

DESIGNER:

JUAN MANUEL GUTIERREZ

ADDRESS: 4316 W. BERRIDGE LN. GLENDALE, AZ 85301  
 PHONE NUMBER: 480-395-4305  
 EMAIL: JUANBLUE2015@YAHOO.COM  
 PLANS DRAWN BY: JMG

PROJECT:

GEORGIA PROJECT  
 (NEW ADDITION & REMODEL)  
 ADDRESS: 501 W. GEORGIA AVE PHOENIX 85013  
 APN: 162-27-068  
 OWNER: BEE FLIPS LLC  
 PROJECT NUMBER: 23-061

DRAWINGS:

COVER SHEET  
 SITE PLAN

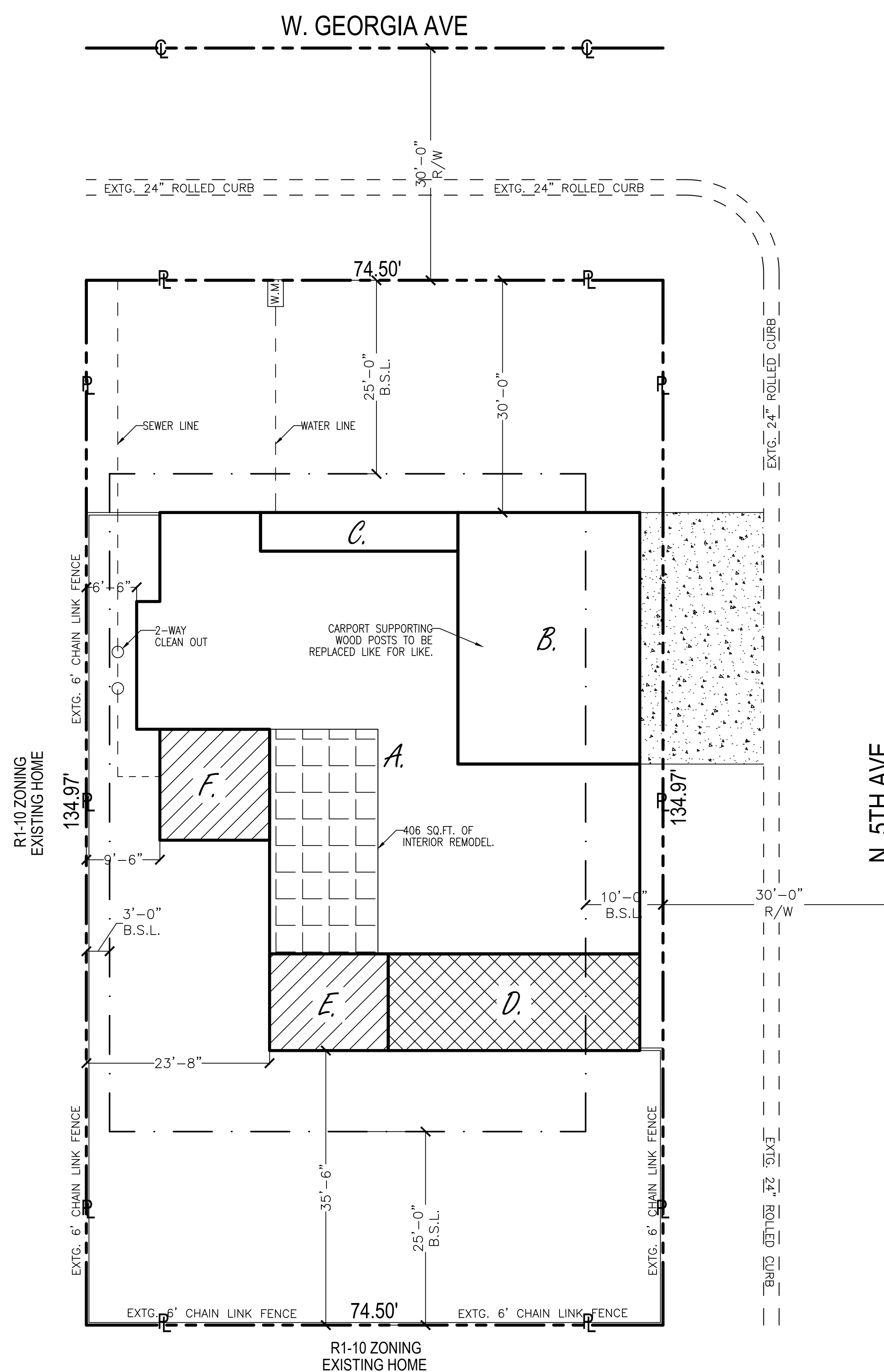
TO AVOID MISTAKES DURING CONSTRUCTION ANY DISCREPANCIES BETWEEN THE PLANS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR IN WRITING BEFORE PROCEEDING. IN ORDER TO AVOID MISTAKES READ AND CHECK ALL PLANS AND BIDS BEFORE CONSTRUCTION.

