



**TOWN OF CAREFREE**  
**NOTICE of a PUBLIC MEETING of the DEVELOPMENT REVIEW BOARD**

**WHEN: MONDAY, NOVEMBER 16, 2020**

**WHERE: ZOOM WEB\***

**TIME: 5:00 p.m.**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Development Review Board and to the public that the Development Review Board will hold a public meeting on **MONDAY, NOVEMBER 16, 2020** at 5:00 p.m.

*Members of the Planning and Zoning Commission are participating by technological means or methods pursuant to A.R.S. §38-431(4).*

**THE AGENDA FOR THE MEETING IS AS FOLLOWS:**

**CALL TO ORDER, SILENT ROLL CALL, and PLEDGE OF ALLEGIANCE.**

**ITEM 1. APPROVAL of DRB MEETING MINUTES** for the meeting of **OCTOBER 14, 2019.**

**ITEM 2. DISCUSSION AND POSSIBLE ACTION** on a request for approval of a proposed **MOUNTAINSIDE DEVELOPMENT.** Public comments will be taken.

**CASE #:** 20-07-MS

**APPLICANT:** Applicant  
Randy Altman  
8709 E.Villa Cassandra Dr.  
Scottsdale, AZ 85266

**CASE LOCATION:** 6118 Little Hope Place, Lot 92, Sentinel Rock Estates Unit II  
APN: 211-28-192

**ZONING:** R1-35 Single Family Residential

35,000 square feet minimum lot size

**REQUEST:** **APPROVAL** of a development plan for a single-family residence in the Mountainside Zoning District Overlay

**ITEM #3 ANNOUNCEMENTS.**

**ITEM #4 ADJOURNMENT.**

**DEVELOPMENT REVIEW BOARD**

*Samantha Gesell*

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Planning and Development Clerk  
POSTED 11/10/20

***NOTE:*** *\*Due to the risks to public health caused by the possible spread of the COVID-19 virus at public gatherings, the Town of Carefree has determined that public meetings will be indefinitely held through technological means. Meetings will be also open to the public through technological means. In reliance on, and compliance with, the March 13, 2020 Opinion issued by Attorney General Mark Brnovich, the Town of Carefree Planning and Zoning Commission provides this special advance notice of the technological means through which public meetings may be accessed. While this special notice is in effect, public comment at meetings will only be accepted through written submissions, which may or may not be read aloud during meetings.*

On your computer:

Cut and paste it into your browser: <https://us02web.zoom.us/j/3229729660>

Or go to: <https://www.zoom.us/join>

Meeting ID: **322 972 9660**

A password is not required.

On your phone: **1-253-215-8782**



**FOR SPECIAL ACCOMMODATIONS**

Please contact the Planning Clerk, 8 Sundial Circle (PO Box 740), Carefree, AZ 85377; (480) 488-3686, at least three working days prior to the meeting if you require special accommodations due to a disability.



TOWN OF CAREFREE  
NOTICE of a PUBLIC MEETING of the DEVELOPMENT REVIEW BOARD  
MONDAY, OCTOBER 14, 2019  
TOWN HALL COUNCIL CHAMBERS  
TIME: 5:00 p.m.

**BOARD MEMBERS PRESENT:**

Chairman Al Mascha  
Vice Chairman Tom Cross  
Board Member Heather Burgett  
Board Member Dan Davee  
Board Member Lyn Hitchon  
Board Member Scott Sperl  
Board Member Dick Tatlow

**BOARD MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Planning Director – Stacey-Bridge Denzak  
Town Clerk - Kandace French Contreras  
Town Engineer – Greg Crossman  
Planning Clerk - Samantha Gesell

Chairman Mascha called the meeting to order and led the pledge of allegiance at 5:01 p.m.

**ITEM 1. APPROVAL of DRB MEETING MINUTES for the meeting of MARCH 11, 2019.**

Board Member Cross **MOVED** to **APPROVE** the Development Review Board meeting minutes dated March 11, 2019 as submitted. **SECONDED** by Board Member Hitchon, **PASSED** unanimously.

**ITEM 2. DISCUSSION AND POSSIBLE ACTION on a request for a DEVELOPMENT WAIVER to allow for an increase in the quantity of fill in order to construct a new casita.**

**CASE #:** #19-02-DRB

**APPLICANT:** Applicant  
Mr. Tyler Green  
11480 N. 85<sup>th</sup> Street  
Scottsdale, AZ 85260

Owners  
Vaughn and Nicole Vernon  
7602 E. Stagecoach Pass  
Carefree, AZ 85377

**CASE** 7602 East Stagecoach Pass  
**LOCATION:** Maricopa County tax parcel #216-83-157

**ZONING:** Rural-70 Single Family Residential  
**REQUEST:** **DESIGN WAIVER** approval for a new casita.

Planning Director Bridge-Denzak introduced the proposed application, via PowerPoint

Director Bridge-Denzak explained the proposed casita is designed to span the wash in order to be located within close proximity to the existing home. In doing so, the finished floor of the casita is set equal to the finished floor of the home for convenient access and adequate height above the wash. As the grade drops off under the new structure, it leaves a void. Although not actual fill material, this area is considered “artificially raised”, and therefore equivalent to an increase in fill over the amount of cut as typically prohibited in the Zoning Ordinance. This spanned development approach minimizes disturbance to the overall property. Ms. Bridge-Denzak added, the Zoning Ordinance allows for the Development Review Board to grant a waiver in this regard.

Director Bridge-Denzak stated that all Citizen Participation requirements have been met and the design meets all other Town of Carefree current development standards.

Board Member Sperl inquired about the engineering and aesthetics of the piers. Director Bridge-Denzak explained the applicant has designed the casita to match the existing home. Ms. Bridge-Denzak reminded the Board that the piers will be placed into the bank of the wash not the actual wash bottom. The columns will match the main house, and this height will not impact the neighboring views. Ms. Bridge-Denzak explained that the applicant is requesting a design waiver to move the project forward. No construction documents have been submitted at this time.

Applicant Tyler Green addressed the Board. Mr. Green informed the Board that both Civil and Structural engineers are reviewing the design as well as the Town Engineer Greg Crossman. He explained that the column footings are to be set to a depth determined by the engineers.

Chairman Mascha called for a motion on case **#19-02-DRB**.



Board Member Cross **MOVED to APPROVE** the request to allow for a finished floor elevation that increases the amount of fill that would be located below this structure if designed otherwise as prohibited under the Zoning Ordinance with the following conditions:

1. The building permit development plans shall conform to the site plans and sections submitted in association with this case and attached to the staff report as follows:
  - a) Grading and Drainage Plans and Report date stamped July 15, 2019
  - b) Floor Plan date stamped July 15, 2019
  - c) Building Section/Elevations date stamped October 7, 2019
2. The finished floor elevation of the new casita shall not exceed elevation +2403.
3. The granting of this approval shall be null and void if the building permit is not issued within one year following the date of this approval unless an extension is requested by the applicant and/or owner and granted by the Zoning Administrator.

Board Member Tatlow **SECONDED** the motion, **PASSED** unanimously.

Board Member Hitchon recused herself due to a conflict of interest at 5:28 p.m.

**ITEM #3.** **DISCUSSION AND POSSIBLE ACTION** on a request for approval of a proposed **MOUNTAINSIDE DEVELOPMENT**. Public comments will be taken.

**CASE #:** #19-03-MS

**APPLICANT:** Applicant  
Mr. Richard Priesing/ Lanthorne LLC  
625 West Southern Road, Suite E  
Mesa, AZ 85210

Owner  
Mr. Richard Priesing/ Lanthorne LLC  
625 West Southern Road, Suite E  
Mesa, AZ 85210

**CASE LOCATION:** 6110 Little Hope Road, Carefree Sentinel Rock Estates  
Maricopa County tax parcel #216-83-157

**ZONING:** R1-35 Single Family Residential

**REQUEST:** **APPROVAL** of a development plan for a single-family residence in the Mountainside Zoning District Overlay.

Planning Director Bridge-Denzak introduced the application via PowerPoint and noted:

- The property is located at 6110 Little Hope Drive, Carefree, Maricopa County Tax Parcel #211-28-193.
- The parcel is located within the Carefree Sentinel Rock Estates subdivision, and is approximately 1.15 acres (50,275 sf) in size and zoned R1-35 Single Family Residential (R1-35).
- A multi-level home with a total livable area of 3,686 square feet and three-car garage with covered patios, pool and spa, tiered retaining walls as well as formalized and natural landscaping on a Mountainside lot.
- Building materials include stone veneer and painted stucco and includes a paver driveway with adjacent retaining wall.
- Proposed retaining walls do not exceed a proposed height of 6 feet; 7 feet is the maximum under the Mountainside requirements.
- Access to the site is from Stagecoach Pass, a public street.
- There are environmentally sensitive features on the site including steep slopes, protected plant species, and two washes with a flow rate greater than 50 cfs.
- The site meets the cut-to-fill ratio requirement of cut exceeding fill.
- Landscaping is proposed to restore disturbed areas and transition from the structure to the natural desert.
- The lot will be served by the Town of Cave Creek for water and Liberty Utilities for sewer.
- Two utility corridors require grade restoration and native revegetation as approved by the DRB.
- Citizen Participation requirements have been met.
- The erosion set back is 20 feet and the proposed structure is set back 48 feet.
- There is no imposition to the drainage easement.
- There is no Vehicular Non-Access Easement or V.N.A.E. along the Stagecoach Pass frontage of the lot. What this means is access is not restricted by the neighborhood from Stagecoach Pass to the property. and,
- There is no Carefree right-of-way east of 61st Street along Stagecoach Pass. What this means is Carefree has no legal rights to additional roadway or responsibility for improvements at the north end of the property. Essentially the lot abuts the Town of Cave Creek and its right-of-way.

A supplemental request to the Mountainside permit is a review and approval by the DRB for revegetation of 2 utility trenches. Regarding vegetation, Director Bridge-Denzak explained that the revegetation plan is a conceptual landscape design showing the location of the utility corridors, plant types, and sizes. Plants are native and will be supplemented by native seed mix to support the revegetation efforts and reasonably recreate the desert environment found on the lot today. Irrigation will be required to ensure hardy plant establishment. The utility trench width is determined by the required separation distance from one utility to the next. Each utility corridor will be as narrow as possible with consideration to these requirements. The corridor widths shall not be greater than shown on the plans. Corridor 1 is 18 feet wide; Corridor 2 is 10 feet wide. Trench 2 must shift west and be located outside of the building setback line and in to the building envelope.

Board Member Sperl questioned parking within the setbacks, LRV (Light Reflective Value) of the proposed project and revegetation of the utility corridors. Director Bridge-Denzak explained that patios, walkways driveways are allowed in the setbacks. With regard to LRV value, Ms. Bridge-Denzak explained that the LRV value is not something that the Town can mandate anymore. Director Bridge-Denzak assured the Board that the Town will manage the revegetation of the utility corridors through the building permit process and explained that what is translated through the approval tonight will be carried through the building permit process.

Board Member Tatlow asked why the address isn't Stagecoach Pass. Director Bridge-Denzak explained that the address is established per the subdivision and the applicant hasn't asked to change it.

Board Member Burgett inquired why one utility corridor is outside the building envelope Director Bridge-Denzak explained that the corridor is not allowed in the setback. She stipulated in her Staff report that it is now one of the conditions of approval, that the utility corridor cannot be located in the building envelope. Ms. Burgett asked if there could possibly be one utility corridor instead of two.

Applicant Mr. Richard Priesing addressed the Board. Mr. Priesing explained to Board Member Burgett that the utility corridors are designed within the standard utility design guidelines, as required by each utility company. One corridor is for dry utilities and the other is for wet utilities.

Public comment was heard from Jim Ori.

Chairman Mascha called for a motion on case **#19-03-DRB**.

Board Member Cross **MOVED** to **APPROVE** a single-family residence in a Mountainside Zoning District overlay with the following conditions:

1. All plans submitted to the Building Department for a building permit shall conform to the development plans and reports submitted on September 16, 2019 and the revegetation plans submitted on October 7, 2019 associated with this application and attached to this report including the conditions approved by the Development Review Board on October 14, 2019.
2. The granting of this Mountainside application shall be null and void if the building permit is not issued within one (1) year of approval unless an extension is requested by the applicant and/or owner and granted by the Zoning Administrator.
3. Disturbed areas for the utility corridors shall be restored to existing grade and revegetated in a manner that is consistent with the plant type and density of the surrounding natural environment and as shown on the revegetation plans submitted under this application. Hydroseeding with a native seed mix is also required to supplement revegetation efforts. Irrigation to establish all landscaping is required under the building permit.

