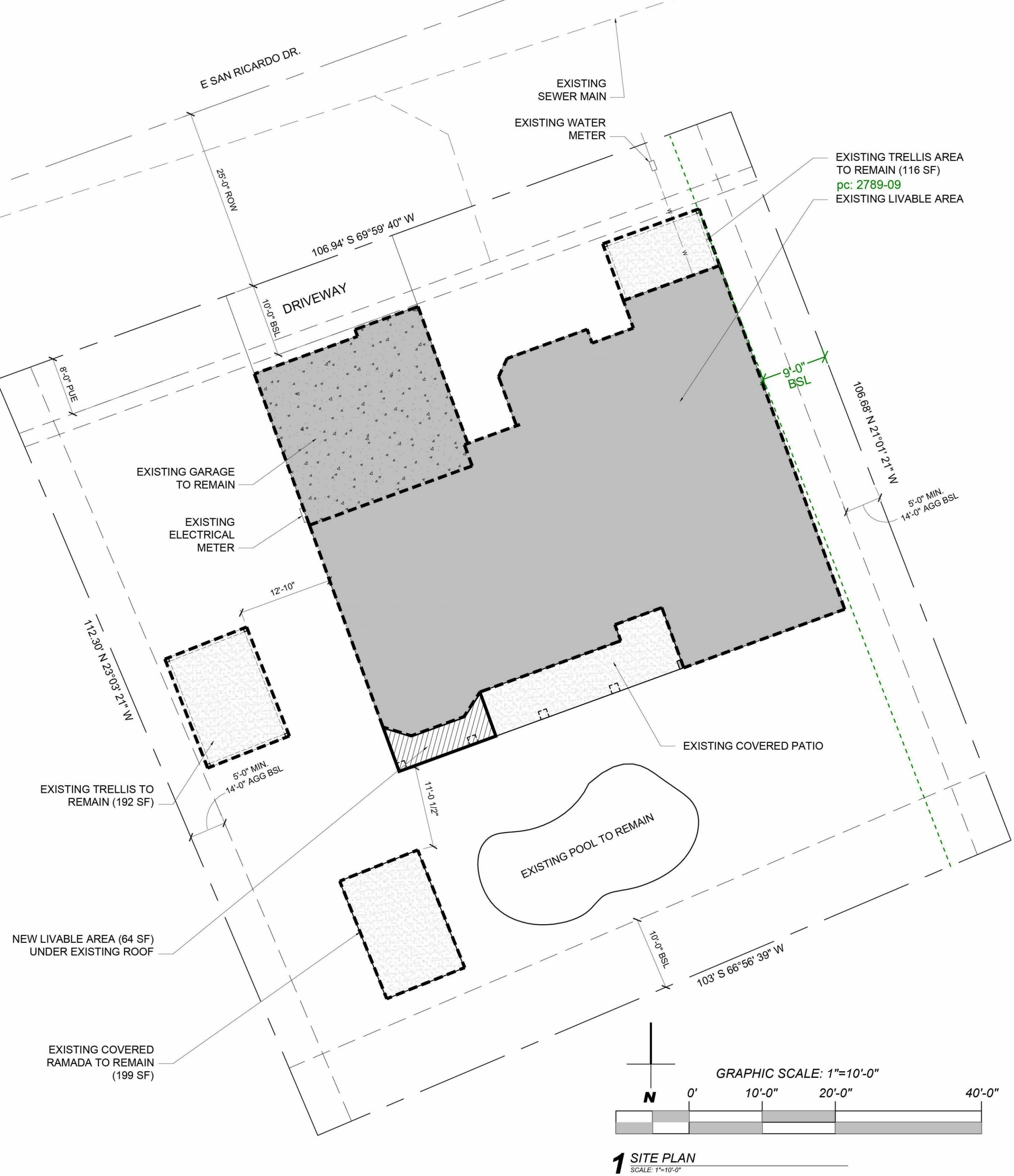


FOR ADDITION REVIEW ONLY  
**SITE PLAN**  
**APPROVED**  
BY THE CITY OF SCOTTSDALE PLANNING DEPARTMENT

9952-22  
CASE NUMBER  
12/20/2022  
DATE  
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL



