



**PROJECT DATA**

ADDRESS: 7140 E. FIRST AVENUE  
 A.P.N. 130-12-021  
 ZONING: C-2 DO  
 LOT AREA 6401 SQ. FT. / 14 AC.

**GROSS FLOOR AREAS:**

FIRST FLOOR 4,009 S.F.  
 SECOND FLOOR 3,422 S.F.  
 SUB-TOTAL COMMERCIAL 7,431 S.F.  
 THIRD FLOOR RESIDENTIAL 2,461 S.F.  
 TOTAL AREA 9,892 S.F.

**FLOOR AREA RATIO CALCULATION:**

SUB-TOTAL COMMERCIAL 7,431 S.F.  
 LOT AREA 6401 S.F.  
 FLOOR AREA RATIO 1.16

**PARKING CALCULATION:**

PROPOSED G.F.A. 7,431 S.F.  
 EXISTING G.F.A. -2,700 S.F.  
 EXISTING PARCEL ALLOWANCE -2,000 S.F.  
 TOTAL 2,731 S.F.

**SPACES REQUIRED:**

COMMERCIAL AREA (2,731 SF/300) 9.10 SPACES  
 RESIDENTIAL THIRD FLOOR 2 SPACES  
 TOTAL 11.10 SPACES

**SPACES PROVIDED:**

CREDIT FOR EXIST. BLDG. 10.8 SPACES  
 PARKING ON SITE 1 SPACE  
 TOTAL 11.8 SPACES



**H&S International LLC**  
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**B.K. SARSA**  
 ARCHITECT  
 SCOTTSDALE, ARIZONA

**B.K. SARSA**  
 7140 EAST FIRST AVENUE

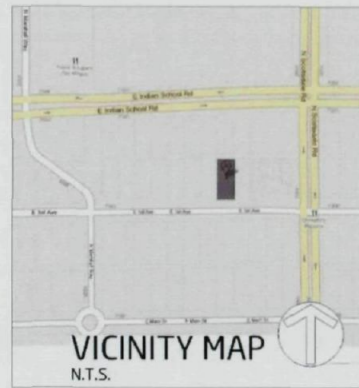
REVISION 03/23/10 NO  
 DATE 12/23/09  
 ARCHITECT  
 PROJECT MANAGER STEVE HALL  
 PROJECT NUMBER 0310  
 SCALE 1/8" = 1'-0"  
 DRAWN BY  
 CHECKED BY  
 NEXT TIME

**ARCHITECTURAL SITE PLAN**  
**DR-2**  
 BY SARSA  
 SCOTTSDALE, AZ

**ARCHITECTURAL SITE PLAN**  
 SCALE: 1/8" = 1'-0"

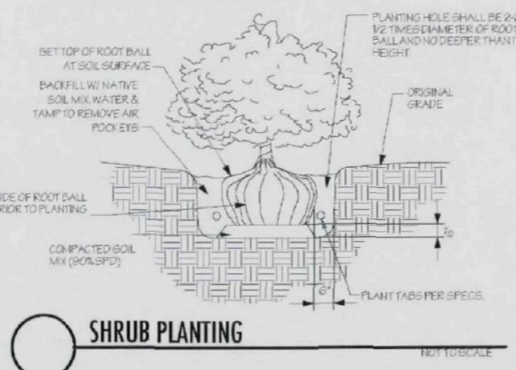
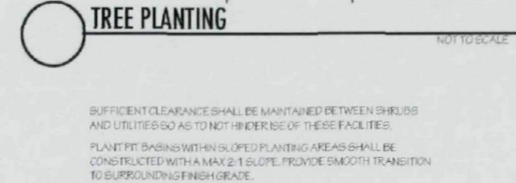
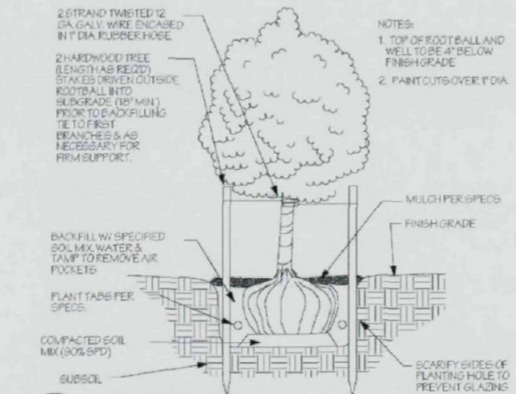
4-DR-2010  
 3/23/10

