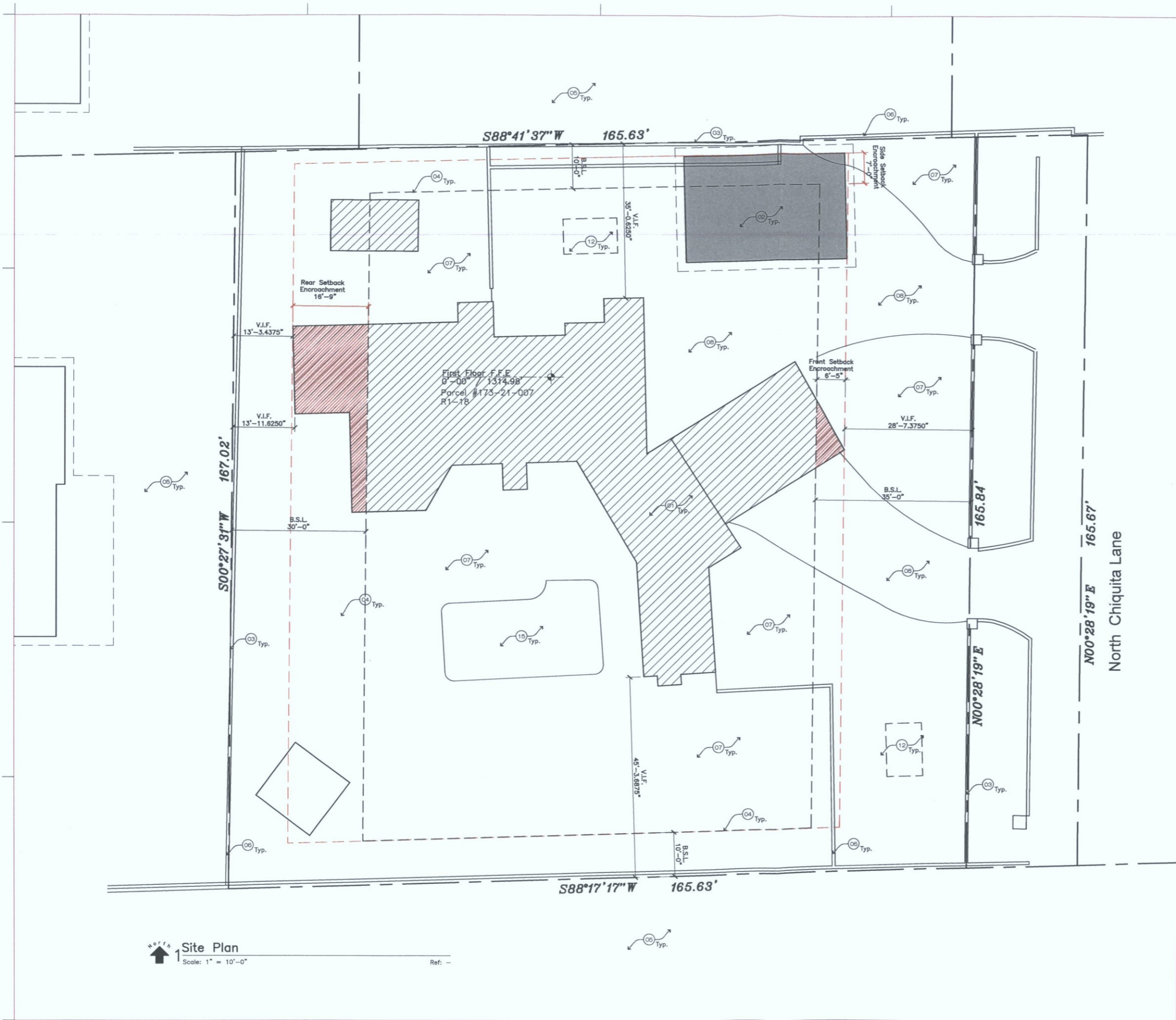


Simulations
Photos
All Graphics (no plans)



Site Plan
 Scale: 1" = 10'-0"
 Ref: --

Site Key Notes

- 01 Existing Structure, To Be Remain
- 02 Proposed New Detached Garage
- 03 Property Line
- 04 City Of Scottsdale Building Setback Line
- 05 Adjacent Property (N.I.C.)
- 06 Existing CMU Site Wall, To Remain
- 07 Existing Landscape Area To Remain
- 08 Existing C.I.P. Concrete Patio / Driveway / Walk Slab Per Owner Specification, Slope Away From Building, Typ.
- 09 Pool Equipment
- 10 AC Condensing On Concrete Pad
- 11 Electrical Panel / Electric SES Connection And Meter
- 12 Existing Septic Tank
- 13 Existing Gas Meter
- 14 Existing Water Meter
- 15 Existing Swimming Pool
- 16 Existing Pool Equipment To Be Removed
- 17 Adjacent Property Primary Structure (N.I.C.)

