

AREAS	
LOT SIZE:	61,450 S.F.
ORIGINAL ENVELOPE:	- S.F.
PROPOSED ENVELOPE:	- S.F.
REQUIRED N.A.O.S.:	- S.F.
PROVIDED N.A.O.S.:	- S.F.
LIVABLE:	10,170 S.F.
CASITA:	840 S.F.
GARAGE & STORAGE:	1780 S.F.
PATIOS UNDER ROOF:	2485 S.F.
TOTAL UNDER ROOF:	15,275 S.F.

FLOOR / PAD	
FIN. FLR (MAIN):	+-0.00'
PAD:	+-0.34'

PRELIMINARY



6975 East Princess Drive
Suite 3004
Phoenix, Arizona 85054

(480) 905-2600

beau@graffindesign.com
Facebook/GraffinDesign.com

PROJECT

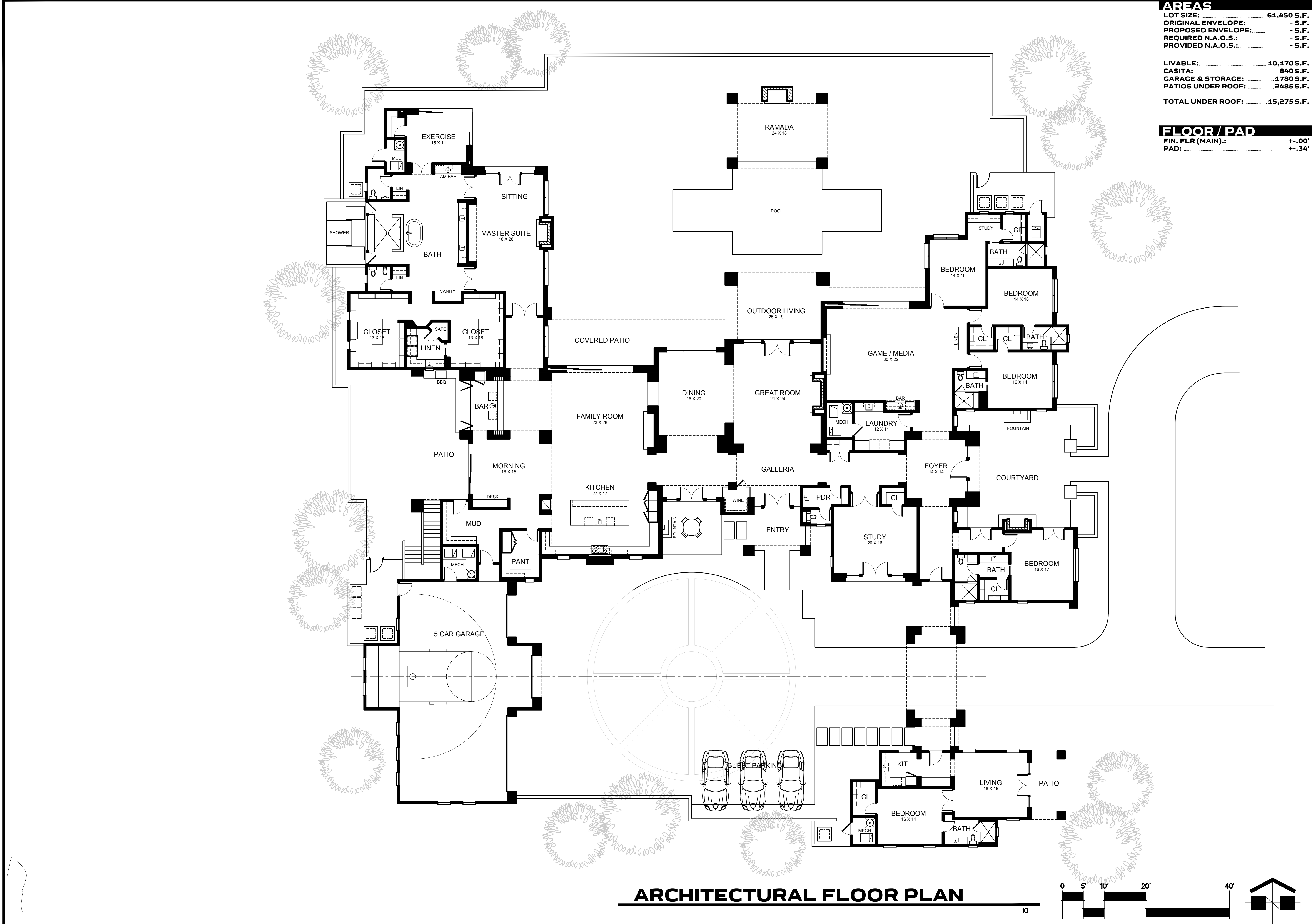
A New Custom Home

Lot 76

Mummy Mountain Park

5912 East Foothills Drive
Paradise Valley, Arizona 85253

TITLE	
SITE PLAN	
DATA	
Job No:	1911
Date:	15 APR 19
Drawn:	GRAFFIN
Revisions:	



