

CITY APPROVED PLANS ARE TO REMAIN ON THE JOB SITE AT ALL TIMES DURING COURSE OF CONSTRUCTION

SILVERLEAF - LOT 1490

Thursday, July 1, 2021

21009 N. 104th STREET | SCOTTSDALE

CONSTRUCTION DOCUMENTS

SPECIAL INSPECTION REQUIRED	
PER BUILDING CODES CH. 17, NOTE: SPECIAL INSPECTIONS DO NOT WAIVE ANY CITY INSPECTIONS.	
<input checked="" type="checkbox"/> Structural steel construction	<input checked="" type="checkbox"/> Scaffolding
<input checked="" type="checkbox"/> Steel construction other than structural steel	<input checked="" type="checkbox"/> Foundations
<input checked="" type="checkbox"/> Concrete construction	<input checked="" type="checkbox"/> Spray applied fire-proofing materials
<input checked="" type="checkbox"/> Masonry construction	<input checked="" type="checkbox"/> Masonry and masonry fire resistant coating
<input checked="" type="checkbox"/> Wood Construction	<input checked="" type="checkbox"/> Exterior insulation and finish system (EIFS)
<input checked="" type="checkbox"/> Special case: Post-installed Anchors	<input checked="" type="checkbox"/> Other: Classrooms/Plaza
<input checked="" type="checkbox"/> Other Anchor Bolts	<input checked="" type="checkbox"/> Other



This is a preliminary artist illustration provided for general architectural character and is not intended for use in construction.



DALE GARDON DESIGN
Architecture - Planning - Placemaking

20885 North 90th Place, Suite 100
Scottsdale, Arizona 85255
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SPRINKLER SYSTEM REQUIRED IN THIS BUILDING BEFORE APPROVAL BY SCOTTSDALE FIRE DEPARTMENT

DEFERRED SUBMITTAL FOR TRUSS DESIGN

PROVIDE AN APPROVED POOL SPA BARRIER PER CITY OF SCOTTSDALE ORD.

Place Energy Certificate Inside Main Electrical Panel Before Final Inspection

WATER METER SIZE: 1-1/2 inch
BUILDING SUPPLY LINE SIZE: 2 inch
AN APPROVED TYPE PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED.
Note: Size may change pending fire sprinkler designer's calculations.

SCOTTSDALE FIRE DEPARTMENT

ON-SITE INSPECTION REQUIRED DURING INSTALLATION TO REQUEST AN INSPECTION SCAN



OR VISIT

<http://eservices.scottsdaleaz.gov/FLS>
AND SELECT FIRE INSPECTION REQUEST
PLANS ARE REQUIRED TO BE ON-SITE AT ALL TIMES

REVIEWED AND APPROVED

Linda Wilson
Name: _____ Date: _____
Reviewed by Linda Wilson
08/18/2021 11:54:03 AM

Review and approval by the fire code official shall not relieve the applicant of the responsibility of compliance with all adopted Codes and Standards

CITY OF SCOTTSDALE
BUILDING PLANS
THESE PLANS HAVE BEEN REVIEWED AND ARE READY FOR A PERMIT. THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE.

Building Review By:
Todd Phillips
TPhillips@ScottsdaleAZ.gov
July 27, 2021

Printing and Printing by:
Jesse Chan, S.E., P.E.
848-203-7899
jchan@scottsdaleaz.gov

ABBREVIATIONS		
A.B.C	AGGREGATE BASE COURSE	MB
ABV	ABOVE	MFR(S)
AC	AIR CONDITIONING	MJ
A.F.F.	ABOVE FINISHED FLOOR	MAX
A.F.G.	ABOVE FINISHED GRADE	MECH
ALT.	ALTERNATE	MIN
A.S.	ANCHOR BOLT	MIN
BM	BEAM	NR
B.O.B.	BOTTOM OF BEAM	NOT APPLICABLE
B.O.D.	BOTTOM OF DECK	NOT TO SCALE
BRG	BEARING	NO (H)
BSD	BASE SCOWER DEPTH	OC
C.I.P.	CAST IN PLACE	OFW
C.L.	CENTERLINE	OPPOSITE
CLR	CLEAR	O.S.
CONC.	CONCRETE	P.A.
C.J.	CONTROL JOINT	P.C.
S.J.	SAWCUT JOINT	P.P.
CMU	CONCRETE MASONRY UNIT	P.F.B
CON	CONNECTION	PREFABRICATED
CONT	CONTINUOUS	PSF
C.P.	CONTROL POINT	P.S.F
DIA (Ø)	DIAMETER	PUBLIC UTILITY EASEMENT
DN	DOWN	REIN
DWG(S)	DRAWING(S)	SM
E	EXISTING	SQ
EQ	EQUAL	STD
EQUIP	EQUIPMENT	STRUCT
ETC	ET CETERA	TOP OF BEAM
EXP. JT.	EXPANSION JOINT	T.D
F.F.	FINISHED FLOOR	T.F
F.F.E.	FINISHED FLOOR ELEVATION	T.P
F.G.	FINISHED GRADE	T.P
GA	GAUGE	T.P
GALV	GALVANIZED	T.S
G.S.N.	GENERAL STRUCTURAL NOTES	T.SL
GLB	GLUE LAMINATED BEAM	T.W
IP.W.	INSIDE FACE OF WALL	T.S
HORIZ	HORIZONTAL	TYP
LBS (F)	POUNDS	TYP
LSE	LANDSCAPE EASEMENT	VERT
		WI

BUILDING DEPARTMENT NOTES

ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH:
 2015 INTERNATIONAL BUILDING CODE (ORD # 4234, RESOL #10597)
 2015 INTERNATIONAL RESIDENTIAL CODE (ORD # 4234, RESOL #10599)
 2015 INTERNATIONAL FIRE CODE (ORD # 4283, RESOL #10598)

- ALL PRODUCTS LISTED BY AN EVALUATION SERVICE REPORT (ESR) SHALL BE INSTALLED PER THE REPORT AND THE MANUFACTURERS WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS SHALL ALSO BE LISTED BY AN ESR.
- PROVIDE FIRE SPRINKLER SYSTEM PER SCOTTSDALE FIRE CODE (IRC R313 AMENDED)
- SEPARATE PERMITS REQUIRED: POOLS, SPAS, FENCES, SITE WALLS, RETAINING WALLS, AND GAS STORAGE TANKS.
- FOUNDATION A FOOTING DEPTH SHALL BE A MINIMUM OF 18 INCHES **BELOW GRADE** (OR PER PROPERTY SOIL REPORT), PROVIDE A MINIMUM OF 3 INCH CLEARANCE BETWEEN REBAR AND SOIL. (R403.1 AMENDED)
- DOORS BETWEEN THE GARAGE AND RESIDENCE SHALL BE SELF-CLOSING MINIMUM 1 3/8" THICK SOLID CORE OR 20 MINUTE FIRE RATED. (R302.5.1 AMENDED)
- EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS OR CONDUITS SHALL BE SEALED. (R703.1)
- WOOD SILL PLATES SHALL BE PRESSURE TREATED OR DECAY RESISTANT. EXTERIOR SILL PLATES SHALL BEAR A MINIMUM OF 6 INCHES ABOVE FINISH GRADE. (R317.1)
- GYPSUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 3/8" WHEN FRAMING MEMBERS ARE 24" O.C. OR USE LABELED 1/2" SAC-RESISTANT GYPSUM CEILING BOARD. (TABLE R702.3.5 (D))
- SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THERMOSTATIC MIXING VALVE TYPE. (P2708.4)
- SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE, SUCH AS CERAMIC TILE, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. GEMENT, FIBER-REINFORCED OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (R702.4)
- PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION REQUIREMENTS: WATER CLOSETS-TANK TYPE 1.28 GAL./FLUSH, SHOWER HEADS-2.0 GPM, SINKS-2.2 GPM, LAVATORY-1.5 GPM (TABLE R903.3 AMENDED)
- STORAGE-TANK TYPE WATER HEATERS SHALL BE INSTALLED WITH A DRAIN PAN AND DRAIN LINE. (P2801.6)
- A DEMAND-CONTROLLED HOT WATER CIRCULATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH AMENDED SECTIONS M1103.3.1 AND M1103.5.1.2.
- PROVIDE ROOFTOP VENTILATION UNLESS INSULATION IS APPLIED DIRECTLY TO UNDERSIDE OF ROOF SHEATHING OR THE DIMENSION IS 24 INCHES OR LESS BETWEEN THE CEILING AND BOTTOM OF ROOF SHEATHING. (R908.1 AMENDED)
- A BUILDING THERMAL ENVELOPE SHALL COMPLY WITH CLIMATE ZONE 2. ENERGY COMPLIANCE SHALL BE DEMONSTRATED BY UA TRADE-OFF (RES-CHECK) OR PERFORMANCE (REM-RATE) COMPLIANCE PATH OR BY THE FOLLOWING PRESCRIPTIVE VALUES (TABLE N1102.1.2):
 I. PRESCRIPTIVE MINIMUM R-VALUES - <CEILING>R-38 - <WALLS>R-13 -
 II. PRESCRIPTIVE MAXIMUM WINDOW PENETRATION VALUES: <U>- FACTOR>U-0.25 - <SHGC>S-0.25
 SEE ENERGY SHEETS FOR MORE INFORMATION.
- PROVIDE MINIMUM R-3 INSULATION ON HOT WATER PIPES. (M1103.5.3)
- SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM R-6. DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO MINIMUM R-6. DUCTS AND HANDLERS LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE ARE EXEMPT. (M1103.3.1)
- REGISTERS, DIFFUSERS AND GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES.
- EXHAUST AIR FROM BATHROOMS, KITCHENS AND TOILET ROOMS SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS, NOT RECIRCULATED OR DISCHARGED INDOORS. (M1507.2 AMENDED)
- EXHAUST FANS IN BATHROOMS WITH A SHOWER OR TUB SHALL BE PROVIDED WITH A DELAY TIMER OR HUMIDITY/CONDENSATION CONTROL SENSOR. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (E303.3)
- PROVIDE A WALL MOUNTED GFCI PROTECTED RECEPTACLE OUTLET WITHIN 96" OF A BATHROOM OR POWDER ROOM LAVATORY. (E3011.6)
- RECEPTACLES SERVING KITCHEN COUNTERTOPS INSTALLED IN BATHROOMS, GARAGES, UNFINISHED ACCESSORY BUILDINGS, OUTDOORS AND LOCATED WITHIN 6 FEET OF SINKS SHALL HAVE GFCI PROTECTION FOR PERSONNEL. (E3902)

FIRE DEPARTMENT NOTES

GENERAL NOTES TO THE CONTRACTOR
 ALL BUILDINGS SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH FIRE CODE, NFPA 13, AND CITY OF SCOTTSDALE FIRE CODE AMENDMENTS.

FIRE PROTECTION SYSTEMS SHALL BE INSTALLED OR MODIFIED BY A CONTRACTOR LICENSED TO PERFORM SUCH WORK BY THE STATE OF ARIZONA, AND WHO ALSO HOLDS A CURRENT VALID PERMIT FROM THE CITY OF SCOTTSDALE FIRE DEPARTMENT TO CONDUCT SUCH WORK WITHIN THE CITY OF SCOTTSDALE.

FDCCS (FIRE DEPARTMENT CONNECTIONS) WHERE REQUIRED FOR FIRE CODE, BUILDING CODE AND NFPA 13 FIRE SPRINKLER SYSTEMS SHALL BE 2 AND 1/2" FEMALE SWIVELS WITH NATIONAL STANDARD THREADS. FDCCS SHALL BE LOCATED AT THE PRIMARY ENTRANCES TO THE SITE. NO FDC SHALL BE LOCATED ON THE BUILDINGS (EXCEPT AS APPROVED BY THE FIRE MARSHAL). FIRE HYDRANT AND FDC SHALL BE ON THE SAME SIDE OF THE DRIVE ENTRANCE TO PREVENT ACCESS OBSTRUCTION.

FDCCS FOR NFPA 13R SPRINKLER SYSTEMS SHALL BE SINGLE FEMALE SWIVELS WITH 1 AND 1/2" NATIONAL STANDARD THREADS.

ALL FIRE DEPARTMENT HOSE CONNECTIONS AND STANDPIPE HOSE CONNECTIONS FOR FIRE DEPARTMENT USE SHALL BE 2 AND 1/2" NATIONAL STANDARD THREADS. NO HOSE SHALL BE ATTACHED TO THE FIRE DEPARTMENT HOSE STATIONS.

AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY OR REMOTE SIGNAL STATION SERVICE. OR AN AUDIBLE SIGNAL SHALL SOUND AT A CONSTANTLY ATTENDED LOCATION WHEN THE NUMBER OF SPRINKLER HEADS IS 20 IN ALL OTHER OCCUPANCIES.

FIRE DEPARTMENT VEHICLE ACCESS ROADSWAYS SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION. TEMPORARY ACCESS ROADS SHALL BE A MINIMUM 20' CLEAR WIDTH WITH 6" COMPACTED AS OR GRAVEL. NO TRENCHING ACROSS FIRE ACCESS ROADS. REQUIRED WATER FIRE FLOW SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ON SITE. ALL HYDRANTS SHALL BE APPROVED AND FUNCTIONAL. PERMANENT FIRE VEHICLE ACCESS ROADSWAYS SHALL BE 20' CLEAR WIDTH, ALL WEATHER SURFACE. IF HYDRANTS ARE PLACED ON ACCESS ROAD WIDTH SHALL BE 20' CLEAR WIDTH, ALL WEATHER SURFACE.

ONE SET OF STAMPED, APPROVED DRAWINGS SHALL BE MAINTAINED ON-SITE AND MADE AVAILABLE TO CITY INSPECTORS ON DEMAND.

THE CONTRACTOR SHALL PROVIDE THE CITY INSPECTOR WITH COPY OF THE "CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING" IN ACCORDANCE WITH NFPA 13, AND THE "CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND PIPING" IN ACCORDANCE WITH NFPA 24; AND THE "CERTIFICATE OF COMPLIANCE" FOR FIRE ALARM SYSTEMS IN ACCORDANCE WITH NFPA 72. UPON SUCCESSFUL COMPLETION OF THE SYSTEM TEST AND PRIOR TO CITY ACCEPTANCE OF THE SYSTEM.

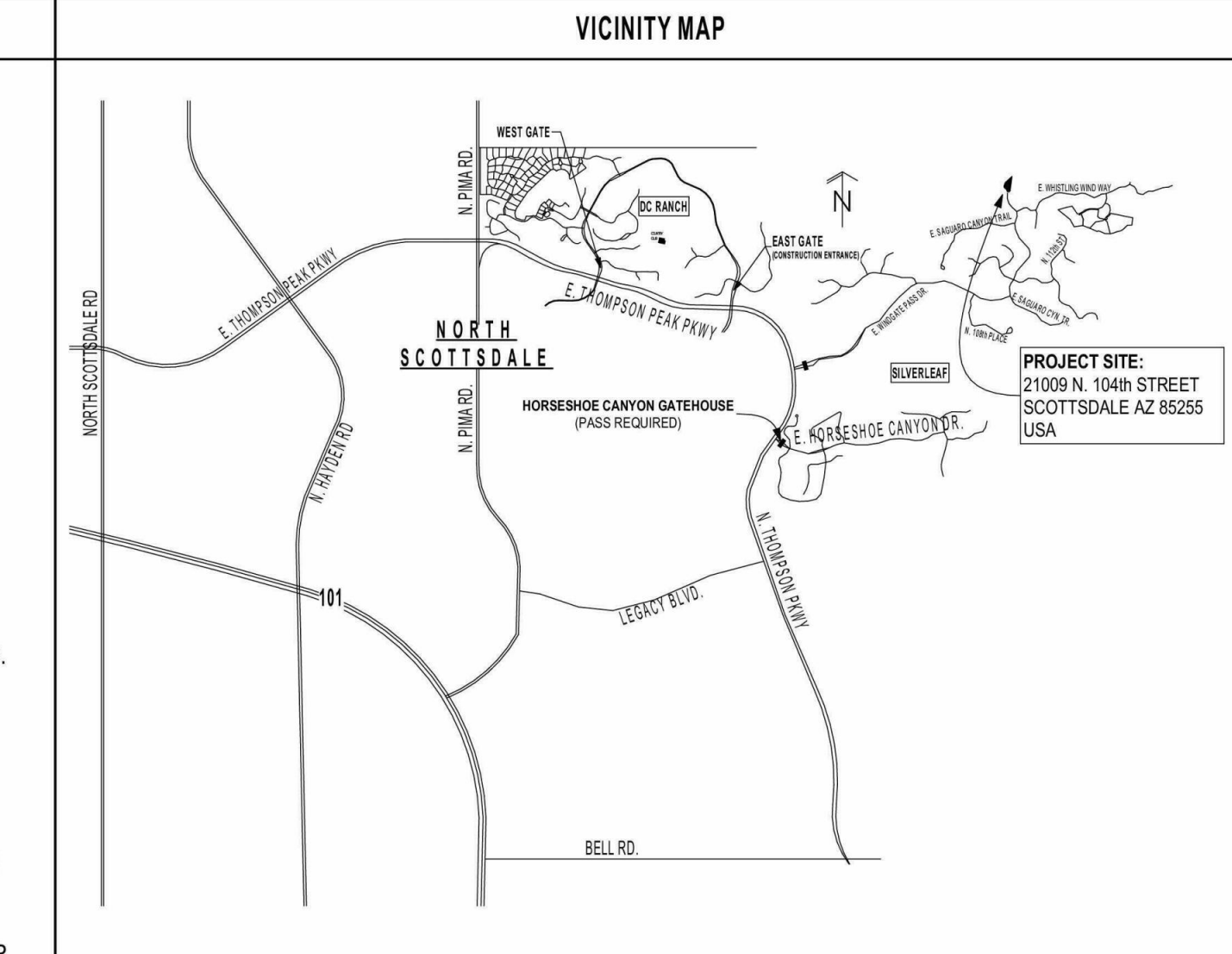
HEADS SPRINKLER SYSTEM TEST REQUIRED
 9 OR < ABOVE NORMAL STATIC PRESSURE IS REQUIRED
 10 - 19 50 PSI ABOVE NORMAL STATIC PRESSURE FOR 15 MINUTES
 20 OR > 50 PSI ABOVE NORMAL STATIC PRESSURE FOR 2 HOURS
 ALL NEW SYSTEMS PER NFPA 13

FIRE FLOW CALCULATION AREA SHALL BE IN ACCORDANCE WITH APPENDIX B OF THE FIRE CODE. REDUCTIONS AND MODIFICATION REQUIRE APPROVAL OF THE FIRE MARSHAL.

