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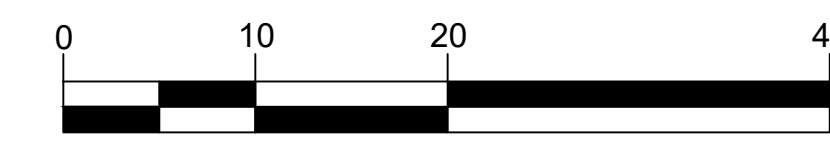
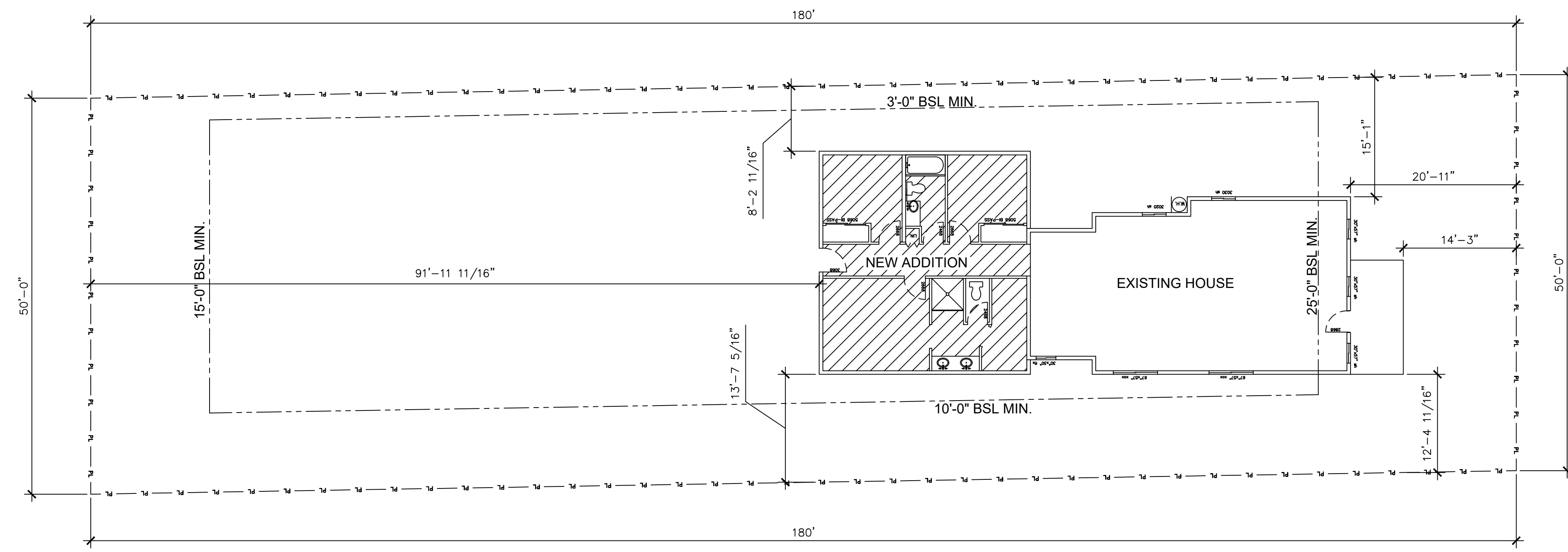
REVISIONS	BY
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MAGIN JUAREZ RAMIREZ
6826 N 60TH AVE
GLENDALE, AZ 85301

NEW ADDITION
SITE PLAN

DATE: 05-05-2019
SCALE: 1/4"=1'-0"
DRAWN: J-ROD
JOB: 19103-019
SHEET:
A1

NEW IMAGE & DESIGN
(480) 250-7528



SCALE : 1" = 10'-0"

APPLICANT / OWNER

MAGIN JUAREZ RAMIREZ
6826 N 60TH AVE
GLENDALE, AZ 85301

SITE DATA

PARCEL NUMBER..... 144-10-008
SUBDIVISION..... ORCHARD ADD BLK 20-21-22 & 38-40 AMD
LOT NUMBER..... 5
ZONING..... R-3
GROSS SITE AREA..... 8,956 SQ. FT.
TYPE OF CONSTRUCTION..... WOOD FRAME
LOT COVERAGE..... 1,714/8,956 = 19.13 %

R-3 Zoning Standards

FRONT SETBACK..... 25'
REAR SETBACK..... 15'
SIDE SETBACK..... 3/10'
MAX HEIGHT..... 30'
MAX STORIES..... 2

EXISTING DATA

EXISTING LIVABLE..... 846.00 SQ.FT.
EXISTING FRONT PORCH..... 112.00 SQ.FT.
COVER PATIO (TO BE DEMO)..... 232.00 SQ.FT.

