

KEY NOTES

- 2.10 RASB PLASTER
- 2.11 FLUSH PLASTER
- 2.12 HAMMOCK
- 2.13 SAND SET FLOOR EDGE FINISHES
- 2.14 COMPRESSED DECOMPOSED GRANITE (C.D.G.) DRIVE AND DRIVE CURB
- 2.15 EXISTING CONCRETE DRIVEWAY TO GARAGE
- 3.10 4" THICK CONCRETE SLAB ON COMPACTED GRADE
- 3.11 CONCRETE CONCRETE UNIT PAV. TO GUEST / GARAGE
- 3.12 NEW STORMWATER DETENTION BASIN
- 4.08 NEW RENOVATED MASONRY LIGHT WELLS
- 4.09 EXISTING RENOVATED MASONRY UNIT WALL
- 4.10 RENOVATED CONCRETE MASONRY UNIT WALL
- 4.11 RENOVATED MASONRY COLUMNS - 9'-0" HIGH
- 4.12 SITE WALL SET DETAIL 1/4.1
- 4.13 NEW 8" THK. 5'-0" HIGH RENOVATED MASONRY POOL BARBER WALL
- 4.14 NEW 8" THK. MAX. 5'-4" HIGH RENOVATED MASONRY 4'-0" NEW / EXISTING WALL (CONSISTENT WITH SETBACK) WITH HIGH AND COURT DATE FENCE SET DETAIL 1/4.1
- 4.16 RENOVATED MASONRY GUEST PARKING COLUMNS - SEE ELEVATIONS
- 4.17 RENOVATED CONCRETE MASONRY ADDRESS MONUMENT / MAIL BOX SET DETAIL 6/16.1
- 5.10 STEEL GATE - REFER TO SPECIFICATIONS FOR FINISH
- 5.11 HORIZONTAL 3/4" - 3/8" ABOVE TREAD NOSE (PER IRC - 311.5.4.3)
- 5.12 3/8" CARBORUNDUM
- 5.13 STEEL FENCE - REFER TO SPECIFICATIONS FOR FINISH
- 5.20 SITECOT APPLICATION
- 6.010'2" x 12" MINIMUM COMBUSTION AIR VENT (VENT SHALL BE WITHIN 2' OF FLOOR & CEILING)
- 11.40265 SHILL
- 15.30 CONDENSER UNIT
- 15.40 FLOOR EQUIPMENT
- 15.50 GAS METER
- 15.60 WATER METER
- 15.80 RELOCATED WATER METER AND VALVE
- 15.10 ELECTRICAL SERVICE ENTRANCE
- 15.20 DATA & COMMUNICATION SERVICE ENTRANCE

