

ATTACHMENT A



STAFF REPORT

To: City of Phoenix Historic Preservation Commission

From: Helana Ruter, Historic Preservation Planner II

Subject: Appeal of Hearing Officer's Decision – Application No. HPCA 2100392
2215 N 9th Street, Coronado Historic District

This is a report to request the Historic Preservation Commission modify the decision of the Historic Preservation Hearing Officer to approve Certificate of Appropriateness Application No. HPCA 2100392, subject to a revised plan submitted by the applicant on March 14, 2022.

Background

The original application was to allow the construction of two, two-story dwelling units connected by a single-story carport with a total 2,835 sf footprint under roof at the subject property. The hearing was held on January 11, 2022.

The Hearing Officer, Janet Reed, approved the application subject to three stipulations:

1. Any proposed gate or fencing over 3' in height be stepped back 3' from the front corners of the primary dwelling;
2. Change window headers to sills; and
3. Parapet to have a varied roofline – increases above existing roofline to be minimal in height and width subject to approval of Historic Preservation staff.

The Hearing Officer's decision was appealed on January 14, 2022, by five appellants including: Carol Simmons, Cody Castelletti, Donna Reiner, Arthur Vigil III, and Heidi D'Angelo.

Subsequent to the filing of the appeals, there was additional discussion between the applicant and appellants that resulted in a new version of the plan, received by staff on February 7, 2022. The changes, which included a reduction in height of the rear dwelling unit to one-story, were supported by staff.

The appeal was heard by the Historic Preservation Commission on February 14, 2022, and continued to the March 21, 2022, HPC meeting.

Subsequent to the February 14, 2022, HPC meeting, there were continued discussions between the applicant and appellants which resulted in a further modified proposal submitted on March 14, 2022. Staff is in support of the revised proposal.

Recommendation

Staff supports the proposed changes made in the March 14th submittal.

Attachments: Appeal Forms and appellant letter (7 pages)
 Staff Report (8 pages)
 Hearing Plans (10 pages)
 Phoenix Historic Neighborhoods Coalition letter (3 pages)
 Plan submittal from February 7, 2022 (7 pages)
 Plan submittal from March 14, 2022 (8 pages)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE



RECEIVED

1/14/2022

HR

Appeal of Hearing Officer's Decision to the HP Commission

The **HISTORIC PRESERVATION (HP) HEARING OFFICER** agenda for 01/11/22 is attached. The decision made by the **HEARING OFFICER** will become final unless a request to appeal that decision is filed in person by the close of business on 01/18/2022.

Any member of the public may, *within five calendar days* of the **HEARING OFFICER'S** action, request a hearing by the **HISTORIC PRESERVATION COMMISSION** on any application. If you wish to request such a hearing, fill out and sign the form below and return it to the Historic Preservation Office in person by the close of business on 01/18/2022.

IMPORTANT

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APPEAL FORM

I hereby request that the HP Commission hold a public hearing regarding application number ☒ HPCA ☐ HPDA 2100392 for the property at 2215 N 9th Street which was designated ☒ as a part of the Coronado Historic District / ☐ individually as _____.

I am aware that the entire application will be up for review and that the City Council may uphold, reverse, or modify the decision of the HPC.

☒ **Opposition** ☐ **Applicant**

Name (please print) Carol Simmons

Street Address: 2205 N. 9th St

City & State Phoenix, AZ

ZIP Code 85006

Telephone 602-315-6336

E-mail: clsim918@gmail.com

Signature Carol Simmons

Date 1/13/22

Reason for appeal (attach additional documentation if appropriate):

I am dismayed to see that the size and design of this project does not comply with the City of Phoenix General Design Guidelines for Historic Properties. Contrary to the guidelines, the large scale of the proposed structures are not compatible or respectful of surrounding homes.

FOR STAFF USE ONLY

This decision was appealed from the 01/11/22

hearing to the 2/14/2022

Historic Preservation Commission meeting.



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☒ **Opposition** ☐ **Applicant**

Name (please print) Cody Castelletti

Street Address: 946 E Coronado Rd

City & State Phoenix, AZ

ZIP Code 85006

Telephone 602-410-0616

E-mail: cacaste2@gmail.com

Signature

Date 1-14-2022

Reason for appeal (attach additional documentation if appropriate):

A home of this scale far exceeds the appropriateness for its context. According to the HP design guidelines, new construction should be "similar in scale to the pattern of historic building". I feel that the 2 story main house will make this new construction a dominate element of this block, when the historic homes in our neighborhood should remain the prominent features of our streets. I would not want a home of this size being built next to my house. Allowing development which far exceed the scale of its historic context, shows utter disregard for the neighbors who purchased their homes with assurance that the historic overlay of this neighborhood would prevent projects like this one from being built next door to them.

FOR STAFF USE ONLY

This decision was appealed from the 01/11/22 hearing to the 2/14/2022 Historic Preservation Commission meeting.

Page 1 of 1

For more information or for a copy of this publication in an alternate format, contact Planning & Development at 602-262-7811 Voice or TTY use 7-1-1.



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☒ **Opposition** ☐ **Applicant**

Name (please print) Donna Reiner

Street Address: 2501 N 8th Street

City & State Phoenix, AZ ZIP Code 85006

Telephone 602 258-5613 E-mail: laydeescholar@hotmail.com

Signature [Signature] Date 13 January 2022

Reason for appeal (attach additional documentation if appropriate):

*The overall mass is inappropriate for the neighborhood.
Privacy issues for neighbor to the south from the 3 windows of the back unit (2nd floor)
Excessive amount of parking + overwhelming lack of vegetation to cool things off.
Inadequate articulation of roofline variation.*

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☒ **Opposition** ☐ **Applicant**

Name (please print) Arthur A. Vigil III

Street Address: 2026 N 10th street

City & State Phoenix AZ ZIP Code 85006

Telephone 602-326-3387 E-mail: av3design@gmail.com

Signature Arti Date 1/11/2022

Reason for appeal (attach additional documentation if appropriate):

(page 13 of 16 Design Guidelines) "new construction should be compatible and respectful to historic setting... similar scale to the pattern of historic building.

- similar height, shape, scale to historic properties. (not compatible scale)

- building features should resemble those related form found on adjacent properties. (lacking compatible detailing)

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☒ **Opposition** ☐ **Applicant**

Name (please print) Heidi D'Angelo
Street Address: 2209 N 9th St
City & State Phx AZ ZIP Code 85006
Telephone 602-367-1256 E-mail: hdangelo@msn.com
Signature [Signature] Date 1/11/2022
Reason for appeal (attach additional documentation if appropriate):

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1/11/22

Phoenix Historic Preservation Commission HP Dept.

Re: COA Appeal . HPCA 2100392

Address: 2215 N. 9th St., Phoenix, AZ 85006

Historic District: Coronado Appeal Hearing on Date: January 11, 2022

Attention: Members of the Historic Preservation Commission

Upon reviewing the design set forth for the development of 2209 N 9th St, I find it to be in defiance of the City of Phoenix Historic Preservation Office's General Design Guidelines for Historic Properties. According to the Design Guidelines (page 13, New Construction) "the design of new construction should be compatible with and respectful of its historic setting."

My name is Heidi D'Angelo, owner of property 2209 N 9th St, Phoenix AZ 85006, located directly one home South of said property in question, 2215 N 9th St. I purchased my home in Oct 2004 and have been living in it and a resident of Coronado Historic District ever since. I've seen many changes over the years on my direct street, as well as the neighborhood. Some good, some not so good. But, one thing is for certain, the homes that remain the same historic integrity value they once were back in the 20's, 30's, 40's... & the "refurbished", from run down and neglected to it's now former glory, with some updated nuisances, are the homes that continue to warm my heart & remind me of why I moved into this neighborhood (instead of Scottsdale, Chandler, Tempe...) so long ago.

It's saddened me to drive and walk my dogs through my neighborhood and see all of these new homes popping up that resemble homes that belong in the East of far West valley, not the Historic Districts. I used to take pride in my neighborhood and have faith that the City of Phx Historic Preservation Dept. had integrity value that would uphold the strict guidelines set forth all of these years to ensure new developers couldn't, wouldn't just come in one by one and deface what the surrounding neighbors love so much about this area. But, it seems as of late, the last five or more years, that almost anything goes and is approved, no matter how big the dwelling in question is or how outlandish in design the developer wants to make it . It's granted! What did I miss here?

For me personally, not to mention my thoughts and concerns about the entire neighborhood, is that, again, I live directly one house to the South of this property. And, as such I am greatly concerned and affected by this particular design plan and proposed scope in size for many reasons. One being and my main concern is the size and overall height of these homes as a whole. The former home at 2215 N 9th was, yes, a two story, but always stood out as if it didn't quite belong on this street. However, the difference is that at the very least it was conservative in size. To add insult to injury you, the HPD, propose a home 3-4 times the size of surrounding homes within Coronado, especially the block of 9th street, which will not only make the surrounding homes look somehow even more out of place, or visa versa, but diminish their value over time with such a monstrosity.

