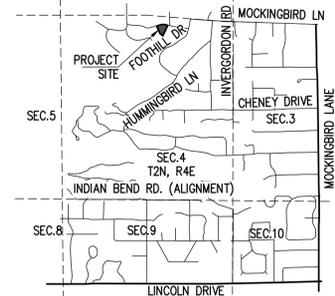


TOWN OF PARADISE VALLEY NOTES

- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC.
- PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE, ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR TO INSPECTION.
- WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES FOR FUTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED UPON FIXTURES INSTALLED.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
- POOL, SPA, BARBEQUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
- A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
- MAIL BOX TO COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE R.O.W. FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- SOILS COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR BUILDING PADS THAT HAVE ONE (1) FOOT OR MORE OF FILL MATERIAL INDICATED. THIS INFORMATION MUST BE SUPPLIED PRIOR TO RECORD FOR FINAL INSPECTION.
- TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
- REGULATION IN RULE 20-5 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.
- THE TOWN WILL APPROVE ALL ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE TOWN FOR RE-APPROVAL.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
- ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE TOWN ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURES TO PRODUCE PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE IBC BY THE ICC. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
- ON DEMOLITION, GRADING, REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE TIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
- ALL PERMITTEES MUST POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN RIGHT-OF-WAY. THE SIGN MAY BE FASTENED TO THE TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, AND ADDRESS OF PROJECT.
- WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
- CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY. IF A STAGING AREA IS NEEDED ON A PROPERTY OTHER THAN THE CONSTRUCTION SITE FOR CONSTRUCTION SUPPLIES AND EQUIPMENT, THE PERMITTEE MUST OBTAIN PROPERTY OWNER AND TOWN APPROVAL FIRST AND MUST INFORM THE ADJACENT PROPERTY OWNERS OF THE LOCATION OF STAGING AREA, AND TIME AND HOURS DURING THE DAY THE AREA WILL BE USED.
- EXCEPT AS OUTLINED IN ITEM 4, ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
- BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #651 IMPOSES RESTRICTIONS ON CONSTRUCTION WORK ON SATURDAYS, SUNDAYS AND MAJOR BUSINESS HOLIDAYS. HILLSIDE PROJECTS MAY HAVE ADDITIONAL RESTRICTIONS. EQUIPMENT WITH AUDIBLE REVERSE DIRECTION WARNINGS MUST NOT BE OPERATED PRIOR TO 7:00 A.M.
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARSHIP TOWN APPROVAL IS OBTAINED.
- THE CONTRACTOR AND PROPERTY OWNER WILL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION, OR UNTIL SUCH TIME THAT A WRITTEN, SIGNED AND LEGALLY BINDING AGREEMENT HAS BEEN REACHED BY THE PARTIES INVOLVED TO REMEDY ANY VIOLATION WITHIN A REASONABLE TIME PERIOD, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY CONTROL GATES. THE KEY SWITCH SHALL BE INSTALLED IN LOCATION ON THE GATE CONTROL PANEL THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE PARADISE VALLEY BUILDING DEPARTMENT.
- ALL EQUIPMENT OF ALL TRADES ON OR AFFECTING THE JOB MUST BE CLEANED ONLY IN A PRE-DETERMINED AND DESIGNATED AREA. DEBRIS AND RUNOFF FROM SAID AREA MAY NOT EXTEND BEYOND THE BUILDING AREA.
- PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
- AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
- FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRIABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

GRADING & DRAINAGE PLAN
6041 E FOOTHILL DR., PARADISE VALLEY, AZ 85253
LOT 64 - MUMMY MOUNTAIN PARK
A SUBDIVISION PLAT RECORDED IN BOOK 57 OF MAPS, PAGE 1, MCR.,
LOCATED IN A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

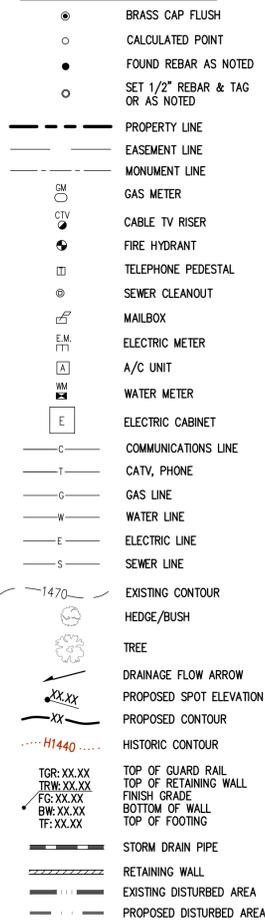
ENGINEERS NOTES

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC SEC. 1803 AND APPENDIX J.
- 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE.
- A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT, FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
- COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING. PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION, SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
- ALL ON-SITE UTILITIES PER OTHERS.
- THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S) PERFORMANCE AND MAY LEAD TO ITS INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
- 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.
- ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
- VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
- 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.
- MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
- ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
- ANY POINTS OF DRAINAGE CONCERN SHALL BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
- THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE CONTROLS AND SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS.
- ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SITE AND RETAINING WALLS LAYOUT, DIMENSIONS, AND DETAILS. TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
- REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
- FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER U.N.O.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE - 5% MIN SLOPE FOR FIRST 10 FEET, U.N.O.
- ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2018, MAG AND TOWN OF PARADISE VALLEY SUPPLEMENT TO MAG.
- WATERPROOF ALL EXTERIOR WALLS 18" ABOVE FINISH GRADE-(BITUTHENE@ 3000 HC MEMBRANE W/ GRAPE PROTECTION OS OR APPROVED EQ.A.).
- ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.
- ABANDONMENT OF EXISTING AND INSTALLATION OF NEW SEPTIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT.
- COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
- VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
- VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
- DISTURBED AREA: TOTAL ACRES = 0.872 ACRES < 1 ACRE; NPDES PERMIT IS REQUIRED.
- REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING STRUCTURES, SITE WALLS, POOL AND PAVEMENT ETC.
- REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES.
- THE PROPOSED POOL EQUIPMENT FOR THIS PROJECT SHALL BE EQUIPPED WITH CARTRIDGE FILTER IN ORDER TO AVOID THE BACKWASH

FIRE SPRINKLER SYSTEM

FIRE SPRINKLER SYSTEM TO BE INSTALLED PER THE REQUIREMENTS OF THE TOWN OF PARADISE VALLEY AND IN ACCORDANCE WITH I.B.C. SECT. 904.2.2 AMD. AND 2018 IFC, SEC. 903.

LEGEND



DISTURBED AREA CALCULATIONS

EXISTING LOT AREA:	62,665 S.F. (1,439 AC.)
TOTAL AREA UNDER ROOF:	13,295 S.F.
FLOOR AREA RATIO:	21.2% < 25%
(AREA UNDER ROOF/AREA OF LOT)	
BUILDING PAD SLOPE:	31.68%
VERTICAL:	65.00 FT
HORIZONTAL:	205.17 FT
ALLOWABLE DISTURBED AREA:	10.25%
ALLOWABLE DISTURBED AREA:	6,423 S.F.
EXISTING DISTURBED AREA:	57,11%
EXISTING DISTURBED AREA:	35,785 S.F.
PROPOSED NEW DISTURBED AREA:	11,623 S.F. (18.55%)
TOTAL GROSS DISTURBED AREA:	47,408 S.F. (75.65%)
LESS AREAS OF DISTURBANCE:	
TOTAL LIVABLE FOOTPRINT:	12,975 S.F.
TELEPHONE FOOTPRINT:	0 S.F.
DRIVEWAY CREDIT:	0 S.F.
RETENTION BASIN CREDIT @50%:	2,655*50%=1,328 S.F.
RESTORED AREAS:	6,515 S.F.
NET DISTURBED AREA:	26,590 S.F. (42.43%)
PERCENT OF LOT STEEPER THAN NATURAL GRADE (5% MAX.):	2,005 S.F. (3.20%)
VOLUME OF CUT:	7,499 C.Y.
VOLUME OF FILL:	1,126 C.Y.
TOTAL CUT/FILL:	8,625 C.Y.
HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE.	
GRADING PERMIT FEE:	\$8,232
(\$168 FIRST 100 CY + \$96 EA. ADDITIONAL 100 CY).	
ASSURANCE AMOUNT:	\$288,120

SITE DATA

APN: 169-03-055A
 ADDRESS: 6041 E FOOTHILL DR., PARADISE VALLEY, AZ 85253
 ZONING: R-43 (HILLSIDE)
 LOT AREA: 62,665 S.F. (1,439 AC.);
 Q.S.: 24-42
 TOTAL AREA UNDER ROOF: 13,295 S.F.
 LOT COVERAGE: 21.2% < 25% (ALLOWED)
 EXISTING DISTURBED AREA: 35,785 S.F. (0.822 AC.)
 PROPOSED DISTURBED AREA: 40,868 S.F. (0.938 AC.)

GEOTECHNICAL ENGINEER

ACS SERVICES, LLC
 2235 W BROADWAY RD.,
 MESA, AZ 85202
 P: 480-968-0190
 PROJECT# 2301889
 DATE: 10/11/23

EARTHWORK QUANTITIES

CUT: 7,492 C.Y.
 CUT FROM PIPES: 7 C.Y.
 FILL: 1,126 C.Y.
 NET CUT: 6,373 C.Y.

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

TOWN OF PARADISE VALLEY HILLSIDE NOTES

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY, AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USED BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER.
- CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.
- ALL RETAINING WALLS SHALL NOT EXTEND MORE THAN 6 INCHES ABOVE THE MATERIAL THEY RETAIN (WITH EXCEPTION OF DRIVEWAY RETAINING WALLS IN ACCORDANCE WITH 2207.V16).

GRADING SPECIFICATIONS

- EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2018 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
- THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SURFACES AND CUT SLOPES.
- COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE SOILS REPORT.
- BEARING MATERIALS FOR FILL UNDER RESIDENCE PAD IF NATIVE MATERIAL IS USED. LARGE ROCK FRAGMENTS MUST BE REMOVED THAT ARE IN EXCESS OF SIX INCHES. REMAINING MATERIAL MUST BE SMALLER PARTICLES OF SAND AND ROCK THAT CAN BE COMPACTED INTO A DENSE CONDITION.
 MAXIMUM PARTICLE SIZE 6 INCHES
 PERCENT PASSING NO. 4 SIEVE 35% TO 70%
 PERCENT PASSING NO. 200 SIEVE 25% MAX.
 PLASTICITY INDEX 10% MAX.
- CUT-SLOPES: MAXIMUM ROCK CUT SLOPE TO BE 1.0 FEET HORIZONTAL TO 3.0 FEET VERTICAL PER GEOTECHNICAL STUDY.
- FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.
- COMPACTION FILL MATERIAL MUST BE PLACED ON LEveled BENCHES CUT INTO UNDISTURBED EXISTING HILLSIDE. PLACE FILL IN HORIZONTAL LIFTS OF THICKNESS COMPATIBLE WITH THE COMPACTION EQUIPMENT USED. COMPACT TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM A.S.T.M. DENSITY AT THE OPTIMUM MOISTURE CONTENT OF ± TWO PERCENT. THIS PERTAINS TO ALL ENGINEERED STRUCTURAL FILL SUPPORTING STRUCTURES AND INCLUDING FILL UNDER ANY OF THE RETAINING WALLS. COMPACTION TEST RESULTS SHALL BE SUBMITTED TO THE SOILS ENGINEER AND TOWN OF PARADISE VALLEY BUILDING AND SAFETY DEPARTMENT.
- ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING PROPERTY OWNERS IN WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903-B OF IBC. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
- ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VISUAL CONTINUITY.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USED BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS.
- CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

DRAINAGE STATEMENT

- ULTIMATE STORM OUTFALL IS LOCATED AT THE NORTHEASTERLY CORNER AT ELEVATION OF 1388.77.
- NEW SINGLE FAMILY RESIDENCE, NEW ATTACHED GARAGE, NEW DRIVEWAY, NEW POOL AND SITE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT.
- PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
- HISTORIC DRAINAGE PATTERNS SHALL BE RESTORED AND PRESERVED.
- THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED PER THE APPROVED CIVIL PLANS.
- PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SLT AFTER EVERY MAJOR STORM EVENT.
- CHECK DAMS, RIPRAP AND BOULDERS ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.
- ON-SITE RETENTION IS PROVIDED FOR THE FIRST FLUSH STORM EVENT.

ABBREVIATIONS

BSL	BUILDING SETBACK LINE
EG	EXISTING GRADE
EL, ELEV	ELEVATION
EMPT	EDGE OF PAVEMENT
ES	EASEMENT
EX, EXIST.	EXISTING
G	GUTTER, GAS
INV	INVERT
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
MH	MANHOLE
P, PWMT	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RIGHT OF WAY
R	RADIUS
R/W	RIGHT OF WAY
T	TANGENT, TELEPHONE
TC	TOP OF CURB
TPV	TOWN OF PARADISE VALLEY
W	WEST, WATERLINE
WDO	WALL DRAINAGE OPENING
WM	WATER METER

UTILITIES

WATER: CITY OF PHOENIX SANITARY SEWER: SEPTIC ELECTRIC: ARIZONA PUBLIC SERVICE TELEPHONE: CENTURY LINK, COX COMM. NATURAL GAS: SOUTHWEST GAS CABLE TV: CENTURY LINK, COX COMM.

UTILITIES NOTES

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE @ (602) 263-1100.

SHEET INDEX

C-1	COVER SHEET
C-2	IMPROVEMENTS PLAN LOWER LEVEL
C-3	IMPROVEMENTS PLAN MAIN LEVEL
C-4	CROSS SECTIONS DETAILS

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX L	BASE FLOOD ELEVATION
040049	1755 OF 4425		N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	02/09/2024	X*

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROJECT DESCRIPTION

NEW SINGLE FAMILY RESIDENCE, NEW CASTA/ART STUDIO, NEW GARAGE, NEW DRIVEWAYS, NEW POOL AND SITE IMPROVEMENTS WITH ON SITE RETENTION.

FINISH FLOOR CERTIFICATION

I HEREBY CERTIFY THAT THE FINISHED FLOOR ELEVATION OF THE PROPOSED NEW SINGLE FAMILY RESIDENCE SHOWN ON THE PLAN OF 1418.50, 1431.00 AND 1443.50 ARE MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION OF 1417.00 ACCORDING TO THE TOWN OF PARADISE VALLEY CODE OF ORDINANCE.

Nina Prodanov 06/05/25
 REGISTERED CIVIL ENGINEER DATE:

APPROVAL

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS OR ORDINANCES.

TOWN ENGINEER DATE
 TOWN OF PARADISE VALLEY



DATE: 06/05/25
 JOB: 2108360
 VERSION: 1.1
 PLOT DATE: 06/05/25

SCALE: N.T.S.
 DESIGNED BY: NP
 DRAWN BY: ZA
 CHECKED BY: JL
 PREPARED BY: JC

REVISIONS:

GRADING & DRAINAGE PLAN
COVER SHEET

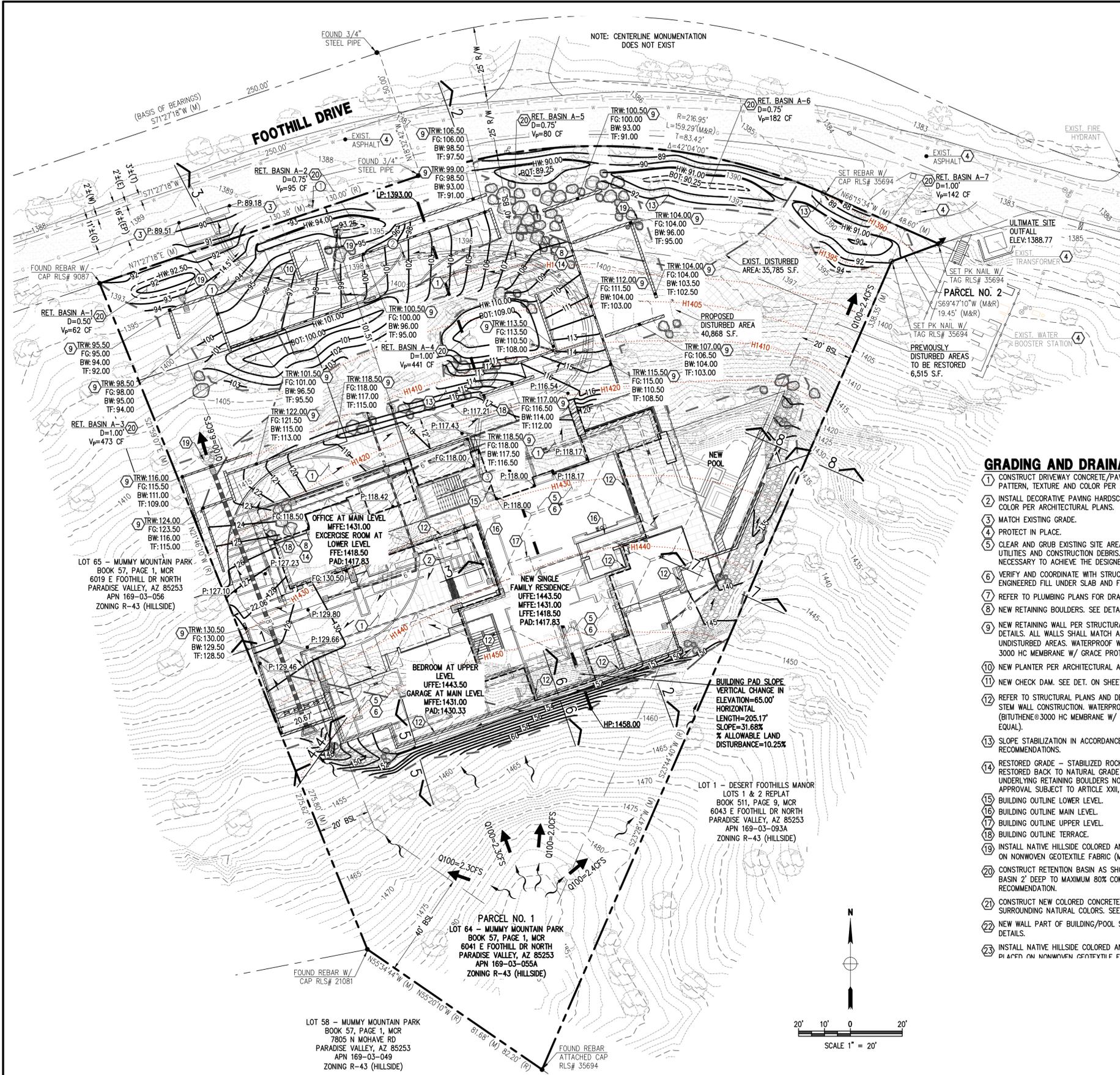
LOT 64 - MUMMY MOUNTAIN PARK
6041 E FOOTHILL DR.,
PARADISE VALLEY, AZ 85253

P. 602 889 1984 | F. 602 445 9492
 8808 N CENTRAL AVE., SUITE 288
 PHOENIX, AZ 85020
 PHOENIX@DEVENCO.COM

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 11005
 NICKOLA
 J. PRODANOV
 State of Arizona
 No. 12345

Nina Prodanov
 REGISTERED CIVIL ENGINEER

land



RETENTION CALCULATIONS

ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT

$V = D \times A \times (C_w \text{ post} - C_w \text{ pre}) / 12$ | D - RAINFALL DEPTH = 2.21" | A - TRIBUTARY AREA, SF EXCLUDING OFF-SITE FLOWS DRAINAGE CORRIDORS | C_w - WEIGHTED RUNOFF COEFFICIENT | $V_f = (D_f \times A \times C_w \text{ post}) / 12$ | D_f - RAINFALL DEPTH = 0.5" FIRST FLUSH | A - TRIBUTARY AREA, SF

DRAINAGE AREA	AREA S.F.	RUNOFF COEFFICIENT Cw	VOLUME REQUIRED		UNDERGROUND PIPE ID	STORM WATER RETENTION METHOD	CONTOUR AREA S.F.	DEPTH FT	VOLUME PROVIDED C.F.	AS-BUILT VOLUME PROVIDED C.F.	
			PRE VS POST C.F.	FIRST FLUSH C.F.							
A	40,868	0.06	452	1,430		A1	HW	1,392.50	180	0.50	62
							BOTTOM	1,392.00	68		
						A2	HW	1,394.00	232	0.75	95
							BOTTOM	1,393.25	20		
						A3	HW	1,401.00	750	1.00	473
							BOTTOM	1,400.00	196		
						A4	HW	1,411.00	611	1.00	441
							BOTTOM	1,410.00	271		
						A5	HW	1,390.00	192	0.75	80
							BOTTOM	1,389.25	20		
						A6	HW	1,391.00	411	0.75	182
							BOTTOM	1,390.25	74		
						A7	HW	1,391.00	279	1.00	142
							BOTTOM	1,390.00	5		
TOTAL			452	1,430					1,475		

WEIGHTED RUNOFF COEFFICIENT, Cw PRE- DEVELOPMENT

SURFACE TYPE	RUNOFF COEFFICIENT C	AREA SF	C*AREA
NATIVE HILLSIDE	0.70	28,782	20,147
TOTAL		40,868	31,629
$C_w = C * \text{AREA} / \text{TOTAL AREA}$			0.77

WEIGHTED RUNOFF COEFFICIENT, Cw POST- DEVELOPMENT

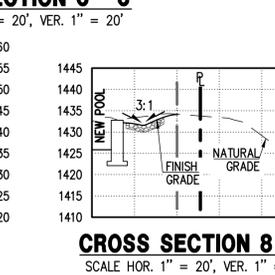
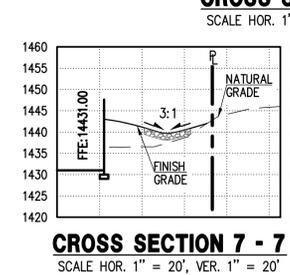
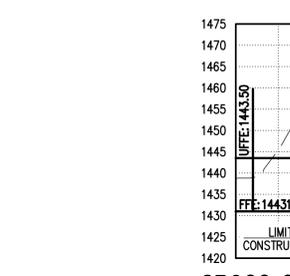
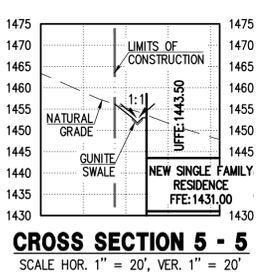
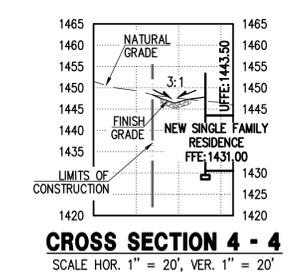
SURFACE TYPE	RUNOFF COEFFICIENT C	AREA SF	C*AREA
NATIVE HILLSIDE	0.70	18,785	13,150
TOTAL		40,868	34,128
$C_w = C * \text{AREA} / \text{TOTAL AREA}$			0.84

GRADING AND DRAINAGE KEY-NOTES

- CONSTRUCT DRIVEWAY CONCRETE/PAVERS ON COMPACTED SUBGRADE. THICKNESS, PATTERN, TEXTURE AND COLOR PER ARCHITECTURAL PLANS.
- INSTALL DECORATIVE PAVING HARDSCAPE. THICKNESS, PATTERN, TEXTURE AND COLOR PER ARCHITECTURAL PLANS.
- MATCH EXISTING GRADE.
- PROTECT IN PLACE.
- CLEAR AND GRUB EXISTING SITE AREA. REMOVE ALL VEGETATION, EXISTING UTILITIES AND CONSTRUCTION DEBRIS. CUT AND FILL EXISTING TERRAIN AS NECESSARY TO ACHIEVE THE DESIGNED SUBGRADE ELEVATIONS.
- VERIFY AND COORDINATE WITH STRUCTURAL AND GEOTECHNICAL ENGINEERS, THE ENGINEERED FILL UNDER SLAB AND FOOTINGS.
- REFER TO PLUMBING PLANS FOR DRAINAGE OF MAIN LEVEL POOL DECK.
- NEW RETAINING BOULDERS. SEE DETAIL ON SHEET C-4.
- NEW RETAINING WALL PER STRUCTURAL AND ARCHITECTURAL PLANS AND DETAILS. ALL WALLS SHALL MATCH AND BLEND WITH THE ADJACENT UNDISTURBED AREAS. WATERPROOF WALL 1.5' ABOVE FINISH GRADE. (BITUTHENE® 3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
- NEW PLANTER PER ARCHITECTURAL AND LANDSCAPE PLANS.
- NEW CHECK DAM. SEE DET. ON SHEET C-4.
- REFER TO STRUCTURAL PLANS AND DETAILS FOR RETAINING AGAINST BUILDING STEM WALL CONSTRUCTION. WATERPROOF WALL 1.5' ABOVE FINISH GRADE. (BITUTHENE® 3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
- SLOPE STABILIZATION IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS.
- RESTORED GRADE - STABILIZED ROCKS AND BOULDERS WITH SOIL DEPOSITS RESTORED BACK TO NATURAL GRADE AND REVEGETATED WITH NATIVE PLANTS. UNDERLYING RETAINING BOULDERS NOT TO EXCEED A SLOPE OF 1:1. FINAL APPROVAL SUBJECT TO ARTICLE XXII, SECTION 2207.V.
- BUILDING OUTLINE LOWER LEVEL.
- BUILDING OUTLINE MAIN LEVEL.
- BUILDING OUTLINE UPPER LEVEL.
- BUILDING OUTLINE TERRACE.
- INSTALL NATIVE HILLSIDE COLORED ANGULAR RIP-RAP D50=6", 1' THICK PLACED ON NONWOVEN GEOTEXTILE FABRIC (MIRAFI N-SERIES OR APPROVED EQUAL).
- CONSTRUCT RETENTION BASIN AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN 2' DEEP TO MAXIMUM 80% COMPACTION, AND PER GEOTECHNICAL REPORT RECOMMENDATION.
- CONSTRUCT NEW COLORED CONCRETE GUNNITE SWALE. COLOR SHALL MATCH SURROUNDING NATURAL COLORS. SEE DETAIL ON SHEET C-4.
- NEW WALL PART OF BUILDING/POOL STRUCTURE PER STRUCTURAL PLANS AND DETAILS.
- INSTALL NATIVE HILLSIDE COLORED ANGULAR RIP-RAP D50=1.17", 1.75" THICK PLACED ON NONWOVEN GEOTEXTILE FABRIC (MIRAFI N-SERIES OR APPROVED).

PRIVATE WATER KEY-NOTES

- CONNECT TO EXIST. WATER SERVICE. INSTALL NEW 1" WATER METER. VERIFY WITH PLUMBING PLANS.
- INSTALL NEW 1-1/2" DOMESTIC WATER LINE. VERIFY WITH PLUMBING PLANS.
- FOR CONTINUATION SEE PLUMBING PLANS.



DATE: 06/05/25
JOB: 2108360
VERSION: 1.1
PLOT DATE: 06/05/25

SCALE: 1" = 20' OR AS NOTED
DESIGNED BY: NP
DRAWN BY: ZA
CHECKED BY: JL

DATE: _____
REVISIONS: _____

GRADING & DRAINAGE IMPROVEMENT PLAN LOWER LEVEL

LOT 64 - MUMMY MOUNTAIN PARK
MOUNTAIN PARK
6041 E FOOTHILL DR.,
PARADISE VALLEY, AZ 85253

P. 602.889.0984 | F. 602.445.9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIXVALDEVELOPMENT.COM

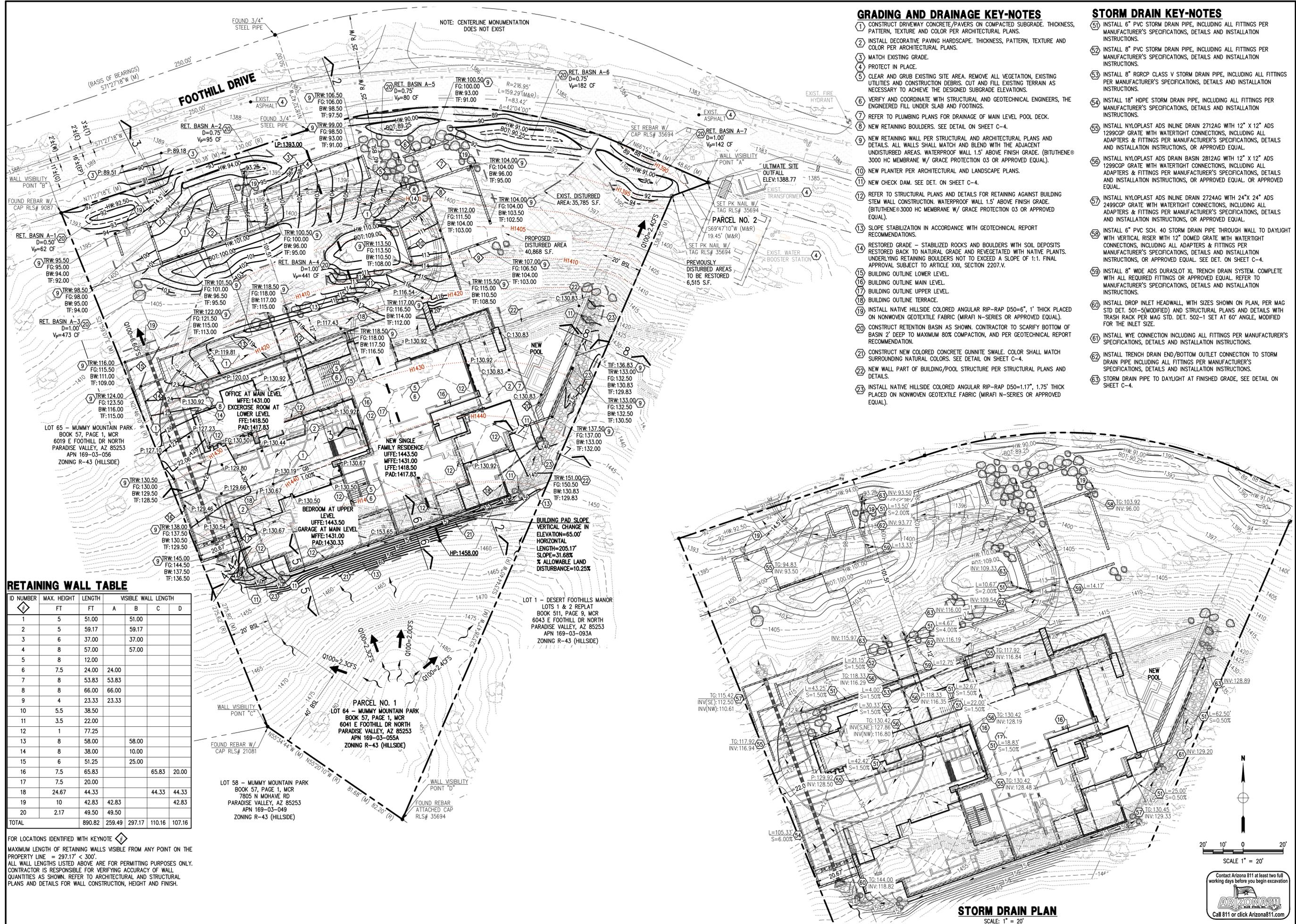
land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
CIVIL & LAND DEVELOPMENT
41005 NICKOLA J. PRODANOV
PHOENIX, AZ
LICENSE NO. 11005

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811
Call 811 or click Arizona811.com

C-2
2 OF 4



GRADING AND DRAINAGE KEY-NOTES

- 1 CONSTRUCT DRIVEWAY CONCRETE/PAVERS ON COMPACTED SUBGRADE. THICKNESS, PATTERN, TEXTURE AND COLOR PER ARCHITECTURAL PLANS.
- 2 INSTALL DECORATIVE PAVING HARDSCAPE. THICKNESS, PATTERN, TEXTURE AND COLOR PER ARCHITECTURAL PLANS.
- 3 MATCH EXISTING GRADE.
- 4 PROTECT IN PLACE.
- 5 CLEAR AND GRUB EXISTING SITE AREA. REMOVE ALL VEGETATION, EXISTING UTILITIES AND CONSTRUCTION DEBRIS. CUT AND FILL EXISTING TERRAIN AS NECESSARY TO ACHIEVE THE DESIGNED SUBGRADE ELEVATIONS.
- 6 VERIFY AND COORDINATE WITH STRUCTURAL AND GEOTECHNICAL ENGINEERS, THE ENGINEERED FILL UNDER SLAB AND FOOTINGS.
- 7 REFER TO PLUMBING PLANS FOR DRAINAGE OF MAIN LEVEL POOL DECK.
- 8 NEW RETAINING BOLDERS. SEE DETAIL ON SHEET C-4.
- 9 NEW RETAINING WALL PER STRUCTURAL AND ARCHITECTURAL PLANS AND DETAILS. ALL WALLS SHALL MATCH AND BLEND WITH THE ADJACENT UNDISTURBED AREAS. WATERPROOF WALL 1.5' ABOVE FINISH GRADE. (BITUTHENE@ 3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
- 10 NEW PLANTER PER ARCHITECTURAL AND LANDSCAPE PLANS.
- 11 NEW CHECK DAM. SEE DET. ON SHEET C-4.
- 12 REFER TO STRUCTURAL PLANS AND DETAILS FOR RETAINING AGAINST BUILDING STEM WALL CONSTRUCTION. WATERPROOF WALL 1.5' ABOVE FINISH GRADE. (BITUTHENE@3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
- 13 SLOPE STABILIZATION IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS.
- 14 RESTORED GRADE - STABILIZED ROCKS AND BOLDERS WITH SOIL DEPOSITS RESTORED BACK TO NATURAL GRADE AND REVEGETATED WITH NATIVE PLANTS. UNDERLYING RETAINING BOLDERS NOT TO EXCEED A SLOPE OF 1:1. FINAL APPROVAL SUBJECT TO ARTICLE XXII, SECTION 2207.V.
- 15 BUILDING OUTLINE LOWER LEVEL.
- 16 BUILDING OUTLINE MAIN LEVEL.
- 17 BUILDING OUTLINE UPPER LEVEL.
- 18 BUILDING OUTLINE TERRACE.
- 19 INSTALL NATIVE HILLSIDE COLORED ANGULAR RIP-RAP D50=6", 1" THICK PLACED ON NONWOVEN GEOTEXTILE FABRIC (MIRAFI N-SERIES OR APPROVED EQUAL).
- 20 CONSTRUCT RETENTION BASIN AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN 2' DEEP TO MAXIMUM 80% COMPACTION, AND PER GEOTECHNICAL REPORT RECOMMENDATION.
- 21 CONSTRUCT NEW COLORED CONCRETE GUNNITE SWALE. COLOR SHALL MATCH SURROUNDING NATURAL COLORS. SEE DETAIL ON SHEET C-4.
- 22 NEW WALL PART OF BUILDING/POOL STRUCTURE PER STRUCTURAL PLANS AND DETAILS.
- 23 INSTALL NATIVE HILLSIDE COLORED ANGULAR RIP-RAP D50=1.17", 1.75" THICK PLACED ON NONWOVEN GEOTEXTILE FABRIC (MIRAFI N-SERIES OR APPROVED EQUAL).

STORM DRAIN KEY-NOTES

- 51 INSTALL 6" PVC STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 52 INSTALL 8" PVC STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 53 INSTALL 8" RORCP CLASS V STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 54 INSTALL 18" HDPE STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 55 INSTALL NYLOPLAST ADS INLINE DRAIN 2712AG WITH 12" X 12" ADS 1299CP GRATE WITH WATERTIGHT CONNECTIONS, INCLUDING ALL ADAPTERS & FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS, OR APPROVED EQUAL.
- 56 INSTALL NYLOPLAST ADS DRAIN BASIN 2812AG WITH 12" X 12" ADS 1299CP GRATE WITH WATERTIGHT CONNECTIONS, INCLUDING ALL ADAPTERS & FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS, OR APPROVED EQUAL.
- 57 INSTALL NYLOPLAST ADS INLINE DRAIN 2724AG WITH 24" X 24" ADS 2499CP GRATE WITH WATERTIGHT CONNECTIONS, INCLUDING ALL ADAPTERS & FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS, OR APPROVED EQUAL.
- 58 INSTALL 6" PVC SCH. 40 STORM DRAIN PIPE THROUGH WALL TO DAYLIGHT WITH VERTICAL RISER WITH 12" DOWMED GRATE WITH WATERTIGHT CONNECTIONS, INCLUDING ALL ADAPTERS & FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS, OR APPROVED EQUAL. SEE DET. ON SHEET C-4.
- 59 INSTALL 8" WIDE ADS DURASLOT XL TRENCH DRAIN SYSTEM. COMPLETE WITH ALL REQUIRED FITTINGS OR APPROVED EQUAL. REFER TO MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 60 INSTALL DROP INLET HEADWALL, WITH SIZES SHOWN ON PLAN, PER MAG STD DET. 501-(MODIFIED) AND STRUCTURAL PLANS AND DETAILS WITH TRASH RACK PER MAG STD. DET. 502-1 SET AT 60° ANGLE, MODIFIED FOR THE INLET SIZE.
- 61 INSTALL WYE CONNECTION INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 62 INSTALL TRENCH DRAIN END/BOTTOM OUTLET CONNECTION TO STORM DRAIN PIPE INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- 63 STORM DRAIN PIPE TO DAYLIGHT AT FINISHED GRADE, SEE DETAIL ON SHEET C-4.

