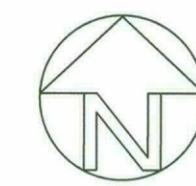


**Final Approved Stamped Plans**  
**Full Size**



# SITE PLAN

### LEGAL DESCRIPTION:

APN#: 175-03-132  
 LOT: #71A  
 DESCRIPTION: PARADISE VALLEY RANCHOS LOTS  
 70 71 TRACT A REPLAT  
 SECTION, TOWNSHIP, RANGE: 14 3N 4E  
 ZONING: R1-35  
 MCR: #1146-22  
 QUARTER SECTION: #32-46

**PROJECT INFORMATION:**  
 LOT AREA: 42,702 S.F.  
 EXISTING LIVABLE AREA UNDER ROOF: 3,752 S.F.  
 TOTAL GARAGE/PATIOS AREA: 1,604 S.F.  
 TOTAL EXISTING AREA UNDER ROOF: 5,356 S.F.

ADDITION AREA UNDER ROOF: 306 S.F.  
 TOTAL AREA UNDER ROOF: 5,662 S.F.

**LOT COVERAGE:**  
 ALLOWABLE: N/A%  
 PROVIDED: 13.2%

**LOT C.A.C.L.S.:**  
 TOTAL AREA UNDER ROOF: 5,662 S.F.  
 LOT AREA: 42,702 S.F.

5,662/42,702=0.1325X100 - 13.2%

### CONTACT INFORMATION:

**OWNER:**  
 CHRISTOPHER & KRISTAL SHAW  
 7629 EAST THUNDERBIRD RD.  
 SCOTTSDALE, AZ 85260

**DESIGNER:**  
 ACCELERATED DESIGNS  
 PAUL CRANE  
 5107 EAST CHARTER OAK ROAD  
 SCOTTSDALE, AZ 85254  
 (602) 788-8655

**CONTRACTOR:**  
 CITYWIDE BUILDERS, INC.  
 BILL DOUGHERTY  
 8711 EAST PINNACLE PEAK ROAD  
 SCOTTSDALE, AZ 85255  
 (480) 775-0100

### ALL NEW CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING INTERNATIONAL CODES WITH LOCAL CITY ORDINANCE & AMENDMENTS:

2015 IRC	2015 IBC	2015 IMC
2015 IFC	2014 NEC	2015 IPC
2015 IFGC	2015 IFGC	2015 IPMC
2005 IECC	2015 IGCC	2015 IEBC

### CLIMATIC & DESIGN CRITERIA IRC R301.2 (1)

SNOW LOAD	WIND	SEISMIC DESIGN CATEGORY	ANNUAL & WINTER DESIGN TEMP
0	90 MPH EXPOSURE C	B	71.2° F 34° F

### SUBJECT TO DAMAGE FROM

WEATHER-ING	FROST DEPTH	TERMITE	DECAY
NEGLECTIBLE	12" BELOW F.G.	MODERATE TO HEAVY	NONE TO SLIGHT

LOADS: ROOF SLOPED 25psf (DL), 20psf (LL)  
 ROOF FLAT 20PSF (DL), 20PSF (LL)  
 LATERAL: WIND 115mph-Exp. "C"  
 SOIL: 1,500psf-ON UNDISTURBED NATURAL  
 WOOD: Fb=1450psi (DF-#2 rep.)

