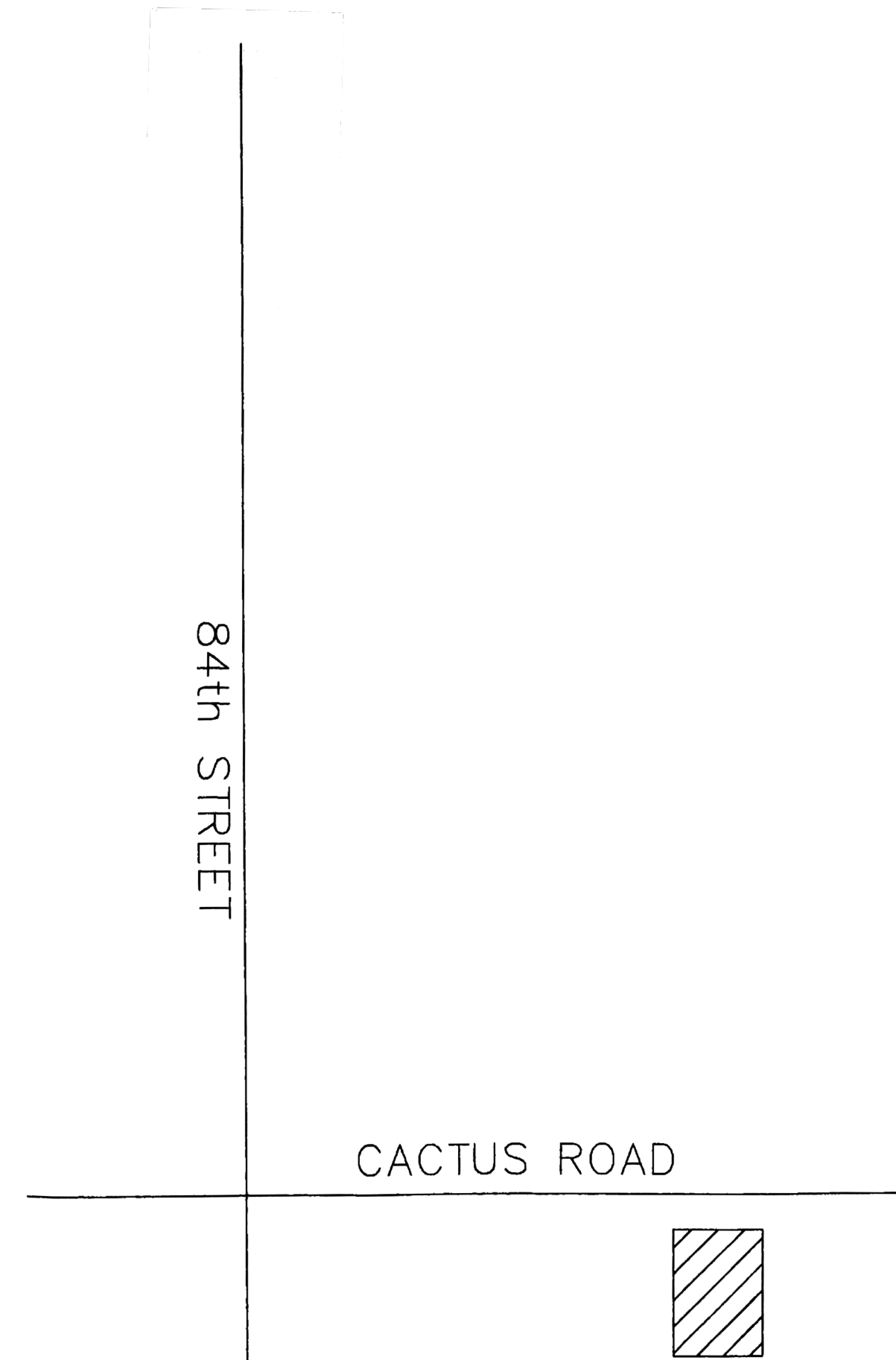


# VICINITY MAP



- COS BENCHMARK:**  
GPS POINT: 5012 T: 1N, R: 4E, S: 1  
NE CORNER MCDOWELL ROAD AND PIMA ROAD  
LAT 33:27'57.06474"N  
LONG 111:53'30.71256"W
- THE LOWEST FINISH FLOOR OF THE REMODELED PART OF THE HOUSE IS TO MATCH THE EXISTING RESIDENCE.
- DRAINAGE NOTE:**  
THE LOWEST FLOOR OF THE REMODELED HOUSE IS AT LEAST 4"-6" HIGHER THAN THE ADJACENT GRADES TO PROVIDE FLOOD PROTECTION UNDER THE 100-YEAR STORM EVENT.
- DRAINAGE NOTE:**  
POSITIVE DRAINAGE WILL BE PROVIDED AWAY FROM THE REMODELED HOUSE TO PROVIDE FLOOD PROTECTION UNDER THE 100-YEAR STORM EVENT, IF ANY GRADING IS DONE ON THE PROPERTY.
- DRAINAGE NOTE:**  
POSITIVE THE PAD ELEVATIONS OF ALL A/C AND/OR ELECTRO-MECHANICAL UNITS WILL BE SET REASONABLY HIGHER THAN THE ADJACENT GRADES TO PROVIDE FLOOD PROTECTION UNDER THE 100-YEAR STORM EVENT.

**SITE PLAN NOTES:**

- POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.
- POOLS SHALL NOT BE EMPTIED OR BACKWASHED IN TO 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 COMPATABLE WITH THE ADJACENT BUILDING. SHOW LOCATION OF EQUIPMENT ON SITE PLAN.
- GUESTHOUSES 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 FOOTPRINT SIZE OF THE PRINCIPAL BUILDING.

**NOTE:**  
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.

**NOTE:**  
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.

**NOTE:**  
NO NATIVE PLANTS ARE PERMITTED TO BE DISTURBED DUE TO CONSTRUCTION AND RELATED ACTIVITIES ASSOCIATED WITH THIS APPROVAL.