**CITY OF SCOTTSDALE BUILDING PLANS**  
THESE PLANS HAVE BEEN REVIEWED AND ARE READY FOR A PERMIT. THIS DOES NOT AUTHORIZE VIOLATIONS OF ANY CODE OR ORDINANCE.  
**AS NOTED**  
BY CITY OF SCOTTSDALE PLAN REVIEW  
9952-22 sdominguez JChandler 12/20/22  
PLAN CHECK NO. REVIEWER DATE  
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL

NO NEW WALLS PROPOSED WITH THIS SUBMITTAL

**PROJECT INFORMATION**

**PROPERTY OWNER AND ADDRESS:**  
JULIE AND BENJAMIN SCHULZE  
8331 E SAN RICARDO DR  
SCOTTSDALE, AZ 85258

**DESCRIPTION:**  
ESTADOS DE LA MANCHA MCR 197-13

**LOT:**  
71

**PARCEL #:** 175-58-234  
**QS:** 27-47

**S/TR:** 25 3/4 4E  
**ZONING:** R1-7 PCD

**LOT AREA (PER MC ASSESSOR):**  
11,482 SF (0.16 ACRES)

**BUILDING AREAS:**  
EXISTING HOUSE  
LIVABLE AREA 2,514 SF  
EXISTING GARAGE 539 SF  
COVERED PATIO TO REMAIN 191 SF  
RAMADA 199 SF  
TRELLISES TO REMAIN 308 SF  
ADDITION  
NEW LIVABLE 64 SF

**TOTAL LIVABLE** 2,578 SF  
**TOTAL COVERED PATIO/RAMADA/TRELLIS** 698 SF  
**TOTAL GARAGE** 539 SF  
**TOTAL USED FOR LOT COVERAGE** 3,815 SF

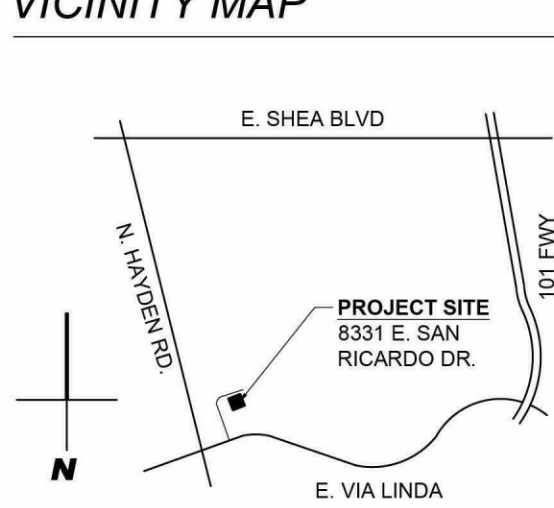
**LOT COVERAGE**  
ALLOWABLE: 50%  
ACTUAL: 33% (3,815 SF/11,482 SF X 100%) - DOES NOT CHANGE

**BUILDING HEIGHT**  
ACTUAL: 4'-17'-2" - DOES NOT CHANGE

**OCCUPANCY:**  
R3, SINGLE-FAMILY DETACHED DWELLING

**BUILDING SETBACKS**  
FRONT: 10'-0"  
REAR: 10'-0"  
SIDE YARDS: 5'-0" MIN. 14'-0" AGGREGATE

**VICINITY MAP**



**PROJECT DESCRIPTION**

THE SCHULZES WOULD LIKE TO REMODEL THEIR KITCHEN AND ADD A BREAKFAST AREA OFF OF THE KITCHEN UNDER AN EXISTING ROOF.

**APPLICABLE CODES**

- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL EXISTING BUILDING CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2015 INTERNATIONAL GREEN CONSTRUCTION CODE
- 2014 NATIONAL ELECTRICAL CODE
- 2015 INTERNATIONAL PLUMBING CODE
- \* ALL WITH CITY OF SCOTTSDALE AMENDMENTS

**PROJECT TEAM**

**OWNER:**  
JULIE AND BENJAMIN SCHULZE  
8331 E. SAN RICARDO DR.  
SCOTTSDALE, AZ 85258  
P: 602-703-2240  
E: JKMARTIN1982@YAHOO.COM

**ARCHITECT:**  
DWELL BOLDLY  
22020 N. 31ST PLACE  
PHOENIX, AZ 85050  
CONTACT: NICHOLAS TSONTAKIS, AIA  
P: 602-370-3502  
E: NICHOLAS@DWELLBOLDLY.COM

