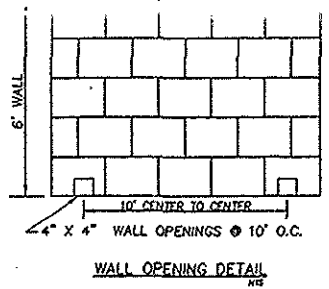


- 3.5
- 8.5
- PROPOSED ELEVATION
- EXISTING ELEVATION
- FINISHED FLOOR ELEVATION
- LOWEST FINISHED FLOOR ELEVATION
- FLOW DIRECTION
- 1928 --- EXISTING CONTOUR
- 258 --- PROPOSED CONTOUR
- EDGE OF PAVEMENT
- BACK OF CURB
- RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
- GENERAL PURPOSE EASEMENT
- TOP OF SITE WALL
- TOP OF RETAINING WALL
- TOP OF FOOTING
- TOP OF WROUGHT IRON FENCE
- TOP OF SITE WALL
- HIGH WATER ELEVATION
- FINISHED GRADE FLOWLINE
- INVERT
- CENTERLINE
- PROPERTY LINE
- EXISTING RIGHT OF WAY
- SS --- SANITARY SEWER LINE
- W --- WATER LINE
- AB ASBUILT
- BSL BUILDING SETBACK LINE
- ⊗ IRRIGATION CONTROL VALVE
- ⊙ HOSE BIB
- LANDSCAPE LIGHT



COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF TEST (INDEX DATE)	POW ZONE	BASE FLOOD ELEVATION (W 40 ZONE USE CUP 2)
045012	850 7/19/01	E	7/19/01	D	N/A

ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN, ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37 - 42 FLOODWAYS & FLOODPLAIN ORDINANCE.

Permit # 110501 Pool/Spa
 37838 N Boulder Heights

SITE INFORMATION: Boulder Heights
 Lot Area: 60,159 square feet
 APN: 219-60-200
 Desert Land Form: Upper Desert
 N.A.O.S. Required: 30,468 square feet
 N.A.O.S. Provided: 30,468 square feet
 Slope Category: 5%-10% 10+
 Zoning: R1-43ESL
 C.O.S. Q.S.: 63-54
 NAOS PER PLAT 25,468 sq ft
 ADDITIONAL NAOS 5,000 sq ft
 TOTAL 30,468 sq ft

OWNER:
 MARK VENTRONE
 LaBlonde Development Corp.
 8864 East Pinnacle Peak Road #2
 Scottsdale, Arizona 85255
 (480) 585-1845

ARCHITECT/DESIGNER:
 Rains Design, Inc.
 (480) 595-8339

CLIENT:
 LaBlonde Development Corp.
 8864 East Pinnacle Peak Road #2
 Scottsdale, AZ 85255
 (480) 585-1845

FIELD SURVEY BENCHMARK:
 C.O.S. Brass-Cop flush at the intersection of Jimson Loco Lane and Boulder View Drive. Elevation=3068.03 (NAVD 88)

I hereby certify that all elevations represented on this plan are based on the elevation datum for the City of Scottsdale Benchmark provided above.

1991 ESLO BUILDING AND DEVELOPMENT NOTES

- Land designated as NAOS shall be permanently maintained as open space. The entire Natural Area Open Space (NAOS) will be permanently maintained as natural open space easement, donation, or dedication to the city or other entity. NAOS shall be maintained by property owner.
- Non-indigenous plant materials are limited to enclosed areas and shall not exceed 20 feet in height.
- Turf is limited to enclosed areas not visible offsite or lower elevations.
- Reflective building materials are prohibited.
- No paint colors shall be used which have a Light Reflective Value (LRV) greater than 40%. (LRV measures the amount of light reflected by a color and is available from paint manufacturers).
- Exterior materials and paint colors shall not exceed a value and/or chroma of 6 as indicated in the Munsell Book of Color on file in the City Planning Department (Samples may be required).
- All mechanical equipment to be screened a minimum of 1' above unit, and shall be compatible with the adjacent main building.
- Pool shall be constructed with separate permit and secured from unwanted access.
- The guest house shall never be offered for rent. Only guesthouses on lots >35,000 square feet may provide cooking facilities.

