



ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT

Phone (818) 222-0601

OBJECT:

RIISING SUN DRIVE CUSTOM RESIDENCE

0674 E. RISING SUN DR.
COTTSDALE, AZ. 85262

OWNER:

HEET TITLE:

GENERAL INFORMATION

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VOID WITHOUT SIGNATURE AND SEAL

E-CONSTRUCTION

CONSTRUCTION

ISSUED FOR

DATE _____

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A-1

RISING SUN DRIVE CUSTOM RESIDENCE

NEW 1 STORY SINGLE FAMILY RESIDENCE WITH ATT. 2-2 CAR GARAGES
FULLY SPRINKLERED PER NFPA 13-D
AND 1 - DETACHED 1 STORY CASITA

ARCHITECT:	STRUCTURAL:	ENERGY:	CIVIL:	SOILS:	SURVEY:
VALENTINE JANEV, ARCHITECT INC. 19361 WELLS DRIVE, TARZANA, CA. 91356 PHONE: (818) 222-0601 CELL: (818) 359-5285 vjaneva18@yahoo.com					ARIZONA SURVEYORS, INC. 11445 EAST VIA LINDA SUITE 2-447 SCOTTSDALE, ARIZONA 85259 -2638 PHONE: (480) 816-9713 EMAIL: juzz18@gmail.com WEBSITE: www.arizona-surveyors.com
SYMBOLS		BUILDING CODE ANALYSIS		LEGAL DESCRIPTION	
ELEV REFERENCE SHEET LOCATION PLAN, SECTION, DETAIL SHEET LOCATION DOOR TYPE WINDOW TYPE SECURITY OPENING WOOD STUD WALL MASONRY WALL OR VENEER PARTY WALL SOUND WALL 2 HR WALL SMOKE DETECTOR HARD WIRED STATE APPROVED	FAN TO CODE REQUIREMENTS 50 CFM TELEPHONE JACK LIGHT FIXTURE WALL MOUNTED LIGHT FIXTURE CEILING MOUNTED LIGHT FIXTURE RECESSED CAN CABLE TV OUTLET SILENT ROCKER SWITCH 3 WAY SWITCH DOUBLE RECEPTACLE 42" HEIGHT UNO. HALF HOT DUPLEX RECEPTACLE FOURFLEX RECEPTACLE ----- TRACK LITE FIXTURE +G GAS SERVICE H/C HOSE BIBB RECESSED WATER SERVICE H/C HOT OR COLD APPROVED CARBON MONOXIDE ALARM PER (R315)	LOT DIMENSION : IRREGULAR LOT AREA : 63,684 SQ. FT. ZONING : R1-43 REQ'D SETBACKS : FRONT: 30'-0" : SIDE : 20'-0" : REAR : 35'-0" PROVIDED SETBACKS : FRONT : 30'-0" : RIGHT SIDE : 23'-0" : LEFT SIDE : 23'-0" : REAR : 84'-1" BLDG. HEIGHT : 30'-0" MAX. ALLOWED 25'-0" PROVIDED <u>BLDG. AREA SUMMARY</u> (INCLUDING WALLS) FIRST FLOOR AREA : 4,045 SQ. FT. TOTAL HABITABLE AREA : 4,045 SQ. FT. COVERED PATIOS : 464 SQ. FT. GARAGES : 1072.50 SQ. FT. CASITA : 600 SQ. FT. OCCUPANCY TYPE : R3/U CONSTRUCTION TYPE : V-B FULLY SPRINKLERED BLDG PER NFPA - 13D	LEGAL: LOT 8 558-46 MCR APN. 219-60-241 JOB ADDRESS: 10614 E. RISING SUN DRIVE SCOTTSDALE, AZ. 85262 LOCATION MAP 		

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If these notes are reproduced on the plans as a block, it will facilitate the review of the project. The notes are available and can be downloaded from: [City of Scottsdale - Building Review Detail Drawings \(scottsdaleaz.gov\)](http://City of Scottsdale - Building Review Detail Drawings (scottsdaleaz.gov)) Notes 1-13 reflect 2021 code updates.

1. Doors and windows that provide access to the swimming pool/spa, shall be separated by an approved barrier.
2. ***Plumbing fixtures** shall comply with the following conservation requirements: Lavatory faucets: 1.5 gpm/lit. Shower heads: 2.0 gpm/lit. **Kitchen faucet: 1.8 gpm/lit.** water closets: 1.28 gpm/lit. (Table P2903.2 amended).
3. ***A demand-controlled hot water circulation system** shall be provided in accordance with amended Section N1103.5.1.1 amended.
4. ***Cool/light reflective coated roofs.** Roof solar reflectance and thermal emittance for roof slopes less than 2:12. Three-year-aged solar reflectance index (SRI) of 64. Three-year-aged solar reflectance of 0.55 and a three-year aged thermal emittance of 0.75 over conditioned and non-conditioned spaces. N1102.6 amended.
5. ***The building thermal envelope** shall comply with climate zone 2. Energy compliance shall be demonstrated by UA trade-off (ResCheck) OR performance (REM/Rate, EIR, HERS) compliance plus **OR** by the following prescriptive values (Table N1102.1.3): **Prescriptive minimum R-values: (*Ceiling=R-49) / (Walls=R-13).**
6. **Prescriptive minimum Window/Fenestration values: (U-Factor=0.40) / (SHGC=0.25).**
7. ***Exterior lighting** within 30 watts shall include an automatic shut-off. (N1104.3).
8. ***All permanently installed lighting fixtures shall contain only high-efficiency lamps.** (N1104.1).
9. ***All permanently installed interior lighting fixtures shall be controlled with either a dimmer, an occupant sensor control or other control such as an automatic timer shut-off switch.** Exceptions include bathrooms and hallways. (N1104.2).
10. ***E3606.5 Surge protection.** All electrical services supplying one- and two-family dwelling units shall be provided, with a surge protection device (SPD) installed in accordance with Sections E3606.5.1 through E3606.5.3.
11. ***Electric Vehicle Charging Capacity.** Reserve electrical service panel space for a full size 2-pole circuit breaker labeled "Future EV Charging". A roadway shall be installed from the electrical service panel to a location within the garage, where it shall terminate in a junction box or outlet and be labeled "Future EV Charging".
12. ***Solar-Ready Zones – RB103.** Minimum 10% of roof area but not less than 300 sq. ft. free and clear of obstructions including mechanical equipment and vents. Provide electrical pathway for conduit run from solar-ready zone to electrical service panel with reserved space for 2-pole circuit breaker. Capped roof penetration sleeve shall be provided on roofs with a low-slope of 1 in 12 or less.
13. **The following three notes are applicable to New Construction only** (BPI certified professionals are approved for testing air leakage in existing buildings, otherwise RESNET professionals are approved for new and existing):
 - a. ***The building shall be provided with a whole-house mechanical ventilation system that meets the requirements of Section M1505.** Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating. (N1103.6).
 - b. ***The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding five air changes per hour for detached dwelling units and seven air changes per hour for attached dwelling units.** Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by an approved third party (RESNET certified). A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope. (N1102.4.1.2).

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Last Modified 2/8/2023



A written report of the results shall be signed by the party conducting the test and provided to the code official prior to the Final Building Inspection.

14. 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.
15. Provide Fire Sprinkler System per Scottsdale Fire Code (IRC R313 amended).
16. Separate permits required: pools, spas, fences, site walls, retaining walls, and gas storage tanks.
17. Foundation & 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).
18. 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)
19. 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)
20. Gypsum board used for ceiling shall be 1/2" when framing members are 16" o.c. or 5/8" when framing members are 24" o.c. or use labeled **1/2" sag-resistant gypsum ceiling board**. (Table R702.3.5 (d)).
21. Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type. (P2708.4)
22. 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. Cement, fiber-cement 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. (R702.4.2)
23. Storage-tank type water heaters shall be installed with a drain pan and drain line. (P2801.6)
24. Provide roof/attic ventilation unless insulation is applied directly to underside of the roof-sheathing, or the depth is 24 inches or less between the ceiling and bottom of roof sheathing. (R806.1 Amended).
25. Provide Minimum R-13 insulation on hot water pipes. (N1103.5.2)
26. Supply and return ducts located outside conditioned space shall be insulated to a minimum **R-8**. Ducts and air handlers located completely within the continuous air barrier and within the building thermal envelope are exempt from insulation. (N1103.3.1 and N1103.3.2)
27. Exhaust air from kitchens, bathrooms and toilet rooms shall be exhausted directly to the outdoors, not recirculated, or discharged indoors. (M1505.4.4 amended)
28. Exhaust fans installed 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. (R303.3)
29. Provide a wall mounted GFCI protected receptacle outlet within 36" of a bathroom or powder room lavatory. (R303.6)
30. 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).
31. All branch circuits that supply 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter (**AFCI**) installed to provide protection of the branch circuit. (E3902.12)
32. General purpose 15- and 20-ampere receptacles shall be listed **tamper-resistant**. (E4002.14).

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Last Modified 2/8/2023



33. Provide interconnected and hardwired **Smoke Alarms** in new and existing areas of home. (R314).
34. Approved **Carbon Monoxide Alarms**, hardwired and interconnected, shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. (R315).
35. Recessed luminaires installed in the building thermal envelope shall be IC-rated and labeled as having an air leakage rate not more than 2.0 dfm. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the ceiling. (E3901).
36. Provide illumination with wall switches for stairways when there are 6 or more risers. (R303.7).
37. Receptacle outlets shall be installed so that no point along the floor or in any wall space is more than 6 feet, measured horizontally, from an outlet in that space, including any wall space 2 feet or more in width. (E3901.2).
38. Provide a minimum of two 20-amp small appliance branch circuits for the kitchen/dining/breakfast. (E3703.2).
39. Provide outside combustion air to all indoor fireplaces per manufacturers specifications. (R1006.1).
40. At least one thermostat shall be provided for each separate heating and cooling system. (N1103.1).

10 OF 10

Last Modified 2/8/2023



B.A., B. ARCH., M.A.I.B.C., M.R.A.I.C., A.I.A.

ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT

19261 Wells Drive,
Tarzana, Ca 91356

Phone (818) 222-0601

PROJECT

RISING SUN DRIVE CUSTOM RESIDENCE

10674 E. RISING SUN DR.,
SCOTTSDALE, AZ. 85262

OWNER

SHEET TITLE

2021 IRC PLAN REVIEW CHECKLIST

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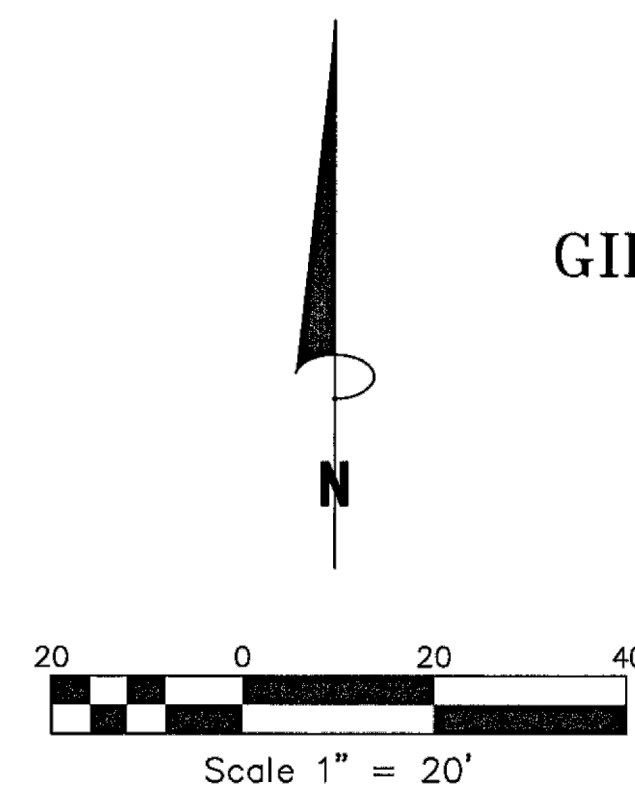
SCALE

JOB NO. _____

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A-1A

TOPOGRAPHIC SURVEY
LOT 17, ENCELLIA, A SUBDIVISION LOCATED IN
SECTION 28, TOWNSHIP 6 NORTH, RANGE 5 EAST,
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



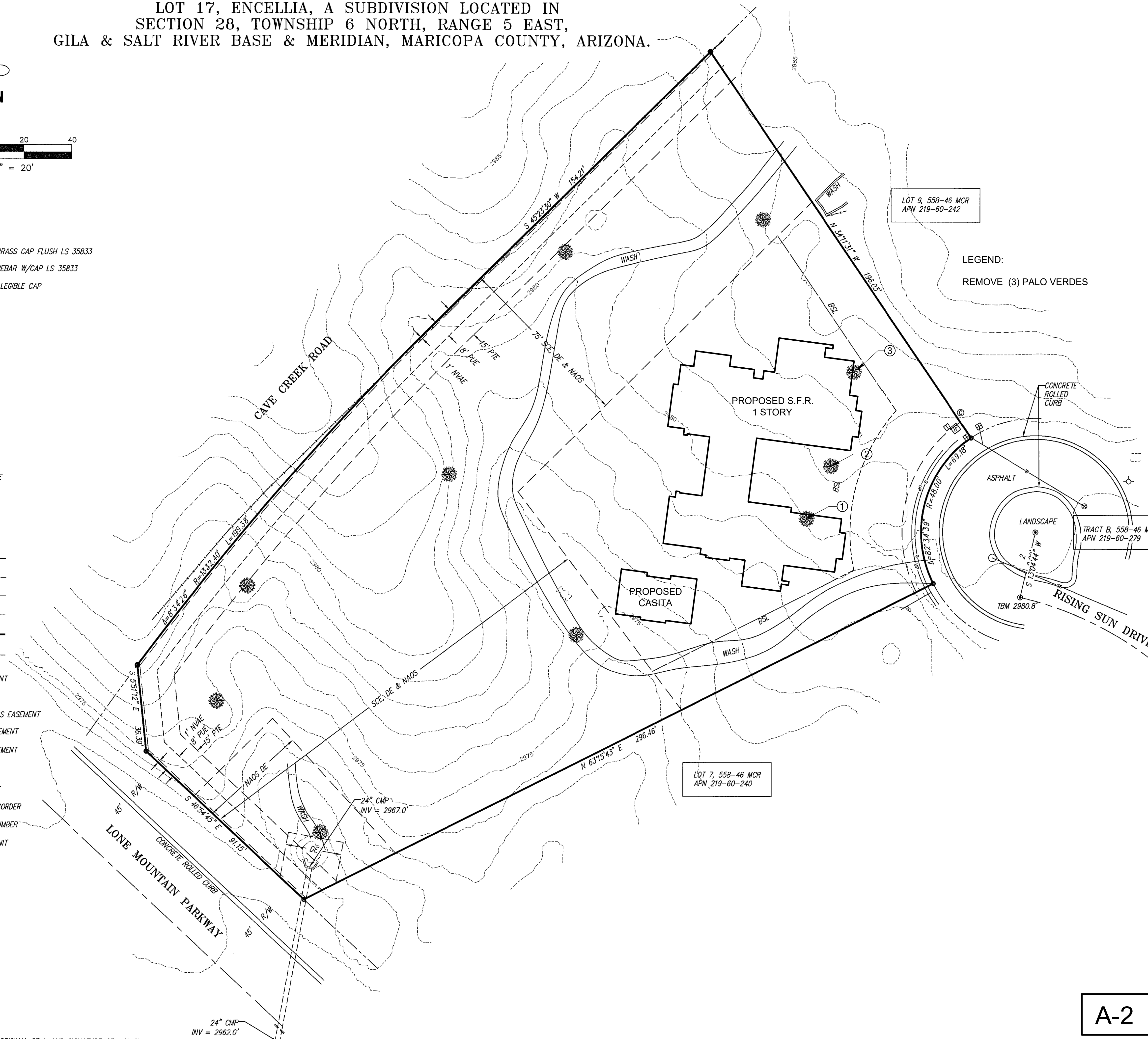
LEGEND

- INDICATES FOUND BRASS CAP FLUSH LS 35833
- INDICATES FOUND REBAR W/CAP LS 35833
- INDICATES REBAR ILLEGIBLE CAP
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- CABLE RISER
- TELEPHONE RISER
- TRANSFORMER PAD
- MISC CONDUIT

- PALO VERDE
- ELECTRIC BLUESTAKE
- SEWER BLUESTAKE
- WATER BLUESTAKE
- GAS BLUESTAKE
- FENCE

- EASEMENT LINE
- PUBLIC UTILITY EASEMENT LINE
- SETBACK LINE
- MONUMENT LINE
- PROPERTY LINE
- ADJOINING LOT LINE

- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- NVAE NON-VEHICULAR ACCESS EASEMENT
- PTe PEDESTRIAN TRAIL EASEMENT
- SCE SCENIC CORRIDOR EASEMENT
- R/W RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- MCR MARICOPA COUNTY RECORDER
- APN ASSESSORS PARCEL NUMBER
- CMU CONCRETE MASONRY UNIT



LEGEND:

REMOVE (3) PALO VERDES

BENCHMARK

GDAC PID: 32311-1

DESCRIPTION: BLM BRASS CAP "WC" TO
EAST 1/4 COR. SEC. 28, T6N, R5E

ELEVATION: 3072.43 (NAVD '88)

PROVIDED BY THE CITY OF SCOTTSDALE

NOTES

THIS SURVEY WAS ACCOMPLISHED WITHOUT BENEFIT OF A TITLE REPORT.
ONLY THE EASEMENTS SHOWN ON THE PLAT ARE SHOWN HEREON.
NO OTHER DOCUMENTS WERE REVIEWED OR CONSIDERED.

