



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-22-17-8**  
May 30, 2017

**Central City Village Planning Committee Meeting Date:** June 12, 2017

**Planning Commission Hearing Date:** August 3, 2017

**Request From:** R-5 (Multifamily Residence District)  
RI (Residential Infill District)  
HP (Historic Preservation District)  
(0.21 acres)

**Request To:** R1-6 (Single-Family Residence District)  
HP (Historic Preservation District)  
(0.21 acres)

**Proposed Use:** Single-Family Residential

**Location:** Northeast corner of 10th Street and Fillmore Street

**Owner/Applicant/Representative:** Dan Pierce, Trellis

**Staff Recommendation:** Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 du / acre	
Street Map Classification	10th Street	Local	37.5-foot east half
	Fillmore Street	Local	32.5-foot north half
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES &amp; NEIGHBORHOODS CORE VALUE; CERTAINITY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></b></p> <p>The site is located within an existing single-family residential neighborhood. The single-family residential request is compatible with the character of the neighborhood and consistent with adopted plans.</p>			

**CONNECT PEOPLE AND PLACES CORE VALUE; INFILL; LAND USE PRINCIPLE:**  
*Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.*

The site is within the Eastlake-Garfield Transit Oriented Development (TOD) District and is just outside of the 1/2 mile walkshed from the light rail stop. The addition of single-family residential homes on a vacant lot will provide access to the light rail and transportation alternatives that connect to employment centers and commercial areas.

#### Applicable Plan and Principles

Garfield Redevelopment Plan – see #4 below.

Eastlake-Garfield Transit Oriented Development Policy Plan – see #5, #6 below.

Tree and Shade Master Plan – see #7 below.

#### Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	R-5 RI HP
<b>North</b>	Single-Family Residential	R-5 RI HP
<b>South</b>	Single-Family Residential	R-5 RI HP
<b>East</b>	Single-Family Residential	R-5 RI HP
<b>West</b>	Vacant	R-5 RI HP

#### R1-6 (Single-Family Residence District)

<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Development Option	Subdivision	Subdivision
Lot Standards	60 feet width, 94 feet depth	Not Met – 50 feet width 68.9 feet depth
Lot Coverage	40%	Not Met – 52%
Maximum Building Height	2 stories and 30 feet	Met – 15 feet
Maximum Density	5.3 du/acre	Met – 4.7 du/acre

<i>Building Setbacks</i>		
Front	20 feet	Not Met – 17 feet average
Side	10 feet and 3 feet side	Met – 10 feet and 3 feet side
Rear	25 feet	Not Met – 15 feet

### **Background/Issues/Analysis**

1. This request is to rezone a 0.21 acre site located at the northeast corner of 10th Street and Fillmore Street from R-5 (Multifamily Residence District) RI (Residential Infill District) HP (Historic Preservation District) to R1-6 (Single-Family Residence District) to allow single-family residential. The site currently vacant and is located within the Garfield Historic District. Single-family residential, zoned R-5 RI HP, is located to the north, south and east of the site. To the east, is a vacant lot zoned R-5 RI HP.



Source: City of Phoenix Planning & Development Department, 2017

2. The General Plan Land Use Map designation is Residential 3.5 to 5 dwelling units per acre. The proposal is consistent with the land use designation.
3. The site is located within the Garfield Redevelopment Area, the boundaries for which are east from 7th Street to 16th Street and south from the Interstate 10 (Papago Freeway) to Van Buren Street. It includes most of the lots on the south side of Van Buren Street as well as those on the east side of 16th Street. In addition, the proposal is consistent with many of goals in the Garfield Redevelopment Plan to help make improvements and investments in the redevelopment area.
4. The Garfield Redevelopment Area Plan key goals include residential stabilization, blight elimination, reinvestment, and new development. In addition, promoting the development of single-family residential homes on vacant lots is stated as an important objective of the Plan.

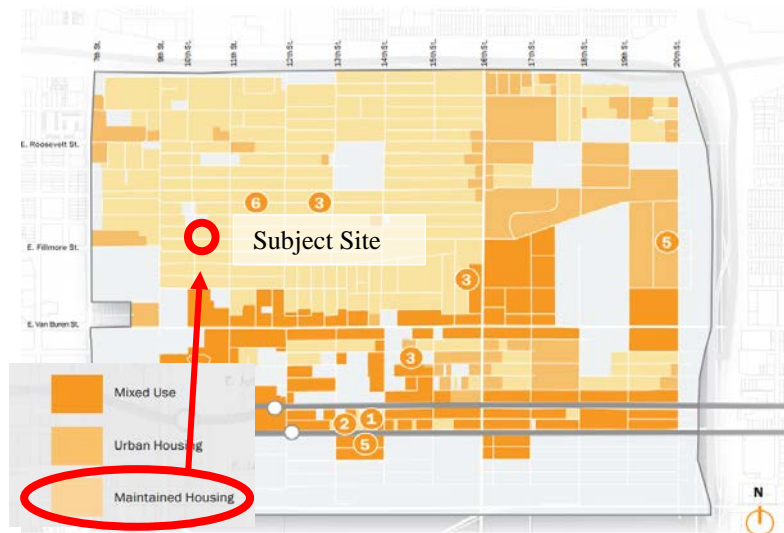
5. The site is located within the Eastlake-Garfield TOD (Transit Oriented Development) District, the boundaries for which are the Union Pacific Railroad on the south, Interstate 10 on the north and east, and 7th Street on the west. The policy plan adopted for the Eastlake-Garfield TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner. Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace, and improve prosperity by growing the economy in locations with existing infrastructure and public services.



Source: Eastlake-Garfield TOD Policy Plan, page 2

6. The proposed development is consistent with the opportunities maps related to the Housing Elements in the Eastlake-Garfield TOD Policy Plan. The Housing Element

Opportunities map shows the site as being appropriate for maintained housing, which in that location refers to single-family residential. The proposed development of single-family residential is consistent with the Housing Element of the TOD Policy Plan.



Source: Eastlake-Garfield TOD Policy Plan, page 50

7. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. Toward that end, development of this site will contribute to the urban forest infrastructure through the provision of trees along the rights-of-way. The sidewalks on the subject site are already detached from the curb, which allows trees to be planted to shade and separate pedestrians from vehicles on the street. This is addressed in Stipulation #1.