Also, the privacy factor for all surrounding neighbors is also a concern. I will never have privacy again in my own back yard with this towering, business like building overlooking my back yard as well as the surrounding yards and homes.

As for the proposed parking structure in the back. Providing parking such as a 4-car carport as well as additional parking in the middle of this structure is the perfect recipe for having this "home" and "guest house" quickly turn into a motel type accommodation for people, strangers coming and going at all times of the night. As well, possibly partying and making loud noises at all hours. Our street, 9th Street, has always been an extremely quiet place to reside with very little noise, if any. The surrounding neighbors all know one another and because of this there has been little to no crime.

In conclusion I am asking for you to revise the current plans in place for a 2,835 square feet in total, two story dwelling & "guest house" including parking "Lot" and please consider replacing those said plans with a one story home and possible guest house in keeping with the design and size of the adjacent Coronado Historic homes. Historic homes that are the reason we residents cherish living within this eclectic, charming neighborhood that reminds us all of a time that was not only simpler, but whereby guidelines stood for something and were actually enforced & upheld.

Heidi D'Angelo
602-367-1256



PHOENIX HISTORIC PRESERVATION HEARING OFFICER

Staff Report
Certificate of Appropriateness
2215 North 9th Street
Case No. HPCA 2100392
January 11, 2022

Background

This is a Certificate of Appropriateness application to construct two, two-story dwelling units at the subject property. The property is zoned R-3 HP (multi-family residential with historic preservation overlay). It is also within the boundaries of the Coronado Neighborhood Special Planning District (SPD). The application was filed by Michael Gilson of Accurate Estimating on behalf of owner LG Properties Plus, LLC.

Previous Applications

The following applications have been reviewed by the HP Office since the property received historic designation in 1986:

Application No.	Application Type	Scope of Work	Date Approved
HPDE 1600401	Demolition Approval	Total demolition	Denied – October 16, 2016
HPCA 1700130	Certificate of Appropriateness	Two-story addition	Withdrawn
HPCA 1700521	Certificate of Appropriateness	Infill – two-story residence and detached garage with second story living unit	April 26, 2018
HPDE 1800461	Demolition Approval	Total demolition	September 13, 2018

Property Description

The subject property consists of a 134 ft by 50 ft vacant parcel located within the Coronado Historic District. The ca. 1925 house on the property was declared an imminent hazard by the City of Phoenix Building Official in September of 2021 and was subsequently demolished. Please refer to the street view photos, inventory form and aerial of the parcel.

Proposed Work

The applicant proposes to construct two, two-story dwelling units connected by a single-story carport. The footprint of the dwelling, with carport, would be 2,835 square feet. The front dwelling would have a footprint under roof of approximately 1622 sf with the rear unit approximately 760 sf attached through a single-story carport. The total lot coverage of the proposed project would be 43%.

The first story of the front facade of the primary dwelling would incorporate a shed roof with a recessed 5'10" x 16'11" front porch area. The front façade would be set back 25' from the front property line. The historic dwelling (demolished) was set back 20' from the front property line. The front setbacks along the

east side of 9th Street generally range from 18' to 21'. The home immediately to the north (2217 N 9th Street) has a setback of approximately 21' and the home to the north of that (2223 N 9th Street) has a setback of approximately 22' from the property line. The home immediately to the south of the subject property (2209 N 9th Street) has a setback 19' from the property line.

The proposed primary dwelling would be two-story with a flat roof and parapet with a height of 22'7 3/8" above finished floor. The ridge height of the demolished dwelling, above finished floor, was 22'8". The first-floor ceiling would be 9' in height with the second story ceiling at 8' in height. The rear dwelling would have a parapet height of approximately 22' with the first and second floor ceiling heights at 8'. The home immediately to the north (2217 N 9th Street) has a ridge height of 12' with the ridge height of the home to its north (2223 N 9th Street) at 13'. The home immediately to the south (2209 N 9th Street) has a ridge height of 18'. The height of the parapet for the single-story carport – stretching between the two buildings – would be 12'5 3/8".

The shed roof, along the first story front façade of the primary dwelling, would be red barrel tile with the recessed front porch section supported by 2-6"x6" wood posts. Similarly, wood-framed awnings above the windows on the second story of the front façade would be covered with red barrel tile. The windows would be vinyl in a combination of double hung and sliding operating systems. The windows would be recessed 2 inches from the wall with exterior wood headers.

A 6' tall concrete block fence would be constructed along the northern and southern property lines. A 6' tall wrought iron gate would extend from the front (southwest) corner of the dwelling to the block fence and provide auto access to the interior carport. Additionally, approximately 42' of 6' tall wrought iron fence/gate would be located along the rear (eastern) property line to provide access to uncovered parking at the rear of the second dwelling.

Findings

The City of Phoenix's "General Design Guidelines for Historic Properties"

(https://www.phoenix.gov/pdds/Ddocuments/pdd_hp_pdf_00035.pdf) recommend compatible new construction within historic districts:

Similar Scale New Construction

- Within the historic residential areas, new construction should be similar in height, shape and materials to the historic structures in its vicinity. Where changes in size must occur, the visual impact of the new construction should be minimized by stepping back the new construction from the historic buildings.
- Building features, such as roof lines, window and door openings, porches, entrances, pergolas, porte-cocheres or carports should resemble those related forms found on adjacent or surrounding historic structures.

The demolished building on the property was unique in that it was the only primary two-story dwelling on 9th Street between Monte Vista Road and Oak Street (three, two-story dwellings exist as alley houses). A new primary two-story dwelling on the site would inherently create a building that is taller than the historic structures in the immediate vicinity. However, the proposed building would incorporate a flat roof so as not to exceed the height of the former historic dwelling and disrupt precedent.

The R-3 zoning and the Coronado Neighborhood SPD require a 25' front yard setback for new construction on vacant lots. This would set the new construction back from the front facades of the adjacent historic properties. Additionally, the proposed design of the primary dwelling incorporates a

roughly 5' deep single-story portion along the front façade with a recessed porch. This single-story segment would further step the two-story height back from the adjacent single-story historic dwellings.

In order to reduce the overall massing of the two units, under one roof, an interior, single-story carport was incorporated into the site plan. The second unit would also have a modest reduction in height from the primary unit.

While the historic homes along this section of 9th Street are primarily Bungalow, Vernacular, or Ranch-style, Spanish Colonial Revival is characterized by the Coronado Neighborhood SPD as one of the four most common architectural styles in the Coronado Historic District. The proposed flat roofs of the dwelling units serve to reduce the overall proposed height, while the stucco walls and additions of the red barrel tile first story roof and awnings add characteristics of Spanish Colonial design. The recessed double-hung windows resemble forms on surrounding structures with the lack of sills and modern materials defining new construction.

Recommendation

Based on the findings above, staff recommends approval of this application with the following stipulation:

1. Any proposed gate or fencing over 3' in height be stepped back 3' from the front corners of the primary dwelling.

Subject to this stipulation the application is consistent with the Standards for Consideration of a Certificate of Appropriateness as set forth in Section 812.D of the Zoning Ordinance.



Helana Ruter
Historic Preservation Planner

Attachments: Photos, inventory form and aerial



Historic dwelling (from google street view, facing east) demolished 2021



Now vacant lot, facing east



Adjacent property to south, view facing southeast



Adjacent properties to north, view facing northeast

"HISTORIC BUILDING FORM"

SHPO INVENTORY NO. _____

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: NHS/Coronado
HISTORIC NAME: N/A
ADDRESS/LOCATION: 2215 N. 9th St.
CITY/TOWN: Phoenix, AZ.
TAX PARCEL NUMBER: 117-31-018
OWNER: Graf, Charles
OWNER ADDRESS:
2215 N. 9th St.
Phoenix, AZ 85006
HISTORIC USE: Residence
PRESENT USE: Residence
BUILDING TYPE: House
STYLE: Bungalow
CONSTRUCTION DATE: Circa 1925
ARCHITECT/BUILDER: N/A
INTEGRITY: Unaltered
CONDITION: Excellent

COUNTY: Maricopa SURVEY SITE: NHS
USGS QUAD:
T 2N R 3E S 33 / 1/4 OF THE SW 1/4
UTM

DESCRIPTION (contd.)