IF THE LOCATION OF ANY VEGETATION ON THIS PROPERTY BECOMES
CRITICAL IT SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.

THIS SURVEY REFLECTS ABOVE-GROUND INDICATIONS OF UTILITIES.
AN UNDERGROUND SURVEY WAS NOT PERFORMED. DESIGN PROFESSIONALS ARE
RESPONSIBLE FOR PUBLIC RECORD RESEARCH. ARIZONA SURVEYORS, INC. TAKES
NO RESPONSIBILITY IN THIS MATTER.

BEARINGS AND DISTANCES SHOWN ARE MEASURED FROM MONUMENT TO
MONUMENT UNLESS OTHERWISE NOTED.

SETBACKS SHOWN HEREON ARE THIS SURVEYOR'S INTERPRETATION OF
THE INFORMATION PROVIDED BY THE CITY OF SCOTTSDALE & ZONING
DEPARTMENT. ZONED R1-43, SETBACKS ARE: FRONT=40', REAR=35' &
SIDE=20' AND ARE SUBJECT TO CHANGE DEPENDENT UPON INDIVIDUAL LOT
SPECIFICATION. ALL ZONING AND SETBACKS MUST BE VERIFIED WITH THE
PROPER GOVERNING AGENCY PRIOR TO DESIGN OR CONSTRUCTION. DUE TO
POSSIBLE ZONING CHANGES AND VARIANCES IN SETBACKS, ARIZONA SURVEYORS,
INC., TAKES NO RESPONSIBILITIES IN THIS MATTER.

TRACTS, EASEMENTS AND RIGHT OF WAYS SHOWN HEREON ARE RECORD PER
588-46 MCR.

SITE INFORMATION

OWNER OF RECORD: ROCKPORT HOLDINGS LLC

SITE ADDRESS: 10674 RISING SUN DRIVE, SCOTTSDALE AZ, 85262

APN: 219-60-241

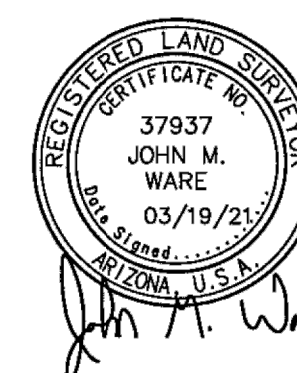
QS: 64-53

ZONING: R1-43

AREA: 63,684 SF MORE OR LESS

PROPERTY DESCRIPTION

PER DEED 2012-0346978 MCR
LOT 8, ENCELLIA, ACCORDING TO BOOK 588 OF MAPS, PAGE 46,
AND AFFIDAVIT OF CORRECTION RECORDED AT INSTRUMENT
NO. 2003-0653744, RECORDS OF MARICOPA COUNTY, ARIZONA.



ARIZONA SURVEYORS, INC.

11445 EAST VIA LINDA SUITE 2-447
SCOTTSDALE, ARIZONA 85259-2638
PHONE - (480) 816-9773
E-MAIL: jwazr1s@gmail.com
WEBSITE:
www.arizonasurveyors.com

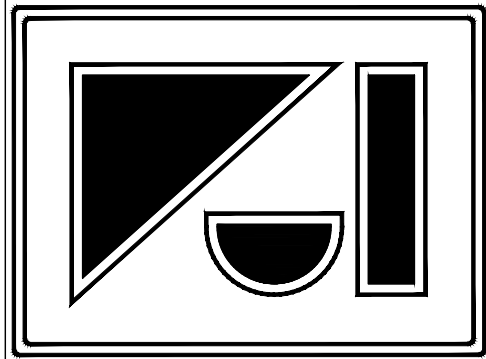
A-2

TOPOGRAPHIC SURVEY

DRAWN: RE	JOB NO: 10674 RISING SUN	DATE: 03/19/2021
CHECK: JMW	SURVEYOR: JMW	
SCALE: 1" = 20'	SHEET	1 OF 1

Job Address: 10674 E. Rising Sun Drive
Lot 17 558-46 MCR
A.P.N. 219 - 60 - 241
Lot Area: 63,684.00 sq.ft.
Zoning: R1-43

NOTE:
1. ALL EXTERNAL COLORS SHALL BE 25% GRAYSCALE OR DARKER
2. ALL EXTERIOR LIGHTING SHALL BE DOWNWARDS FACING AND SHIELDED PER GUIDELINE 40.



VALENTINE JANEV
ARCHITECT, INC.

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SITE PLAN

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PRE-CONSTRUCTION CONSTRUCTION

ISSUED FOR DATE REV. SUBJECT DATE

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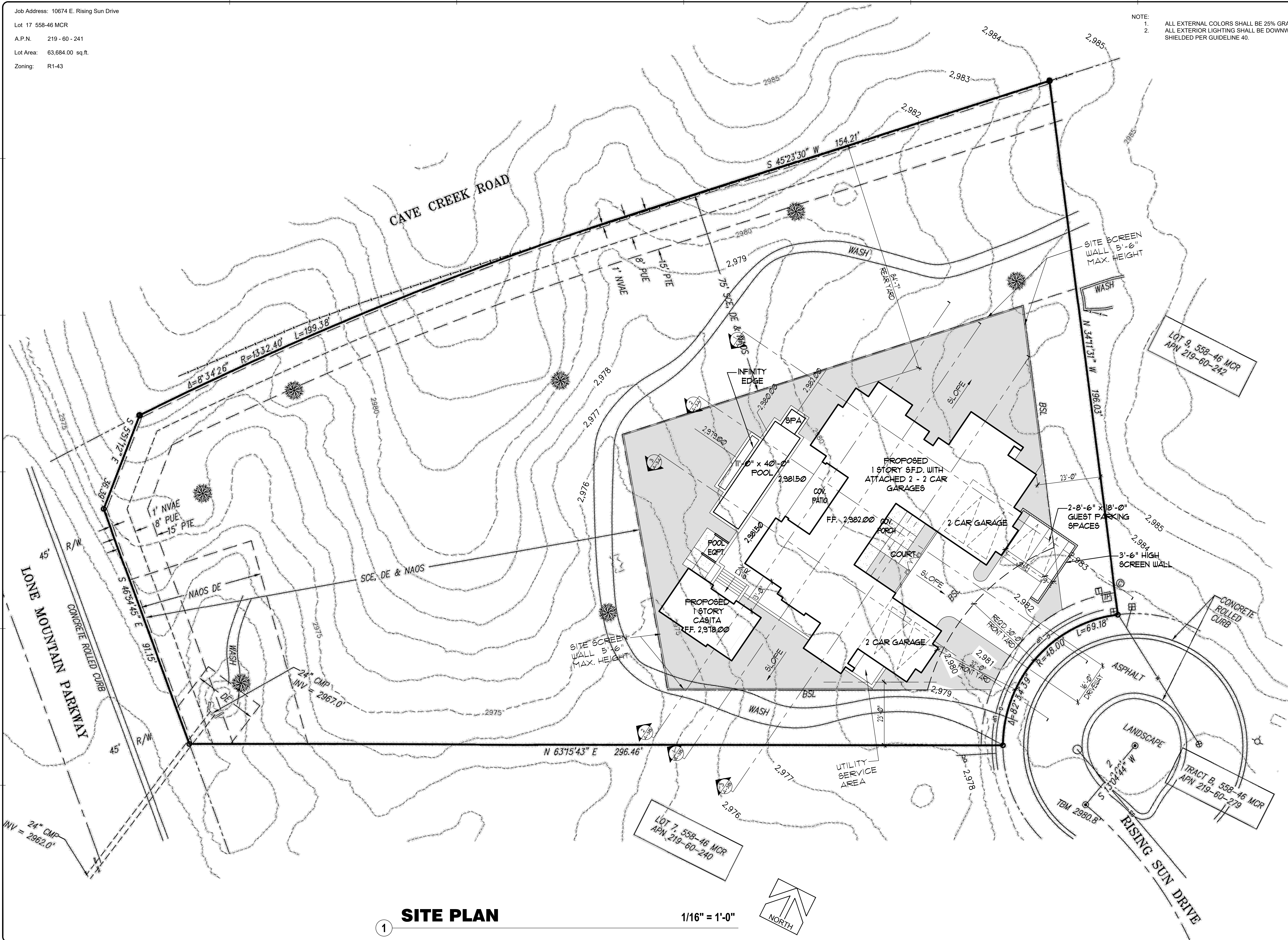
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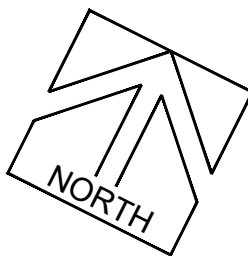
SHEET NUMBER:

A-3



1 SITE PLAN

1/16" = 1'-0"





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RIISING SUN DRIVE CUSTOM RESIDENCE

0674 E. RISING SUN DR.,
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SITE SECTIONS

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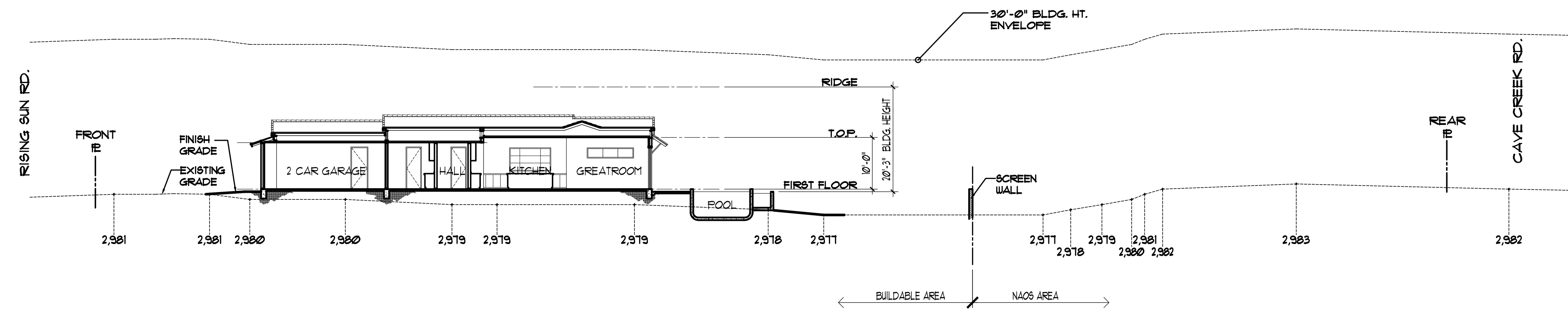
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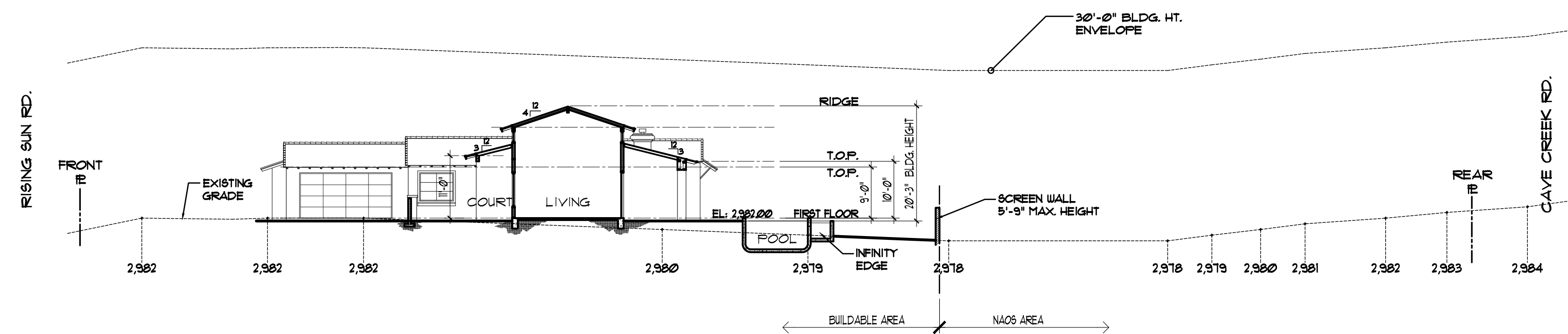
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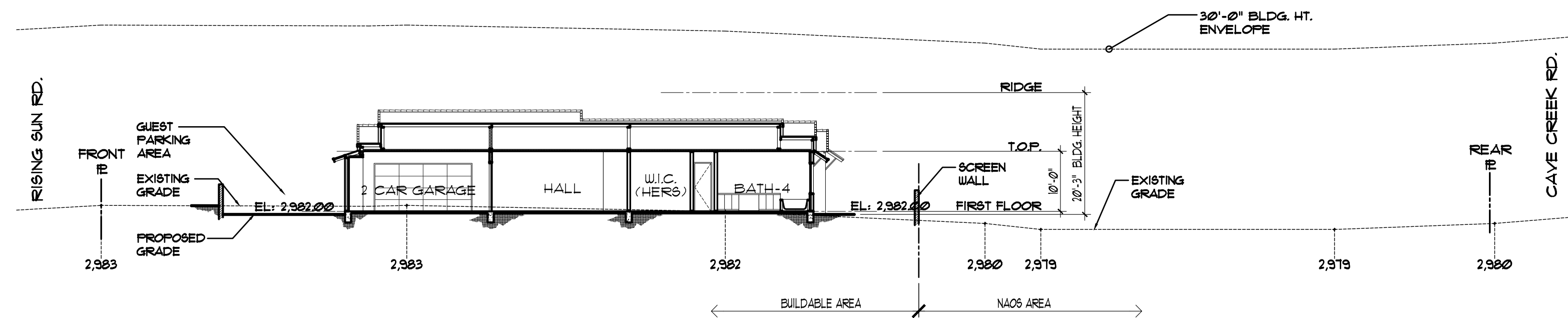
A-3A



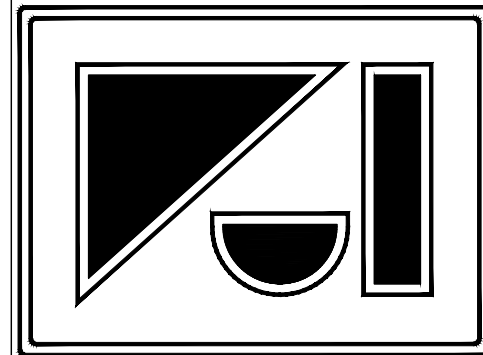
SECTION FOR 1/4" SCALE SECTION SEE 1 / A-7A 1/16" = 1'-0"



