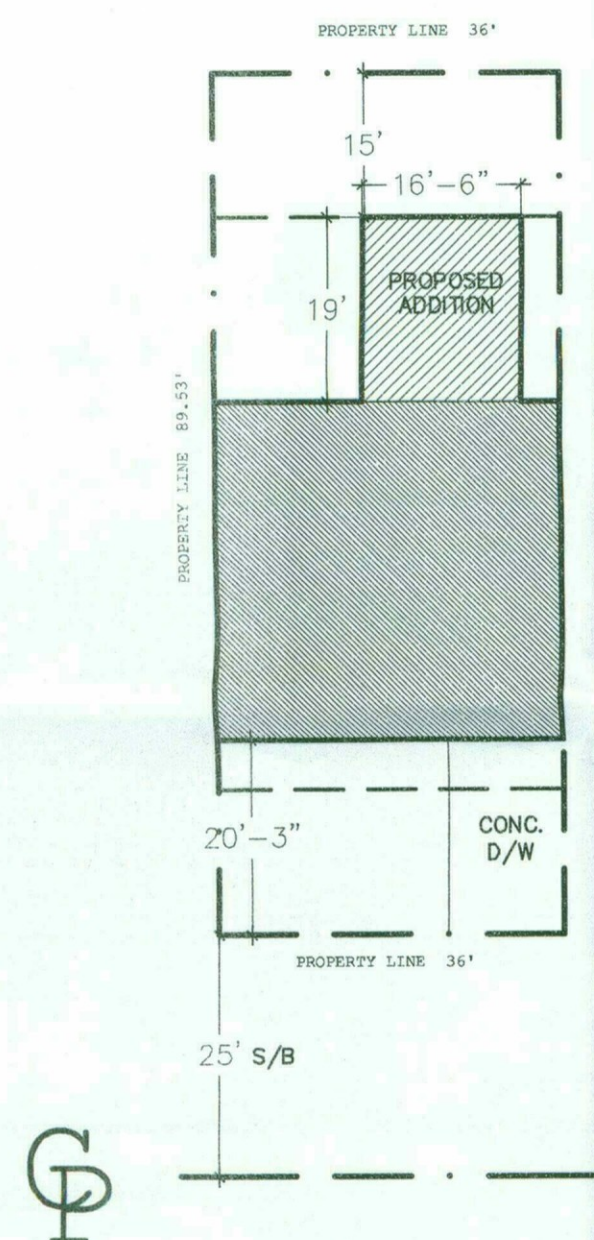


Final Approved Stamped Plans
Full Size



173-30-396



SITE PLAN

173-30-398

$$1'' = 20' - 0''$$

ZONING: R-4
P/N: 173-30-397
VILLA MONTEREY 4B AMD

TOTAL LOT AREA:	=	3,213 S.F.
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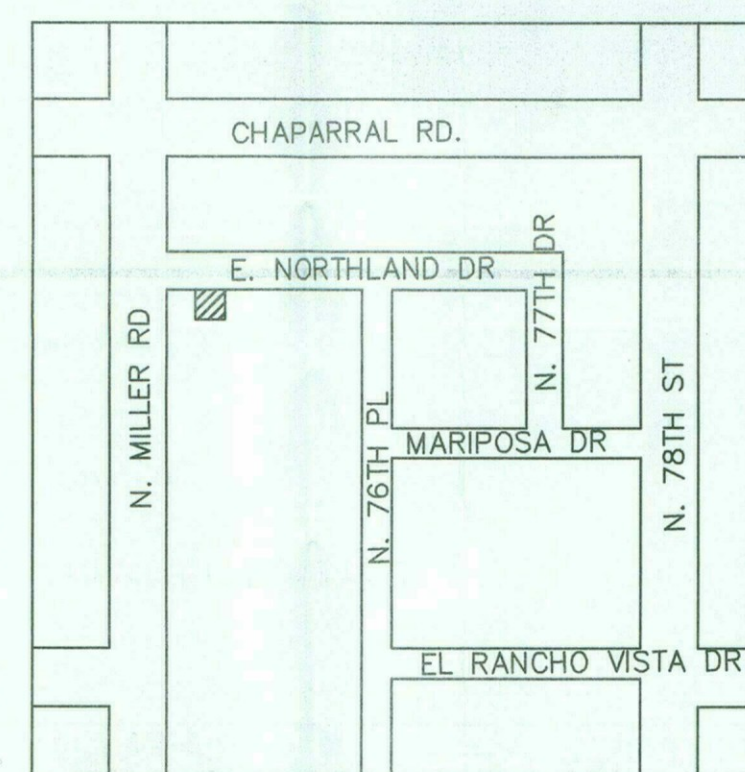
EXISTING LIVABLE AREA:	=	1,072 S.F.
EXISTING CARPORT:	=	240 S.F.
NEW OFFICE:	=	304 S.F.

TOTAL AREA UNDER ROOF:	=	1,616 S.F.
------------------------	---	------------

LOT COVERAGE:

ALLOWABLE: = 00
PROVIDED: = 50%

DATA



VICINITY MAP

PLAN 320
SITE PLAN

CONVERT PATIO TO OFFICE

CATHERINE WAGENBACH
7607 EAST NORTHLAND DR
SCOTTSDALE, AZ 85251

JOB NO. : 6917

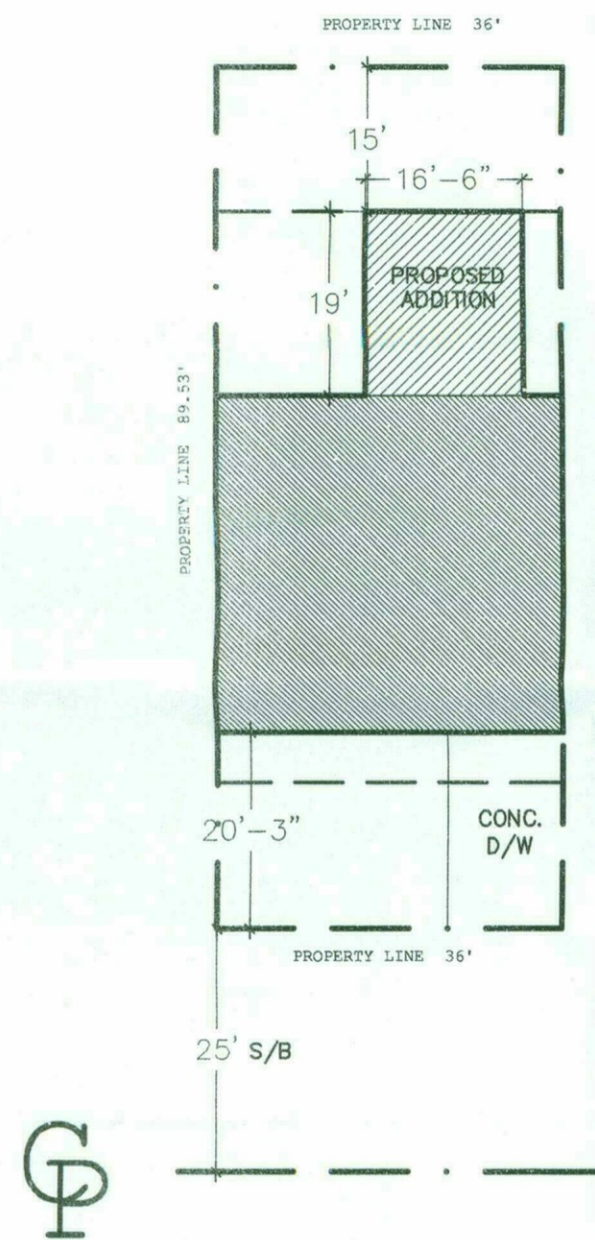
DRAWN BY: LMRQ

DATE: JUN/2017

SP-1



173-30-396



173-30-398

SITE PLAN

1"=20'-0"

ZONING: R-4
P/N: 173-30-397
VILLA MONTEREY 4B AMD

TOTAL LOT AREA: = 3,213 S.F.

