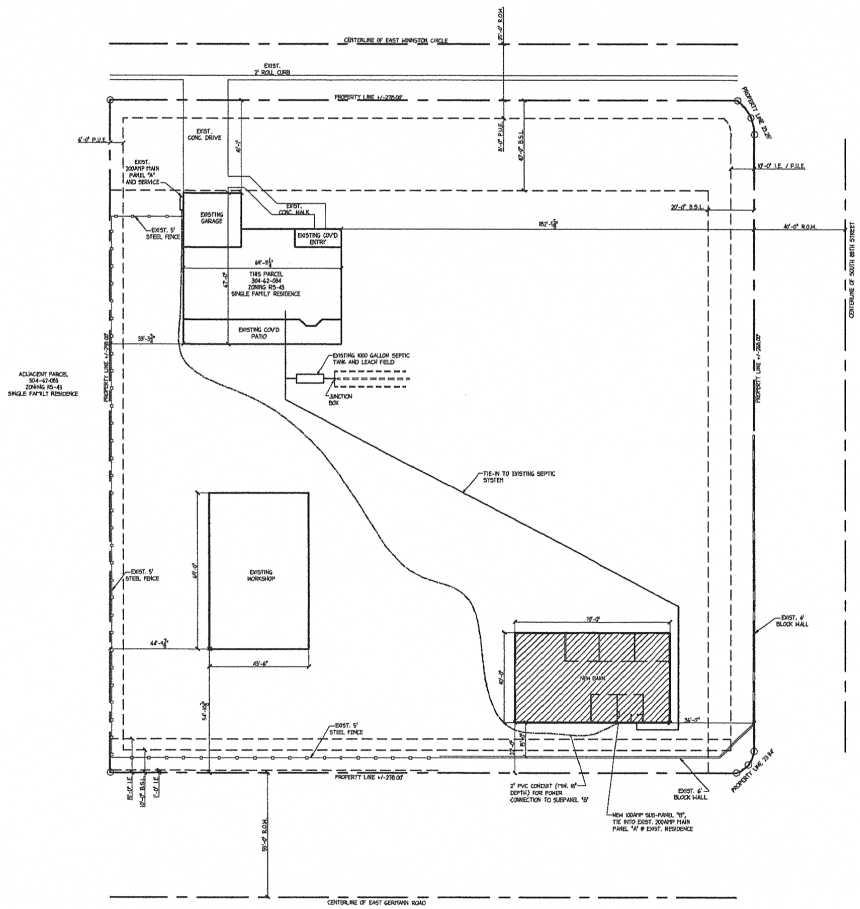


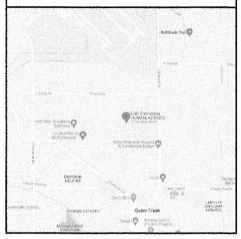
ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'

PROJECT DATA

OWNER:	SOBLEY JOSEPH C
PROJECT ADDRESS:	8747 EAST WINNSTON CIRCLE MESA, AZ 85212
PARCEL NUMBER:	304-62-004
SECTION, TWP., RANGE	# 25-7E
APN:	20154752
ZONING:	RS-43
APPLICANT:	JOE SOBLEY PHONE: 623-202-3946
SITE AREA:	64,281 S.F.
EXISTING LIVABLE AREA:	2513 S.F.
EXISTING GARAGE:	620 S.F.
EXISTING COVERED PATIOS:	97 S.F.
EXISTING STORAGE:	300 S.F.
TOTAL EXIST. AREA UNDER ROOF:	3030 S.F.
ADDITIONAL DETACHED BARN AREA:	2000 S.F.
REVISED TOTAL AREA UNDER ROOF:	5030 S.F.
LOT COVERAGE:	8.4% (5030 S.F / 64,281 S.F.)