RETAINING WALL TABLE

ID NUMBER	MAX. HEIGHT	LENGTH	VISIBLE WALL LENGTH			
			A	B	C	D
1	5	51.00		51.00		
2	5	59.17		59.17		
3	6	37.00		37.00		
4	8	57.00		57.00		
5	8	12.00				
6	7.5	24.00		24.00		
7	8	53.83		53.83		
8	8	66.00		66.00		
9	4	23.33		23.33		
10	5.5	38.50				
11	3.5	22.00				
12	1	77.25				
13	8	58.00		58.00		
14	8	38.00		10.00		
15	6	51.25		25.00		
16	7.5	65.83		65.83	20.00	
17	7.5	20.00				
18	24.67	44.33		44.33	44.33	
19	10	42.83	42.83			42.83
20	2.17	49.50	49.50			
TOTAL		890.82	259.49	297.17	110.16	107.16

FOR LOCATIONS IDENTIFIED WITH KEYNOTE 4
 MAXIMUM LENGTH OF RETAINING WALLS VISIBLE FROM ANY POINT ON THE PROPERTY LINE = 297.17' < 300'.
 ALL WALL LENGTHS LISTED ABOVE ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACCURACY OF WALL QUANTITIES AS SHOWN. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS FOR WALL CONSTRUCTION, HEIGHT AND FINISH.

DATE: 06/05/25
 JOB: 2108360
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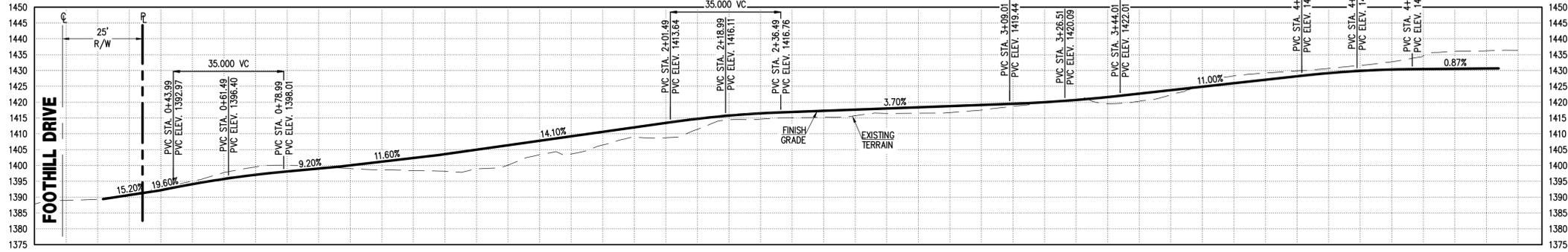
GRADING & DRAINAGE IMPROVEMENT PLAN
MAIN LEVEL
STORM DRAIN PLAN

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PROFESSIONAL ENGINEER
 CIVIL/TERRACE NO. 41005
 NICKOLA J. PRODANOV
 State of Arizona
 No. 12345

C-3
 3 OF 4

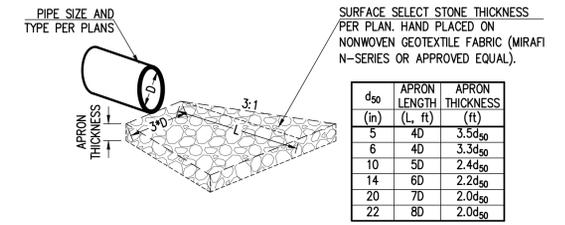


CROSS SECTION 3 - 3
SCALE HOR. 1" = 20', VER. 1" = 20'

RIP-RAP GRADATION TABLE

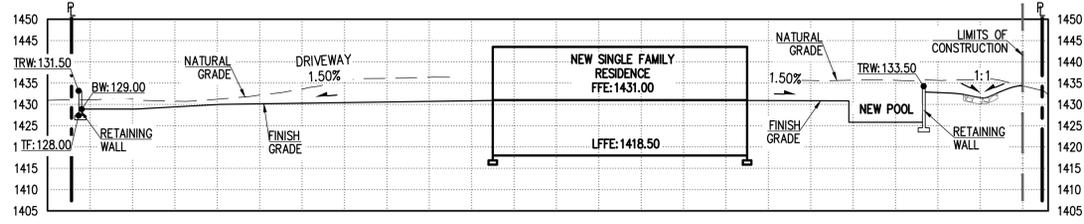
PERCENT PASSING	SIZE	D ₅₀ CLASS, INCHES
100 TO 90	2.0 D ₅₀	4 6 8 12
85 TO 70	1.5 D ₅₀	8 12 16 24
50 TO 30	1.0 D ₅₀	6 8 12 18
15 TO 5	0.67 D ₅₀	3 4 5 8
5 TO 0	0.33 D ₅₀	1 2 3 4

RIP-RAP GRADATION TABLE

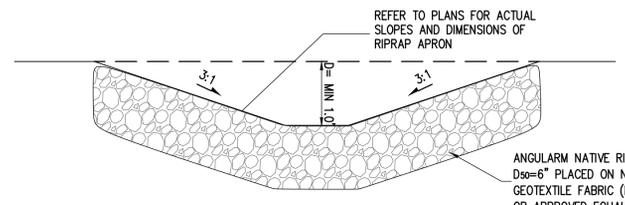


APRON LENGTH AND THICKNESS
N.T.S.

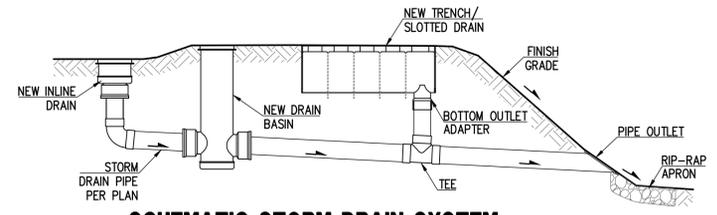
d ₅₀ (in)	APRON LENGTH (L, ft)	APRON THICKNESS (ft)
5	4D	3.5d ₅₀
6	4D	3.3d ₅₀
10	5D	2.4d ₅₀
14	6D	2.2d ₅₀
20	7D	2.0d ₅₀
22	8D	2.0d ₅₀



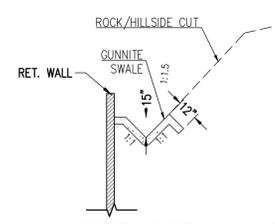
CROSS SECTION 1 - 1
SCALE HOR. 1" = 20', VER. 1" = 20'



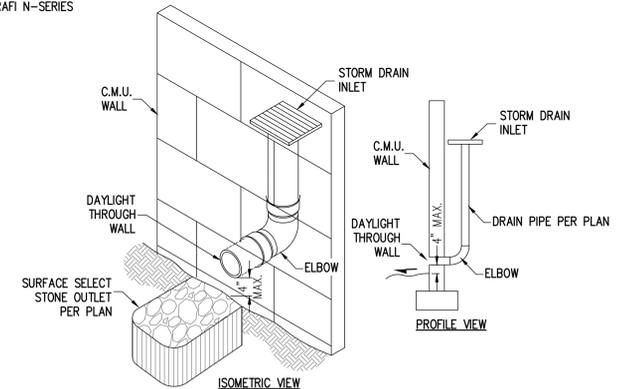
DRAINAGE SWALE DETAIL
N.T.S.



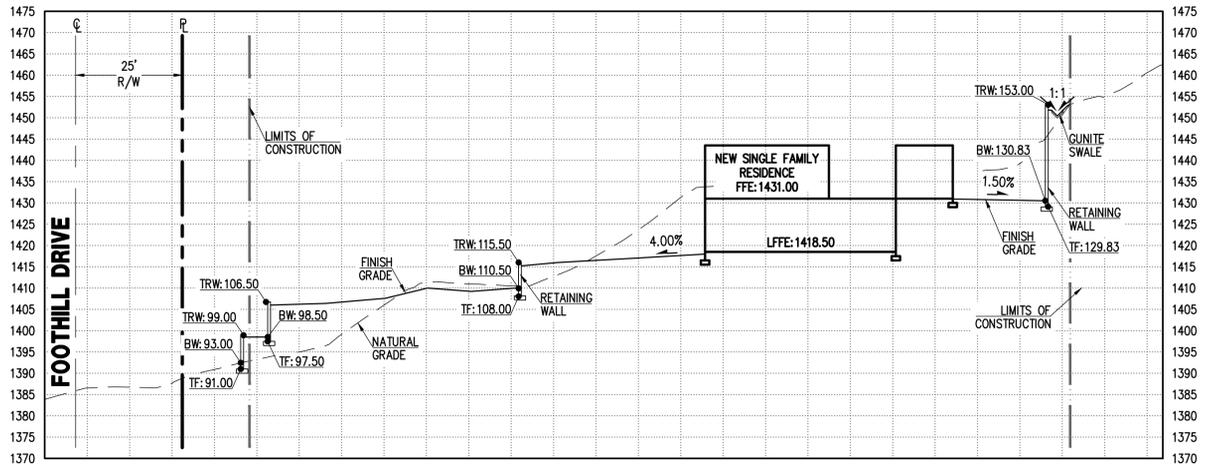
SCHEMATIC STORM DRAIN SYSTEM
N.T.S.



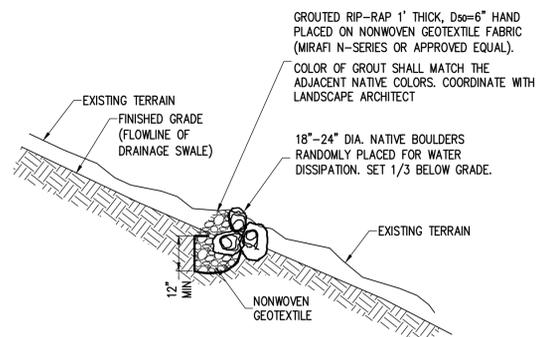
CONCRETE LINED SWALE DETAIL
N.T.S.



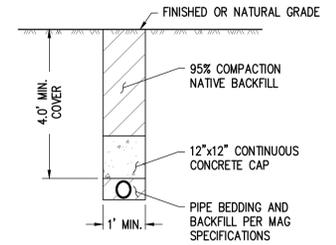
STORM DRAIN OUTLET AT WALL DETAIL
N.T.S.



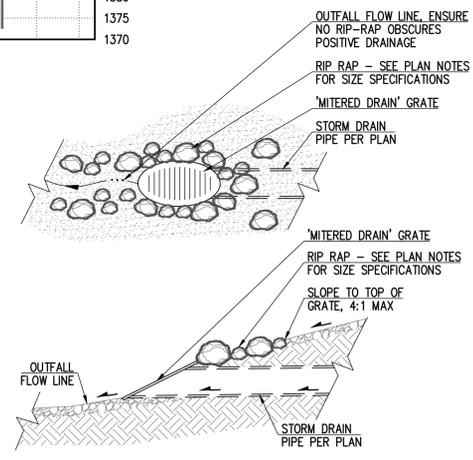
CROSS SECTION 2 - 2
SCALE HOR. 1" = 20', VER. 1" = 20'



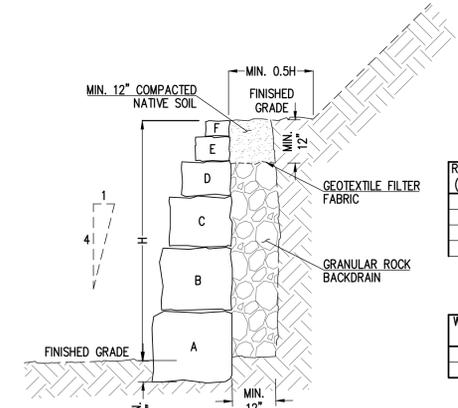
CHECK DAM DETAIL
N.T.S.



UTILITIES TRENCHING
N.T.S.



PIPE OUTLET DETAIL
N.T.S.



RETAINING BOULDER DETAIL
N.T.S.

ROCK SIZE

ROCK SIZE (PERSON)	ROCK WEIGHT (POUNDS)	AVERAGE DIMENSIONS (FT.)
1	50 TO 200	0.7 TO 1.1
2	200 TO 650	1.1 TO 1.6
3	650 TO 1950	1.6 TO 2.3
4	1950 TO 3900	2.3 TO 2.9

ROCK SIZE DESIGNATION

WALL HEIGHT H (FT.)	A	B	C	D	E	F
3	3	2	-	-	-	-
6	4	3	2	-	-	-

DATE: 06/05/25
JOB: 2108360
VERSION: 1.1
PLOT DATE: 06/05/25

SCALE: AS NOTED
DESIGNED BY: NP
DRAWN BY: ZA
CHECKED BY: JJ

GRADING & DRAINAGE PLAN
CROSS SECTIONS
DETAILS

LOT 64 - MUUMY MOUNTAIN PARK
6041 E FOOTHILL DR.,
PARADISE VALLEY, AZ 85253

P. 602.889.0984 | F. 602.445.9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIXVALDEVELOPMENT.COM

Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
CIVIL/GEOTECHNICAL NO. 41005
NICKOLA J. PRODANOV
LICENSED UNDER THE STATE OF ARIZONA

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA 811
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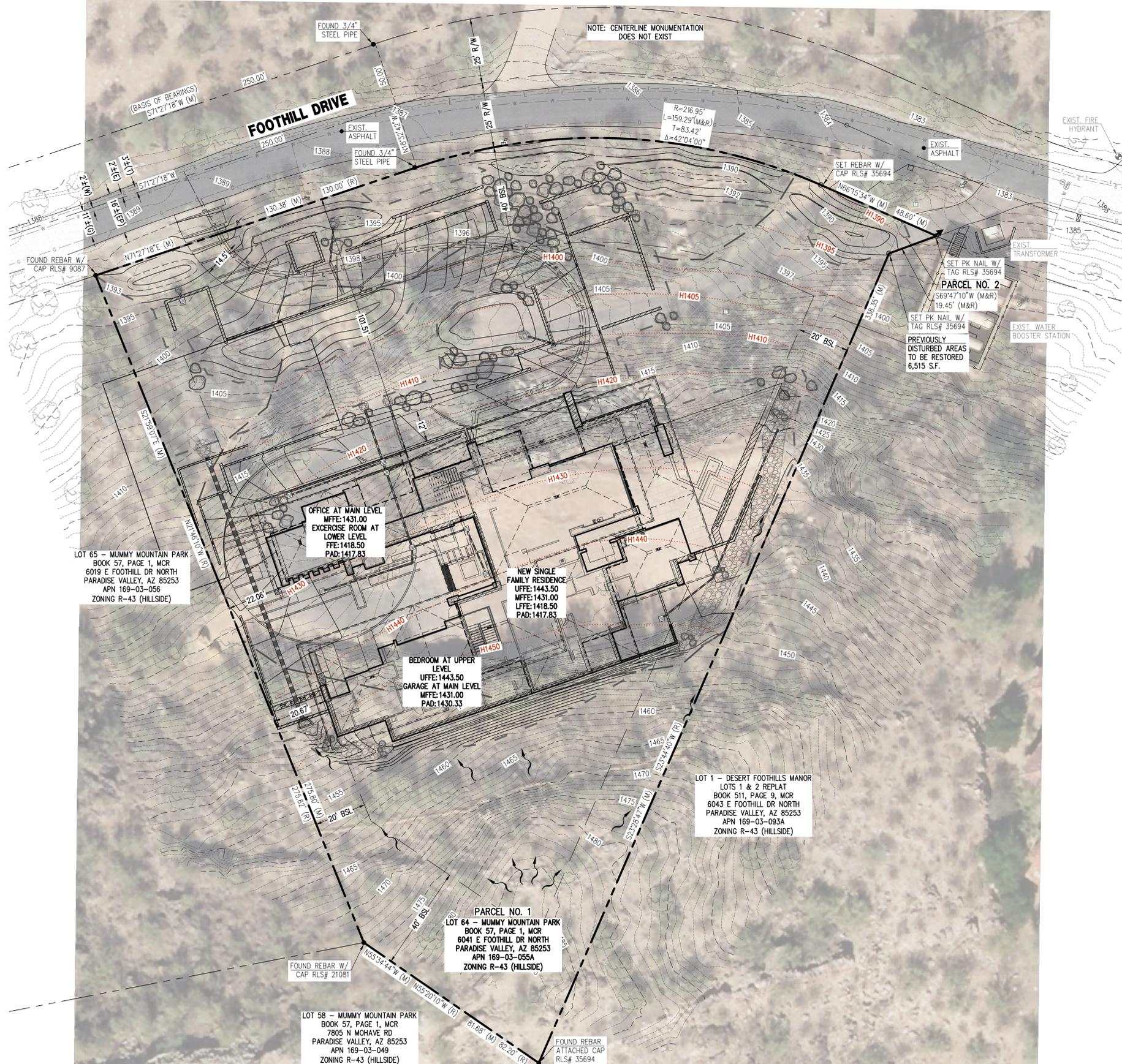
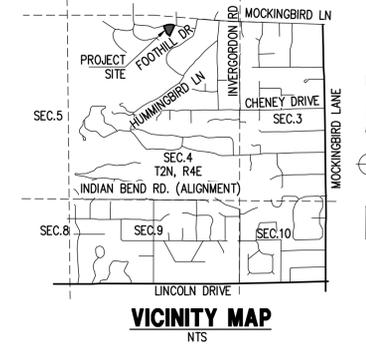
C-4
4 OF 4

AERIAL MAP EXHIBIT

6041 E FOOTHILL DR., PARADISE VALLEY, AZ 85253

LOT 64 - MUMMY MOUNTAIN PARK

A SUBDIVISION PLAT RECORDED IN BOOK 57 OF MAPS, PAGE 1, MCR.,
LOCATED IN A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER
MG REAL ESTATE HOLDINGS
COMPANY, LLC
6041 E FOOTHILL DR.,
PARADISE VALLEY, AZ 85253

SITE DATA
APN: 169-03-055A
ADDRESS: 6041 E FOOTHILL DR.,
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)
LOT AREA: 62,665 S.F. (1.439 AC.);
Q.S.: 24-42

TOTAL AREA UNDER ROOF: 13,295 S.F.
LOT COVERAGE: 21.2% < 25% (ALLOWED)
EXISTING DISTURBED AREA: 35,785 S.F. (0.822 AC.)
PROPOSED DISTURBED AREA: 40,265 S.F. (0.924 AC.)

GEOTECHNICAL ENGINEER
ACS SERVICES, LLC
2235 W. BROADWAY RD.,
MESA, AZ 85202
P: 480-968-0190
PROJECT# 2301889
DATE: 10/11/23

BASIS OF BEARINGS
THE MONUMENT LINE OF FOOTHILL DR., THE BEARING OF WHICH IS S71°27'18\"

LEGAL DESCRIPTION
PARCEL NO. 1:
LOT 64, OF MUMMY MOUNTAIN PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 57 OF MAPS, PAGE 1;
PARCEL NO. 2:
A PORTION OF LOT 1, DESERT FOOTHILLS MANOR, ACCORDING TO BOOK 381 OF MAPS, PAGE 1 AND IN BOOK 511 OF MAPS, PAGE 9, A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 4;
THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 4 SOUTH 84 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 626.05 FEET TO A 3/4 IRON PIPE IN SAID NORTHERLY LINE;
THENCE ALONG THE CENTERLINE OF COCONINO ROAD SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST, A DISTANCE OF 278.20 FEET TO A POINT OF CURVE IN THE CENTERLINE OF FOOTHILL DRIVE;
THENCE ALONG THE SAID CENTERLINE OF FOOTHILL DRIVE CURVING TO THE RIGHT THE RADIUS POINT BEARS NORTH 04 DEGREES 50 MINUTES 40 SECONDS EAST 477.75 FEET WITH A CENTRAL ANGLE OF 18 DEGREES 54 MINUTES 00 SECONDS AND AN ARC DISTANCE OF 157.59 FEET TO A POINT OF TANGENT IN SAME;
THENCE STILL ALONG SAID CENTERLINE NORTH 66 DEGREES 15 MINUTES 20 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT IN SAME AND AT THE PROLONGED WESTERLY LINE OF LOT 1, OF DESERT FOOTHILLS MANOR;
THENCE ALONG SAID PROLONGED WESTERLY LINE OF LOT 1, SOUTH 23 DEGREES 44 MINUTES 40 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHERLY RIGHT OF WAY LINE OF FOOTHILL DRIVE AND THE TRUE POINT OF BEGINNING;
THENCE ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF FOOTHILL DRIVE SOUTH 66 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 14.00 FEET TO A POINT IN SAME;
THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 69 DEGREES 47 MINUTES 10 SECONDS WEST, A DISTANCE OF 19.45 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 1;
THENCE ALONG THE SAID WESTERLY LINE OF LOT 1 NORTH 23 DEGREES 44 MINUTES 40 SECONDS EAST, A DISTANCE OF 13.50 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040049	1755 OF 4425	L	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	02/09/2024	X*

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ARCHITECT
DREWETT WORKS
7144 E STETSON DR., STE 204,
SCOTTSDALE, AZ 85251
P: 267-907-2970
T: 855-373-9388 EXT. 705
NICK@DREWETTWORKS.COM

CIVIL ENGINEER
LAND DEVELOPMENT GROUP, LLC
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
CONTACT: NICK PRODANOV, PE
P: 602 889 1984

BENCHMARK
BRASS CAP IN HAND HOLE AT THE INTERSECTION OF MOCKINGBIRD LANE AND NORTHERN AVE. HAVING AN ELEVATION OF 1311.035 NAVD 88 DATUM, GDACS# 24506-1.

DATE:	06/05/25
DESIGNED BY:	NP
DRAWN BY:	ZA
CHECKED BY:	JL
DATE:	06/05/25
SCALE:	1"=20'
REVISIONS:	

AERIAL MAP EXHIBIT

LOT 64 - MUMMY MOUNTAIN PARK
6041 E FOOTHILL DR.,
PARADISE VALLEY, AZ 85253

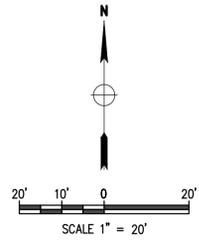
P: 602 889 0984 | F: 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDG.COM

Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
41005
NICKOLA J. PRODANOV
State of Arizona
No. 123456789

AE

1 OF 1



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STORM WATER POLLUTION PREVENTION PLAN

6041 E FOOTHILL DR., PARADISE VALLEY, AZ 85253

LOT 64 - MUMMY MOUNTAIN PARK
 A SUBDIVISION PLAT RECORDED IN BOOK 57 OF MAPS, PAGE 1, MCR.,
 LOCATED IN A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4, T.2N, R.4E
 OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CONSTRUCTION SEQUENCE

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. DEMO EXISTING WALLS AND SITE IMPROVEMENTS.
3. CLEAR AND GRUB.
4. CONSTRUCT RETENTION/SEDIMENTATION BASINS AND UNDERGROUND STORMWATER STORAGE.
5. ROUGH GRADE SITE WHILE PROVIDING POSITIVE DRAINAGE TO BASINS.
6. STABILIZE DENuded AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
7. FINAL GRADE AND CONSTRUCT BUILDING PADS.
8. COMPLETE POOL & SPA CONSTRUCTION.
9. CONSTRUCT PAVING AND SIDEWALKS.
10. COMPLETE FINAL GRADING, INSTALL PERMANENT SEEDING AND LANDSCAPING.

UTILITIES

WATER: CITY OF PHOENIX
 SANITARY SEWER: SEPTIC
 ELECTRIC: ARIZONA PUBLIC SERVICE
 TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
 NATURAL GAS: SOUTHWEST GAS
 CABLE TV: CENTURY LINK, COX COMMUNICATIONS

NOTE

1. NO WORK OF ANY KIND CAN COMMENCE UNTIL ALL STORM WATER POLLUTION BMP'S ARE IN PLACE AND INSPECTED BY THE TOWN. ONLY UNTIL THE TOWN HAS APPROVED THE STORM WATER BMP'S MAY ANY CONSTRUCTION BEGIN.
2. SEDIMENTATION CONTROL DEVICES (SILT BARRIERS) SHALL REMAIN IN PLACE AT ALL TIME. SEDIMENTATION CONTROL DEVICES SHALL BE KEPT IN GOOD REPAIR, INSPECTED MONTHLY, INSPECTED AFTER EACH RAIN EVENT, AND MAINTAINED AS NEEDED BY THE APPLICANT/OWNER.
3. SEDIMENTATION CONTROL DEVICE INSPECTION LOG SHALL BE MAINTAINED BY APPLICANT AND/OR OWNER AND MADE AVAILABLE TO THE TOWN UPON REQUEST.

LEGEND

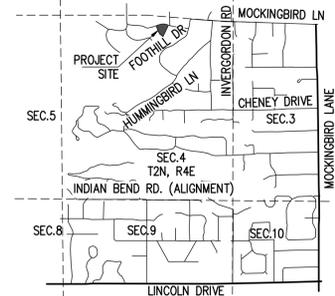
- SF- SILT FENCE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- W.A. DESIGNATED WASHOUT AREA
- DESIGNATED HAZARDOUS WASTE CONTAINMENT AREA
- TRASH CONTAINER

SWPPP KEY-NOTES

1. USE THE EXISTING CONC. DRIVEWAY FOR CONSTRUCTION ENTRANCE.
2. DUST CONTROL PER FDCMC BMP-43 THROUGH BMP-46
3. SILT FENCE PER FDCMC BMP-63 THROUGH BMP-68, EPA STANDARDS AND DETAILS, AND DETAILS ON SHEET SP-2 OR STRAW WATTLES PER MARICOPA COUNTY EROSION CONTROL MANUAL SP-1 ORGANIC FILTER BARRIER.
4. DESIGNATED CONCRETE WASHOUT VESSEL PER FDCMC BMP-99 THROUGH BMP-100 AND DETAILS ON SHEET SP-2
5. DUMPSTER/TRASH CONTAINER
6. DESIGNATED PAINT/SOLVENT WASHOUT VESSEL PER FDCMC BMP-99 THROUGH BMP-100 AND DETAILS ON SHEET SP-2
7. DESIGNATED HAZARDOUS WASTE CONTAINMENT AREA. SEGREGATE POTENTIALLY HAZARDOUS WASTE FROM NON-HAZARDOUS CONSTRUCTION SITE WASTE. HAZARDOUS WASTES ARE NOT TO BE DISPOSED OF IN DUMPSTER AND SHALL BE HAULED TO AN APPROPRIATE DISPOSAL AND/OR RECYCLING FACILITY.
8. DROP INLET PROTECTION.
9. ROCK OUTLET PROTECTION.
10. RETENTION/SEDIMENTATION BASIN

GENERAL NOTES

1. THIS PROJECT IS SUBJECT TO THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS FOR CONSTRUCTION SITES UNDER THE ENVIRONMENTAL PROTECTION AGENCY (EPA) GENERAL PERMIT FOR ARIZONA. OWNERS, DEVELOPERS, ENGINEERS, AND/OR CONTRACTORS ARE REQUIRED TO PREPARE ALL DOCUMENTS REQUIRED BY THIS REGULATION, INCLUDING BUT NOT LIMITED TO STORM WATER POLLUTION PROTECTION PLAN (SWPPP), NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT).
2. A COPY OF THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS PROJECT, TOGETHER WITH A COPY OF THE NOTICE OF INTENT (NOI) AND THIS STORM WATER POLLUTION PROTECTION PLAN (SWPPP), SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW. THOSE ELEMENTS OF THE GRADING AND DRAINAGE PLAN PERTINENT TO OR REFERENCED ON THE SWPPP SHALL BE CONSIDERED A PART OF THE SWPPP.
3. COMMUNITY DEVELOPMENT DEPARTMENT'S FIELD INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE AND/OR OFF-SITE CONSTRUCTION BEGINS, AT (480) 348-3692.
4. THE OPERATOR SHALL OBTAIN A DUST CONTROL PERMIT FROM MARICOPA COUNTY HEALTH DEPARTMENT AND PERFORM MEASURES AS REQUIRED BY THE PERMIT TO PREVENT EXCESS DUST. ALL PERMITEES MUST SUBMIT A TENTATIVE CONSTRUCTION SCHEDULE AND COMPLETION TIME.
5. THE OPERATOR SHALL PERFORM, AT A MINIMUM, A VISUAL INSPECTION OF THE CONSTRUCTION SITE ONCE EVERY MONTH AND WITHIN 24 HOURS OF RAINFALL GREATER THAN OR EQUAL TO A HALF OF AN INCH OR MORE. THE OPERATOR SHALL PREPARE A REPORT DOCUMENTING HIS/HER FINDINGS ON THE CONDITIONS OF THE SWPPP CONTROLS AND NOTE ANY EROSION PROBLEM AREAS. THE OPERATOR'S REPORT IS TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL. FACILITIES SHALL BE MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
6. THE OPERATOR SHALL AMEND THIS PLAN AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO RESOLVE ANY PROBLEM AREAS, WHICH BECOME EVIDENT DURING THE CONSTRUCTION AND/OR DURING RAINFALLS.
7. THE PERMITEE SHALL FILE A NOTICE OF TERMINATION (NOT) AFTER COMPLETION OF CONSTRUCTION AND PLACEMENT OF FINAL LANDSCAPE MATERIALS. THE NOT IS TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING INSPECTOR TO FINAL THE SWPPP PERMIT.
8. THE PERMITEE SHALL SAVE ALL RECORDS, INCLUDING THE NOI, SWPPP, NOT, AND INSPECTION REPORTS, ON FILE FOR A MINIMUM OF THREE YEARS FROM THE DATE OF FILING THE NOT.
9. THE IMPLEMENTATION OF THESE PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE PERMITEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED AND NOT SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION INSPECTOR.
10. THE FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE INSTALLED AND IN OPERATION PRIOR TO ANY GRADING OR LAND CLEARING. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
11. THE CONTRACTOR'S NOI MUST BE RECEIVED PRIOR TO THE SWPPP PERMIT BEING ISSUED. THE CONTRACTOR THAT WILL BE PULLING THE G&D PERMIT MUST HAVE THE SWPPP PERMIT ISSUED IN THEIR NAME.
12. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
13. CONTRACTOR SHALL PROVIDE STABILIZATION FABRIC TO ALL SLOPES EQUAL TO OR GREATER THAN 3H:1V.
14. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES WILL ENTER AND EXIT THE CONSTRUCTION SITE.
15. REFER TO SHEET 2 FOR STANDARD DETAILS OF BEST MANAGEMENT PRACTICES.
16. WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC.



VICINITY MAP

OWNER

MC REAL ESTATE HOLDINGS
 COMPANY, LLC
 6041 E FOOTHILL DR.,
 PARADISE VALLEY, AZ 85253

ARCHITECT

STRATTON ARCHITECTS
 5203 E LINCOLN DR.,
 PARADISE VALLEY, AZ 85253
 P: 860-331-0701
 STRATTON@STRATTON-ARCHITECTS.COM

SITE DATA

APN: 169-03-055A
 ADDRESS: 6041 E FOOTHILL DR.,
 PARADISE VALLEY, AZ 85253
 ZONING: R-43 (HILLSIDE)
 LOT AREA: 62,665 S.F. (1.439 AC.)
 Q.S.: 24-42

CIVIL ENGINEER

LAND DEVELOPMENT GROUP, LLC
 8808 N CENTRAL AVE, SUITE 288
 PHOENIX, AZ 85020
 CONTACT: NICK PRODANOV, PE
 P: 602 889 1984

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF MOCKINGBIRD LANE AND NORTHERN AVE. HAVING AN ELEVATION OF 1311.035 NAVD 88 DATUM, GDACS# 24506-1.

BASIS OF BEARINGS

THE MONUMENT LINE OF FOOTHILL DR., THE BEARING OF WHICH IS S71°27'18"W.

LEGAL DESCRIPTION

PARCEL NO. 1:
 LOT 64, OF MUMMY MOUNTAIN PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 57 OF MAPS, PAGE 1;

PARCEL NO. 2:
 A PORTION OF LOT 1, DESERT FOOTHILLS MANOR, ACCORDING TO BOOK 381 OF MAPS, PAGE 1 AND IN BOOK 511 OF MAPS, PAGE 9, A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 4;
 THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 4 SOUTH 84 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 626.05 FEET TO A 3/4 IRON PIPE IN SAID NORTHERLY LINE;
 THENCE ALONG THE CENTERLINE OF COCONINO ROAD SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST, A DISTANCE OF 278.20 FEET TO A POINT OF CURVE IN THE CENTERLINE OF FOOTHILL DRIVE;
 THENCE ALONG THE SAID CENTERLINE OF FOOTHILL DRIVE CURVING TO THE RIGHT THE RADIUS POINT BEARS NORTH 04 DEGREES 50 MINUTES 40 SECONDS EAST 477.75 FEET WITH A CENTRAL ANGLE OF 18 DEGREES 54 MINUTES 00 SECONDS AND AN ARC DISTANCE OF 157.59 FEET TO A POINT OF TANGENT IN SAME;
 THENCE STILL ALONG SAID CENTERLINE NORTH 66 DEGREES 15 MINUTES 20 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT IN SAME AND AT THE PROLONGED WESTERLY LINE OF LOT 1, OF DESERT FOOTHILLS MANOR;
 THENCE ALONG SAID PROLONGED WESTERLY LINE OF LOT 1, SOUTH 23 DEGREES 44 MINUTES 40 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHERLY RIGHT OF WAY LINE OF FOOTHILL DRIVE AND THE TRUE POINT OF BEGINNING;
 THENCE ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF FOOTHILL DRIVE SOUTH 66 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 14.00 FEET TO A POINT IN SAME;
 THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 69 DEGREES 47 MINUTES 10 SECONDS WEST, A DISTANCE OF 19.45 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT 1;
 THENCE ALONG THE SAID WESTERLY LINE OF LOT 1 NORTH 23 DEGREES 44 MINUTES 40 SECONDS EAST, A DISTANCE OF 13.50 FEET TO THE TRUE POINT OF BEGINNING;
 EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040049	1755 OF 4425	L	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	11/04/2015	X*

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

APPROVAL

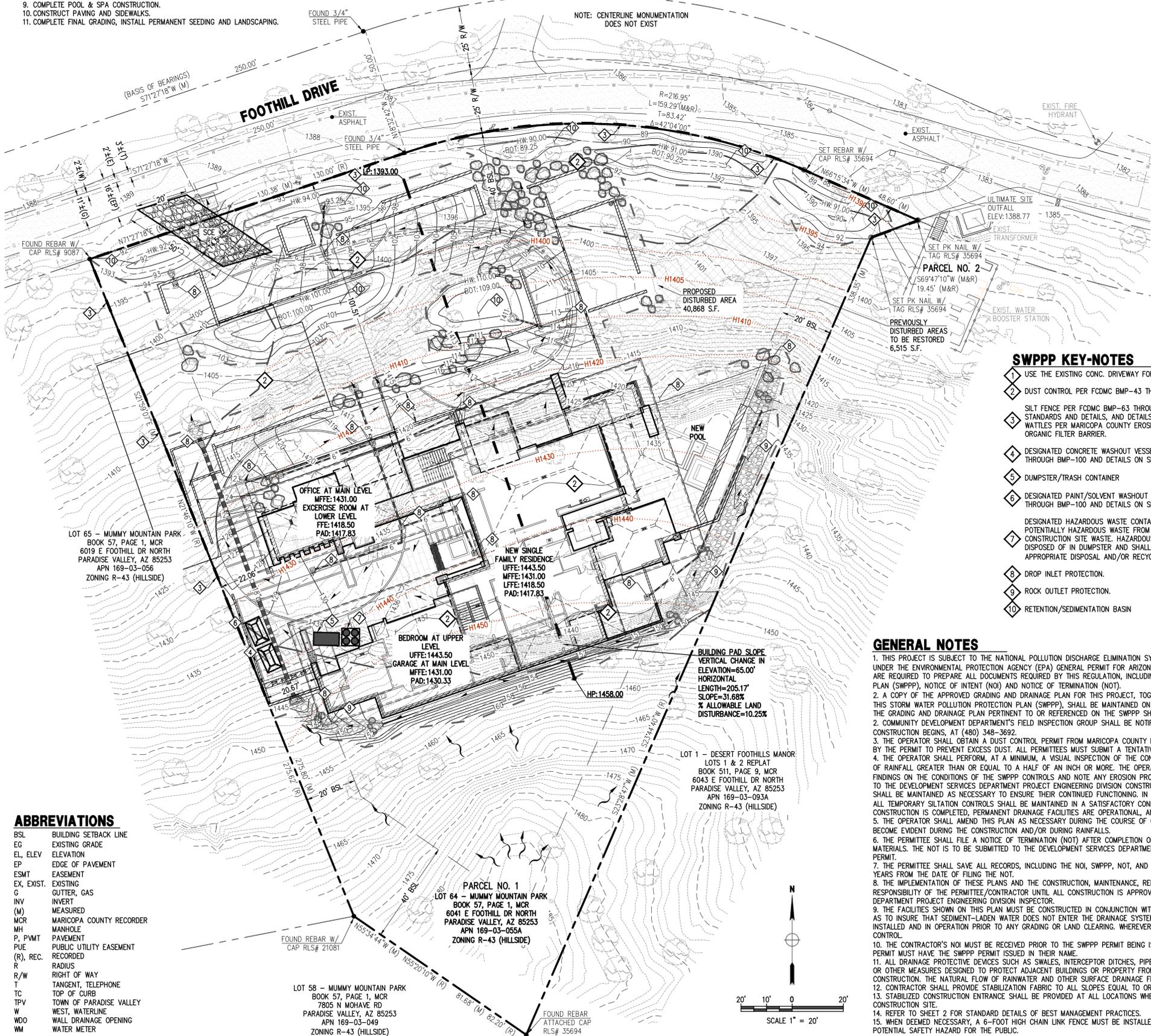
THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS OR ORDINANCES.