REVISIONS:

DELTA:	DATE:	REVIEWER:
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SHEET:

CS



SITE PLAN

SCALE: 1"=10'-0" 1" 5" 10"

BUILDING AREA SCHEDULE

MARK	DESCRIPTION	AREA
A	EXISTING LIVABLE AREA	2,281 ft <sup>2</sup>
B	EXISTING 3-CAR CARPORT	763 ft <sup>2</sup>
C	EXISTING PORCH	127 ft <sup>2</sup>
D	EXISTING PATIO INTO LIVABLE ADDITION	406 ft <sup>2</sup>
E	NEW ADDITION	191 ft <sup>2</sup>
F	NEW ADDITION	203 ft <sup>2</sup>
TOTAL:		3,971 ft <sup>2</sup>
LOT SIZE:		10,354 ft <sup>2</sup>
LOT COVERAGE:		38.35%

PARCEL INFORMATION

ADDRESS:	501 W. GEORGIA AVE PHOENIX 85013
PARCEL NUMBER:	162-27-068
SUBDIVISION:	ORANGWOOD ESTATES
LOCAL JURISDICTION:	PHOENIX
ZONING DISTRICT:	R1-10
LOT NUMBER:	5
FRONT SETBACK:	25'-0"
REAR SETBACK:	25'-0"
SIDE SETBACK:	3'-0"/10'-0"
MAX. STRUCTURE HT.	40'-0"
MAX. ALLOWED COVERAGE:	N/A
OWNER:	BEE FLIPS LLC

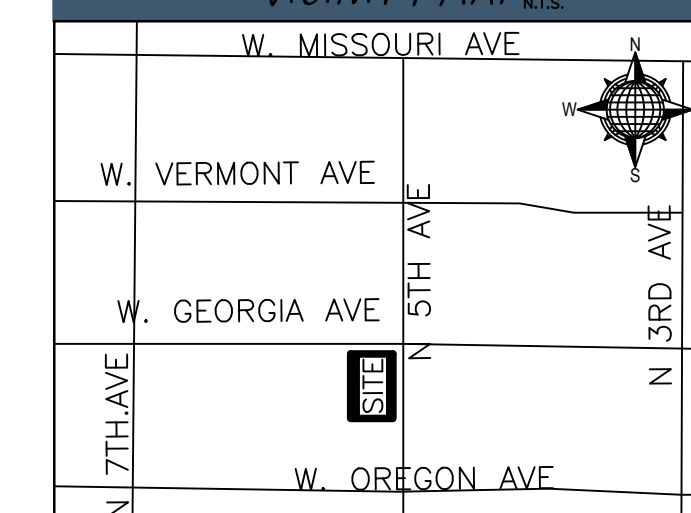
CONTACT INFO.

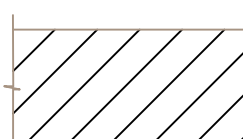

CONTACT:	JUAN M. GUTIERREZ
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PHONE:	(480) 395-4305
EMAIL:	juanblue2015@yahoo.com

