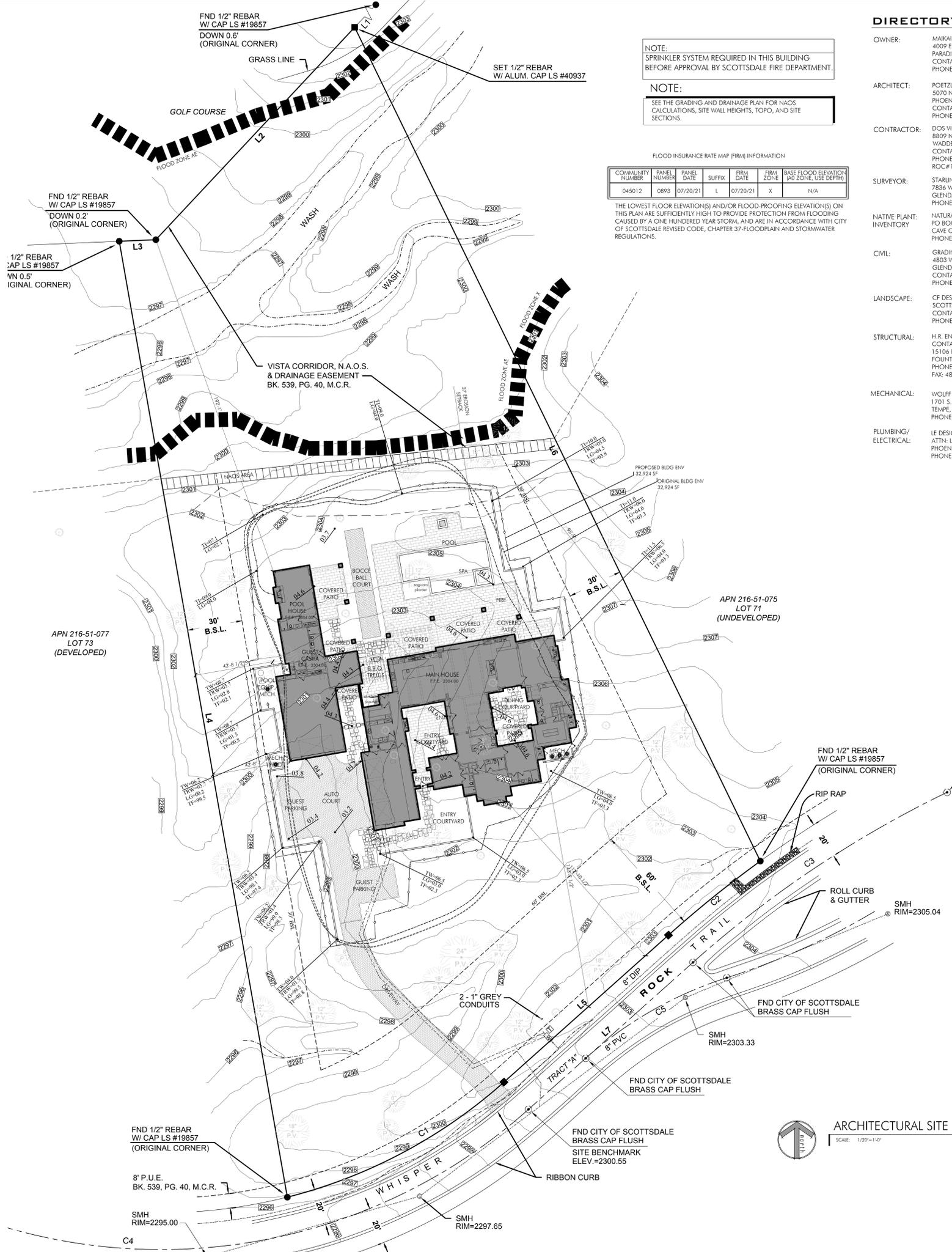


SITE PLAN NOTES

- 1) ALL SITE AND SCREEN WALLS MUST MATCH TEXTURE AND COLOR OF THE PRIMARY RESIDENCE.
- 2) N.A.O.S. TO BE ROPED OFF DURING CONSTRUCTION, NO DISTURBANCE OF THIS AREA IS ALLOWED THROUGHOUT THE DURATION OF THE PROJECT.
- 3) SITE IS TO BE KEPT CLEAN AND PICKED UP EACH DAY. DUMPSTERS AND ANY TEMPORARY STORAGE OF EQUIPMENT OR SUPPLIES TO BE KEPT IN THE DRIVEWAY.
- 4) EXISTING SITE WALLS TO REMAIN, NO NEW SITE WALLS TO BE MORE THAN 8" IN HEIGHT WITH AN AVERAGE OF 6" ABOVE FINISHED GRADE. MASONRY SITE WALLS TO BE 8" C.M.U.
- 5) ANY DISTURBED AREAS MUST BE REVEGETATED BACK TO NATURAL STATE AS APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE.
- 6) ANY NEW EXTERIOR LIGHTING TO COMPLY WITH THE HOA AND CITY OF SCOTTSDALE REGULATIONS.
- 7) ALL MECHANICAL EQUIPMENT (AIR COND., POOL EQUIP., ETC.) SHALL BE SCREENED A MINIMUM OF 1' ABOVE THE HIGHEST PORTION OF THE EQUIPMENT FROM ALL SIDES AND SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING.
- 8) POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.
- 9) POOLS SHALL NOT BE SHIPPED OR BACKWASHED INTO WASHES, STREETS, NAOS, SCENIC CORRIDORS, ON TO AN ADJACENT LOT, OR TRACT OF LAND.
- 10) GUESTHOUSE OR ACCESSORY STRUCTURE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOT PRINT SIZE OF THE PRINCIPAL BUILDING.
- 11) EXTERIOR MATERIALS AND PAINT COLORS SHALL NOT EXCEED A VALUE AND/OR CHROMA OF 6 AS INDICATED IN THE MUNSIE BOOK OF COLOR ON FILE IN THE CITY OF SCOTTSDALE'S PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. (THE CITY MAY REQUIRE COLOR SAMPLES).
- 12) MATERIALS USED FOR EXTERIOR SURFACES OF ALL STRUCTURES SHALL BLEND IN COLOR, HUE, AND TONE WITH THE SURROUNDING NATURAL DESERT SETTING TO AVOID HIGH CONTRAST.
- 13) SURFACE MATERIALS OF WALLS, RETAINING WALLS OR FENCES SHALL BE SIMILAR TO AND COMPATIBLE WITH THOSE OF THE ADJACENT MAIN BUILDINGS.