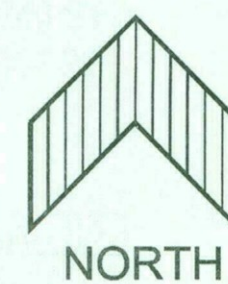
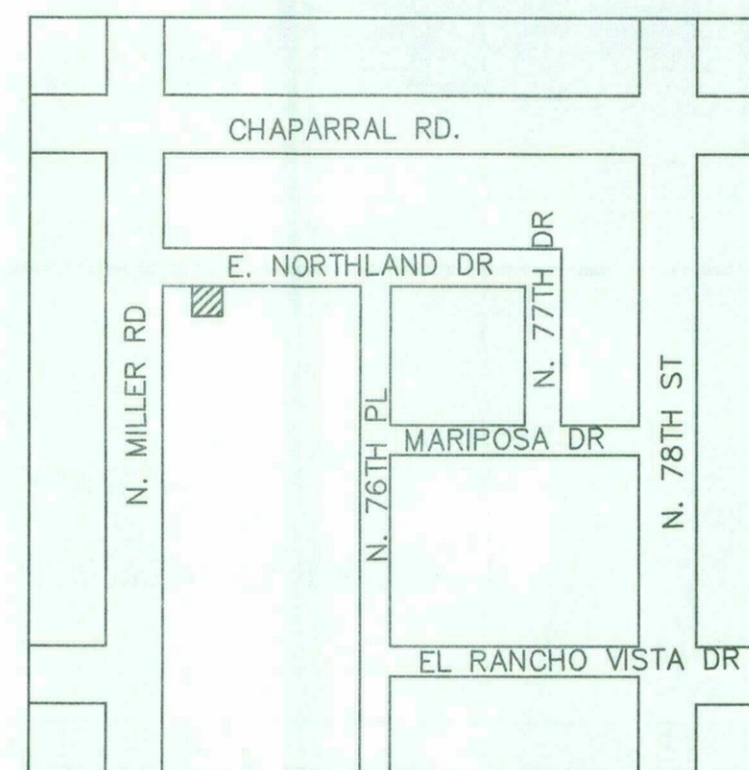
EXISTING LIVABLE AREA: = 1,072 S.F.
EXISTING CARPORT: = 240 S.F.
NEW OFFICE: = 304 S.F.

TOTAL AREA UNDER ROOF: = 1,616 S.F.

LOT COVERAGE:

ALLOWABLE: = 00
PROVIDED: = 50%

DATA



VICINITY MAP NOT TO SCALE

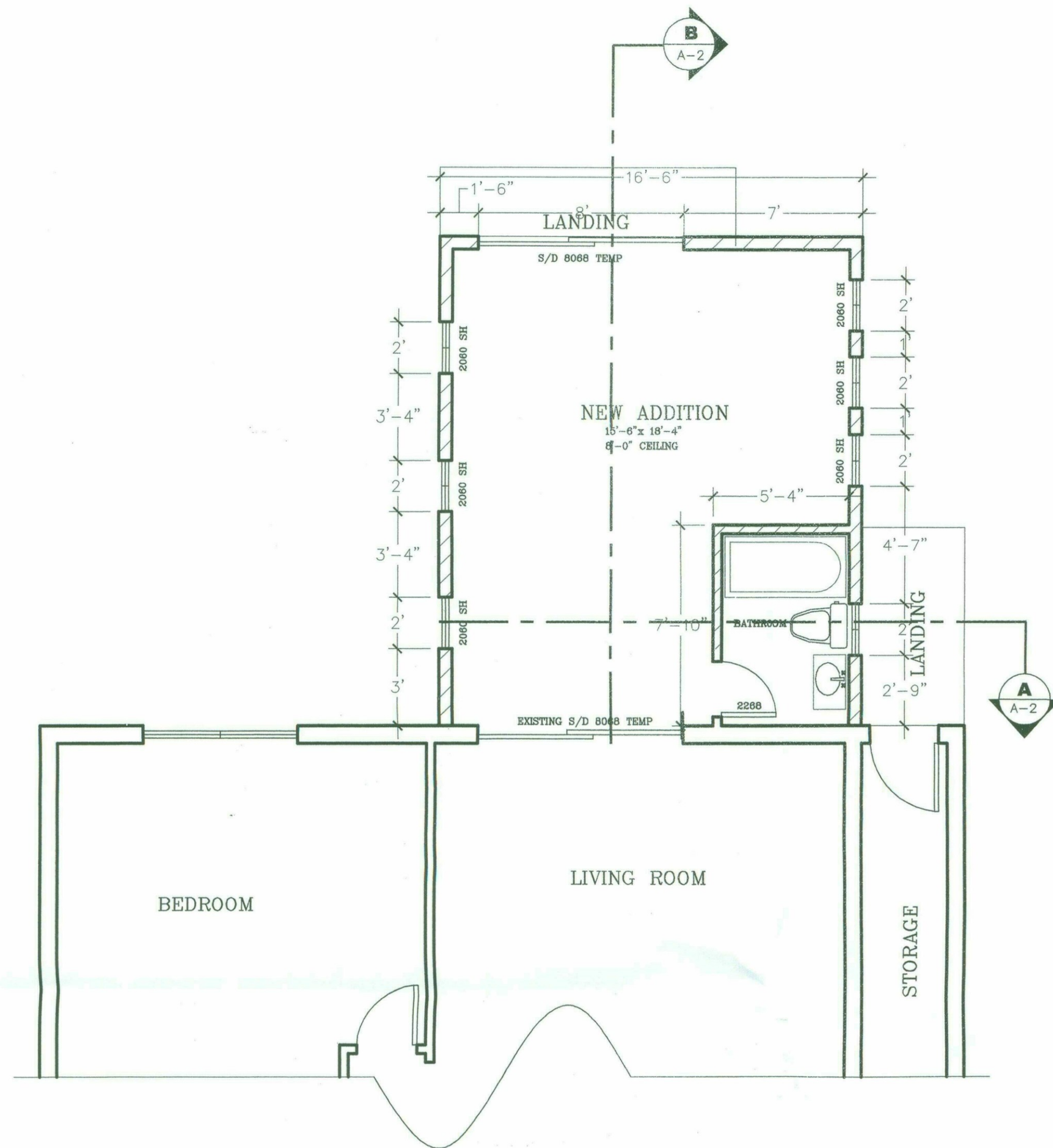
PLAN 320
SITE PLAN

CONVERT PATIO TO OFFICE

CATHERINE WAGENBACH
7607 EAST NORTHLAND DR
SCOTTSDALE, AZ 85251

JOB NO. : 6917
DRAWN BY: LMRQ
DATE: JUN/2017

SP-1



FLOOR PLAN

ATTIC VENTILATION CALC'S

LIVABLE ROOM SQ. FOOTAGE	REQ. VENT SQ. FOOTAGE	PROVIDE VENTILATION AREA (S.F.)
320/150	2.13	2.20
(25) 4-2" (0.088) VENTS/BIRD BLOCK = 2.2		
TOTAL = 2.20 > 2.13		

LIGHT CALC.				
NEW ROOM=	320	SF	X .08	= 25.60 S.F. LIGHT REQ'D
WINDOWS & DOORS				
(1) 8068 S/D			= 53.4	S.F. LIGHT
(6) 2060 SH			= 72.00	
TOTAL				= 125.4 S.F. LIGHT