TOTAL UNDER ROOF

TOTAL EXISTING UNDER ROOF..... 1,281.00 SQ.FT.

NEW CONSTRUCTION DATA

NEW ADDITION ...[LIVABLE] 756.00 SQ.FT.

NEW /EXISTING CONSTRUCTION DATA

EXISTING/NEW LIVABLE..... 1,602.00 SQ.FT.
EXISTING FRONT PORCH..... 112.00 SQ.FT.

TOTAL UNDER ROOF

TOTAL NEW/EXISTING UNDER ROOF..... 1,714.00 SQ.FT.

NEW ADDITION SHALL COMPLY WITH ADOPTED CODES AND WITH CITY AMENDMENTS.

2018 IRC
2017 NEC
2018 IFC
2018 IPC
2018 IPMC
AND CURRENT ZONING ORDINANCES

ALL MODIFICATIONS TO THE BUILDING ENVELOPE MUST COMPLY WITH THE FOLLOWING : FENESTRATION = 0.40 MAX. U-FACTOR, 0.25 MAX SHGC MIN. R-13 @ FRAME WALLS AND FLOORS, R-6 @ MASS WALLS , R-38 @ CEILINGS. DUCT INSULATION LOCATED OUT SIDE THE BUILDING REQUIRES MINIMUM R-8 AND R-6 WHEN LOCATED IN FLOOR JOIST MINIMIZE AIR LEAKAGE PER IECC 402.4.

R313.2.1 ALTERATIONS, REPAIRS AND ADDITIONS. WHEN ALTERATIONS , REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLING, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLING; THE SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED.

STANDARD DESIGN FOR SINGLE FAMILY RESIDENCE:

- ALL DRIVEWAYS AND PARKING SPACES SHALL BE HARD SURFACES WITH BRICK, PAVERS, CONCRETE, OR EQUIVALENT.
- THE AREA BETWEEN FRONT BUILDING LINE AND FRONT PROPERTY AREAS NECESSARY FOR ACCESS, SHOULD BE LANDSCAPED WITH THE FOLLOWING ELEMENTS:
 - A MINIMUM OF ONE, TWO INCH CALIPER OR GREATER, DROUGHT RESISTANT ACCENT TREE.
 - A MINIMUM OF FIVE , FIVE GALLON OR GREATER, DROUGHT RESISTANT SHRUBS.
 - DUST-PROOFED WITH GROUNDCOVER, TURF, ROCK, DECOMPOSED GRANITE, OR EQUIVALENT MATERIAL.
 - AN IRRIGATION SYSTEM
- THE AREA BETWEEN THE REAR BUILDING LINE AND THE REAR LOT LINE SHALL BE ENCLOSED BY A BLOCK WALL, WROUGHT IRON FENCE, OR EQUIVALENT ENCLOSURE, A MINIMUM OF FOUR FEET IN HEIGHT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- WALLS, FENCES, AND ENCLOSURES MATERIALS SHALL NOT INCLUDE CHAIN LINK FENCING WITH, OR WITHOUT, PLASTIC OR METAL SLATS, NON-DECORATIVE CORRUGATED METAL AND FENCING MADE OR TOPPED WITH RAZOR, CONCERTINA, BARBED WIRE, OR EQUIVALENT AS APPROVED BY PLANNING AND DEVELOPMENT.

IRRIGATION SYSTEM:

- 1- ANTISHYPHON VALVE
- 1- IRRIGATION CONTROLLER (4 STATION)
- 1- ELECTRIC VALVE WITH FILTER (30 POUNDS) PRESSURE REGULATOR FOR SHRUBS
- 1- ELECTRIC VALVE WITH FILTER (30 POUNDS) PRESSURE REGULATOR FOR TREE