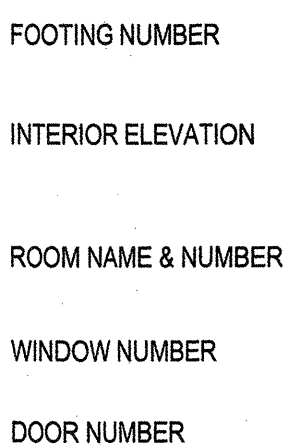


[illegible]

1. FINISH GRADE SHALL BE A MINIMUM OF 6" BELOW WOOD FRAMING AT BUILDING EXTERIOR. SLOPE FINISH GRADE FOR AN ADDITIONAL 6" AWAY FROM BUILDING FOR A 10'-0" HORIZONTAL DISTANCE.
2. FINISH FLOOR ELEVATION INDICATES TOP OF ALL FLOOR FINISHES. INSTALL FLOOR SLAB TO ACCOMMODATE ALL FINISHES. T.O.S.= TOP OF CONC. SLAB
3. TYPICAL WOOD FRAME WALLS: 2x6 STUDS AT 16" O.C. AT ALL EXTERIOR WALLS, WALLS CONTAINING W.C. PLUMBING, AND WALLS WITH EXPOSED ENDS OR HAVING DOOR JAMBS. OTHER WALLS MAY BE 2x4 STUDS AT 16" O.C. U.N.O.
4. SOUND WALLS: 2x6 STUDS AT 16" O.C. WITH 2x6 PLATES. BATT INSULATION, 5/8" GYPSUM BOARD EACH SIDE WITH RESILIENT CHANNELS ONE SIDE (SEE DETAIL). LOCATE WALLS AS SHOWN ON DRAWINGS OR AS NOTED BELOW:
  - BETWEEN BATH/TOILET ROOMS, POWDER ROOMS, AND OTHER INTERIOR ROOMS.
  - BETWEEN BEDROOMS AND OTHER INTERIOR ROOMS.
  - BETWEEN LAUNDRY AND BEDROOMS.
  - BETWEEN GARAGE AND INTERIOR ROOMS.
5. PROVIDE BACKING (WOOD BLOCKING OR SOLID GROUT C.M.U. AS APPLIES) AT ALL HOSE BIBBS, HOSE RACKS, TOWEL BARS, CURTAIN RODS, T.P. HOLDERS, CABINETS, OR ANY ITEMS REQUIRING SOLID BACKING.
6. SMOKE DETECTORS, WHERE SHOWN, TO BE PERMANENTLY WIRED AND INTERCONNECTED, WITH BATTERY POWERED BACKUP, AND LOCATED 36" MINIMUM FROM A/C DUCT OPENING. COORDINATE WITH SECURITY SYSTEM.
7. FOR BUILDING LAYOUT: ALL ANGLES 45 DEGREES UNLESS NOTED OTHERWISE.
8. TYPICAL DOORS: LOCATE IN CENTER OF WALL OR FRAME JAMB 5'-1/2" FROM INTERSECTING WALL, UNLESS NOTED OTHERWISE.
9. TUB AND SHOWER AREAS TO RECEIVE MOISTURE-RESISTANT GYPSUM BOARD BASE AT WALLS AND CEILING. INSTALL CERAMIC TILE OR OTHER APPROPRIATE FINISH AS SCHEDULED TO 70" MINIMUM ABOVE DRAIN, UNLESS NOTED OTHERWISE. PROVIDE INTERIOR GYPSUM WALL BOARD (GREEN BOARD) WITH WATER-RESISTANT FACE PAPER.
10. SLOPE ALL SOAP NICHES IN TUB AND SHOWER AREAS TO DRAIN. SLOPE CEILING IN ENCLOSED SHOWER (APPROXIMATELY 1/8" PER FOOT). CONFIRM DIRECTION OF SLOPE.
11. SLOPE ALL SILLS TO DRAIN AWAY FROM WINDOWS AND SLOPE EXPOSED TOP OF PARAPETS AND WALLS TO DRAIN WATER. WATERPROOF ALL SILLS AND PARAPETS. AT C.M.U., USE WATERPROOF COATING PRIOR TO INSTALLING FINISH. AT WOOD FRAMING, COVER WITH 30# FELT PRIOR TO INSTALLING FINISH (DO NOT PENETRATE THE TOP SURFACE, ATTACH AT SIDES).
12. PROVIDE 22"x30" ATTIC ACCESS TO ALL AREAS GREATER THAN OR EQUAL TO 70 SQ. FT. WHICH HAVE A 30" OR MORE VERTICAL CLEAR HEIGHT. PROVIDE 30" CLEAR HEADROOM ABOVE ATTIC ACCESS (SEC. 1505). SEE PLAN FOR LOCATIONS.
13. DRYER VENT TO HAVE DAMPER COVER, ALL OTHER VENTS, PIPES, DRAIN PIPES, OR OTHER MISCELLANEOUS OPENINGS OPEN TO THE OUTSIDE TO HAVE GALVANIZED METAL INSECT SCREENS TO PREVENT MIGRATION OF RODENTS AND INSECTS.
14. THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 35 FEET IN LENGTH WITH REDUCTIONS FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE.
15. DOOR AND WINDOW FLASHING (TYPICAL):
  - PROVIDE TYPE 30# FELT BUILDING PAPER AS FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOW AND DOOR OPENINGS.
  - FLASH HORIZONTAL AND/OR SLOPED AREAS AND 6" MINIMUM OF VERTICAL WALL SURFACE AROUND OPENINGS.
  - PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOW AND DOOR FRAMES TO PROVIDE WEATHER-RESISTIVE BARRIER.
16. AT EXTERIOR GYPSUM BOARD SOFFITS, PROVIDE EXTERIOR GYPSUM CEILING SOFFIT BOARD (GREY BOARD) WITH WATER-RESISTANT FACE PAPER.
17. DOORS LEADING INTO THE HOUSE FROM THE GARAGE SHALL BE SELF-CLOSING AND TIGHT-FITTING WITH GASKETS AND SWEEP.
18. PROVIDE 18" HIGH PLATFORM UNDER ALL APPLIANCES INSTALLED IN (OR ACCESSIBLE FROM INSIDE) GARAGES.
19. ALL STAIRS TO CONFORM TO I.R.C. SECTIONS R311.7.1, R311.7.6, R11.7.5, R311.7.2, R311.7.8, R312.1
20. THERE SHALL BE A FLOOR OR LANDING AT THE TOP & BOTTOM OF EACH STAIR (EXCEPT AT THE TOP OF AN INTERIOR STAIR IF THE DOOR DOES NOT SWING OVER THE STAIR). WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE STAIR SERVED. EVERY LANDING SHALL HAVE A MIN. DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL.
21. THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES AND MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE MIN. HEADROOM SHALL BE NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.
22. FOUR OR MORE STAIR RISERS SHALL HAVE AT LEAST ONE HANDRAIL CONTINUOUS THE FULL LENGTH OF THE STAIRS AND HAVE MIN. AND MAX. HEIGHTS OF 34" AND 38" RESPECTIVELY. THE HANDRIP PORTION SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4 INCHES MINIMUM TO 2 INCHES MAXIMUM.
23. THE MIN. HEIGHT OF GARDENS LOCATED MORE THAN 30" ABOVE THE FLOOR SHALL BE NOT LESS THAN 36" EXCEPT AT THE SIDES OF STAIRS WHERE THE MIN. HEIGHT IS 34". OPENINGS IN GUARDS

22. PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CEILING IN GARAGE, STORAGE, MECHANICAL ROOMS, AND AT USEABLE AREAS UNDER STAIRS. DOORS LEADING TO LIVING AREAS SHALL BE A MIN. 1-3/8" SOLID-CORE WOOD, SELF-CLOSING, WEATHER-STRIPPED AND TIGHT-FITTING.

1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.

CODE: 2015 INTERNATIONAL RESIDENTIAL CODE  
2015 INTERNATIONAL BUILDING CODE  
2015 INTERNATIONAL MECHANICAL CODE  
2015 INTERNATIONAL FIRE CODE  
2015 INTERNATIONAL PROPERTY MAINTENANCE CODE  
2015 NATIONAL ELECTRICAL CODE  
2015 INTERNATIONAL ELECTRICAL CODE-ADMINISTRATIVE PROVISIONS  
2015 INTERNATIONAL PLUMBING CODE

ZONING:	R-43 - HILLSIDE		
	SETBACKS	ALLOWABLE	PROVIDED
FRONT	40'-0"		133'-8 5/16"
SIDE (NORTH)	20'-0"		24'-2 3/16"
SIDE (SOUTH)	20'-0"		84'-1 13/16"
REAR	40'-0"		N/A
MAX. BLDG. HEIGHT	---		REF. PLAN

SITE WALLS: NEW RETAINING WALLS = 161 LINEAR FEET

LOT / SITE AREA: 51,168 SF

AREA BREAKDOWN: SQUARE FOOTAGE CALCULATION.

	EXISTING HOUSE	NEW ADDITION LOWER LEVEL	NEW ADDITION MID LEVEL	TOTAL
LIVABLE GARAGE	= 5,838 SF	873 SF	607 SF	= 7,318 SF
COVERED OVERHANGS	= 1,391 SF			= 1,391 SF
	= 447 SF	64 SF	254 SF	= 765 SF
	= 932 SF	22 SF	---	= 954 SF
TOTAL	= 8,608 SF	959 SF	861 SF	= 10,428 SF

FLOOR AREA RATIO: ALLOWED PER CODE, 25.00% 51,168 SF (SITE AREA) x 25% = 12,792 SF SF ALLOWED  
PROVIDED PER PLAN, 20.37% 10,428 SF ( DIVIDED BY ) 51,168 SF = 20.37%

- 1) THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF BLOCHBERGER DESIGN LLC. AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PURPOSE EXCEPT BY WRITTEN AGREEMENT WITH BLOCHBERGER DESIGN LLC.
- 2) MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, RELEVANT FEDERAL, STATE AND LOCAL STANDARDS AND CODES, AND THE REQUIREMENTS OF ALL OTHER GOVERNING AUTHORITIES.
- 3) THESE DRAWINGS MUST NOT BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE AND SHALL BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE.
- 4) PLAN DIMENSIONS INDICATE WALL THICKNESS WITHOUT FINISH UNLESS NOTED OTHERWISE. CEILING DIMENSIONS (AFF) ARE TO THE BOTTOM OF FRAMING MEMBERS ABOVE.
- 5) PLAN DIMENSIONS GIVEN ARE FROM FACE OF CONCRETE, STUDS, OR FURRING, UNLESS NOTED OTHERWISE.
- 6) WALLS SHOWN IN ALIGNMENT ARE IN ALIGNMENT WITH FINISHED SURFACES. FACE OF FINISHED CONCRETE BOARD IS TO ALIGN WITH FACE OF FINISHED CONCRETE OR CMU.
- 7) THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS OR SKETCHES AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE SUPERINTENDENT AND BLOCHBERGER DESIGN LLC, BEFORE PROCEEDING WITH ANY WORK.
- 8) FIRE BLOCKS WHERE REQUIRED, AS PER THE APPROPRIATE CODES LISTED UNDER CODE INFORMATION THIS SHEET, SHALL BE PROVIDED IN CONCEALED SPACES AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT WALL INTERIALS BOTH VERTICAL AND HORIZONTAL AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT ROOFTOPS, DROP CEILINGS AND COVE CEILINGS. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, IN CONCEALED SPACES BETWEEN STAIR STRINGERS, AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IN THE WALLS UNDER THE STAIRS ARE UNFINISHED, AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS, WITH NON-COMBUSTIBLE MATERIALS. WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIAL. THE INTEGRITY OF ALL FIRE BLOCKING AND DRAFT STOPS SHALL BE MAINTAINED.
- 9) MISCELLANEOUS SITE STRUCTURES, SWIMMING POOLS, SPAS, FENCES, SITE WALLS (INCLUDING RETAINING WALLS), AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.
- 10) MINIMUM INSULATION REQUIREMENTS : FRAME WALLS- R19; MASONRY WALLS- R7; ROOF- R38. PER 2012 IECC

# MAMOLEN RESIDENCE

## HILLSIDE

PARADISE VALLEY, ARIZONA

OWNER:	CIVIL ENGINEER:
SUSAN MAMOLEN	LAND DEVELOPMENT GROUP
8113 N. 54th STREET	8022 N. 5TH STREET
PARADISE VALLEY, ARIZONA	PHOENIX, ARIZONA 85020
PHONE: 310-463-7325	PHONE: 602-889-1984
FAX: ---	FAX: 602-445-9482
E-MAIL: susan@giglinx.com	E-MAIL: phoenix@ldgeng.com
CONTACT: SUSAN MAMOLEN	CONTACT: NICK PRODANOV

ARCHITECT:

BLOCHBERGER DESIGN L.L.C.  
5440 N. 46th PLACE  
PHOENIX, ARIZONA 85018  
PHONE: 602-692-9081  
FAX: 602-957-6018  
E-MAIL: jimblochberger@cox.net  
CONTACT: JIM BLOCHBERGER

TATUM BLVD

49TH ST

52ND ST

BUTLER DR

SEC. 32  
T. 3N, R. 4E

ROYAL PALM RD

54TH ST

VISTA RICA ST

PROJECT SITE

DESERT JEWEL DR

A.P.N.  
168-75-024

<b>ARCHITECTURAL:</b>	
100	TITLE SHEET, GENERAL NOTES, PROJECT AND CODE INFORMATION
C-1	CIVIL COVER SHEET
C-2	CIVIL GRADING AND DRAINAGE PLAN
AE	AERIAL MAP EXHIBIT
101	SITE PHOTO'S
102	ARCHITECTURAL SITE PLAN
103	COMPUTER RENDERINGS
201	LOWER LEVEL PLAN
202	MID LEVEL PLAN
203	ROOF TERRACE PLAN
301	BUILDING ELEVATIONS
401	BUILDING SECTIONS
501	SITE SECTIONS
L-1	LANDSCAPE COVER SHEET
L-2	LANDSCAPE PLAN

COMPLIANCE WITH CHAPTER 11 OF THE 2012 IRC OR CHAPTER 4 OF THE 2011 IEC IS REQUIRED (ZONE 2). A PERMANENT ENERGY CERTIFICATE (R, U, & SHGC VALUES) IS REQUIRED AT TIME OF FINAL INSPECTION TO BE POSTED IN THE ELECTRICAL DISTRIBUTION PANEL.

BUILDING ENVELOPE (INSULATION, R-VALUE, U-FACTOR, SHGC)  
TO COMPLY WITH SECTION 402. MECHANICAL SYSTEMS TO  
COMPLY WITH SECTION 403.