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PRELIMINARY

Graffin
DESIGN

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PROJECT

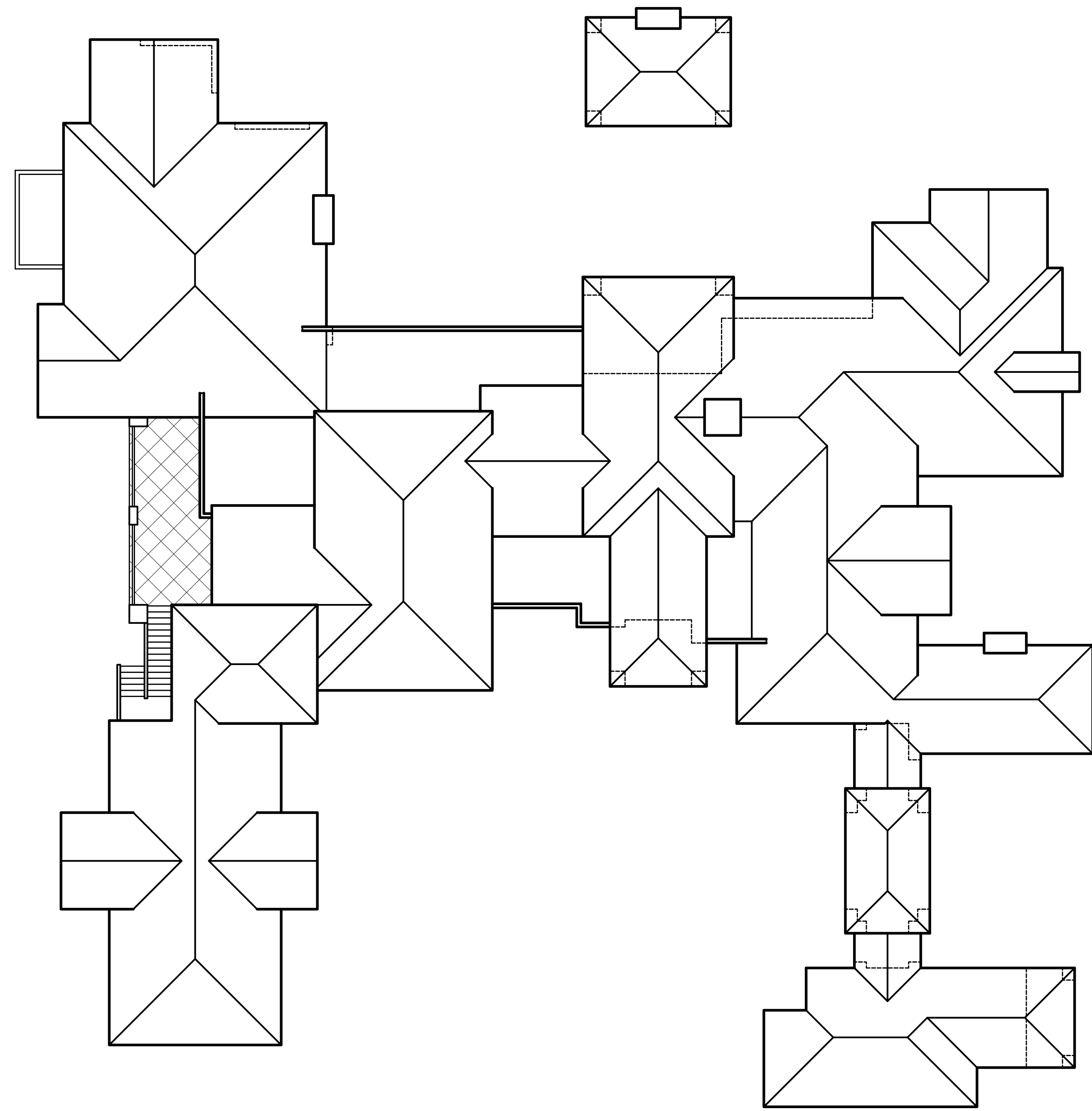
A New Custom Home

Lot 76

Mummy Mountain Park

5912 East Foothills Drive
Paradise Valley, Arizona 85253

TITLE	
FLOOR PLAN	
DATA	
Job No:	1911
Date:	15 APR 19
Drawn:	GRAFFIN
Revisions:	



ROOF PLAN

NTS



FRONT ELEVATION

8

PRELIMINARY

Graffin
DESIGN



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Suite 3004
Phoenix, Arizona 85054

(480) 905-2600

beau@graffindesign.com
Facebook/GraffinDesign.com

PROJECT

A New Custom Home
Lot 76
Mummy Mountain Park
5912 East Foothills Drive
Paradise Valley, Arizona 85253

TITLE

EXTERIOR ELEVATION

DATA

Job No: 1911
Date: 15 APR 19
Drawn: GRAFFIN
Revisions:

P5

FOR

5912 E FOOTHILLS DRIVE PARADISE VALLEY, ARIZONA

A PORTION OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CLIENT

REGAL AMERICAN HOMES
AVRAHAM AZOULAY
4408 N. 12TH STREET
PHOENIX AZ, 85014
PH: 480-430-1035

SURVEYOR/ENGINEER

D & M ENGINEERING
ATTN: DURAN THOMPSON
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, AZ 85281
(480) 350-9590