GENERAL NOTES

- The Owner and Builder are to be responsible for securing N.A.O.S. easements with 1/4" or larger rope with rebar posts (or approved equal) at appropriate intervals. Rope is to be a minimum of 36" above existing grade.
- 5 percent minimum slope away from the building for a minimum of 10 feet unless otherwise noted.
- All drainage protective devices such as swales, interceptor ditches, pipes, protective berms, concrete channels or other measures designed to protect buildings or property from storm runoff must be completed prior to any structure being built.
- All private water & sewer service lines to have a minimum of 1' horizontal separation per UPC Table 11-1. Private water line to be a minimum of 1" diameter; private sewer line to be a minimum of 4" diameter, unless otherwise noted.
- Any drainage structures: i.e. catch basins, culverts, channels or any other drainage related features will be maintained by the home owner.
- All driveways shall conform to the Fire Department Guidelines of Emergency Vehicle Access.
- Any wall adjacent to an area of pedestrian activity is to conform with City Standards. A block wall or wrought iron fence is required where drop-offs exceed 30 inches.
- All mechanical equipment concrete pads are to have a finished grade of 0.33' lower than the adjacent finished floor of the proposed structure in all flood zones other than A0; for A0 flood zones the mechanical pad elevation will be equal to the adjacent finished floor elevation, (UNLESS OTHERWISE NOTED).
- Contractor to verify slope of sewer inverts and elevations to verify use of gravity systems.
- Contractor to verify the location of all utilities prior to construction.

Pool & Spa Only

110501

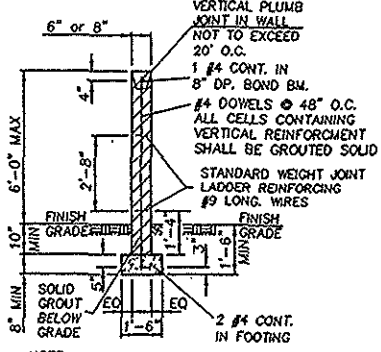
APPROVAL FOR

SETBACKS	<input checked="" type="checkbox"/>
FENCES	<input type="checkbox"/>
FINISH FLOOR	<input type="checkbox"/>
OTHER	<input type="checkbox"/>

ZENIA M. CORNEJO DATE 6/2/05

PLANS ACCEPTED BY FIRE DEPT TO BE ON JOB SITE AT ALL TIMES
 ON SITE INSPECTION DURING THE INSTALLATION AND TEST WITNESSING ARE NECESSARY FOR FINAL ACCEPTANCE

MATERIALS:
 CONCRETE f'c = 2000 psi
 REINFORCING f'y = 40,000 psi
 CMU f'm = 1350 psi
 MORTAR ASTM TYPE S
 GROUT f'c = 2000 psi
 DUROWALL f'y = 80000 psi



NOTE:
 FOOTING CONSTRUCTION JOINT NOT TO EXCEED 40' O.C. WITH 1/2" PREMOLDED ASPHALT BOARD WITH 2 - #3 X 16" DOWELS

6"-8" MASONRY WALL SECTION
 CITY OF SCOTTSDALE - MINIMUM STANDARD
 N.T.S.

ATTENTION!
 Any omission or sub-standard design that is not detected by the authority having jurisdiction does not relieve the contractor from full compliance with nationally recognized standards and governing city ordinances. Resubmittals to obtain approved plans are required before final installation and approval.