ROOF TYPE: Med. gable
ROOF SHEATHING: Wood shingle
EAVES TREATMENT: Exposed rafters,
clapboard, rectangular wood
WINDOWS: 1/1 lights, wood, casement, plain flat
ENTRY: Central, recessed, wood frame, plain
flat, wood panel, 2 lights
PORCHES: Closed, recessed, carport, columns
STOREFRONTS: N/A
NOTABLE INTERIOR: N/A
OUTBUILDINGS: Guest house, garage
ALTERATIONS: N/A

DESCRIPTION

STORIES: 2 DIMENSIONS: (l)50(w)50
STRUCTURAL MATERIAL: Brick
FOUNDATION MATERIAL: Concrete
WALL SHEATHING: Painted stucco
APPLIED ORNAMENT: N/A

PHOTOGRAPH:
PHOTOGRAPHER: Linda Laird
DATE: Jan.'84 VIEW E, 3/4
NEGATIVE NUMBER: R 17, f 9A

SKETCH MAP:



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE _____ COMMUNITY PLANNING ☒ ECONOMICS ☒
EXPLORATION/SETTLEMENT _____ GOVERNMENTAL _____ MILITARY _____ RELIGION _____
SCIENCE _____ THEATRE _____ TRANSPORTATION ☒ TOURISM _____ OTHER(specify) _____

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S):

RELATIONSHIP TO LOCAL DEVELOPMENT: Relates to working class suburban development patterns in Phoenix in the first quarter of this century.

CULTURAL ASSOCIATIONS:

ARCHITECTURAL STYLE: Typical example of 1920's Bungalow style in the Coronado Neighborhood

MAJOR ARCH. FORM/MATERIAL:

ENGINEERING/STRUCTURAL:

DISTRICT/STREETSCAPE CONTRIBUTION: Contributes to streetscape of modest homes built on small lots.

DISCUSSION AS REQUIRED:

CONTEXT: ISOLATED/RURAL _____ RESIDENTIAL STREET ☒ COMMERCIAL _____ CENTRAL
SQUARE _____ CBD: _____ OTHER: _____

BIBLIOGRAPHY/SOURCES:

City Directories
Kottanger, Michael J., Phoenix Arizona 1920 - 1940

LISTING IN OTHER SURVEYS:

NATIONAL REGISTER STATUS:

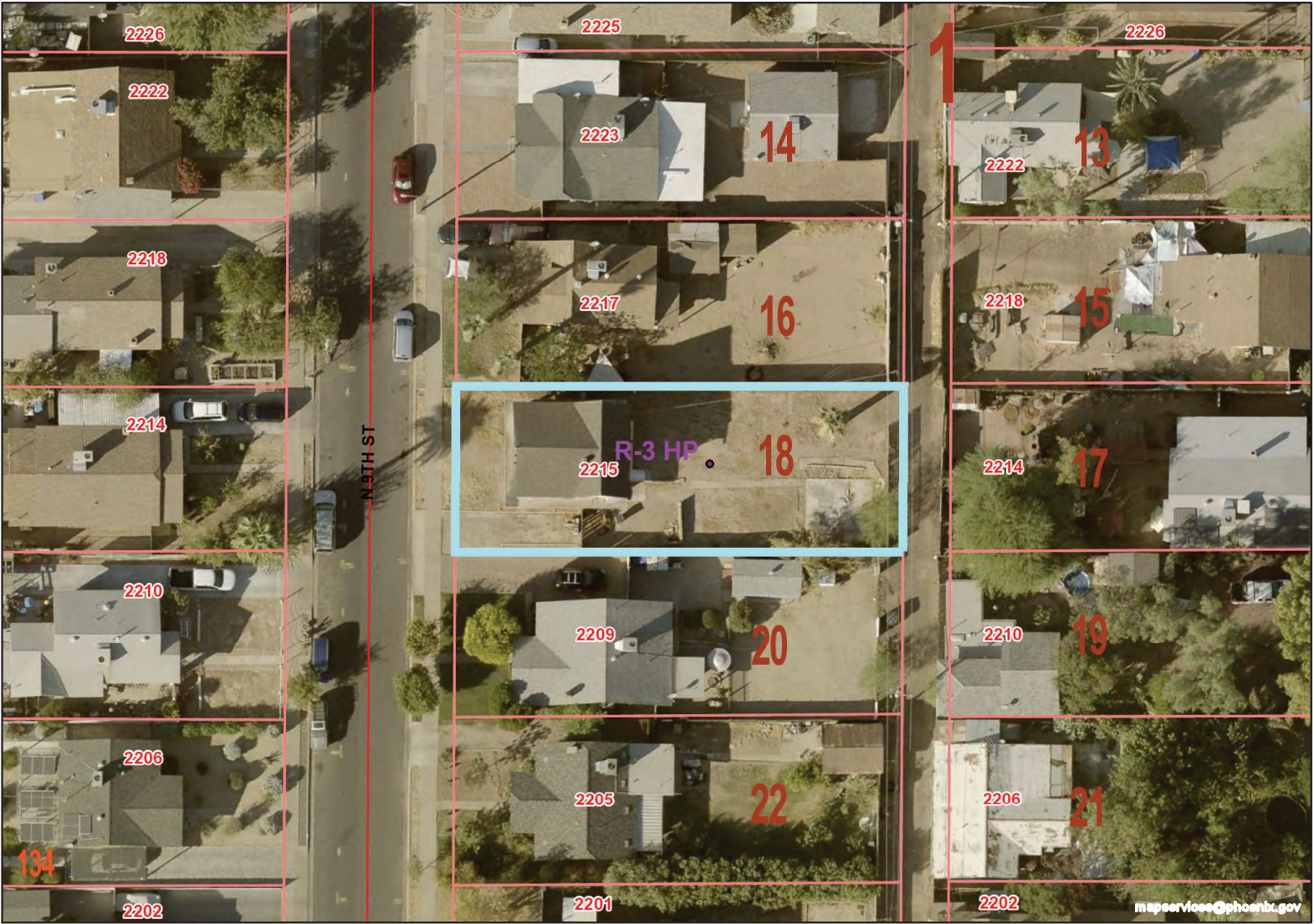
LISTED _____ DETERMINED ELIGIBLE _____ DETERMINED NOT ELIGIBLE _____ NOT EVALUATED _____

COMMENTS/DEVELOPMENT PLANS/THREATS:

SURVEYOR: Laird

SURVEY DATE: January 1984 DATE FORM COMPLETED: 8/1/84

Planning and Development

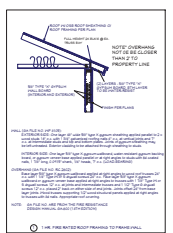
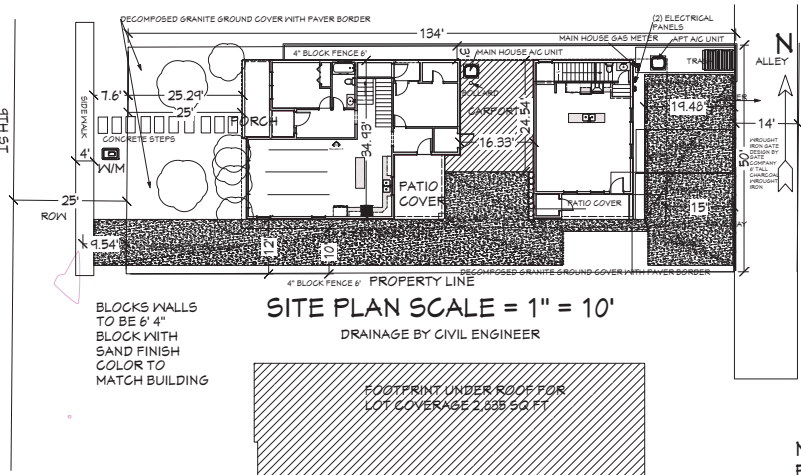


Disclaimer : The information provided on this map is based on record drawings submitted by others.
Users of this information are cautioned that independent verification of actual conditions may be necessary. Printing Water Data is for Internal Staff Only



Date: 1/7/2022





NORTH WALL TO BE
FIRE RATED

OLD HOUSE ALREADY
DEMOLISHED ON EXISTING
DEMO PERMIT RDEM
21032629

MIN (1) TREE SONORON
EMERALD PALO VERDE 3'
CALIPER

MIN 5 SHRUBS 5 GALLON
HEATHER CLOUD
MOISTURE RESISTANT

GROUND COVER OTHER
THAN DRIVEWAYS OR
WALKWAYS TO BE
DECOMPOSED GRANITE
WITH PAVER BORDER

DRIVEWAYS, PARKING
AREAS AND WALKWAYS TO
BE 3000 PSI CONCRETE

PLANTS AND TREES TO BE
WATER WITH DRIP SYSTEM
ON ELECTRIC TIMER

OWNER: LG PROPERTIES PLUS LLC
ADDRESS: 2215 N 4TH ST
PHOENIX 85006
PHONE # 480-516-2185
Parcel #: 117-31-018
Subdivision: LOS OLIVOS HEIGHTS
Lot #: 18
Zoning: R-3
HCR #: 551
Description: LOS OLIVOS HTS
Section Township Range: 33 2N 3E

- 2010 International Building Code (IBC)
- 2010 International Residential Code (IRC)
- 2010 International Mechanical Code (IMC)
- 2010 International Fuel Gas Code (IFGC)
- 2010 International Plumbing Code (IPC)
- 2010 International Fire Code (IFC)
- 2010 International Energy Conservation Code (IECC)
- 2010 International Existing Building Code (IEBC)
- 2010 International Building and Fire Code (IBFC)
- 2011 National Electrical Code (NEC)
- ASHRAE Elevator Codes