ALL MODIFICATIONS TO THE BUILDING ENVELOPE MUST COMPLY WITH THE FOLLOWING:

SOLAR HEAT GAIN COEFFICIENT = 0.25 MAXIMUM  
FENESTRATION U-FACTOR = 0.40 MAXIMUM  
FENESTRATION SHGC = 0.25 MAXIMUM  
INSULATION AT WALLS = R-19 MINIMUM  
INSULATION AT CEILING = R-38 MINIMUM  
DUCTWORK INSULATION = R-8 MINIMUM  
MINIMIZE AIR LEAKAGE PER IECC 402.4

8113 N. 54th STREET  
PARADISE VALLEY, ARIZONA



# MAMOLEN RESIDENCE

8113 N. 54th STREET  
PARADISE VALLEY, ARIZONA

## TOWN OF PARADISE VALLEY NOTES

1. GRADING SHALL BE IN CONFORMANCE WITH 2015 IBC.
2. 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.
3. 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.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
5. 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.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. 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.
9. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 100B OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
12. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
13. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
14. A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
15. 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.
16. 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.
17. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
18. 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 REQUEST FOR FINAL INSPECTION.
19. TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
20. REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
21. 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.
22. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
23. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
24. 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.
25. THE TOWN ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS. THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN.
26. 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.
27. 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.
28. 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.
29. 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 AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
30. ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE, MUST CONFORM TO THE REQUIREMENTS 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.
31. 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.
32. 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.
33. 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 NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, AND ADDRESS OF PROJECT.
34. 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.
35. CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED 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 AREA WILL BE USED.
36. 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 UNSUITABLE MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
37. BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #601 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.
38. THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARDSTOP TOWN APPROVAL.
39. 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 WILL BE ISSUED 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.
40. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
41. A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY CONTROL GATES. THE KEY SWITCH SHALL BE LOCATED ON THE GATE CONTROL PANEL THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE PARADISE VALLEY BUILDING DEPARTMENT.
42. 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.
43. 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.
44. 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 FRAGILE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

## GRADING & DRAINAGE PLAN MAMOLEN RESIDENCE

8113 N 54TH ST., PARADISE VALLEY, AZ 85253  
LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 32, T.3N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## ENGINEERS NOTES

1. 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 CITY OR TOWN) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
2. 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.
3. GRADING SHALL BE IN CONFORMANCE WITH 2015 IBC SEC. 1803 AND APPENDIX J.
4. 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. 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.
9. 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.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. 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.
12. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
13. 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.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
15. 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.
16. 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-11) PRIOR TO ANY EXCAVATION.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
18. 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.
19. THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
20. 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.
21. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
22. THE 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.
23. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND WATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING SURFACE 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.
24. 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.
25. ALL ON-SITE UTILITIES PER OTHERS.
26. 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.
27. 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.
28. ALL DISTURBED AREAS ARE TO BE REPEDED AND ROPING MUST MATCH PLAN.
29. VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
30. 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.
31. MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
32. ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
33. ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
34. THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS.
35. ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
36. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND DETAILS.
37. 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).
38. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
39. REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
40. FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL.
41. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE - 5% MIN SLOPE FOR FIRST 10 FEET, U.N.O.
42. ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2012, MAG AND TOWN OF PARADISE VALLEY SUPPLEMENT TO MAG.
43. PROTECTION 03 OR APPROVED EQUAL).
44. ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.
45. 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.
46. COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
47. VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
48. VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
49. DISTURBED AREA: TOTAL ACRES = 0.078 < 1 ACRE; NPDES PERMIT IS NOT REQUIRED.
50. REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING.
51. REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES.
52. ALL DRAINAGE STRUCTURES, SWALES, CHECK DAMS, ETC. SHALL BE INSTALLED PRIOR TO THE BEGINNING OF THE BUILDING CONSTRUCTION.
53. THE SCOPE OF THIS GRADING AND DRAINAGE PLAN COVERS THE CONSTRUCTION OF NEW ADDITION TO EXISTING HOME. LAND DEVELOPMENT GROUP (LOG) ASSUMES NO RESPONSIBILITY FOR DRAINAGE ISSUES BEYOND THE LIMITS OF THE CONSTRUCTION WORK PROPOSED HEREIN.

## LEGEND

×	SCRIBED "X" IN CONCRETE
⊗	BRASS CAP IN HANDHOLE
⊙	BRASS CAP FLUSH
●	FOUND 1" IRON PIPE
○	SET 1/2" REBAR & TAG OR AS NOTED
○	CALCULATED POINT
---	PROPERTY LINE
---	EASEMENT LINE
---	MONUMENT LINE
---	SIGN
WM	WATER METER
WV	WATER VALVE
⊕	FIRE HYDRANT
MB	MAIL BOX
IR	IRRIGATION CONTROL BOX
EM	ELECTRIC METER
AM	A/C UNIT
SM	SEWER MANHOLE
TP	TELEPHONE PEDESTAL
LP	LIGHT POLE
CP	CATV, PHONE
SP	SEWER LINE
WL	WATER LINE
EL	ELECTRIC LINE
FE	FENCE
EC	EXISTING CONTOUR
EDF	EXIST. DRAINAGE FLOW
ESP	EXIST. SPOT ELEVATION
OPC	ORGAN PIPE CACTUS
PT	PALM TREE
MT	MESQUITE TREE
PV	PALO VERDE
RA	REVEGETATED AREA
ED	EXISTING DISTURBED AREA
PD	PROPOSED DISTURBED AREA
FL	FLOW LINE
FA	DRAINAGE FLOW ARROW
SP	PROPOSED SPOT ELEVATION
PC	PROPOSED CONTOUR
TP-XX.XX	TOP OF PARAPET
TP-25.33	TOP OF CURB
TP-24.83	TOP OF RETAINING WALL
TP-21.00	FINISH GRADE
CB	CATCH BASIN
DR	STORM DRAIN PIPE
RW	RETAINING WALL
RA	RETAINING AGAINST THE BUILDING

## GRADING SPECIFICATIONS

1. EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
2. 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 SLOPES INCLUDING CUT SLOPES.
3. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE APPROVED GEOTECHNICAL REPORTS.
4. CUT AND FILL SLOPES SHALL BE PER THE APPROVED GEOTECHNICAL REPORTS.
5. 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 I.B.C. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
6. THE USE OF HYDRAULIC RAM HAMMERS AND HEAVY EQUIPMENT SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM AND 6:00PM MONDAY THROUGH SATURDAY WITH NO WORK ON SUNDAY.

## DISTURBED AREA CALCULATIONS

AREA OF LOT:	51,168 S.F. (1.175 AC.)
EXISTING MAIN RESIDENCE:	8,608 S.F.
PROPOSED NEW ADDITION:	1,620 S.F.
TOTAL FLOOR AREA:	10,428 S.F.
FLOOR AREA RATIO:	20.37% < 25%
BUILDING PAD SLOPE:	22.6%
VERTICAL:	45.0 FT
HORIZONTAL:	199 FT
ALLOWABLE DISTURBED AREA:	8,033 S.F. (15.7%)
EXISTING GROSS DISTURBED AREA:	18,153 S.F.
NEW GROSS DISTURBED AREA:	2,057 S.F.
TOTAL GROSS DISTURBED AREA:	20,210 S.F.
LESS EXISTING BUILDING FOOTPRINT:	6,186 S.F.
LESS NEW BUILDING FOOTPRINT:	873 S.F.
LESS 100% OF EXIST. PAVERS 0.0%:	4,301 S.F.
LESS TEMPORARY AREAS OF DISTURBANCE TO BE RESTORED AND REVEGETATED:	882 S.F.
PROPOSED NET DISTURBED AREA:	7,988 S.F. (15.6% < 15.7%)
ALLOWED SLOPES STEEPER THAN NATURAL GRADE (5% MAX.):	2,558 S.F.
PROPOSED SLOPES STEEPER THAN NATURAL GRADE (AREA):	0 S.F. (0%)
VOLUME OF CUT:	331 C.Y.
VOLUME OF FILL:	5 C.Y.
TOTAL CUT/FILL:	336 C.Y.
HILLSIDE ASSURANCE @ \$25/CUBIC YARD OF CUT/FILL:	\$8,400
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.	

## EARTHWORK QUANTITIES

CUT:	331 C.Y.
FILL:	5 C.Y.
NET CUT:	326 C.Y.

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. NO SHRINK OR SWELL IS ASSUMED. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

## 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.

## 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 U.F.C. SECT. 1003.2.1 AMD.

## ABBREVIATIONS

BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
CIL	CURVE LABEL
CA	CALCULATED
C	CENTERLINE
TP	TOWN OF PARADISE VALLEY
DE	DRAINAGE EASEMENT
ESMT	EASEMENT
EX	EXISTING
EG	EXISTING GRADE
FG	FINISH GRADE
FFE	FINISH FLOOR ELEVATION
E	FLOW LINE
FND	GUTTER, GAS
INV	INVERT
L11	LINE LABEL
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
(M)	MEASURED
MARCO	MARICOPA COUNTY RECORDER
P	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
(R)	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
T	TANGENT, TELEPHONE
W	WEST, WATERLINE
TC	TOP OF CURB
TO	TOP OF GRADE
TF	TOP OF FOOTING
TRW	TOP OF RETAINING WALL
TW	TOP OF WALL
WV	WATER METER
WDO	WALL DRAINAGE OPENING

## NEW RETAINING WALLS

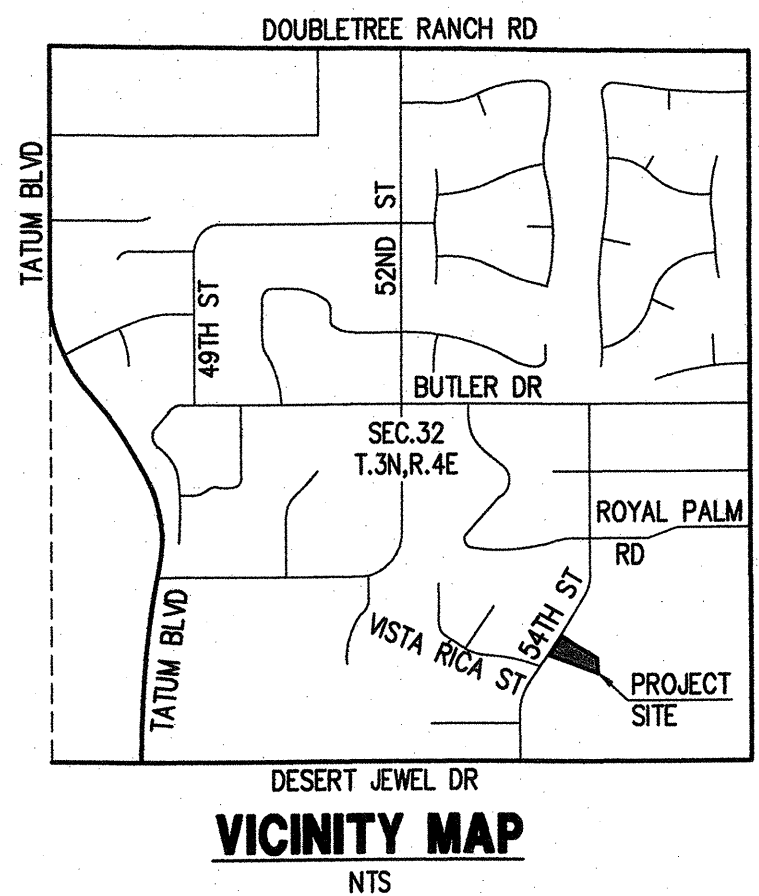
ID NUMBER	MAX. HEIGHT	LENGTH
	FT	FT
1	2.6	11
2	4.0	19
3	6.0	36
4	4.7	27
TOTAL		93

SEE SHEET C-2 FOR LOCATIONS IDENTIFIED WITH KEYNOTE. MAXIMUM LENGTH OF RETAINING WALLS FROM ANY POINT ON THE PROPERTY LINE = 30' < 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.

## FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASED FLOOD ELEVATION
MAP # 04013C	1765 OF 4425	ZONE X	N/A
MAP # 04013C	PANEL DATE 10/16/2013		

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



## SITE DATA

APN: 168-75-024  
ADDRESS: 8113 N 54TH STREET  
PARADISE VALLEY, AZ 85253  
ZONING: R-43 (HILLSIDE)  
LOT AREA: 51,168 S.F. (1.175 AC.)  
TOTAL FLOOR AREA: 10,428 S.F.  
FLOOR AREA RATIO: 20.37%

## OWNER

SUSAN AND MARCUS MAMOLEN  
8113 N 54TH STREET  
PARADISE VALLEY, AZ 85253

## ARCHITECT

BLOCHBERGER DESIGN  
5440 N. 46TH PLACE  
PHOENIX, AZ 85018  
P: 602-692-9081  
F: 602-957-6018

## BASIS OF BEARINGS

THE FOUND WESTERLY PROPERTY LINE AS SHOWN ON THE SURVEY, THE BEARING OF WHICH IS N332707"W, AS SHOWN ON VISTA RICA, A SUBDIVISION PLAT, RECORDED IN BOOK 171 OF MAPS, PAGE 28, M.C.R.

## LEGAL DESCRIPTION

LOT 22, VISTA RICA, ACCORDING TO BOOK 171 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.  
CONTAINING 51,168 S.F. (1.175 AC.); MORE OR LESS.

## BENCHMARK

GDACS #24502-1M ALUMINUM CAP FLUSH, LOCATED AT THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 5 EAST, MARICOPA COUNTY ARIZONA.  
ELEVATION = 1397.34 (NAVD83 DATUM).

## SHEET INDEX

SHEET C-1 - COVER SHEET  
SHEET C-2 - GRADING & DRAINAGE PLAN

## UTILITIES

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

## DRAINAGE STATEMENT

1. ULTIMATE STORM OUTFALL IS LOCATED AT THE SOUTHWEST PROPERTY CORNER AT ELEVATION OF 1395.00
2. A NEW ADJACENT GUESTHOUSE AND GYM ARE PROPOSED FOR THIS SITE.
3. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
4. THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.
5. OFFSITE FLOWS ARE ROUTED AROUND THE BUILDING PAD AND RETAINING WALLS.
6. HISTORIC DRAINAGE PATTERNS ARE PRESERVED.
7. ON-SITE RETENTION IS PROVIDED FOR THE PRE VS. POST DEVELOPMENT CONDITION TO ADDRESS THE INCREASED RUNOFF DUE TO THE CONSTRUCTION OF THE NEW ADDITION. SEE SHEET C-2

## AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER / LAND SURVEYOR DATE

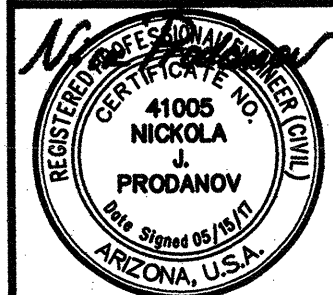
REGISTRATION NUMBER

## APPROVAL

TOWN ENGINEER  
TOWN OF PARADISE VALLEY

DATE

CALL TWO WORKING DAYS BEFORE THE BLUE STATE CENTER  
(602) 283 1100



Jim Blochberger  
C-1 OF 2

GRADING & DRAINAGE PLAN  
COVER SHEET

MAMOLEN RESIDENCE  
8113 N 54TH STREET  
PARADISE VALLEY, AZ 85253

P 602 692 9081  
F 602 957 6018  
PHOEN



### RETENTION CALCULATIONS

ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT				
$V = D \times A \times (C - 0.75) / 12$				
D - RAINFALL DEPTH=2.82"   A - TRIBUTARY AREA, SF   C - RUNOFF COEFFICIENT				
DRAINAGE AREA	AREA S.F.	RUNOFF COEFFICIENT C	VOLUME REQUIRED C.F.	RETENTION TYPE
ADDITION	1,405	0.95	66	6" DEEP (48" DIA) DRYWELL
TOTAL			66	