8. The City of Phoenix Historic Preservation Department will review and approve the proposed development to ensure that its design is compatible with other single-family homes within the Historic Garfield neighborhood. Some of the design features that are reviewed include ridge height, setbacks, and massing.
9. Fire prevention does not anticipate any issues with this request. But the site or/and building(s) shall comply with the Phoenix Fire Code. The water supply (gpm and psi) to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
10. The City of Phoenix Water Services Department has noted that there are no water or sewer infrastructure concerns.
11. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. No known archaeological work is necessary for this project. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 10-meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation #2.
13. The Aviation Department has noted that the property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required. This is addressed in Stipulation #3.
14. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

## **Findings**

1. The proposal is consistent with many of the goals and policies in the General Plan.
2. The proposed development of a vacant lot to single-family residential homes is compatible with the surrounding land uses in the Garfield neighborhood.
3. The proposal is consistent with the intent of the Garfield Redevelopment Plan and the Eastlake-Garfield TOD Policy Plan.

### **Stipulations**

1. Trees that are a minimum 3-inch caliper shall be placed 20 feet on center or in equivalent groupings in the right-of-way between the curb and the sidewalk along Pierce Street, as approved by the Planning and Development Department.
2. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33- foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
3. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.

### **Writer**

Hannah Oliver

May 30, 2017

### **Team Leader**

Joshua Bednarek

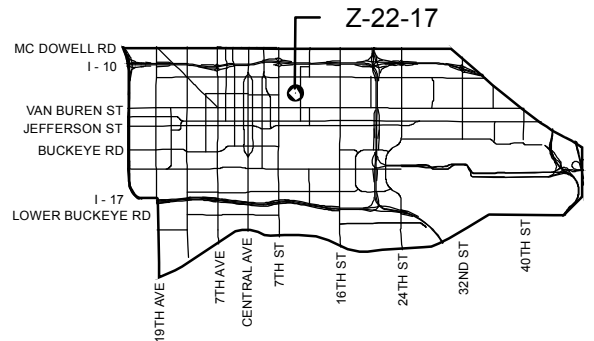
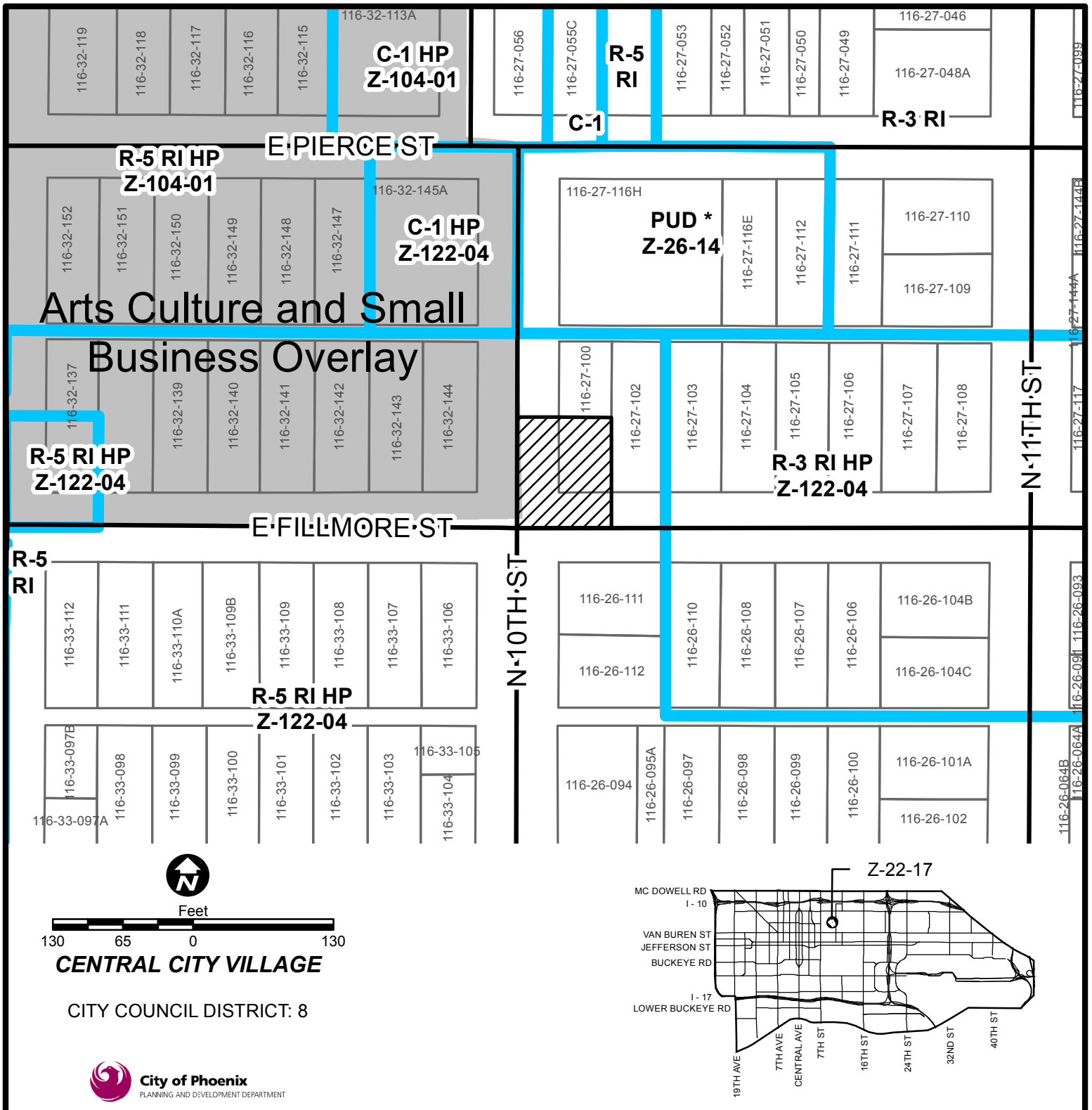
### **Exhibits**

Sketch Map

Aerial

Site Plan date stamped April 4, 2017 (1 page)

Elevations date stamped March 20, 2017 (3 pages)



APPLICANT'S NAME: **TRELLIS**

APPLICATION NO. **Z-22-17**

GROSS AREA INCLUDING 1/2 STREET  
AND ALLEY DEDICATION IS APPROX.