- 14) PLANT MATERIALS THAT ARE NOT INDIGENOUS TO THE ESL AREA SHALL BE LIMITED TO ENCLOSED YARD AREAS AND NON-INDIGENOUS PLANTS THAT HAVE THE POTENTIAL OF EXCEEDING TWENTY (20) FEET IN HEIGHT ARE PROHIBITED. TUFT SHALL BE LIMITED TO ENCLOSED AREAS NOT VISIBLE OFFSITE FROM LOWER ELEVATION.
- 15) REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
- 16) REFLECTIVE BUILDING AND ROOFING MATERIALS WITH HIGH GLOSS FINISHES AND BRIGHT, UNTARNISHED COPPER, ALUMINUM, GALVANIZED STEEL OR OTHER METALLIC SURFACES, SHALL BE TEXTURED OR HAVE A MATTE OR NON-REFLECTIVE SURFACE TREATMENT TO REDUCE THE REFLECTIONS OF SUNLIGHT ONTO OTHER PROPERTY.
- 17) MIRRORRED SURFACES OR ANY TREATMENTS THAT CHANGE ORDINARY GLASS INTO A MIRRORRED SURFACE ARE PROHIBITED.
- 18) THE OWNER AND/OR CONTRACTOR IN CORPORA TE DEVELOPMENT DESIGN AND CONSTRUCTION TECHNIQUES THAT BLEND SCALE, FORM AND VISUAL CHARACTER INTO THE NATURAL LANDFORM AND MINIMIZE EXPOSED SCARS TO THE SATISFACTION OF THE PLANNING AND DEVELOPMENT SERVICE DEPARTMENT.
- 19) EXTERIOR LIGHTING SHOULD BE LOW SCALE AND DIRECTED DOWNWARD, RECESSED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM RESIDENTIAL DEVELOPMENTS IN THE AREA OR FROM A PUBLIC VIEWPOINT. EXTERIOR FIXTURES SHALL NOT GENERALLY EXCEED A HEIGHT OF 6 FEET MEASURED FROM THE NEAREST ADJACENT GRADE TO THE TOP OF THE FIXTURE (LOWER HEIGHTS MAY BE REQUIRED BY THE INSPECTION OR CODE ENFORCEMENT STAFF).
- 20) ANY PROPOSED MODIFICATIONS TO NATURAL WATERCOURSES AND ALL WALLS AND FENCES CROSSING NATURAL WATERCOURSES SHALL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND POLICIES SPECIFIED IN CHAPTER 37 (DRAINAGE AND FLOODPLAIN ORDINANCE) OF THE CITY OF SCOTTSDALE CODE.
- 21) LAND DESIGNATED AS NAOS SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE PROPERTY OWNER SHALL MAINTAIN ALL DESIGNATED NAOS.
- 22) 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.
- 23) A REGISTERED SURVEYOR SHALL STAKE AND ROPE OR FENCE THE NAOS EASEMENT IN ACCORDANCE WITH THE SITE PLAN AND THE EASEMENT LEGAL DESCRIPTION.
- 24) NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 40%.

