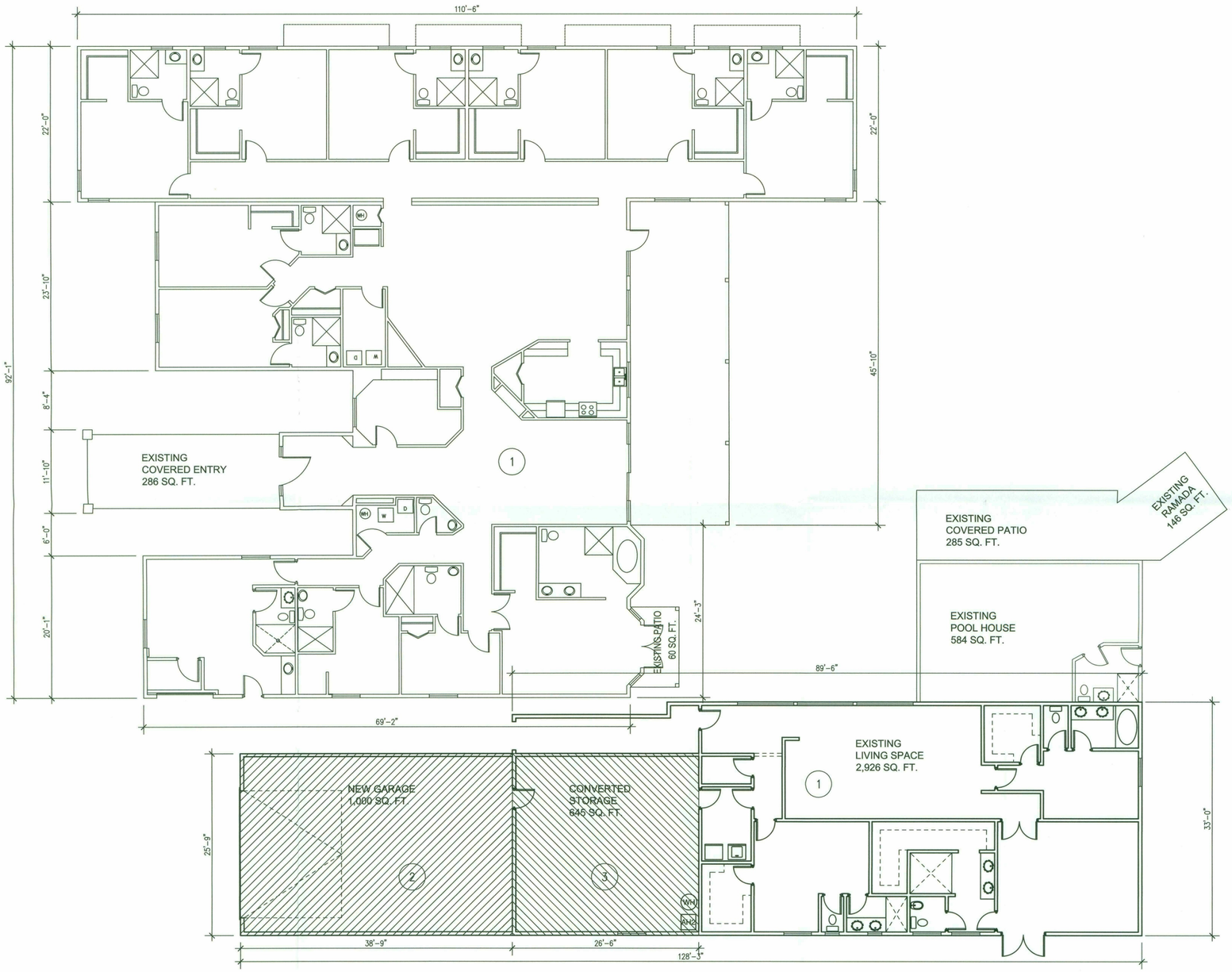
Final Approved Stamped Plans
Full Size



FLOOR PLAN

scale: 1/8" = 1'-0"

N

PLANS NOTES AND LEGEND

PROJECT DESCRIPTION:

CONVERT TWO CAR GARAGE INTO A STORAGE.
ADD NEW TWO CAR GARAGE. TOTAL PROJECT AREA
1645 SQUARE FEET.

GENERAL NOTES:

A ALL LUMBER SHALL BEAR THE STAMP OF AN APPROVED AGENCY.

B. STUD TO SOLE PLATE, TOE NAIL 3-8D OR 2-16D

C. STUD TO SOLE PLATE 10D

D. PORTAL FRAME GARAGE OPENING PER TABLE R602.10.5

KEYNOTES:

1 EXISTING STRUCTURE.
2 NEW 2 CAR GARAGE.
3 CONVERTED GARAGE INTO STORAGE.

KONTEXTURE
architecture | interiors | urban planning

DANIEL ISTRATE
ARCHITECT
3334 N. 20TH STREET
PHOENIX, AZ 85016
602.875.6221

ARIZONA ROYAL CARE HOME LLC

9623 E. JENAN DR.
SCOTTSDALE, AZ 85260

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

CERTIFICATE NO. 53898 DANIEL ISTRATE EXPIRES 12-31-2021 ARIZONA U.S.A.