IDENTIFIES RETAINING WALL QUANTITIES  
SEE SHEET C-1 FOR TABLE

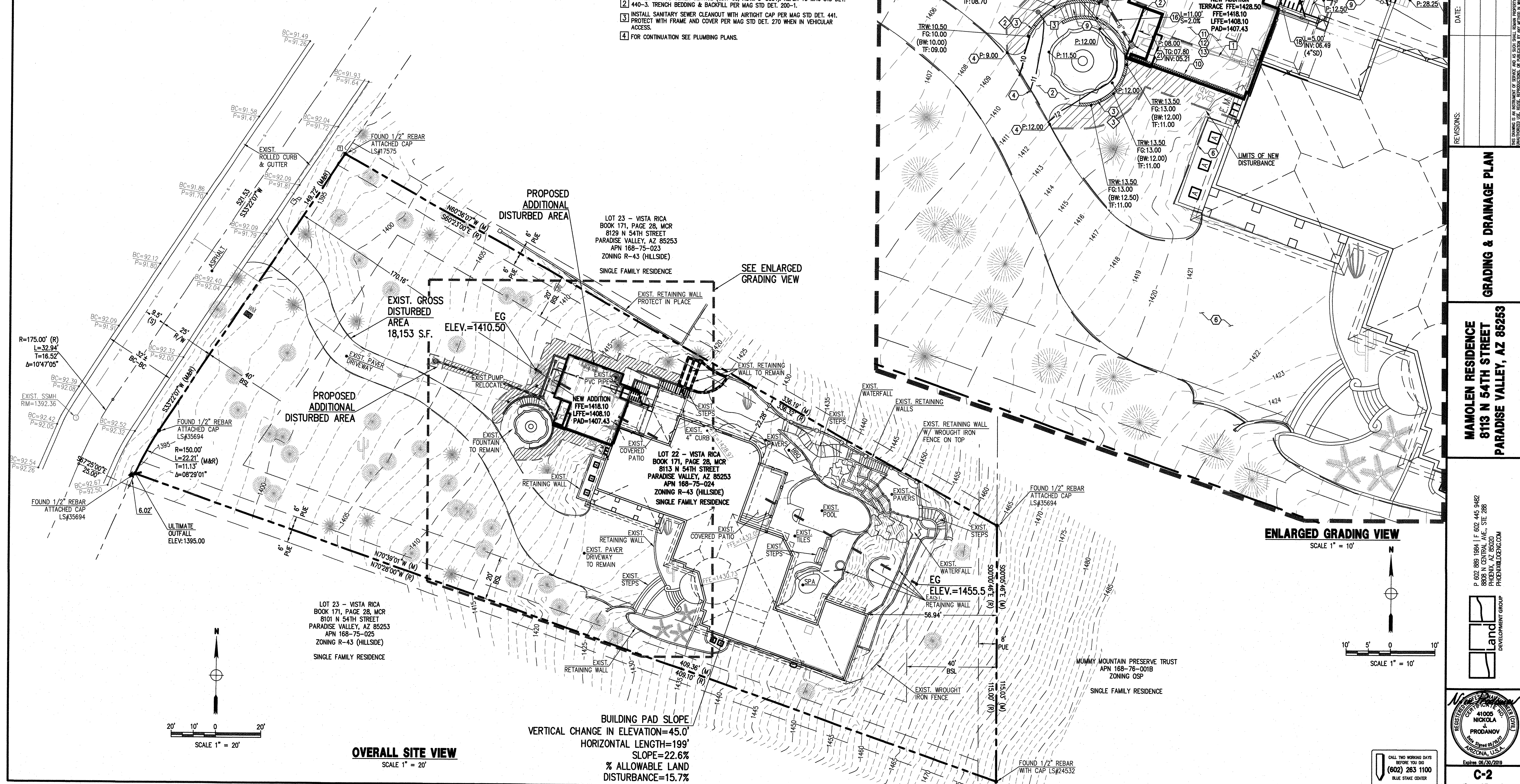
### GRADING KEY-NOTES

- CONSTRUCT DRIVEWAY PAVING ON COMPACTED SUBGRADE. THICKNESS, PATTERN, TEXTURE AND COLOR PER ARCHITECTURAL PLANS AND DETAILS.
- INSTALL DECORATIVE PAVING WALKWAY. THICKNESS, PATTERN, TEXTURE AND COLOR PER ARCHITECTURAL PLANS AND DETAILS.
- NEW RETAINING WALL PER ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS. WATERPROOF WALL 1.5' ABOVE FINISH GRADE. (BITUTHENE-3000 HC MEMBRANE W/ GRADE PROTECTION OR APPROVED EQUAL).
- MATCH EXISTING GRADE.
- REFER TO LANDSCAPE PLANS FOR NATIVE TREES AND PLANTS.
- REMOVAL, RELOCATION AND INSTALLATION OF NEW TREES AND LANDSCAPING.
- PROTECT IN PLACE.
- INSTALL CURB DRAINAGE OPENINGS AT GRADE PER DETAIL ON THIS SHEET.
- INSTALL ANGULAR RIP-RAP D50-6", 1" THICK PLACED ON NONWOVEN GEOTEXTILE FABRIC (MIRAFI N-SERIES OR APPROVED EQUAL).
- NEW STEPS PER ARCHITECTURAL PLANS AND DETAILS.
- REFER TO STRUCTURAL PLANS AND DETAILS FOR RETAINING STEM WALL CONSTRUCTION. WATERPROOF WALL 1.5' ABOVE FINISH GRADE. (BITUTHENE-3000 HC MEMBRANE W/ GRADE PROTECTION OR APPROVED EQUAL).
- VERIFY AND COORDINATE WITH STRUCTURAL AND GEOTECHNICAL ENGINEERS, THE ENGINEERED FILL UNDER SLAB AND FOOTINGS.
- 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.
- TERRACE DRAINAGE PER ARCHITECTURAL PLANS & DETAILS. NOT TO DISCHARGE TO PATIO LOCATIONS THAT ARE LOWER THAN NATURAL GRADE.

- INSTALL NEW 48" DIA., 6" EFFECTIVE DEPTH BDC 4000 MT DRYWELL PER BASIC DRILLING SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- INSTALL 4" DIP STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- INSTALL 6" PVC STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- INSTALL 8" PVC STORM DRAIN PIPE, INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- INSTALL ACO KLASSIKRAIN K100 TRENCH DRAIN SYSTEM. CONNECT TO STORM DRAIN PIPE BELOW WITH BOTTOM OUTLET ADAPTER COMPLETE WITH ALL REQUIRED FITTINGS AND ACO IRON GRATE (4780) OR APPROVED EQUAL. REFER TO MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- INSTALL WYE CONNECTION INCLUDING ALL FITTINGS PER MANUFACTURER'S SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- INSTALL 12" NYLOPLAST ADS DRAIN BASIN 2812AG WITH 12"x12" ADS PEDESTRIAN RATED GRATE OR APPROVED EQUAL.
- INSTALL 12" NYLOPLAST ADS INLINE DRAIN 2812AG WITH 12"x12" ADS PEDESTRIAN RATED GRATE OR APPROVED EQUAL.

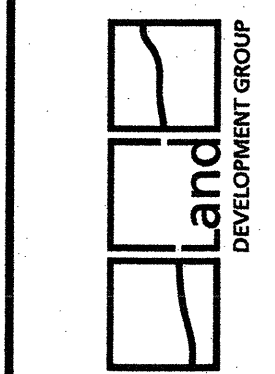
### PRIVATE SANITARY SEWER KEY-NOTES

- RELOCATE EXISTING SANITARY SEWER, CONTRACTOR TO VERIFY SIZE AND LOCATION PRIOR TO START OF CONSTRUCTION.
- INSTALL 4" PVC SEWER SERVICE (SDR-35, ASTM D-3034). REFER TO MAG STD DET.
- 440-3. TRENCH BEDDING & BACKFILL PER MAG STD DET. 200-1.
- INSTALL SANITARY SEWER CLEANOUT WITH AIRTIGHT CAP PER MAG STD DET. 441.
- PROTECT WITH FRAME AND COVER PER MAG STD DET. 270 WHEN IN VEHICULAR ACCESS.
- FOR CONTINUATION SEE PLUMBING PLANS.



**GRADING & DRAINAGE PLAN**  
**MAMOLEN RESIDENCE**  
**8113 N 54TH STREET**  
**PARADISE VALLEY, AZ 85253**

P 602 888 1984 | F 602 445 9482  
8808 N CENTRAL AVE., STE 288  
PHOENIX, AZ 85028  
PHOENIX@BLOCHBERGER.COM

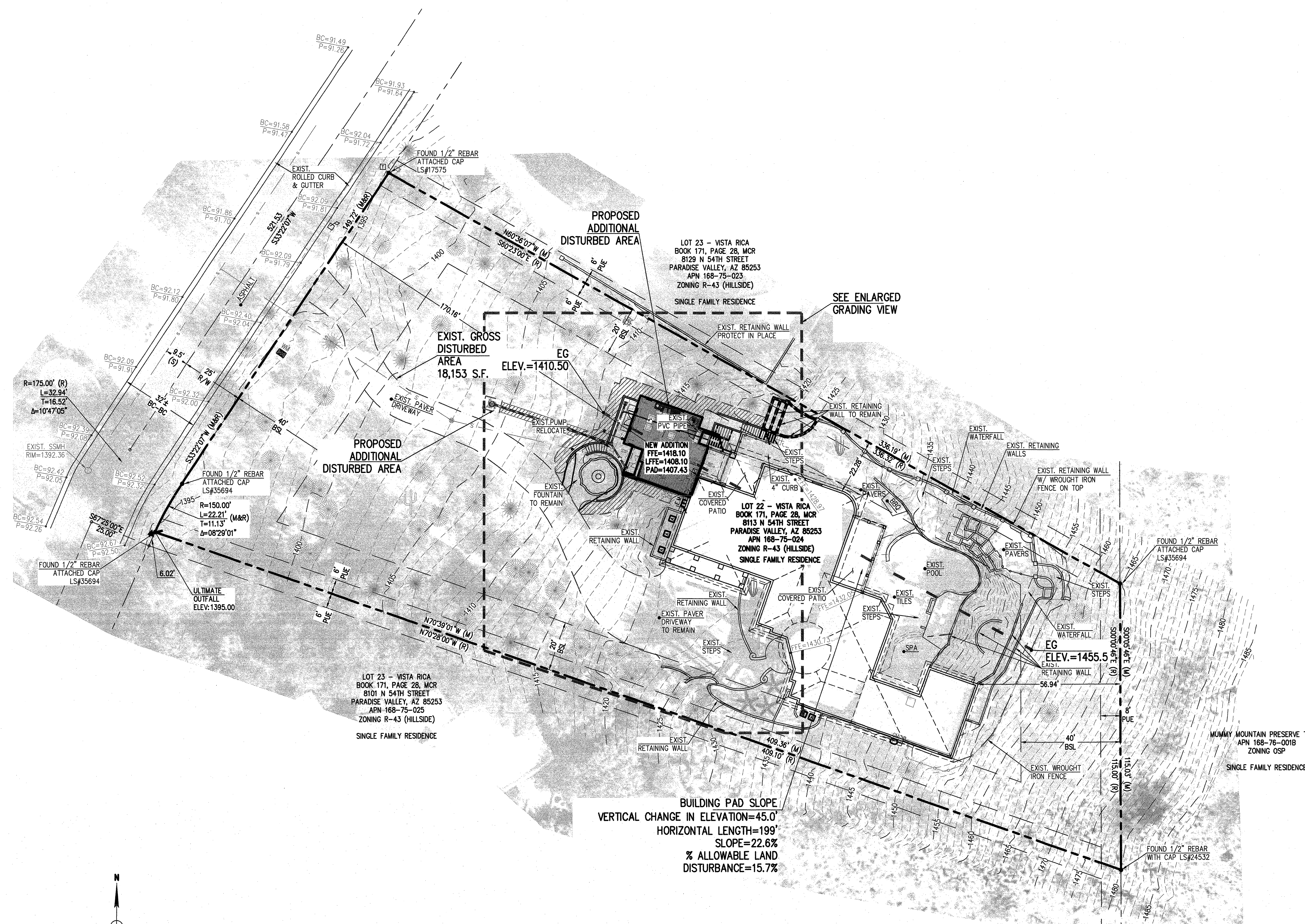


5440 N. 46th Place  
Phoenix, AZ 85018  
jimblochberger@cox.net  
phone: 602.692.9081  
fax: 602.957.6018

CALL TWO WORKING DAYS  
BEFORE 10:00 AM  
(602) 283 1100  
BLUE STATE CENTER

2 OF 2





 CALL TWO WORKING DAYS  
BEFORE YOU DIG  
**(602) 263 1100**  
BLUE STAKE CENTER

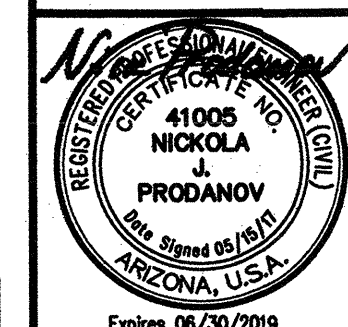
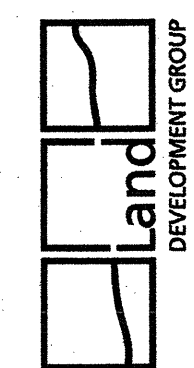
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		DESIGNED BY: NP	JOB: 140322
		DRAWN BY: DW	VERSION: 1.4
		CHECKED BY:	PLOT DATE: 05/15/17

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**AERIAL MAP EXHIBIT**

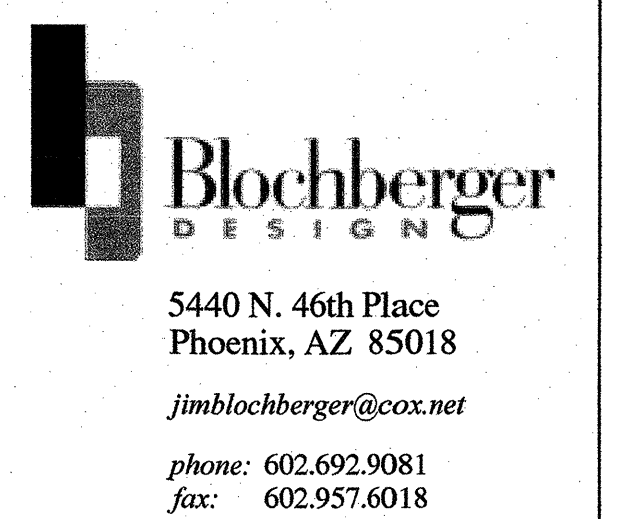
**MAMOLEN RESIDENCE  
8113 N 54TH STREET  
PARADISE VALLEY, AZ 85253**

P 602 889 1984 | F 602 445 9482  
88808 N CENTRAL AVE., STE 288  
PHOENIX, AZ 85020  
PHOENIX@DGCENG.COM



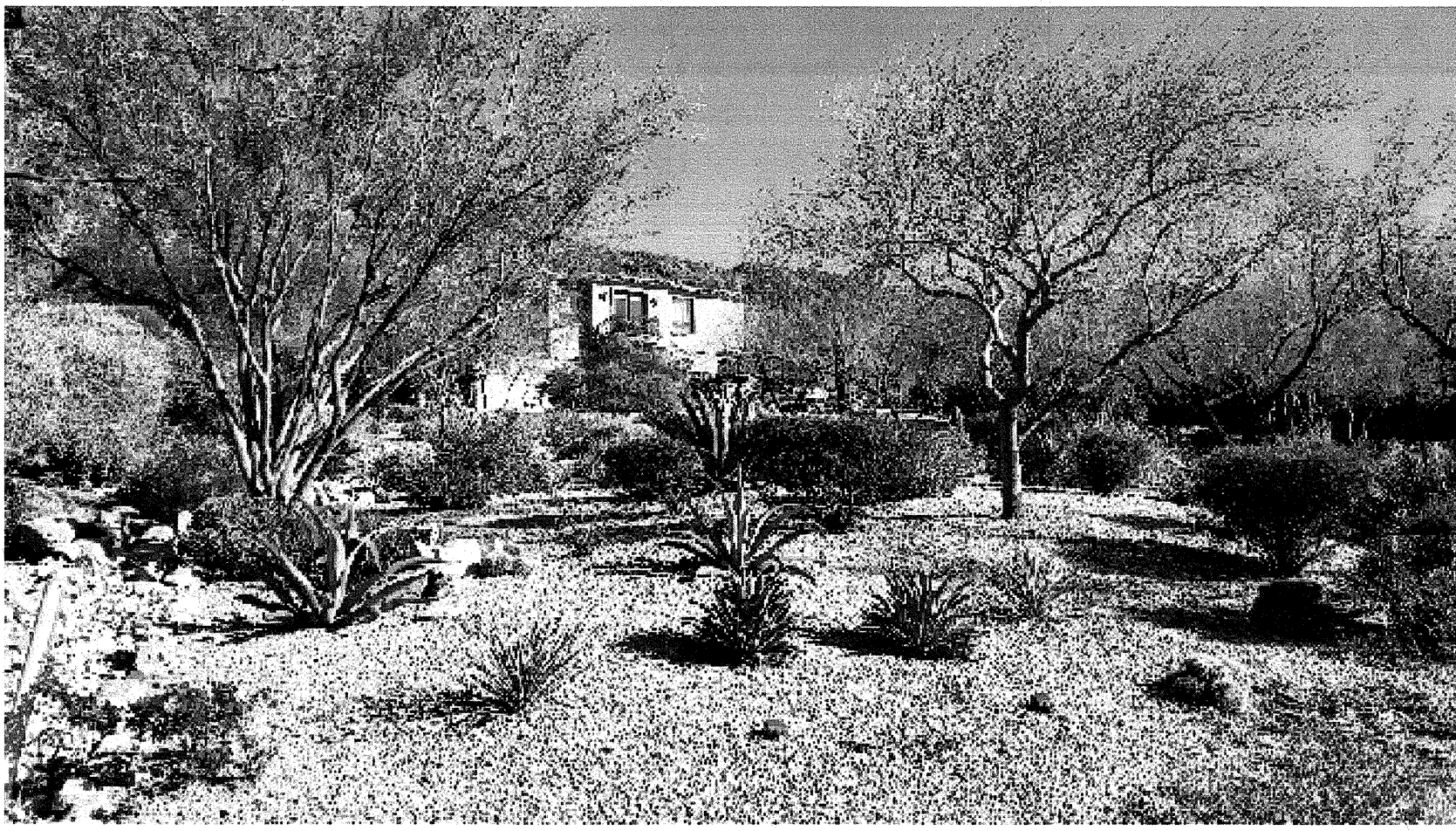
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Division: \_\_\_\_\_  
Project #: \_\_\_\_\_  
Date: 5-15-\_\_\_\_\_  
Issued For: \_\_\_\_\_  
Drawn By: \_\_\_\_\_