TOWN ENGINEER
 TOWN OF PARADISE VALLEY

DATE

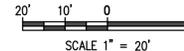


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ABBREVIATIONS

- BSL BUILDING SETBACK LINE
- EG EXISTING GRADE
- EL, ELEV ELEVATION
- EP EDGE OF PAVEMENT
- ESMT EASEMENT
- EX, EXIST. EXISTING
- G GUTTER, GAS
- INV INVERT
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- MH MANHOLE
- P, PWMT PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- TC TOP OF CURB
- TPV TOWN OF PARADISE VALLEY
- W WEST, WATERLINE
- WDO WALL DRAINAGE OPENING
- WM WATER METER



STORM WATER POLLUTION PREVENTION PLAN

LOT 64 - MUMMY MOUNTAIN PARK
 6041 E FOOTHILL DR.,
 PARADISE VALLEY, AZ 85253

P. 602 889 1984 | F. 602 445 9482
 8808 N CENTRAL AVE., SUITE 288
 PHOENIX, AZ 85020
 PHOENIX@LDG.COM

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEER
 NO. 11005
 NICKOLA J. PRODANOV
 State of Arizona
 N.J. Prodanov

SP-1
 1 OF 2

DATE: 06/05/25
 JOB: 2108360
 VERSION: 1.1
 PLOT DATE: 06/05/25

SCALE: 1"=20'
 DESIGNED BY: NP
 DRAWN BY: ZA
 CHECKED BY: JJ

REVISIONS:

DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

STORM WATER POLLUTION PREVENTION PLAN BEST MANAGEMENT PRACTICES DETAILS

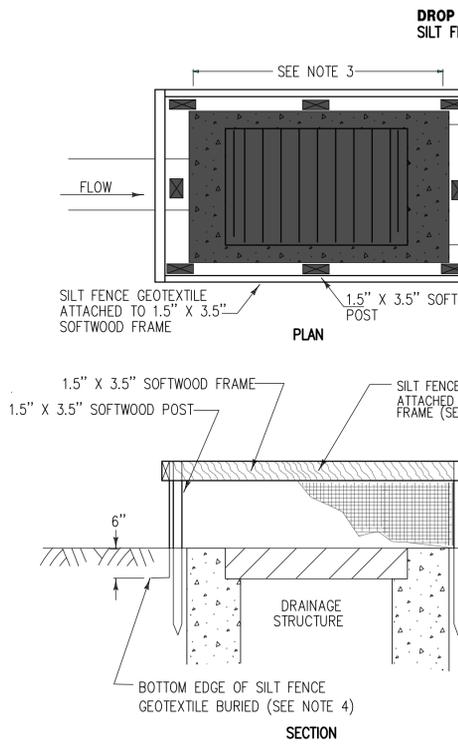
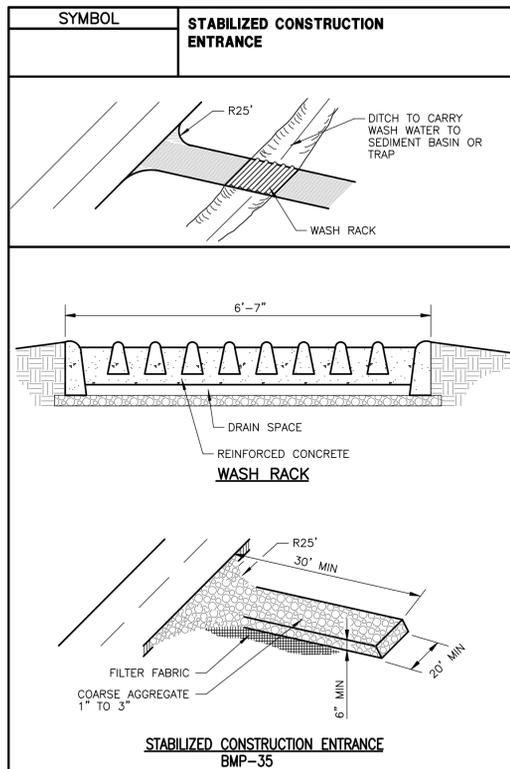
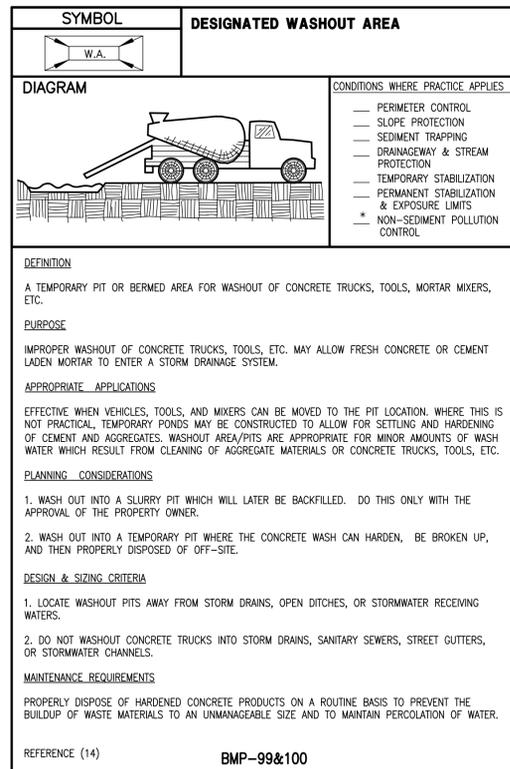
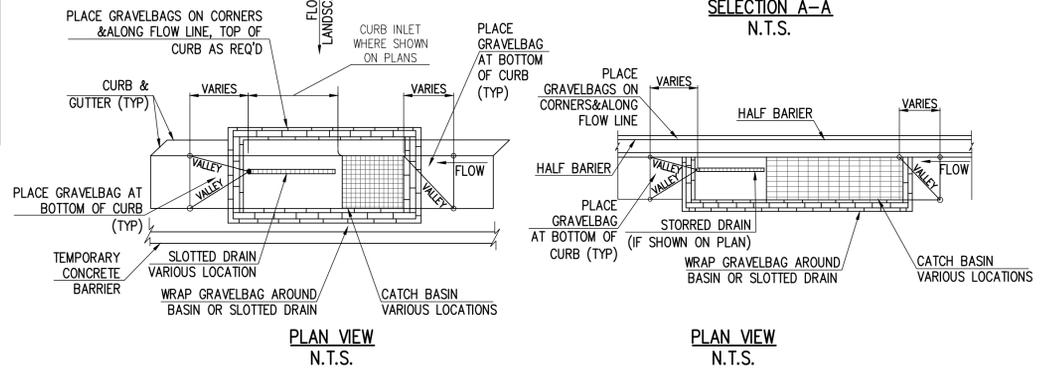
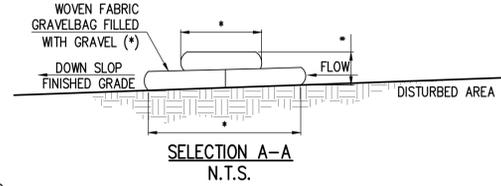
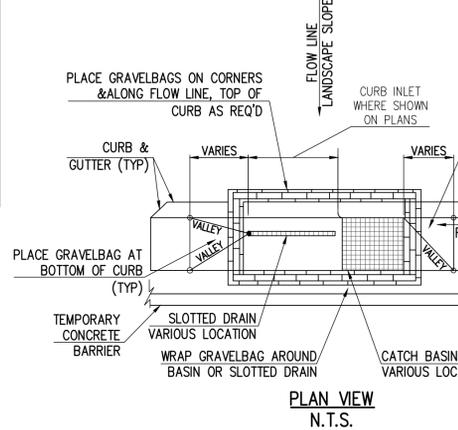
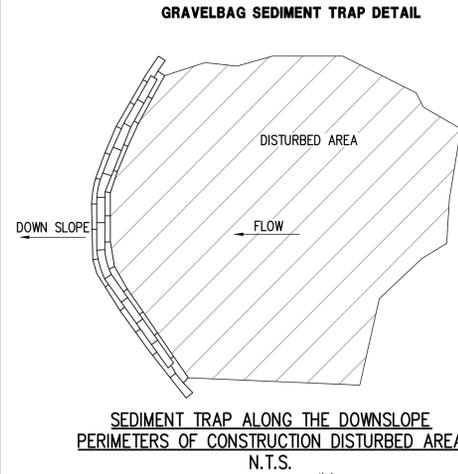
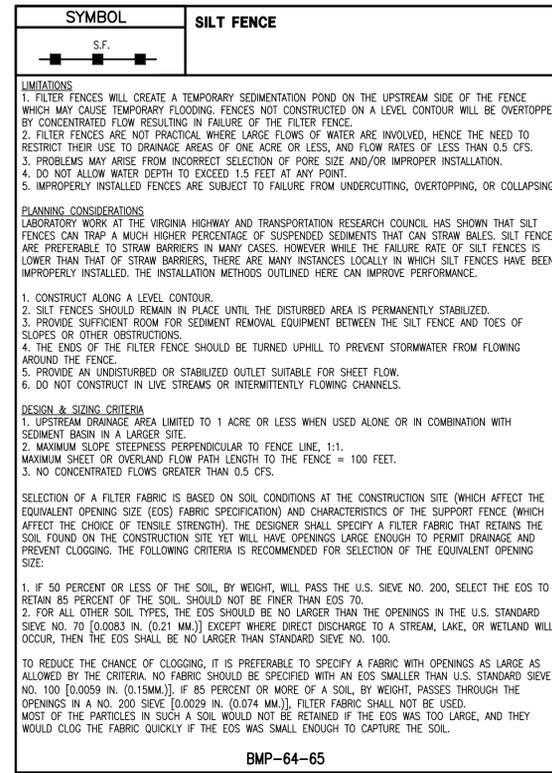
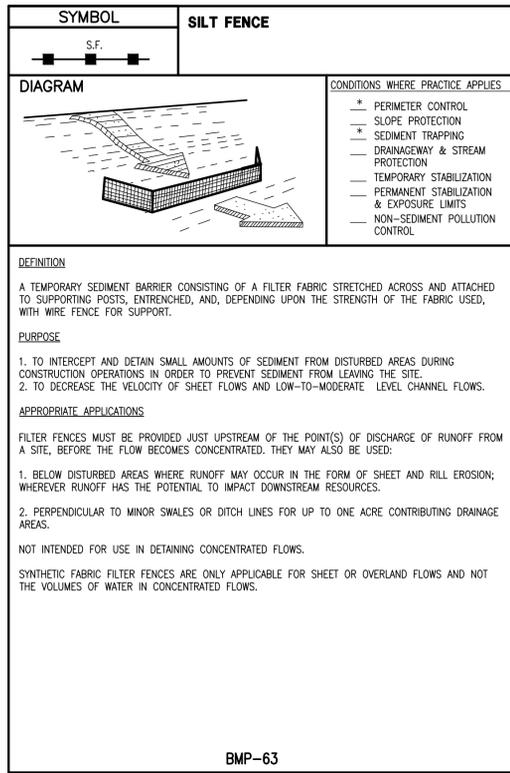
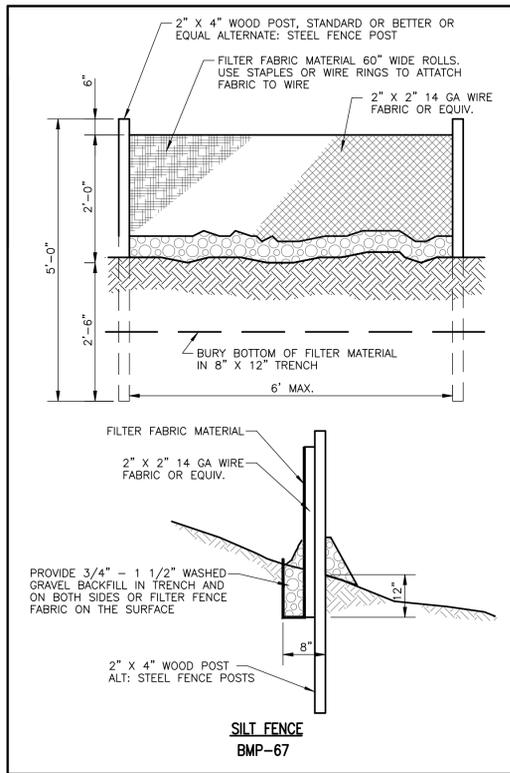
SELECTION OF FABRIC TENSILE STRENGTH AND BURSTING STRENGTH CHARACTERISTICS SHALL BE SUPPORTED WITH WIRE MESH IN AND AS RECOMMENDED BY THE FABRIC MANUFACTURER. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE LIFE AT A TEMPERATURE RANGE OF 0° F. TO 120° F.

1. TYPICAL INSTALLATION:

- FILTER FENCES ARE TO BE CONSTRUCTED ON A LEVEL CONTOUR TO MAXIMIZE THE AVAILABLE PONDING AREA AND PREVENT CONCENTRATION OF FLOW AGAINST THE FENCE.
- A. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 30 INCHES.
- B. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- C. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES.
- D. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT WIRE DIRECTLY TO THE POSTS.
- E. THE USE OF JOINTS SHOULD BE AVOIDED. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
- F. THE TRENCH SHALL BE BACKFILLED WITH 3/4-INCH MINIMUM DIAMETER WASHED GRAVEL OR COMPACTED NATIVE MATERIAL.

NOTES:

- SEE SPECIAL PROVISIONS.
- GRAVELBAG MATERIAL SHALL BE FROM POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN FABRIC. SEE SPECIAL PROVISIONS FOR MULLEN BURST STRENGTH AND ULTRAVIOLET STABILITY REQUIREMENTS.
- WHEN SEDIMENT DEPTH REACHES 3 INCHES, REMOVE AND PROPERLY DISPOSE OF ACCUMULATED MATERIAL.
- TOP OF GRAVELBAG TO BE 2 INCHES BELOW TOP OF ADJACENT ROADWAY TO ALLOW DRAINAGE INTO THE CATCH BASIN.
- GRAVELBAG BMP SHALL NOT BE APPLIED IN THE AREA OF OPEN TRAFFIC.
- THE INSTALLATION AND MAINTENANCE OF GRAVELBAG BMPs SHALL NOT NEGATIVELY IMPACT TRAFFIC SAFETY, AS WELL AS THE DESIGN FUNCTION OF ROADWAY OR BRIDGE DRAINAGE FACILITIES. FOR EROSION/SEDIMENT CONTROL PURPOSES, GRAVELBAG BMPs SHALL BE INSTALLED AND MAINTAINED TO CARRY THE STORM WATER OF AT LEAST 2-YEAR, 24-HOUR EVENTS.
- THE GRAVELBAG BMPs PAY/BID ITEM SHALL INCLUDE ALL MATERIALS USED FOR THIS BMP, ALL GROUND PREPARATION, FURNISHING, INSTALLING, FINAL REMOVAL, AND DISPOSAL OF THIS TEMPORARY BMP, AS WELL AS RETURNING THE AREA TO AN ACCEPTABLE CONDITION AS APPROVED BY THE ENGINEER.



- ## APPLICATION NOTES:
- THE PRIMARY PURPOSE OF DRAINAGE STRUCTURE INLET PROTECTION IS TO PREVENT SEDIMENT FROM ENTERING A DRAINAGE SYSTEM BY PONDING WATER WHICH ALLOWS SEDIMENT TO FALL OUT OF SUSPENSION.
 - THESE EXAMPLES OF DROP INLET PROTECTION ARE NOT INTENDED FOR USE ON GRADES ON GRADE. THEY MAY CAUSE WATER TO BYPASS THE STRUCTURE, CREATING ADDITIONAL EROSION OR FLOODING.
 - POSSIBLE MODIFICATIONS FOR USE ON GRADE INCLUDING ADDING A BERM DOWNSTREAM OF THE INLET TO CREATE PONDING. CHECK DAMS MAY ALSO BE USED UPSTREAM OF THE INLET TO SLOW VELOCITIES.
 - PREFABRICATED DROP INLET PROTECTION SPECIFICATIONS SHALL BE PROVIDED TO THE ENGINEER FOR APPROVAL PRIOR TO USE.
- ## GENERAL NOTES:
- THE TOP OF THE INLET PROTECTION SHALL BE SET AT THE MAXIMUM DESIRED WATER LEVEL, BASED ON FIELD LOCATION AND CONDITIONS.
 - SILT FENCE GEOTEXTILE SHALL BE A SINGLE CONTINUOUS PIECE TO ELIMINATE JOINTS.
 - SPACE SILT FENCE POSTS EVENLY AROUND INLET WITH A MAXIMUM SPACING OF 3 FEET. DRIVE POSTS A MINIMUM OF 18 INCHES INTO GROUND. WIRE MESH MAY BE REQUIRED BEHIND GEOTEXTILE TO PROVIDE SUPPORT.
 - SECURE THE ENDS OF THE APRON FOR THE PREFABRICATED DRAINAGE STRUCTURE INLET PROTECTION WITH STAPLES AS DETAILED IN THE PLAN VIEW OR AS RECOMMENDED BY THE MANUFACTURERS SPECIFICATIONS.
 - MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT GREAT ENOUGH TO CAUSE WATER TO LEAVE THE CONSTRUCTION SITE.
 - MEASURES SHALL BE CLEANED AND REPAIRED AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.

DATE: 06/05/25
JOB: 2108360
VERSION: 1.1
PLOT DATE: 06/05/25

DESIGNED BY: NP
DRAWN BY: ZA
CHECKED BY: JL

SCALE: N.T.S.

REVISIONS:

STORM WATER POLLUTION PREVENTION PLAN DETAILS

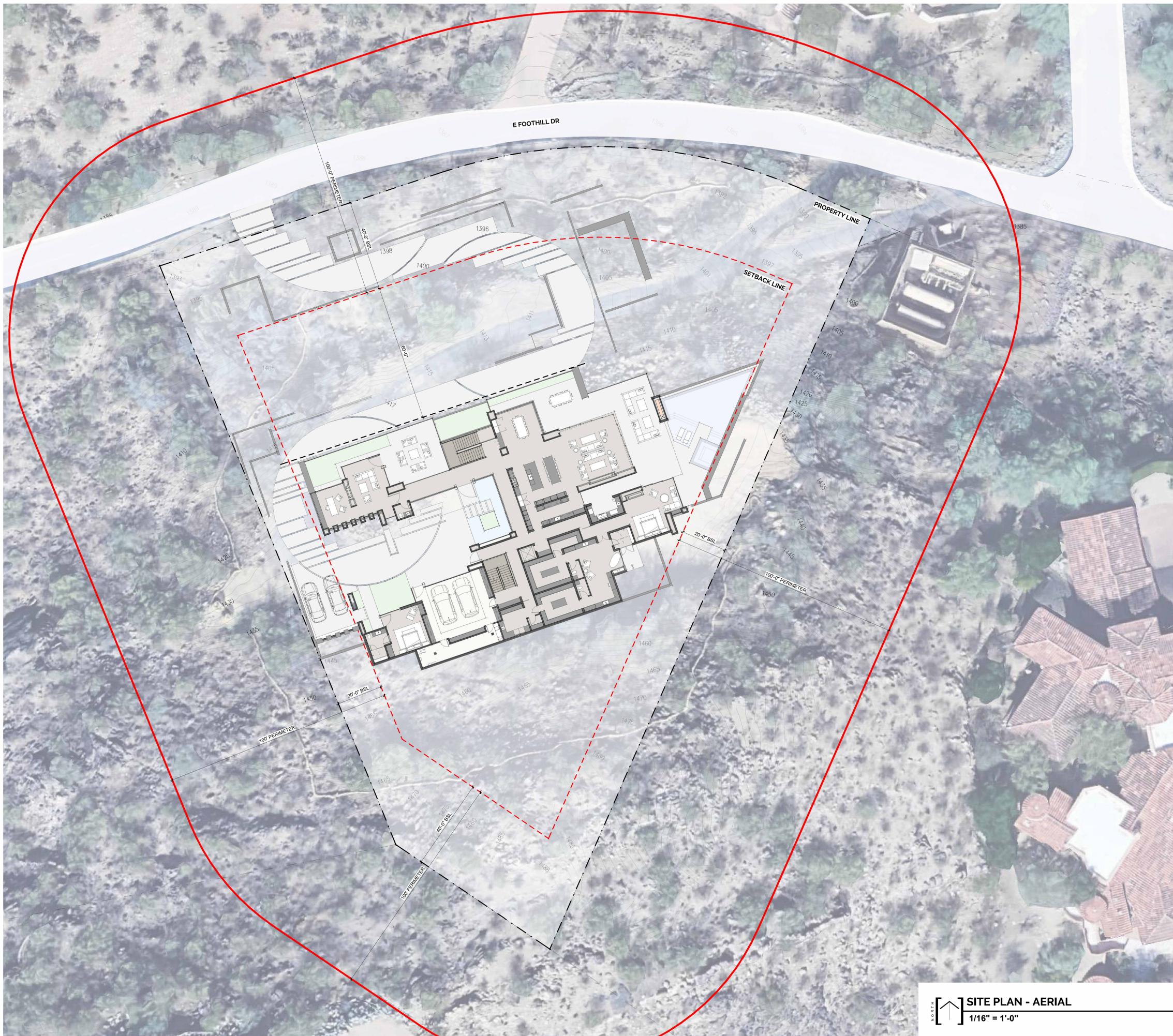
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CIVIL ENGINEER
NO. 11005
NICKOLA J. PROĐANOV
State of Arizona
Since 2010 U.S.A.

ARIZONA
Call 811 or click Arizona811.com

SP-2
2 OF 2



SITE PLAN - AERIAL
1/16" = 1'-0"

FOOTHILLS RESIDENCE

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24-24
Professional Seal
DREWETT, JR.
Architect
001-17-2025
ARIZONA U.S.A.
Expires 12/31/2025

HILLSIDE PROGRESS
04-17-2025 Issue 000

△
△
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DRB201



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NO
DRB202

SITE PLAN
 3/32" = 1'-0"

CUT/FILL LEGEND
 FILL
 CUT



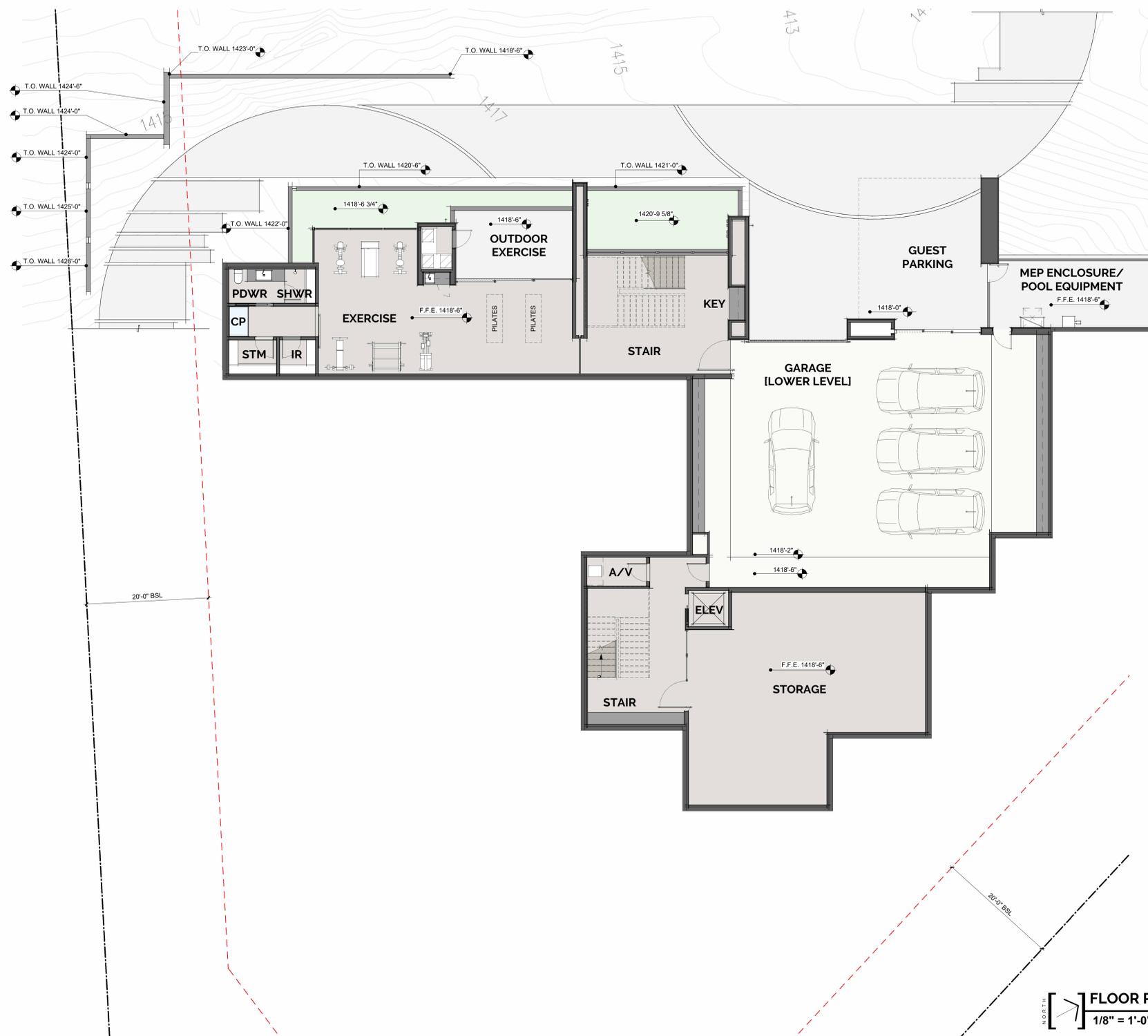
CUT/FILL - MAIN PAD
 1/16" = 1'-0"

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 04-17-2025
 Issue 080
 No. DRB203



FLOOR PLAN - LOWER LEVEL
1/8" = 1'-0"

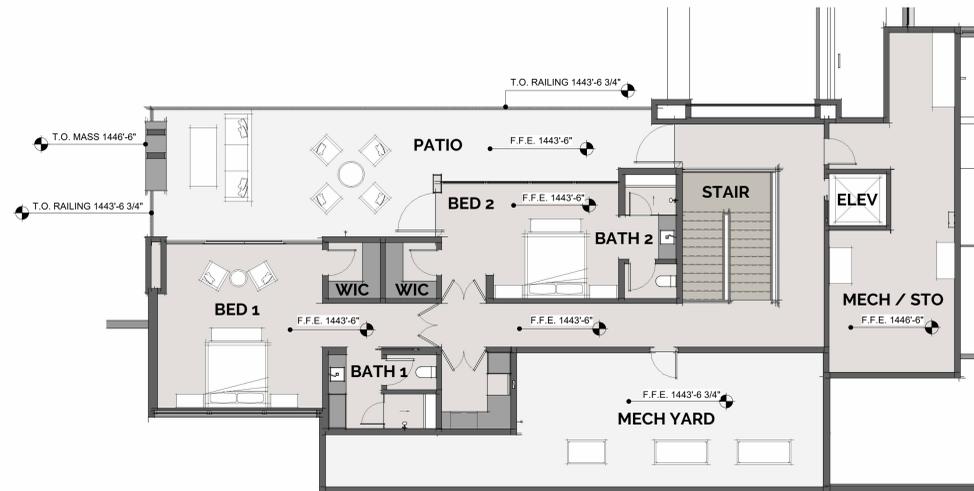
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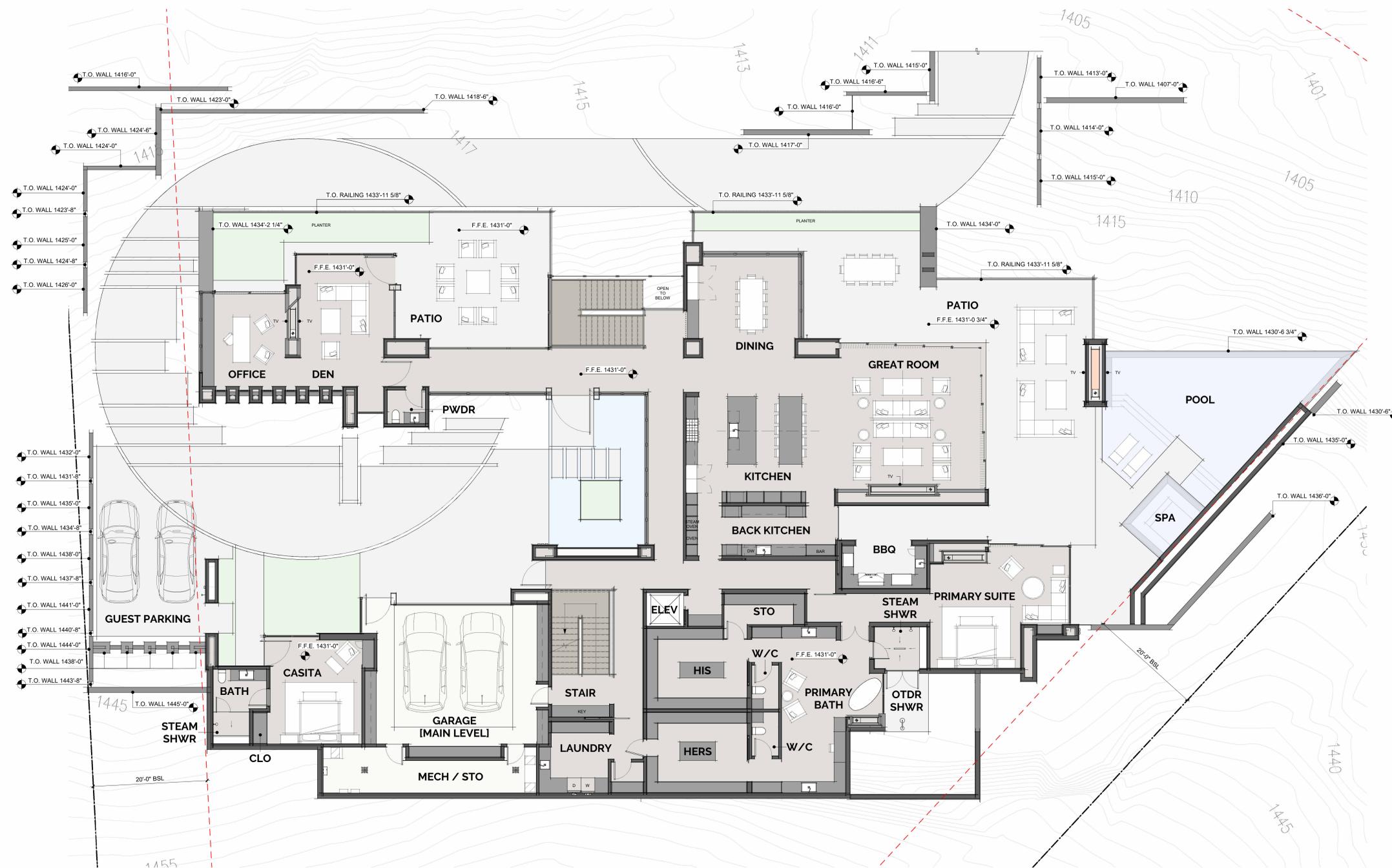
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Issue 080
No. **DRB204**



FLOOR PLAN - UPPER LEVEL
1/8" = 1'-0"

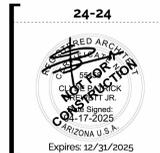


FLOOR PLAN - MAIN LEVEL
1/8" = 1'-0"

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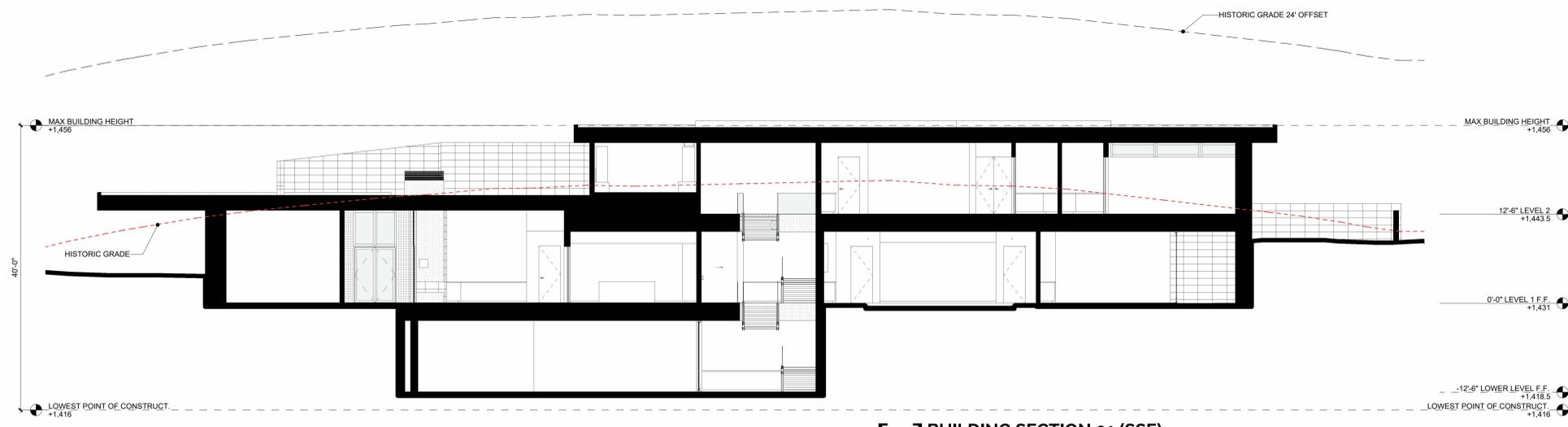


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04-17-2025
ISSUE 000

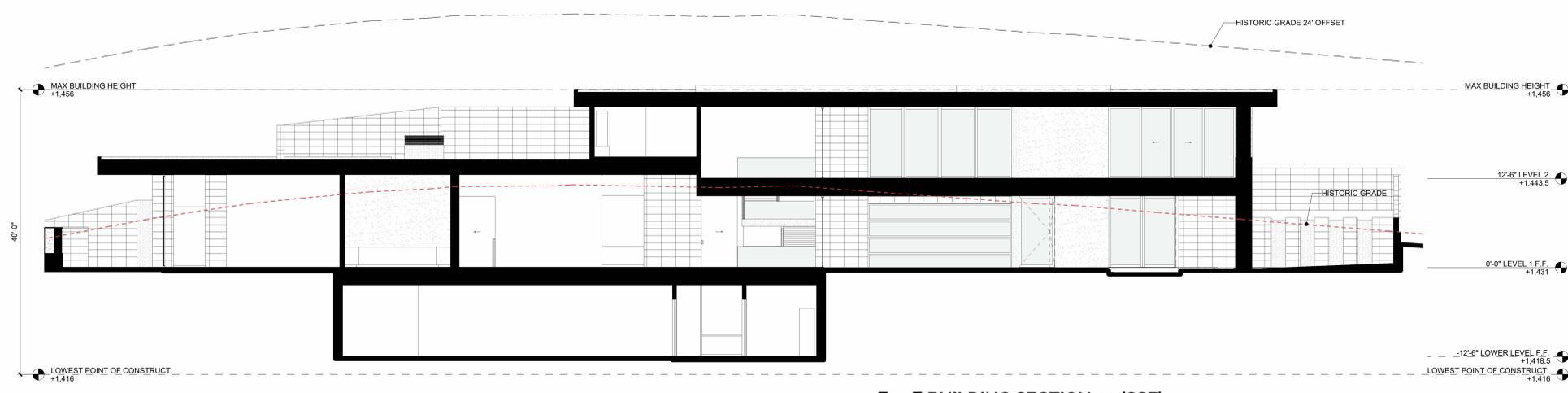
DRB205

BUILDING HEIGHT NOTES

MAX. BUILDING HEIGHT FROM NG:
24'-0" ± 24'-0"
MAX. BUILDING HEIGHT FROM ADJ. GRADE:
24'-0" ± 24'-0"
MAX. BUILDING HEIGHT:
37'-6"
NOTE: MEASURED FROM THE LOWEST F.F. TO
THE HIGHEST POINT
MAX. OVERALL HEIGHT:
40'-0" ± 40'-0"
NOTE: MEASURED FROM THE LOWEST
STRUCTURE TO THE HIGHEST



[1] BUILDING SECTION 01 (SSE)
1/8" = 1'-0"



[2] BUILDING SECTION 02 (SSE)
1/8" = 1'-0"