SECTION FOR 1/4" SCALE SECTION SEE 2 / A-7 1/16" = 1'-0"



SECTION FOR 1/4" SCALE SECTION SEE 1 / A-7 1/16" = 1'-0"



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OWNER:
-
-

SHEET TITLE:
SITE SECTIONS

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VOID WITHOUT SIGNATURE AND SEAL

PRE-CONSTRUCTION CONSTRUCTION

ISSUED FOR DATE REV. SUBJECT DATE

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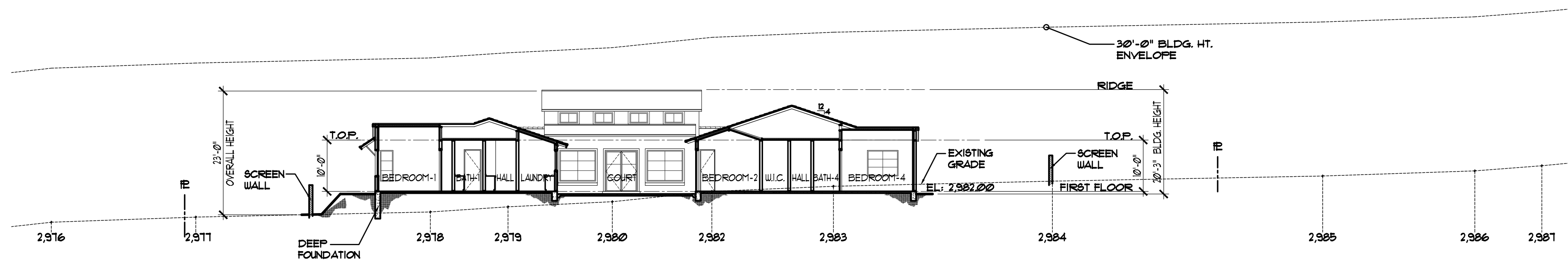
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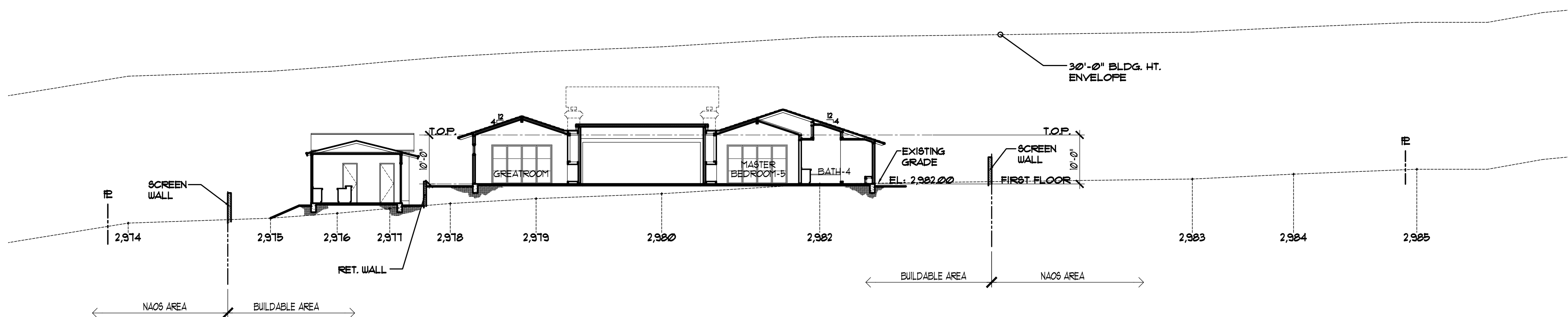
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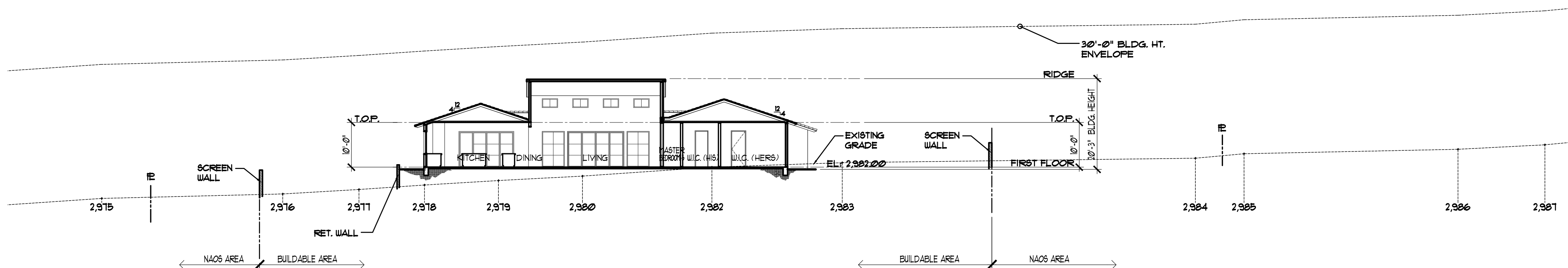
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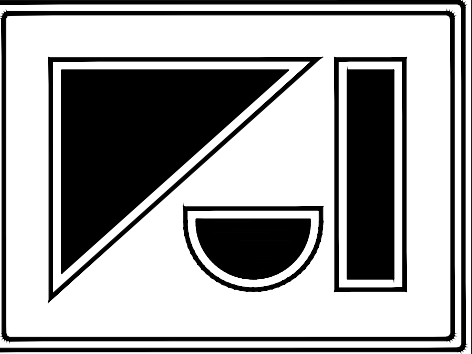
3 SITE SECTION FOR 1/4" SCALE SECTION SEE 2 / A-7A 1/16" = 1'-0"



2 SITE SECTION FOR 1/4" SCALE SECTION SEE 2 / A-7B 1/16" = 1'-0"



1 SITE SECTION FOR 1/4" SCALE SECTION SEE 1 / A-7B 1/16" = 1'-0"



VALENTINE JANEV
ARCHITECT, INC.

B.A., B. ARCH., M.A.I.B.C., M.R.A.I.C., A.I.A.

ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT

19261 Wells Drive,
Tarzana, Ca 91356

Phone (818) 222-0601

PROJECT:

RIISING SUN DRIVE
CUSTOM RESIDENCE

10674 E. RISING SUN DR.,
SCOTTSDALE, AZ. 85262

OWNER:

SHEET TITLE:

SITE PLAN /
BUILDABLE
AREA

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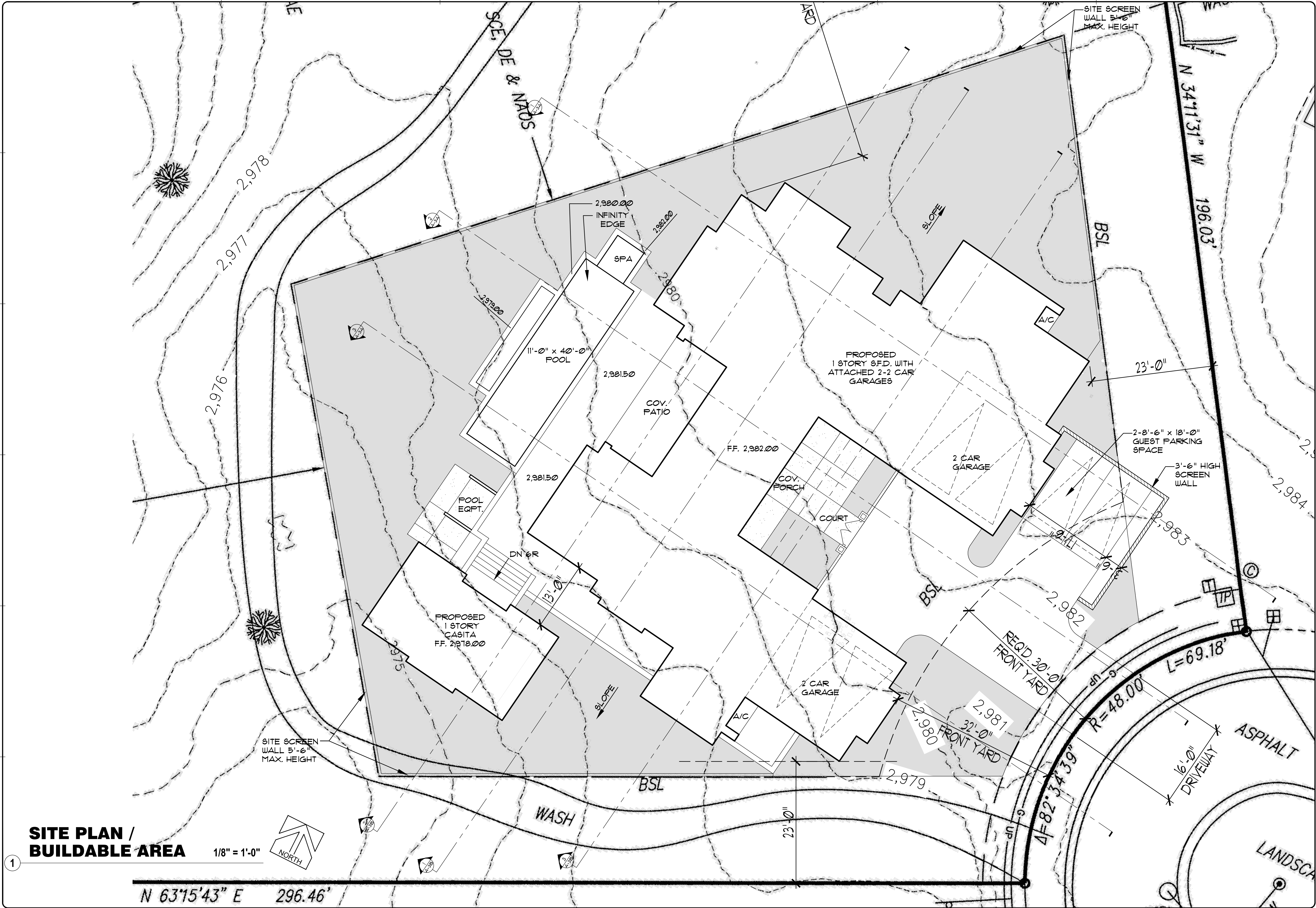
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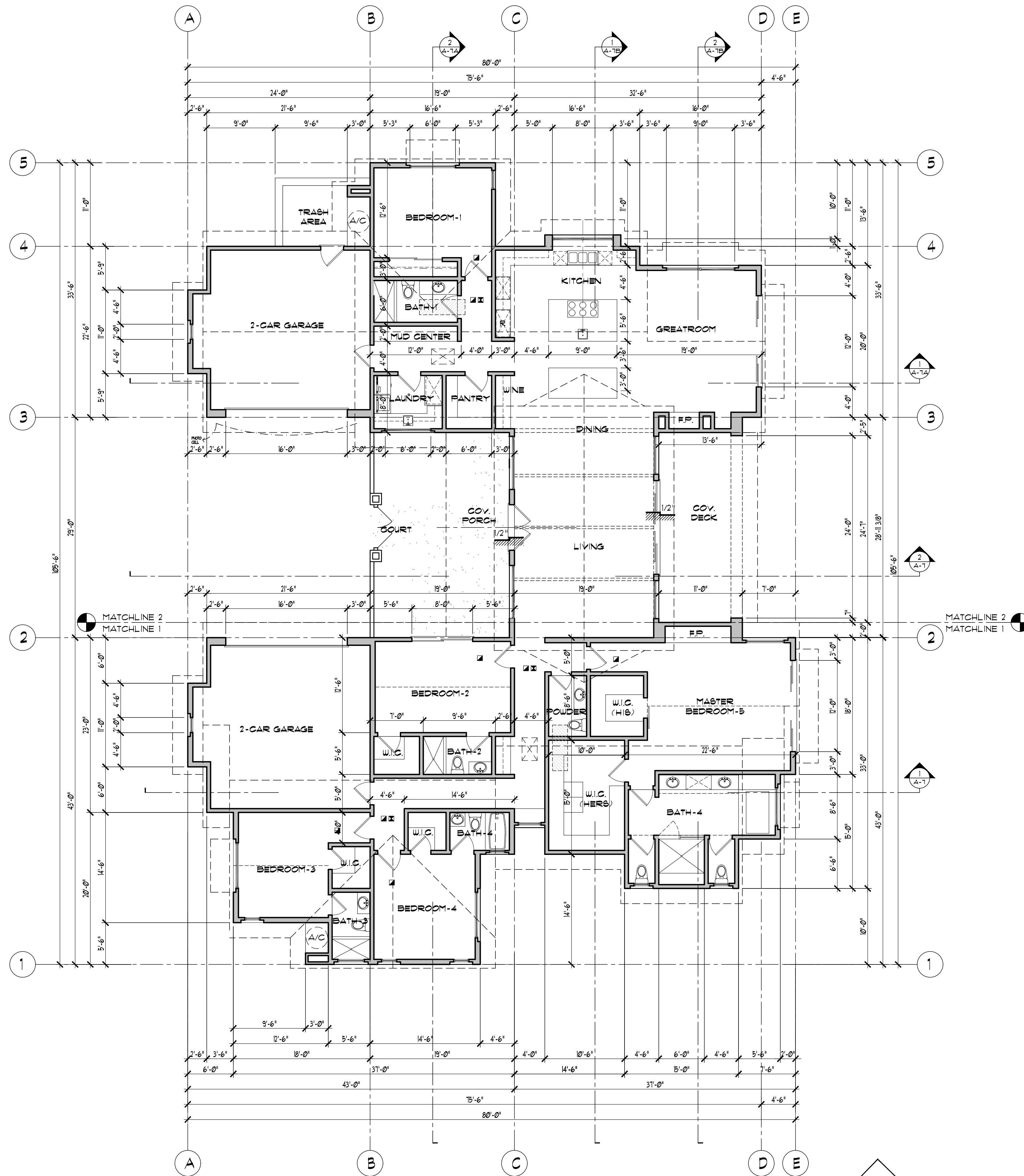
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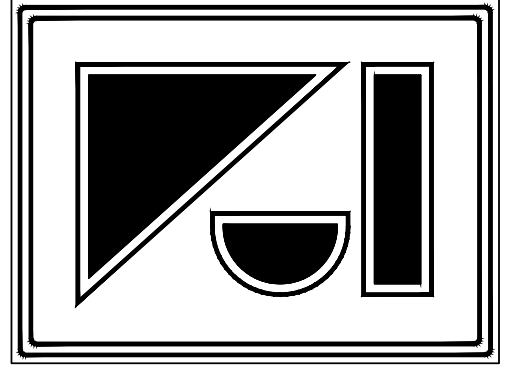
**SITE PLAN /
BUILDABLE AREA**

1/8" = 1'-0"

N 63°15'43" E 296.46'



- NOTES:
1. PROVIDE PANEL CAPACITY AND CONDUIT FOR THE FUTURE INSTALLATION OF A 208/240V 40AMP, GROUNDED AC OUTLET FOR EACH DWELLING UNIT.
 2. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. (4506.1)
 3. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. (4506.1)



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PLANNING
CONSTRUCTION MANAGEMENT
19261 Wells Drive,
Tarzana, Ca 91356

Phone (818) 222-0601

PROJECT:
**ISING SUN DRIVE
CUSTOM RESIDENCE**

10674 E. ISING SUN DR.,
SCOTTSDALE, AZ. 85262

OWNER:
-

SHEET TITLE:
FLOOR PLAN

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PRE-CONSTRUCTION		CONSTRUCTION		
ISSUED FOR	DATE	REV.	SUBJECT	DATE

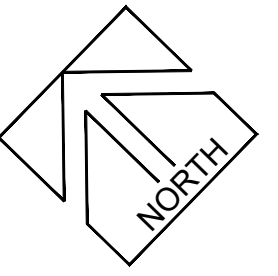
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JOB NO:
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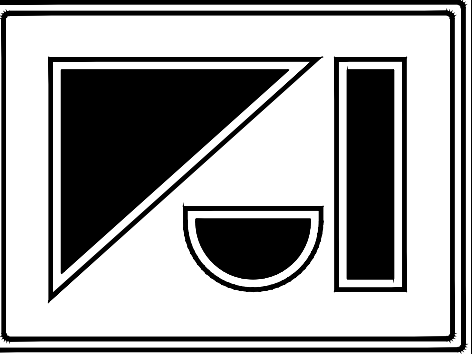
A-4