4. The 10-foot east side utility corridor shall not be located in the building setback.
5. Construction and other work vehicles associated with the development shall not be parked along Stagecoach Pass east of 61st Street for any reason unless otherwise permitted by the Town of Cave Creek.
6. All retaining walls and/or site walls shall be designed consistent with the plans associated with this application and attached to this report, and according to Section 10.06 Walls and Fences of the Carefree Zoning Ordinance.
7. Driveway grading shall be designed consistent with the plans associated with this application and attached to this report and according to Section 10.06 Site Disturbance and Driveways of the Carefree Zoning Ordinance.
8. Exterior lighting shall meet all provisions of Article IX, Section 9.12.
9. Landscaping shall meet all provisions of Article IX, Section 9.13.

Board Member Burgett **SECONDED** the motion, **PASSED** unanimously.

**ITEM #3 ANNOUNCEMENTS.**

There were no announcements.

**ITEM #4 ADJOURMENT.**

There being no additional business, Board Member Cross **MOVED** to **ADJOURN**. **SECONDED** by Board Member Tatlow, **PASSED** unanimously. The meeting was **ADJOURNED** at 5:51 p.m.

**DEVELOPMENT REVIEW BOARD**

\_\_\_\_\_  
Al Mascha, Chairman

**ATTEST:**

\_\_\_\_\_  
Samantha Gesell, Planning Clerk

# DEVELOPMENT REVIEW BOARD - STAFF REPORT



MEETING DATE: November 16, 2020

Item No. 2

**SUBJECT** Mountainside Single-Family Residence, DRB Case #20-07-MS

**REQUEST** Pursuant to Article X of the Zoning Ordinance, this is a request for approval of a single-family residence in a Mountainside Zoning District overlay. The Mountainside overlay applies to properties in Carefree which contain a 20% slope or greater over a 50-foot length perpendicular to such slope. The philosophy of the Mountainside District is twofold: (1) encourage development to be placed in the least environmentally sensitive area of a site; and (2) the proposed development is strategically integrated into the hillside. A supplemental request for a wall height waiver is included under this application. This request is under the purview of the Development Review Board.

**Key Items for Consideration:**

- The property is located on Little Hope Place, Carefree, Maricopa County Tax Parcel #211-28-192.
- The parcel is within the Carefree Sentinel Rock Estates subdivision, is approximately .81 acres (35,250 sf) in size, and zoned R1-35 Single Family Residential (R1-35).
- A single-level home with a total livable area of 3,316 square feet/ total under roof of 5,534 square feet including 3-car garage, covered patios, pool and spa, retaining walls, as well as formal and natural landscaping on a Mountainside lot.
- Building materials include painted stucco, tile roof, wood entry columns, paver driveway and painted stucco retaining walls.
- The proposed 11-foot tall east retaining wall is over the allowable maximum height of 7 feet and requires a height waiver.
- Access to the site is from Little Hope Place, a public street.
- There are environmentally sensitive features on the site including steep slopes, protected plant species, and a wash with a flow rate greater than 50 cfs that sits within a documented drainage easement.
- The site meets the cut-to-fill ratio requirement.
- The lot will be served by the Town of Cave Creek for water and Liberty Utilities for sewer.
- Utilities will be located under the driveway and/or within graded portions of the site.
- Citizen Participation requirements have been met.

**APPLICANT/  
OWNER**

Applicant/Owners  
Mr. Randy Altman  
8709 E. Villa Cassandra Dr.  
Scottsdale, AZ 85266

Civil Engineer  
Graham Surveying & Engineering, Inc.  
7406 E. Nonchalant Ave.  
Carefree, AZ 85377

**LOCATION/  
CONTEXT**

The subject property is a vacant parcel located on Little Hope Place in Carefree Sentinel Rock Estates subdivision. The Carefree General Plan designates the land in and around the subject site as Low Density Residential (approximately

1-acre minimum). The property is in Zoning District R1-35 Single Family Residential (R1-35, minimum 35,000 square foot lot size) as well as lots adjacent to the property in question. The subdivision was platted in 1985. The lot abuts the Town of Cave Creek and its right-of-way. However, access to the development is from Little Hope.

The adjacent land uses are as follows:

North: Right-of Way, Town of Cave Creek

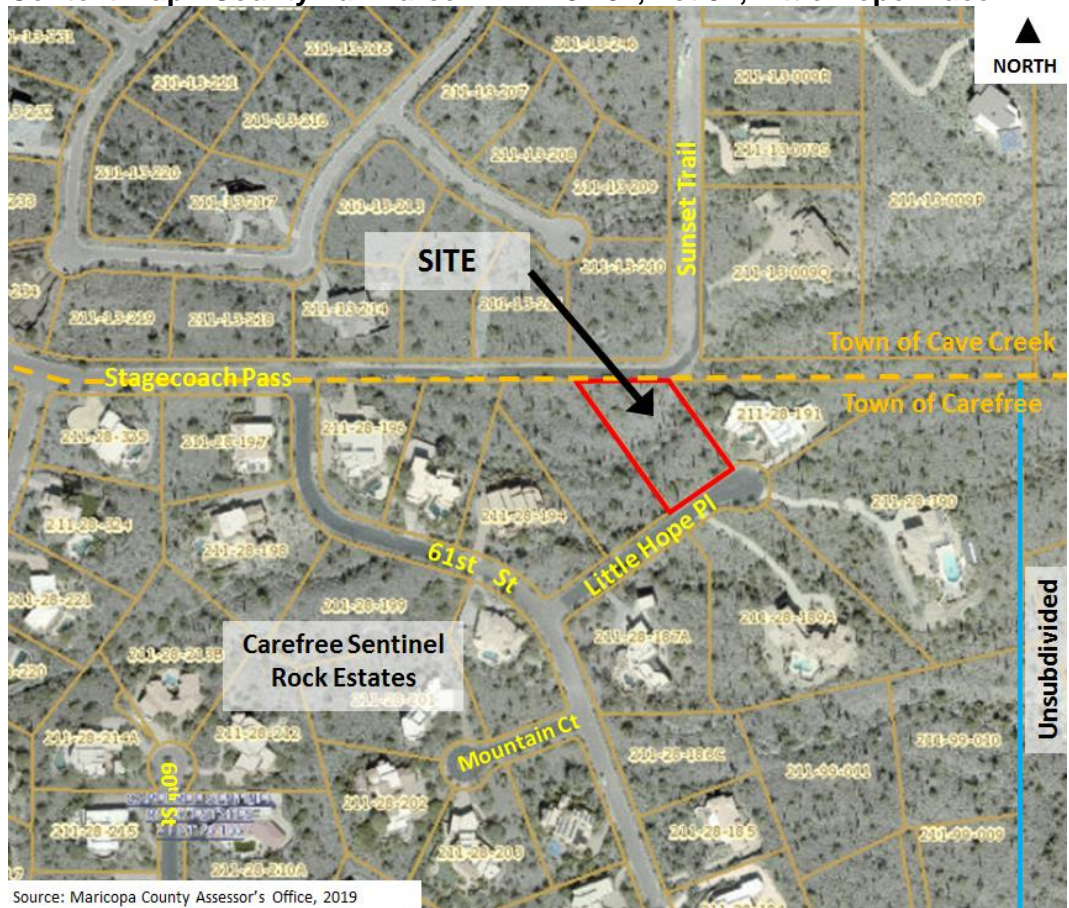
South: Right-of-way, Little Hope Drive (Town of Carefree)

East: 1 Single-family residence

West: 1 Single-family residence (under construction)

Access to the property is from Little Hope Place.

**Context Map: County Tax Parcel #211-28-192, Lot 92, Little Hope Place**





## Aerial Detail Map



Source: Maricopa County Assessor's Office, 2020

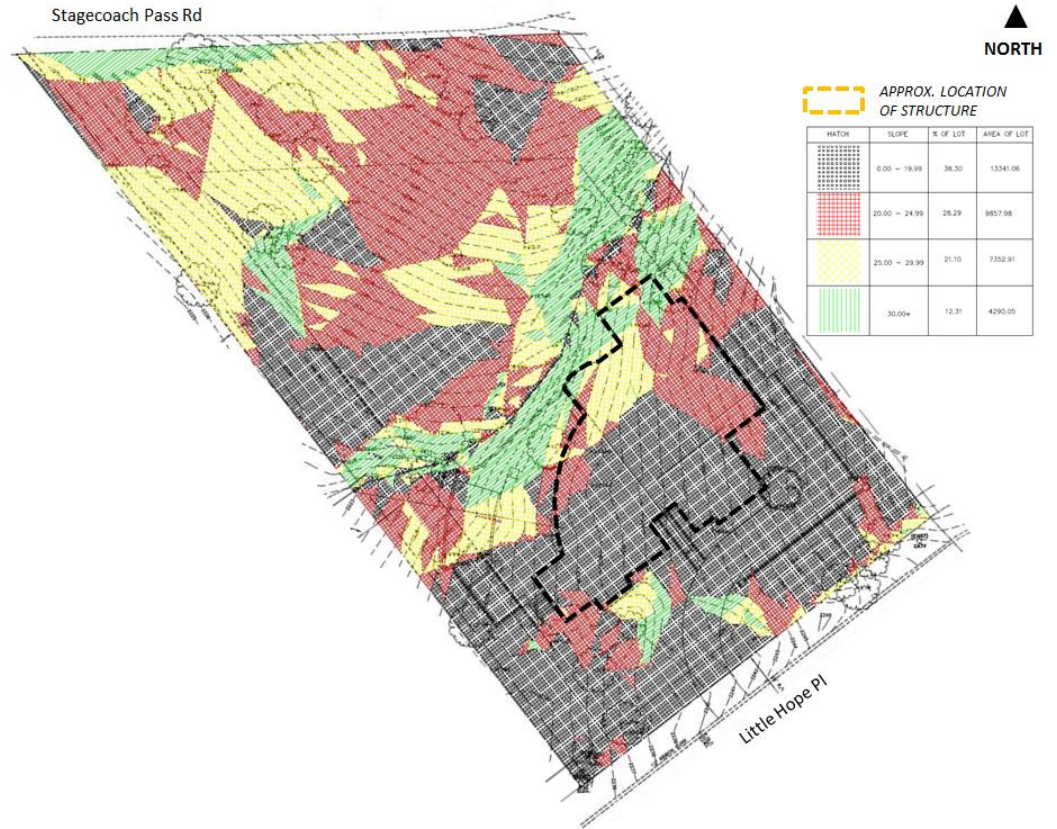
### SENSITIVE FEATURES

The site is vacant and essentially slopes from east to west. Topography on site varies; 2/3 of the lot contains slopes greater than 20% gradient (see Slope Analysis). It is bisected by a wash with a flow rate that exceeds 50 cubic feet per second (121 cfs). The wash was originally centered within a 20-foot wide drainage easement as shown on the Final Plat. By direction of the Town Engineer, area was added to the easement to accommodate a shift in the wash.

The project does not disturb the wash and is located outside of the drainage easement. However, the home's foundation and adjacent retaining walls are located in the erosion setbacks. This is allowed so long as erosion protection measures are incorporated into the design of the building's foundation. This will be discussed in more detail later in the report.

The property also consists of native vegetation with many plants falling under Carefree's protected status such as Saguaros, Ironwoods, and Palo Verdes. Protected plants will be salvaged and relocated on the property at areas of disturbance.

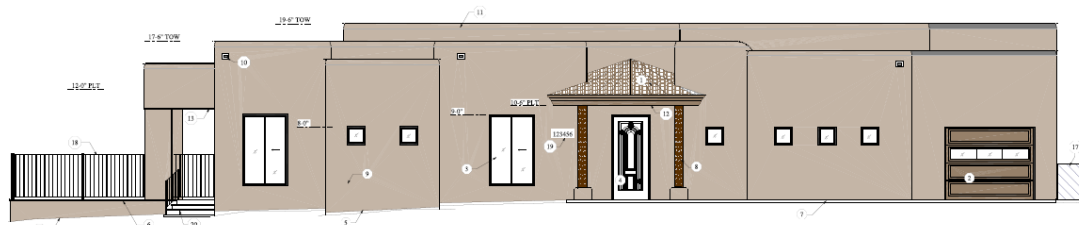
## Slope Analysis:



## DEVELOPMENT PLAN

### Summary

The proposed residence is a 3-bedroom, 3-1/2 bathroom single-level home with 3-car garage and rear yard amenities. It is a total livable area of 3,316 square feet, with a total of 5,534 square feet under roof (livable and non-livable areas). The main entrance faces Little Hope (south) with its rear yard facing north adjacent to the wash. The structure is located close to the road but within the buildable area, which minimizes the length of driveway. In general, the development fits appropriately into the fabric of the neighborhood. The structure is a territorial style approach to architecture with a flat roof, small windows, and a stylized main entry with custom iron front door and tile roof canopy with wood supports.



