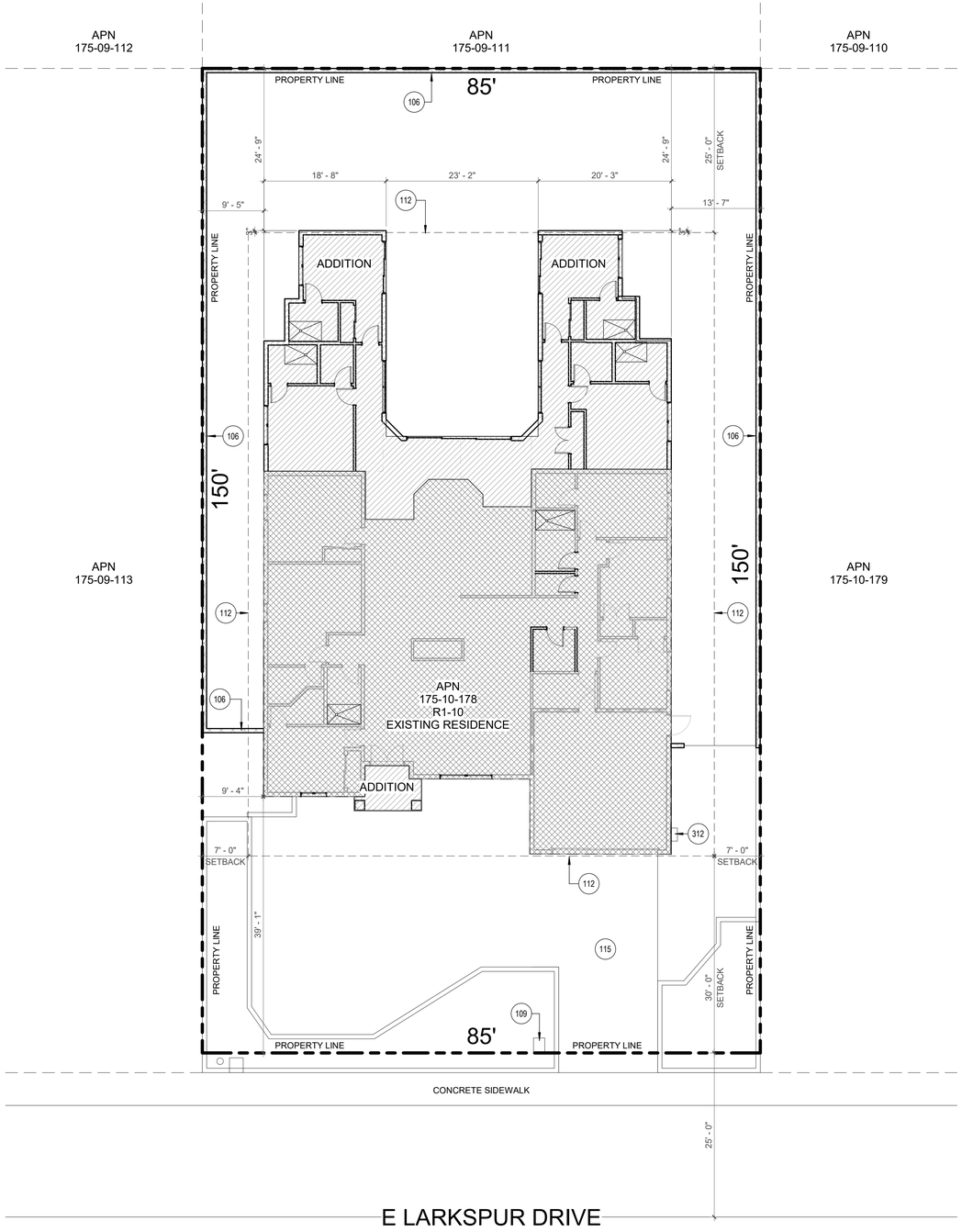

1 SITE PLAN
1" = 10'-0"

PROJECT INFO

SITE INFORMATION:

APN:	170-21-014
ZONING:	R1-10
LOT SIZE:	12,745
STR:	14 3N 4E
MCR:	218-20
SUBDIVISION:	BUENAVANTE 2
LOT:	284

EXISTING:

- ***Covered Entry*** = ***81.57 SF***
- ***Covered Back Patio*** = ***316.95 SF***
- ***Car Garage*** = ***423 SF***
- ***Existing Livable*** = ***2,593 SF***

NEW:

- **New Covered Entry** = **43 SF**
- **New Livable** = **1,415 SF**

TOTAL LIVABLE = ***4,008 SF***
TOTAL SQ. FT. = ***4,474 SF***

- Lot coverage allowed = **35% lot coverage allowed**
- Total building footprint = 4,474 SF / 12,745 = **35% lot coverage proposed**

BUILDING HEIGHT ALLOWED **- 30'-0" @ 2 STORY**

BUILDING CODES

International Building Code	2015 IBC
International Mechanical Code	2015 IMC
National Electrical Code	2014 NEC
International Plumbing Code	2015 IPC
International Fire Code	2015 IFC
Energy Code	2015 IECC
International Residential Code	2015 IRC

PROJECT DESCRIPTION

THIS PROJECT WILL CONSIST OF A 1,415 SF ADDITION TO THE EXISTING RESIDENCE PLACED ON THE PROPERTY AT 7512 E LARKSPUR DR SCOTTSDALE, ARIZONA 85260. THE ADDITION WILL CONSIST OF A TWO NEW MASTER SUITES, CLOSETS AND BATHROOMS, TWO NEW BEDROOMS, BATHROOMS AND CLOSETS, NEW OFFICE, TWO NEW CLOSETS.

KEYNOTES

106	EXISTING 6'-0" BLOCK FENCE.
109	EXISTING WATER METER.
112	BUILDING SETBACK.
115	EXISTING CONCRETE DRIVEWAY.
312	ELECTRICAL SERVICE 400A.

PROJECT TEAM

Owner/Contractor		**Architect/MEP**	
Company	IGNA MARIA	Company	KONTEXTURE
Address	7334 E EVENING GLOW DR SCOTTSDALE, AZ 85266	Address	3334 E. 20TH STREET PHOENIX, AZ 85016
Phone Number	-	Phone Number	602.875.6221
Fax Number	-	Fax Number	602.875.6239
Contact	-	Contact	DANIEL ISTRATE

VICINITY MAP

PROJECT LOCATION

N

IGNA RESIDENCE
7512 E LARKSPUR DR
SCOTTSDALE, ARIZONA 85260

KONTEXTURE
architecture | interiors | urban planning

KONTEXTURE, LLC
ARCHITECT
3334 N. 20TH STREET
PHOENIX, AZ, 85016
T: 602.875.6221
F: 602.875.6239

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

REGISTERED ARCHITECT
DANIEL E. ISTRATE
53898
DANIEL
ISTRATE
Date Signed 03-22-2022
ARIZONA U. S. A.
EXPIRES: 12/ 31/ 2024

KEYPLAN

DRAWING TITLE
SITE PLAN

SCALE 1" = 10'-0"

PROJECT NUMBER 21-129

DRAWING NUMBER **A0.2**