SCOPE OF WORK: NEW CUSTOM DUPLEX, NEW ELECTRICAL
SERVICE

DISCLAIMER:
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OWNER/CONTRACTOR TO REVIEW AND VERIFY ALL DIMENSIONS
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BY THE HOME OWNER



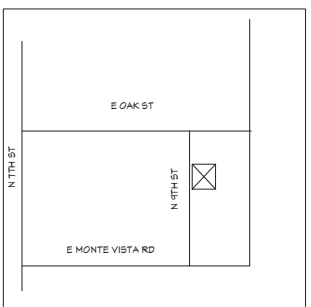
BUILDING AREA	EXISTING	DEMOLITION	NEW CONSTRUCTION	TOTAL S.F.
LIVING SPACE 1ST FR			1,281 SQ FT	2,612 SQ FT
LIVING SPACE 2ND FR			1,421 SQ FT	401 SQ FT
CARPORT			401 SQ FT	66 SQ FT
UTILITY/STORAGE/ENCL AG			66 SQ FT	159 SQ FT
PORCH			159 SQ FT	191 SQ FT
PATIO			191 SQ FT	
APT LIVABLE 1ST FLOOR			466 SQ FT	1,391 SQ FT
APT LIVABLE 2ND FLOOR			109 SQ FT	32 SQ FT
UTILITY/STORAGE/ENCL AG			32 SQ FT	44 SQ FT
APT PORCH			44 SQ FT	
TOTAL LIVABLE *				4,091 SQ FT
TOTAL NON LIVABLE *				849 SQ FT
TOTAL S.F. UNDER ROOF *				2,635 S.F.
TOTAL LOT AREA *	6,100 S.F.		% OF LOT COVERAGE =	43 %
% OF LOT COVERAGE = MAX 45%				

ENERGY NOTE: ALL PLANS TO COMPLY
WITH IRC 2015 ENERGY CODES
NEW AND/OR REMODELED BUILDING
ENVELOPE AREAS SHALL COMPLY WITH
THE FOLLOWING: FENESTRATION = 0.40
MAX U-FACTOR, 25 MAX SHGC, MIN. R-13
AT FRAME WALLS AND FLOORS, R-6 @
MASS WALL, R-38 @ CEILINGS, DUCT
INSULATION LOCATED OUTSIDE THE
BUILDING ENVELOPE REQUIRED R-3 & R-6
WHEN LOCATED IN THE FLOOR JOISTS.
MINIMIZE

G AND D IS ALREADY
CONTRACTED FOR BY

EAST VALLEY ENGINEERING RESOURCE
Proposal for Civil Engineering Services
EVEN Proposal # 20.05.25
LG Properties Plus LLC
Mailing address:
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Tolleson, AZ 85353
Phone # 480-516-2185
Email: glory_gw@yahoo.com

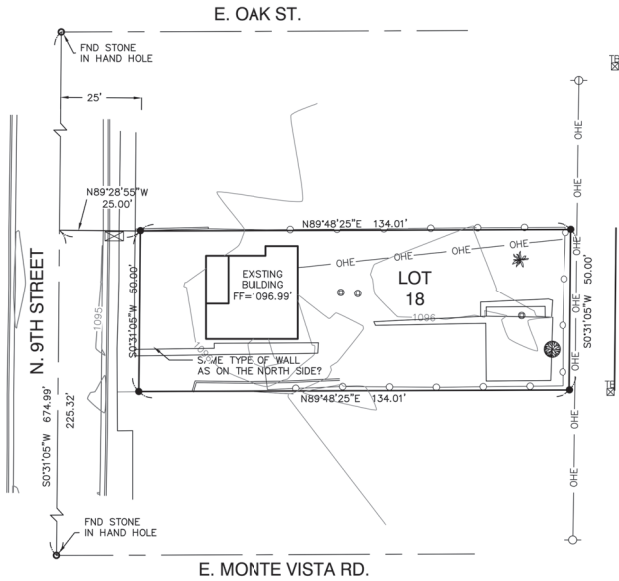
PROJECT: LG PROPERTIES-3 UNIT MULTI-FAMILY
2215 N 8TH STREET
PHOENIX, ARIZONA 85006



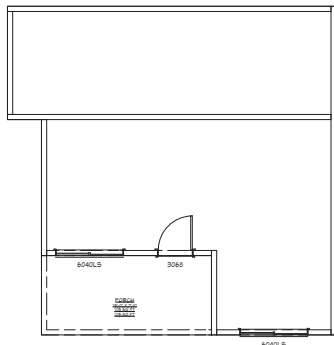
2215 N 4TH ST
PHOENIX, AZ 85016
PHONE # 480-516-2185
E-MAIL: EMOUSTAKE@GMAIL.COM

CONTRACTOR

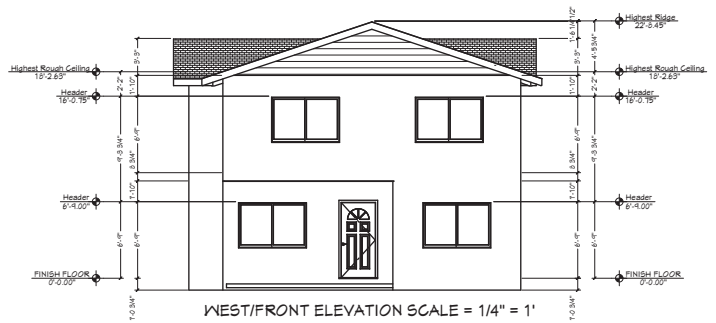
DATE: 12/16/2021
PAGE: 1 OF 20



ORIGINAL HOUSE (DEMOLISHED)



OLD HOUSE FLOOR PLAN SCALE = 1/4" = 1'



WEST/FRONT ELEVATION SCALE = 1/4" = 1'