Site Plan Sheet Notes

Site Area:
 27,550 s.f.
 Building Area:
 Existing Residence:
 Livable: 3,635 s.f.
 Carpet: 730 s.f.
 Proposed New Garage: 865 s.f.
 Total Proposed New Area:
 Livable: 3,635 s.f.
 Garage: 865 s.f.
 Carpet: 730 s.f.
 Shed: 225 s.f.
 Zoning:
 R1-18
 Required Setbacks:
 Front: 35'
 Rear: 30'
 Side: 10'
 Maximum Building Height:
 30' - 2 Stories

Site Plan Sheet Notes

1. Contractor To Field Verify Existing F.F.E. Prior To Pouring New Slabs. New F.F.E. To Match Existing F.F.E., Typical - Contractor To Align Existing Concrete Slab With New Concrete Slab.
2. Site Plan Information For Reference Only. Contractor To Field Verify All Dimensions And Utility Locations Prior To Starting Any Work, Typ.
3. Contractor To Provide Engineered Survey Locating Required Side Yard Setbacks Prior To Start Of Construction. Verify All Dimensions And Layout In Field Prior To Start Of Construction. G.C. To Confirm Project Is Clear Of Side Yard Set Back Requirements Prior To Commencement Of Work. Notify Designer And Owner Of Any Discrepancies Prior To Start Of Construction.
4. See General Requirements / Specifications And All Applicable Divisions And Sections Thereof.
5. Concrete Landing And Walkway Slabs Shall Be Per Structural Drawings. Provide Expansion Joints As Required And Verify Locations With Designer. Provide Flashing As Required At Junction Of Landing / Walkway Slabs And Footings.
6. Slope Finished Grade Away From Footings So As To Achieve Positive Drainage And Preclude Settlement.
7. Slope Finished Decks, Terraces, Walkways, And Driveways, Away From Footings And Structure So As To Achieve Positive Drainage And Preclude Settlement.
8. Provide Patio And Area Drains As Required And Verify With Designer Prior To Purchasing And / Or Installation.
9. All Concentrated Drainage Shall Be Conducted Away From The Structure In An Approved Device At 2% Minimum.
10. During Site Work, Grading, And Excavation, Contractor Shall Take Care To Control Dust By Watering.

MODE

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revisions

No.	Description

Pre Design Phase - 09/20/16



sheet

Amato Residence
 5038 N. Chiquita Lane
 Paradise Valley, Arizona 85253

drawn by: zab
 checked by:
 job #: 1601
 file name: A100
 scale: 1" = 10'-0"