FOOTHILLS RESIDENCE
6041 E FOOTHILL DR
PARADISE VALLEY, AZ 85253

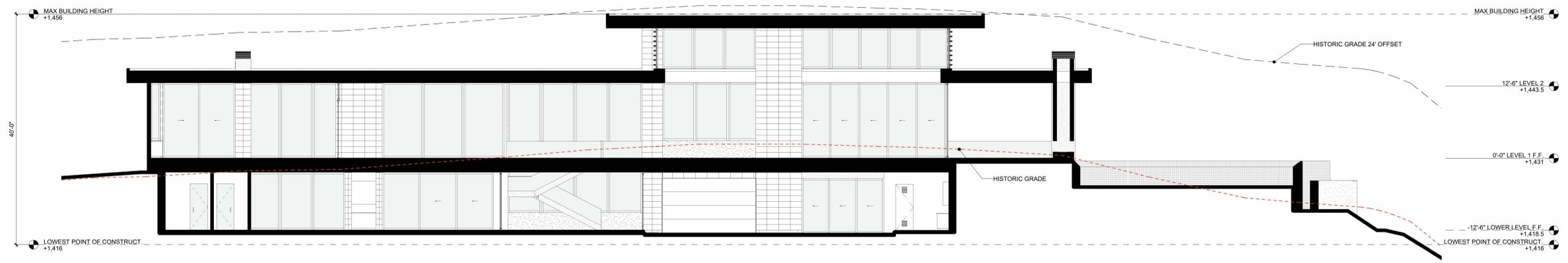
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PHONE: 480-948-8538
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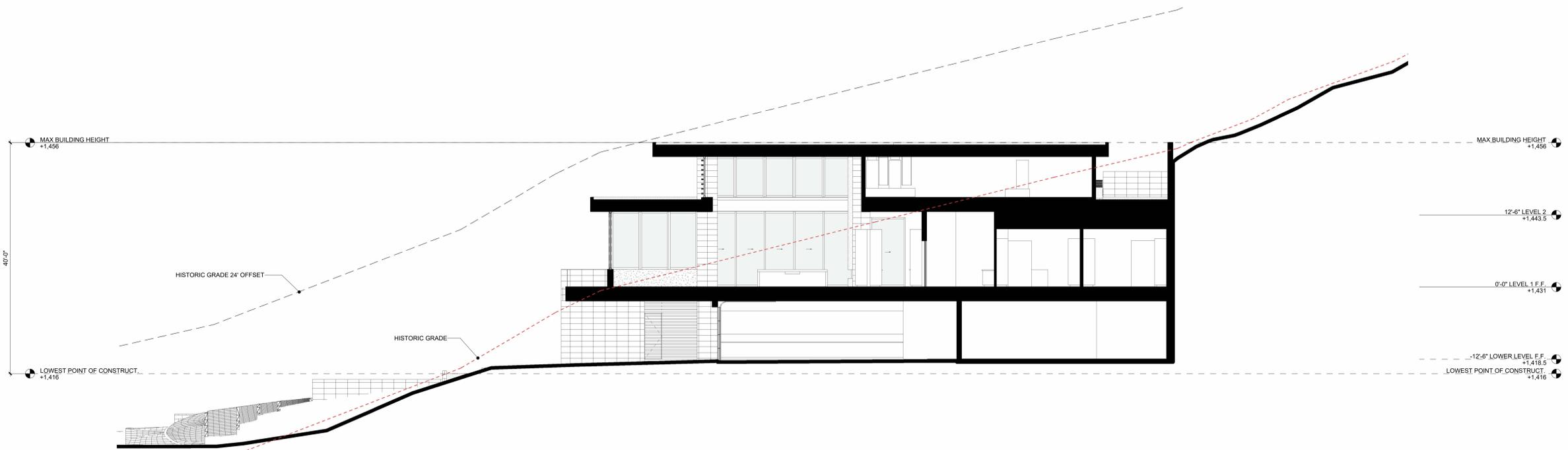
HILLSIDE PROGRESS
04-17-2025
Issue 000
No. **DRB207**

BUILDING HEIGHT NOTES

MAX. BUILDING HEIGHT FROM NG:
24'-0" ± 24'-0"
MAX. BUILDING HEIGHT FROM ADJ. GRADE:
24'-0" ± 24'-0"
MAX. BUILDING HEIGHT:
37'-6"
NOTE: MEASURED FROM THE LOWEST F.F. TO THE HIGHEST POINT
MAX. OVERALL HEIGHT:
40'-0" ± 40'-0"
NOTE: MEASURED FROM THE LOWEST STRUCTURE TO THE HIGHEST



[3] BUILDING SECTION 03 (NNW)
1/8" = 1'-0"



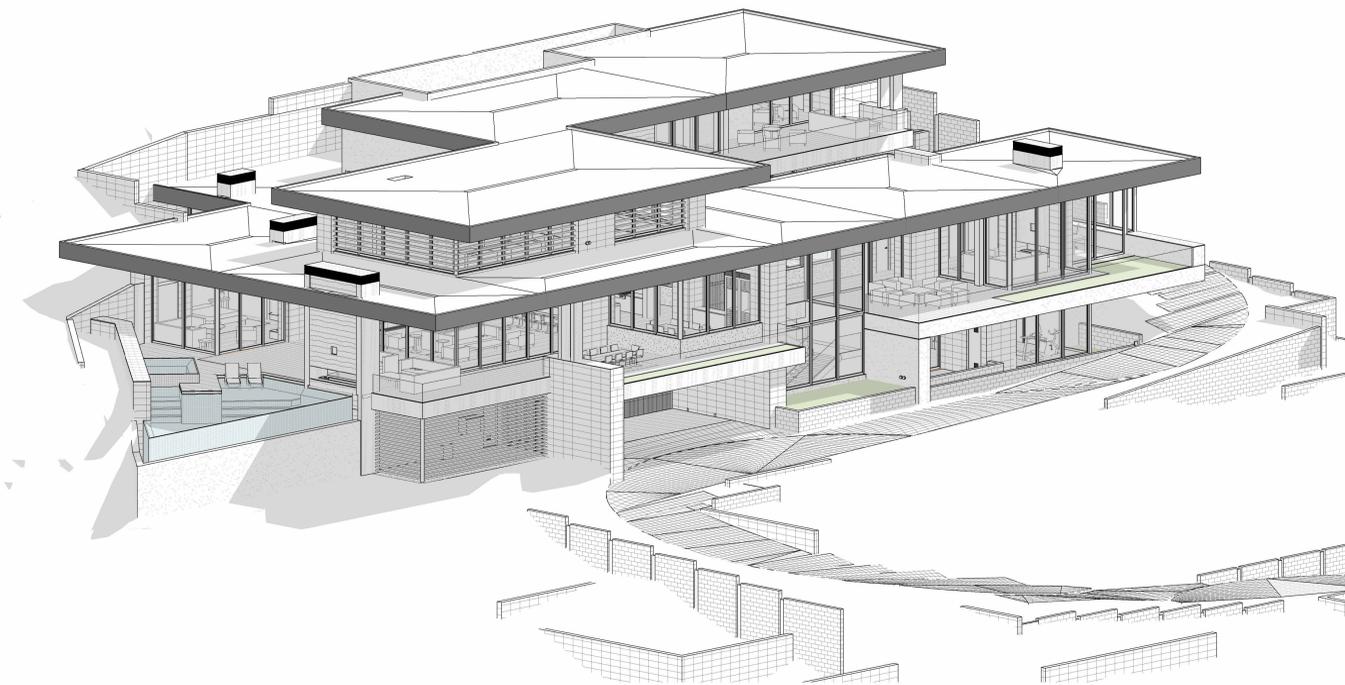
[4] BUILDING SECTION 04 (ENE)
1/8" = 1'-0"

FOOTHILLS RESIDENCE
6041 E FOOTHILL DR
PARADISE VALLEY, AZ 85253

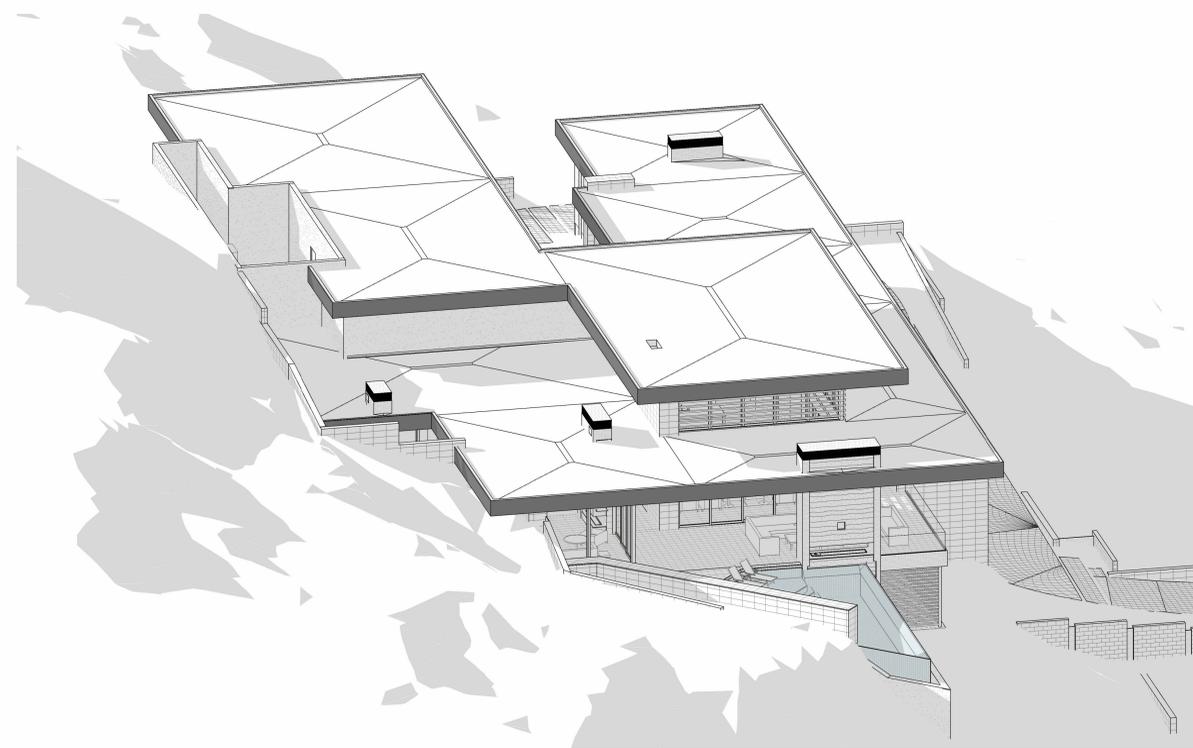
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SCOTTSDALE, AZ 85253
WWW.DREWETTWORKS.COM



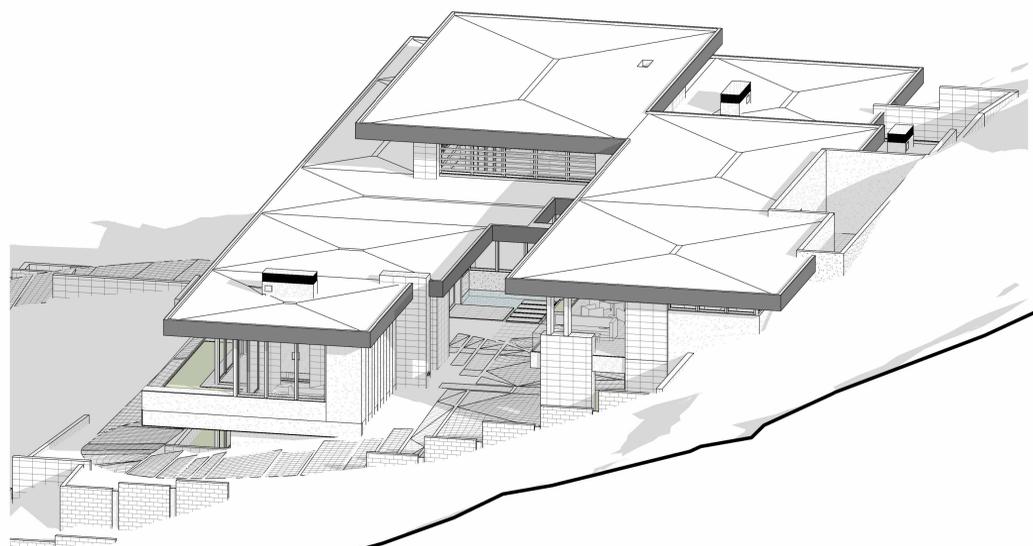
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04-17-2025
Issue 088
No. **DRB208**



[1] 3D MASSING 01



[2] 3D MASSING 02



[3] 3D MASSING 03



[4] 3D MASSING 04

FOOTHILLS RESIDENCE

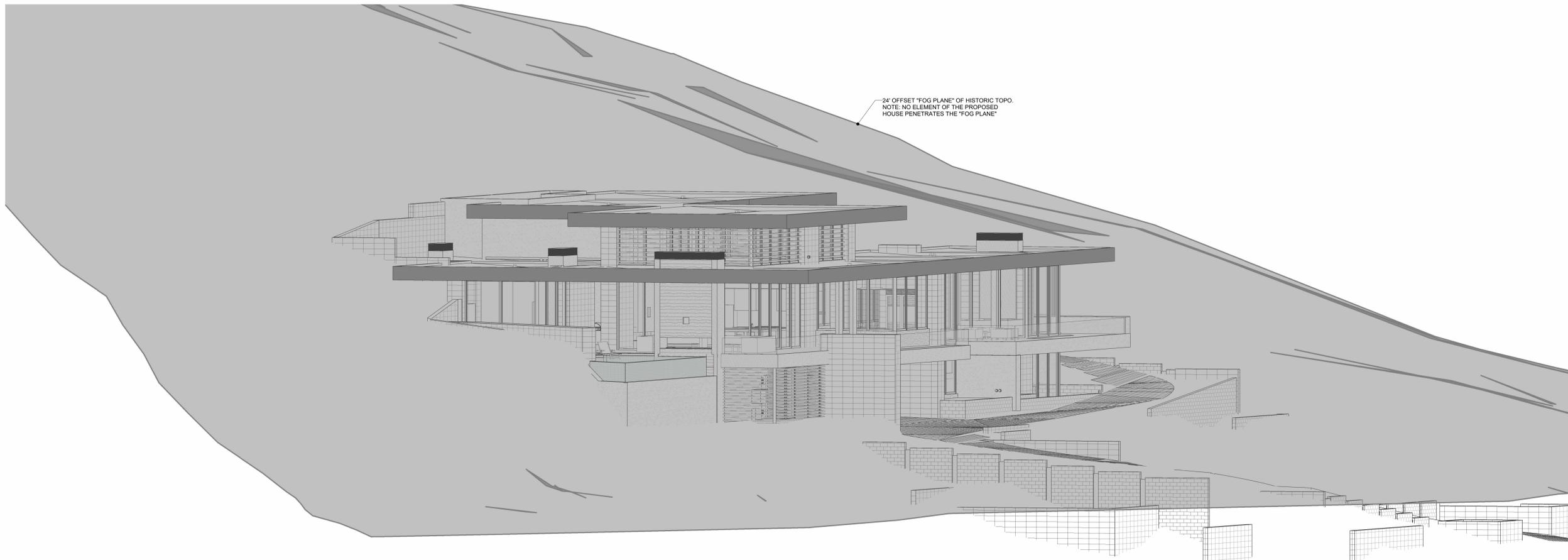
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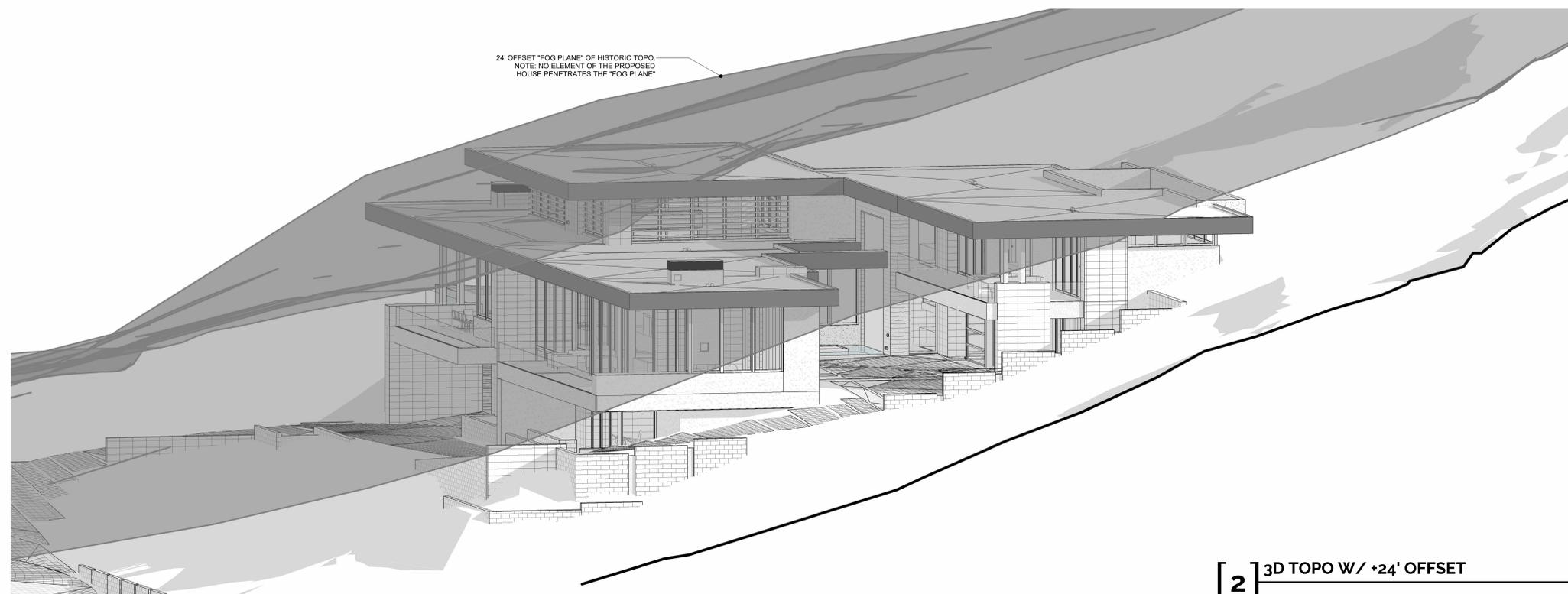


HILLSIDE PROGRESS
04-17-2025
Issue 080

No. DRB209



[1] 3D TOPO W/ +24' OFFSET



[2] 3D TOPO W/ +24' OFFSET

FOOTHILLS RESIDENCE

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PARADISE VALLEY, AZ 85253

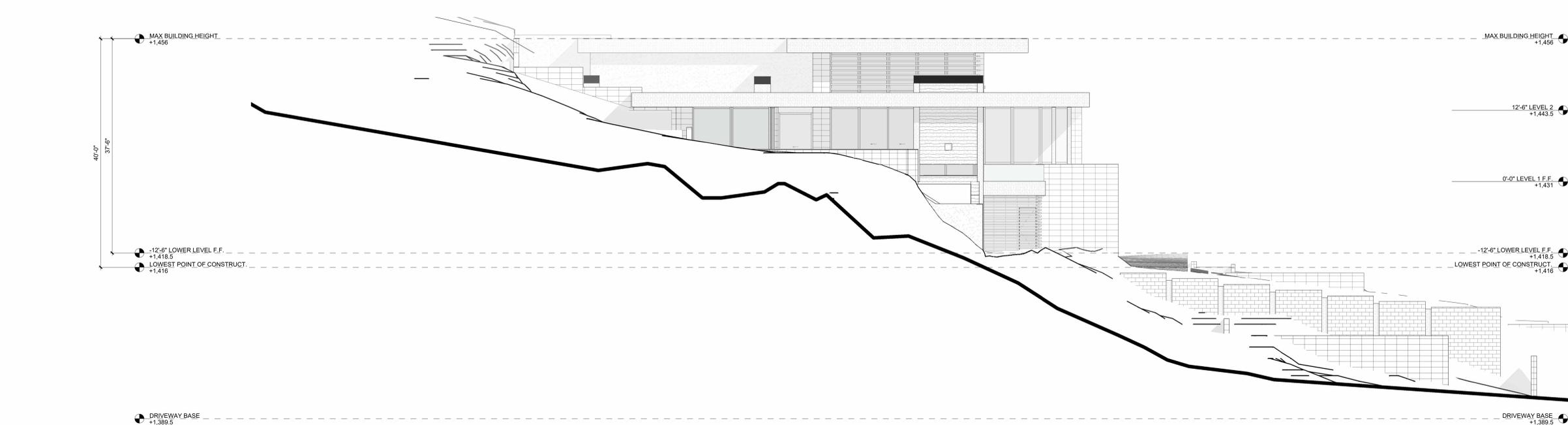
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HILLSIDE PROGRESS
04-17-2025
Issue 080
No. DRB210



[1] NORTH - B&W
1/8" = 1'-0"



[2] EAST - B&W
1/8" = 1'-0"



[3] WEST - B&W
1/8" = 1'-0"

BUILDING HEIGHT NOTES

MAX. BUILDING HEIGHT FROM NG:
24'-0" ≤ 24'-0"

MAX. BUILDING HEIGHT FROM ADJ. GRADE:
24'-0" ≤ 24'-0"

MAX. BUILDING HEIGHT:
37'-0"

*NOTE: MEASURED FROM THE LOWEST F.F. TO THE HIGHEST POINT

MAX. OVERALL HEIGHT:
40'-0" ≤ 40'-0"

*NOTE: MEASURED FROM THE LOWEST STRUCTURE TO THE HIGHEST

MATERIAL LEGEND

- STUCCO
- MEGA GRIEGE (SW 7031)
ESR #1607
- CMU
GROUND FACE / STACKED BOND
LRV: 35
- METAL FASCIA / ROLLED STEEL
LRV: 3.34
ESR #2048
- KNOTWOOD WOOD LOUVERS
ROYAL OAK FINISH
LRV: 20
- PAMPAONA GRAY
LRV: 28.42
- STONE VENEER A (ESR #1215)
LRV: 15
- STONE VENEER B (ESR #1215)
LRV: 15
- GLAZING
SOLARBAN 70XL
12% EXT. / 13% INT. REFLECTION
DOOR & WINDOW FRAMES / STEEL
DARK BRONZE ANODIZED
LRV: 8



DW
DREWETT WORKS
ARCHITECTURE

22
YEARS

FOOTHILLS RESIDENCE

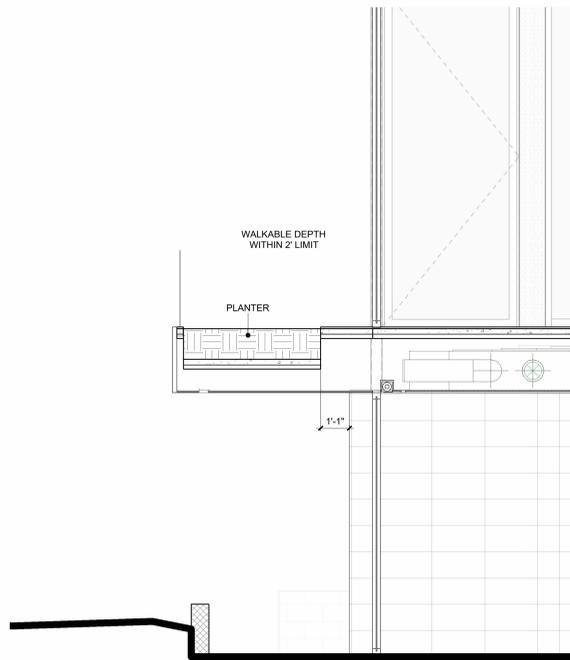
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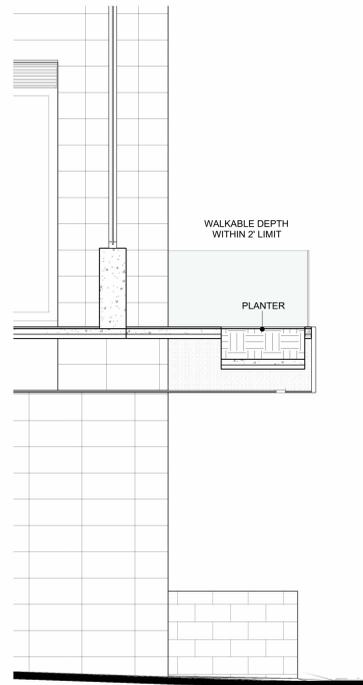
24-24
SEAL ARCHITECT
DREWETT, JR.
04-17-2025
ARIZONA U.S.
Expires 12/31/2025

HILLSIDE PROGRESS
04-17-2025
Issue 080

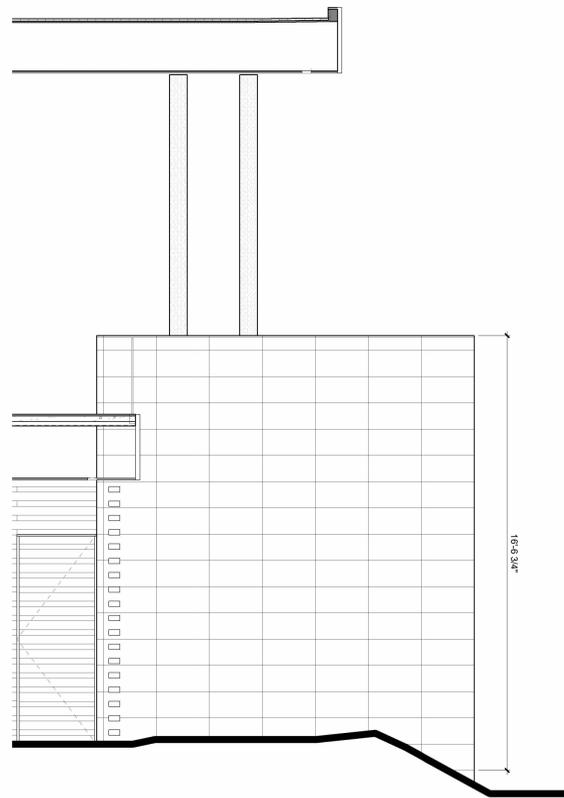
NO
DRB213



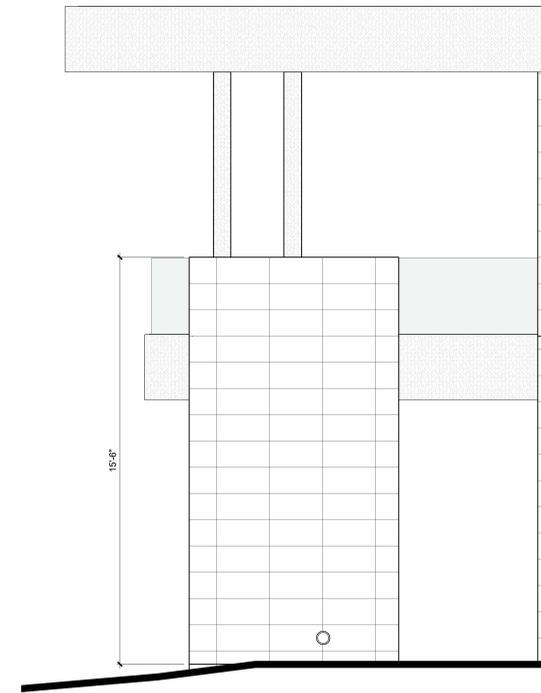
[1] CANTILEVER SECTION 1
3/8" = 1'-0"



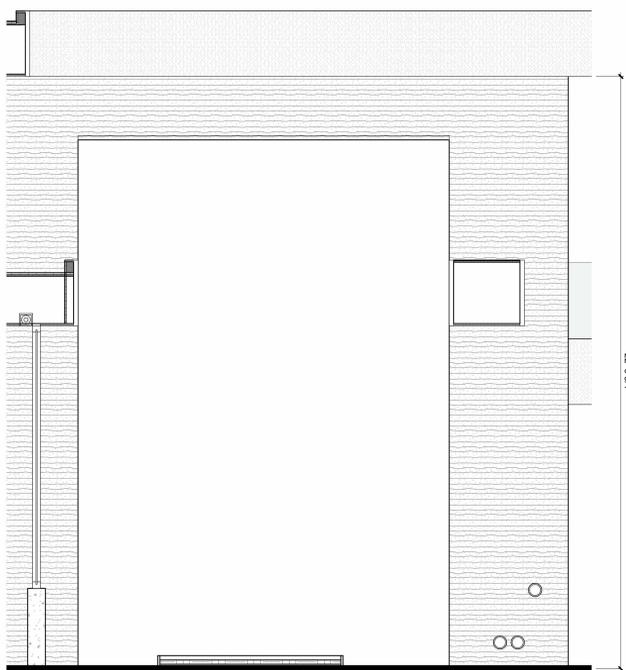
[2] CANTILEVER SECTION 2
3/8" = 1'-0"



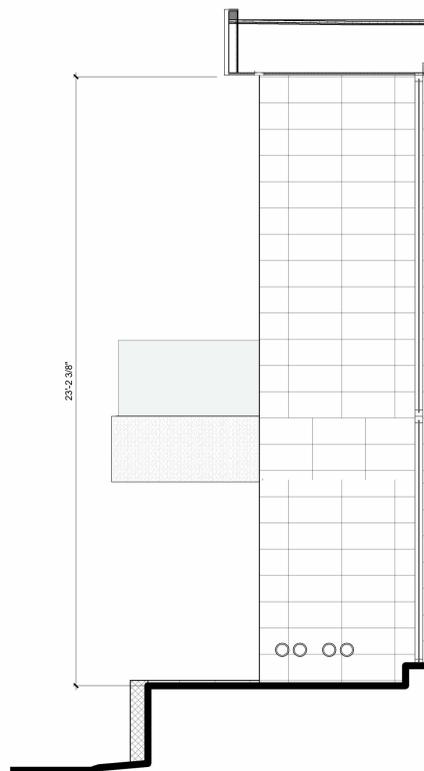
[3] UNBROKEN PLANE 01
3/8" = 1'-0"



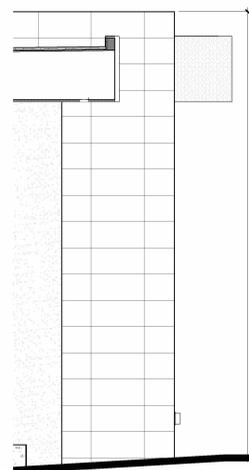
[4] UNBROKEN PLANE 02
3/8" = 1'-0"



[5] UNBROKEN PLANE 03
3/8" = 1'-0"



[6] UNBROKEN PLANE 04
3/8" = 1'-0"



[7] UNBROKEN PLANE 05
3/8" = 1'-0"



[1] SITE PHOTO 1
N.T.S.

[2] SITE PHOTO 2
N.T.S.

[3] SITE PHOTO 3
N.T.S.

[4] SITE PHOTO 4
N.T.S.

[5] SITE PHOTO 5
N.T.S.

[6] SITE PHOTO 6
N.T.S.

[7] SITE PHOTO 7
N.T.S.



[8] SITE PHOTO 8
N.T.S.

[9] SITE PHOTO 9
N.T.S.

[10] SITE PHOTO 10
N.T.S.

[11] SITE PHOTO 11
N.T.S.

[12] SITE PHOTO 12
N.T.S.

[13] SITE PHOTO 13
N.T.S.

[14] SITE PHOTO 14
N.T.S.

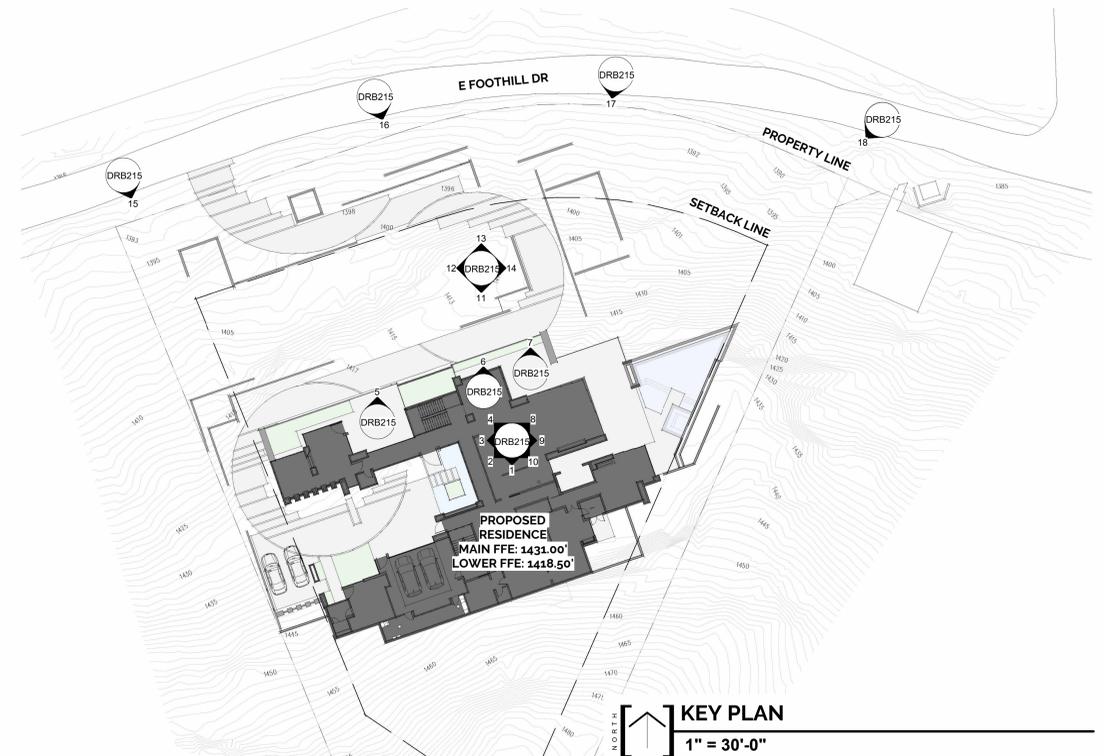


[15] SITE PHOTO 15
N.T.S.

[16] SITE PHOTO 16
N.T.S.

[17] SITE PHOTO 17
N.T.S.

[18] SITE PHOTO 18
N.T.S.