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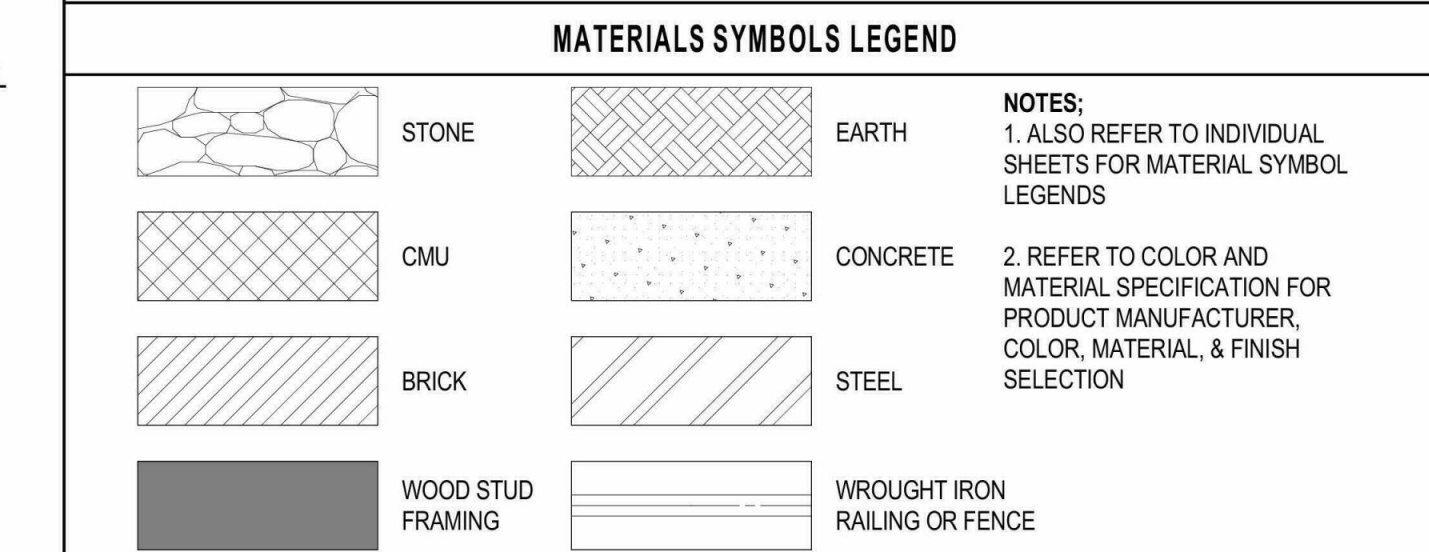
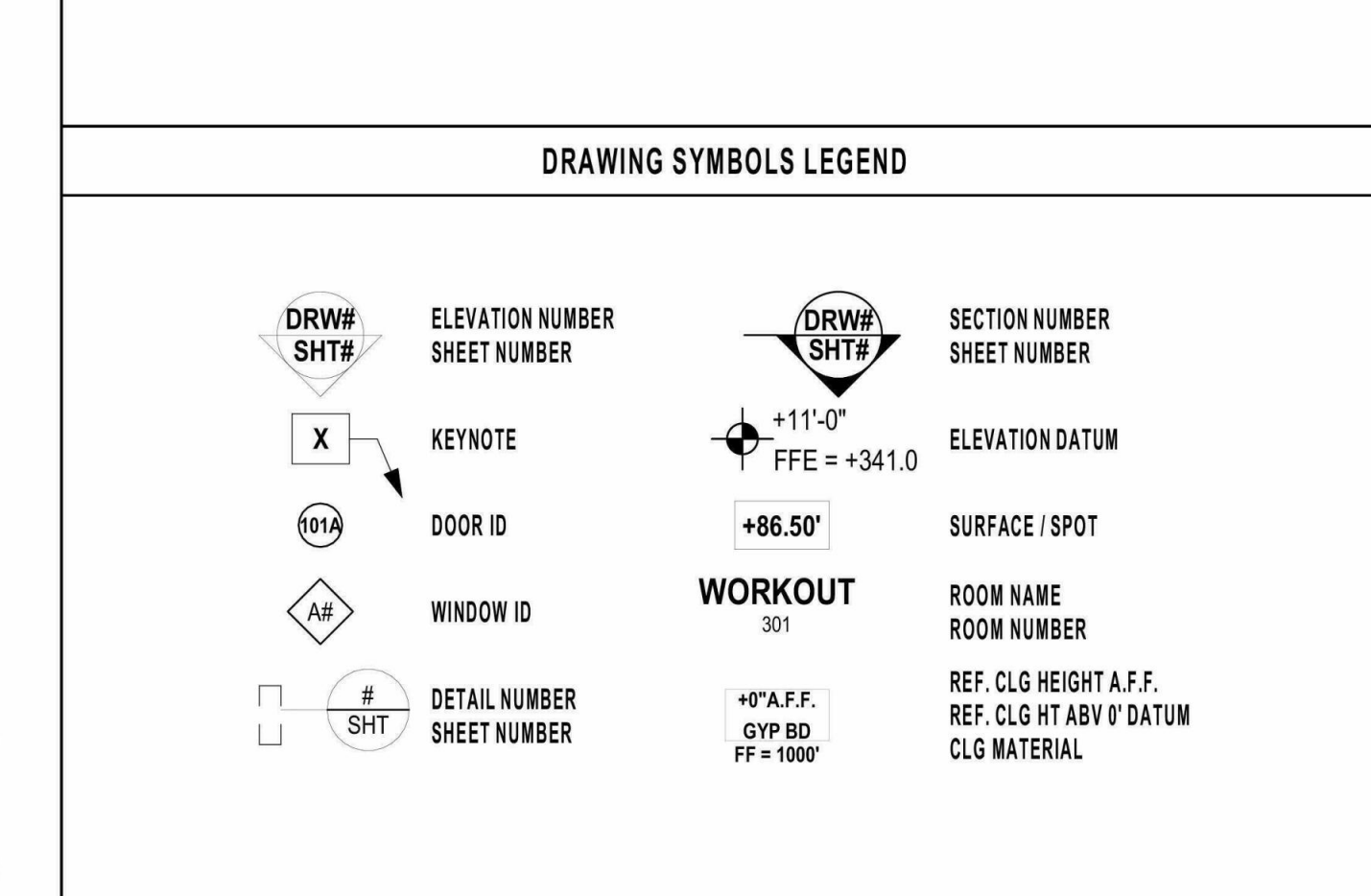


ENERGY SYNOPSIS

Assembly	Location / Type	R-Value Breakdown / Material / ESR R-Value	Assembly
Predominant Above Grade Wall	Exterior, Framed	R-19 (Cavity Insulation) + R-4 (1" Stucco Foam)	R-23
Predominant Attic Insulation	Sealed Attic	R-20 (ESR-1026" @ 5.5")	R-20
Framed Floor	Ambient / Garage	R-20 (ESR-1026" @ 5.5")	R-20
Fenestration	Per plans & schedules	U-Value 0.40 SHGC 0.25	n/a

CLIMATE DATA

ROOF SNOW LOAD	WIND (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM WEATHERING	TERMITES	DECAY	WINTER DESIGN TEMP	FLOOD HAZARD
0	115 EXPOSURE C	B	NEGLECTABLE	FINAL	MODERATE TO HEAVY	TO SLIGHT	34"



NOTES:
 THESE RENDERINGS WERE DONE EARLY IN THE PROCESS AND REFLECT THE OVERALL CHARACTER OF THE PROJECT ONLY. RENDERINGS SHALL NOT BE CONSTRUED AS OVERRIDING ANY INFORMATION ON THESE CONSTRUCTION DOCUMENTS.

SECTION AG101 - GENERAL
 AG101.1 General
 The provisions of this appendix shall control the design and construction of swimming pools, spas and hot tubs installed in or on the lot of a one- or two-family dwelling.

SECTION AG102 - DEFINITIONS
 AG102.1 General
 For the purposes of these requirements, the terms used shall be defined as follows and as set forth in Chapter 2, ABOVE-GROUND/ON-GROUND POOL. See "Swimming pool."

SECTION AG103 - SWIMMING POOLS
 AG103.1 In-ground pools
 In-ground pools shall be designed and constructed in compliance with ANSISPP-4.

SECTION AG104 - SPAS AND HOT TUBS
 AG104.1 Permanently installed spas and hot tubs
 Permanently installed spas and hot tubs shall be designed and constructed in compliance with ANSISPP-3.

SECTION AG105 - BARRIER REQUIREMENTS
 AG105.1 Application
 The provisions of this appendix shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas and hot tubs.

SECTION AG106 - ENTRAPMENT PROTECTION FOR SWIMMING POOL AND SACTION OUTLETS
 AG106.1 General
 Suction outlets shall be designed and installed in accordance with ANSISPP-7.

SECTION AG107 - NOTIFICATIONS
 AG107.1 Barrier requirements notification - pool contractor
 Before constructing a new swimming pool, spa or hot tub, the pool contractor shall give the pool owner a written notice of the above barrier requirements. Failure to provide this notice shall be enforced in accordance with Section 31-33 of the Scottsdale Revised Code.

SECTION AG108 - MAINTENANCE
 AG108.1 Maintenance of barrier
 The owner and person, firm or corporation in possession of a swimming pool, spa or hot tub, shall keep the required barrier(s), including all gates, fencing, doors, locks, alarms, and latches in safe and good working order at all times. No person shall alter or remove any part of a swimming pool barrier except to repair, reconstruct, or replace the barrier in compliance with the provisions of this chapter. Any barrier removed shall be promptly replaced.

SECTION AG109 - PUBLIC NOTICE
 AG109.1 Public notice
 Any swimming pool, spa or hot tub safety barrier(s) not maintained to the minimum requirements by the code under which the barrier(s) was installed is hereby declared to be unsafe and a public nuisance. In addition to enforcement under this chapter, violations of this section may be enforced in accordance with Chapter 18 of the Scottsdale Revised Code.

SILVERLEAF - LOT 1490

21009 N. 104th STREET SCOTTSDALE AZ 85255 USA

CONSTRUCTION DOCUMENTS

Thursday, July 1, 2021

POOL BARRIER NOTES

NOTE: THE ABOVE REFERENCED TEXT IS DUPLICATED FROM THE CITY OF SCOTTSDALE - 2015 IRC AMENDMENTS.

Sec. 31-68. **APPENDIX G - APPENDIX G**
 TO THE 2012 INTERNATIONAL RESIDENTIAL BUILDING CODE - SWIMMING POOLS, SPAS AND HOT TUBS - w/ amendments.

SECTION AG101 - GENERAL
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SECTION AG102 - DEFINITIONS
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BARRIER A fence, wall, building wall or combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.

HOT TUB See "Swimming pool." IN-GROUND POOL. See "Swimming pool."

RESIDENTIAL That which is situated on the premises of a detached one- or two-family dwelling, or a one-family townhouse not more than three stories in height.

SPA, NONPORTABLE See "Swimming pool."

SPA, PORTABLE A nonpermanent structure intended for recreational bathing, in which all controls, water-heating and water-circulating equipment are an integral part of the product.

SWIMMING POOL Any structure intended for swimming or recreational bathing that contains water more than 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.

SWIMMING POOL, INDOOR A swimming pool which is totally contained within a structure and surrounded on all four sides by the walls of the enclosing structure.

SWIMMING POOL, OUTDOOR Any swimming pool which is not an indoor pool.

SECTION AG103 - SWIMMING POOLS
 AG103.1 In-ground pools
 In-ground pools shall be designed and constructed in compliance with ANSISPP-4.

SECTION AG103.2 Above-ground and on-ground pools
 Above-ground and on-ground pools shall be designed and constructed in compliance with ANSISPP-4.

SECTION AG103.3 Pools in flood hazard areas
 In flood hazard areas established by Table R301.2(1), pools in coastal high-hazard areas shall be designed and constructed in compliance with ASCE 24.

SECTION AG104 - SPAS AND HOT TUBS
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PROJECT TITLE

SILVERLEAF - LOT 1490

21009 N. 104th STREET SCOTTSDALE AZ 85255 USA

CONSTRUCTION DOCUMENTS

Thursday, July 1, 2021

PROJECT DATA

LOT 1490 PROJECT DATA

PROJECT ADDRESS: 21009 N. 104th Street Scottsdale AZ 85255 USA

LEGAL DESCRIPTION: LOT 1490 OF DC RANCH PARCEL 62, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 980 OF MAPS, PAGE 03 AND CERTIFICATE OF CORRECTION AS 2002-094849 OF OFFICIAL RECORDS.

ZONING: R1-43 PCD

APN: APN: 217-08-161

CONSTRUCTION TYPE: V8

OCCUPANCY: R31/U-1

LOT AREA: 60,431 SF

BUILDING ENVELOPE AREA: 2589 + 1500 GRADING ALLOW.

LOT TYPE: HILLSIDE

ARCHITECTURAL STYLE: FORMAL, MEDITERRANEAN MODERN

BUILDING HEIGHT: MAXIMUM ALLOWABLE: 30' 0" AS MEASURED ABOVE LINE OF LOWEST NATURAL GRADE. (SEE FOOTING PLAN FOR OTHER CRITERIA)

PROJECT TEAM

ARCHITECT: DALE GARDON DESIGN, INC. 2085 NORTH 90TH PL., SUITE 100 SCOTTSDALE, ARIZONA 85255 (602) 938-9666

GENERAL CONTRACTOR: AMERICAN FIRST BUILDERS 2085 N. 90th Pl., Suite 210 Scottsdale, AZ 85255 (480) 275-6559

CIVIL ENGINEER: TONY WOO ENGINEERING, INC. 630 E. CAVE CREEK, SUITE 202 GAVI CREEK, ARIZONA 85331 (480) 960-0245

STRUCTURAL ENGINEER: TONY WOO ENGINEERING, INC. 630 E. CAVE CREEK, SUITE 202 GAVI CREEK, ARIZONA 85331 (480) 960-0245

MECHANICAL CONSULTANT: NORTH VALLEY MECHANICAL 1800 N. 104th STREET, STE 11 PHOENIX, AZ 85027 (480) 538-5101

LANDSCAPE ARCHITECT: REFINED GARDENS 1800 N. 104th Street, Suite 110 Scottsdale, AZ 85257 (480) 385-7166

PLUMBING CONSULTANT: SEQOIA TRAIL ENGINEERS, LLC 1432 NORTHERN AVENUE PHOENIX, AZ 85012 P: 602-997-2896 | C: 602-383-9751

ELECTRICAL CONSULTANT: TONY WOO ENGINEERING, INC. 1 W. DEER VALLEY RD, STE 203 PHOENIX, AZ 85027 (602) 279-6044

LIGHTING DESIGN: ACOUSTIC DESIGN GROUP 1800 N. 104th Street, Suite B104 Scottsdale, AZ 85250 (480) 847-8118

ENERGY ANALYSIS: DESERT SIKES 635 WEST WARRIOR RD., STE 101 8407 PHOENIX, AZ 85023 (602) 282-0279

SOILS REPORT: ACS SERVICES, LLC 2235 WEST BROADWAY ROAD MESA, AZ 85202 (480) 968-0190

NATIVE PLANT: TONY WOO ENGINEERING, INC. 602 N. 81ST PLACE SCOTTSDALE, AZ (480) 847-8118

INTERIORS: T.B.O.

CONTACT: DUANE VALENCIA duane@dalegardondesign.com

CONTACT: MIKE GRAHAM americanfirstbuilders@gmail.com

CONTACT: JIM LOFTIS jim@westvalleygroup.com

CONTACT: GARRETT JENKINS gjenkins@indusma.com

CONTACT: JIM REED jim@northvalleymechanical.com

CONTACT: JEREMY McVICARS jeremy@refinedgardens.com

CONTACT: LARRY EVANS larryevs@net.net

CONTACT: TONY WOO tonywoos016@gmail.com

CONTACT: KEVIN FLOWER kevin@adgroup.com

CONTACT: STEPHEN MOGOWSKI info@desertsikesenergy.com

CONTACT: H. EUGENE HANSEN h.hansen@acsv.com

CONTACT: NEIL PRICE nprice@acsv.com

BUILDING AREAS

BUILDING AREAS	AREAS TOTAL UNDER ROOF
1. LIVING	LOWER
MAN/LIVING 5,070	2. GARAGE/MEDH POOL DECK 275
GARAGE 3,883	2. GARAGE/MEDH GARAGE 1,609
UPPER LIVING 3,665	2. GARAGE/MEDH MTR GARAGE 275
9,445 sq ft	MAN
	1. LIVING MAN/LIVING 5,070 sq ft
	2. GARAGE/MEDH GARAGE 1,609
	2. GARAGE/MEDH MTR GARAGE 275
	1,632 sq ft
	3. COVERED PATIO ENTRY 62
	ENTR 218
	3. COVERED PATIO GUEST TERRACE 200
	3. COVERED PATIO MEATH TERRACE 122
	3. COVERED PATIO OUTDOOR LIVING 800
	1,595 sq ft
	UPPER
	1. LIVING OFFICE RETREAT 530
	1. LIVING UPPER LIVING 3,665
	1. COVERED PATIO EXTERIOR TERRACE 2,195 sq ft
	3. COVERED PATIO UPPER TERRACE 36
	3. COVERED PATIO 814 sq ft
	13,381 sq ft

HEIGHT EXCEPTION

HEIGHT EXCEPTION APPROVAL #59-SA-2021

- 145 SF ROOF AREA AT UPPER TERRACE
- 33' MAX OVER AT RIDGE ONLY

CITY OF SCOTTSDALE BUILDING PLANS
 THESE PLANS HAVE BEEN REVIEWED AND ARE READY FOR A PERMIT. THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE.

PROVIDE AN APPROVED POOL SPA, BARRIER PER CITY OF SCOTTSDALE ORD.

CONSTRUCTION DOCUMENTS

CONSTRUCTION DOCUMENTS

THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR DUPLICATED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. THE DRAWINGS, BUILDING ASSEMBLIES NOTES AND MATERIAL SPECIFICATIONS FOR INSTALLATION REQUIREMENTS REMAIN THE PROPERTY OF DALE GARDON DESIGN, INC. WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED BE EXECUTED OR NOT. COPYRIGHT © 2021

REVISIONS

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LEGEND

- FOUND MONUMENT RB W/CAP 27239 (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- 24.34'- EXISTING CONTOUR
- IRRIGATION VALVE
- WATER METER
- ⊕ FIRE HYDRANT
- ⊕ COMMUNICATION RISER
- ⊕ WATER VALVE
- ⊕ GAS SIGN
- ⊕ SEWER MANHOLE
- ⊕ SAGUARO CACTUS
- ⊕ BARREL CACTUS
- RIBBON CURBING
- ⊕ PALO VERDE TREE
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SET-BACK LINE
- B.E. BUILDING ENVELOPE
- P.U.E. PUBLIC UTILITY EASEMENT
- TOW TOP OF WALL
- FG FINISHED GRADE
- NG NATURAL GRADE
- LIMIT OF DISTURBANCE
- BUILDING ENVELOPE
- 10' BSL- BUILDING SET-BACK
- D.E.- DRAINAGE EASEMENT
- C.A.- CONSERVATION AREA
- NEW BUILDING ENVELOPE (25,869 S.F.) SEE ARCHITECTURAL SITE PLAN FOR BUILDING ENVELOPE ANALYSIS

PREPARED FOR

MIKE GRAHAM
AMERICAN FIRST BUILDERS
480-849-7775
americanfirstbuilders@msn.com

ARCHITECT

DALE GARDON DESIGN
20885 N. 90TH PL., STE. 100
SCOTTSDALE, ARIZONA 85255
760.275.2512
DALE@DALEGORDONDESIGN.COM

OWNER

PAUL CHARLES SALAY REVOCABLE TRUST
2799 INDEPENDENCE AVE.
GLENVIEW, ILLINOIS 60026

SITE TBM

BRASS CAP FLUSH IN CUL-DE-SAC
104TH ST.
ELEV-2046.86 NAVD '88 DATUM

CONSTRUCTION NOTES

- ① RESIDENCE
- ② 12' GATED, PAVER DRIVEWAY WITH KNOX BOX F.D. ACCESS
- ③ POOL BY SEPERATE PERMIT
- ④ LOCATION OF KNOX BOX FIRE DEPARTMENT ACCESS. ALL GATES TO HAVE KNOX BOX FIRE DEPARTMENT ACCESS.

WHEN THE TOTAL SQUARE FOOTAGE UNDER ROOF EXCEEDS 12,000 S.F., THE MINIMUM REQUIRED METER SIZE SHALL BE NOT LESS THAN 1-1/2", AND THE MINIMUM SUPPLY FROM THE METER TO BUILDING SHALL NOT BE LESS THAN 2" ID PIPE

CITY OF SCOTTSDALE
BUILDING PLANS
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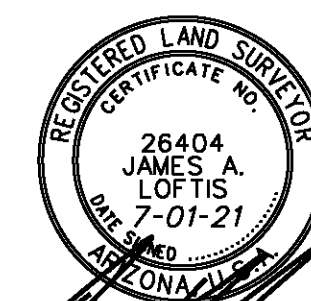
FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	COMMUNITY MAP NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM INDEX DATE	FIRM ZONE	BASE FLOOD ELEVATION (AO ZONE, USE DEPTH)
045012	04013C	1340	09/18/20	L	09/18/2020	X	N/A

SURVEYOR'S CERTIFICATION

I, JAMES A. LOFTIS, HEREBY CERTIFY THAT THE SURVEY PLATTED HEREON WAS MADE UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER, 2020.

PROVIDE AN APPROVED POOL/SPA...BARRIER PER CITY OF SCOTTSDALE ORD.



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 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATION.