FLOOR PLAN

4,000 SQ. FT. LIVING
980 SQ. FT. GARAGES

1/8" = 1'-0"





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ARCHITECTURE
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CONSTRUCTION MANAGEMENT

19261 Wells Drive,
Tarzana, Ca 91356

Phone (818) 222-0601

PROJECT:
RISING SUN DRIVE
CUSTOM RESIDENCE

10674 E. RISING SUN DR.,
SCOTTSDALE, AZ. 85262

OWNER:

SHEET TITLE:
PARTIAL FIRST
FLOOR PLAN

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PRE-CONSTRUCTION CONSTRUCTION

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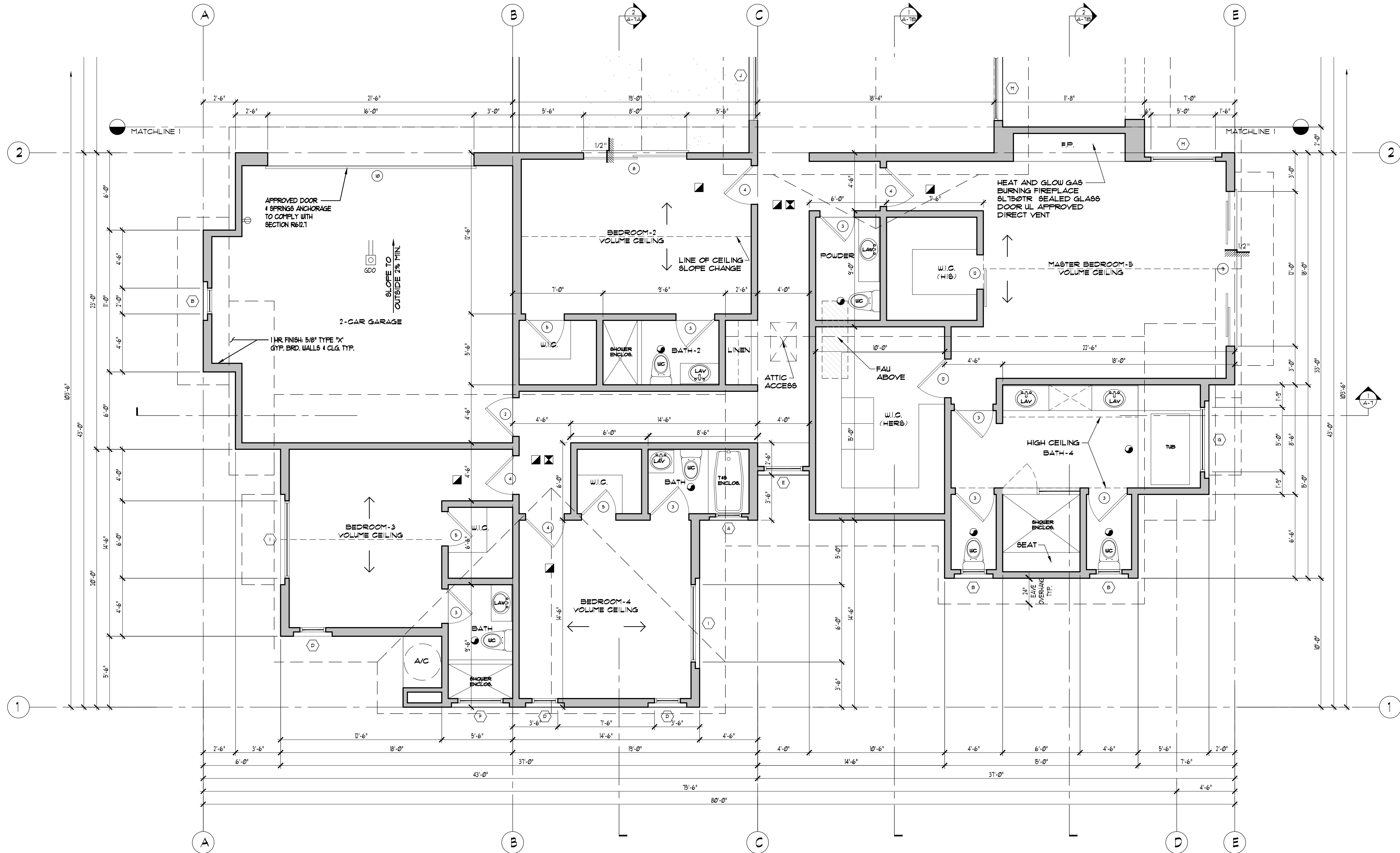
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JOB NO:

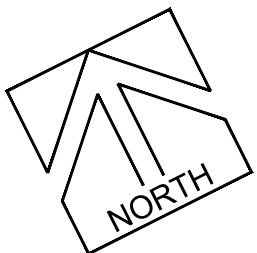
SHEET NUMBER:

A-5



1 PARTIAL FIRST FLOOR PLAN

1/4" = 1'-0"



- NOTES:
1. PROVIDE PANEL CAPACITY AND CONDUIT FOR THE FUTURE INSTALLATION OF A 200/240V 40AMP, GROUNDED AC OUTLET FOR EACH DWELLING UNIT + GARAGE.
 2. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. (45061)
 3. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. (45061)



ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT

9261 Wells Drive,
Marzana, Ca 91356

Phone (818) 222-0601

OBJECT:

RIISING SUN DRIVE CUSTOM RESIDENCE

0674 E. RISING SUN DR.,
COTTSDALE, AZ. 85262

OWNER:

HEET TITLE:

PARTIAL FIRST FLOOR PLAN

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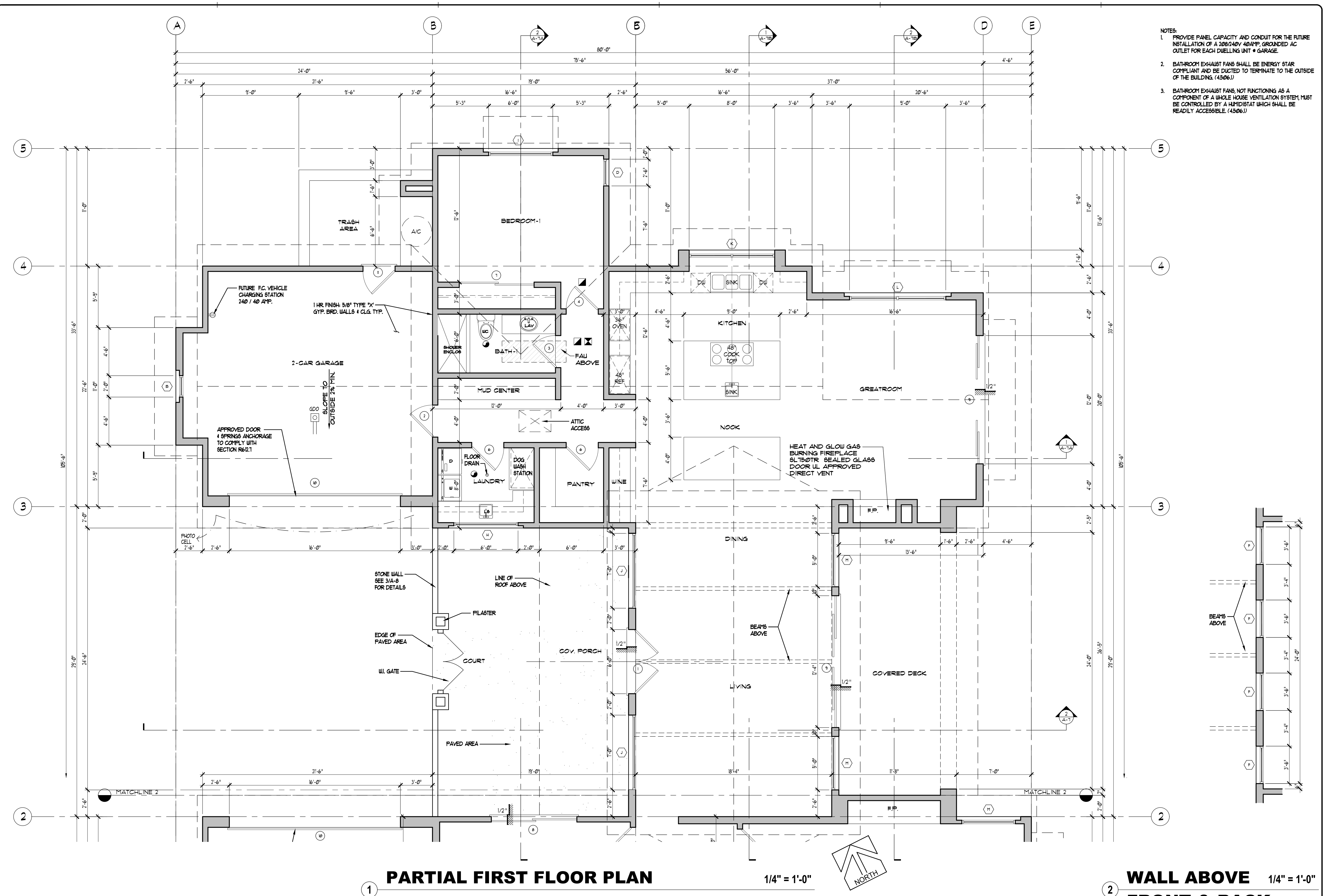
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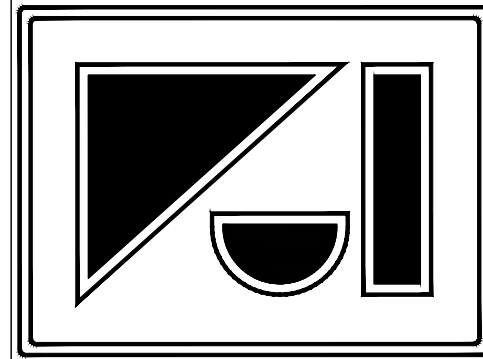
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B NO: _____

HEET NUMBER:

A-5A





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Tarzana, Ca 91356

Phone (818) 222-0601

PROJECT:

ISING SUN DRIVE
CUSTOM RESIDENCE

10674 E. RISING SUN DR.,
SCOTTSDALE, AZ. 85262

OWNER:

SHEET TITLE:

FLOOR AREA
TAKE OFF

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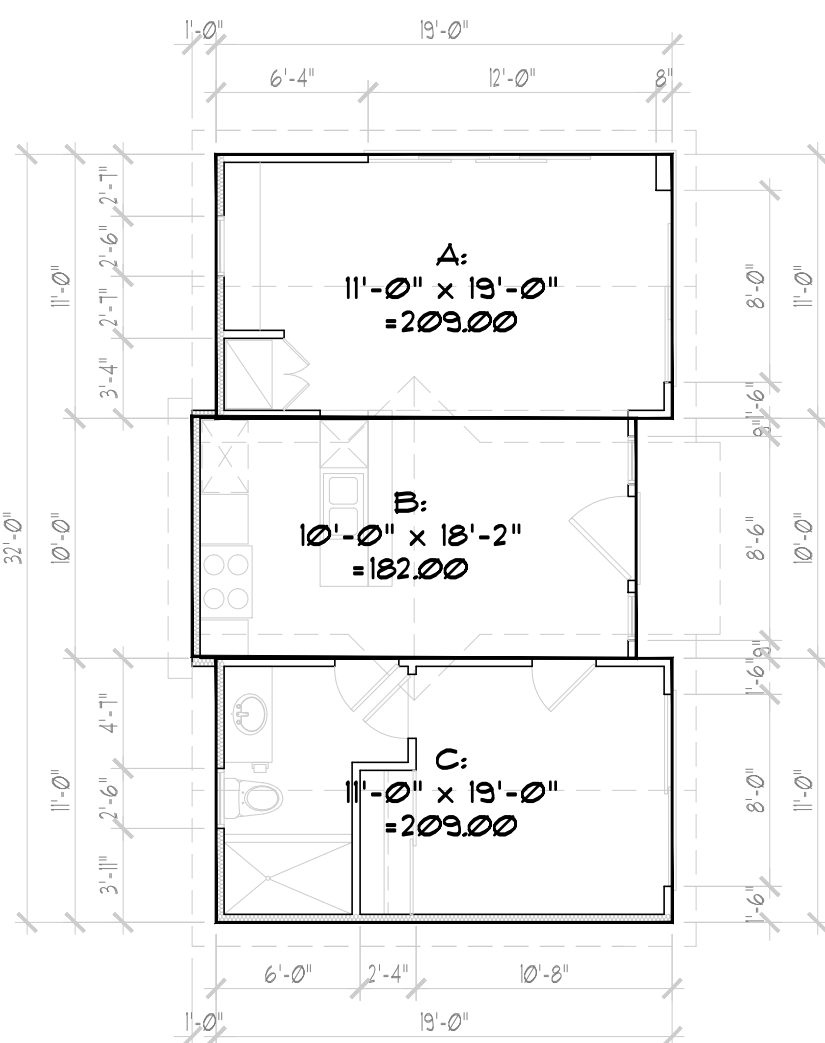
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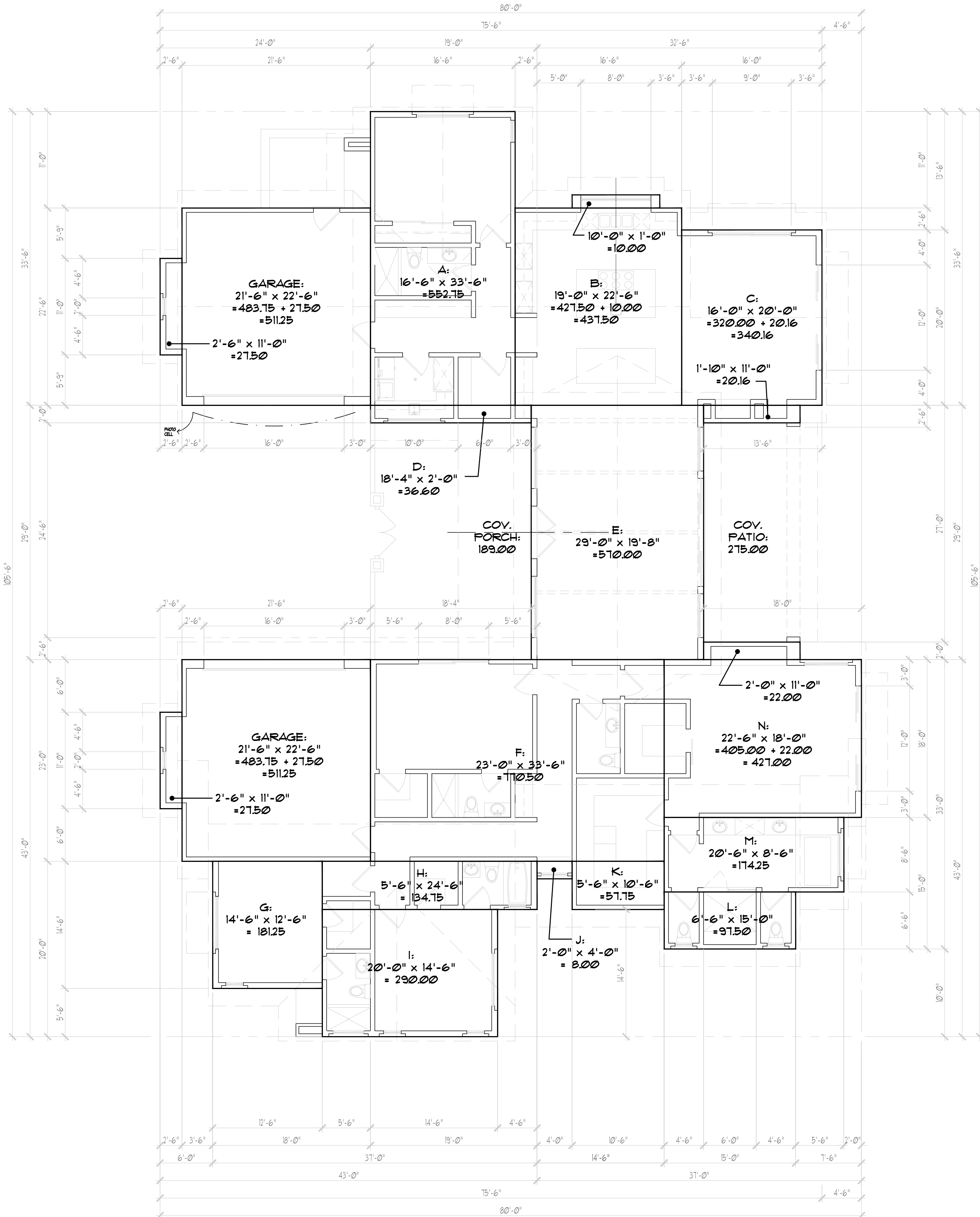
A-5B



CASITA FLOOR AREA

A: 209.00
B: 182.00
C: 209.00

TOTAL 600.00 S.F.