**0.21 Acres**

DATE: **04/10/2017**  
REVISION DATES:

AERIAL PHOTO &  
QUARTER SEC. NO.  
**QS 11-29**

ZONING MAP  
**F-8**

REQUESTED CHANGE:

FROM: **R-5 RI HP, (0.21 a.c.)**

TO: **R1-6 HP, (0.21 a.c.)**

**MULTIPLES PERMITTED**

**R-5 RI HP**

**R1-6 HP**

**CONVENTIONAL OPTION**

**9**

**1**

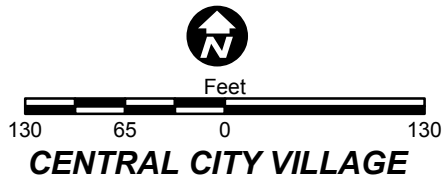
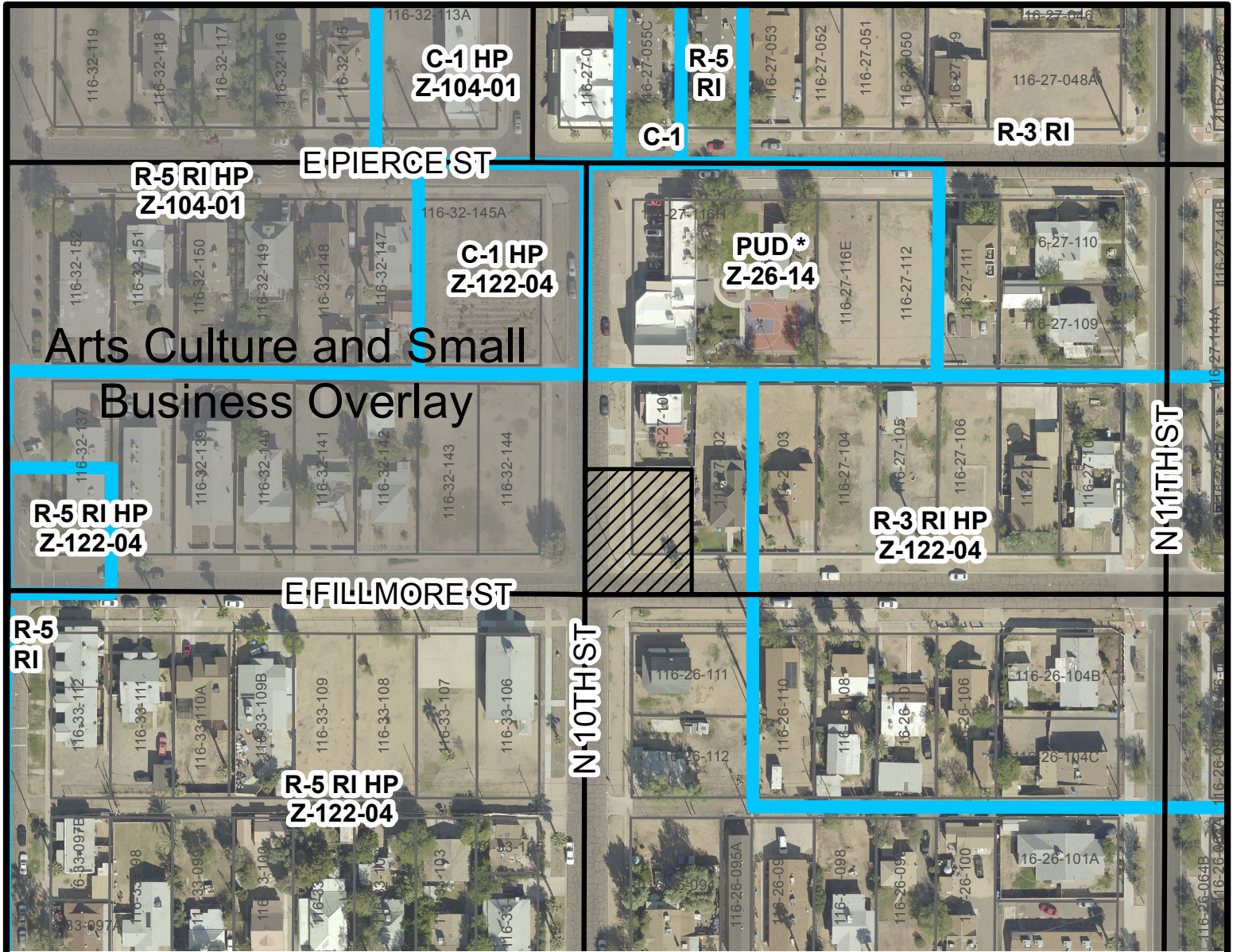
**\* UNITS P.R.D. OPTION**