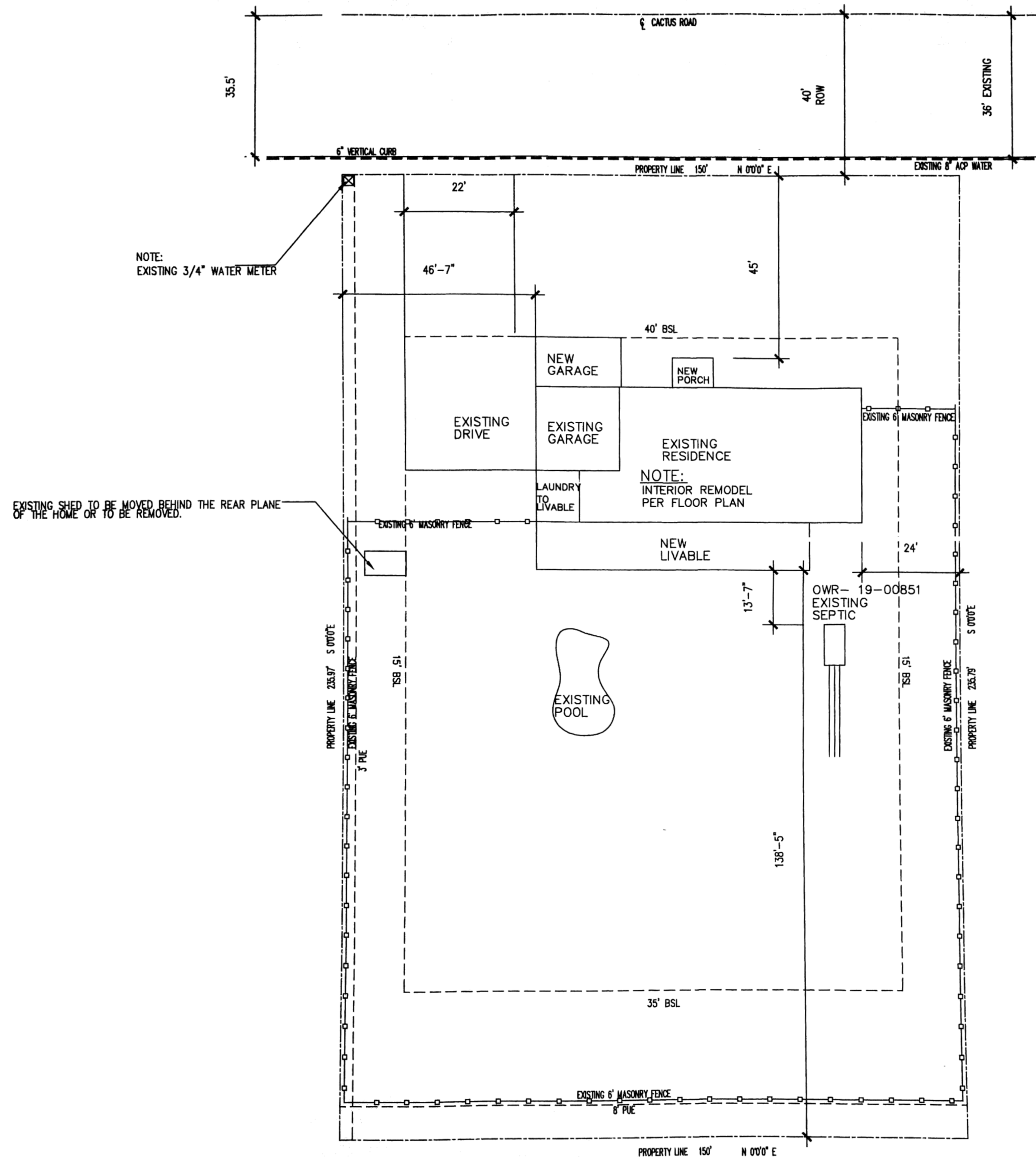
**NOTE:**  
LEGAL - LOT 106 OF THE URBANDALE SUBDIVISION

ADDITION/REMODEL  
8417 E. CACTUS ROAD  
SCOTTSDALE, AZ. 85260  
DESERT HILLS NORTH  
LOT 3  
APN 175-13-046  
R1-35  
LOT AREA 35,449 S.F.  
FOOT PRINT 3,906 S.F.  
LOT COVERAGE 11.1%  
Q.S. 30-48

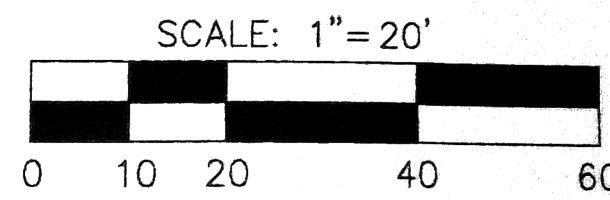
COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM DATE	FIRM ZONE (AO ZONE, USE DEPTH)	BASE FLOOD ELEVATION
045012	2235	10/16/13	L	10/16/13	x	N/A

**STATEMENT OF CERTIFICATION:**

THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS 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.



**NOTE:**  
NEW F.F. TO MATCH EXISTING  
**NOTE:**  
EXISTING F.F. = 1398.06 PER ANDREW



**NOTE:**  
FIRE SPRINKLER SYSTEM REQUIRED IN THIS BUILDING BEFORE APPROVAL BY SCOTTSDALE FIRE DEPARTMENT.

**SITE PLAN APPROVED**

BY THE CITY OF SCOTTSDALE PLAN REVIEW DEPARTMENT

3140-19 05 3-30-2020  
PLAN CHECK NUMBER STAFF INITIALS DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE RE-APPROVAL