FRONT ELEVATION WEST



SIDE/NORTH

RENDERINGS NTS



SOUTH ELEVATION

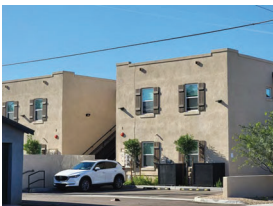


REAR/EAST



OAK ST 21'5 FT TO TOP

1050 E. OAK ST



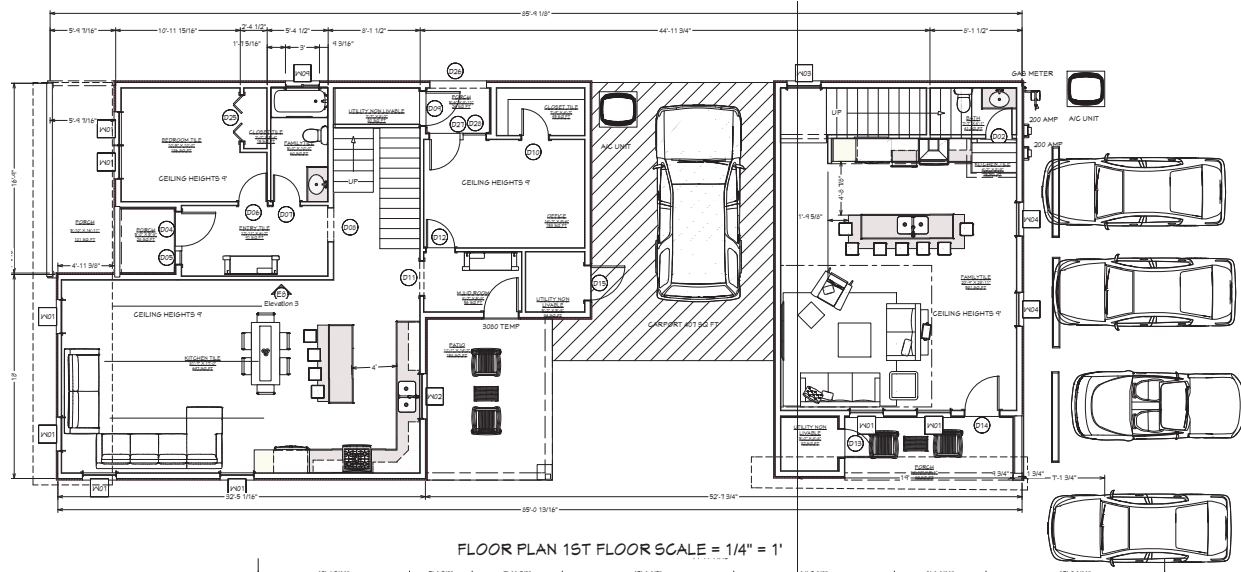
DAYTON 23'8 FT TO TOP



2041 N RICHMOND APPX 23' TO RIDGE

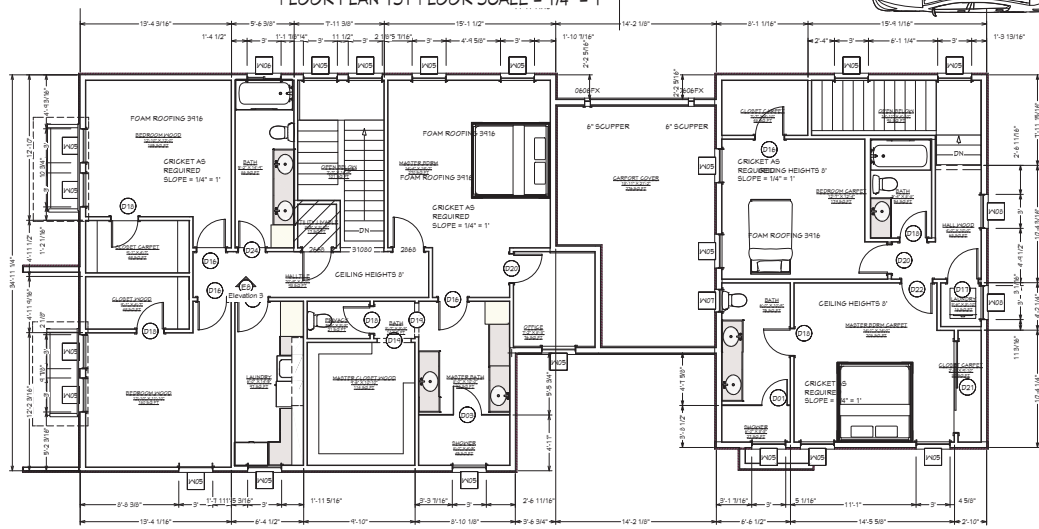


2202 N. 10TH ST



FLOOR PLAN 1ST FLOOR SCALE = 1/4" = 1'

SECOND STORY
FLOOR PLAN
SCALE = 1/4" = 1'



- WALL LEGEND**
- 2X6 FRAME STUCCO WALL
 - 2X4 FRAME STUCCO WALL
 - 2X6 FRAME INTERIOR WALL
 - 2X4 FRAME INTERIOR WALL
 - 2X6 FRAME SIDING WALL
 - 2X6 FRAME 1/2" STONE VENEER WALL
 - GLASS SHOWER WALL
 - 8" CMU WALL 1/4" FURR
 - 8" CMU WALL 1/2" FURR
 - 8" CMU FENCE WALL
 - 8" CMU WALL 1/4" PLASTER

DOOR AND WINDOW SCHEDULE

DOOR SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	MANUFACTURER/COMMENTS	SRSG	U-F-FACTOR
D01	2388 TEMP	1	2	2388 R	36"	80"	34"	SHOWER GLASS SLAB		1/2"		0.3	0.3
D02	2388	1	1	2388 R	36"	80"	34"	SHOWER DOOR P04		1/2"		0.3	0.3
D03	2688	1	2	2688 L	36"	80"	34"	SHOWER GLASS SLAB		1/2"		0.3	0.3
D04	3080	1	1	3080 L EX	36"	80"	34"	EXT HINGED DOOR EX1	2X8X41" (2)	1.3/4"		0.25	0.3
D05	1280	1	1	1280	36"	80"	34"	FIXED GLASS PANEL	2X8X31" (2)	1.3/4"		0.25	0.3
D06	2680	1	1	2680 R IN	36"	80"	34"	HINGED DOOR P04	2X8X31" (2)	1.3/8"		0.3	0.3
D07	2480	1	1	2480 L EX	36"	80"	34"	HINGED DOOR P04	2X8X31" (2)	1.3/8"		0.3	0.3
D08	3080	1	1	3080	36"	80"	34"	DOORWAY	2X8X41" (2)			0.3	0.3
D09	3080	1	1	3080	36"	80"	34"	EXT HINGED SLAB	2X8X31" (2)	1.3/4"		0.25	0.3
D10	2480	1	1	2480 L EX	36"	80"	34"	EXT HINGED SLAB	2X8X31" (2)	1.3/4"		0.25	0.3
D11	3080	1	1	3080 EX	36"	80"	34"	DOORWAY	2X8X41" (2)			0.3	0.3
D12	2680	1	1	2680 L IN	36"	80"	34"	HINGED DOOR P04	2X8X31" (2)	1.3/8"		0.3	0.3
D13	2688	1	1	2688 R IN	36"	80"	34"	HINGED DOOR P04	2X8X31" (2)	1.3/8"		0.3	0.3
D14	3080	1	1	3080 R EX	36"	80"	34"	EXT HINGED DOOR EX1	2X8X41" (2)	1.3/4"		0.25	0.3
D15	3080 TR SC	1	1	3080 L EX	36"	80"	34"	EXT HINGED SLAB	2X8X41" (2)	1.3/4"		0.25	0.3
D16	2688	2	2	2688 R IN	36"	80"	34"	HINGED DOOR P04	2X8X31" (2)	1.3/8"		0.3	0.3
D17	2688	2	2	2688 R IN	36"	80"	34"	HINGED DOOR P04	2X8X31" (2)	1.3/8"		0.3	0.3
D18	2488	2	2	2488 R IN	36"	80"	34"	HINGED DOOR P04	2X8X31" (2)	1.3/8"		0.3	0.3
D19	3088	2	2	3088	36"	80"	34"	DOORWAY	2X8X41" (2)			0.3	0.3
D20	2688	2	2	2688 L IN	36"	80"	34"	HINGED DOOR P04	2X8X31" (2)	1.3/8"		0.3	0.3
D21	3088	1	2	3088 L IN	36"	80"	34"	SLIDER DOOR P04	2X12X15" (2)	1.3/8"		0.3	0.3
D22	2688	1	2	2688 L IN	36"	80"	34"	HINGED DOOR P04	2X8X31" (2)	1.3/8"		0.3	0.3
D23	2488	2	2	2488 L IN	36"	80"	34"	HINGED DOOR P04	2X8X31" (2)	1.3/8"		0.3	0.3
D24	4080	1	1	4080 L EX	48"	80"	34"	4 DR. BIFOLD DOOR P04	2X8X31" (2)	1.3/8"		0.3	0.3
D25	3080	1	1	3080 EX	36"	80"	34"	DOORWAY	2X8X31" (2)			0.3	0.3
D26	2880 TEMP	1	1	2880 R EX	36"	80"	34"	EXT HINGED GLASS PANEL	2X8X31" (2)	1.3/4"		0.25	0.3
D27	2080 TEMP	1	1	2080 EX	36"	80"	34"	EXT. FIXED GLASS PANEL	2X8X31" (2)	1.3/4"		0.25	0.3

WINDOW SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	MANUFACTURER/COMMENTS	SRSG	U-FACTOR
W01	3050DH	8	1	3050DH	36"	60"	34"	DOUBLE HUNG	2X8X41" (2)			0.25	0.3
W02	3040DH	1	1	3040DH	36"	60"	34"	DOUBLE HUNG	2X8X31" (2)			0.25	0.3
W03	3030DH	1	1	3030DH	36"	36"	34"	DOUBLE HUNG	2X8X41" (2)			0.25	0.3
W04	3060DH	2	2	3060DH	36"	60"	34"	DOUBLE HUNG	2X8X41" (2)			0.25	0.3
W05	3050DH	18	2	3050DH	36"	60"	34"	DOUBLE HUNG	2X8X41" (2)			0.25	0.3
W06	3014LS	1	2	3014LS	36"	116"	34"	LEFT SLIDING	2X8X41" (2)			0.25	0.3
W07	3050DH	1	2	3050DH	36"	60"	34"	DOUBLE HUNG	2X8X41" (2)			0.25	0.3
W08	3040DH	2	2	3040DH	36"	48"	34"	DOUBLE HUNG	2X8X41" (2)			0.25	0.3
W09	3020RS	1	1	3020RS	36"	32"	34"	RIGHT SLIDING	2X8X41" (2)			0.25	0.3