LEGAL DESCRIPTION

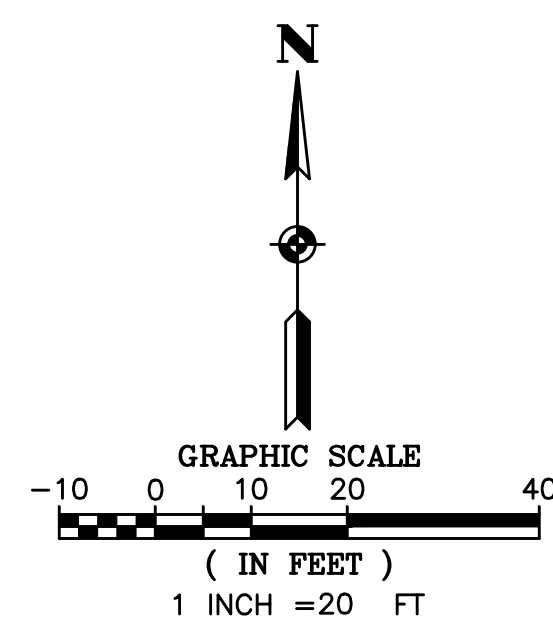
LOT 76, MUMMY MOUNTAIN PARK, ACCORDING TO BOOK 57 OF
MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA.
EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED
STATES OF AMERICA ALL THE COAL AND OTHER MINERALS IN
THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

PROJECT DATA

1. PROJECT ADDRESS: 5912 E FOOTHILLS DRIVE
PARADISE VALLEY, AZ 85253
2. LOT AREA: 61,450 SF - 1.41 ACRES
3. ASSESSOR'S PARCEL NUMBER: 169-04-012
4. ZONING: R-43

LEGEND

	BOUNDARY/LOT LINE
	100' PERMEETER LINE
	SETBACK LINE
	EXISTING CONTOUR
	EDGE OF PAVEMENT
	EX. BACK OF CURB
	CENTERLINE
	NEW RETAINING/STEM WALL
BSL	BUILDING SETBACK LINE
R/W	RIGHT OF WAY
ESMT.	EASEMENT
APN	ASSESSORS PARCEL NUMBER
	FOUND PK NAIL
	FOUND IRON PIN
	FOUND REBAR



D&M Engineering

DURAN THOMPSON, P.E.

DURAN THOMPSON, P.E.
1020 EAST GILBERT DRIVE, SUITE D

TEMPE, AZ 85281

PH: (480) 350-9590
FAX: (480) 350-9186

E-MAIL: engineer@dmengineer.com

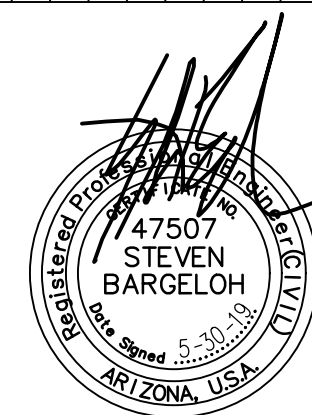
REGAL AMERICAN HOMES

5912 E EQUOTHILL DRIVE NORTH

PARADISE VALLEY, AZ

AERIAL EXHIBIT

CLIENT/PROJECT

[illegible]

EXPIRES: 3/31/20

DESIGNED SWB

DRAWN	BJB
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CHECKED	SWB
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DATE	5-3
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SCALE 1"=