GENERAL SITE PLAN NOTES:

1. DRAINAGE OUTLETS, DRAINAGE OPENINGS, AREA DRAIN OUTLETS, ROOF DRAINS AND VEEP HOLES MUST OUTLET NO HIGHER THAN 4" ABOVE THE FINISHED GRADE. THE CONTRACTOR SHALL VERIFY STRICT COMPLIANCE DURING CONSTRUCTION. FAILURE TO COMPLY WILL RESULT IN THE WORK HAVING TO BE REDONE UNTIL COMPLIANCE IS ACHIEVED REGARDLESS OF COST OR DELAY.
2. ALL EXTERIOR EQUIPMENT SHALL BE SCREENED BY A SOLID WALL AND SOLID GATE THAT ARE A MINIMUM OF 12" HIGHER THAN THE HIGHEST POINT OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE HEIGHT OF THE EQUIPMENT PRIOR TO CONSTRUCTION OF THE SITE WALL TO ENSURE COMPLIANCE DURING CONSTRUCTION. FAILURE TO COMPLY WILL RESULT IN THE WORK HAVING TO BE REDONE UNTIL COMPLIANCE IS ACHIEVED REGARDLESS OF COST OR DELAY.
3. THE SES PANEL SHALL BE SCREENED BY A SOLID WALL AND SOLID GATE THAT ARE A MINIMUM OF 4' TALLER THAN THE HIGHEST POINT OF THE SES PANEL. THE CONTRACTOR SHALL INSTALL THE SES PANEL AS LOW AS ALLOWED BY BUILDING CODE AND AS AN EFFORT TO MINIMIZE THE HEIGHT OF THE SCREEN WALL. THE CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION.
4. ALL TRASH AND RECYCLING CANS SHALL BE SCREENED BY A SOLID WALL AND SOLID GATE THAT ARE A MINIMUM OF 12" HIGHER THAN THE HIGHEST POINT OF THE CANS. THE CONTRACTOR SHALL VERIFY THE HEIGHT OF THE CANS PRIOR TO CONSTRUCTION OF THE SITE WALL TO ENSURE COMPLIANCE DURING CONSTRUCTION. FAILURE TO COMPLY WILL RESULT IN THE WORK HAVING TO BE REDONE UNTIL COMPLIANCE IS ACHIEVED REGARDLESS OF COST OR DELAY.



NOTE:
SPRINKLER SYSTEM REQUIRED IN THIS BUILDING BEFORE APPROVAL BY SCOTTSDALE FIRE DEPARTMENT.