AE

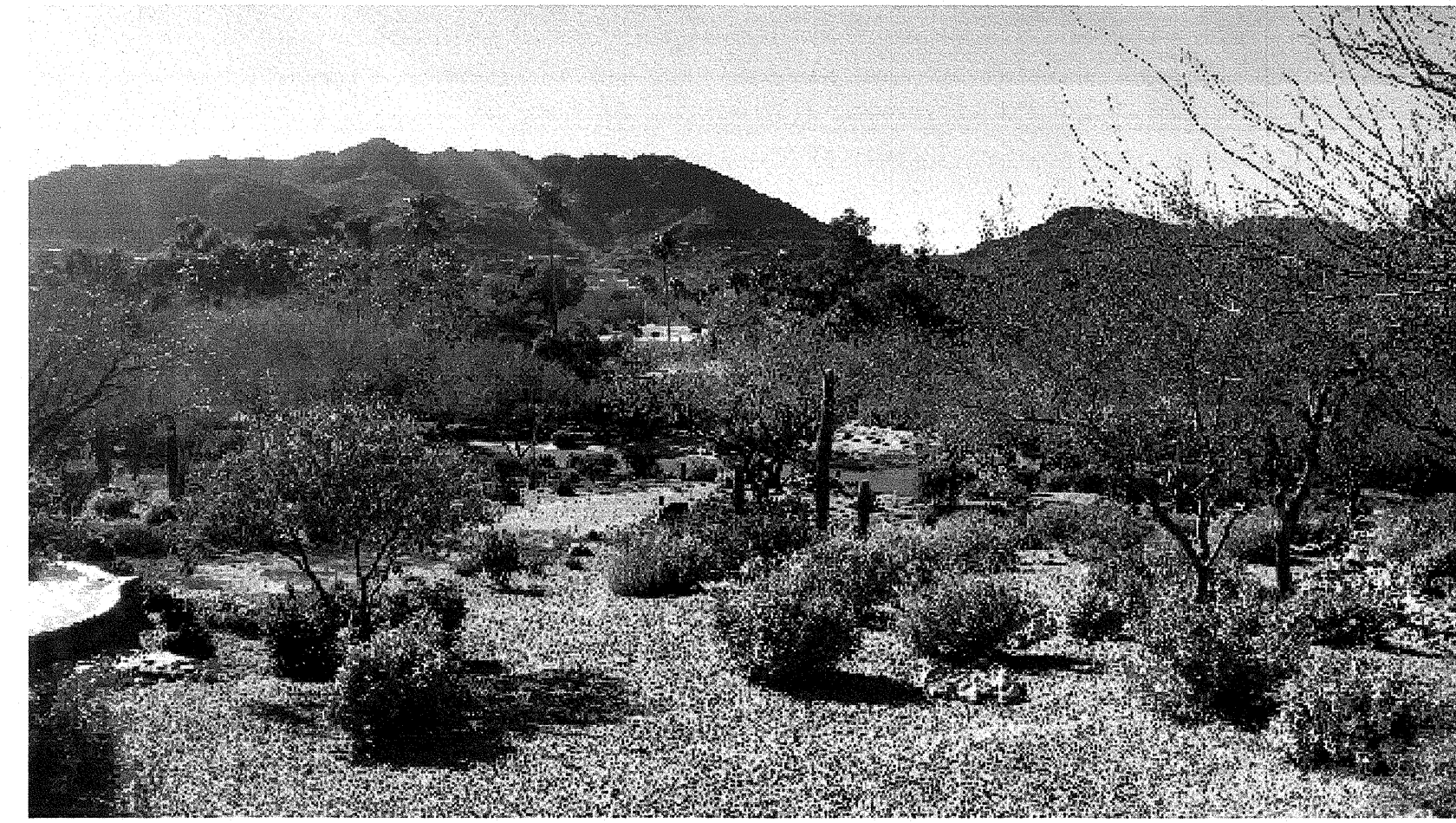




01 VIEW #1  
NO SCALE



05 VIEW #5  
NO SCALE



06 VIEW #6  
NO SCALE



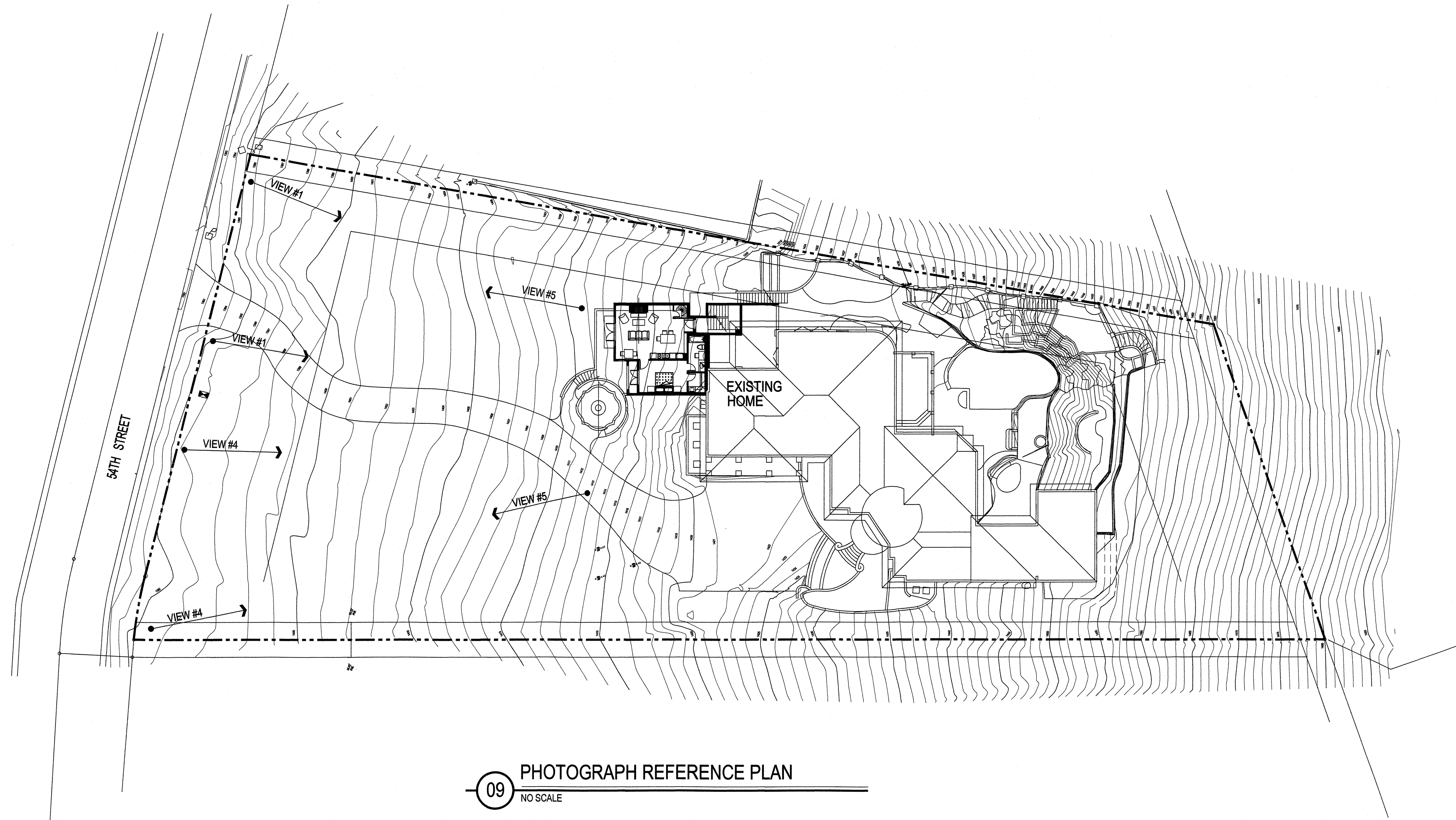
02 VIEW #2  
NO SCALE



03 VIEW #3  
NO SCALE

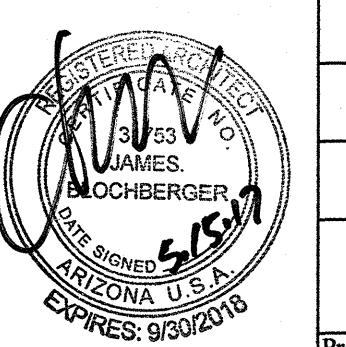


04 VIEW #4  
NO SCALE



09 PHOTOGRAPH REFERENCE PLAN  
NO SCALE

- THE -  
**MAMOLEN RESIDENCE**  
8113 N. 54th STREET  
PARADISE VALLEY, ARIZONA

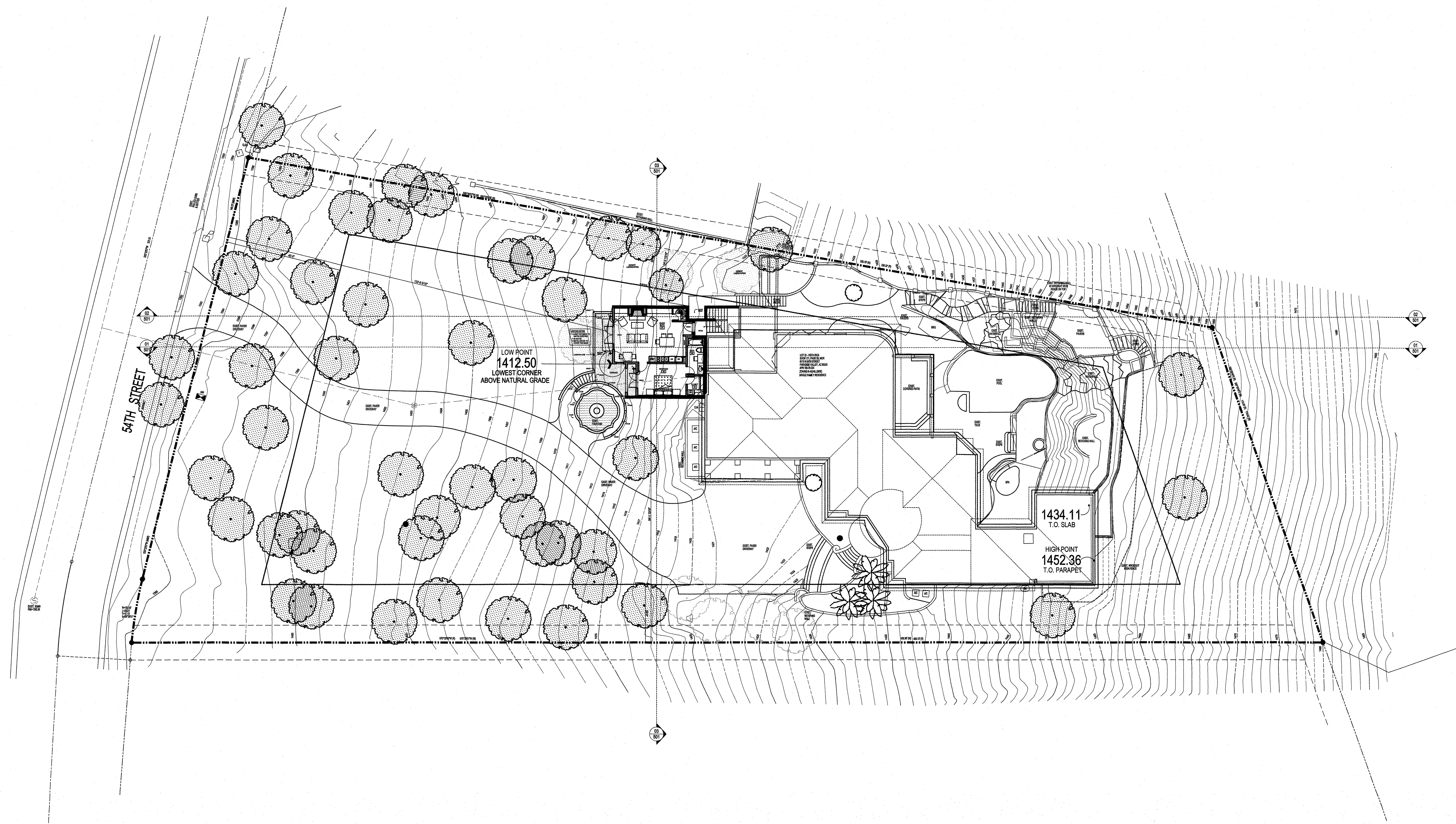


Revision:  
Project #:  
Date: 5-15-17  
Issued For:  
Drawn By:

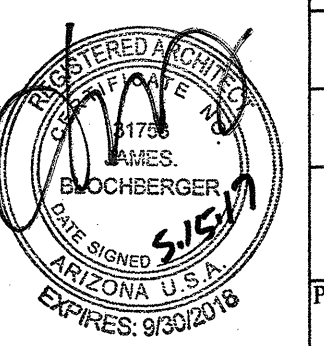


5440 N. 46th Place  
Phoenix, AZ 85018  
jimblochberger@cox.net  
phone: 602.692.9081  
fax: 602.957.6018





01 SITE PLAN  
SCALE: 1/16"=1'-0"



Revision:	
Project #:	
Date:	5-15-17
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DESIGN**  
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fax: 602.957.6018