SITE PLAN APPROVED
BY CITY OF SCOTTSDALE PLAN REVIEW

4222-21 scasey 08/18/2021
PLAN CHECK NO. REVIEWER DATE

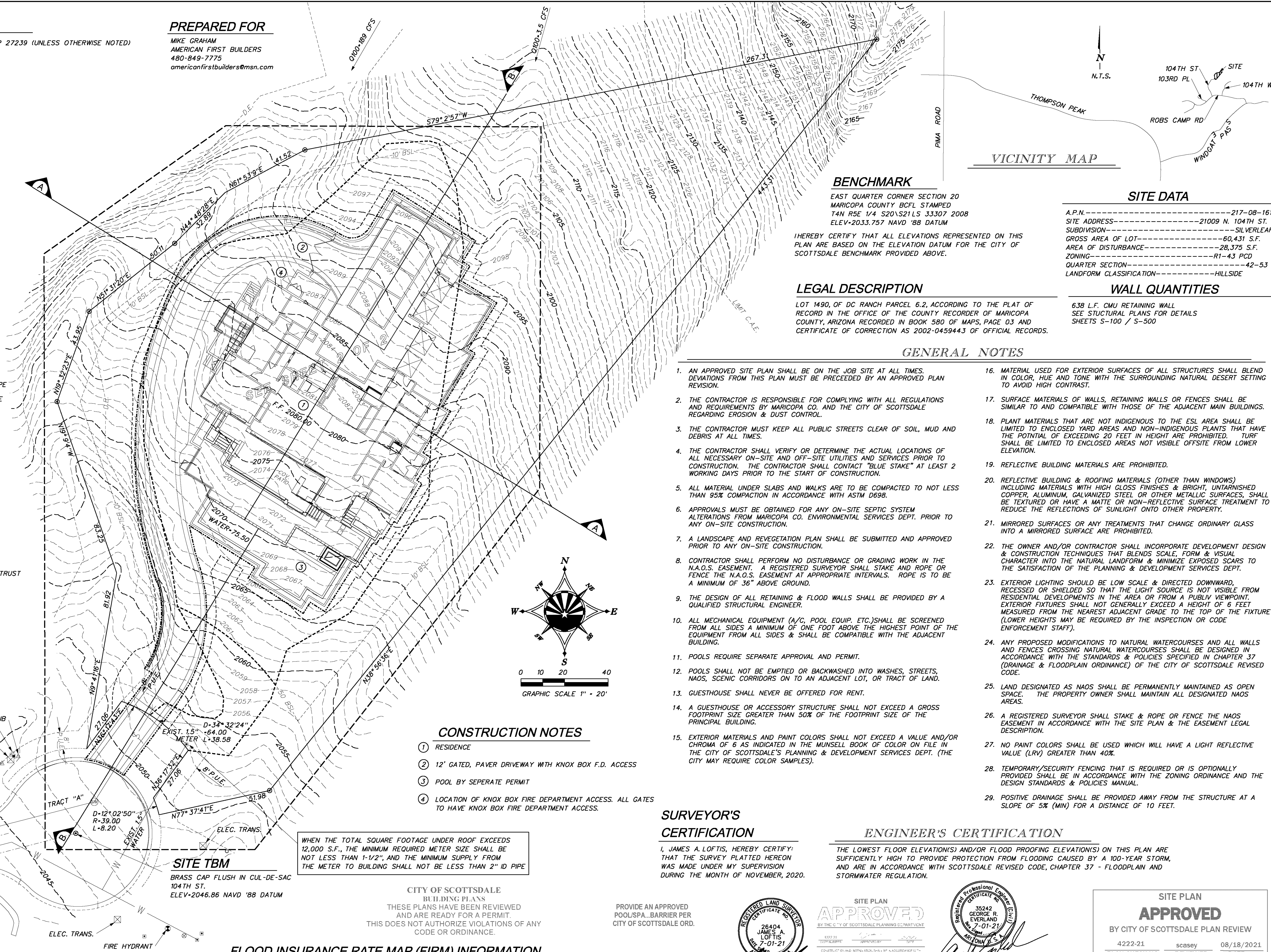
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL

EVERETT ALAN GROUP
4300 E. CAVE CREEK
SUITE 122
CAVE CREEK, AZ 85331
PHONE: (480) 990-0545
FAX: (480) 994-9097
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PROJECT NO.
201220

SURVEYOR: J. LOFTIS
CAD TECH:

SHEET NO.
1 of 3



BENCHMARK

EAST QUARTER CORNER SECTION 20
MARICOPA COUNTY BCFL STAMPED
T4N R5E 1/4 S20\ S21 L5 33307 2008
ELEV-2033.757 NAVD '88 DATUM

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.

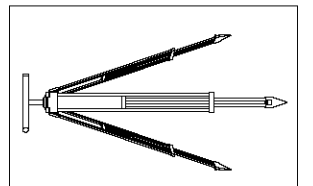
LEGAL DESCRIPTION

LOT 1490, OF DC RANCH PARCEL 6.2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 580 OF MAPS, PAGE 03 AND CERTIFICATE OF CORRECTION AS 2002-0459443 OF OFFICIAL RECORDS.

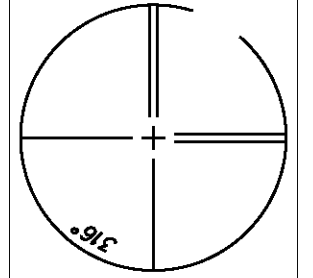
GENERAL NOTES

1. AN APPROVED SITE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THIS PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
2. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL REGULATIONS AND REQUIREMENTS BY MARICOPA CO. AND THE CITY OF SCOTTSDALE REGARDING EROSION & DUST CONTROL.
3. THE CONTRACTOR MUST KEEP ALL PUBLIC STREETS CLEAR OF SOIL, MUD AND DEBRIS AT ALL TIMES.
4. THE CONTRACTOR SHALL VERIFY OR DETERMINE THE ACTUAL LOCATIONS OF ALL NECESSARY ON-SITE AND OFF-SITE UTILITIES AND SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT "BLUE STAKE" AT LEAST 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
5. ALL MATERIAL UNDER SLABS AND WALKS ARE TO BE COMPACTED TO NOT LESS THAN 95% COMPACTION IN ACCORDANCE WITH ASTM D698.
6. APPROVALS MUST BE OBTAINED FOR ANY ON-SITE SEPTIC SYSTEM ALTERATIONS FROM MARICOPA CO. ENVIRONMENTAL SERVICES DEPT. PRIOR TO ANY ON-SITE CONSTRUCTION.
7. A LANDSCAPE AND REVEGETATION PLAN SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY ON-SITE CONSTRUCTION.
8. CONTRACTOR SHALL PERFORM NO DISTURBANCE OR GRADING WORK IN THE N.A.O.S. EASEMENT. A REGISTERED SURVEYOR SHALL STAKE AND ROPE OR FENCE THE N.A.O.S. EASEMENT AT APPROPRIATE INTERVALS. ROPE IS TO BE A MINIMUM OF 36" ABOVE GROUND.
9. THE DESIGN OF ALL RETAINING & FLOOD WALLS SHALL BE PROVIDED BY A QUALIFIED STRUCTURAL ENGINEER.
10. ALL MECHANICAL EQUIPMENT (A/C, POOL EQUIP. ETC.) SHALL BE SCREENED FROM ALL SIDES A MINIMUM OF ONE FOOT ABOVE THE HIGHEST POINT OF THE EQUIPMENT FROM ALL SIDES & SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING.
11. POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.
12. POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, NAOS, SCENIC CORRIDORS ON TO AN ADJACENT LOT, OR TRACT OF LAND.
13. GUESTHOUSE SHALL NEVER BE OFFERED FOR RENT.
14. A GUESTHOUSE OR ACCESSORY STRUCTURE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOTPRINT SIZE OF THE PRINCIPAL BUILDING.
15. EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF 6 AS INDICATED IN THE MUNSSELL BOOK OF COLOR ON FILE IN THE CITY OF SCOTTSDALE'S PLANNING & DEVELOPMENT SERVICES DEPT. (THE CITY MAY REQUIRE COLOR SAMPLES).
16. MATERIAL USED FOR EXTERIOR SURFACES OF ALL STRUCTURES SHALL BLEND IN COLOR, HUE AND TONE WITH THE SURROUNDING NATURAL DESERT SETTING TO AVOID HIGH CONTRAST.
17. SURFACE MATERIALS OF WALLS, RETAINING WALLS OR FENCES SHALL BE SIMILAR TO AND COMPATIBLE WITH THOSE OF THE ADJACENT MAIN BUILDINGS.
18. PLANT MATERIALS THAT ARE NOT INDIGENOUS TO THE ESL AREA SHALL BE LIMITED TO ENCLOSED YARD AREAS AND NON-INDIGENOUS PLANTS THAT HAVE THE POTENTIAL OF EXCEEDING 20 FEET IN HEIGHT ARE PROHIBITED. TURF SHALL BE LIMITED TO ENCLOSED AREAS NOT VISIBLE OFFSITE FROM LOWER ELEVATION.
19. REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
20. REFLECTIVE BUILDING & ROOFING MATERIALS (OTHER THAN WINDOWS) INCLUDING MATERIALS WITH HIGH GLOSS FINISHES & 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.
21. MIRRORRED SURFACES OR ANY TREATMENTS THAT CHANGE ORDINARY GLASS INTO A MIRRORRED SURFACE ARE PROHIBITED.
22. THE OWNER AND/OR CONTRACTOR SHALL INCORPORATE DEVELOPMENT DESIGN & CONSTRUCTION TECHNIQUES THAT BLENDS SCALE, FORM & VISUAL CHARACTER INTO THE NATURAL LANDFORM & MINIMIZE EXPOSED SCARS TO THE SATISFACTION OF THE PLANNING & DEVELOPMENT SERVICES DEPT.
23. EXTERIOR LIGHTING SHOULD BE LOW SCALE & 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).
24. ANY PROPOSED MODIFICATIONS TO NATURAL WATERCOURSES AND ALL WALLS AND FENCES CROSSING NATURAL WATERCOURSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS & POLICIES SPECIFIED IN CHAPTER 37 (DRAINAGE & FLOODPLAIN ORDINANCE) OF THE CITY OF SCOTTSDALE REVISED CODE.
25. LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE PROPERTY OWNER SHALL MAINTAIN ALL DESIGNATED NAOS AREAS.
26. A REGISTERED SURVEYOR SHALL STAKE & ROPE OR FENCE THE NAOS EASEMENT IN ACCORDANCE WITH THE SITE PLAN & THE EASEMENT LEGAL DESCRIPTION.
27. NO PAINT COLORS SHALL BE USED WHICH WILL HAVE A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 40%.
28. TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS & POLICIES MANUAL.
29. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM THE STRUCTURE AT A SLOPE OF 5% (MIN) FOR A DISTANCE OF 10 FEET.

LOT 1490 SILVERLEAF GRADING AND DRAINAGE PLAN
A PORTION OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 5
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



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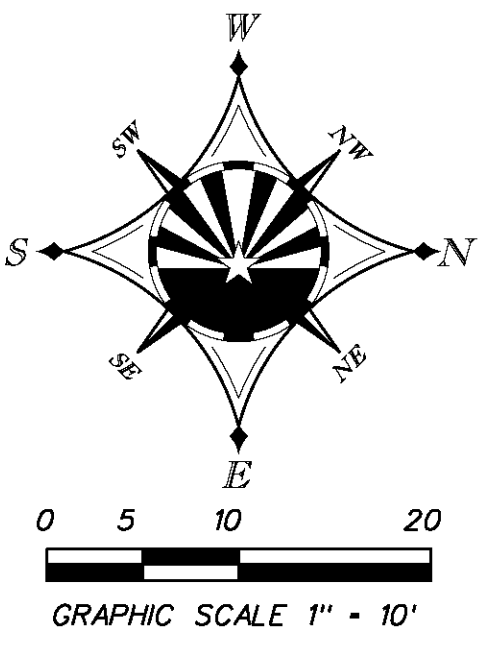
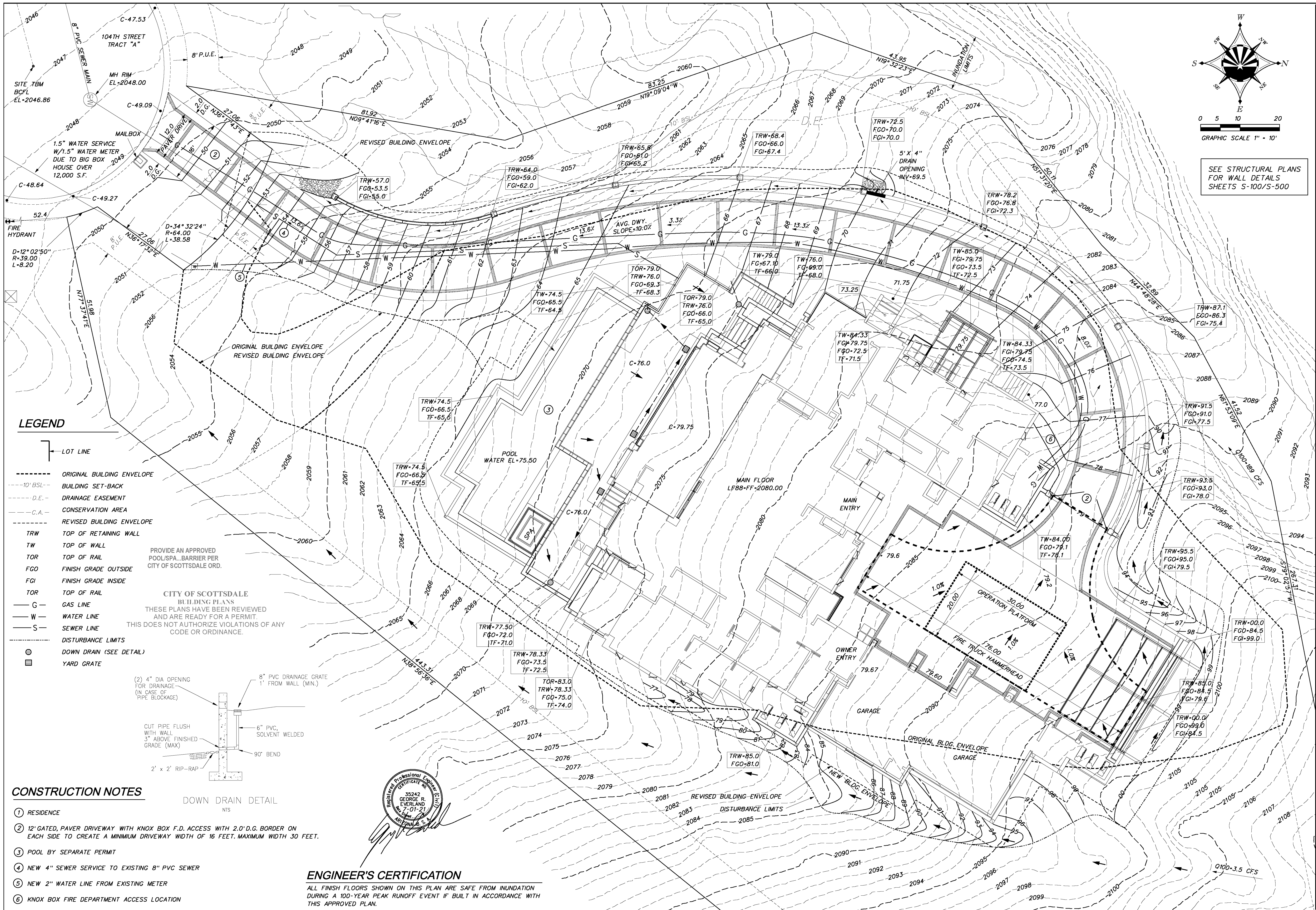


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PROJECT NO.
201220

SURVEYOR: J. LOFTIS
CAD TECH:

SHEET NO.
1 of 3



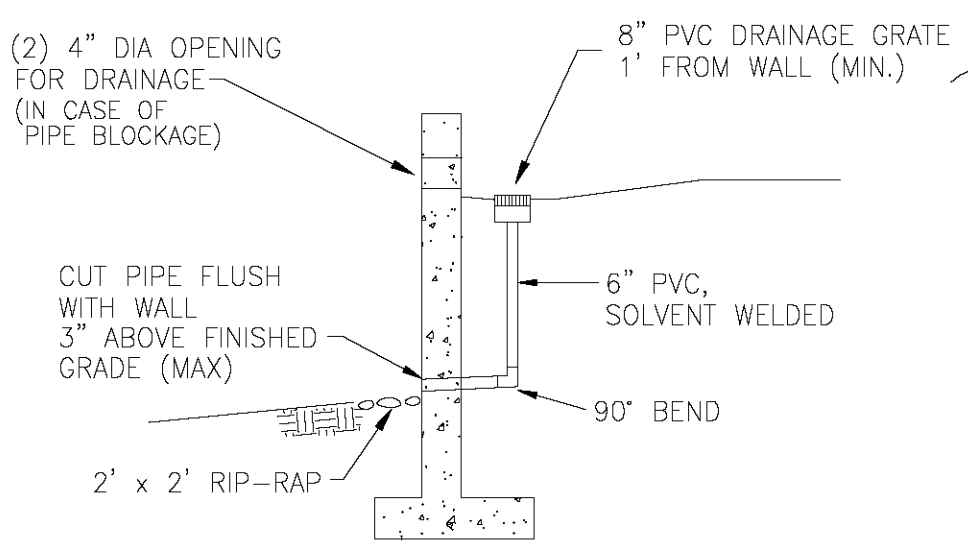
SEE STRUCTURAL PLANS
FOR WALL DETAILS
SHEETS S-100/S-500

LEGEND

- LOT LINE
- ORIGINAL BUILDING ENVELOPE
- BUILDING SET-BACK
- D.E.--- DRAINAGE EASEMENT
- C.A.--- CONSERVATION AREA
- REVISED BUILDING ENVELOPE
- TRW TOP OF RETAINING WALL
- TW TOP OF WALL
- TOR TOP OF RAIL
- FGO FINISH GRADE OUTSIDE
- FGI FINISH GRADE INSIDE
- TOR TOP OF RAIL
- G GAS LINE
- W WATER LINE
- S SEWER LINE
- DISTURBANCE LIMITS
- ⊙ DOWN DRAIN (SEE DETAIL)
- YARD GRATE

PROVIDE AN APPROVED
POOL/SPA BARRIER PER
CITY OF SCOTTSDALE ORD.

CITY OF SCOTTSDALE
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CONSTRUCTION NOTES

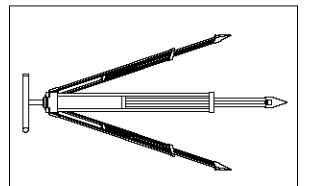
- ① RESIDENCE
- ② 12" GATED, PAVER DRIVEWAY WITH KNOX BOX F.D. ACCESS WITH 2.0' D.G. BORDER ON EACH SIDE TO CREATE A MINIMUM DRIVEWAY WIDTH OF 16 FEET. MAXIMUM WIDTH 30 FEET.
- ③ POOL BY SEPARATE PERMIT
- ④ NEW 4" SEWER SERVICE TO EXISTING 8" PVC SEWER
- ⑤ NEW 2" WATER LINE FROM EXISTING METER
- ⑥ KNOX BOX FIRE DEPARTMENT ACCESS LOCATION



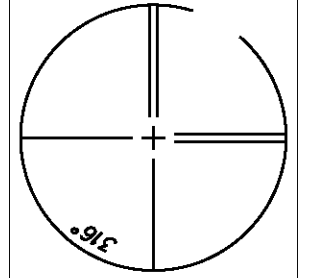
ENGINEER'S CERTIFICATION

ALL FINISH FLOORS SHOWN ON THIS PLAN ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUNOFF EVENT IF BUILT IN ACCORDANCE WITH THIS APPROVED PLAN.

