

PROPOSED RENOVATION WITH (1) CAR GARAGE

7020 E. W. LATHAM STREET
SCOTTSDALE, ARIZONA

ARCHITECT

WILLIAM R MITCHELL, ARCHITECT

AMERICAN INSTITUTE OF ARCHITECTS
NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS
NEW YORK CONNECTICUT ARIZONA
631-290-8704

WRMARCH@ICLOUD.NET

WWW.WRM-DESIGNS.NET

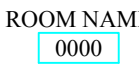
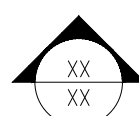
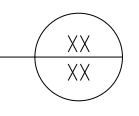
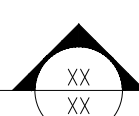


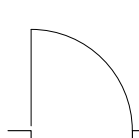
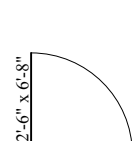

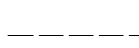

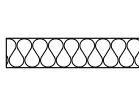



OWNER

INVESTOR RENOVATIONS LLC

7020 E. LATHAM STREET
SCOTTSDALE, ARIZONA 85257

CONTRACTOR

SYMBOL LEGEND

-  DENOTES ROOM NAME & ROOM NUMBER
-  INDICATES ELEVATION ELEVATION NO. (TOP), SHEET NO. (BOTTOM)
-  INDICATES DETAIL REFERENCE DETAIL NO. (TOP), SHEET NO. (BOTTOM).
-  INDICATES WALL SECTION NUMBER SECTION NO. (TOP), SHEET NO. (BOTTOM)
-  INDICATES WINDOW TYPE.
-  INDICATES DOOR NUMBER.
-  INDICATES EXISTING DOOR
-  INDICATES NEW DOOR
-  INDICATES EXISTING TO REMAIN
-  INDICATES EXISTING TO BE REMOVED
-  INDICATES NEW WALLS
-  INDICATES BATT INSULATION OR SOUND ATTENUATION
-  INDICATES CONCRETE MASONRY UNITS (CMU)
-  INDICATES NEW POURED CONCRETE
-  INDICATES CENTER LINES

GENERAL NOTES

1. PLANS ARE OF ENGINEERED DESIGN
3. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
4. ALL WORK SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE & INTERNATIONAL RESIDENTIAL CODE

DESIGN LOADS:
ROOF LIVE LOAD = 20 PSF (REDUCIBLE)
ROOF DEAD LOAD = 15 PSF
FLOOR LIVE LOAD = 40 PSF
FLOOR DEAD LOAD = 25 PSF
5. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, A.D.A. REGULATIONS, FEDERAL BUILDING CODES AND REGULATIONS.
6. WIND EXPOSURE CATEGORY - AS PER 2015 I.B.C. & I.R.C. - WIND SPEED OF '115 MPH' & EXPOSURE CATEGORY 'C'
7. THE CONTRACTOR SHALL IN SURE THAT ALL CONSTRUCTION MATERIALS ARE SPREAD OUT IF PLACED ON FRAMED ROOFS OR FLOORS. ALL LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
8. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, BRACING, SHORING, ETC.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SCAFFOLDING, BRACING, AND SHORING.
10. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
11. THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION.
12. THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO.
13. **DO NOT SCALE DRAWINGS**
14. CONTRACTORS AND SUBCONTRACTORS SHALL BE REQUIRED FIELD TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY AND ALL INCONSISTENCIES WITHIN THE PROJECT DOCUMENTS.
15. WHERE BY ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.
16. WHERE NO SPECIFIC DETAIL IS SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
17. FOR 'BIDDING PURPOSES', WHERE ANY MEMBER OR STRUCTURAL ELEMENT IS SHOWN, BUT NOT CALLED OUT ON THE PLANS OR DETAILS, THE LARGEST SIMILAR MEMBER OR STRUCTURAL ELEMENT SHALL BE USED IN THE PROJECT
18. THE WORD "ALIGN" AS USED IN THESE DOCUMENTS SHALL SUPERSEDE ANY DIMENSIONAL INFORMATION GIVEN.
19. TYPICAL DIMENSIONS ARE TO FACE OF CONCRETE AND/OR STUDS.
20. ALL WINDOWS DIMENSIONS ARE ROUGH OPENINGS, EXCEPT AS NOTED.