**11**

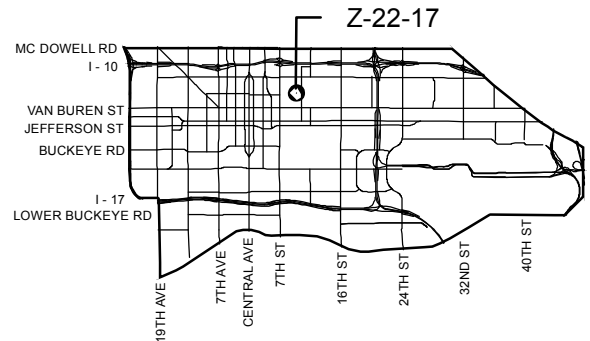
**1**

\* Maximum Units Allowed with P.R.D. Bonus





CITY COUNCIL DISTRICT: 8



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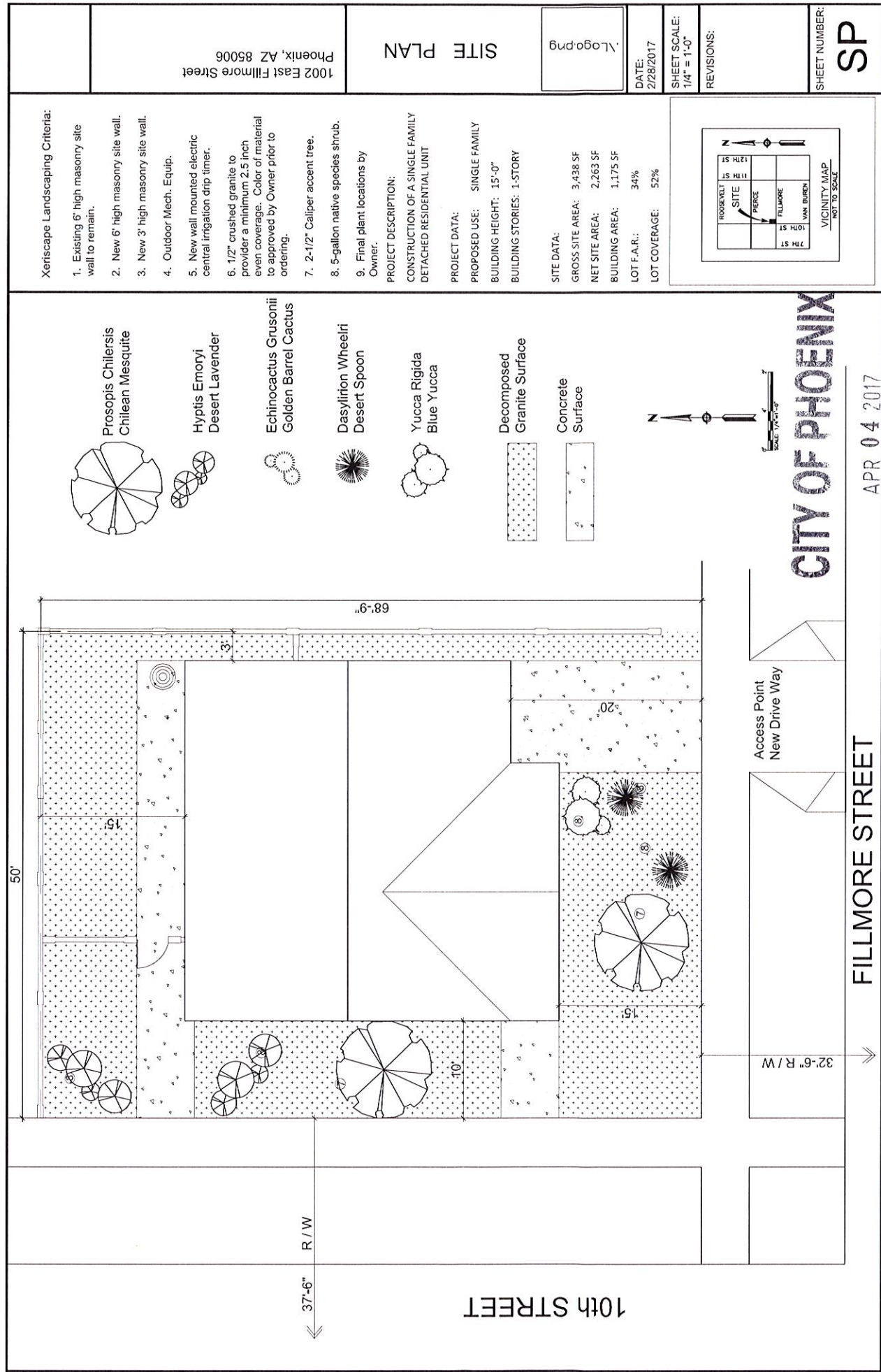
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**11**

**1**

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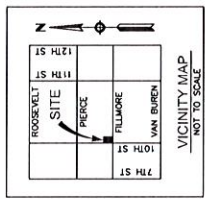
Xeriscape Landscaping Criteria:

1. Existing 6' high masonry site wall to remain.
2. New 6' high masonry site wall.
3. New 3' high masonry site wall.
4. Outdoor Mech. Equip.
5. New wall mounted electric central irrigation drip timer.
6. 1/2" crushed granite to provide a minimum 2.5 inch even coverage. Color of material to approved by Owner prior to ordering.
7. 2-1/2" Caliper accent tree.
8. 5-gallon native species shrub.
9. Final plant locations by Owner.

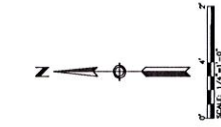
PROJECT DESCRIPTION:  
CONSTRUCTION OF A SINGLE FAMILY DETACHED RESIDENTIAL UNIT

PROJECT DATA:  
PROPOSED USE: SINGLE FAMILY  
BUILDING HEIGHT: 15'-0"  
BUILDING STORIES: 1-STORY

SITE DATA:  
GROSS SITE AREA: 3,438 SF  
NET SITE AREA: 2,263 SF  
BUILDING AREA: 1,175 SF  
LOT F.A.R.: 34%  
LOT COVERAGE: 52%



SHEET NUMBER:  
**SP**



**CITY OF PHOENIX**

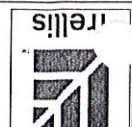
APR 04 2017

FILLMORE STREET

Planning & Development  
Department

STANDARD PLAN 855  
Treillis  
1405 E. M  
Phoenix, AZ 85006 (602) 259-1659

ELEVATION  
PLAN "A"



DATE:  
2/28/17  
SHEET SCALE:  
5/16" = 1'-0"  
REVISIONS:

SHEET NUMBER:  
A4.0

NOTES:

1. ROOF MATERIAL - 3-TAB SHINGLE, ICC ESK-1017, OR APPROVED EQUAL.
2. ALL WINDOWS - VINYL FRAME LOW-E THERMA-TRU 500-22, OR APPROVED EQUAL.
3. ALL EXTERIOR DOORS - INSULATED GLASS UNIT, 500-22, OR APPROVED EQUAL.
4. EXTERIOR WALLS - 8" CMU, 1-HOUR FIRE RESISTIVE RATED, OVERHANG PER IRC R302.1 (1).
5. STUCCO - REFER TO GENERAL NOTES.
6. JAMES HARDIE LAP SIDING, OR APPROVED EQUAL.
7. BRICK VENEER WRAPPED POST BASE, #10.
8. PAINTED WOOD OR STUCCO COLUMNS.
9. PAINTED WOOD HANDRAILS.
10. STONE VENEER WRAPPED POST BASE.
11. VINYL SHUTTERS.
12. VINYL SHUTTERS.
13. WEATHERIZED LOOK-OUTS.