LOT 1490 GRADING PLAN
 A PORTION OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 5
 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



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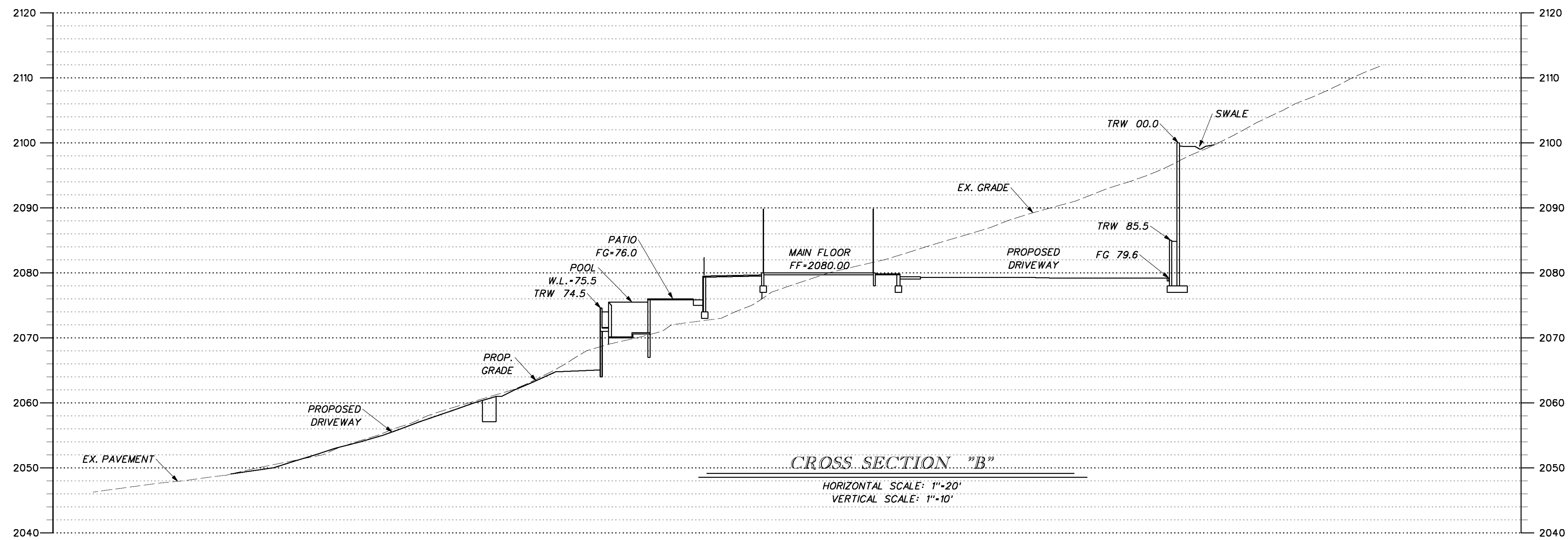
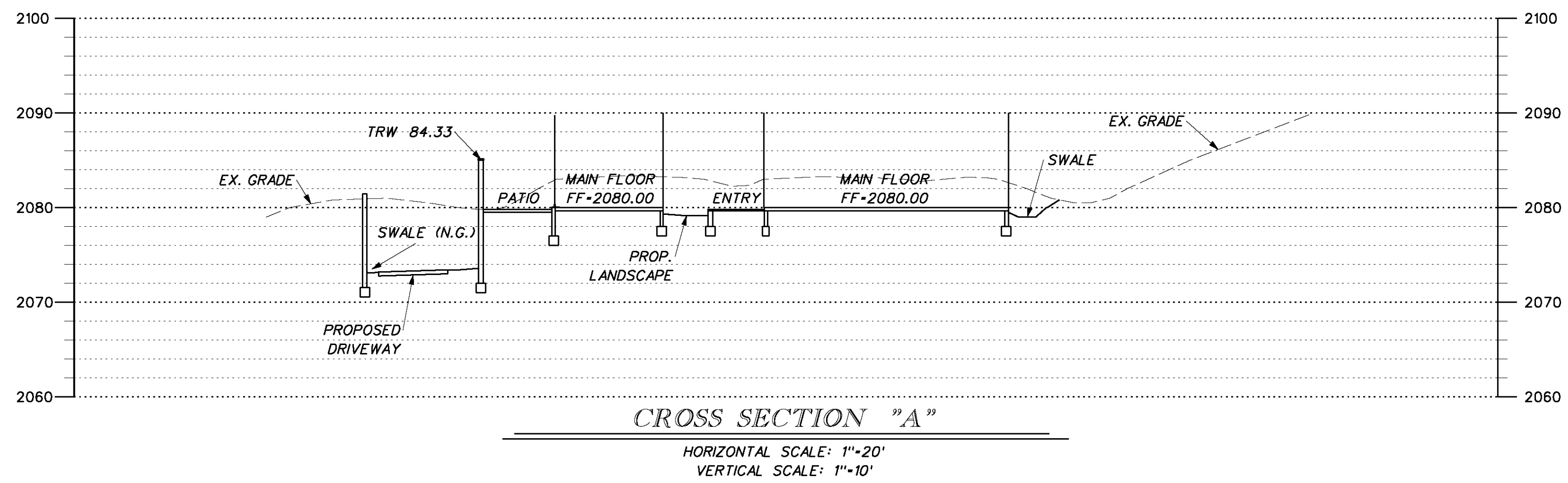


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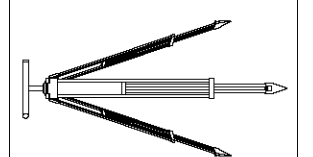
SURVEYOR: J. LOFTIS
CAD TECH:

SHEET NO.
2 of 3

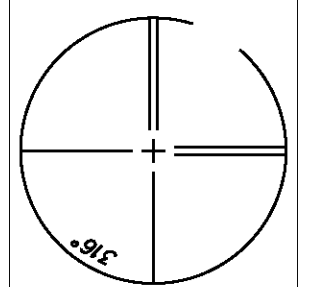


CITY OF SCOTTSDALE
 BUILDING PLANS
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LOT 1490 SILVERLEAF GRADING AND DRAINAGE PLAN
 A PORTION OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 5
 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



EVERETTALAN
{ GROUP }



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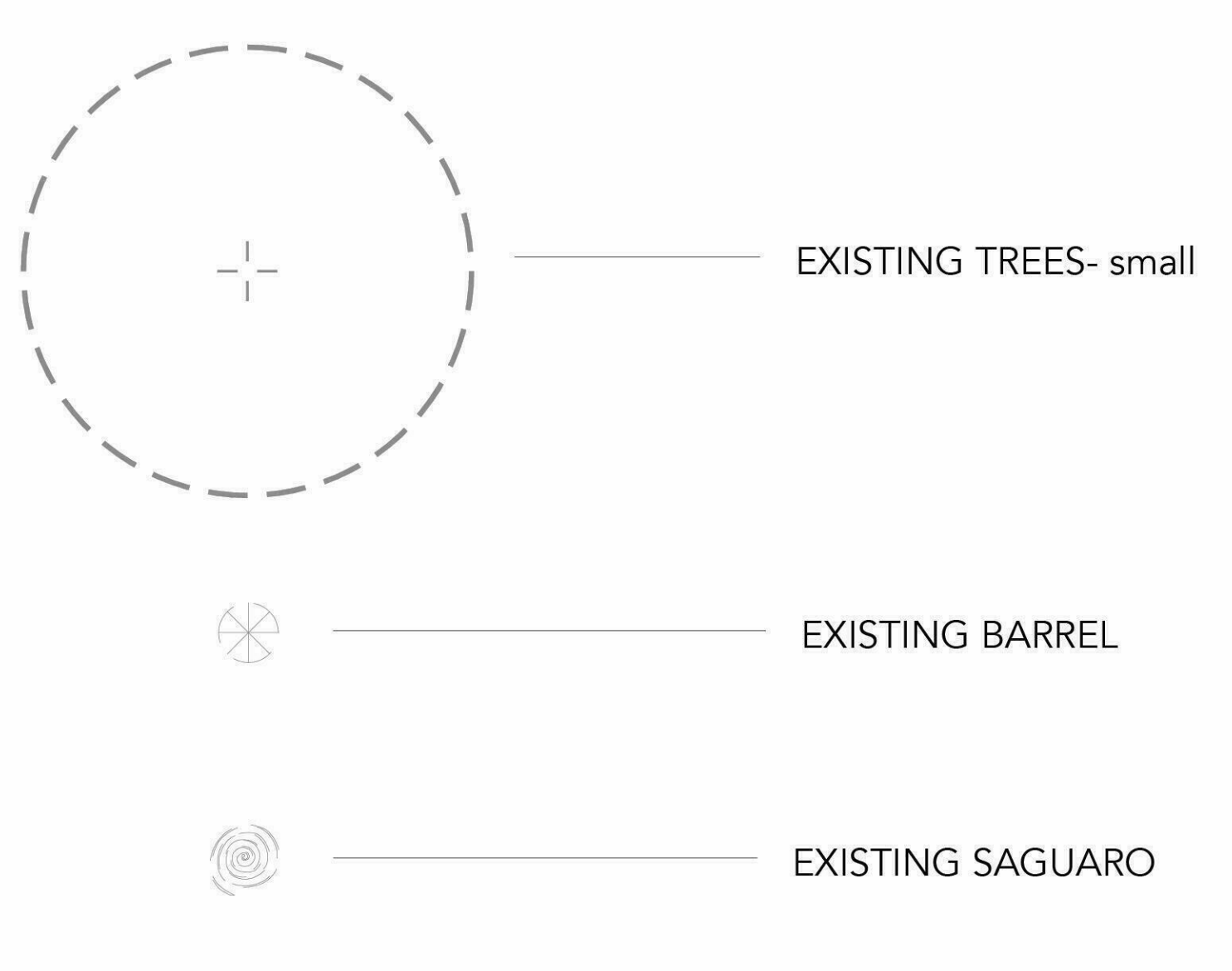
PROJECT NO.
201220

SURVEYOR: J. LOFTIS
 CAD TECH:

SHEET NO.
3 of 3

DC RANCH LANDSCAPE STANDARD NOTES:

- ALL DISTURBED AREAS WILL BE REVEGETATED AT A DENSITY OF 40 PLANTS PER 1,000 SQUARE FEET. THE PLANTS USED FOR REVEGETATION SHOULD MATCH THE SPECIES OF THOSE EXISTING NATURALLY WITHIN THE CLOSEST ADJACENT UNDISTURBED AREA.
- ALL INTRODUCED PLANTS MUST BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM THAT IS COMPLETELY BURIED AND TIED IN TO AN ELECTRICAL CONTROLLER.
- ALL TREES REQUIRING SUPPORT SHALL BE STAKED PROPERLY UTILIZING DOUBLE STAKE ASSEMBLIES OR GUY ASSEMBLIES.
- ALL WALL-MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH THE WALL THE EQUIPMENT IS MOUNTED ON.
- ALL LANDSCAPE LIGHTING FIXTURES SHALL BE SET SO THE SOURCE OF LIGHT CAN NOT BE SEEN FROM ANY NEIGHBORING PROPERTY.
- ALL FINISHED GRADES WILL BE ADJUSTED TO 1" BELOW THE TOP OF SIDEWALKS AND DRIVEWAYS.
- ALL DRIP EMITTERS WILL BE TRIMMED AND ADJUSTED TO THE LEVEL OF FINISHED GRADE.
- ALL DRAINAGE PATTERNS ESTABLISHED BY THE CIVIL ENGINEER WILL BE MAINTAINED THROUGH OUT THE LANDSCAPING PROCESS.
- ALL DISTURBED AREAS WILL BE TOPDRESSED UTILIZING THE DC RANCH "DESERT PAVEMENT." THE COBBLE ROCK, WHICH MAKES UP THE "DESERT PAVEMENT" SHALL BE TAMPED IN TO THE GRADE.
- ALL SALVAGED TREES THAT DO NOT SURVIVE THE CONSTRUCTION PERIOD MUST BE REPLACED WITH LIKE TYPE AND SIZE.
- NO ESPALIERS ON VIEW FENCE
- NO ACCESS IS ALLOWED THROUGH THE COMMON AREAS OR THE NATURAL OPEN SPACE. ACCESS IS ONLY PERMITTED THROUGH THE BUILDING ENVELOPE.
- NO CITRUS OR PALMS OF ANY KIND ARE PERMITTED ANYWHERE, WHETHER IN THE GROUND OR IN POTS.
- CONTRACTOR SHALL SLEEVE THE EXISTING DC RANCH ASSOCIATION'S IRRIGATION SYSTEM FOR STREET TREES OR RIGHT-OF-WAY LANDSCAPING UTILIZING TWO (2) -4" SCH. 40 SLEEVES UNDER ALL PAVING PENETRATIONS TO THE STREET FOR DRIVEWAYS AND SIDEWALKS. THESE SLEEVES ARE TO BE DEDICATED FOR THE RANCH ASSOCIATION'S LATERAL AND MAINLINE IRRIGATION PIPING AND CONTROL WIRES, WHICH MUST REMAIN FULLY OPERATIONAL THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS TO AVOID DISRUPTION OF USE BY THE DC RANCH ASSOCIATION. PLEASE CONTACT DC RANCH LANDSCAPE MANAGER AT THE TIME OF BLUE STAKING THE PROPERTY FOR UTILITIES, AND HE WILL ASSIST IN LOCATING THE EXISTING IRRIGATION LINES. ONCE SLEEVES ARE INSTALLED AND IRRIGATION LINES ARE RECONNECTED WITHIN THE SLEEVES, THE WORK MUST BE INSPECTED AND APPROVED BY THE DC RANCH ASSOCIATION FOR PROPER INSTALLATION PRIOR TO BACKFILLING. THE DC RANCH LANDSCAPE MANAGER MAY BE REACHED AT 480-585-8654, EXT. 200.

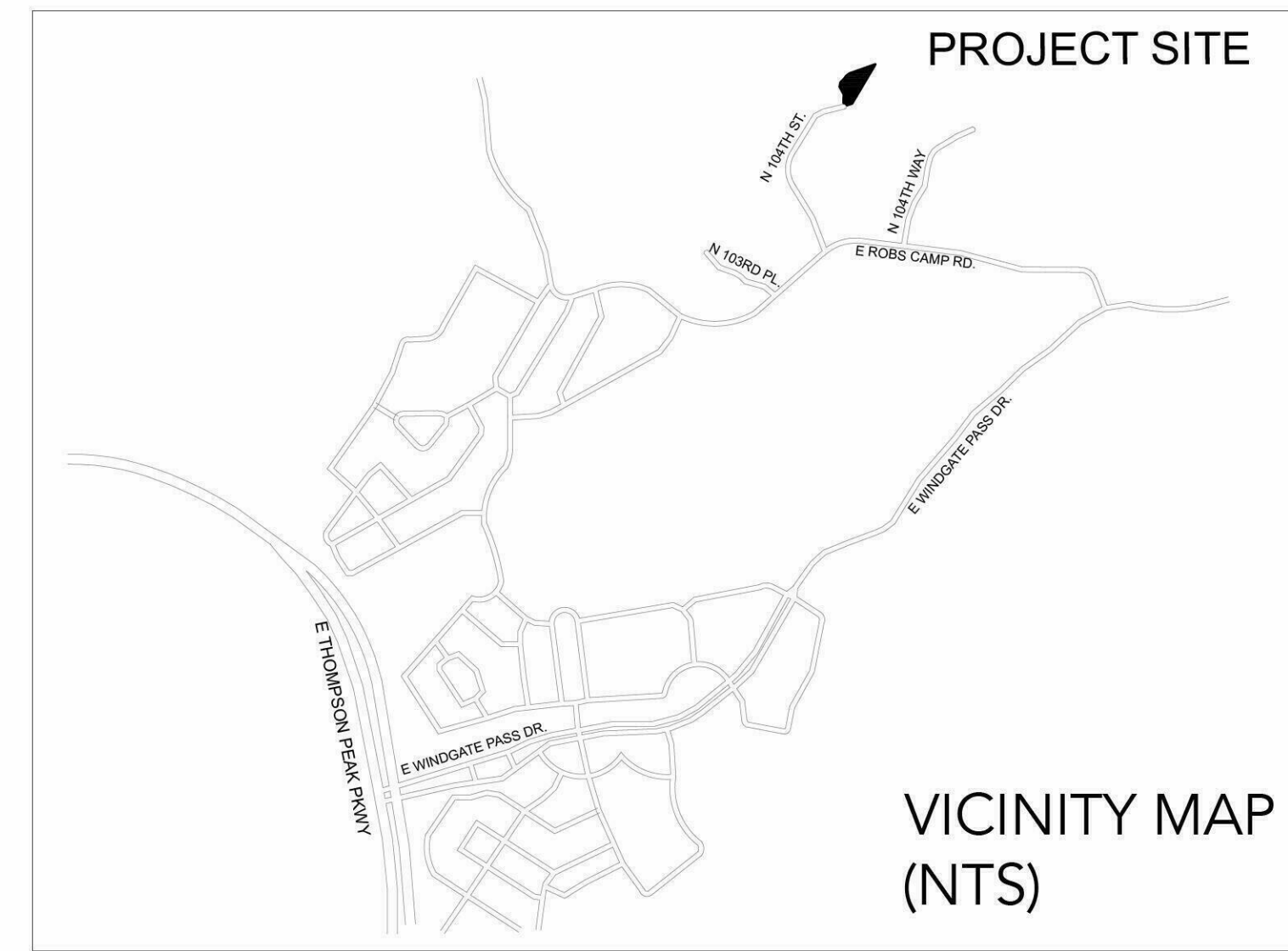


NATIVE PLANT LEGEND

SYMBOL	NAME	SALVAGEABLE	UNSAVAGEABLE
#	FOOTHILL PALO VERDE	2	19
⊗	BARREL CACTUS	14	3
#	IRONWOOD	1	3
#	SAGUARO	9	3

SALVAGE KEY

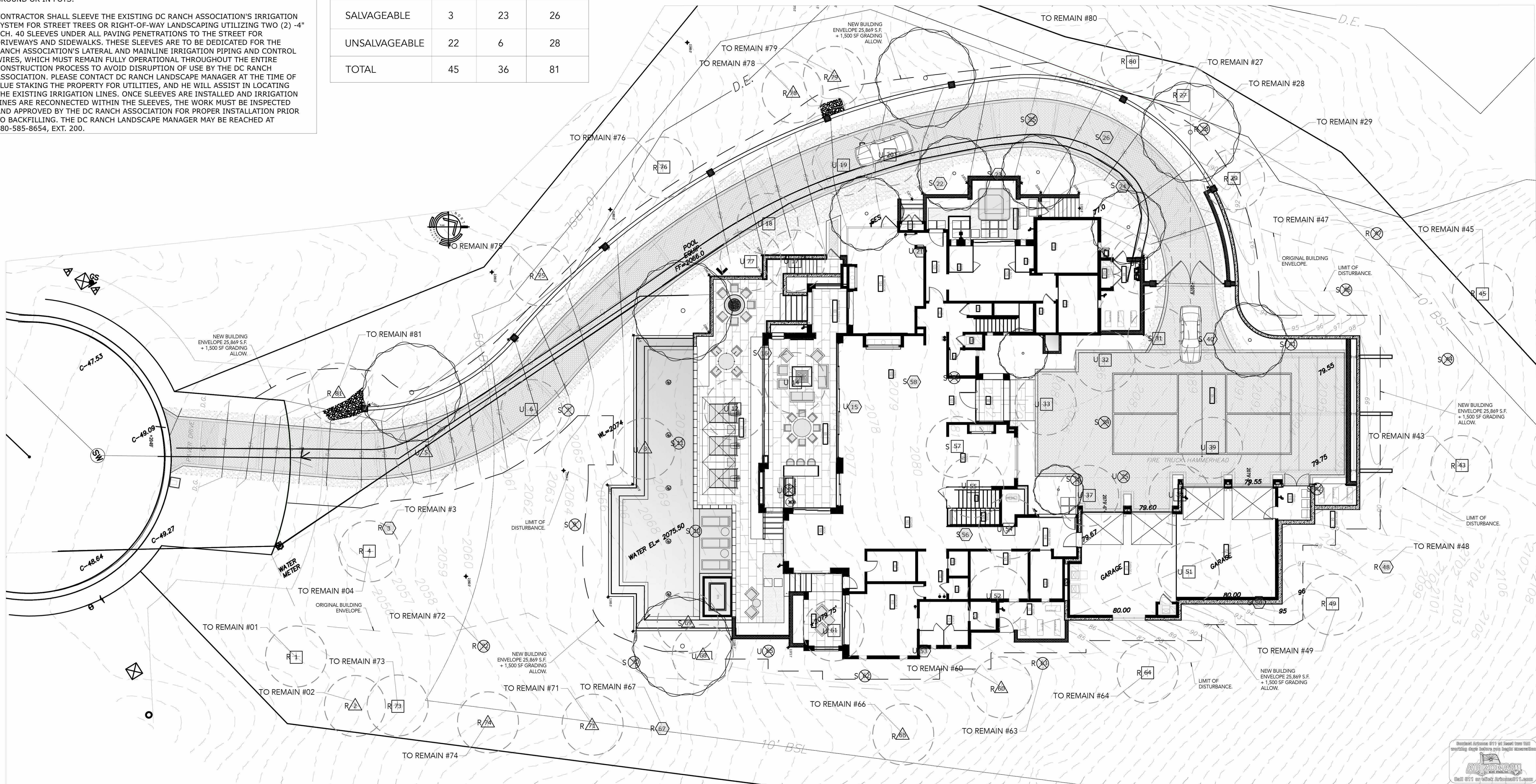
S	SALVAGEABLE
U	UNSAVAGEABLE
R	REMAIN IN PLACE



PLANT SALVAGE CONTRACTOR:
 NAME: TREE RELOCATORS, INC.
 ADDRESS: 6502 N 81ST. PL. SCOTTSDALE, AZ 85250
 PHONE: (480) 947-6118
 EMAIL: TREERELOCATORS@COX.NET

SUMMARY TABLE

	TREE	CACTI	TOTAL
TO REMAIN	20	7	27
SALVAGEABLE	3	23	26
UNSAVAGEABLE	22	6	28
TOTAL	45	36	81



DATE
 JAN. 28. 2021

REVISIONS

#	date	comments
1.	2021.05.24	- dc ranch
2.		
3.		
4.		
5.		

SHEET
 native plant plan

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NATIVE PLANT INVENTORY

TAG #	SPECIES	SIZE	HEIGHT	WIDTH	CONDITION	DESCRIPTION
1	FOOTHILL PALO VERDE	8"			POOR	R
2	IRONWOOD	10"			POOR	R
3	SAGUARO		6'		GOOD	R
4	FOOTHILL PALO VERDE	9"			FAIR	R
5	IRONWOOD	10"			POOR	U
6	FOOTHILL PALO VERDE	8"			DIED BACK	U
7	BARREL CACTUS	4'			GOOD	S
8	IRONWOOD	14"			POOR	U
9	BARREL CACTUS	6'			GOOD	S
10	BARREL CACTUS	3'			GOOD	S
11	BARREL CACTUS	3'			GOOD	S
12	FOOTHILL PALO VERDE	10"			POOR	U
13	BARREL CACTUS	6'			POOR	U