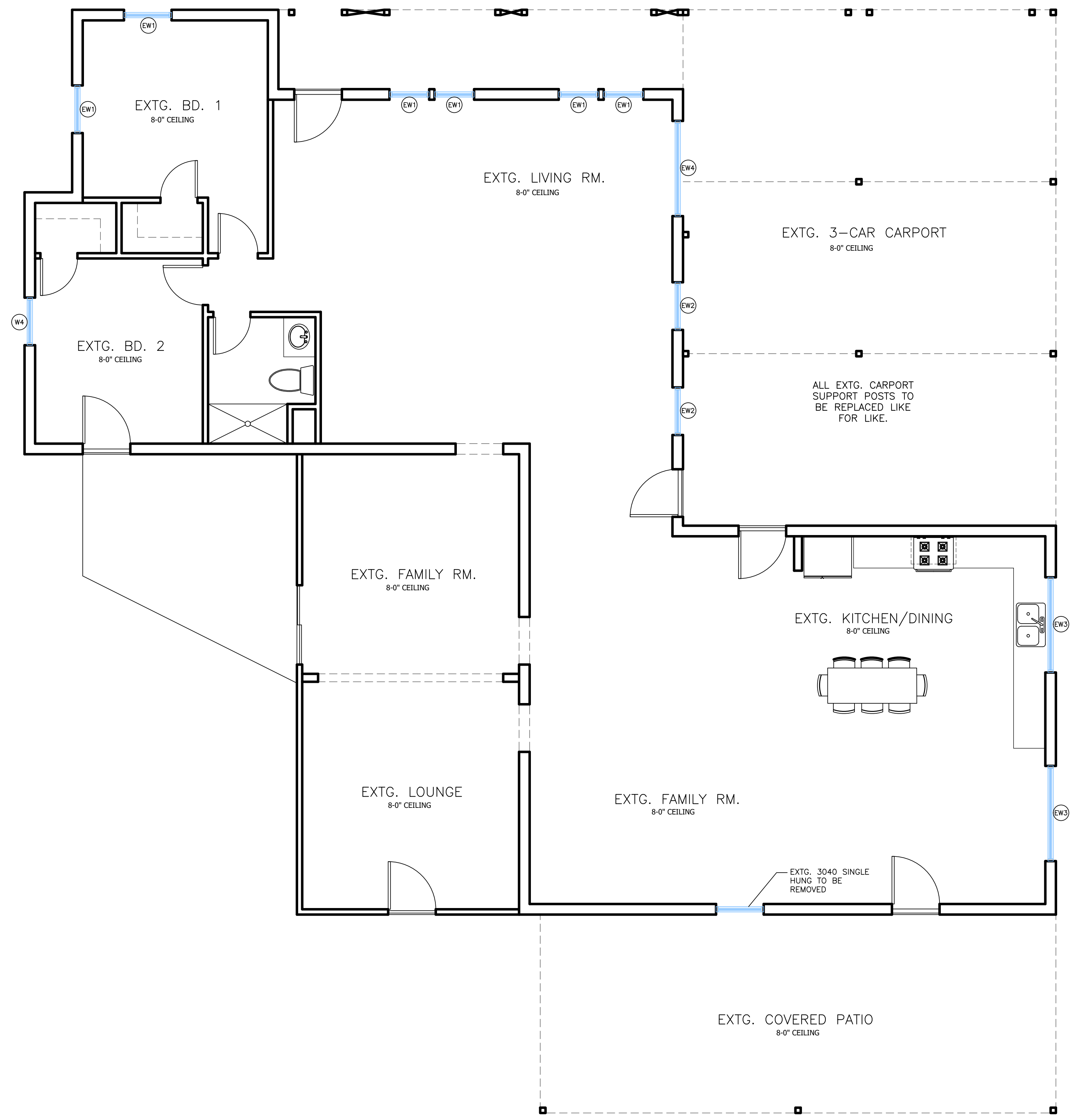
SCOPE OF WORK

NEW LIVABLE ADDITION

VICINITY MAP



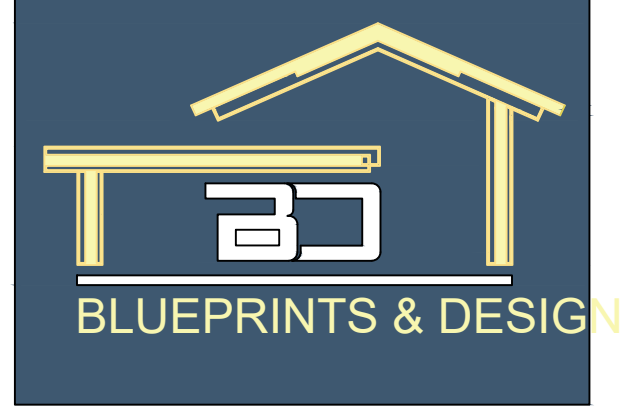
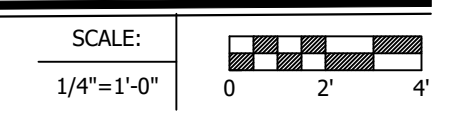
	NEW ADDITION
	CONVERT INTO LIVABLE