PROJECT	180°
END DATE	2018

FILE NAME	G&D
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SHE

SHE

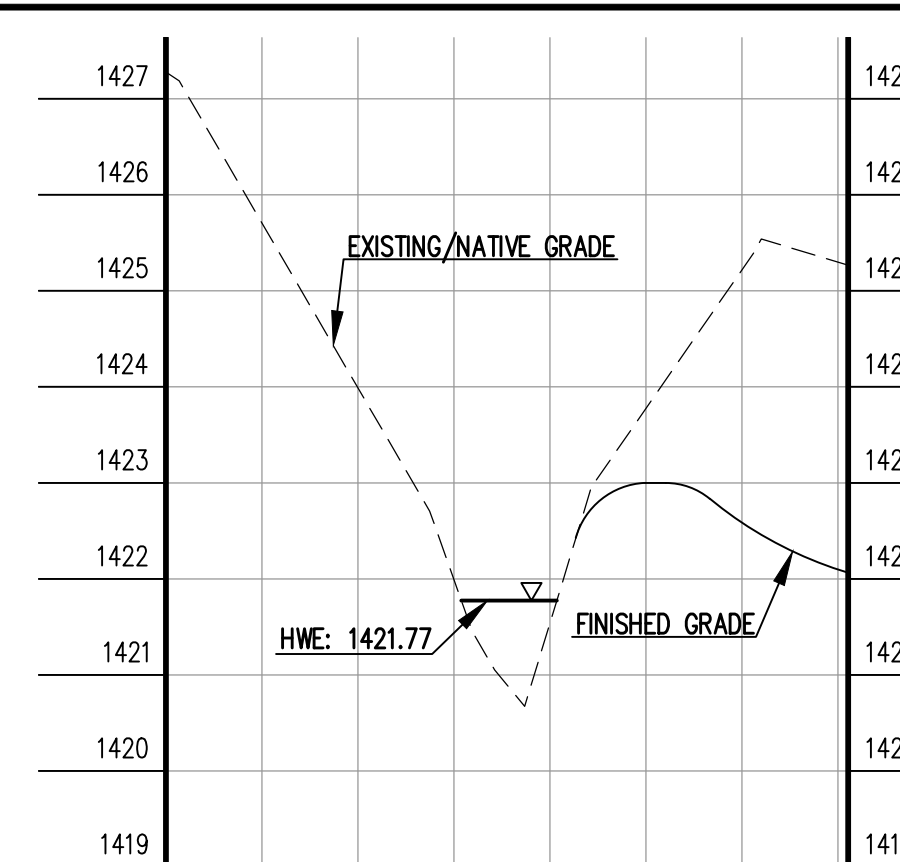
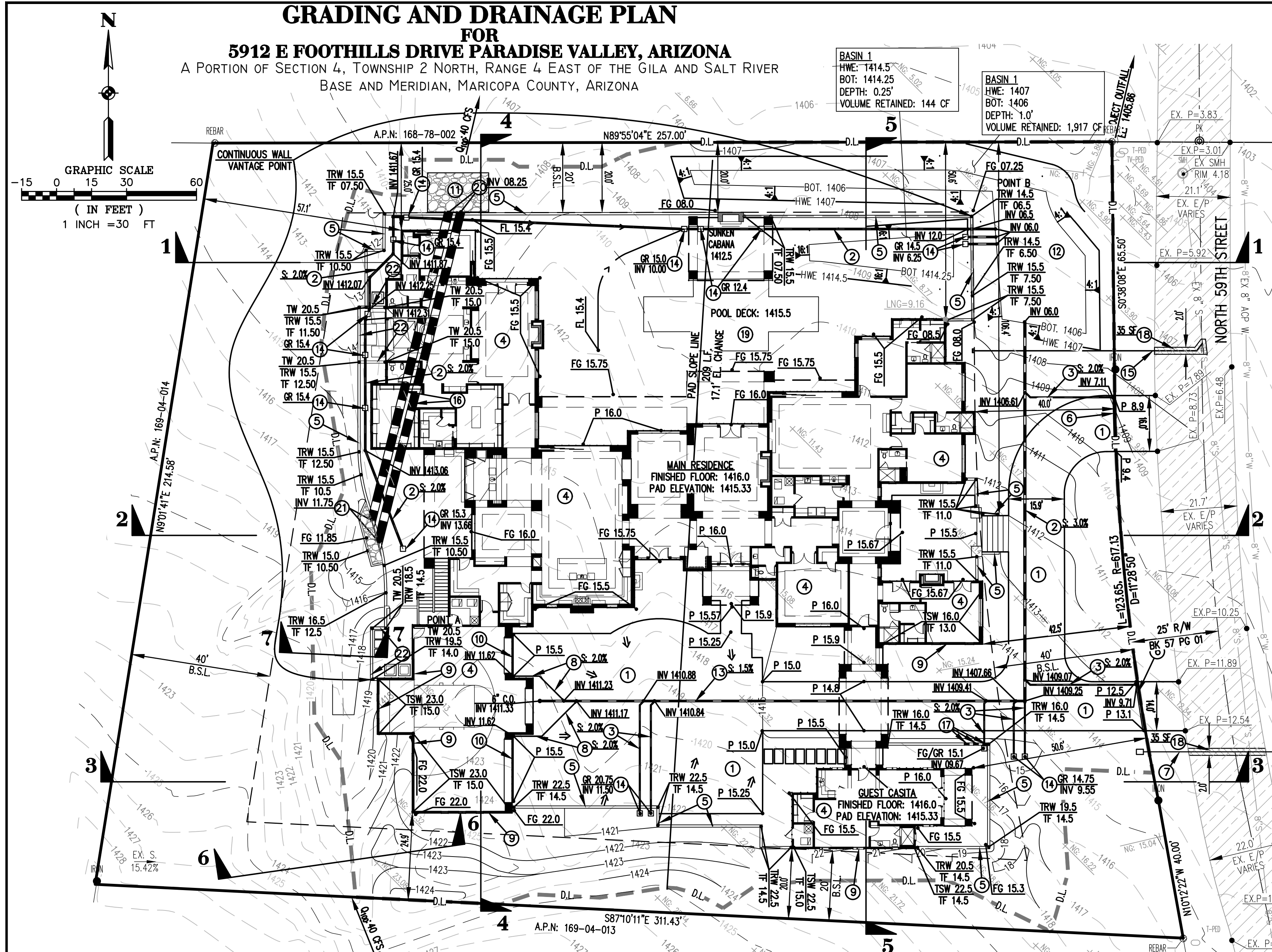
L