FIRST FLOOR AREA

A: 552.75
B: 437.50
C: 340.16
D: 36.60
E: 570.00
F: 770.50
G: 181.25
H: 134.75
I: 290.00
J: 8.00
K: 57.75
L: 97.50
M: 174.25
N: 427.00

TOTAL 4,078.01 S.F.

GARAGE 1 511.25
GARAGE 2 511.25

TOTAL 1,022.50 S.F.

COVERED FRONT PORCH 189.00 S.F.
COVERED REAR PATIO 275.00 S.F.

TOTAL 464.00 S.F.

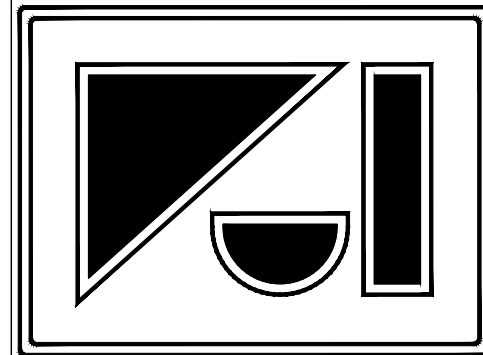
CASITA AREA 600.00 S.F.

CASITA
FLOOR AREA TAKE OFF

1/8" = 1'-0"

FLOOR AREA TAKE OFF

1/8" = 1'-0"



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Phone (818) 222-0601

PROJECT:

RIISING SUN DRIVE
CUSTOM RESIDENCE

10674 E. RISING SUN DR.,
SCOTTSDALE, AZ. 85262

OWNER:

SHEET TITLE:

ROOF PLAN

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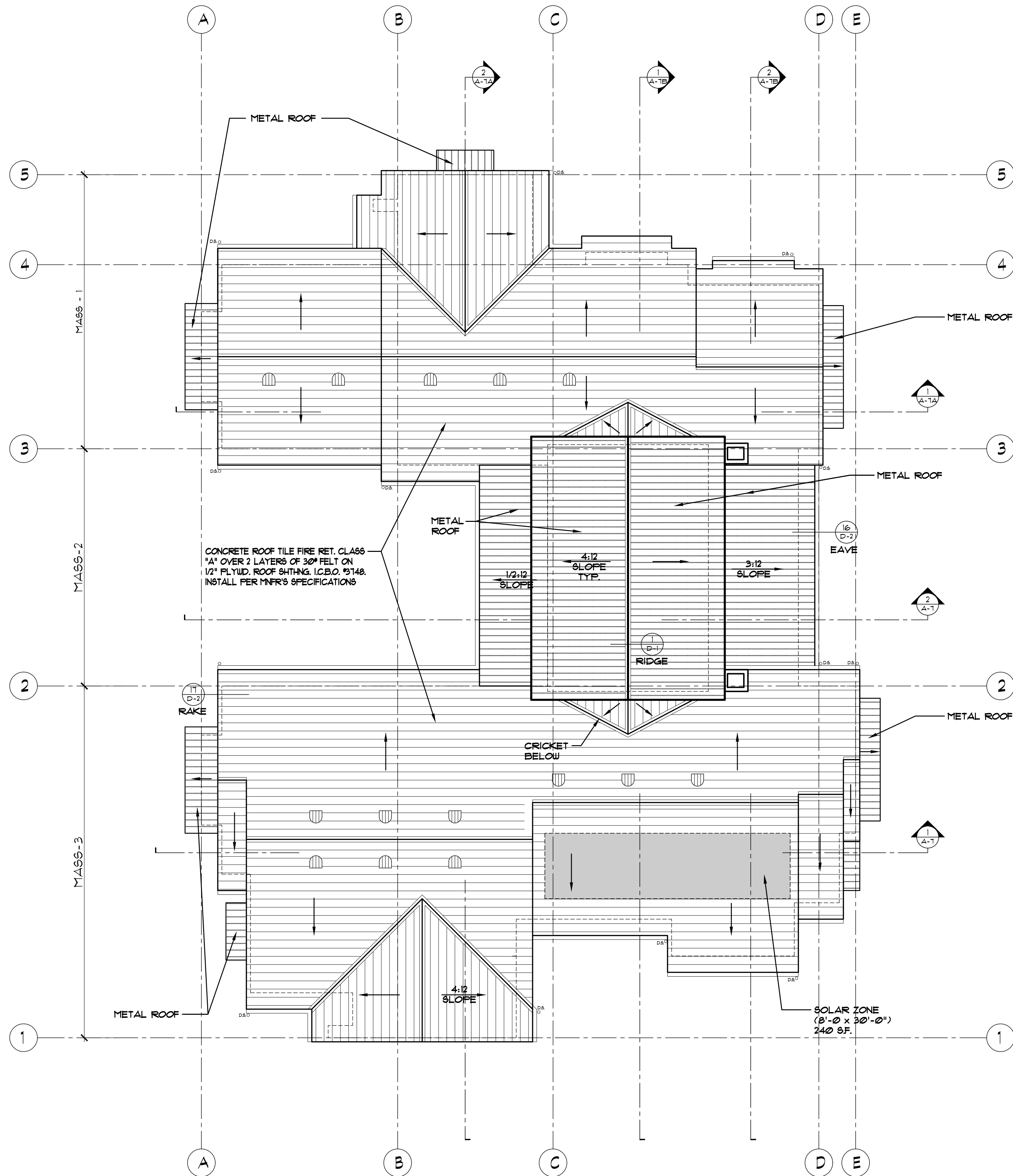
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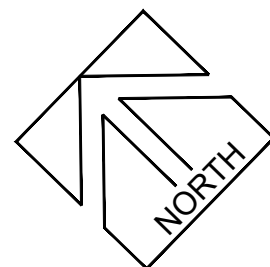
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A-6

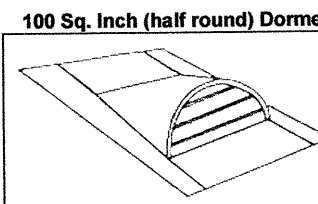


ROOF PLAN

1/8" = 1'-0"



ATTIC AREA: 2,550 SQ. FT.
VENT AREA REQUIRED: 17,000 SQ. FT.
VENT AREA PROVIDED: 17,000 SQ. FT.
GABLE VENTS: 1.5 SQ. FT.
DORMER VENTS: 9.5 SQ. FT.



- Material: 26 gauge galvanized steel
- Skirt Size: 5" minimum (galv. or lead)
- Face Opening: 11" x 24"
- Base Opening: 24" x 18"
- Approx. Free Air: 100 Sq. inches
- Available In:
 - Lead front & sides (D100RLFS)
 - Lead front only (D100RLF)
 - All galvanized (D100RS)



ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT

9261 Wells Drive,
Marzana, Ca 91356

Phone (818) 222-0601

OBJECT:

RIISING SUN DRIVE CUSTOM RESIDENCE

0674 E. RISING SUN DR.,
COTTSDALE, AZ. 85262

OWNER:

SHEET TITLE:

SECTIONS

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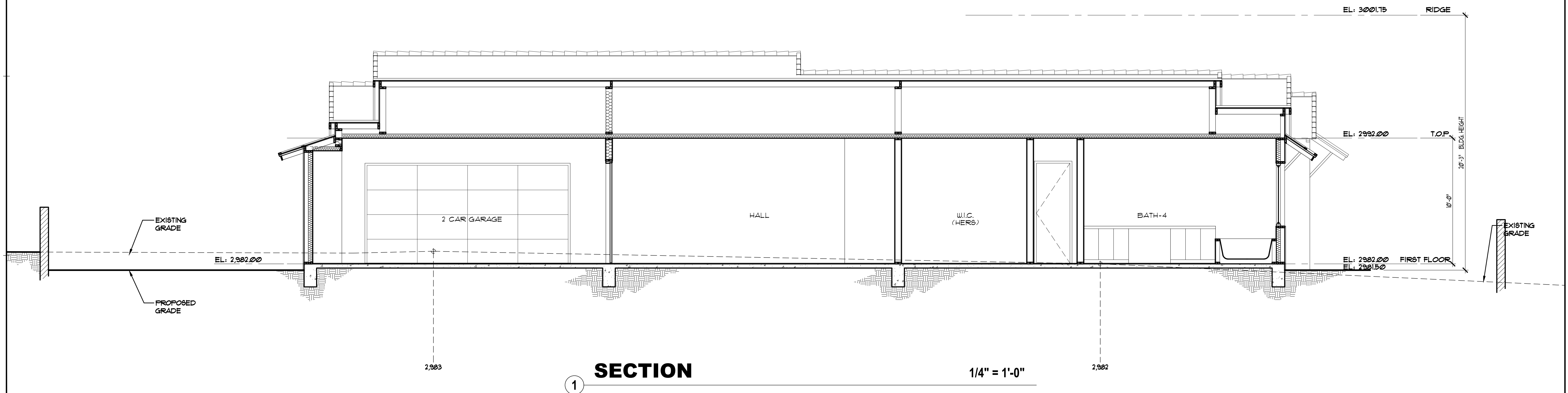
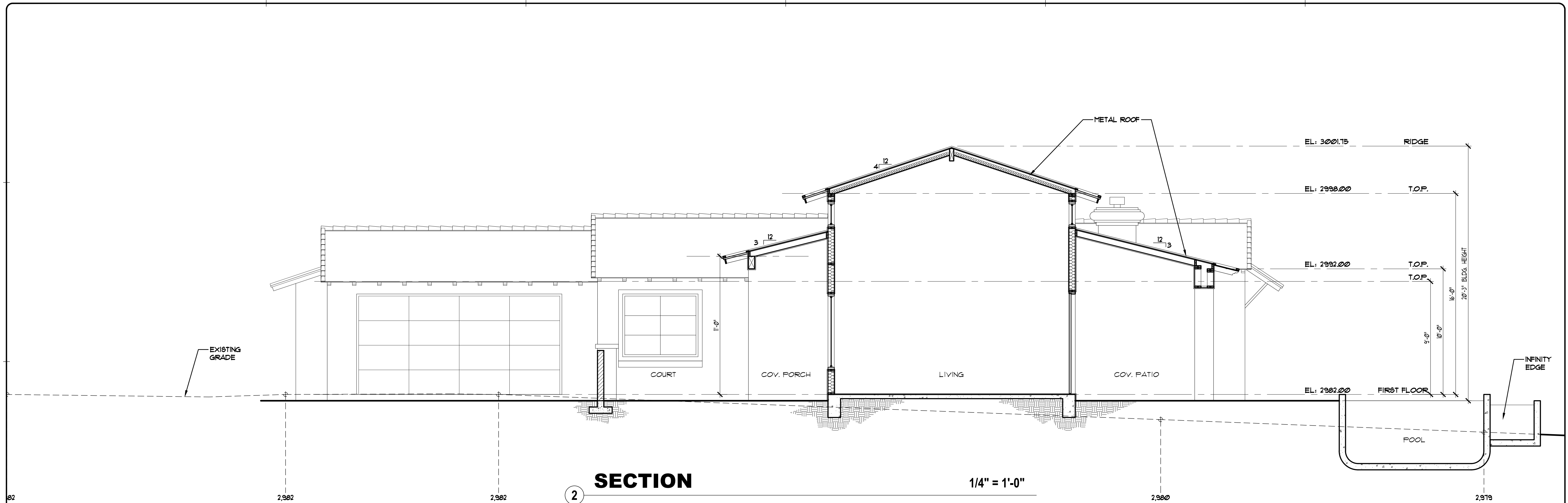
NOTE:

ALE

B NO.

SHEET NUMBER:

A-7





ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT

phone (818) 222-0601

PROJECT:
 RISING SUN DRIVE
 CUSTOM RESIDENCE

0674 E. RISING SUN DR.
COTTSDALE, AZ. 85262

OWNER:

SHEET TITLE:

SECTIONS

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LAWN

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NOTE:

ALE:

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HEET NUMBER:

A-7A





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CONSTRUCTION MANAGEMENT

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PROJECT: RIISING SUN DRIVE CUSTOM RESIDENCE

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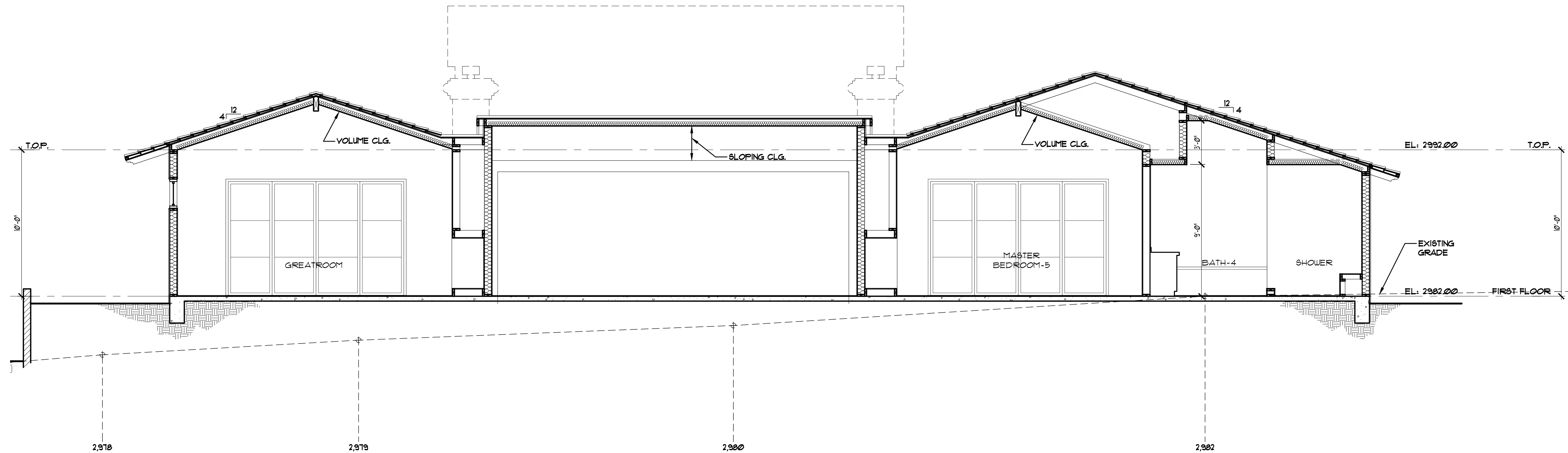
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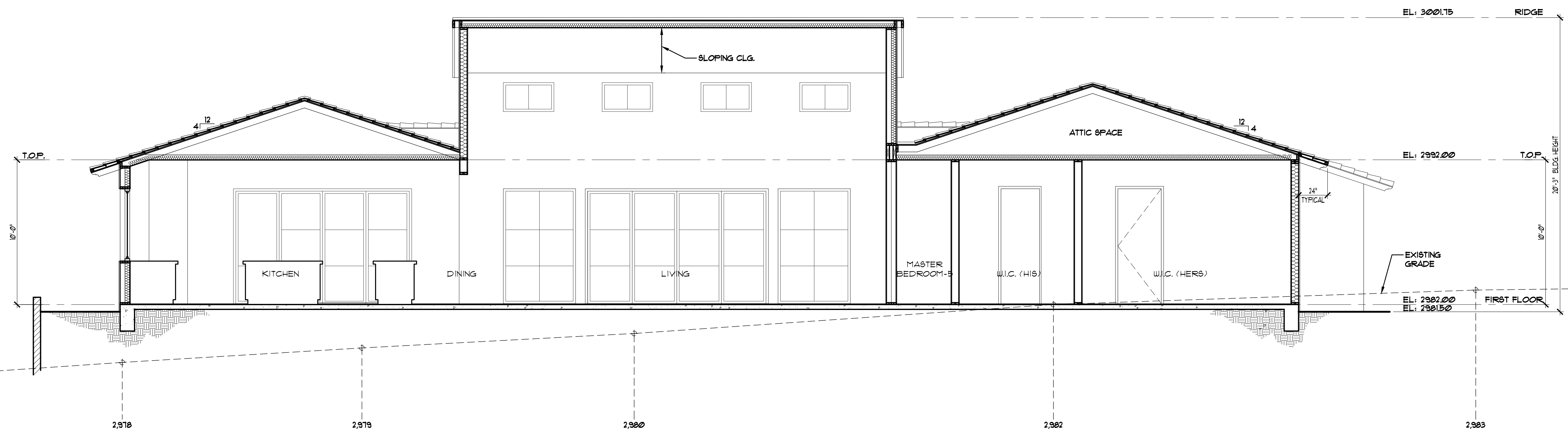
B NO:

FEET NUMBER:

A-7B



SECTION 1/4" = 1'-0"



SECTION 1/4" = 1'-0"

- KEY ELEVATION NOTES:
- A EXTERIOR SMOOTH FINISH, CEMENT PLASTER
 - B WOOD 2x10 FASCIA BOARD
 - C EAGLE TILE, BEL AIR
 - D OUTDOOR WALL LIGHTING
 - E BAKED ENAMEL D.S. AND GUTTER
 - F ENTRY DOOR
 - G DECORATIVE WROUGHT IRON RAILING
 - H CLEAR GLAZING

- EXTERIOR COLOR SCHEDULE:
- 1 LA HABRA STUCCO, 81 OATMEAL (BASE 200)
 - 2 METAL WINDOW / DOOR FRAME
 - 3 4591 DARK GRAY RANGE
 - 4 OXIDE RED AE-12 (BEHR EXTERIOR PAINT)
 - 5 LIBERTY BELL GRAY HDC-CL-04G (BEHR EXT. PAINT)
 - 6 BLACK FINISH

3 C CONCRETE ROOF TILE FIRE RET. CLASS "A" OVER 2 LAYERS OF 30" FELT ON 1/2" PLYWD. ROOF SHTNG. I.C.B.O. #148. INSTALL PER MNFR'S SPECIFICATIONS

METAL ROOF

EL: 3001.75 RIDGE

METAL ROOF

EL: 2992.00 T.O.P.

EL: 2982.00 FIRST FLOOR

EL: 2981.50

STONE FINISH

EXISTING GRADE

LEFT SIDE ELEVATION

1/4" = 1'-0"

COURT WALL

1/4" = 1'-0"

3 C CONCRETE ROOF TILE FIRE RET. CLASS "A" OVER 2 LAYERS OF 30" FELT ON 1/2" PLYWD. ROOF SHTNG. I.C.B.O. #148. INSTALL PER MNFR'S SPECIFICATIONS

METAL ROOF

LINE OF 24'-0" ABOVE EXISTING GRADE

EL: 3001.75 RIDGE

EL: 2992.00 T.O.P.

EL: 2982.00 FIRST FLOOR

EL: 2981.50

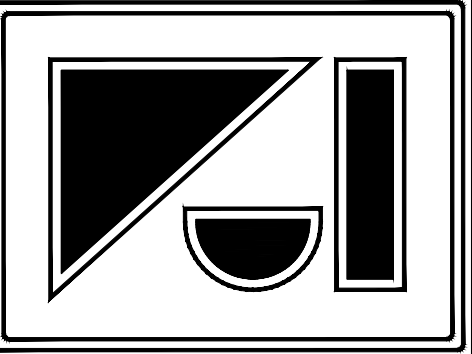
EXISTING GRADE

STONE FINISH

STONE FINISH

FRONT ELEVATION

1/4" = 1'-0"



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B.A. B ARCH. M.A.I.B.C. M.R.A.I.C., A.I.A.

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PROJECT:

RIISING SUN DRIVE
CUSTOM RESIDENCE

10674 E. RISING SUN DR.,
SCOTTSDALE, AZ. 85262

OWNER:

SHEET TITLE:

ELEVATIONS

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SHEET NUMBER:

A-8



ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT

0261 Wells Drive,
Arzana, Ca 91356

phone (818) 222-0601

OBJECT:

RIISING SUN DRIVE CUSTOM RESIDENCE

0674 E. RISING SUN DR.,
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OWNER:

MEET TITLE:

ELEVATIONS

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[illegible]

LAWN:

CHECKED

DATE:

ALE:

B NO:

SHEET NUMBER:

A-9

KEY ELEVATION NOTES

- | | |
|----------|--|
| A | EXTERIOR SMOOTH FINISH, CEMENT PLASTER |
| B | WOOD 2x10 FASCIA BOARD |
| C | EAGLE TILE, BEL AIR |
| D | OUTDOOR WALL LIGHTING |
| E | BAKED ENAMEL D.S. AND GUTTER |
| F | ENTRY DOOR |
| G | DECORATIVE WROUGHT IRON RAILING |
| H | CLEAR GLAZING |

② EXTERIOR COLOR SCHEDULE

- ① LA HABRA STUCCO, 81 OATMEAL (BASE 200)
- ② METAL WINDOW / DOOR FRAME
- ③ 45% DARK GRAY RANGE
- ④ OXIDE RED AE-12 (BEHR EXTERIOR PAINT)
- ⑤ LIBERTY BELL GRAY HDC-CL-04G (BEHR EXT. PAINT)
- ⑥ BLACK FINISH

RIGHT SIDE ELEVATION

1/4" = 1'-0"

2

③ ☒ CONCRETE ROOF TILE FIRE RET CLASS "A" OVER 2 LAYERS OF 30# FELT ON 1/2" PLYWD. ROOF SHTNG. I.C.B.O. #3748. INSTALL PER MNFR'S SPECIFICATIONS

— LINE OF 24'-0" ABOVE
EXISTING GRADE

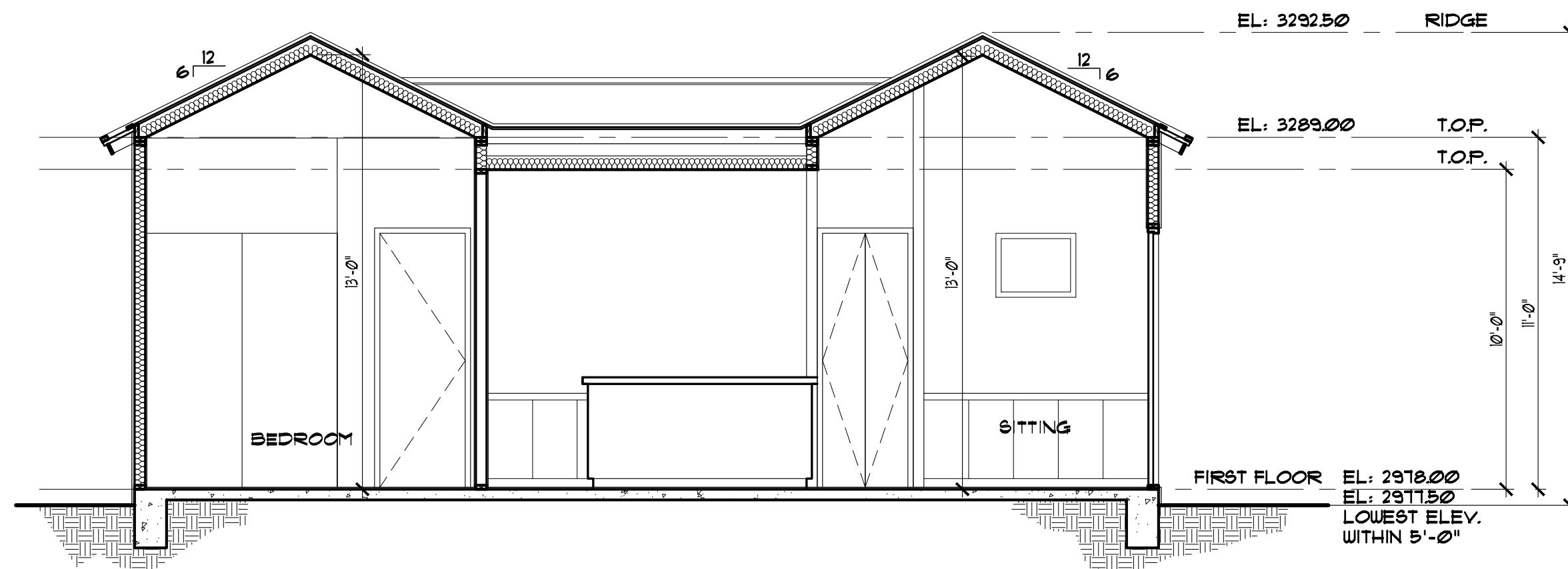
Architectural elevation drawing of a building facade. The drawing includes the following annotations and dimensions:

- Annotations:**
 - CONCRETE ROOF TILE FIRE RET. CLASS "A" OVER 2 LAYERS OF 30# FELT ON 1/2" PLYWD. ROOF SHINGLS. I.C.B.O. #3148. INSTALL PER MFR'S SPECIFICATIONS
 - LINE OF 24'-0" ABOVE EXISTING GRADE
 - METAL ROOF
 - EXISTING GRADE
 - STONE FINISH
- Dimensions:**
 - 12'-4" (spanning the first two gables)
 - 4'-12" (spanning the third gable)
 - MASS 13 PER HOA HEIGHT = 11'-6"
 - MASS 12 PER HOA HEIGHT = 10'-6"
 - MASS 11 PER HOA HEIGHT = 15'-0"
- Elevation Markers:**
 - EL: 3001.75 RIDGE
 - EL: 2982.00 T.O.P.
 - EL: 2982.00 FIRST FLOOR
 - EL: 2981.50
 - EL: 2971.50
- Other Features:**
 - Windows with labels: I, G, H, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.
 - Doors with labels: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

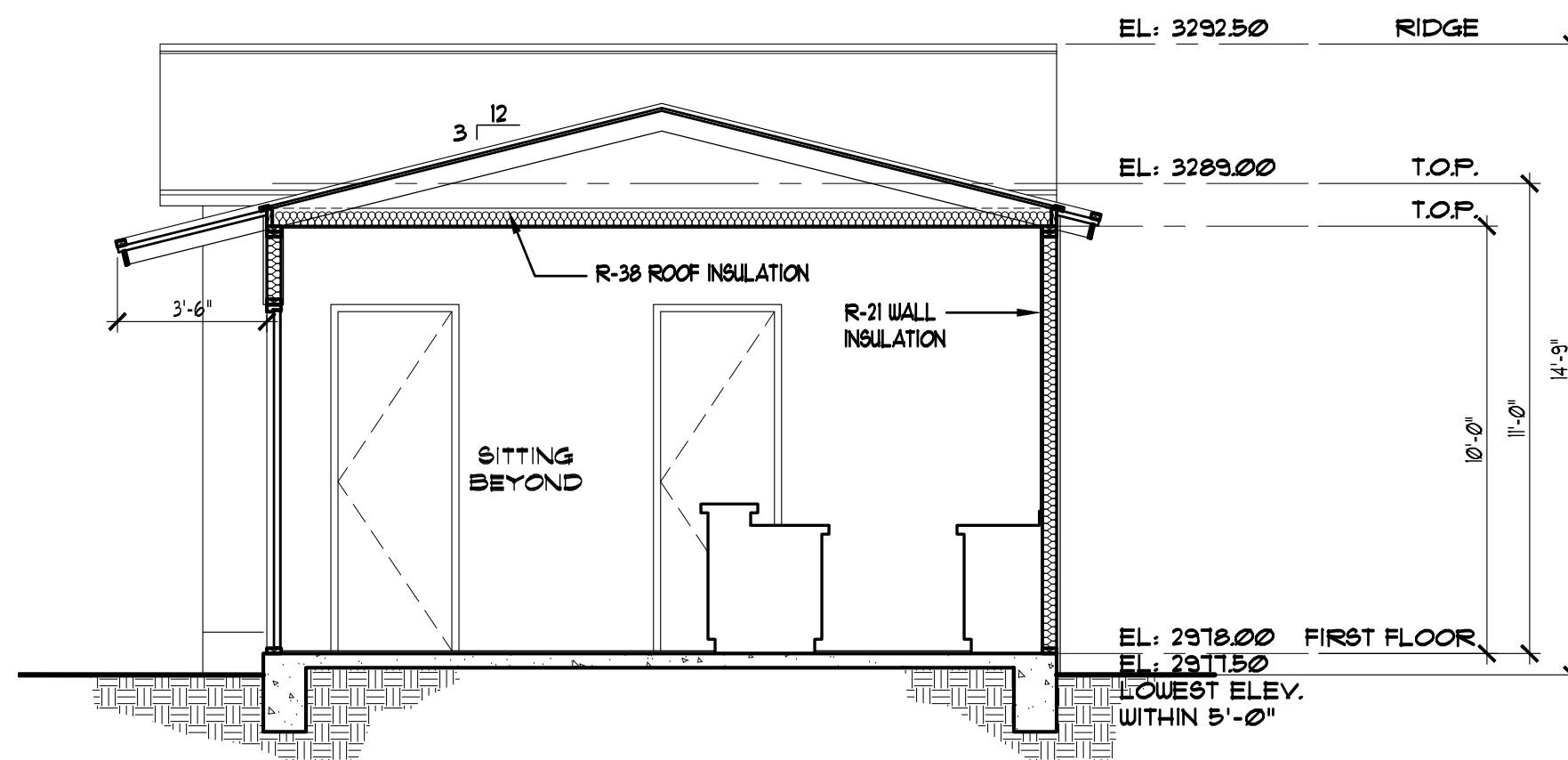
REAR ELEVATION

1/4" = 1'-0"

①

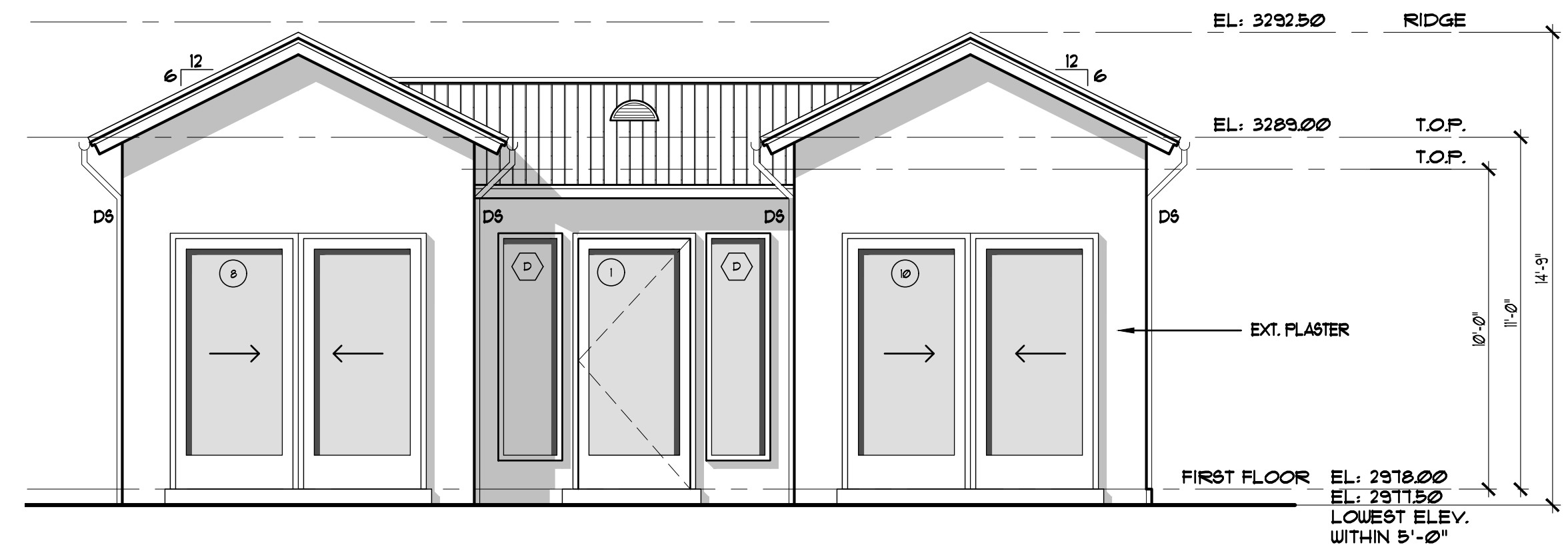


4 **SECTION** 1/4" = 1'-0"