PRELIMINARY - NOT FOR CONSTRUCTION



Symbol	Botanical Name	Common Name	Size	Quantity
Trees	Acacia smallii	Sweet Acacia	4" Caliper	1
Shrubs	Nandina domestica	'Plum Passion' Heavenly Bamboo	5 Gal.	14
Accents	Aloe dawei	Dawe's Aloe	5 Gal.	2
	Bambusa negra	Black Bamboo	15 Gal.	14
	Pedilanthus macrocarpus	Lady's Slipper	15 Gal.	3
Vines/Groundcovers	Bougainvillea spp.	Barbara Karst	5 Gal.	8
	Ficus repens	Creeping Fig	5 Gal.	6
	Lantana spp.	Golden Lantana	5 Gal.	7
	Mascagnia macroptera	Yellow Orchid Vine	5 Gal.	3
	Trachelospermum jasminoides	Star Jasmine	5 Gal.	6
Misc.	See Callouts	1/4" Minus Madison Gold 2" Thickness	Square Footage	257'0"
	See Callouts	Black Mexican River Pebble	Square Footage	193'0"
	See Callouts	Porous Pavers	Square Footage	48'0"
	See Callouts	Pots	Vary in Size	26

Turf area: No turf area.  
25% of trees and shrubs not on low water plant list.



LANDSCAPE PLAN APPROVAL		
Case #	Approved by	Date

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED.

**General Planting Notes:**  
A qualified supervisor shall be present on site at all times during planting.

Planting locations and quantities are diagrammatic and may be adjusted in the field at the Landscape Architect's request prior to installation.

NOTE: plant material locations shall be finalized after site contouring and prior to irrigation installation.

Plant trees, shrubs and cacti plumb, and faced to give the best appearance or relationship to adjacent plants, structures or views. Care shall be taken to spot plant material evenly to provide optimum growth conditions and maximum aesthetics. Do not install plant material in an area which will cause harm to adjacent structures or improvements.

It is the responsibility of the Contractor to coordinate all plant material locations with other trades prior to installation. 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 and Landscape Architect immediately should conflicts arise.

Notify Owner and the Landscape Architect immediately should soil conditions be present which prevent proper soil drainage and allow water to stand in planting pits.

Verify plant quantities prior to installation. Quantities are listed for convenience only, the actual number of symbols shall have priority over quantities designated. Notify the Landscape Architect of quantity discrepancies or unlabelled massings immediately.

Unless otherwise specified, the Landscape Architect shall select and field spot specimen trees. Plant material placement shall be subject to approval by the Landscape Architect of Owner's Authorized Representative prior to installation.

Vines specified shall be installed with vine silicon gluo-ons attached to the adjacent structures or trees as shown, and nursery stakes removed. Contractor shall submit fastener information to the Landscape Architect for approval prior to installation.

Specific limits of seeding for revegetation seed mixes shall be determined in the field by the Landscape Architect. Refer to seed mix and rate requirements within planting legend.

Specific limits of decomposed granite coverage shall be determined in the field by the Landscape Architect. Verify quantity and coverage requirements prior to installation. Decomposed granite shall be broadcast where blending with native soil.

The Contractor shall allow in their bid for the purchase, delivery, and complete setup (including irrigation as detailed) of all potted plants indicated on the plans. Pots shall be a combination of ceramic and terra cotta pots (varieties and sizes to be determined by the Landscape Architect).

Plant quantities and sizes specified on the planting legend are for bidding purposes only. Upon award of contract, contractor shall verify unavailable species. Verify all plant quantities with Landscape Architect prior to purchasing.

Plant backfill mix shall consist of 2/3 native soil and 1/3 nitrized, ground bark mulch.

Existing grades are based on information directly from civil engineer's improvement plans. Verify existing grades for accuracy prior to the start of grading and notify the owner/architect immediately should conflicts arise.

Finish grade for areas to receive decomposed granite ground-cover shall be 1" below top of adjacent paving. Finish grade at all other areas shall be 1/2" below top of adjacent paving and 5" MIN. below to of adjacent finished floor at residence.

It is the intent of these documents to blend the transition from constructed elements into the natural setting of the site. Contours, spot elevations, and grading limits indicated are approximate and shall be adjusted in the field at the owner/architect's request. Verify grading limits and requirements w/the owner/architect prior to any grading work.

Top and toe of existing constructed slopes shall be "feathered" under the direction of the architect/owner to provide a "natural" transition to native grades.

Refer to civil engineering grading and drainage plans for detailed requirements.

Slope all grades away from building @ 5% min. slope

Slope paving to drain away from residences, base of steps, and walls adjacent to residence @ 1% min. Puddling is not allowable on paving.

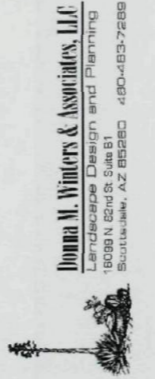
No Turf area shall be provided.

Notes: 40% Of Provided Trees Must Be A Minimum 4-Inch Caliper Size For Single Trunk Trees, Or 2-Inch Caliper Size For Each Trunk On Multi-Trunk Trees. All Shrubs Must Be A Minimum 5 Gallon Size.

DATE 3-12-10  
REVISION

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**B.K. Sarsa**  
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7140 East 1st Avenue  
Scottsdale, Arizona, 85251



DR-L.1

