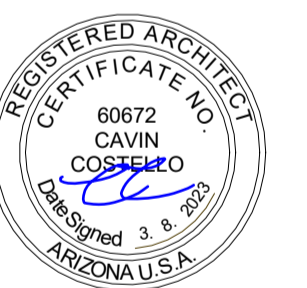




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phase:
 Construction Documents

date of issue:
 03.08.2023

rev no, date, description:
 4 03.02.2023 Final Design Review
 Comments

sheet contents:
 architectural site plan

sheet no:
A-001

SITE PLAN NOTES

- G.C. to site verify all dimensions
- New plastic water, sewer, and gas line piping shall be installed with a yellow tracer wire (18 GA.) min. UPC 1211.1.7.
- Building address shall be permanent, visible from street and a minimum of 4 inch high and with a stroke width of half inch per R319.
- All ground floor patios adjacent to house to be sloped away from house at 1/8" per foot.
- All exterior concrete to be exposed aggregate.

KEYNOTES

- 01 Roof overhang above
- 02 400 AMP service panel and integral 200 AMP panel "A". See E-1
- 03 200 AMP panel "B". See E-1
- 04 Gas grill
- 05 Gas meter
- 06 5'-6" tall above finish grade 8x8x16 CMU block wall clad in SV-1
- 07 5'-0" tall above finish grade 8x8x16 CMU block wall clad in SV-1
- 08 HVAC condensing unit per mechanical
- 09 Grinder pump malfunction alarm to be visible from street
- 10 Tankless gas water heater

AREA CALCULATIONS

1ST FLOOR LIVABLE - 3,641 sf
 BASEMENT LIVABLE - 2,149 sf
 TOTAL - 5,790 sf

GARAGE+STORAGE - 1,313 sf
 FRONT PORCH - 81 sf
 REAR PORCH - 440 sf
 DECKS - 1,061 sf
 DRIVEWAY - 1,725 sf

LOT AREA: 24,083 sf
 DISTURBED AREA: 7,601 sf
 MAX DISTURBED AREA: 50%
 PROPOSED DISTURBED AREA: 30%

SITE PLAN LEGEND

- PROPERTY LINE
- - - LOT ENVELOPE
- - - EASEMENT
- W — W — WATER LINE
- S — S — SEWER LINE
- GAS — GAS — GAS LINE

- NEW CONCRETE
- PAVERS
- WOOD DECKING



- 16" TREE, TO BE REMOVED
- 10" TREE, TO BE REMOVED
- 6" TREE, TO BE REMOVED
- 12" TREE, TO BE REMOVED
- 10" TREE, TO BE REMOVED
- 12" TREE, TO BE REMOVED
- 16" TREE, TO BE REMOVED

LOT 360

Address sign
 Owner is responsible for expense and installation of a detached address sign with lighting.
 The following is required for the address sign:
 -Constructed with a steel pedestal unit with lettering and lighting
 -Numbers shall be back-lit through translucent material
 -Each unit shall be equipped with a photocell control
 -Address sign shall be "always on" when cell is active
 -A pre-cast concrete base with 3/4" conduit is provided

Address sign shall be installed 3' - 6" from the driveway and 6' from the street pavement.
 Depending on site conditions, if the 6' street dimension is not feasible, the address sign may be placed up to 15 feet from the street pavement (as close to the 6' requirement as possible).

architectural site plan
 1/16" = 1'-0"