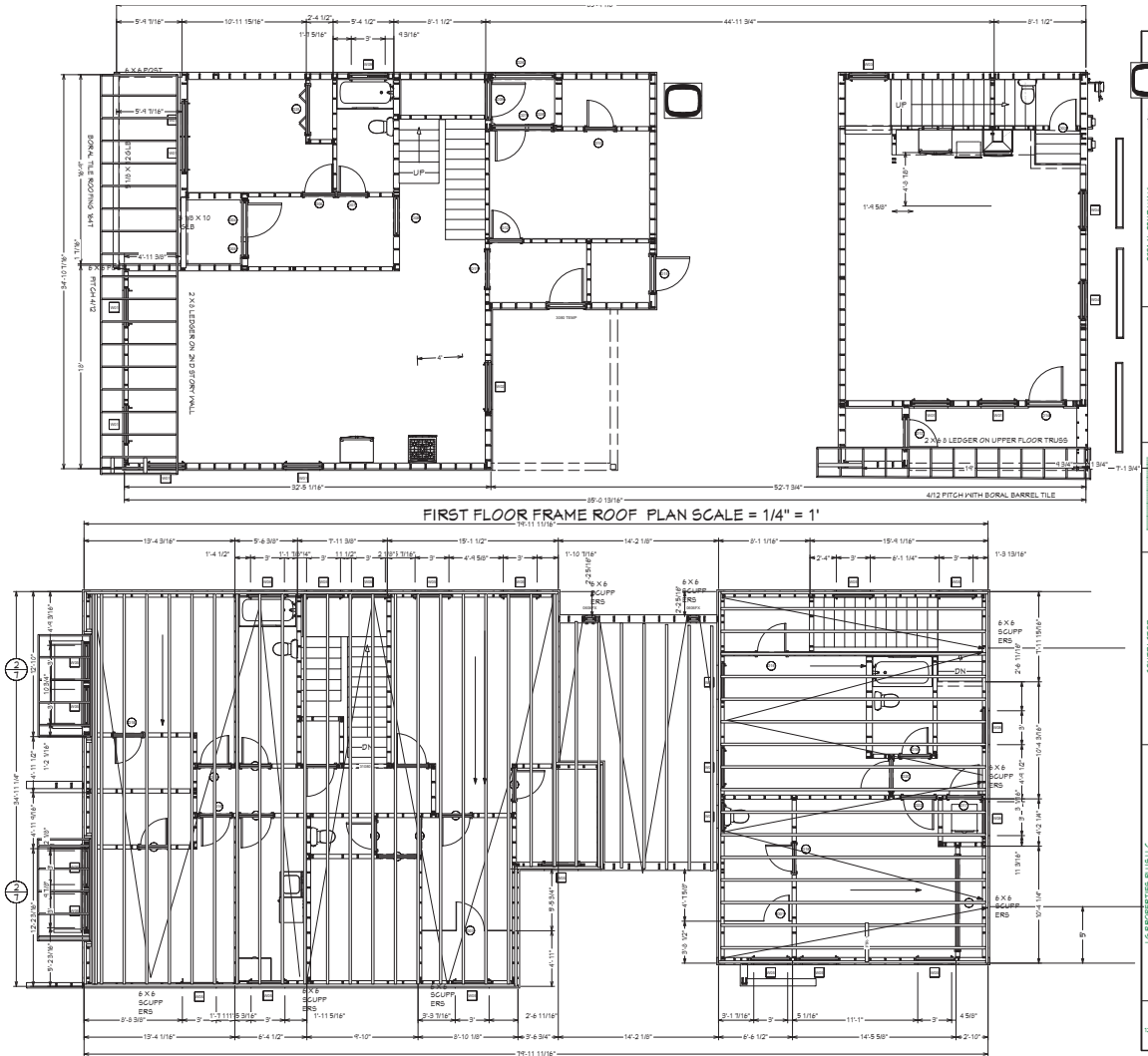
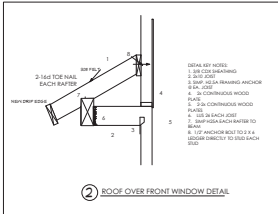
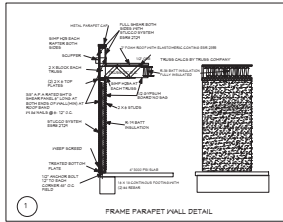
T AND G PORCH CEILING
FINISH

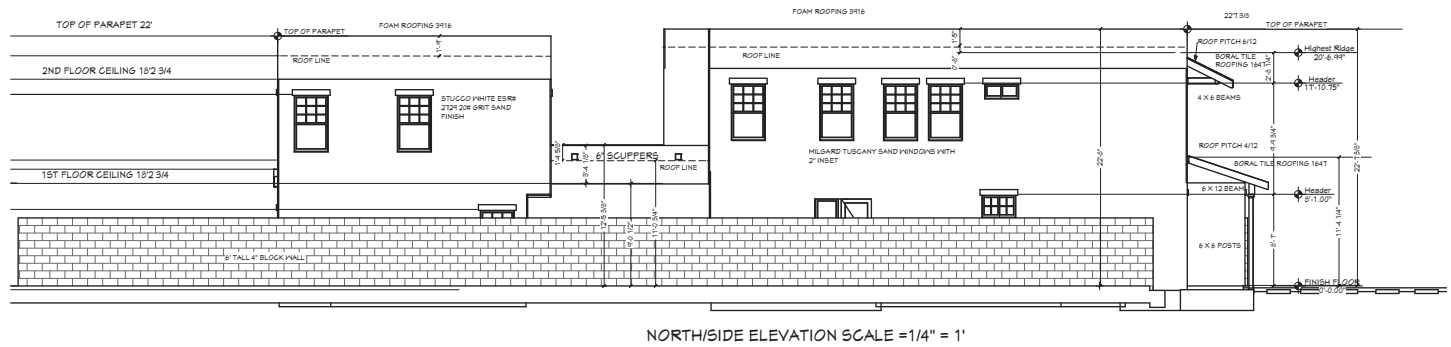


DECORATIVE WINDOW
BUCK SHERMAN
WILLIAMS ROYCROFT
BRASS SW 2843

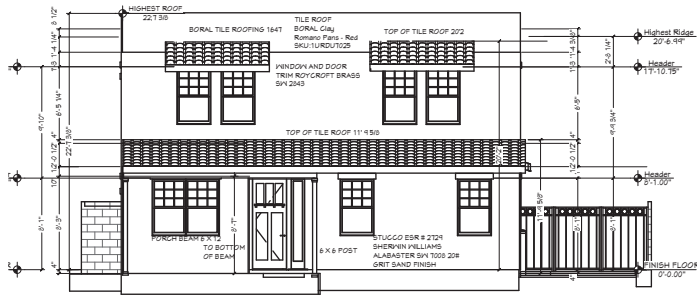
MILGARD TUSCANY
SERIES VINYL WINDOWS
COLOR SAND

ALL WINDOWS
RECESSED 2" WITH
MULLION 5 ON TOP HALF
OF WINDOW

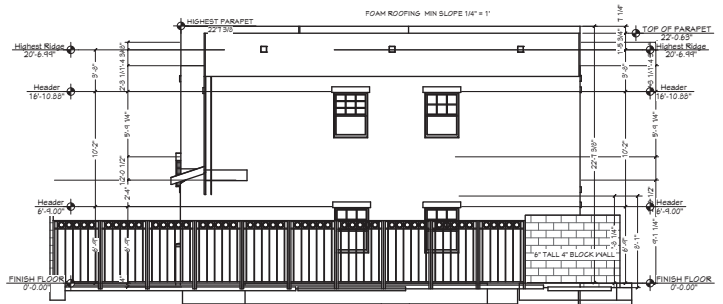




NORTH/SIDE ELEVATION SCALE = 1/4" = 1'



FRONT/WEST ELEVATION SCALE = 1/4" = 1'



REAR/EAST ELEVATION SCALE = 1/4" = 1'



281 N. 2ND AVE.
PHOENIX, AZ 85016
PHONE 480-582-1195
FAX 480-582-1196
E-MAIL: INFO@USPP.COM

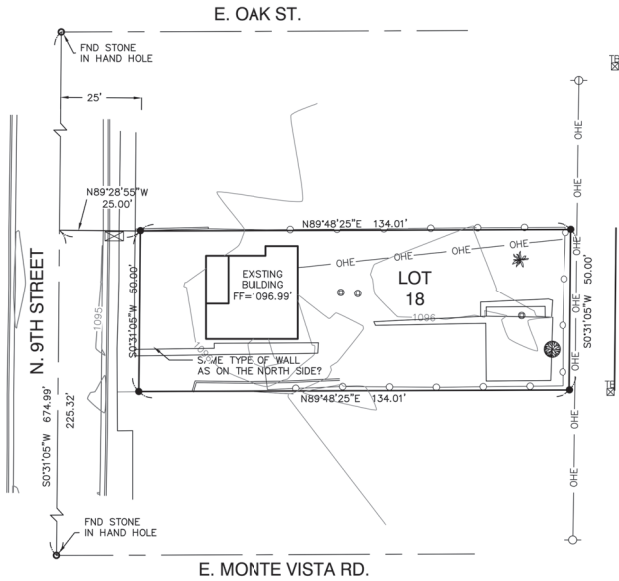
US PROPERTIES PLUS LLC
A FULLY LICENSED ARCHITECTURAL FIRM
OFFICE: 281 N. 2ND AVE., PHOENIX, AZ 85016
RESIDENTIAL: 480-582-1195
COMMERCIAL: 480-582-1196