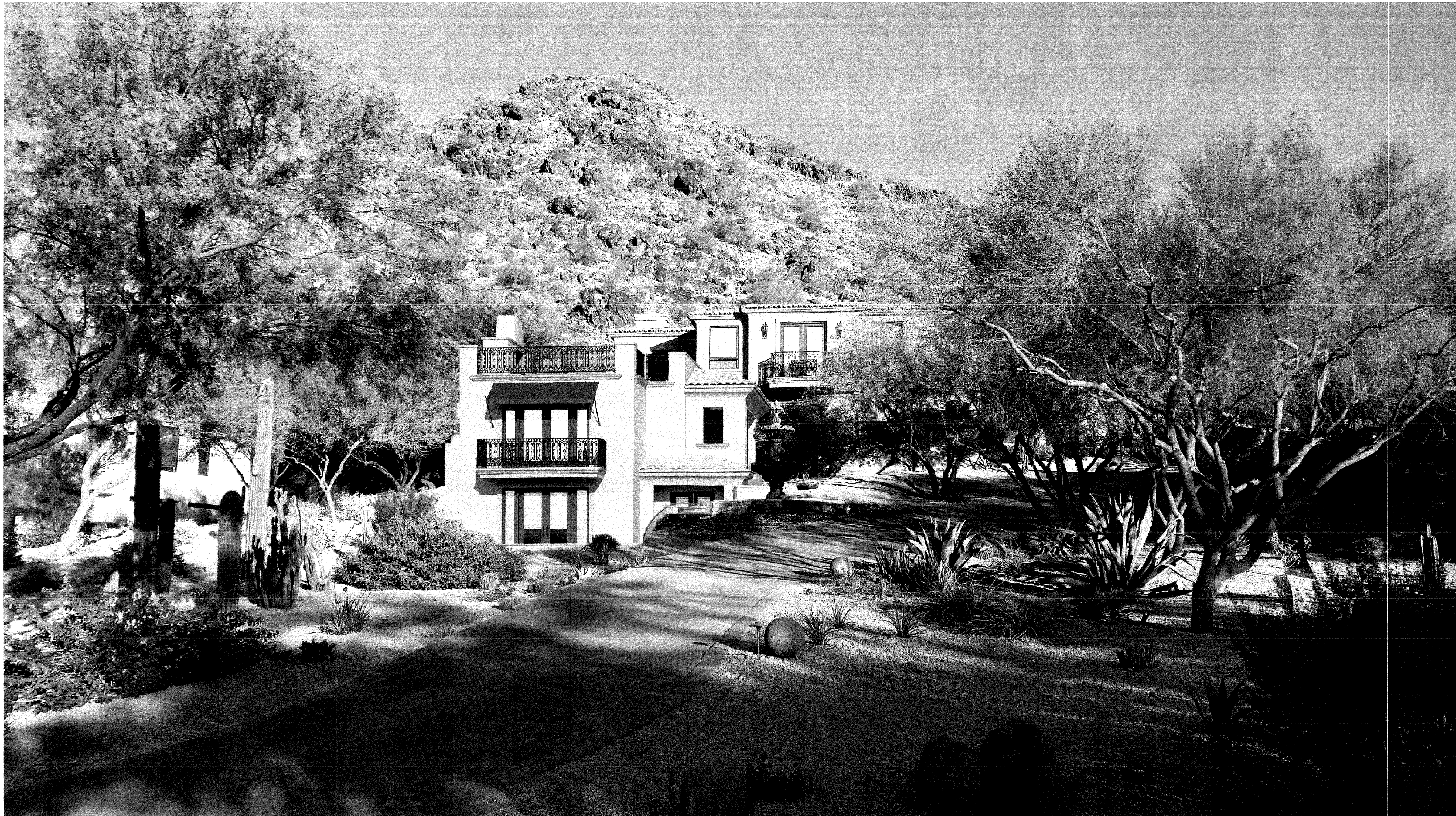




03 VIEW FROM THE NORTHWEST  
NO SCALE

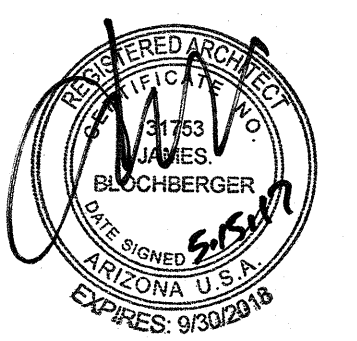


02 VIEW FROM THE SOUTHWEST  
NO SCALE



01 VIEW FROM THE WEST (FRONT YARD)  
NO SCALE

- THE -  
**MAMOLEN  
RESIDENCE**  
8113 N. 54th STREET  
PARADISE VALLEY, ARIZONA



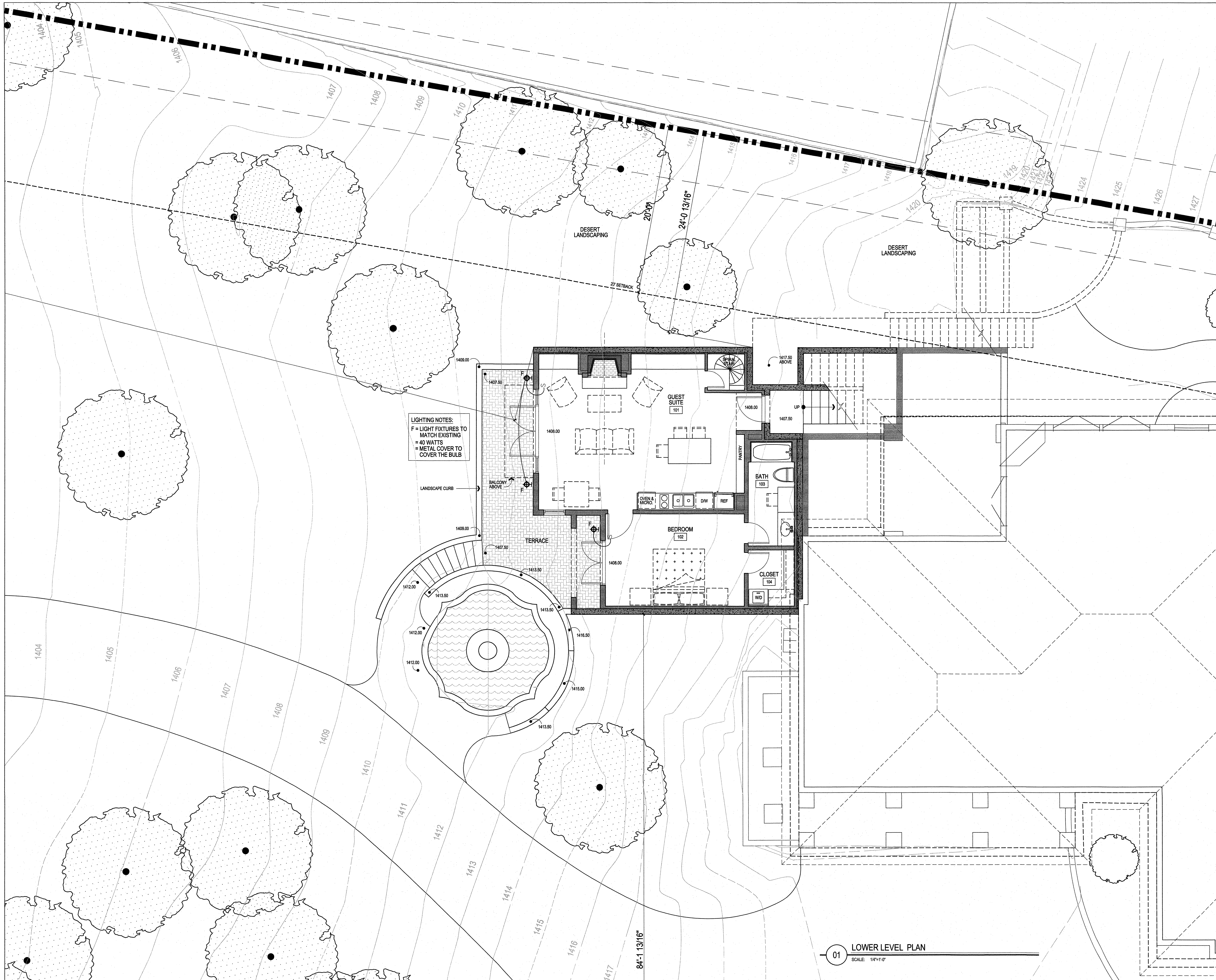
Revision:  
  
  
  
Project #:  
Date: 5-15-17  
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- THE -  
**MAMOLEN  
RESIDENCE**

8113 N. 54th STREET  
PARADISE VALLEY, ARIZONA



LIGHTING NOTES:  
F = LIGHT FIXTURES TO  
MATCH EXISTING  
= 40 WATTS  
= METAL COVER TO  
COVER THE BULB

LANDSCAPE CURB

BALCONY  
ABOVE

TERRACE

GUEST SUITE  
101

BEDROOM  
102

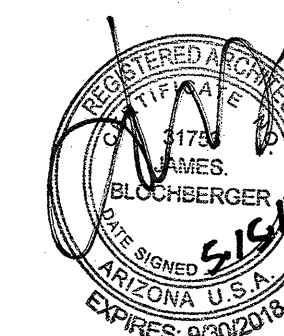
PANTRY

BATH  
103

CLOSET  
104

01 LOWER LEVEL PLAN

SCALE: 1/4"=1'-0"



Revision:  
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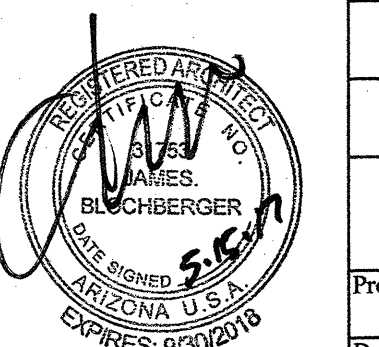


- THE -  
**MAMOLEN  
RESIDENCE**

8113 N. 54th STREET  
PARADISE VALLEY, ARIZONA

LIGHTING NOTES:  
F = LIGHT FIXTURES TO  
MATCH EXISTING  
= 40 WATTS  
= METAL COVER TO  
COVER THE BULB

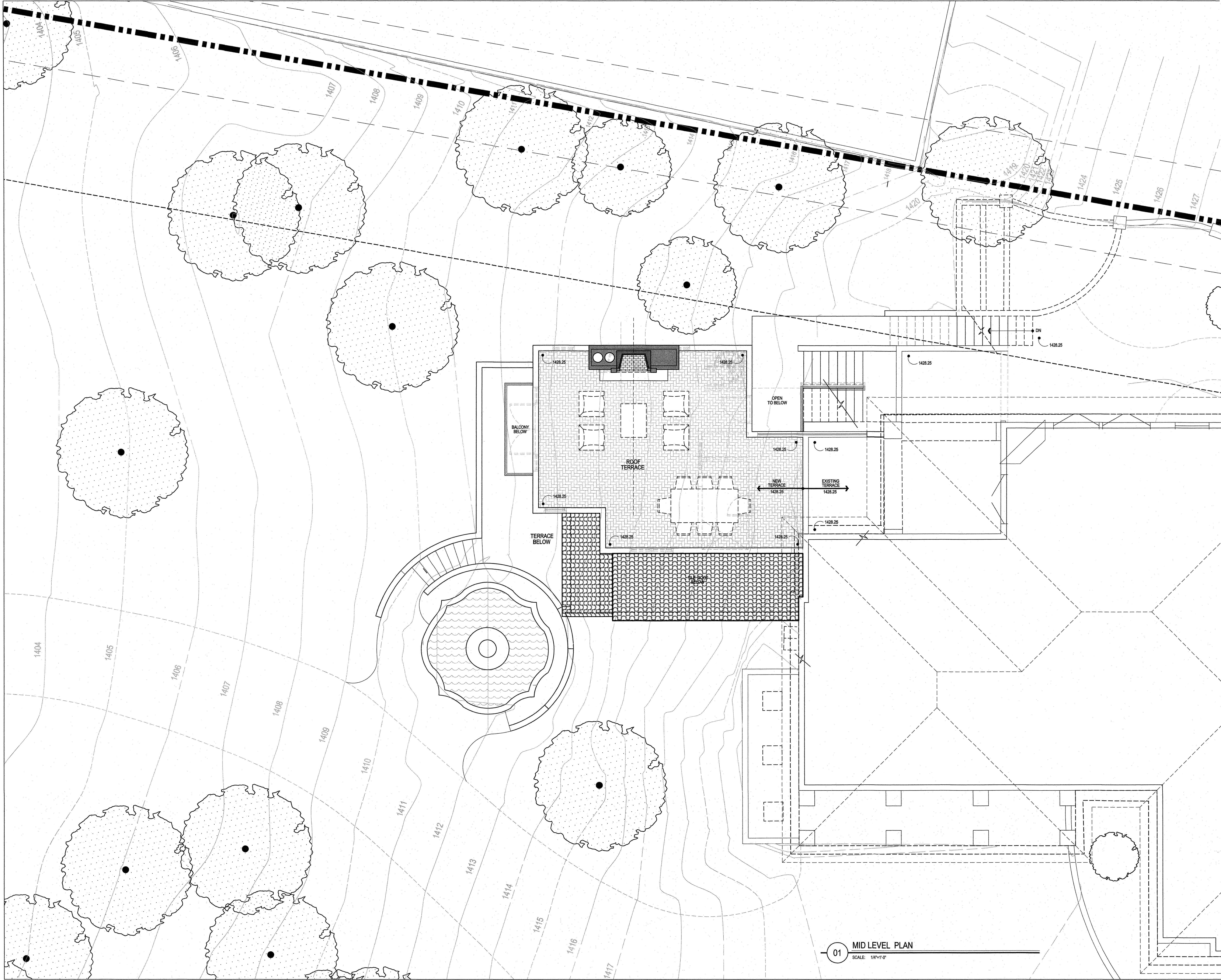
01 MID LEVEL PLAN  
SCALE: 1/4"=1'-0"



Revision:  
  
Project #:  
Date: 5-15-17  
Issued For:  
Drawn By:


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**MAMOLEN  
RESIDENCE**  
8113 N. 54th STREET  
PARADISE VALLEY, ARIZONA

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Phoenix, AZ 85018  
jimblochberger@cox.net  
phone: 602.692.9081  
fax: 602.957.6018

