

SITE PLAN NOTES:

- POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.
- POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, NAOS, SCENIC CORRIDORS, OR TO AN ADJACENT LOT, OR TRACT OF LAND. (ZO SEC. 6.1020.B.1. AND D84FM 2-2.501D.4.C.)
- ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIP, ETC.) SHALL BE SCREENED A MINIMUM OF 1 FOOT 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.
- A GUESTHOUSE SHALL NEVER BE OFFERED FOR RENT. (ZO SEC. 5.012.A.6.C. AND SEC. 5.102.A.6.C.)
- A GUESTHOUSE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOTPRINT SIZE OF THE PRINCIPAL BUILDING. (ZO SEC. 5.012.A.6.B. AND SEC. 5.102.A.6.B.)
- EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF 6 AS INDICATED IN THE MUNSIELE BOOK OF COLOR ON FILE IN THE CITY OF SCOTTSDALE'S PLANNING & DEVELOPMENT DEPARTMENT. THE CITY MAY REQUIRE COLOR SAMPLES TO VERIFY COMPLIANCE. (ZO SEC. 6.1020.G.1.I.)
- 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. (ZO SEC. 6.1020.G.1.D.)
- SURFACE MATERIALS OF WALLS, RETAINING WALLS OR FENCES SHALL BE SIMILAR TO AND COMPATIBLE WITH THOSE OF THE ADJACENT MAIN BUILDINGS. (ZO SEC. 6.1020.G.1.D.)
- PLANT MATERIALS NOT INDIGENOUS TO THE E.S.L. 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 FROM A LOWER ELEVATION. (ZO SEC. 6.1020.G.1.I.-J.)
- REFLECTIVE BUILDING MATERIALS ARE PROHIBITED. (D84FM 2-2.501A.2.)
- REFLECTIVE BUILDING AND ROOFING MATERIALS (OTHER THAN WINDOWS AND SOLAR PANELS) INCLUDING MATERIALS WITH HIGH GLOSS FINISHES AND BRIGHT, UNTARNISHED 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. (ZO SEC. 6.1020.G.1.B.)
- MIRRORED SURFACES OR ANY TREATMENTS THAT CHANGE ORDINARY GLASS INTO A MIRRORED SURFACE ARE PROHIBITED. (ZO SEC. 6.1020.G.1.A.)

- THE OWNER SHALL INCORPORATE DEVELOPMENT DESIGN AND CONSTRUCTION TECHNIQUES THAT BLEND IN SCALE, FORM AND VISUAL CHARACTER TO MINIMIZE EXPOSED SCARS TO THE SATISFACTION OF THE PLANNING & DEVELOPMENT DEPARTMENT. (ZO SEC. 6.1020.G.1.E.)
- 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 SCOTTSDALE REVISED CODE. (ZO SEC. 6.1020.G.1.L.)
- LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE PROPERTY OWNER SHALL MAINTAIN ALL DESIGNATED NAOS. (ZO SEC. 6.1020.A.3.-4 AND SEC. 6.1020.B.1.)
- ALL EXTERIOR LIGHTING BELOW 3 FEET IN HEIGHT SHALL BE FULLY SHIELDED. ALL EXTERIOR LIGHTING ABOVE 3 FEET IN HEIGHT SHALL CONSIST OF HORIZONTAL FULL-CUT-OFF FIXTURES AND DIRECTED DOWNWARD, EXCEPT LIGHTS UTILIZED FOR SECURITY PURPOSES. (ZO SEC. 6.1020.G.1.F.)
- 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 6 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). (ZO SEC. 6.1020.G.1.F.)
- WHERE ON-SITE WALLS ARE PLACED ADJACENT TO NAOS AREAS AT LEAST 50 PERCENT OF THE WALL SURFACE SHALL BE A VIEW FENCE. (D84FM 2-2.501B.2.B.)
- 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. (ZO SEC. 1.1020 AND SEC. 6.1021.A.6. AND D84FM 1-1.4071)
- IN ACCORDANCE WITH THE ZONING ORDINANCE, A REGISTERED SURVEYOR SHALL STAKE AND ROPE THE MOST RESTRICTIVE AREA DEFINED BY THE CONSTRUCTION ENVELOPE AND NAOS EASEMENT AS SHOWN ON THE SITE PLAN. (ZO SEC. 6.1020.A.5.)
- NO PAINT COLOR OR SURFACE TREATMENT SHALL BE USED WHICH HAS A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 35% (ZO SEC. 6.1020.G.1.G.4.K.)
- NO NATIVE PLANTS WILL BE AFFECTED BY THIS ADDITION.

FEMA BLOCK

In accordance with FEMA and City requirements, the following information must be included on the cover sheet of all plans which establish lowest floor elevations and flood-proofing elevations for both residential and non-residential structures.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Community Number	Community Map Number	Panel Number	Panel Date	Suffix	FIRM Index Date	FIRM Zone	Elevation (AO Zone, use depth)
045012	04033C	1785	10/16/2013	M	7/20/2021	X	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- Floodways & Floodplains Ordinance.