NOTE:
SEE THE GRADING AND DRAINAGE PLAN FOR NAOS CALCULATIONS, SITE WALL HEIGHTS, TOPO, AND SITE SECTIONS.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM DATE	FIRM ZONE	BASE FLOOD ELEVATION (AD ZONE, USE DEPTH)
045012	0893	07/20/21	L	07/20/21	X	N/A

THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD-PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37-FLOODPLAIN AND STORMWATER REGULATIONS.

DIRECTORY:

- OWNER:** MAIKAI AINA HOLDINGS, LLC.
4009 E. DESERT CREST DR.
PARADISE VALLEY, AZ 85253
CONTACT: JOHN DEKIN SR., MICHAEL PURTILL
PHONE: 602.937.2499
- ARCHITECT:** POETZL ARCHITECTURE + DESIGN
5070 N. 40TH STREET, STE. 130
PHOENIX, AZ 85018
CONTACT: JOH POETZL
PHONE: 480.338.1632
- CONTRACTOR:** DOS VIGAS
8809 N. 192ND AVE.
WADELLE, AZ 85355
CONTACT: MICHAEL PURTILL
PHONE: 602.369.7494
ROC#141914
- SURVEYOR:** STARLINK SURVEYING, INC.
7836 W. ADOBE DRIVE
GLENDALE, AZ 85308
PHONE: 623.322.1116
- NATIVE PLANT INVENTORY:** NATURAL HABITAT INC.
PO BOX 4045
CAVE CREEK, AZ 85327
PHONE: 602.919.5058
- CIVIL:** GRADING & DRAINAGE ENGINEERS, INC.
4803 WEST CREEDANCE BLVD.
GLENDALE, AZ 85310
CONTACT: BRIAN WOODS
PHONE: 602.581.3371
- LANDSCAPE:** CF DESIGN AZ, LLC
SCOTTSDALE, ARIZONA 85027
CONTACT: DAVE CREECH
PHONE: 602.561.3379
- STRUCTURAL:** H.R. ENGINEERING, LLC
CONTACT: HAROLD BASSITI P.E.
15104 E. MIRAVISTA
FOUNTAIN HILLS, AZ 85268
PHONE: 623.696.6145
FAX: 480.471.6406
- MECHANICAL:** WOLFF MECHANICAL INC.
1701 S. INDIAN BEND
TEMPE, AZ 85281
PHONE: 480.968.8208
- PLUMBING/ELECTRICAL:** LE DESIGNS, LLC.
ATTN: LARRY EVANS
PHOENIX, AZ
PHONE: 602.363.9751

PROJECT INFO:

PROJECT ADDRESS: 7898 E. WHISPER ROCK TRAIL, SCOTTSDALE, ARIZONA 85266
216-51-076

BOOK-MAP-PARCEL: 216-51-076

PROJECT DESCRIPTION: UPPER DESERT

SITE ZONING: R1-130

DESERT LAND FORM: UPPER DESERT

BUILDING SETBACKS: FRONT YARD: 60', SIDE YARD: 30', REAR YARD: 60'

MAX. HEIGHT: 30'

BUILDING AREA UNDER ROOF: 11,923 SF

MAIN HOUSE (LIVABLE): 5,826 SF
MAIN HOUSE COVERED PATIOS: 1,481 SF
MAIN HOUSE GARAGE/MECH/STORAGE: 1,162 SF
TOTAL UNDER ROOF: 9,319 SF

GUEST CASTA (LIVABLE): 856 SF
GUEST CASTA COVERED PATIOS: 114 SF
GUEST CASTA GARAGE/MECH/STORAGE: 1,403 SF
TOTAL UNDER ROOF: 2,373 SF

POOL PAVILION (LIVABLE): 482 SF
POOL PAVILION COVERED PATIOS: 399 SF
TOTAL UNDER ROOF: 1,081 SF

TOTAL LIVABLE: 7,364 SF
TOTAL COVERED PATIOS: 1,994 SF
TOTAL GARAGE/MECH/STORAGE: 2,565 SF
TOTAL UNDER ROOF: 11,923 SF

SITE AREA: 119,931 SF (2.74 ACRES)

FLOOR AREA RATIO: 11,923 / 119,931 = 9.94% (30% MAX. COVERAGE)

DESIGN CODES: 2015 - I.R.C., I.B.C., I.P.C., I.M.C., I.F.C., I.E.C., 2014 - N.E.C.

