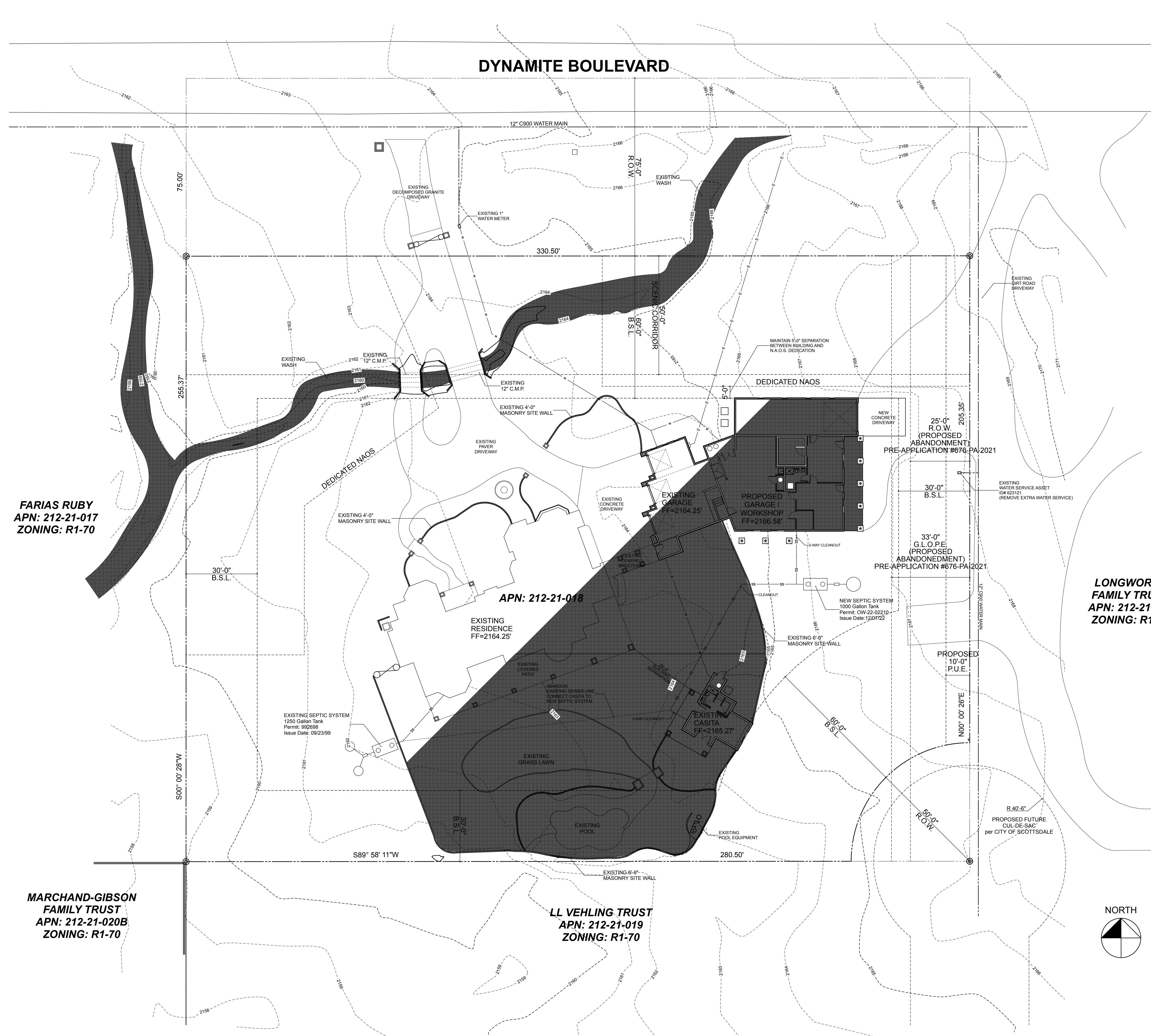




ADDRESS: 7845 E Dynamite Blvd.
Scottsdale, Arizona 85266

APN: 212-21-018

Q.S.: 50-46

LEGAL: NE4 NW4 NE4 NE4 EX N 40F RD P/D 84-440610

ZONING: R1-70 ESL FO

LOT AREA: 84,397 s.f. / 1.937 ac

LOT COVERAGE: Area Enclosed by Walls ZO Sec. 6.1004.B.3 (Shaded)
Proposed = 26,049 s.f. / 84,397 s.f. = 30.8%
Maximum Allowable = 84,397 s.f. x 55% = 46,418.35 (55%)

Total Area Under Roof ZO Sec. 6.1004.C.6
Proposed = 9,932 s.f.
Maximum Allowable = 14,000 s.f.

