



Wash Modification Staff Approval

14-WM-2020

8110 E Saddle Horn Rd

APPLICATION INFORMATION

LOCATION:	8110 E Saddle Horn Rd	APPLICANT:	David Ross
PARCEL:	212-08-088	COMPANY:	Ross Design Group
Q.S.:	47-47	ADDRESS:	4342 N Civic Center Plz Scottsdale, AZ 85251
CODE VIOLATION #:		PHONE:	(602) 908-7405

Request: Request for modification of an existing wash associated to the future development of a lot with Single-Family Residential, Planned Residential District, Environmentally Sensitive Lands overlay (R1-43 PRD ESL) zoning located at 8110 E. Saddle Horn Road.

STIPULATIONS

- Final plans submitted shall be in conformance with the Grading & Drainage Plan and Drainage Report submitted by Summit Civil Group, with a date of 11/2/2020, subject to the following:
- With the final plans submittal, an updated Grading & Drainage Plan and Drainage Report shall be provided that includes/addresses the following:
 - While the design flow along the wash/proposed channel have been revised on the conceptual plans, this flow needs to be further refined/increased per the FLO-2D data; this should include applicable cells on the west side of subject lot.
 - Ensure no adverse impact to adjacent properties, including any impact from any increase in WSEL and flow velocities. The flow velocity at the downstream end of the graded channel shall not increase over the natural wash velocity. Mitigation measure(s) to control exit velocity may need to be implemented accordingly. Provide hydraulic analysis along the natural wash for proper comparison.
 - Backwater analysis, such as in using HEC-RAS, may be requested for final design.
- A re-vegetation plan shall be provided addressing the restoration of the new wash grading and the NAOS disturbance areas.
 - All plants utilized shall be selected from the ESLO plant list.
- Wash modification typically requires subgrade excavation; therefore, it is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter along with the following plan set(s) using the e-Services Planning Online Center for review:

Digital Plan submittals can be made using the City's e-Services at <https://eservices.scottsdaleaz.gov/bldgresources/plans> and should include one PDF copy of each of the required plans/documents identified below.

SINGLE-FAMILY: ☒ Submit the associated Single-family Residential plan submittal package as required for the overall scope of work proposed. <https://www.scottsdaleaz.gov/planning-development/plan-review/requirements>

Planning and Development Services

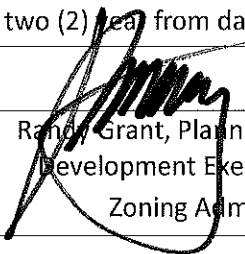
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Expiration of Wash Modification Approval

The approval of this application is subject to the criteria set forth in Section 6.1070.G.I of the Zoning Ordinance, which have been established to protect the public health, safety, welfare, and the City of Scottsdale.

This approval expires two (2) ~~year~~ from date of approval if a permit has not been issued.

Staff Signature: _____



Randy Grant, Planning and Economic
Development Executive Director/
Zoning Administrator

DATE: _____

11/19/20

Planning and Development Services

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ESLO Wash Modifications

Justification



This Justification is a Public Record

The Zoning Administrator may authorize a Wash Modification if ALL of the following criteria are met. Use the space provided to present your evidence that the requested exemption satisfies the modification requirements; please attach all supporting documentation.

1. Proposed modifications will result in an equal or enhanced quality of open space:

The 92 cfs (over 50 cfs) coming onto this site is largely sheet flow and not fully contained in a singular wash.

2. Modifications will include restoration of the watercourse with vegetation of the same type and density removed:

The sheet flow area (not concentrated flow) covers most of the proposed building envelope of this lot.

3. Is the wash being redirected or modified? ☐ No ☒ Yes

If yes, the wash must enter and exit the site at the historic locations, and the result of the modifications shall not impact drainage considerations for adjacent properties:

The 100 year 24 hr storm water flows needs to be accepted and released in the historical locations, direction, and manner as historical, but be temporarily containing with a channel toward the westerly boundary as to create a viable building envelope area.

4. Is the wash being diverted into a structural solution (e.g. underground pipe)? ☒ No ☐ Yes

If yes, the change must not impact the drainage conditions on adjacent properties and shall not reduce the integrity of any upstream or downstream corridor as meaningful open space:

There is no significant vegetation in this area due to the fact that is not a historical defined wash.

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Development Application



Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input checked="" type="checkbox"/> Wash Modification (WM)	Other:
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: 8110 E SADDLE HORN ROAD

Property's Address: 8110 E SADDLE HORN RD, SCOTTSDALE, AZ 85255

Property's Current Zoning District Designation: R1-43

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: <u>JUSTIN SAVAYA</u>	Agent/Applicant: <u>DAVID ROSS</u>
Company: <u>EXTREME BUILDERS LLC</u>	Company: <u>ROSS DESIGN GROUP, LLC</u>
Address: <u>8110 E. SADDLE HORN RD, SCOTTSDALE, AZ</u>	Address: <u>4342 N. CIVIC CENTER PLAZA, SCOTTSDALE, AZ 85251</u>
Phone: <u>480-710-1677</u> Fax:	Phone: <u>602-908-7405</u> Fax: <u>480-429-0107</u>
E-mail: <u>J-SAVAYA@YAHOO.COM</u>	E-mail: <u>DAVID@ROSSDESIGN.BIZ</u>
Designer:	Engineer: <u>FRANK BOXBERGER</u>
Company:	Company: <u>SUMMIT CIVIL GROUP</u>
Address:	Address: <u>8707 E. VILLA BONITA DR. SCOTTSDALE, AZ, 85255</u>
Phone: Fax:	Phone: <u>602-725-0372</u> Fax:
E-mail:	E-mail: <u>FRANK@JCGAZ.COM</u>

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

☒ **Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

☐ **Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

[Signature]
Owner Signature

[Signature]
Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

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Development Application

Review Methodologies



Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

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Development Application

Arizona Revised Statutes Notice



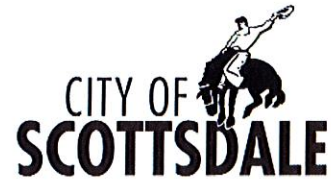
§9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

Planning and Development Services

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Affidavit of Authority to Act as the Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: 8110 E SADDLE HORN RD, SCOTTSDALE, AZ 85255
- b. County Tax Assessor's Parcel Number: 212-00-088
- c. General Location: SCOTTSDALE
- d. Parcel Size: 38,706 SF
- e. Legal Description: 78, HAPPY VALLEY RANCH LOT 1-115 & TR A (SEE CIVIL PLANS)
(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)

JUSTIN JAVAYO

Date

9-18, 2020

Signature

[Signature]

_____, 20_____
_____, 20_____
_____, 20_____

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Appeals of Dedication, Exactions, or Zoning Regulations



Rights of Property Owner

In addition to the other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication of exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) when an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violations of Arizona and federal court decision.

Appeal Procedure

The appeal must be in writing and specify the City action appealed and the date final action was taken, and must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken

- No fee will be charged for filing
- The city Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply
- Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- The City will submit a takings impact report to the hearing officer.
- In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication of exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- The hearing officer must render his decision within five working days after the appeal is heard.
- The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial *nevo* with the Superior Court within 30 days of the hearing officer's decision.

For questions, you may contact:

City's Attorney's Office
3939 Drinkwater Blvd.
Scottsdale, AZ 85251
480-312-2405

Address your appeal to:

Hearing Officer, C/O City Clerk
3939 Drinkwater Blvd
Scottsdale, AZ 85251

Please be aware that City Staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

Planning and Development Services

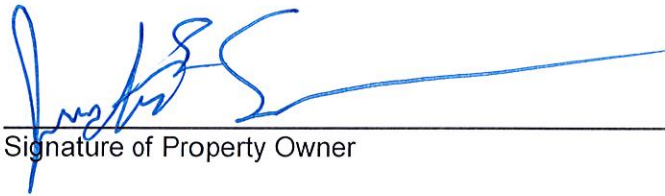
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**Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications**

I hereby certify that I am the owner of property located at:

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.



Signature of Property Owner

9-18-2020

Date

Request for Site Visits and/or Inspections

Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 682 -PA- 2020

Project Name: 8110 E SADDLE HORN RD

Project Address: 8110 E SADDLE HORN RD, SCOTTSDALE, AZ 85255

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: JUSTIN SAVAYA

Print Name

Signature

City Use Only:

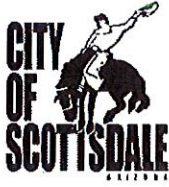
Submittal Date: _____ Case number: _____

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Rev. 02/02/2015

14-WM-2020
9/24/2020



Current Planning Services
Long Range Planning Services

NOTICE OF INSPECTION RIGHTS
A.R.S. § 9-833

You have the right to:

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
 - Receive copies of any documents taken during the inspection.
 - Receive a split of any samples taken during the inspection.
 - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, JEFF BARNES
at the following number 480-312-2376.

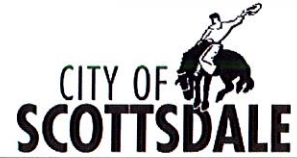
Signature: [Signature] Date: 9-18-2020

Printed Name: JUSTIN SAVAYA

☐ Check box if signature refused

Copy of Bill of Rights left at: _____

Section 404 Certification Form



Before the City issues development permits for a project, the developer's Engineer or the property owner must certify that it complies with or is exempt from Section 404 of the Clean Water Act of the United States. Section 404 regulates the discharge of dredged or fill material into a wetland, lake (including dry lakes), river, stream (including intermittent streams, ephemeral washes and arroyos) or other waters of the United States.

Prior to submittal of improvement plans to Project Review, this form must be completed (and submitted with the improvement plans) as evidence of compliance.

Certification of Section 404 Permit Status:

Owner's Name: JUSTIN SAVAYA Phone No.: 480-710-1677
Project Name/Description: 8110 EAST SADDLE HORN ROAD Case No.: _____
Project Location/Address: 8110 EAST SADDLE HORN ROAD, SCOTTSDALE, AZ, 85255

A registered Engineer or the property owner must check the applicable condition and certify by signing below that:

1. **Section 404 does apply to the project because there will be a discharge of dredged or fill material to waters of the U.S., and:**

☐ A Section 404 Permit has already been obtained for this project.

or

☐ This project qualifies for a "Nationwide Permit," and this project will meet all terms and conditions of the applicable nationwide permit.


2. **Section 404 does not apply to the project because:**

☐ No watercourse waters of the U.S. exist on the property.

☐ No jurisdictional waters of the U.S. exist on property. Attached is a copy of the COE's Jurisdictional Determination.

☐ Watercourses or other waters of the U.S. do exist on the property, but the project will not involve the discharge of dredged or fill material into any of these waters.

I certify that the above statement is true.



Engineer's Signature and Seal, or Owner's Signature

9-18-2020

Date

Title/ Company

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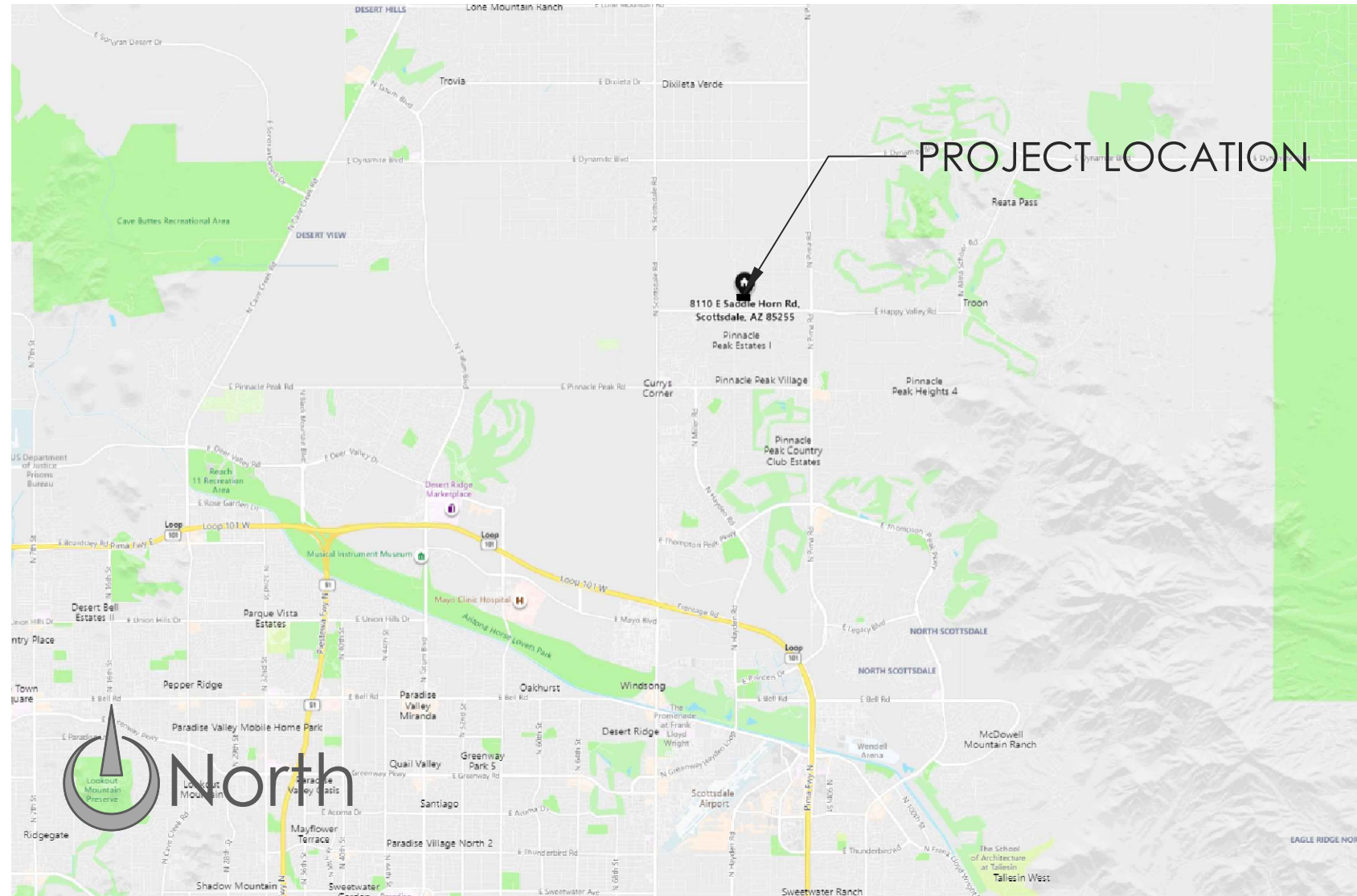
New Single-Family Residence

8110 East Saddle Horn Road
SCOTTSDALE ARIZONA 85225

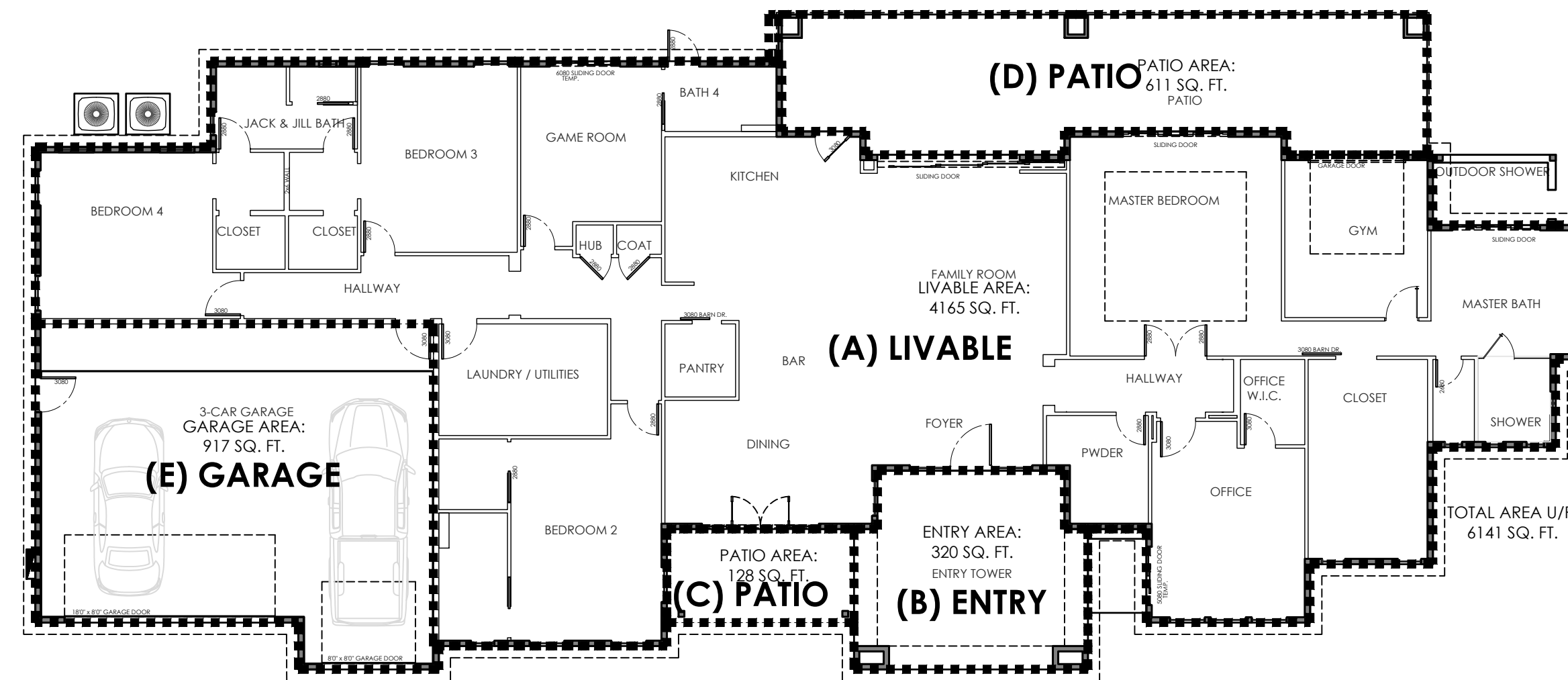
CONSTRUCTION DOCUMENTS



VICINITY MAP







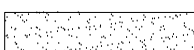
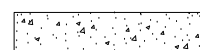


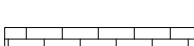



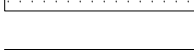


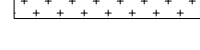
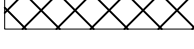

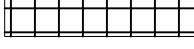
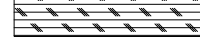
FOOTPRINT



ABBREVIATIONS:

[illegible]

MATERIAL LEGEND

	ASPHALT SHINGLES		FRAMING TYPE1
	SPANISH ROOF TILE STUCCO FINISH		FRAMING TYPE2
	EXISTING BRICK		CONCRETE
	NEW BRICK		ABC FILL
	FOAM ROOFING		EARTH
	SIDING		STONE
	TILE TYPE 1		STONE
	TILE TYPE 2		STEEL
	GLAZING		PLYWOOD
	FROSTED GLAZING		CONCRETE

SYMBOL LEGEND

DOOR

DOOR MARK #

WINDOW MARK #

SECTION INDICATOR

KEYNOTE CALLOUT

INTERIOR ELEVATION

DETAIL MARK

DETAIL MARK

SHEAR MARK CALLOUT

ELEVATION DATUM

NORTH ARROW

PROJECT DESCRIPTION

NEW GROUND-UP CONSTRUCTION SINGLE-FAMILY RESIDENCE. STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK TO BE INCLUDED IN THE SCOPE. CIVIL REQUIRED FOR NAOS, GRADING & DRAINAGE PLANS.

READ ALL SHEETS PRIOR TO CONSTRUCTION, ALL CONSTRUCTION MUST
ADHERE TO CITY APPROVED CONSTRUCTION DOCUMENTS.

DEFERRED SUBMITTALS

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION. DEFERRED SUBMITTALS ARE LISTED BELOW:

1. TRUSSES

PROJECT INFORMATION

APN :	212-08-088
Owner Information	
Owner Name:	SAYVIA JUSTIN
Property Address:	8110 E SADDLE HORN RD SCOTTSDALE 85255
Mailing Address:	14385 N 99TH ST SCOTTSDALE AZ 85260
Property Information	
Lot/Li Long:	3.3715538, -111.905572
S/T/R:	1 4N 4E
Jurisdiction:	SCOTTSDALE
Zoning:	R1-43
PUC:	0011
Lot Size (sq ft):	38,706
MGR #:	193-39
Subdivision:	HAPPY VALLEY RANCH
Lot #:	78

AREA CALCULATIONS

EXISTING/DEMO	0 SQ.FT.
(A) LIVABLE	4,165 SQ.FT.
(B) ENTRY	320 SQ.FT.
(C) FRONT PATIO	128 SQ.FT.
(D) REAR PATIO	611 SQ.FT.
(E) GARAGE	917 SQ.FT.
TOTAL AREA:	6,141 SQ.FT.
LOT COVERAGE ALLOWED:	35%
LOT COVERAGE PROVIDED:	< 16%

BUILDING CODES

INTERNATIONAL RESIDENTIAL CODE (IRC) - 2018
INTERNATIONAL BUILDING CODE (IBC) - 2018* For use as referenced
NATIONAL ELECTRIC CODE (NEC) - 2017
INTERNATIONAL PLUMBING CODE (IPC) - 2018
INTERNATIONAL MECHANICAL CODE (IMC) - 2018
INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - 2018
INTERNATIONAL FIRE CODE (IFC) - 2012
INTERNATIONAL EXISTING BUILDING CODE (IEBC) - 2018

ZONING ORDINANCE - CURRENT

ENERGY EFFICIENCY

INSULATION REQUIREMENTS
TABLE N1102.1.2, CHAPTER 11, 2018 IRC

CLIMATE ZONE	2
INSULATION LOCATION	MINIMUM VALUE
CEILINGS	R-38
WALLS	R-13
SLAB PERIMETER	R-0
PENETRATION REQUIREMENTS	MAXIMUM VALUE
MAX. U-FACTOR	0.40
MAX. SHGC	0.25

The Roof and Ceiling assembly shall have R38 insulation minimum

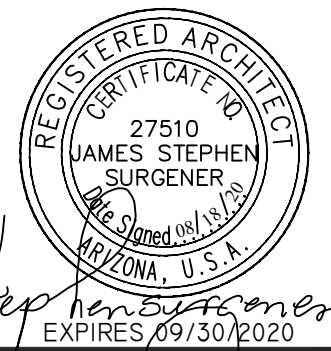
All exterior windows shall be dual pane glass.
All exterior doors shall be solid core wood, foam filled fiberglass or metal doors (Arizona Revised Statutes ARS 28-848I (J))

SHEET INDEX:

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NEW SINGLE-FAMILY RESIDENCE

DESIGN REVIEW



8/14/2020
AS SHOWN
JUAN ARMENTA
DAVID ROSS

OVER SHEET

GENERAL NOTES and SPECIFICATIONS

DIVISION 1: GENERAL REQUIREMENTS

- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE BUILDING CODES AND TO ALL REQUIREMENTS AND REGULATIONS OF THE CITY, COUNTY, STATE OR OTHER GOVERNING AGENCY HAVING JURISDICTION.
- ALL WORKMANSHIP AND MATERIAL SHALL BE FULLY GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. SUBMIT ALL WARRANTIES, INSTRUCTIONS, OPERATION MANUALS ETC., TO THE OWNER BEFORE FINAL PAYMENT.
- ALL PRODUCTS LISTED BY I.C.B.O./N.E.R. NUMBER SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.
- CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION AND / OR ERECTION. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH THE APPROPRIATE TRADES. DRAWINGS, SHOP DRAWINGS, AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.

- CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ARMENTA DRAFTING & DESIGN MUST BE NOTIFIED IN WRITING OF ANY VARIATIONS AND DISCREPANCIES FOR RESOLUTION PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT FINAL UNTIL SIGNED AND APPROVED BY THE APPROPRIATE GOVERNING BUILDING DEPARTMENT. UNDER NO CIRCUMSTANCES SHALL DRAWINGS BE USED WHICH ARE STAMPED "PRELIMINARY, NOT FOR CONSTRUCTION" OR NOT APPROVED BY THE APPROPRIATE GOVERNING BUILDING DEPARTMENT. USE OF SUCH DRAWINGS WILL PLACE FULL AND COMPLETE LEGAL LIABILITY FOR THE ENTIRE JOB ON THE CONTRACTOR SOLELY. IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO VERIFY THAT ALL TRADES ARE SUPPLIED w/ PROPERLY APPROVED CONSTRUCTION DOCUMENTS FOR ALL CONSTRUCTION RELATED PURPOSES. TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON THE PLANS, BUT APPLY TO THE PROJECT AS A WHOLE, UNLESS NOTED OTHERWISE.
- A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER SO IT IS REASONABLY VISIBLE TO ENABLE EMERGENCY VEHICLES TO LOCATE THE RESIDENCE. REFER TO EXTERIOR ELEVATIONS FOR POSSIBLE SPECIFIC LOCATION

- SUBSTITUTIONS, AS MAY BE APPROVED BY THE BUILDING OFFICIAL, TO MATERIALS, ASSEMBLIES, AND / OR COMPONENTS SHALL MEET THE DESIGN AND PERFORMANCE REQUIREMENTS FOR THE CONSTRUCTION AS ORIGINALLY INTENDED IN THESE SPECIFICATIONS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SPECIFICATIONS FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONTRACTOR WILL WORK WITHIN THE GUIDELINES AND STANDARDS SET BY OSHA.
- ALL CONSTRUCTION TRASH AND DEBRIS SHALL BE CLEANED FROM THE SITE AND DISPOSED OF AT THE END OF EACH WORKING DAY.

DIVISION 2: SITE WORK

- ALL SITE WORK SHALL BE SUBMITTED AND COMPLETED UNDER SEPARATE PERMIT.
 - REFER TO GRADING AND DRAINAGE PLANS.
- FINISH FLOOR SHALL BE MIN. 6" ABOVE FINISH GRADE. TOP OF EXTERIOR FOUNDATION SHALL BE 12" PLUS 2% ABOVE THE ELEVATION OF THE STREET GUTTER
- PROVIDE AND INSTALL TERMITE TREATMENT IN ALL AREAS TO RECEIVE NEW CONCRETE SLABS. PROPERLY PRE-TREAT AND POISON SOILS TO PROVIDE A CHEMICAL BARRIER FOR THE PURPOSE OF PROTECTING THE BUILDING STRUCTURE AND ITS CONTENTS AGAINST ATTACK BY SUBTERRANEAN TERMITES. ALL PESTICIDE TREATMENTS SHALL BE APPLIED BY A LICENSED CONTRACTOR AND PERFORMED IN STRICT ACCORDANCE WITH ARIZONA STATE STRUCTURAL PEST CONTROL COMMISSION REQUIREMENTS (IF APPLICABLE) AND LOCAL GOVERNMENT STIPULATIONS.

DIVISION 3: CONCRETE

- COMPLY WITH IRC CHAPTER 4 FOUNDATION - REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS.
- CONCRETE - REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATION.
- WALKS - 6'-0" O.C. MAXIMUM; PATIOS - 8'-0" X 12'-0" MAXIMUM UNINTERRUPTED SLAB; DRIVES - 8'-0" X 12'-0" MAXIMUM UNINTERRUPTED SLAB
- SLOPE OF LANDING AT DOORS AND PATIOS SHALL BE A MINIMUM OF 1/8" PER FOOT AND A MAXIMUM OF 1/4" PER FOOT.
- EXPOSED SLABS SHALL HAVE SMOOTH, DENSE STEEL TROWEL FINISH, FREE OF TOOL MARKS OR CHATTER MARKS. CURE ALL INTERIOR CONCRETE FLOORS BY COVERING THE SURFACE IMMEDIATELY AFTER FINISH TROWELLING WITH A PLASTIC POLYETHYLENE SHEET FILM, OR BY USE OF A CURING COMPOUND, AT THE CONTRACTORS OPTION, TO PRODUCE A SLOW, CAREFUL, CURING TO PREVENT CRACKING OR SURFACE CHECKING. SIDEWALKS SHALL HAVE SALT FINISH SEALER AT ALL CONCRETE SURFACES. ALL SURFACES SHALL BE LEVEL AND NOT VARY MORE THAN 1/4" FORM A TEN FOOT STRAIGHTEDGE. PREPARE ALL CONCRETE WALL SURFACES FOR PAINT ON A RUBBED SURFACE WITH A UNIFORM FINISH AND TEXTURE.

DIVISION 4: MASONRY

- COMPLY WITH IBC CHAPTER 21. REFER TO STRUCTURAL NOTES AND SPECIFICATIONS.
- VENER: COMPLY WITH IBC CHAPTER 14.
- REINFORCING STEEL: COMPLY WITH IBC CHAPTER 19 FOR REINFORCED CONCRETE, CHAPTER 21 FOR REINFORCED MASONRY AND TO STRUCTURAL NOTES AND SPECIFICATIONS.
- GLASS MASONRY:
 - COMPLY WITH IRC SECTION R610 AND MANUFACTURER SPECIFICATIONS. REFER TO STRUCTURAL DRAWINGS FOR LATERAL SUPPORT.
 - BLOCK: 8" x 8" AS MANUFACTURED BY PITTSBURGH CORNING OR EQUAL 3" THICK MINIMUM. REINFORCEMENT: 2" x 8" LADDER TYPE 9 GA GALVANIZED WIRE. LAP LONGITUDINAL WIRES MINIMUM 6" FOR ANY JOINT REINFORCEMENT SPLICES.
 - PANEL ANCHORS: 20 GA GI PERFORATED STEEL STRIPS, 24" LONG x 1-3/4" WIDE.
 - GLASS BLOCK PANELS SHALL HAVE A MINIMUM 3" THICKNESS AT THE MORTAR JOINT.
 - MORTARED SURFACES OF BLOCKS SHALL BE TREATED FOR MORTAR BONDING.
 - GLASS BLOCK SHALL BE LAID IN TYPE S OR TYPE N MORTAR. MORTAR SHALL HAVE 750 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH. BOTH VERTICAL AND HORIZONTAL JOINTS SHALL BE AT LEAST 1/4" AND NOT MORE THAN 3/8" THICK AND SHALL BE COMPLETELY FILLED.
 - GLASS BLOCK PANELS SHALL HAVE JOINT REINFORCEMENT SPACED NOT MORE THAN 16" ON CENTER AND LOCATED IN THE MORTAR BED JOINT EXTENDING THE ENTIRE LENGTH OF THE PANEL. THE REINFORCEMENT SHALL ALSO BE PLACED IN THE JOINTS IMMEDIATELY BELOW AND ABOVE ANY OPENINGS IN THE PANEL. JOINT REINFORCEMENT SHALL BE GALVANIZED. (IRC SECTION R610.9)
 - EXTERIOR GLASS BLOCK PANELS SHALL BE PROVIDED WITH MINIMUM 3/8" EXPANSION JOINTS AT THE SIDES AND TOP.
 - EXPANSION JOINTS SHALL BE ENTIRELY FREE OF MORTAR AND SHALL BE FILLED WITH RESILIENT MATERIAL.
 - GLASS BLOCK PANELS SHALL NOT BE USED AS LOAD BEARING MEMBERS.

- CONCRETE BLOCK: REFER TO STRUCTURAL NOTES.
- MORTAR: REFER TO STRUCTURAL NOTES.
- GROUT: REFER TO STRUCTURAL NOTES

DIVISION 5: METALS

COMPLY WITH IRC CHAPTER 4 FOR REINFORCED CONCRETE AND FOR REINFORCED MASONRY.

- REINFORCING STEEL: REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATION.
- STRUCTURAL STEEL: REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATION.
- STEEL: NEW MATERIAL ONLY.
- STRUCTURAL SHAPES: ASTM A36 OR AS PER STRUCTURAL SPECIFICATION.
- PIPE: ASTM A53 OR AS PER STRUCTURAL SPECIFICATION.
- TUBE: ASTM A500, GRADE B OR AS PER STRUCTURAL SPECIFICATION.

- WELDING: SHIELDED ARC PROCESS BY WELDER QUALIFIED PER QUALIFICATIONS PROCEDURES OF THE AMERICAN WELDING SOCIETY.

DIVISION 6: WOOD AND PLASTICS

- DIMENSION LUMBER: COMPLY WITH IBC CHAPTER 23. LUMBER: SPRUCE-PINE-FIR NO 2 GRADE WITH ALLOWABLE STRESSES FOR AMERICAN FOREST PRODUCTS, INC. SUBSTITUTE SPECIES SHALL HAVE EQUIVALENT DESIGN VALUES. ALL LUMBER SHALL BEAR THE STAMP OF AN APPROVED GRADING AGENCY. WOOD CONTACTING CONCRETE OF MASONRY: DOUGLAS FIR PRESSURE TREATED. EXPOSED FRAMING: NO. 1/APPEARANCE.
- ROOF AND FLOOR TRUSSES SHALL CONFORM TO CURRENT IRC / IBC STANDARDS AND SHALL BE MANUFACTURED BY AN ARIZONA APPROVED FABRICATOR. IT SHALL BE THE RESPONSIBILITY OF THE FABRICATOR OF THE STRUCTURAL UNITS TO DESIGN THE UNITS AND TO SUBMIT STRUCTURAL CALCULATIONS FOR APPROVAL. STRUCTURAL CALCULATIONS SHALL BEAR THE SEAL OF AN ENGINEER HOLDING CURRENT REGISTRATION IN THE STATE OF ARIZONA.
- PREFABRICATED WOOD TRUSSES - REFER TO STRUCTURAL NOTES. GLUE LAMINATED BEAMS (GLB). PLYWOOD - REFER TO STRUCTURAL NOTES.
- FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE PRESERVATIVELY TREATED WOOD ARE TO BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4 PER IRC SECTION R319.1.1
- FIREBLOCKING: FIREBLOCKS MAY BE OF NOMINAL 2x4 LUMBER, GYPSUM BOARD, CEMENT FIBERBOARD, MINERAL OR GLASS FIBER BATTS OR BLANKETS, OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO REMAIN SECURELY RETAINED IN PLACE.
 - PROVIDE AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS AND AT MAXIMUM 10' 0" FT INTERVALS BOTH VERTICALLY AND HORIZONTAL
 - PROVIDE AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROPPED CEILINGS AND COVE CEILINGS.
 - PROVIDE IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 - PROVIDE IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR THE FIRE AT CEILING & FLOOR LEVELS, USE NON-COMBUSTIBLE MATERIALS.
 - PROVIDE AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT FIREPLACES.
 - WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL SHALL HAVE FIREBLOCKS OF MINERAL FIBER OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIAL.
 - THE INTEGRITY OF ALL FIREBLOCKING AND DRAFT STOPS SHALL BE MAINTAINED
 - FIREBLOCK THE INTERSECTION OF VERTICAL COLUMN & HORIZONTAL WALL/ROOF SPACE WITH 1/2" GYP BD.
 - PROVIDE FIREBLOCKING NOT TO EXCEED 10' HORIZONTALLY AND VERTICALLY. FIREBLOCK AT ALL DROPPED CEILINGS AND SOFFITS.