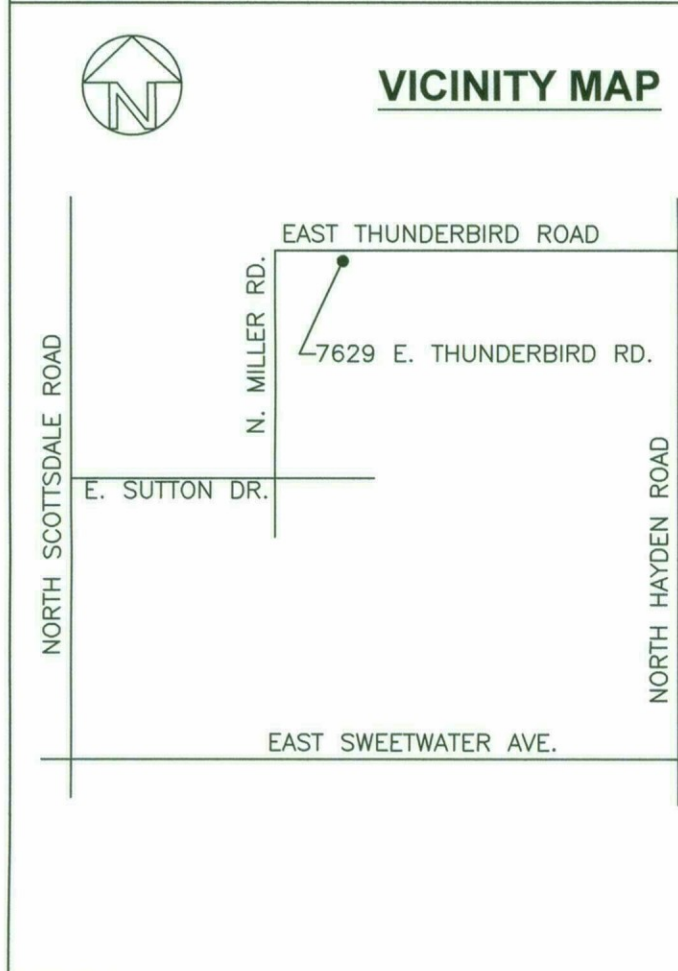
### SCOPE OF WORK OVERVIEW INFORMATION:

BEDROOM ADDITION 306 S.F. & REMODEL OF 144 S.F.

\*NO PLUMBING WILL BE ADDED.  
 \*NO MECHANICAL WILL BE ADDED.

CONSTRUCTION FOR ALL IS WITH 2X4 WOOD STUDS @ 16" O.C. TYP. ALL NEW CONSTRUCTION SHALL CONFORM TO ALL LOCAL RESIDENCE CODES.

\*CONTRACTOR/PROPERTY OWNER SHALL FIELD VERIFY ALL DIMENSIONS BEFORE STARTING WORK.



