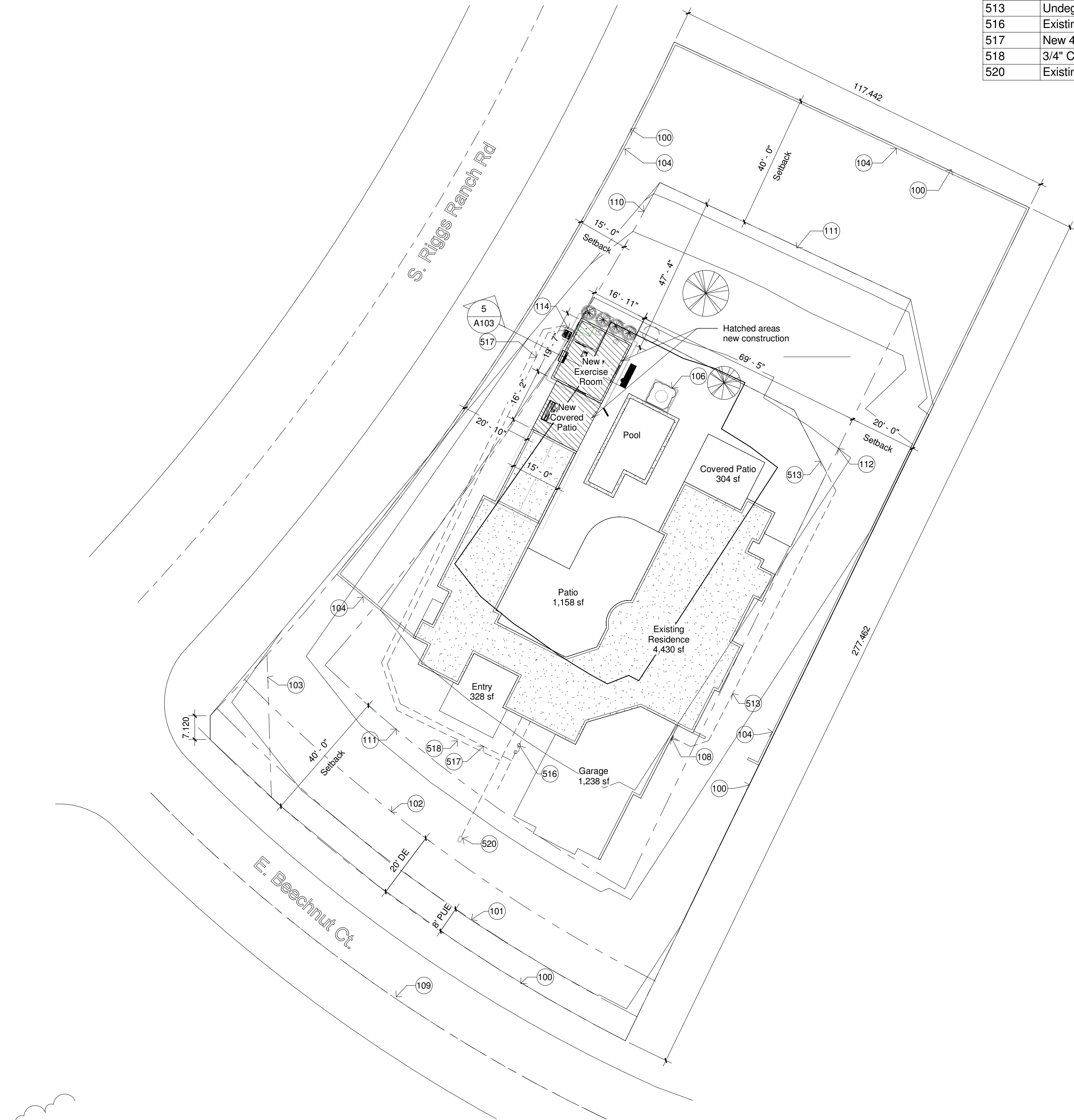




Level 1
1" = 20'-0"

Keynote Legend		Sheet List	
Key Value	Keynote Text	Sheet Number	Sheet Name
100	Property line	A100	SITE PLAN
101	8' Public Utility Easement	A101	Floor Plan
102	20' Drainage Easement	A102	Structural Plans
103	30' Visibility Easement	A103	Details
104	Existing CMU Fence	A104	Elevations
106	Existing Spa	A105	MPE Plans & Details
108	Existing Electric Service		
109	Street Centerline		
110	15' Building Setback		
111	40' Building Setback		
112	20' Building Setback		
114	Concrete heat pump pad		
513	Underground conduit to existng 400 amp main panel		
516	Existing 4" Waste Pipe & 2-Way Cleanout		
517	New 4" Waste - Tie into existing (See site plan)		
518	3/4" Copper water supply tie into existing		
520	Existing water meter		



DEVELOPMENT SERVICES DEPARTMENT
BUILDING SAFETY
REVIEWED FOR COMPLIANCE WITH
BUILDING CODES
MAINTAIN ON JOB SITE

Review of plans and specifications shall not be construed as a permit for, or an approval of, any violation of the provisions of the Building Safety Division

