

MOLINA LILIAN ABRIL RESIDENCE

SITE PLANNING NOTES

- POOL REQUIRES SEPARATE APPROVAL AND PERMIT IF PROVIDED.
- ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIP. 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. SHOW LOCATION OF EQUIPMENT ON SITE PLAN.
- 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)

PROJECT DATA

PROJECT NAME: MOLINA LILIAN ABRIL RESIDENCES
 PROJECT ADDRESS: 7316 N 70TH DR, GLENDALE, ARIZONA 85303

SCOPE OF WORK: RESIDENTIAL REMODEL AND EXTENSION FOR THE MAIN HOUSE

PROPERTY OWNER: MOLINA LILIAN ABRIL

LOT: 156
 APN: 143-27-161
 ZONING: R-3
 LOT SIZE: 5,210 SQ. FT.

SUBDIVISION: SUMMERFIELD PLACE PHASE 1
 JURISDICTION: GLENDALE
 SETBACKS:
 FRONT: 20'
 REAR: 16'
 SIDE: (SOUTH) 5' & (NORTH) 10'

MAX HEIGHT: 30'-0"

LIVABLE AREA

EXISTING RESIDENCE: 1,334 SQ. FT.
 NEW LIVABLE ADDITION: 375 SQ. FT.

NON-LIVABLE AREA

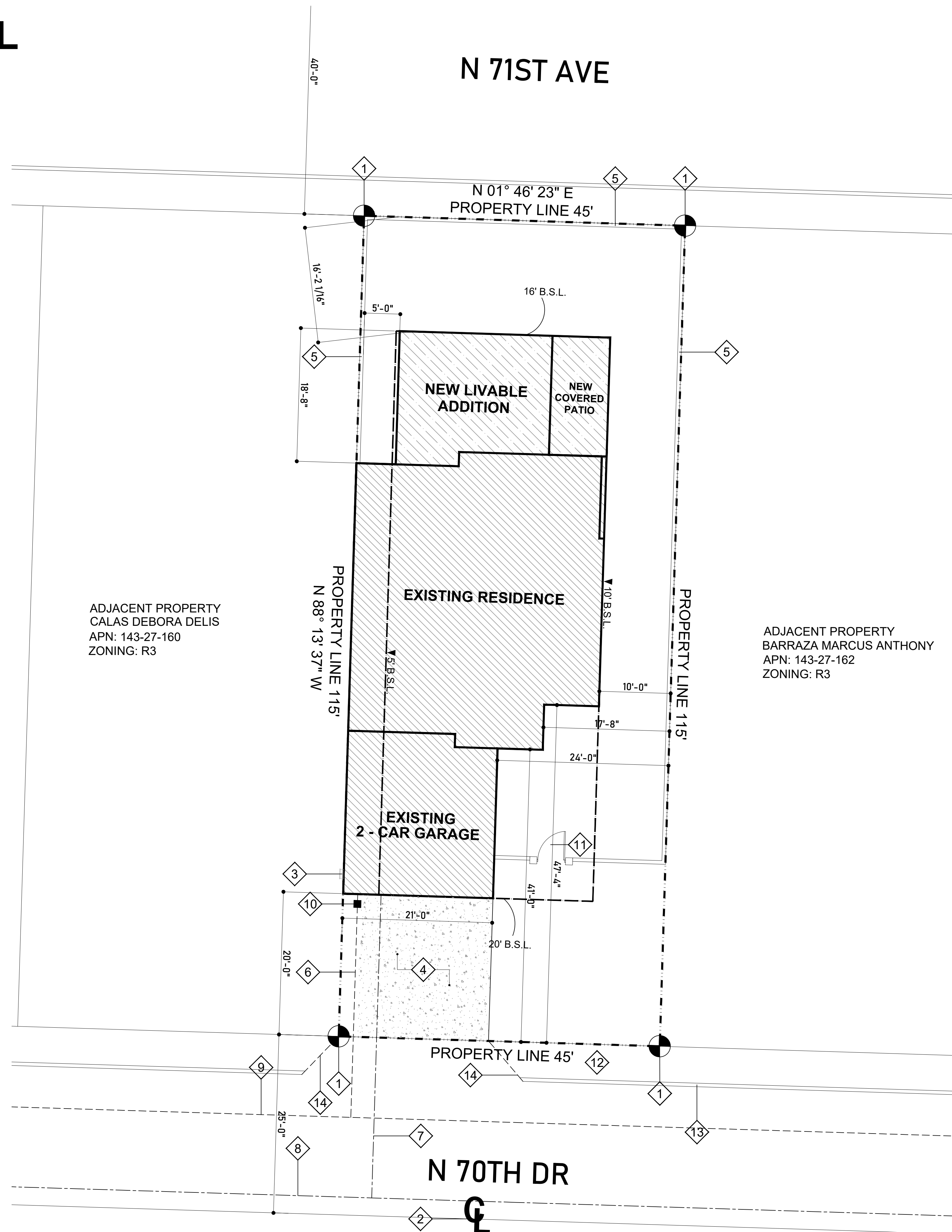
2-CAR GARAGE: 469 SQ. FT.
 NEW COVERED PATIO: 135 SQ. FT.