The structure and adjacent retaining and site walls are painted stucco in a desert tan color. Hardscape materials include a concrete unit paver driveway and rear patio.



## Materials:



The overall development is mostly located within areas where topography is less than 20% gradient, with the exception of the northeast portion of the home and rear patio. Certain foundation walls located within the erosion setback zone require scour protection; however, there is little drainage impact to the wash.

### Site Utilities

The subject property will be serviced by Cave Creek Water for water and Liberty Utilities for sewer. Will serve letters for each utility have been submitted with this application. All utility lines including dry utilities will be located underground either below or adjacent to the new driveway in graded areas.

### General Landscaping

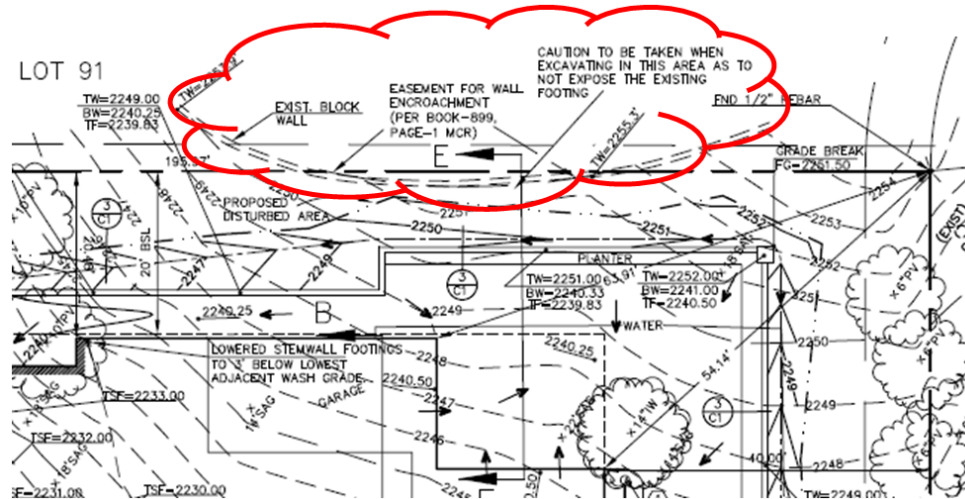
Landscaping is important in Mountainside properties, in particular to salvage protected plants, revegetate disturbed areas, and transition the development from the built environment to a more natural desert landscape. A preliminary salvage inventory and landscape plan has been submitted in association with this application.

A combination of new native materials and salvaged landscape are incorporated into the total landscape plan. A final site lighting, landscape, and irrigation plans will be required at the building permit phase.

### Driveway

The driveway and associated flatwork such as the rear patio will be concrete unit pavers. The driveway enters the lot at the approximate midpoint of the property. It slopes gently east, thereby cutting into the grade. The driveway is essentially not visible from Little Hope most of its length. At its greatest cut, the retaining wall will be 11 feet tall. Staff suggested the applicant consider a single, tall retaining wall

instead of terraced walls in order to minimize disturbance in the east setback. The east neighbor's site wall at some point in time was inadvertently constructed on the subject property. In discovering so, it was placed in an easement. Therefore to reduce the potential of disruption in this area, a single retaining wall exceeding 7 feet is reasonable.



Rural Metro has reviewed the driveway and does not see a problem with the proposal.

**Lot coverage and Disturbed Area**

Maximum 20% lot coverage and maximum 60% disturbed area are allowed in R1-35 Zoning District. The proposed project complies with 15.8% lot coverage and approximately 33.3% disturbed area, which includes the building, driveway, and rear yard.

**Building Setbacks**

Required building setbacks in R1-35 Zoning are 40 feet front/rear and 20 feet on the sides measured from the property lines as shown on the attached plans. The building and pool are within the developable area of the property. The structure is setback 40 feet from the property line along Little Hope, 28 feet from the east property line, 20.48 feet from the west property line, and approximately 83 feet from the property line along Stagecoach Pass. The retaining wall and grading extends into the east side yard setback, which is permissible. The retaining wall will not be located closer than 10 feet to the property line or 1/2 the setback distance.

**Building Height**

The building complies with the 40-foot maximum cumulative height for Mountainside developments with a measurement of 26'9". The project also meets the 24-foot maximum building height as required; the main residence from garage level to highest parapet is 19'10".

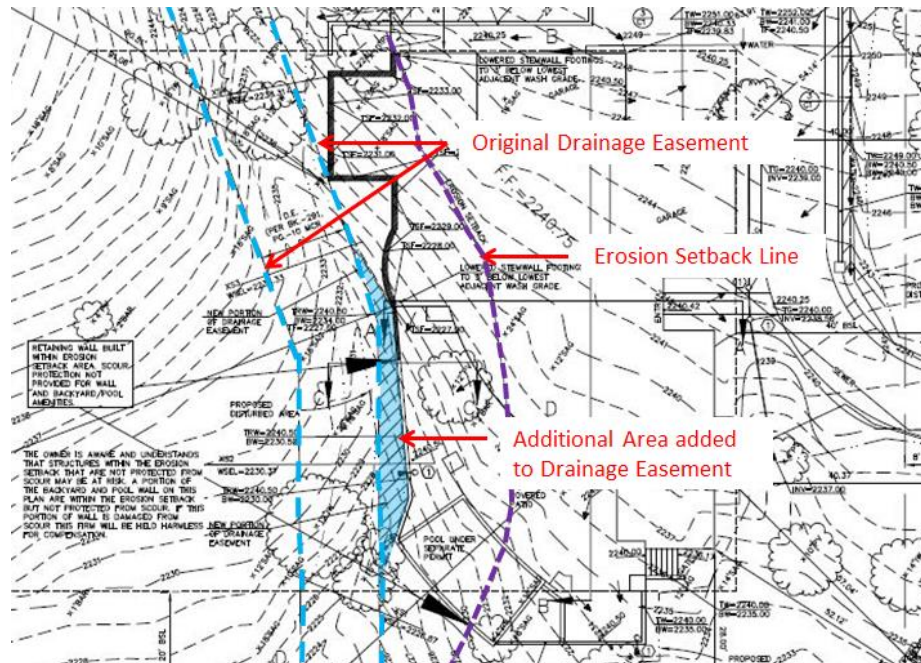
**Cut:Fill Ratio**

The quantity of cut exceeds the quantity of fill by 28 cubic yards as required under the Zoning Ordinance. The building pad is nearly balanced.

The total quantity of cut equals 341 cubic yards; the quantity of fill equals 313 cubic yards. Excess cut will be removed from the property.

### Grading & Drainage

As stated earlier in this report, the subject property slopes from east to west and bisected by a wash that is located within a drainage easement. The easement purpose has been expanded by direction of the Town Engineer due to a shift in the wash location that occurred over time. Expanding this area benefits the neighborhood to ensure there are no impediments to drainage as intended by the Final Plat. The easement itself has not been altered, but additional area has been added to account for the shift. While this is not unusual, the Town Engineer wants to ensure the integrity of the easement is preserved. The only ramification to the revision was the house and rear yard needed to slightly relocate south to avoid the new location of the easement. This has been addressed and shown on the submitted plans.



The wash has a flow rate 121 cubic feet per second (cfs). The project is designed to facilitate stormwater flows around the residence and sheet flow across the site and drain into the existing drainage easement (wash). Natural, historic flows will not be affected. The site is designed for the 100-year 2-hour storm event. The proposed finished floor elevation is safe from inundation by the 100-year peak rainfall event as shown on the proposed plans.

Due to the potential for further lateral migration of the wash, erosion setbacks have been established at 20 feet, each side of the wash. Part of the proposed structure is in this zone, and therefore, will be designed to include footings that extend 3 feet below the lowest adjacent grade of the wash.

Refined Grading and Drainage Plans shall be submitted under a future building permit. The Town Engineer has reviewed the conceptual plans and drainage

report as part of this Mountainside case.

**Citizen Participation**

The Citizen Participation requirements have been met. The applicant distributed a letter notifying surrounding property owners and HOAs within a 500 foot radius of the pending application. The letter was sent on August 1, 2020. The applicant received 2 emails from nearby residents who subsequently reviewed the plans and had no objections. Each offered some advice regarding drainage and fire protections that Mr. Altman acknowledges. No other responses were received by the Town or the applicant.

**DRB**

If the Development Review Board approves this application, including the increased height of the east retaining wall, the attached Conditions for Approval are provided for the Board's consideration.

**Attachments:**

Exhibit A: Conditions for Approval

Exhibit B: Citizen Participation Report

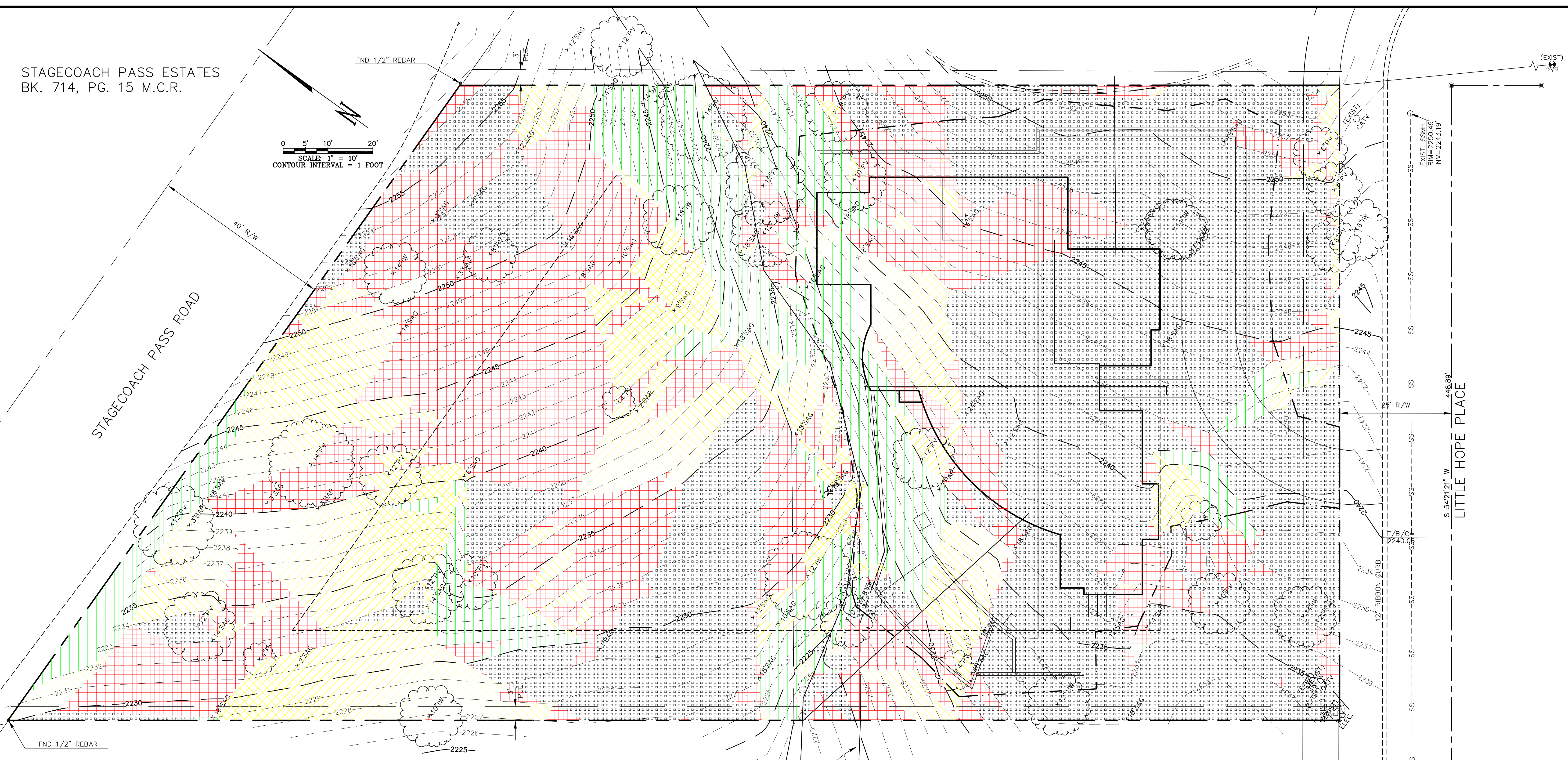
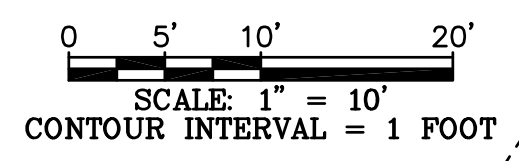
Exhibit C: Plans

- Slope Analysis
- Landscape and Salvage Inventory Plans
- Grading and Drainage Plans
- Cumulative Height Diagram
- Color Elevations
- Material Selections

**EXHIBIT "A"**  
**CONDITIONS FOR APPROVAL**  
DRB Case #20-07-MS  
6118 Little Hope Drive, Carefree  
Maricopa County Tax Parcel #211-28-192

1. All plans submitted to the Building Department for a building permit shall conform to the development plans and reports submitted on November 3, 2020 associated with this application and attached to this report including the conditions approved by the Development Review Board on November 16, 2020.
2. The granting of this Mountainside application shall be null and void if the building permit is not issued within one (1) year of approval unless an extension is requested by the applicant and/or owner and granted by the Zoning Administrator.
3. All utility lines shall be located underground and within the driveway graded area or other disturbed areas as shown on the grading plans.
4. Any disturbance to the wash that may occur during construction shall be restored to its original grade and ground plane finish to ensure all drainage characteristics are maintained.
5. The east driveway retaining wall shall not exceed a height of 11 feet as approved by the Development Review Board. All other retaining walls and/or site walls shall be designed consistent with the plans associated with this application and attached to this report, and according to Section 10.06 *Walls and Fences* of the Carefree Zoning Ordinance.
6. Driveway grading shall be designed consistent with the plans associated with this application and attached to this report and according to Section 10.06 *Site Disturbance and Driveways* Subsections (4) and (5) of the Carefree Zoning Ordinance.
7. Exterior lighting shall meet all provisions of Article IX, Section 9.12.
8. Landscaping shall meet all provisions of Article IX, Section 9.13.