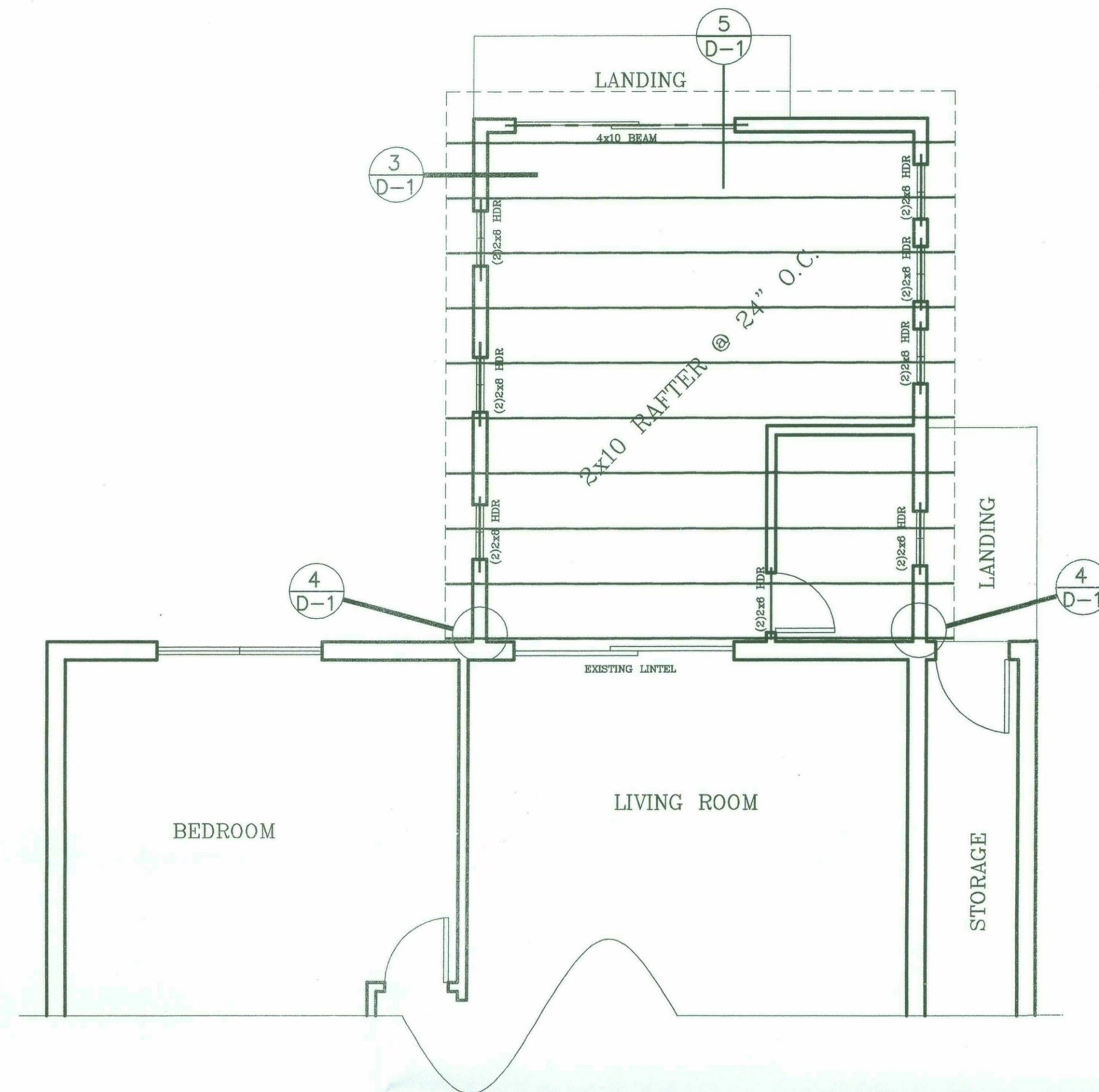
BUILDING CODES

2015	INTERNATIONAL RESIDENTIAL CODE
2015	INTERNATIONAL BUILDING CODE
2015	INTERNATIONAL PLUMBING CODE
2014	NATIONAL ELECTRICAL CODE
2015	INTERNATIONAL MECHANICAL CODE
2015	INTERNATIONAL FUEL GAS CODE
2015	INTERNATIONAL ENERGY CONSERVATION CODE

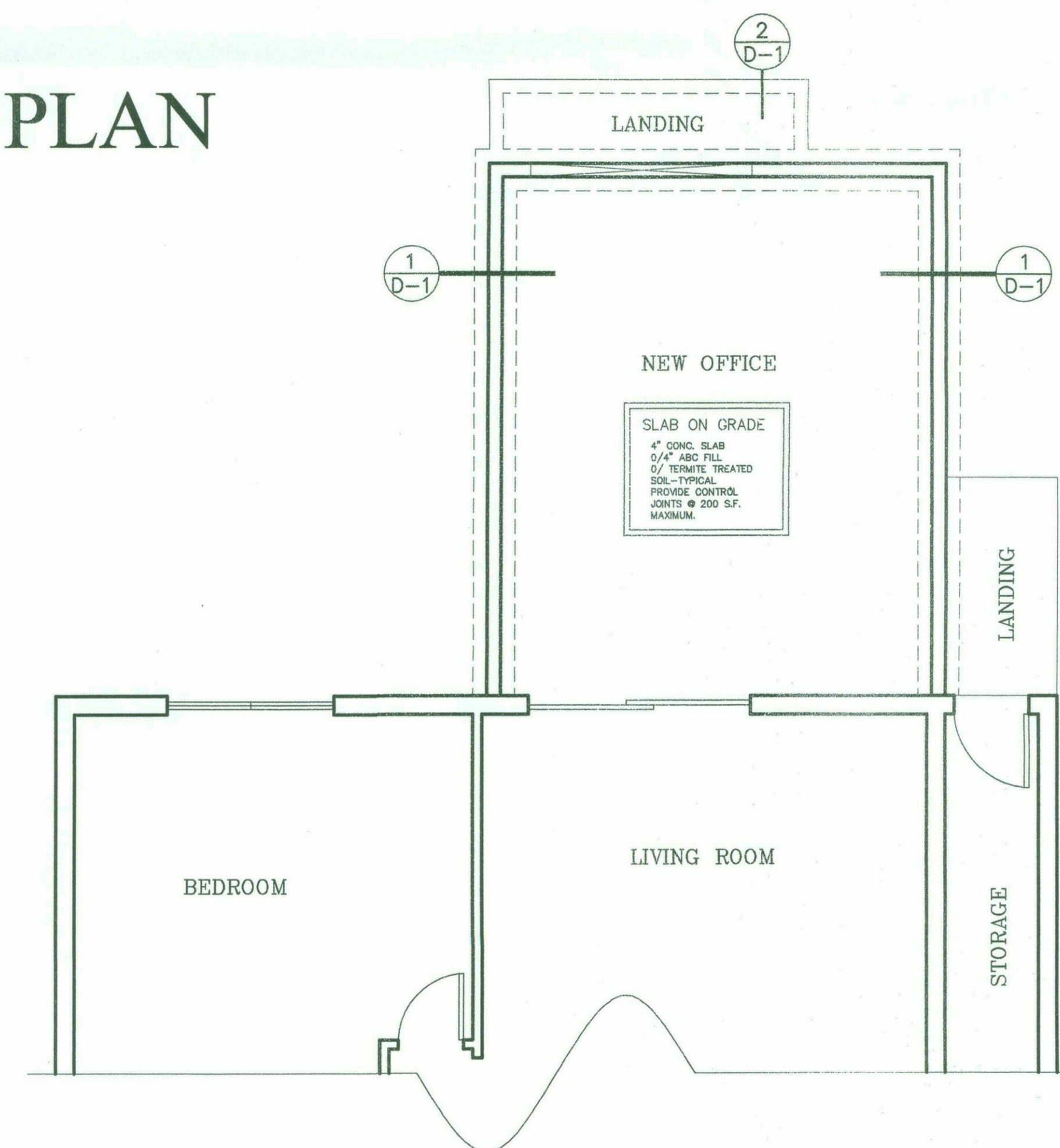
NOTE:

2012 INTERNATIONAL ENERGY CONSERVATION CODE
New and/or remodeled building envelope areas shall comply with the following: Fenestration = 40 max. U-Factor, 0.25 max SHGC. Min. R-13@ frame walls & floors, R-6 @ Mass wall, R-38 @ ceilings. Duct Insulation located outside the building envelope requires minimum R-8 and R-6 when located in floor joists. Minimize air leakage per IECC 402.4.

1. SMOKE DETECTORS SHALL BE PROVIDED TO PROTECT EACH SEPARATE SLEEPING AREA AND 3' FROM DUCT OPENINGS.
 2. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED WITH BATTERY BACKUP POWER.
 3. WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM.
- ALL EXTERIOR ELECTRICAL RECEPTABLES SHALL BE GROUND FAULT CIRCUIT PROTECTED.