TOTAL UNDER ROOF 2,313 SQ. FT.

LOT COVERAGE (ALLOWABLE): 50%
 LOT COVERAGE (PROVIDED): 44%

CODE SUMMARY

- International Residential Code (IRC) - 2018
 - International Building Code (IBC) - 2018 *For use as referenced in the IRC*
 - National Electric Code (NEC) - 2017
 - International Plumbing Code (IPC) - 2018
 - International Fuel Gas Code (IFGC) - 2018
 - International Mechanical Code (IMC) - 2018
 - International Energy Conservation Code (IECC) - 2018
 - Phoenix Fire Code - 2018
 - International Swimming Pool and Spa (ISPSA) - 2018
 - International Existing Building Code (IEBC) - 2018
 - International Green Construction Code (IGCC) - 2012 *For Voluntary Use Only*
 - Phoenix Zoning Ordinance - Current
- Note: Residential plans must be designed in conformance primarily to the IRC; other adopted codes are only to be used as referenced within the IRC unless otherwise specified by Planning and Development staff.



KEYNOTES:

- PROPERTY PIN / CORNER of LEGALLY DESCRIBED LOT; PINS FOUND at ALL PROPERTY PIN CORNERS, FOUND at STREET.
- DEDICATED STREET, ASPHALT PAVED; 20'-0" DESCRIBED 'RIGHT OF WAY'
- 200 AMP PANELS
- CONCRETE DRIVEWAY PER ENGINEERING PERMIT
- 6'-0" C.M.U. FENCE WALL; at PROPERTY LINE
- LOCATION of 3/4"Ø DOMESTIC WATER LINE TAP to HOUSE, from STREET, SEE PLUMBING PLAN
- LOCATION of 4"Ø DOMESTIC SANITARY SEWER LINE, SEE PLUMBING FLOOR PLAN
- LOCATION of EXISTING 8"Ø CITY SANITARY SEWER LINE, SEE PLUMBING FLOOR PLAN
- LOCATION of EXISTING 6"Ø CITY WATER LINE, SEE PLUMBING FLOOR PLAN
- EXISTING 3/4"Ø WATER METER for BUILDINGS
- 4' WIDE SINGLE WROUGHT IRON GATE w/ 5'-0" METAL FENCE WALL
- EXISTING 5'-0" SIDEWALK
- 6" ROLL CURB
- PROVIDE 5'-0" x 5'-0" 'SITE TRIANGLE' at ENTRANCE to PROJECT. NO LANDSCAPING OVER 36" MAY BE PLANTED IN THIS AREA.