**LOT DATA:**

AREA 34,842 S.F. / 0.80 AC.±

HATCH	SLOPE	% OF LOT	AREA OF LOT
	0.00 - 19.99	38.30	13341.06
	20.00 - 24.99	28.29	9857.98
	25.00 - 29.99	21.10	7352.91
	30.00+	12.31	4290.05

# SLOPE ANALYSIS

## LOT 92 CAREFREE SENTINEL ROCK ESTATES UNIT II

RECORDED IN BOOK 291 OF MAPS, PAGE 10 M.C.R.  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH,  
RANGE 4 EAST OF THE GLA & SALT RIVER BASE MERIDIAN,  
TOWN OF CAREFREE,  
MARICOPA COUNTY, ARIZONA.

LOT 93

DRAINAGE EASEMENT

**DATE:**

PHASE 1	2/20/20	MP
PHASE 2	03-25-2020	PS
UPDATE	09-24-2020	PS



**GRAHAM SURVEYING & ENGINEERING, INC.**

Civil Engineers & Land Surveyors  
P.O. BOX 1240, Carefree, Arizona 85377  
(480) 488-4393

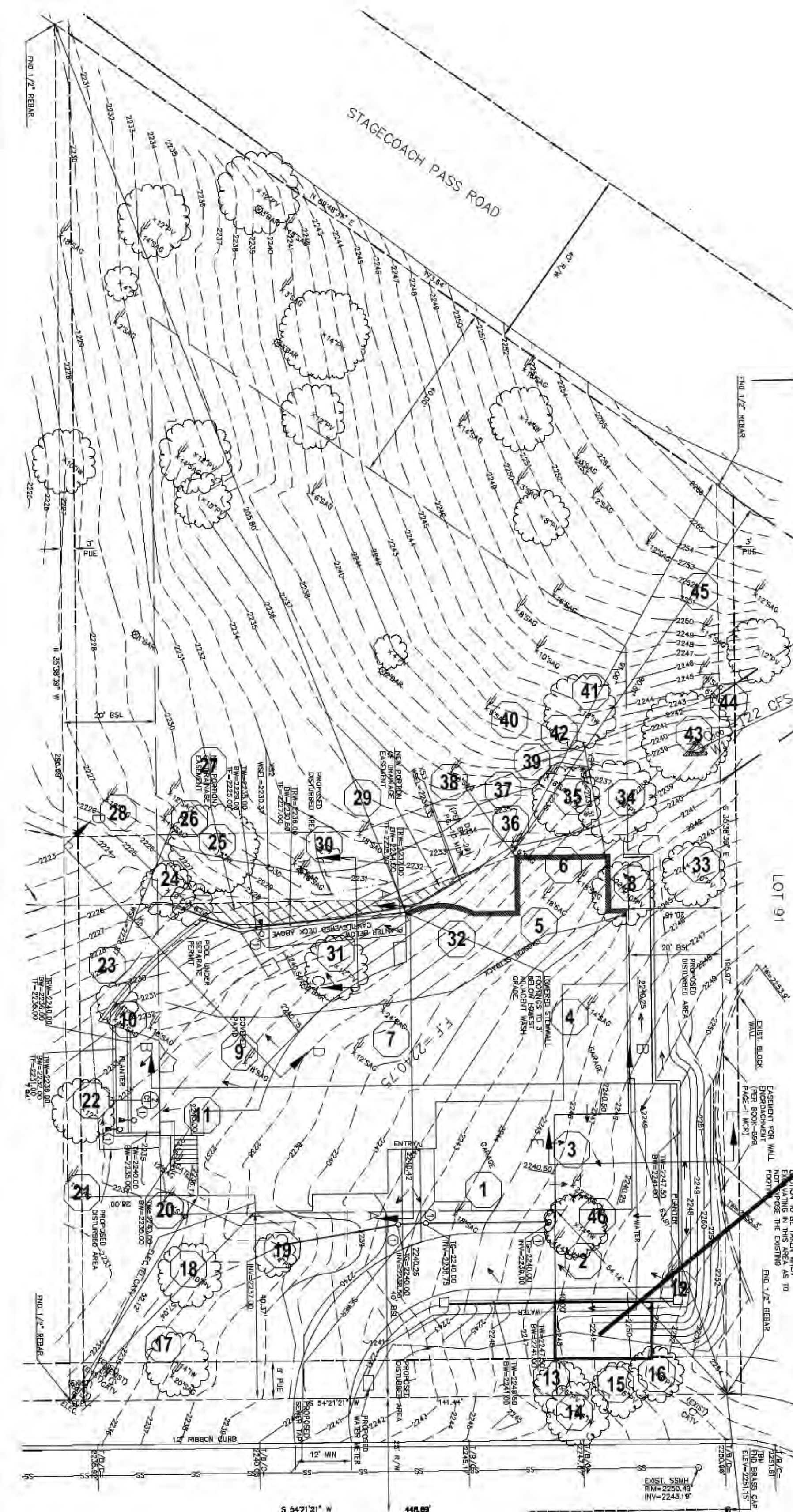
EXIST. SSMH  
RIM=2227.31  
INV=2216.71'







# NATIVE PLANT INVENTORY PLAN



**NATIVE PLANT INVENTORY**  
 TREE RELOCATORS, INC.  
 6502 N. 81st Place, Scottsdale, AZ 85250  
 Office: 480-947-6118  
 Cell: 480-361-4824  
 Fax: 480-361-4824  
 treerelocators@cox.net

To: Planning Department  
Town of Carefree

Subject: Randy Altman  
6118 Little Hope Place  
Lot# 92 Sentinel Rock Estates

Date: 9-8-2020  
 INDEXED BY: (initials)

Tag Colors: Red - Salvage  
 Blue - Unsalvageable  
 White - Remain in Place

Tag#	Size	Species	Condition	Disposition	# Arms	Height	Width	Comments
1	11"	L.F. Saguaro	Fair	Salvageable	4			
2	26"	L.F. Saguaro	Good	Salvageable	3			
3	52"	L.F. Saguaro	Good	Salvageable	4			
4	18"	Saguaro	Good	Salvageable				
5	18"	L.F. Saguaro	Good	Salvageable	3			
6	53"	L.F. Saguaro	Good	Salvageable	6			
7	13"	L.F. Saguaro	Good	Salvageable	3			
8	18"	Saguaro	Good	Salvageable				
9	9"	Palo Verde	Good	Salvageable				
10	53"	L.F. Saguaro	Good	Salvageable	7			
11	46"	L.F. Saguaro	Good	Salvageable	6			
12	17"	Saguaro	Good	Salvageable				
13	50"	L.F. Saguaro	Good	Salvageable	4			
14	8"	Palo Verde	Poor	Remain in Place				
15	14"	Ironwood	Fair	Remain in Place				
16	8"	Palo Verde	Poor	Remain in Place				
17	8"	Palo Verde	Poor	Remain in Place				
18	71"	L.F. Saguaro	Fair	Remain in Place	7			
19	12"	Palo Verde	Fair	Remain in Place				
20	8"	Palo Verde	Fair	Remain in Place				
21	25"	L.F. Saguaro	Fair	Remain in Place	3			
22	23"	L.F. Saguaro	Good	Remain in Place	6			
23	12"	Ironwood	Good	Remain in Place				
24	7"	Palo Verde	Poor	Unsalvageable				Lateral root
25	8"	Palo Verde	Poor	Remain in Place				
26	17"	Ironwood	Poor	Remain in Place				
27	23"	L.F. Saguaro	Fair	Remain in Place	3			
28	19"	Saguaro	Good	Remain in Place				
29	25"	L.F. Saguaro	Good	Remain in Place	3			
30	23"	L.F. Saguaro	Good	Remain in Place	4			
31	24"	L.F. Saguaro	Good	Remain in Place	4			
32	12"	Palo Verde	Poor	Unsalvageable				Trunk Disease
33	14"	Ironwood	Poor	Unsalvageable				Exposed knots
34	9"	Palo Verde	Fair	Remain in Place				

**NATIVE PLANT INVENTORY**  
 TREE RELOCATORS, INC.

Tag#	Size	Species	Condition	Disposition	# Arms	Height	Width	Comments
35	12"	Palo Verde	Poor	Remain in Place				
36	50"	Ironwood	Poor	Remain in Place				
37	50"	L.F. Saguaro	Good	Remain in Place	4			
38	17"	Ironwood	Poor	Remain in Place				
39	40"	L.F. Saguaro	Good	Remain in Place	3			
40	40"	L.F. Saguaro	Good	Remain in Place	8			
41	15"	Saguaro	Good	Remain in Place				
42	10"	Ironwood	Poor	Remain in Place				
43	11"	Saguaro	Fair	Remain in Place				
44	14"	Palo Verde	Poor	Remain in Place				
45	9"	Saguaro	Poor	Remain in Place				
46	28"	Saguaro	Poor	Remain in Place				
47	12"	Ironwood	Poor	Unsalvageable				Split Trunk

L.F. = Lower Trunk

**Native Plant Summary**

Plant Totals	Tree	Cacti	Overall Total
Remain in Place	15	75%	15
Salvage	1	14%	11
Unsalvageable	4	7%	29
Total	20	30	50

6118 E. Little Hope Dr Carefree, AZ  
 LOT# 92 SENTINEL ROCK ESTATES

PLANT SALVAGE CONTRACTOR:  
 Tree Relocators, Inc.  
 6502 N. 81st Place  
 Scottsdale, AZ  
 O. 480-947-6118 F. 480-361-4824  
 E. treerelocators@cox.net



**NOTES:**

- IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
- FIELD SURVEY DONE 1/28/20 BY GRAHAM SURVEYING & ENGINEERING.
- AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- AN AS-BUILT SURVEY PREPARED BY A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA WILL BE SUBMITTED PRIOR TO POURING OF FLOOR. SAID SURVEY SHALL VERIFY BUILDING AND POOL SETBACKS AND TOP OF STEM WALL ELEVATIONS.
- A SECOND AS-BUILT SURVEY PREPARED BY A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA WILL BE SUBMITTED PRIOR TO FRAMING INSPECTION AND SURVEY WILL VERIFY MAXIMUM STRUCTURE HEIGHT ABOVE NATURAL GRADE AND FINISH GRADE.
- MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
- THIS SITE PLAN IS NOT A BOUNDARY SURVEY.
- BEARINGS AND DISTANCES ARE RECORD PER PLAT UNLESS OTHERWISE NOTED.
- ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION, CALL BLUE STAKE AT 263-1100.
- ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION.
- THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE. CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE LOCATIONS AND ELEVATIONS, WALL, STEP, ETC..
- 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.
- ALL STORM DRAINAGE FACILITIES, INCLUDING WASHES, THAT EXIST PRIOR TO CONSTRUCTION MUST REMAIN OPEN AND FUNCTIONAL WITHOUT DIMINISHED CAPACITY FOR THE DURATION OF CONSTRUCTION AND UNTIL FINAL DRAINAGE FEATURES ARE COMPLETED.
- HYDROLOGIC ANALYSIS OF THIS SITE INCLUDES SURFACE RUNOFF ONLY.
- ANY PROPOSED PIPES ON THIS SITE PLAN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

**POOL ENCLOSURES:**

- POOLS SHALL BE PROTECTED BY AN ADEQUATE ENCLOSURE TO MAKE IT REASONABLY INACCESSIBLE TO SMALL CHILDREN.
- THE ENCLOSURE, INCLUDING GATES, SHALL NOT BE LESS THAN 5'0" ABOVE FINISH GRADE, MEASURED ON THE EXTERIOR SIDE OF THE ENCLOSURE.
- GATES:
  - GATES SHALL BE SELF CLOSING AND SELF LATCHING.
  - LATCHES SHALL BE LOCATED ON THE INSIDE OF THE ENCLOSURE AND SHALL HAVE NO MEANS OF OPENING THE GATE FROM THE OUTSIDE OTHER THAN BY THE PERSON REACHING OVER THE ENCLOSURE.
- GATES AND ENCLOSURE SHALL BE DESIGNED SUCH THAT A 4 INCH SPHERE CANNOT PASS THROUGH.