FOOTHILLS RESIDENCE

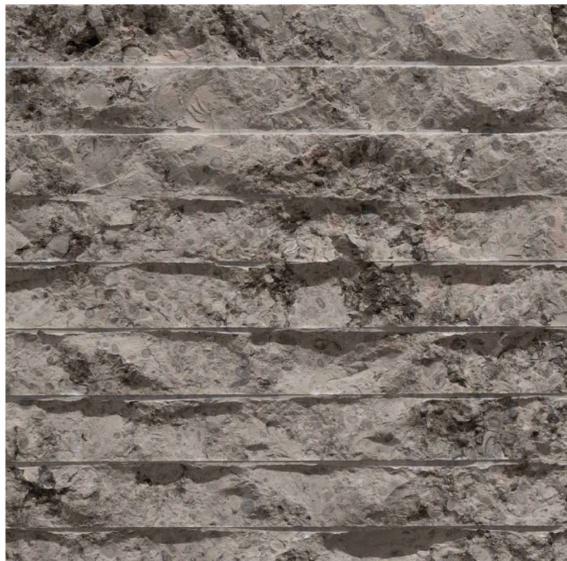
6041 E FOOTHILL DR
PARADISE VALLEY, AZ 85253

DREWETT WORKS
www.plans@drewettworks.com
PHONE: 480.856.3733
1144 E STETSON DR SUITE 8
SCOTTSDALE, AZ 85258
DREWETTWORKS.COM

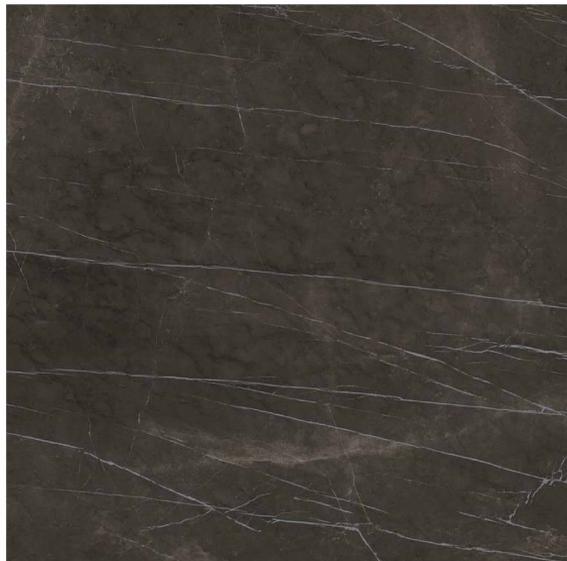
24-24
SEAL ARCHITECT
DREWETT JR.
Signed
04-17-2025
ARIZONA U.S.A.
Expires 12/31/2025

HILLSIDE PROGRESS
04-17-2025
Issue 000

No DRB215



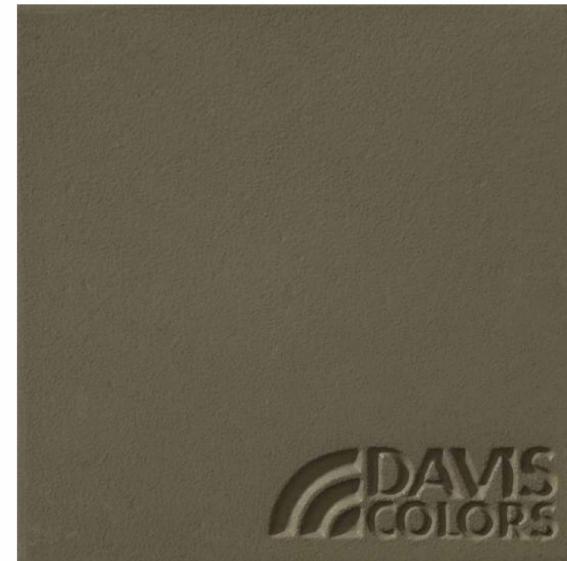
STONE VENEER A
SOLSTICE STONE
PAMPLONA GRAY WIDE SPLIT & COMBED
LRV: 28.42



STONE VENEER B
SAPIENSTONE
PIETRA GREY - NATURAL
LRV: 15



STUCCO
SHERWIN-WILLIAMS
MEGA GREIGE (SW 7031)
LRV: 37



CONCRETE DRIVEWAY
DAVIS COLORS
'ADOBE' COLOR - LIGHT SAND FINISH
LRV: 24



METAL FASCIA / STEEL
METAL COMPOSITE MATERIAL
COLOR: BRONZE
LRV: 3.34



DOOR & WINDOW FRAMES
DARK BRONZE ANODIZED
LRV: 8



WOOD LOUVERS
KNOTWOOD
ROYAL OAK FINISH
LRV: 20



T&G CEILING
RIFT CUT WHITE OAK
COLOR: CLEAR TOPCOAT
LRV: 32



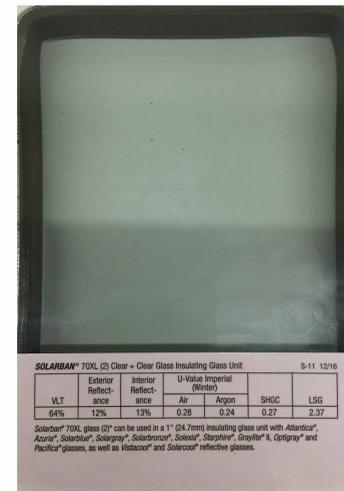
DRIVEWAY PAVERS
BELGARD - HOLLAND SERIES
'RIO BLEND' - 4"X8"
LRV: 20



PATIO PAVERS
ECO OUTDOOR
'TILDEN' LIMESTONE 16"X32"
LRV: 37



CMU RETAINING WALLS
8" WIDE CMU WALL
GROUND FACE - STACKED BOND
LRV: 35



GLAZING
SOLARBAN
70XL
12% EXT. REFLECT / 13% INT. REFLECT

SOLARBAN™ 70XL (2) Clear + Clear Glass Insulating Glass Unit							5-11 1216	
VLT	Exterior Reflectance	Interior Reflectance	U-Value Imperial (Wired)		SHGC	LSG		
			Air	Argon				
64%	12%	13%	0.28	0.24	0.27	2.37		

Solarban™ 70XL glass (2) can be used in a 1" (24.7mm) insulating glass unit with Altamira™, Azular™, Solarban™, Solargray™, Soledor™, Solenar™, Solapine™, Grayline™, Optigray™ and Pacifica™ glasses, as well as Metacoat™ and Solarcoat™ reflective glasses.

TYPE	QUANTITY	DESCRIPTION	CATALOG NUMBER	Notes
A1	38	4" Flangeless Square Adjustable- Spot Optics (25deg), 1000lm, Warm Dim, Round on Square Trim, Wood Ceiling, Black Finish	Housing: M4NCSS Module: ART4A10T3WSPT Trim: M4TSQBKFL	Finish to be confirmed Color Temperature to be confirmed prior to procurement
A2	3	4" Flangeless Square Adjustable- Flood Optics (40deg), 1000lm, Warm Dim, Round on Square Trim, Wood Ceiling, Black Finish	Housing: M4NCSS Module: ART4A10T3WFLT Trim: M4TSQBKFL	Finish to be confirmed Color Temperature to be confirmed prior to procurement
A3	1	4" Flangeless Square Adjustable- Spot Optics (25deg), 1000lm, Warm Dim, Round on Square Trim, White Finish	Housing: M4NCSS Module: ART4A10T3WSPWT Trim: M4TSQWHFL Mudplate: M4XSMUD	Finish to be confirmed Color Temperature to be confirmed prior to procurement
D1	65	4" Flangeless Square General Downlight - General Ambient Optics (90deg), 1000lm, Warm Dim, Standard Trim, Wood Ceiling, Black Finish	Housing: M4NCSS Module: ART4D10T3WGAT Trim: M4TSSBKFL	Finish to be confirmed Color Temperature to be confirmed prior to procurement
D2	10	4" Flangeless Square General Downlight - Spot Optics (25deg), 1000lm, Warm Dim, Pinhole Trim, Wood Ceiling, Black Finish	Housing: M4NCSS Module: ART4D10T3WSPT Trim: M4TSPBKFL	Finish to be confirmed Color Temperature to be confirmed prior to procurement
D3	10	4" Flangeless Square General Downlight - General Ambient Optics (90deg), 1000lm, Warm Dim, Wall Wash Trim, Wood Ceiling, Black Finish	Housing: M4NCSS Module: ART4D10T3WGAT Trim: M4TSLBKFL	Finish to be confirmed Color Temperature to be confirmed prior to procurement
D4	8	4" Flangeless Square General Downlight - Flood Optics (40deg), 1000lm, Warm Dim, Standard Trim, Wood Ceiling, Black Finish	Housing: M4NCSS Module: ART4D10T3WFLT Trim: M4TSSWHFL	Finish to be confirmed Color Temperature to be confirmed prior to procurement
D5	6	4" Square General Downlight - General Ambient Optics (90deg), 1000lm, Warm Dim, Standard Trim, White Finish	Housing: M4NCSS Module: ART4D10T3WGAT Trim: M4TSSWH	Finish to be confirmed Color Temperature to be confirmed prior to procurement
D6	62	4" Square General Downlight - General Ambient Optics (90deg), 750lm, 3000K, Standard Trim, Black Finish	Housing: M4NCSS Module: ART4D07T30GAT Trim: M4TSSBK	Finish to be confirmed Color Temperature to be confirmed prior to procurement
D7	14	4" Square General Downlight - Spot Optics (25deg), 750lm, 3000K, Pinhole Trim, Black Finish	Housing: M4NCSS Module: ART4D07T30SPT Trim: M4TSPBK	Finish to be confirmed Color Temperature to be confirmed prior to procurement
D8	16	4" Square General Downlight - General Ambient Optics (90deg), 750lm, 3000K, Wall Wash Trim, Black Finish	Housing: M4NCSS Module: ART4D07T30GAT Trim: M4TSLBK	Finish to be confirmed Color Temperature to be confirmed prior to procurement
D9	46	4" Flangeless Square General Downlight - General Ambient Optics (90deg), 1000lm, Warm Dim, Standard Trim, White Finish	Housing: M4NCSS Module: ART4D10T3WGAT Trim: M4TSSWHFL Mudplate: M4XSMUD	Finish to be confirmed Color Temperature to be confirmed prior to procurement



ART4A- (Adjustable)
A1, A2



ART4D- (Pinhole)
D7



ART4A- (Adjustable)
A3



ART4D- (Wallwasher)
D8



ART4D- (Downlight)
D1, D4



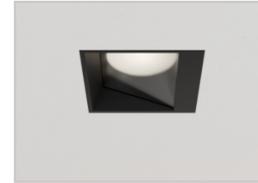
ART4D- (Downlight)
D9



ART4D- (Pinhole)
D2



ART4D- (Pinhole)
D10



ART4D- (Wallwasher)
D3



ART05L- (Linear)
L1, L2, L3, L4, L5



ART4D- (Downlight)
D5



XCP- (Pendant Mounted)
P1



ART4D- (Downlight)
D6



DRD5 18"- (Downlight)
S1

dmf
DMF Lighting
1118 East 223rd Street,
Carson, California 90745
323.934.7779
dmflighting.com

DMF LIGHTING

LIGHTING APPLICATION

PROJECT:

ALLEN RESIDENCE RENOVATION

555 HICKORY ROAD NAPLES FL 34110

NOTES:

- The lighting layout furnished by DMF Lighting is an instrument of service and shall not become the property of the Architect, Contractor or Owner whether or not the work for which they are made is commenced.
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- Layout of lights should be verified by contractor in existing locations
- Electrical Engineer to verify compliance of layout to local codes

ISSUE DATE: 07.22.2025

REVISION DATE:

SHEET TITLE:

FIXTURE SCHEDULE

LD 0.0

TYPE	QUANTITY	DESCRIPTION	CATALOG NUMBER	Notes
D10	8	4" Flangeless Square General Downlight - Spot Optics (25deg), 1000lm, Warm Dim, Pinhole Trim, White Finish	Housing: M4NCSS Module: ART4D10T3WSPT Trim: M4TSPWHFL Mudplate: M4XSMUD	Finish to be confirmed Color Temperature to be confirmed prior to procurement
L1	39' - 4"	Linear undercounter, straight channel, Wide optics (114deg), 360lm/ft, warm dim(3000k-1800k), damp listed, 4w/ft, black anodize finish with remote driver	ART05L-1203WD01 (12" segment with middle connector as needed) ART05L-0203WD10 (2" segment 10-pack as needed) ART05L-0103WD10 (1" segment 10-pack as needed) ART05L-PF10 (input connector as needed) ARTP-4896T1 (driver as needed) ART05L-FL03 (Flat mounting track (3) 48" segments, as needed) ART05L-DE10 (end cover 10 pack, as needed) ART05L-JN10 (middle connector 10 pack, as needed)	Minimum 3ft per driver or 20ft maximum. Quantity of drivers to be confirmed per zone, provided by others Warm Dim, user select ability to change on site to 2000k, 2700k or 3000k
L2	66' - 1"	Linear accentlight mounted inside toekick area of millwork to provide glow around floor level, 45 deg channel, Wide optics (114deg), 360lm/ft, warm dim(3000k-1800k), damp listed, 4w/ft, black anodize finish with remote driver	ART05L-1203WD01 (12" segment with middle connector as needed) ART05L-0203WD10 (2" segment 10-pack as needed) ART05L-0103WD10 (1" segment 10-pack as needed) ART05L-PF10 (input connector as needed) ARTP-4896T1 (driver as needed) ART05L-4503 (Flat mounting track (3) 48" segments, as needed) ART05L-DE10 (end cover 10 pack, as needed) ART05L-JN10 (middle connector 10 pack, as needed) ART05L-J0605 (6" Jumper as needed)	Minimum 3ft per driver or 20ft maximum. Quantity of drivers to be confirmed per zone, provided by others Warm Dim, user select ability to change on site to 2000k, 2700k or 3000k
L3	176'	Linear sttriplight integrated into stair nose to light thread below, straight channel, Wide optics (114deg), 360lm/ft, warm dim(3000k-1800k), damp listed, 4w/ft, black anodize finish with remote driver	ART05L-1203WD01 (12" segment with middle connector as needed) ART05L-0203WD10 (2" segment 10-pack as needed) ART05L-0103WD10 (1" segment 10-pack as needed) ART05L-PF10 (input connector as needed) ARTP-4896T1 (driver as needed) ART05L-FL03 (Flat mounting track (3) 48" segments, as needed) ART05L-DE10 (end cover 10 pack, as needed) ART05L-JN10 (middle connector 10 pack, as needed) ART05L-J0605 (6" Jumper as needed)	Minimum 3ft per driver or 20ft maximum. Quantity of drivers to be confirmed per zone, provided by others Warm Dim, user select ability to change on site to 2000k, 2700k or 3000k
L4	74'-6"	Linear Perimeter cove to provide accentlight, straight channel, Wide optics (114deg), 360lm/ft, warm dim(3000k-1800k), damp listed, 4w/ft, black anodize finish with remote driver	ART05L-1203WD01 (12" segment with middle connector as needed) ART05L-0203WD10 (2" segment 10-pack as needed) ART05L-0103WD10 (1" segment 10-pack as needed) ART05L-PF10 (input connector as needed) ARTP-4896T1 (driver as needed) ART05L-FL03 (Flat mounting track (3) 48" segments, as needed) ART05L-DE10 (end cover 10 pack, as needed) ART05L-JN10 (middle connector 10 pack, as needed)	Minimum 3ft per driver or 20ft maximum. Quantity of drivers to be confirmed per zone, provided by others Warm Dim, user select ability to change on site to 2000k, 2700k or 3000k
L5	93'-5"	Linear shelf accentlight at closet to light clothig or display items below, recessed in notch or concealed behind lip. 45deg channel, Wide optics (114deg), 360lm/ft, warm dim(3000k-1800k), damp listed, 4w/ft, black anodize finish with remote driver	ART05L-1203WD01 (12" segment with middle connector as needed) ART05L-0203WD10 (2" segment 10-pack as needed) ART05L-0103WD10 (1" segment 10-pack as needed) ART05L-PF10 (input connector as needed) ARTP-4896T1 (driver as needed) ART05L-4503 (45deg mounting track (3) 48" segments, as needed) ART05L-DE10 (end cover 10 pack, as needed) ART05L-JN10 (middle connector 10 pack, as needed) ART05L-J0605 (6" Jumper as needed)	Minimum 3ft per driver or 20ft maximum. Quantity of drivers to be confirmed per zone, provided by others Warm Dim, user select ability to change on site to 2000k, 2700k or 3000k
S1	59	Surface Mounted Downlight, 1500lm, 3000K, Linear 18"	Housing: F4NC Module: DRD554L15930	
P1	1	3" Pendant mounted cylinder, 1000lm, Spot optic (30deg), Warm Dim, Black Finish	XCPR6C2SD10SP00003WBKT00S	Finish to be confirmed Color Temperature to be confirmed prior to procurement
Wood Template		Wood guideline to cut opening for 4" flangeless trim	M4KSTEMPLATE	OPTIONAL ACCESSORY, installer to confirm quantity needed



ART4A- (Adjustable)
A1, A2



ART4D- (Pinhole)
D7



ART4A- (Adjustable)
A3



ART4D- (Wallwasher)
D8



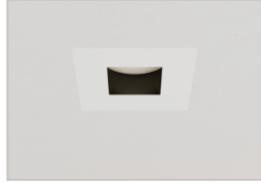
ART4D- (Downlight)
D1, D4



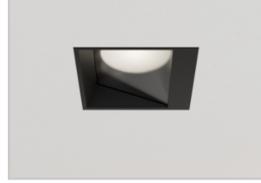
ART4D- (Downlight)
D9



ART4D- (Pinhole)
D2



ART4D- (Pinhole)
D10



ART4D- (Wallwasher)
D3



ART05L- (Linear)
L1, L2, L3, L4, L5



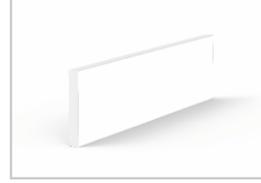
ART4D- (Downlight)
D5



XCP- (Pendant Mounted)
P1



ART4D- (Downlight)
D6



DRD5 18"- (Downlight)
S1



1118 East 223rd Street,
Carson, California 90745
323.934.7779
dmflighting.com

DMF LIGHTING

LIGHTING APPLICATION

PROJECT:

ALLEN RESIDENCE RENOVATION

555 HICKORY ROAD NAPLES FL 34110

NOTES:

- The lighting layout furnished by DMF Lighting is an instrument of service and shall not become the property of the Architect, Contractor or Owner whether or not the work for which they are made is commenced.
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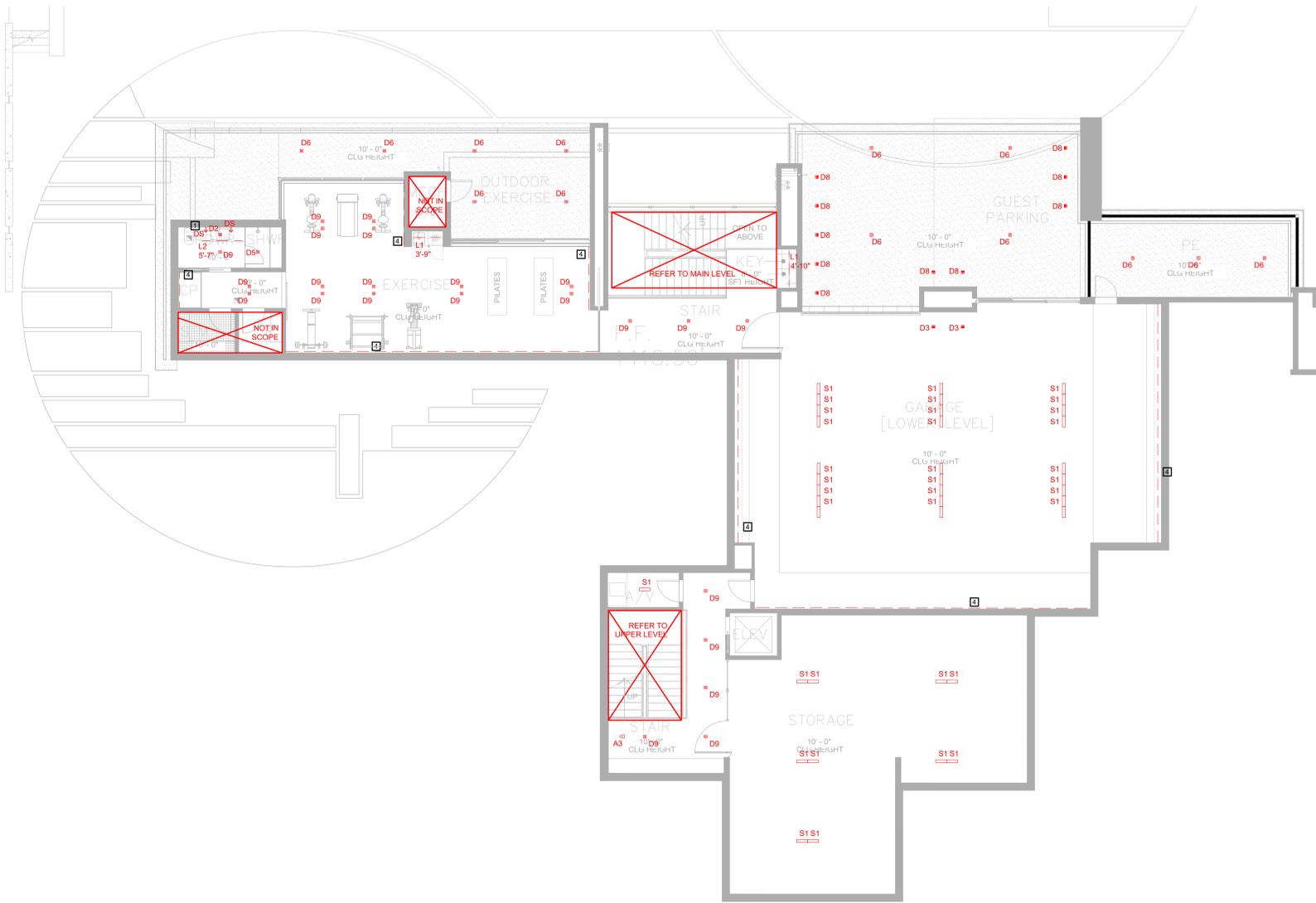
ISSUE DATE: 07.22.2025

REVISION DATE:

SHEET TITLE:

FIXTURE SCHEDULE

LD 0.1



1 LOWER LEVEL
SCALE: 1/8"=1'-0"

DRAWING NOTES

- 1 RECOMMEND ADDING DECORATIVE SCUNCES, SMALL PENDANTS OR INCORPORATED MIRROR LIGHT FOR VERTICAL ILLUMINATION TO AVOID SHADOWS ON USERS FACIAL FEATURES.
- 2 DECORATIVE PENDANT (DP), DECORATIVE SCUNCE (DS), DECORATIVE TABLE LAMPS (DT), TO BE PROVIDED BY OTHERS.
- 3 CONSIDER ADDING A LINEAR LIGHT AT GARAGE SCREEN TO SOFTLY WASH THE VERTICAL SIDES. FIXTURE LENGTH AND MOUNTING DETAIL TO BE COORDINATED WITH FINAL FIXTURE SELECTION. IF FIXTURE REQUIRES REMOTE POWER SUPPLY PLACE IN CONCEAL BUT ACCESSIBLE LOCATION. FIXTURES TO BE PROVIDED BY OTHERS. IT IS THE RESPONSIBILITY OF THE PROVIDER TO ENSURE THESE FIXTURES COMPLY WITH ALL APPLICABLE REQUIREMENTS OUTLINED IN ARTICLE XXII - HILLSIDE DEVELOPMENT REGULATIONS, INCLUDING BUT NOT LIMITED TO, LIGHT SHIELDING, MAXIMUM LUMEN OUTPUT, COLOR TEMPERATURE, AND FIXTURE PLACEMENT, TO MINIMIZE LIGHT POLLUTION AND PRESERVE THE NATURAL NIGHT SKY. COMPLIANCE WITH THESE REGULATIONS IS MANDATORY PRIOR TO INSTALLATION AND USE.
- 4 RECOMMEND ADDING A LINEAR WALL GRAZER LIGHT CONCEALED WITHIN ARCHITECTURAL POCKET. IF FIXTURE REQUIRES REMOTE POWER SUPPLY, PLACE IN A CONCEALED BUT ACCESSIBLE AREA. FIXTURE PROVIDED BY OTHERS.
- 5 CONSIDER ADDING A LINEAR LIGHT AT HEARTH TO PROVIDE GLOW AROUND IT. FIXTURE LENGTH AND MOUNTING DETAIL TO BE COORDINATED WITH FINAL FIXTURE SELECTION. IF FIXTURE REQUIRES REMOTE POWER SUPPLY PLACE IN CONCEAL BUT ACCESSIBLE LOCATION. FIXTURES TO BE PROVIDED BY OTHERS.
- 6 WET LISTED LINEAR LED LENSED, CONCEAL WITHIN RECESSED ARCHITECTURAL POCKET OR FLUSHED WITH CEILING. FIXTURE TO BE INSTALLED PER RECOMMENDED MANUFACTURER INSTRUCTIONS FOR PROPER WET LISTED RATING. FIXTURE TO BE PROVIDED BY OTHERS.
- 7 LINEAR LED INTEGRATED INTO RAILING TO LIGHT GLASS. GLASS SHOULD HAVE SOME TYPE OF TEXTURE TO PICK UP LIGHT. FIXTURE TO BE CONCEALED FROM VIEW. FIXTURE LENGTH AND MOUNTING DETAIL TO BE COORDINATED WITH GLASS/RAILING DETAIL. IF FIXTURE REQUIRE REMOTE POWER SUPPLY PLACE IN ACCESSIBLE BUT CONCEAL LOCATION. FIXTURE TO BE PROVIDED BY OTHERS.
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- 9 WALL MOUNTED FIXTURES WITH FORWARD THROW AND WIDE OPTICS SPREAD, TO BE PROVIDED BY OTHERS. IT IS THE RESPONSIBILITY OF THE PROVIDER TO ENSURE THESE FIXTURES COMPLY WITH ALL APPLICABLE REQUIREMENTS OUTLINED IN ARTICLE XXII - HILLSIDE DEVELOPMENT REGULATIONS, INCLUDING BUT NOT LIMITED TO, LIGHT SHIELDING, MAXIMUM LUMEN OUTPUT, COLOR TEMPERATURE, AND FIXTURE PLACEMENT, TO MINIMIZE LIGHT POLLUTION AND PRESERVE THE NATURAL NIGHT SKY. COMPLIANCE WITH THESE REGULATIONS IS MANDATORY PRIOR TO INSTALLATION AND USE.
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- 11 CONSIDER ADDING A WET LISTED LINEAR LIGHT AT HEARTH TO PROVIDE GLOW AROUND IT. FIXTURE LENGTH AND MOUNTING DETAIL TO BE COORDINATED WITH FINAL FIXTURE SELECTION. IF FIXTURE REQUIRES REMOTE POWER SUPPLY PLACE IN CONCEAL BUT ACCESSIBLE LOCATION. FIXTURES TO BE PROVIDED BY OTHERS. IT IS THE RESPONSIBILITY OF THE PROVIDER TO ENSURE THESE FIXTURES COMPLY WITH ALL APPLICABLE REQUIREMENTS OUTLINED IN ARTICLE XXII - HILLSIDE DEVELOPMENT REGULATIONS, INCLUDING BUT NOT LIMITED TO, LIGHT SHIELDING, MAXIMUM LUMEN OUTPUT, COLOR TEMPERATURE, AND FIXTURE PLACEMENT, TO MINIMIZE LIGHT POLLUTION AND PRESERVE THE NATURAL NIGHT SKY. COMPLIANCE WITH THESE REGULATIONS IS MANDATORY PRIOR TO INSTALLATION AND USE.



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DMF LIGHTING

LIGHTING APPLICATION

PROJECT:

ALLEN RESIDENCE RENOVATION
555 HICKORY ROAD NAPLES FL 34110

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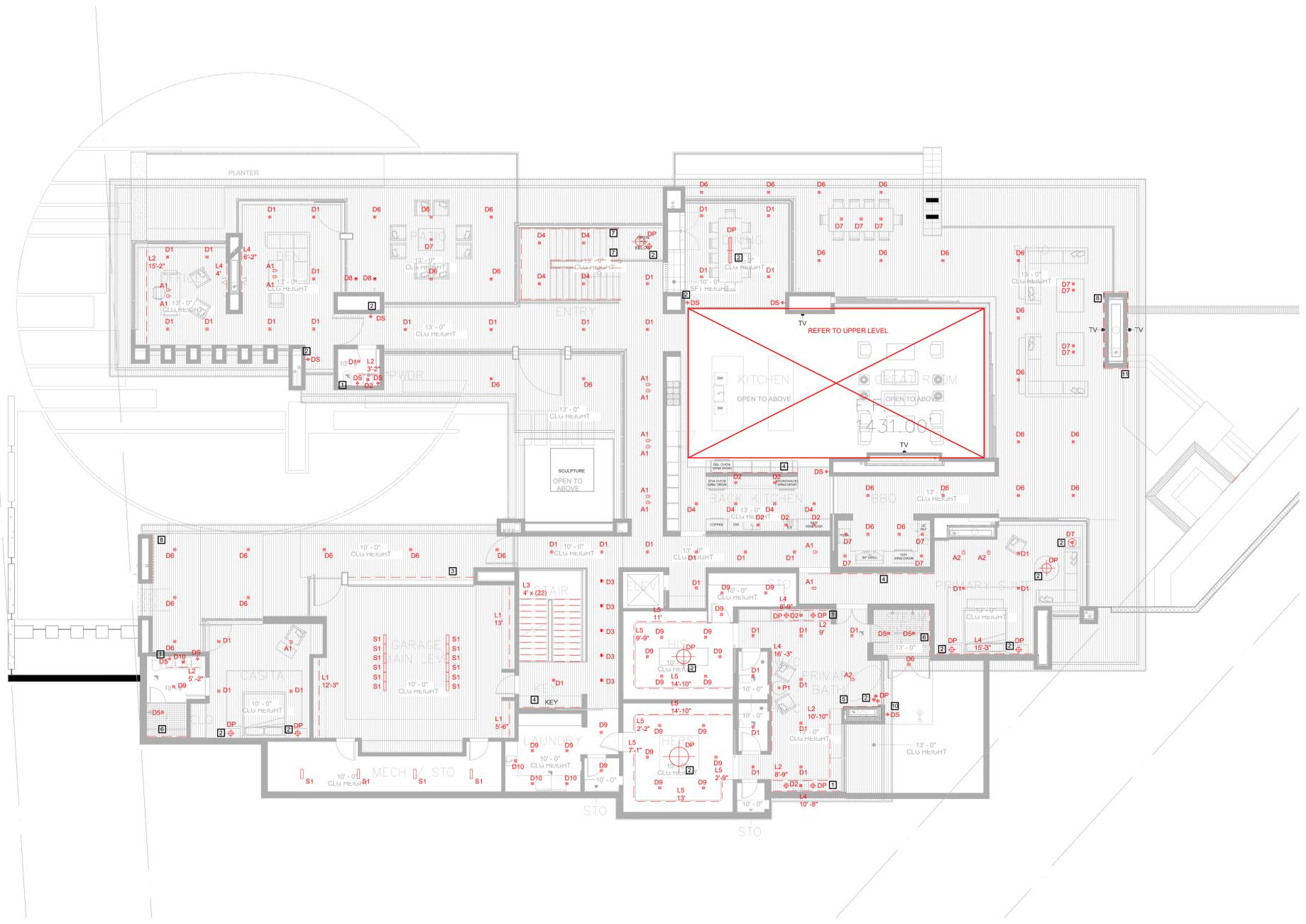
ISSUE DATE: 07.22.2025

REVISION DATE:

SHEET TITLE:

LOWER LEVEL LIGHTING PLAN

LD 1.01



1 MAIN LEVEL
SCALE: 1/8"=1'-0"

DRAWING NOTES

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dmflighting.com

DMF LIGHTING

LIGHTING APPLICATION

PROJECT:

ALLEN RESIDENCE RENOVATION
555 HICKORY ROAD NAPLES FL 34110

NOTES:

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ISSUE DATE: 07.22.2025

REVISION DATE:

SHEET TITLE:

MAIN LEVEL LIGHTING PLAN

LD 1.02



1 UPPER LEVEL
SCALE: 1/8"=1'-0"

DRAWING NOTES

- 1 RECOMMEND ADDING DECORATIVE SCONCES, SMALL PENDANTS OR INCORPORATED MIRROR LIGHT FOR VERTICAL ILLUMINATION TO AVOID SHADOWS ON USERS FACIAL FEATURES.
- 2 DECORATIVE PENDANT (DP), DECORATIVE SCONCE (DS), DECORATIVE TABLE LAMPS (DT), TO BE PROVIDED BY OTHERS.
- 3 CONSIDER ADDING A LINEAR LIGHT AT GARAGE SCREEN TO SOFTLY WASH THE VERTICAL SIDES. FIXTURE LENGTH AND MOUNTING DETAIL TO BE COORDINATED WITH FINAL FIXTURE SELECTION. IF FIXTURE REQUIRES REMOTE POWER SUPPLY PLACE IN CONCEAL BUT ACCESSIBLE LOCATION. FIXTURES TO BE PROVIDED BY OTHERS. IT IS THE RESPONSIBILITY OF THE PROVIDER TO ENSURE THESE FIXTURES COMPLY WITH ALL APPLICABLE REQUIREMENTS OUTLINED IN ARTICLE XXII - HILLSIDE DEVELOPMENT REGULATIONS, INCLUDING BUT NOT LIMITED TO, LIGHT SHIELDING, MAXIMUM LUMEN OUTPUT, COLOR TEMPERATURE, AND FIXTURE PLACEMENT, TO MINIMIZE LIGHT POLLUTION AND PRESERVE THE NATURAL NIGHT SKY. COMPLIANCE WITH THESE REGULATIONS IS MANDATORY PRIOR TO INSTALLATION AND USE.
- 4 RECOMMEND ADDING A LINEAR WALL GRAZER LIGHT CONCEALED WITHIN ARCHITECTURAL POCKET. IF FIXTURE REQUIRES REMOTE POWER SUPPLY, PLACE IN A CONCEALED BUT ACCESSIBLE AREA. FIXTURE PROVIDED BY OTHERS.
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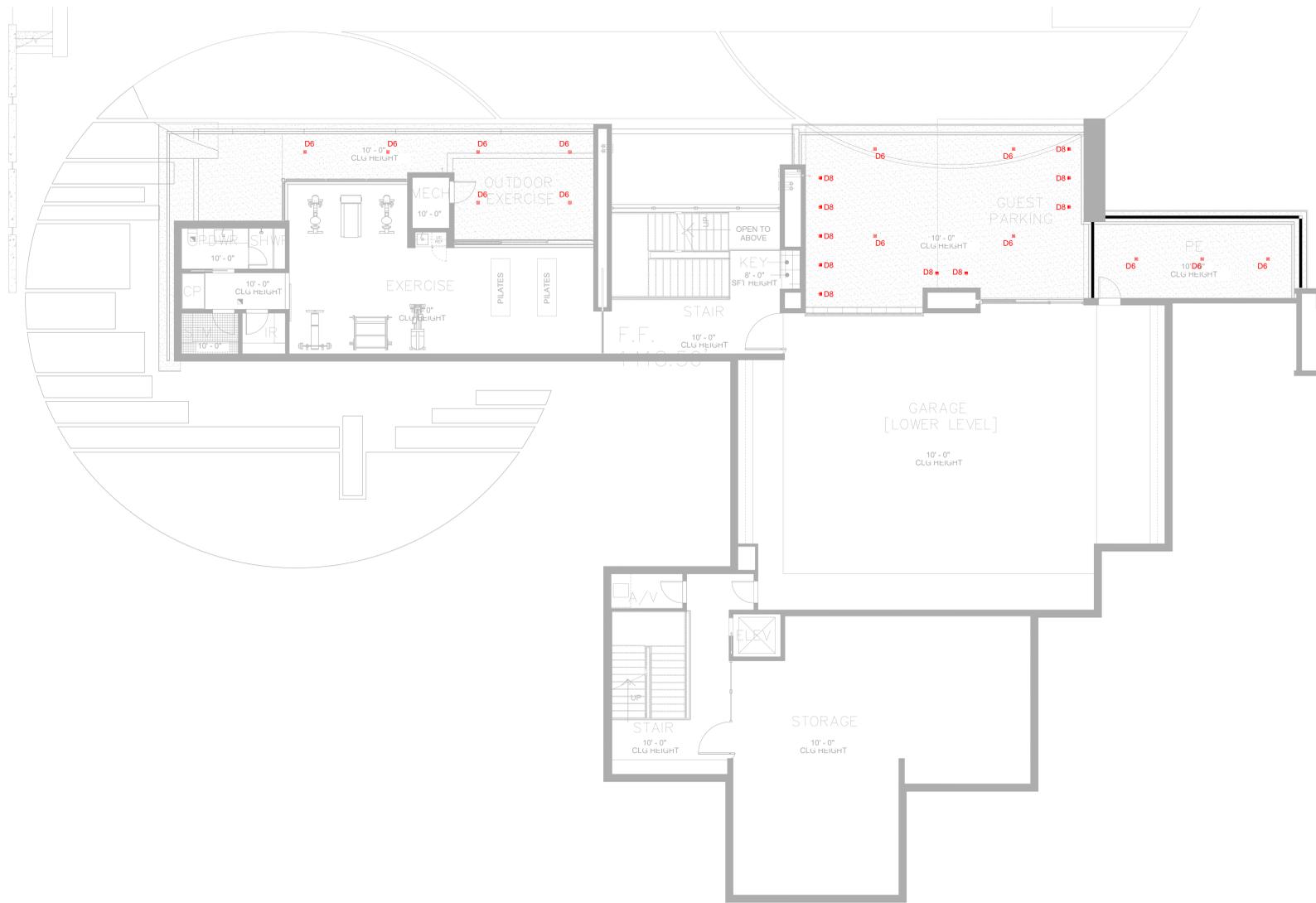
DMF LIGHTING
 LIGHTING APPLICATION
 PROJECT:
ALLEN RESIDENCE RENOVATION
 555 HICKORY ROAD NAPLES FL 34110

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ISSUE DATE: 07.22.2025
 REVISION DATE:
 SHEET TITLE:

UPPER LEVEL LIGHTING PLAN

LD 1.03



1 LOWER LEVEL
SCALE: 1/8"=1'-0"

DRAWING NOTES

- 3** CONSIDER ADDING A LINEAR LIGHT AT GARAGE SCREEN TO SOFTLY WASH THE VERTICAL SIDES. FIXTURE LENGTH AND MOUNTING DETAIL TO BE COORDINATED WITH FINAL FIXTURE SELECTION. IF FIXTURE REQUIRES REMOTE POWER SUPPLY PLACE IN CONCEAL BUT ACCESSIBLE LOCATION. FIXTURES TO BE PROVIDED BY OTHERS. IT IS THE RESPONSIBILITY OF THE PROVIDER TO ENSURE THESE FIXTURES COMPLY WITH ALL APPLICABLE REQUIREMENTS OUTLINED IN ARTICLE XXII - HILLSIDE DEVELOPMENT REGULATIONS, INCLUDING BUT NOT LIMITED TO, LIGHT SHIELDING, MAXIMUM LUMEN OUTPUT, COLOR TEMPERATURE, AND FIXTURE PLACEMENT. TO MINIMIZE LIGHT POLLUTION AND PRESERVE THE NATURAL NIGHT SKY. COMPLIANCE WITH THESE REGULATIONS IS MANDATORY PRIOR TO INSTALLATION AND USE.
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dmf
DMF Lighting
1118 East 223rd Street,
Carson, California 90745
323.934.7779
dmflighting.com

DMF LIGHTING
LIGHTING APPLICATION

PROJECT:
ALLEN RESIDENCE RENOVATION
555 HICKORY ROAD NAPLES FL 34110

NOTES:

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ISSUE DATE: 07.22.2025

REVISION DATE:

SHEET TITLE:

**LOWER LEVEL
EXTERIOR LIGHTING PLAN**

LD 2.01



1 MAIN LEVEL
SCALE: 1/8"=1'-0"

DRAWING NOTES

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dmflighting.com

DMF LIGHTING

LIGHTING APPLICATION

PROJECT:

ALLEN RESIDENCE RENOVATION

555 HICKORY ROAD NAPLES FL 34110

NOTES:

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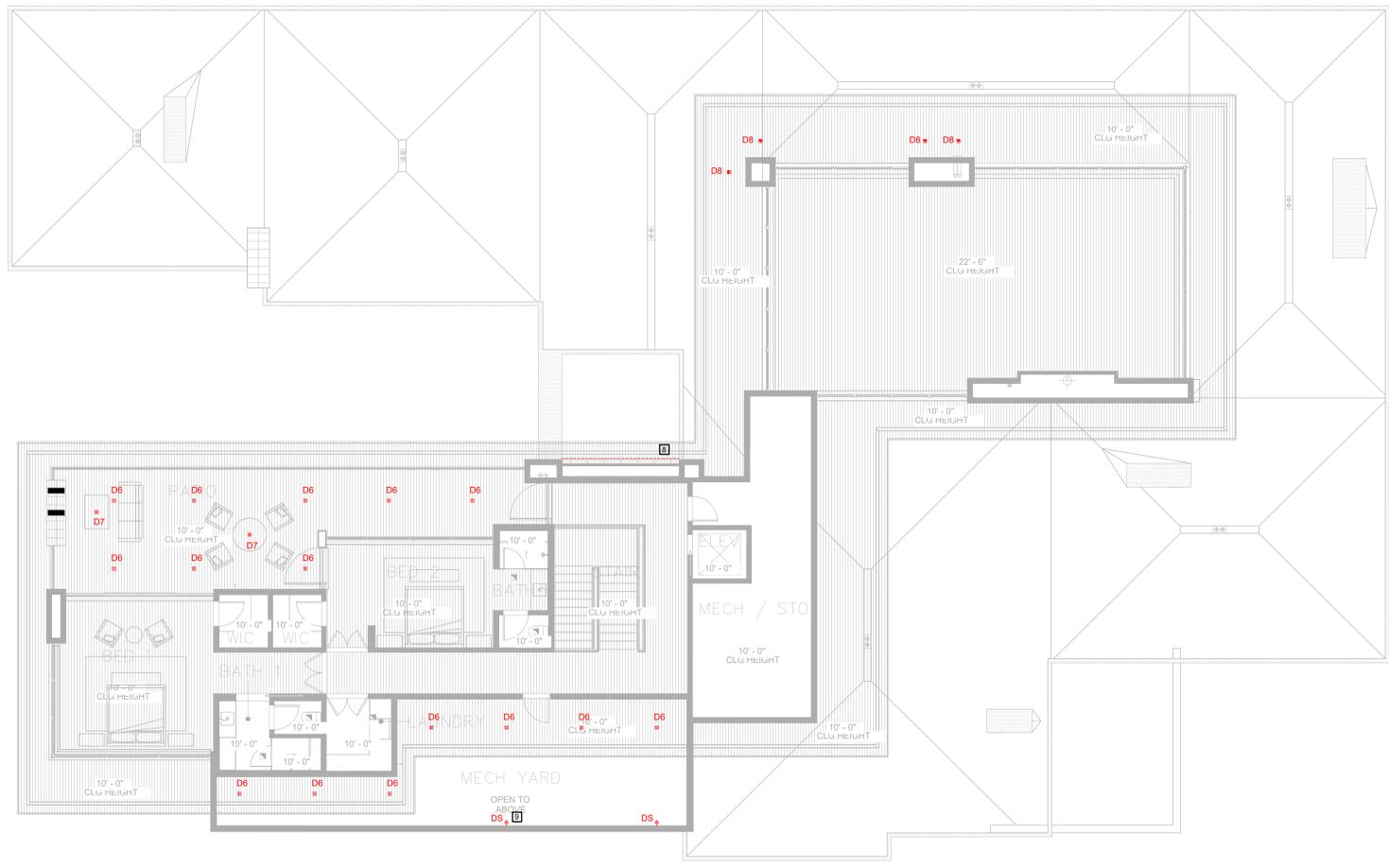
REVISION DATE:

SHEET TITLE:

**MAIN LEVEL
EXTERIOR LIGHTING PLAN**

LD 2.02

1 UPPER LEVEL
SCALE: 1/8"=1'-0"



DRAWING NOTES

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DMF LIGHTING

LIGHTING APPLICATION

PROJECT:

ALLEN RESIDENCE RENOVATION
555 HICKORY ROAD NAPLES FL 34110

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ISSUE DATE: 07.22.2025

REVISION DATE:

SHEET TITLE:

**UPPER LEVEL
EXTERIOR LIGHTING PLAN**

LD 2.03

DMF LIGHTING

LIGHTING APPLICATION

PROJECT:

ALLEN RESIDENCE RENOVATION
555 HICKORY ROAD NAPLES FL 34110

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REVISION DATE:

SHEET TITLE:

EXTERIOR PHOTOMETRIC PLAN

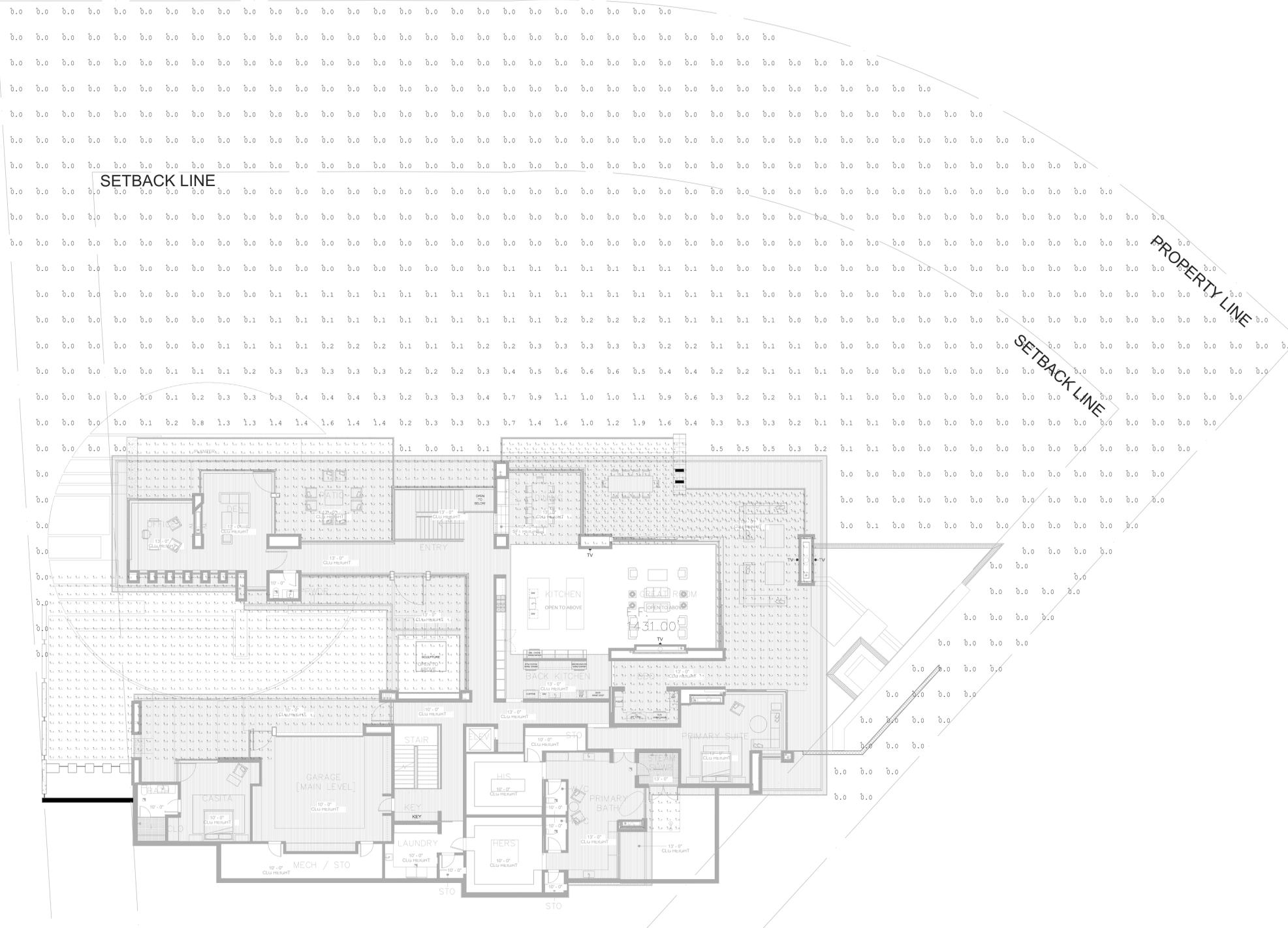
LD 3.01

PROPERTY LINE

SETBACK LINE

PROPERTY LINE

SETBACK LINE

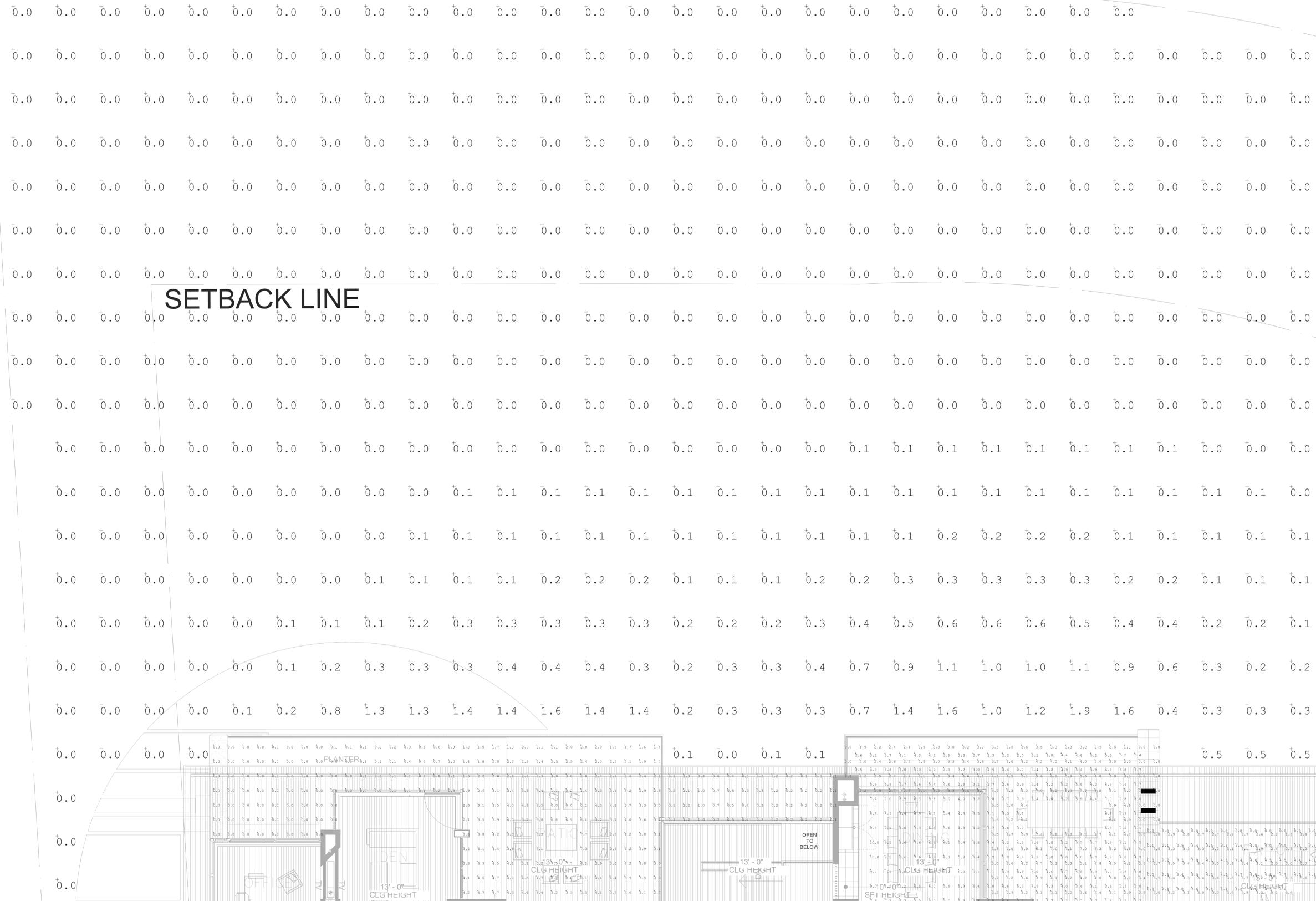


1

EXTERIOR PHOTOMETRIC PLAN

SCALE: 3/32"=1'-0"

PROPERTY LINE



dmf
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SHEET TITLE:

EXTERIOR PHOTOMETRIC PLAN

LD 3.02

1 ENLARGE EXTERIOR PHOTOMETRIC PLAN

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



DMF LIGHTING
LIGHTING APPLICATION

PROJECT:
ALLEN RESIDENCE RENOVATION
555 HICKORY ROAD NAPLES FL 34110

- NOTES:
1. The lighting layout furnished by DMF Lighting is an instrument of service and shall not become the property of the Architect, Contractor or Owner whether or not the work for which they are made is commenced.
 2. The lighting layout furnished by DMF shall not be used by the Architect, contractor or Owner on other projects, for additions to this project, or for completion of this project by others without express written permission by DMF Lighting.
 3. Lighting layout provided for this project was done without consideration of furniture layout.
 4. Lighting layout was created for reference purpose only, and should be validated by an accredited electrical engineer professional before construction.
 5. Layout of lights should be verified by contractor in existing locations
 6. Electrical Engineer to verify compliance of layout to local codes

ISSUE DATE: 07.22.2025
REVISION DATE:
SHEET TITLE:

EXTERIOR PHOTOMETRIC PLAN

LD 3.04



1118 East 223rd Street,
Carson, California 90745
323.934.7779
dmflighting.com

DMF LIGHTING

LIGHTING APPLICATION

PROJECT:

ALLEN RESIDENCE RENOVATION

555 HICKORY ROAD NAPLES FL 34110

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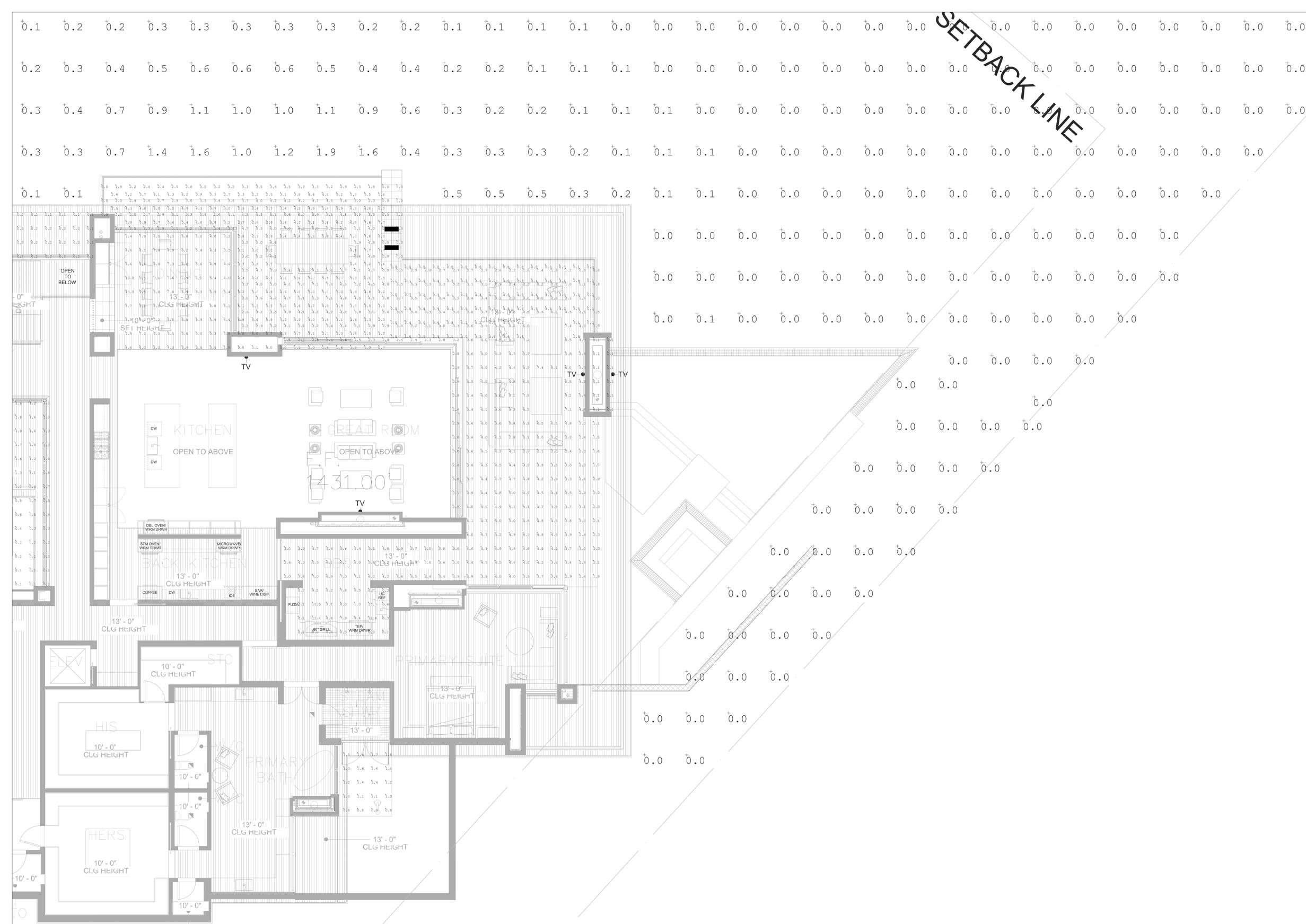
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EXTERIOR PHOTOMETRIC PLAN

LD 3.05

SETBACK LINE



4 ENLARGE EXTERIOR PHOTOMETRIC PLAN
SCALE: 3/16"=1'-0"

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
☐	62	D6	Single	DMF_M4-(X)_ART4D-07-T30-GA_M4TSS-BK-(X)	0.750	765	12.5	775
☐	14	D7	Single	DMF_M4-(X)_ART4D-07-T30-SP_M4TSP-BK-(X)	0.750	404	12.5	175
☐	16	D8	Single	DMF_M4-(X)_ART4D-07-T30-GA_M4TSL-BK-(X)	0.750	620	12.5	200

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entry Floor_Top	Illuminance	Fc	0.71	2.5	0.0	N.A.	N.A.
Guest Parking Floor_Top	Illuminance	Fc	5.01	10.0	0.0	N.A.	N.A.
Patio Floor 1_Top	Illuminance	Fc	2.96	11.7	0.0	N.A.	N.A.
Patio Floor_Top	Illuminance	Fc	3.81	8.0	0.0	N.A.	N.A.
PE floor_Top	Illuminance	Fc	2.63	4.8	0.0	N.A.	N.A.
Primary Bath Exterior Floor_Top	Illuminance	Fc	1.25	1.7	0.8	1.56	2.13
Property Line 1_Top	Illuminance	Fc	0.07	1.9	0.0	N.A.	N.A.
Property Line 2_Top	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

dmf
DMF Lighting
1118 East 223rd Street,
Carson, California 90745
323.934.7779
dmflighting.com

1 EXTERIOR PHOTOMETRIC SCHEDULE
N.T.S.

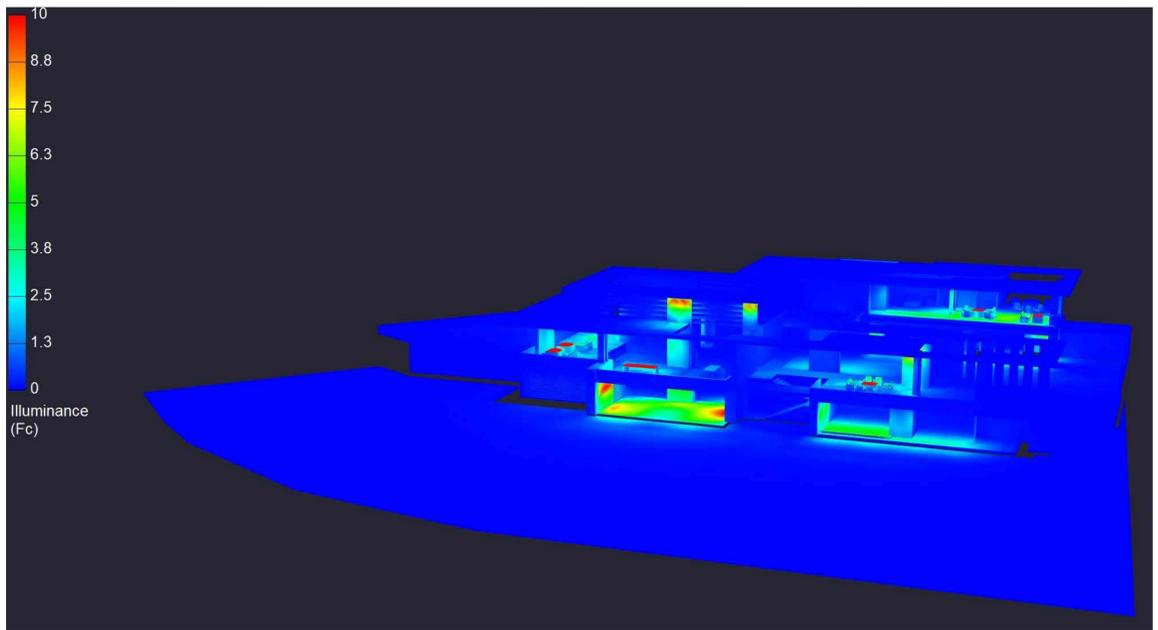
DMF LIGHTING
LIGHTING APPLICATION
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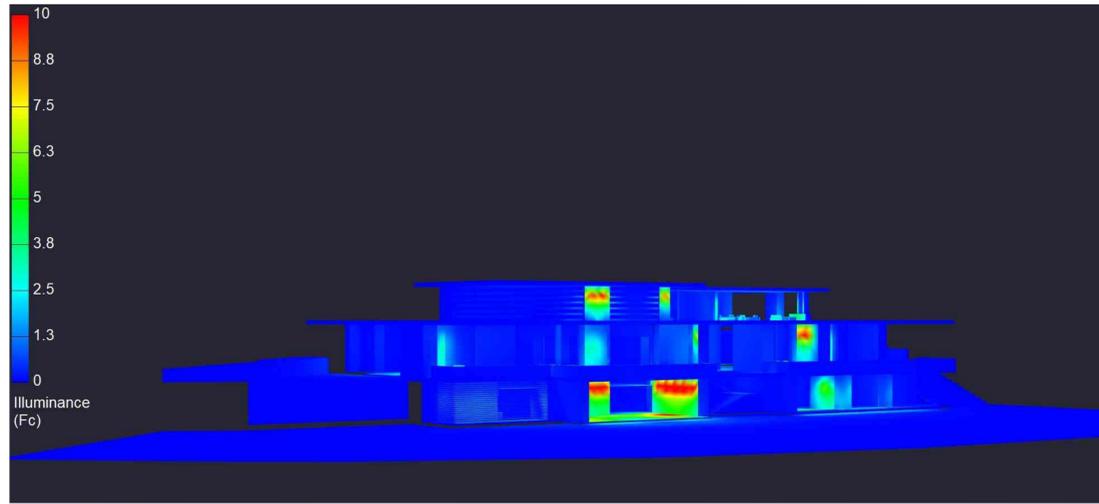
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EXTERIOR PHOTOMETRIC PLAN

LD 3.06



2 EXTERIOR PSEUDO IMAGE
N.T.S.



3 EXTERIOR PSEUDO IMAGE
N.T.S.

- GRAHAM RESIDENCE -

- 6041 E. Foothill Dr N, Paradise Valley, AZ. 85253 -
- Landscape Construction Documents -

GENERAL NOTES:

- THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
- INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
- ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR EXISTING.
- EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY THE ARCHITECT.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
- FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
A) BLUE STAKE (ARIZONA) 1-800-792-5346
B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
- SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
- BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
- THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES. DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS, DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
- ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT. SEE HARDPAN DETAIL.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALLS.
- ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL INSTALL "SHOWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
- ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
- CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
- CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
- PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
- NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
- THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

- INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
- THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

DECOMPOSED GRANITE

- DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP. AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
- CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

IRRIGATION GENERAL NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
- THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
- INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
- ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
- VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
- WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
- REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTE #14 IF PRESSURE DIFFERS FROM THAT NOTED.
- THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
- PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE EFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
- INSTALL ALL MAINLINES WITH A MINIMUM OF 20' OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
- ALL THREADED JOINTS TO BE COATED WITH TERON TAPE, UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TERON ON METAL PIPE THREADS ONLY.
- FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
- INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
- INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
- A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
- ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
- INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
- INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
- ALL MAINLINE LATERAL PIPE, AND VALVES SHALL BE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.E. ADJACENT TO SIDEWALK OR CURB AND OFFSET 18" WHEREVER POSSIBLE.
- TWO EYES FOR EACH OF THE CONTROLLERS.
- TWO COUPLERS WITH MATCHING HOSE BIBS AND SHUT-OFF VALVE.
- TWO VALVE BOX KEYS.
- ALL MAINLINE PIPE OR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR PVC; SCHEDULE 80 PVC FOR 2 1/2" AND SMALLER.
- ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
- SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
- ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
- CONTROL WIRE THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN. ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNIFIED PRIOR TO TRENCH FILL IN.
- DRIP SYSTEM FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL DRIP LATERAL RUNS, AS DESCRIBED ON THE DRAWINGS.
- ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2) INCHES OF FEATHER GRAVEL.
- PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
- AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
- BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24x36x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6) INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
- ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
- FINISH GRADINGS SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
- GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
A) THE GRADING OF EXISTING EXISTING GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
i) TURF AND ANNUAL AREAS (6" DEPTH).
ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALCICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALCICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALCICHE.
- FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

VICINITY MAP:

SCALE: NTS



HARDSCAPE GENERAL NOTES:

- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO CIVIL PLANS PREPARED BY CIVIL ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
- ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY THE ARCHITECT. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
- THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION. I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
- UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

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CONSULTANT TEAM

CLIENT:

MIKE GRAHAM

LANDSCAPE ARCHITECT:

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GRAHAM RESIDENCE

6041 E. Foothill Dr. N.
Paradise Valley, AZ 85253

revisions:



project #: DWA082
scale: N/A
issued for:

drawn by: TEAM
date: 06/19/2025

drawing: Cover

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of

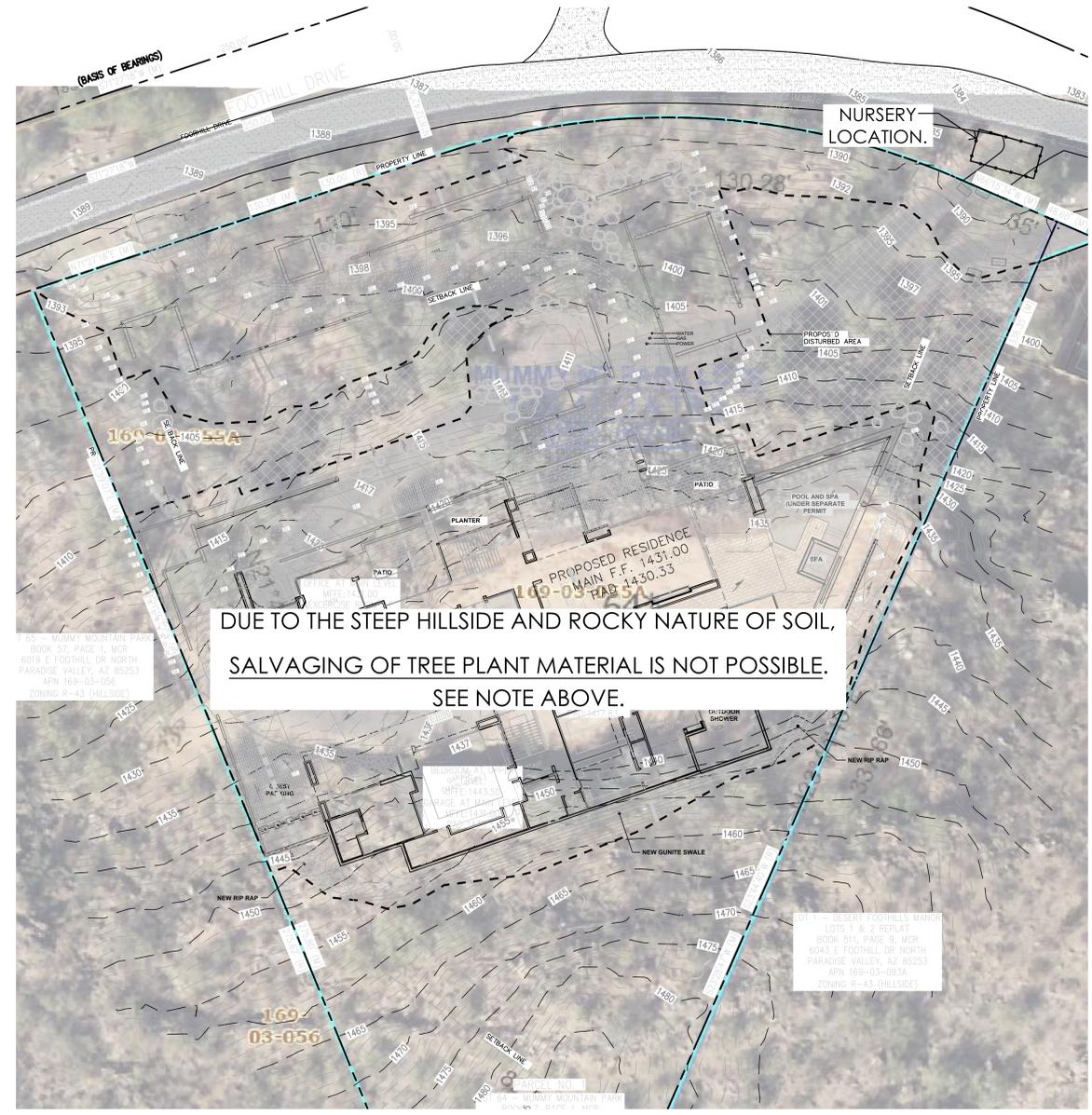




DUE TO THE STEEP HILLSIDE AND ROCKY NATURE OF SOIL, SALVAGING OF TREE PLANT MATERIAL IS NOT POSSIBLE.

ALL EFFECTED TREES WITHIN THE AREA OF DISTURBANCE WILL BE DESTROYED, ALL NATIVE BARRELS, HEDGEHOG CACTUS AND SAGUAROS WILL BE SALVAGED. A NURSERY WILL BE SET UP FOR THIS MATERIAL, SEE NURSERY LOCATION ON PLAN. ALL SALVAGED MATERIAL WILL BE RELOCATED INTO THE LANDSCAPE AT TIME OF FINAL LANDSCAPE INSTALL. ALL PLANT MATERIAL OUTSIDE THE AREA OF DISTURBANCE TO REMAIN IN PLACE UN TOUCHED.

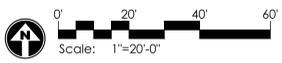
SITE CONDITION PHOTOS:



GRAHAM RESIDENCE

6041 E. Foothill Dr N.
 Paradise Valley, AZ 85253

revisions:
 project #: DWA082
 scale: 1"=20'-0"
 issued for:
 date: 06/19/2025
 drawn by: TEAM
 drawing: Native Plant Inventory
L2.0
 of



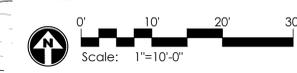
(BASIS OF BEAR...)



KEY NOTES

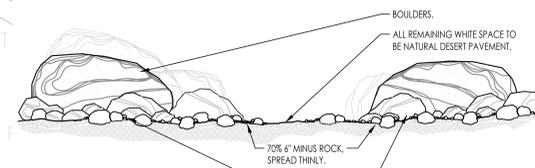
- 1.0 COLORED CONCRETE DRIVEWAY, DAVIS CONCRETE 'ADOBE' COLOR, LIGHT SAND FINISH, 1/4" RADIUS TOOLED EDGES, SAW CUT JOINTS, FINISH SIDES. LRV: 24
- 1.1 DRIVEWAY PAVERS: BELGARD HOLLAND SERIES 'RIO BLEND', 4'x8" SIZE, RUNNING BOND PATTERN, 50% OVERLAP, SAND SET, MORTAR SET EDGES, NO BORDER COURSE. LRV: 20
- 1.2 PATIO PAVERS: ECO OUTDOORS 'TILDEN' LIMESTONE, 16"x32" SIZE, RUNNING BOND PATTERN, 50% OVERLAP, MORTAR SET, NO BORDER COURSE. LRV: 37
- 1.3 DECORATIVE COBBLE MIX, USE NATIVE ROCK FIRST, SUPPLY ADDITIONAL MATERIAL AS NEEDED: SPEC TBD, TO MATCH NATIVE, 70% 6" MINUS, SPREAD THINLY, 30% 24" MINUS, MATERIAL WILL BE STREWN ABOUT TO CREATE 'ROCKY/ROUGH' TERRAIN.
- 1.4 8" WIDE CMU WALL, CLAD IN STONE TO MATCH HOME, WRAP STONE TO CAP.
- 1.5 8" WIDE CMU WALL, GROUND FACE FINISH STANDARD GREY, STACKED BOND PATTERN.
- 1.6 32" WIDE CMU WALL, CLAD IN STONE TILE TO MATCH ARCHITECTURE, WRAP TILE TO CAP.
- 1.7 24" WIDE CMU WALL, CLAD IN STONE TO MATCH HOME, WRAP STONE TO CAP.
- 1.8 EXTEND POOL SHELL UP FOR RETAINING/ACCENT WALL, CLAD IN STONE TILE FROM ARCHITECTURE, CARRY STONE TO BOTTOM OF POOL ENSURE STONE IS WATER SUBMERSIBLE.
- 2.0 STEEL SOFFIT RETAINING PANEL.
- 2.1 1/4" THICK STEEL VENEER RETAINING WALL.
- 2.2 DECK RAILING.
- 3.0 FIRE PIT @ SPA.
- 3.1 FIRE PIT PER ARCHITECTURE.
- 4.0 POOL WITH NEGATIVE EDGE.
- 4.1 BAJA SHELF, 9" MAX WATER DEPTH.
- 4.2 RAISED SPA WITH NEGATIVE EDGE.
- 4.3 REFLECTION POOL @ FRONT ENTRY.
- 4.4 WATERFALL FEATURE @ FRONT ENTRY.
- 4.5 OUTDOOR SHOWER @ MASTER.
- 5.0 SURFACE SELECT LANDSCAPE BOULDERS TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT, BOULDERS TO MATCH CHARACTER OF EXISTING SITE BOULDERS, SIZES TO RANGE FROM 1-7 TON, WITH MINIMUM 1 TON SIZE.
- 6.0 BARBEQUE COUNTER PER ARCHITECT.
- 6.1 SHADE UMBRELLA @ POOL.
- 6.2 EXISTING TREE TO REMAIN, PROTECT IN PLACE.

- NOTES:
1. WALLS: IF RETAINING DAMP PROOF AND GROUT ALL CELLS BELOW GRADE. SEE PLAN FOR HEIGHT.
 2. ALL GATES AND FENCING TO MEET POOL BARRIER STANDARDS.
 3. POOL CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
 4. CONCRETE COLOR TO BE SELECTED BY OWNER, CONTRACTOR TO PROVIDE 2'x2' SAMPLE OF PROPOSED CONCRETE COLOR AND FINISH FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
 5. ALL STEEL TO BE ELECTROSTATIC PAINTED TO MATCH ARCHITECTURAL STEEL, GRIND ALL WELDS SMOOTH.
 6. ALL SPOT ELEVATIONS AND CALLOUTS ARE FOR DESIGN INTENT PURPOSES ONLY, REFER TO CIVIL PLAN FOR ALL GRADING AND DRAINAGE INFORMATION.
 7. CONTRACTOR TO PROVIDE SAMPLES ONSITE OF ALL PROPOSED MATERIALS, FOR APPROVAL BY OWNER PRIOR TO PURCHASE OR INSTALL.



INTENT: HIGHER DENSITY COVERAGE TO MIMIC A REAL MOUNTAINOUS TERRAIN BOULDER OUTCROPPINGS.

*NOTE ALL CRUSHED ROCK CALLED OUT TO BE SUPERIOR GOLD FROM ROCK PROS. THIS PRODUCT TO BE CONFIRMED ONSITE WITH SAMPLES PRIOR TO ORDER OR INSTALL.