**WINDOW SCHEDULE**  
(EXTG WINDOWS ONLY)

EW1	2640 SINGLE HUNG	6
EW2	3030 SINGLE HUNG	2
EW3	6040 XO	2
EW4	6050 XO	1

**AS-BUILT FLOOR PLAN**



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PROJECT NUMBER: 23-061

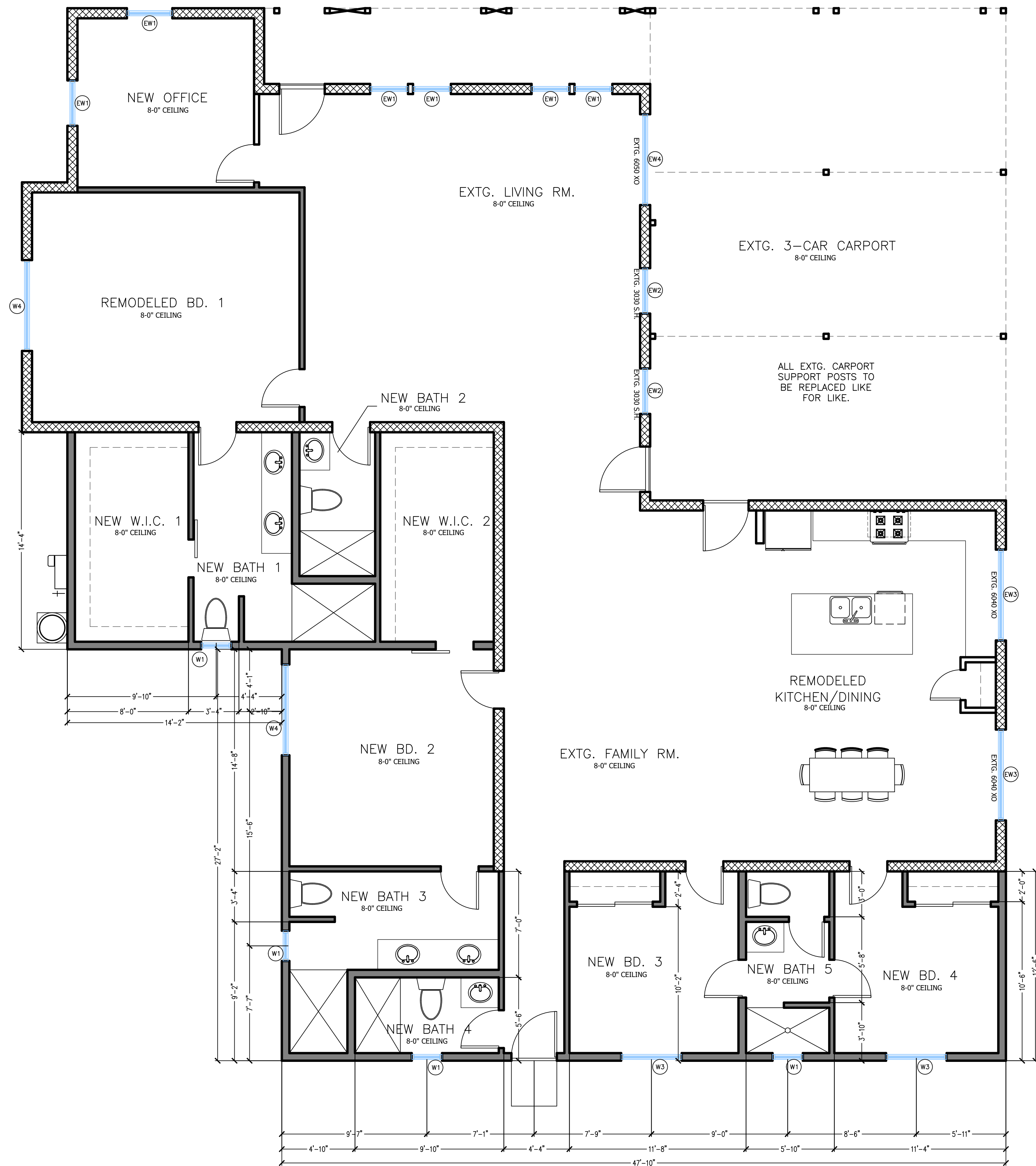
**DRAWINGS:**  
**AS-BUILT FLOOR PLAN**

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**SHEET:**  
*A1*



**NEW FLOOR PLAN**

SCALE: 1/4"=1'-0"  
 0 2' 4'