**NOTES:**

ALL EXTERIOR LIGHTING SHALL MEET THE REQUIREMENTS OF SECTION 9.12 OF THE ZONING ORDINANCE. ALSO, EXTERIOR BUILDING FIXTURES SHALL BE CUT-OFFS AND SHIELDED.

FINISHED FLOOR ELEVATION IS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR STORM WATER SURFACE ELEVATION.

EXCESS CUT MATERIAL SHALL BE REMOVED FROM THE SITE.

A PRE-GRADING INSPECTION IS REQUIRED AFTER THE PERMIT IS ISSUED AND BEFORE ANY GRADING BEGINS. ALL PROTECTED PLANTS ARE TO BE MOVED INTO THE DESIGNATED AREAS; THE CONSTRUCTION FENCE IS TO BE IN PLACE AND THE BUILDING DEPARTMENT IS TO BE CALLED FOR AN INSPECTION.

ALL LANDSCAPING SHALL BE COMPLETED PRIOR TO FINAL INSPECTION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

DRIP IRRIGATION WILL BE USED FOR ALL LANDSCAPED PLANT MATERIAL.

A LETTER FROM A SURVEYOR REGISTERED IN THE STATE OF ARIZONA SHALL BE SUBMITTED VERIFYING THAT THE 6-FOOT CONSTRUCTION FENCE HAS BEEN INSTALLED ALONG THE DISTURBED AREA SHOWN ON THE PLAN PRIOR TO EXCAVATION AND GRADING.

MEASURES MUST BE TAKEN DURING CONSTRUCTION TO AVOID SEDIMENT RUN OFF FROM ANY DISTURBED AREA

AN AS-BUILT SURVEY PREPARED AND CERTIFIED BY A SURVEYOR REGISTERED IN THE STATE OF ARIZONA WILL BE SUBMITTED PRIOR TO POURING OF THE FLOOR, AND WILL VERIFY SETBACKS AND FINISHED FLOOR ELEVATIONS.

GRADING OR DISTURBANCE OF NATURAL TERRAIN FOR INSTALLING THE SEPTIC SYSTEM SHALL BE LIMITED TO 7 FEET OUTSIDE THE EDGE OF THE INFRASTRUCTURE.

DISTURBANCE FOR UTILITY TRENCHES IS CONFINED TO 4 FEET EITHER SIDE.

SPILL SLOPES ARE PROHIBITED.

HISTORICAL ENTRANCE AND EXIT POINTS AND HYDRAULIC PROPERTIES OF ALL EXISTING DRAINAGE CHANNELS SHALL BE PRESERVED IN THEIR NATURAL CONDITIONS.

ALL PLANTS PROTECTED BY THE TOWN OF CAREFREE, INCLUDING SMALL CACTI, SHALL BE SALVAGED AND RELOCATED TO DESIGNATED PLACES.

**RIP-RAP NOTE:**

ALL CONSTRUCTED SLOPES SHALL BE EROSION PROTECTED WITH RIP-RAP & PLANTS.

PLACE RIP-RAP EROSION PROTECTION AT ALL POINTS WHERE RUNOFF FROM ROOFS OR OTHER IMPERVIOUS AREAS ENTERS THE NATURAL GRADE

# CIVIL GRADING & DRAINAGE PLAN

## LOT 92 CAREFREE SENTINEL ROCK ESTATES UNIT II

RECORDED IN BOOK 291 OF MAPS, PAGE 10 M.C.R.  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH,  
RANGE 4 EAST OF THE GILA & SALT RIVIER BASE MERIDIAN,  
TOWN OF CAREFREE,  
MARICOPA COUNTY, ARIZONA.

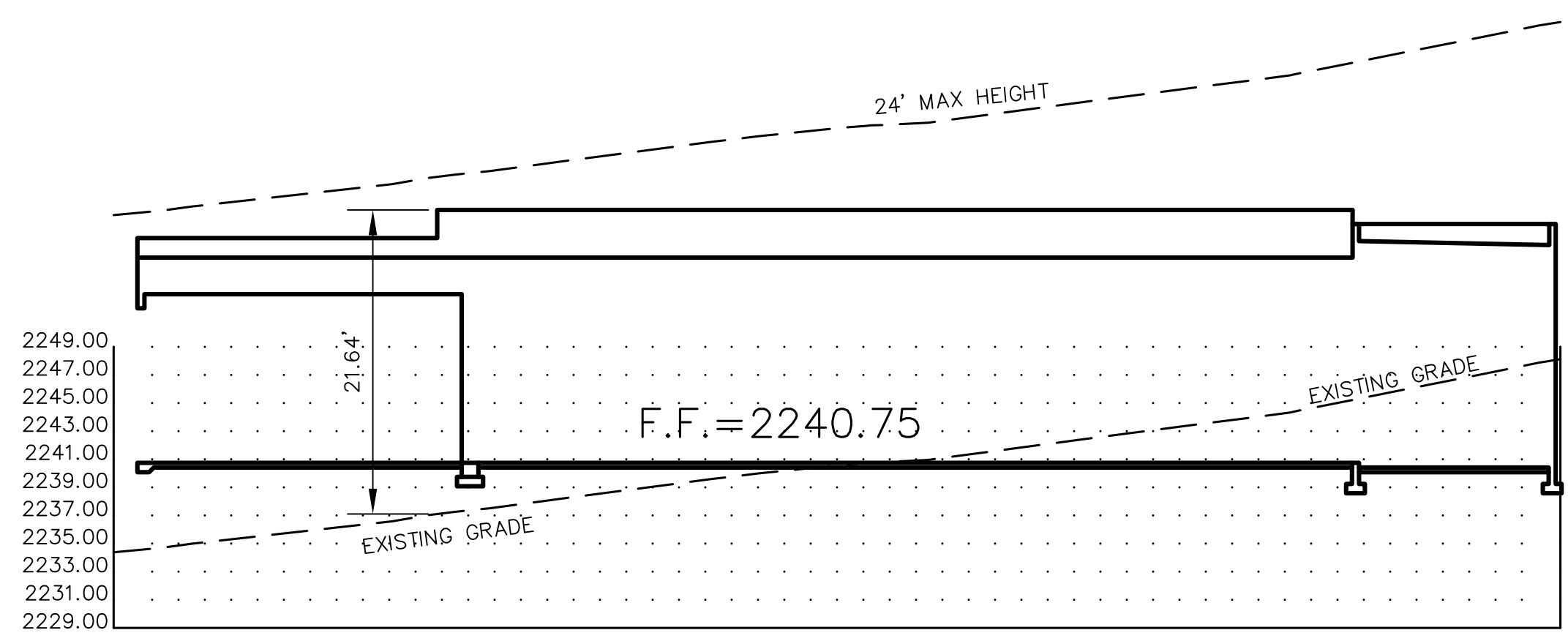
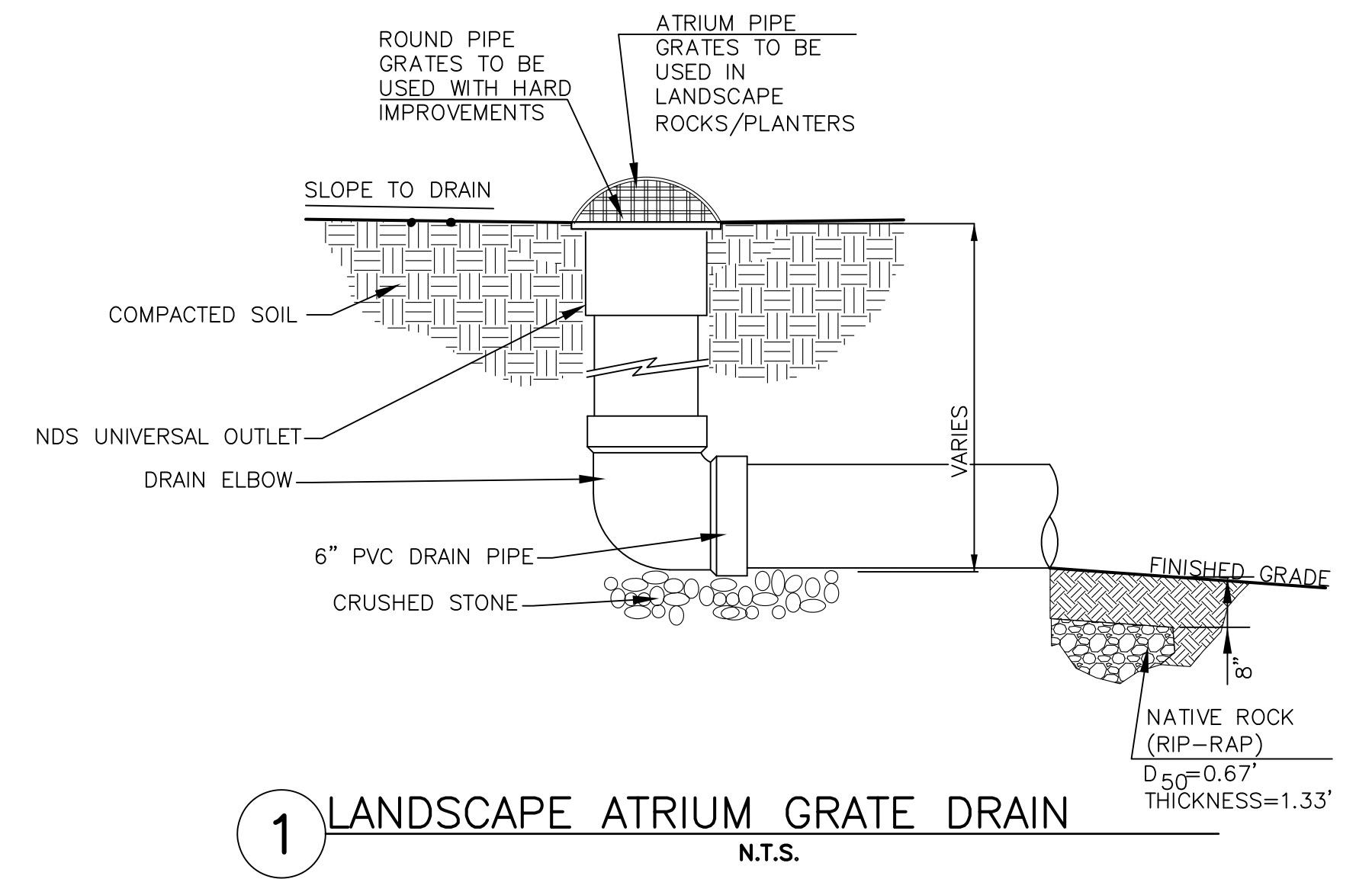
**FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:**

COMMUNITY NUMBER	PANEL NUMBER AND DATE	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
040126	880 10/16/13	L	11/04/15	X	NA