FRAMING PLAN



FOUNDATION PLAN

1/4" = 1'-0"

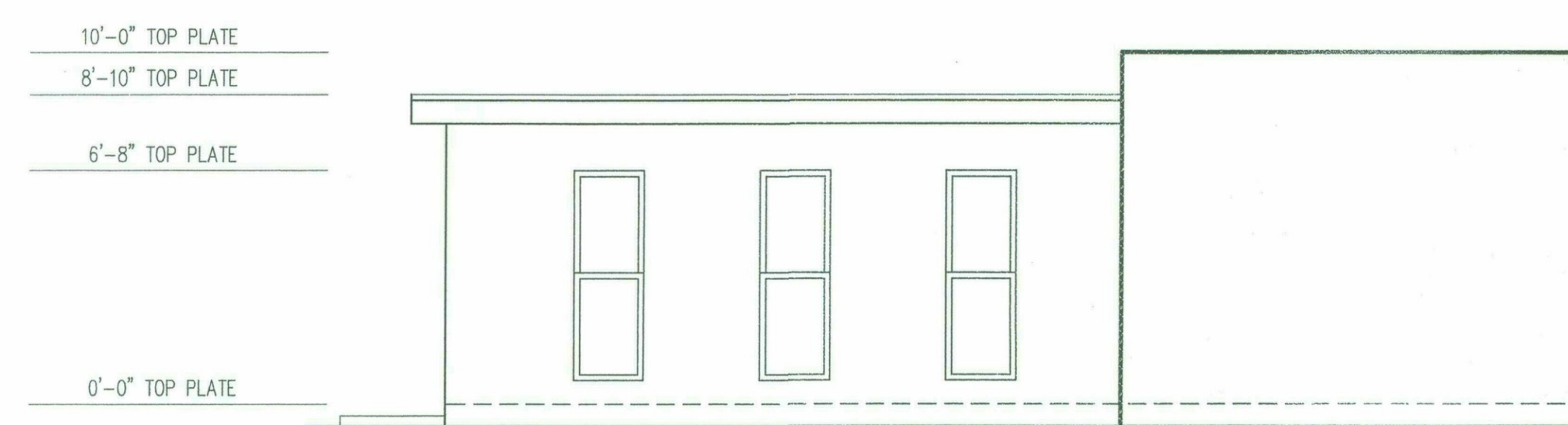
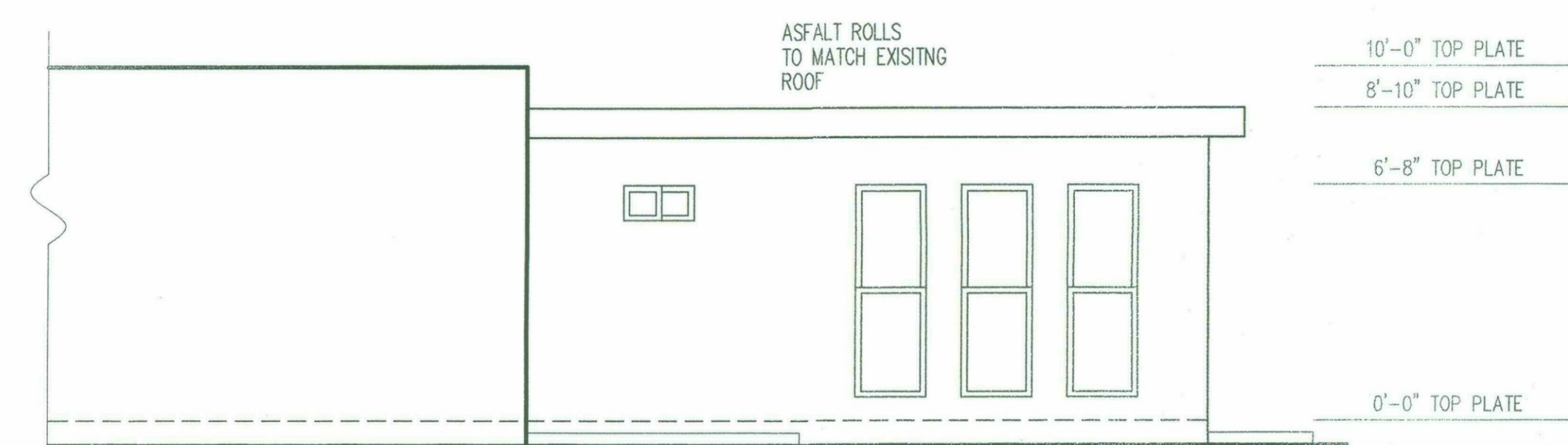
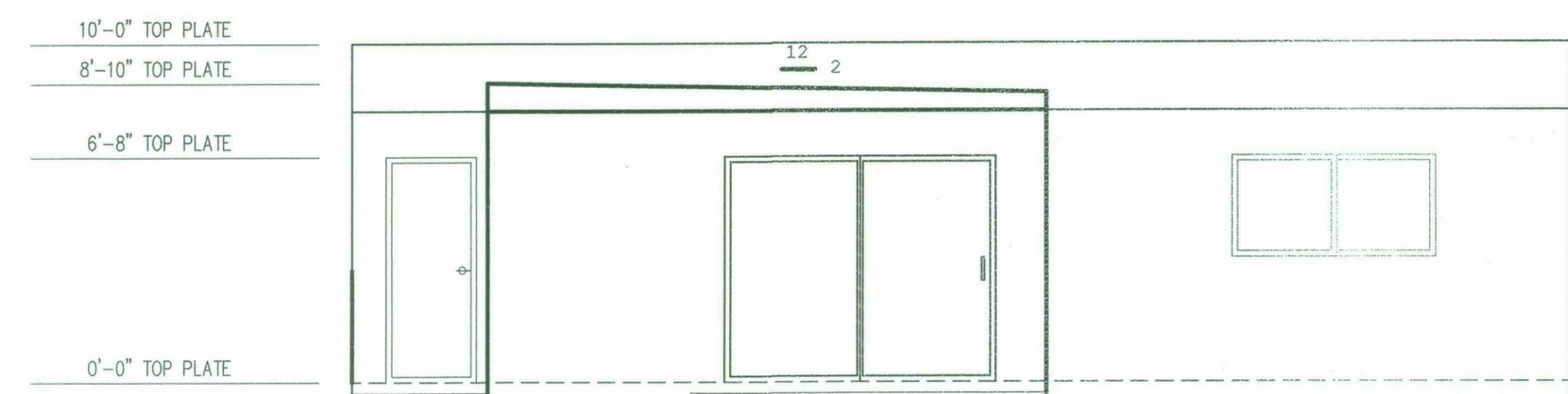
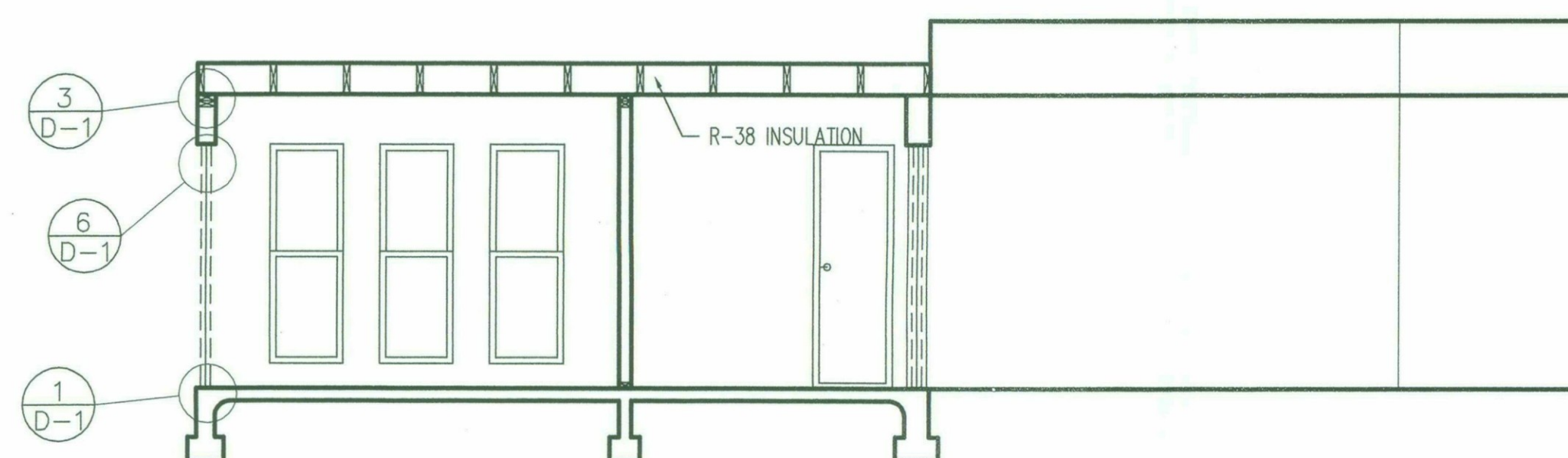
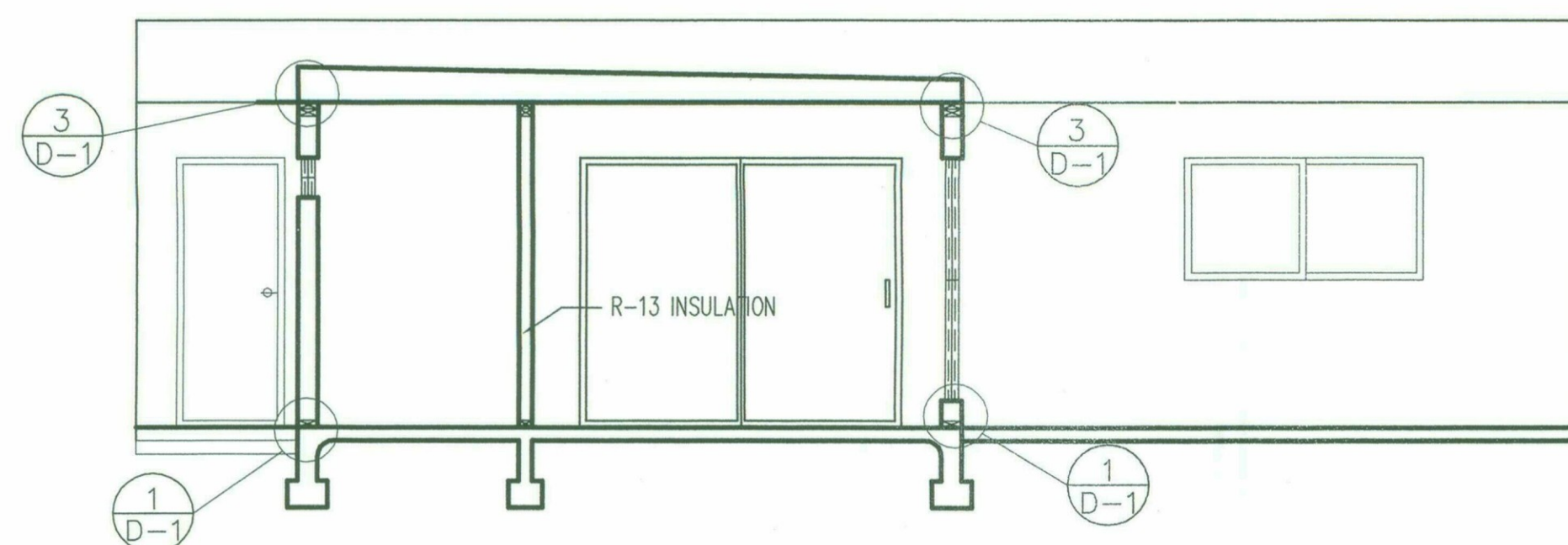
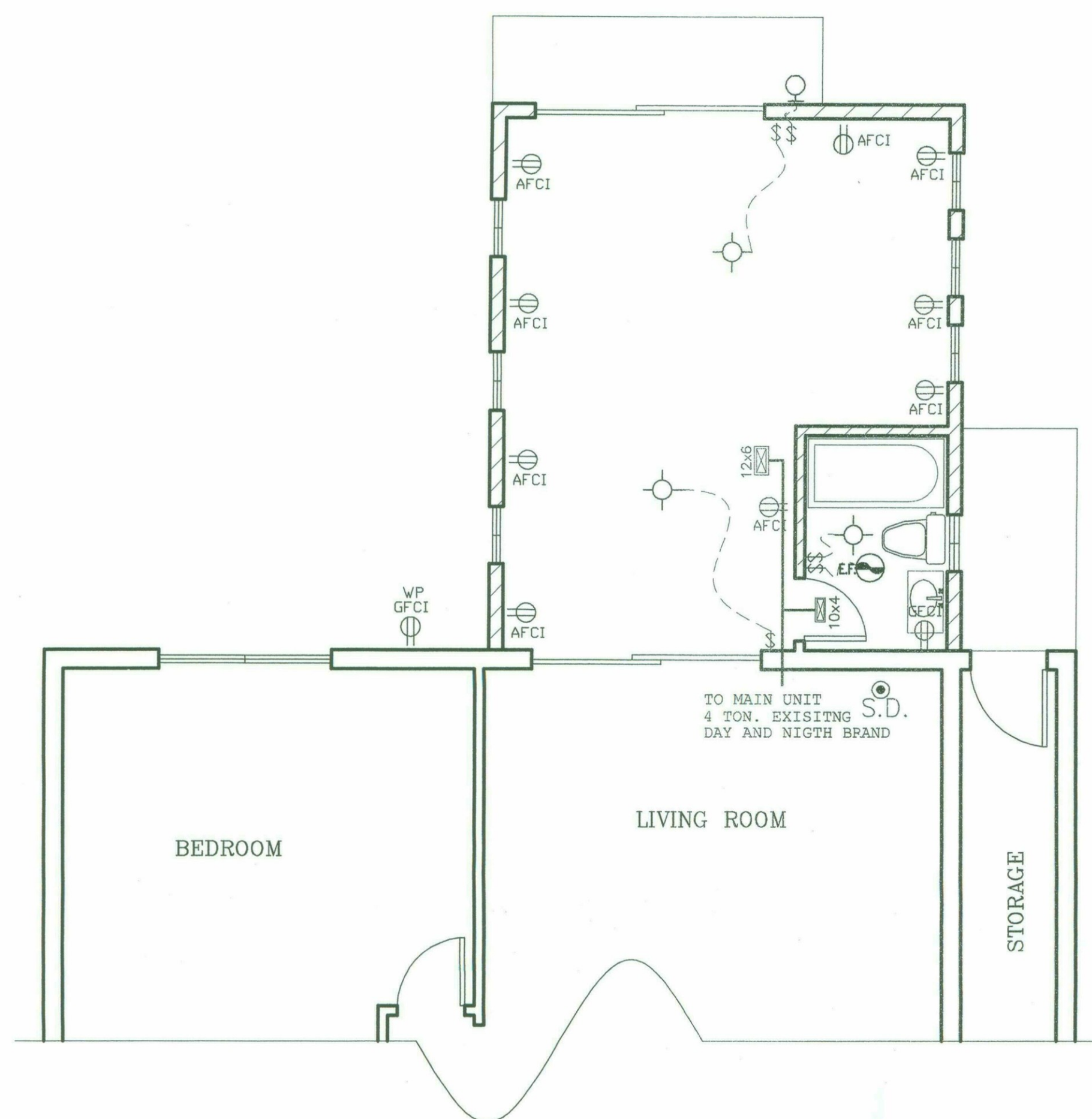
PLAN 320
WAGENBACH RESIDENCE