- PROVIDE SOLID BLOCKING AT TOILET PAPER HOLDER, TOWEL BAR LOCATIONS, AND ALL OTHER WALL MOUNTED FIXTURES AND CABINETRY.
- PROVIDE 22" x 30" ATTIC ACCESS WHERE LOCATED ON PLANS. CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION. PROVIDE 30" X 30" ACCESS INTO ATTIC SPACES WHERE LARGEST COMPONENT OF AIR-HANDLER WILL NOT FIT THROUGH A 22" X 30" OPENING.
- ROUGH CARPENTRY. ROUGH LUMBER AND WOOD MATERIALS:
 - LUMBER SHALL CONFORM TO SIZES AND GRADES AS RECOMMENDED BY THE WESTERN WOOD PRODUCTS ASSOCIATION, STANDARD GRADING AND DRESSING REGULATIONS, WITH EACH PIECE STAMPED AS SPECIFIED IN THESE REGULATIONS.
 - SOFT WOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PSI-66 FOR SOFTWOOD PLYWOOD. EACH PANEL SHALL BE IDENTIFIED WITH THE APA GRADE - TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
 - MOISTURE CONTENT SHALL NOT EXCEED 19% AVERAGE MOISTURE FOR ALL FRAMING LUMBER AS DELIVERED.
 - PLYWOOD GRADE SHALL BE 32/16 CDX MINIMUM. REFER TO GENERAL STRUCTURAL SPECIFICATIONS FOR ADDITIONAL INFORMATION
 - FURRING, STRIPPING, ETC. SHALL BE STANDARD GRADE DOUGLAS FIR-LARCH, REFER TO GENERAL STRUCTURAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.

- FRAMING CONSTRUCT ALL FRAMING PLUMB, TRUE, AND RIGID, READY TO RECEIVE FINISH MATERIALS.
 - INSTALL A SUFFICIENT NUMBER OF FASTENINGS, OF A SIZE AND TYPE APPROPRIATE TO THE MATERIALS TO BE JOINED, TO PROVIDE RIGID, SECURE JOINTS AND ANCHORAGE. THE USE OF POWER ACTUATED FASTENINGS SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, TAKING ALL SAFETY PRECAUTIONS AS RECOMMENDED and/or REQUIRED BY THE GOVERNING OFFICIAL.
 - ALL WALL AND PARTITION FRAMING SHALL BE STUDS SIZED AND TO EVEN AND CONSISTENT DIMENSIONS FOR A TRUE AND FINISHED SURFACE, UNLESS OTHERWISE NOTED. ALL STUDS SHALL BE SPACED AT 16" ON CENTERS. NAILING OF FRAMING MEMBERS SHALL BE DONE WITH SMOOTH BOX NAILS OF SIZES AS SHOWN IN THE SCHEDULE. ALL TOP PLATES SHALL BE DOUBLED. REFER TO STRUCTURAL PLANS AND DRAWINGS FOR SPLICE NAILING AND REINFORCEMENT.
 - ALL WORK SHALL HAVE TRULY CUT AND CLOSELY FITTED JOINTS, FIRMLY SECURED IN PLACE WITH NAILS, SCREWS OR BOLTS, AS INDICATED ON THE PLANS AND DRAWINGS, AND IN ACCORDANCE WITH REQUIRED GOOD PRACTICE. CUTS IN FIBERGLASS MATERIALS TO ADMIT OTHER MATERIALS SHALL BE BRACED OR BLOCKED OR BLOCKED SECURELY TO RESTORE THE STIFFNESS OF THE MEMBER.

10. FINISH CARPENTRY

- INSTALL ALL WORK PLUMB, LEVEL, AND TRUE TO LINE, AND FIRMLY SECURED TO GROUNDS OR BACKING, SCRIBE AND FIT ACCURATELY TO ADJACENT WORK, TAKING CARE NOT TO DAMAGE FINISHED SURFACES.
- INSTALL ALL WORK TO ASSURE FIRM, SECURE SUPPORT, WITH ALL FASTENERS TO BE CONCEALED.
- INSTALL ALL TRIM, CASINGS, FINISH CARPENTRY, STOPS, ETC, TO ASSURE FIRM, SECURE SUPPORT, WITH ALL FASTENERS CONCEALED. INSTALL STANDING TRIM IN SINGLE LENGTHS WITHOUT SPLICES, RUNNING THE TRIM AS LONG AS POSSIBLE. ALL MISCELLANEOUS EXPOSED WOOD SHALL BE DOUGLAS FIR, VERTICAL GRAIN, AND CLEAR FOR FINISH UNLESS

- OTHERWISE NOTED ON THE PLANS AND DRAWINGS.
- PRESHUNG DOORS SHALL BE SET TRUE, PLUMB, AND SQUARE. WEDGE AND BLOCK SOLIDLY BEHIND ALL BUTTS, LOCK STRIKES, CLOSER AND OTHER HARDWARE.

11. STAIRWAY NOTES:

- HEADROOM SHALL NOT BE LESS THAN 6'-8"
- WIDTH SHALL NOT BE LESS THAN 3'-0"
- HANDRAILS SHALL BE 34" ABOVE STAIR NOSING.
- HANDGRIP PORTION OF HANDRAIL(S) SHALL NOT BE LESS THAN 1-1/2" NOR MORE THAN 2" IN CROSS SECTION DIMENSION.
- HANDRAIL(S) PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL.
- FIRE BLOCK STUD WALLS AT STAIR STRINGERS WHERE WALLS UNDER STAIRS ARE UNFINISHED.
- BAULSTERS FOR HANDRAILS AND GUARDRAILS TO BE DESIGNED AS SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.
- THE TOP OF OPEN GUARDRAILS SHALL BE 42" IN HEIGHT, OR AS SPECIFIED ON PLANS.
- HANDRAIL ENDS SHALL TERMINATE WITH SAFETY TERMINALS, ROUNDED ENDS OR BENDS, OR RETURN TO WALL, OR TERMINATE AT NEWEL POSTS.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

- STUCCO SYSTEM (EIFS) ON FRAME. (ICC ESR-1471) OR EQUAL (IN ARIZONA, PER MAG SPECIFICATIONS)
 - 3-8" FIBERGLASS REINFORCED STUCCO ON WIRE LATH ON 1"-1 1/2" EPS BD. OVER 2 LAYERS BETWEEN GARAGE AND LIVABLE SPACE AND 1 LAYER TYPE 15 FELT OVER STUDS OR PLYWOOD SHEATHING.
 - ALL FOAM APPLICATIONS SHALL COMPLY PER IRC SECTION R703.6.1 AND LOCAL JURISDICTION ORDINANCE.
 - PROVIDE CONTINUOUS 26 GA CORROSION-RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" AT MINIMUM OF 3/4" BELOW THE FOUNDATION PLATE LINE OF ALL EXTERIOR STUD WALLS AND MINIMUM OF 4 INCHES ABOVE GRADE OR 2 INCHES ABOVE ADJACENT WALKS, DRIVES, AND PATIO SURFACES.
 - GABLE ENDS ADJACENT TO ATTIC AREAS TO BE STUCCO OVER 1" "INSULFOAM" BOAR, ABOVE CEILING LINES, IN LIEU OF FOAM APPLICATION. SET GABLE END TRUSS FLUSH TO WALL BELOW.
 - STUCCO TEXTURE: FINE SAND FLOAT FINISH OR PER FEATURE SPECIFICATIONS.
 - OUTSIDE CORNERS: PER DETAILS.
 - LATH: 1" X 20 GA METAL LATH.
 - RIGID INSULATION: 1" T & G EPS BOARD (ICC ESR-1006)
 - CAULKING: CAULK AT WINDOW AND DOOR OPENINGS WHERE STUCCO ABUTS FRAMING.
 - PROVIDE MINIMUM 1" PER FOOT SLOPE FOR DRAINAGE AT ALL HORIZONTAL SURFACES

- ALL CONNECTIONS OF DISSIMILAR MATERIALS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS SHALL BE THOROUGHLY CLEANED AND PREPARED FOR APPLICATION OF PRESSURE APPLIED WATERPROOFING SEALANT.

- EXTERIOR SEALANTS SHALL BE SINGLE OR TWO PART, CLASS A SELF-LEVELING OR GUN GRADE (HORIZONTAL APPLICATIONS), OR TWO PART, CLASS B NON-SAG (VERTICAL APPLICATIONS) NON-STANDING ACRYLIC POLYMER and/or POLYURETHANE SEALANT WHICH CURES AT AMBIENT TEMPERATURE. SEAL ALL JOINTS TO PROVIDE A POSITIVE BARRIER AGAINST THE PENETRATION OF MOISTURE, DUST, AND AIR. PROVIDE COMPRESSIVE BACKING MATERIAL AT JOINT WIDTHS EXCEEDING 5/8" OR AS SPECIFIED BY SEALANT MANUFACTURER. INSTALL ALL SEALANTS AND BACKING AS RECOMMENDED BY MANUFACTURER. TOOL ALL JOINTS SMOOTH AND NEAT. CLEAN COMPLETELY ANY EXCESSIVE SEALANT.

- INSULATION TO BE INSTALLED IN EXTERIOR WALLS OF LIVABLE SPACE, IN WALLS AND ROOF AREAS BETWEEN GARAGE AND LIVABLE SPACE AND IN CEILINGS OF ALL LIVABLE SPACES. VALUES SHALL BE AS FOLLOWS (VERIFY WITH SPECIFICATIONS): R-18 IN 2x4 WALLS TYPICAL; R-19 IN 2x6 WALLS TYPICAL; R-38 IN CEILINGS TYPICAL.

NOTE: INSULATION IN JOIST/TRUSS SPACES SHALL BE INSTALLED SO AS TO COMPLETELY COVER TOP PLATE OF EXTERIOR PERIMETER WALL. PROVIDE BATTLES AT TRUSS/JOIST SPACES TO ALLOW MOVEMENT OF AIR FOR AIR/C VENTILATION AT EAVE VENTS AND REDUCE DISTURBANCE TO INSULATION.

- CONCRETE TILE ROOFING SYSTEM:
 - TILE ROOFING SHALL BE CLAY BARREL TILE OVER MINIMUM ONE LAYER 40-POUND FELT APPLIED TO ROOF SHEATHING.
 - FASTENERS SHALL BE TILE TILE OR CORROSION-RESISTANT NAILS WHICH PENETRATE ROOF SHEATHING MINIMUM 3/4"
 - FLASH/COUNTER FLASH ALL CONNECTIONS AND ABUTMENTS TO DISSIMILAR MATERIALS AT ADJACENT SURFACES.
 - ALTERNATE TILE ROOFING SYSTEM:
 - LIFETIME TILE SYSTEMS, ICC ESR-1647, OR APPROVED EQUAL. INSTALL PER IRC CHAPTER 9.

- ATTIC VENTILATION PER IRC SECTION R806 SHALL BE PROVIDED WHERE DETERMINED BY THE BUILDING OFFICIAL. CONTRACTOR SHALL VERIFY THE VENTING METHODOLOGY w/ THE APPROVING BUILDING OFFICIAL PRIOR TO CONSTRUCTION. REFER TO THE ROOF PLAN IN THIS CONSTRUCTION DOCUMENT SET FOR A SUGGESTED VENTING METHOD. ROOF VENTS SHALL BE ICC APPROVED WHEN APPLICABLE. (OTHA-GIN, ICC ESR-1650A OR APPROVED EQUAL). REFER TO ROOF PLAN FOR ADDITIONAL VENTING INFORMATION. ALTERNATE (CITY APPROVED) VENTING METHODS MAY BE SUBSTITUTED. CONTRACTOR SHALL VERIFY THAT THE ALTERNATE METHOD IS CITY APPROVED PRIOR TO CONSTRUCTION.

- SHEET METAL WORK: ALL SHEET METAL WORK SHALL COMPLY WITH SMACNA "ARCHITECTURAL SHEET METAL MANUAL" (MOST RECENT PUBLICATION) RECOMMENDATIONS, UNLESS OTHERWISE NOTED, ALL SHEET METAL SHALL BE MINIMUM 24 GA COPPER BEARING STEEL SHEETS HAVING A MINIMUM TWO OUNCE PER SQUARE FOOT ZINC COATING, IN ACCORDANCE WITH AMERICAN ZINC INSTITUTE REQUIREMENTS, OR GALVANIZED IRON, ETCHED AND PAINTED USING A FLUOROPOLYMER PAINT COATING.

DIVISION 8: DOORS, WINDOWS AND GLASS

1. SECURITY

- SECURITY DOORS ARE ALL EXTERIOR DOORS LEADING INTO A RESIDENCE, INCLUDING SLIDING GLASS DOORS, GARAGE DOORS, AND DOORS FROM GARAGE TO RESIDENCE.
- ALL MAIN OR FRONT ENTRY DOORS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER HAVING A FIELD OF VIEW OF NOT LESS THAN 180 DEGREES, OR THROUGH WINDOWS.
- ALL EXTERIOR SWINGING DOORS AND UTILITY DOOR SHALL BE OF SOLID SHIMMED EXTENDING NOT LESS THAN 8 INCHES ABOVE AND BELOW THE DEADBOLT STRIKE PLATE. DEADBOLT STRIKE PLATES FOR EXTERIOR DOOR LOCKS SHALL BE ATTACHED TO WOOD JAMBS WITH NOT LESS THAN 180 DEGREES, OR THROUGH WINDOWS.
- ALL EXTERIOR SWINGING DOORS AND UTILITY DOOR SHALL BE OF SOLID CORE, METAL SKIN, OR FIBERGLASS CLAD CONSTRUCTION. EXTERIOR GLASS INSERT DOORS SHALL BE SOLID CORE, METAL SKIN, OR FIBERGLASS CLAD CONSTRUCTION IN NON-GLAZED PORTION.
- OPEN SPACE BETWEEN TRIMMERS AND WOOD EXTERIOR DOOR JAMBS SHALL BE SOLID SHIMMED EXTENDING NOT LESS THAN 8 INCHES ABOVE AND BELOW THE DEADBOLT STRIKE PLATE. DEADBOLT STRIKE PLATES FOR EXTERIOR DOOR LOCKS SHALL BE ATTACHED TO WOOD JAMBSWITH NOT LESS THAN 4 - #8 BY 3" SCREWS OR, WHEN ATTACHED TO METAL JAMBS, SHALL BE ATTACHED WITH NO LESS THAN 4 - #8 MACHINE SCREWS.
- EXTERIOR DOORS WITH HINGE PINS EXPOSED ON THE OUTSIDE SHALL USE HINGES WITH NON-REMOVABLE PINS OR PIN STANDARD HINGES TO PREVENT REMOVAL OF THE DOOR FROM EXTERIOR BY REMOVAL OF THE HINGE PINS.
- ALL EXTERIOR SLIDING DOORS SHALL BE CONSTRUCTED AND INSTALLED OR EQUIPPED SO AS TO PROHIBIT THE RAISING, SLIDING OR REMOVAL OF

THE SLIDING SECTION FROM THE TRACK WHILE IN THE CLOSED AND LOCKED POSITION. THE STATIONARY SECTION SHALL NOT BE REMOVABLE FROM THE OUTSIDE. SUCH SLIDING DOORS SHALL BE PROVIDED WITH AN AUXILIARY ORR ADDITIONAL LOCKING DEVICE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

- GLASS WITHIN 24" ARC OF A DOOR SHALL BE SAFETY GLASS (TEMPERED/IMPACT RESISTANT GLAZING).
- WOOD PANEL DOORS SHALL HAVE A MINIMUM 4-5/8" STILE WIDTH.
- ALL EXTERIOR SWINGING DOORS AND DOORS FROM A DWELLING TO AN ATTACHED GARAGE SHALL BEQUIPPED WITH A DEADBOLT LOCK. SUCH LOCKS SHALL:
 - HAVE A MINIMUM OF 1" THROW AND RECEIVING STRIKE PLATE HOLE 1/4" DEEPER THAN THE PROJECTED BOLT THROW, AND
 - HAVE A WRENCH-RESISTANT COLLAR, AND
 - HAVE FASTENERS WHICH THREAD INTO THE CYLINDER BODY, AND
 - BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY.
- DEADBOLTS SHALL BE MADE OF CAST HARDENED STEEL, POWDERED STAINLESS STEEL, BAR BRASS, BRONZE ALLOWY, CYLINDER GURADS SHALL BE CONSTRUCTED OF A SOLID METAL, NOT A HOLLOW SHELL. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
- ALL GARAGE DOORS SHALL BE CAPABLE OF BEING UNLOCKED AND OPERABLE FROM INSIDE THE GARAGE WITHOUT THE USE OF ELECTRICAL POWER.
- ACCESS DOORS TO THE ATTIC SPACE SHALL BE LOCATED IN THE INTERIOR OF THE DWELLING UNIT OR WITHIN A SECURED ENCLOSED ROOM OR GARAGE. EXCEPTION: WHERE NO INTERIOR LOCATION IS AVAILABLE, AN ACCESS DOOR SECURED WITH A STEEL HASP AND A HEAVY DUTY LOCK MAY BE LOCATED ON THE EXTERIOR.

2. FINISH HARDWARE:

- SOLID CORE AND HOLLOW CORE DOORS: ALL DOORS SHALL BE MANUFACTURERS TO CONFORM TO COMMERCIAL STANDARD CS 171-58, CS 35-61, AND CS 236-66. DOORS SHALL BE OF SIZE INDICATED ON THE PLANS AND DRAWINGS OR PER SCHEDULE.
 - SOLID CORE DOORS SHALL BE SOLID STAVED LUMBER CORE, FIVE-PLY OR SOFTWOOD PARTICLE CORE. ONLY THOROUGHLY DRIED, STANDARD THICKNESS, FACE VENEERS SHALL BE USED, LAID WITH THE GRAIN AT RIGHT ANGLES TO THE CORE AND PRESSURE HEATED AND GLUED WITH WATERPROOF PHENOLIC RESIN GLUE TO BOTH FACES OF THE DOOR AND BELT SANDED TO A SMOOTH FINISH.
 - HOLLOW CORE DOORS SHALL BE SEVEN-PLY WITH CORES COMPOSED OF SPIRALS CUT FROM PRIME LUMBER AND PLACED TANGENT TO ONE ANOTHER. BOND ALL DOORS WITH SWATER RESISTANT ADHESIVES AND 1/2" THICK EDGE STRIPS.
- GLASS AND GLAZING:
 - ALL DOORS AND OPERABLE WINDOWS PROVIDING ACCESS TO THE BUILDING SHALL BE FITTED WITH A LOCKING SECURITY DEVICE AS DESIGNATED ON THE PLANS AND DRAWINGS.
 - ALL OPERABLE WINDOWS SHALL BE A TYPE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FOR ITS OPERATION
 - ALL GLAZING SHALL BE INSTALLED IN ACCORDANCE WITH THE "GLAZING MANUAL" (MOST RECENT PUBLICATION) AS PUBLISHED BY THE FLAT GLASS JOBBERS ASSOCIATION.

DIVISION 8: FINISHES

- PAINTING SHALL BE PERFORMED BY EXPERIENCED, COMPETENT JOURNEYMEN PAINTER(S) IN ACCORDANCE W/ THE BEST STANDARDS OF PRACTICE IN THE TRADE, WHEN COMPLETE THE PAINTING SHALL REPRESENT A FIRST CLASS APPEARANCE.
- GYPSUM BARD SUBSTRATE: TYPICAL SUBSTRATE SHALL BE 1/2" GYPSUM BOARD UNLESS OTHERWISE NOTED. PROVIDE 1/2" GYP BOARD AT GARAGE CEILING AND AT ALL GARAGE WALLS COMMON TO HOUSE INTERIOR SPACES, ENCLOSED SPACES UNDER STAIRS, AND AT ALL WALLS SUPPORTING FRAMING FOR FIRE RATED CEILINGS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT GARAGE CEILINGS BELOW HABITABLE SPACE. PROVIDE 1/2" 'SAG-RESISTANT OR 5/8" GYPSUM BOARD AT ALL CEILINGS. REFER TO PLANS FOR ADDITIONAL FIRE RATING REQUIREMENTS. REFER TO IRC SECTIONS R309.2, R311.2.2, AND R702.3 FOR FURTHER INFORMATION.
- ROUNDED METAL TRIM AT ALL OUTSIDE CORNERS. WRAP INTERIOR BEAMS PROJECTING BELOW CEILING. FIREPROOF STEEL FRAMING AS DETAILED OR NOTED ON DRAWINGS.
- PAINT FINISH SCHEDULES: (SEE PLAN)

DIVISION 10: SPECIALTIES

- FIXTURE AND CABINETRY SPECIFICATIONS

KITCHEN

- | | |
|----------------------|---|
| COUNTERTOPS: | PER SPECIFICATIONS |
| FIXTURES/APPLIANCES: | PER SPECIFICATIONS |
| SINK: | PER SPECIFICATIONS |
| FAUCET: | PER SPECIFICATIONS -INSTALL @ LEFT BOWL |
| DISPOSAL: | PER SPECIFICATIONS |
| DISHWASHER: | PER SPECIFICATIONS |
| TRASH COMPACTOR: | PER SPECIFICATIONS |
| OVEN: | INTEGRAL w/ RANGE TOP, OR AS INDICATED |
| COOKTOP: | PER SPECIFICATIONS |
| DOWN DRAFT: | PER SPECIFICATIONS |
| REFRIGERATOR: | PER SPECIFICATIONS |

BAR

- | | |
|----------------------|--------------------|
| COUNTERTOPS: | PER SPECIFICATIONS |
| FIXTURES/APPLIANCES: | PER SPECIFICATIONS |
| SINK: | PER SPECIFICATIONS |
| REFRIGERATOR: | PER SPECIFICATIONS |
| DISHWASHER: | PER SPECIFICATIONS |

LAUNDRY

- | | |
|--|---|
| COUNTERTOPS: | PER SPECIFICATIONS |
| SINK: | PER SPECIFICATIONS |
| FAUCET: | PER SPECIFICATIONS |
| ALL CABINET STYLES AND COLORS TO BE AS SELECTED BY THE OWNER/DESIGNER. PROVIDE BLOCKING AND BACKING AS REQUIRED. | |
| WASHER: | NONE PROVIDED |
| DRYER: | NONE PROVIDED-DUCT TO OUTSIDE ATMOSPHERE. LENGTH OF DUCT PER IRC SECTION M1502.6. |
- | | |
|------------------------|--------------------|
| MASTER BATH | |
| COUNTERTOPS: LAVATORY: | PER SPECIFICATIONS |
| VANITY: | PER SPECIFICATIONS |
| LAVATORY BOWLS: | PER SPECIFICATIONS |
| FAUCETS: | PER SPECIFICATIONS |
| SHOWER: | PER SPECIFICATIONS |

- | | |
|--|--------------------|
| BATH 2, 3, 4 | |
| COUNTERTOPS: LAVATORY: | PER SPECIFICATIONS |
| VANITY: | PER SPECIFICATIONS |
| LAVATORY BOWLS: | PER SPECIFICATIONS |
| FAUCETS: | PER SPECIFICATIONS |
| SHOWER: | PER SPECIFICATIONS |
| MIRROR/MEDICINE CABINETS: 1/4" OVAL MIRROR. ATTACH TO WALL. REFER TO SPECIFICATIONS. | |

DIVISION 11: EQUIPMENT

- RESIDENTIAL APPLIANCES (REFER TO DIVISION 10)

DIVISION 12: FURNISHINGS

- KITCHEN CASEWORK (REFER TO DIVISION 10)

- BATHROOM CASEWORK (REFER TO DIVISION 10)

DIVISION 13: SPECIAL CONSTRUCTION

- INTRUSION DETECTION: SMOKE DETECTOR WIRING SHALL BE PERMANENTLY

WIRED AND INTERCONNECTED WITH BATTERY POWERED BACK-UP AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED OR OVER CURRENT PROTECTION SMOKE DETECTORS TO BE LOCATED MIN 3'-0" FROM DUCT OPENINGS. WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO A HALLWAY SERVING BEDROOMS THAT EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24" OR MORE SMOKE DETECTORS SHALL BE INSTALLED IN BOTH THE HALLWAY AND THE ADJACENT ROOM. FOR LOCATION REFER TO ELECTRICAL SHEETS.

- FIRE SPRINKLERS (IF APPLICABLE) TO BE AS PER CITY, STATE, FEDERAL, OR MUNICIPAL CITY JURISDICTIONAL REQUIREMENT AND INSTALL ENTIRE SYSTEM PER APPLICABLE SPECIFICATIONS.

DIVISION 14: CONVEYING SYSTEMS

NO REQUIREMENTS

DIVISION 15: MECHANICAL

- MECHANICAL (REFER TO MECHANICAL SHEETS)

- R303.8 REQUIRED HEATING AND COOLING. WHEN THE WINTER DESIGN TEMPERATURE IN TABLE R301.2(1) IS BELOW 40° F (14° C), EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING AND COOLING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE BETWEEN 68° F (20° C) AND 90° F (32° C).

- PLUMBING (REFER TO PLUMBING SHEETS).

DIVISION 16: ELECTRICAL

ELECTRICAL (REFER TO ELECTRICAL SHEETS)

ENGINEERING GENERAL NOTES:

DESIGN CRITERIA:	
GOVERNING CODE:	2018 IRC
SEISMIC ZONE :	B
WIND LOAD PRESSURE:	115 MPH
SOIL BEARING PRESSURE:	1500 PSF
CONCRETE:	3000 PSI
LOADING:	50 PSF. ROOF (U.N.O.) 70 PSF. FLOOR (U.N.O.)
TILE ROOFS: U.N.O.	MATERIALS:
DEAD LOAD:	CONCRETE: 2500 PSI
LIVE LOAD:	REIN. STEEL: ASTM A615, GRADE 60
FLAT ROOF: U.N.O.	GLB'S: 24FV4 FOR SIMPLE SPAN
DEAD LOAD:	20 PSF
LIVE LOAD:	20 PSF
FLOOR FRAMING: U.N.O.	BEAM
DEAD LOAD:	25 PSF
LIVE LOAD:	40 PSF
BALCONIES: U.N.O.	LUMBER:
LIVE LOAD:	60 PSF
	TRUSSES:
	H.F. OR BETTER U.N.O.
	TO BE ENGINEERED BY TRUSS
	MANUFACTURER WITH SHOP DRAWINGS
	AND CALCULATIONS SEALED BY
	ARIZONA REGISTERED ENGINEER AND
	APPROVED BY ENGINEER OF RECORDS
	BEFORE FABRICATION.

ROSS DESIGN GROUP L.L.C.

ARCHITECTURE INTERIORS PLANNING PROJECT MANAGEMENT

4424 N CIVIC CENTER PLAZA
SCOTTSDALE, ARIZONA 85251
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NEW SINGLE-FAMILY RESIDENCE

8110 E. SADDLEHORN RD.
SCOTTSDALE, AZ 85255

DESIGN REVIEW

REGISTERED ARCHITECT
27510
JAMES STEPHEN
SURGENTER
Seal of the State of Arizona, U.S.A.
Expires 09/30/2020

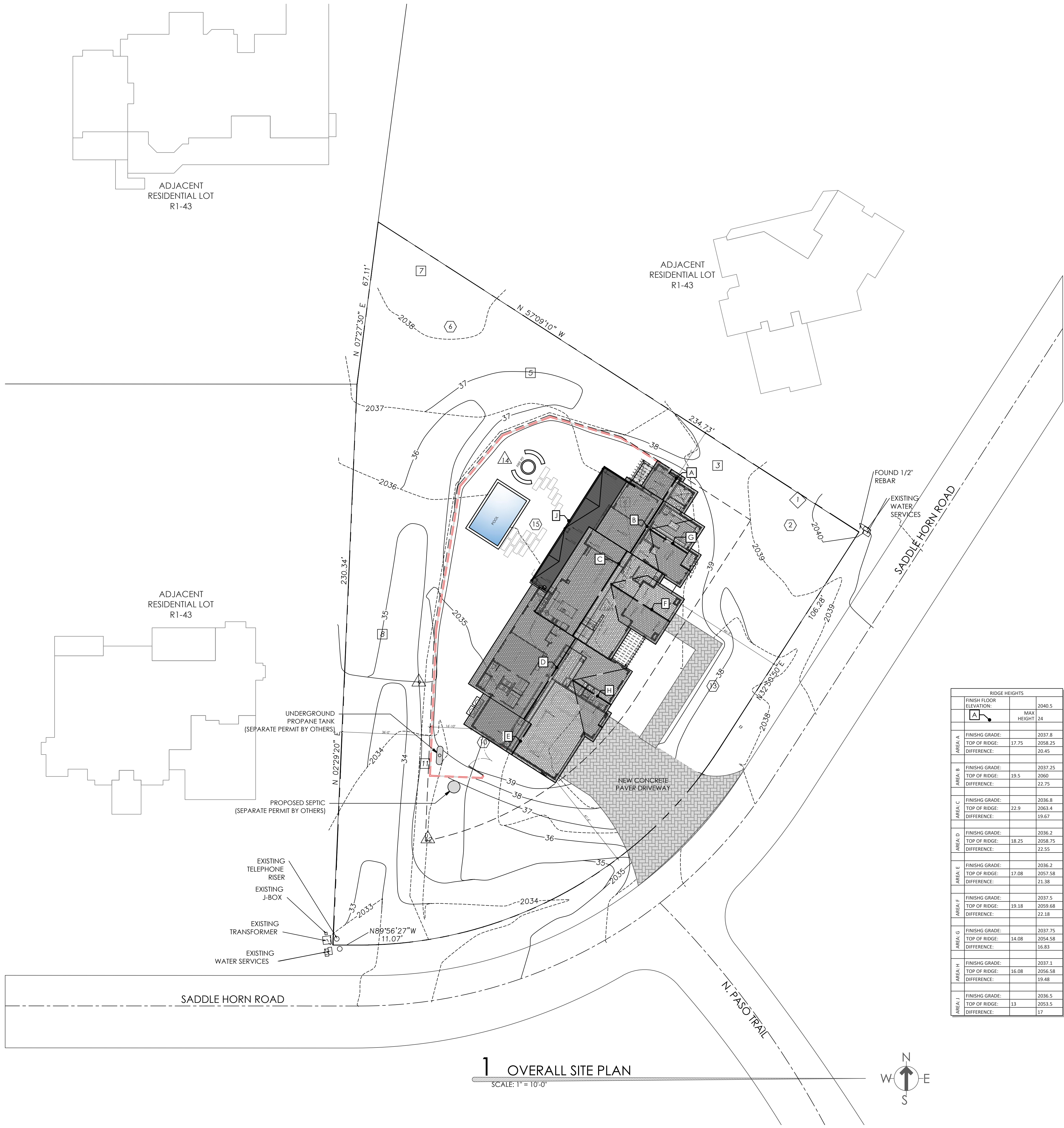
DATE: 8/14/2020 SHEET NO.

SCALE: AS SHOWN

DRAWN BY: JULIAN ARMENTA

CHECKED: DAVID ROSS

GENERAL NOTES



PROJECT INFORMATION

APN : 212-08-088

Owner Information
Owner Name: SAVAYA JUSTIN
Property Address: 8110 E SADDLE HORN RD SCOTTSDALE 85255
Mailing Address: 14385 N 99TH ST SCOTTSDALE AZ 85260

Property Information
Lot/Long: 33.715538, -111.905572
S/T/R: 1 4N 4E
Jurisdiction: SCOTTSDALE
Zoning: R1-43
PUC: 0011
Lot Size (sq ft): 38,706
MCR #: 193-39
Subdivision: HAPPY VALLEY RANCH
Lot #: 78

GENERAL SITE PLAN NOTES:

- SITE UTILITY NOTES:
- A. ANY CONCEPTUAL ROUTING & CONFIGURATION SHOWN ON SITE PLAN FOR ON-SITE WATER, SEWER, ELECTRIC, NATURAL GAS (AS WELL AS TELEPHONE, CABLE TV, ETC.) IS PRELIMINARY AND SCHEMATIC AND SUBJECT TO UTILITY COMPANY, CONTRACTOR AND FIELD VERIFICATION.
 - B. ANY VERTICAL RISERS (i.e. WATER ENTRY, NATURAL GAS METER & ENTRY, ETC) SHALL BE SCREENED BEHIND SITE WALLS OR BY PLACEMENT OF LANDSCAPING MATERIAL
 - C. PROVIDE APPROPRIATE PROTECTION FOR ANY UNDERGROUND UTILITIES.
- GENERAL NOTES
- A. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES - 5% MINIMUM FOR THE FIRST 10'-0".
 - B. ALL EXTERIOR MECHANICAL CONDENSER UNITS & PRIVATE TRASH BARRELS SHALL BE SCREENED A MINIMUM OF ONE FOOT HIGHER THAN THE HIGHEST POINT OF EQUIPMENT WITH THE SCREEN WALL PARAPET FINISH IDENTICAL TO THE MAIN RESIDENCE.
 - C. THE SWIMMING POOL AND SPA ARE REVIEWED & APPROVED UNDER SEPARATE PERMIT.
 - D. ADDRESS NUMBERS SHALL BE POSTED, AND CLEARLY VISIBLE FROM STREET.
 - E. ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR TO INSPECTION.
 - F. SITE WALLS THAT ENCROACH INTO THE FRONT YARD SETBACK SHALL NOT EXCEED THREE FEET IN HEIGHT.