SITE PLAN:

(SEE ATTACHED DRAWING)

NOTE: PRIOR TO THE START OF ANY WORK, THE CONTRACTOR / OWNER SHALL HAVE ALL **NEW WORK** STAKED OUT BY A LICENSED LAND SURVEYOR

AREA DATA SUMMARY					
<small>ALL AREAS ARE APPROXIMATE - FIELD VERIFY</small>					
LOCATION	INCLUDED	EXISTING SQUARE FEET TO REMAIN	REMODEL OF EXISTING SQUARE FEET TO REMAIN	NEW SQUARE FEET	TOTAL SQUARE FEET

IRC BUILDING ENVELOPE REQUIREMENTS (CLIMATE ZONE 2) TABLE N1102.1.1 (R402.1.1)	
WINDOWS & INSULATION	RATING
FENESTRATION U-FACTOR	0.4000
SKYLIGHT U-FACTOR	0.6500
GLAZED FENESTRATION 'SHGC'	0.2500
CEILING R-VALUE	R-38
WOOD FRAME R-VALUE	R-13
MASS WALL R-VALUE	R-4/6
DUCT WORK R-VALUE	R-8 (IRC SECTION - N1103.2)
FOUNDATION TYPE	RATING
FLOOR R-VALUE	R-13
BASEMENT WALL R-VALUE	R-O
SLAB R-VALUE & DEPTH	R-O
CRAWL SPACE WALL	R-O

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

AS PER "RESIDENTIAL CODE OF NEW YORK STATE", TABLE R301.2(1)

GROUND SNOW LOAD	WIND	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMPERATURE
	SPEED (mph)		WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
0 PSF	115 MPH	B	NEGLIGIBLE	FINAL GRADE	MODERATE TO HEAVY	NONE TO SLIGHT	34 F	NO	-	0° F.	69° F.

BUILDING CODE DESIGN DATA

ALL BUILDING CODES SHALL COMPLY WITH THE FOLLOWING CODES & AMENDMENTS AS PER THEIR ADOPTING

2015 INTERNATIONAL BUILDING CODE (ORDINANCE #4059)
2015 INTERNATIONAL RESIDENTIAL CODE (ORDINANCE #4060)
2015 INTERNATIONAL FIRE CODE (ORDINANCE #4045)