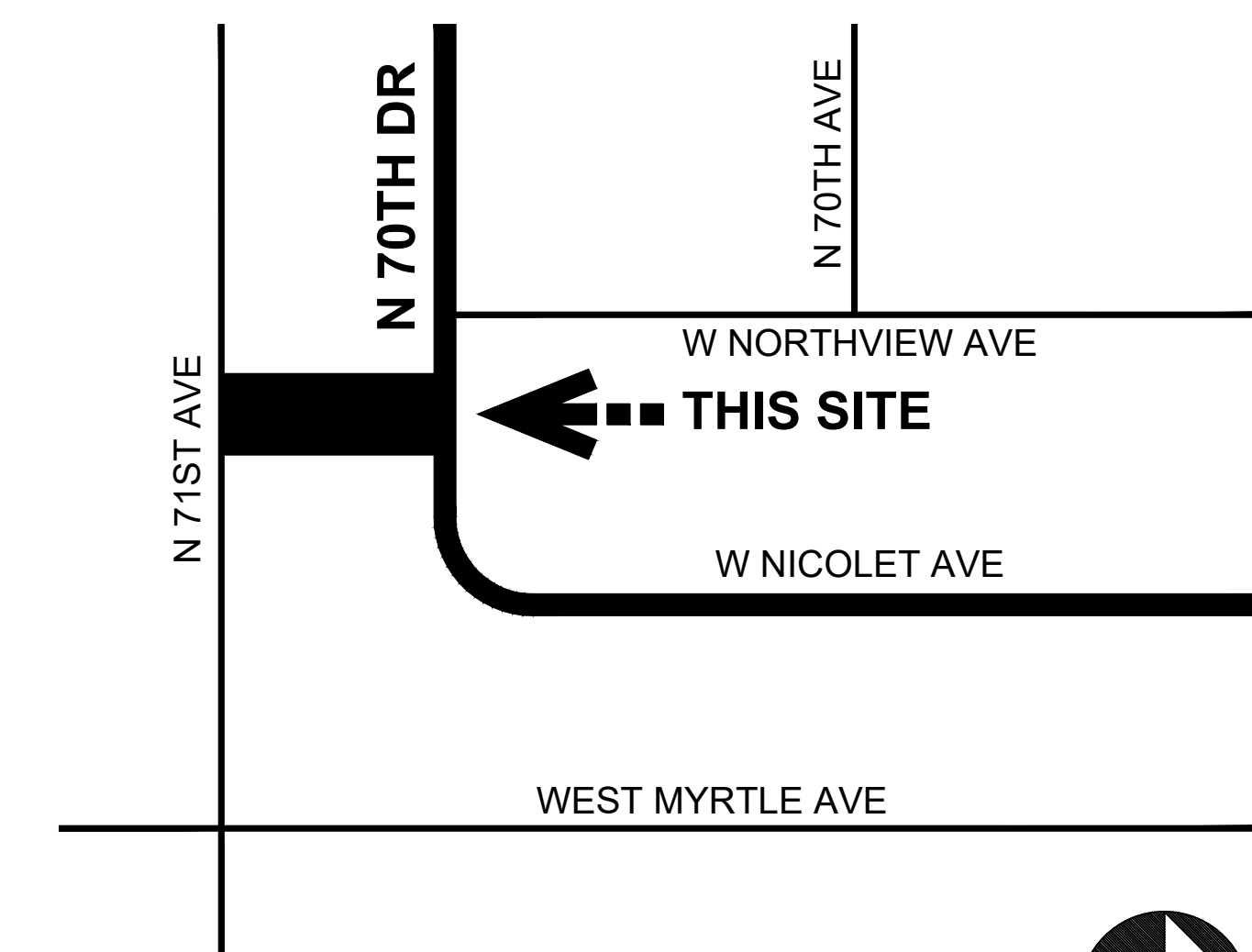
LEGEND

- WATER LINE
- SEWER LINE
- - - PROPERTY LINE
- B.S.L. BUILDING SETBACK LINE
- ⊕ CENTER LINE
- EXISTING RESIDENCE
- CONCRETE DRIVEWAY
- EXTENSION

DRAWING INDEX

- A0 - SITE PLAN w/ PROJECT DATA AND BUILDING LOT COVERAGE
- A10 - ARCHITECTURAL FLOOR PLAN
- A20 - ARCHITECTURAL EXTERIOR ELEVATION
- A30 - ROOF PLAN
- A40 - SECTION PLAN
- S10 - FOUNDATION PLAN - DETAILS, STRUCTURAL NOTES
- S20 - FRAMING PLAN - DETAILS
- SD1 - STRUCTURAL DETAIL 1
- SD2 - STRUCTURAL DETAIL 2
- SD3 - STRUCTURAL DETAIL 3
- SD4 - STRUCTURAL DETAIL 4
- SD5 - STRUCTURAL DETAIL 5
- P10 - PLUMBING PLAN w/ GENERAL NOTES AND DETAILS
- P20 - PLUMBING SPECS/DETAILS
- E10 - ELECTRICAL PLAN w/ GENERAL NOTES AND DETAILS
- E20 - ELECTRICAL SPECS
- M10 - MECHANICAL PLAN w/ GENERAL NOTES AND DETAILS

VICINITY MAP



SITE PLAN

SCALE: 1/8" = 1'-0"



312 ARCHITECT AND DESIGN

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APPROVAL

PROJECT NAME / LOCATION

MOLINA LILIAN ABRIL RESIDENCES

7316 N. 70TH DR,
 GLENDALE, ARIZONA 85303
 APN: 143-27-161

OWNER NAME / ADDRESS

MOLINA LILIAN ABRIL

7316 N. 70TH DR,
 GLENDALE, ARIZONA 85303

#	REVISION DESCRIPTION	DATE
A		
B		
C		
D		
E		
F		

- Conceptual / Preliminary Set
- Bid Set
- Submittal Set
- Construction Set

DRAWN BY: J. Marzan
 CHCKD BY: J. Marzan
 DATE: 1.05.2023

SHEET CONTENTS

COVER SHEET

SHEET NUMBER

CS

PLOT DATE: 1.05.2023