01 MID LEVEL PLAN  
SCALE: 1/4"=1'-0"

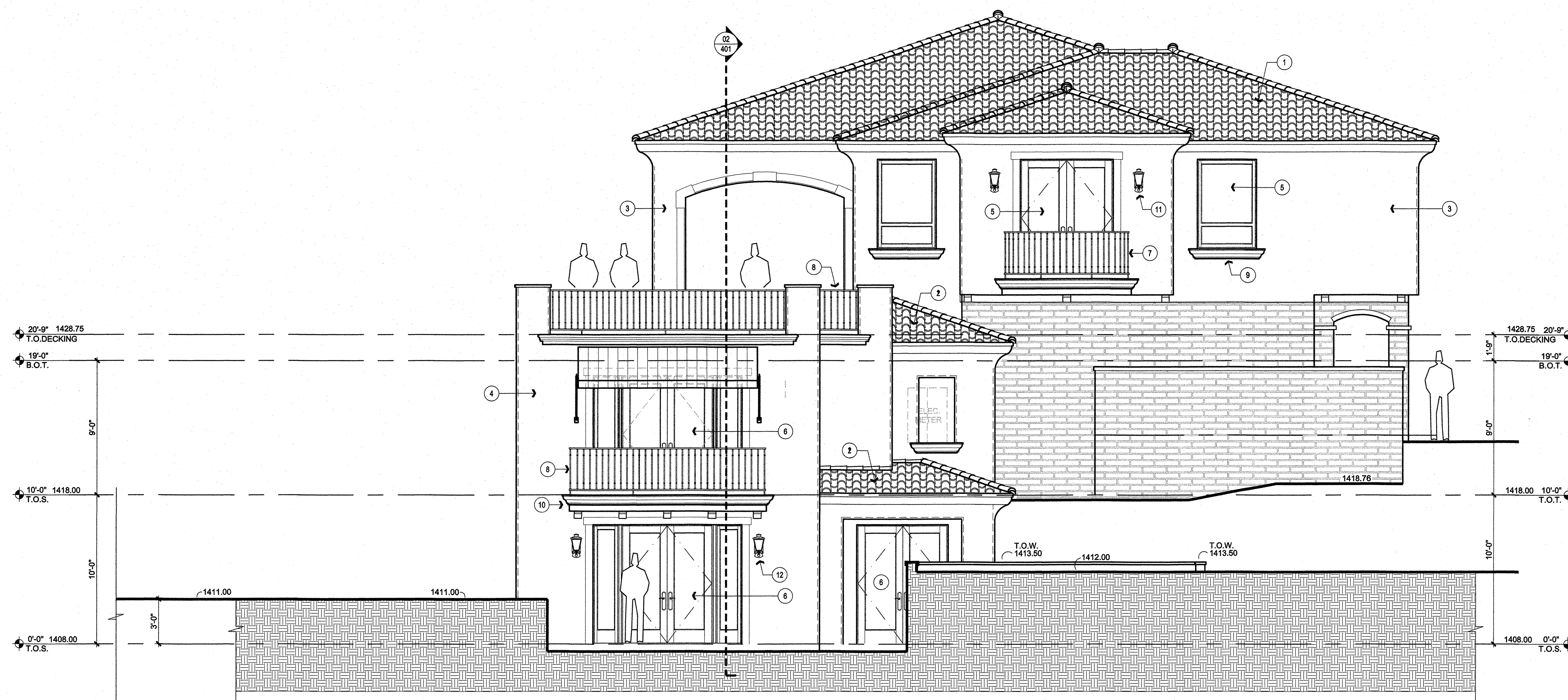


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**MAMOLEN  
RESIDENCE**

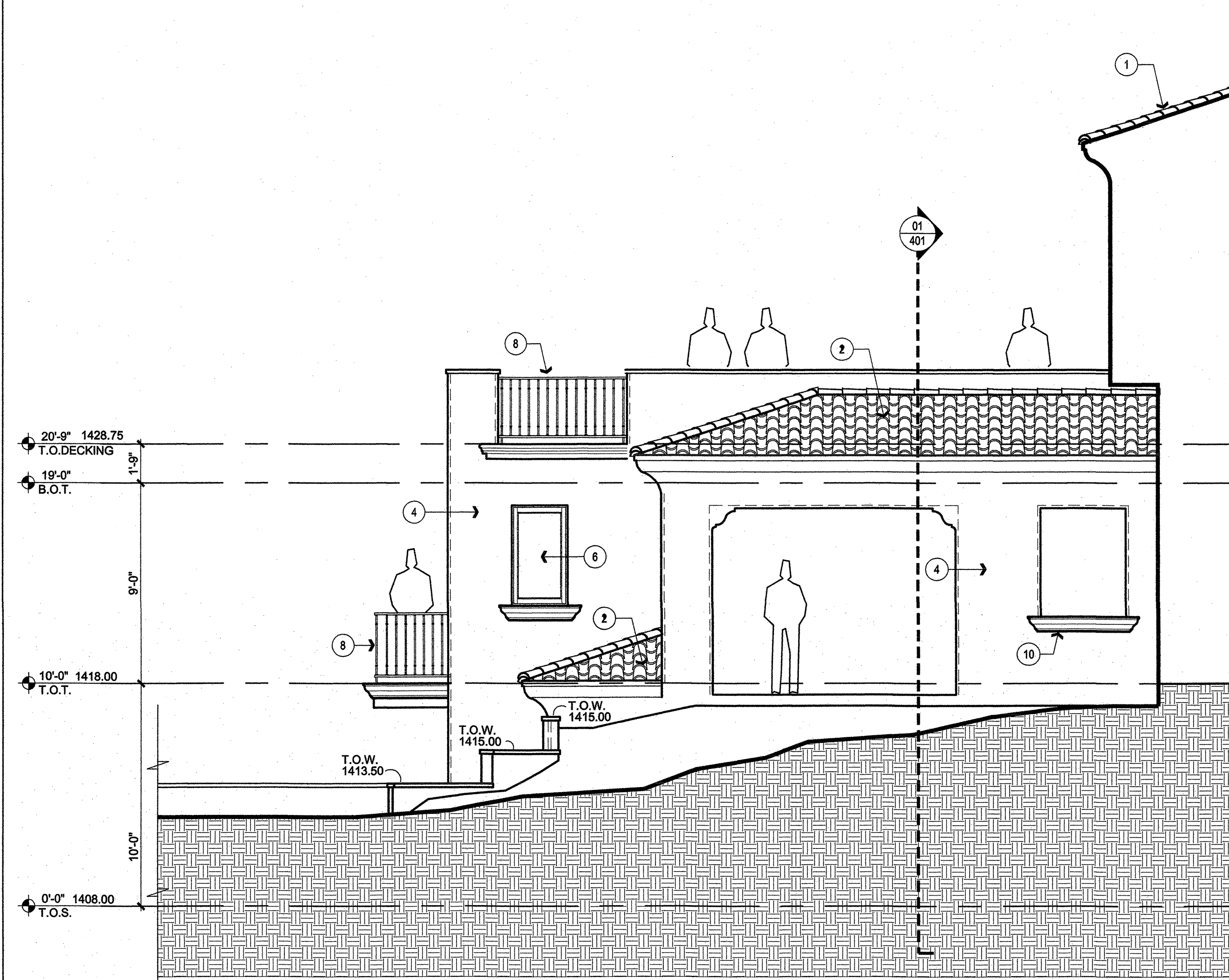
8113 N. 54th STREET  
PARADISE VALLEY, ARIZONA

**KEYNOTES**

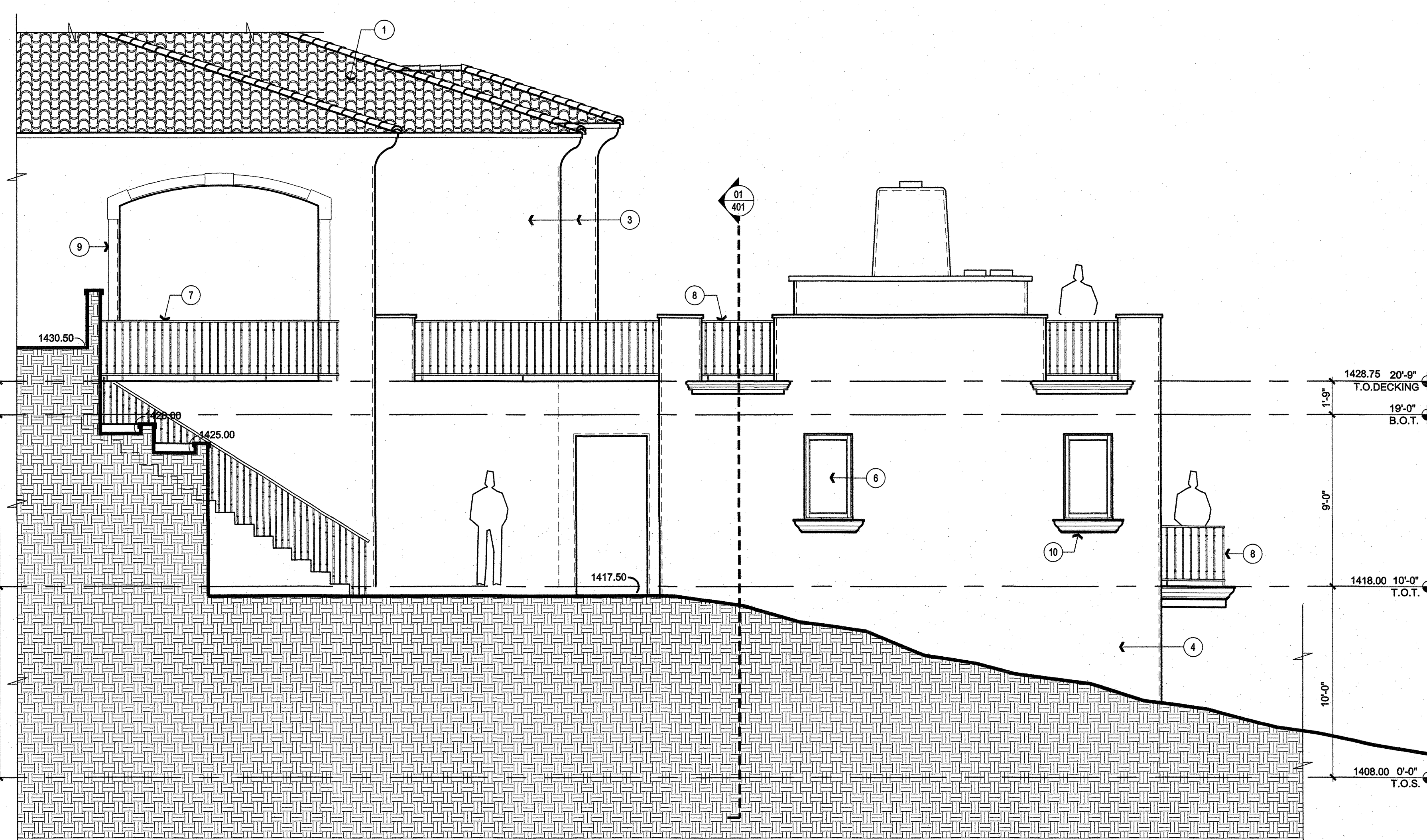
1. EXISTING TILE ROOF
2. NEW TILE ROOF TO MATCH EXISTING
3. EXISTING STUCCO
4. NEW STUCCO TO MATCH EXISTING
5. EXISTING WINDOW / DOOR SYSTEM
6. NEW WINDOW / DOOR SYSTEM TO MATCH EXISTING
7. EXISTING WROUGHT IRON RAILING
8. NEW WROUGHT IRON RAILING TO MATCH EXISTING
9. EXISTING STONE TRIM
10. NEW STONE TRIM TO MATCH EXISTING
11. EXISTING WALL SCONCE
12. NEW WALL SCONCE TO MATCH EXISTING
13. NEW FIREPLACE



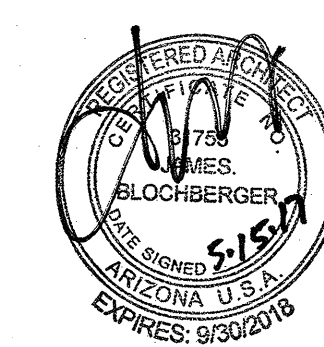
**03 WEST ELEVATION (FRONT)**  
SCALE: 1/4"=1'-0"



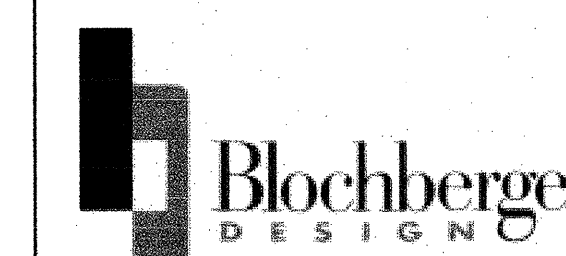
**02 SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**01 NORTH ELEVATION**  
SCALE: 1/4"=1'-0"



Revised:  
Project #:  
Date: **5-15-17**  
Issued For:  
Drawn By:



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Phoenix, AZ 85018  
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fax: 602.957.6018