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

**LEGEND:**

- A/C AIR CONDITIONING EQUIPMENT
- ACP ASBESTOS-CEMENT PIPE
- BAR BARREL CACTUS
- BSL BUILDING SETBACK LINE
- BW BOTTOM OF WALL
- CATV CABLE TELEVISION
- CFS CUBIC FEET PER SECOND
- (C) DENOTES CALCULATED
- (M) DENOTES MEASURED
- (R) DENOTES RECORDED
- DE DIRECTION OF DRAINAGE
- (EXIST) DRAINAGE EASEMENT
- ELEC. ELECTRIC
- 00.0 EXISTING CONTOUR
- (00.0) EXISTING ELEVATION
- (EXIST) EXISTING FIRE HYDRANT
- FF FINISHED FLOOR
- FND FOUND
- FND FOUND MONUMENT
- IW IRONWOOD
- MESQ MESQUITE
- OCO OCOTILLO
- PV PALO VERDE
- 00.0 PROPOSED CONTOUR
- 00.0 PROPOSED ELEVATION
- PUE PUBLIC UTILITIES EASEMENT
- o RECORD MONUMENT
- o RIP-RAP (SEE NOTE 11)
- SAG SAGUARO CACTUS
- (EXIST) TELEPHONE RISER
- T/B/C TOP BACK OF CURB
- TF TOP OF FOOTING
- TSF TOP OF SCOUR FOOTING
- TR TOP OF RAIL
- TW TOP OF WALL
- (1) WALL OPENING FOR DRAINAGE (8"x16")
- WM WATER METER BOX
- WMS WATER METER BOX WITH SERVICE
- WSEL WATER SURFACE ELEVATION
- WV WATER VALVE



**SECTION B-B**

SCALE: 1"=10'

**AS-BUILT CERTIFICATION:**

I HEREBY CERTIFY THAT THE AS-BUILT DIMENSIONS AND ELEVATIONS SHOWN HEREON ARE CORRECT AND ACCURATE

AS-BUILT TOP OF STEM WALL & BUILDING SETBACKS \_\_\_\_\_ Date \_\_\_\_\_

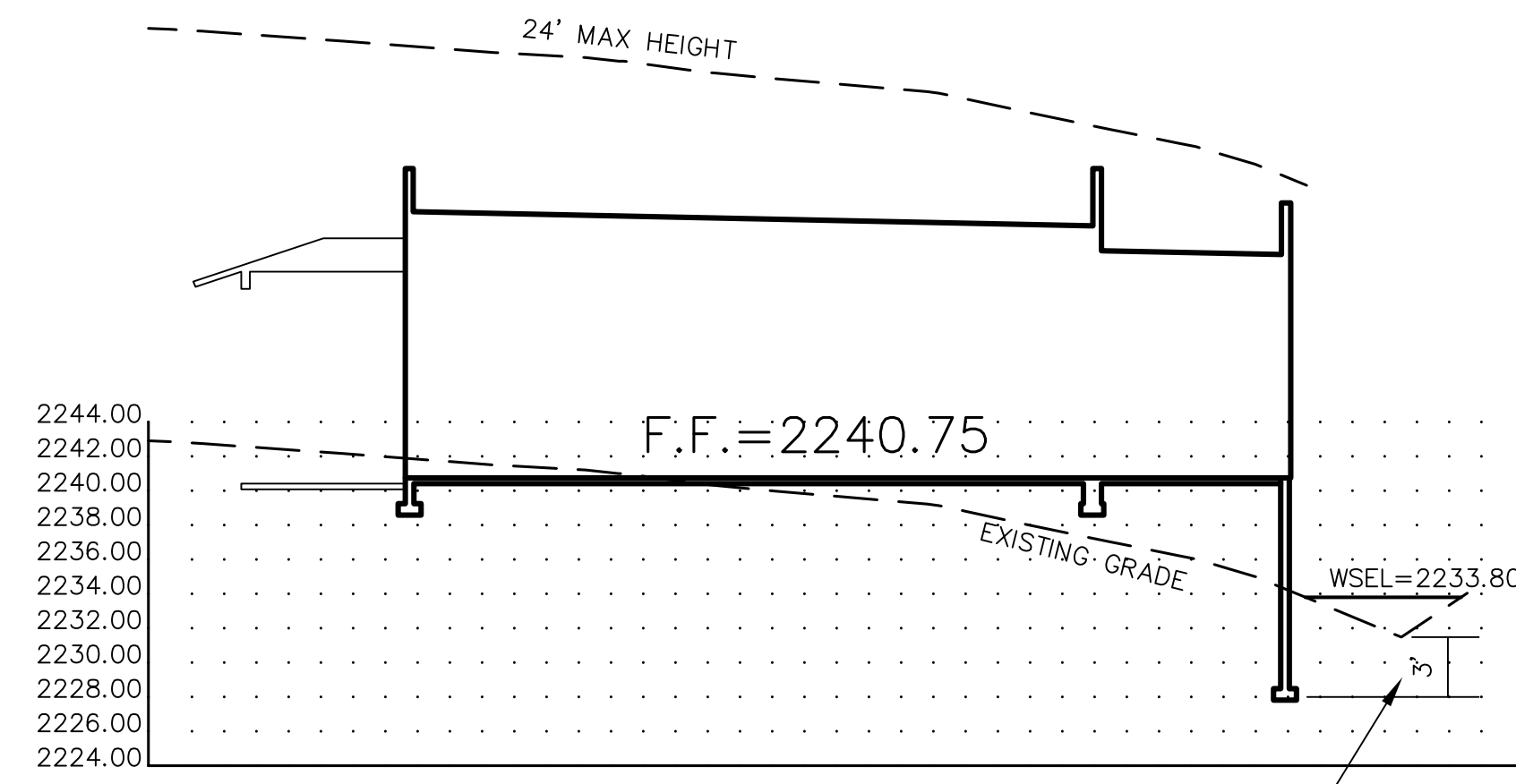
AS-BUILT HEIGHT OF BUILDING \_\_\_\_\_ Date \_\_\_\_\_

**BENCHMARK:**

UNIQUE POINT ID: 3444  
FND 3 1/4" BRASS CAP FLUSH STAMPED "T6N R4E 1/4 S33 S4 1996 PLS-14199" AT THE SOUTH QUARTER CORNER OF SECTION 33, T6N, R4E.  
ELEVATION=2166.26' (NAVD88)

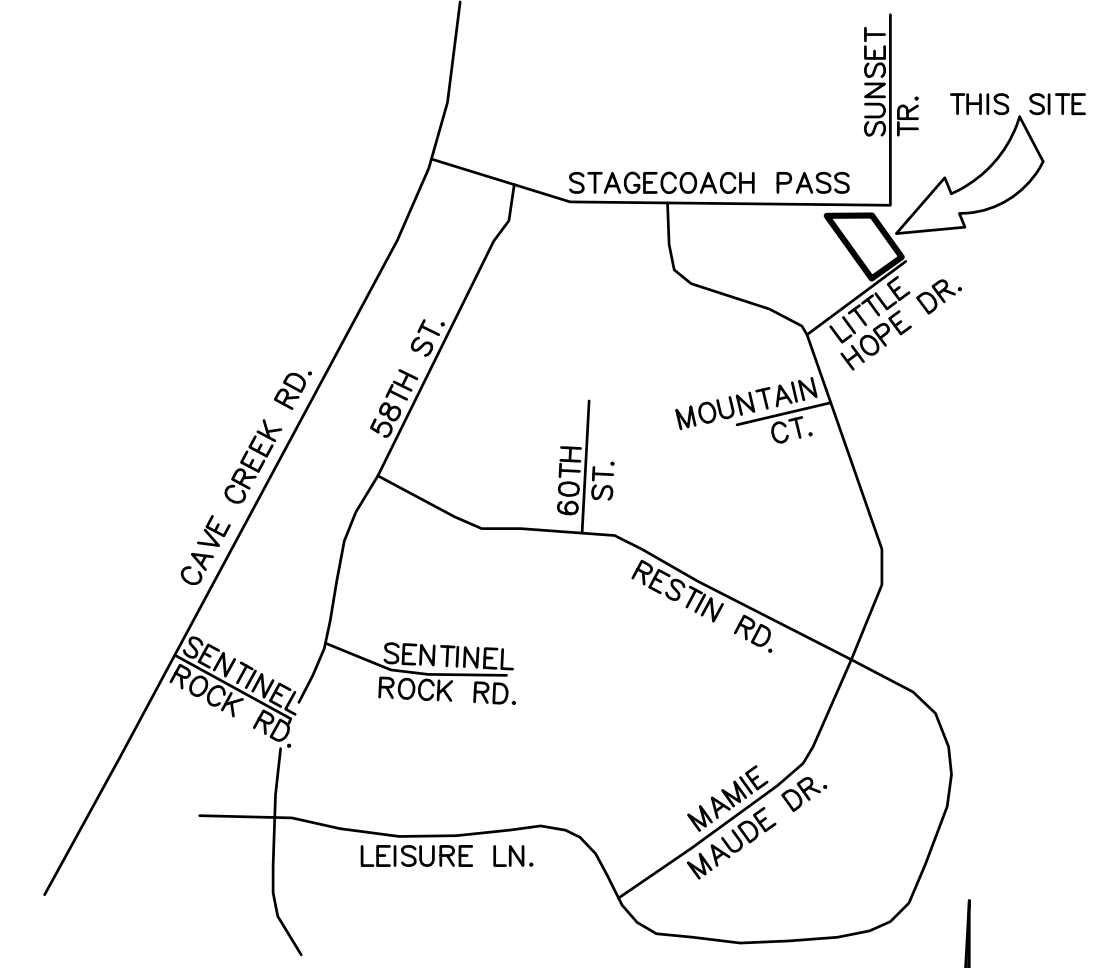
**TBM:**

FND BRASS CAP FLUSH AT THE ANGLE POINT ON THE MONUMENT LINE OF LITTLE HOPE PL. AT THE CUL-DE-SAC IN FRONT OF LOT 92 CAREFREE SENTINEL ROCK ESTATES UNIT 2.  
ELEVATION=2251.15' (NAVD88)



**SECTION A-A**

SCALE: 1"=10'



**VICINITY MAP**

**OWNER:**

RANDY ALTMAN & ROSS MARNELLE  
8709 E VILLA CASSANDRA DR.  
SCOTTSDALE, AZ. 85266

**SITE ADDRESS:**

NOT YET ASSIGNED,  
CAREFREE, AZ

**ASSESSORS PCL. NO.:**

211-28-192

**ZONING:**

R1-35

**LOT DATA:**

AREA	34,842 S.F. / 0.80 AC ±
LOT SLOPE	7.3 %
DISTURBED AREA	11,609 S.F.(33.32%)
MAX. DRIVEWAY WIDTH	12 FT.
AVG. DRIVEWAY WIDTH	12 FT.
DRIVEWAY LENGTH	76 FT.
MAX DRIVEWAY CUT	8 FT.
MAX DRIVEWAY FILL	1 FT.
LENGTH OF RET. WALLS	214 LF.
AVG. HGT. RET. WALLS	11 FT.
LOT COVERAGE	6 FT.
LENGTH OF WALLS (NON-RETAINING)	5534 S.F.(15.8%)
	8 LF.

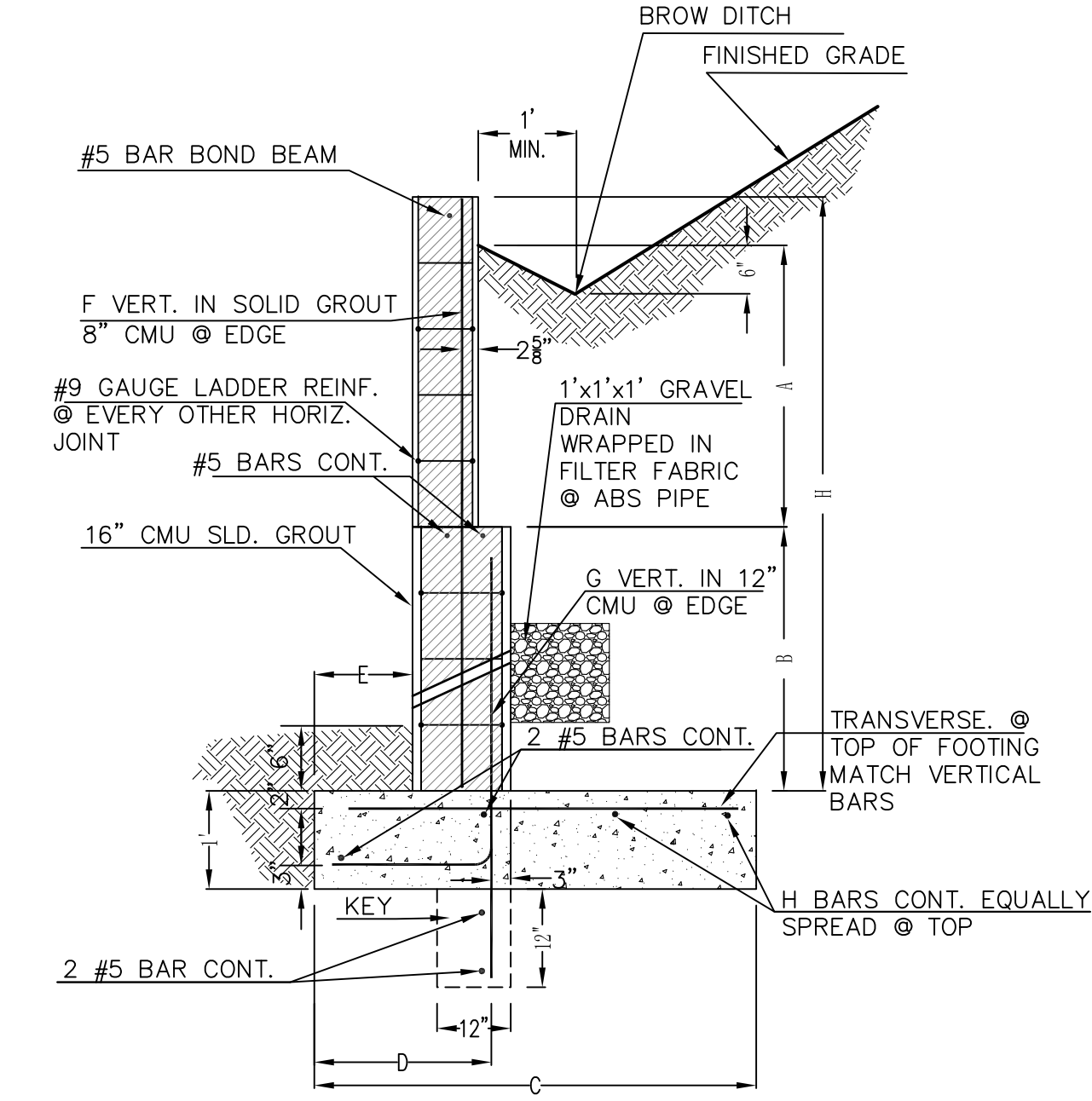
**CUT & FILL:**

CUT 341 C.Y.  
FILL 313 C.Y.  
NET CUT 28 C.Y.