EXPIRES 12-31-2021

OWNERSHIP OF DOCUMENTS

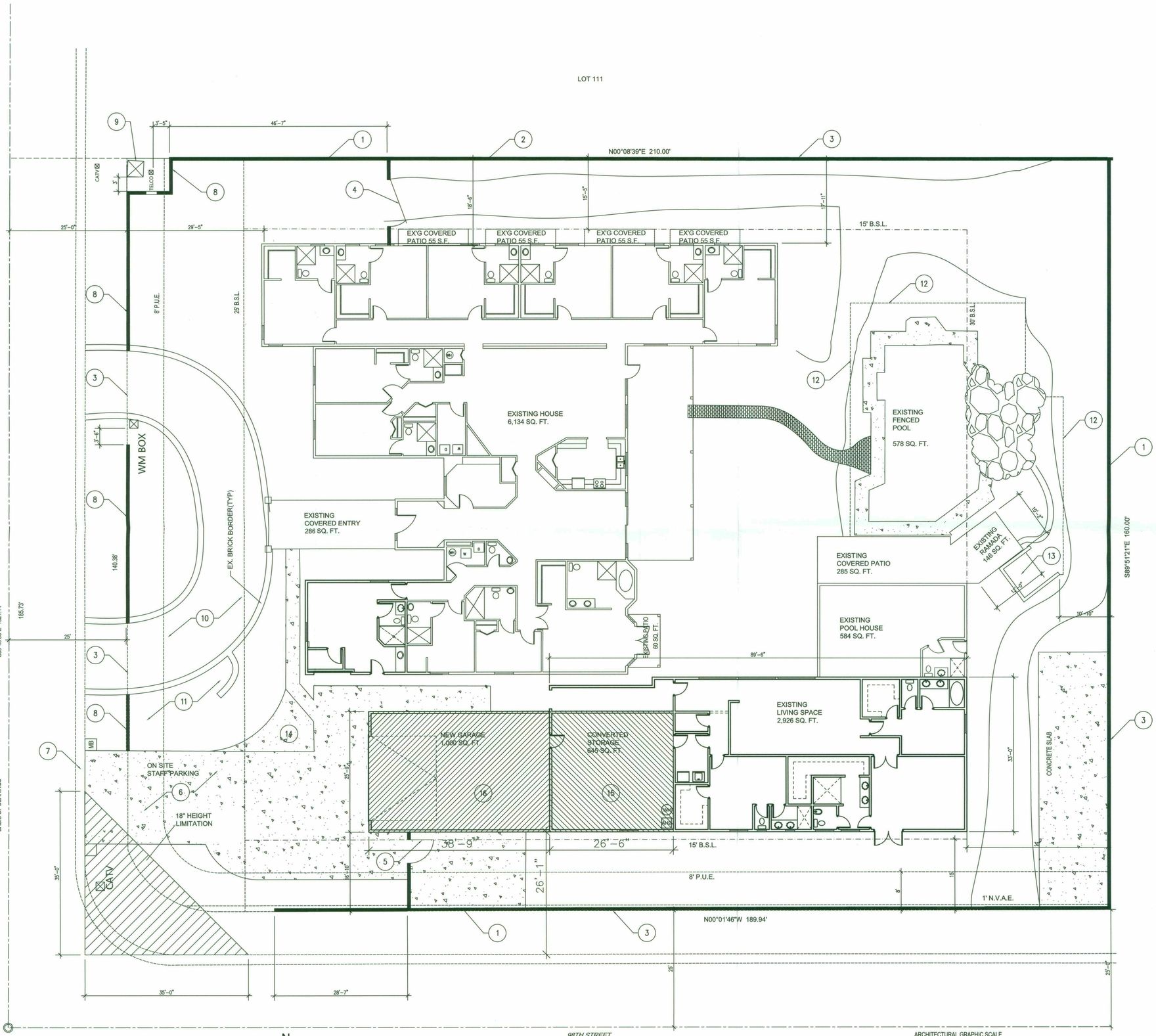
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO KONTEXTURE, L.L.C.

DRAWING TITLE

FLOOR PLAN

DATE	12.12.2018
DRAWN BY	D.I.
CHECKED BY	D.I.
SCALE	
PROJECT NUMBER	18-050
DRAWING NUMBER	A1.0

8-BA-2019
6/14/19



SITE PLAN

scale: 1' = 10'-0"

N

ARCHITECTURAL GRAPHIC SCALE

1' 5' 10' 20' 40'

PROJECT DATA

ADDRESS: 9823 E. JENAN DR.
SCOTTSDALE, AZ 85260

CONVERT EXISTING 2 CAR GARAGE INTO STORAGE AND ADD A NEW TWO CAR GARAGE. TOTAL PROJECT AREA 1645 SQ. FT.

PARCEL # 217-26-230
SUBDIVISION: DESERT WIND UNIT 2
ZONING DISTRICT: R1-43 PRD

SITE AREA: 33,733 SQ. FT.