11 of 11

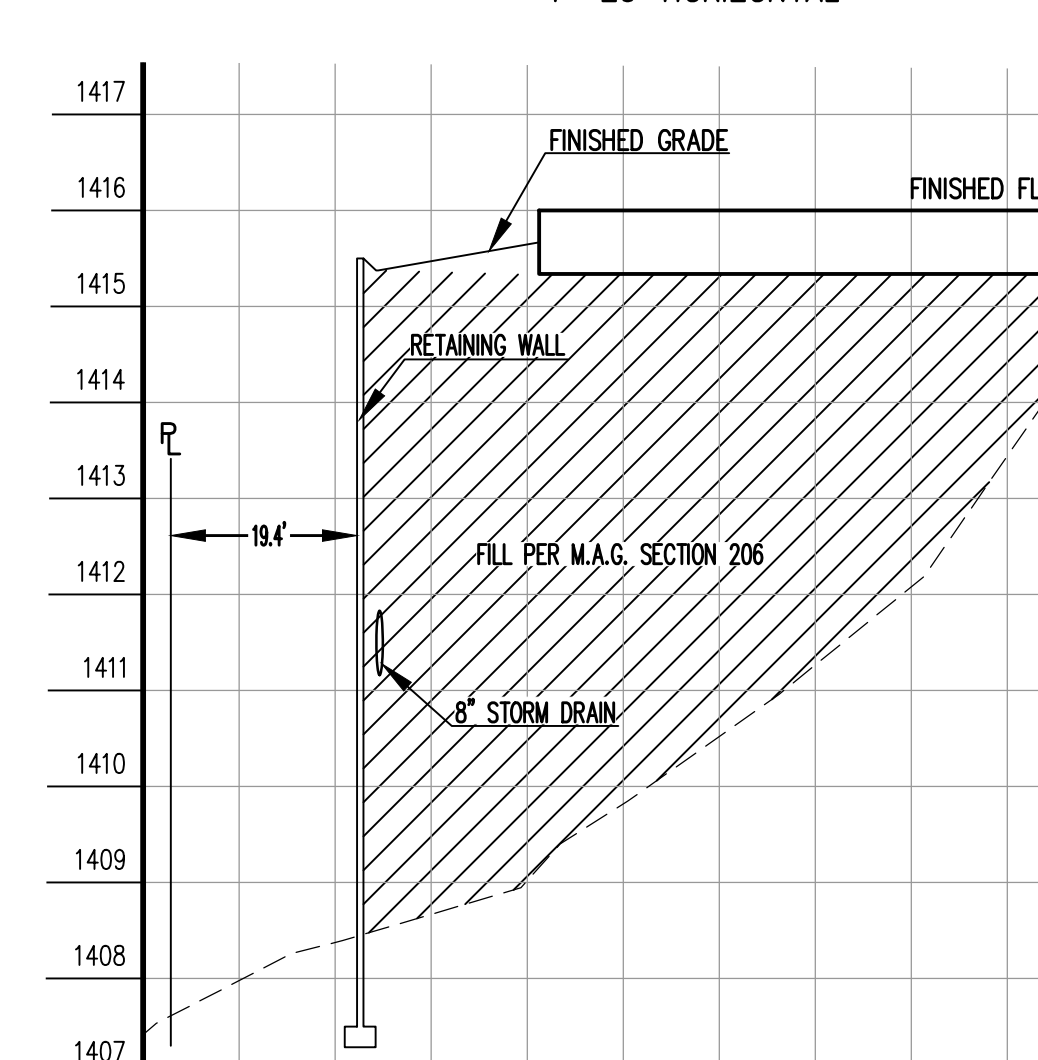
F

GRADING AND DRAINAGE PLAN

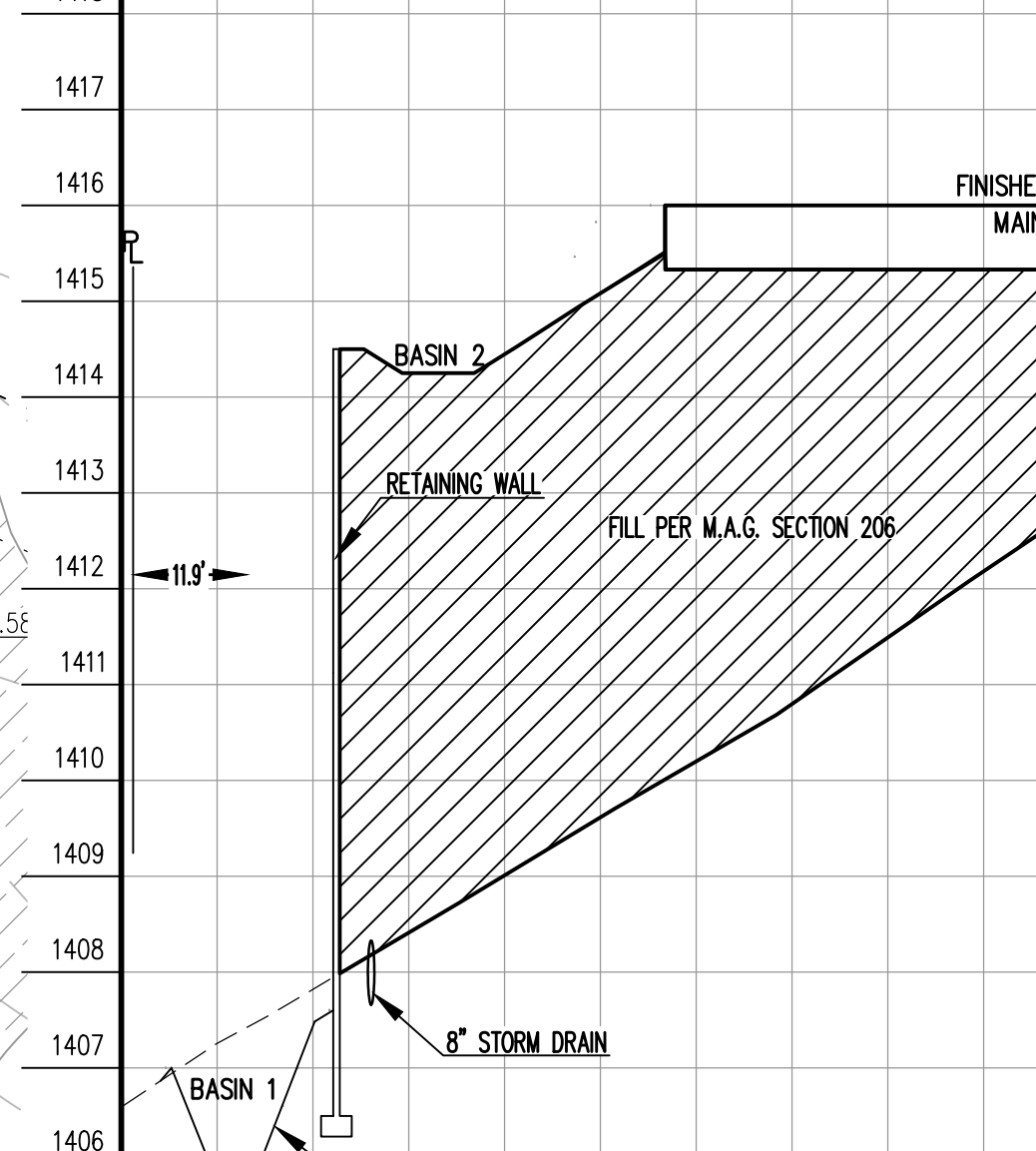
FOR
5912 E FOOTHILLS DRIVE PARADISE VALLEY, ARIZONA
A PORTION OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