US PROPERTIES PLUS LLC
A FULLY LICENSED ARCHITECTURAL FIRM
OFFICE: 281 N. 2ND AVE., PHOENIX, AZ 85016
RESIDENTIAL: 480-582-1195
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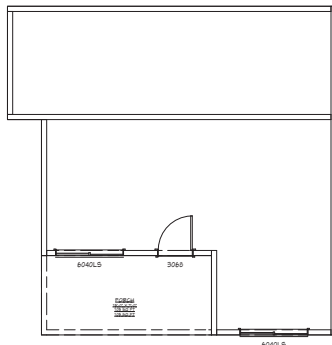
CONTRACTOR

US PROPERTIES PLUS LLC
281 N. 2ND AVE.
PHOENIX, AZ 85016
PHONE 480-582-1195

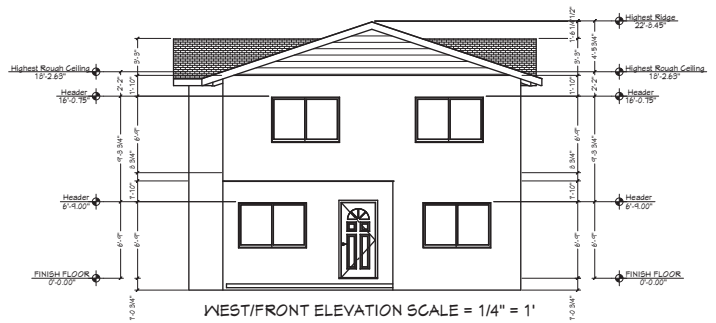
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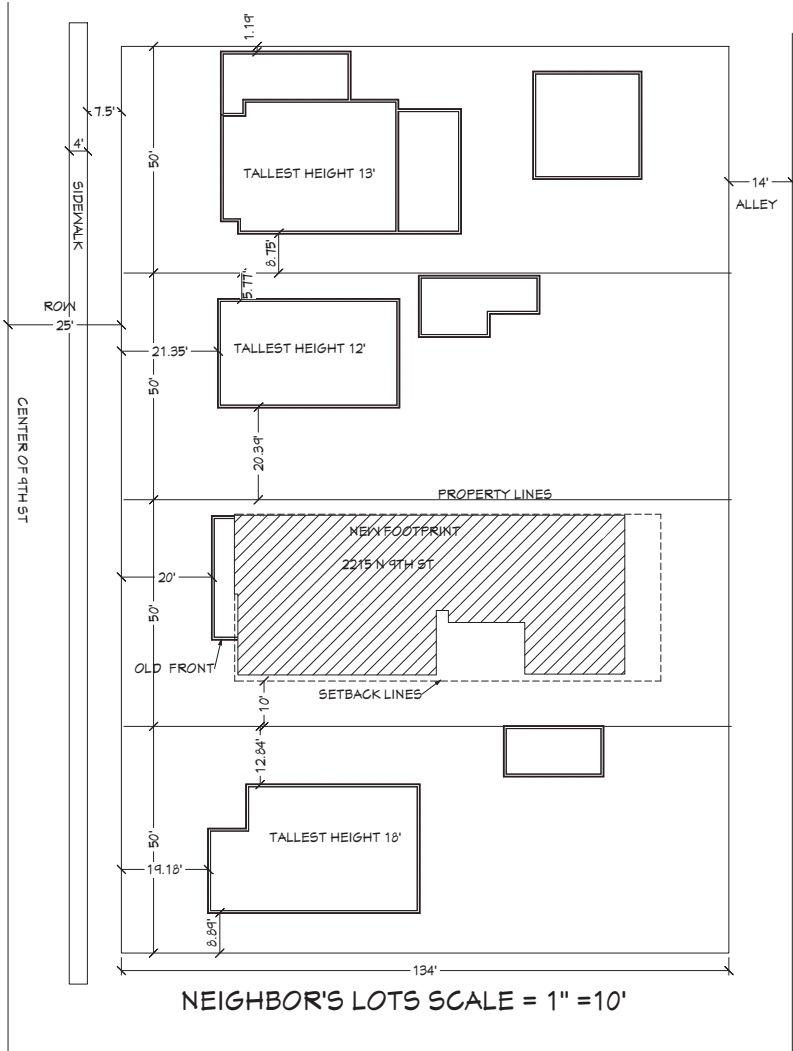
ORIGINAL HOUSE (DEMOLISHED)



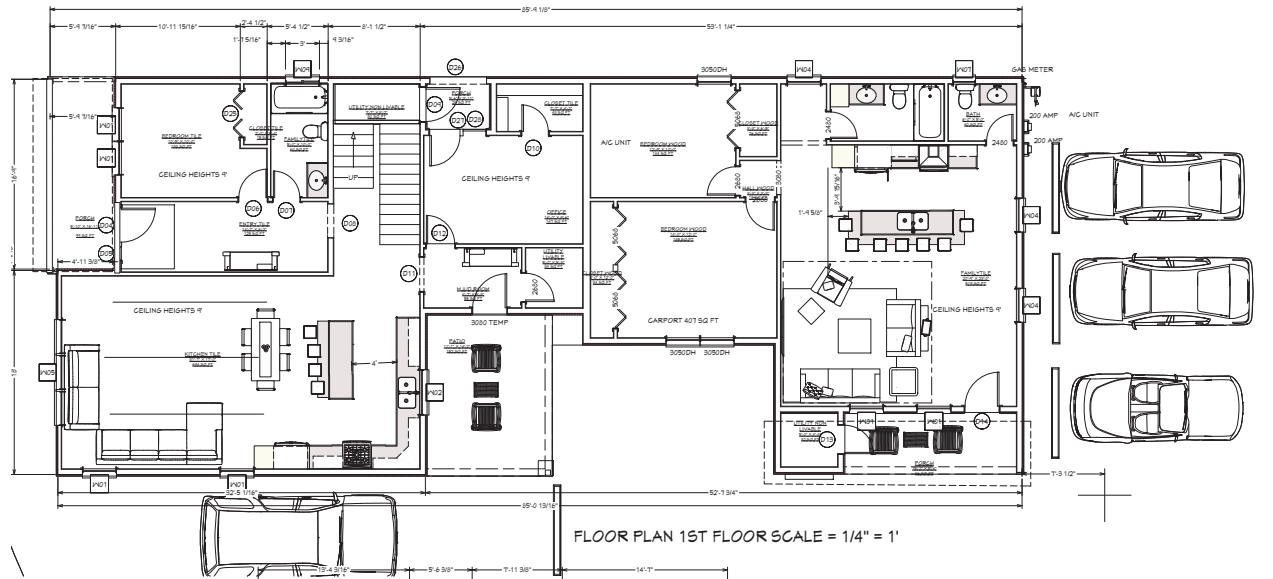
OLD HOUSE FLOOR PLAN SCALE = 1/4" = 1'



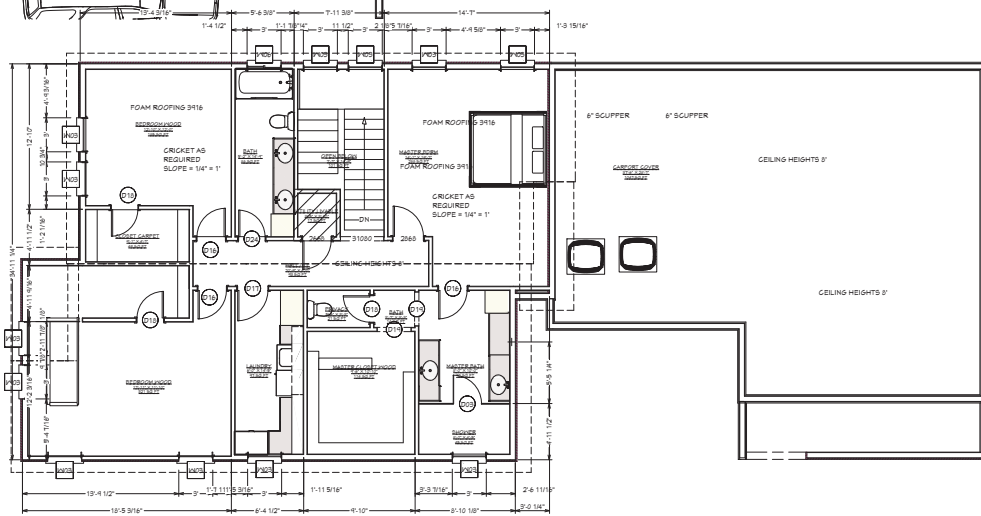
WEST/FRONT ELEVATION SCALE = 1/4" = 1'