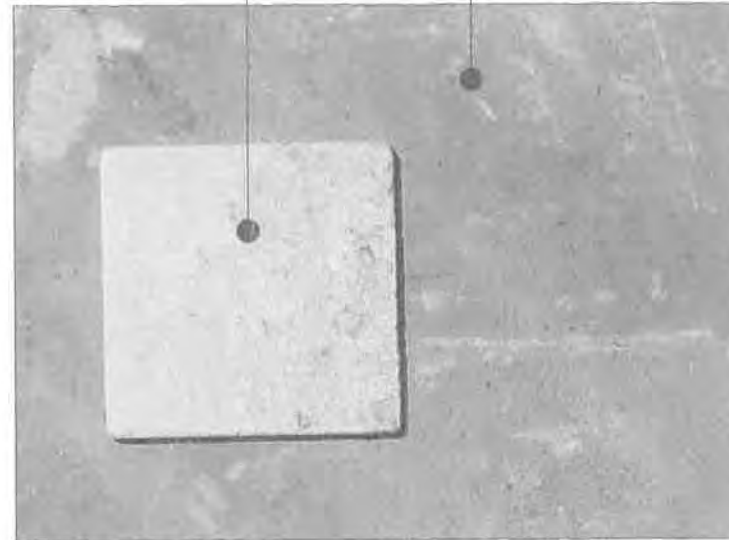


EXISTING ROOF  
TILE  
LRV = 28



FLAGSTONE  
CLASSIC OAK  
LRV = 30

UPPER LEVEL DECK  
TRAVERTINE  
IN ASHLAR PATTERN  
LRV = 36



AWNING  
FOREST GREEN  
LRV = 26



EXISTING WINDOW  
METAL CLAD  
LRV = 28

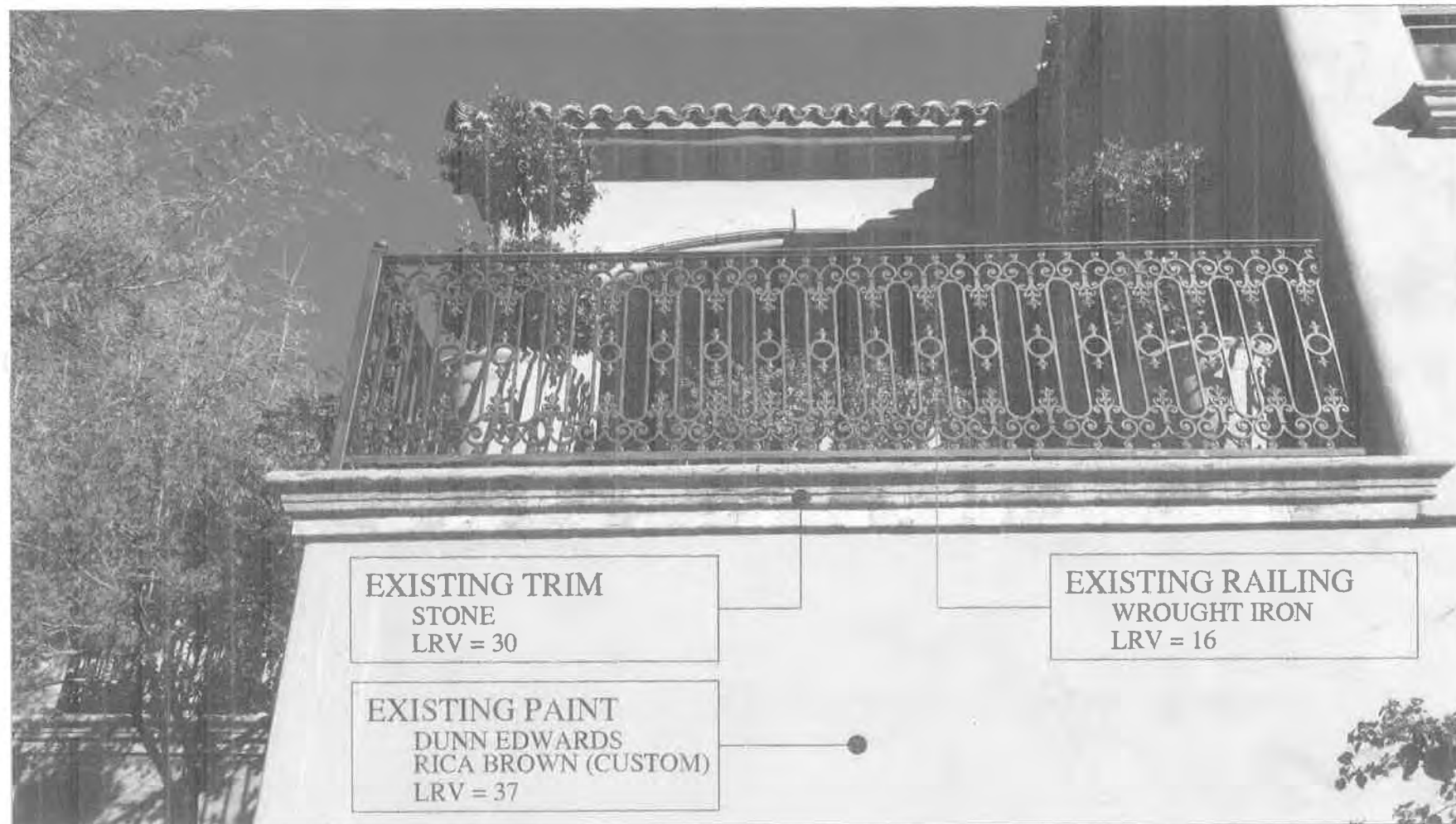


EXISTING SCENCE  
METAL CLAD  
LRV = 18

EXISTING TRIM  
STONE  
LRV = 30

EXISTING PAINT  
DUNN EDWARDS  
RICA BROWN (CUSTOM)  
LRV = 37

EXISTING RAILING  
WROUGHT IRON  
LRV = 16



## EXTERIOR MATERIAL SAMPLES

APPLICANT:  
SUSAN MAMOLEN  
8113 N. 54th STREET  
PARADISE VALLEY, ARIZONA

ARCHITECT:  
BLOCHBERGER DESIGN



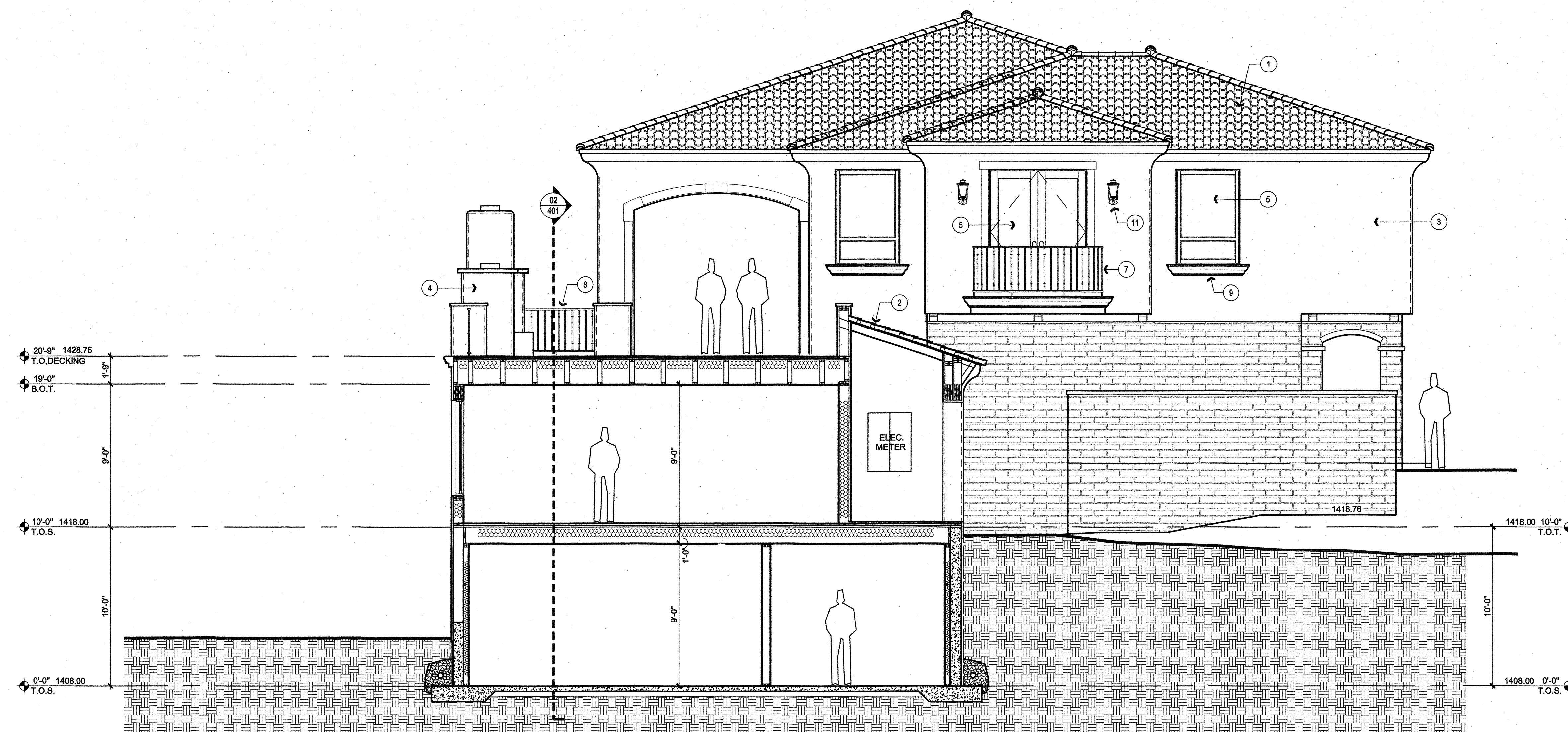
- THE -

# MAMOLEN RESIDENCE

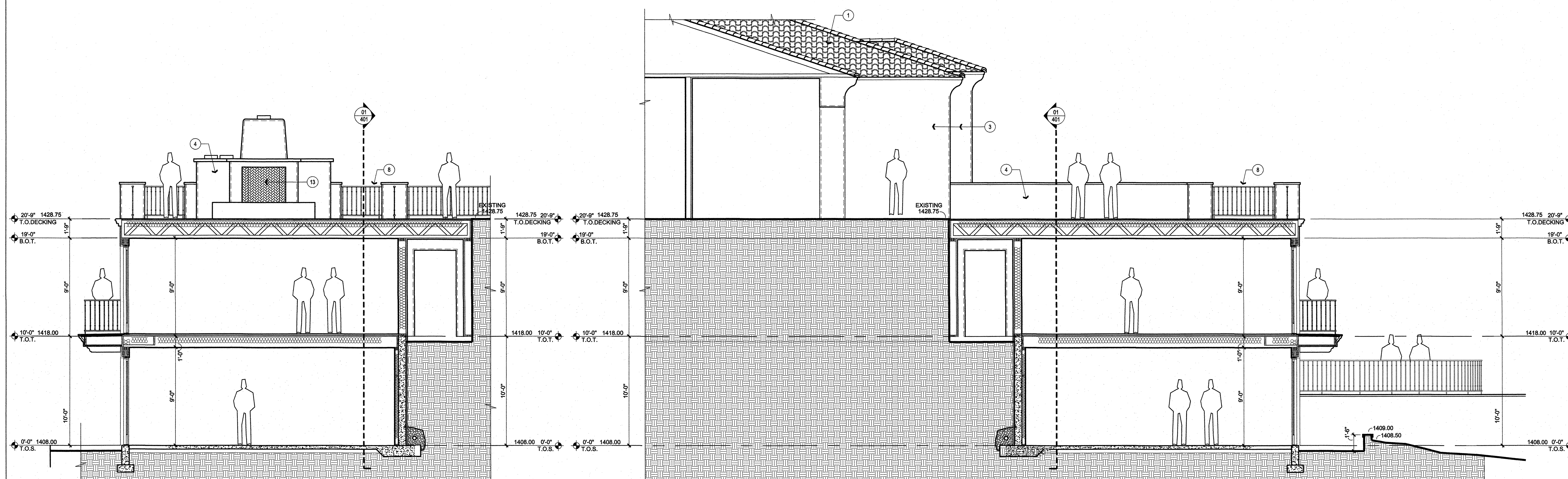
8113 N. 54th STREET  
PARADISE VALLEY, ARIZONA

## KEYNOTES

1. EXISTING TILE ROOF
2. NEW TILE ROOF TO MATCH EXISTING
3. EXISTING STUCCO
4. NEW STUCCO TO MATCH EXISTING
5. EXISTING WINDOW / DOOR SYSTEM
6. NEW WINDOW / DOOR SYSTEM TO MATCH EXISTING
7. EXISTING WROUGHT IRON RAILING
8. NEW WROUGHT IRON RAILING TO MATCH EXISTING
9. EXISTING STONE TRIM
10. NEW STONE TRIM TO MATCH EXISTING
11. EXISTING WALL SCONCE
12. NEW WALL SCONCE TO MATCH EXISTING
13. NEW FIREPLACE



03 BUILDING SECTION  
SCALE: 1/4"=1'-0"



02 BUILDING SECTION  
SCALE: 1/4"=1'-0"

01 BUILDING SECTION  
SCALE: 1/4"=1'-0"

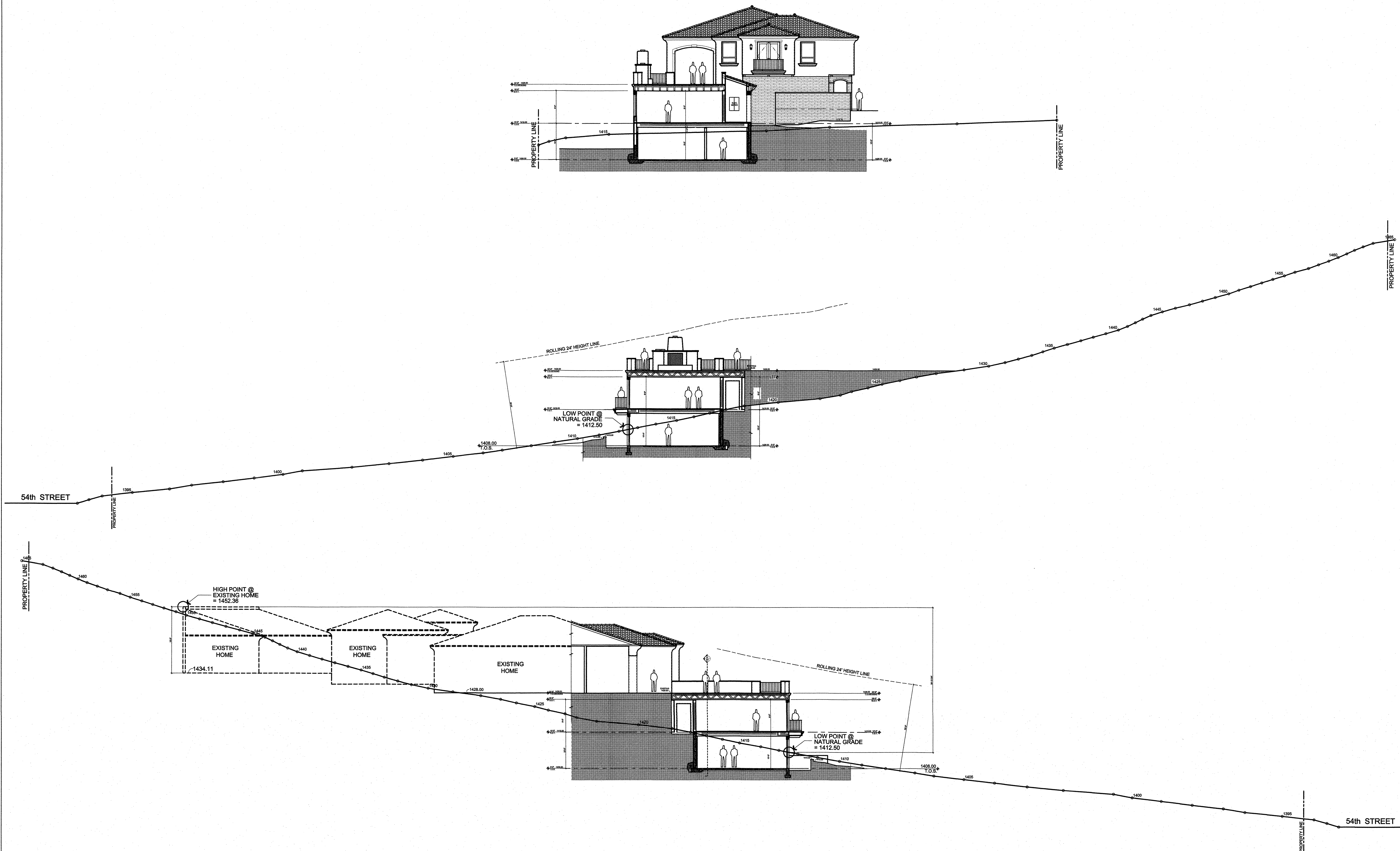
Revision:	
Project #:	
Date:	5-15-17
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**Blochberger**  
DESIGN

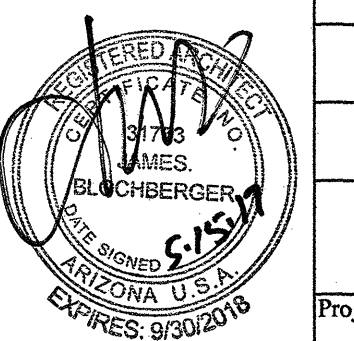
5440 N. 46th Place  
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jimblochberger@cox.net  
phone: 602.692.9081  
fax: 602.957.6018



8113 N. 54th STREET  
PARADISE VALLEY, ARIZONA



01 SITE SECTION  
SCALE: 3/32"=1'-0"



Division:
Project #:
Date: 5-15-17
Drawn By:



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Phoenix, AZ 85018  
*jimblochberger@cox.net*  
phone: 602.692.9081  
fax: 602.957.6018



# MAMOLEN RESIDENCE

## LANDSCAPE COVER

### PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
	EXISTING TREE	EXISTING TREE		1	TO REMAIN
	CERCIDIUM MICROPHYLLUM	FOOTHILL PALO VERDE		1	SALVAGED
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	24" BOX	1	
SHRUBS					
	BUDDLEIA MARRUBIFOLIA	BUTTERFLY BUSH	5 GAL.	3	
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL.	3	
	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL.	9	
	JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.	2	
	LARREA TRIDENTATA	CREOSOTE	5 GAL.	2	
ACCENTS					
	AGAVE PARRYI V. NEOMEXICANA	PARRY'S AGAVE	5 GAL.	12	
	DASYLIRION QUADRANGULATUM	MEXICAN GRASS TREE	5 GAL.	1	
	FOUQUIERIA SPLENDENS	OCOTILLO	8 CANE	3	
	CEREUS HILDMANNIANUS	SPIRALED CEREUS	3 ARMS	1	
	OPUNTIA ROBUSTA	GIANT PRICKLY PEAR CACTUS	5 GAL.	3	
INERT GROUND COVER					
	SELECT GRANITE BOULDERS	SIZES VARY	3'X3' MIN.		
	DECOMPOSED GRANITE	MADISON GOLD (TO MATCH EXISTING)	3/4" S.F. SCREENED (TONS)		

### PROJECT CONSULTANTS

#### ARCHITECT:

BLOCHBERGER DESIGN  
5440 N. 46TH STREET  
PHOENIX, AZ 85018  
PHONE: 602.692.9081

#### OWNER/DEVELOPER

MAMOLEN RESIDENCE  
8113 N. 54TH STREET  
PARADISE VALLEY, AZ 85253

#### LANDSCAPE DESIGNER:

VICKERS DESIGN GROUP  
7904 E. CHAPARRAL RD. STE A110-122  
SCOTTSDALE, AZ 85250  
PHONE: 602.703.4104

#### SHEET

#### TITLE

L-1

COVER SHEET

L-2

LANDSCAPE SHEET

#### LANDSCAPE NOTES:

- 1) ALL DISTURBED AREAS WILL BE REVEGETATED AT A DENSITY OF 1 GAL. PLANTS PER THOUSAND (1000) SQUARE FEET. THE PLANTS USED FOR REVEGETATION SHOULD MATCH THE SPECIES OF THOSE EXISTING NATURALLY WITHIN CLOSEST ADJACENT UNDISTURBED AREAS.
- 2) REVEGETATION SHALL BE INSTALLED AT A MINIMUM DENSITY OF 1 PLANT PER 20 SQUARE FEET. THIS RESULTS IN ABOUT 1 PLANT FOR EVERY 5' DIAMETER CIRCLE. REVEGETATION PLANTS SHALL NOT BE PLACED MORE THAN 7' APART AND NO BARE AREAS SHOULD REMAIN EXPOSED.
- 3) ALL INTRODUCED PLANTS MUST BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM THAT IS COMPLETELY BURIED AND TIED IN TO AN ELECTRICAL CONTROLLER.
- 4) ALL TREES REQUIRING SUPPORT SHALL BE STAKED PROPERLY UTILIZING DOUBLE STAKE ASSEMBLIES OR GUY ASSEMBLIES.
- 5) ALL WALL-MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH THE WALL THE EQUIPMENT IS MOUNTED ON.
- 6) ALL LANDSCAPE LIGHTING FIGURES SHALL BE SET SO THE SOURCE OF LIGHT CANNOT BE SEEN FROM ANY NEIGHBORING PROPERTY.
- 7) ALL FINISHED GRADES WILL BE TRIMMED AND ADJUSTED TO ONE (10) INCH BELOW THE TOP OF SIDEWALKS AND DRIVEWAYS.
- 8) ALL DRIP EMITTERS WILL BE TRIMMED AND ADJUSTED TO THE LEVEL OF FINISHED GRADE.
- 9) ALL DRAINAGE PATTERNS ESTABLISHED BY THE CIVIL ENGINEER WILL BE MAINTAINED THROUGH OUT THE LANDSCAPING PROCESS.
- 10) ALL DISTURBED AREAS WILL BE TOPDRESSED WITH ONLY NATIVE DECOMPOSED COMPOSED GRANITE IS ALLOWED IN THE NATURAL AREA AND TRANSITION AREA.
- 11) ALL SALVAGED TRESS THAT DO NOT SURVIVE THE CONSTRUCTION PERIOD MUST BE REPLACED WITH LIKE TYPE AND SIZE.
- 12) NO ESPALIERS ON THE VIEW FENCE.
- 13) THE HOMEBUILDER MUST APPROVE ALL CONSTRUCTION ACCESS THROUGH THE COMMON AREAS.
- 14) MATURE TREES WILL BE REQUIRED TO BE LOCATED WITHIN THE BUILDING ENVELOPE AND FORTY FEET (40'-0) OF THE RESIDENCE.
- 15) 75% OF ALL OF THE REVEGETATION PLANT MATERIAL SHALL BE OF THE DOMINANT SHRUB SPECIES AS OUTLINED IN SECTION 8.6 OF THE DESIGN GUIDELINES. IN THIS CASE, TURPENTINE BUSH IS THE DOMINANT GROUND COVER; THEREFOR, 75% OF THE TOTAL QANUNITY OF PLANTS USED IN THE REVEGETATION AREA OUTSIDE OF THE PERIMETER OF THE SITE WALLS SHALL BE TURPENTINE BUSH.
- 16) CONTRACTOR TO VERIFY ALL QUANTITIES.
- 17) CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE DESIGNER FOR APPROVAL.
- 18) MAINTAIN 2' TREE AND SHRUB CLEARANCE FROM WALLS.
- 19) MAINTAIN 1' TO 2' TREE AND SHRUB CLEARANCE FROM SIDEWALKS.
- 20) ALL TREES LOCATED IN TURF AREAS SHALL HAVE A TREE GUARD.
- 21) TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8'.
- 22) PRIOR TO ANY LANDSCAPE OR IRRIGATION CONSTRUCTION IN THE PUBLIC-RIGHT-AWAY, THE CONTRACTOR SHALL NOTIFY THE DESIGNER AT LEAST 48 HOURS IN ADVANCE OF INSTALLATION WORK.
- 23) REVEGETATION AND SEED MIX FOR TEMPORARY UTILITY CONSTRUCTION CORRIDOR. THIS AREA MUST BE REVEGETATED WITH INDIGENOUS PLANTS AT A RATE OF SEVENTY CONTAINERIZED PLANTS PER 1,000 SF. APPROX. 20% OF THE REQUIRED REVEGETAION PLANTS SHALL BE INSTALLED AT A SIZE OF FIFTEEN (15) GALLON OR LARGER IN ORDER TO BRING SOME INSTANT MATURITY TO THIS AREA.

