# 1002 E. FILLMORE ST. (MC APN 116-27-101)
## GRADING AND DRAINAGE PLAN & OFFSITE IMPROVEMENTS
### SOUTH HALF OF LOT 1, BLOCK 8, MOUNT PLEASANT RACT, MARICOPA COUNTY RECORDER BOOK 2 OF MAPS, PAGE 9, (AKA MC APN 116-27-101)

Located in a portion of the Southwest 1/4 of Section 4, Township 1 North, Range 3 East, of the Gila & Salt River Base and Meridian, Maricopa County, Arizona

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### COVER SHEET

- **Owner:** [Name]
- **Civil Engineer:** [Name]
- **Goetechical Engineer:** [Name]
- **Maricopa County, AZ 85006**
- **Phoenix CRPR 1700264, Kiva 99-40436, SPAD 1604359, SDEV 0200452, QS 11-29
- **4624 East Marilyn Road, Phoenix, AZ 85032 602.619.9900**

**Planning for successful projects.**

**Civil Engineering - Land Surveying - Construction Management**

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## Services

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<td><strong>AS-BUILT CERTIFICATION</strong></td>
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## Legal Description

- **602.619.9900**
- **cDougall**
- **Parcel Coverage Information - TBD**
- **Owner**
- **Civil Engineer**
- **Goetechical Engineer**
- **Maricopa County, AZ 85006**
- **Phoenix CRPR 1700264, Kiva 99-40436, SPAD 1604359, SDEV 0200452, QS 11-29**
- **4624 East Marilyn Road, Phoenix, AZ 85032 602.619.9900**

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## Flood Insurance Rate Map Table

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<th>Map Table</th>
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<td>SOUTH HALF OF LOT 1, BLOCK 8, MOUNT PLEASANT RACT, MARICOPA COUNTY RECORDER BOOK 2 OF MAPS, PAGE 9, (AKA MC APN 116-27-101)</td>
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<tr>
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## Construction Key Notes & Quantities

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<th>Number</th>
<th>Description</th>
<th>Unit</th>
<th>Amount</th>
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<td>1</td>
<td><strong>NOTE</strong></td>
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<td><strong>CONSTRUCTION DRAWINGS AND SPECIFICATIONS</strong></td>
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<td><strong>ELECTRICAL PLANS</strong></td>
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<td><strong>MECHANICAL PLANS</strong></td>
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<td>8</td>
<td><strong>CONSTRUCTION DRAWINGS AND SPECIFICATIONS</strong></td>
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## Vicinity & Access Map

1002 E. FILLMORE ST. (MC APN 116-27-101)

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## Vicinity & Access Map

1002 E. FILLMORE ST. (MC APN 116-27-101)

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## Vicinity & Access Map

1002 E. FILLMORE ST. (MC APN 116-27-101)
**C.O.P. ON SITE RETENTION CALCULATIONS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit Long.</th>
<th>Unit Width</th>
<th>Area</th>
<th>Drainable Area</th>
<th>Runoff</th>
<th>PE</th>
<th>Prlisted Code</th>
<th>Proportion</th>
<th>Prescribed</th>
<th>Prescribed (%)</th>
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<tbody>
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<td>Base Level</td>
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<td>Top Level</td>
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**Adding and Deleting Plant Site Plan 06-28-14**

James F. Dishman 2/26/14

ENGINEER AND SURVEYOR APPRAICIONS OF SURVEY DATES AND APPRAICIONS AND CERTIFY FOR THE DATE THE SURVEY WAS COMPLETED.