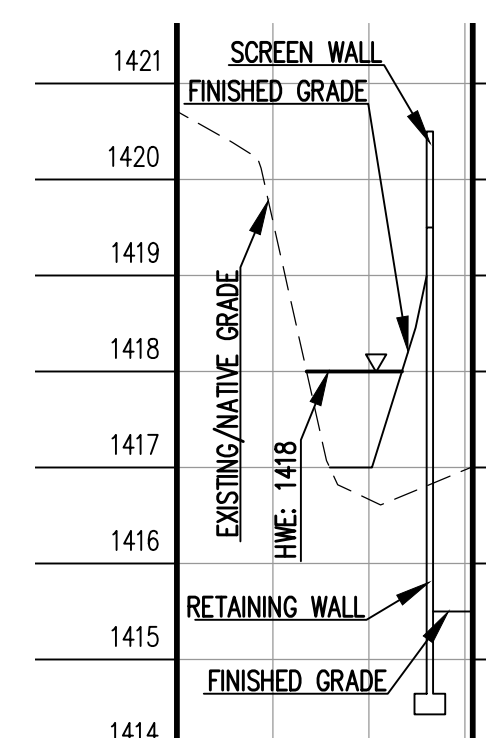
SECTION 6-6
SCALE: 1"=2' VERTICAL
1"=20' HORIZONTAL



SECTION 4-4
SCALE: 1"=2' VERTICAL
1"=20' HORIZONTAL



SECTION 5-5
SCALE: 1"=2' VERTICAL
1"=20' HORIZONTAL



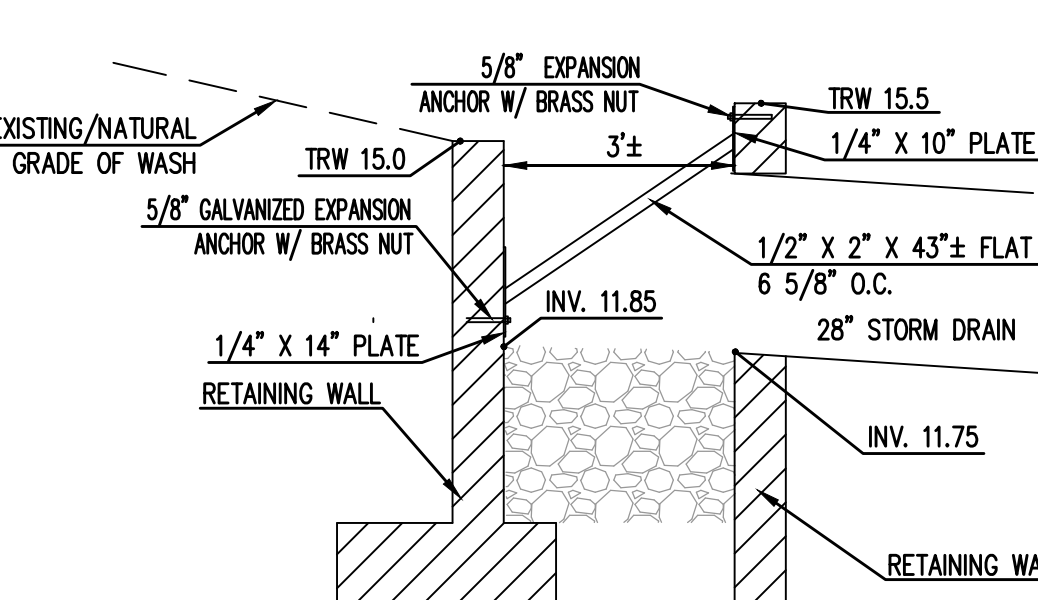
SECTION 7-7
SCALE: 1"=2' VERTICAL
1"=20' HORIZONTAL