LOT INFO:

LOT SIZE: 119,919 SQFT. (2.75 ACRES)

TOTAL BUILDING ENVELOPE AREA: 32,924 SQFT.

TOTAL NAOS REQUIRED: 34,896 SQFT.

EXISTING NAOS: 33,820 SQFT.

NEW NAOS PROVIDED: 1,299 SQFT.

0% NAOS REVEG AREA: 0 SQFT.

TOTAL NAOS PROVIDED: 35,119 SQFT.

SITE WALL INFORMATION:

- 1.) LINEAR FOOTAGE OF FENCES (CMU NON-RETAINING): 108
 - 2.) LINEAR FOOTAGE OF "STICK" REBAR FENCE: 177
 - 3.) LINEAR FOOTAGE OF RETAINING WALLS: *326
- *MORE THAN 1' OF RETAINING AND PORTIONS HAVING SIGHT WALL ON TOP

LEGAL DESCRIPTION:

LOT 72, WHISPER ROCK, UNIT 1, ACCORDING TO BOOK 539 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA.

INDEX OF DRAWINGS:

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 - 2 GRADING & DRAINAGE PLAN- 2 OF 2
- LANDSCAPE
 - NATIVE PLANT INVENTORY
 - L1 SITE PLAN
 - L2.1 HARDSCAPE PLAN
 - L2.2 HARDSCAPE PLAN
 - L3.1 LANDSCAPE AND REVEG. PLAN
 - L3.2 LANDSCAPE AND REVEG. PLAN
 - L4 POOL LAYOUT AND DETAILS
 - L5 LANDSCAPE DETAILS
 - L6 LOW VOLTAGE LIGHTING PLAN
 - L7 LOW VOLTAGE FIXTURE DETAILS
 - L8 MAINTENANCE GUIDELINES
- ARCHITECTURAL
 - A1.0 ARCHITECTURAL SITE PLAN
 - A1.1 BUILDING MASSING PLAN (ROOF OVER TOPO)
 - A1.2 CUT AND FILL DIAGRAM
 - A2.0 ---NOT USED---
 - A3.0 FLOOR PLAN (NOTED)
 - A3.1 FLOOR PLAN (DIMENSIONED)
 - A4.0 ROOF PLAN
 - A4.1 REFLECTED CEILING PLAN
 - A5.0 EXTERIOR ELEVATIONS
 - A5.1 EXTERIOR ELEVATIONS
 - A5.2 EXTERIOR ELEVATIONS/WIND-DOOR SCHDL
 - A6.0 ARCHITECTURAL DETAILS
- STRUCTURAL
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 - S2.0 FOUNDATION PLAN
 - S3.0 FRAMING PLAN
 - S4.0 SHEAR WALL PLAN
 - SD1.0 TYPICAL DETAILS
 - SD2.0 FOUNDATION DETAILS
 - SD3.0 FRAMING DETAILS
 - SD3.1 FRAMING DETAILS
- MECHANICAL
 - M1 MECHANICAL FLOOR PLAN
 - M2 MECHANICAL DETAILS
- PLUMBING
 - P.1 WASTE & VENT SCHEMATIC/ SCHDL
 - P.2 GAS PIPING DIAGRAM
- ELECTRICAL
 - E-1 ELECTRICAL CALCULATIONS & DIAGRAM
 - E-2 LIGHTING LAYOUT

ARCHITECTURAL SITE PLAN
SCALE: 1/20"=1'-0"



APPROVALS

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DATE	ISSUE
12.15.22	City Comments

PROJECT #

DATE

ARCHITECTURAL SITE PLAN

SCALE: 1/20"=1'-0"

A1.0

DATE: 03.27.2023