**TOTAL UNDER ROOF**

EXISTING LIVABLE AREA	2077 SQ. FT.
LAUNDRY/STORAGE TO LIVABLE AREA	143 SQ. FT.
NEW LIVABLE AREA	931 SQ. FT.
<b>TOTAL LIVABLE AREA</b>	<b>3151 SQ. FT.</b>
NEW GARAGE	260 SQ. FT.
EXISTING GARAGE	420 SQ. FT.
<b>TOTAL ENCLOSED AREA</b>	<b>680 SQ. FT.</b>
NEW COV. PORCH	75 SQ. FT.
<b>TOTAL UNENCLOSED AREA</b>	<b>75 SQ. FT.</b>
<b>TOTAL UNDER ROOF FOOTPRINT</b>	<b>3906 SQ. FT.</b>

**EDITION OF CODES**

2015 IBC
2015 IRC
2015 IPC
2015 IMC
2011 NEC
2015 IFGC

**NOTE:**  
CONTRACTOR/OWNER TO VERIFY ALL DIMENSIONS, EXISTING CONDITIONS, AND CONSTRUCTION DOCUMENTS FOR DISCREPANCIES PRIOR TO START OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE START OF WORK.

CORNERSTONE

DESIGN

MESA, ARIZONA  
PHONE: (602) 655-1333  
E-MAIL: rcb2@msps.com

CACTUS ADDITION/REMODEL  
8417 E. CACTUS ROAD  
SCOTTSDALE, ARIZONA 85260

PLANNING ENGINEERING

SHEET SITE PLAN

REVISIONS

CITY COMMENTS

DATE 03/05/20

DRAWN BY

CHKD BY

JOB #

STK PLAN

DRAWING NO.

SITE

SHT. 1 OF 1

3140-19-0515  
444 319720