14	FOOTHILL PALO VERDE	9"			POOR	U
15	SAGUARO		20'		POOR	U
16	SAGUARO		16'		GOOD	S
17	FOOTHILL PALO VERDE	8"			POOR	U
18	FOOTHILL PALO VERDE	8"			POOR	U
19	FOOTHILL PALO VERDE	8"			POOR	U
20	FOOTHILL PALO VERDE	8"			POOR	U
21	SAGUARO		41'		POOR	U
22	SAGUARO		38'		GOOD	S
23	SAGUARO		7'		GOOD	S
24	SAGUARO		50'		GOOD	S
25	BARREL CACTUS	3'			GOOD	S
26	SAGUARO		3'		GOOD	S
27	FOOTHILL PALO VERDE	10"			POOR	R
28	BARREL CACTUS	4'			FAIR	R
29	FOOTHILL PALO VERDE	8"			POOR	R

30	FOOTHILL PALO VERDE	12"			DIED BACK	U
31	FOOTHILL PALO VERDE	10"			GOOD	S
32	FOOTHILL PALO VERDE	11"			POOR	U
33	FOOTHILL PALO VERDE	9"			POOR	U
34	BARREL CACTUS	6'			GOOD	S
35	BARREL CACTUS	5'			POOR	U
36	BARREL CACTUS	6'			GOOD	S
37	FOOTHILL PALO VERDE	6"			POOR	U
38	FOOTHILL PALO VERDE	8"			POOR	U
39	FOOTHILL PALO VERDE	8"			POOR	U
40	SAGUARO	00"	6'		GOOD	S
41	BARREL CACTUS	5'			GOOD	S
42	BARREL CACTUS	6'			GOOD	S
43	FOOTHILL PALO VERDE	14"			POOR	R
44	BARREL CACTUS	3'			GOOD	S
45	FOOTHILL PALO VERDE	8"			POOR	R

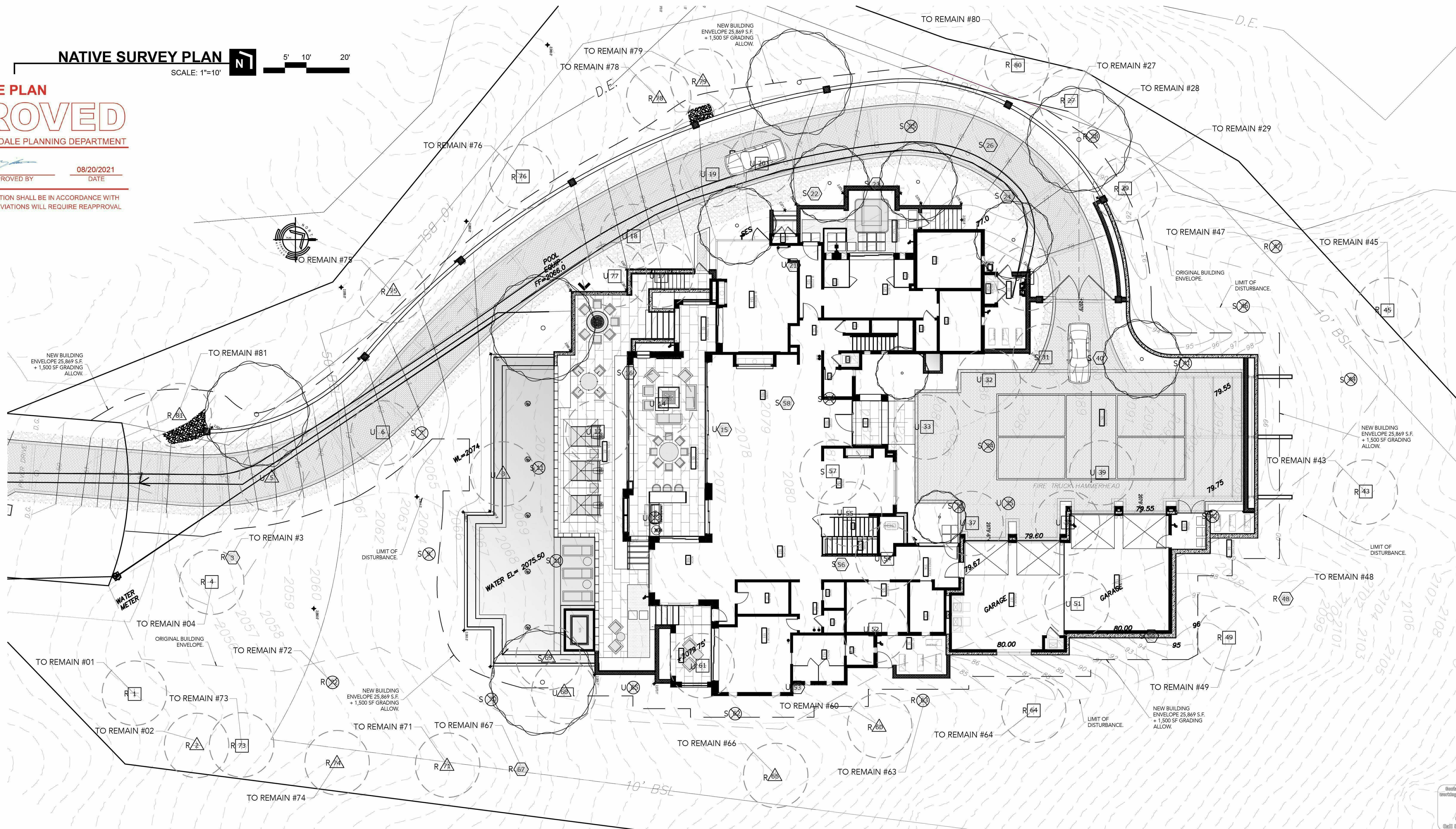
NATIVE SURVEY PLAN

SCALE: 1"=10'

SITE PLAN
APPROVED
BY THE CITY OF SCOTTSDALE PLANNING DEPARTMENT

4222-21 CASE NUMBER
APPROVED BY
08/20/2021 DATE

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



REFINED GARDENS
DESIGN - BUILD - MAINTAIN

14555 N. SCOTTSDALE ROAD #240
SCOTTSDALE, ARIZONA 85254
INFO@REFINEDGARDENS.COM
480.558.7166
REFINEDGARDENS.COM

CUSTOM SILVER LEAF LOT #1490
21009 N. 104th Street (Lot #1490), Scottsdale, AZ 85255

DATE
JAN. 28. 2021

#	date	comments
1.	2021.05.24	- dc ranch
2.		
3.		
4.		
5.		

SHEET
native plant plan

L-6 of 9

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46	BARREL CACTUS	3'		GOOD	S
47	BARREL CACTUS	6'		GOOD	R
48	SAGUARO		40'	GOOD	R
49	FOOTHILL PALO VERDE	12"		POOR	R
50	SAGUARO		6'	GOOD	S
51	FOOTHILL PALO VERDE	8"		POOR	U
52	FOOTHILL PALO VERDE	7"		POOR	U
53	SAGUARO		55'	POOR	U
54	FOOTHILL PALO VERDE	10"		POOR	U
55	FOOTHILL PALO VERDE	8"		DIED BACK	U
56	SAGUARO	3'		GOOD	S
57	FOOTHILL PALO VERDE	8"		GOOD	S
58	SAGUARO	3'		GOOD	S
59	BARREL CACTUS	3'		GOOD	S
60	IRONWOOD	18"		POOR	R
61	FOOTHILL PALO VERDE	9"		POOR	U

62	BARREL CACTUS	5'		GOOD	S
63	BARREL CACTUS	3'		GOOD	R
64	FOOTHILL PALO VERDE	12"		POOR	R
65	BARREL CACTUS	3'		POOR	U
66	IRONWOOD	12"		POOR	R
67	SAGUARO		30'	GOOD	R
68	IRONWOOD	7"		DIED BACK	U
69	IRONWOOD	10"		GOOD	S
70	BARREL CACTUS	3'		GOOD	S
71	IRONWOOD	8"		POOR	R
72	BARREL CACTUS	3'		GOOD	R
73	FOOTHILL PALO VERDE	6"		POOR	R
74	IRONWOOD	9"		POOR	R
75	IRONWOOD	10"		POOR	R
76	FOOTHILL PALO VERDE	10"		POOR	R
77	FOOTHILL PALO VERDE	10"		POOR	U

78	IRONWOOD	8"		POOR	R
79	IRONWOOD	8"		POOR	R
80	FOOTHILL PALO VERDE	8"		POOR	R
81	IRONWOOD	8"		GOOD	R

SUMMARY TABLE

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NATIVE SURVEY PLAN
SCALE: 1"=10'

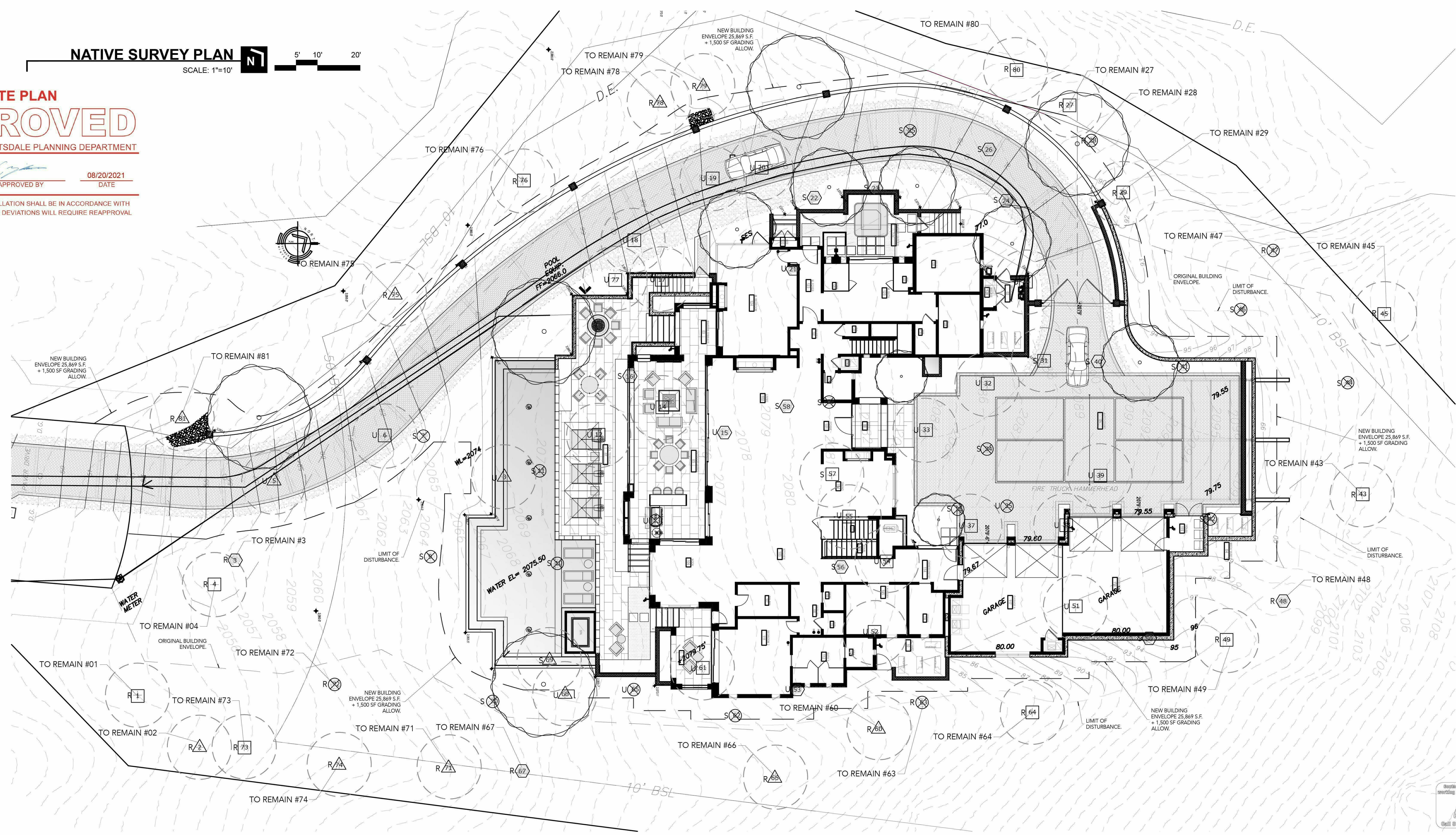
SITE PLAN
APPROVED
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4222-21
CASE NUMBER

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DC RANCH LANDSCAPE STANDARD NOTES:

- ALL DISTURBED AREAS WILL BE REVEGETATED AT A DENSITY OF 40 PLANTS PER 1,000 SQUARE FEET. THE PLANTS USED FOR REVEGETATION SHOULD MATCH THE SPECIES OF THOSE EXISTING NATURALLY WITHIN THE CLOSEST ADJACENT UNDISTURBED AREA.
- ALL INTRODUCED PLANTS MUST BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM THAT IS COMPLETELY BURIED AND TIED IN TO AN ELECTRICAL CONTROLLER.
- ALL TREES REQUIRING SUPPORT SHALL BE STAKED PROPERLY UTILIZING DOUBLE STAKE ASSEMBLIES OR GUY ASSEMBLIES.
- ALL WALL-MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH THE WALL THE EQUIPMENT IS MOUNTED ON.
- ALL LANDSCAPE LIGHTING FIXTURES SHALL BE SET SO THE SOURCE OF LIGHT CAN NOT BE SEEN FROM ANY NEIGHBORING PROPERTY.
- ALL FINISHED GRADES WILL BE ADJUSTED TO 1" BELOW THE TOP OF SIDEWALKS AND DRIVEWAYS.
- ALL DRIP EMITTERS WILL BE TRIMMED AND ADJUSTED TO THE LEVEL OF FINISHED GRADE.
- ALL DRAINAGE PATTERNS ESTABLISHED BY THE CIVIL ENGINEER WILL BE MAINTAINED THROUGH OUT THE LANDSCAPING PROCESS.
- ALL DISTURBED AREAS WILL BE TOPDRESSED UTILIZING THE DC RANCH "DESERT PAVEMENT." THE COBBLE ROCK, WHICH MAKES UP THE "DESERT PAVEMENT" SHALL BE TAMPED IN TO THE GRADE.
- ALL SALVAGED TREES THAT DO NOT SURVIVE THE CONSTRUCTION PERIOD MUST BE REPLACED WITH LIKE TYPE AND SIZE.
- NO ESPALIERS ON VIEW FENCE
- NO ACCESS IS ALLOWED THROUGH THE COMMON AREAS OR THE NATURAL OPEN SPACE. ACCESS IS ONLY PERMITTED THROUGH THE BUILDING ENVELOPE.
- NO CITRUS OR PALMS OF ANY KIND ARE PERMITTED ANYWHERE, WHETHER IN THE GROUND OR IN POTS.
- CONTRACTOR SHALL SLEEVE THE EXISTING DC RANCH ASSOCIATION'S IRRIGATION SYSTEM FOR STREET TREES OR RIGHT-OF-WAY LANDSCAPING UTILIZING TWO (2) -4" SCH. 40 SLEEVES UNDER ALL PAVING PENETRATIONS TO THE STREET FOR DRIVEWAYS AND SIDEWALKS. THESE SLEEVES ARE TO BE DEDICATED FOR THE RANCH ASSOCIATION'S LATERAL AND MAINLINE IRRIGATION PIPING AND CONTROL WIRES, WHICH MUST REMAIN FULLY OPERATIONAL THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS TO AVOID DISRUPTION OF USE BY THE DC RANCH ASSOCIATION. PLEASE CONTACT DC RANCH LANDSCAPE MANAGER AT THE TIME OF BLUE STAKING THE PROPERTY FOR UTILITIES, AND HE WILL ASSIST IN LOCATING THE EXISTING IRRIGATION LINES. ONCE SLEEVES ARE INSTALLED AND IRRIGATION LINES ARE RECONNECTED WITHIN THE SLEEVES, THE WORK MUST BE INSPECTED AND APPROVED BY THE DC RANCH ASSOCIATION FOR PROPER INSTALLATION PRIOR TO BACKFILLING. THE DC RANCH LANDSCAPE MANAGER MAY BE REACHED AT 480-585-8654, EXT. 200.

PLANT LIST

ID	BOTANICAL	COMMON	SIZE	QTY.
SALVAGED PLANTS				
#7	Ferocactus wislizenii	Barrel	4'H	1
#9	Ferocactus wislizenii	Barrel	6'H	1
#10	Ferocactus wislizenii	Barrel	3'H	1
#11	Ferocactus wislizenii	Barrel	3'H	1
#16	Carnegiea gigantea	Saguaro	16'H	1
#22	Carnegiea gigantea	Saguaro	38'H	1
#23	Carnegiea gigantea	Saguaro	7'H	1
#24	Carnegiea gigantea	Saguaro	50'H	1
#25	Ferocactus wislizenii	Barrel	3'H	1
#26	Carnegiea gigantea	Saguaro	3'H	1
(SALV #31)	Cercidium floridum	Foothills Palo Verde	10'H	1
#34	Ferocactus wislizenii	Barrel	6'H	1
#36	Ferocactus wislizenii	Barrel	6'H	1
#40	Carnegiea gigantea	Saguaro	6'H	1
#41	Ferocactus wislizenii	Barrel	5'H	1
#42	Ferocactus wislizenii	Barrel	6'H	1
#44	Ferocactus wislizenii	Barrel	3'H	1
#46	Ferocactus wislizenii	Barrel	3'H	1
#50	Carnegiea gigantea	Saguaro	6'H	1
#56	Carnegiea gigantea	Saguaro	3'H	1
(SALV #57)	Cercidium floridum	Foothills Palo Verde	8'H	1
#58	Carnegiea gigantea	Saguaro	3'H	1
#59	Ferocactus wislizenii	Barrel	3'H	1
#62	Ferocactus wislizenii	Barrel	5'H	1
(SALV #63)	Olneya tesota	Ironwood	10'H	1
#70	Ferocactus wislizenii	Barrel	3'H	1

PLANT LIST

ID	BOTANICAL	COMMON	SIZE	QTY.	ZONE
TREES					
(TM 24)	Sophora secundiflora	Texas Mountain Laurel	24" BOX / 36" BOX	2 / 5	X X
(BPV 36)	Cercidium floridum	Blue Palo Verde	36" BOX	2	X X X X
(NM 36)	Prosopis velutina	Native Mesquite	36" BOX	3	X X X X
SHRUBS					
(TE)	Ebanopsis ebano	Texas Ebony Shrub	15 Gallon	34	X X X
(C)	Ambrosia deltoidea	Triangle Leaf Bursage	5 Gallon	47	X X X X
(EL)	Ericameria laricifolia	Turpentine Bush	5 Gallon	23	X X X X
(H)	Dodonea viscosa	Hopsed Bush	5 Gallon	28	X X X X
(V)	Laurea tridentata	Creosote	5 Gallon	10	X X X X
(G)	Gardenia jasminoides	Gardenia	5 Gallon	6	X
(FB)	Leucophyllum frutescens	Texas Sage	5 gallon	5	X X
(FD)	Calliandra eriophylla	Fairy Duster	5 gallon	13	X X X X
(JC)	Justicia californica	Chuparosa	5 gallon	3	X X X X
(MC)	Muhlenbergia capillaris 'Regal Mist'	Regal Mist	5 gallon	8	X X
(M)	Muhlenbergia rigida	Deer Grass	5 gallon	37	X X X X
(SA)	Sphaeralcea ambigua	Desert Globe Mallow	5 Gallon	14	X X X X
(O)	Olea europaea 'Montra'	Dwarf Ollie	5 Gallon	115	X X
(PI)	Rosa Iceberg 'Pink'	Pink Iceberg Rose	5 Gallon	28	X
(WI)	Rosa Iceberg 'White'	White Iceberg Rose	5 Gallon	13	X
(L)	Diets bicolor	Fortnight Lily	5 gallon	16	X
ACCENTS					
(A)	Agave murpheyi	Hohokam Agave	5 Gallon	25	X X X X
(P)	Agave parryi 'truncata'	Parry's Agave	5 gallon	8	X X
(W)	Agave weberii	Weber's Agave	5 Gallon	2	X X
(E)	Opuntia engelmannii	Engelmann's Prickly Pear	5 Gallon	11	X X X X
(B)	Opuntia basilaris	Beavertail Prickly Pear	15 gallon	1	X X X
(Y)	Yucca baccata	Banana Yucca	5 gallon	11	X X X X
(T)	Lophocereus schottii f. monstrosus	Totem Pole cactus	5 gallon	7	X X X
(F)	Fouquieria splendens	Ocotillo	rootball	7	X X X X
(D)	Dasyliiron wheeleri	Desert Spoon	5 gallon	6	X X X X
GROUNDCOVERS					
(M)	Baileya multiradiata	Desert Marigold	1 Gallon	23	X X X
(P)	Lantana montevidensis 'Purple'	Purple Trailing Lantana	1 gallon	7	X X
(PM)	Penstemon palmeri	Palmer's Penstemon	1 gallon	15	X X X
(B)	Melampodium leucanthum	Blackfoot Daisy	1 gallon	17	X X X
(PP)	Penstemon parryi	Parry's Penstemon	1 gallon	6	X X X
(C)	Convolvulus cneorum	Bush Morning Glory	5 gallon	10	X X
VINES					
(F)	Ficus Pumila	Creeping Fig	5 Gallon	11	X
(L)	Hardenbergia comptoniana	Lilac Vine	5 gallon	5	X X