LEGEND

- PROPERTY LINE
- SETBACK LINES
- ROOF LINE
- BOUNDARY LINE
- MONUMENT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJOINING PROPERTY
- OVERHEAD UTILITY LINE
- EXISTING CMU BLOCK WALL
- CMU BLOCK WALL
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATIONS

- SET 1/2" REBAR UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POINT, NOTHING FOUND AND NOTHING SET MEASURED DATA
- RECORDED DATA
- MARICOPA COUNTY RECORDS
- RIGHT-OF-WAY
- ASSESSOR'S PARCEL NUMBER
- BUILDING SETBACK LINE PER CITY OF PHOENIX ZONING CLASSIFICATION
- MONUMENT NOTE
- WATER BLUESTAKE
- FIRE HYDRANT
- WATER VALVE
- SEWER BLUESTAKE
- SEWER MANHOLE
- ELECTRIC BLUESTAKE
- POWER POLE
- GUY WIRE
- COMMUNICATIONS JUNCTION BOX
- GAS BLUESTAKE

RIDGE HEIGHTS		
FINISH FLOOR ELEVATION:	MAX HEIGHT	
A	24	
AREA A		
FINISH GRADE:	2037.8	
TOP OF RIDGE:	17.75	2058.25
DIFFERENCE:		20.45
AREA B		
FINISH GRADE:	2037.25	
TOP OF RIDGE:	19.5	2060
DIFFERENCE:		22.75
AREA C		
FINISH GRADE:	2036.8	
TOP OF RIDGE:	22.9	2063.4
DIFFERENCE:		19.67
AREA D		
FINISH GRADE:	2036.2	
TOP OF RIDGE:	18.25	2058.75
DIFFERENCE:		22.55
AREA E		
FINISH GRADE:	2036.2	
TOP OF RIDGE:	17.08	2057.58
DIFFERENCE:		21.38
AREA F		
FINISH GRADE:	2037.5	
TOP OF RIDGE:	19.18	2059.68
DIFFERENCE:		22.18
AREA G		
FINISH GRADE:	2037.75	
TOP OF RIDGE:	14.08	2054.58
DIFFERENCE:		16.83
AREA H		
FINISH GRADE:	2037.1	
TOP OF RIDGE:	16.08	2056.58
DIFFERENCE:		19.48
AREA I		
FINISH GRADE:	2036.5	
TOP OF RIDGE:	13	2053.5
DIFFERENCE:		17

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NEW SINGLE-FAMILY RESIDENCE

8110 E. SADDLEHORN RD.
SCOTTSDALE, AZ 85255

DESIGN REVIEW

REGISTERED ARCHITECT

27510
JAMES STEPHEN
SURGENER
PHOENIX, ARIZONA, U.S.A.

5/19/2020
EXPIRES 09/30/2020

ARCHIVE:

DATE: 8/14/2020
SCALE: AS SHOWN
DRAWN BY: JUAN ARMENTA
CHECKED: DAVID ROSS

SHEET NO. A0

SITE PLAN

PROVIDE WHOLE-HOUSE VENTILATION SYSTEM PER M1505.4 2018 IRC. 75 CFM MINIMUM PER TABLE M1505.4.3(1)
 PROVIDE A BALANCED SYSTEM, COMBINATION SYSTEM THAT PROVIDES APPROXIMATELY EQUAL INDOOR EXHAUST AND OUTDOOR SUPPLY AIR FLOWS. PROVIDED BY EXHAUST FAN IN COMBINATION WITH A SUPPLY FAN INLET VENTS. PROVIDE ENERGY RECOVERY VENTILATOR (ERV).

FLOOR PLAN NOTES:

- A. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR MATERIALS FINISHES, AND GENERAL CONSTRUCTION SPECIFICATIONS AND DETAILS.
- B. CONTRACTOR SHALL COORDINATE ALL REFERENCES SHOWN WITH CONSULTANTS. OWNER / DESIGNER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTION'S BUILDING / SAFETY DEPARTMENT. CONTACT THE BUILDER FOR VERIFICATION OF APPROVAL AND REVIEW ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
- C. DIMENSIONS OF FLOOR PLAN(S) ARE SHOWN TO FACE OF STUD TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
- D. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY OWNER / DESIGNER OF DISCREPANCIES
- E. PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES TO INCLUDE, BUT NOT LIMITED TO BRACING AND SHORING FOR LOADS IMPOSED DURING CONSTRUCTION.
- F. REFER TO GENERAL NOTES, DIVISION 6, FOR FIRE / DRAFT STOPS.
- G. REFER TO GENERAL NOTES, DIVISION 12, FOR MATERIALS, SPECIFICATIONS, AND FIXTURE REQUIREMENTS.
- H. ALL EXTERIOR WALLS AROUND LIVABLE FLOOR SPACE AND SEPARATING WALL BETWEEN GARAGE AND LIVABLE FLOOR SPACE SHALL RECEIVE R-13 BATT INSULATION IN 2x4 WALLS AND R-19 IN 2x6 WALLS (U.N.O.).
- I. ALL DOOR AND WINDOW GLAZING MUST MEET THE REQUIREMENTS OF THE 2018 IRC, SECTION R308, WHETHER SPECIFICALLY IDENTIFIED OR NOT ON THE PLANS. SEE WINDOW & DOOR SCHEDULE FOR ADDITIONAL QUALIFICATIONS.
- J. CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AS RECOMMENDED BY THE MANUFACTURER AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 25 FEET IN LENGTH WITH 2.5 FT REDUCTION FOR EACH 45° BEND AND 5 FT REDUCTION FOR EACH 91° BEND.
- K. COORDINATE CLOSET ROD AND SHELF WITH BUILDER.
- L. LINE OF SOFFIT/ARCH ABOVE-HEIGHT & DEPTH AS NOTED OR SEE INTERIOR ELEVATIONS.
- M. OWNER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH A MINIMUM DIMENSION OF 24" IN HEIGHT & 20" IN WIDTH; SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
- N. SMOKE DETECTORS SHALL BE INSTALLED AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND BE A MINIMUM OF 3'-0" FROM DOOR OPENINGS.
- O. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED, INTERCONNECTED AND HAVE BATTERY POWERED BACK-UP.
- P. WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24 OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN HALLWAY AND IN THE ADJACENT ROOM. PROVIDE ADDITIONAL SMOKE DETECTORS AS APPLICABLE.

WALL TYPE LEGEND:

- | | | |
|---|----|--|
|  | W2 | NEW EXTERIOR BEARING WALL, 2x6 WOOD STUDS @ 16" O.C. w/ R-19 BATT INSULATION |
| | W3 | NEW INTERIOR WALL 2x4 WOOD STUDS @ 16" O.C. U.N.O. |
|  | W5 | NEW INTERIOR PLUMBING WALL 2x6 WOOD STUDS @ 16" O.C. U.N.O. |

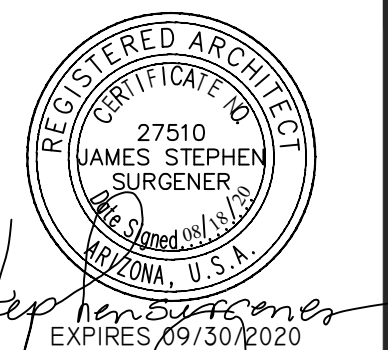
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R E V I S I O N S

NEW SINGLE-FAMILY RESIDENCE
8110 E. SADDLEHORN RD.
SCOTTSDALE, AZ 85255

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HIVE:

E: _____ SHEET NO. _____
 8/14/2020
 E: _____ AS SHOWN
 OWN BY: _____ JUAN ARMENTA
 CKED: _____ DAVID ROSS

OVERALL FLOOR PLAN

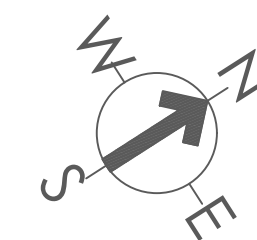
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9/24/2020

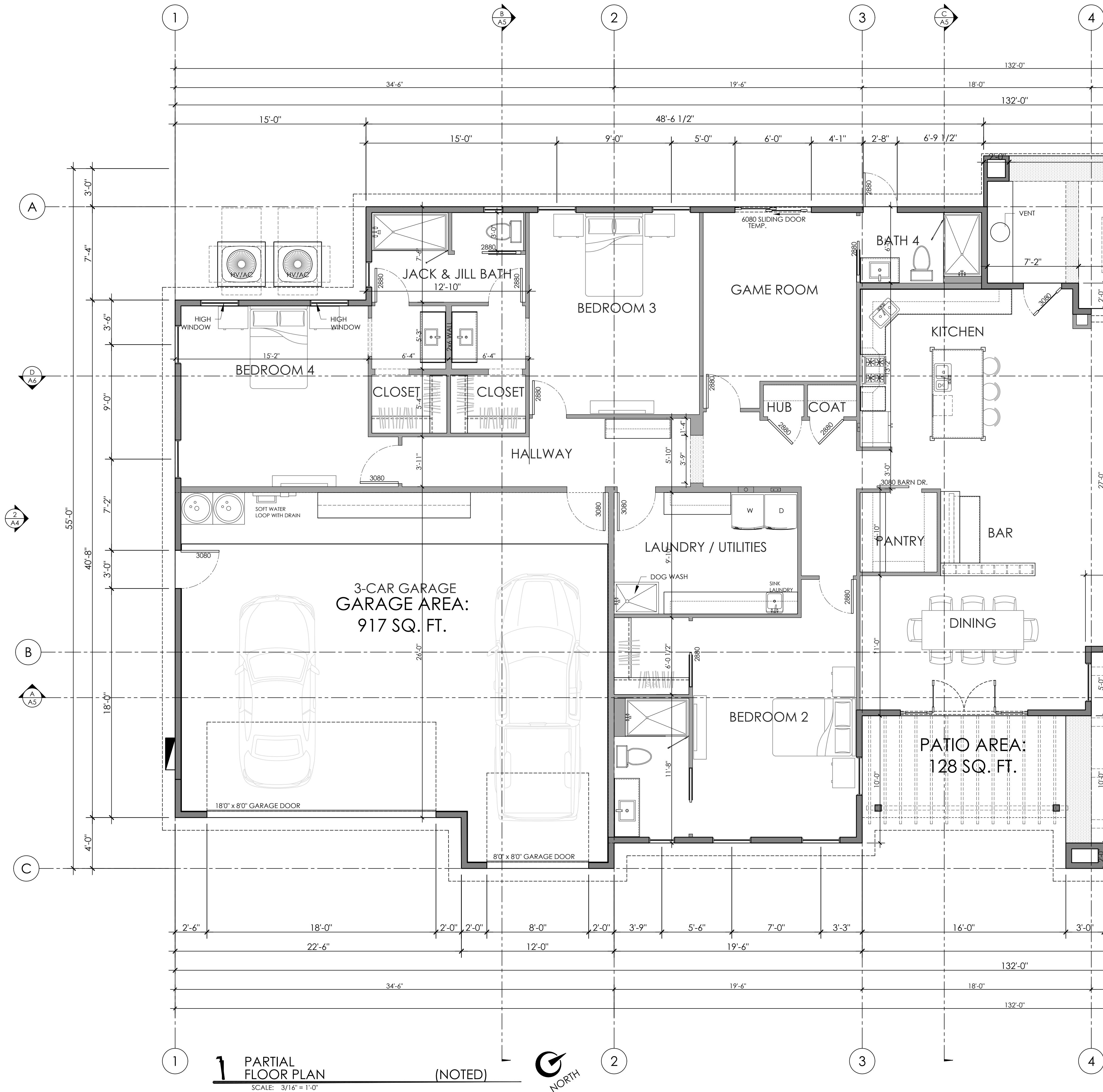
Aug 19, 2020 - 10:38pm

Plot Date & Time:

1 MAIN RESIDENCE FLOOR PLAN

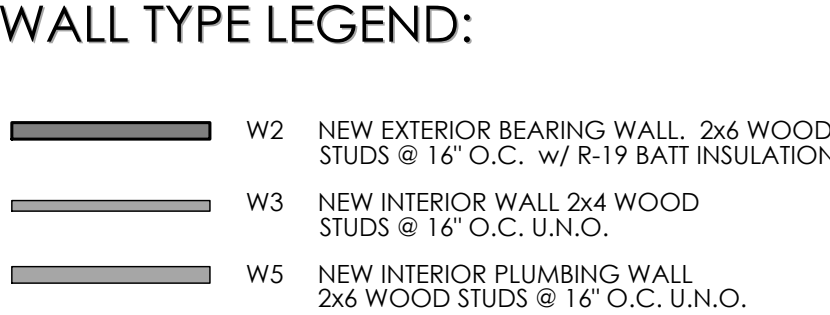
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WALL TYPE LEGEND:

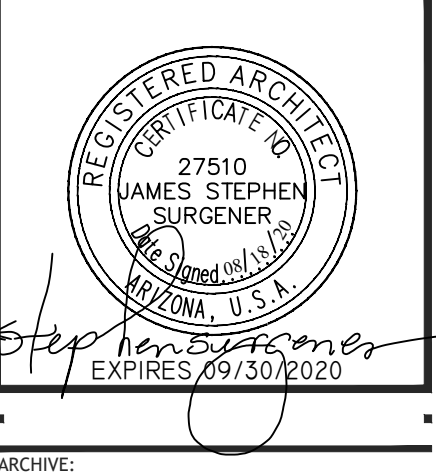
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|---|----|--|
|  | W2 | NEW EXTERIOR BEARING WALL, 2x6 WOOD STUDS @ 16" O.C. w/ R-19 BATT INSULATION |
| | W3 | NEW INTERIOR WALL 2x4 WOOD STUDS @ 16" O.C. U.N.O. |
|  | W5 | NEW INTERIOR PLUMBING WALL 2x6 WOOD STUDS @ 16" O.C. U.N.O. |



R E V I S I O N S

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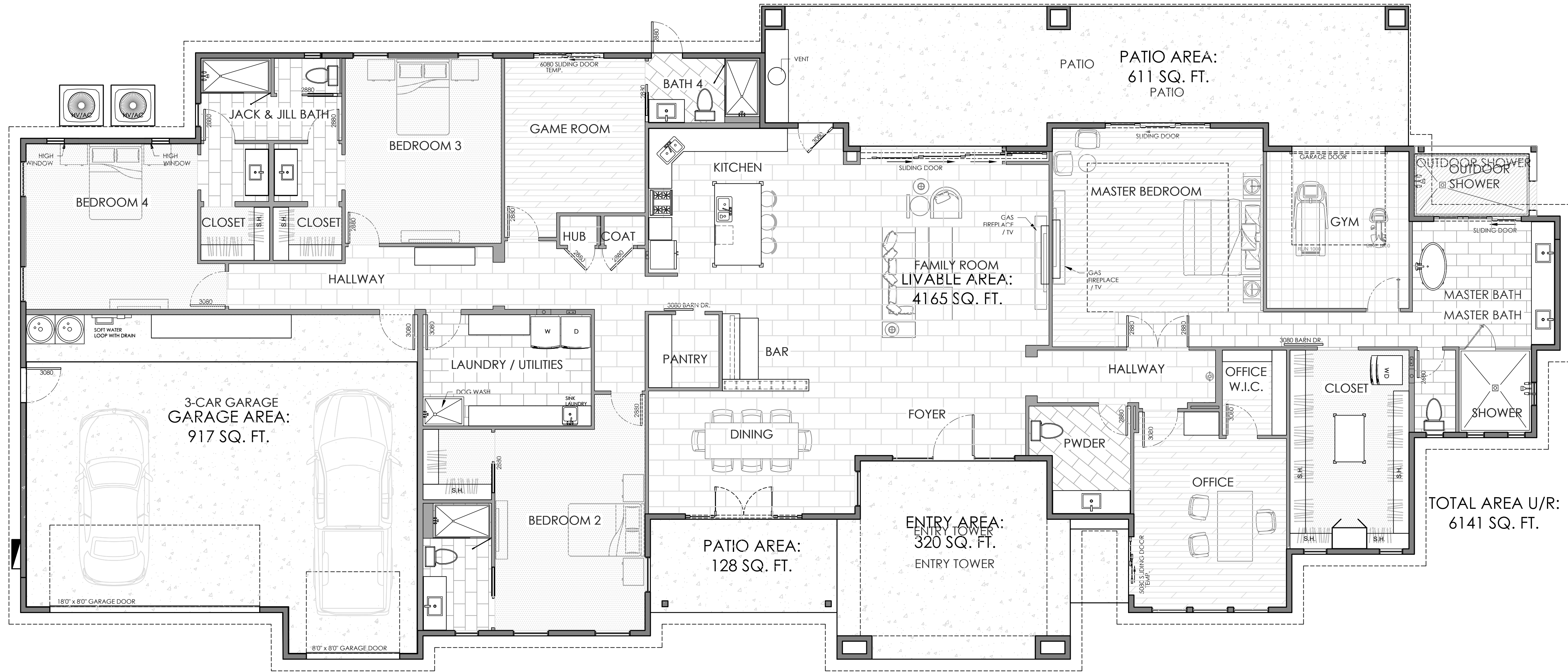
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DATE: 8/14/2020
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DRAWN BY: JUAN ARMENTA
CHECKED: DAVID ROSS

PARTIAL FLOOR PLAN

14-WM-2020
9/24/2020



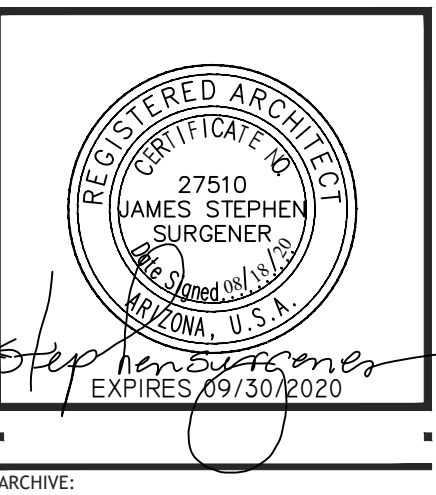
1 MAIN RESIDENCE FLOOR PLAN
SCALE: 3/16" = 1'-0"



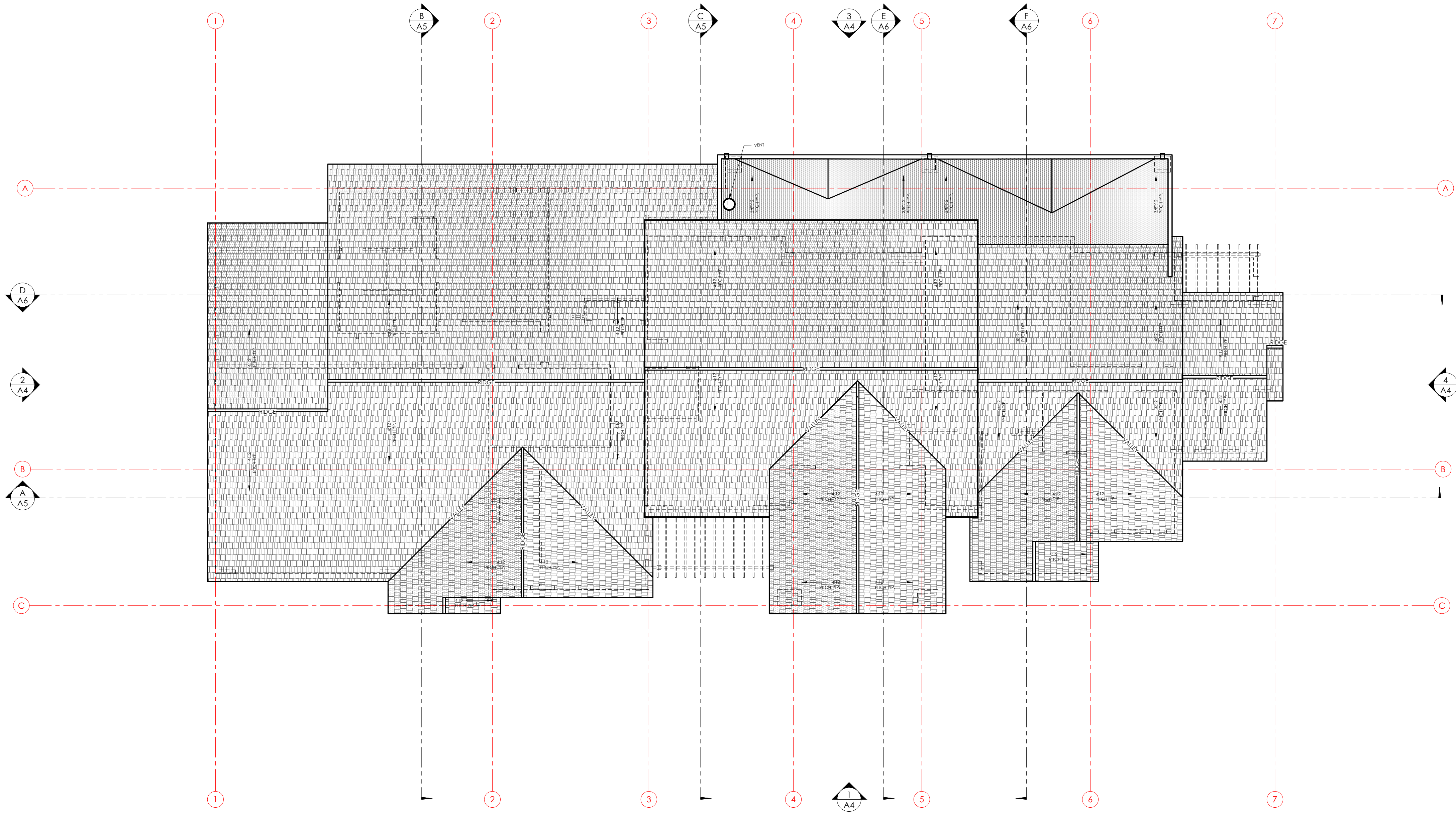
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NEW SINGLE-FAMILY RESIDENCE
8110 E. SADDLEHORN RD.
SCOTTSDALE, AZ 85255

DESIGN REVIEW



DATE:	8/14/2020	SHEET NO.
SCALE:	AS SHOWN	A1.3
DRAWN BY:	JUAN ARMENTA	
CHECKED:	DAVID ROSS	
FINISH PLAN		



ROOF PLAN NOTES:

ROOF PLAN NOTES:

- A. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR MATERIALS FINISHES, AND GENERAL CONSTRUCTION SPECIFICATIONS AND DETAILS.
- B. ROOF SYSTEMS:
A) ASPHALT SHINGLES: GAF TIMBERLINE HD CHARCOAL LIFETIME ARCHITECTURAL SHINGLES. MINIMUM 2 LAYERS OF 40# PAPER UNDERLAYMENT, INSTALLED PER MANUFACTURER RECOMMENDED INSTALLATION INSTRUCTIONS.
B) POLYURETHANE FOAM ROOFING: POLYURETHANE FOAM ROOFING, ESR-3392 OR CURRENT.
- C. INSULATION AT CONDITIONED AREAS:
ALL EXTERIOR WALLS, ROOF AND FLOOR AREA AT CONDITIONED AREAS AND WALLS BETWEEN LIVABLE AND GARAGE TO BE INSULATED AS NOTED:
2x4 FRAMED WALLS: MIN. R-13
2x6 FRAMED WALLS: MIN. R-19
ATTIC AREAS: MIN. R-38

NOTE:
R-38 SPRAY FOAM INSULATION UNDERSIDE OF LIVABLE ROOF
TYPICAL, ESR#: 2072
NO VENTING REQUIRED AT LIVABLE AREAS.

VENTILATION REQUIREMENTS:

- 2,576/300 = 8.59 SF. 8.5*144 = 1,237 SQUARE INCHES
- 618.5 SQUARE INCHES EXHAUST VENTS LOCATED NEAR RIDGE OF ROOF.
7 MODEL S O'HAGIN VENTS PROVIDED MINIMUM
@ 97.5 Sq.in. EACH
682.5 SQ. in. PROVIDED.
- 618.5 SQUARE INCHES LOCATED AT LOWER PART OF ROOF.
7 MODEL S O'HAGIN VENTS PROVIDED MINIMUM
@ 97.5 Sq.in. EACH
682.5 SQ. in. PROVIDED.

TYP. ROOF MEMBRANE

PER I.R.C. SECTION R905.11.1, ALL ROOF SLOPES LESS THAN 2.5 IN 12 SHALL CONTAIN A MODIFIED BITUMEN MEMBRANE OVER THE PLYWOOD SHEATHING INSTALLED IN ACCORDANCE WITH THE STANDARDS OF TABLE R905.11.2 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

PER R905.3.3, FOR ALL ROOF SLOPES BETWEEN 2.5 IN 12 AND 4 IN 12, THE SPECIFIED UNDERLAYMENT SHALL BE A MINIMUM OF (2) LAYERS INSTALLED AS FOLLOWS:
1. STARTING AT THE EAVE, A 18" WIDE STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY IN PLACE.
2. STARTING AT THE EAVE, 56" WIDE STRIPS OF THE UNDERLAYMENT SHALL BE APPLIED, OVERLAPPING SUCCESSIVE SHEETS 18", AND FASTENED SUFFICIENTLY IN PLACE.

FOR ALL ROOF SLOPES OF 4 IN 12 AND GREATER, THE UNDERLAYMENT SHALL BE A MINIMUM OF ONE LAYER APPLIED IN SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVES AND LAPPED 2" AND FASTENED SUFFICIENTLY IN PLACE.

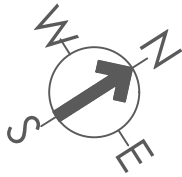
ATTIC VENTILATION NOTE

CONDITIONED RESIDENCE AND THE GARAGE.
AS SHOWN IN THE BUILDING SECTIONS ON SHEETS A5.1 THRU A5.5, AND THE DIVISION 1 SPECIFICATIONS ON SHEET A0.2 THE ROOF INSULATION THROUGHOUT THE ENTIRE CONDITIONED RESIDENCE, COVERED ENTRY AND GARAGE IS SPRAY-APPLIED TO THE UNDERSIDE OF THE PLYWOOD ROOF DECK. THEREFORE PER I.R.C. SECTION R908, THESE AREAS CONTAIN NO 'UNINSULATED ATTIC SPACE' SINCE THE THERMAL BARRIER (I.E. CEILING) IS LOCATED AT THE ROOF DECK.

TYPICAL I.R.C. NOTES

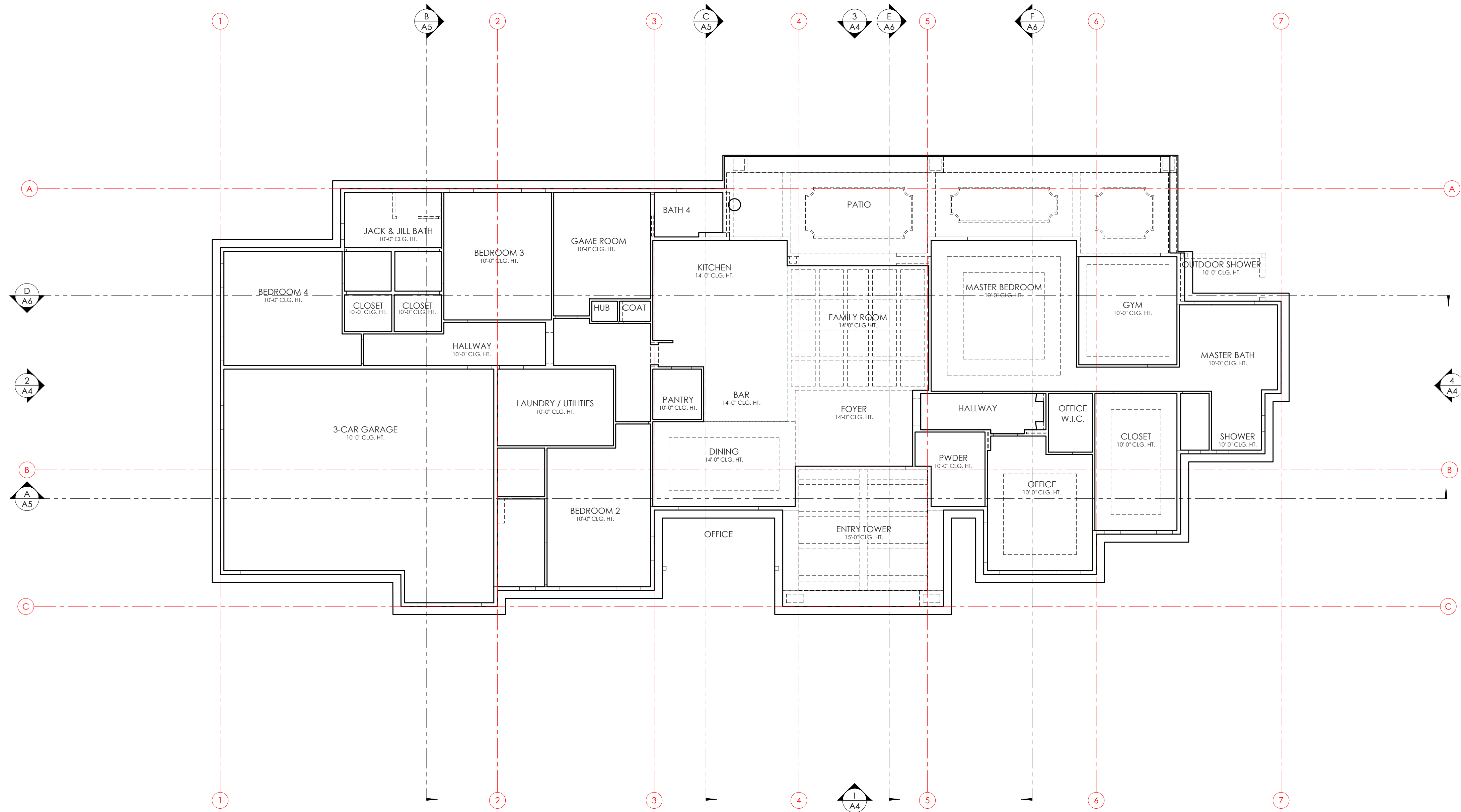
1. PER I.R.C. SECTION R314.3, EACH EXTERIOR DOOR SHALL HAVE A SOLID SURFACE LANDING AT LEAST AS WIDE AS THE DOOR PANEL AND 36" MIN. IN THE DIRECTION OF TRAVEL, LOCATED NOT LOWER THAN 4" BELOW THE TOP OF THE DOOR THRESHOLD (NOT LOWER THAN 15" AT THE FRONT ENTRY DOOR). THE LANDING SHALL SLOPE AWAY AT 1/8" PER FT. (MINIMUM) AND 1/4" PER FT. (MAXIMUM). AT OUT-SWINGING DOORS, PROVIDE A LANDING NOT LOWER THAN 1 1/2" BELOW THE TOP OF THE DOOR THRESHOLD (OR A 1" DIFFERENTIAL BETWEEN THE FINISHED INTERIOR & EXTERIOR SURFACES).
2. PER I.R.C. TABLE R102.5.3 (d), GYP. BD. 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 GYP. CEILING BOARD.
3. PER I.R.C. SECTION R102.5, PROVIDE WEATHER FLASHING/PROOFING AT EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS AND VENTS.

1 ROOF PLAN
SCALE: 3/16" = 1'-0"

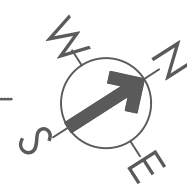


REVISIONS

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2 REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"



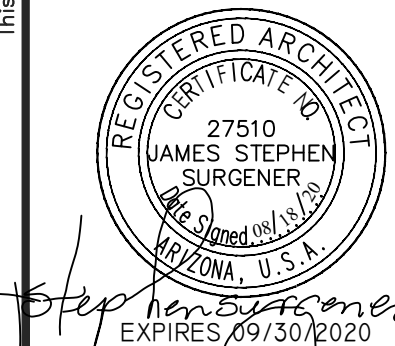
- REFLECTED CEILING PLAN NOTES:
- A. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR MATERIAL FINISHES, AND GENERAL CONSTRUCTION SPECIFICATIONS AND DETAILS.
- B. INSULATION AT CONDITIONED AREAS:
ALL EXTERIOR WALLS, ROOF AND FLOOR AREA AT CONDITIONED AREAS AND WALLS BETWEEN LIVABLE AND GARAGE TO BE INSULATED AS NOTED:
2x4 FRAMED WALLS: MIN. R-13
2x6 FRAMED WALLS: MIN. R-19
ATTIC AREAS: MIN. R-38
- C. NEW PAINT ALL INTERIOR, INCLUDING CEILINGS. PATCH AN INTERIOR WALL FINISH TO MATCH EXISTING.