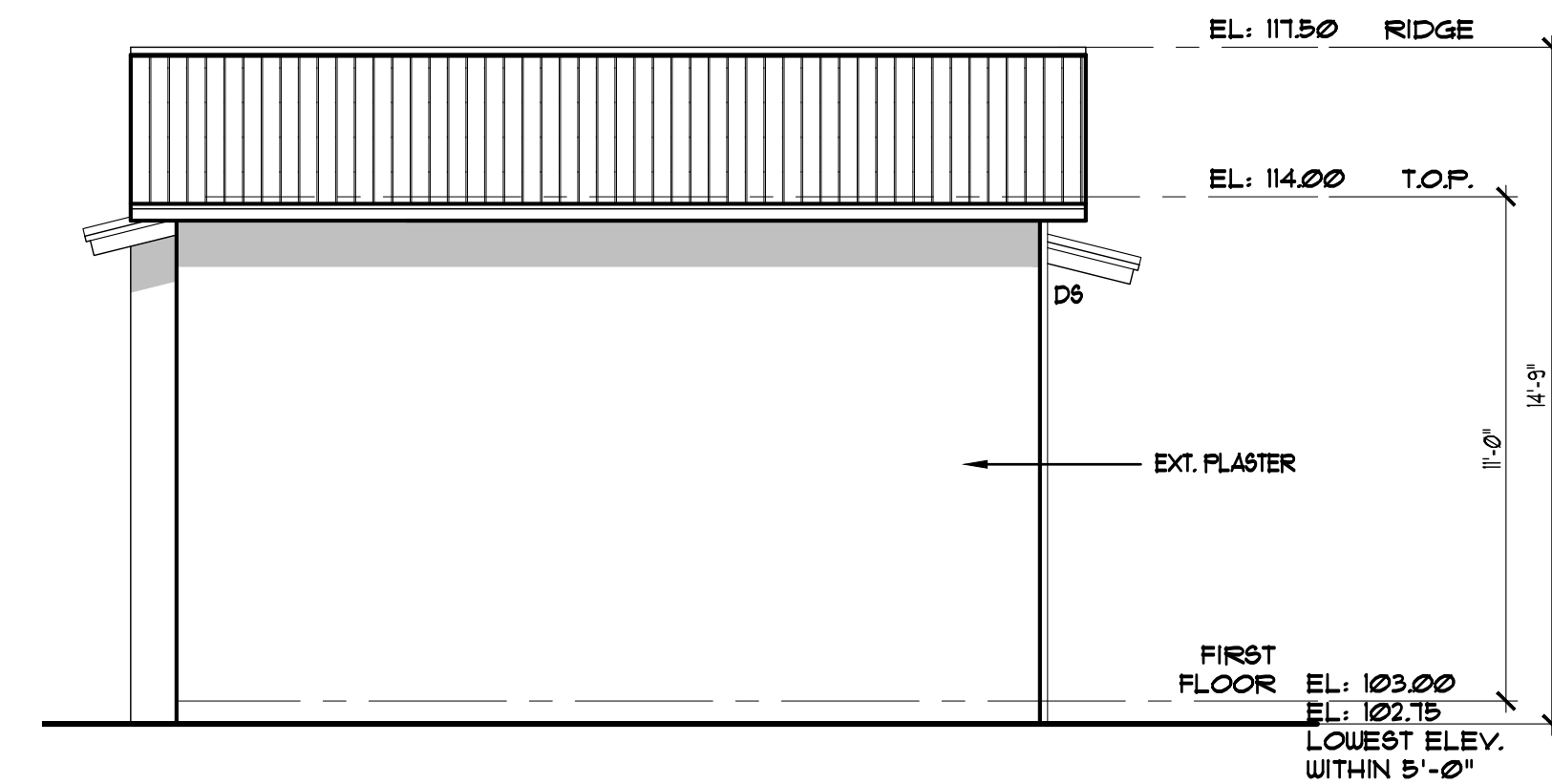


3 **SECTION** 1/4" = 1'-0"

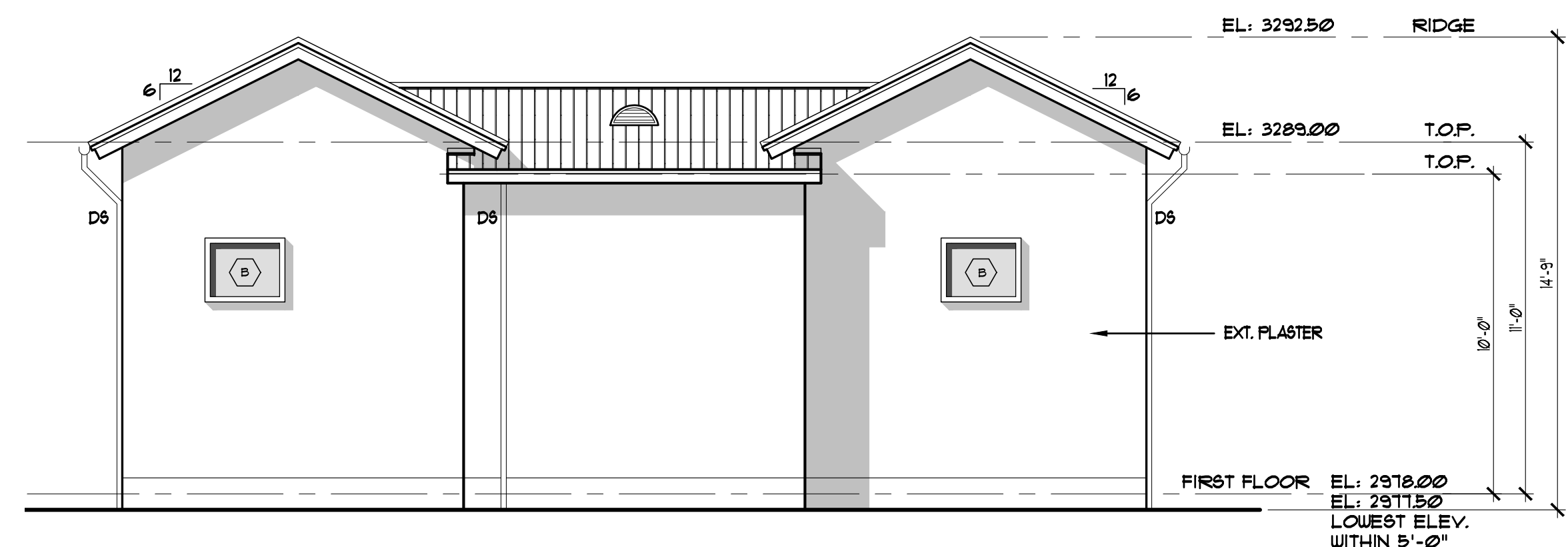
ATTIC AREA : 180 S.F.
VENT AREA REQUIRED : 12 S.F.
VENT AREA PROVIDED : 138 S.F.



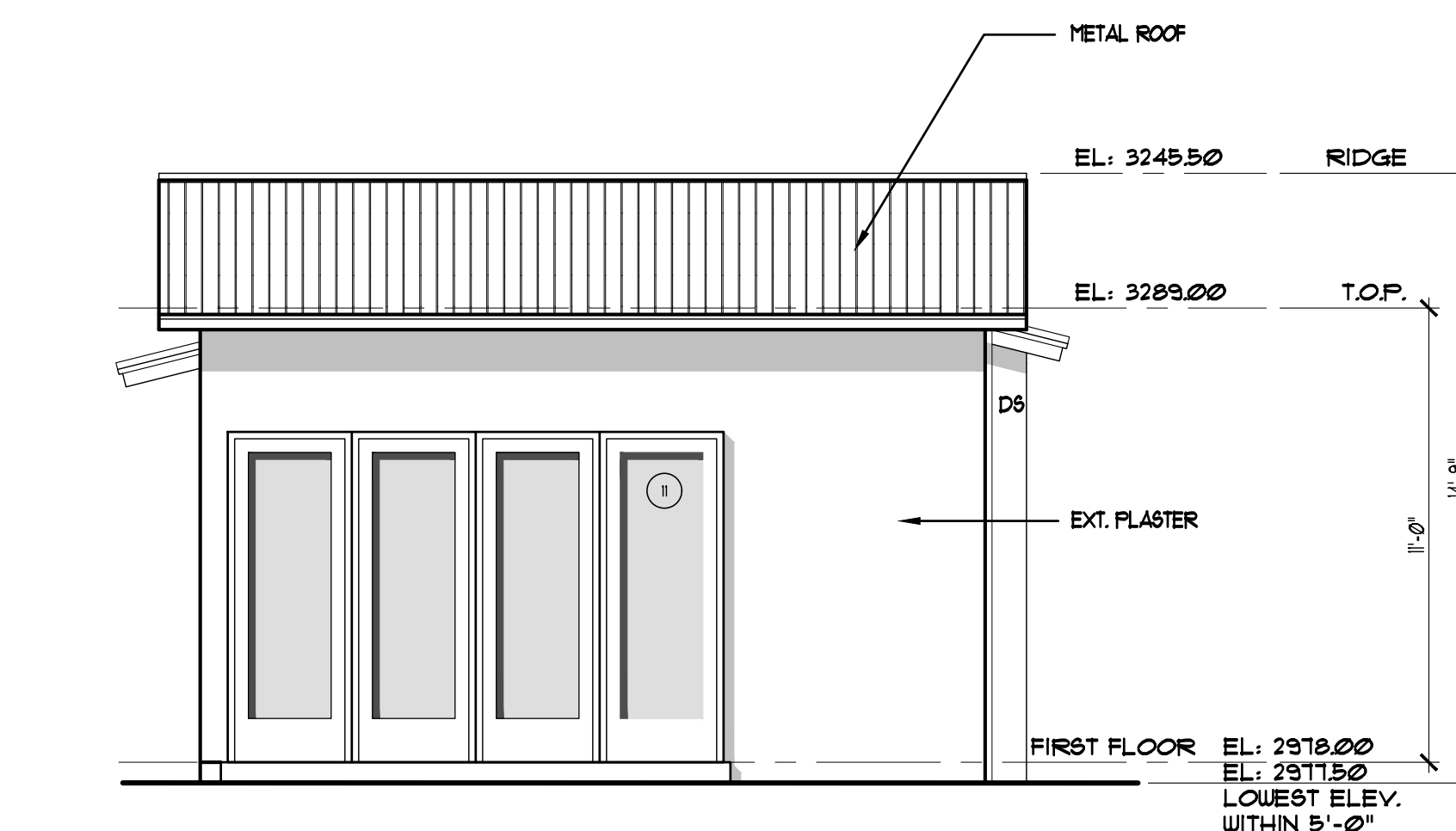
5 **FRONT ELEVATION** 1/4" = 1'-0"



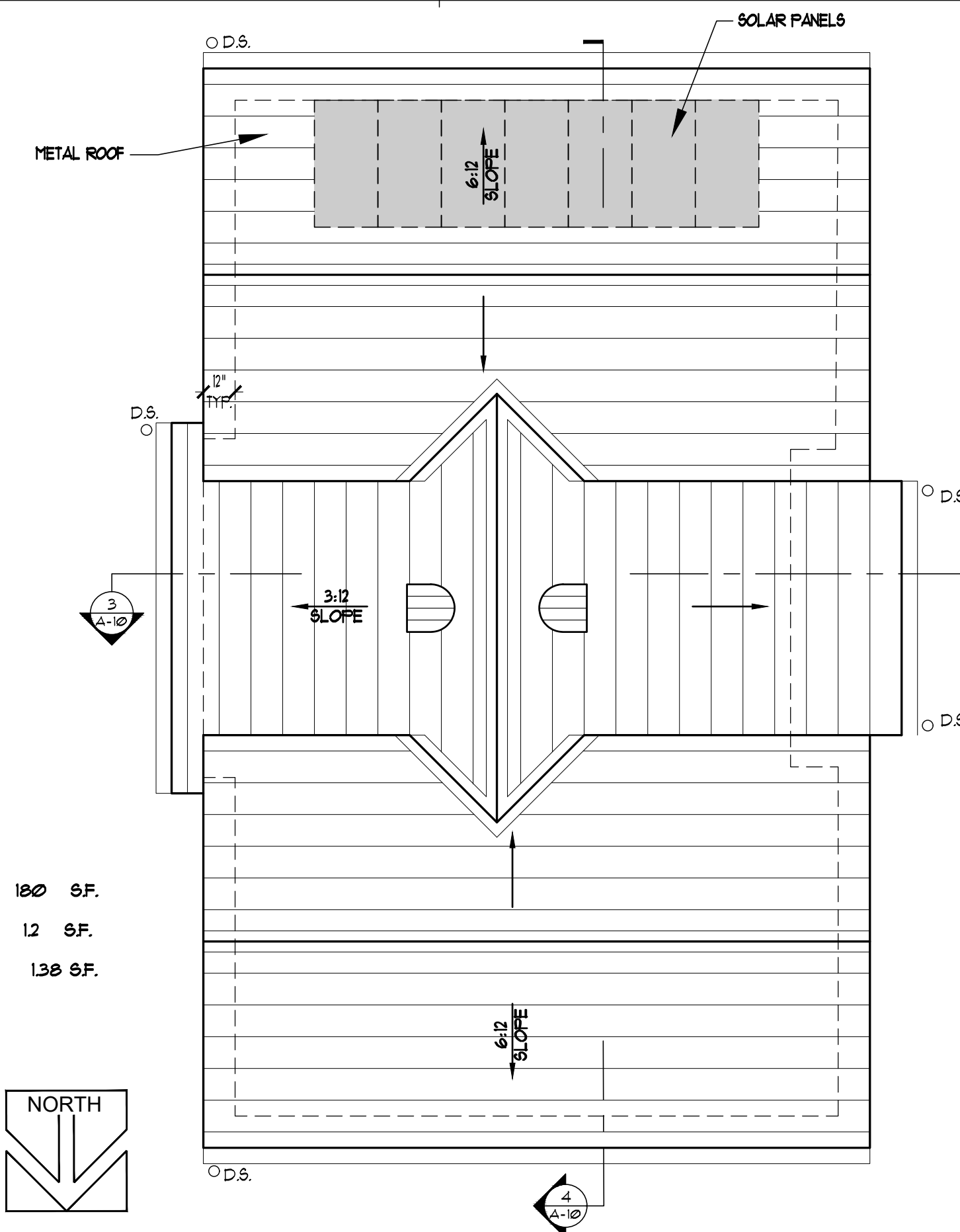
6 **LEFT SIDE ELEVATION** 1/4" = 1'-0"