SITE INFORMATION

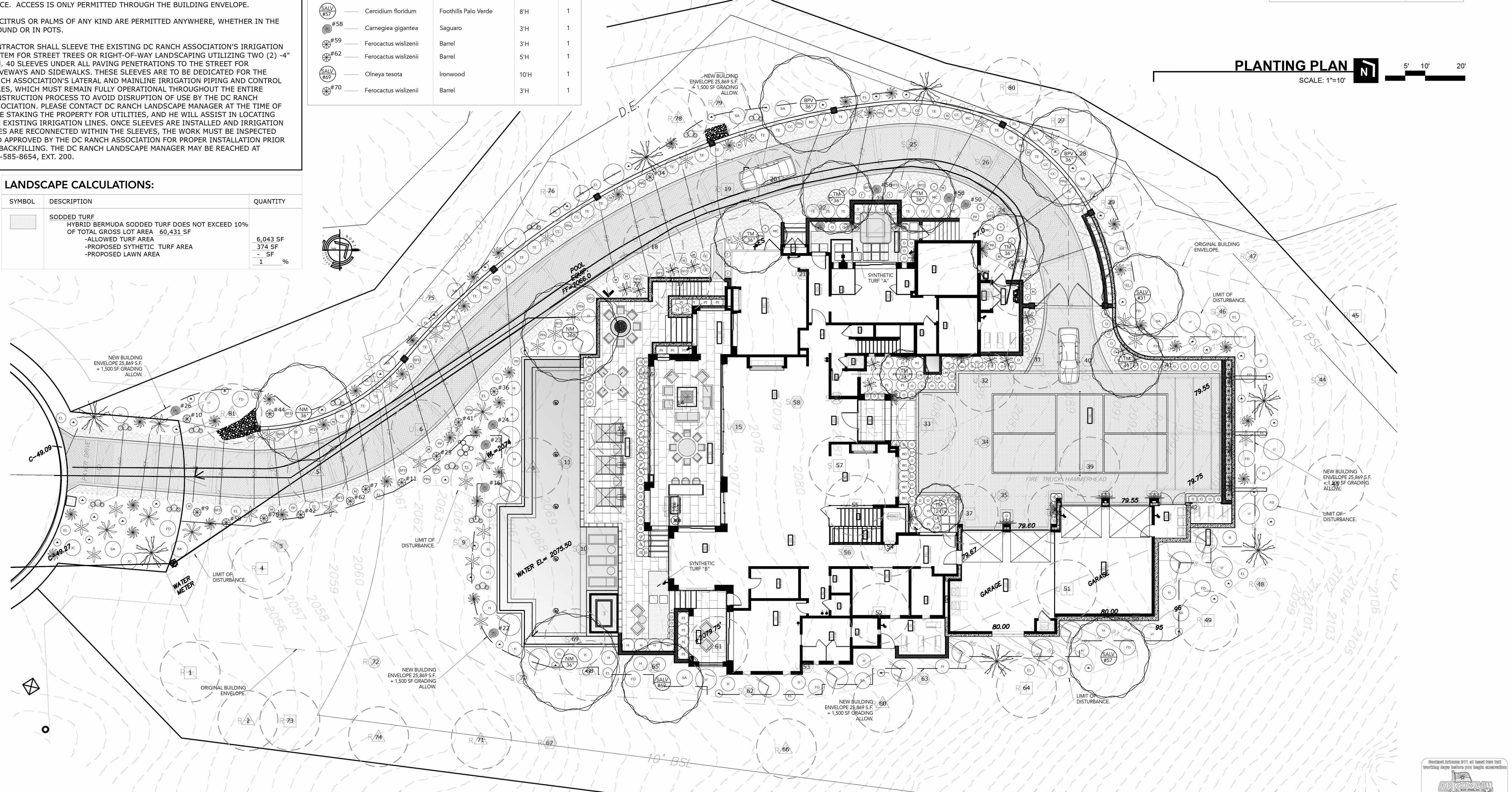
TYPE	QTY.
NET LANDSCAPABLE AREA: (LESS PAVING, WALLS AND OTHER HARDSCAPE)	18,018 SQ.FT.
LAWN AREA CALCULATIONS:	
SYNTHETIC TURF 'A'	285 SQ.FT.
SYNTHETIC TURF 'B'	89 SQ.FT.
TOTAL LAWN AREA-	SQ.FT. (2%)

LANDSCAPE CALCULATIONS:

SYMBOL	DESCRIPTION	QUANTITY
(S)	SODDED TURF	
(H)	HYBRID BERMUDA SODDED TURF DOES NOT EXCEED 10% OF TOTAL GROSS LOT AREA	60,431 SF
(A)	ALLOWED TURF AREA	5,043 SF
(P)	PROPOSED SYNETHIC TURF AREA	374 SF
(L)	PROPOSED LAWN AREA	1 %

PLANTING PLAN

SCALE: 1"=10'



REFINED GARDENS
DESIGN - BUILD - MAINTAIN

14555 N. SCOTTSDALE ROAD #240
SCOTTSDALE, ARIZONA 85254
INFO@REFINEDGARDENS.COM
480.588.7166
REFINEDGARDENS.COM

CUSTOM SILVER LEAF LOT #1490
21009 N. 104th Street (Lot #1490), Scottsdale, AZ 85255

DATE
JAN.28.2021

REVISIONS

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1.	2021.05.24	- dc ranch
2.		
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SHEET
planting plan

L-8 of 9

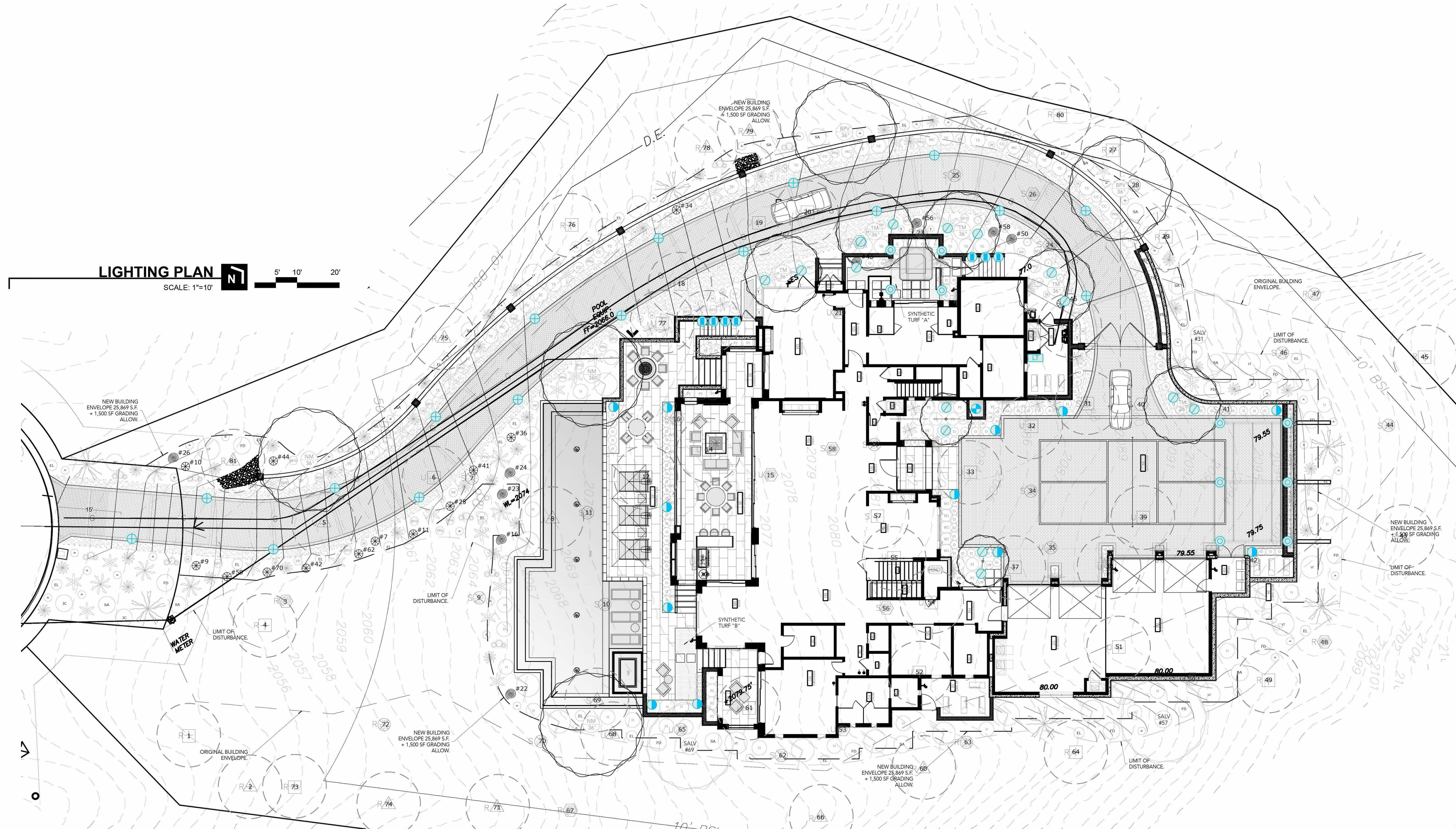
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ID	FIXTURE NAME	MANUFACTURE	MODEL	FINISH	QTY
1	PATH LIGHT	FX LUMINAIRE	* M-PZ-3LED	BLACK	12
2	UP LIGHT	FX LUMINAIRE	* FB-3LED	BLACK	15
3	WALL / STEP LIGHT	FX LUMINAIRE	* PO w/ SQ-1LED	BLACK	7
4	DOWN LIGHT	FX LUMINAIRE	* NL-3LED	BLACK	10
5	WATER LIGHT	FX LUMINAIRE	* LL-3LED	NATURAL BRASS	1
6	PUCK LIGHT	FX LUMINAIRE	* FC-GW-180-3LED	BLACK	17
7	TRANSFORMER	FX LUMINAIRE	LX-300W-SS		1
TOTAL LANDSCAPE LIGHTS:					62

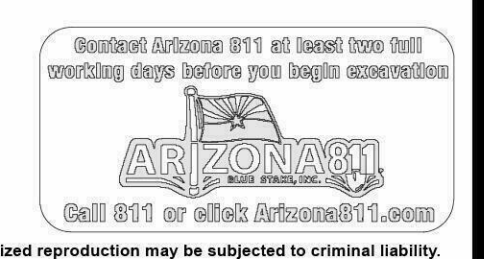
FIXTURE USED.

FIXTURES USED AT 20 WATTS & WITH 180 DEGREE.

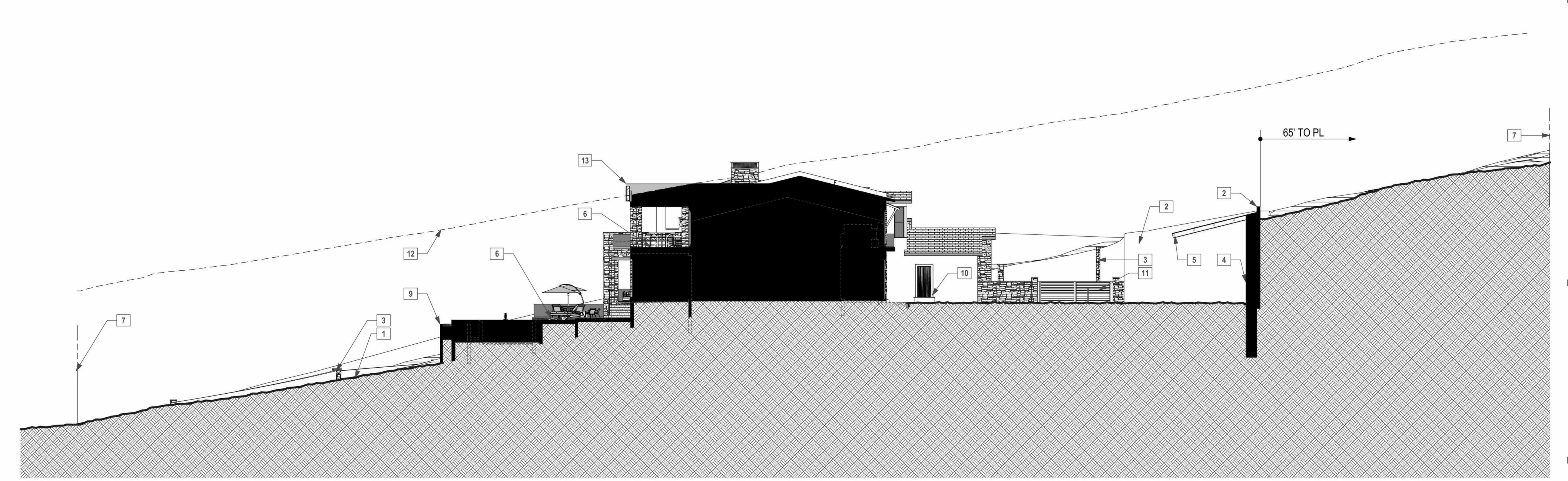
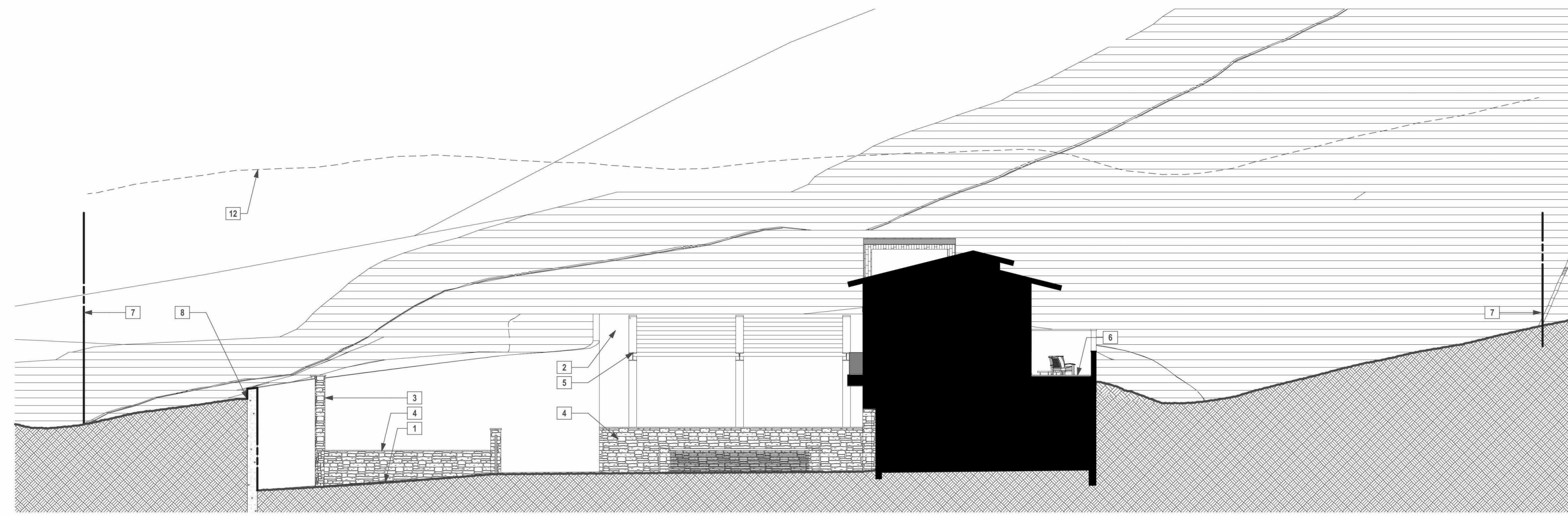
ALL EXTERIOR LIGHTS SHALL COMPLY WITH SECTIONS 6 & 7 OF THE CITY OF SCOTTSDALE ZONING ORDINANCE.



DATE		
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SHEET		
lighting plan		
L-9	of 9	



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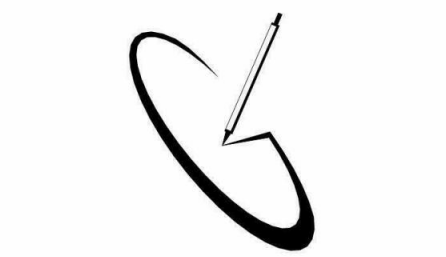


X SITE SECTION

Y SITE SECTION

1" = 10'

1/16" = 1'-0"



DALE GARDON DESIGN
 Architecture - Planning - Interiors
 20885 North 90th Place, Suite 100
 Scottsdale, Arizona 85255
 P: 480-948-9666
 www.dalegardondesign.com



SITE CONTEXT PLAN

1" = 40'

- SITE SECTION GENERAL NOTES**
- A. SITE SECTION LOCATIONS CHOSEN TO BEST SHOW RELATIONSHIP OF ARCHITECTURE TO SITE.
 - B. HEIGHT LIMIT SHOWN AT MOST CRITICAL LOCATION RELEVANT TO SECTION
 - SEE ROOF PLAN FOR MORE HEIGHT INFORMATION
- SITE SECTION KEY NOTES**
1. 12' WIDE PAVER DRIVEWAY / AUTOCOURT
 - 2" DECOMPOSED GRANITE EA / SIDE
 - SEE LS PLAN FOR SPEC
 2. RETAINING WALL
 - SEE SITE PLAN FOR HEIGHT INFO.
 3. CMU COLUMN WITH STONE VENEER TO MATCH BUILDING
 4. RAISED CMU PLANTER WITH STONE VENEER
 5. PAINTED STEEL SHADE STRUCTURE / CARPORT
 - MAINTAIN 13'-6" CLEAR FOR FIRETRUCK
 - SOLAR PANEL COVERING
 6. TERRACE
 7. PROPERTY LINE SHOWN AT SECTION CUT
 8. STUCCO WALL WITH STONE VENEERED COLUMNS AT DRIVEWAY
 9. INFINITY EDGE SWIMMING POOL
 - MAX INFINITY EXPOSURE = 12'
 10. FOUNTAIN WATER FEATURE
 - SEE LANDSCAPE PLANS
 11. KNOTWOOD HORIZONTAL SLAT AUTO GATE WITH STONE PILASTER
 - SEE SITE DETAILS
 12. 30' HEIGHT LIMIT ABOVE NATURAL GRADE.
 13. HEIGHT LIMIT ENCROACHMENT AREA
 - PREVIOUSLY APPROVED DURING MASSING SUBMITTAL

CITY OF SCOTTSDALE
 BUILDING PLANS
 THESE PLANS HAVE BEEN REVIEWED
 AND ARE READY FOR A PERMIT.
 THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY
 CODE OR ORDINANCE.

PROVIDE AN APPROVED
 POOL/SPA...BARRIER PER
 CITY OF SCOTTSDALE ORD.