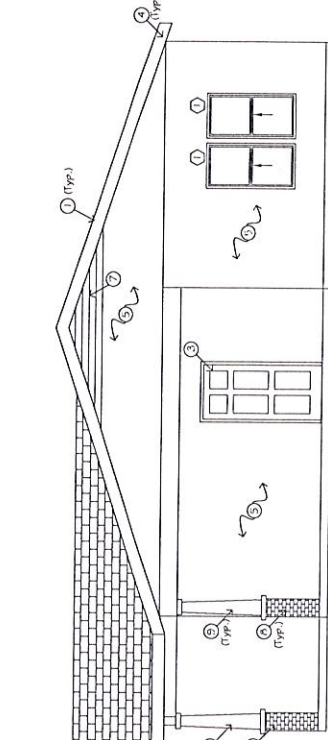
GENERAL PLAN NOTES:

1. ALL INTERIOR DOORS TO BE HOLLOW CORE, 1-3/8" THICK, U.N.O.
2. ALL GARAGE SERVICE DOORS TO BE SOLID CORE, 1-3/8" THICK, EXTERIOR DOORS TO BE SOLID CORE, 1-3/8" THICK.
3. ALL HOUSEHOLD GARAGE DOORS TO BE SOLID WOOD, NOT LESS THAN 1-3/8" THICK, AND TO BE WEATHERIZED TO MATCH EXTERIOR FINISH. REFER TO PLAN FOR SET, OR 20 MINUTE FIRE-RATED DOOR.
4. ALL EXTERIOR PASSAGE DOORS & SLIDERS TO BE SOLID WOOD, NOT LESS THAN 1-3/8" THICK, AND TO BE WEATHERIZED TO MATCH EXTERIOR FINISH.
5. ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR, U.N.O.
6. ALL D.P.T. 10, TO BE APPLIED PER 2012 IBC SECTION 702.3.1.
7. THIS SET IS FOR A HOME ENERGY RATING SCORE (HERS) OF 64 OR LESS. ENERGY RATING WORK HEREIN REQUIRES INSPECTION AND VERIFICATION BY TWO INDEPENDENT RATED HOME ENERGY RATERS.

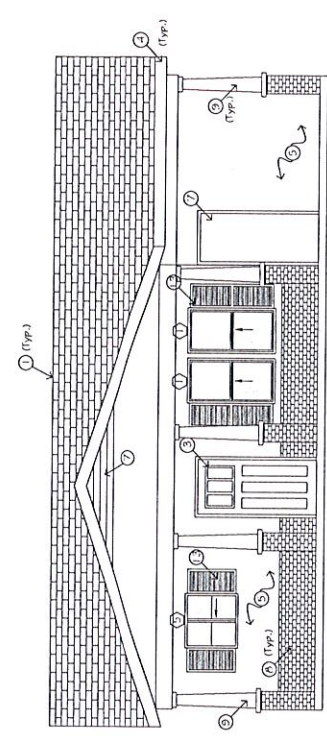
WINDOW SCHEDULE

WM	QTY	SIZE	TYPE
1	6	2450 SINGLE HUNG, LOW-E, THERMA-TRU 500-22, OR APPROVED EQUAL	OK APPROVED EQUAL
2	0	3010 SLURK, LOW-E, THERMA-TRU 500-22, OR APPROVED EQUAL	OK APPROVED EQUAL
3	0	5050 SLURK, LOW-E, THERMA-TRU 500-22, OR APPROVED EQUAL	OK APPROVED EQUAL
4	0	1650 SLURK, LOW-E, THERMA-TRU 500-22, OR APPROVED EQUAL	OK APPROVED EQUAL
5	2	3030 NO SLURK, LOW-E, THERMA-TRU 500-22, OR APPROVED EQUAL	OK APPROVED EQUAL
6	1	6060 NO SLURK, LOW-E, THERMA-TRU 500-22, OR APPROVED EQUAL	OK APPROVED EQUAL
7	0	4040 NO SLURK, LOW-E, THERMA-TRU 500-22, OR APPROVED EQUAL	OK APPROVED EQUAL
8	1	6020 NO SLURK, LOW-E, THERMA-TRU 500-22, OR APPROVED EQUAL	OK APPROVED EQUAL

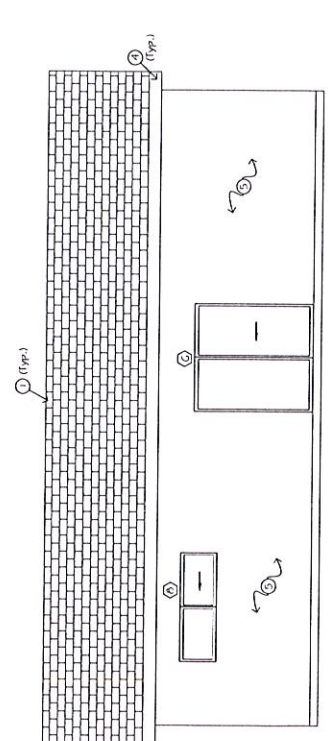
ALL WINDOWS TO BE DUAL-GLAZED, LOW-E ENERGY GLASS FRAME ENERGY CODE COMPLIANT. SEE ENERGY CODE FOR U-Factor, SHGC RATINGS INSTALLED PER AIAA Standard 200-02



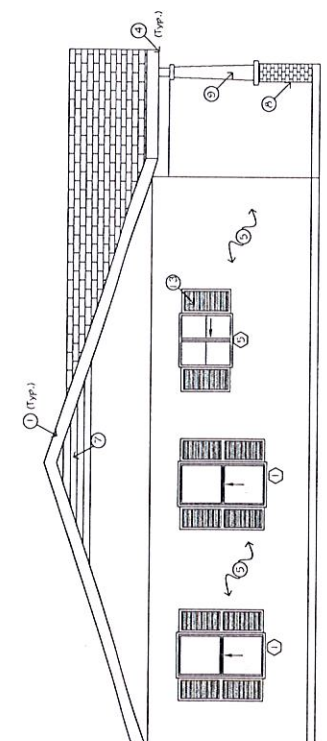
NORTH ELEVATION "A"  
5/16" = 1'-0"



EAST ELEVATION "A"  
5/16" = 1'-0"