CONVERT PATIO TO OFFICE

CATHERINE WAGENBACH
7607 EAST NORTHLAND DR
SCOTTSDALE, AZ 85251

JOB No.: 6917
DRAWN BY: LMRQ
DATE: JUN/2017

A-1



PLAN 320

WAGENBACH RESIDENCE

CONVERT PATIO TO OFFICE

CATHERINE WAGENBACH
7607 EAST NORTLAND DR
SCOTTSDALE, AZ 85251

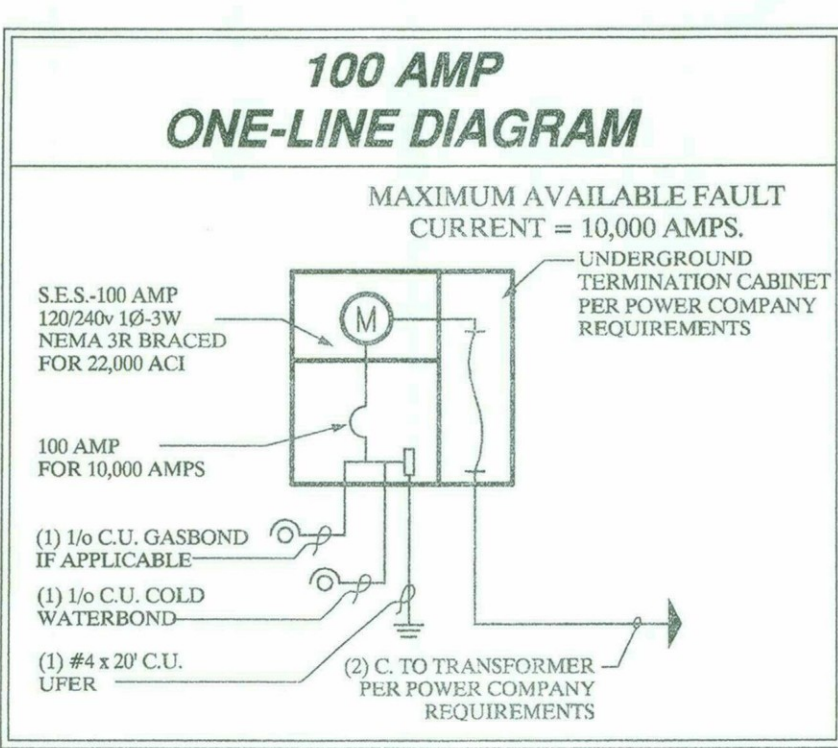
JOB No.: 6917
DRAWN BY: LMRQ
DATE : JUN/2017