SILVERLEAF - LOT 1490
 APN: 217-08-161
 21009 N. 104th STREET | SCOTTSDALE, AZ

OVERALL SITE PLAN

SITE

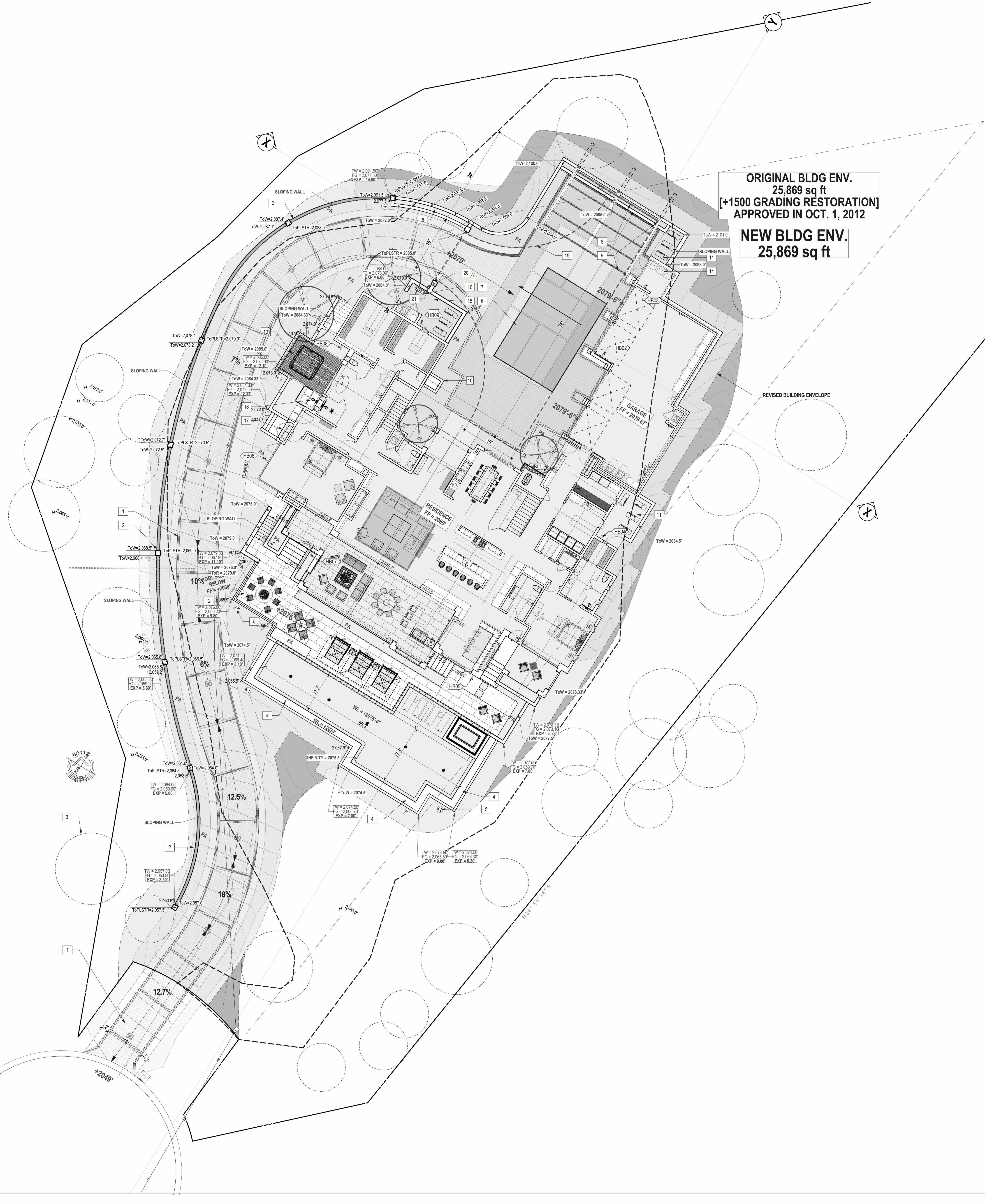
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CHECKED	
DATE	7/10/21
JOB NO.	318
PRINT DATE	7/10/21

REVISIONS

SHEET

A1.1



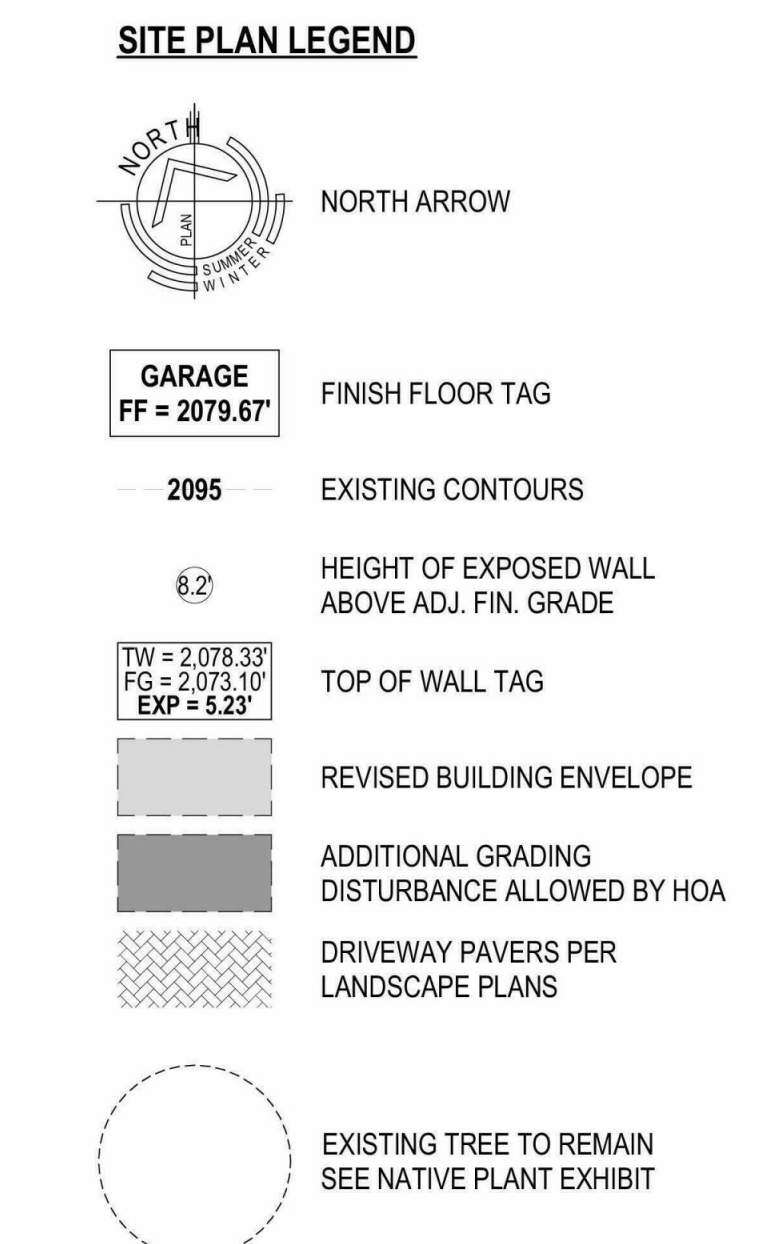
ORIGINAL BLDG ENV.
25,869 sq ft
+1500 GRADING RESTORATION]
APPROVED IN OCT. 1, 2012

NEW BLDG ENV.
25,869 sq ft

- SITE PLAN GENERAL NOTES**
- EXACT LOCATION OF EXISTING VEGETATION AND SITE TOPOGRAPHY/ CONTOUR LOCATIONS ARE TO BE VERIFIED PRIOR TO COMMENCING CONSTRUCTION. SEE CIVIL PLANS FOR ADDITIONAL GRADING, SITE DISTURBANCE AND SITE VERTICAL CONTROL INFORMATION.
 - NEW RETAINING WALL AT DRIVEWAY - STUCCO FINISH TO MATCH RESIDENCE - CMU PILLARS WITH NATURAL STONE FINISH AND CUT STONE CAP
 - EXISTING TREE TO REMAIN; TYP - SEE NATIVE PLANT EXHIBIT FOR MORE INFORMATION - SEE LANDSCAPE PLANS
 - INFINITY EDGE SWIMMING POOL - PROVIDE TROUGH AS SHOWN - MAX DIFFERENTIAL FROM TOP OF TROUGH TO TOP OF INFINITY IS 12" - SEE DESIGN DETAIL
 - TAG REFERS TO MAX. EXPOSURE OF WALL THIS SURFACE
 - SHADING INDICATES 20' x 30' OPERATIONAL PLATFORM PER CITY OF SCOTTSDALE FIRE DEPARTMENT - SEE HARDSCAPE PLANS FOR MORE FIRE DEPARTMENT INFORMATION
 - ALL DIMENSIONS ARE TO FACE OF CMU AND TOP OF WALL (T.O.W.) HEIGHT REFERENCES ARE TO TOP OF CMU, UNLESS NOTED OTHERWISE
 - ALL PLANTER DRAW OUTLETS APPROXIMATELY 8" ABOVE FINISHED GRADE
 - ALL TOP OF WALL, TOP OF FENCE, TOP OF RAILING ELEVATIONS SHOWN ON CIVIL PLANS. WHERE DISCREPANCIES OCCUR BETWEEN CIVIL, LANDSCAPE AND ARCHITECTURAL SITE PLANS... NOTIFY ARCHITECT IMMEDIATELY.
 - REFER TO CIVIL, LANDSCAPE, MECHANICAL & PLUMBING FOR OTHER UNDERGROUND INFO / REQUIREMENTS.
 - CONTRACTOR TO VERIFY ALL FIRE SPRINKLER STAND PIPE LOCATIONS WITH FIRE SPRINKLER INSTALLED.
 - CONTRACTOR TO REVIEW AND CONFIRM ALL UNDERGROUND UTILITY REQUIREMENTS.
 - SEE ELEVATIONS FOR GRAPHIC ILLUSTRATION OF ALL MATERIALS
 - SEE COLOR AND MATERIALS BOARD FOR PROPOSED FINISHES. ANY VARIATION FROM THOSE FINISHES MUST BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. PROVIDE ACTUAL SAMPLES OF MATERIALS ON SITE FOR ARCHITECT AND DESIGN REVIEW COMMITTEE APPROVAL.
 - POOL & SPA TO BE PROVIDED BY GENERAL CONTRACTOR. POOL DRAWINGS SHALL BE PROVIDED BY THE POOL INSTALLER & BE SUBMITTED TO THE LOCAL GOVERNING AUTHORITY FOR ALL NECESSARY PERMITTING & APPROVALS
 - POOL ENCLOSURE FENCE / GATE - FENCE OR GATE TO BE MINIMUM 60" HEIGHT WITH SELF CLOSING AND SELF LATCHING HARDWARE & MUST MEET JURISDICTIONAL REQUIREMENTS FOR POOL ENCLOSURE. GATE HANDLE TO BE LOCATED 54" ABOVE FINISHED GRADE
 - SEE OVERALL SITE PLAN FOR CONTEXT AND OTHER INFORMATION.
 - BUILDING ENVELOPE SIZE PER PREVIOUSLY APPROVED SUBMISSION OCT 2012 - 25,905SF + 1500SF ADDITIONAL GRADING ALLOWANCE
 - BUILDING DESIGNED TO FIT WITHIN THE OLD BUILDING ENV. OR THE 40' BUILDING ENVELOPE SETBACK FROM PROPERTY LINES
 - SEE COLOR AND MATERIALS EXHIBIT FOR MORE INFORMATION.

- KEYNOTES**
- 12' PAVEMENT DRIVEWAY W/ 2" D.G. OR CRUSHABLE VEGETATION EACH SIDE
 - NEW RETAINING WALL AT DRIVEWAY - STUCCO FINISH TO MATCH RESIDENCE - CMU PILLARS WITH NATURAL STONE FINISH AND CUT STONE CAP
 - EXISTING TREE TO REMAIN; TYP - SEE NATIVE PLANT EXHIBIT FOR MORE INFORMATION - SEE LANDSCAPE PLANS
 - INFINITY EDGE SWIMMING POOL - PROVIDE TROUGH AS SHOWN - MAX DIFFERENTIAL FROM TOP OF TROUGH TO TOP OF INFINITY IS 12" - SEE DESIGN DETAIL
 - TAG REFERS TO MAX. EXPOSURE OF WALL THIS SURFACE
 - SHADING INDICATES 20' x 30' OPERATIONAL PLATFORM PER CITY OF SCOTTSDALE FIRE DEPARTMENT - SEE HARDSCAPE PLANS FOR MORE FIRE DEPARTMENT INFORMATION
 - PICKLE BALL COURT - BOUNDARY DELINEATION DONE WITH SUBTLY CONTRASTING PAVERS - REMOVEABLE NET
 - RASIED CMU PLANTER WITH STONE VENEER TO MATCH HOUSE
 - PAINTED STEEL SHADE STRUCTURE WITH SOLAR PANELS - MAINTAIN 15'-6" MIN CLEARANCE FOR FIRE TRUCK
 - FOUNTAIN
 - AC YARD
 - POOL EQUIPMENT ROOM UNDER TERRACE
 - PAINTED STEEL TRELIS WITH MESH SHADE PANELS
 - TRASH & RECYCLE BINS
 - WATER P.O.C.
 - GAS P.O.C.
 - 800A SES
 - OUTDOOR SHOWER
 - FIRE TRUCK TURN AROUND PER CITY OF SCOTTSDALE FIRE DEPARTMENT
 - KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS**

- SITE PLAN FIRE NOTES**
- SEE DRIVEWAY NOTES FOR SPECIFIC SLOPES ALONG THE PATH FROM STREET TO WORK AREA - OVERALL SLOPE IS LESS THAN 12% - INDIVIDUAL SLOPES ALONG THE ROUTE ARE LESS THAN 18%
 - FIRE TRUCK TURN AROUND PER CITY OF SCOTTSDALE FIRE DEPARTMENT IS PROVIDED AS A HAMMERHEAD TURNAROUND IN THE AUTO COURT - CARPORT STRUCTURE LOW POINT IS 14' ABOVE FINISHED GRADE
 - THE DRIVEWAY IS DIMENSIONED TO MAINTAIN A 16' CLEAR CROSS SECTION. 12" OF PAVERS THRU THE CENTER WITH 2' EACH SIDE OF DECOMPOSED GRANITE.
 - A WORK AREA OF 20x30' IS SHOWN IN THE AUTO COURT.
 - BECAUSE OF THE LENGTH OF THE DRIVE, A TURNOUT HAS BEEN PROVIDED APPROX. HALF WAY UP THE DRIVE.
 - AN EXISTING FIRE HYDRANT HAS BEEN LOCATED WITHIN THE CUL DE SAC THAT SERVES THIS PROPERTY.



CITY OF SCOTTSDALE
BUILDING PLANS
THESE PLANS HAVE BEEN REVIEWED
AND ARE READY FOR A PERMIT
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CODE OR ORDINANCE.

DALE GARDON DESIGN
Architecture Planning Interiors
20885 North 90th Place, Suite 100
Scottsdale, Arizona 85255
P: 480.948.9666
www.dalegardondesign.com



SILVERLEAF - LOT 1490
APN: 217-08-161
21009 N. 104th STREET | SCOTTSDALE, AZ

ARCHITECTURAL SITE PLAN

SITE

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PROVIDE AN APPROVED POOL SPA BARRIER PER CITY OF SCOTTSDALE ORD.

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7/10/21
318
7/10/21

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SITE PLAN
APPROVED
BY THE CITY OF SCOTTSDALE PLANNING DEPARTMENT

4222-21
CASE NUMBER

APPROVED BY

08/20/2021
DATE

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

- ROOF PLAN GENERAL NOTES**
- SEE OVERALL SITE PLAN FOR CONTEXT AND OTHER INFORMATION.
 - SEE CIVIL PLANS FOR MORE INFORMATION.
 - HEIGHTS ARE SHOWN ABOVE SEA LEVEL.
 - PLACE ALL ROOF VENTS AS DISCREETLY AS POSSIBLE FROM FRONT AND REAR YARD VIEWS.
 - ROOF PITCHES VARY AND ARE AS INDICATED ON THE PLAN.
 - RIDGE HEIGHTS SHOW ARE TO TOP OF SHEATHING.

- ROOF PLAN KEY NOTES**
- CHARCOAL FINISH CONCRETE FLAT TILE TYP. - SEE MATERIALS BOARD FOR MORE INFO.
 - WOOD FRAMED CHIMNEY W/ CLAD STONE VENER & BLACK PAINTED METAL CAP TYP. - PROVIDE CEMENT BACKER BOARD FOR STONE VENER.
 - FLAT FOAM ROOF
 - EXISTING GRADES SHOWN FOR HEIGHT REFERENCE.
 - VIEW TOWER REQUESTING TOWER HEIGHT EXCEPTION. - APPROX. 143 SF OF ROOF 33" ABOVE HEIGHT LIMIT. - SEE 3D HEIGHT LIMIT EXHIBIT - SEE ELEVATIONS.
 - BLACK PAINTED STEEL TRELLIS - PERFORATED STEEL SHADE - REFER TO DETAIL AS INDICATED.
 - 8" BLACK COMPOSITE FASCIA BOARD W/ STEPPED GYP. BD. SOFFIT (WHITE).
 - PLUMBING VENT: SEE P SHEETS
 - CRICKET
 - 300SF SOLAR READY AREA AND PATH TO MAIN SERVICE
 - SPECIAL WATERPROOFING & CONSTRUCTION FOR POOL EQUIP ROOM ROOF GARDEN - SEE SITE DETAILS A1.4
 - ROOF DRAIN: SEE DETAILS AS REFERENCED - ROUTE DOWNSPOUT TO UNDERGROUND PIPE TO DAYLIGHT
 - GAS FLUE FOR WATER HEATERS

DALE GARDON DESIGN
Architecture - Planning - Place-making

20885 North 90th Place, Suite 100
Scottsdale, Arizona 85255
P: 480-948-9566
www.dalegardondesign.com

REGISTERED ARCHITECT
23775
DALE GARDON
LICENSED UNDER THE ARCHITECTURE ACT
ARIZONA, U.S.A.
EXPIRES 03/31/2023

AMERICAN FIRST BUILDERS
LUXURY HOMES

NORTH
ARROW

CITY OF SCOTTSDALE
BUILDING PLANS
THESE PLANS HAVE BEEN REVIEWED AND ARE READY FOR A PERMIT. THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE.

ROOF PLAN LEGEND

- NORTH ARROW
- ROOF PITCH MARKER
- CABLE (1" TYP) ROOF OVERHANG
- EAVER (2" TYP)
- ROOF HEIGHT ENCROACHMENT
- HEIGHT ABOVE NAT. GRADE
- ROOF HT CALCULATION (ELEV ABOVE SEA LEVEL)
- RIDGE + HEIGHT ABOVE 0'-0" HT ABOVE SEA LEVEL
- SOLAR PANELS

HEIGHT EXCEPTION APPROVAL #59-SA-2021

- 143 SF ROOF AREA AT UPPER TERRACE
- 33" MAX OVER AT RIDGE ONLY



SILVERLEAF - LOT 1490
APL 217-08-161
21009 N. 104th STREET | SCOTTSDALE, AZ

ROOF PLAN

ROOF PLANS & DETAILS

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PRINT DATE

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SHEET

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ARCHITECTURAL ELEVATIONS
APPROVED
BY THE CITY OF SCOTTSDALE PLANNING DEPARTMENT

4222-21 CASE NUMBER
APPROVED BY [Signature]
08/20/2021 DATE

STIPULATION SET RETAIN FOR RECORDS
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL



- ELEVATION GENERAL NOTES**
- REFER TO ROOF PLAN & BUILDING SECTIONS FOR MAXIMUM HEIGHT ABOVE NATURAL TERRAIN.
 - REFER TO DIMENSIONED FLOOR PLANS FOR ALL WALL TYPES.
 - STUCCO THICKNESS SHALL BE AS FOLLOWS:
MINIMUM OF 1-3/8" THICK = (1" FOAM + PLYWOOD SHEATHING) OVER FRAME SURFACE & 1/2" THICK OVER MASONRY SURFACES.
 - STUCCO SYSTEM OVER FRAMING SHALL BE APPLIED OVER A WATER RESISTANT BARRIER OF WATERPROOF PAPER, BACKED WITH WIRE LATH BY K-LATH OVER 1" THICK BLUE FOAM RIGID INSULATION BOARD, ICC # ESR-1607.
 - WHERE A STUD WALL IS IN THE SAME PLANE AS A MASONRY WALL, THE EXTERIOR FINISH IS TO ALIGN FLUSH.
 - PROVIDE 1" EXPANDED METAL LATH IN LIEU OF INSULATION BOARD AT ALL SUSPENDED LID CONDITIONS RECEIVING EXTERIOR FINISH SYSTEM.
 - REFER TO COLOR AND MATERIAL PALETTE FOR PRODUCT MANUFACTURER, COLOR, MATERIAL, & FINISH SELECTION FOR ALL EXTERIOR FINISHES AND PRODUCTS.
 - INSULATION SHALL BE INSTALLED TIGHT TO ROOF SHEATHING
 - ALL ROOF PITCHES ARE:
MAIN ENTRY MASSING = 4:12 UNO
LIVING ROOM = 3:12
 - ALL DIMENSIONS TO EXTERIOR LIGHT FIXTURES ARE "ESTIMATES" AND WILL DEPEND ON ACTUAL FIXTURE SELECTED BY OWNER.
GENERAL CONTRACTOR TO PROVIDE FULL SIZE MOCK UP AT PROPOSED MOUNTING HEIGHT FOR ARCHITECT APPROVAL PRIOR TO INSTALLATION