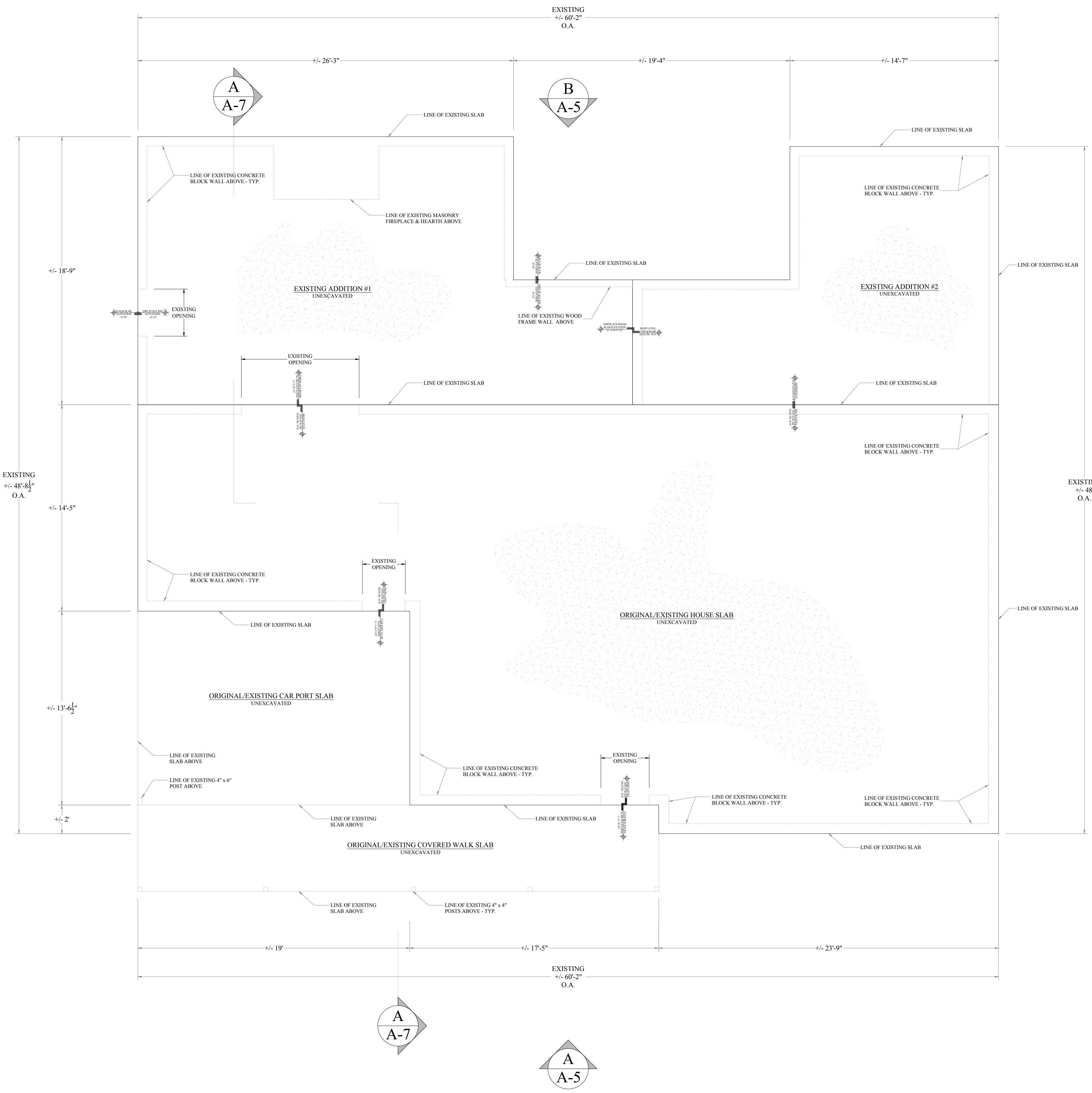
SHEET INDEX:

ARCHITECTURAL DRAWINGS

A-0	COVER SHEET	AD-4 of 0	DEMOLITION @ FRONT/SOUTH & BACK/NORTH ELEVATIONS	A-1 of 0	PROPOSED FRAMING DETAILS & ISOMETRICS
A-1 of 0	EXISTING FOUNDATION PLAN	AD-5 of 0	DEMOLITION @ RIGHT/EAST & LEFT/WEST ELEVATIONS	A-2 of 0	TYPICAL GARAGE DOOR, EXTERIOR DOOR, WINDOW FRAMING & CONNECTION DETAILS
A-2 of 0	EXISTING MAIN LEVEL FLOOR PLAN	AD-6 OF 0	DEMOLITION @ EXISTING BUILDING SECTION 'B' - 'B'		
A-3 of 0	EXISTING ROOF FRAMING PLAN	A-8 OF 0	EXISTING / PROPOSED FOUNDATION PLAN		
A-4 of 0	EXISTING ROOF PLAN	A-9 OF 0	EXISTING / PROPOSED MAIN LEVEL FLOOR PLAN		
A-5 of 0	EXISTING FRONT/SOUTH & BACK/NORTH ELEVATIONS	A-10 OF 0	EXISTING / PROPOSED ROOF PLAN		
A-6 of 0	EXISTING LEFT/WEST & RIGHT/EAST ELEVATIONS	A-11 OF 0	EXISTING / PROPOSED ELEVATIONS		
A-7 of 0	EXISTING BUILDING SECTION 'A' - 'A'	A-12 OF 0	EXISTING / PROPOSED ELEVATIONS		
AD-1 of 0	DEMOLITION @ EXISTING FOUNDATION PLAN	A-13 OF 0	EXISTING / PROPOSED BUILDING SECTION		
AD-2 of 0	DEMOLITION @ EXISTING MAIN LEVEL FLOOR PLAN	A-14 OF 0	EXISTING / PROPOSED FRAMING PLAN @ MAIN LEVEL FLOOR PLAN		
AD-3 of 0	DEMOLITION @ EXISTING ROOF PLAN	A-15 OF 0	FRAMING NOTES, CONNECTION, NAILING & FASTENING GENERAL NOTES		