A-2

$$1/4'' = 1' - 0''$$

PANEL SCHEDULE DIRECTORY									
100 AMP 120/240V 10 3 WIRE AIC 22/10K SERIES RATED NEMA 3R									
LOAD AMP	WIRE SIZE	DIRECTORY	BKR	BKR	DIRECTORY	LOAD AMP	WIRE SIZE		
30	10	DRYER	1		2 REFRIG/FREEZER	20	12		
20	12		3		4 MICROWAVE/OVEN	20	12		
15	12	KITCHEN - GFCI	5		6 LAUNDRY - LGTS				
20	12	BTH2- GFCI	7		8 M.BEDRM/M.BATH-LGTS				
15	12	M. BTH-GFCI	9		10 BED2/BTH2-LGTS	15	14		
20	12	GARAGE/LAUNDRY-GFCI	11		12 DINING/HALLWAY-RCPT				
			13		14 RANGE				
15	14	SMOKE DETECTORS	15		16		8		
15	14	DINING/HALLWAY - LTS	17		18 PATIO - LGTS				
50		CONDENSER	19		20 PORCH - LGTS	15	14		
	8		21		22 2 CAR GRG - LGTS				
20	12	AIR HNDLR	23		24 SPACE				
		SPACE	25		26 SPACE				

LOAD SUMMARY :			
Dwelling Area (Sq. Ft.)		4,848 Square Feet	
Lighting 3VA/sq. ft. x Area		3,843 VA	
Appliance (2)x1500VA		3,000 VA	
Washer 1500VA			
Subtotal (VA)		11,691 VA	
Range 12kW		12,000 VA	
(1) Water Heater 4.5kW EA.		4,500 VA	
Dishwasher 1.2kW			
Garbage Disposol			
Dryer 5kW			
Total Other Load (VA)		28,191 VA	
Demand Factors			
10kW @ 100%		10,000 VA	
Remainder at 40%		7,276 VA	
HVAC EQUIPMENT:			
Condensing Units (1)= (8000W EACH)		8,000 V.A.	
Air Handler (1) = (4500W EACH)		4,500 V.A.	
Service Load (VA)		19,776 V.A.	
Current (Amps)		82.4 Amps	
Service Panel			

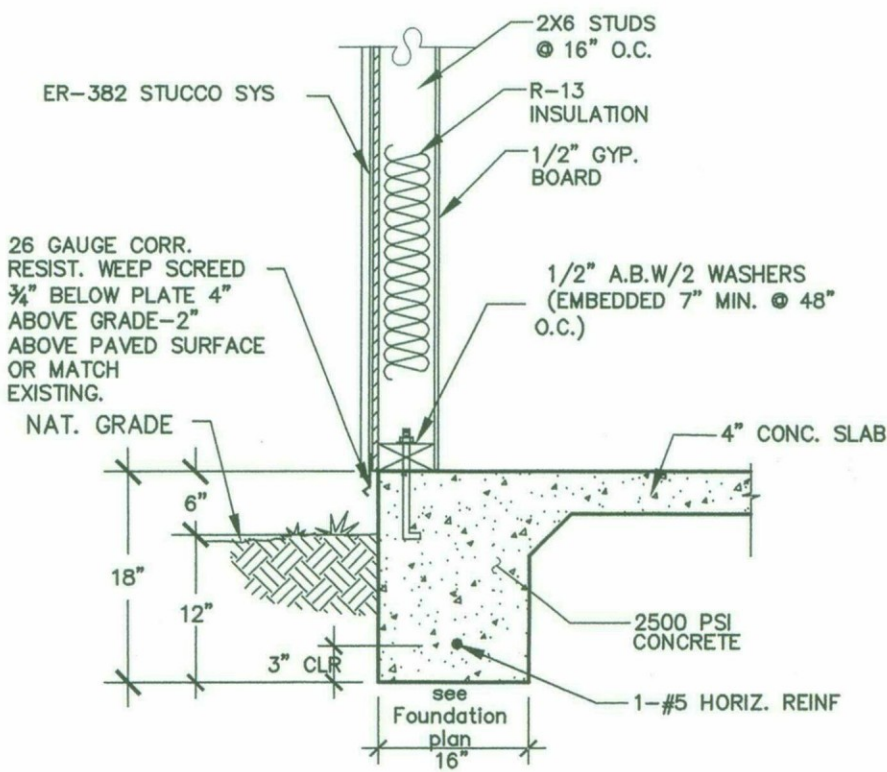


WATER CALC'S.		NUMBER		UNIT VALUE	TOTAL UNITS
TYPE	EXIST	NEW			
Bathtub (with/without overhead shower head)	1	X	1.4	1.4	
Clothes Washer	1	X	1.4	1.4	
Dishwasher		X	1.4	1.4	
Full-Bath group with bathtub (with/without shower head) or shower stall	1	1	3.6	7.2	
Half-bath group (water closet and lavatory)		X	2.6	2.6	
Hose bibb (elbow)	2	X	2.5	5.0	
Kitchen group (dishwasher and sink with/without garbage grinder)	1	X	2.5	2.5	
Kitchen sink		X	1.4	1.4	
Laundry group (clothes washer standpipe and laundry tub)		X	2.5	2.5	
Laundry tub		X	1.4	1.4	
Lavatory		X	0.7	0.7	
Shower stall		X	1.4	1.4	
Water closet (tank type)		X	2.2	2.2	
TOTAL FIXTURE UNITS					18.1

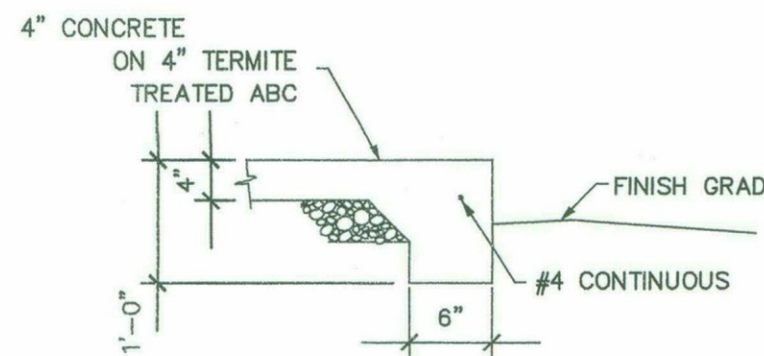
TOTAL DEVELOPED LENGTH OF THE WATER SUPPLY LINE FROM THE WATER METER TO THE MOST REMOTE WATER USING FIXTURE (THIS INCLUDES HOT AND COLD WATER BRANCHES) = 80 FEET MULTIPLIED BY 1.2 (COMPENSATION FOR THE PRESSURE LOSS THROUGH FITTINGS) = 96 FEET.