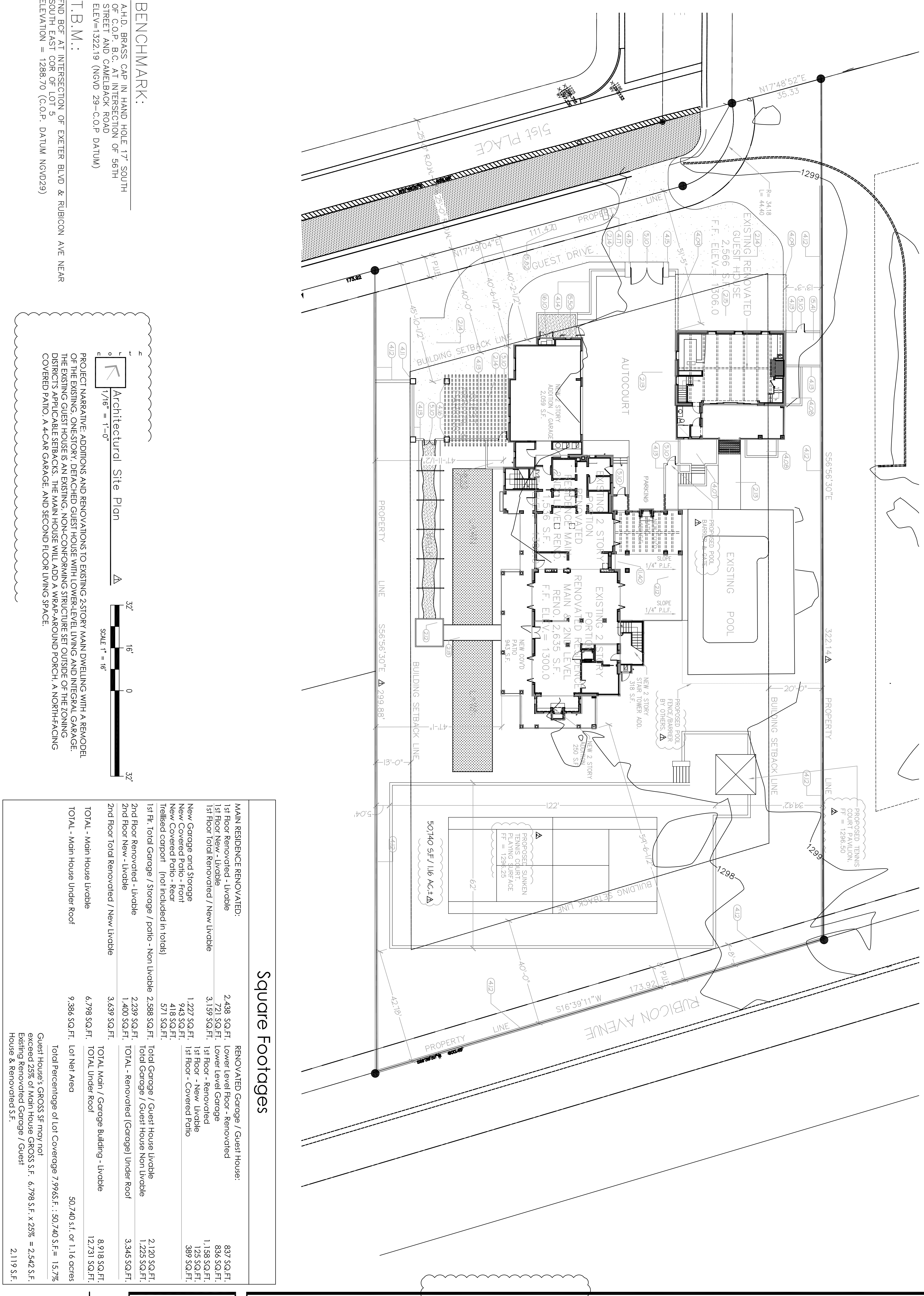
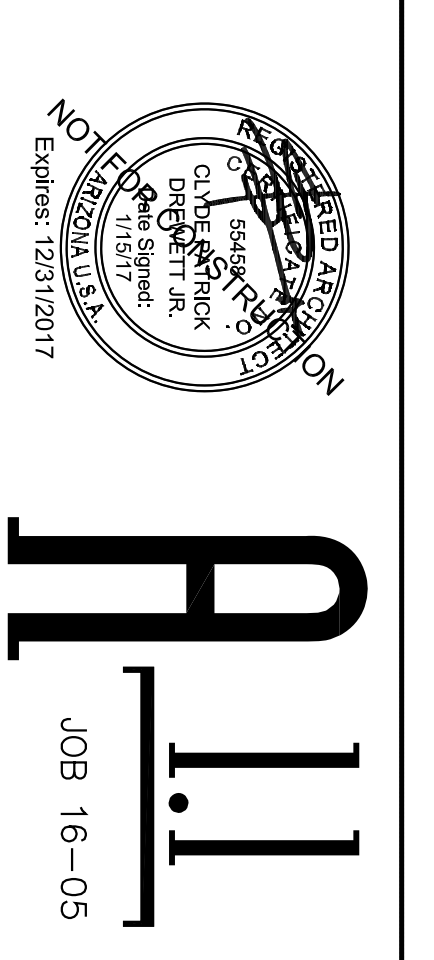
Site Information
 Lot 3 - NORDON ESTATES
 Zoning - RE33
 Book - 15 Page - 49 MCR 1264-13
 Parcel - 17221-004 F
 Lot Area = 1.16 acres
 O.S. 17-39