LEGEND

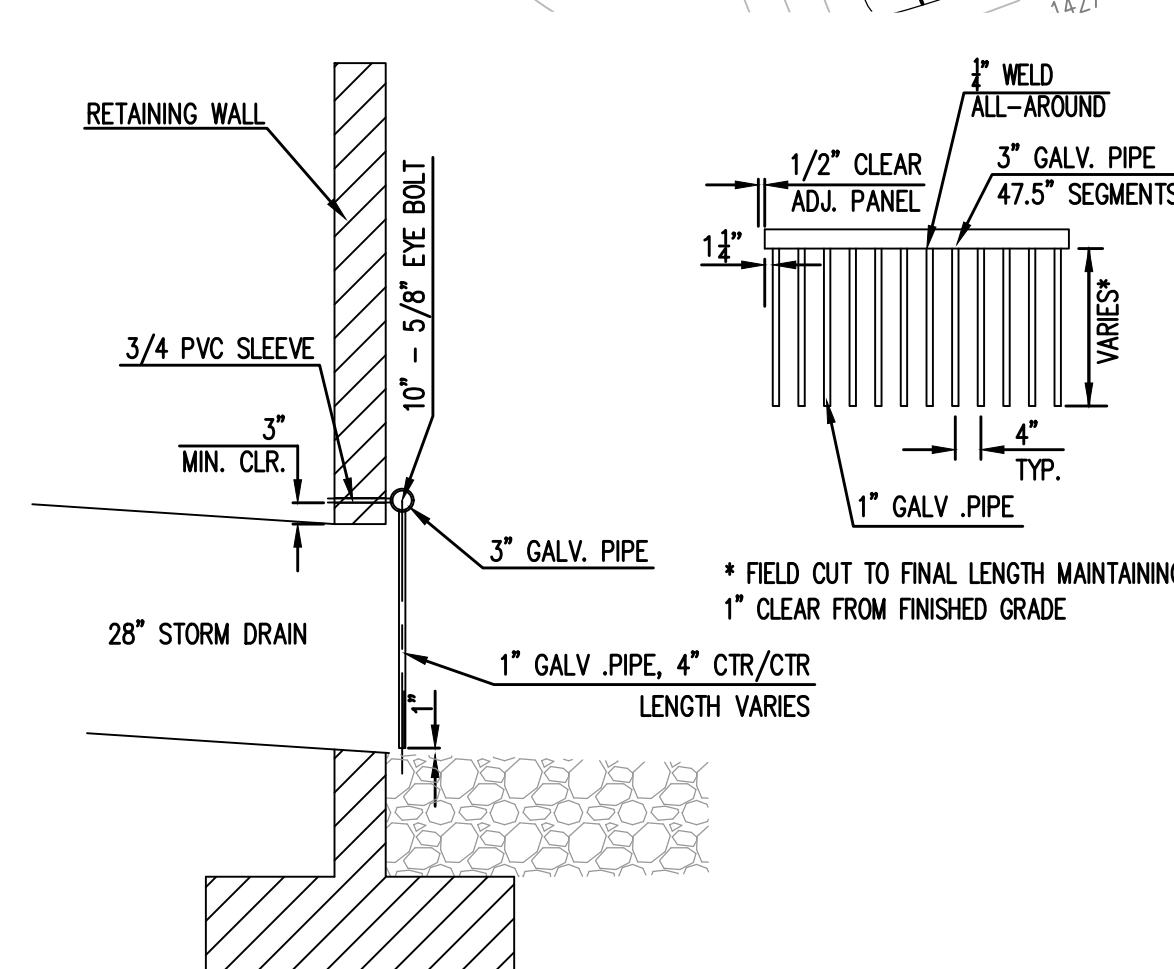
BOUNDARY/LOT LINE	TRW	TOP RETAINING WALL
EASEMENT LINE	BSL	BUILDING SETBACK LINE
SETBACK LINE	UTL	UTILITY
EXISTING CONTOUR	R/W	RIGHT OF WAY
FLOWLINE	B/C	BACK OF CURB
EDGE OF PAVEMENT	C	CONCRETE
EX. BACK OF CURB	P	PAVEMENT/PAVER GRADE
CENTERLINE	TF	TOP OF FOOTER
DISTURBANCE LIMITS	ESMT.	EASEMENT
NEW RETAINING/STEM WALL	FG	FINISHED GRADE
HWE	TSW	TOP STEM WALL
	FL	FLOW LINE
	GR	GRATE
	TW	TOP OF WALL

CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE PAVED DRIVEWAY. MATERIAL PER OWNER. HILLSIDE COMMITTEE APPROVAL REQUIRED.
2. FURNISH AND INSTALL 8" SDR STORM DRAIN. INVERT PER PLAN. MITER END OF PIPE TO MATCH ADJACENT FINISHED GRADE. PIPE TO BE SLEEVED THROUGH ON-SITE WALLS.
3. FURNISH AND INSTALL 4" SDR STORM DRAIN. INVERT PER PLAN.
4. CONSTRUCT BUILDING PAD PER RECOMMENDATIONS OF SITE GEOTECHNICAL REPORT.
5. CONSTRUCT RETAINING WALL. SHOWN HERE FOR REFERENCE AND GRADE. DETAILS BY SEPARATE SHOP DRAWING AND PERMIT. WALLS NOT TO EXTEND MORE THAN 6" ABOVE HIGH FINISHED GRADE.
6. INSTALL 5" SLOTTED DRAIN. NDS PRO SERIES CHANNEL, OR EQUIVALENT.
7. FURNISH AND INSTALL NEW WATER METER AND SERVICE. SERVICE SIZE PER PLUMBING PLANS. COORDINATE METER INSTALLATION AND CONNECTION WITH UTILITY PROVIDER.
8. FURNISH AND INSTALL 2" SDR STORM DRAIN, INVERT PER PLAN.
9. CONSTRUCT EXTENDED STEM WALL. SHOWN FOR REFERENCE AND GRADE ONLY. BY SEPARATE SHOP DRAWING AND PERMIT.
10. FURNISH AND INSTALL 2" NDS DECK DRAIN. GRADE PER PLAN.
11. FURNISH AND INSTALL DUMPED ANGULAR RIP-RAP, D50, 18", MINIMUM SIZE 12". PROVIDE GEOTEXTILE FILTER FABRIC BELOW RIP-RAP INSTALLATION. INSTALLATION METHOD TO PRESERVE INTEGRITY OF FILTER MATERIAL AND MATCH FINISHED GRADE OF RIP TO EXISTING NATIVE GRADES. MINIMUM DEPTH OF RIP-RAP LAYER TO BE 24". RIP-RAP TO BE SOURCED FROM THE PROJECT SITE, IF POSSIBLE. IF IMPORTED, RIP-RAP TO BLEND WITH THE SITE'S NATIVE LANDSCAPE MATERIALS.
12. CONSTRUCT OPEN STORM WATER RETENTION BASIN.
13. FURNISH AND INSTALL 6" PVC, SDR-35 STORM DRAIN.
14. FURNISH AND INSTALL 18" NDS ADAPTER TYPE CATCH BASIN WITH GRATE.
15. INSTALL 4" SEWER SERVICE CONSTRUCTED PER M.A.G. STD. DTL. 440-3, TYPE C. CONSTRUCTION BY SEPARATE RIGHT OF WAY PERMIT.
16. FURNISH AND INSTALL 28" CMP STORM DRAIN W/ TRASH RACKS. INVERT PER PLAN.
17. CONSTRUCT WALL OPENING EQUIVALENT TO A CMU BLOCK TURNED ON ITS SIDE. INVERT TO MATCH ADJACENT FINISHED GRADE.
18. SAWCUT TO NEAT EDGED REMOVE AND DISPOSE OF EXISTING ASPHALT AND BASE MATERIAL. BACKFILL AND REPLACE PAVEMENT PER M.A.G. STD. DTL. 200, TYPE B.
19. ALL POOL BACKWASH WATER TO BE DISCHARGED TO ON-SITE RETENTION BASINS.
20. CONSTRUCT OUTLET TRASH RACK PER DETAIL ON THIS SHEET.
21. CONSTRUCT INLET TRASH RACK IN GENERAL CONFORMANCE WITH M.A.G. STD. DTL. 502-1 AS MODIFIED PER DETAIL ON THIS SHEET.
22. CONSTRUCT RETAINING WALL W/ SITE SCREEN WALL. SHOWN HERE FOR REFERENCE AND GRADE. DETAILS BY SEPARATE SHOP DRAWING AND PERMIT. RETAINING WALLS NOT TO EXTEND MORE THAN 6" ABOVE HIGH FINISHED GRADE.



INLET TRASH RACK DETAIL
N.T.S.



OUTLET TRASH RACK DETAIL
N.T.S.

D&M Engineering
DURAN THOMPSON, P.E.
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, AZ 85281
PH: (480) 350-9590
FAX: (480) 350-9486
E-MAIL: engineer@dmengineer.com

REGAL AMERICAN HOMES
5912 E. FOOTHILLS DRIVE NORTH
PARADISE VALLEY, AZ

CLIENT/PROJECT	
NO.	DATE
1	5-31-19
2	5-31-19
3	5-31-19
4	5-31-19
5	5-31-19
6	5-31-19
7	5-31-19
8	5-31-19
9	5-31-19
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14	5-31-19
15	5-31-19
16	5-31-19
17	5-31-19
18	5-31-19
19	5-31-19
20	5-31-19
21	5-31-19
22	5-31-19

REVISIONS

NO.	DATE	APP.	DESCRIPTION
1	5-31-19		
2	5-31-19		
3	5-31-19		
4	5-31-19		
5	5-31-19		
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19	5-31-19		
20	5-31-19		
21	5-31-19		
22	5-31-19		

EXPIRES: 3/31/20

DESIGNED: SWB
DRAWN: BJB
CHECKED: SWB
DATE: 5-31-19
SCALE: 1"=30'
PROJECT: 180702
FILE NAME: G&D.dwg

SHEET
2 OF 2