REVISIONS

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NEW SINGLE-FAMILY RESIDENCE
8110 E. SADDLEHORN RD.
SCOTTSDALE, AZ 85255

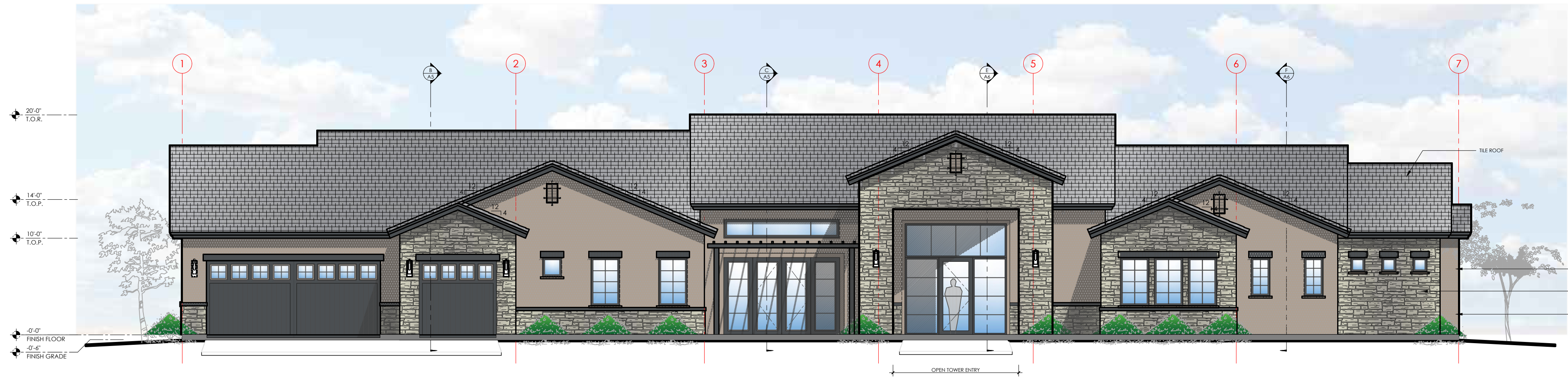
DESIGN
REVIEW



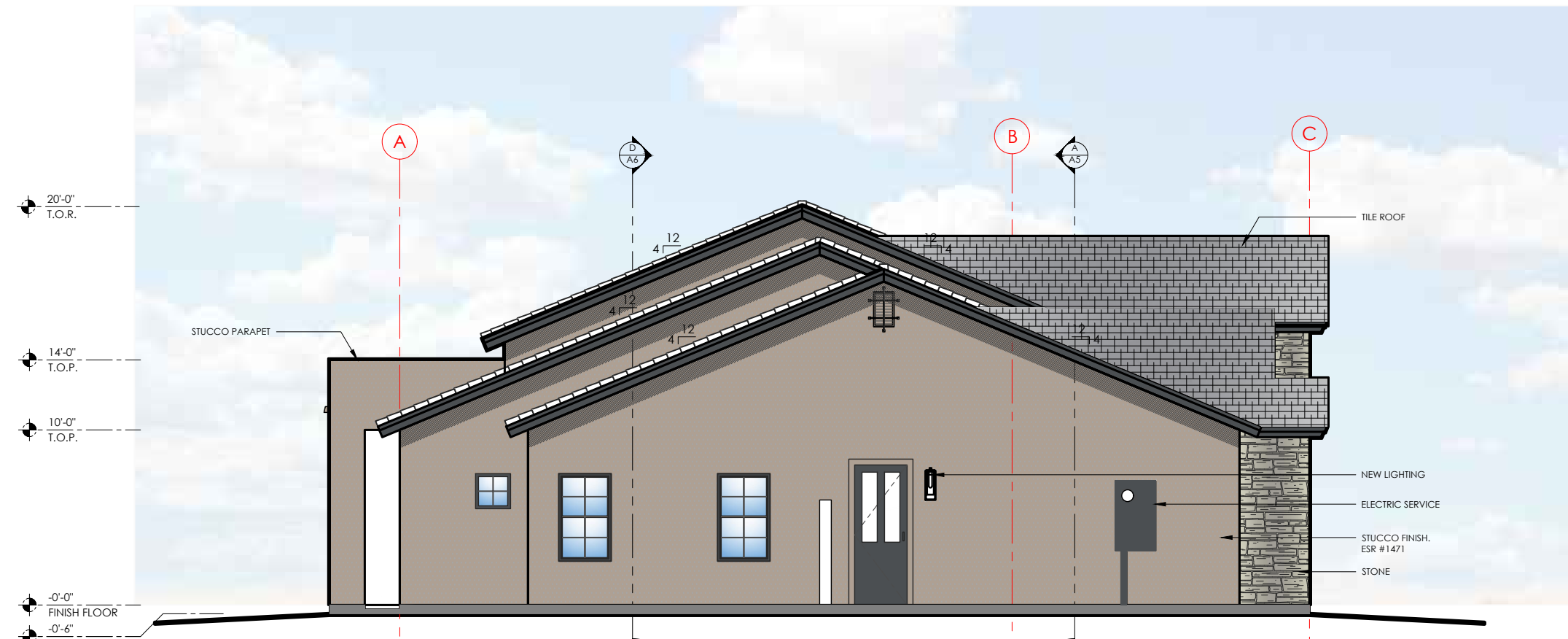
ARCHIVE:

DATE:	8/14/2020	SHEET NO.
SCALE:	AS SHOWN	A3
DRAWN BY:	JUAN ARMENTA	
CHECKED:	DAVID ROSS	

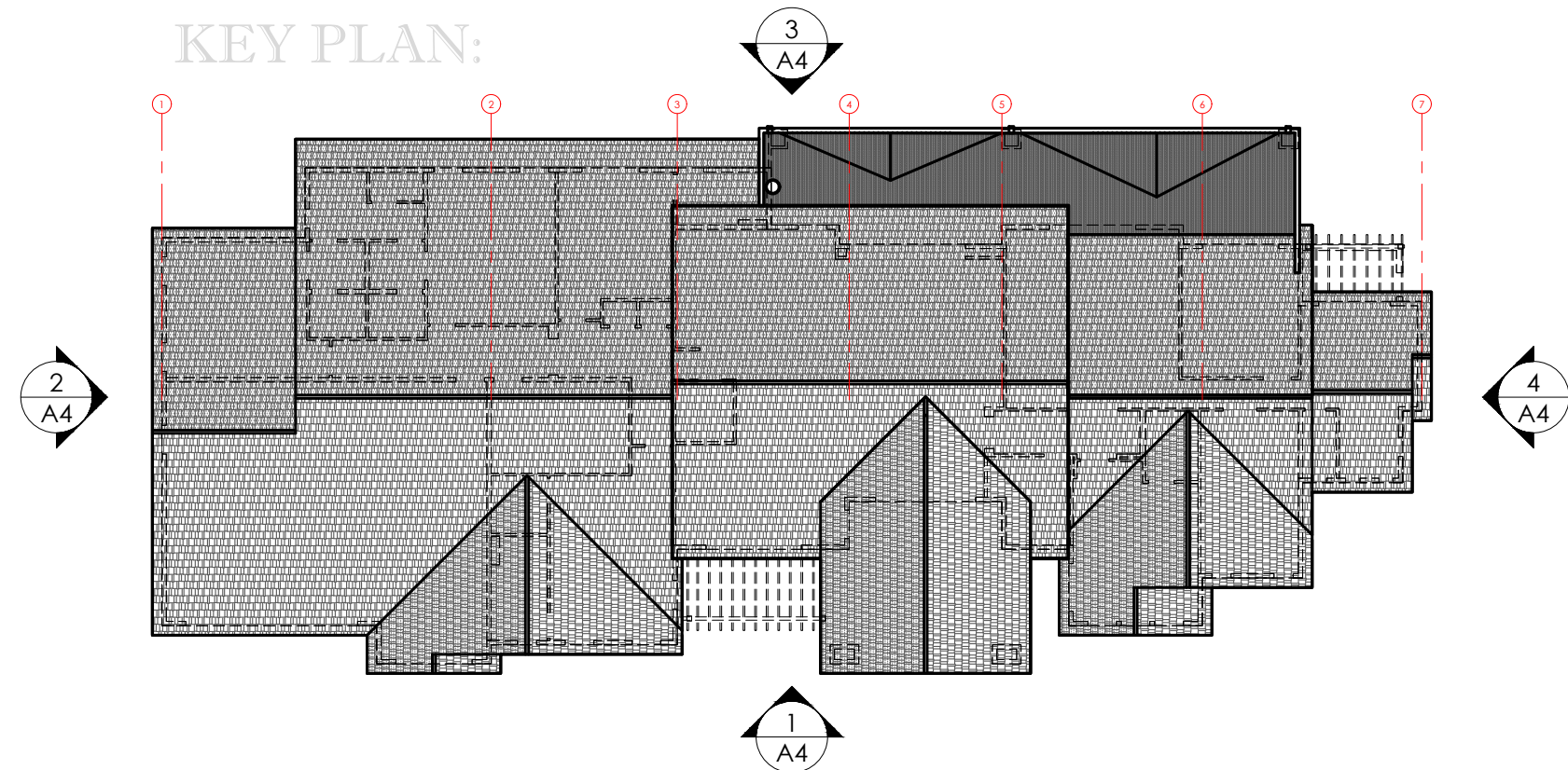
REFLECTED CEILING PLAN



1 FRONT Elevation (SOUTH EAST)
SCALE: 1/8" = 1'-0"



2 SIDE Elevation (SOUTH WEST)
SCALE: 1/8" = 1'-0"



KEY PLAN:

EXTERIOR ELEVATION NOTES:

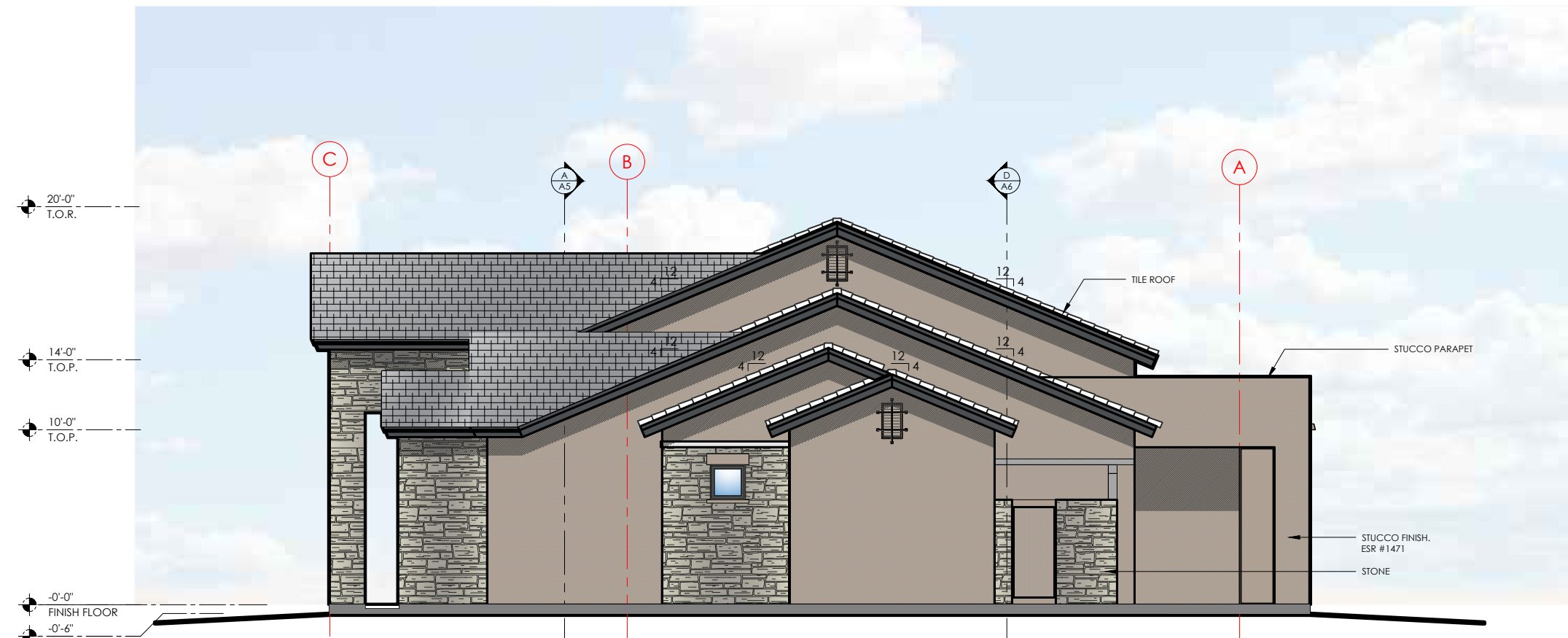
- A. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR MATERIALS FINISHES, AND GENERAL CONSTRUCTION SPECIFICATIONS AND DETAILS.
- B. STUCCO:
ONE COAT STUCCO SYSTEM (ICC ESR-1471) OVER 1" 20 GA SELF FURRED WOVEN WIRE FABRIC OVER 1" SUBSTRATE OVER 1-LAYER GRADE 'D' BUILDING PAPER (UNO).
- C. WEEP SCREED:
26 GA CORROSION RESISTANT SHEET METAL STUCCO WEEP SCREED WITH A MINIMUM 3 1/2" VERTICAL FLANGE, INSTALLED MINIMUM 4" ABOVE FINISHED GRADE OR 2" ABOVE PAVED OR HARDCAPED AREAS.
- D. ROOF SYSTEMS:
A) ASPHALT SHINGLES: GAF TIMBERLINE HD CHARCOAL LIFETIME ARCHITECTURAL SHINGLES. MINIMUM 2 LAYERS OF 40# PAPER UNDERLAYMENT, INSTALLED PER MANUFACTURER RECOMMENDED INSTALLATION INSTRUCTIONS.
- E. INSULATION AT CONDITIONED AREAS:
ALL EXTERIOR WALLS, ROOF AND FLOOR AREA AT CONDITIONED AREAS AND WALLS BETWEEN LIVABLE AND GARAGE TO BE INSULATED AS NOTED:
2x4 FRAMED WALLS: MIN. R-13
2x6 FRAMED WALLS: MIN. R-19
ATTIC AREAS: MIN. R-38
- F. WINDOWS:
WINDOWS REFLECT WINDOW SIZES ONLY. ACTUAL WINDOWS MAY DIFFER. REFER TO FLOOR PLAN, AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION.
- ① = TEMPERED

FINISH LEGEND:

- MAIN BODY: DEC 751 ASH GRAY
LRV: 44
- TRIM: DEC 619 CELLULOID
LRV: 8
- CORONADO STONE - CENTURY RUBBLE.
GREY QUARTZITE GROUTED
- CONCRETE TILE ROOF
EAGLE ROOFING - GOLDEN EAGLE
COLOR - RANGE OF BROWN - GRAY 187



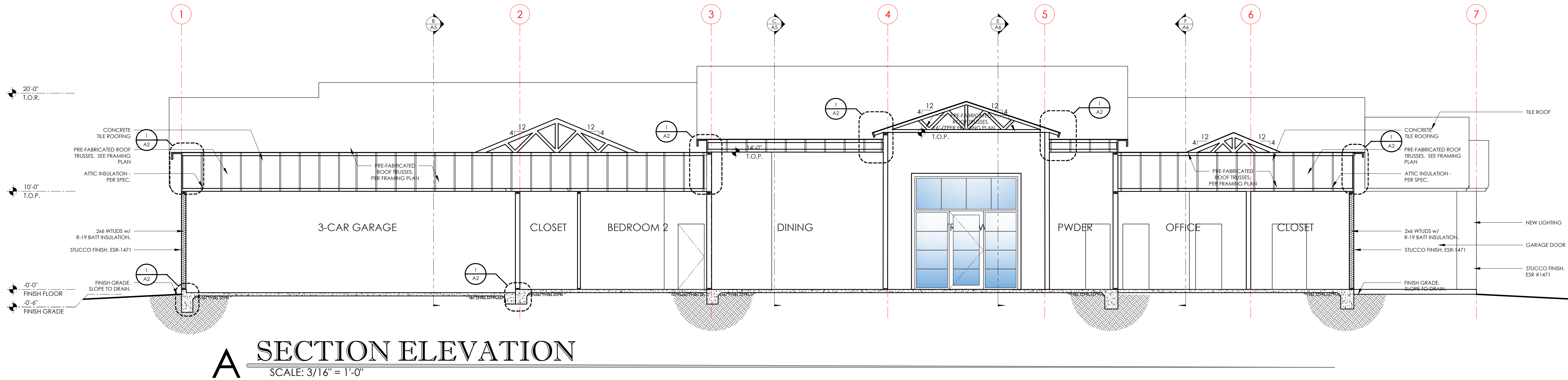
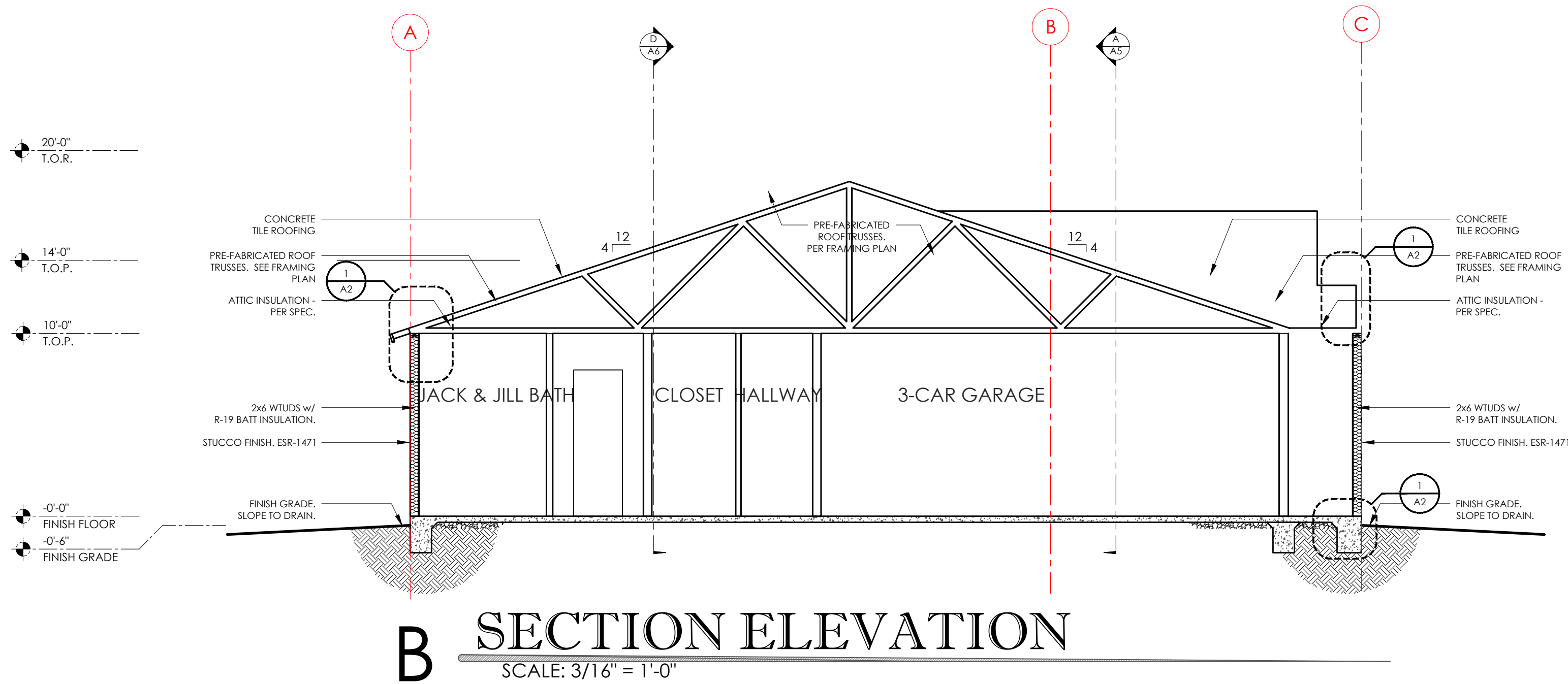
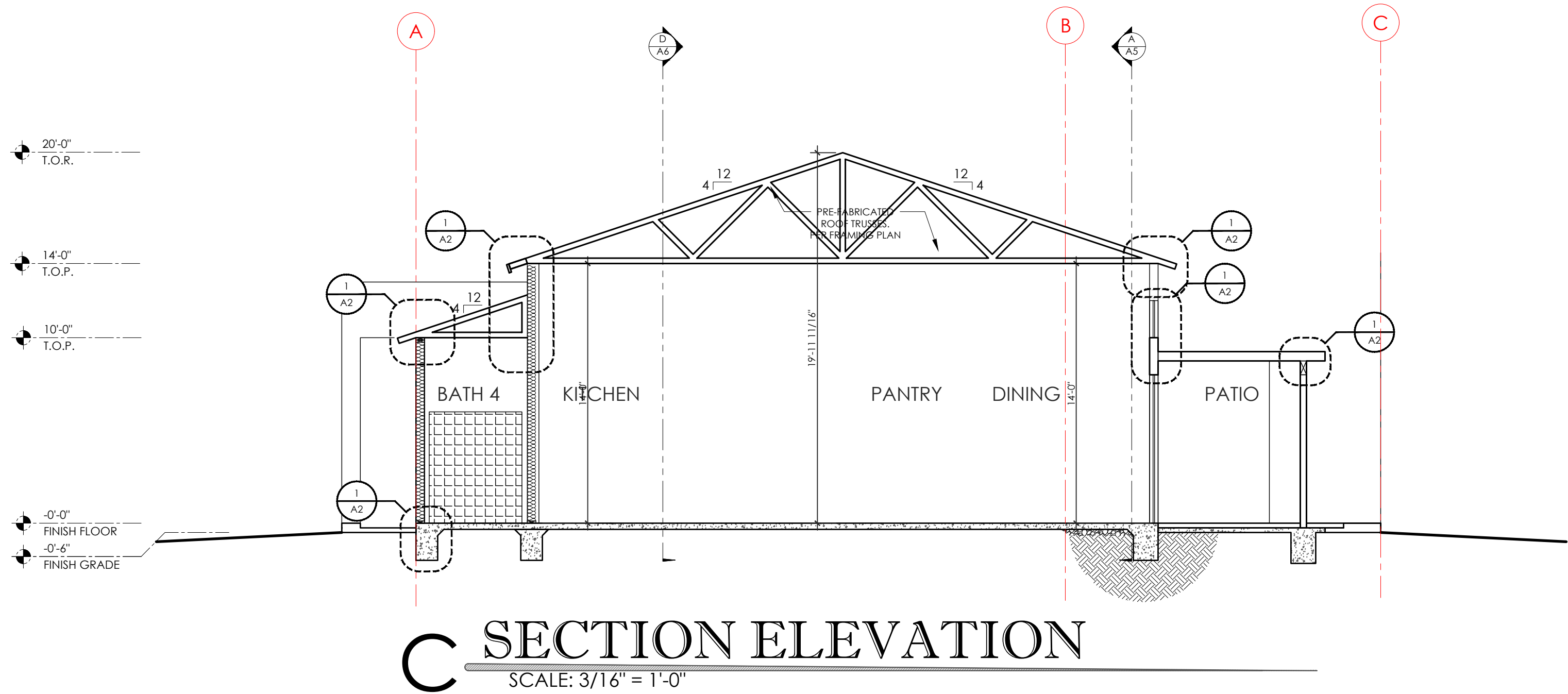
3 REAR Elevation (NORTH WEST)
SCALE: 1/8" = 1'-0"



4 SIDE Elevation (SOUTH EAST)
SCALE: 1/8" = 1'-0"

REVISIONS

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SECTION ELEVATION NOTES:

- A. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR MATERIALS FINISHES, AND GENERAL CONSTRUCTION SPECIFICATIONS AND DETAILS.
- B. STUCCO:
ONE COAT STUCCO SYSTEM (ICC ESR-1471) OVER 1" 20 GA SELF FURRED WOVEN WIRE FABRIC OVER 1" SUBSTRATE OVER 1-LAYER GRADE 'D' BUILDING PAPER (UNO).
- C. SUBSTRATE:
A) FROM TOP OF SLAB TO ROOF PLATE LINE: 1" EXPANDED POLYSTYRENE
B) ABOVE TOP PLATE: 1" INSULFOAM BOARD, ESR-1788
- D. WEEP SCREED:
26 GA CORROSION RESISTANT SHEET METAL STUCCO WEEP SCREED WITH A MINIMUM 3 1/2" VERTICAL FLANGE, INSTALLED MINIMUM 4" ABOVE FINISHED GRADE OR 2" ABOVE PAVED OR HARCAPED AREAS.
- E. ROOF SYSTEMS:
A) ASPHALT SHINGLES: GAF TIMBERLINE HD CHARCOAL LIFETIME ARCHITECTURAL SHINGLES; MINIMUM 2 LAYERS OF 40# PAPER UNDERLAYMENT, INSTALLED PER MANUFACTURER RECOMMENDED INSTALLATION INSTRUCTIONS.
- F. INSULATION AT CONDITIONED AREAS:
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2x4 FRAMED WALLS: MIN. R-13
2x6 FRAMED WALLS: MIN. R-19
ATTIC AREAS: MIN. R-38
- G. FOUNDATION SHOWN AT BUILDING SECTIONS ARE CONCEPTUAL. REFER TO FOUNDATION PLAN AND DETAILS FOR SPECIFIC FOUNDATION DESIGN.
- H. FRAMING SHOWN AT BUILDING SECTIONS ARE CONCEPTUAL. REFER TO FRAMING PLAN AND DETAILS FOR SPECIFIC FRAMING DESIGN AND CONNECTIONS.
- I. 1/2" GYP BD ON AL GARAGE WALLS - SAG RESISTANT OR 5/8" GYP BD ON CEILING.
- J. FOR ROOF SLOPES OF 2 1/2" PER FOOT UNDERLAYMENT SHALL BE A MINIMUM OF TWO LAYERS UNDERLAYMENT APPLIED AS FOLLOWS, STARTING AT THE EAVE. A 19-INCH STRIP OF UNDERLAYMENT SHALL BE APPLIED PARALLEL WITH THE EAVE AND FASTENED SUFFICIENTLY IN PLACE. STARTING AT THE EAVE, 36" WIDE STRIPS OF UNDERLAYMENT FELT SHALL BE APPLIED, OVERLAPPING SUCCESSIVE SHEETS 19", AND FASTENED SUFFICIENTLY IN PLACE
- K. COORDINATE EXISTING HVAC LOCATION W/ CONTRACTOR

ROSS DESIGN GROUP L.L.C.

ARCHITECTURE INTERIORS PLANNING PROJECT MANAGEMENT

4342 N CIVIC CENTER PLAZA
SCOTTSDALE, ARIZONA 85251
PH: (480) 947-9685 FAX: (480) 429-0107
www.rossdesignllc.com

REVISIONS	
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NEW SINGLE-FAMILY RESIDENCE

8110 E. SADDLEHORN RD.
SCOTTSDALE, AZ 85255

DESIGN REVIEW

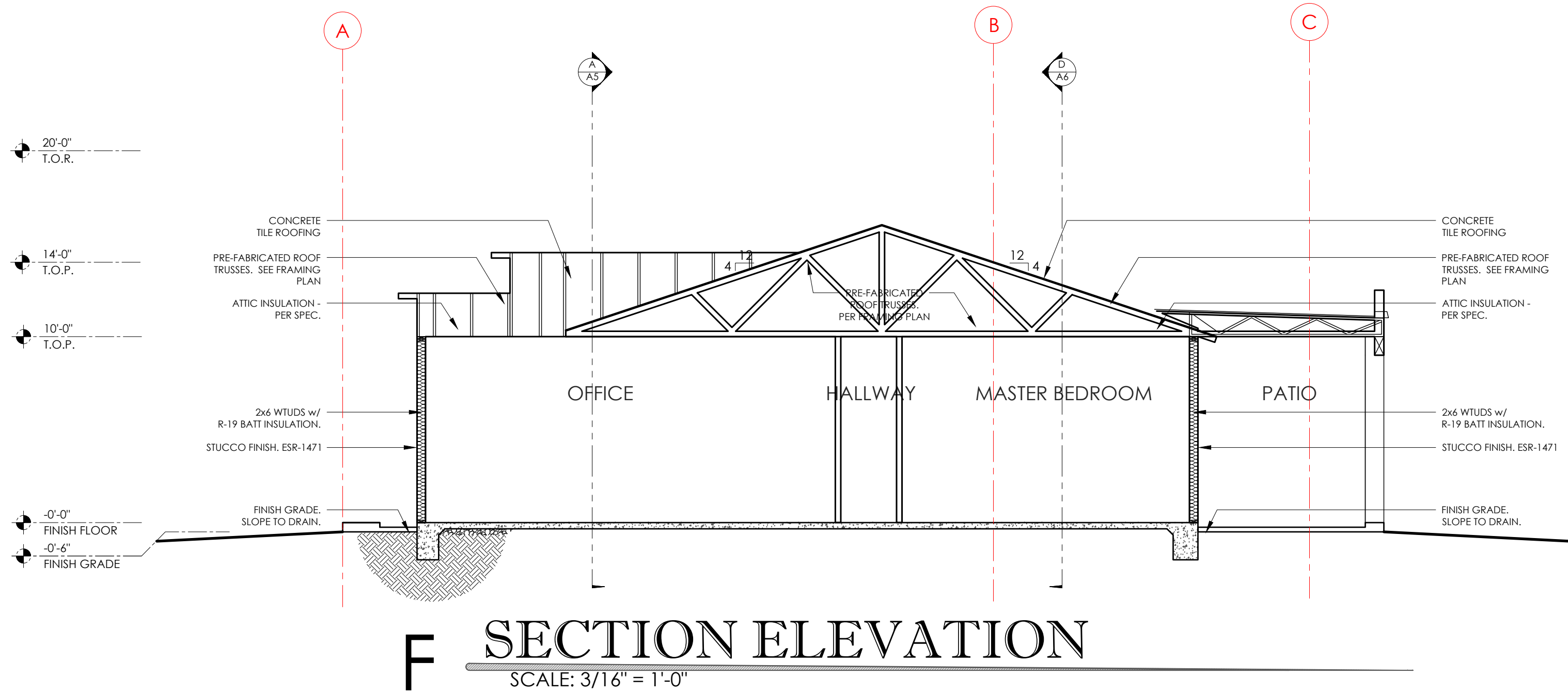
REGISTERED ARCHITECT

27510 JAMES STEPHEN SURGENER

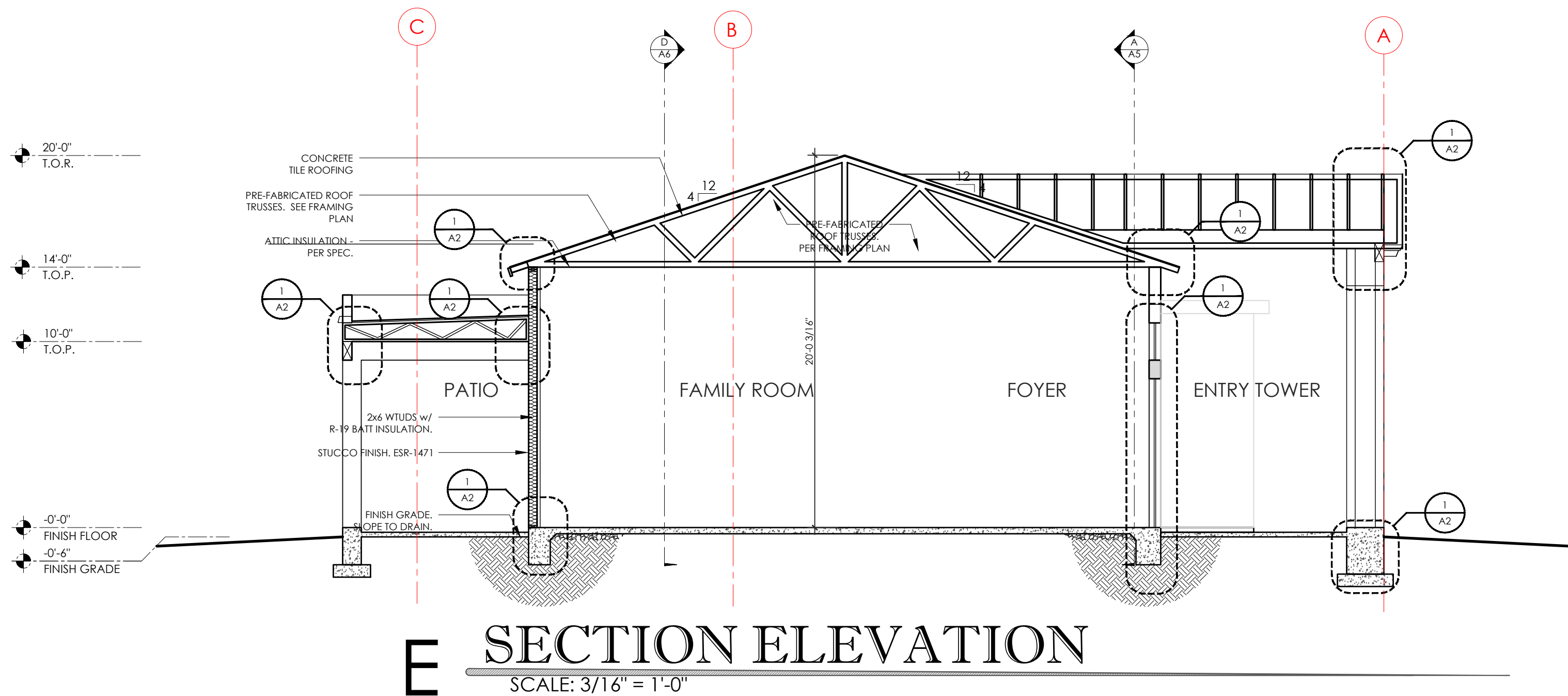
ARIZONA, U.S.A.