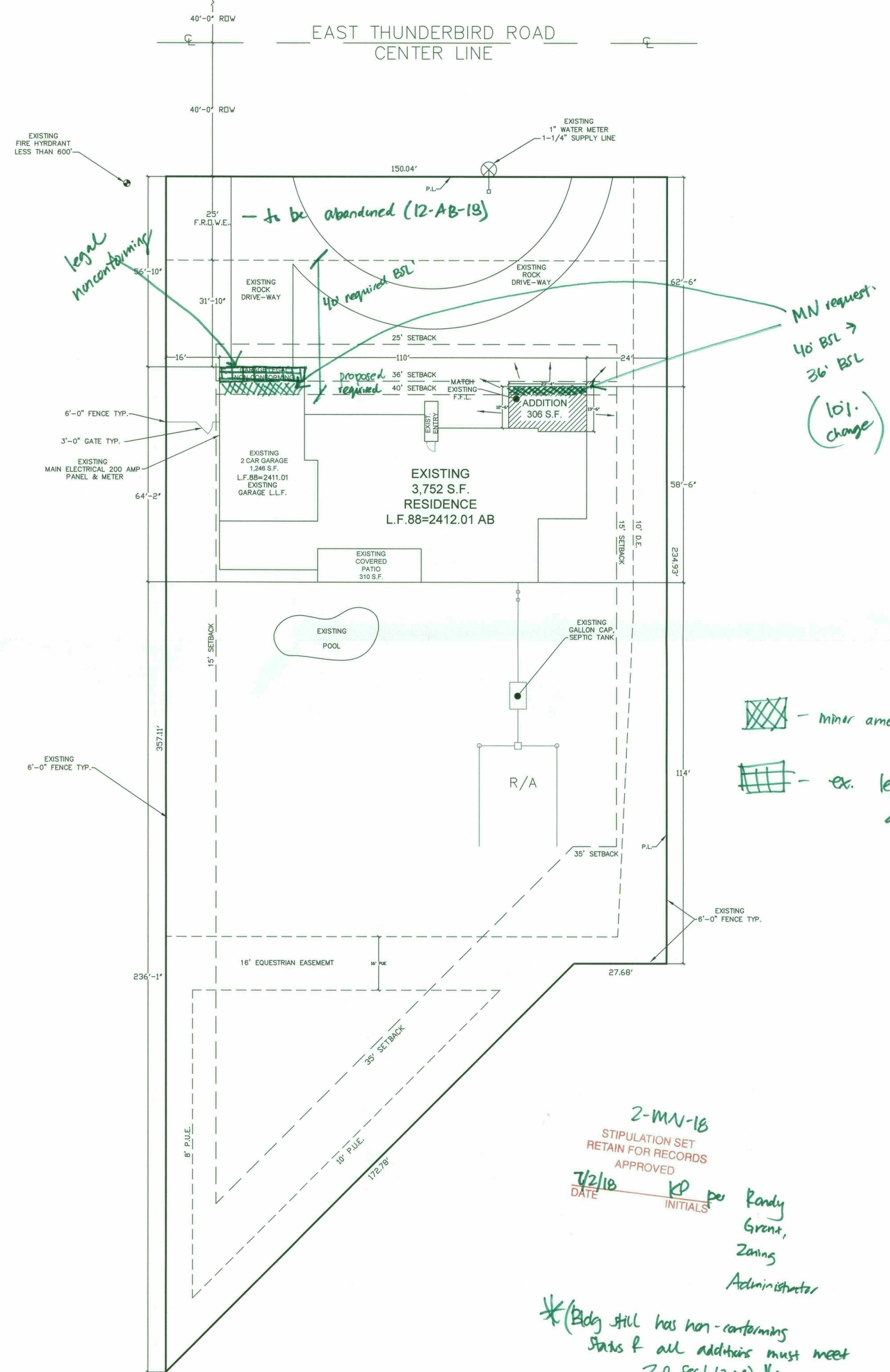
### SYMBOL LEGEND

---	PUBLIC UTILITY EASEMENT
---	ROADWAY CENTER LINE
---	SET BACK LINE
→	DRAINAGE FLOW
1605	1' CONTOUR (EXISTING)
04.99	SPOT FINISH GRADE ELEV.
▨	ADDITION AREA
⊗	WATER MAIN
⊕	WATER VALVE
⊕	AIR RELIEF VALVE
---	SEWER MAIN
⊕	SEWER MANHOLE

**BLUESTAKE**  
 CALL TWO WORKING DAYS BEFORE YOU DIG  
 602-263-1100  
 1-800-STAKE-IT  
 (OUTSIDE MARICOPA COUNTY)

COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM DATE	FIRM ZONE	BASE FLOOD ELEVATION
045012	1685	9/30/2005	F	4/15/88	SHADED "X"	N/A

THE LOWEST FLOOR ELEVATION AND OR FLOOD PROOFING ELEVATION FOR THE PROPOSED ADDITION SHOWN ON THIS PLAN ARE SUFFICIENTLY HIGH ENOUGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100 YEAR STORM AND IS IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 FLOOD PLAN AND STORMWATER REGULATION.



**Additional Site Notes:**

- NO TREES OR VEGETATION WILL BE DESTROYED, RELOCATED OR REMOVED DURING PROJECT.
- LOT WILL BE CLEAN AND CLEAR OF ALL DEBRIS, TRASH, WEEDS OR ANY FIRE HAZARDS AFTER COMPLETION OF PROJECT.
- PROPERTY IS CONNECTED TO CITY SEWER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMANCE TO CONTRACTOR NOTES REQUIREMENTS.
- WHERE REFERENCED BY THE DRAWINGS OR SPECIFICATIONS, ALL CODES AND STANDARDS SHALL BE ASSUMED TO REFER TO THE LATESTS AMENDMENTS.
- CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UTILITY STRIPS PRIOR TO CONSTRUCTION TO ASSURE AVAILABILITY OF UTILITY SERVICES. CALL BLUE-STAKE PRIOR TO EXCAVATION.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ASSURING PROPER AND ADEQUATE DRAINAGE OF WATER AWAY FROM ALL STRUCTURES.