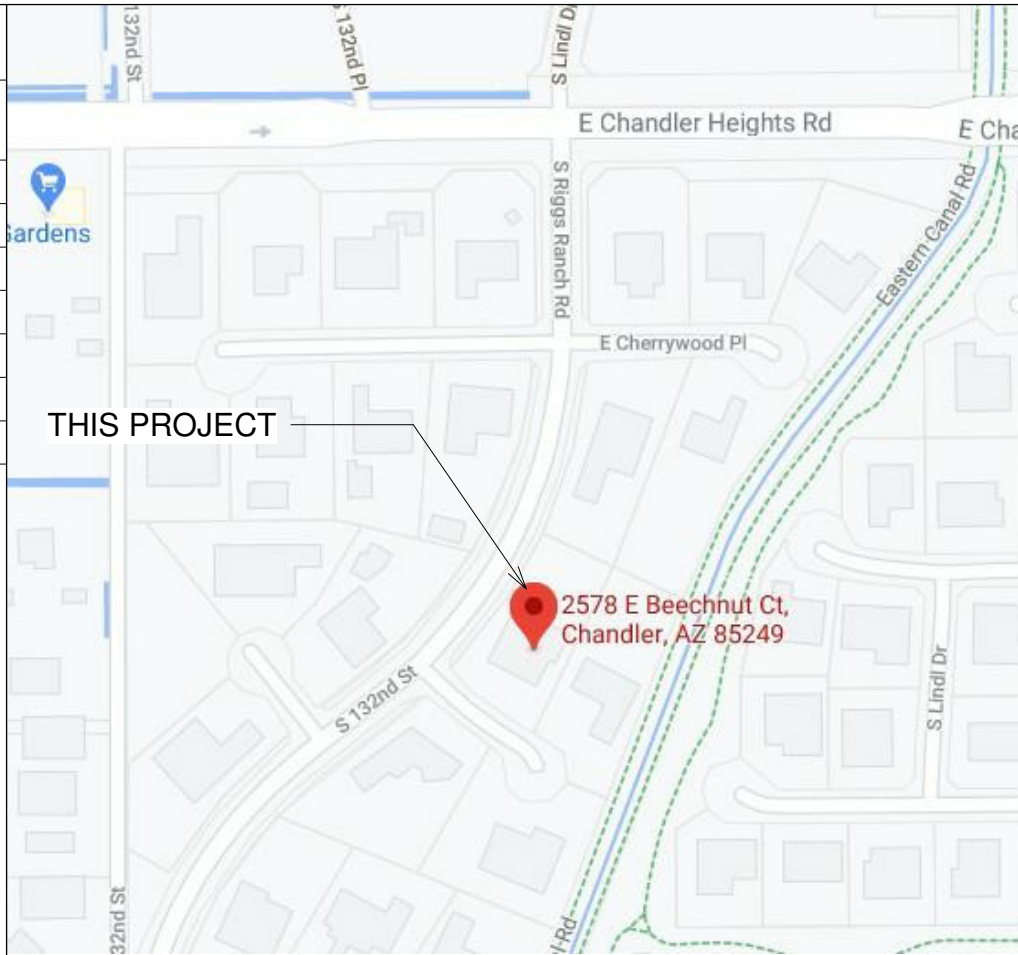
01/19/2022 14:03:51 PM
[BLD21-4893]

Lot Coverage Calculations

Lot Size	35,014
Allowable coverage	30%
Buildable area	10,504
Existing livable	4,430
Garage	1,238
Rear Patio	304
Central Patio	1,158
Front Entry	328
Total Existing	7,458
New Exercise Rm	340
New Patio Cover	243
New Construction	583
Combined Lot Coverage	8,041
Allowable coverage	10,504
Actual coverage	23% OK
Allowable coverage	30%
Front yard setback	40'
Rear yard setback	40'

Description of work:

New patio cover
New exercise room w/ bath
New electrical sub panel



VICINITY MAP

CONTRACTOR: Bid

ADOPTED CODES

2018 International Fire Code (PDF) - Ord. 4283
2018 International Building Code - Ord. 4284 along with the following supporting codes and standards.
2018 International Residential Code
2018 International Mechanical Code
2018 International Plumbing Code
2018 International Fuel Gas Code
2018 International Energy Conservation Code
2018 International Existing Building Code
2018 International Green Construction Code
2017 National Electric Code

PROPERTY INFORMATION

APN 303-55-199
Owner Name: MARK AND HEATHER HUNTER TRUST
Property Address: 2578 E BEECHNUT CT CHANDLER 85249
Mailing Address: 2578 E BEECHNUT CT CHANDLER AZ 85249
Deed Number: 190429567
Property Information
Lat/Long: 33.231567, -111.795982
S/T/R: 25 2S 5E
Jurisdiction: CHANDLER
Zoning: PAD
PUC: 0151
Lot Size (sq ft): 35,014
MCR #: 511-46
Subdivision: CIRCLE G AT RIGGS HOMESTEAD RANCH UNIT 5
Lot #: 26
Floor: 1
Construction Year: 2004
Living Space (sq ft): 4,850

Revision Schedule

Revision Number	Revision Description	Revision Date
1	City Comments	1/10/2022

Hunter

2578 E BEECHNUT CT
CHANDLER 85249

SITE PLAN

Permit submittal

A100