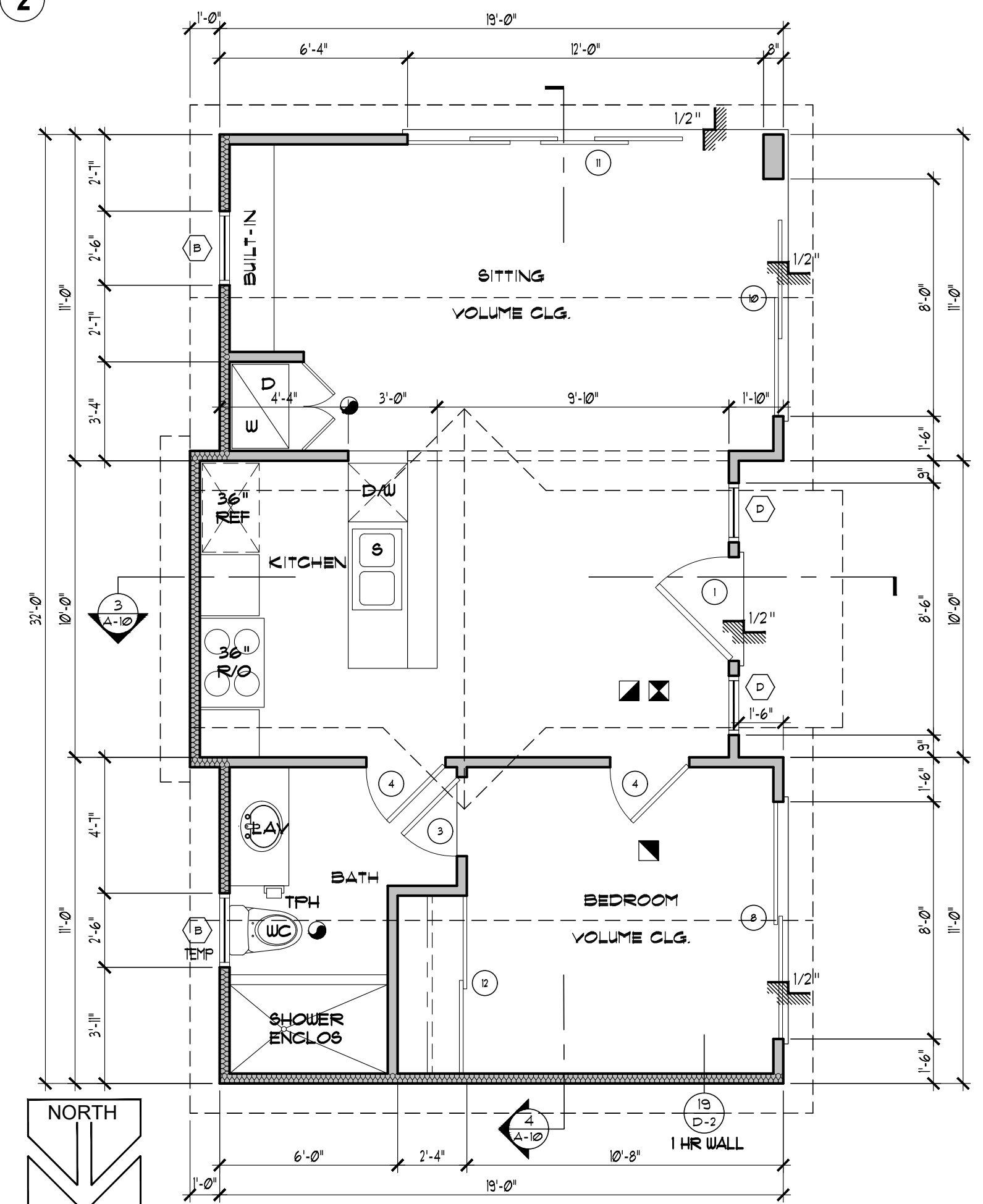
7 **REAR ELEVATION** 1/4" = 1'-0"



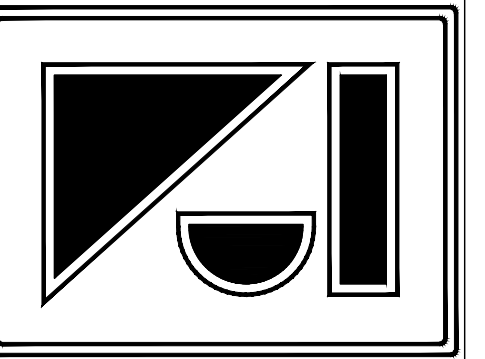
8 **RIGHT SIDE ELEVATION** 1/4" = 1'-0"



2 **CASITA ROOF PLAN** 1/4" = 1'-0"



1 **CASITA FLOOR PLAN** 600 S.F. INCLUDING WALLS 1/4" = 1'-0"



**VALENTINE JANEV
ARCHITECT, INC.**

B.A., B. ARCH., M.A.I.B.C., M.R.A.I.C., A.I.A.

ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT

19261 Wells Drive,
Tarzana, Ca 91356

Phone (818) 222-0601

PROJECT:

**RIISING SUN DRIVE
CUSTOM RESIDENCE**

10674 E. RISING SUN DR.,
SCOTTSDALE, AZ. 85262

OWNER:

SHEET TITLE:

**CASITA PLANS,
SECTIONS AND
ELEVATIONS**

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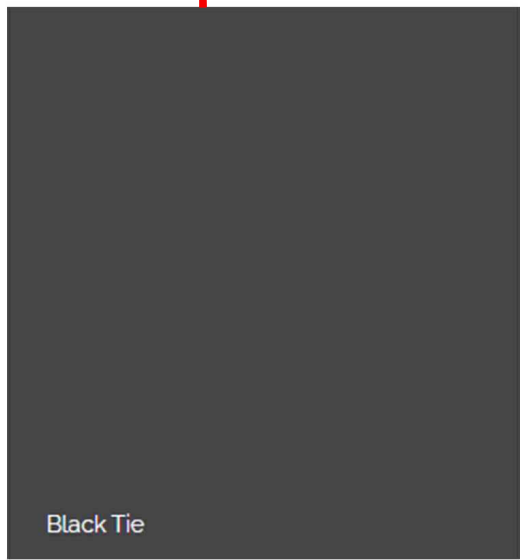
ISSUED FOR DATE REV. SUBJECT DATE



MATERIAL BOARD

FINISH SCHEDULE				
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL STYLE	FINISH / COLOR
[01]	DURALITE SAXONY 600 SPLIT SHAKE		DESIGNER'S SHINGLES	WOLF GREY
[02]	5" ALUMINUM GUTTER & DOWNSPOUT	@GUTTER OR EQUAL	BOX GUTTER	BLACK TIE
[03]	CEMENTITIOUS EXTERIOR STUCCO 7/8" STANDARD	LA HABRA STUCCO	SAND-FLOAT 16/20	COTTAGE WHITE
[04]	HARDIEPLANK FIBER CEMENT SIDING	HARDIE MFG.	CEDARMILL LAP	INSIDE PASSAGE
[05]	42" METAL GUARDRAIL SYSTEM (TOP RAIL)	C.R. LAURENCE CO.	TAPER-LOC	CLEAR MATT
[06]	TOP RAIL	C.R. LAURENCE CO.	SQUARE	IRON GREY
[07]	EXTERIOR WINDOWS AND DOORS	ANDERSON	400	BLACK
[08]	SLIM STONE FACING	CORONADO	WEATHERED EDGE	ETWQAH
[09]	METAL ROOF	PAC-CLAD PETERSEN	STANDING SEAM	IRON GRAY

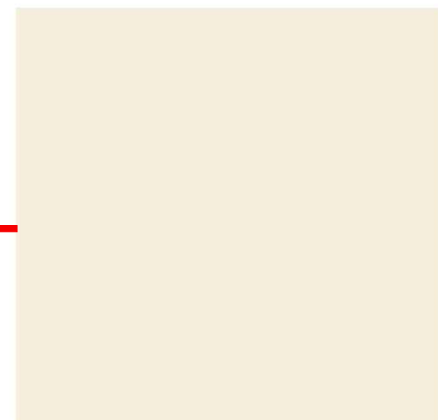
NOTE: ALL EXTERIOR GLAZING WILL BE PROVIDED WITH ANTI-REFLECTIVE GLASS / COATINGS



BLACK TIE - DEC375 - LRV8



Weathered Edge - Etwqah



Cottage White • DEW318 • LRV80



INSIDE PASSAGE - DEC764 - LRV59



IRON GREY / BLACK

STATEMENT
COLLECTION™

Make your next home stand out with our *Statement Collection™* products. Carefully curated by our design experts specifically for your market, the collection brings together the most popular James Hardie ColorPlus® siding and trim styles, textures, and colors. This stunning selection is locally stocked and designed for simplicity - making it easier than ever to get a beautiful, long-lasting home exterior.

ColorPlus® Technology

Plank, Panel, Shingle and Batten Color Offering



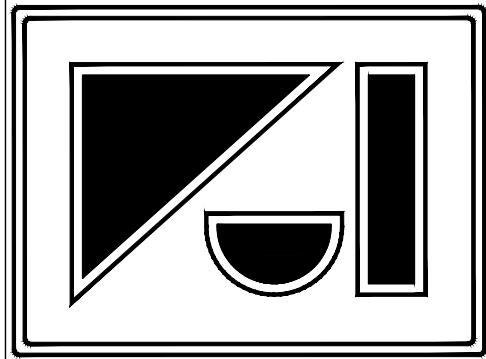
Trim Color Offering



Soffit Color Offering



Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.



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MATERIAL
BOARD AND
COLORPLUS
BOARD

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ISSUED FOR DATE REV. SUBJECT DATE

DRAWN:

CHECKED:

DATE:

SCALE:

JOB NO:

SHEET NUMBER:

A-11

ARCHITECTURAL COMMITTEE SUBMITTAL FORM

Please mail to:

**AAM, LLC ~ Attention: Community Manager
1600 W. Broadway Rd., Ste 200
Tempe, AZ 85282**

Phone: (602) 957-9191 Fax: (602) 870-8231 or (866) 477-9188

As an alternative, please submit this form online at www.homeownerresources.com, under Homeowner Forms.

PLEASE CHECK APPROPRIATE BOX BELOW:

☒ I AM SUBMITTING PRIOR TO LIVING IN THE COMMUNITY.

☐ I AM CURRENTLY LIVING IN THIS COMMUNITY.

Name: Valentine Janev Date: 07/20/2026

Community: Sonoran Sanctuary Lot # 8

Property Address: 10674 E Rising Sun Dr Phone # 818-359-5285

Current Mailing Address: 4668 E Palo Brea Ln, Cave Creek, AZ 85331

Submittal Type: i.e., landscaping changes to be made to my property and changes to the exterior of my home

Preliminary submittal for a new construction 1 story single family home and a detached casita.

Type of Material to be used - (attach samples / pictures / brochures): _____

Color to be used – (attach samples / pictures / brochures): _____

View Fence - ☒ yes ☐ no

MUST INCLUDE A PLOT PLAN INDICATING LOCATION OF SUBMITTAL AND INCLUDE APPLICABLE MEASUREMENTS AND DIMENSIONS.

INCOMPLETE SUBMITTALS WILL BE DENIED

Homeowner agrees to comply with all applicable City and State laws, and to obtain all necessary permits. Approval by the Architectural Committee shall not be deemed a warranty or Representation as to the quality of such construction, installation, addition, alteration, repair, change or other work, or that work conforms to any applicable building codes or other Federal, State or local law, statute, ordinance, rule or regulation.

Architectural Design Committee requests will be reviewed within the timeframe specified in your community's CC&Rs from the date of receipt of plan, color, and material samples. Requests will be approved, denied or returned for additional information.

I attest that this request is in full compliance with local ordinances and the Association's Architectural Committee Rules and Design Guidelines.

Homeowner Signature: Valentine Janev Date: 07/20/2026

Homeowner E-mail address: vsjanevaia@yahoo.com

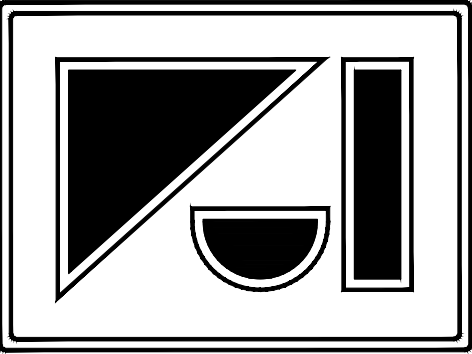
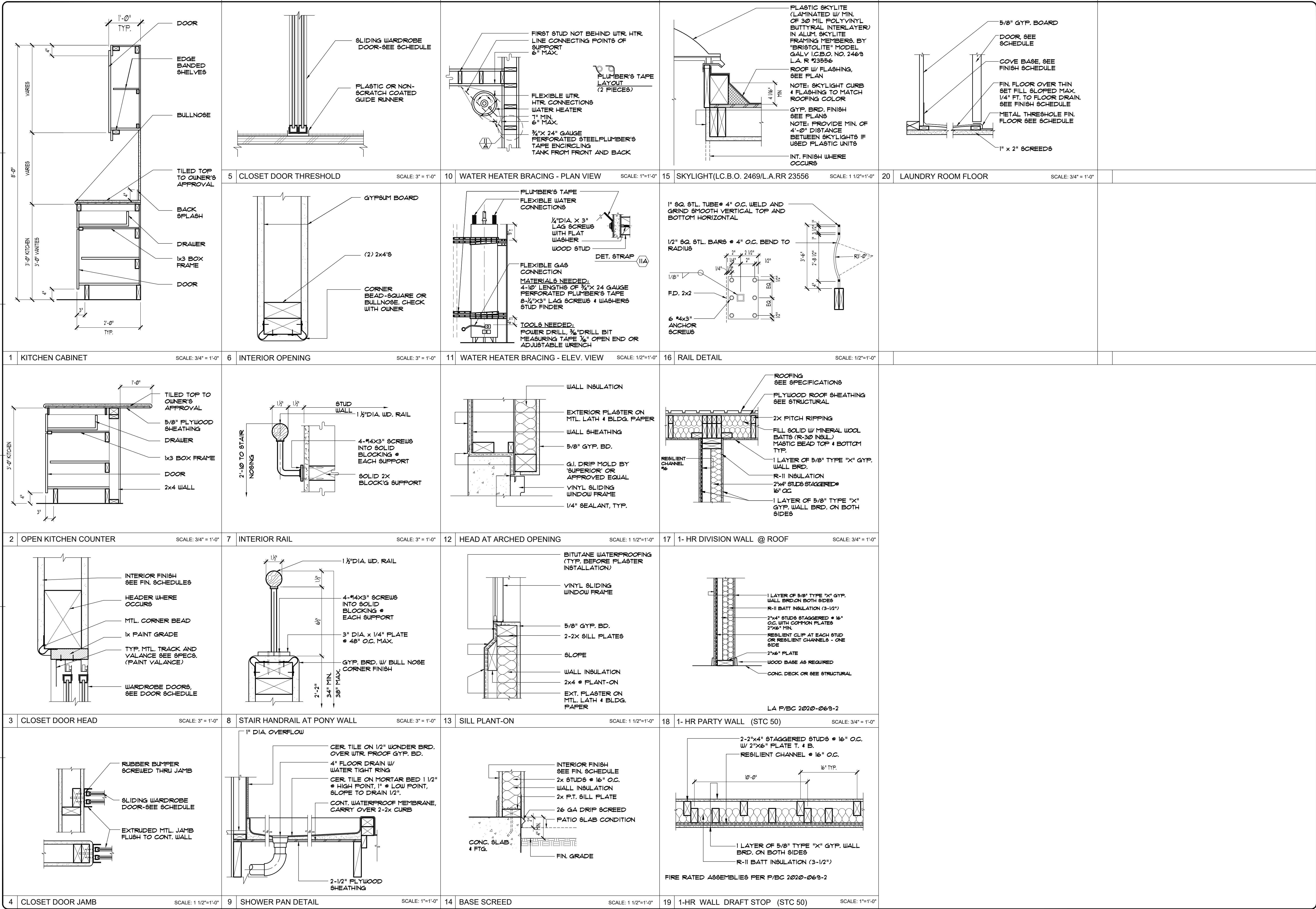
"Office Use Only"

The Above Described Architectural Change Has Been

APPROVED: _____ subject to the following condition(s): _____

DISAPPROVED: _____

SIGNATURE: _____ DATE: _____



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SHEET NUMBER:

D-2