**SUMMARY OF WORK**  
 THE REPLACEMENT, ADDITION OR OMISSION OF ANY LETTER, WORD, OR PUNCTUATION MARK OR LACK OF CAPITALIZATION OF A WORD SHALL IN NO WAY DAMAGE THE TRUE SPIRIT, INTENT, OR MEANING OF THESE SPECS.  
 WHERE SPECIFIC INSTRUCTIONS IN THESE SPECS REQUIRE THAT A PARTICULAR PRODUCT (AND/OR MATERIALS) BE INSTALLED AND/OR APPLIED BY AN APPROVED APPLICATOR OF THE MFR, IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO ENSURE THE WORK BE DONE BY AN APPROVED APPLICATOR.

**SUBSTITUTIONS**  
 THE SUBCONTRACTOR SHALL BASE HIS PROPOSAL ON THE EXACT BRANDS, SYSTEMS, METHODS, AND MATERIALS SHOWN. IF THE SUBCONTRACTOR DESIRES TO MAKE SUBSTITUTIONS, HE SHALL LIST THEM IN HIS BID & IN HIS CONTRACT. THE LISTING SHALL BE IN SUFFICIENT DETAIL TO AFFORD THE OWNER MEANS OF COMPARISON & MUST INCLUDE THE MONETARY DIFFERENCE IN CONTRACT PRICE IF THE SUBSTITUTION IS ACCEPTED. SUBSTITUTIONS AFTER SIGNING THE CONTRACT SHALL BE BY CHANGE ORDER ONLY.

**ERRORS AND OMISSIONS**  
 IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECS, OR OTHER DOCUMENTS, THE SUBCONTRACTOR SHALL NOTIFY CONTRACTOR/HOME OWNER IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE SUBCONTRACTOR FAILURE TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME. THE SUBCONTRACTOR SHALL HAVE ALL TERMS OR DETAILS CLARIFIED w/ CONTRACTOR/HOME OWNER PRIOR TO SUBMITTING A BID. OTHERWISE CONTRACTOR/HOME OWNER INTERPRETATION SHALL BE FINAL.

CONTRACTOR & HOME OWNER TO REVIEW & VERIFY ALL DIMENSIONS, SPECS & CONNECTIONS BEFORE CONSTRUCTION BEGINS

**DRAWING INDEX:**

CS1	SITE PLAN
A1.0	DEMO & FLOOR PLAN
A2.0	ELEVATIONS
A3.0	FRAMING & ROOF PLAN
A4.0	FOUNDATION PLAN
E1.0	ELECTRICAL * MECH. PLAN
D1	SECTIONS
D2	DETAILS
GN	GENERAL NOTES