BASE WATER PRESSURE = 40 psi

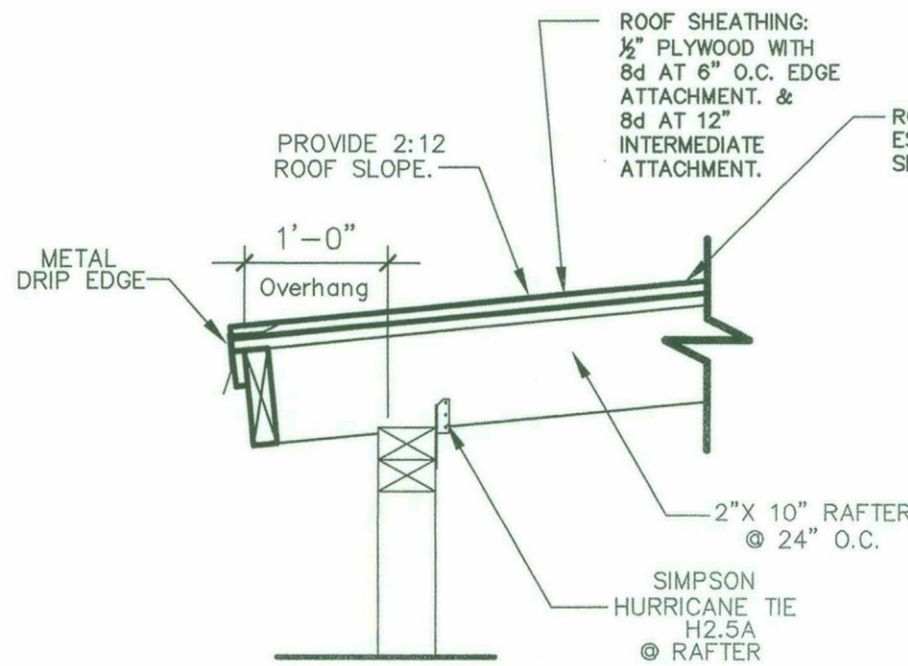
THE HIGHEST WATER SUPPLY OUTLET IS 7 FEET ABOVE / BELOW THE ELEVATION AT THE WATER METER. EXISTING WATER METER 5/8"