BUILDING AREAS:

LIVABLE EXISTING:	8816 SQ. FT.
NEW STORAGE:	645 SQ. FT.
EXISTING COVERED PATIOS:	1510 SQ. FT.
EXISTING POOL HOUSE:	584 SQ. FT.
EXISTING RAMADA:	146 SQ. FT.
NEW 2 CAR GARAGE:	1000 SQ. FT.
TOTAL:	12701 SQ. FT.

LOT COVERAGE: 12701/33733=37.7%

BUILDING HEIGHT ALLOWED: 30'-0" AT TWO STORIES
BUILDING HEIGHT PROVIDED: 19'-0" SINGLE STORY

SETBACKS	REQUIRED	PROVIDED
FRONT:	25'-0"	29'-5"
REAR:	30'-0"	30'-0"
SIDES:	15'-0"	16'-10"

MAXIMUM WALLS SIDE ON THE SIDES AND REAR TO NOT EXCEED 8'-0" IN HEIGHT. IN THE FRONT MAXIMUM HEIGHT IS 3'-0"

ADOPTED BUILDING CODES:

2015	INTERNATIONAL BUILDING CODE
2014	NATIONAL ELECTRIC CODE
2015	INTERNATIONAL ENERGY CONSERVATION CODE
2015	INTERNATIONAL EXISTING BUILDING CODE
2015	INTERNATIONAL FUEL GAS CODE
2015	INTERNATIONAL MECHANICAL CODE
2015	INTERNATIONAL PLUMBING CODE
2015	INTERNATIONAL FIRE CODE
2015	INTERNATIONAL RESIDENTIAL CODE

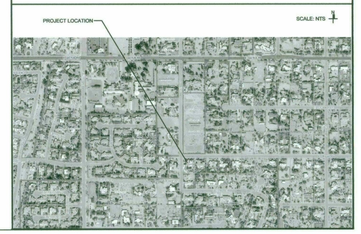
NOTES:

A. THE EXISTING LIVING SPACE IS AN ADULT CARE HOME. THIS PROPERTY WILL BE IN COMPLIANCE WITH THE CITY OF SCOTTSDALE ZONING ORDINANCE 5.102.A.2 ADULT169843 CARE HOME CASE # 5AC2009.
B. POOL HOUSE/FENCES PERMIT # 174868, 174869.
C. ADDITION/ALTERATION TO EXISTING STRUCTURE EXCEEDS 50% - ENTIRE STRUCTURE (INCLUDING EXISTING) SHALL COMPLY WITH CURRENT CODES. (INCLUDES EXISTING WINDOWS,INSULATION, ELECTRICAL).
D. NO NATIVE PLANTS ARE PERMITTED TO BE REMOVED OR DESTROYED DUE TO ANY CONSTRUCTION RELATED ACTIVITIES ASSOCIATED WITH THIS APPROVAL.
E. POOLS REQUIRE SEPARATE APPROVAL AND PERMIT.
F. POOLS SHALL NOT BE EMPTIED OR BACKWASHED INTO WASHES, STREETS, ON TO AN ADJACENT LOT, OR TRACT OF LAND.
G. ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, 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. SHOW LOCATION OF EQUIPMENT ON SITE PLAN.
H. GUESTHOUSE SHALL NEVER BE OFFERED FOR RENT. GUEST HOMES ON LOTS UNDER 35,000 SQ. FT. MAY NOT PROVIDE COOKING FACILITIES.
I. A GUESTHOUSE OR ACCESSORY STRUCTURE SHALL NOT EXCEED A GROSS FOOTPRINT SIZE GREATER THAN 50% OF THE FOOT PRINT SIZE OF THE PRINCIPAL BUILDING.
J. 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.
K. EXTERIOR LIGHTING SHALL COMPLY WITH ARTICLE VII SECTION 7.600 AND ASSOCIATED SUBSECTIONS.

KEYNOTES NOTES:

1. EXISTING 6' BLOCK WALL.
2. EXISTING 8' BLOCK WALL.
3. PROPERTY LINE.
4. EXISTING GATE.
5. NEW GATE.
6. EXISTING CONCRETE DRIVEWAY.
7. EXISTING ROLL CURB AND GUTTER.
8. EXISTING 3' BLOCK WALL.
9. ELECTRICAL TRANSFORMER.
10. EXISTING DUST PROOF DRIVEWAY.
11. GRASS.
12. EXISTING 5' IRON FENCE ALL AROUND THE POOL.
13. POOL EQUIPMENT
14. NEW PAVEMENT
15. CONVERTED AREA
16. NEW ADDITION.

VICINITY MAP



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SEALS AND SIGNATURES

REGISTERED ARCHITECT
53898
DANIEL ISTRATE
12-12-2018
ARIZONA, U.S.A.

EXPIRES 12-31-2021

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DRAWING TITLE

SITE PLAN

DATE	12.12.2018
DRAWN BY	D.I.
CHECKED BY	D.I.
SCALE	18-050
PROJECT NUMBER	AS-1
DRAWING NUMBER	

8-BA-2019
6/14/19