**WINDOW SCHEDULE**  
(EXTG WINDOWS ONLY)

EW1	2640 SINGLE HUNG	6
EW2	3030 SINGLE HUNG	2
EW3	6040 XO	2
EW4	6050 XO	1

**WINDOW SCHEDULE**  
(NEW WINDOWS ONLY)

W1	2020 XO TEMP. GLASS	4
W3	4040 XO GLASS	2
W4	6040 XO GLASS	2

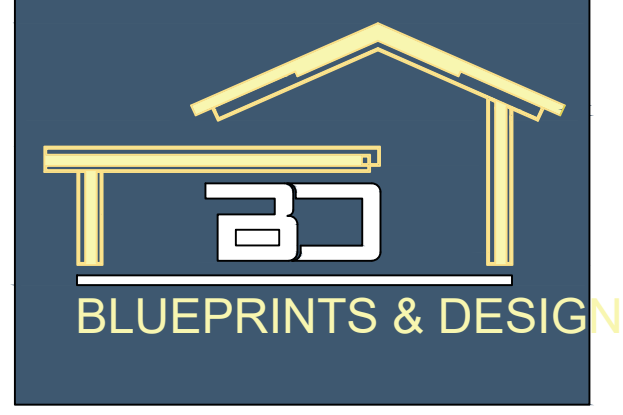
WINDOW FRAME MATERIAL - VINYL

**LEGEND**

EXTG. CMU WALL	
EXTG. WOOD FRAMED WALL	
NEW WOOD FRAMED WALL	

**NOTE**  
 ALL WINDOWS TO BE INSET AT LEAST 4in.

ALL EXTG. CARPORT SUPPORT POSTS TO BE REPLACED LIKE FOR LIKE.



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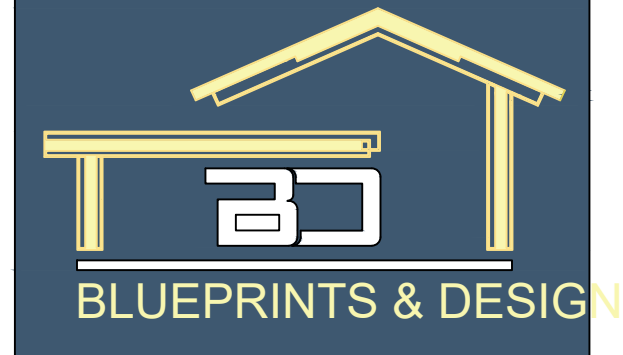
NEW FLOOR PLAN	----
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**SHEET:**  
**A2**



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DRAWINGS:

ELEVATIONS	----
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REVISIONS:

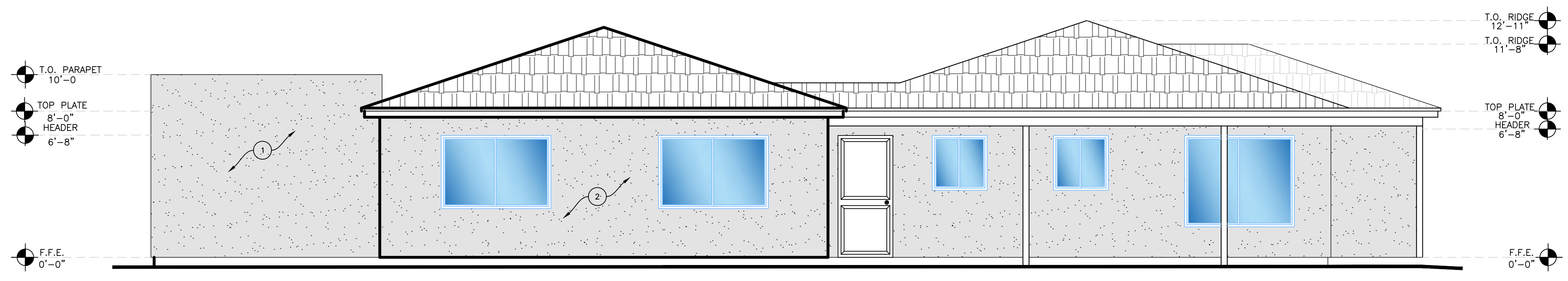
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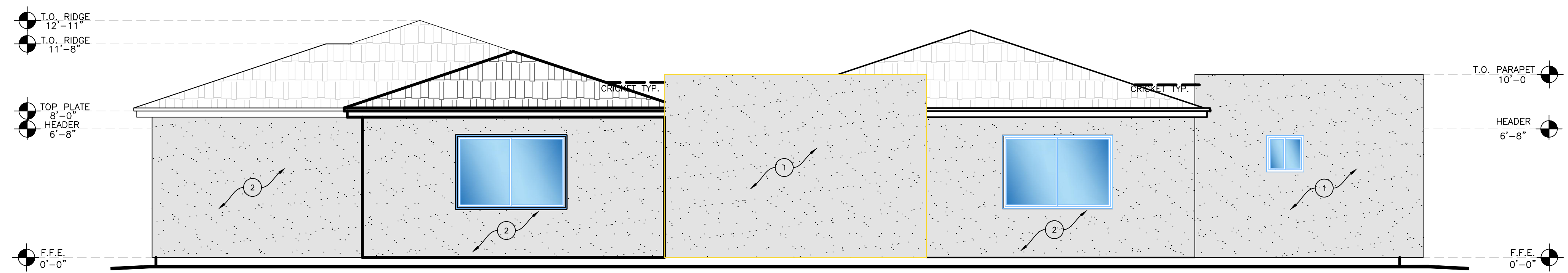
A3