*** PLEASE NOTE ***

- From the Code of Federal Rules- 44CFR 65.2 Certification of data is a statement that the data is accurate to the best of the certifier's knowledge.
- Certification analysis is a statement that the analysis have been performed correctly and in accordance with sound engineering practices.
- Certification of structural works is a statement that the works are designed in accordance with sound engineering practices to provide protection from the base flood.
- Certification of "as built" conditions is a statement that the structure(s) has been built according to the plans being certified in place and is fully functioning.

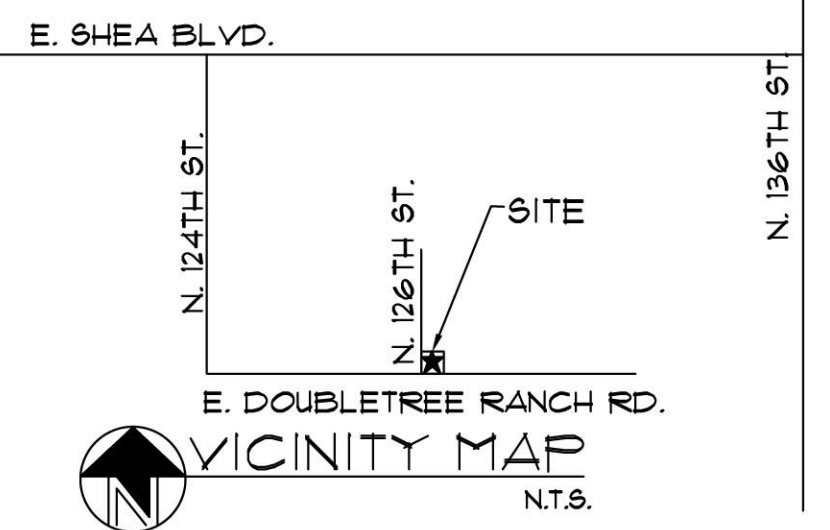
LEGAL DESCRIPTION:

LOT 19 OF PARADISE HEIGHTS UNIT NO. 2, ACCORDING TO BOOK 163 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY

SITE PLAN
APPROVED
BY THE CITY OF SCOTTSDALE PLAN REVIEW DEPARTMENT

727-23 PLAN CHECK NUMBER
JLL STAFF INITIALS
04/03/2023 DATE

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



SITE DATA

APN: 211-32-230
MCR#: 163-01
LOT: 19
PUC: 0141
LOT AREA: 41,030 SF.
ZONE: R1-43
OS #: 21-58

SUBDIVISION

PARADISE HEIGHTS UNIT TWO

PROPERTY ADDRESS:

12628 E DOUBLETREE RANCH RD SCOTTSDALE, AZ 85259

NATIVE PLANT NOTE:

NO PROTECTED NATIVE PLANT WILL BE AFFECTED BY CONSTRUCTION.

LOT COVERAGE

EXISTING MAIN HOUSE SQ. FTG.	
A/C SPACE	3,181.5 SF.
COVERED ENTRY	154 SF.
COVERED PATIO	811.5 SF.
GARAGE	713 SF.
TOTAL:	4,735.65 SF.

EXIST. WORKSHOP	
WORKSHOP	338 SF.
CARPORIT	157.5 SF.
TOTAL:	495.5 SF.

NEW ADDITION	
COVER PATIO	612.48 SF.
2ND FLOOR DECK	612.48 SF.
NEW CARPORIT	287.31 SF.
STORAGE	294.44 SF.
TOTAL:	1,806.71 SF.