ELECTRICAL DRAWINGS

E-1 OF 0 PROPOSED ELECTRICAL FLOOR FLOOR PLAN
E-2 OF 0 ELECTRICAL NOTES

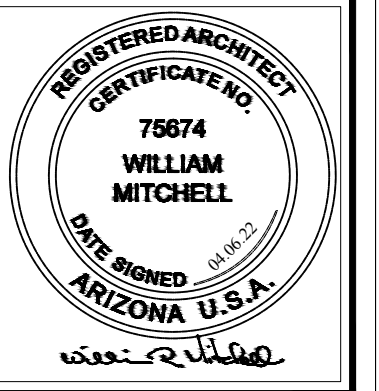


EXISTING FOUNDATION PLAN 1/4" = 1'-0"

REVISIONS		
NO.	DATE	TITLE
1	4.3.22	REMOVE TRAFFIC ROOM & BATH
2	4.3.22	REMOVE TRAFFIC ROOM & BATH

ISSUANCES	
DATE	TITLE
03/16/22	OWNER - PROGRESS DWG'S
03/28/22	OWNER - PROGRESS DWG'S
03/31/22	OWNER - PROGRESS DWG'S
04/8/22	PERMITS APPROVAL LETTER, PERMIT # 240024
04/8/22	PERMITS APPROVAL LETTER, PERMIT # 240024
06/16/22	OWNER - PROGRESS DWG'S

William R Mitchell, Architect
 American Institute of Architects
 National Council of Architectural Registration Boards
 New York Connecticut Arizona
 631-290-8704
 wrmarchi@optonline.net
 www.wrm-designs.net



PROJECT: Investor Renovations LLC
 7020 E. LATHAM STREET
 SCOTTSDALE, ARIZONA 85257

SHEET TITLE: EXISTING FOUNDATION PLAN

DRAWN BY WRM	SCALE NOTED
CHECKED BY WRM	DATE MARCH 2022

SHEET NUMBER
A-1
OF 0

REVISIONS		
NO.	DATE	TITLE
1	4.3.22	REMOVE FIREPLACE ROOM
2	4.3.22	REMOVE WALLS BEHIND FIREPLACE ROOM

ISSUANCES	
DATE	TITLE
03/16/22	OWNER - PROGRESS DWG'S
03/28/22	OWNER - PROGRESS DWG'S
03/31/22	OWNER - PROGRESS DWG'S
04/8/22	PERMITS APPROVED BY THE CITY OF SCOTTSDALE
04/8/22	PERMITS APPROVED BY THE CITY OF SCOTTSDALE
06/16/22	OWNER - PROGRESS DWG'S