EXPIRES 09/30/2020

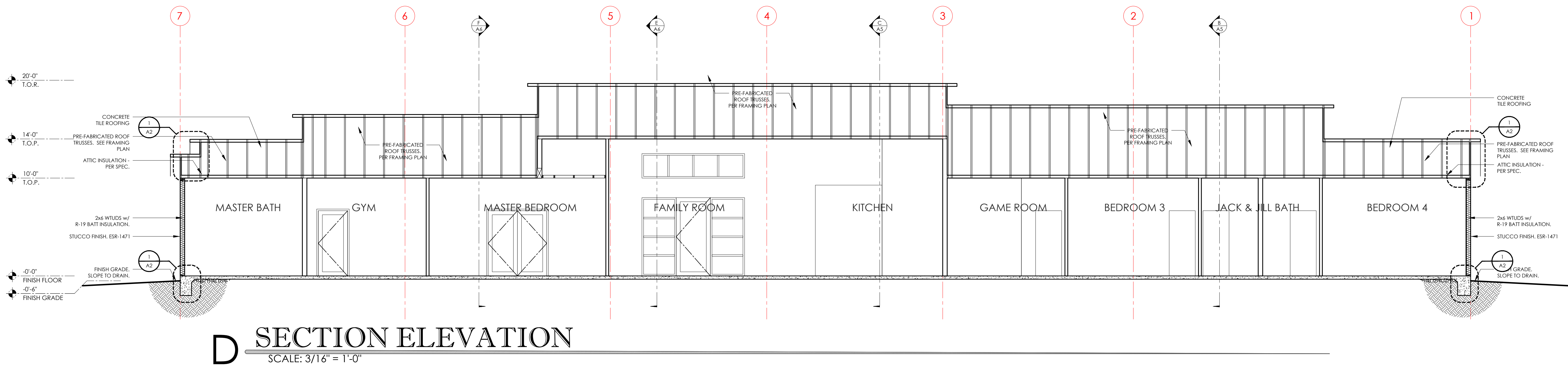
DATE:	8/14/2020	SHEET NO.
SCALE:	AS SHOWN	A5
DRAWN BY:	JULIAN ARMENTA	
CHECKED:	DAVID ROSS	



F SECTION ELEVATION
SCALE: 3/16" = 1'-0"



E SECTION ELEVATION
SCALE: 3/16" = 1'-0"



D SECTION ELEVATION
SCALE: 3/16" = 1'-0"

SECTION ELEVATION NOTES:

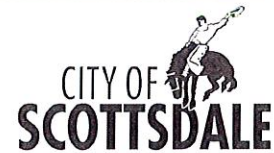
- A. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR MATERIALS FINISHES, AND GENERAL CONSTRUCTION SPECIFICATIONS AND DETAILS.
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- C. **SUBSTRATE:**
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- K. COORDINATE EXISTING HVAC LOCATION W/ CONTRACTOR

REVISIONS

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ESLO Wash Modifications (WM)

Administrative Staff Approval Development Application Checklist



Digital Submittal:

Please follow the plan and document submittal requirements below. All files shall be uploaded in PDF format. Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11. A digital submittal Key Code is required to upload your documents and will be provided by your coordinator.

Project No.: 682 -PA- 2020 Key Code: 672B4

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalMenu>

Minimum Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be deemed incomplete until all items have been submitted. A Development Application is not complete until it is verified that the application meets the minimum submittal requirements for review and the application fee has been processed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- Requirements specified in the Plan & Report Requirements for Development Applications Checklist; and
- Design Standards & Policies Manual; and
- Requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- Stipulations, including any additional submittal requirements identified in the stipulations, of any Development Application approved that this application is reliant upon; and
- The city's design guidelines.

If you have any questions regarding the information above, or items indicated on this application checklist, please contact your project coordinator.

Name: Jeff Barnes Phone Number: 480-312- 2376 Coordinator e-mail: jbarnes @scottsdaleaz.gov

Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. Visit the city's Planning & Development Services Records Department for assistance: <https://www.scottsdaleaz.gov/planning-development/records>.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. ESLO Wash Modification Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>515</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Completed Development Application (form provided) <ul style="list-style-type: none">• The applicant/agent shall select a review methodology on the application form (Enhanced Application Review or Standard Application Review).• If a review methodology is not selected, the application will be reviewed under the Standard Application Review methodology.
<input type="checkbox"/>	<input type="checkbox"/>	4. Request to Submit Concurrent Development Applications (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Letter of Authorization (from property owner(s) if property owner did not sign the application form)

Planning and Development Services

7447 E. Indian School Road, Suite #105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

ESLO Wash Modification Development Application Checklist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner (form provided)).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Application Narrative - description of request
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Description of Alternatives Considered - other watercourse management / engineering techniques considered
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Justification (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Request for Site Visits and/or Inspections (form provided)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Photo Exhibit of Existing Conditions <ul style="list-style-type: none"> • Show existing site, structures & adjacent properties • <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.

PART II -- REQUIRED NARRATIVE, PLANS & RELATED DATA


Req'd	Rec'd	Description of Documents Required for Complete Application. All Plans, Building Elevations, Perspectives, and Details shall be black-line drawings of suitable quality for reproduction and without gray-tones or shading, except as otherwise noted. No application shall be accepted without all items marked below.
<input type="checkbox"/>	<input type="checkbox"/>	12. Context Aerial with the proposed site improvements superimposed Aerial shall not be more than 1 year old and shall include an overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of: <input type="checkbox"/> 750-foot radius from site <input type="checkbox"/> ¼-mile radius from site (lots greater than 1 acre) <input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Site Plan Indicate the extent and location of antenna additions, buildings and other structures, including all equipment cabinets. Site plan shall indicate dimensions of existing and proposed structures, dimensions of existing and proposed ROW, setbacks and sight distance visibility triangles. Indicate any improvements, easements, and drainage facilities on adjacent properties within 100 feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Drainage Report See Chapter 4 of the city's <u>Design Standards & Policies Manual</u> for specific submittal and content requirements for drainage reports.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Revegetation Site Plan, including Methodology and Techniques
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Topography and slope analysis plan (ESLO Areas)
<input type="checkbox"/>	<input type="checkbox"/>	17. Native Plant Submittal Requirements: (form provided) (Aerial with site plan overlay to show spatial relationships of existing protected plants and significant concentrations on vegetation to proposed development) <i>See Sec. 7.504 of the Zoning Ordinance for specific submittal requirements.</i>
<input type="checkbox"/>	<input type="checkbox"/>	18. The proposed wash modification has received a Certificate of No Effect-Archaeological Resources. <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide justification below: _____ _____ If no, provide justification below: _____ _____ _____

Planning and Development Services

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<input type="checkbox"/>	<input type="checkbox"/>	19. Other:

PART III – SUBMITTAL OF THE DEVELOPMENT APPLICATION

Req'd	Rec'd	Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.
		20. Notify your coordinator by e-mail after you have completed your submittal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Submit all items indicated on this checklist pursuant to the submittal requirements.
<input type="checkbox"/>	<input type="checkbox"/>	22. Submit all additional items that are required pursuant to the stipulations of any other Development Application upon which this application is reliant.
		<p>23. If you have any questions regarding this application checklist, please contact your Project Coordinator.</p> <p>Coordinator Name (print): <u>Jeff Barnes</u> Phone Number: <u>480-312-2376</u></p> <p>Coordinator e-mail: <u>jbarnes</u> @scottsdaleaz.gov Date: <u>9/10/2020</u></p> <p>Coordinator Signature: </p> <p>If the Project Coordinator is no-longer available, please contact the Current Planning Director at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input checked="" type="checkbox"/> New Project Number, or <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p>Required Notice</p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the city regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by the Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Services Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the city's applicable administrative policies available at the Planning and Development Services' One Stop Shop, or from the city's website: http://www.scottsdaleaz.gov/planning-development/forms</p> <p>Planning and Development Services One Stop Shop Planning and Development Services Director 7447 E. Indian School Rd, Suite 105 Scottsdale, AZ 85251 Phone: (480) 312-7000</p>

Planning and Development Services

7447 E. Indian School Road, Suite #105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Justin Savaya, owner, hereby publishes this map for Lot 78 of Happy Valley Ranch as recorded in Book 193 of Maps, Page 39 in the County Recorder's office, county of Maricopa, state of Arizona, under the name "Map of Dedication" as shown on this map. The map sets forth location and gives the dimensions of the easements constituting the dedication. Each easement shall be known by the name or description given each respectively on this map. The easements are dedicated for the purposes, and subject to the conditions, stated.

Justin Savaya, owner, Grantor, dedicates to the City of Scottsdale, an Arizona municipal corporation, Grantee:

Drainage and Flood Control Easement (DFC):

A perpetual, non-exclusive easement shown hereon upon, over, and across the parcel of land shown hereon for the purposes of construction, operation, replacement, and repair of levies, dikes, channels, and other works of drainage and flood control in and over a portion of the aeas designated as such hereon. Maintenance shall be the responsibility of the individual owner(s) of the lot or tract where the easement is located hereon. (collectively, "works of drainage and flood control") subject to the following:

- Grantor is responsible for all drainage facilities on the property.
- Grantor shall not construct, obstruct or alter and drainage facilities on the property without Grantees prior written consent.
- Drainage facilities on the property might not be obvious. lack of awareness of drainage facilities does not excuse failure to perform the requirements of this document.
- At Grantors expense, Grantor shall maintain drainage facilities in good condition; replace and repair facilities as necessary to maintain their flood carrying or storage capacity; prevent erosion; and prevent any refuse, debris, sediment, vegetation or other obstructions from accumulating in drainage facilities. Grantee is not obligated to perform any such work.
- If, in Grantees opinion, Grantor fails to do such work, then Grantee may do the work at Grantors expense, in addition to Grantees other remedies, the cost of the work shall be secured by a lien that Grantor hereby grants against the property, with interest at the annual rate of eight percent (8%).
- Grantor shall indemnify, defend and hold Grantee harmless against Grantors failure to perform under this document.

Natural Area Open Space, Including Restored Desert (NAOS):

A perpetual, non-exclusive easement shown hereon upon, over, under and across the property on this plat, for natural desert open space preservation as follows:

- Grantor shall not use the Property in any way inconsistent with the preservation of the easement in its undisturbed condition as permanent natural desert open space.
- Grantor shall not grade, grub or excavate the easement, or construct any structure on the easement, except as approved by Grantee, in writing, specifically referring to this easement.
- Grantor shall restore the easement in accordance with plans approved by Grantee, if the easement is disturbed. The restored desert shall be preserved as desert open space.
- Grantee may enjoin any violation of this easement. Grantee may enter the Property to enforce this easement. However, this easement does not create public access to the Property.
- Mentioning remedies in this easement does not limit Grantee's right to other remedies.

Grantor warrants and covenants to Grantee and its successors and assigns that Grantor is lawfully seized and possessed of the Property; that Grantor has a good and lawful right to make the conveyance described herein; and that Grantee shall have title and quiet possession against the claims of all persons. The person executing this document on behalf of a corporation, trust or other organization warrants his or her authority to do so and that all persons necessary to bind Grantor have joined in this document. This document runs with the land in favor of Grantee's successors and assigns.

DATED this ____ day of _____, 20 ____.

GRANTORS: Justin Savaya

BY: _____
Justin Savaya

ACKNOWLEDGMENT

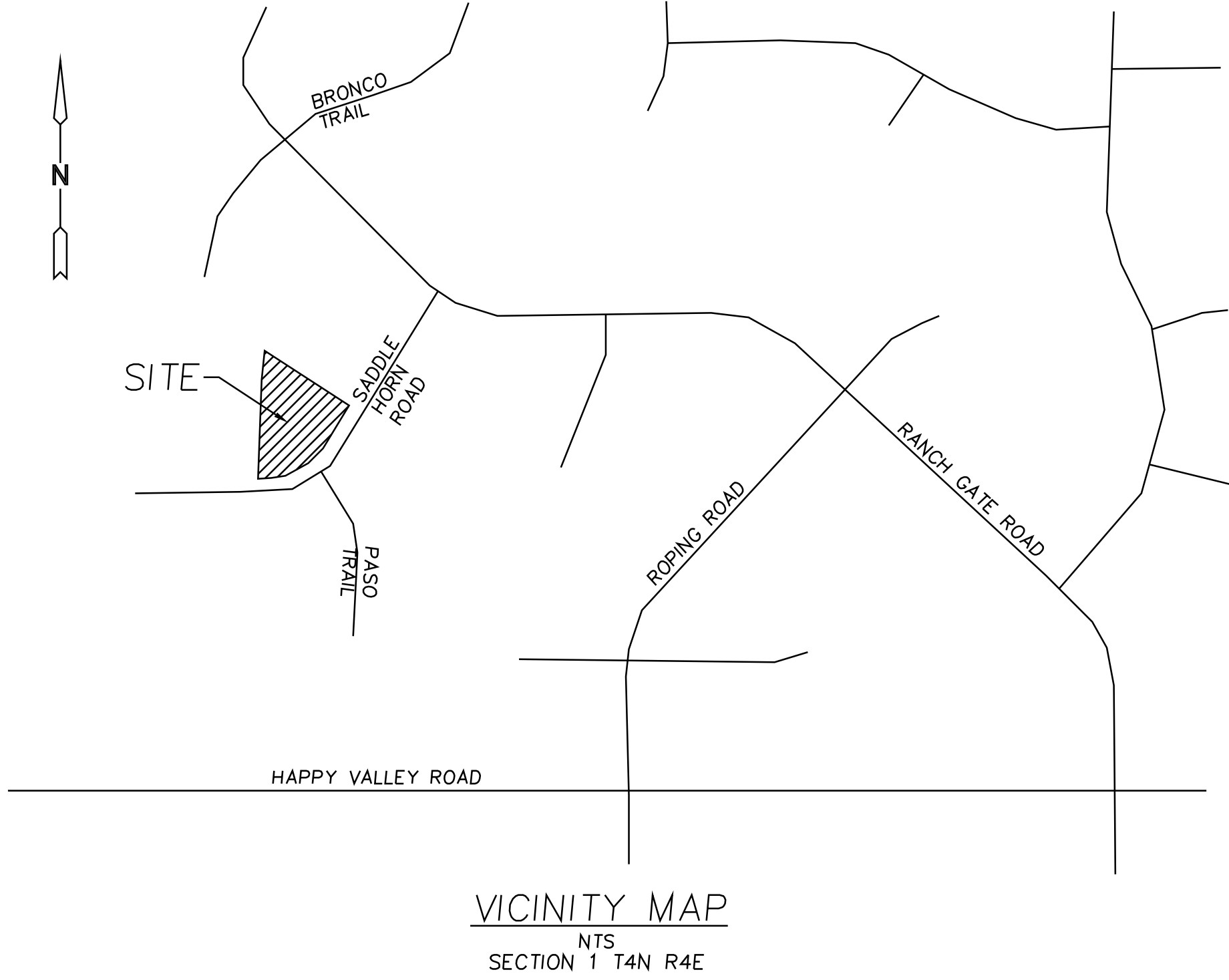
STATE OF ARIZONA)
) ss
County of Maricopa)

This document was acknowledged before me this ____ day of _____, 20____,
by Justin Savaya.

Notary Public: _____
My commission expires: _____

MAP OF DEDICATION

LOT 78 OF HAPPY VALLEY RANCH
AS RECORDED IN BOOK 193 OF MAPS, PAGE 39
IN THE COUNTY RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA
OWNED BY JUSTIN SAVAYA



LEGAL DESCRIPTION PARENT PARCEL

LOT 78 OF HAPPY VALLEY RANCH AS RECORDED IN BOOK 193 OF MAPS, PAGE 39 OF THE MARICOPA COUNTY RECORDS, MARICOPA COUNTY, ARIZONA.

PARENT ASSESSORS PARCEL NUMBERS

212-08-088

ZONING

R1-43 PRD ESL

OWNER

JUSTIN SAVAYA
14385 NORTH 99TH STREET
SCOTTSDALE, AZ 85260

NAOS REQUIRED

N.A.O.S. REQUIRED:	9,677	SQUARE FEET
N.A.O.S. PROVIDED:	9,677	SQUARE FEET

CITY OF SCOTTSDALE STAFF PLAT APPROVAL

This plat has been reviewed for compliance with the City of Scottsdale's Design Standards and Policy Manual specifications.

By: _____ Date _____
Chief Development Officer

This subdivision has been reviewed for compliance with the development standards of the City of Scottsdale's Development Review Board (DRB) Case No. _____, and Zoning Case(s) No. _____, and all case related stipulations.

By: _____ Date _____
Development Engineering Manager

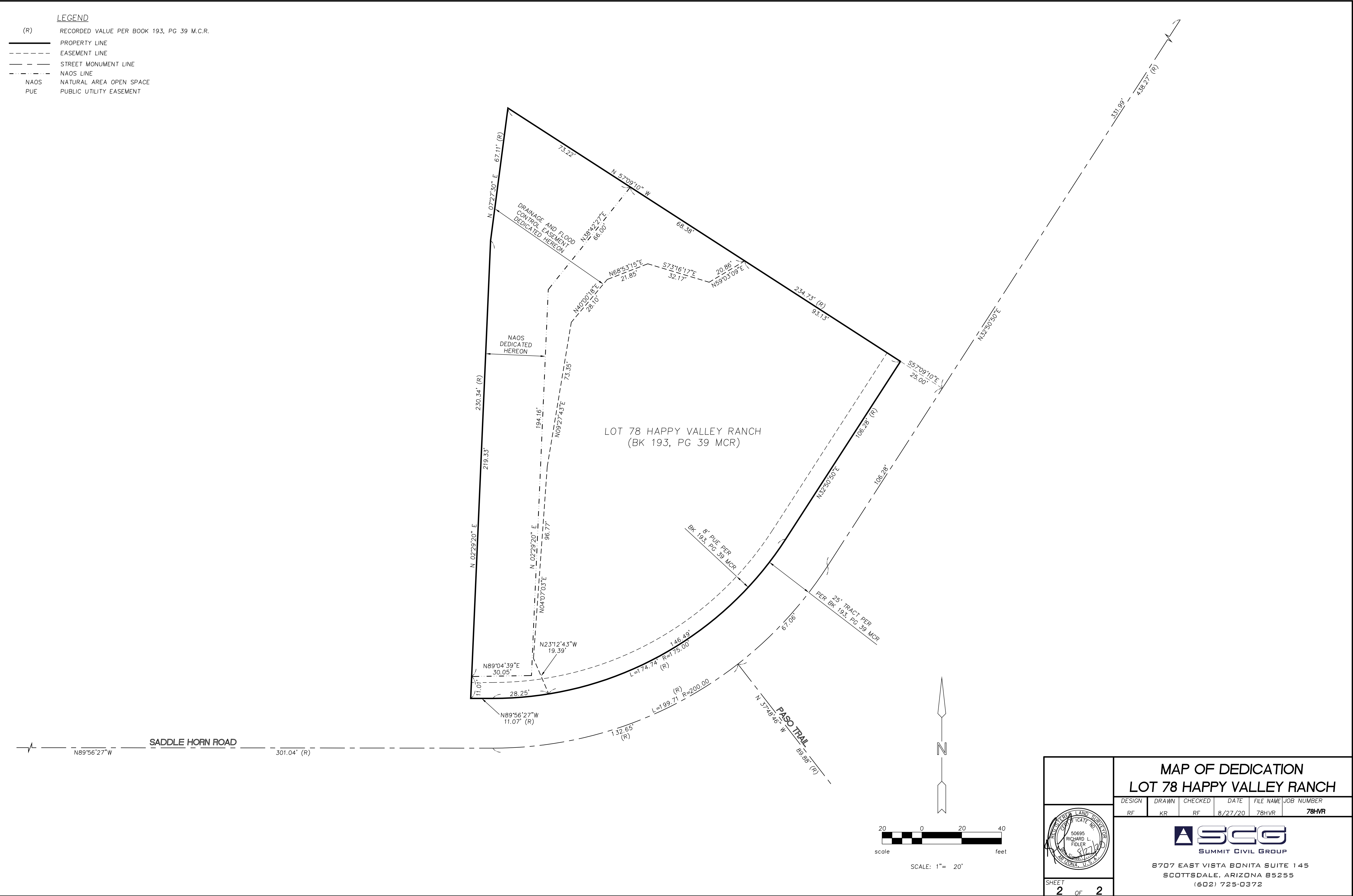
AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS
CONCERNING THIS MAP OF DEDICATION ARE NOT VALID.
THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE
DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.

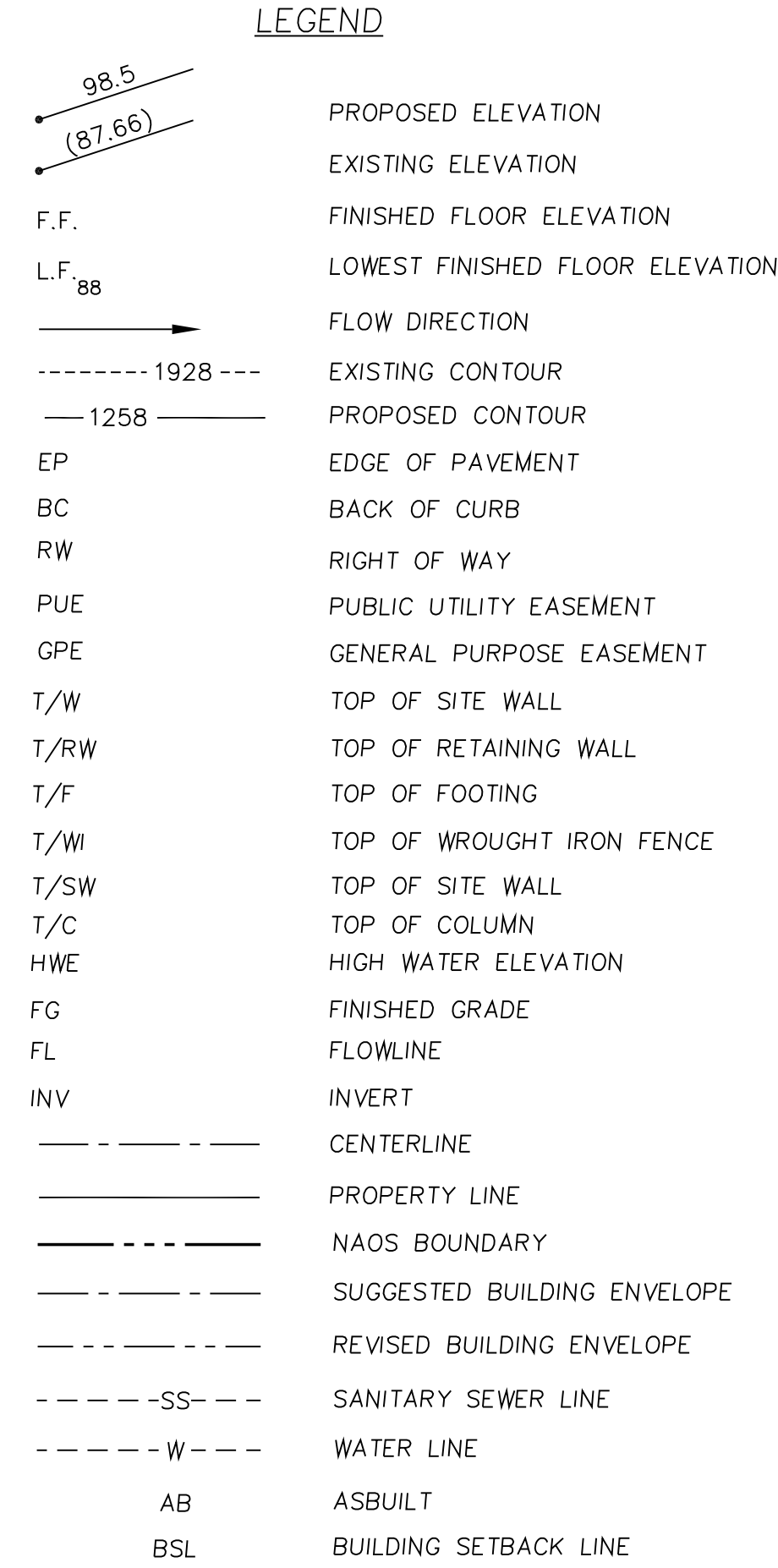
LAND SURVEYOR CERTIFICATION

I, Richard L. Fidler, a registered land surveyor in the state of Arizona,
hereby certifies the dedication(s) as shown hereon being prepared under
my direction.

RICHARD L. FIDLER, RLS 50695

	MAP OF DEDICATION					
	LOT 78 HAPPY VALLEY RANCH					
	DESIGN RF	DRAWN KR	CHECKED RF	DATE 8/27/20	FILE NAME 78HVR	JOB NUMBER 78HVR
8707 EAST VISTA BONITA SUITE 145 SCOTTSDALE, ARIZONA 85255 (602) 725-0372						
SHEET 1 OF 2						





FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

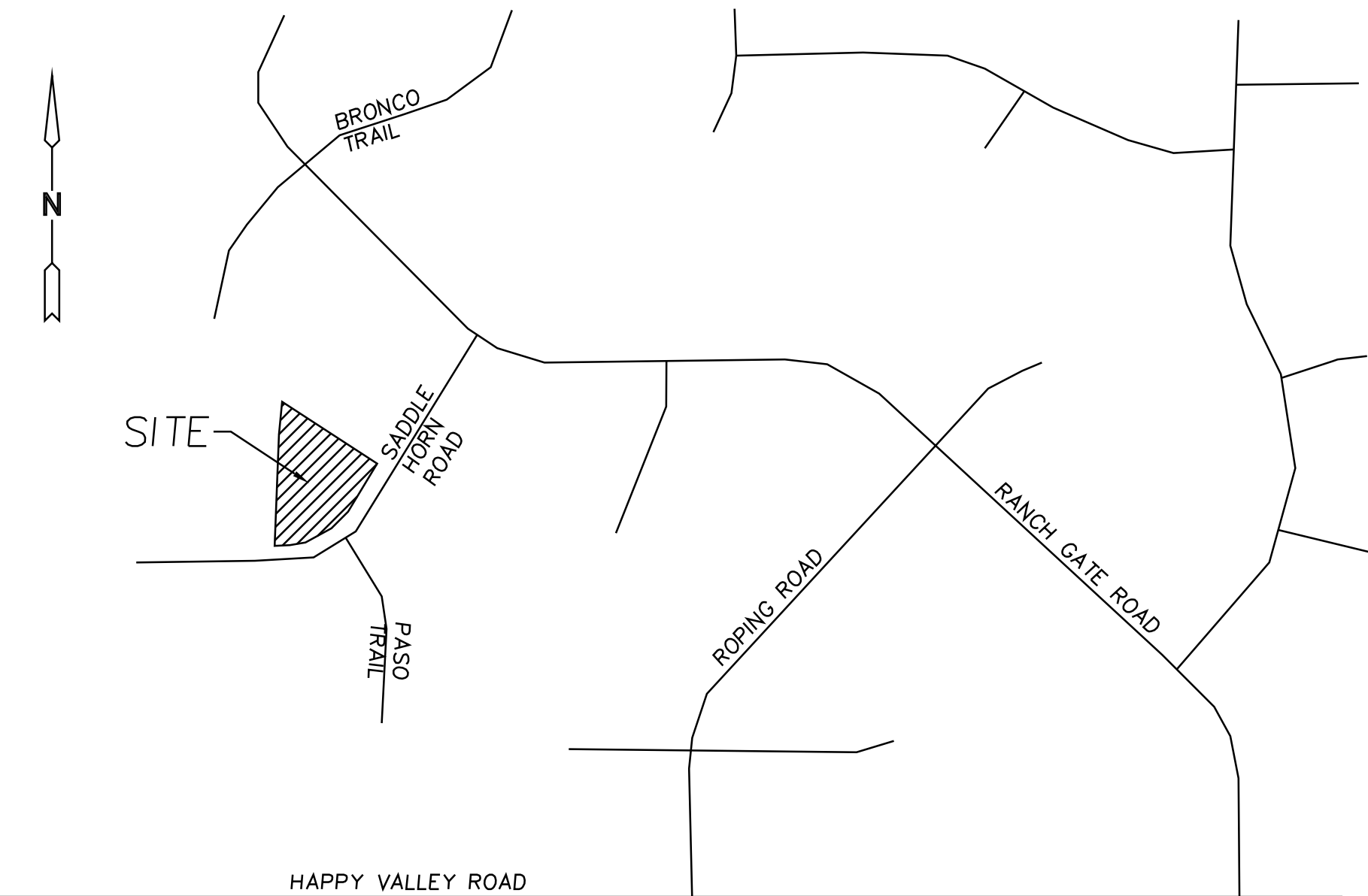
COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
045012	1310	L	6/10/16	X	N/A
	10/16/13				

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 – FLOODPLAIN AND STORMWATER REGULATIONS.

CITY OF SCOTTSDALE FIRE DEPARTMENT

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 Shall meet BBSFR 8.1.1.3
Less than 200 feet	12	AW	No	Less than 200 feet	Yes



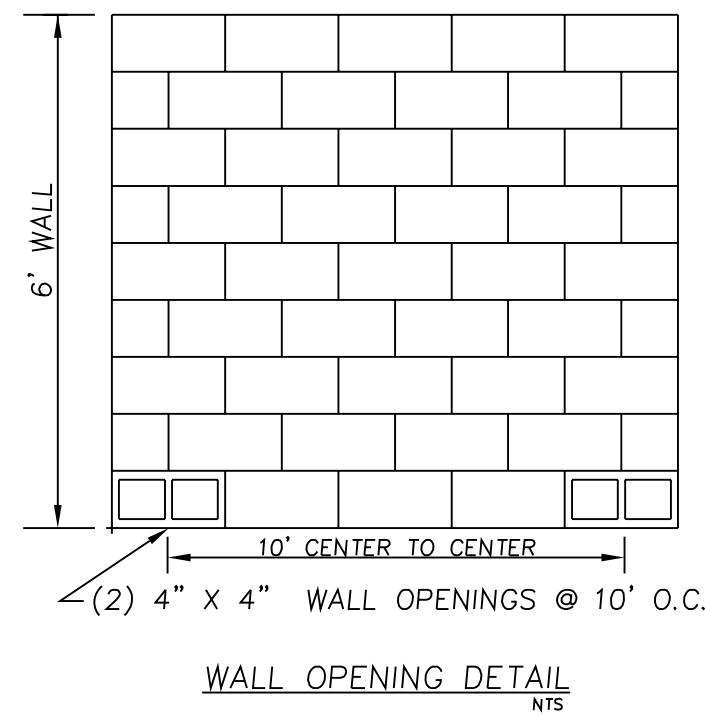
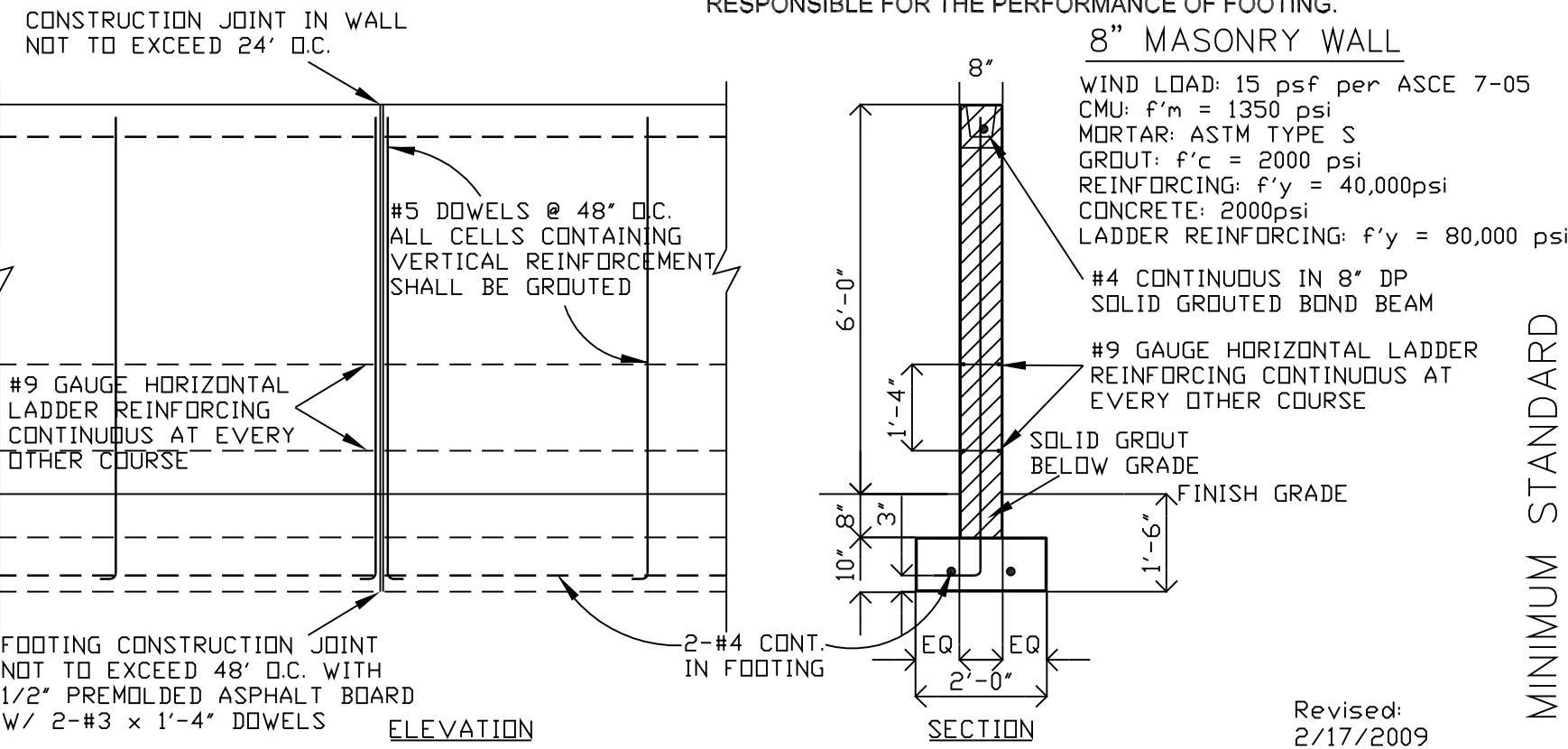
GENERAL NOTES

1. A registered surveyor shall stake the N.A.O.S. easement and the owner/contractor shall rope or fence the easement in accordance with the site plan and the easement legal description. The construction envelope and NAOS area staked must be the most restrictive in accordance with the Zoning Ordinance.
2. 5 percent minimum slope away from the building for a minimum of 10 feet unless otherwise noted.
3. 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.
4. All private water & sewer service lines to have a minimum of 1' horizontal separation per 2012 IRC. Private water line to be a minimum of 1" diameter; private sewer line to be a minimum of 4" diameter, unless otherwise noted.
5. Any drainage structures: i.e. catch basins, culverts, channels or any other drainage related features will be maintained by the home owner.
6. All driveways shall conform to the Fire Department Guidelines of Emergency Vehicle Access.
7. 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.
8. 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 Ao; for Ao flood zones the mechanical pad elevation will be equal to the adjacent finished floor elevation, (UNLESS OTHERWISE NOTED).
9. Contractor to verify slope of sewer inverts and elevations to verify use of gravity systems.
10. Contractor to verify the location of all utilities prior to construction.
11. Contractor to install sewer clean-outs on sewer service line every 100 feet per 2012 IRC.
12. The contractor/owner shall not construct the walls shown on this plan until an approval and proper permits have been issued by the City of Scottsdale pertaining to this work. Approval from the Home Owners Association (if applicable) should be obtained prior to construction.
13. Maximum driveway slope not to exceed 18% and 12% average along entire length of driveway.
14. All exposed concrete to be integrally colored Pima Beige (or equivalent).
15. Temporary/Security Fencing that is required or is optionally provided shall be in accordance with the Zoning Ordinance and the Design Standards and Policies Manual.
16. Any slope shown on this grading plan that is greater than 5% must be stabilized by the contractor/owner with native rock (4" diameter minimum), vegetation or other approved soil stabilization method (i.e. filter fabric, soil cement, Geo Fabric, etc.). Surface erosion on slopes greater than 5% is normal and measures to minimize it is the responsibility of the contractor/owner.
17. Any cut slope on this site with a slope greater than 4:1, a Geotechnical Engineer must certify the soil stability, or construct a stable slope using Soils Cement, Rip Rap, 6 inch thick 3000 p.s.i. natural colored shotcrete with welded fabric or any other approved equivalent method over the cut slope to provide stability.
18. The Lowest Finish Floor Elevation for this site has been established according to the FEMA Base Flood Elevation requirements as well as any applicable City of Scottsdale requirements.