1.30 DECORATIVE COBBLE MIX SCALE: 1/2" = 1'-0"

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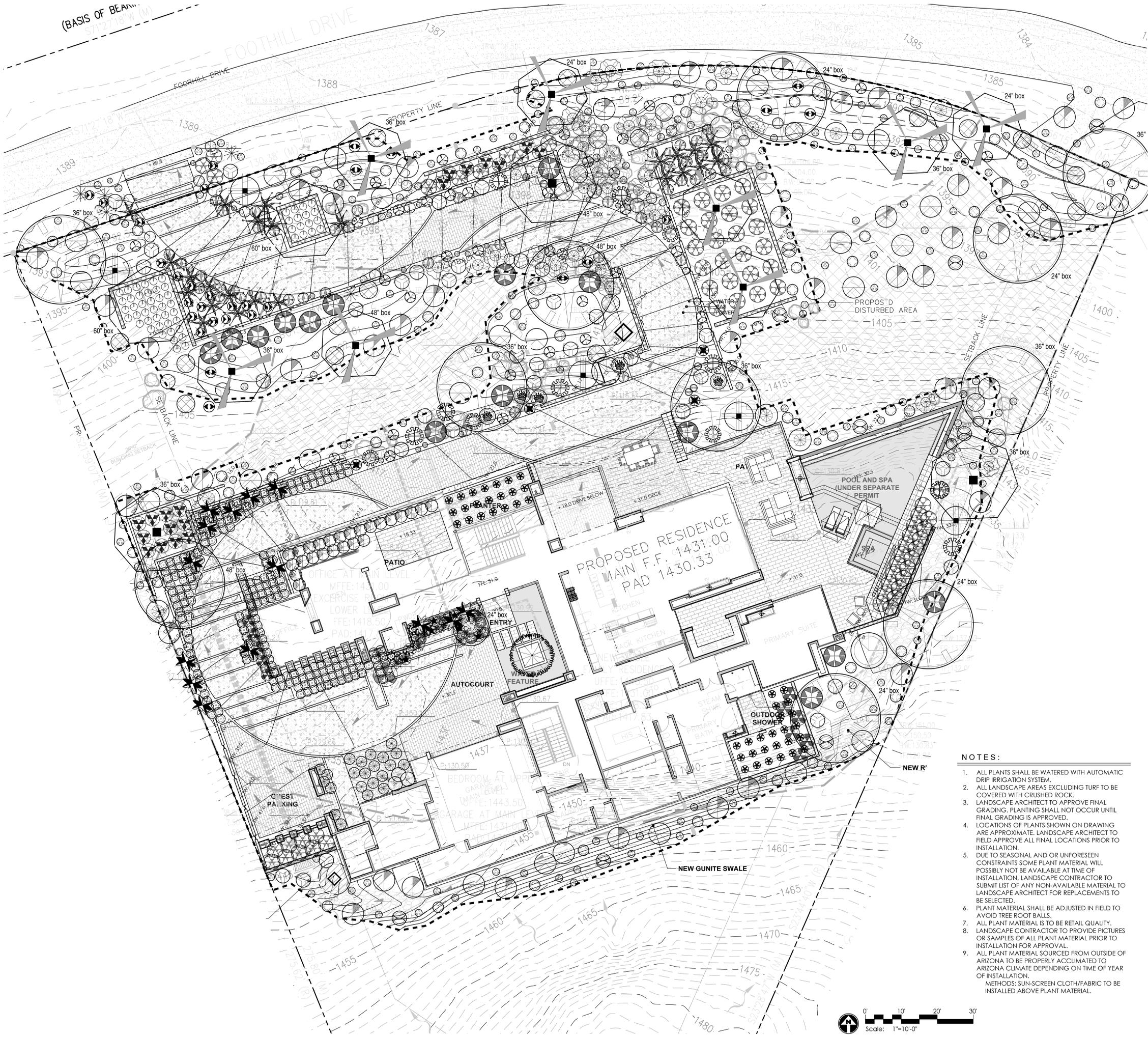
GRAHAM RESIDENCE

6041 E. Foothill Dr N.
Paradise Valley, AZ 85253

project #: DWA082
scale: 1"=10'-0"
issued for:
drawn by: TEAM
date: 06/19/2025
drawing: Layout Plan

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of



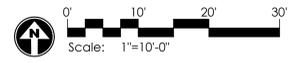
PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	<i>Bauhinia lunarioides</i>	(2) @ 15 gal	3	
	Anacacho Orchid Tree	(1) @ 24" box	1	
	<i>Juniper 'species'</i>	TBD	1	Large Specimen
	Juniper Bonsai Specimen			
	<i>Olney tesota</i>	60" box	2	Specimen
	Ironwood			
	<i>Parkinsonia florida</i>	(2) @ 36" box	3	
	Blue Palo Verde	(1) @ 48" box	1	
	<i>Parkinsonia microphylla</i>	(2) @ 24" box	8	
	Foothills Palo Verde	(5) @ 36" box	5	
	<i>Prosopis velutina</i>	(1) @ 48" box	1	
	Native Mesquite	(4) @ 24" box	11	
	Native Mesquite	(5) @ 36" box	5	
	Native Mesquite	(2) @ 48" box	2	
Shrubs				
	<i>Ambrosia deltoidea</i>	1 gal.	182	
	Triangle Leaf Bursage			
	<i>Calliandra eriophylla</i>	5 gal.	10	
	Pink Fairy Duster			
	<i>Cordia parvifolia</i>	5 gal.	5	
	Little Leaf Cordia			
	<i>Dianella revoluta 'Little Rev'</i>	5 gal.	45	
	Little Rev Flax Lily			
	<i>Dracaena marginata</i>	15 gal.	3	Multi Trunk
	Dragon Tree			
	<i>Eremophila hygrophana 'Blue Bells'</i>	5 gal.	4	
	Blue Bells			
	<i>Ericameria laricifolia</i>	5 gal.	36	
	Turpentine Bush			
	<i>Eriogonum fasciculatum</i>	5 gal.	40	
	Flat Top Buckwheat			
	<i>Justicia californica</i>	5 gal.	30	
	Chaparral Sage			
	<i>Larrea tridentata</i>	5 gal.	45	
	Creosote			
	<i>Leucophyllum laevigatum</i>	5 gal.	4	
	Chihuahuan Sage			
	<i>Leucophyllum langmaniae 'Rio Bravo'</i>	5 gal.	8	
	Rio Bravo Sage			
	<i>Nolana microcarpa</i>	1 gal.	5	
	Bear Grass			
	<i>Penstemon parryi</i>	1 gal.	20	
	Parry's Penstemon			
	<i>Rhipidolepis indica 'Pinkie'</i>	5 gal.	25	
	Pinkie Indian Hawthorne			
	<i>Rhus ovata</i>	15 gal.	2	
	Sugarbush			
	<i>Salvia clevelandii</i>	5 gal.	15	
	Chaparral Sage			
	<i>Simmondsia chinensis</i>	5 gal.	28	
	Jojoba			
	<i>Sphaeralcea ambigua</i>	1 gal.	69	
	Globe Mallow			
	<i>Yucca elata 'Cylindrica'</i>	5 gal.	7	
	Arizona Rosewood			
	<i>Vigiera deltoidea</i>	1 gal.	10	
	Goldeneye			
	<i>Zamia furfuracea</i>	5 gal.	22	
	Cardboard Palm			
Groundcovers				
	<i>Bouteloua gracilis 'Blonde Ambition'</i>	1 gal.	221	
	Blonde Ambition Blue Grama			
	<i>Chrysactinia mexicana</i>	1 gal.	7	
	Damianita			
	<i>Glandularia pulchella</i>	1 gal.	6	
	Moss Verbena			
	<i>Glandularia rigida</i>	1 gal.	45	
	Sandpaper Verbena			
	<i>Melampodium leucanthum</i>	1 gal.	27	
	Blackfoot Daisy			
Accents Cactus				
	<i>Agave americana</i>	5 gal.	14	
	Century Plant			
	<i>Agave bovicornuta</i>	5 gal.	3	
	Cow Horn Agave			
	<i>Agave x 'Mr. Ripple'</i>	5 gal.	4	
	Mr Ripple Agave			
	<i>Agave ovatifolia</i>	5 gal.	9	
	Whale's Tongue Agave			
	<i>Agave x 'Blue Glow'</i>	5 gal.	6	
	Blue Glow Agave			
	<i>Asclepias subulata</i>	1 gal.	56	
	Desert Milkweed			
	<i>Dasylirion wheeleri</i>	5 gal.	5	
	Desert Spoon			
	<i>Euphorbia ingens 'Chocolate Drop'</i>	15 gal.	5	
	Chocolate Drop Cactus			
	<i>Fouquieria splendens</i>	bare root	24	
	Ocotillo			
	<i>Opuntia ficus-indica</i>	5 gal.	12	
	Indian Fig			
	<i>Opuntia robusta</i>	5 gal.	18	
	Silver Dollar Prickly Pear			
	<i>Opuntia violacea santa-rita</i>	5 gal.	64	
	Purple Prickly Pear			
	<i>Yucca baccata</i>	5 gal.	30	
	Banana Yucca			

- NOTES:**
- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
 - ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
 - LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
 - LOCATIONS OF PLANTS SHOWN ON DRAWING ARE APPROXIMATE. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL FINAL LOCATIONS PRIOR TO INSTALLATION.
 - DUE TO SEASONAL AND/OR UNFORESEEN CONSTRAINTS SOME PLANT MATERIAL WILL POSSIBLY NOT BE AVAILABLE AT TIME OF INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT LIST OF ANY NON-AVAILABLE MATERIAL TO LANDSCAPE ARCHITECT FOR REPLACEMENTS TO BE SELECTED.
 - PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.
 - ALL PLANT MATERIAL IS TO BE RETAIL QUALITY.
 - LANDSCAPE CONTRACTOR TO PROVIDE PICTURES OR SAMPLES OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR APPROVAL.
 - ALL PLANT MATERIAL SOURCED FROM OUTSIDE OF ARIZONA TO BE PROPERLY ACCLIMATED TO ARIZONA CLIMATE DEPENDING ON TIME OF YEAR OF INSTALLATION.
METHODS: SUN-SCREEN CLOTH/FABRIC TO BE INSTALLED ABOVE PLANT MATERIAL.

INERTS

Sym.	Description
	DECORATIVE COBBLE MIX. USE NATIVE ROCK FIRST. SUPPLY ADDITIONAL MATERIAL AS NEEDED: SPEC TBD, TO MATCH NATIVE. 70% 6" MINUS, SPREAD THINLY. 30% 24" MINUS. MATERIAL WILL BE STREWED ABOUT TO CREATE 'ROCKY' ROUGH TERRAIN.
	IN ALL ORGANIZED PLANTING AREAS. 1/2" CRUSHED ROCK. MADISON GOLD COLOR. SPREAD 2" THICK.
	IN ALL NATIVE PLANTING AREAS: NATURAL DECK COBBLE. CONTRACTOR TO SALVAGE AND STOCKPILE TOP 3" OF DESERT SOIL FOR RESPREADING. SPREAD TO APPEAR AS ADJACENT NATURAL DESERT FLOOR.



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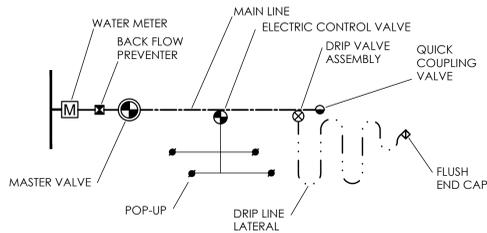
GRAHAM RESIDENCE
6041 E. Foothill Dr N.
Paradise Valley, AZ 85253

project #: DWA082
scale: 1"=10'-0"
issued for:
drawn by: TEAM
date: 06/19/2025
drawing: Planting Plan

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of

IRRIGATION GENERAL NOTES

- THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 65 PSI, AT A MINIMUM DISCHARGE OF 50 GPM AT MAINLINE POINT-OF-CONNECTION. VERIFY PRESSURE AND FLOW ON SITE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF ANY MATERIALS OR STARTING CONSTRUCTION. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE ASSUMES FULL RESPONSIBILITY FOR ANY NECESSARY SYSTEM ALTERATIONS AND ADDITIONAL COST THAT RESULT. FIELD MODIFICATIONS MAY OCCUR IN ORDER TO FULFILL THE DESIGN INTENT OF THE DRAWINGS. CONTRACTOR SHALL CONSULT WITH IRRIGATION DESIGNER AND PREPARE AS-BUILT PLANS SHOULD FIELD MODIFICATIONS BE NECESSARY.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- THESE IRRIGATION CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT, THEREFORE, ALL IRRIGATION ELEMENTS GRAPHICALLY REPRESENTED IN THESE CONSTRUCTION DOCUMENTS ARE SCHEMATIC.
 - ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE. PROVIDE 18" DEEP, ROCK FREE COVER OVER MAINLINE AND WIRE, AND COVER 12" DEEP OVER LATERALS, 6" OVER POLY PIPE AND 1/4" PIPE, BASED ON FINISHED GRADE.
 - TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
 - USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
- PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
 - TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
 - TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
- SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. ALL PIPE AND WIRING UNDER PAVED SURFACES SHALL BE IN CLASS 200 MINIMUM PVC SLEEVES. WHETHER OR NOT SHOWN, PIPING IN SLEEVES UNDER ROADWAYS SHALL BE A MINIMUM DEPTH OF 24". PIPING IN SLEEVES UNDER SIDEWALKS SHALL BE A MINIMUM DEPTH OF 18". EXTEND SLEEVES 12" BEYOND EDGE OF PAVEMENT.
- COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
- INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES. ALL 24-VOLT WIRING SHALL BE #14 UFUL DIRECT-BURIAL, SOLID COPPER.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
- INSTALL TWO (2) #14 AWG CONTROL WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE FOR USE AS SPARES IN CASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF WIRE IN VALVE BOX.
- SYSTEM SCHEMATIC SHALL BE AS FOLLOWS:



EMITTER SCHEDULE

INSTALL PRESSURE COMPENSATING EMITTERS AS FOLLOWS:

Plant type	Plant size	Emitters per Plant	GPH Outlet	# of Outlets	Total GPH/Plant
TREES	15 gal.	1 Multi-Outlet	2 GPH	3	6 GPH
	24" Box	1 Multi-Outlet	2 GPH	4	8 GPH
	36" Box	1 Multi-Outlet	2 GPH	5	10 GPH
	48" Box	1 Multi-Outlet	2 GPH	6	12 GPH

INSTALL PRESSURE COMPENSATING EMITTERS AS FOLLOWS:

SHRUBS	Plant size	Emitters per Plant	GPH Outlet	# of Outlets	Total GPH/Plant
	1 gallon	2 Single	1/2 GPH	2	1 GPH
	5 gallon	2 Single	2 GPH	2	4 GPH

NOTES:
ALL SHRUBS SPACED 18 INCHES OR CLOSER SHALL RECEIVE ONLY ONE DRIP EMITTER. SHRUBS SPACED GREATER THAN 18 INCHES TO RECEIVE EMITTERS PER THE ABOVE SCHEDULE.

ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT TO BE LOCATED AT THE PLANT BALL, WITH THE ADDITIONAL POINTS WITHIN PLANT PIT PERIMETER.

ALL PIPING SHALL BE THOROUGHLY FLUSHED PRIOR TO EMITTER INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FLUSHING OF EMITTERS DUE TO CLOGGING FOR THE DURATION OF THE MAINTENANCE PERIOD. ANY PLANT MATERIAL THAT DIES DUE TO EMITTER CLOGGING SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	NOTES
	WATER METER. ALSO PROVIDE REDUCED PRESSURE BACKFLOW PREVENTOR TO MATCH METER	
	CONTROLLER	WALL-MOUNTED, PAINT TO MATCH WALL. SPEC HUNTER 'HPC' CONTROLLER OR EQUIVALENT.
	CONTROL VALVE QTY. TBD	FLUSH MOUNTED, BOX COLOR TO MATCH GROUND PLANE
	MAINLINE	CLASS 200 PVC
	FERTIGATION TANK	EZ-FLOW MAINLINE 2.5 GALLON

THE INSTALLATION CONTRACTOR SHALL PROGRAM THE CONTROLLER, IN ORDER TO MANAGE THE DURATION OF THE IRRIGATION CYCLE TO AVOID RUNOFF CONDITIONS

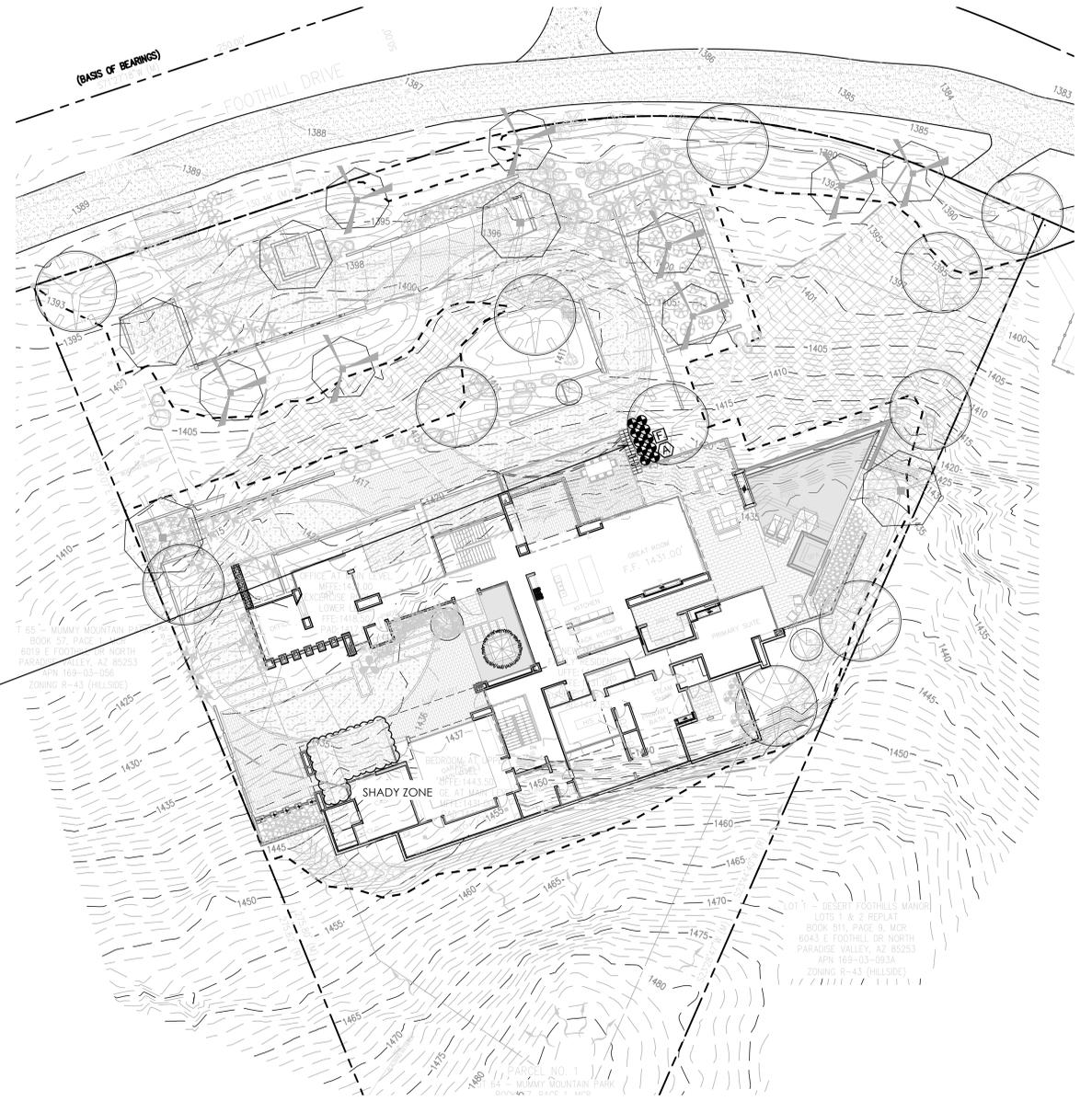
SLEEVING SCHEDULE

PIPE OR WIRE BUNDLE	REQUIRED SLEEVE
3/4", 1", 1-1/4" PIPE	1-2" PVC SLEEVE PER PIPE
1-1/2", 2" PIPE	1-4" PVC SLEEVE PER PIPE
1-25 CONTROL WIRES	1-2" PVC SLEEVE
26-55 CONTROL WIRES	2-2" PVC SLEEVE

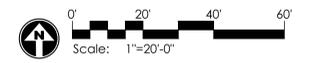
APPROXIMATE IRRIGATION VALVE BOX & FERTIGATION SYSTEM LOCATION, VALVE BOX LOCATION TO BE FIELD LOCATED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

- VALVE ALLOCATION: (TYPICAL)**
- VINES VALVE
 - TREES VALVE
 - SHRUBS VALVE
 - GROUND COVER VALVE
 - CACTI VALVE
 - REVEG VALVE
 - BOXWOOD BEAUTY VALVE
 - PRICKLY PEAR VALVE
 - SHADY ZONE VALVE
 - JUNIPER TREE VALVE

NOTE:
1. IRRIGATION MAINLINES TO BE ALL HARD PIPE PVC, SCH 40.
2. DIRECT PUNCTURE INLINE EMITTERS INTO LATERALS, THEN RUN SPAGHETTI TO PLANT. NO FLAG EMITTERS.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS OR CONTACT LANDSCAPE ARCHITECT FOR PROPOSED IRRIGATION SYSTEM FOR APPROVAL PRIOR TO CONSTRUCTION.
4. ALL LATERAL LINES TO BE COMMERCIAL GRADE THICK WALL POLYPIPE WITH COLOR CODING ON PIPE. *NO SPRAY PAINT* SHADE PIPE WHERE ROCKY.
5. **VALVES SHOWN ON PLAN TO SERVE AS A GUIDE. CONTRACTOR TO ADD VALVES AS NECESSARY TO ZONE THE YARD AND MEET IRRIGATION NEEDS OF ALL PLANT MATERIAL.**



LOT 3 - DESERT FOOTHILLS MANOR
LOTS 1 & 2 REPLAT
BOOK 511, PAGE 9, MCR
6041 E. FOOTHILL DR. NORTH
PARADISE VALLEY, AZ 85253
APN 169-03-093A
ZONING R-43 (HILLSIDE)



FXLuminaire

NP LED Up Light DESIGNER PLUS

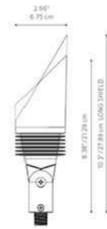


PROJECT _____
 CATALOG# _____
 TYPE _____
 NOTES _____

The NP is our most versatile LED Up Light, and is engineered to accommodate all aspects of your up-lighting needs.

Quick Facts

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Lumileds® integrated LEDs
- Beam angle options (30° & 35°/60°)
- Phase dimmable
- Compatible with Luxor® technology
- Input voltage: 10-15V



LANDSCAPE AND ARCHITECTURAL LIGHTING

Learn more: visit fx.com | 1-760-744-5240

FXLuminaire

LED Well Lights



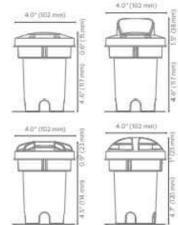
PROJECT _____
 CATALOG# _____
 TYPE _____
 NOTES _____

FC Well Light DESIGNER PREMIUM

Cylindrical in-grade fixture with versatile faceplate options in 1, 3, 6, or 9 LED. An RGB version is also available for use with Luxor® system.

Quick Facts

- Die-cast brass or aluminum construction
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V



LANDSCAPE LIGHTING

FXLuminaire

Runa™ RP-32 and RP-33 Path Lights PATH LIGHT

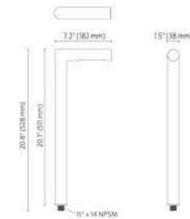


PROJECT _____
 CATALOG# _____
 TYPE _____
 NOTES _____

Bring precise illumination to any pathway with the Runa RP-32 and RP-33 Path Lights! Boasting a sleek tubular design, these innovative fixtures include an easily adjustable, rotational head that delivers light exactly where it's needed. The RP-32 also offers compatibility with Luxor® technology, balancing quality, performance, and functionality to ensure optimal lighting control from every angle.

Quick Facts

- Sleek, contemporary design and small footprint
- Sturdy die-cast, anodized aluminum and an IP67 rating for resilience and added peace of mind
- Compatible with Luxor technology for powerline zoning, smooth PWM dimming, and RGBW color-changing options
- Conduit stabilizer and standard 1/2" conduit provide extra stability
- Adjustable, rotational head for precise lighting control
- Two-part anodization and TGIC powder-coat finish for added corrosion resistance



LANDSCAPE AND ARCHITECTURAL LIGHTING

Learn more: visit fx.com | 1-760-744-5240

HILLSIDE OUTDOOR LIGHTING REQUIREMENTS:

AREA OF LOT:	62,665 S.F.
ALLOWABLE DISTURBED AREA: (42%)	26,590 S.F.

LANDSCAPE UP-LIGHTING: LIMITED TO ONE (1) FIXTURE PER 1000 S.F. OF ALLOWABLE DISTURBED AREA.
 UP-LIGHTS PERMITTED: 26
 UP-LIGHTS PROVIDED: 26

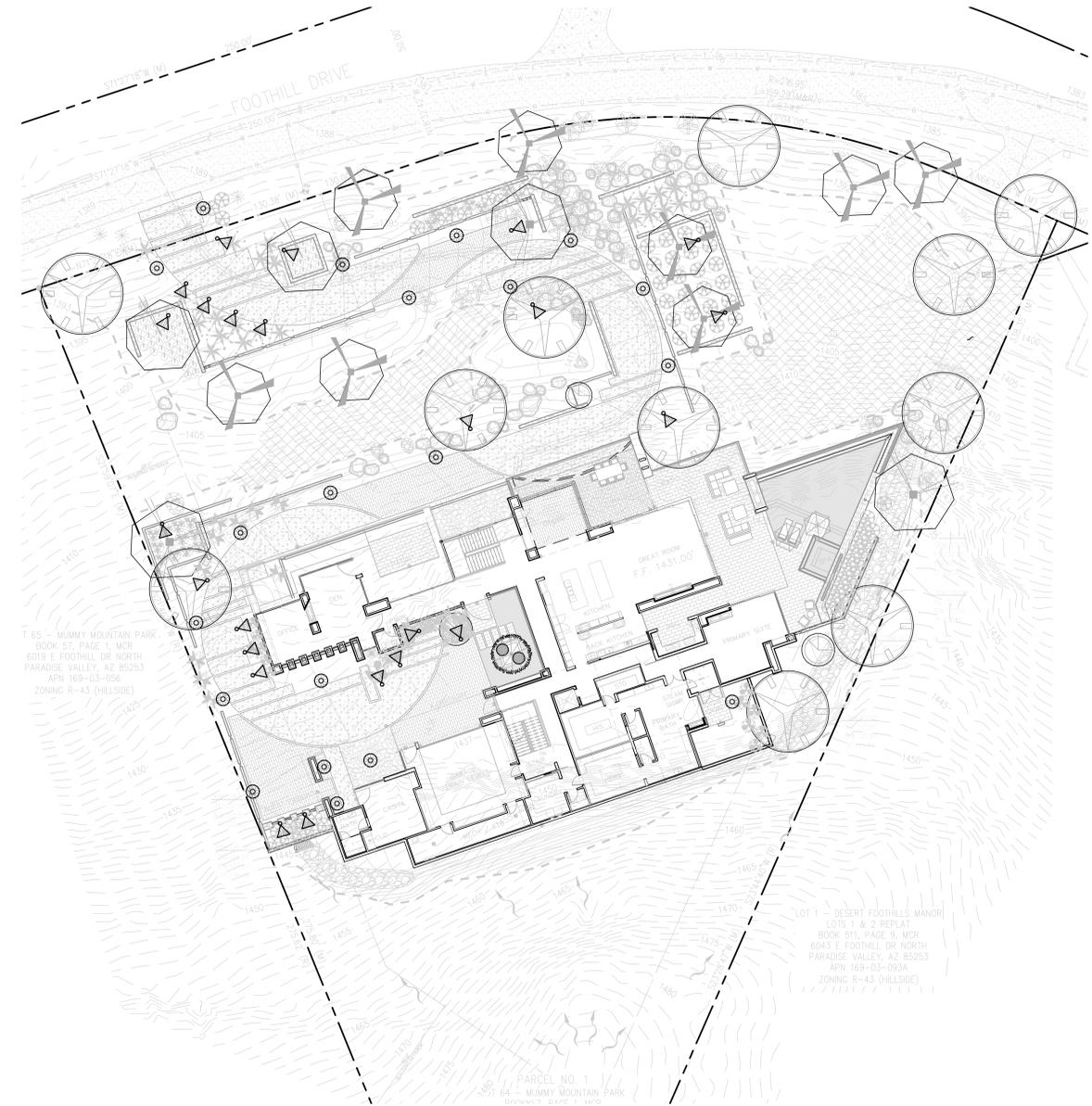
NOTE: ALL OTHER LIGHTING (LUMINAIRE) IS CONSIDERED 'SAFETY LIGHTING' USED TO ILLUMINATE VEHICULAR AND PEDESTRIAN CIRCULATION AND DOES NOT EMIT LIGHT RAYS ABOVE A HORIZONTAL PLANE.

LIGHTING FIXTURE SCHEDULE

SYMBOL	QTY	MANUFACTURER	MODEL #	COLOR	DESCRIPTION	LUMENS
▽	24	FX LUMINAIRE	NP-3LED-BZ	BLACK	LOW VOLTAGE UPLIGHT	290
⊙	19	FX LUMINAIRE	RP-32-1LED-W-1BR	BLACK	LOW VOLTAGE PATHLIGHT	55
●	2	FX LUMINAIRE	FC-3LED-CW-BS	BRASS	LOW VOLTAGE IN GRADE UPLIGHT	301
⊞	TBD	-	-	-	LOW VOLTAGE TRANSFORMER (CONTRACTOR TO DETERMINE QUANTITY REQUIRED)	-

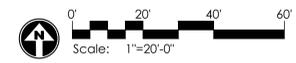
LIGHTING NOTES

- CONTRACTOR SHALL VERIFY ALL SPECIFICATIONS, COLORS, AND FINISHES WITH OWNER PRIOR TO ORDERING OR INSTALLING.
- LANDSCAPE ARCHITECT TO FIELD APPROVE ALL LIGHTS.
- ALL LIGHTS TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT.
- ALL LIGHTS TO BE 2,700K COLOR TEMPERATURE.
- MAX 750 LUMENS PER FIXTURE.



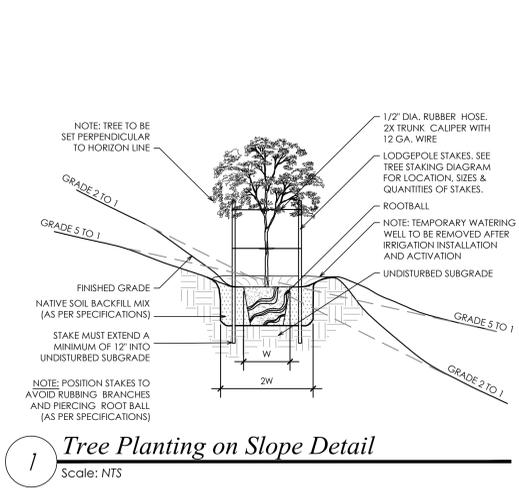
T 65 - MUMMY MOUNTAIN PARK, BOOK 57, PAGE 1, MCR 6019 E FOOTHILL DR NORTH PARADISE VALLEY, AZ 85253 APN 169-03-059 ZONING R-43 (HILLSIDE)

LOT 1 - DESERT FOOTHILLS MANOR, LOTS 1 & 2 REPLAT BOOK 511, PAGE 9, MCR 6043 E FOOTHILL DR NORTH PARADISE VALLEY, AZ 85253 APN 169-03-093A ZONING R-43 (HILLSIDE)

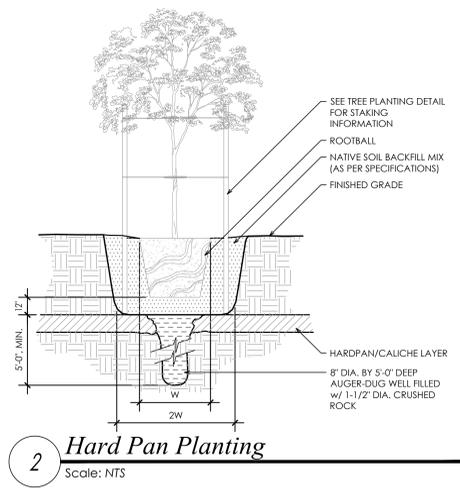


GRAHAM RESIDENCE
 6041 E. Foothill Dr N.
 Paradise Valley, AZ 85253

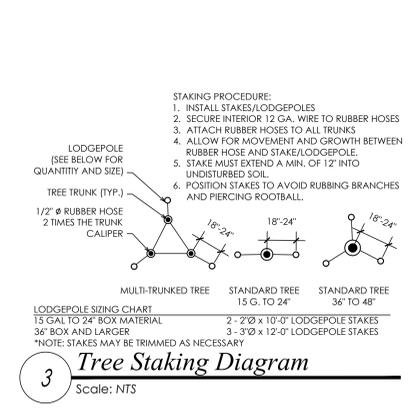
revisions:
 project #: DWA082
 scale: 1"=20'-0"
 issued for:
 date: 06/19/2025
 drawn by: TEAM
 drawing: Lighting Plan
L5.1
 of



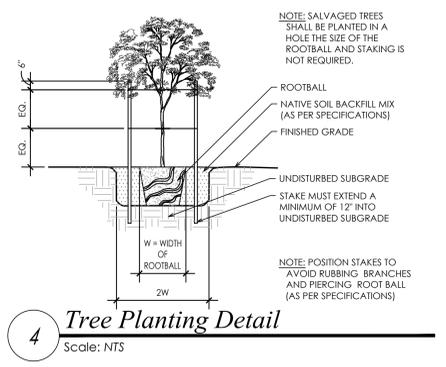
1 Tree Planting on Slope Detail
 Scale: NTS



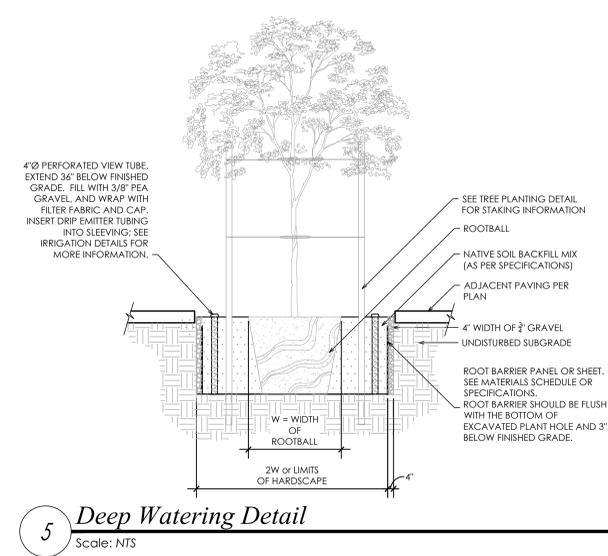
2 Hard Pan Planting
 Scale: NTS



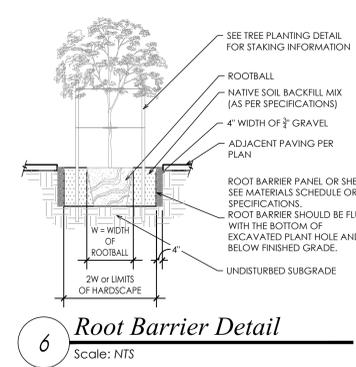
3 Tree Staking Diagram
 Scale: NTS



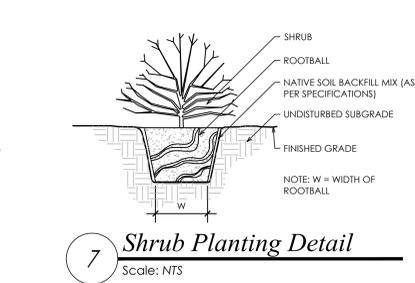
4 Tree Planting Detail
 Scale: NTS



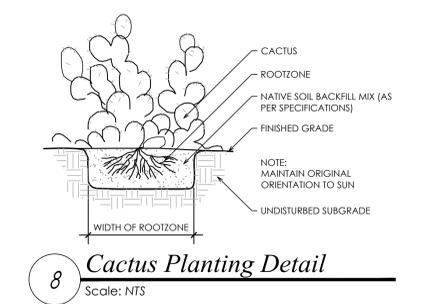
5 Deep Watering Detail
 Scale: NTS



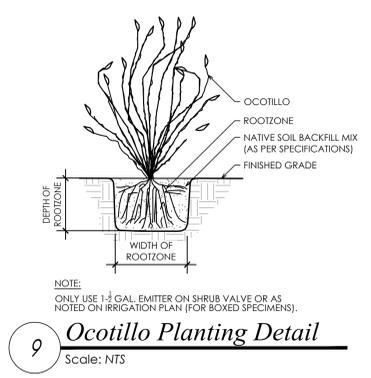
6 Root Barrier Detail
 Scale: NTS



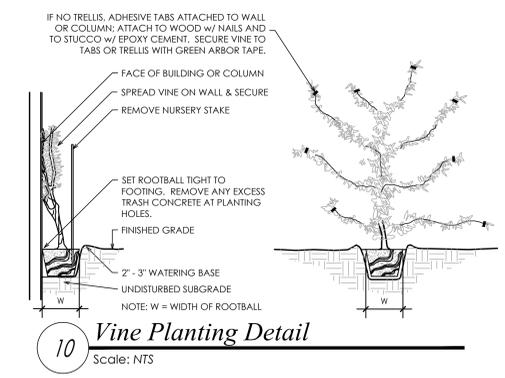
7 Shrub Planting Detail
 Scale: NTS



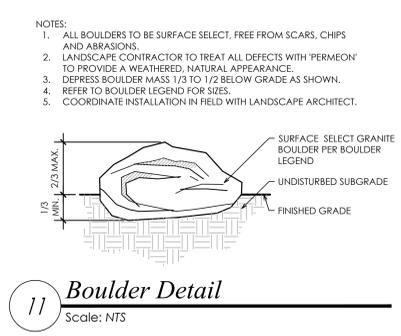
8 Cactus Planting Detail
 Scale: NTS



9 Ocotillo Planting Detail
 Scale: NTS



10 Vine Planting Detail
 Scale: NTS



11 Boulder Detail
 Scale: NTS

SECTION - 02900 LANDSCAPE
PART 1 - GENERAL

1.01 WORK INCLUDED
 *Landscape finish grading.
 *Soil preparation
 *Tree supports
 *Planting
 *Watering
 *Maintenance
Definitions:
 Owner's representative - an authorized agent determined by owner to act on their behalf. In some cases the Landscape Architect may be the owner representative as outlined in these specs.
 Plants - all shrubs and cacti other than trees, saguaros, acacias, palms and turf.
 Plant Material - all trees, saguaros, acacias, palms, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK
 Contractor - Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL
 Provide certificates of inspection for all materials as required by law or regulation.
 Package standard materials with manufacturer's certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.
 Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or displacements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS
 ANSI 60.1 - American Standards for Nursery Stock.
 The Owner's Representative reserves the right to take and analyze samples of materials for conformity to specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractor's additional expense.
 Submit samples of decomposed granite for approval of gradation and color. Sample shall be representative of variations within size and color to be provided.