#### REVISIONS


**VICKERS DESIGN GROUP**  
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NOT FOR  
CONSTRUCTION

**Mamolen Residence**  
8113 N. 54th Street  
Paradise Valley, AZ 85253

DESIGNED: staff  
DRAWN: staff  
CHECKED: AV  
DATE: 05.18.2017  
JOB NO.: 17001

COVER  
SHEET

SHEET  
1 OF 2  
L-1



Revision:	
Project #:	
Date:	5-15-17
Issued For:	
Drawn By:	

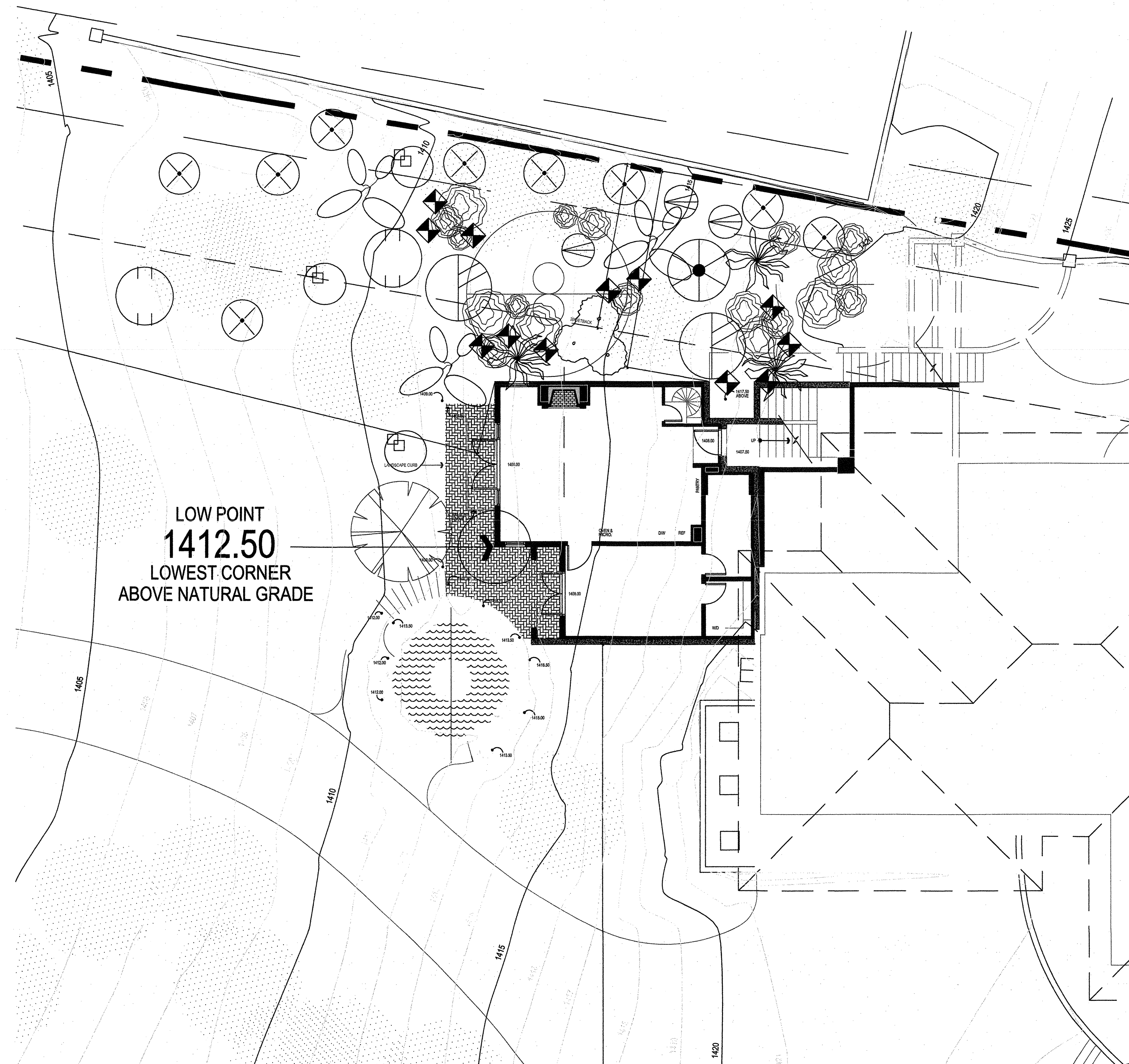
**Blochberger DESIGN**  
5440 N. 46th Place  
Phoenix, AZ 85018  
jimblochberger@cox.net  
phone: 602.692.9081  
fax: 602.957.6018



# MAMOLEN RESIDENCE LANDSCAPE PLAN

## PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
	EXISTING TREE	EXISTING TREE		1	TO REMAIN
	CERCIDIUM MICROPHYLLUM	FOOTHILL PALO VERDE		1	SALVAGED
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	24" BOX	1	
SHRUBS					
	BUDDLEIA MARRUBIFOLIA	BUTTERFLY BUSH	5 GAL.	3	
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL.	3	
	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL.	9	
	JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.	2	
	LARREA TRIDENTATA	CREOSOTE	5 GAL.	2	
ACCENTS					
	AGAVE PARRYI V. NEOMEXICANA	PARRY'S AGAVE	5 GAL.	12	
	DASYLIRION QUADRANGULATUM	MEXICAN GRASS TREE	5 GAL.	1	
	FOQUIERIA SPLENDENS	OCOTILLO	8 CANE	3	
	CEREUS HILDMANNIANUS	SPIRALED CEREUS	3 ARMS	1	
	OPUNTIA ROBUSTA	GIANT PRICKLY PEAR CACTUS	5 GAL.	3	
INERT GROUNDCOVER					
	SELECT GRANITE BOULDERS	SIZES VARY	3'X3' MIN.		
	DECOMPOSED GRANITE	MADISON GOLD (TO MATCH EXISTING)	3/4" S.F. SCREENED (TONS)		



REVISIONS

1	
2	
3	
4	

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CONSTRUCTION

**Mamolen Residence**  
8113 N. 54th Street  
Paradise Valley, AZ 85253

DESIGNED: staff  
DRAWN: staff  
CHECKED: AV  
DATE: 05.18.2017  
JOB NO.: 17001

Landscape  
Plan

SHEET  
2 OF 2

L-2

Revision:

1	
2	
3	
4	

Project #:  
Date: 5-15-17  
Issued For:  
Drawn By:

**Blochberger**  
DESIGN  
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Phoenix, AZ 85018  
jimblochberger@cox.net  
phone: 602.602.9081  
fax: 602.957.6018

L-2

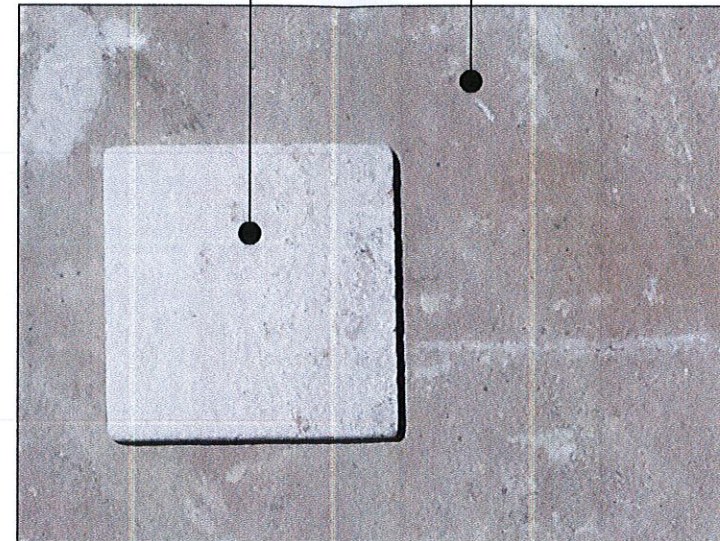


EXISTING ROOF  
TILE  
LRV = 28

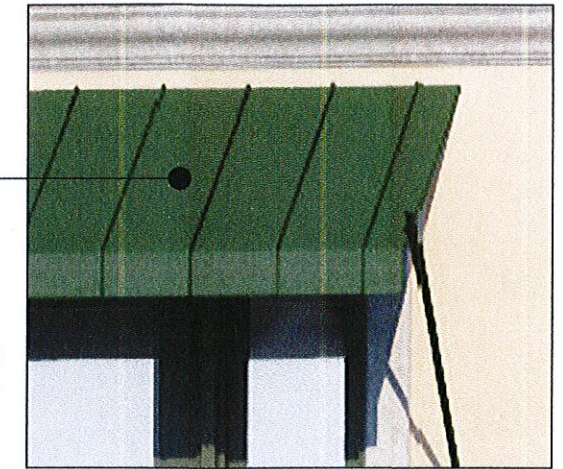


FLAGSTONE  
CLASSIC OAK  
LRV = 30

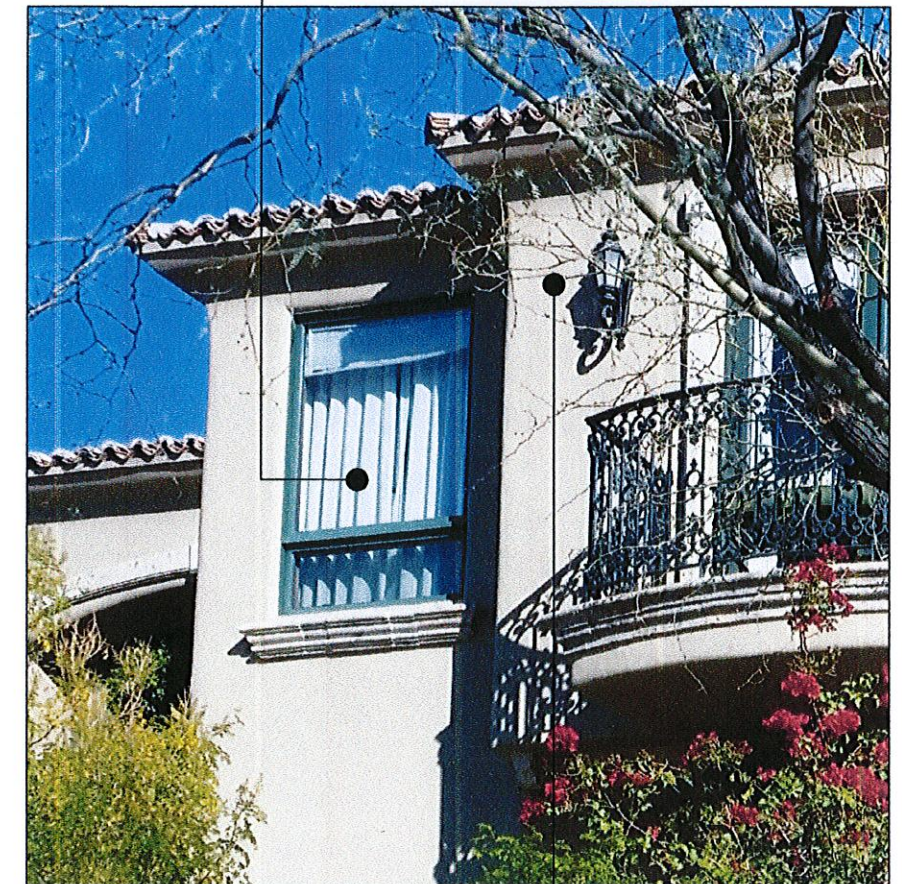
UPPER LEVEL DECK  
TRAVERTINE  
IN ASHLAR PATTERN  
LRV = 36



AWNING  
FOREST GREEN  
LRV = 26



EXISTING WINDOW  
METAL CLAD  
LRV = 28

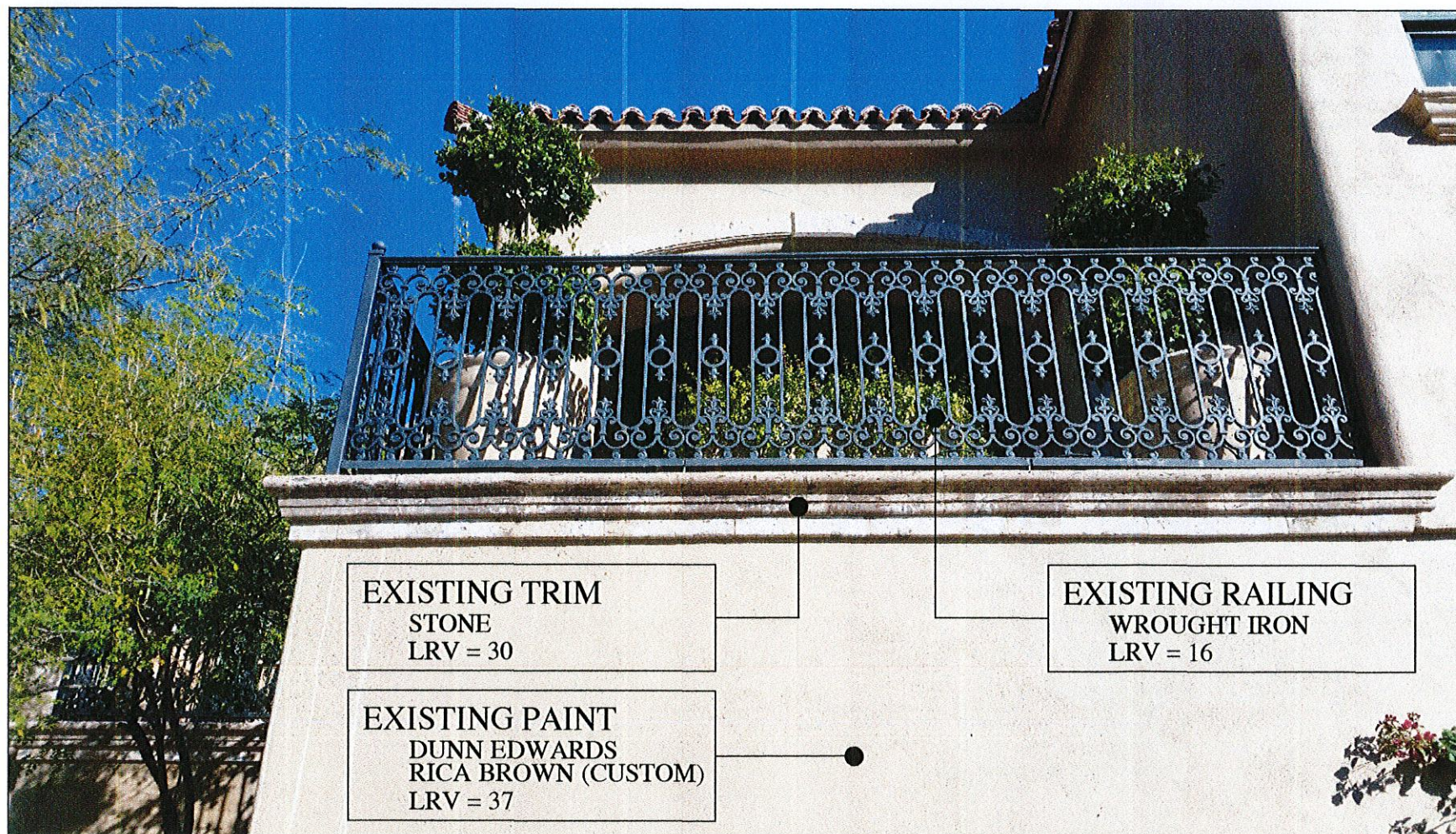


EXISTING SCNCE  
METAL CLAD  
LRV = 18

EXISTING TRIM  
STONE  
LRV = 30

EXISTING RAILING  
WROUGHT IRON  
LRV = 16

EXISTING PAINT  
DUNN EDWARDS  
RICA BROWN (CUSTOM)  
LRV = 37



## EXTERIOR MATERIAL SAMPLES

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