Accessory Area Under Roof ZO Sec. 6.1004.C.7
Existing = Garage/Workshop = 3,098 s.f.
Proposed = Casita = 620 s.f.
Maximum Allowable = 14,000 s.f. maximum per accessory building

NOTE:
1. NO NATIVE PLANTS PRESENT IN THE PROPOSED BUILDING AREA
2. NO NATIVE PLANTS WILL BE DISTURBED

COMMUNITY MAP NUMBER	PANEL	PANEL DATE	SUFFIX	FIRM DATE	FIRM ZONE	BASE FLOOD ELEVATION (NO DUNE USE DEPTHS)
04013C	1760	10/16/13	L	07/20/2021	X	N/A

STATEMENT OF CERTIFICATION
The lowest floor elevations and/or flood proofing elevations for the remodel and/or proposed addition on this plan are sufficiently high to provide protection from flooding caused by a 100-year storm, and are in accordance with Scottsdale Revised Code, Chapter 37-Floodplain and Stormwater Regulation.

- SITE PLAN NOTES
1. Pools require separate approval and permit.
 2. Pools shall not be emptied or backwashed into washes, streets, or onto an adjacent lot or tract of land. (DS&PM 2-2.501.D.4.c)
 3. All mechanical equipment (air conditioner, pool equipment, 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.
 4. A guest house shall never be offered for rent. (ZO Sec. 5.012.A.6.c and Sec. 5.102.A.6.c)
 5. A guest house shall not exceed a gross footprint size greater than 50% of the footprint size of the principle building. (ZO Sec. 5.012.A.6.b and Sec. 5.102.A.6.b)
 6. 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.
 7. 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. 7.700: DS&PM 1-1.407)
 8. The finish floor elevations of the remodeled area will match the existing finish floor elevation of the existing main residence.

DRAINAGE NOTE
1. No offsite and/or onsite grading is proposed or will be done as a part of this site plan.

SQUARE FOOTAGE CALCULATIONS:
(per Maricopa County Assessor)

EXISTING:
MAIN RESIDENCE:
LIVABLE 3,622 s.f.
GARAGE 1,039 s.f.
COVERED PATIO 1,273 s.f.
COVERED ENTRY 120 s.f.
COVERED BREEZEWAY 160 s.f.
TOTAL MAIN RESIDENCE: 6,214 s.f.

DETACHED CASITA:
LIVABLE 445 s.f.
COVERED PATIO 175 s.f.
TOTAL DETACHED CASITA: 620 s.f.

TOTAL EXISTING: 6,834 s.f.

PROPOSED:
ATTACHED GARAGE/WORKSHOP ADDITION
GARAGE ADDITION 106 s.f.
WORKSHOP / STORAGE 1,840 s.f.
RV GARAGE 832 s.f.
COVERED PATIO 320 s.f.
TOTAL PROPOSED ADDITION: 3,098 s.f.

TOTAL OVERALL COVERAGE: 9,932 s.f.

ALL IDEAS, DESIGNS, AND PLANS REPRESENTED BY THESE DRAWINGS SHALL REMAIN THE PROPERTY OF BERGOWER DESIGN AND MCCULLY CONSTRUCTION. THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE COPIED AND / OR REPRODUCED FOR ANY PURPOSE WITHOUT EXPRESSED WRITTEN CONSENT OF BERGOWER DESIGN AND MCCULLY CONSTRUCTION.

DECUPYER WORKSHOP/GARAGE

OWNER: Robert and Susan Decupyer
ADDRESS: 7845 E Dynamite Blvd.
Scottsdale, Arizona 85266
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APN: 212-21-018
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LOT AREA: 84,397 s.f. / 1.937 ac

PROJECT: #20021
REVISION: DATE: 10/06/23
1. City of Scottsdale Comments - 1st Submittal
2.
3.
4.
5.

SHEET:

A.1

ARCHITECTURAL SITE PLAN
SCALE 1" = 20'-0"