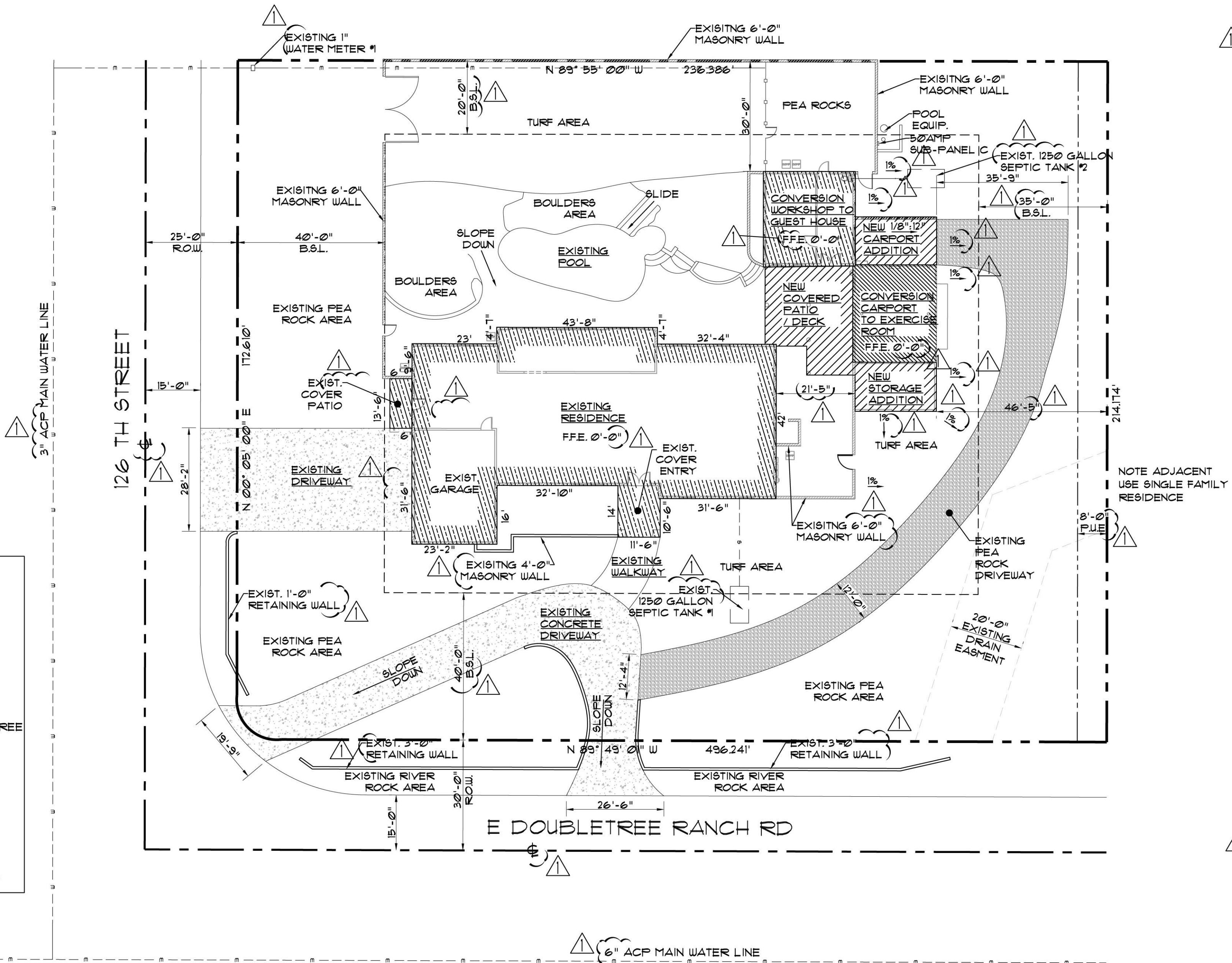
CONVERSION SQ. FTGS.	
CARPORIT TO EXERCISE RM.	157.5 SF.
WORKSHOP TO GUEST HOUSE	338 SF.
TOTAL:	495.5 SF.

NEW SQ. FTGS.	
GUEST HOME	
LIVABLE (EXERCISE RM. INCLUDED)	495.5 SF.
STORAGE	294.44 SF.
COVERED PATIO/ENTRY	612.48 SF.
MAIN HOUSE	
LIVABLE	3,181.5 SF.
GARAGE	713 SF.
COVERED PATIO/ENTRY	241.5 SF.
GUEST HOUSE VS. MAIN HOUSE	
495.5 / 3,181.5	13.10 %
TOTAL:	1,231.86 SF.

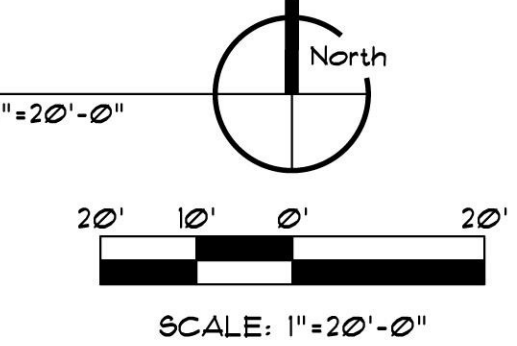
TOTAL FOOTPRINT: 6,425.38 SF.
MAX. LOT COVERAGE: 15.66%
PROPOSED LOT COVERAGE: 13.66%

LEGEND:

- DENOTES ADDITION
- DENOTES CONVERSION
- DENOTES EXISTING
- EXISTING 30 FEET TREE
- DENOTES EXISTING CONCRETE SLAB
- ROW. - RIGHT OF WAY
- B.S.L. - BUILDING SETBACK LINES
- P.U.E. - PUBLIC UTILITY EASEMENT



SITE PLAN



CITY OF SCOTTSDALE
BUILDING PLANS
THESE PLANS HAVE BEEN REVIEWED
AND ARE READY FOR A PERMIT.
THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY
CODE OR ORDINANCE



ESRICK ADDITION
12628 E. DOUBLETREE RANCH RD. SCOTTSDALE, AZ 85259



date	layout
9/20/22	HARTONO
07/21/23	1ST CITY OF SCOTTSDALE COMMENTS

JOB NUMBER: 22-0064
SHEET DESCRIPTION: SITE PLAN
DATE: MARCH 5, 2023
A1

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JOE A. BEGAY
DESIGNER
(480)859-5861

PLAN #: 121-23