issue date:
 Pre Design Phase
 20 September 2016

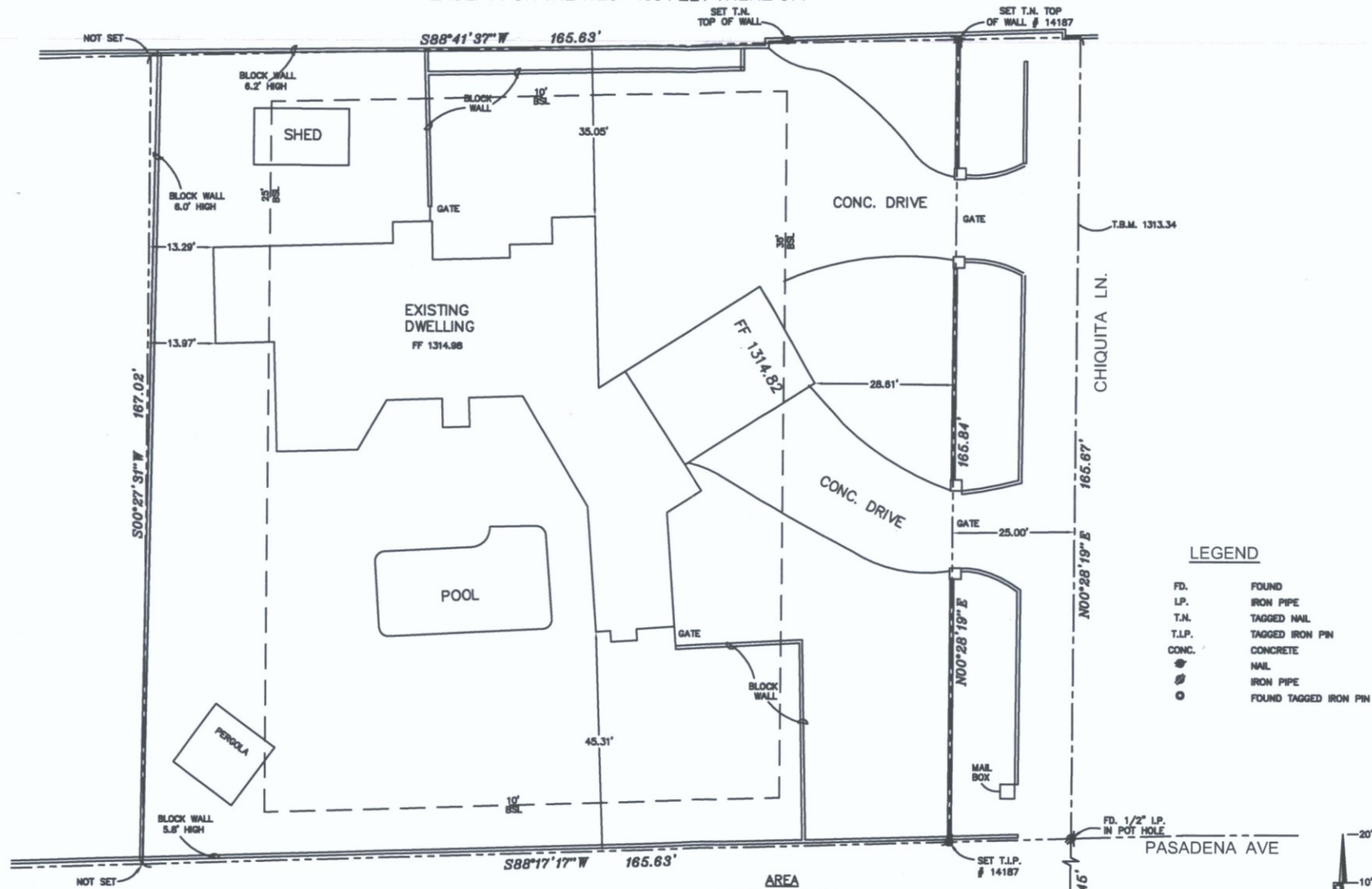
Site Plan

sheet

A100

12-BA-2016
 9/27/2016

RESULTS OF SURVEY
 OF THE N1/2, W1/2, OF LOT SEVEN ARCADIA VISTA UNIT TWO ACCORDING TO THE PLAT
 OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 21 OF MAPS, PAGE 33
 EXCEPT FOR THE WEST 135 FEET THERE OF.



LEGEND

FD.	FOUND
L.P.	IRON PIPE
T.N.	TAGGED NAIL
T.I.P.	TAGGED IRON PIN
CONC.	CONCRETE
⊙	NAIL
⊙	IRON PIPE
⊙	FOUND TAGGED IRON PIN

AREA
 27,550 SQ. FT. NET
 0.6325 ACRES NET

BENCHMARK:
 Brass Cap in hand hole at Intersection of 68th St. and Chaparral Rd.
 Elev. 1311.223 GDAC-24565-1M DATUM, City Of Scottsdale AZ

LAND SURVEYOR'S CERTIFICATION:
 I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA. THIS PLAT WAS MADE UNDER MY DIRECTION AND MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS." THIS SURVEY WAS MADE DURING THE MONTH OF AUGUST, 2016.
 THE WORD "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 REGISTERED LAND SURVEYOR # RLS 1418Z



PROFESSIONAL LAND SURVEYS OF ARIZONA L.L.C.
 10505 N. 69TH Street, Suite 101, Scottsdale, AZ 85253
 phone: 480.905.1126 fax: 480.905.1859

Revisions:

OWNER: RYAN AMATO
 8038 N. CHIUQUITA LN
 PARKSIDE VALLEY, AZ 85233

DATE: 08-30-16
 DRAWN BY: JMB
 Sheet: 1

JOB No. 2160809