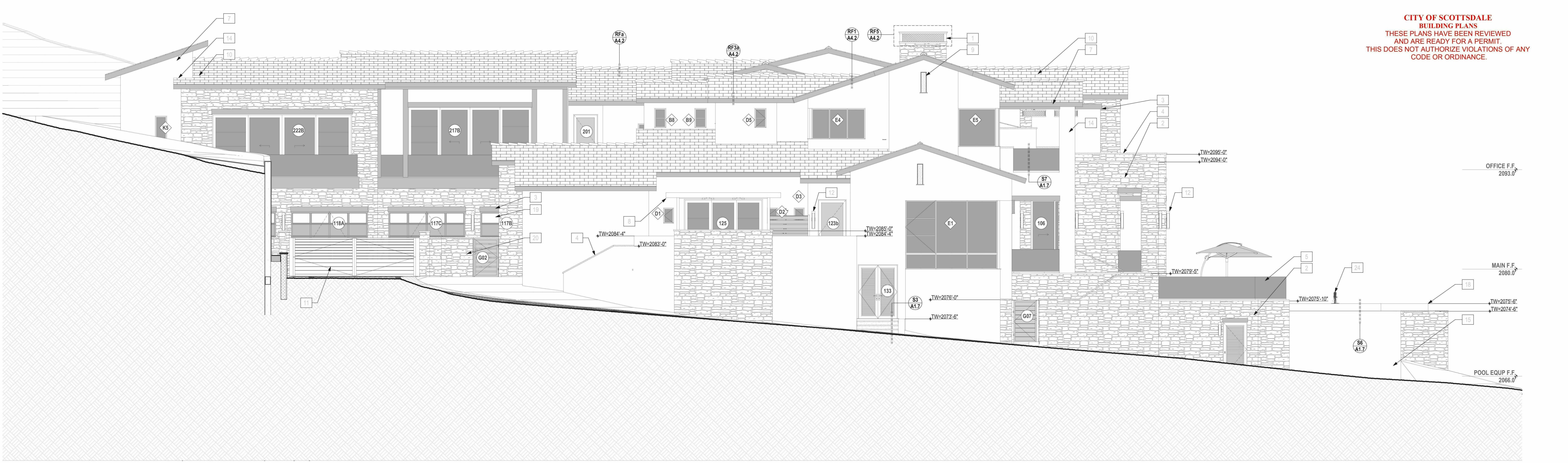
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REGISTERED ARCHITECT
23775
DALE GARDON
LICENSED SINCE 1972
ARIZONA, U.S.A.
EXPIRES 03/31/23

- ELEVATION KEYNOTES**
- METAL CHIMNEY CAP
- PAINTED BLACK
- WIRE MESH
 - ADHERED STONE VENEER
- SEE MATERIALS BOARD
 - COMPOSITE HEADER
- BLACK FINISH
- SEE DETAILS AS NOTED
 - CUT STONE CAP
 - GLASS RAILING
- BLACK SHOE
- NO CAP
 - STEEL AWNING
- ALL STEEL PAINTED BLACK
- BLACK STANDING SEAM METAL ROOFING
 - COMPOSITE EAVE BOARDS / FASCIA
- BLACK FINISH
 - PAINTED STEEL TRELLIS
- BLACK FINISH
- PERFORATED STEEL PANEL SHADE
- SEE DETAIL
 - RECESSED STONE NICHE AT GABLE END
 - CONCRETE TILE ROOF
- SEE COLOR AND MATERIALS BOARD
 - KNOTWOOD AUTO GATE
- BLACK ASH FINISH
- SEE DETAIL
 - EXTERIOR SCENCE LIGHT
- SEE COLOR & MATERIALS BOARD
 - PAINTED STEEL CARPORT SHADE
- SOLAR PANEL COVER
- MAINTAIN 13'-6" CLEAR FOR FIRE TRUCK
 - STUCCO 1" FOAM BOARD
SEE COLOR & MATERIALS BOARD
SEE ICC INFORMATION ON T1.1
 - CMU SITE WALL WITH STUCCO FINISH
- SEE DETAILS AS INDICATED
 - FOUNTAIN; SEE SITE PLAN & LANDSCAPE DETAILS
 - OUTDOOR TV @ SPA
 - INFINITY EDGE POOL
- SEE POOL SHOP DRAWINGS
- 1/2" MAX EXPOSURE ABOVE INFINITY TROUGH
 - BLACK METAL GARAGE DOORS W/ GLASS PANELS
 - AC YARD
- WALL TO 1'-2" ABOVE EQUIPMENT
- VERIFY HEIGHT DIMENSIONS W/ EQUIPMENT IN FIELD
 - DASHED LINES INDICATE SITE WALLS AND FINISH GRADE JUST IN FRONT OF ELEVATION
 - PRESUMED J-BOX MOUNTING HEIGHT
- COORD. W/ FINAL FIXTURE SELECTION
- NOTIFY ARCHITECT OF ANY DISCREPANCY
 - PLUMBING FLUES (EXHAUST, COMB. AIR, VENT)
- SEE PLUMBING PLAN FOR MORE INFO
 - WATER SPOUT POOL FEATURE

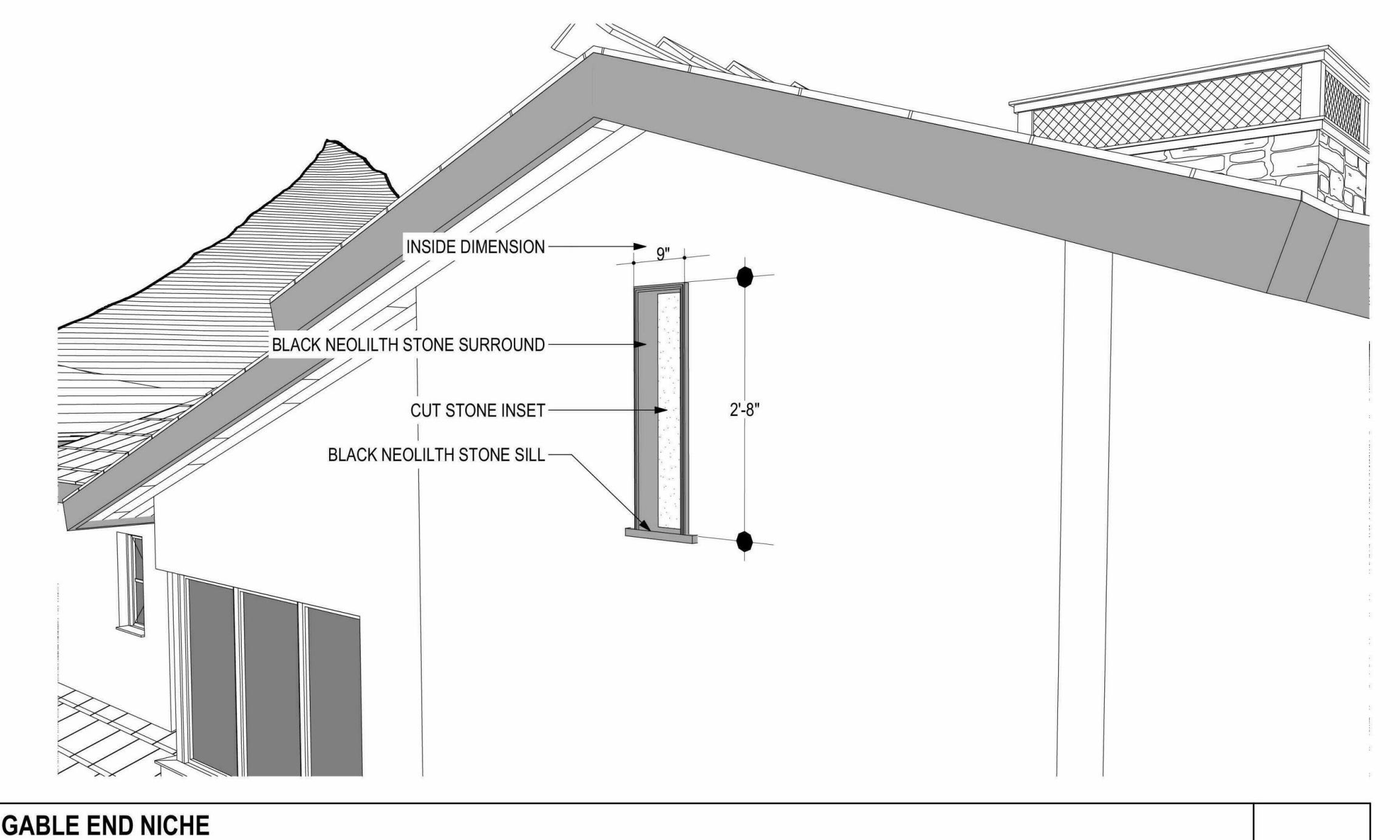
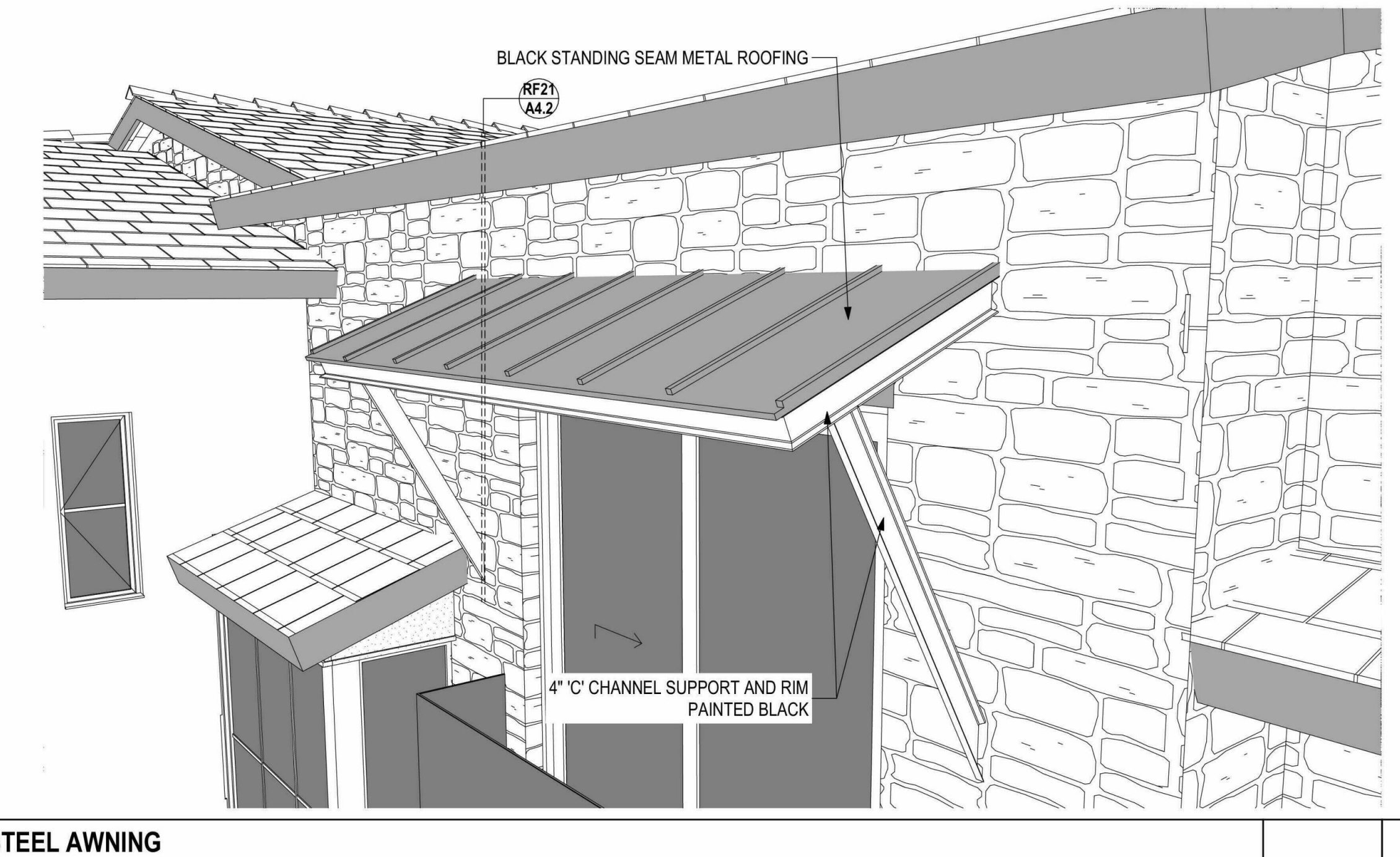


ELEVATION KEY 1" = 20' A STREET ELEVATION 3/16" = 1'-0"



CITY OF SCOTTSDALE BUILDING PLANS
THESE PLANS HAVE BEEN REVIEWED AND ARE READY FOR A PERMIT.
THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE.

B DRIVEWAY ELEVATION 3/16" = 1'-0"



ELEVATION LEGEND

- CUT STONE
- CONCRETE TILE ROOF
- GLASS
- BLACK PAINTED FASCIA OR METAL
- WIRE MESH (CHIMNEY CAP)

ELEVATIONS

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SHEET

SILVERLEAF - LOT 1490
APN: 217-08-161
21009 N. 104th STREET | SCOTTSDALE, AZ

ELEVATIONS

A5.1

ARCHITECTURAL ELEVATIONS

APPROVED

BY THE CITY OF SCOTTSDALE PLANNING DEPARTMENT

4222-21
CASE NUMBER

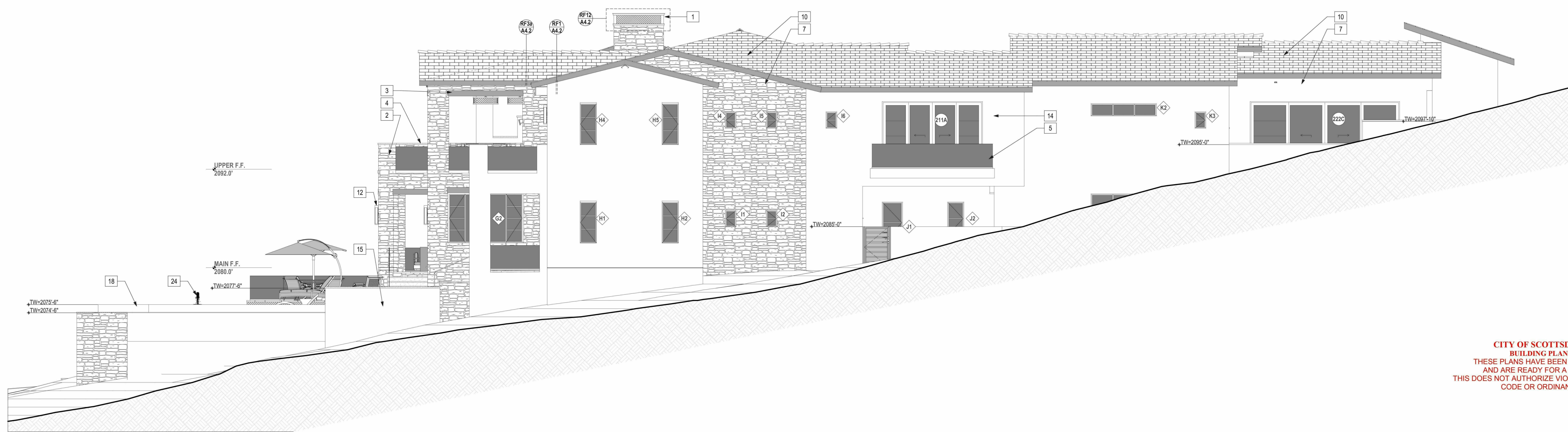
APPROVED BY

08/20/2021
DATE

STIPULATION SET RETAIN FOR RECORDS
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL



C REAR ELEVATION 3/8" = 1'-0"



D SIDE ELEVATION 3/8" = 1'-0"



ELEVATION LEGEND

- CUT STONE
- CONCRETE TILE ROOF
- GLASS
- BLACK PAINTED FASCIA OR METAL
- WIRE MESH (CHIMNEY CAP)



E GARAGE ELEVATION 3/8" = 1'-0"

- ### ELEVATION GENERAL NOTES
- A. REFER TO ROOF PLAN & BUILDING SECTIONS FOR MAXIMUM HEIGHT ABOVE NATURAL TERRAIN.
 - B. REFER TO DIMENSIONED FLOOR PLANS FOR ALL WALL TYPES.
 - C. STUCCO THICKNESS SHALL BE AS FOLLOWS:
MINIMUM OF 1-3/8" THICK = (1" FOAM + PLYWOOD SHEATHING OVER FRAME SURFACE & 1/2" THICK OVER MASONRY SURFACES).
 - D. STUCCO SYSTEM OVER FRAMING SHALL BE APPLIED OVER A WATER RESISTANT BARRIER OF WATERPROOF PAPER, BACKED WITH WIRE LATH BY K-LATH OVER 1" THICK BLUE FOAM RIGID INSULATION BOARD, ICC # ESR-1607.
 - E. WHERE A STUD WALL IS IN THE SAME PLANE AS A MASONRY WALL, THE EXTERIOR FINISH IS TO ALIGN FLUSH.
 - F. PROVIDE 1" EXPANDED METAL LATH IN LIEU OF INSULATION BOARD AT ALL SUSPENDED LID CONDITIONS RECEIVING EXTERIOR FINISH SYSTEM.
 - G. REFER TO COLOR AND MATERIAL PALETTE FOR PRODUCT MANUFACTURER, COLOR, MATERIAL, & FINISH SELECTION FOR ALL EXTERIOR FINISHES AND PRODUCTS.
 - H. INSULATION SHALL BE INSTALLED TIGHT TO ROOF SHEATHING
 - I. ALL ROOF PITCHES ARE:
 - MAIN ENTRY MASSING = 4:12 UNO
 - LIVING ROOM = 3:12
 - J. ALL DIMENSIONS TO EXTERIOR LIGHT FIXTURES ARE 'ESTIMATES' AND WILL DEPEND ON ACTUAL FIXTURE SELECTED BY OWNER.
GENERAL CONTRACTOR TO PROVIDE FULL SIZE MOCK UP AT PROPOSED MOUNTING HEIGHT FOR ARCHITECT APPROVAL PRIOR TO INSTALLATION

- ### ELEVATION KEYNOTES
1. METAL CHIMNEY CAP
- PAINTED BLACK
- WIRE MESH
 2. ADHERED STONE VENEER
- SEE MATERIALS BOARD
 3. COMPOSITE HEADER
- BLACK FINISH
- SEE DETAILS AS NOTED
 4. CUT STONE CAP
 5. GLASS RAILING
- BLACK SHOE
- NO CAP
 6. STEEL AWNING
- ALL STEEL PAINTED BLACK
- BLACK STANDING SEAM METAL ROOFING
 7. COMPOSITE EAVE BOARDS / FASCIA
- BLACK FINISH
 8. PAINTED STEEL TRELIS
- BLACK FINISH
- PERFORATED STEEL PANEL SHADE
- SEE DETAIL
 9. RECESSED STONE NICHE AT GABLE END
 10. CONCRETE TILE ROOF
- SEE COLOR AND MATERIALS BOARD
 11. KNOTWOOD AUTO GATE
- BLACK ASH FINISH
- SEE DETAIL
 12. EXTERIOR SCENCE LIGHT
- SEE COLOR & MATERIALS BOARD
 13. PAINTED STEEL CARPORT SHADE
- SOLAR PANEL COVER
- MAINTAIN 13'-6" CLEAR FOR FIRE TRUCK
 14. STUCCO 0' 1" FOAM BOARD
- SEE COLOR & MATERIALS BOARD
- SEE ICC INFORMATION ON T1.1
 15. CMU SITE WALL WITH STUCCO FINISH
- SEE DETAILS AS INDICATED
 16. FOUNTAIN; SEE SITE PLAN & LANDSCAPE DETAILS
 17. OUTDOOR TV @ SPA
 18. INFINITY EDGE POOL
- SEE POOL SHOP DRAWINGS
- 12" MAX EXPOSURE ABOVE INFINITY TROUGH
 19. BLACK METAL GARAGE DOORS W/ GLASS PANELS
 20. A/C YARD
- WALL TO 12" ABOVE EQUIPMENT
- VERIFY HEIGHT DIMENSIONED W/ EQUIPMENT IN FIELD
 21. DASHED LINES INDICATE SITE WALLS AND FINISH GRADE JUST IN FRONT OF ELEVATION
 22. PRESUMED J-BOX MOUNTING HEIGHT
- COORD. W/ FINAL FIXTURE SELECTION
- NOTIFY ARCHITECT OF ANY DISCREPANCY
 23. PLUMBING FLUES (EXHAUST, COMB. AIR, VENT)
- SEE PLUMBING PLAN FOR MORE INFO
 24. WATER SPOUT POOL FEATURE

CITY OF SCOTTSDALE
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ELEVATIONS

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7/10/21		
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