

P: STILL 2ndR comment#2. The existing carport built in the side yard adjacent to the side property line is a non-permitted addition and doesn't comply with 2018 IRC R302.1 (1) and Mesa Zoning 11-5-7A. Customer is advised to work with planning staff for compliance with 11-5-7A and submit for building permit upon planning approval of the carport location, to avoid a code case and fines.

P: STILL 2#2. DOC19-15168 is not a permit, but an admin code for document retrieval.



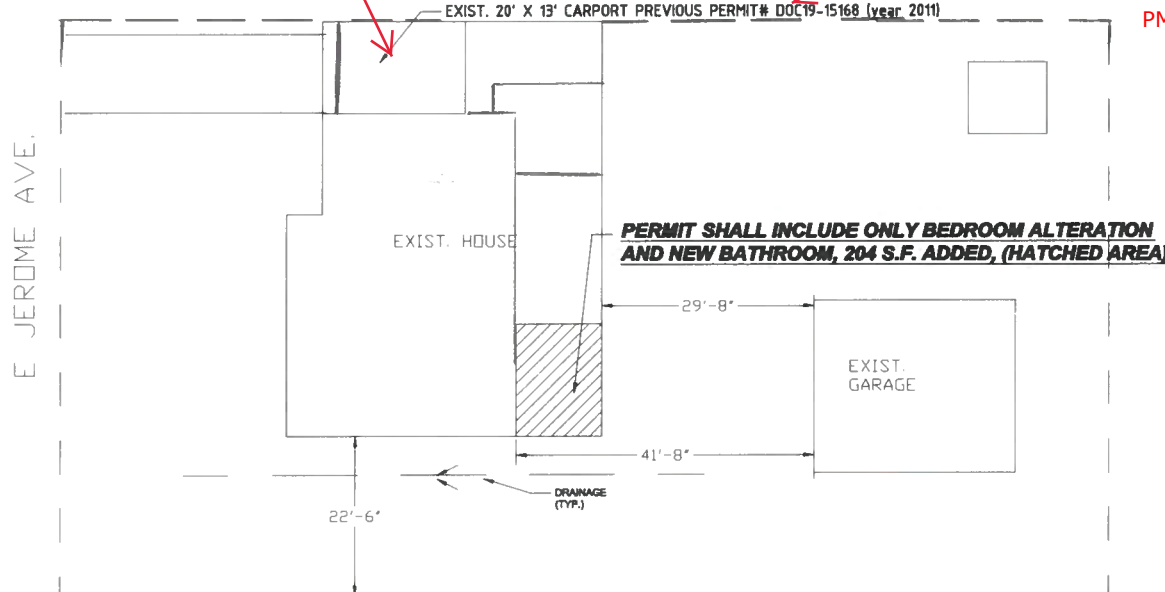
REVIEWED
By SDO/CAU/DEPMH at 4:17 pm, Nov 27, 2019

SHEET INDEX:

1. COVER/SITE & SITE PLAN.
2. FLOOR PLAN & ELEVATIONS.
3. FOUNDATION.
4. FRAMING PLAN.
5. ELECTRICAL PLAN.
6. PLUMBING PLAN.

PMT19-14267

PMT19-14267



PERMIT SHALL INCLUDE ONLY BEDROOM ALTERATION AND NEW BATHROOM, 204 S.F. ADDED, (HATCHED AREA)

ABBREVIATIONS:			
SYM.	DEFINITION	SYM.	DEFINITION
A.B.	ANCHOR BOLT	NOM.	NOMINAL
ABV.	ABOVE	N. T. S.	NOT TO SCALE
BLDG.	BUILDING	OVR.	OVER
BM.	BEAM	D. C.	ON CENTER
B.O.H.	BOTT. OF HEADER	D. H.	OVERHANG
BOT.	BOTTOM	P. L.	PLATE LINE
B.P.	BEARING PLATE	PLMBG.	PLUMBING
BTR.	BETTER		
CONC.	CONCRETE		
C. J.	CEILING JOIST		
CLG.	CEILING	SECT.	SECTION
D. F.	DOUGLAS FIR	SUBFLR.	SUBFLOOR
D. J.	DECK JOIST	T. & G.	TONGUE & GROOVE
ELEC.	ELECTRICAL	T.O.C.	TOP OF CURB
F. J.	FLOOR JOIST	T.O.P.	TOP OF PLATE
F. D. S.	FACE OF STUD	T.O.S.	TOP OF SLAB
H. B.	HOSE BIB	TYP.	TYPICAL
HDR.	HEADER	UNIF.	UNIFORM
HGT.	HEIGHT	U. B. C.	UNIF. BLDG. CODE
HORIZ.	HORIZONTAL	U. M. C.	UNIF. MECH. CODE
JT.	JOINT	U. P. C.	UNIF. PLUMB. CODE
JST.	JOIST	H.B.	HAND DRIER
MECH.	MECHANICAL	W/	WITH
N. E. C.	NAT. ELEC. CODE		
P. T.	PRESSURE TREATED		
UND.	UNLESS NOTED OTHERWISE		

SITE PLAN
SCALE 1/8" = 1'-0"



1. ALL CONSTRUCTION SHALL COFORM TO THE SPECIFICATIONS AND REQUIREMENTS OF THE FOLLOWING MOST CURRENT IBC (INTERNATIONAL BLDG. CODE) AND ORDINANCES

P: LOT COVERAGE CALCULATIONS
-carport can not be included in calculations until a permit is issued for that addition-.

Existing Livable: 1,291 SF
Covered Patio: 168 SF
Detached Garage : 480 SF
Livable Addition: 240 SF
TOTAL UNDER ROOF: 2,179 SF
LOT SIZE: 10,531 SF
LOT COVERAGE: 20.6%

CAUTION - ELECTRICITY PRESENT

THE ORIGINAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRICAL LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRICAL LINES, GETTING A LADDER IN HARM'S WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

GENERAL NOTES:

1. OVER EXCAVATE THE SITE AS NEEDED TO REMOVE DEBRIS, ORGANICS AND FILLS THAT MAY BE LEFT FROM PREVIOUS DEMOLISHED HOME. REPLACE FILLS AS NECESSARY WITH 90% COMPACTION.
2. DRAWINGS MAY NOT ALWAYS BE TO SCALE. DUE TO PRINTING, DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. NOTES THROUGHOUT THIS SET OF PLANS SHALL APPLY TO ALL SHEETS, WHERE NOTES ARE APPLICABLE.
5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS FOR CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL APPLY.
6. MINIMUM SLOPE OF 2% AWAY FROM THE BUILDING FOR A MINIMUM DISTANCE OF 5'-0".
7. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
A) NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE LEGIBLE. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 12 INCH.

COVER/SITE & SITE PLAN.

No.	Revision/Issue	Date



OWNER:
CARLOS SCHULTZ
2522 E JEROME AVE.
MESA, AZ 85204

AS NOTED
1