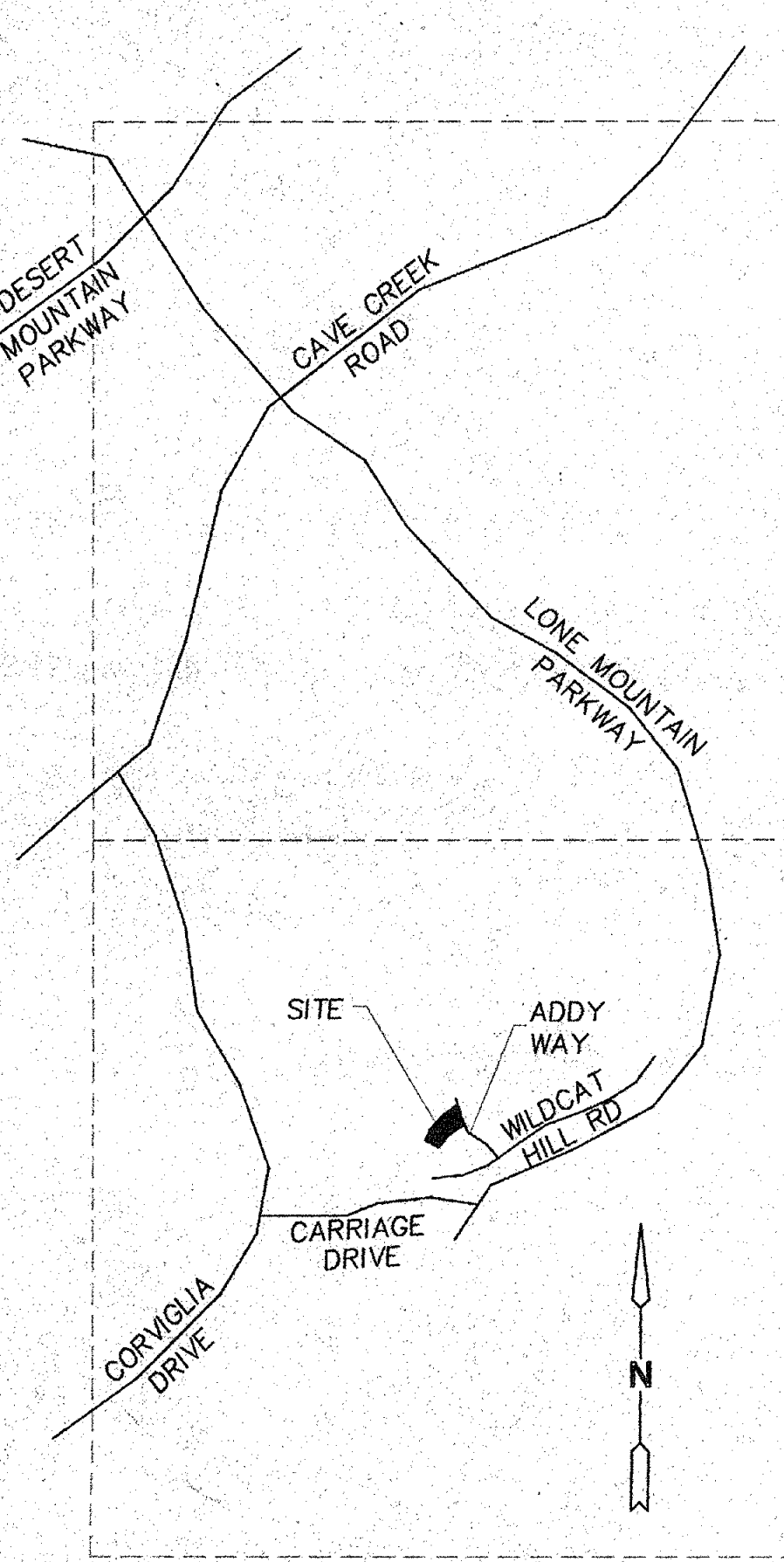
**DETAIL "4NL4"**  
Scale: 1/2" = 1'-0"



**DETAIL "FW5NL4(2.0)"**  
Scale: 1/2" = 1'-0"



**DETAIL "6NS4"**  
Scale: 1/2" = 1'-0"



**VICINITY MAP**  
NTS

**ESLO 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, untarnished 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 landscape 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 (G)(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.

**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 <sub>c</sub>	= 2000 psi
Conc. Masonry, Grade "N1" f <sub>m</sub>	= 1500 psi
Mortar, Type "S", f <sub>m</sub>	= 1800 psi
Grout, f <sub>g</sub>	= 3000 psi
Durawal	= A182
Reinforcing, A615-60, F <sub>y</sub>	= 60000 psi
Min. Lap for #4 bars is 24"	
Min. Lap for #5 bars is 30"	

**RETAINING WALL NOTES:**

- EXPOSED WALL HEIGHT IS 1FT LESS THAN WALL HEIGHT SHOWN HERE.
- ① CONSTRUCT 3 FT RETAINING WALL PER DETAIL "3NL4-REV"
- ② CONSTRUCT 4 FT RETAINING WALL PER DETAIL "4NL4"
- ③ CONSTRUCT 4 FT RETAINING WALL PER DETAIL "FW5NL4(2.0)"
- ④ CONSTRUCT 6 FT RETAINING WALL PER DETAIL "6NS4"