Legal Address
 4504 N RUBICON AVENUE
 Phoenix, AZ 85018

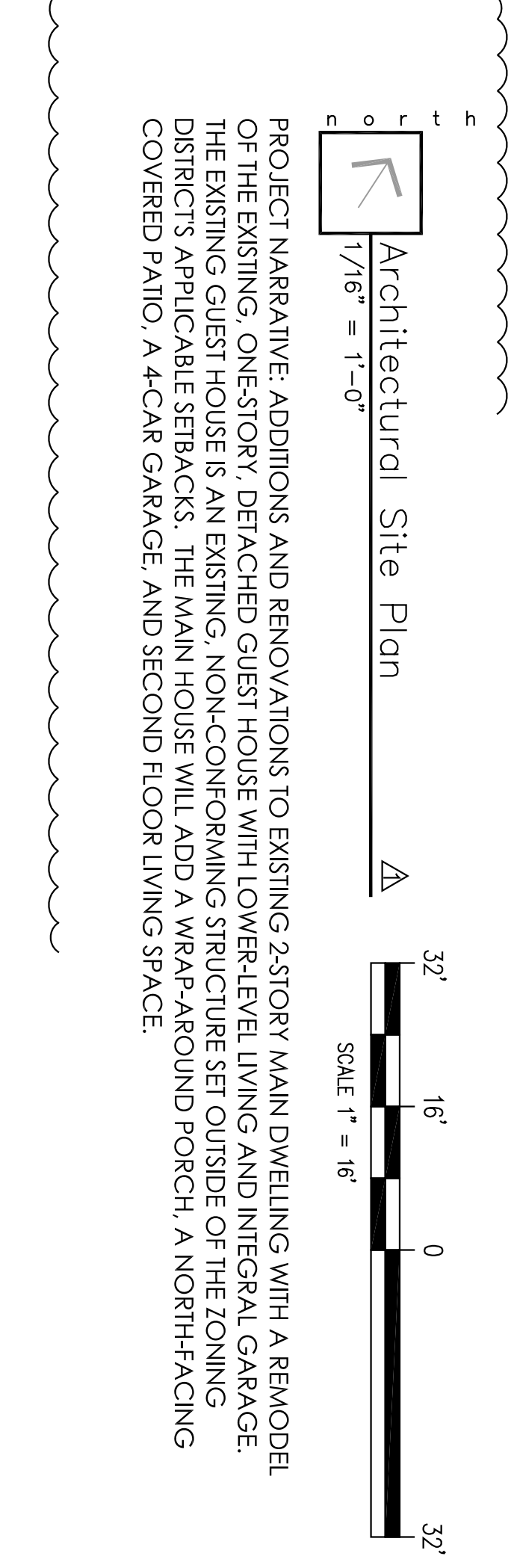


FOR	PERMIT
DATE	30 SEPT 2016
DATE	1/15/2017 CITY COMMENTS/AUDIT
DATE	4/12/2017 VARIANCE REQUEST

ARCH SITE PLAN



BENCHMARK:
 1/4" D. BRASS CAP IN HAND HOLE 17' SOUTH
 OF C.O.P. B.C. AT INTERSECTION OF 56TH
 STREET AND CAMELBACK ROAD
 ELEV = 1322.19 (NGVD 29-C.O.P. DATUM)



Square Footages

Category	Area	Area	Area
MAIN RESIDENCE RENOVATED:			
1st Floor Renovated - Livable	2,438 SQ.FT.	Lower Level Floor - Renovated	837 SQ.FT.
1st Floor New - Livable	721 SQ.FT.	Lower Level Garage	836 SQ.FT.
1st Floor New - Livable / New Livable	3,159 SQ.FT.	1st Floor - Renovated	1,158 SQ.FT.
1st Floor Total Renovated / New Livable	1,227 SQ.FT.	1st Floor - New Livable	125 SQ.FT.
New Garage and Storage	443 SQ.FT.	1st Floor - Covered Patio	389 SQ.FT.
New Covered Patio - Front	571 SQ.FT.		
Tribled carport (not included in total)	571 SQ.FT.		
1st Flr. Total Garage / Storage / Patio - Non Livable	2,588 SQ.FT.	Total Garage / Guest House Livable	2,120 SQ.FT.
2nd Floor Renovated - Livable	2,239 SQ.FT.	Total Garage / Guest House Non Livable	1,223 SQ.FT.
2nd Floor New - Livable	1,400 SQ.FT.	TOTAL - Renovated (Garage) Under Roof	3,345 SQ.FT.
2nd Floor Total Renovated / New Livable	3,639 SQ.FT.		
TOTAL Main House Livable	6,798 SQ.FT.	TOTAL Main / Garage Building - Livable	8,918 SQ.FT.
TOTAL - Main House Under Roof	9,386 SQ.FT.	TOTAL Under Roof	12,731 SQ.FT.
		TOTAL Net Area	50,740 S.F. or 1.16 acres
			Total Percentage of Lot Coverage 7.9965% : 50,740 S.F. = 15.7%
			Guest House's GROSS SF may not exceed 25% of Main House GROSS S.F. 6,798 S.F. x 25% = 2,542 S.F.
			Existing Renovated Garage / Guest House & Renovated S.F.
			2,119 S.F.

NORDON ESTATES RENOVATION & ADDITION