ESLO NOTES:

43. Pools require separate approval and permit.
44. Pools shall not be emptied or backwashed into washes, streets, NAOS, scenic corridors, on to an adjacent lot, or tract of land. (ZO Sec. 6.1100.B.1.; and DS&PM 2-2.501.D.4.c.)
45. All mechanical equipment (air conditioner, pool equip. etc.) shall be screened a minimum of 1 foot above the highest portion of the equipment from all sides and shall be compatible with the adjacent building. Show location of equipment on site plan.
46. A guesthouse shall never be offered for rent. (ZO Sec. 5.012.A.6.c. and Sec. 5.102.A.6.c.)
47. A guesthouse shall not exceed a gross footprint size greater than 50% of the foot print size of the principal building. (ZO Sec. 5.012.A.6.b. and Sec. 5.102.A.6.b.)
48. 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 of Scottsdale's Planning & Development Department. The City may require color samples to verify compliance. (ZO Sec. 6.1070.G.1.h.)
49. 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. (ZO Sec. 6.1070.G.1.c.)
50. Surface materials of walls, retaining walls or fences shall be similar to and compatible with those of the adjacent main buildings. (ZO Sec. 6.1070.G.1.d.)
51. Plant materials 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. Turf shall be limited to enclosed areas not visible from a lower elevation. (ZO Sec. 6.1070.G.1.i-j.)
52. Reflective building materials are prohibited. (DS&PM 2-2.501.A.2.)
53. Reflective building and roofing materials (other than windows and solar panels) including materials with high gloss finishes and bright, untarnished copper, aluminum, galvanized steel or other metallic surfaces, shall be textured or have a matte or non-reflective surface treatment to reduce the reflections of sunlight onto other property. (ZO Sec. 6.1070.G.1.b.)
54. Mirrored surfaces or any treatments that change ordinary glass into a mirrored surface are prohibited. (ZO Sec. 6.1070.G.1.a.)
55. The owner shall incorporate development design and construction techniques that blend in scale, form and visual character to minimize exposed scars to the satisfaction of the Planning & Development Department. (ZO Sec. 6.1070.G.1.e.)
56. 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 Scottsdale Revised Code. (ZO Sec. 6.1070.G.1.i.)
57. Land designated as NAOS shall be permanently maintained as open space. The property owner shall maintain all designated NAOS. (ZO Sec. 6.1060.A.3-4 and Sec. 6.1100.B.1.)
58. All exterior lighting below 3 feet in height shall be fully shielded. All exterior lighting above 3 feet in height shall consist of horizontal full-cutoff fixtures and directed downward, except lights utilized for security purposes. (ZO Sec. 6.1070.G.1.f.)
59. Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from residential developments in the area or from a public viewpoint. Exterior fixtures shall not generally exceed a height of 6 feet measured from the nearest adjacent grade to the top of the fixture (lower heights may be required by the Inspection or Code Enforcement staff). (ZO Sec. 6.1070.G.1.f.)
60. Where on-site walls are placed adjacent to NAOS areas at least 50 percent of the wall surface shall be a view fence. (DS&PM 2-2.501.B.2.b.)
61. Temporary/Security Fencing that is required or is optionally provided shall be in accordance with the Zoning Ordinance and the Design Standards and Policies Manual. (ZO Sec. 7.700 and Sec. 6.1071.A.6, and DS&PM 1-1.407)
62. In accordance with the Zoning Ordinance, a registered surveyor shall stake and rope the most restrictive area defined by the construction envelope and NAOS easement as shown on the site plan. (ZO Sec. 6.1070.A.5)
63. No point color or surface treatment shall be used which has a Light Reflective Value (LRV) greater than 35%(ZO Sec. 6.1070.G.1.g.&k)
64. A registered surveyor shall stake and rope or fence the NAOS easement in accordance with the site plan and the easement legal description.
65. No paint colors shall be used which have a Light Reflective Value (LRV) greater than 40%.

- THIS DETAIL SHALL APPLY TO WALLS 6'-0" OR LESS IN HEIGHT.
- SEPARATE APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED.
- SEPARATE APPROVAL BY THE STORMWATER DEPARTMENT IS REQUIRED.
- INDICATE DRAIN BLOCKS AT FINISH GRADE, AS REQUIRED, ON FINAL PLANS.
- THE CITY OF SCOTTSDALE MAKES NO REPRESENTATIONS AND ASSUMES NO RESPONSIBILITY OR LIABILITY IN PROVIDING THIS STANDARD DETAIL. OWNERS/APPLICANTS AND PROFESSIONALS USING THIS DETAIL SHALL ASSUME FULL RESPONSIBILITY FOR ITS DESIGN.
- OWNERS/APPLICANTS ARE ENCOURAGED TO CONSULT WITH A PROFESSIONAL ENGINEER OR ARCHITECT LICENSED BY THE STATE OF ARIZONA REGARDING THE NEEDS FOR THEIR PROJECT. AN ENGINEER OR ARCHITECT LICENSED BY THE STATE OF ARIZONA COULD DETERMINE DIFFERENT DETAILS OR SPECIFICATIONS.
- OWNER/APPLICANT/BUILDER IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS AT THE FOOTING'S BEARING SURFACE AND IS SOLELY RESPONSIBLE FOR THE PERFORMANCE OF FOOTING.



LEGAL DESCRIPTION

Lot 78 of Happy Valley Ranch as recorded in Book 193 of Maps, Page 39 of the Maricopa County Records, Maricopa County, Arizona.

SITE INFORMATION

Lot Area:	38,706 square feet
APN:	212-08-088
Desert Land Form:	9,677 Lower Desert
N.A.O.S. Required: (per slope analysis)	9,677 square feet
N.A.O.S. Provided:	9,677 square feet
Slope Category:	2%-5%
Zoning:	R1-43 PRD ESL
C.O.S. Q.S. :	47-47

OWNER

Justin Savaya
14385 North 99th Street
Scottsdale, AZ 85260

NAOS REVEG CALCULATIONS

Total NAOS Area:	9,677 sf
Total Reveg Area:	2,658 sf
Reveg Credit: (2,658 x 1.0) =	2,658 sf
NAOS area dedicated:	9,677 sf
% NAOS as Reveg:	27%

ARCHITECT/DESIGNER

Ross Design Group LLC
4342 North Civic Center Plaza
Scottsdale, AZ 85251
(480) 947-9685

CLIENT

FIELD SURVEY BENCHMARK

GLO Brass Cap up 0.37' at the intersection of Happy Valley Road and Hayden Road. Elevation=2016.00 (NAD 88)

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

CIVIL ENGINEER'S GENERAL NOTES

1. IF A DISCREPANCY IS FOUND BETWEEN THE ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
2. THIS SITE PLAN IS NOT A BOUNDARY SURVEY.
3. BEARINGS AND DISTANCES ARE RECORD PER PLAT UNLESS OTHERWISE NOTED.
4. ALL EXISTING UTILITIES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CALL BLUE STAKE AT 263-1100.
5. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, CONCRETE CHANNELS OR ANY OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR OTHER PROPERTIES FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURES BEING BUILT.
6. HYDROLOGIC ANALYSIS OF THIS SITE INCLUDES SURFACE RUNOFF ONLY.
7. ANY PROPOSED PIPES ON THIS SITE PLAN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
8. ALL WALLS SHOWN ON THIS PLAN MUST BE SUBMITTED AND APPROVED BY THE REVIEWING MUNICIPALITY, HOA AND ARCHITECTURAL REVIEW COMMITTEE (IF APPLICABLE) PRIOR TO CONSTRUCTION.
9. CLIENT/OWNER/BUILDER TO SECURE PROPER PLAN REVIEW AND PERMITS OF ALL FEDERAL, STATE, COUNTY, LOCAL AND HOA REVIEW AGENCIES PRIOR TO THE INSTALLATION OF CULVERTS, SITE GRADING OR CONSTRUCTION OF THIS PLAN IN ANY FORM.
10. CONTRACTOR TO INSTALL BACKFLOW DEVICE PER P3008.1 IF FINISHED FLOOR IS LESS THAN 2' ABOVE UPSTREAM SEWER MANHOLE RIM. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION OF THE PRIVATE SEWER LINE.
11. DRIVEWAY TO BE CONSTRUCTED OF ALL WEATHER MATERIAL TO WITHSTAND 83,000 LBS GVW (GROSS VEHICLE WEIGHT).
12. DRIVEWAY SLOPE NOT TO EXCEED 18% MAX AND THE AVERAGE GRADE FOR THE LENGTH OF THE DRIVEWAY SHALL BE 12%.
13. THE PAD ELEVATIONS OF ALL A/C AND/OR ELCTRO-MECHANICAL UNITS WILL BE SET REASONABLY HIGHER THAT THE ADJACENT GRADES TO PROVIDE FLOOD PROTECTION UNDER THE 100 YEAR STORM EVENT.

14-WM-2020

**STIPULATION SET
RETAIN FOR RECORDS
APPROVED**

11/19/2020
DATE

APPROVED BY



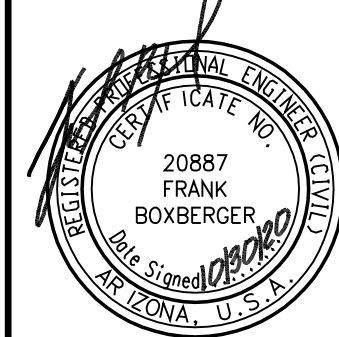
REVISIONS

GRADING PLAN

LOT 78 HAPPY VALLEY RANCH

8110 EAST SADDLE HORN ROAD

SCOTTSDALE, ARIZONA



SHEET 1 OF 2	DATE JAN 2020
BD IN	
DRAWING CHECKED BY:	
DESIGNED BY:	
DRAWN BY:	KR
JOB NUMBER	
78HVR	
FILE NAME	78HVR

14-WM-2020

WALL/FENCE CALCULATIONS

Linear footage of fences (non-retaining): 0 linear feet
Linear footage of retaining walls (w/out fences): 0 linear feet
Linear footage of retaining walls with fences on top: 240 linear feet

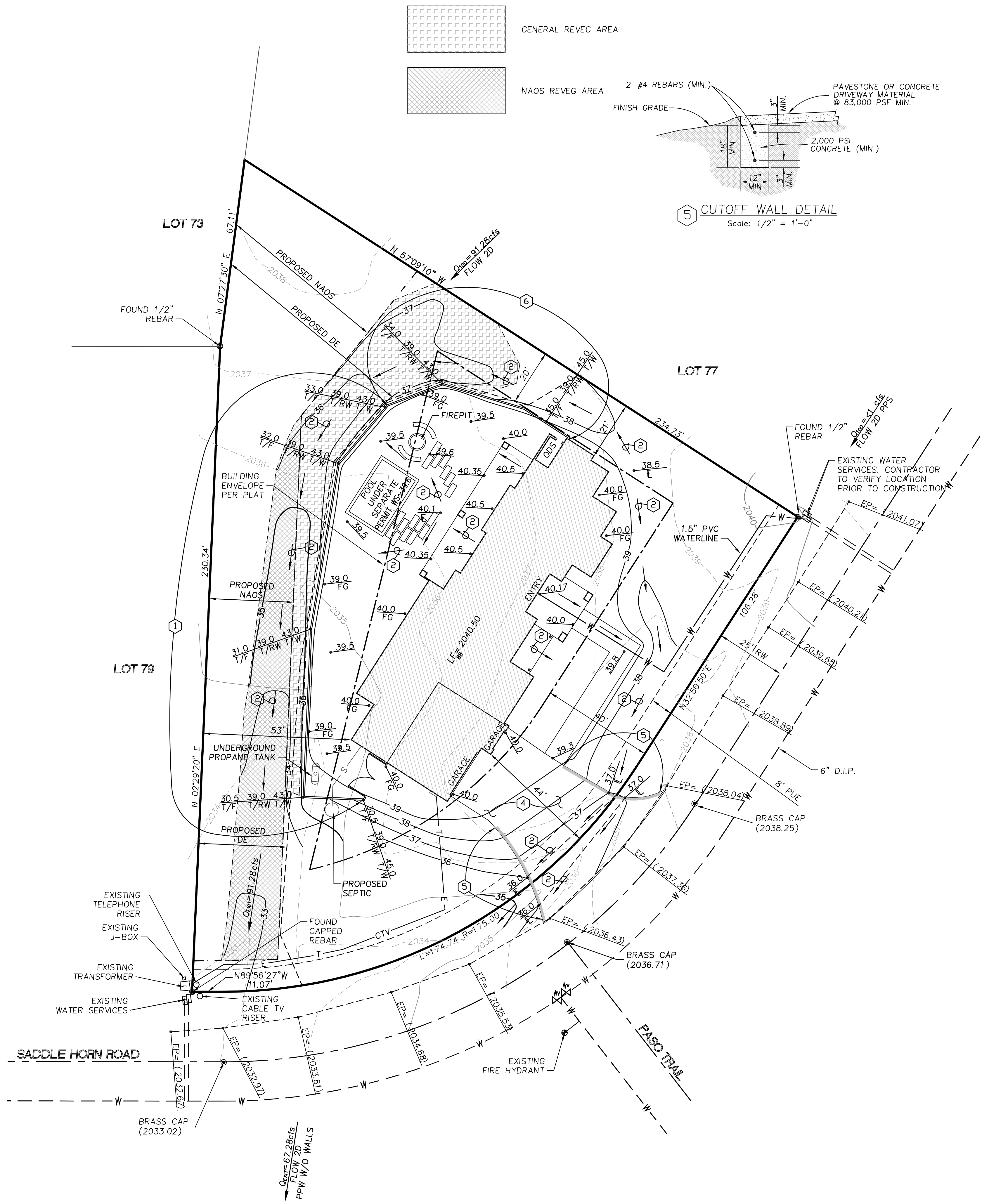
NOTE: Wall lengths shown above are for permitting purposes only. Contractor/Owner is responsible for verifying accuracy of wall quantities as shown.

Refer to architectural drawings for site retaining wall details. See sheet

NOTE:

IF THE SQUARE FOOTAGE WITHIN EXTERIOR ENCLOSING WALLS UNDER ROOF EXCEEDS 12,000 SF, THE PROPOSED RESIDENCE FALLS UNDER THE "BIG BOX RESIDENTIAL HOME" CRITERIA AS OUTLINED IN SECTION 8.1.1.3 OF NFPA 13D, AS IT PERTAINS TO SPRINKLER PROTECTION. THIS REQUIRES A MINIMUM WATER METER SIZE OF 1-1/2", AND A MINIMUM SUPPLY FROM THE METER TO THE BUILDING SHALL BE NOT LESS THAN 2" ID PIPE.

*NOTE:
WATER AND SEWER SERVICES SHOWN ARE PER THE COS QUARTER SECTION MAP INFO. NO EVIDENCE FOUND IN FIELD. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH PRIOR TO CONSTRUCTION.



GENERAL REVEG AREA

NAOS REVEG AREA

5 CUTOFF WALL DETAIL

Scale: 1/2" = 1'-0"

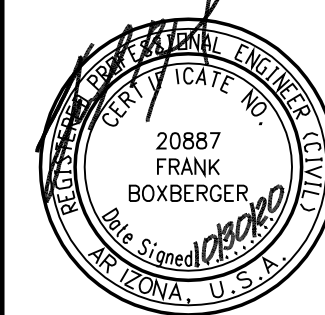
CONSTRUCTION NOTES

- Construct wall openings 10' o.c. ((2) 4"x 4") (inverts to be level with adjacent grade)
- Grade to drain
- Waterproof walls with emulsified asphaltic coating to a minimum of one foot above outside grade and place 1/4" batter board from foundation to backfill grade level to protect waterproofing while backfilling.
- Install concrete paver driveway @ 83,000# PSF GVM minimum hard surface.
- Construct 12" wide, 18" deep concrete cutoff wall (see detail left)
- Construct NO wall openings



REVISIONS

GRADING PLAN
LOT 78 HAPPY VALLEY RANCH
8110 EAST SADDLE HORN ROAD
SCOTTSDALE, ARIZONA



SHEET	2	OF	2
DATE	JAN 2020		
BD	IN		
DRAWN CHECKED BY:			
DESIGNED BY:			
DRAWN BY:	KR		
JOB NUMBER	78HVR		
FILE NAME	78HVR		

14-WM-2020
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
11/19/2020
DATE





10/19/2020

David Ross
Ross Design Group
4342 N Civic Center Plz
Scottsdale, AZ 85251

RE: 14-WM-2020
8110 E Saddle Horn Rd
4730E (Key Code)

Dear Mr. Ross:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 9/24/2020. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Please address the following:

Zoning:

1. Please provide a Re-vegetation Plan addressing the restoration of the new wash grading and the NAOS disturbance areas.
 - a. Please note that all plants utilized shall be selected from the ESLO plant list.

Drainage:

2. Please review and address the drainage review comments on the drainage report and G&D plans presented in the drainage correction files shared on the Internet File Exchange for this Case.
3. Please submit a revised Drainage Report and G&D plan to your Project Coordinator with the rest of the resubmittal material identified in Attachment A.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 18 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Barnes', with a long horizontal flourish extending to the right.

Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **14-WM-2020**

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **4730E**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- ☒ COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- ☒ G&D Plan
- ☒ Drainage Report
- ☒ Landscape Plan

Drainage Report

For

Lot 78 Happy Valley Ranch
Parcel Number 212-08-088
Wash Modification 14-WM-2020

Client:
Extreme Builders

Prepared by:



Frank Boxberger P.E.
8707 E. Vista Bonita Dr. #145
Scottsdale, AZ 85255
602-725-0372
Email: frank@scgaz.com
Web site: summitcivilgroup.com



TABLE OF CONTENTS

DRAINAGE REPORT

LIST OF EXIHIBITS

Exhibit 1:	Vicinity Map
Exhibit 2:	Aerial Map
Exhibit 3:	Context Exhibit
Exhibit 4:	Grading Plan Pocket
Exhibit 5:	FLO 2D Exhibits
Exhibit 6:	Channel Studio Calculations
Exhibit 7:	Scour Calculations
Exhibit 8:	404 Letter





Frank Boxberger P.E.
8707 E. Vista Bonita Dr. #145
Scottsdale, AZ 85255
602-725-0372
Email: frank@scgaz.com
Web site: <http://www.scgaz.com/>

October 30, 2020

City of Scottsdale Project Review
3939 Civic Center Plaza
Scottsdale AZ. 85251

Attn: Storm Water Management
RE: Lot 78 Happy Valley Ranch

This letter is in response to the City of Scottsdale's requirements of a Section 404 determination for the above-mentioned lot. We have investigated the site and concluded that, in our opinion there are no washes which meet the criteria for "waters of the United States" which will be disturbed or altered. The project will not involve the discharge of dredged or fill material into any of these waters. The following is a summary of our findings.

Decomposed granite and natural desert vegetation with average slopes of 5% to 15%, are representative of the washes and surrounding areas. Notification will not be made to the Army Corp of Engineers.

Included with this letter are aerial photos of the site, surrounding area and a copy of the proposed grading plan.

Sincerely,

Frank Boxberger, P.E.

A handwritten signature in black ink, appearing to be 'Frank Boxberger', is written over the printed name.

DRAINAGE REPORT

This document has been prepared for Lot 78, 8110 E SADDLE HORN RD SCOTTSDALE 85255 (see exhibit 1 vicinity map). The site is located North of Happy Valley Road and West of Pima Road. The site consists of 38,706 square feet desert terrain, moderately covered with a combination of native brush and trees. This site has a zoning of R1-43 PRD ESL. The purpose of this report is to provide the engineering analysis required to adequately convey both on and offsite flows while not changing the historical entry and exit locations during a 100 year peak discharge event. The analysis is to provide engineering support for the proposed single family residence as part of the final permitting process to accommodate the property owner, and the Design guidelines of the City of Scottsdale. The hydrologic and hydraulic methods utilized in this report are in accordance with the City of Scottsdale ordinances.

The existing on site drainage consists of three wash/sheet flow (located on this lot) This wash enters the property at about 85 feet east of the Northwest Property Corner, See Grading Plan. The 100 year Peak flows are DA1: $Q_{100} = 91.28$ cfs (See FLO 2D Exhibit). This flow will be captured by the existing wash and released downstream at the historical locations. This flow will be accepted and released in the historical manner and same entrance and exit locations via an open channel. See Channel Studio Calculations and Grading Plan. The wash/Channel will completely be revegetated and thereby have maximum velocities under 6 cfs. See Channel Studio Calculations

There are no storm water storage requirements for this project. The proposed development for this project site will be completed in one phase.

The 38,706 square feet site is located in a designated "X" Zone according to FIRM Panel 1310 dated 10/16/13. This zone defines areas identified in the community FIS as areas of moderate or minimal hazard from the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local storm water drainage systems are not normally considered in the community FIS. The failure of local drainage systems creates areas of high flood risk within these rate zones. Flood insurance is available in participating communities and is required by regulation in these zones. This site will be safe from inundation during the 100 year peak runoff event.

CONCLUSIONS

1. All offsite runoff will enter and exit the site in the same manner and location as in pre-development thereby preserving the natural historic out flow patterns.
2. The Proposed Channel has more than adequate capacity to contain the offsite sheet flow from the 100 year event.
3. All onsite drainage improvements and keeping them free of debris will be the responsibility of the developer during construction and will occur along with the infrastructure.
4. The finished floors have been set to be above the 100 year flood inundation limits. Shall be 12" minimum above the 100 year High Water Surface Elevation (HWSE)
5. By using the above information, we believe this design will work because the finish floor of the proposed residence has been set in accordance with FEMA regulations.
6. The top of footings for Walls adjacent to sheet flow area has been set to be at least 3' below the Flowline per SSA 5-96. (See Scour Calculations)



VICINITY MAP
NTS

Exhibit 1: Vicinity Map



Exhibit 2: Aerial Map



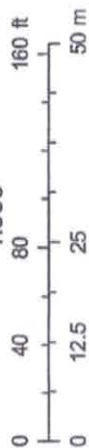
Exhibit 5: FLO 2D Exhibits

121_PinnaclePeakWest - Lower Rawhide 100YR24HR Without Walls

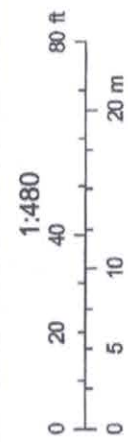


August 12, 2020

1:960



121_PinnaclePeakWest - Lower Rawhide 100YR24HR Without Walls



$$Q_{AA} = 5.95 + 38.9 + 26.34 + 14.86 + 5.23 = 91.28$$

August 12, 2020

121_PinnaclePeakWest - Lower Rawhide 100YR24HR Without Walls

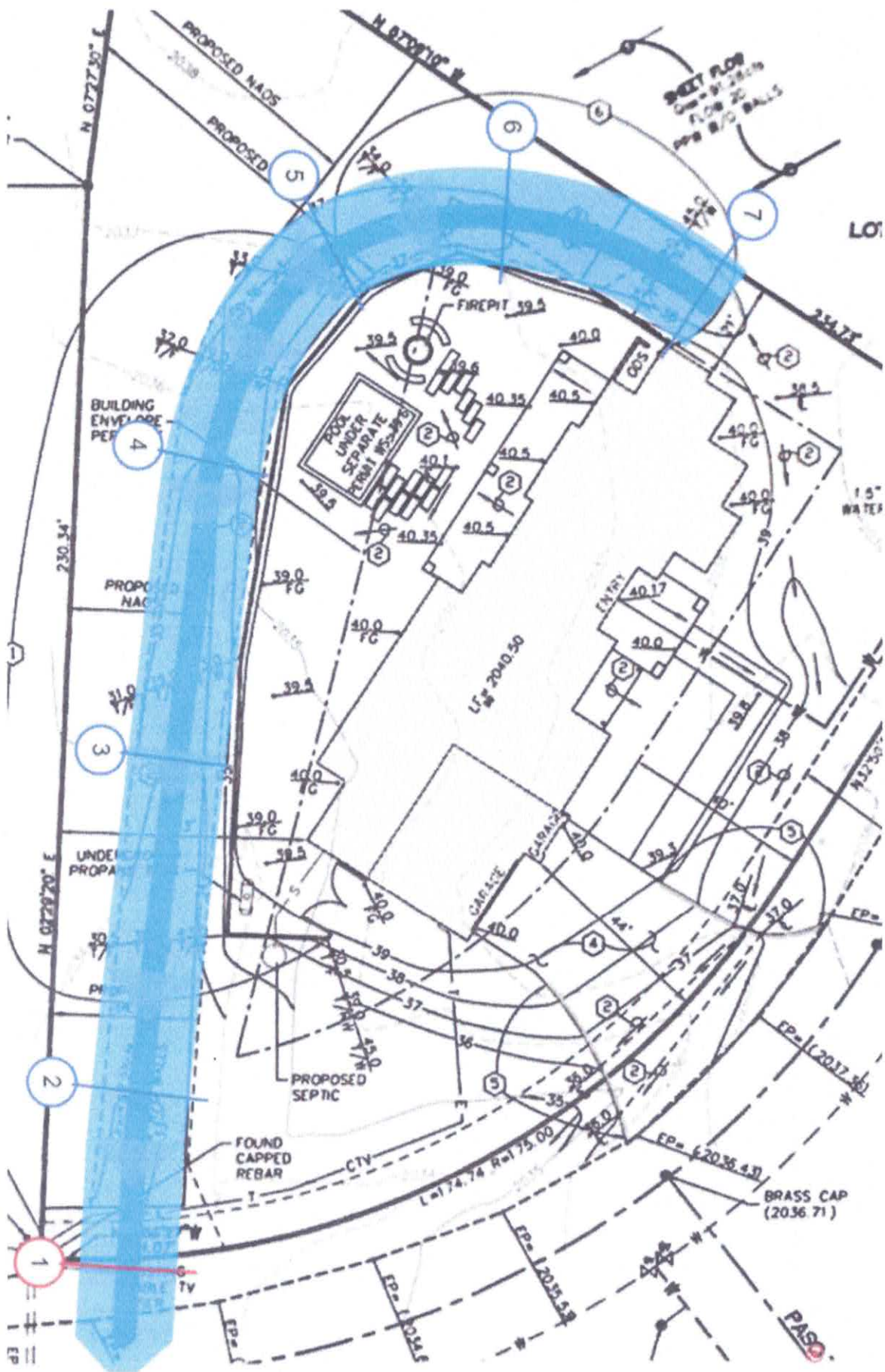


August 12, 2020

14-WM-2020

11/02/20

Exhibit 6: Channel Studio Calculations

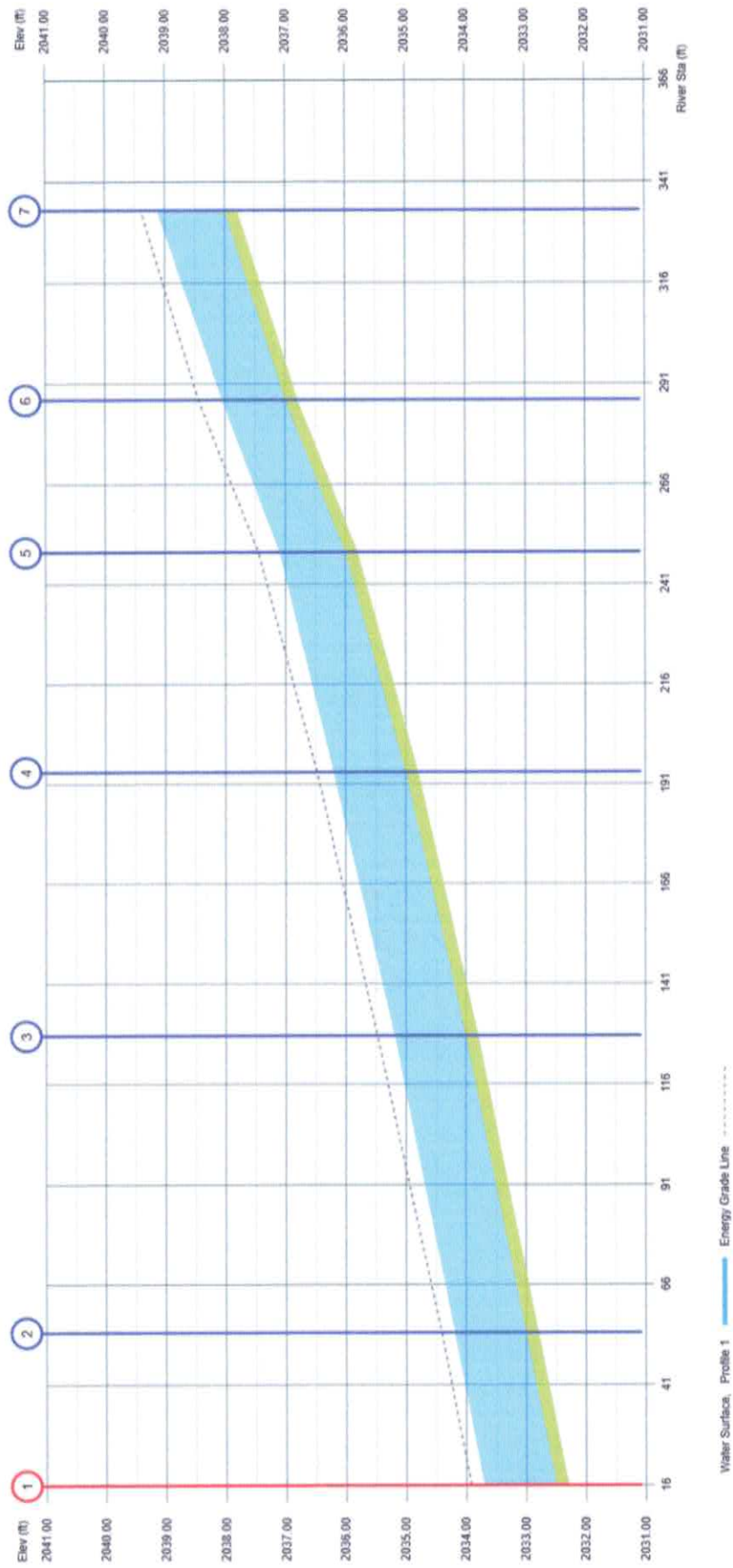


Open Channel Profile

Channel Studio v 2.0.0.20

Project Name: New Project

10-30-2020



Notes: Flows from Profile 1

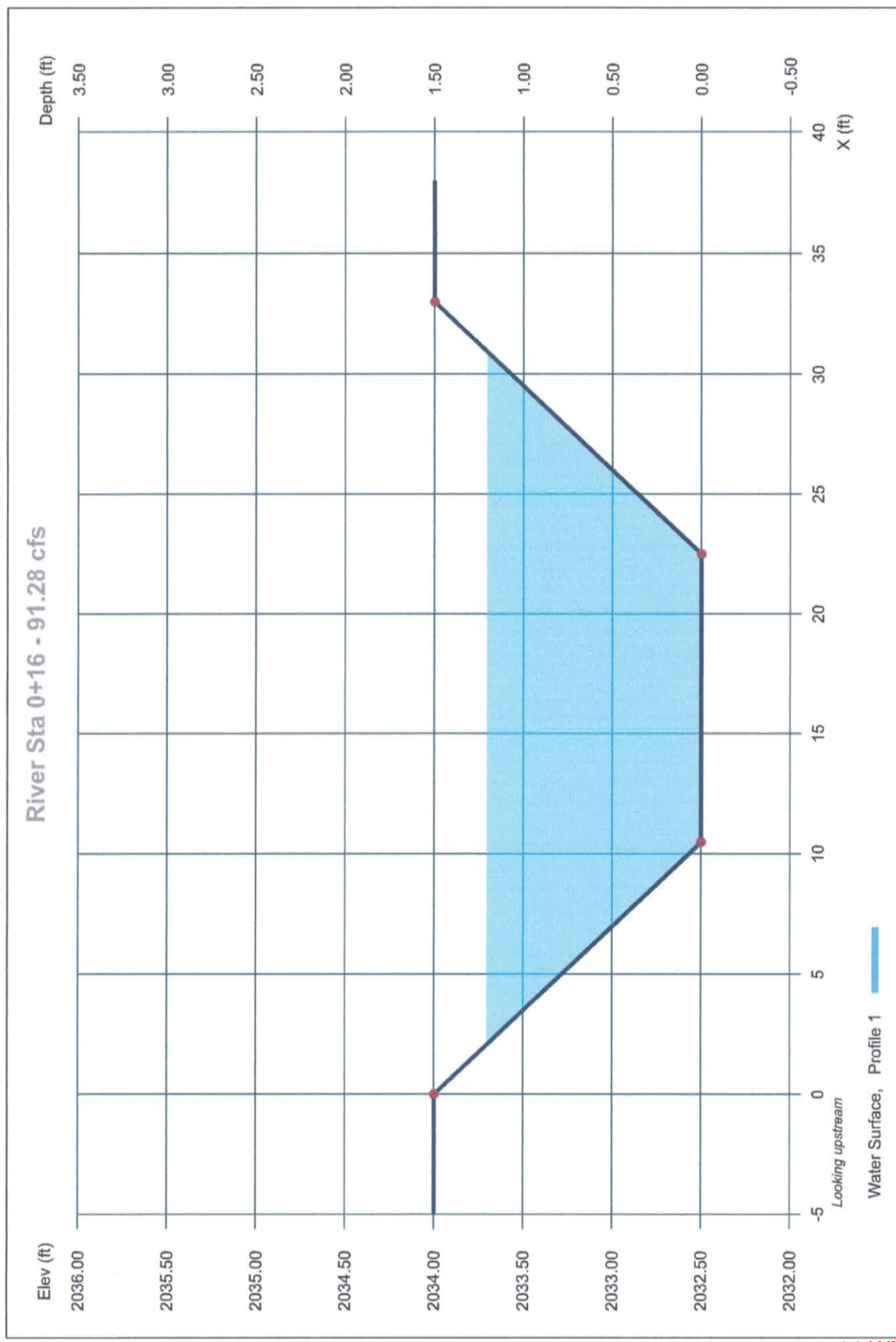
Project File: Lot 78 HVR Channel Studio 9-16-2020 888.chs