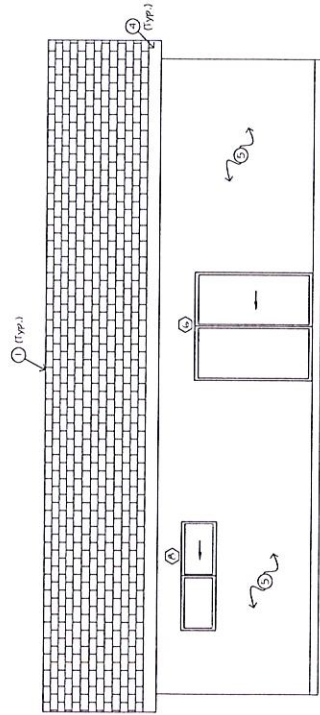
WEST ELEVATION "A"  
5/16" = 1'-0"



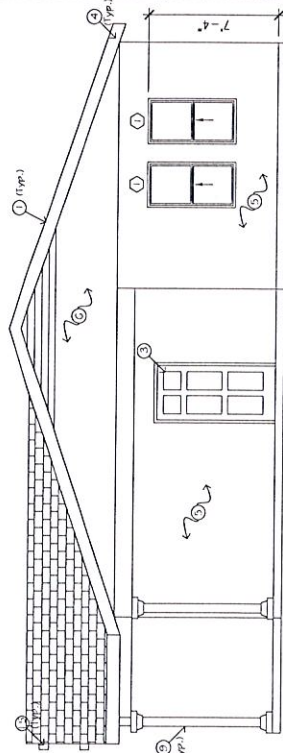
SOUTH ELEVATION "A"  
5/16" = 1'-0"

CITY OF PHOENIX  
MAR 20 2017  
Planning & Development  
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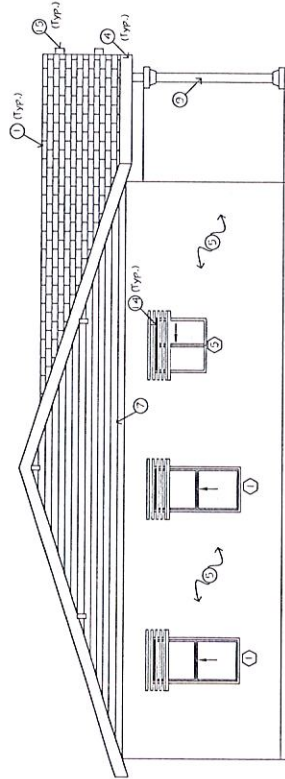




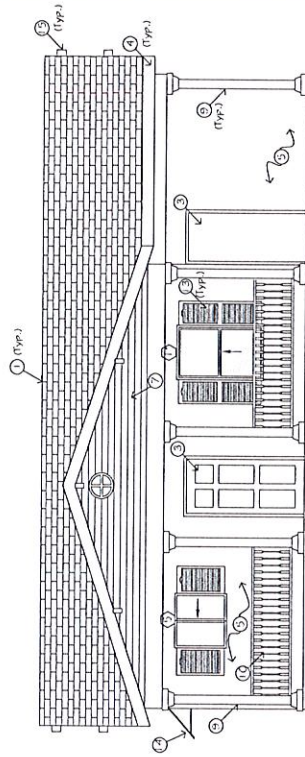
NORTH ELEVATION "A"  
5/16" = 1'-0"



EAST ELEVATION "A"      5/16" = 1'-0"



WEST ELEVATION "B"  
5/16" = 1'-0"



SOUTH ELEVATION "B" 5/16" = 1'-0"

SECRET

MAR 20 2017

**Planning & Development  
Department**

**NOTES:**

1. 196F-017B - 3.74D SHINGLE, ICC
2. ESK-1 MATERIAL, OR APPROVED EQUIV.
3. ALL WINDOWS - VINYL FRAME LOW-E, ALL DOORS - APPROVED EQUIV.
4. ALL EXTERIOR COINGS - APPROVED EQUIV. THERMA-TRU 500-22, OR APPROVED EQUIV.
5. 4. PAINTED WOOD PIGGLA BOARD, (M.Y.) OVERHANG PER R302.2 (1).
6. 5. STUCCO - REFER TO GENERAL NOTES.
7. 6. JAMES HARDIE PAPER SIDING
8. 7. 196F-017B - 3.74D SHINGLE SIDING, OR APPROVED EQUIV.
9. 8. BRICK, VENER WRAPPED POST BASE, 4 WANSICO, 1000 OR STUCCO COLUMN.
10. 9. PAINTED WOOD HANDRAILS
11. 10. STUCCO WRAPPED POST BASE.
12. 11. COVERED GABLE VENT.
13. 12. METAL ANIMUS
14. 13. WEATHERED LOOK-OUTS.

GENERAL PLAN NOTES:

1. ALL INTERIOR DOORS TO BE HOLLOW
2. ALL GARAGE SERVICE DOORS TO BE SOLID CORE, 1-3/4" THICK, EXTERIOR GRADE (REFER TO PLAN FOR SIZE).
3. ALL HOUSE TO GARAGE DOORS TO BE 1-3/4" THICK, SELF-CLOSING, AND TO HAVE FITTINGS (REFER TO PLAN FOR SIZE), OK TO 20 MINUTE FIRE-RATED DOOR.
4. ALL EXIST. PASSAGE DOORS 1-1/2" TO ALL FLOOR MATERIAL, CHANGED TO OCCUR AT CENTER OF DOOR, U.N.O. 14.C. SECTION K702.3.1.
5. ALL O.V.D. DOOR TO BE APPLIED PER 2012 IBC, 8.05.01, 8.05.02, 8.05.03, 8.05.04, 8.05.05, 8.05.06, 8.05.07, 8.05.08, 8.05.09, 8.05.10, 8.05.11, 8.05.12, 8.05.13, 8.05.14, 8.05.15, 8.05.16, 8.05.17, 8.05.18, 8.05.19, 8.05.20, 8.05.21, 8.05.22, 8.05.23, 8.05.24, 8.05.25, 8.05.26, 8.05.27, 8.05.28, 8.05.29, 8.05.30, 8.05.31, 8.05.32, 8.05.33, 8.05.34, 8.05.35, 8.05.36, 8.05.37, 8.05.38, 8.05.39, 8.05.40, 8.05.41, 8.05.42, 8.05.43, 8.05.44, 8.05.45, 8.05.46, 8.05.47, 8.05.48, 8.05.49, 8.05.50, 8.05.51, 8.05.52, 8.05.53, 8.05.54, 8.05.55, 8.05.56, 8.05.57, 8.05.58, 8.05.59, 8.05.60, 8.05.61, 8.05.62, 8.05.63, 8.05.64, 8.05.65, 8.05.66, 8.05.67, 8.05.68, 8.05.69, 8.05.70, 8.05.71, 8.05.72, 8.05.73, 8.05.74, 8.05.75, 8.05.76, 8.05.77, 8.05.78, 8.05.79, 8.05.80, 8.05.81, 8.05.82, 8.05.83, 8.05.84, 8.05.85, 8.05.86, 8.05.87, 8.05.88, 8.05.89, 8.05.90, 8.05.91, 8.05.92, 8.05.93, 8.05.94, 8.05.95, 8.05.96, 8.05.97, 8.05.98, 8.05.99, 8.06.01, 8.06.02, 8.06.03, 8.06.04, 8.06.05, 8.06.06, 8.06.07, 8.06.08, 8.06.09, 8.06.10, 8.06.11, 8.06.12, 8.06.13, 8.06.14, 8.06.15, 8.06.16, 8.06.17, 8.06.18, 8.06.19, 8.06.20, 8.06.21, 8.06.22, 8.06.23, 8.06.24, 8.06.25, 8.06.26, 8.06.27, 8.06.28, 8.06.29, 8.06.30, 8.06.31, 8.06.32, 8.06.33, 8.06.34, 8.06.35, 8.06.36, 8.06.37, 8.06.38, 8.06.39, 8.06.40, 8.06.41, 8.06.42, 8.06.43, 8.06.44, 8.06.45, 8.06.46, 8.06.47, 8.06.48, 8.06.49, 8.06.50, 8.06.51, 8.06.52, 8.06.53, 8.06.54, 8.06.55, 8.06.56, 8.06.57, 8.06.58, 8.06.59, 8.06.60, 8.06.61, 8.06.62, 8.06.63, 8.06.64, 8.06.65, 8.06.66, 8.06.67, 8.06.68, 8.06.69, 8.06.70, 8.06.71, 8.06.72, 8.06.73, 8.06.74, 8.06.75, 8.06.76, 8.06.77, 8.06.78, 8.06.79, 8.06.80, 8.06.81, 8.06.82, 8.06.83, 8.06.84, 8.06.85, 8.06.86, 8.06.87, 8.06.88, 8.06.89, 8.06.90, 8.06.91, 8.06.92, 8.06.93, 8.06.94, 8.06.95, 8.06.96, 8.06.97, 8.06.98, 8.06.99, 8.07.01, 8.07.02, 8.07.03, 8.07.04, 8.07.05, 8.07.06, 8.07.07, 8.07.08, 8.07.09, 8.07.10, 8.07.11, 8.07.12, 8.07.13, 8.07.14, 8.07.15, 8.07.16, 8.07.17, 8.07.18, 8.07.19, 8.07.20, 8.07.21, 8.07.22, 8.07.23, 8.07.24, 8.07.25, 8.07.26, 8.07.27, 8.07.28, 8.07.29, 8.07.30, 8.07.31, 8.07.32, 8.07.33, 8.07.34, 8.07.35, 8.07.36, 8.07.37, 8.07.38, 8.07.39, 8.07.40, 8.07.41, 8.07.42, 8.07.43, 8.07.44, 8.07.45, 8.07.46, 8.07.47, 8.07.48, 8.07.49, 8.07.50, 8.07.51, 8.07.52, 8.07.53, 8.07.54, 8.07.55, 8.07.56, 8.07.57, 8.07.58, 8.07.59, 8.07.60, 8.07.61, 8.07.62, 8.07.63, 8.07.64, 8.07.65, 8.07.66, 8.07.67, 8.07.68, 8.07.69, 8.07.70, 8.07.71, 8.07.72, 8.07.73, 8.07.74, 8.07.75, 8.07.76, 8.07.77, 8.07.78, 8.07.79, 8.07.80, 8.07.81, 8.07.82, 8.07.83, 8.07.84, 8.07.85, 8.07.86, 8.07.87, 8.07.88, 8.07.89, 8.07.90, 8.07.91, 8.07.92, 8.07.93, 8.07.94, 8.07.95, 8.07.96, 8.07.97, 8.07.98, 8.07.99, 8.08.01, 8.08.02, 8.08.03, 8.08.04, 8.08.05, 8.08.06, 8.08.07, 8.08.08, 8.08.09, 8.08.10, 8.08.11, 8.08.12, 8.08.13, 8.08.14, 8.08.15, 8.08.16, 8.08.17, 8.08.18, 8.08.19, 8.08.20, 8.08.21, 8.08.22, 8.08.23, 8.08.24, 8.08.25, 8.08.26, 8.08.27, 8.08.28, 8.08.29, 8.08.30, 8.08.31, 8.08.32, 8.08.33, 8.08.34, 8.08.35, 8.08.36, 8.08.37, 8.08.38, 8.08.39, 8.08.40, 8.08.41, 8.08.42, 8.08.43, 8.08.44, 8.08.45, 8.08.46, 8.08.47, 8.08.48, 8.08.49, 8.08.50, 8.08.51, 8.08.52, 8.08.53, 8.08.54, 8.08.55, 8.08.56, 8.08.57, 8.08.58, 8.08.59, 8.08.60, 8.08.61, 8.08.62, 8.08.63, 8.08.64, 8.08.65, 8.08.66, 8.08.67, 8.08.68, 8.08.69, 8.08.70, 8.08.71, 8.08.72, 8.08.73, 8.08.74, 8.08.75, 8.08.76, 8.08.77, 8.08.78, 8.08.79, 8.08.80, 8.08.81, 8.08.82, 8.08.83, 8.08.84, 8.08.85, 8.08.86, 8.08.87, 8.08.88, 8.08.89, 8.08.90, 8.08.91, 8.08.92, 8.08.93, 8.08.94, 8.08.95, 8.08.96, 8.08.97, 8.08.98, 8.08.99, 8.09.01, 8.09.02, 8.09.03, 8.09.04, 8.09.05, 8.09.06, 8.09.07, 8.09.08, 8.09.09, 8.09.10, 8.09.11, 8.09.12, 8.09.13, 8.09.14, 8.09.15, 8.09.16, 8.09.17, 8.09.18, 8.09.19, 8.09.20, 8.09.21, 8.09.22, 8.09.23, 8.09.24, 8.09.25, 8.09.26, 8.09.27, 8.09.28, 8.09.29, 8.09.30, 8.09.31, 8.09.32, 8.09.33, 8.09.34, 8.09.35, 8.09.36, 8.09.37