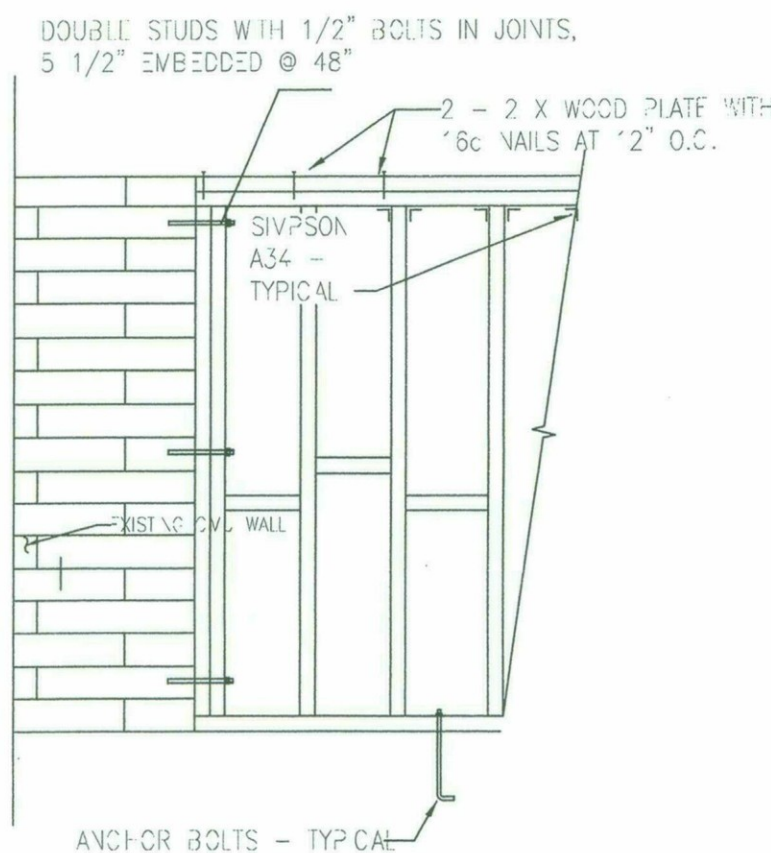
1 MONOLITHIC FOOTING
NOT TO SCALE



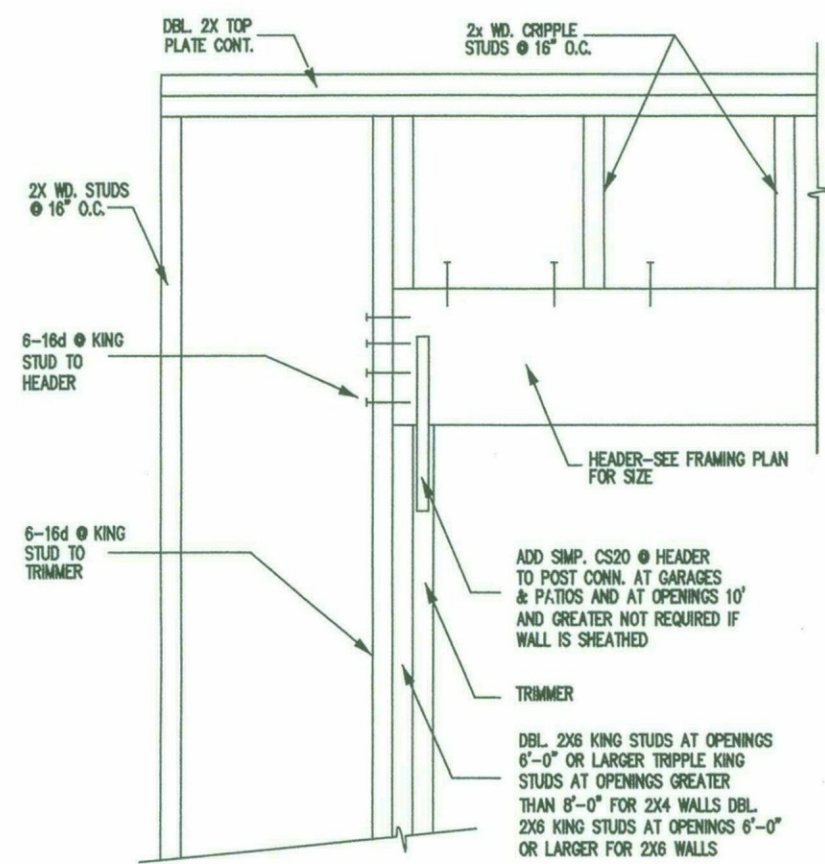
2 MONOLITHIC FOOTING
NOT TO SCALE



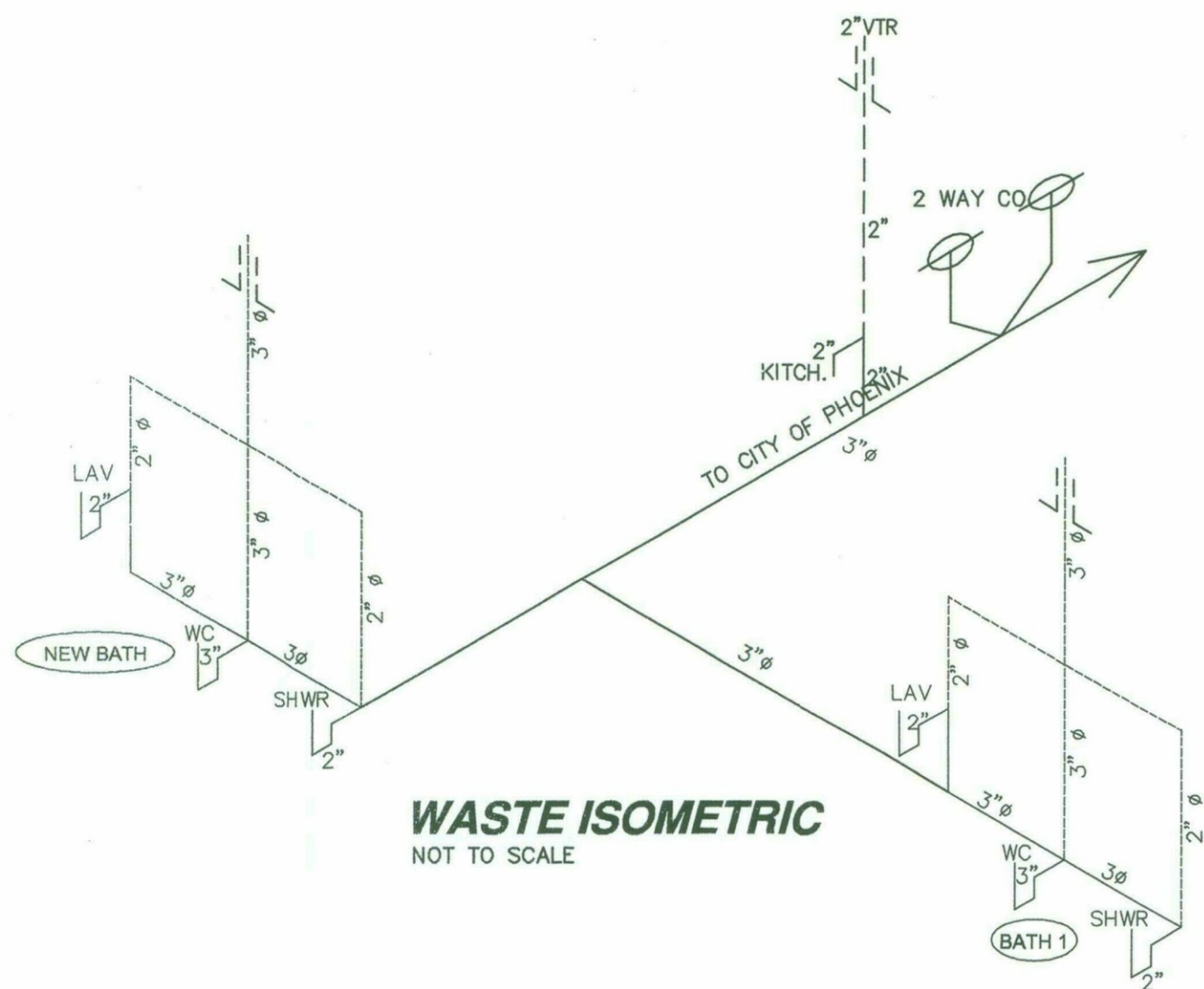
3 RAFTERS @ WALL
NOT TO SCALE



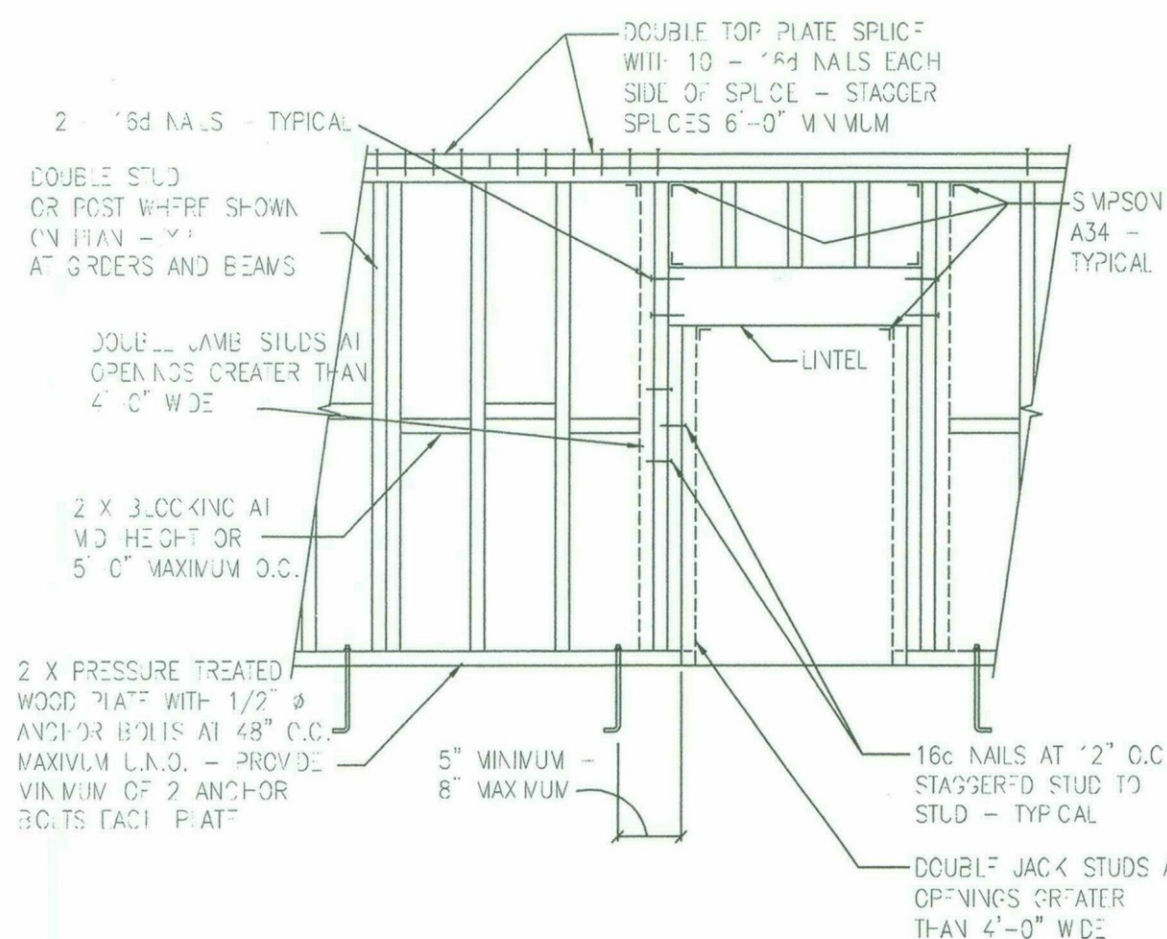
4 WOOD WALL TO CMU WALL
NOT TO SCALE



5 DETAIL AT OPENING
NOT TO SCALE



WASTE ISOMETRIC
NOT TO SCALE



6 WOOD WALL TYPICAL
NOT TO SCALE

FIRE SPRINKLER WORKSHEET 2001.1					
Job Address:		4,527 Square Feet			
	USE	SQ. FT.	VALUE	VALUATION*	
EXISTING NON-SPRINKLED BUILDING					
A	LIVABLE / CONDITIONED AREA	1,072	X 112.65	120,760.80	= 120,760.80
	BASEMENT -- FINISHED		X 43.33		=
			TOTAL A		= 120,760.80
	GARAGE	240	X 43.33	10,399.20	= 10,399.20
	CARPORT		X 43.33		=
B	COVERED PATIO	128	X 43.33	5,546.24	= 5,546.24
			TOTAL B		= 15,945.44
C	TOTAL EXISTING VALUE (A+B)				= 136,706.24
D	FACTORED EXISTING VALUE		X 25%	TOTAL D	= 34,176.56
NEW CONSTRUCTION/ADDITION					
E	LIVABLE / CONDITIONED AREA	304	X 112.65		= 34,245.60
	BASEMENT -- FINISHED		X 43.33		=
			TOTAL E		= 34,245.60
	GARAGE		X 43.33		=
	CARPORT		X 43.33		=
F	COVERED PATIO		X 43.33		=
			TOTAL F		= 0
REMODELED AREAS, includes work requiring permit IRC 105.2 amended.					
	LIVABLE / CONDITIONED AREA	304	X 112.65	X 30%	= 10,273.68
	GARAGE		X 43.33	X 30%	=
G	CARPORT		X 43.33	X 30%	=
	COVERED PATIO		X 43.33	X 30%	=
	BASEMENT -- FINISHED		X 43.33	X 30%	=
			TOTAL G		=
H	TOTAL NEW AND REMODEL (E-F+G)			TOTAL H	= 10,273.68
IF R > D FIRE SPRINKLERS WILL BE REQUIRED					

values per <http://www.local9.org/forPages/WFD February, 2015>

revised 6/26/2015

THE SCOPE OF WORK AND RELATED SQUARE FOOTAGES PROVIDED ARE SUBJECT TO FIELD VERIFICATION. WHERE DISCREPANCIES ARE DISCOVERED DURING THE VERIFICATION, MORE SQUARE FEET AND A NEW VERIFICATION SHALL BE COMPLETED, INCLUDING OF THE ENTIRE ROOM. SCOPE OF WORK, SPRINKLERS SHALL BE INSTALLED IF INDICATED ON THE PROVIDED WORKSHEET.

CONVERT PATIO TO OFFICE

CATHERINE WAGENBACH
7607 EAST NORTHLAND DR
SCOTTSDALE, AZ 85251

PLAN 320

WAGENBACH RESIDENCE

D-1

JOB No.: 6917
DRAWN BY: LMRQ
DATE : JUN/2017

1/4"=1'-0"