Channel Section 1

Project Name: New Project

10-30-2020

Channel Studio v 2.0.0.20

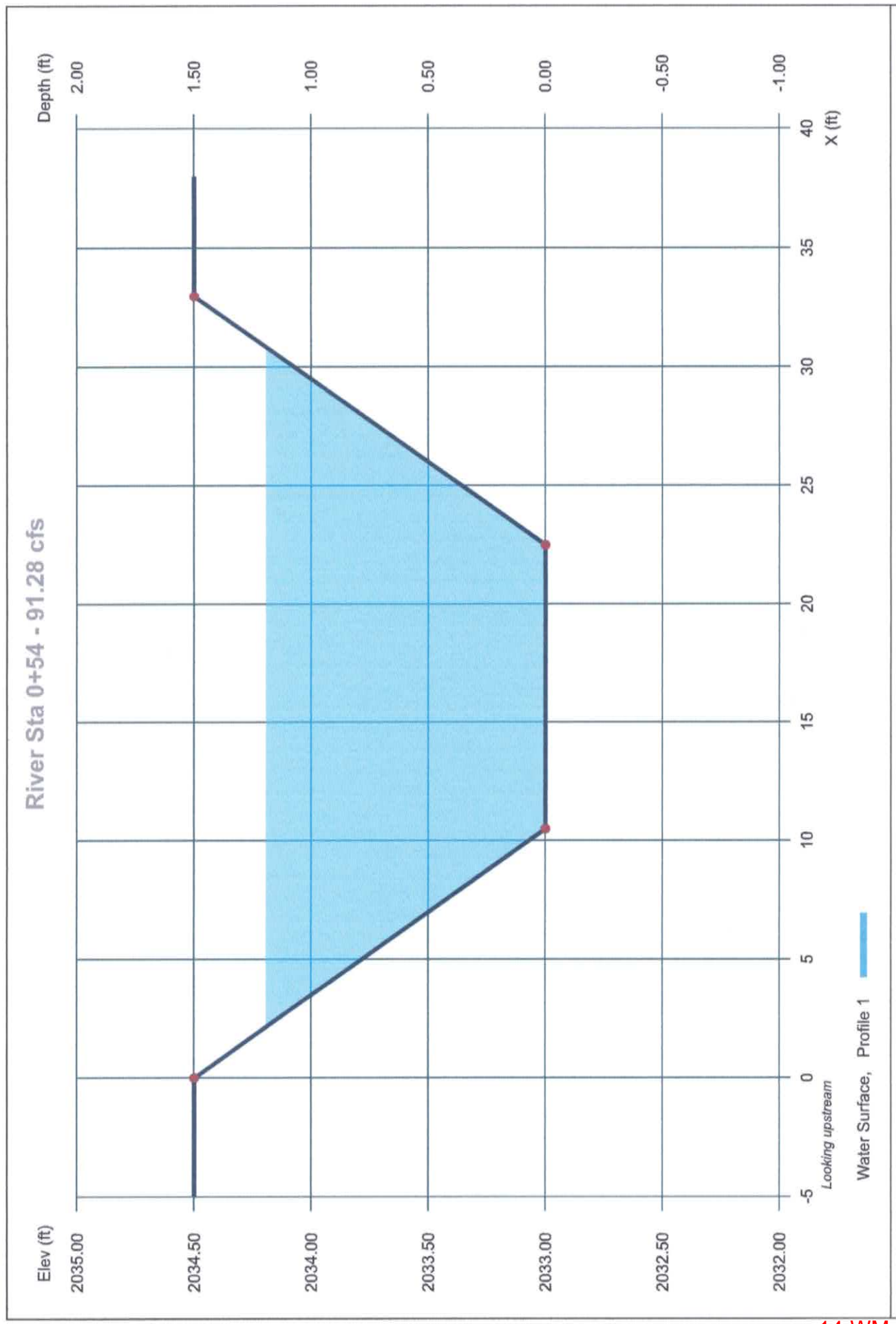


Channel Section 2

Project Name: New Project

10-30-2020

Channel Studio v 2.0.0.20



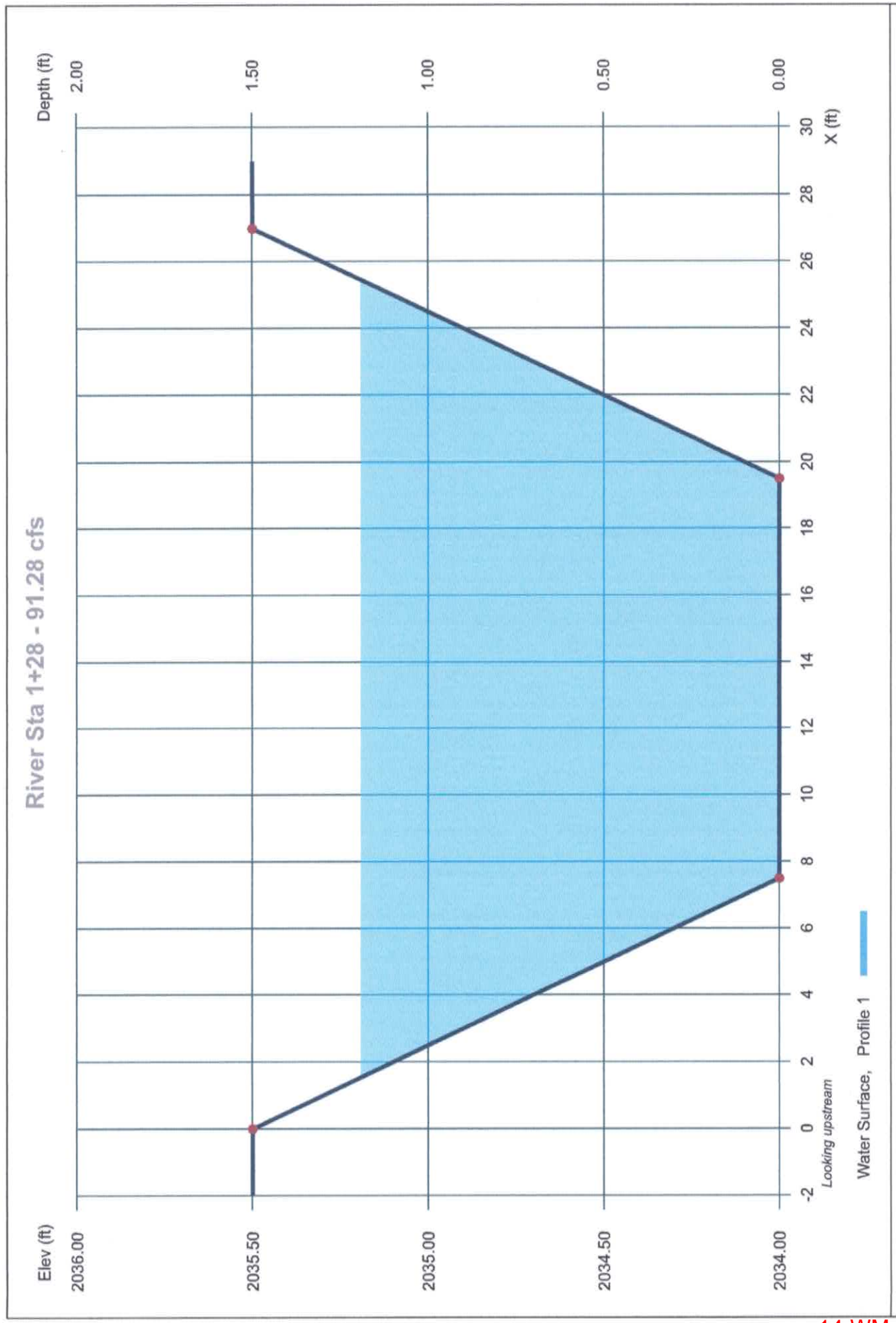
Project File: Lot 78 HVR Channel Studio 9-16-2020 888.chs

Channel Section 3

Project Name: New Project

10-30-2020

Channel Studio v 2.0.0.20

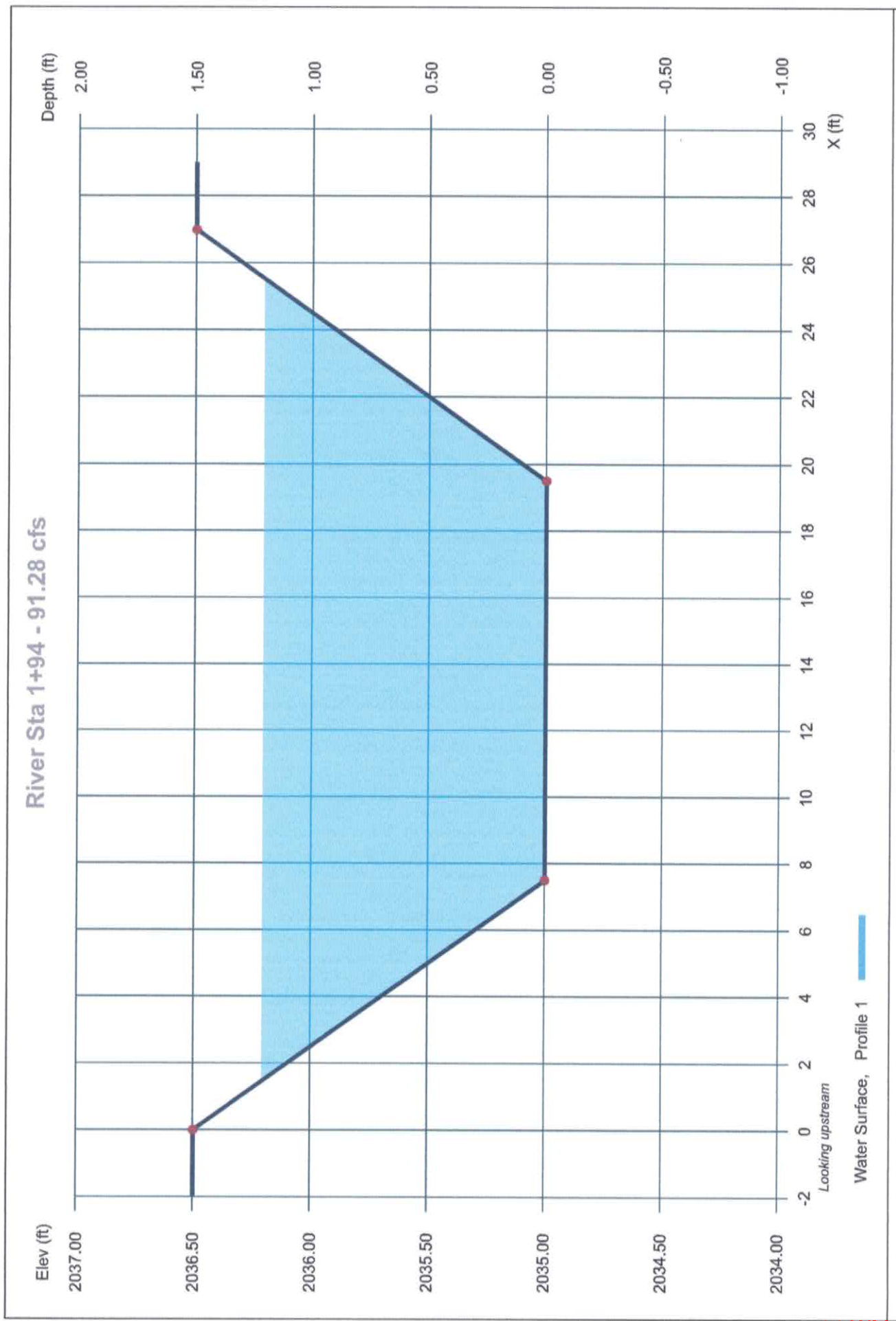


Channel Section 4

Project Name: New Project

Channel Studio v 2.0.0.20

10-30-2020



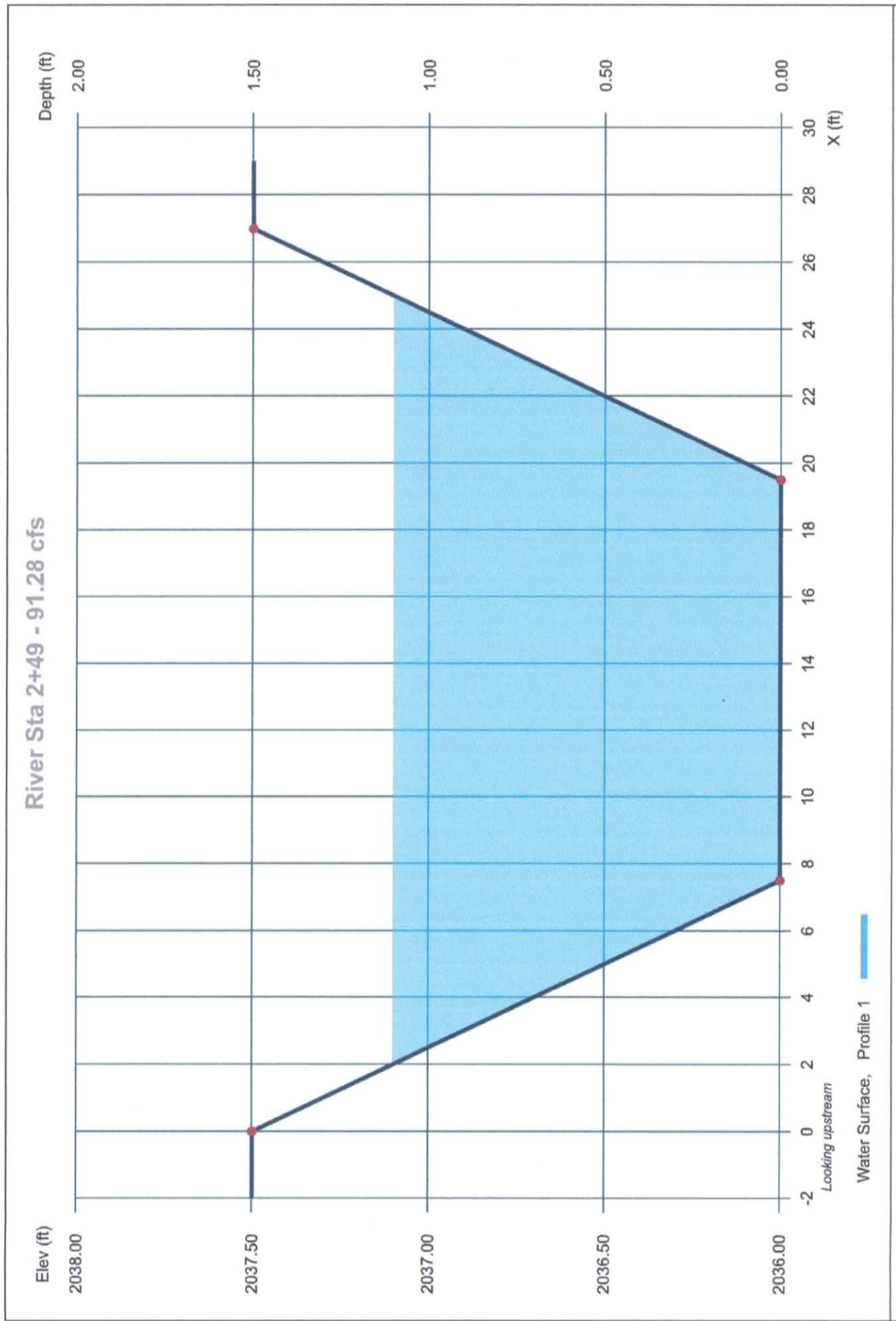
Alpha = 1.00

Project File: Lot 78 HVR Channel Studio 9-16-2020 888.chs

Channel Section 5

Project Name: New Project
10-30-2020

Channel Studio v 2.0.0.20

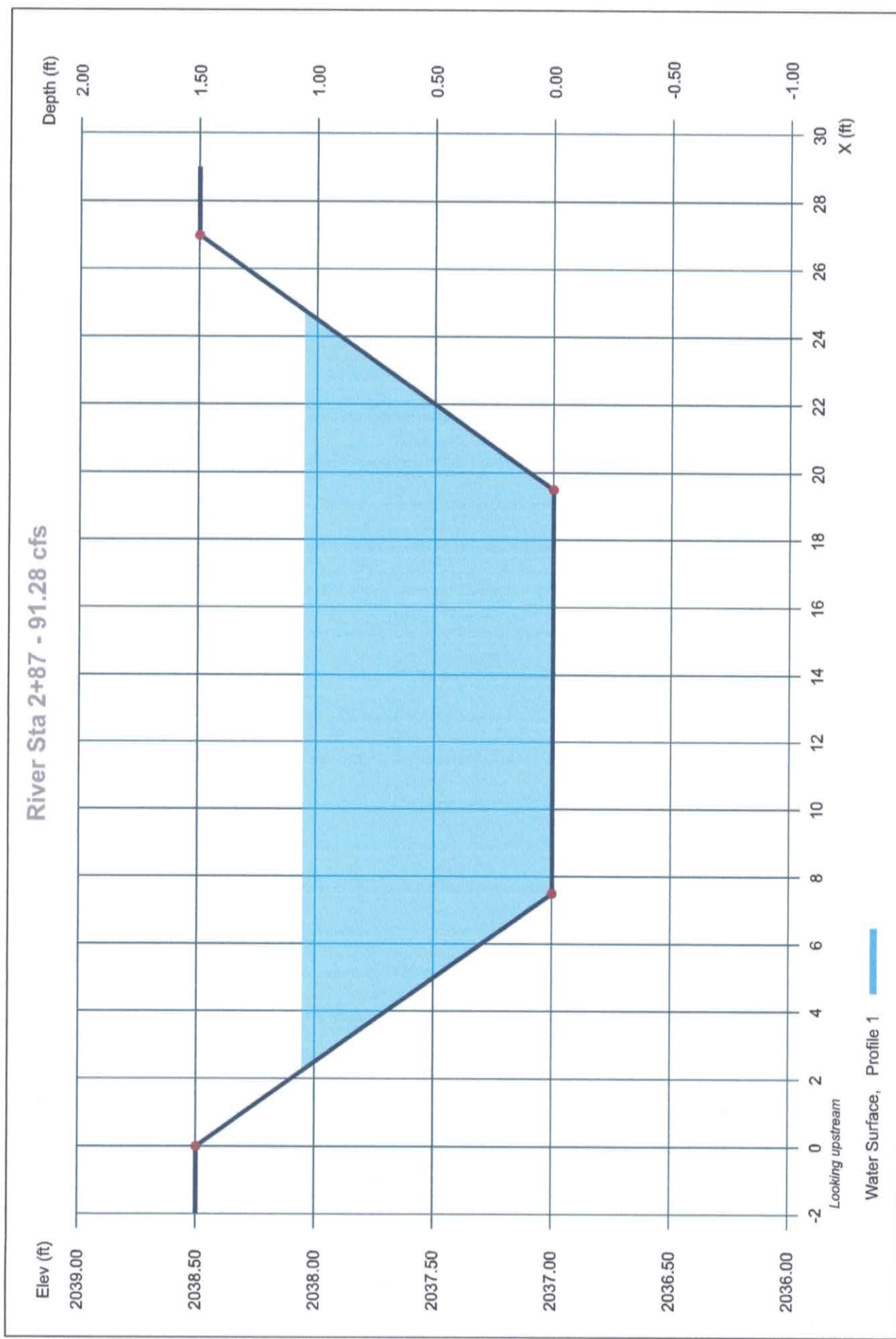


Channel Section 6

Project Name: New Project

Channel Studio v 2.0.0.20

10-30-2020



Alpha = 1.00

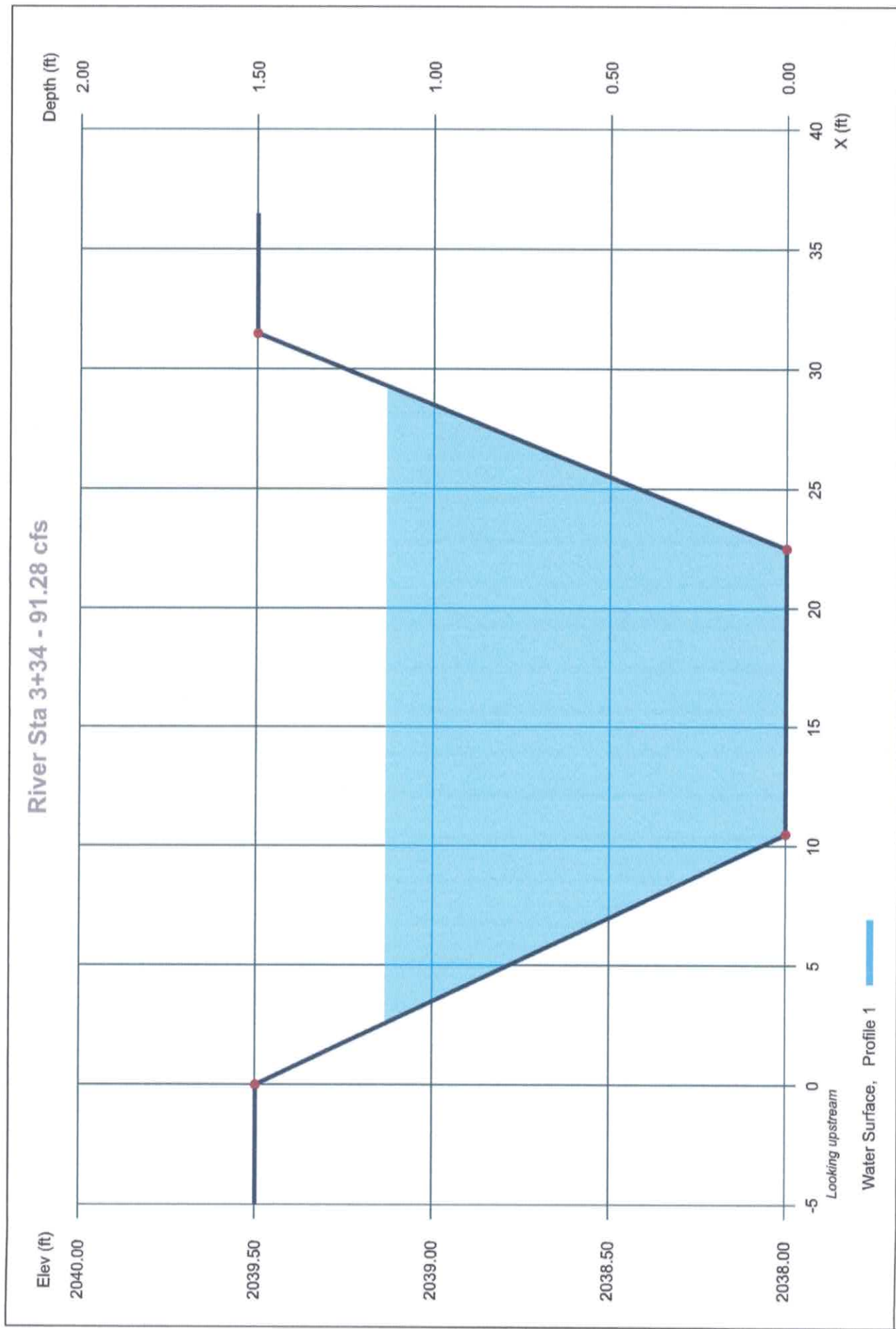
Project File: Lot 78 HVR Channel Studio 9-16-2020 888.chs

Channel Section 7

Project Name: New Project

Channel Studio v 2.0.0.20

10-30-2020



14-WM-2020

11/02/20

Project File: Lot 78 HVR Channel Studio 9-16-2020 888.chs

Open Channel Tabulation

Channel Studio v 2.0.0.20

Project Name: New Project
10-30-2020

SECTION		SUMMARY							CHANNEL				LEFT OVERBANK				RIGHT OVERBANK			
No.	River Sta (ft)	Name	Total Q (cfs)	Invert (ft)	WSE (ft)	Vel (ft/s)	EGL Total (ft)	Top Width (ft)	Max Shear (lbs/sf)	Q (cfs)	Vel (ft/s)	n Value	Reach (ft)	Q (cfs)	Vel (ft/s)	n Value	Reach (ft)	Q (cfs)	Vel (ft/s)	n Value
1	0+16	Section 1	91.28	2032.50	2033.70	3.73	2033.92	28.80	n/a	91.28	3.73	0.040	n/a	0.00	0.00	0.050	n/a	0.00	0.00	0.050
2	0+54	Section 2	91.28	2033.00	2034.19	3.77	2034.41	28.66	0.95	91.28	3.77	0.040	38.00	0.00	0.00	0.050	38.00	0.00	0.00	0.050
3	1+28	Section 3	91.28	2034.00	2035.19	4.27	2035.47	23.90	1.06	91.28	4.27	0.040	74.00	0.00	0.00	0.050	74.00	0.00	0.00	0.050
4	1+94	Section 4	91.28	2035.00	2036.20	4.21	2036.48	24.04	1.14	91.28	4.21	0.040	66.00	0.00	0.00	0.050	66.00	0.00	0.00	0.050
5	2+49	Section 5	91.28	2036.00	2037.10	4.75	2037.45	22.99	1.20	91.28	4.75	0.040	55.00	0.00	0.00	0.050	55.00	0.00	0.00	0.050
6	2+87	Section 6	91.28	2037.00	2038.05*	5.04	2038.45	22.50	1.49	91.28	5.04	0.040	38.00	0.00	0.00	0.050	38.00	0.00	0.00	0.050
7	3+34	Section 7	91.28	2038.00	2039.13	4.17	2039.40	26.71	1.42	91.28	4.17	0.040	47.00	0.00	0.00	0.050	47.00	0.00	0.00	0.050

Friction Loss Method: Ave Conveyance. Flow Profile: Profile 1. * Critical depth assumed.

Project File: Lot 78 HVR Channel Studio 9-16-2020 888.chs

Exhibit 7: Scour Calculations

SCOUR DEPTH CALCULATIONS
USING LEVEL 1 ANALYSIS SSA 5-96
Q max = 91.28 cfs, Lot 78 Happy
Valley Ranch

$$d_s = d_{gs} + d_{lts}$$

where:

d_s = Total scour depth (ft)

d_{gs} = General degradation (ft)

d_{lts} = Long term degradation (ft)

General degradation:

$$d_{gs} = 0.157(Q_{100})^{0.4} \quad \text{for straight reaches}$$

$$d_{gs} = 0.157(91.28 \text{ cfs})^{0.4} = 1.4 \text{ ft}$$

Long term degradation:

$$d_{lts} = 0.02(Q_{100})^{0.6}$$

$$d_{lts} = 0.02(91.28 \text{ cfs})^{0.6} = 0.35 \text{ ft}$$

Total scour:

$$d_s = 1.04' + .35' = \underline{1.39 \text{ ft , USE } 3.0'}$$

Exhibit 8: 404 Letter



Section 404 Certification

Before the City issues development permits for a project, the developer's Engineer or the property owner must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. Section 404, administered by the U.S. Army Corps of Engineers (COE), regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.

Prior to submittal of improvement plans to Project Review the form below must be completed (and submitted with the improvement plans) as evidence of compliance

Certification of Section 404 Permit Status

Owner's Name: _____ Phone No. _____
Project Name/Description: Lot 78 Happy Valley Ranch Case No. _____
Project Location/Address: _____

A registered Engineer or the property Owner must check the applicable condition and certify by signing below that:

1. **Section 404 does apply to the project because there will be a discharge of dredged or fill material to waters of the U.S., and:**

☐ A Section 404 Permit has already been obtained for this project.

-or-

☒ This project qualifies for a "Nationwide Permit," and this project will meet all terms and conditions of the applicable nationwide permit.

2. **Section 404 does not apply to the project because:**

☐ No watercourses or other waters of the U.S. exist on the property.

☐ No jurisdictional waters of the U.S. exist on the property. Attached is a copy of the COE's Jurisdictional Determination.

☐ Watercourses or other waters of the U.S. do exist on the property, but the project will not involve the discharge of dredged or fill material into any of these waters.

I certify that the above statement is true.

Engineer's Signature and Seal, or Owner's Signature

Date

Title Company



Planning & Development Services Department

7447 E Indian School Road, Suite 100, Scottsdale, AZ 85251 • Phone: 480-312-2500 • Fax: 480-312-7088

LEGEND

98.5 (81.66)	PROPOSED ELEVATION
F.F.	EXISTING ELEVATION
88	LOWEST FINISHED FLOOR ELEVATION
-----1928----	FLOW DIRECTION
-----1258-----	EXISTING CONTOUR
EP	PROPOSED CONTOUR
BC	EDGE OF PAVEMENT
RW	BACK OF CURB
PUE	RIGHT OF WAY
GPE	PUBLIC UTILITY EASEMENT
T/W	GENERAL PURPOSE EASEMENT
T/F	TOP OF SITE WALL
T/RW	TOP OF RETAINING WALL
T/W	TOP OF FOOTING
T/W	TOP OF WROUGHT IRON FENCE
T/SW	TOP OF SITE WALL
T/C	TOP OF COLUMN
HWE	HIGH WATER ELEVATION
FG	FINISHED GRADE
FL	FLOWLINE
INV	INVERT
-----	CENTERLINE
-----	PROPERTY LINE
-----	NAOS BOUNDARY
-----	SUGGESTED BUILDING ENVELOPE
-----	REVERSED BUILDING ENVELOPE
-----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 40 ZONE, USE DEPTH)
045012	1310	L	6/10/16	X	N/A
	10/16/13				

ENGINEER'S CERTIFICATION: THE LOWEST FLOOD 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 – FLOODPLAIN AND STORMWATER REGULATIONS.