**ELEVATIONS KEYNOTES**

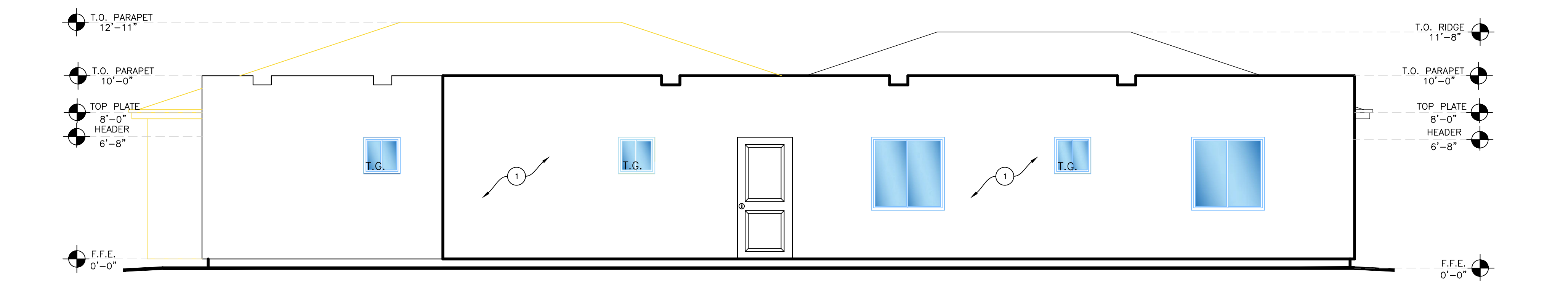
1	NEW STUCCO (TO MATCH EXISTING COLOR AND TEXTURE)
2	EXTG STUCCO SYSTEM
3	NEW SHINGLES ICC PER ICC ESR-1475
4	2X4 FASCIA W/ 2X1 WOOD TRIM