**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  
**NAOS PROVIDED 24,978 sq ft**

**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)  
**SITE DATUM = NAVD 88 - 1.54 = 2970.345**

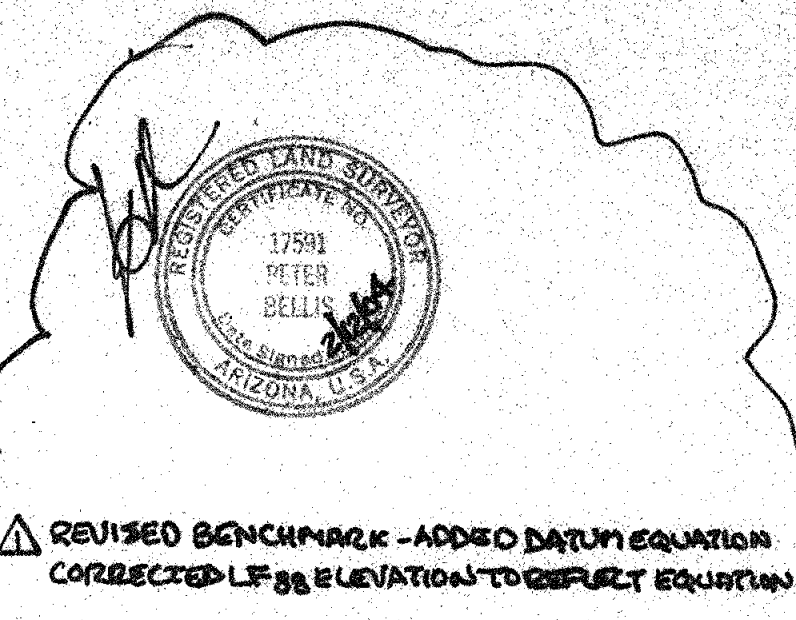
I hereby certify that all elevations represented on this plan are based on the elevation datum equation for the City of Scottsdale Benchmark provided above.

**ESL NOTES**

1. 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.
2. Non-indigenous plant materials are limited to enclosed areas and shall not exceed 20 feet in height.
3. Turf is limited to enclosed areas not visible offsite/lower elevations.
4. Reflective building materials are prohibited.
5. No 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.)
6. 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.)
7. The contractor shall verify the location of all utilities prior to construction.
8. All mechanical equipment to be screened a minimum of 1' above unit, and shall be compatible with the adjacent main building.
9. Pool shall be constructed with separate permit and secured from unwanted access.
10. The guest house shall never be offered for rent. Only guesthouses on lots >35,000 square feet may provide cooking facilities.
11. 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.
12. 5 percent minimum slope away from the building for a minimum of 10 feet unless otherwise noted.
13. 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.
14. All private water & sewer service lines to have a minimum of 1' horizontal separation per UPC Table 11-1. Private water line to be a minimum of 1" diameter; private sewer line to be a minimum of 4" diameter, unless otherwise noted.
15. All drainage structures: i.e. catch basins, culverts, channels or any other drainage related features will be maintained by the home owner.
16. All driveways shall conform to the Fire Department Guidelines of Emergency Vehicle Access.
17. 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.
18. 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 A<sub>0</sub>; for A<sub>0</sub> flood zones the mechanical pad elevation will be equal to the adjacent finished floor elevation, (UNLESS OTHERWISE NOTED).

**SITE PLAN APPROVED**

BY THE CITY OF SCOTTSDALE DEVELOPMENT QUALITY/COMPLIANCE  
 766-03-1  
 CASE NUMBER 2/24/04  
 PLANNING ENGINEERING  
 CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL.  
 APPROVED F.F. ELEVS ARE BASED ON C.O.S. 88 DATUM ONLY



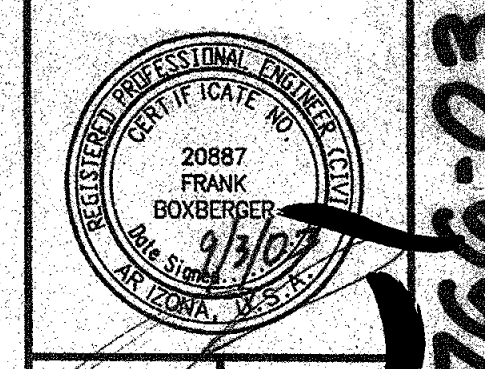
REVISED BENCHMARK - ADDED DATUM EQUATION  
 CORRECTED L.F. 88 ELEVATION TO CORRECT EQUATION.

**PINNACLE ENGINEERING, INC.**  
 8702 EAST VISTA BONITA DRIVE  
 SCOTTSDALE, ARIZONA 85258  
 (480) 582-0013  
 FAX (480) 582-1717

PERSONS: 15, 10/18/04  
 C.O.S. 88: 1.54, 10/18/04  
 PER. NAOS: 11/18/05 T.S.  
 Δ User Benchmark  
 = 1.54 + 1.99

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

89500  
 766-03



**SHEET 1 OF 2**  
**DATE APR 2 2004**  
 BD IN  
 GRADATION CHECKED BY:  
 CITY CHECKLIST:  
 DRAWN BY:  
 JOB NUMBER  
**115016**