- ### Site Plan Notes
- POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.
  - POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, NAOS, SCENIC CORRIDORS, ON TO AN ADJACENT LOT, OR TRACT OF LAND.
  - ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIP, ETC.) SHALL BE SCREENED A MINIMUM OF 1' ABOVE THE HIGHEST PORTION OF THE EQUIPMENT FROM ALL SIDES AND SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING. SHOW LOCATION OF EQUIPMENT ON SITE PLAN.
  - GUESTHOUSE SHALL NEVER BE OFFERED FOR RENT. GUEST HOMES ON LOTS UNDER 35,000 SQ. FT. MAY NOT PROVIDE COOKING FACILITIES.
  - A GUESTHOUSE OR ACCESSORY STRUCTURE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOT PRINT SIZE OF THE PRINCIPAL BUILDING.
  - EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF 6 AS INDICATED IN THE MUNSSEL BOOK OF COLOR ON FILE IN THE CITY OF SCOTTSDALE'S PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. (THE CITY MAY REQUIRE COLOR SAMPLES).
  - MATERIALS USED FOR EXTERIOR SURFACES OF ALL STRUCTURES SHALL BLEND IN COLOR, HUE, AND TONE WITH THE SURROUNDING NATURAL DESERT SETTING TO AVOID HIGH CONTRAST.
  - SURFACE MATERIALS OF WALLS, RETAINING WALLS OR FENCES SHALL BE SIMILAR TO AND COMPATIBLE WITH THOSE OF THE ADJACENT MAIN BUILDINGS.
  - PLANT MATERIALS THAT ARE NOT INDIGENOUS TO THE EST AREA SHALL BE LIMITED TO ENCLOSED YARD AREAS AND NON-INDIGENOUS PLANTS THAT HAVE THE POTENTIAL OF EXCEEDING TWENTY (20) FEET IN HEIGHT ARE PROHIBITED. TURF SHALL BE LIMITED TO ENCLOSED AREAS NOT VISIBLE OFFSITE FROM LOWER ELEVATION.
  - REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
  - REFLECTIVE BUILDING AND ROOFING MATERIALS (OTHER THAN WINDOWS) INCLUDING MATERIALS WITH HIGH GLOSS FINISHES AND BRIGHT, UNFINISHED COPPER, ALUMINUM, GALVANIZED STEEL OR OTHER METALLIC SURFACES, SHALL BE TEXTURED OR HAVE A MATTE OR NON-REFLECTIVE SURFACE TREATMENT TO REDUCE THE REFLECTIONS OF SUNLIGHT ONTO OTHER PROPERTY.
  - MIRRORED SURFACES OR ANY TREATMENTS THAT CHANGE ORDINARY GLASS INTO A MIRRORED SURFACE ARE PROHIBITED.
  - THE OWNER AND/OR CONTRACTOR INCORPORATE DEVELOPMENT DESIGN AND CONSTRUCTION TECHNIQUES THAT BLEND SCALE, FORM AND VISUAL CHARACTER INTO THE NATURAL LANDFORM AND MINIMIZE EXPOSED SCARS TO THE SATISFACTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
  - EXTERIOR LIGHTING SHOULD BE LOW SCALE AND DIRECTED DOWNWARD, RECESSED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM RESIDENTIAL DEVELOPMENTS IN THE AREA OR FROM A PUBLIC VIEWPOINT. EXTERIOR FIXTURES SHALL NOT GENERALLY EXCEED A HEIGHT OF FEET MEASURED FROM THE NEAREST ADJACENT GRADE TO THE TOP OF THE FIXTURE (LOWER HEIGHTS MAY BE REQUIRED BY THE INSPECTION OR CODE ENFORCEMENT STAFF).
  - ANY PROPOSED MODIFICATIONS TO NATURAL WATERCOURSES AND ALL WALLS AND FENCES CROSSING NATURAL WATERCOURSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND POLICIES SPECIFIED IN CHAPTER 37 (DRAINAGE AND FLOODPLAIN ORDINANCE) OF THE CITY OF SCOTTSDALE REVISED CODE.
  - LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE PROPERTY OWNER SHALL MAINTAIN ALL DESIGNATED NAOS.
  - TEMPORARY SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
  - A REGISTERED SURVEYOR SHALL STAKE AND ROPE OR FENCE THE NAOS EASEMENT IN ACCORDANCE WITH THE SITE PLAN AND THE EASEMENT LEGAL DESCRIPTION.
  - NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 40%.

No.	Revision/Issue	Date
-	INITIAL RELEASE	4/2/18

Firm Name and Address  
**Citywide Builders**  
 8711 E. Pinnacle Peak Rd.  
 Scottsdale, AZ 85255  
 P/N: (480) 775-0100  
 Fax: (480) 775-0150

Project Name and Address  
**CHRISTOPHER & KRISTAL SHAW**  
 7629 E. ThunderBird Rd.  
 Scottsdale, AZ 85260

Parcel	175-03-037	Sheet	<b>CS1</b>
Date	APRIL 2, 2018		
Scale	1" = 20'		

2-MN-18  
 STIPULATION SET  
 RETAIN FOR RECORDS  
 APPROVED  
 7/2/18  
 DATE  
 KP  
 INITIALS  
 Randy Green, Zoning Administrator

\*Bldg still has non-conforming status & all additions must meet 2.0. Sec 1.309

2-MN-2018  
 05/16/18