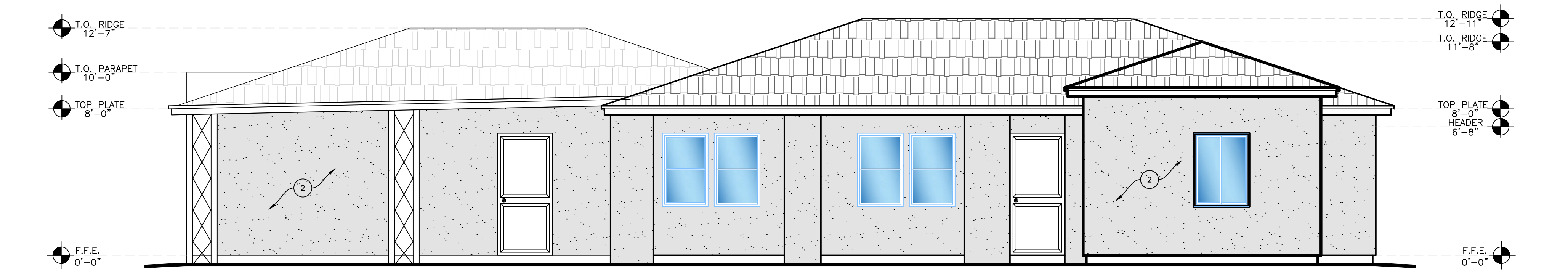
EAST ELEVATION



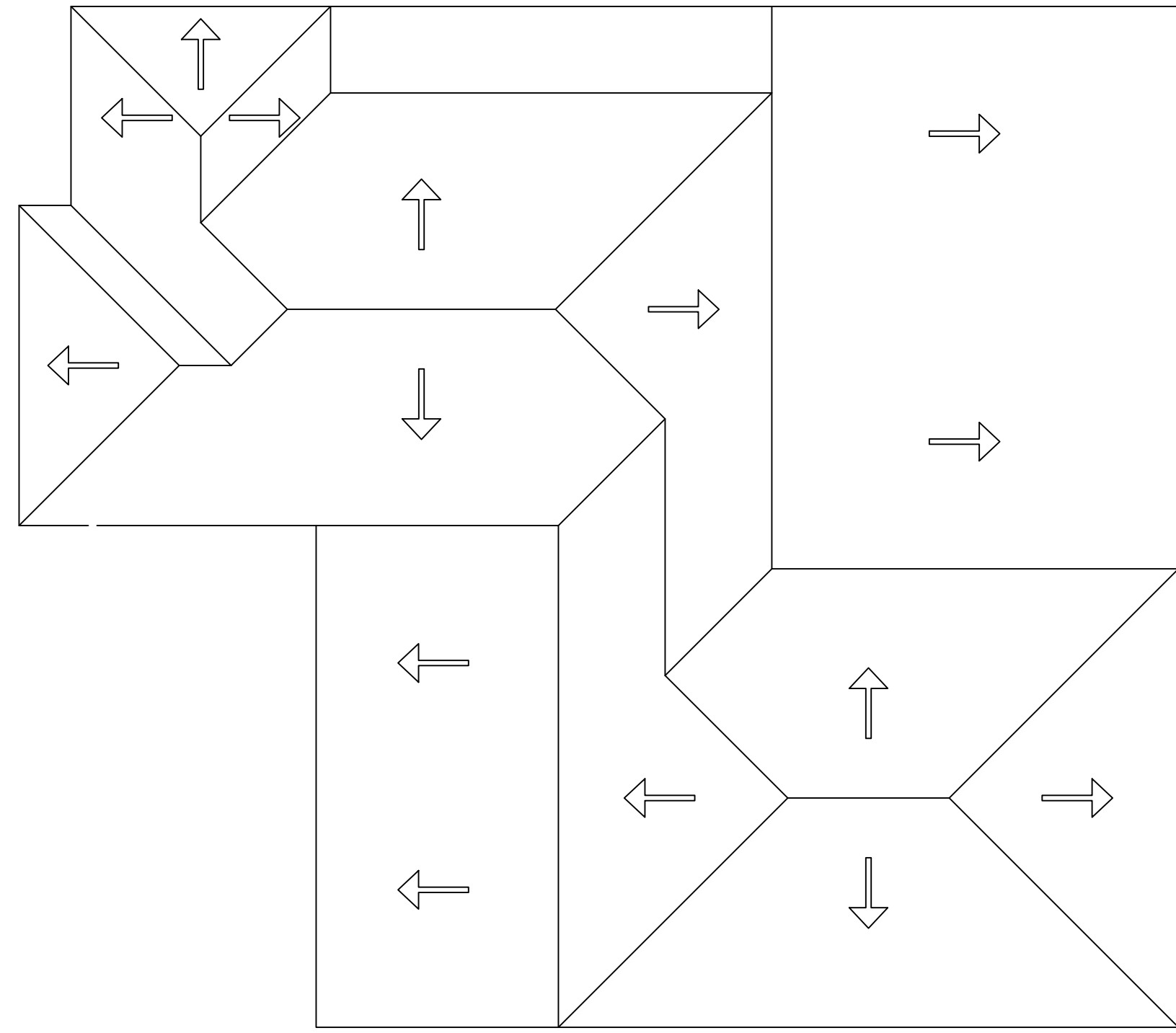
WEST ELEVATION



SOUTH ELEVATION

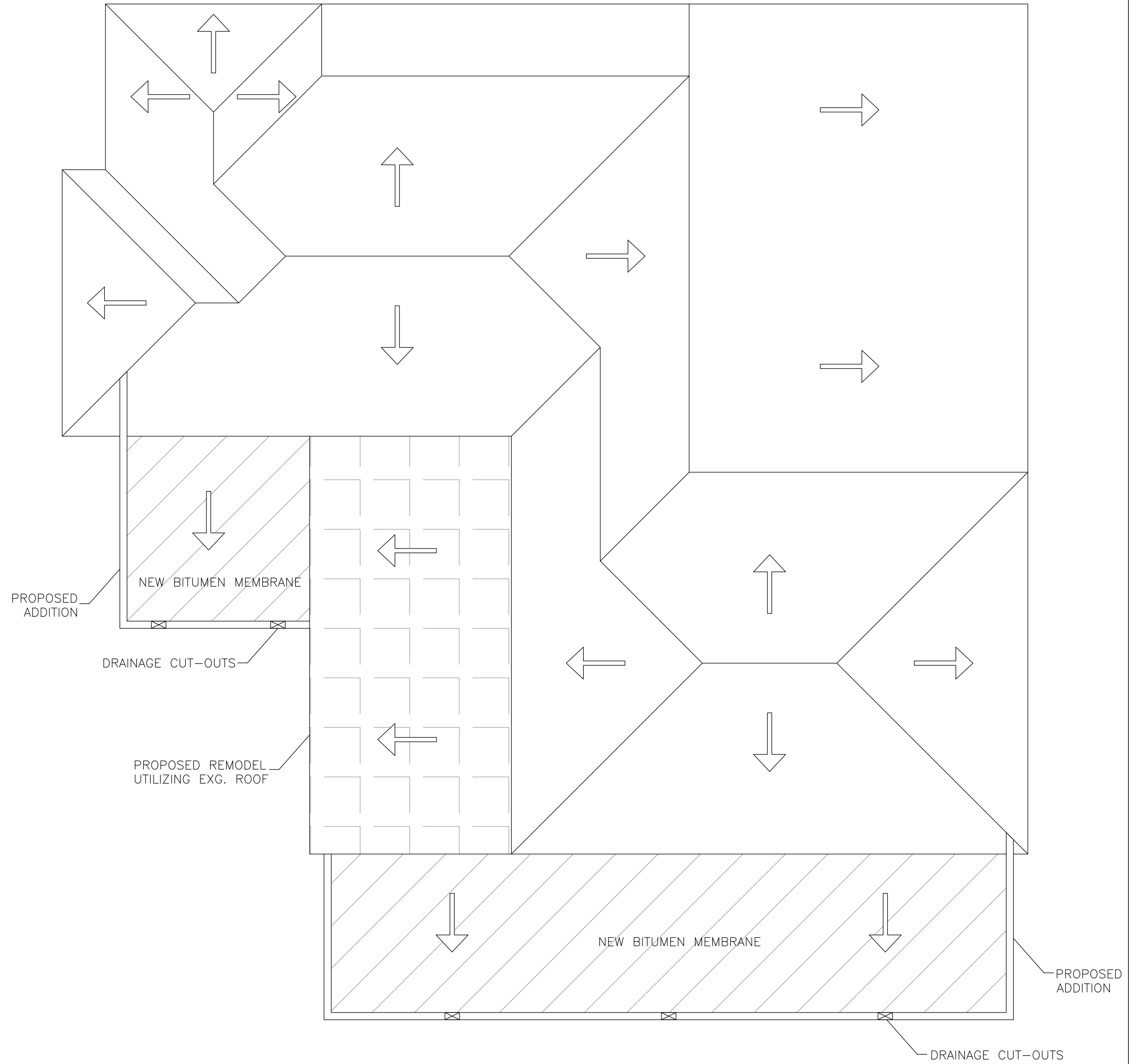


NORTH ELEVATION



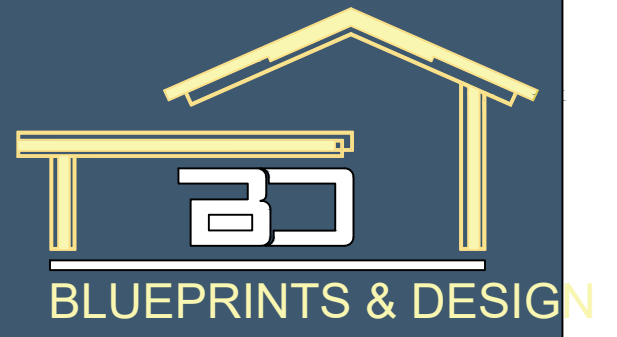
**AS-BUILT ROOF PLAN**

SCALE: 1/8"=1'-0"  
0 2 4



**NEW ROOF PLAN**

SCALE: 1/4"=1'-0"  
0 2 4



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ROOF PLANS  
BEFORE & AFTER

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