WINDOW SCHEDULE				TYPE
WM	QTY	SIZE		
1	6	2650	SLIDER, LOWE, TAMPRED GLASS K306 4.2 OK APPROVED TQAL	
2	30	3010	SLIDER, LOWE, TAMPRED GLASS K306 4.2 OK APPROVED TQAL	
3	5050	SLIDER, LOWE, TAMPRED GLASS K306 4.2 OK APPROVED TQAL		
4	1	1650	SLIDE TLT, LOWE, TAMPRED GLASS K306 4.2 OK APPROVED TQAL	
5	2	3030	XO SLIDER, LOWE, TAMPRED GLASS K306 4.2 OK APPROVED TQAL	
6	1	6260	XO SLIDER DOOR, LOWE, TAMPRED GLASS K306 4.2 OK APPROVED TQAL	
7	0	4040	XO SLIDER, LOWE, TAMPRED GLASS K306 4.2 OK APPROVED TQAL	
8	1	6200	XO SLIDER DOOR, LOWE, TAMPRED GLASS K306 4.2 OK APPROVED TQAL	

OR APP  
Elevation B Option (shown):

1" 3050 SINGLE HUNG, LOW-E,  
TEMPERED GLASS, P308 4 2

ALL WINDOWS TO BE DUAL-GLAZED, LOW-E  
FIBERGLASS FRAME ENERGY CORE  
WINDOWS WITH LESS THAN:  
0.40 U-FACTOR & 0.25 SHGC RATINGS  
INSTALLED PER AAMA Standard 2400-02

SHEET NUMBER:  
**A5.0**

STANDARD PLAN 855  
Trellis  
1405 E. A  
well Road  
Phoenix, 85006 (602) 259-1659

ELEVATION  
PLAN "B"

DATE: 2/28/17

**SHEET SCALE:**  
1/2" = 1'-0"

REVISIONS:

SHEET NUMBER:  
**A5.0**

NOTES:

1. ROOF MATERIAL - 3-TAB SHINGLE, ICC C951017, OR APPROVED EQUAL.
2. ALL EXTERIOR WALLS TO BE INSULATED WITH 1" MINIMUM R-VALUE ENERGY CORE OR APPROVED EQUAL.
3. ALL EXT. DOORS - INSULATED FIBERGLASS THERMA-TRU 500-22, OR APPROVED EQUAL.
4. PAINTED WOOD PASCIA BOARD, (TYP.)
5. OVERHANG PER ICC R308.4.2 (1).
6. SHUTTERS TO BE 1" MINIMUM R-VALUE ENERGY CORE OR APPROVED EQUAL.
7. JAMES HARDIE PLANK SHINGLE SIDING, OR APPROVED EQUAL.
8. PAINTED WOOD SHINGLE SIDING, OR APPROVED EQUAL.
9. PAINTED WOOD OR STUCCO COLUMN.
10. STONE OR STUCCO POST BASE.
11. LOUVERED GABLE VENT.
12. VINYL SHUTTERS.
13. WEATHERED LOOK-OUTS.

GENERAL PLAN NOTES:

1. ALL INTERIOR DOORS TO BE HOLLOW CORE, 1-3/8" THICK, U.L.O.
2. ALL GARAGE DOORS TO BE SOLID CORE 1-3/8" THICK EXTERIOR GRADE REFER TO PLAN FOR SIZING.
3. ALL EXTERIOR WALLS TO BE SOLID WOOD, NOT LESS THAN 3/4" THICK, WITH SELF-CLOSER AND TIGHT FITTINGS REFER TO PLAN FOR SIZING, OR APPROVED EQUAL.
4. ALL EXT. PASSAGE DOORS & SLIDERS TO HAVE ZERO-STEP THRESHOLDS.
5. ALL FLOOR MATERIAL CHANGES TO OCCUR AT THE EDGE OF DOOR, U.L.O.
6. ALL EXT. RD. TO BE PAVED PER 2012 I.C.C. SECTION R702.3.1.
7. THIS RESIDENCE IS DESIGNED TO COMPLY WITH ALL APPLICABLE CITY OF PHOENIX PLANNING SPECIFICATIONS OF WORK HEREIN REQUIRE PROGRESSIVE FIELD INSPECTION AND INSPECTION BY TWO INDEPENDENT REGISTERED PROFESSIONAL ENGINEERS.

WM	QTY	SIZE	TYPE
1	6	2650	SINGLE HUNG, LOW-E, TEMPERED GLASS R308.4.2 OR APPROVED EQUAL
2	0	3010	SLIDER, LOW-E, TEMPERED GLASS R308.4.2 OR APPROVED EQUAL
3	0	5050	SLIDER, LOW-E, TEMPERED GLASS R308.4.2 OR APPROVED EQUAL
4	0	1650	SLIDER, LOW-E, TEMPERED GLASS R308.4.2 OR APPROVED EQUAL
5	2	3030	SLIDER, LOW-E, TEMPERED GLASS R308.4.2 OR APPROVED EQUAL
6	1	6060	NO SLIDER DOOR, LOW-E, TEMPERED GLASS R308.4.2 OR APPROVED EQUAL
7	0	4040	NO SLIDER, LOW-E, TEMPERED GLASS R308.4.2 OR APPROVED EQUAL
8	1	6020	NO SLIDER, LOW-E, TEMPERED GLASS R308.4.2 OR APPROVED EQUAL

ALL WINDOWS TO BE DUAL-GLAZED, LOW-E, FIBERGLASS FRAME ENERGY CORE WINDOWS WITH LESS THAN: 0.40 U-FACTOR & 0.25 SHGC RATINGS INSTALLED PER AIAA Standard 200-02