Note: Quantities shown are approximate only. Engineer makes no guarantee as to the accuracy of the quantities shown herein. Contractor shall verify quantities independently prior to bidding. Quantities do not include compaction, ground scarification, shrink or swell factors.

**DATE:**

PHASE 1	2/20/20	MP
PHASE 2	06-25-2020	PS
CF MNT COM	8/13/2020	NAW
REV	9/2/2020	NAW
MOUNTAIN SIDE	10-26-2020	PS



H	A	B	C	D	E	F	G	H	KEY	
3'-6"	3'-0"	N/A	1'-9"	11-1/4"	6"	#5@16"	NA	1-#5	NO	
4'-6"	4'-0"	N/A	2'-6"	11-1/4"	6"	#5@16"	NA	1-#5	NO	
5'-6"	5'-0"	N/A	3'-3"	11-1/4"	6"	#5@16"	NA	2-#5	NO	
6'-6"	6'-0"	N/A	3'-9"	11-1/4"	6"	#5@8"	NA	2-#5	NO	
7'-6"	4'-10"	12" CMU	2'-8"	4'-6"	15-1/4"	6"	#5@24"	#5@24"	2-#5	NO
8'-6"	5'-10"	12" CMU	2'-8"	4'-3"	1'-7"	12"	5@16"	#5@16"	3-#5	YES
9'-6"	6'-10"	16" CMU	2'-8"	5'-0"	1'-7"	12"	#5@8"	#5@8"	3-#5	YES
10'-6"	7'-2"	16" CMU	3'-4"	6'-0"	2'-7"	18"	#5@8"	#5@8"	4-#5	YES
11'-6"	7'-0"	16" CMU	4'-0"	6'-9"	2'-7"	18"	#5@8"	#6@8"	4-#5	YES

**2 DRIVEWAY RETAINING WALL SCHEDULE**

N.T.S.

**ENGINEERS CERTIFICATION:**

THIS IS TO CERTIFY THAT THE ENGINEERING INFORMATION SHOWN HEREON WAS EXECUTED UNDER MY DIRECTION. I HEREBY CERTIFY THAT ALL FLOOR ELEVATIONS SHOWN ON THIS PLAN ARE FREE FROM INUNDATION DURING THE 100-YEAR PEAK RUNOFF EVENT, IF CONSTRUCTED ACCORDING TO THESE APPROVED PLANS.



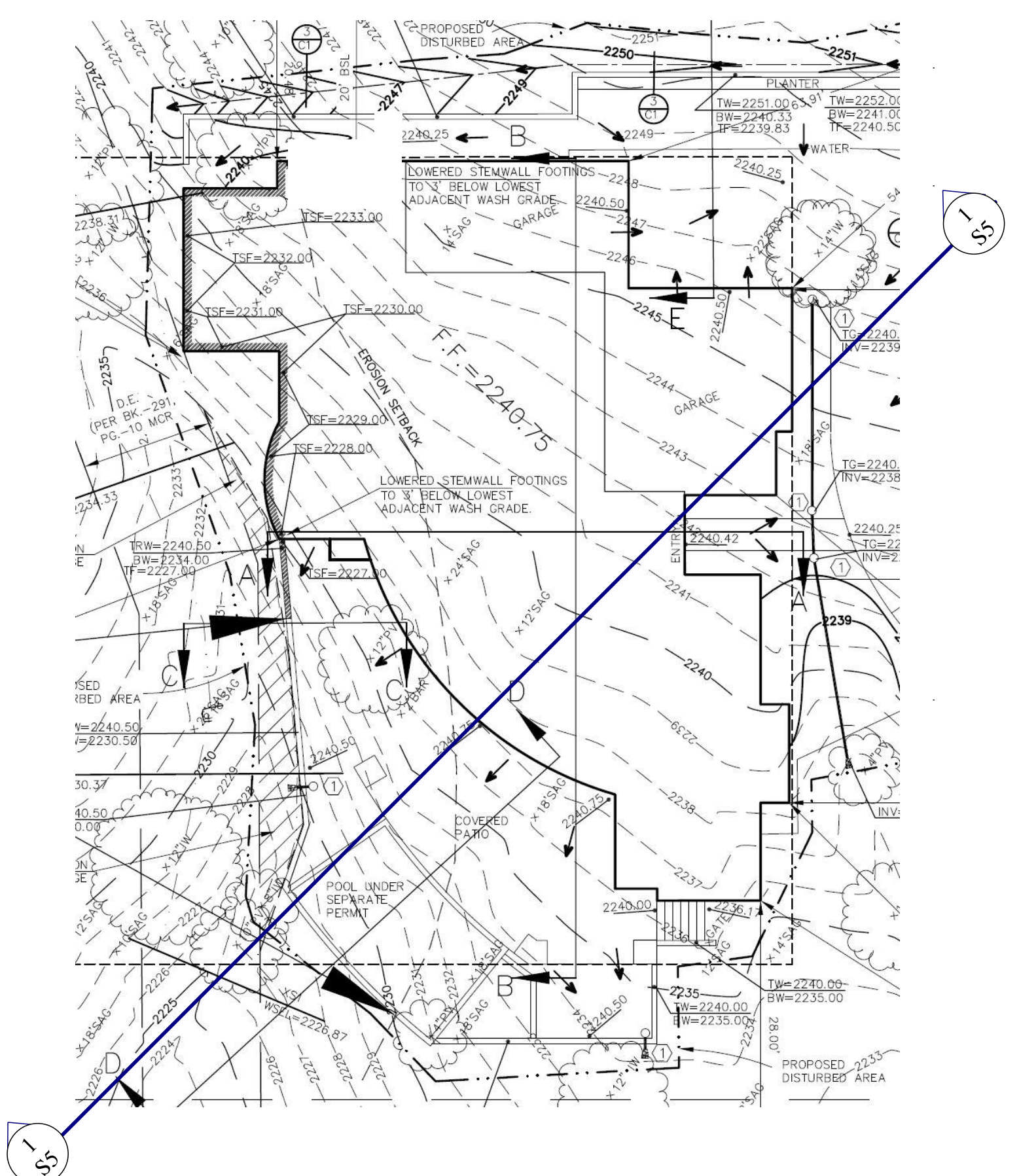
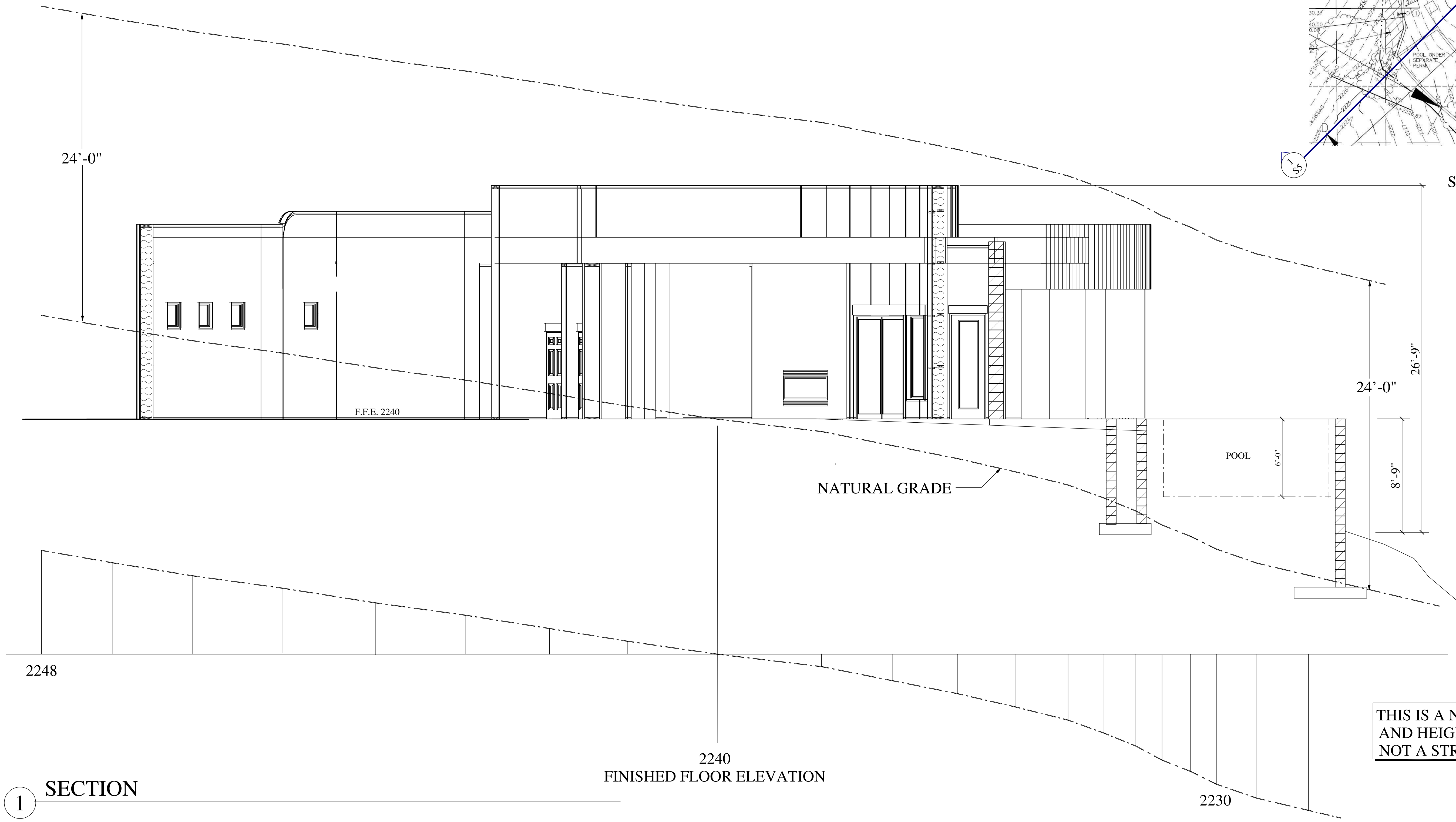
**GRAHAM SURVEYING & ENGINEERING, INC.**

Civil Engineers & Land Surveyors  
P.O. BOX 1240, Carefree, Arizona 85377  
(480) 488-4393