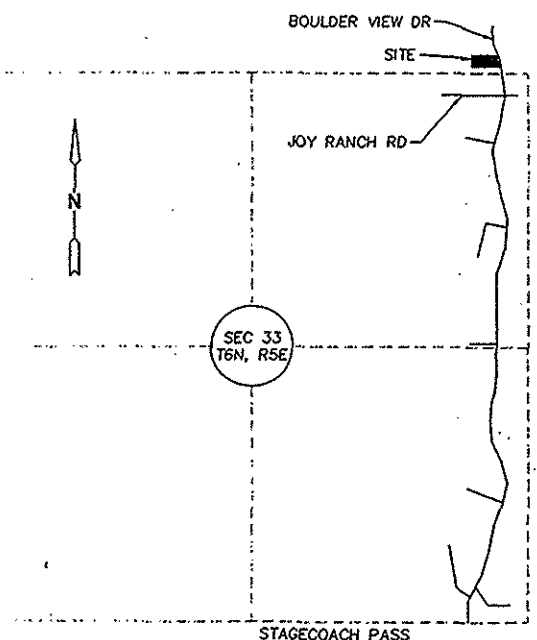
SCOTTSDALE FIRE DEPARTMENT ACCEPTED
 Based on submitted information, these plans are in accordance with nationally recognized and accepted standards.
 No representations or warranties of any kind are intended or made.
 Name: [Signature] Date: 6/15/05

RESIDENTIAL SITE PLAN APPROVED
 BY THE CITY OF SCOTTSDALE SUBJECT REVIEW

51-04
 CASE NUMBER
 11/12/04
 DATE
 [Signature] ENGINEERING

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL

ACCESS GRADES FROM 0 TO 12% FOR ONE SINGLE FAMILY RESIDENCE	Drive Length	Drive Width	Drive Surface	Turn-a-round Required	Hose Lay	Sprinkler Requirements Mod-130	4 Head
Less than 200 feet	12	AW	No	Less than 200 feet	Yes	No	



ATTACHED
 PINNACLE ENGINEERING, INC.
 872 EAST VISTA BONITA DRIVE
 SCOTTSDALE, ARIZONA 85255 • (480) 585-6900
 EMAIL: support@pinnacleeng.com

GRADING PLAN
 LOT 95 BOULDER HEIGHTS
 37838 NORTH BOULDER VIEW DRIVE
 SCOTTSDALE, ARIZONA

FIRE

SHEET 1 OF 2
 DATE 6/2/05
 [Signature]

JOB NUMBER 121044

1502-233-000
 Call Collect

CONSTRUCTION NOTES

Construct wall openings 10' o.c. (4' x 4')
verts to be level with adjacent grade
rade to drain

WALL/FENCE CALCULATIONS

Linear footage of fences (non-retaining): N/A linear feet
Linear footage of retaining walls (w/out fences): N/A linear feet
Linear footage of retaining walls with fences on top: 195 linear feet

NOTE: Wall lengths shown above are for permitting purposes only.
Contractor/Owner is responsible for verifying accuracy of wall quantities
as shown.

NOTE:
SEE ARCH. PLANS SHEET 18 FOR
RET. WALL DETAILS.

NO NATIVE PLANTS
WILL BE DAMAGED!

SECTION B-B
NTS
3' GATE
SELF-CLOSING
LATCHING
OPENING
OUT

LOT 94
5' BLOCK

5' BLOCK
ENCLOSING REAR
YARD

THIS COPY
1/40" = 1'

PINNACLE
ENGINEERING, INC.
872 EAST VISTA BONITA DRIVE
SCOTTSDALE, ARIZONA 85255 • (480) 585-6003
FAX: (480) 585-7077
EMAIL: support@pinnacleengineers.com



GRADING PLAN
LOT 95 BOULDER HEIGHTS
37838 NORTH BOULDER VIEW DRIVE
SCOTTSDALE, ARIZONA



SHEET 2 OF 2
DATE JAN 2004

BD IN
SHOWN DRAWN BY: [Signature]
QTY CHECKER:
DRAWN BY: KR
JOB NUMBER
191044