**ABREVIATIONS**

- CRPR: County Recordation Property Records
- KIVA: Kiva Association of Maricopa County
- SPAD: Spacing and Design
- SDEV: Survey Documentation and Engineering
- QS: Quality Assurance

**CIVIL ENGINEERING SERVICES**

- Site Plan Development
- Stormwater Management
- Drainage Design
- Stormwater Retention Design

**LAND SURVEYING SERVICES**

- Boundary Survey
- Golf Course Survey
- Plat Survey
- Easement Survey

**CONSTRUCTION MANAGEMENT**

- Project Management
- Construction Administration
- Quality Control
- Safety Management

**LEGEND**

- **W** Walking
- **S** Spanish
- **T** Topographic
- **E** Electrical
- **MD** Mechanical/Ductile
- **HD** Highway

**REMARKS**

- Detailed by: Dougall

**NOTES**

1. Dimensions shown are for the parcel and do not include setbacks.
2. Depths shown are for the parcel and do not include setbacks.
3. Elevations shown are for the parcel and do not include setbacks.
4. Areas shown are for the parcel and do not include setbacks.
Planning for successful projects.

Civil Engineering - Land Surveying - Construction Management
**Xeriscape Landscaping Criteria:**
1. Existing 6' high masonry site wall to remain.
2. New 6' high masonry site wall.
3. Existing 3' high masonry site wall to remain.
4. New 3' high masonry site wall.
5. 5' high factory finished, heavy-duty iron frame gate with 4' pickets, lockable latch hardware and wood privacy pickets.
7. Electrical service panel, wall mounted electric central irrigation drip timer and gas meter.
8. 1/2" crushed granite to provide a minimum 2.5 inch even coverage. Color of material to approved by Owner prior to ordering.
9. Concrete surface
10. 2-1/2" Caliper accent tree.
11. 5-gallon native species shrub.
12. Final plant locations by Owner.

**PROJECT DATA:**
- **PROPOSED USE:** SINGLE FAMILY
- **BUILDING HEIGHT:** 15'-0" 
- **BUILDING STORIES:** 1-STORY
- **SITE DATA:**
  - **GROSS SITE AREA:** 3,438 SF
  - **NET SITE AREA:** 2,140 SF
  - **BUILDING AREA:** 1,258 SF
  - **LOT F.A.R.:** 37%
  - **LOT COVERAGE:** 58%

__Access Point New Drive Way__

**VEGETATION:**
- **Prosopis Chilensis**
- **Chilean Mesquite**
- **Hyptis Eryngyi**
- **Desert Lavender**
- **Echinocactus Grusonii**
- **Golden Barrel Cactus**
- **Dasylirion Wheelii**
- **Desert Spoon**
- **Yucca Rigidia**
- **Blue Yucca**

**SURFACES:**
- **Decomposed Granite Surface**
- **Concrete Surface**

1004 East Fillmore Street
Phoenix, AZ 85006

**DATE:** 8/23/2017
**SHEET SCALE:** 1/4" = 1'-0"
**REVISIONS:**

**LANDSCAPE PLAN**
SECTION "A"

SECTION "B"

ATTIC VENT CALCULATIONS

AREA OF VENTS (SF)

VENT OPENING (SF) PER SF BASEMENT ATTIC SPACE

VENTLOCATION #1 139.35 SF, PT 150.55 SF, 1.04 SF

VENTLOCATION #2 137.34 SF, PT 118.65 SF, 1.04 SF

VENTLOCATION #3 137.34 SF, PT 118.65 SF, 1.04 SF

VENTLOCATION #4 137.34 SF, PT 118.65 SF, 1.04 SF

GENERAL PLAN NOTES:

1. ALL INTERIOR GROOVED OR SMOOTH LAMINATE FLOORS

2. SOLID CORE, LAMINATE OR OTHER FLOORING TO BE INSTALLED BY CONTRACTOR.

3. ALL HOUSE TO CLOSET DOOR TO BE SOLID WOOD 1 3/4" THICK.

4. ALL EXTERIOR FLOORING TO BE WATERPROOF OR OTHER MANUFACTURER'S SPECIFICATION.

5. ALL FLOOR MATERIAL TO BE INSTALLED BY CONTRACTOR.

6. ALL MICRORAD SAFETY DOORS TO BE INSTALLED BY CONTRACTOR.

7. ALL FLOOR MATERIAL CHANGED TO GROOVED LAMINATE, SIDE X SIDE INSTALLATION.
### PLUMBING FIXTURE SCHEDULE

<table>
<thead>
<tr>
<th>TAG</th>
<th>FIXTURE</th>
<th>COMMENTS</th>
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</thead>
<tbody>
<tr>
<td>HB</td>
<td>HOSE HBD</td>
<td>AMERICAN VALVE MTL 1&quot; BRASS BODY, PRESSURE REGULATED, WELKYN NO C, 1/2-60 M9, PRESSURE REGULATED, WELKYN 787-167-675 PLUMB BODY (OR APPROVED EQUIV)</td>
</tr>
<tr>
<td>L</td>
<td>LABORATORY</td>
<td>VASCOL TOP STYLIZED FOR SURFACE, DELTA CLASSIC - HANDLES - SHIPS TURNING BALL, MODEL 904 OR BROAD CENTER, SINGLE LEVER, 1-3/4&quot; OR 2-1/4&quot; TURN ANGLE STOP, STEEL BRAZED SUPPLY, DRILL EXTENSIONS, 1/8&quot; CHROME AND BRASSIC</td>
</tr>
<tr>
<td>WC</td>
<td>WATER CLOSET</td>
<td>AMERICAN STANDARD, CADDO, ELONGATED, DROPOUT TWO-PIECE, FLUSH MODEL, 3/8&quot; ZINC, 3 PIECE, DOUBLE SEAT, WITHIN CHINA MATCHING PLASTIC SEAT, STEEL BRAZED SUPPLY, LINE 1&quot; TURN ANGLE STOP AND DRILLING</td>
</tr>
<tr>
<td>KS</td>
<td>KITCHEN SINK</td>
<td>PEGO WHEEL, SINGLE LEVER STAINLESS STEEL, 1-1/4&quot; X 1-1/2&quot; TOP MOUNT KITCHEN SINK, FAUCET - PEGO, SINGLE HANDLE PULL-OUT KITCHEN FAUCET WITH SOAP DISPENSER, MODEL PEGO-MEDS</td>
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<tr>
<td>CW</td>
<td>CLOTHES WASHER</td>
<td>HASH VELAS, OVAL TOP, OR TUB WITH RESISTANT BOTTOM AMERICAN STANDARD, 156222 TUB &amp; SHOWER VALVE, 1/2&quot; OR 3/4&quot; TIP, 1/2&quot; OR 3/4&quot; TIP, 1/2&quot; OR 3/4&quot; TIP, 1/2&quot; OR 3/4&quot; TIP</td>
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<tr>
<td>RB</td>
<td>BATH TUB</td>
<td>HASH Velas, OVAL TOP, OR TUB WITH RESISTANT BOTTOM AMERICAN STANDARD, 156222 TUB &amp; SHOWER VALVE, 1/2&quot; OR 3/4&quot; TIP, 1/2&quot; OR 3/4&quot; TIP, 1/2&quot; OR 3/4&quot; TIP, 1/2&quot; OR 3/4&quot; TIP</td>
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### PVC WATER HEATER SCHEDULE

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<th>GALLONS</th>
<th>WATER TEMPERATURE</th>
<th>PRESSURE</th>
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<tbody>
<tr>
<td>55</td>
<td>58</td>
<td>120°F</td>
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<tr>
<td>40</td>
<td>43</td>
<td>120°F</td>
<td>80 psi</td>
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### ELECTRIC WATER HEATER DETAIL

1. The water heater shall be installed in according to the instructions included with the unit. The water heater shall be installed on a sturdy, level surface, and properly grounded. The water heater shall be connected to the electrical supply according to the instructions provided by the manufacturer. The water heater shall be protected from freezing, and the water heater shall be properly insulated.

2. The water heater shall be installed in a location that is accessible for maintenance and repair. The water heater shall be properly labeled and equipped with a temperature and pressure relief valve. The water heater shall be connected to the plumbing system using approved connections and fittings.

### PLUMBING NOTE & DETAILS

- The drain shall be as specified.
- The drain shall be installed in accordance with the manufacturer's instructions and shall be connected to the plumbing system using approved connections and fittings.