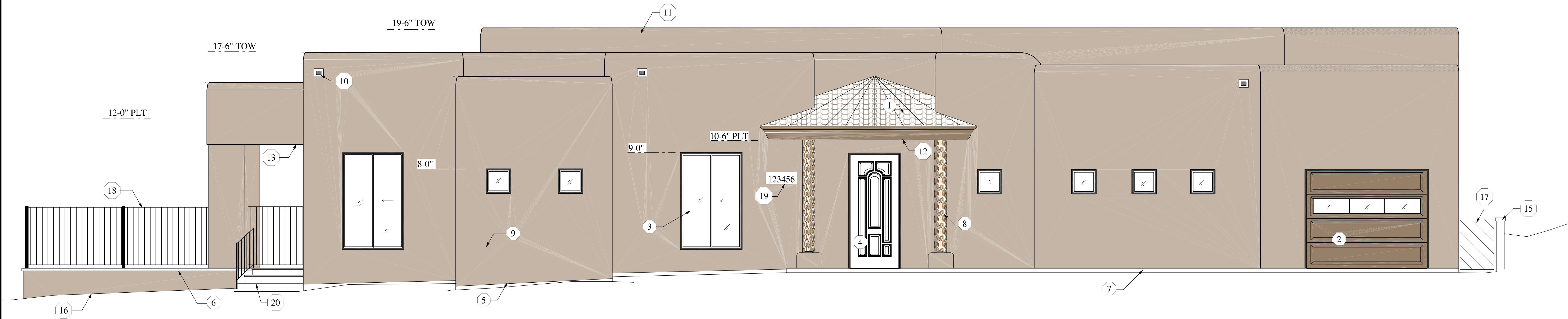
SECTION LOCATION

1 SECTION

2240  
FINISHED FLOOR ELEVATION

THIS IS A NATURAL GRADE  
AND HEIGHT STUDY ONLY  
NOT A STRUCUTRAL PAGE



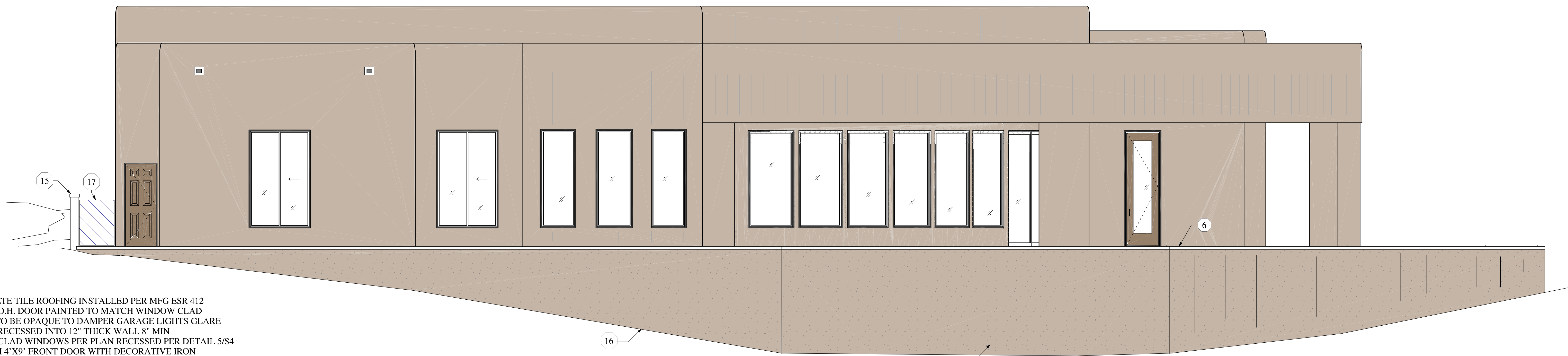


FRONT ELEVATION

Colors Shown

BODY	TRIM	ACCENT
SW 7542	SW 7737	SW 7505
Naturel	Meadow Trail	Manor House

REFER TO COLOR & MATERIALS BOARD FOR ROOFING & CLADDING



REAR ELEVATION

NOTES:

1. CONCRETE TILE ROOFING INSTALLED PER MFG ESR 412
2. METAL O.H. DOOR PAINTED TO MATCH WINDOW CLAD GLASS TO BE OPAQUE TO DAMPER GARAGE LIGHTS GLARE DOORS RECESSED INTO 12" THICK WALL 8" MIN
3. METAL CLAD WINDOWS PER PLAN RECESSED PER DETAIL 5/S4
4. CUSTOM 4'X9' FRONT DOOR WITH DECORATIVE IRON
5. CONT WEEP SCREED AT STUCCO
6. 4" CONC PATIO OVER 4" ABC PER PLAN
7. PAVER STONE DRIVE PER PLAN
8. STAINED ROUND WOOD POSTS PER PLAN
9. 1-KOTE STUCCO EXTERIOR PER PLAN ESR 1471
10. CLAY SCUPPERS PER ROOF PLAN
11. TAPERED ROUND TOP PARAPET WALLS
12. STAINED BEAM RAFTERS AT ENTRY SOFFIT PER ROOF FRAMING
13. LRV FOR ALL COLORS AND MATERIALS TO BE UNDER 40% LRV
14. OPEN EXPOSED BEAM RAFTERS NO SOFFIT AT ENTRY
15. MASONRY RETAINING & POOL WALL BY OTHERS W/ STUCCO FINISH & COLOR TO MATCH HOUSE
16. GRADE PER CIVIL ENGINEERS PLAN
17. SAFTEY & SIGHT GATE WITH A/C UNITS & GARBAGE CAN STORAGE BEYOND
18. 5' POOL SAFTEY FENCE AS REQUIRED W/ SELF CLOSING GATES
19. ADDRESS SIGN PER CODE VISABLE FROM ROAD
20. CONCRETE STEPS & RAILING W/ MIN 36"X36" LANDING RISE RUN TBD BY FINISHED GRADE

GENERAL NOTES:

1. SAFETY GLASS REQUIRED FOR ALL WINDOWS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF DOOR
2. EGRESS OR ESCAPE WINDOWS SHALL HAVE MIN. NET CLEAR OPERABLE AREA OF 5.7 S.F. WITH A MIN WIDTH OF 20" AND A MIN HEIGHT OF 24" AND MAX SILL HEIGHT OF 44" FROM FINISHED FLOOR
3. SAFETY GLASS REQUIRED FOR ALL WINDOWS LESS THAN 60" FROM FINISHED FLOOR IN ALL WET AREAS SUCH AS BATHROOMS
4. ALL BEDROOMS SHALL HAVE ONE EGRESS WINDOW OR DOOR FOR EMERGENCY EXIT
5. ALL EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE FLASHED AT ALL EDGES TO MAKE AIR TIGHT PER NFC . ALL UNITS TO BE INSTALLED PER MFG INSTRUCTIONS
6. WINDOWS IN SLEEPING AREAS TO COMPLY WITH VENTILATION PER 2018 IRC
7. DOUBLED KEYED BOLTS NOT PERMITTED ON REQ EXIT OR EMERGENCY ROUTES

1/4" = 1 FOOT



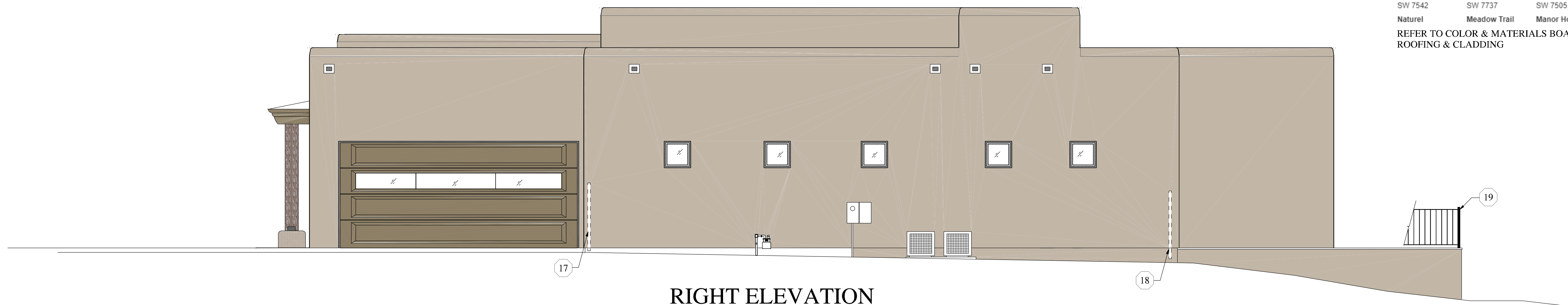


LEFT ELEVATION

Colors Shown

BODY	TRIM	ACCENT
SW 7542 Naturel	SW 7737 Meadow Trail	SW 7505 Manor House

REFER TO COLOR & MATERIALS BOARD FOR ROOFING & CLADDING



RIGHT ELEVATION

NOTES:

1. CONCRETE TILE ROOFING INSTALLED PER MFG ESR 412
2. METAL O.H. DOOR PAINTED TO MATCH WINDOW CLAD GLASS TO BE OPAQUE TO DAMPER GARAGE LIGHTS GLARE DOORS RECESSED INTO 12" THICK WALL 8" MIN
3. METAL CLAD WINDOWS PER PLAN RECESSED PER DETAIL 5/S4
4. CUSTOM 4'X9' FRONT DOOR WITH DECORATIVE IRON
5. CONT WEEP SCREED AT STUCCO
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11. TAPERED ROUND TOP PARAPET WALLS
12. STAINED BEAM RAFTERS AT ENTRY SOFFIT PER ROOF FRAMING
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14. OPEN EXPOSED BEAM RAFTERS NO SOFFIT AT ENTRY
15. MASONRY RETAINING & POOL WALL BY OTHERS W/ STUCCO FINISH & COLOR TO MATCH HOUSE
16. GRADE PER CIVIL ENGINEERS PLAN
17. SAFTEY & SIGHT GATE WITH A/C UNITS & GARBAGE CAN STORAGE BEYOND
18. 5' POOL SAFTEY FENCE AS REQUIRED W/ SELF CLOSING GATES
19. 36" FENCE WHERE PATIO IS OVER 30" FROM GRADE- UNDER 30" GRADE REQUIRES POOL FENCE
20. POOL EQUIPMENT BEHIND SIGHT WALL - SPACE TBD BY POOL DESIGNER
21. CONC STEPS W/ RAILING PER CODE- RISE RUN DETERMINED BY FINISHED GRADE

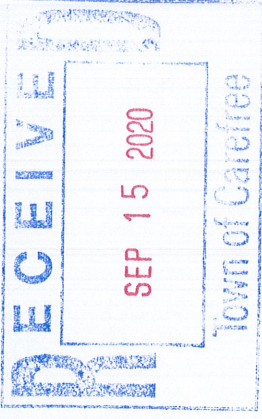
GENERAL NOTES:

1. SAFETY GLASS REQUIRED FOR ALL WINDOWS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF DOOR
2. EGRESS OR ESCAPE WINDOWS SHALL HAVE MIN. NET CLEAR OPERABLE AREA OF 5.7 S.F. WITH A MIN WIDTH OF 20" AND A MIN HEIGHT OF 24" AND MAX SILL HEIGHT OF 44" FROM FINISHED FLOOR
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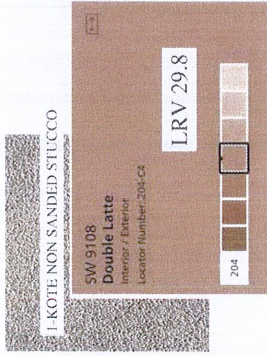
1/4" = 1 FOOT



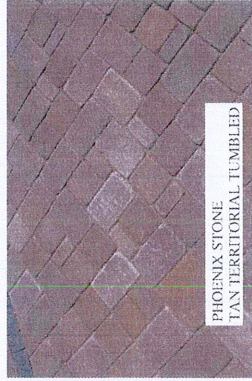
20-07-MS



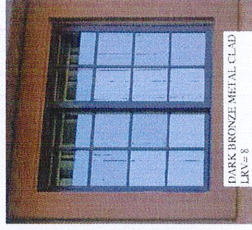
# ALTMAN RESIDENCE MATERIALS



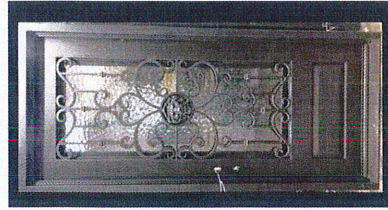
EXTERIOR FINISH & COLOR



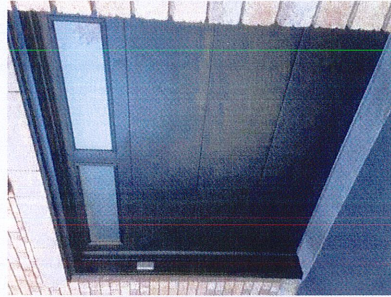
PATIO & DRIVEWAY PAVERS



WINDOWS & DOORS



CUSTOM FRONT DOOR  
WITH DECORATIVE IRON



GARAGE DOORS PAINTED TO MATCH  
WINDOWS & DOORS WITH OPAQUE GLAS



BORAL "S" TYPE CONC TILE ROOFING  
APPLE BARK COLOR