**STRUCTURAL ENGINEER:**  
BARRETT STRUCTURAL ENGINEERING  
110 E. LAWRENCE RD.  
PHOENIX, AZ 85012  
CONTACT: CHRIS ELKINS, P.E.  
P: 520-275-6315  
E: CHRIS@BARRETTSE.COM

**SHEET INDEX**

#0	PROJECT INFO / SITE PLAN / GENERAL NOTES
#1	DEMO FLOOR PLAN / PROPOSED FLOOR PLAN / REFLECTED CEILING/ELECTRICAL PLAN / PANEL SCHEDULE / ELECTRICAL LOAD CALCULATIONS
#2	EXISTING/PROPOSED ELEVATIONS / BUILDING SECTION
#3.1	GENERAL STRUCTURAL NOTES
#1.1	FOOTING & FOUNDATION PLAN
#2.1	ROOF FRAMING PLAN
#3.1	FOUNDATION DETAILS
#4.1	FRAMING DETAILS

**SCHULZE RESIDENCE REMODEL AND ADDITION**  
8331 E. SAN RICARDO DR. SCOTTSDALE, AZ 85258



**CITY OF SCOTTSDALE CODE NOTES**

- ALL PRODUCTS LISTED BY AN EVALUATION SERVICE REPORT (ESR) SHALL BE INSTALLED PER THE REPORT AND THE MANUFACTURERS WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS SHALL ALSO BE LISTED BY AN ESR.
- FIRE SPRINKLERS NOT REQUIRED
- SEPARATE PERMITS REQUIRED: POOLS, SPAS, FENCES, SITE WALLS, RETAINING WALLS, AND GAS STORAGE TANKS.
- FOUNDATION & FOOTING DEPTH SHALL BE A MINIMUM OF 18 INCHES BELOW GRADE (OR PER PROPERTY SOIL REPORT), PROVIDE A MINIMUM OF 3 INCH CLEARANCE BETWEEN REBAR AND SOIL. (R403.1 AMENDED)
- DOORS BETWEEN THE GARAGE AND RESIDENCE SHALL BE SELF-CLOSING MINIMUM 1 3/8" THICK SOLID CORE OR 20 MINUTE FIRE RATED. (R302.5.1)
- EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS OR CONDUITS SHALL BE SEALED. (R703.1)
- WOOD SILL PLATES SHALL BE PRESSURE TREATED OR DECAY RESISTANT. EXTERIOR SILL PLATES SHALL BEAR A MINIMUM OF 6 INCHES ABOVE FINISH GRADE. (R317.1)
- GYPSUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C. OR USE LABELED 1/2" SAG-RESISTANT GYPSUM CEILING BOARD. (TABLE R702.3.5 (D))
- SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. (P2708.4)
- SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE, SUCH AS CERAMIC TILE, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (R702.4.2)
- PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION REQUIREMENTS: WATER CLOSETS-TANK TYPE 1.28 GAL./FLUSH. SHOWER HEADS- 2.0 GPM. SINKS- 2.2 GPM. LAVATORY-1.5 GPM (TABLE P2903.2 AMENDED)
- STORAGE-TANK TYPE WATER HEATERS SHALL BE INSTALLED WITH A DRAIN PAN AND DRAIN LINE. (P2801.6)
- A DEMAND-CONTROLLED HOT WATER CIRCULATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH AMENDED SECTIONS N1103.5.1.1 AND N1103.5.1.2.
- PROVIDE ROOF/ATTIC VENTILATION UNLESS INSULATION IS APPLIED DIRECTLY TO UNDERSIDE OF ROOF SHEATHING OR THE DIMENSION IS 24 INCHES OR LESS BETWEEN THE CEILING AND BOTTOM OF ROOF SHEATHING. (R806.1 AMENDED)
- THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH CLIMATE ZONE 2. ENERGY COMPLIANCE SHALL BE DEMONSTRATED BY UA TRADEOFF (RESCHECK) OR PERFORMANCE (REM/RATE) COMPLIANCE PATH OR BY THE FOLLOWING PRESCRIPTIVE VALUES (TABLE N1102.1.2):
  - PRESCRIPTIVE MINIMUM R-VALUES: <CEILING=R-38> / <WALLS=R-13>
  - PRESCRIPTIVE MAXIMUM WINDOW FENESTRATION VALUES: <U-FACTOR=0.40> / <SHGC=0.25>
- PROVIDE MINIMUM R-3 INSULATION ON HOT WATER PIPES. (N1103.5.3)
- SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM R-8. DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO MINIMUM R-6. DUCTS AND AIR HANDLERS LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE ARE EXEMPT. (N1103.3.1)
- REGISTERS, DIFFUSERS AND GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES.
