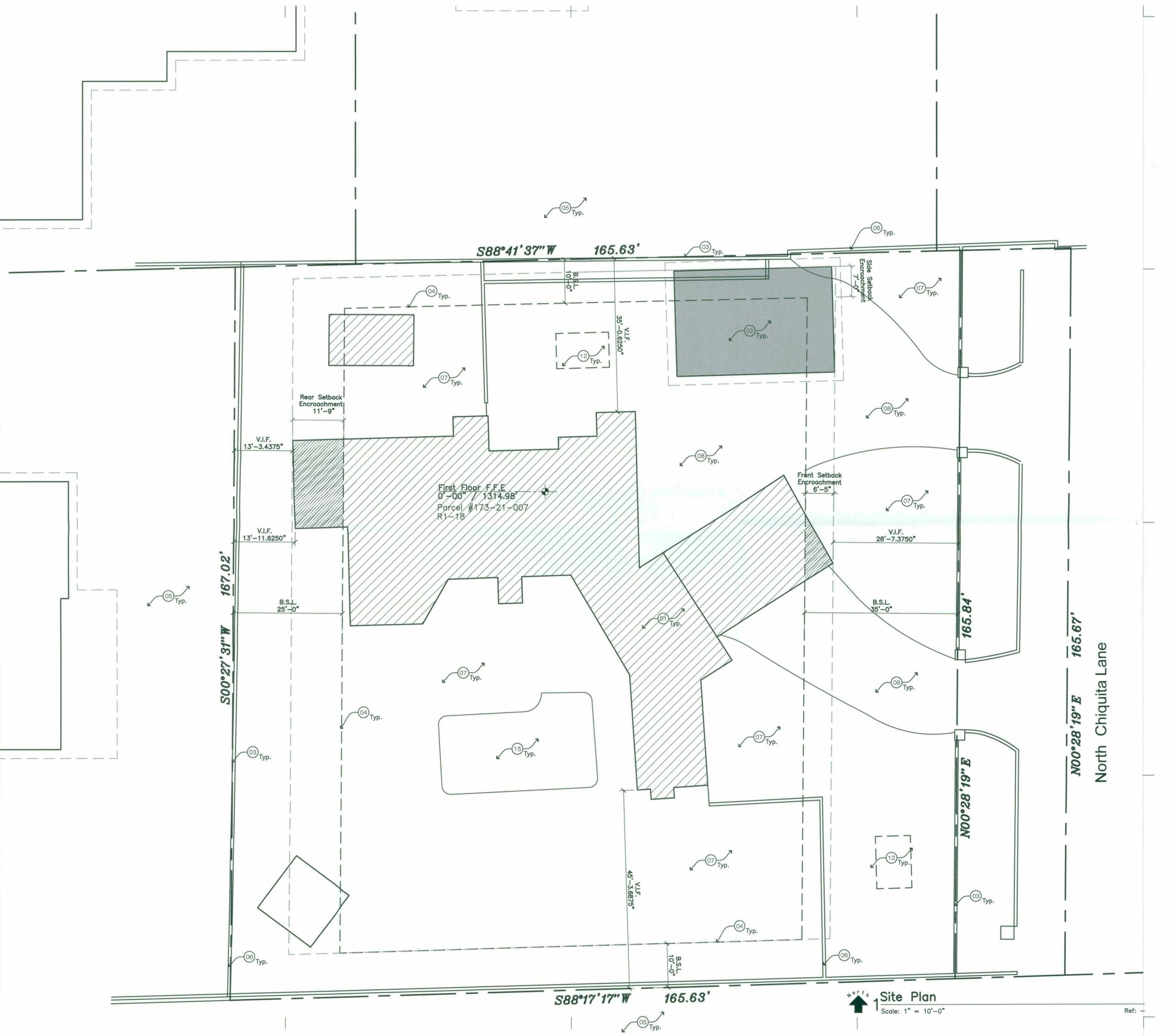
Full Size 8.5 x 11 11 x 17 (site plan, landscape, elevations)



Site Key Notes

- (01) Existing Structure, To Be Remain
- (02) Proposed New Detached Garage
- 03 Property Line
- (04) City Of Scottsdale Building Setback Line
- 05) Adjacent Property (N.I.C.)
- (06) Existing CMU Site Wall, To Remain
- (07) Existing Landscape Area To Remain
- OB Existing C.I.P. Concrete Patio / Driveway / Walk Slab Per Owner Specification, Slope Away From Building,
- 09 Pool Equipment
- (10) AC Condensing On Concrete Pad
- (11) Electrical Panel / Electric SES Connection And Meter
- (12) Existing Septic Tank
- (13) Existing Gas Meter
- (14) Existing Water Meter
- (15) Existing Swimming Pool
- 16) Existing Pool Equipment To Be Removed
- (17) Adjacent Property Primary Structure (N.I.C.)

MODE

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revisions

Pre Design Phase -

09/20/16



Chiquita Lane Valley, Arizona 8

drawn by: zab

A100

1" = 10'-0"

checked by:

file name:

issue date:

Pre Design Phase

20 September 2016

job #:

scale:

Site Plan Sheet Notes

Site Area: 27,550 s.f.

Building Area: Existing Residence: 3,635 s.f. 730 s.f.

Proposed New Garage: Total Proposed New Area:

3,635 s.f. 865 s.f. 730 s.f. 225 s.f. Garage: Carport:

Zoning: R1-18

Required Setbacks: Front: 35' Rear: 25' Side: 10'

Maximum Building Height: 30' - 2 Stories

Site Plan Sheet Notes

- Contractor To Filed Verify Existing F.F.E. Prior To Poring New Slabs. New F.F.E. To Match Existing F.F.E., Typical Contractor To Align Existing Concrete Slab With New
- Concrete Slab.

 2. Site Plan Information For Reference Only. Contractor To Field Verify All Dimensions And Utility Locations Prior
- To Starting Any Work, Typ.
 3. Contractor To Provide Engineered Survey Locating Required Side Yard Setbacks Prior To Start Of Construction. Verify All Dimensions And Layout In Field Prior To Start Of Construction. G.C. To Confirm Project Is Clear Of Side Yard Set Back Requirements Prior To Commencement Of Work. Notify Designer And Owner Of Any Discrepancies Prior To Start Of Construction.
- See General Requirements / Specifications And All Applicable Divisions And Sections Thereof. 5. Concrete Landing And Walkway Slabs Shall Be Per Structural Drawings. Provide Expansion Joints As Required And Verify Locations With Designer. Provide
- Flashing As Required At Junction Of Landing / Walkway Slabs And Footings.
 6. Slope Finished Grade Away From Footings So As To Achieve Positive Drainage And Preclude Settlement.

 7. Slope Finished Decks, Terraces, Walkways, And Driveways, Away From Footings And Structure So As To Achieve Positive Drainage And Preclude Settlement.
- 8. Provide Patio And Area Drains As Required And Verify
 With Designer Prior To Purchasing And / Or Installation.
 9. All Concentrated Drainage Shall Be Conducted Away From
 The Structure In An Approved Devise At 2% Minimum. During Site Work, Grading, And Excavation, Contractor Shall Take Care To Control Dust By Watering.

Site Plan

A100