1.05 SAMPLES
 Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.
 a. Topsoil for backfill mix (trees and shrubs).
 b. Wood Shavings/Mulch.
 c. Tree supports.
 d. Decomposed granite.
 e. Boulders.

1.06 PRODUCT DATA
 Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturer's comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS
 Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturer's vendor's certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.
 Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals, representative material samples proposed for use. Provide the following data:
 a. Topsoil and planting backfill.
 b. Soil PH.
 c. Particle size, percentage soil texture.
 d. Percentage organic material.
 e. Percolation rate.
 f. Nutrient level analysis.
 g. All macro, secondary and micro nutrient salinity.
 h. ESP.
 i. Free lime.

1.08 MAINTENANCE DATA
 Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.
1.09 PRODUCT DELIVERY, STORAGE AND HANDLING
 Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.
 Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-lie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.
 Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS
 Determine location of underground utilities. Execute work as required to prevent damage.
 Maintain grade stakes set by others until directed otherwise.
 Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).
 Protect existing utilities, paving and other facilities from damage during landscaping operation.
 Coordinate with other contractors.

1.11 WARRANTY
 Submit warranty to Owner's Representative.
 Trees, Palm Trees, Saguaros and Acacias: Warranty that trees, palm trees, saguaros and acacias will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.
 Owner must follow Contractor's maintenance schedule and provide current maintenance log to Owner's Representative.
 Remove and replace dead, unhealthy or grained trees, palm trees, saguaros and acacias that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees, palm trees, saguaros and acacias shall be subject to an additional one year maintenance period.
 Shrubs and Other Plantings: Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

PART 2 - PRODUCTS AND MATERIALS
2.01 FILL MATERIALS
 Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Soils not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:
 a. Silt: 20-45 %
 b. Clay: 15-20 %
 c. Sand: 30-40 %
 d. Organic Material (natural or otherwise): 2 % minimum
 e. pH: 7.0-8.3
 f. Soluble salts: 1,500 ppm.
 g. Nutrients: enough to bring levels up to acceptable plant growth.

2.02 COMMERCIAL GRADE FERTILIZERS
 Agri-Sul, Diaperul - use only for sulfur
 Agriculture grade gypsum
2.03 SOIL AMENDMENTS
 Wood shavings: nitrogen stabilized fir or pine shavings, containing 0.75% total nitrogen and 0.1 to 0.13% total iron, and under 40 ppm total manganese, composted, leached and aged for a minimum of 10 to 12 months; pH factor, 4.0 to 4.5; no soil amendments are required for salvaged plant material and cacti unless otherwise specified.
2.04 TREE SUPPORTS
 Tree Stakes: Copper naphthenate impregnated lodge pole 10 feet in length for 5 gallon and 15 gallon, and 12 feet in length for 24 inch box and larger. No tree stakes are required for salvaged plant material.
 Tree Ties: Provide a minimum of two per tree; No. 10 gauge, pliable, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.
 Hose Covering: 1/2 inch minimum diameter; 2-ply reinforced rubber, new garden hose.
 Tree Guards: "ArborGard" by Deep Root, or equal.
 Tree Guy: Minimum 3 per tree; No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 30 and 36 box tree.
 Anchors (Deadmen): 2 inch x 4 inch x 3 feet long, construction grade rewood.
 Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES
 Pre-emergent and contact Herbicides:
 Pre-emergent herbicide shall be Surlan as manufactured by Dow/Elanco Chemical Company.
 Contact herbicide shall be Round-up as manufactured by Monsanto.
2.06 PLANTING MATERIAL
 Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.
 Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections of source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.
 Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD
 As noted on plans.
2.08 DECOMPOSED GRANITE
 Decomposed granite coverage shall be a minimum 2-inch thickness unless noted otherwise on plans. Decomposed granite shall be the size and color as specified on plans, and shall be taken from a single quarry.
2.09 BOULDERS
 Boulders are to be Surface Select or as noted on the plans. Boulder size as noted on the plans and approved by the Owner's Representative. Boulders are to be harvested, delivered and placed in a manner to avoid marking, scraping or damaging the natural condition of the boulder. All scored boulders are to be treated with Permaon (per equal) to provide a natural appearance of the desert varnish.
2.09 SEED MIXTURE
 As noted on plans.

PART 3 - EXECUTION
3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.
 Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL
 Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.
 Correct defects prior to proceeding with the work.

3.03 TOPSOIL
 Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place of any time.
3.04 LANDSCAPE FINE GRADING
 Allow for the addition of soil amendments, conditions and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.
 At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all low lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rocks in excess of 1 1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE
 Place 2 inches unless otherwise noted. In all planting areas, Decomposed granite shall extend below all plant material, trees, and cactus. Decomposed granite finish grade 1-1/4 inch below adjacent paving, curbs, and headers.
3.06 HERBICIDE APPLICATION
 Apply pre-emergent herbicides in accordance with manufacturer's instructions.
 Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, mow areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.
 Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.
 Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT
 Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.
 Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.
 Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.
3.08 TREES, SHRUBS, AND VINES
 Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.
 Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.
 Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.
 Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.
 Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.
 Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.
 Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.
 Mix thoroughly outside the hole before start of backfilling.
 Tree Guard: Install tree guard on all trees located in turf areas per manufacturer's recommendations.

3.09 BACKFILLING
 Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basin if specified on detail). Water plants immediately after planting and add backfill to settle in plant pit. Do not water saguaros after planting. Do not raise basin rim above surrounding grade.
 Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.
 Finish grade to 2 inches below headers or concrete work.
 Top dress planting areas with 2 inches of top dressing after planting.
 Treat all planting areas with a pre-emergent.

3.10 GROUND COVER
 At time of transplanting, soil in flats shall be sufficient so as not to fall apart when filling plants. Plant each plant with its proportionate amount of flat soil in a manner that will ensure a minimum distance to the root structure.
 Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD
 Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.
 Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sq. ft, phosphate at a rate of 2 lbs per 1,000 sq. ft, and soil sulfur at 5 lbs per 1,000 sq. ft. Rototill into soil.
 Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.
3.11b TURF ARTIFICIAL
 1.1 SUMMARY
 A. Provide all labor, materials, equipment, and tools necessary for the complete installation of synthetic grass surface. The system shall consist of, but not necessarily be limited to, the following:
 a) Synthetic grass consisting of fibers that are a minimum of 1.54 inch long, Turf fiber construction consisting of polyethylene monofilament and either backfilled monofilament fibers tufted to a 3 layer stabilized woven polypropylene fabric (primary backing), with a non-urethane, 100% recyclable secondary backing.
 b) Synthetic Grass Infill, consisting of anti-microbial acrylic coated round silica particles, designed to provide the look, feel, and performance of optimally maintained natural grass. Infill or equivalent.
 1.3 SUBMITTALS
 A. Comply with Section 01 33.00, Submittals Procedures.
 B. Product Data: Submit manufacturer's product data, including installation instructions and substrate instructions.
 C. Warranty: Submit manufacturer's standard 10 year warranty.

PART 2 - PRODUCTS
2.1 SYNTHETIC GRASS SURFACE
 A. Aggregate Base - Crushed angular hard stone, 1/2" minus compatible stone (not clean), (refer to Section 3.2.8)
 Synthetic Grass: Artificial Lawn Co. "Coronado"
 1180 S. 7th Ave, Phoenix AZ, 85034-8446
 a) Face Weight: 80 oz.
 b) Face Yarn Type: Polyethylene
 c) Pile Height: 2"
 d) Tufting Gauge: 3/8"
 e) Backing: Stabilized triple layered woven polypropylene
 f) Total Product Weight: 107 oz.
 g) Warranty: 15 year fade
 C. Synthetic Grass Infill: EnviroKool from Pioneer, 310 N. Pecosden St., Gilbert, AZ 85233
 Phone (480) 926-8200 or approved equal. Coating: Phiorly acrylic, iron oxide and Chromium oxide.
 D. Splicing Material: 1000 denier coated nylon (Cordura®) 12" wide minimum. E. Adhesive: Synthetic Turf Adhesive

PART 3 - EXECUTION
3.1 GROUND PREPARATION
 A. General: The ground area to receive synthetic grass surface is indicated on the drawings.
 B. Levelling and Site Preparation: All organic material and organic debris to be removed. Soil to be graded level and stabilized (compacted). Compaction shall be done with mechanical compaction, including vibratory compactors, and/or powered tampers, and rollers.
3.2 BASE AND SYNTHETIC GRASS CONSTRUCTION
 A. General: The area to be smooth and graded to allow proper drainage. Refer to grading plan.
 B. Compacted Aggregate Base: Place 4 inches of aggregate base as leveling layer compacted to 90% of maximum density per ASTM D 1557. Compaction shall be done with mechanical compaction, including vibratory compactors, and/or powered tampers, and rollers. Aggregate size should be 1/4" minus (compactible).
 C. Synthetic Grass: Place turf sod up to fit configuration as shown on drawings. Splice seams. All seams must be attached with splicing film/fabric and adhesive as approved by the manufacturer for the type of installation of their product.
 D. Infill: Apply layer of synthetic grass infill evenly with a spreader and broom the turf fibers with stiff bristle broom to stand fibers up and allow infill to settle into the bottom. Broom in infill sand (quartz silica) and approximately 3 pounds per square foot.
 E. Anchoring/Edging: Edges of turf will be secured to ground with mechanical fasteners, stakes or edging.

3.12 WATERING
 Water all plants immediately after planting, except for saguaros, with hose in planting hole until material about the roots is completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist swarded, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.
3.13 CLEAN UP
 Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.
3.14 ADJUSTMENT
 Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery Stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove diseasedwood, suckers, or broken or badly broken branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.
3.15 MAINTENANCE PERIOD
 When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.
 Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, liming, weeding and cultivating of beds.
 Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.
 Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractor's expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL
 Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:
 • Inspection and acceptance of plant material prior to shipping.
 • At completion of rough grade and boulder placement
 • At completion of landscape finish grading and soil preparation, prior to planting.
 • At installation of irrigation system, prior to backfilling trenches and planting.
 • During installation of specimen tree, or other specimen plant material.
 • After staking locations for plant holes, but prior to planting; for approval.
 • During the planting process.
 • During the placement and aiming of all light fixtures.
 • At Substantial Completion of the Work.
 • During warranty period to observe maintenance procedures.
 • At Final Completion of the Work.

SECTION - 02810 IRRIGATION
PART I - GENERAL

1.01 WORK INCLUDED
 Work of this Section generally includes a provision of an underground irrigation system including the following:

- *Trenching, stockpiling excavation materials, and refilling trenches.
- *Complete systems including but not limited to piping, backflow preventer assemblies, valves, fittings, heads, controller wiring and final adjustments to ensure efficient coverage as determined by Consultant.
- *Water connections.
- *Replacements of unsatisfactory materials.
- *Clean-up, inspection, and approval.
- *Tests.

1.02 REFERENCES

Perform Work in accordance with requirement of Conditions of the Contract and division 01 - General Requirements as well as provisions of all applicable laws, codes, ordinances, rules and regulations. Conform to requirements of reference information listed below except where more stringent requirements are shown or specified in Contract Documents.

1. American Society for Testing and Materials (ASTM) - Specifications and Test Methods specifically referenced in this Section.
2. Underwriters Laboratories (UL) - UL Wires and Cables.

1.03 QUALITY ASSURANCE

Installer Qualifications - Installer shall have had considerable experience and demonstrated ability in the installation of irrigation system(s) of specified type(s) in a neat, orderly and responsible manner in accordance with recognized standards of workmanship. To demonstrate ability, experience and financial stability necessary for this Project, submit if requested by Consultant, prior to contract award the following:

1. List of 3 projects completed in the last 2 years of similar complexity to this Project. Description of projects shall include:
 - a. Name of project.
 - b. Location.
 - c. Owner.
 - d. Brief description of work and project budget.
2. Current company financial statement.

Special Requirements:

1. Tolerances - Specified depths of pressure supply lines and laterals and pitch of pipes are minimum. Settlement of trenches is cause for removal of finish grade treatment, refilling, recompaction, and repair of finish grade treatment.
2. Coordination with Other Contracts - Protect, maintain, and coordinate Work with Work under other Sections.
3. Damage to Other Improvements - Contractor shall replace or repair damage to grading, soil preparation, seeding, sodding, or planting done under other Sections during work associated with installation of irrigation system at no additional cost to Owner.
4. Work involving substantial plumbing for installation of backflow preventers, copper service and related work shall be executed by licensed and bonded plumber(s), performed in accordance with prevailing codes and regulations.
5. Work involving connection to, installation, or extension of 120 volt or greater electrical service, shall be executed by a licensed and bonded electrician, performed in accordance with prevailing codes and regulations.

1.04 SUBMITTALS

Prepare and make submittals in accordance with conditions of the Contract.

Records Drawings (As-Builts):

1. At onset of irrigation installation contractor shall secure mylar sepia of site plan from Landscape Architect. Make blue-line or black-line prints for every week on Project. At end of every day, revise prints for Work accomplished that day in red ink. As-built sepia shall be brought up-to-date at close of working day on every Friday by a qualified draftsman. One up-to-date print shall be mailed to Consultant on Monday of each week. An additional print of record plan(s) shall be available at Project Site. Upon completion of Project submit for review, prior to final acceptance, final set of as-built mylar sepia. Dimension from two permanent points of reference (building corners, sidewalk, road intersections or permanent structures), location of the following items:
 - a. Connection to existing water lines.
 - b. Routing of pressure supply lines (dimension every 100 feet along routing).
 - c. Electric control valves.
 - d. Quick coupling valves.
 - e. Dip line blow-out stubs.
 - f. Control wire routing (if not with pressure supply line).
 - g. Other related equipment as directed by Consultant.
2. Consultant will not certify any pay request submitted by the Contractor if the as-built drawings are not current, and processing of pay request will not occur until as-builts are updated.
3. Prior to scheduling walk-through for substantial completion, contractor to submit all as-builts information to consultant for approval.

Controller Drawings - Do not prepare controller drawings until record (as-built) drawings have been approved by Consultant.

1. Provide controller drawing, automatic controller.
 - a. Controller drawing may be same size reproduction of record drawing, if scale permits fitting inside controller door without folding drawing. If photo reduction prints are required, keep reduction to maximum size possible to retain full legibility.
 - b. Controller drawing shall be blue-line print of actual as-built system, showing area covered by that controller.
 - c. Identify area of coverage of each remote control valve, using a distinctly different pastel color for each zone. Highlight heads, lateral piping, and control valves.
 - d. Following review of controller drawings by Consultant, hemically seal each drawing between two layers of 20 mm thick clear plastic.
 - e. Controller drawing shall be completed and approved by Consultant prior to final completion walk-through of irrigation system.
 - f. Attach approved controller drawing to inside of each controller door using self adhesive Velcro strips.

Operation Manual: Submit 3 sets of operations manual to Consultant for approval or prior to scheduling final completion walk-through. Manual to include the following in 1 x 3 ring binder:

1. Index sheet listing project name, and listing contractor name, address, phone number and contact person including Primary Sub-Contractors.
2. Manufacturer cut sheets for all material components of irrigation system. Highlight or circle specific model or item.

1.05 DELIVERY, STORAGE & HANDLING

Deliver, unload, store and handle materials, packaging, bundling, products, in dry, weatherproof condition in manner to prevent damage, breakage, deterioration, intrusion, ignition, and vandalism. Deliver original unopened packaging containers prominently displaying manufacturer name, volume, quantity, contents, instructions, and conformance to local, state and federal law.

1.05 DELIVERY, STORAGE & HANDLING (CONT.)

Remove and replace cracked, broken, or contaminated items or elements prematurely exposed to moisture, inclement weather, snow, ice, temperature extremes, fire or job site damage.

Handling of PVC Pipe - Exercise care in handling, loading and storing of PVC pipe. All PVC pipe shall be transported in a vehicle which allows length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads. All sections of pipe that have been dented or damaged shall be discarded, and if installed, shall be removed and replaced with new piping.

1.06 JOBSITE CONDITIONS

Protection of Property:

1. Preserve and protect all trees, plants, monuments, structures, and paved areas from damage due to Work of this Section. In the event damage does occur, all damage to inanimate items shall be completely repaired or replaced to satisfaction of Owner. All injury to living plants shall be repaired by Owner, and all costs of such repairs shall be charged to and paid by Contractor.
2. Protect buildings, walks, walls, and other property from damage. Flare and barricade open ditches. Damage caused to asphalt, concrete, or other building material surfaces shall be repaired or replaced at no cost to Owner. Restore disturbed areas to original condition.

Existing Trees:

1. All trenching or other Work under limb spread of any and all evergreens or low branching deciduous material shall be done by hand or by other methods so as to prevent damage to limbs or branches.
2. Where it is necessary to excavate adjacent to existing trees, use all possible care to avoid injury to trees and their roots. Excavation in areas where 2 inches and larger roots occur, shall be done by hand. Roots 2 inches or larger in diameter, except directly in the path of pipe conduit, shall be tunneled under and shall be heavily wrapped with butap to prevent scarring or excessive drying. Where a trenching machine is operated close to trees having roots smaller than 2 inches in diameter, wall of trench adjacent to trees shall be hand tinned, making clean cuts through roots. Roots 1 inch and larger in diameter shall be painted with two coats of Tree Seal. Trenches adjacent to trees shall be closed within 24 hours, and when this is not possible, side of trench adjacent to tree shall be kept shaded with moistened burlap or canvas.

Protection and Repair of Underground Lines:

1. Request proper utility company to stake exact location (including depth) of all underground electrical, gas, or telephone lines. Take whatever precautions are necessary to protect these underground lines from damage. In the event damage does occur, all damage shall be repaired by Contractor unless other arrangements have been made.
2. Replacement of Paving and Curbs - Where trenches and lines cross existing roadways, paths, curbs, etc., damage to these shall be kept to a minimum and shall be restored to original condition.

1.07 WARRANTY / GUARANTEE

Remove and replace cracked, broken, or contaminated items or elements prematurely exposed to moisture, inclement weather, snow, ice, temperature extremes, fire or job site damage.

Handling of PVC Pipe - Exercise care in handling, loading and storing of PVC pipe. All PVC pipe shall be transported in a vehicle which allows length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads. All sections of pipe that have been dented or damaged shall be discarded, and if installed, shall be removed and replaced with new piping.

1.08 MAINTENANCE

Furnish the following maintenance items to Owner prior to final Acceptance:

1. 2 sets of special tools required for moving, disassembling, and adjusting each type of sprinkler head and valve supplied on this Project.
2. 2 keys for each automatic controller.
3. 1 quick coupler key and matching hose swivel.

1.09 EXTRA STOCK

In addition to the installed system, furnish the following items to Owner: A 4 per 100 installed drip emitters of each type used.

PART II - PRODUCTS

2.01 MATERIALS

General Piping:

1. Pressure Supply Lines (downstream of backflow prevention units) - Class 200 BE (1)
 - 3) Schedule of class.
 - 4) Pressure Rating.
 - 5) NSF (National Sanitation Foundation) seal of approval.
 - 6) Date of extrusion.
2. Non-pressure lines - Class 200 BE - .
3. Drip Tubing - Hardie EHD 2057-050 DURA-POL Blue Stripe Hose.
4. Emitter Tubing - by emitter manufacturer.

Plastic pipe and Fittings:

1. Identification Markings:
 - a. All pipe to be identified with following indelible markings:
 - 1) Manufacturers Name.
 - 2) Nominal pipe size.
 - 3) Schedule of class.
 - 4) Pressure Rating.
 - 5) NSF (National Sanitation Foundation) seal of approval.
 - 6) Date of extrusion.
 2. Solvent Weld Pipe - Manufactured from virgin poly(vinyl chloride) (PVC) compound in accordance with ASTM D2241 and ASTM D1784; cell classification 12245-B, Type 1, Grade 1.
 - a. Fittings - Standard weight, Schedule 40, injection molded PVC, conforming with ASTM D1784 and D2466, cell classification 12454-B.
 - 1) Threads - Injection molded type (where required).
 - 2) Tees and elbows - Side gated.
 - b. Threaded Nipples - ASTM D2464, Schedule 80 with molded threads.
 - c. Joint Cement and Primer - Type as recommended by manufacturer of pipe and fittings.

Low Pressure/Volume Systems:

1. Emitters as indicated on drawings.
2. Drip Tubing - manufactured of flexible vinyl chloride compound conforming to ASTM D1248, Type 1, Class C, Category 4, P14 and ASTM D3350 for PE 1221110.
3. Fittings - As recommended by tubing manufacturer.
4. Drip Valve Assembly - Type and size shown on drawings.
 - a. Wye Strainer - Plastic/Fiberglass construction with 150 mesh nylon screen and blow out assembly.

2.01 MATERIALS (CONT.)

- b. Control Valve - 2 way, solenoid pilot operated type made of synthetic, non-corrosive material; diaphragm acvillated and slow closing. Include freely pivoted seat seal retained (mounted) without attachment to diaphragm.
- c. Pressure Reducing Valve - Plastic/Fiberglass construction with adjusting nut.

Copper Pipe and Fittings:

1. Copper Pipe - Type K hard tempered.
2. Fittings - Wrought copper, solder joint type.
3. Joints - Soldered with solder, 45% silver, 15% copper, 16% zinc, and 24% cadmium and solds of 1125 F and liquids at 1145F.

Brass Pipe and Fittings:

1. Brass Pipe - 85% red brass, AMSI Schedule 40 screwed pipe.
2. Fittings - Medium brass, screwed 125 pound class.

Quick Coupling Valves - Brass two-piece body designed for working pressure of 150 psi; operable with quick coupler. Equip quick coupler with locking rubber cover.

Valve Boxes:

1. Drip Line Blow-out Stubs, and Wire Stub Box - Carson #910-12.
2. 3/4 inch through 2 inch Control Valves - Carson #1419-138.
3. Drip Valve Assemblies - Carson #1419-138.
4. Control Wiring Splices - Carson #910-12.

Electrical Control Wiring:

1. Low Voltage:
 - a. Electrical Control Wire - AWG UL 16, Approved No. 14 gauge direct burial copper wire for all control wires, and No. 12 gauge direct burial copper wire for all common wires.
 - b. Wire Colors:
 - 1) Control Wires - Red.
 - 2) Common Wires - White.
 - 3) Master Valve Wires - Blue.
 - 4) Future Wires - Same as control and common wire (labeled at terminations).
 - c. If multiple controllers are utilized, and wire paths of different controllers cross each other, both common and control wires from each controller shall be different colors approved by Consultant.
 - d. Control wire connections and splices shall be made with 3M direct bury splice, Rain Bird Penlite connectors, or similar dry splice method.
2. High Voltage - Type required by local codes and ordinances, of proper size to accommodate needs of equipment serviced.

Electric Control Valves - As noted on drawings

Pipe bedding material - Construction grade sand approved by Consultant.

Automatic Controller - As shown on drawings.

Backflow Preventer - As shown on drawings.

PART III - EXECUTION

3.01 INSPECTION:

Examine areas and conditions under which Work of this Section is to be performed. Do not proceed with Work until unsatisfactory conditions have been corrected.

Grading operations, with the exception of final grading, shall be completed and approved by Owner prior to staking or installation of any portion of irrigation system except staking.

3.02 PREPARATION

Staking shall Occur as Follows:

1. Mark with powdered lime or marking paint, routing of pressure supply line and flag heads and control valve locations for first series of zones as directed by Consultant. Contact Consultant 48 hours in advance and request review of staking. Consultant will review staking and direct changes if required. Staking review does not relieve installer from coverage problems due to improper placement of heads after staking.
2. Brand all valve box lids. Letter and number size shall be no smaller than 1 inch and no greater in size than 1-1/2 inches. Depth of branding shall be no more than 1/8 inch into valve box lid as follows:
 - a. Control valves - Brand controller letter and station number on lid of each control valve box.
 - b. Quick Coupling Valves - Brand quick coupling valve box lids with letter Q.C.
 - c. Wire Splices - Brand all wire splice box lids with letters W.S.
 - d. Drip Tubing Blow-out Stubs - Brand controller letter and station number on lid of each drip tubing blow-out box lid.

Backflow Preventer - Install as detailed Drawings.

Control Wiring:

1. All control wiring to be laid to bottom and side of pressure supply line trench. Separate wire trenches will not be allowed unless approved by Consultant prior to installation.
2. Pipe and Wire Depth:
 - a. Pressure Supply Piping - 24 inches from top of pipe.
 - b. Non-pressure piping (pop-up) - 18 inches from top of pipe.
 - c. Control Wiring - Side and bottom of pressure supply line.
 - d. Drip tubing - 12 inches from top of pipe.
 - e. Emitter tubing - 12 inches from top of pipe (non slope planting), 4 inches from top of pipe (slopes 2:1 or greater).
3. Boring will be permitted only where pipe must pass under obstruction(s) which cannot be removed, and must be approved by consultant if not specifically indicated on construction drawings. Final density of backfill shall match that of surrounding soil. Use of sleeves of suitable diameter is acceptable if installed first by jacking or boring, and pipe laid through sleeves. Observe same precautions as though pipe were installed in open trench.

3.03 INSTALLATION

Locate other equipment as near as possible to location designated on construction drawings. Deviations shall be approved by Consultant prior to installation.

PVC Piping:

1. Snake pipe in trench as much as possible to allow for expansion and contraction.
2. When pipe laying is not in progress, or at end of each day, close pipe ends with tight plug or cap. (Perform work in accordance with good practices prevailing in piping trades).
3. Coordinate pressure supply line installation with required bedding operations.
4. Stake all above grade PVC piping per details.

3.03 INSTALLATION (CONT.)

5. Use 45 degree elts when making perpendicular crossings of above grade PVC piping, to depress bottom pipe.
6. Lay pipe and make all plastic to plastic joints in accordance with manufacturers recommendations.

Drip Tubing:

1. Install fitting connections per manufacturers recommendations.
2. Use only manufacturer provided or recommended hole punch when making penetrations in drip tubing for insert fittings. Use of other hole punch shall be cause for immediate removal and replacement of all installed drip tubing.
3. Install drip line blow-out stubs at all dead ends of drip tubing.
4. Any deviations from drip tube routing shown on drawings must be approved by consultant prior to installation.

Control Wiring:

1. Low Voltage Wiring:
 - a. Bury control wiring between controller and electric valves in pressure supply line trenches, with wires consistently located below and to one side of pipe, on top of initial pipe bedding, or in separate trenches.
 - b. Bundle all 24 volt wires at 10 foot intervals with electrical or duct tape.
 - c. Provide an expansion loop at pressure supply line angle fittings, every electric control valve location (in valve box), and at minimum 500 feet intervals. From expansion loop by wrapping wire at least 8 times around an inch pipe and with drawing pipe.
 - d. Make splices and electric control valve connections using Rainbird Penlite connectors or similar dry splice method.
 - e. Install control wire splices not occurring at control valve in a separate splice valve box.
 - f. Install one control wire for each control valve.
 - g. Run 2 spare #14-1 control wires from controller pedestal to last electric control valve operated by controller on each every leg of pressure supply line. Label spare wires at controller and wire stub box. Loop a minimum of 24 inches from all spare wires inside every control valve box operated by controller.
 - h. Run all future control wires from controller pedestal to point indicated on drawings. Coil a minimum of ten (10) feet of termination and install in 10 inch round valve box. Label all wires at termination.
2. High Voltage Wiring for Automatic Controller:
 - a. Provide 120 volt power connection to automatic controller.

Automatic Controller:

1. Install controller in accordance with manufacturers instructions as detailed and where shown on Drawings.
2. Connect remote control valves to controller in numerical sequence as shown on Drawings.
3. Final location of controller shall be approved by Consultant prior to installation.
4. Each controller shall have a dedicated separate ground wire.
5. Above ground conduit shall be rigid galvanized with appropriate fittings. Below ground conduit shall be Schedule 40 PVC.

Quick Coupling Valves:

Install quick coupler on double swing-joint assemblies of Schedule 80 PVC pipe; flush to bottom. Angled nipple relative to pressure supply line shall be no more than 45 degrees and no less than 10 degrees. Install quick coupling as detailed.

Drip Valve Assemblies - Install drip valve assembly as detailed.

Drip Emitters - Install drip emitters as detailed.

Valve Boxes:

1. Install one valve box for each type of valve installed as detailed, flush with grade for all sodded areas and above grade for all planted areas.
2. Valve box extensions are not acceptable except for master valve.
3. Install gravel sump after compaction of all trenches. Valve box to rest on gravel sump. Place final portion of gravel inside valve box after valve box is backfilled and compacted.
4. Brand all valve box lids. Letter and number size shall be no smaller than 1 inch and no greater in size than 1-1/2 inches. Depth of branding shall be no more than 1/8 inch into valve box lid as follows:
 - a. Control valves - Brand controller letter and station number on lid of each control valve box.
 - b. Quick Coupling Valves - Brand quick coupling valve box lids with letter Q.C.
 - c. Wire Splices - Brand all wire splice box lids with letters W.S.
 - d. Drip Tubing Blow-out Stubs - Brand controller letter and station number on lid of each drip tubing blow-out box lid.

Backflow Preventer - Install as detailed Drawings.

Control Wiring:

1. All control wiring to be laid to bottom and side of pressure supply line trench. Separate wire trenches will not be allowed unless approved by Consultant prior to installation.
2. Pipe and Wire Depth:
 - a. Pressure Supply Piping - 24 inches from top of pipe.
 - b. Non-pressure piping (pop-up) - 18 inches from top of pipe.
 - c. Control Wiring - Side and bottom of pressure supply line.
 - d. Drip tubing - 12 inches from top of pipe.
 - e. Emitter tubing - 12 inches from top of pipe (non slope planting), 4 inches from top of pipe (slopes 2:1 or greater).
3. Boring will be permitted only where pipe must pass under obstruction(s) which cannot be removed, and must be approved by consultant if not specifically indicated on construction drawings. Final density of backfill shall match that of surrounding soil. Use of sleeves of suitable diameter is acceptable if installed first by jacking or boring, and pipe laid through sleeves. Observe same precautions as though pipe were installed in open trench.

3.06 CLEANING

Maintaining continuous cleaning operation throughout duration of Work. Dispose of refuse at no additional cost to Owner, all trash or debris generated by installation of irrigation system.

Backfilling - Do not begin backfilling operation until required system tests have been completed. Backfill shall not be done in freezing weather except with prior approval by Consultant. Leave trenches slightly mounded to allow for settlement after backfilling is completed. Trenches shall be finish graded prior to walk-through of system by Consultant.

1. All pressure supply lines shall be bedded with construction grade sand 4 inches below invert of pipe, to 6 inches above top of pipe and width of trench when site conditions are rocky or otherwise unfavorable.
2. Materials - Excavated material is generally considered satisfactory for backfill purposes after compaction bedding requirements. Backfill material shall be free of rubbish, vegetable matter, frozen materials, and stones larger than 2 inches in maximum dimension. Do not mix subsoil with topsoil. Material not suitable for backfill shall be hauled away. Contractor shall be responsible for providing suitable backfill if excavated material is unacceptable or not sufficient to meet backfill, compaction, and final grade requirements.
3. Do not leave trenches open for a period of more than 48 hours. Open excavations shall be protected in accordance with OSHA regulations.
4. Compact backfill to 90% maximum density in 6 lifts, determined in accordance with ASTM D1557-utility using the following methods:
 - a. Mechanical tamping.
 - b. Puddling or ponding. Puddling or ponding and/or jetting is prohibited within 10'-0" of building or foundation walls.

Piping Under Paving:

1. Provide for a minimum cover of 24 inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphalt concrete or concrete paving.
2. Piping shall be bedded with construction grade sand or squeegee - 6 inches below pipe to 6 inches above pipe and width of excavation.

3.03 INSTALLATION (CONT.)

3. Compact backfill material in 6 inch lifts at 95% maximum density determined in accordance with ASTM D1557 using manual or mechanical tamping devices.
4. Set in place, cap, and pressure test all piping under paving, in presence of Consultant or Owner prior to backfilling and paving operations.
5. Piping under existing walk or concrete pavement shall be done by jacking, boring, or hydraulic diving, but where cutting or breaking of walks and/or concrete is necessary, it shall be done and replaced at no cost to Owner. Obtain permission and prior approval to cut or break walks and/or concrete from Owner.

3.04 FIELD QUALITY CONTROL

Flushing - After piping, risers, and valves are in place and connected, but prior to installation of sprinkler heads, quick coupling valves, and air release valves, thoroughly flush piping system under full head of water pressure from dead end fittings. Maintain flushing for 5 minutes through furthest valves. Cap riser after flushing.

Testing - Conduct tests in presence of Consultant. Arrange for presence of Consultant a minimum of 48 hours in advance of testing. Supply force pump and all other test equipment.

1. After backfilling, and installation of all control valves, quick coupling valves, fill pressure supply line with water, and pressure to 40 PSI over the designated static pressure or 120 PSI, whichever is greater, for a period of 2 hours.
2. Leakage - Pressure Loss - Test is acceptable if no leakage or loss of pressure is evident during test period.
3. Leaks - Detect and repair leaks.
4. Retest system until pressure can be maintained for duration of test.
5. Before final acceptance, pressure supply line shall remain under pressure for a period of 48 hours.

Walk Through for Substantial Completion:

1. Arrange for Consultants presence a minimum of 48 hours in advance of walk-through.
2. Entire System shall be completely installed and operational prior to scheduling of walk-through. All sodded areas are to be complete with head height and valve boxes adjusted accordingly.
3. Operate each zone in its entirety for Consultant at time of walk through and open all valve boxes.
4. Consultant shall generate a list of items to be corrected prior to Final Completion.
5. Furnish all materials and perform all Work required to correct all inadequacies due to deviations from Contract Documents, and as directed by Consultant.
6. During walk-through, expose all drip emitters under operations for observation by Consultant to demonstrate that they are performing and installed as designed; prior to placing of all mulch material. Schedule separate walk-through if necessary.

Walk-Through for Final Completion:

1. Arrange for Consultants presence a minimum of 48 hours in advance of walk-through.
2. Show evidence to Consultant that Owner has received all accessories, charts, record drawings, and equipment as required before Final Completion walk-through is scheduled.
3. Operate each zone identified as deficient at substantial completion walk-through for Consultant at time of final completion walk-through to ensure correction of all incomplete items.
4. Items deemed not acceptable by Consultant shall be reworked to complete satisfaction of Consultant.
5. If after request to Consultant for walk-through for Final Completion of irrigation system, Consultant finds items during walk-through, Contractor shall be charged for all subsequent walkthroughs. Funds will be withheld from final payment and/or relavance to Contractor, in amount equal to additional time and expenses required by Consultant to conduct and document further walk-throughs as deemed necessary to ensure compliance with Contract Documents.

3.05 ADJUSTING

Upon substantial completion of installation, fine-tune entire system by regulating valves, adjusting patterns and break-up arms/screws, and setting pressure reducing valves or throttling control valve flow controls at proper pressure to provide optimum and efficient coverage. Flush and adjust all sprinkler heads for optimum performance and to prevent overpray onto walks, roadways, and buildings as much as possible. Heads of same type shall be operating at same pressure +/- 7%.

If it is determined that irrigation adjustments will provide proper and more adequate coverage, make such adjustments prior to Final Acceptance, as directed, at no additional cost to Owner. Adjustments may also include changes in nozzle sizes, degrees of arc, and control valve throttling.

All sprinkler heads shall be