- EXHAUST AIR FROM BATHROOMS, KITCHENS AND TOILET ROOMS SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS, NOT RECIRCULATED OR DISCHARGED INDOORS. (M1507.2 AMENDED)
- EXHAUST FANS IN BATHROOMS WITH A SHOWER OR TUB SHALL BE PROVIDED WITH A DELAY TIMER OR HUMIDITY/CONDENSATION CONTROL SENSOR
- EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (R303.3)
- PROVIDE A WALL MOUNTED GFCI PROTECTED RECEPTACLE OUTLET WITHIN 36" OF A BATHROOM OR POWDER ROOM LAVATORY. (E3901.6)
- RECEPTACLES SERVING KITCHEN COUNTERTOPS INSTALLED IN BATHROOMS, GARAGES, UNFINISHED ACCESSORY BUILDINGS, OUTDOORS AND LOCATED WITHIN 6 FEET OF SINKS SHALL HAVE GFCI PROTECTION FOR PERSONNEL. (E3902)
- ALL BRANCH CIRCUITS THAT SUPPLY 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (E3902.12)
- GENERAL PURPOSE 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT. (E4002.14)
- PROVIDE SMOKE ALARMS IN NEW AND EXISTING AREAS OF HOME. (R314)
- APPROVED CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. (R315)
- A MINIMUM OF 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (N1104.1 AMENDED)
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.5)
- PROVIDE ILLUMINATION WITH WALL SWITCHES FOR STAIRWAYS WHEN THERE ARE 6 OR MORE RISERS. (R303.7)
- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH. (E3901.2)
- PROVIDE A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN/DINING/BREAKFAST. (E3703.2)
- BOTH METAL PIPING SYSTEMS AND GROUNDED METAL PARTS IN CONTACT WITH THE CIRCULATING WATER ASSOCIATED WITH A HYDRO MASSAGE TUB SHALL BE BONDED TOGETHER USING AN INSULATED, COVERED, OR BARE SOLID COPPER BONDING JUMPER NOT SMALLER THAN 8 AWG. (E4209)
- PROVIDE OUTSIDE COMBUSTION AIR TO ALL INDOOR FIREPLACES WITH AIR INTAKE LOCATED NOT HIGHER THAN THE FIREBOX. (R1006.1)
- AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. (N1103.1)
- THE FOLLOWING THREE NOTES ARE APPLICABLE TO NEW CONSTRUCTION ONLY (BPI CERTIFIED PROFESSIONALS ARE APPROVED FOR TESTING AIR LEAKAGE IN EXISTING BUILDINGS, OTHERWISE RESNET PROFESSIONALS ARE APPROVED FOR NEW AND EXISTING):  
35. THE BUILDING SHALL BE PROVIDED WITH A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM THAT MEETS THE REQUIREMENTS OF SECTION M1507. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING. (N1103.6)  
36. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING FIVE AIR CHANGES PER HOUR FOR DETACHED DWELLING UNITS AND SEVEN AIR CHANGES PER HOUR FOR ATTACHED DWELLING UNITS. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY (RESNET CERTIFIED). A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. (N1102.4.1.2 AMENDED)  
37. DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED IN ACCORDANCE WITH N1103.3.2. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1. DUCTS SHALL BE PRESSURE TESTED TO DETERMINE LEAKAGE BY ONE OF THE FOLLOWING METHODS (N1103.3.3):
  - ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
  - POST-CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.  
EXCEPTION: A DUCT LEAKAGE TEST SHALL NOT BE REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.  
A WRITTEN REPORT OF THE RESULTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL PRIOR TO THE BUILDING FINAL.

REVISIONS  
1  
LOGO  
Dwellboldly  
SEAL  
REGISTERED ARCHITECT  
NICHOLAS TSONTAKIS  
12-07-22  
Expires: 12-31-2024  
DRAWN BY nnt  
APPROVED BY nnt  
PROJECT NO. 211015  
TITLE  
SITE PLAN/COVER  
SHEET NUMBER  
a0