GENERAL NOTES

1. A registered surveyor shall stake the N.A.O.S. easement and the owner/contractor shall rope or fence the easement in accordance with the site plan and the easement legal description. The construction of the easement shall be the most restrictive in accordance with the Zoning Ordinance.
2. 5 percent minimum slope away from the building for a minimum of 10 feet unless otherwise noted.
3. 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.
4. All private water & sewer service lines to have a minimum of 1" horizontal separation per 2012 IRC. Private sewer line to be a minimum of 4" diameter, unless otherwise noted.
5. Any drainage structures: i.e. catch basins, culverts, channels or any other drainage related features will be maintained by the home owner.
6. All driveways shall conform to the Fire Department Guidelines of Emergency Vehicle Access.
7. 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.
8. All mechanical equipment concrete pads are to have a finished grade of 0.25' lower than the adjacent finished floor of the proposed structure to provide for drainage. The pad elevation will be equal to the finished pad elevation will be equal to the adjacent finished floor elevation, (UNLESS OTHERWISE NOTED).
9. Contractor to verify slope of sewer inverts and elevations to verify use of gravity systems.
10. Contractor to verify the location of all utilities prior to construction.
11. Contractor to install sewer clean-outs on sewer service line every 100 feet per 2012 IRC.
12. The contractor/owner shall not construct the walls shown on this plan until they have received the final approval from the City of Scottsdale pertaining to this work. Approval from the Home Owners Association (if applicable) should be obtained prior to construction.
13. Maximum driveway slope not to exceed 18% and 12% overage along entire length of driveway.
14. All exposed concrete to be integrally colored Primo Beige (or equivalent).
15. Temporary/Security Fencing that is required or is optionally provided shall be in accordance with the Zoning Ordinance and the Design Standards and Policies Manual.
16. Any slope shown on this grading plan that is greater than 5% must be stabilized by the contractor/owner with native rock (4" diameter minimum), vegetation or other approved soil stabilization method (i.e. filter fabric, soil cement, Geo Fabric, etc.). Surface erosion on slopes greater than 5% is normal and measures to minimize it is the responsibility of the contractor/owner.
17. Any cut slope on this site with a slope greater than 4:1, a Geotechnical Engineer must certify the soil stability. Construct a stable slope using Solis Cement Rip Rap, 6 inch thick 3000 p.s.i. natural colored shotcrete with welded fabric or any other approved equivalent method over the cut slope to provide stability.
18. The Lowest Finish Floor Elevation for this site has been established according to the FEMA Base Flood Elevations.

CITY OF SCOTTSDALE FIRE DEPARTMENT

ACCESS GRADES FROM 0 TO 12% FOR ONE SINGLE FAMILY RESIDENCE

Drive Length	Width	Turn-0-round	Hose Lay	Sprinkler Requirements
Less than 200 feet	12	AW	No	Shall meet BBSFR 8.1.1.3
				Yes

ESLO NOTES:

43. Pools require separate approval and permit.
44. Pools shall not be emptied or backwashed into washes, streets, NAOS, scenic corridors, on to an adjacent lot, or tract of land. (ZO Sec. 6.100B.1.i; and DS&PM 2-2.501D.4.c.)
45. All mechanical equipment (air conditioner, pool equip, etc.) shall be screened a minimum of 1 foot above the highest portion of the equipment from oil sids and shall be compatible with the adjacent building. Show location of equipment on site plan.
46. A guesthouse shall never be offered for rent. (ZO Sec. 5.012 A.6.c. and Sec. 5.102A.6.c.)
47. A guesthouse shall not exceed a gross footprint size greater than 50% of the foot print size of the principal building. (ZO Sec. 5.012 A.6.b. and Sec. 5.102A.6.b.)
48. 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 of Scottsdale's Planning & Development Department. The City may require color samples to verify compliance. (ZO Sec. 6.1070.G.1.n.)
49. Materials used for exterior surfaces of oil structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast. (ZO Sec. 6.1070.G.1.c.)
50. Surface materials of walls, retaining walls or fences shall be similar to and compatible with those of the adjacent main buildings. (ZO Sec. 6.1070.G.1.d.)
51. Plant materials 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. Turf shall be limited to enclosed areas not visible from a lower elevation. (ZO Sec. 6.1070.G.1.-j)
52. Reflective building materials are prohibited. (DS&PM 2-2.501 A.2.)
53. Reflective building and roofing materials (other than windows and solar panels) including materials with high gloss finishes and bright, unfinishes copper, aluminum, galvanized steel or other metallic surfaces, shall be textured or have a matte or non-reflective surface treatment to reduce the reflections of sunlight onto other property. (ZO Sec. 6.1070.G.1.b.)
54. Mirrored surfaces or any treatments that change ordinary glass into a mirrored surface are prohibited. (ZO Sec. 6.1070.G.1.o.)
55. The owner shall incorporate development design and construction techniques that blend in scale, form and visual character to minimize exposed scars to the satisfaction of the Planning & Development Department. (ZO Sec. 6.1070.G.1.e.)
56. 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 Scottsdale Revised Code. (ZO Sec. 6.1070.G.1.i.)
57. Land designated as NAOS shall be permanently maintained as open space. The property owner shall maintain all designated NAOS. (ZO Sec. 6.1060 A.3-4 and Sec. 6.1100B.1.)
58. All exterior lighting below 3 feet in height shall be fully shielded. All exterior lighting above 3 feet in height shall consist of horizontal full-cutoff fixtures and directed downward, except lights utilized for security purposes.
59. Exterior lighting should be low scale and directed downward, recessed or shielded so that light source is not visible from adjacent properties in height over 6 feet from building facade. Exterior fixtures shall be mounted to the top of the fixture (lower heights may be required by the inspection or Code Enforcement staff). (ZO Sec. 6.1070.G.1.f)
60. Where on-site walls are placed adjacent to NAOS areas of least 50 percent of the wall surface shall be a view fence. (DS&PM 2-2.501B.2.b.)
61. Temporary/Security Fencing that is required or is optionally provided shall be in accordance with the Zoning Ordinance and the Design Standards and Policies Manual. (ZO Sec. 7.700 and Sec. 6.1071 A.6. and DS&PM 1-1.407)
62. In accordance with the Zoning Ordinance, a registered surveyor shall stake and rope the most restrictive area defined by the construction envelope and NAOS easement as shown on the site plan. (ZO Sec. 6.1070.A.5)
63. No point color or surface treatment shall be used which has a Light Reflective Value (LRV) greater than 35% (ZO Sec. 6.1070.G.1.g&h)
64. A registered surveyor shall stake and rope or fence the NAOS easement in accordance with the site plan and the easement legal description.
65. No point colors shall be used which have a Light Reflective Value (LRV) greater than 40%.

LEGAL DESCRIPTION

Lot 78 of Happy Valley Ranch as recorded in Book 153 of Maps, Page 39 of the Maricopa County Records, Maricopa County, Arizona.

SITE INFORMATION

Lot Area:	36,706 square feet
APN: 1 Land Form:	212-08-088
N.A.O.S. Reveal: (per slope analysis)	9,677 square feet
Slope Category:	9,677 square feet
C.O.S. O.S. :	RI-43 PRO ESL

OWNER

Justin Savoye	NAOS REVEAL CALCULATIONS
14385 North 99th Street	Total NAOS Area:
Scottsdale, AZ 85260	Reveal Credit: (2,658 x 1.0) = 2,658 sf
	NAOS area dedicated: 9,677 sf
	% NAOS as Reveal: 27%

ARCHITECT/DESIGNER

Ross Design Group LLC
4342 North Civic Center Plaza
Scottsdale, AZ 85261
(480) 947-9685

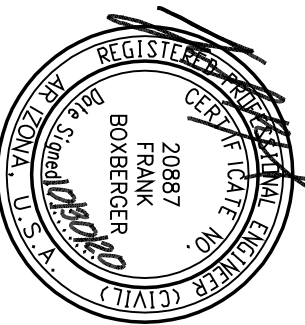
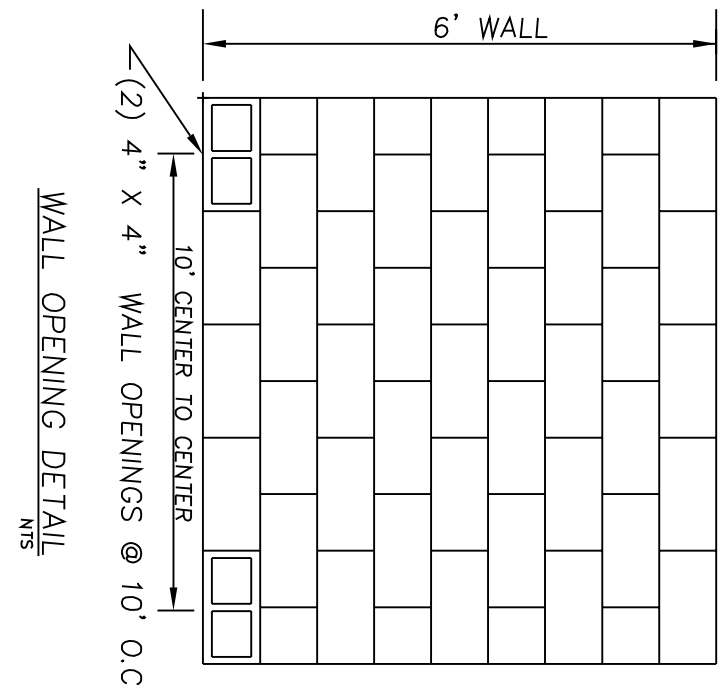
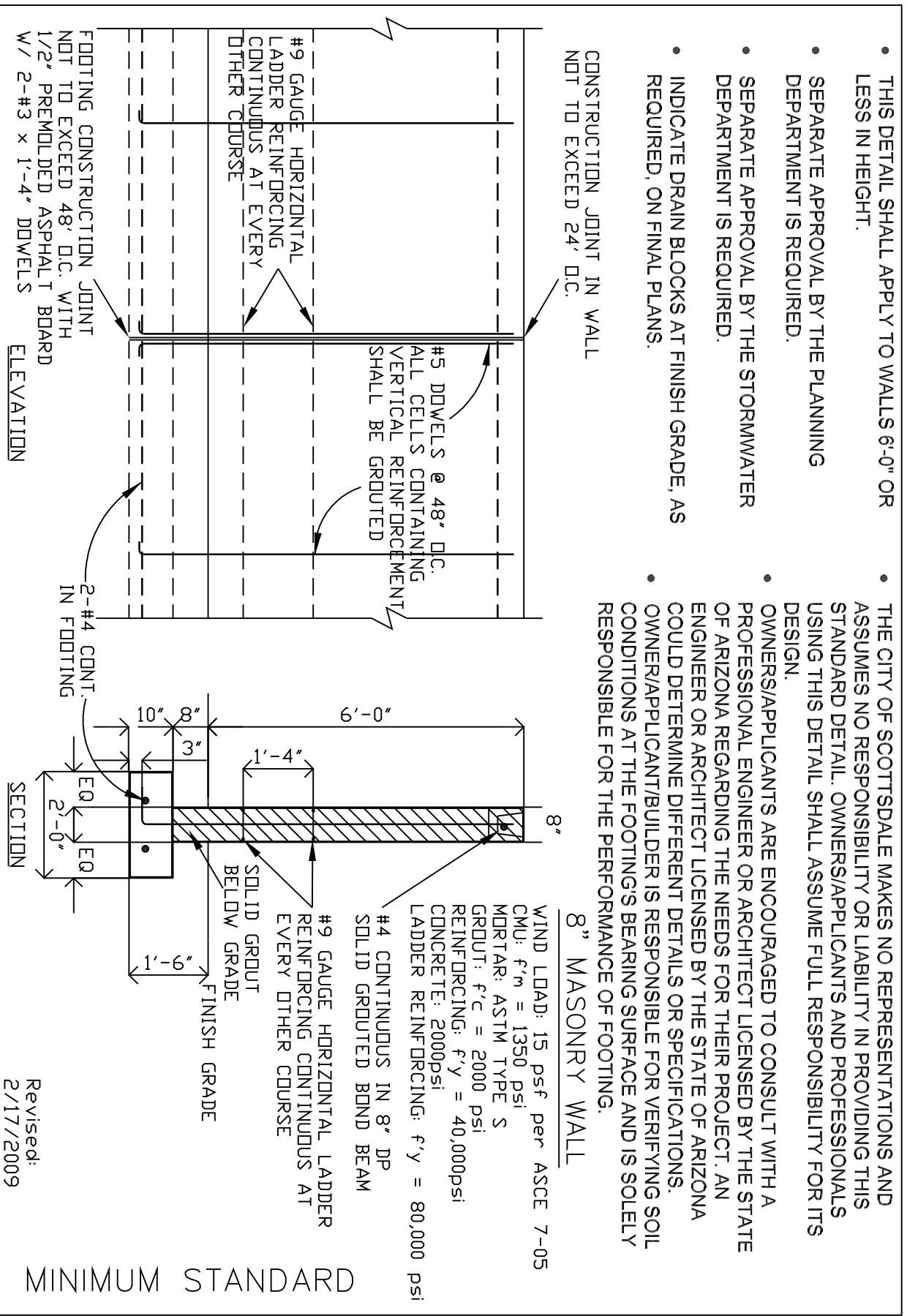
CLIENT

FIELD SURVEY BENCHMARK
C/O Brass Cop up 0.37' at the intersection of Happy Valley Road and
Hoyden Road. Elevation=2016.00 (NAD 88)

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

CIVIL ENGINEER'S GENERAL NOTES

1. IF A DISCREPANCY IS FOUND BETWEEN THE ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
2. THIS SITE PLAN IS NOT A BOUNDARY SURVEY.
3. BEARINGS AND DISTANCES ARE RECORD PER PLAT UNLESS OTHERWISE NOTED.
4. ALL EXISTING UTILITIES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CALL BLUE STAKE AT 263-1100.
5. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR, DITCHES, PIPES, PROTECTIVE BERMS, CONCRETE CHANNELS OR ANY OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR OTHER PROPERTIES FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURES BEING BUILT.
6. HYDROLOGIC ANALYSIS OF THIS SITE INCLUDES SURFACE RUNOFF ONLY.
7. ANY PROPOSED PIPES ON THIS SITE PLAN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
8. ALL WALLS SHOWN ON THIS PLAN MUST BE SUBMITTED AND APPROVED BY THE REVIEWING MUNICIPALITY, HOA AND ARCHITECTURAL REVIEW COMMITTEE (IF APPLICABLE) PRIOR TO CONSTRUCTION.
9. CLIENT/OWNER/BUILDER TO SECURE PROPER PLAN REVIEW AND PERMITS OF ALL FEDERAL, STATE, COUNTY, LOCAL AND HOA REVIEW AGENCIES PRIOR TO THE INSTALLATION OF CULVERTS, SITE GRADING OR CONSTRUCTION OF THIS PLAN IN ANY FORM.
10. CONTRACTOR TO INSTALL BACKFLOW DEVICE PER P308.1 IF FINISHED FLOOR IS LESS THAN 2' ABOVE UPSTREAM SEWER MANHOLE RIM. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION OF THE PRIVATE SEWER LINE.
11. DRIVEWAY TO BE CONSTRUCTED OF ALL WEATHER MATERIAL TO WITHSTAND 83,000 LBS GWL (GROSS WEIGHT).
12. DRIVEWAY SLOPE NOT TO EXCEED 18% MAX AND THE AVERAGE GRADE FOR THE LENGTH OF THE DRIVEWAY SHALL BE 12%.
13. THE PAD ELEVATIONS OF ALL A/C AND/OR ELECTRO-MECHANICAL UTILITIES WILL BE SET REASONABLY HIGHER THAN THE DRAINAGE GRADES TO PROVIDE FLOOD PROTECTION UNDER THE 100 YEAR STORM EVENT.



GRADING PLAN
LOT 78 HAPPY VALLEY RANCH
8110 EAST SADDLE HORN ROAD
SCOTTSDALE, ARIZONA

SHEET
1 OF 2
DATE
JAN 2020

DESIGNED BY: FRANK BOXBERGER
DRAWN BY: KRISTEN RYAN
JOB NUMBER: 78HVR



14-WM-2020

WALL/FENCE CALCULATIONS

Linear footage of fences (non-retaining): 0 linear feet
Linear footage of retaining walls (w/out fences): 0 linear feet
Linear footage of retaining walls with fences on top: 240 linear feet

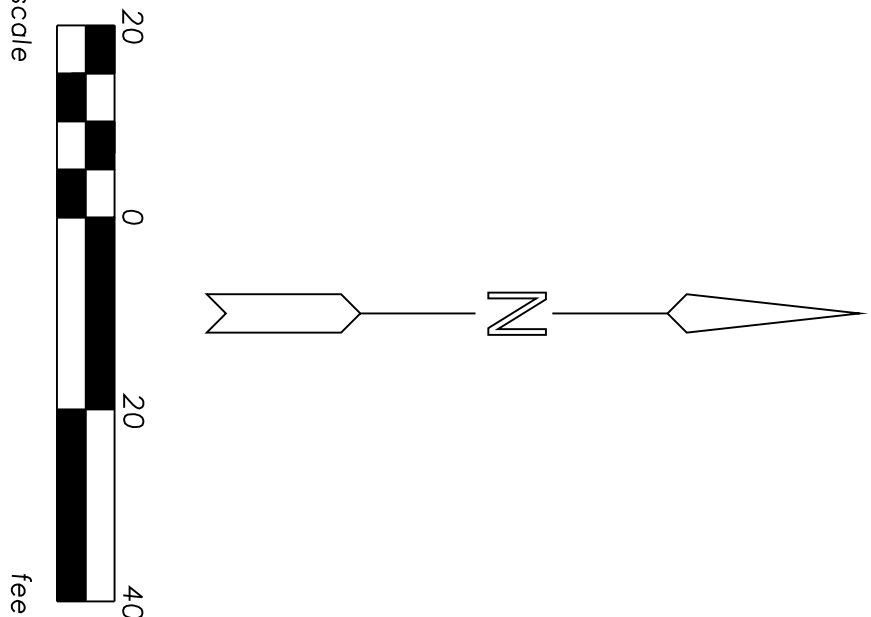
NOTE: Wall lengths shown above are for permitting purposes only. Contractor/Owner is responsible for verifying accuracy of wall quantities as shown.

Refer to architectural drawings for site retaining wall details.
See sheet

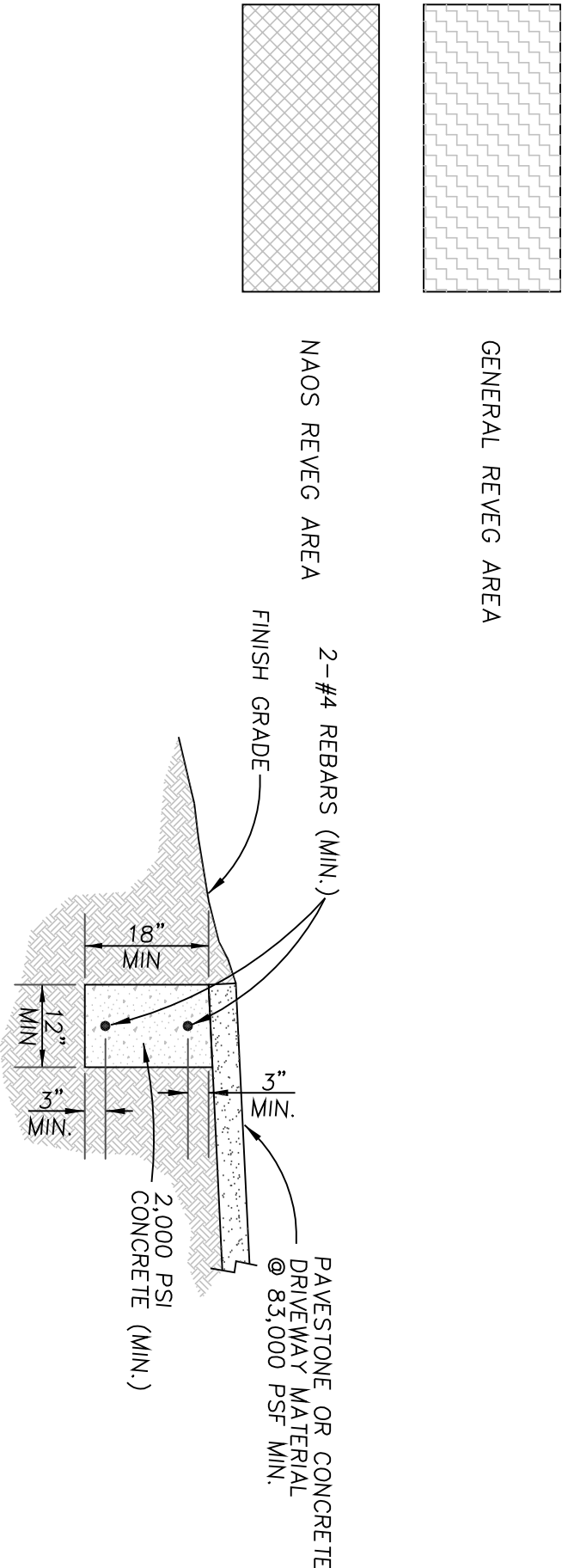
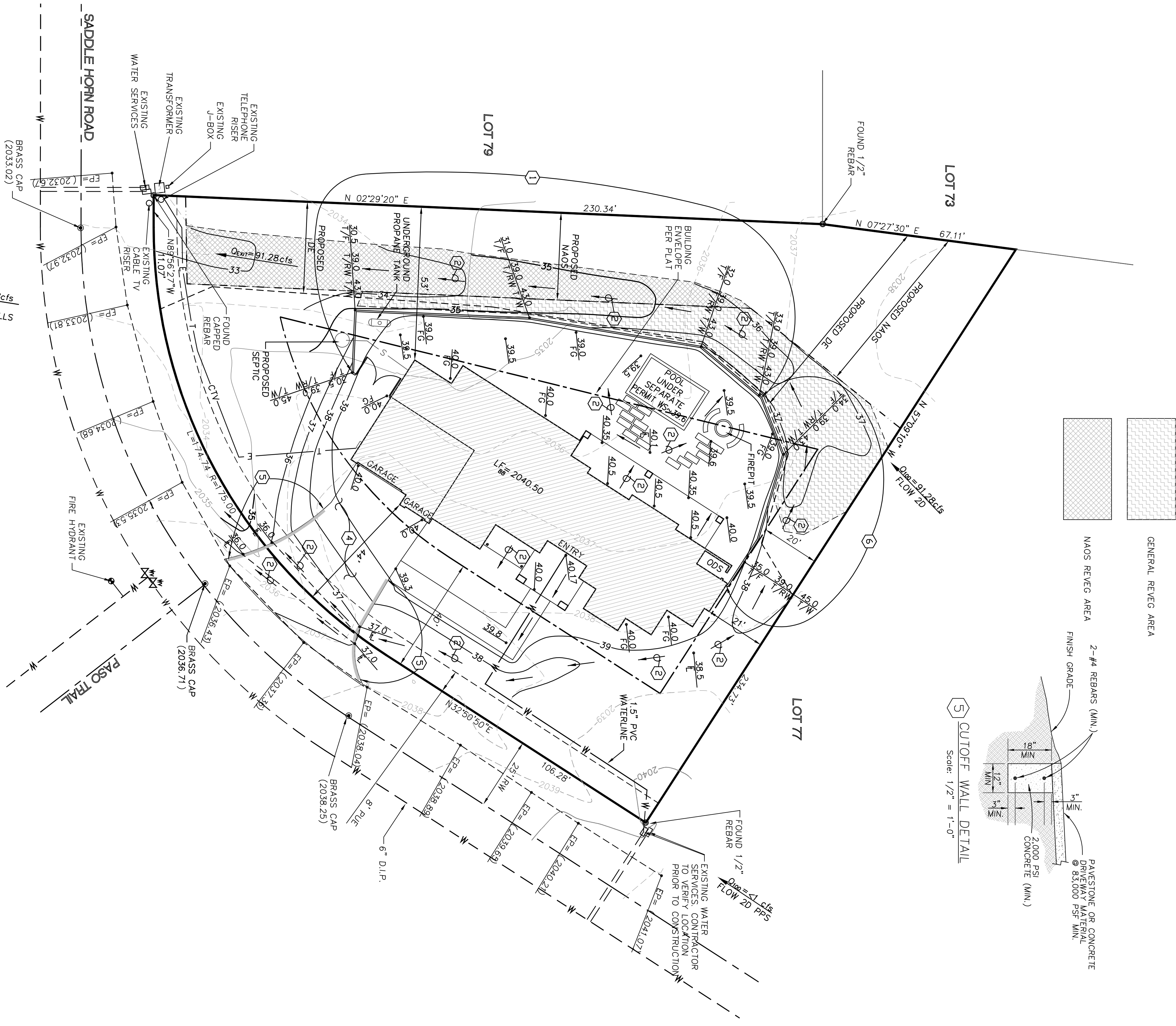
NOTE:

IF THE SQUARE FOOTAGE WITHIN EXTERIOR ENCLOSING WALLS UNDER ROOF EXCEEDS 12,000 SF, THE PROPOSED RESIDENCE FALLS UNDER THE "BIG BOX RESIDENTIAL HOME" CRITERIA AS OUTLINED IN SECTION 8.1.1.3 OF NPA 130. AS IT PERTAINS TO SPRINKLER PROTECTION, THIS REQUIRES A MINIMUM WATER METER SIZE OF 1-1/2" AND A MINIMUM SUPPLY FROM THE METER TO THE BUILDING SHALL BE NOT LESS THAN 2" ID PIPE.

*NOTE: WATER AND SEWER SERVICES SHOWN ARE PER THE COS QUARTER SECTION MAP INFO. NO EVIDENCE FOUND IN FIELD. CONTRACTOR TO VERIFY LOCATION, SIZE & DEPTH PRIOR TO CONSTRUCTION.



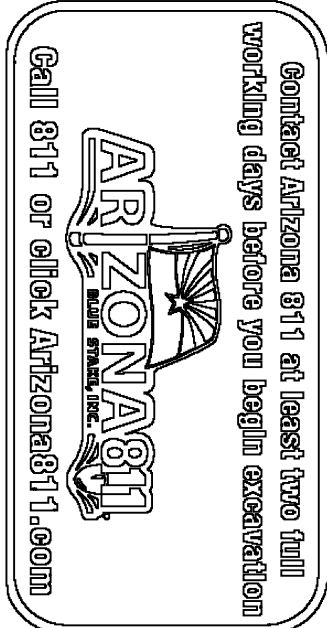
SCALE: 1" = 20'



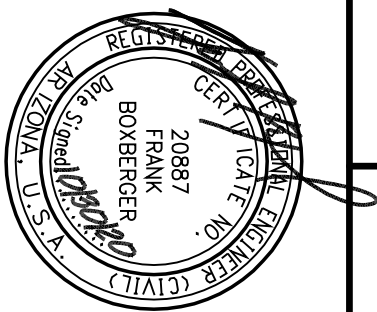
5 CUTOFF WALL DETAIL
Scale: 1/2" = 1'-0"

CONSTRUCTION NOTES

- 1 Construct wall openings 10' o.c. ((2) 4' x 4') (inverts to be level with adjacent grade)
- 2 Grade to drain
- 3 Waterproof walls with emulsified asphaltic coating to a minimum of one foot above outside grade and place 1/4" batter board from foundation to backfill grade level to protect waterproofing while backfilling.
- 4 Install concrete power driveway @ 83,000# PSF GW minimum hard surface.
- 5 Construct 12" wide, 18" deep concrete cutoff wall (see detail left)
- 6 Construct NO wall openings



SHEET 2 OF 2	DATE JAN 2020	DESIGNED BY: FRANK BOXBERGER	DRAWN BY: KR	JOB NUMBER 78HVR



GRADING PLAN
LOT 78 HAPPY VALLEY RANCH
8110 EAST SADDLE HORN ROAD
SCOTTSDALE, ARIZONA

REVISIONS



14-WM-2020



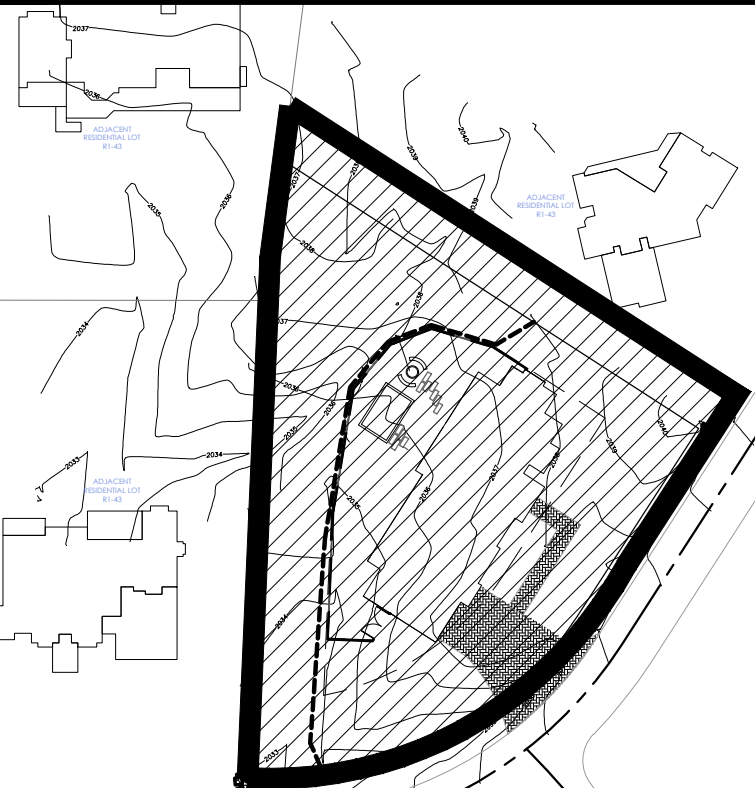
OWNER INFORMATION

Owner Name: SAVAYA JUSTIN
Property Address: 8110 E SADDLE HORN RD
SCOTTSDALE 85255
Mailing Address: 14385 N 99TH
ST SCOTTSDALE AZ 85260

PROPERTY INFORMATION

Lat/Long: 33.715538, -111.905572
S/T/R: 1 4N 4E
Jurisdiction: SCOTTSDALE
Zoning: R1-43
PUC: 0011
Lot Size (sq ft): 38,706
MCR #: 193-39
Subdivision: HAPPY VALLEY RANCH
Lot #: 78

PROJECT LOCATION



LEGEND

SYMBOL	DESCRIPTION	QTY
	Golden Barrel Cactus 2' x 3'	10
	Smooth Agave 3' x 3'	04
	Green Fountain Grass 3' x 3'	04
	Saguaro Cactus	03
	Chilean Mesquite Tree 30' x 40'	03
	Museum Palo Verde 25' x 25'	03
	Little John Bottlebrush 3' x 5'	08
	Sticks on fire 4' x 3'	03
	Century Plant 6' x 10'	01
	Grey Matt Porcelain tiles 24" x 24"	
	Gravel 3/4" Maddison desert gold	
	Boulder Maddison desert gold	
	Rip Rao 5' x 9" Maddison desert gold	

LANDSCAPE PLAN:
JUSTIN SAVAYA RESIDENCE

LOCATION:
8110 E SADDLE HORN RD SCOTTSDALE 85255

OWNER:
JUSTIN SAVAYA

DRAWING TITLE:
LANDSCAPE PLAN

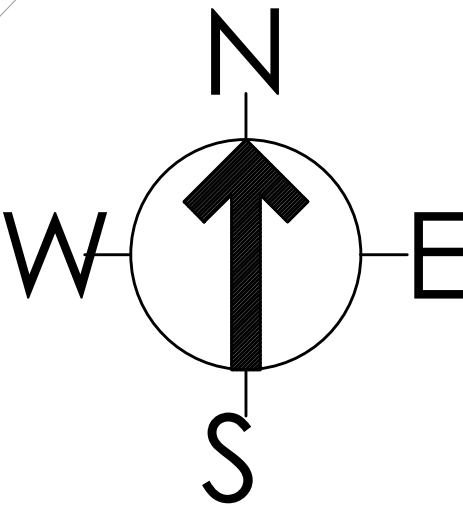
SCALE:
1"=10'

DRAWN BY:
OLIVE

CHECKED BY:
LP-01

SHEET NO:
A3

DATE:
08-20-2020



David Ross
Ross Design Group LLC
Architecture
4342 North Civic Center Plaza
Scottsdale, AZ 85251

RE: 14-WM-2020
8110 E Saddle Horn Rd
4730E (Key Code)

10/30/2020

Hello Jeff,

We have completed reviewing and addressing all **1st Review Comments** attached in this letter. This includes providing a new Re-vegetation plan with all plants selected from the ESLO plant list, submitting a revised Drainage Report and G&D plan, along with the items required on the resubmittal checklist identified in Attachment A. Please see comments below written in red.

If you need any further clarification, or your staff, please email or contact Frank Boxberger at 602-725-0372 or frank@scgaz.com.

Thank you,

David Ross
Ross Design Group LLC
Architecture
4342 North Civic Center Plaza
Scottsdale, AZ 85251
602-908-7405
david@rossdesign.biz



10/19/2020

David Ross
Ross Design Group
4342 N Civic Center Plz
Scottsdale, AZ 85251

RE: 14-WM-2020
8110 E Saddle Horn Rd
4730E (Key Code)

Dear Mr. Ross:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 9/24/2020. The following **1st Review Comments** represent the **14-WM-2020**
11/02/20

review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Please address the following:

Zoning:

1. Please provide a Re-vegetation Plan addressing the restoration of the new wash grading and the NAOS disturbance areas. **Provided**
 - a. Please note that all plants utilized shall be selected from the ESLO plant list.

Drainage:

2. Please review and address the drainage review comments on the drainage report and G&D plans presented in the drainage correction files shared on the Internet File Exchange for this Case. **Completed**
3. Please submit a revised Drainage Report and G&D plan to your Project Coordinator with the rest of the resubmittal material identified in Attachment A. **Submitted**

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary. **Written response is provided above, items required in Attachment A have been submitted.**

The Planning & Development Services Division has had this application in review for 18 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: **14-WM-2020**

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **4730E**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- ☒ COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- ☒ G&D Plan
- ☒ Drainage Report
- ☒ Landscape Plan

We have submitted and provided all revised requirements relating to 1st Review Comments.

Trim Sherwin Williams
"Mega Greige" SW7031

Sherwin Williams
"Reticence" SW6064



Shade and tile
features are to remain
unchanged

286-SA-2020

APPROVED

STIPULATION SET

11/19/20

DATE

APPROVED BY