VICINITY MAP



GENERAL SPECIFICATIONS

ALL BIDDERS SHALL CAREFULLY REVIEW PLANS, SPECIFICATIONS, SITE & INFORMATION THEREIN & SHALL BECOME FAMILIARIZED AS TO THE LOCATION & NATURE OF THE PROPOSED CONSTRUCTION, THE TERRAIN TO BE ENCOUNTERED, GENERAL LOCAL CONDITIONS, & ALL OTHER MATTERS THAT MAY AFFECT THE COST AND/OR TIME OF COMPLETION OF THE PROJECT. THEY SHALL BE RESPONSIBLE FOR BIDDING ALL COMPONENTS OF THEIR RESPECTIVE TRADES & SHALL INCLUDE IN THEIR PROPOSALS, ALL ITEMS, WHETHER OR NOT SPECIFICALLY IMPLIED OR SHOWN. THEIR PROPOSALS SHALL BE CONSIDERED TO BE A COMPLETE BID FOR THEIR RESPECTIVE TRADES IN ALL RESPECTS. THEY SHALL ALSO BE RESPONSIBLE FOR ALL ITEMS NOT SPECIFICALLY INCLUDED, NOT KNOWN OR LEFT OUT OF BIDS AS REQUIRE ON STATUTES, REGULATIONS, ETC., INCLUDING THOSE PERTAINING TO THE LICENSING OF SUBCONTRACTORS & REGULATIONS ISSUED PURSUANT THERETO. IF A BIDDER HAS ANY DOUBT AS TO WHAT THEY ARE TO PROVIDE, THEY SHALL CLARIFY WITH THE GENERAL CONTRACTOR PRIOR TO SUBMITTING THEIR PROPOSALS; IF NOT STATED IN THEIR PROPOSAL, IT SHALL BE CONSIDERED TO TEST PLANS & ALL SPECIFICATIONS SHALL REST SOLELY WITH THE GENERAL CONTRACTOR & HIS DECISION SHALL BE FINAL & SHALL REQUIRE COMPLIANCE BY THE SUBCONTRACTOR INVOLVED.

ANY FAILURE BY THE CONTRACTOR OR SUBCONTRACTOR TO ACQUAINT THEMSELVES WITH ALL THE AVAILABLE INFORMATION SHALL NOT RELIEVE THEM OF THE RESPONSIBILITY FROM PERFORMING THEIR WORK PROPERLY. WORKMANSHIP CONNECTED WITH THIS PROJECT SHALL BE OF THE HIGHEST QUALITY & ANY WORK DONE TO THE CONTRARY WILL BE REJECTED BY THE GENERAL CONTRACTOR AND/OR OWNER. ANY IMPROPER OR INFERIOR WORK SHALL BE OTHERWISE INDICATED ON THE DRAWINGS AND/OR SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND/OR SPECIFICATIONS OF THE MANUFACTURER OF THE PRODUCT USED OR INSTALLED. ALL MATERIALS, CONSTRUCTION & INSTALLATIONS, IN ALL PHASES & METHODS, SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE U.B.C., U.P.C., N.E.C., & ANY FEDERAL, STATE OR LOCAL CODES, REGULATIONS & ORDINANCES OF THE GOVERNING AGENCIES HAVING JURISDICTION OVER THE PROJECT.

GENERAL NOTES

1) DUE TO REPROGRAPHIC PROCESS, THESE PLANS MAY NOT BE ACCURATE TO SCALE NOTED & IN NO EVENT ARE DIMENSIONS TO BE SCALED FROM THE CONSTRUCTION DOCUMENTS.
2) BEFORE ORDERING ANY MATERIAL OR STARTING ANY FIELD WORK, CONTRACTOR SHALL VERIFY ALL MEASUREMENTS & EXISTING CONDITIONS AT THE SITE & SHALL BE RESPONSIBLE FOR CORRECTNESS OF THE SAME. ANY DEVIATIONS AND/OR UNSAFE OR UNREGULATED CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR CLARIFICATION.
3) DAMAGE TO SITE, UTILITIES OR NEWLY BUILT IMPROVEMENTS NOT DESIGNATED FOR REMOVAL SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR INVOLVED & SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE SAME.

SHEET INDEX

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S.0 GENERAL NOTES AND DETAILS
S.0 FOUNDATION PLAN
P ELECTRICAL & PLUMBING PLAN

RIGHT ANGLE DRAFTING, LLC
MESA & GILBERT, ARIZONA
kevin@rightangledrafting.com
phone: (480) 405-1830

DETACHED BARN

SOBLEY RESIDENCE
8747EAST WINNSTON CIRCLE
MESA, ARIZONA 85212

REVISIONS:

TITLE: SITE PLAN & PROJECT DATA
PROJECT: 220313
DATE: APRIL 25, 2022

SHEET: A1