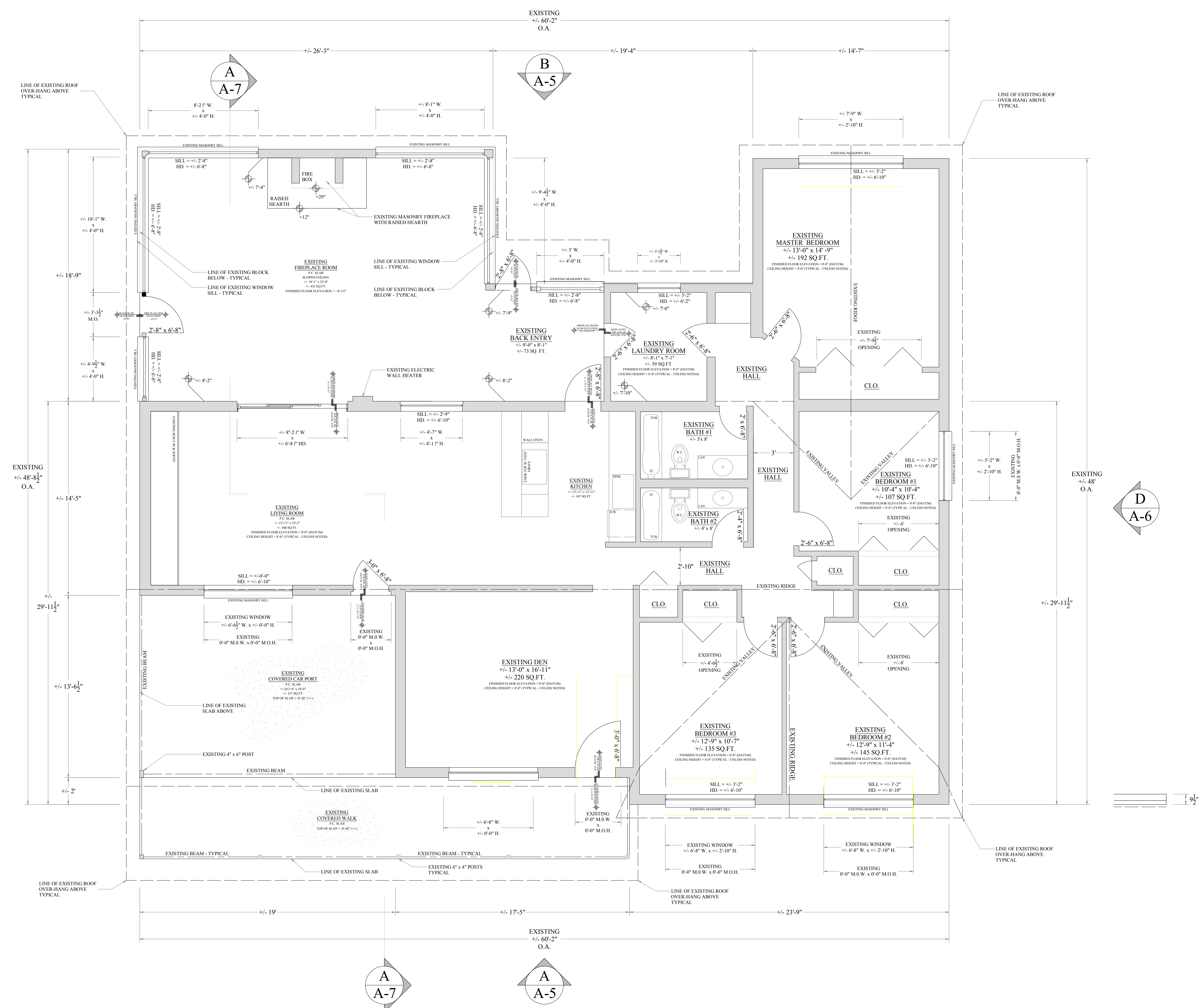
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EXISTING MAIN LEVEL FLOOR PLAN

DRAWN BY WRM	SCALE NOTED
CHECKED BY WRM	DATE MARCH 2022
SHEET NUMBER A-2	



EXISTING MAIN LEVEL FLOOR PLAN 1/4" = 1'-0"

TOTAL WITH COVERED CAR PORT & COVERED ENTRY PATIO = +/- 2,948 SQUARE FEET
 TOTAL WITHOUT COVERED CAR PORT & COVERED ENTRY PATIO = +/- 2,396 SQUARE FEET
 COVERED CAR PORT = +/- 257 SQUARE FEET
 COVERED ENTRY PATIO = +/- 295 SQUARE FEET