HOUSE PUT BETWEEN NEIGHBORS



**SECOND STORY
FLOOR PLAN
SCALE = 1/4" = 1"**

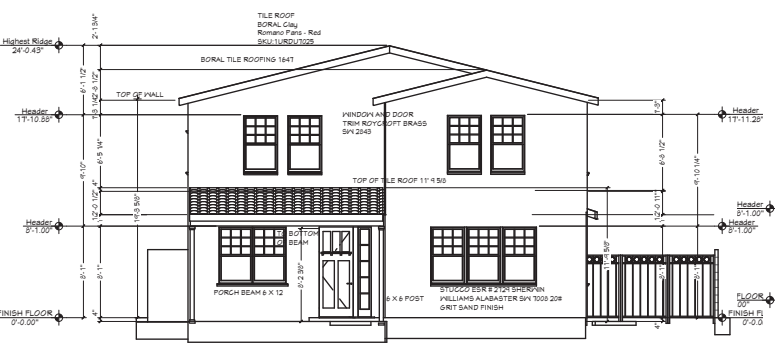


WALL LEGEND

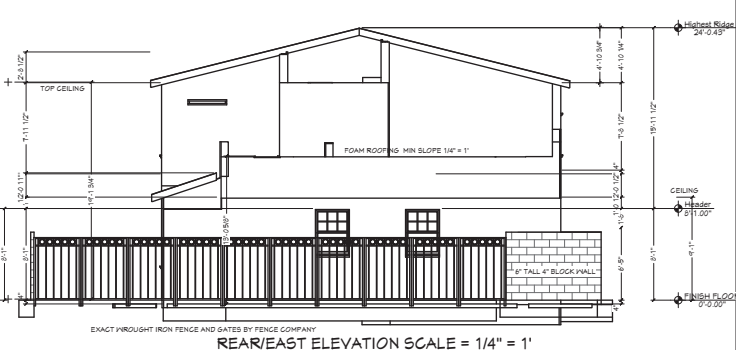
- 2X6 FRAME STUCCO WALL
- 2X4 FRAME STUCCO WALL
- 2X6 FRAME INTERIOR WALL
- 2X4 FRAME INTERIOR WALL
- 2X6 FRAME SIDING WALL
- 2X6 FRAME W/ 2' STONE VENEER WALL
- GLASS SHOWER WALL
- 8' CMU WALL W/ 4' FURR
- 8' CMU WALL W/ 2' FURR
- 8' CMU FENCE WALL
- 8' CMU WALL W/ PLASTER



NORTH/SIDE ELEVATION SCALE = 1/4" = 1'



FRONT/ WEST ELEVATION SCALE = 1/4" = 1'



REAR/EAST ELEVATION SCALE = 1/4" = 1'

201 N. 2ND AVE.
PHOENIX, AZ 85016
PHONE 480-982-2195
E-MAIL: INFO@USREPORTS.COM

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OFFICE: 201 N. 2ND AVE., PHOENIX, AZ 85016
TEL: 480-982-2195 FAX: 480-982-2196
WWW.USREPORTS.COM

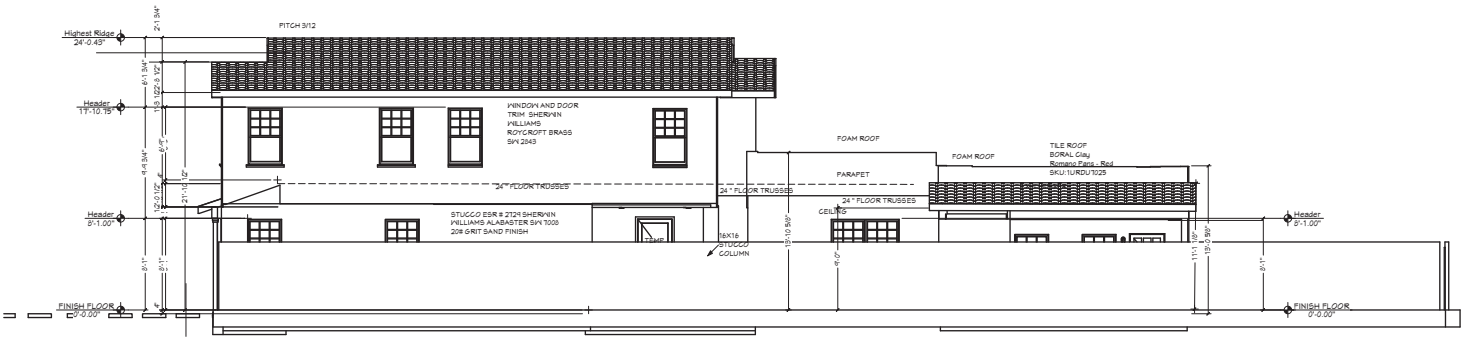
CONTRACTOR

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PHONE 480-982-2195

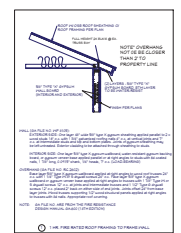
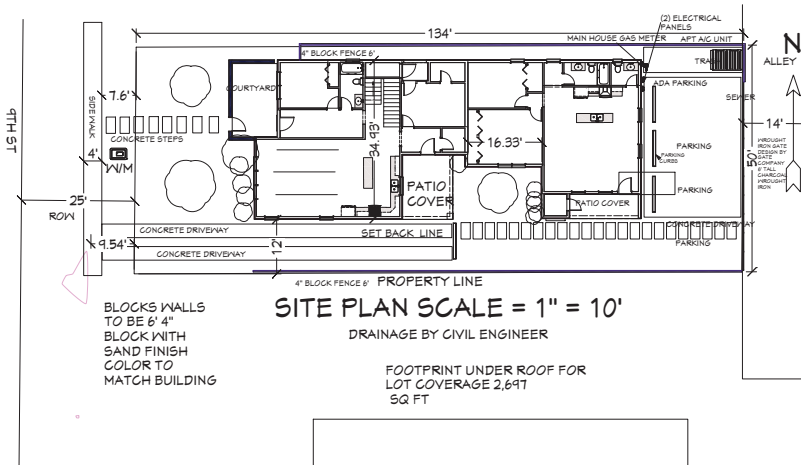
DATE: 2/2/2022

PAGE: 4

20



SOUTH SIDE ELEVATION SCALE = 1/4" = 1'



NORTH WALL TO BE
FIRE RATED

OLD HOUSE ALREADY
DEMOLISHED ON EXISTING
DEMO PERMIT RDEM
21032629

MIN (1) TREE SONORON
EMERALD PALO VERDE 3'
CALIPER

MIN 5 SHRUBS 5 GALLON
HEATHER CLOUD
MOISTURE RESISTANT

GROUND COVER OTHER
THAN DRIVEWAYS OR
WALKWAYS TO BE GRASS

DRIVEWAYS, PARKING
AREAS AND WALKWAYS TO
BE 3000 PSI CONCRETE

PLANTS AND TREES TO BE
WATER WITH DRIP SYSTEM
ON ELECTRIC TIMER

OWNER: LG PROPERTIES PLUS LLC
ADDRESS: 2215 N 4TH ST
PHOENIX 85006
PHONE # 480-516-2185
Parcel #: 117-01-018
Subdivision: LOS OLIVOS HEIGHTS
Lot #: 18
Zoning: R-3
HCR #: 551
Description: LOS OLIVOS HTS
Section Township Range: 33 2N 3E

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- 2010 International Residential Code (IRC)
- 2010 International Mechanical Code (IMC)
- 2010 International Fuel Gas Code (IFGC)
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- ASHI Elevator Codes

SCOPE OF WORK: NEW CUSTOM DUPLEX, NEW ELECTRICAL
SERVICE

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DRAWINGS, NOTIFY
DESIGNER BEFORE CONSTRUCTION.
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BY THE HOME OWNER

BLUESTAKE
CALL TWO WORKING DAYS
BEFORE YOU DIG
800-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

BUILDING AREA	EXISTING	DEMOLITION	NEW CONSTRUCTION	TOTAL S.F.
LIVING SPACE 1ST FR			2,881 SQ FT	3,111 SQ FT
LIVING SPACE 2ND FR			1,426 SQ FT	
UTILITY/STORAGE (NON AD)			50 SQ FT	50 SQ FT
PATIO			151 SQ FT	151 SQ FT
FORCHES			101 SQ FT	101 SQ FT
TOTAL Livable +				3,111 SQ FT
TOTAL NON-LIVABLE +				314 SQ FT
TOTAL S.F. UNDER ROOF +				2,811 S.F.
TOTAL LOT AREA +				6,700 S.F.
				% OF LOT COVERAGE = MAX 45%

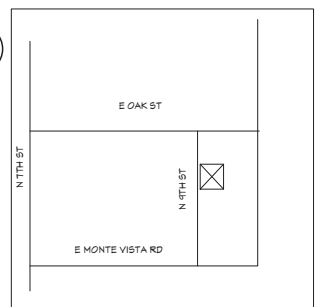
ENERGY NOTE: ALL PLANS TO COMPLY
WITH IRC 2010 ENERGY CODES

NEW AND/OR REMODELED BUILDING
ENVELOPE AREAS SHALL COMPLY WITH
THE FOLLOWING: FENESTRATION = 0.40
MAX. U-FACTOR, .25 MAX SHGC, MIN. R-13
AT FRAME WALLS AND FLOORS, R-6 @
MASS WALL, R-38 @ CEILINGS, DUCT
INSULATION LOCATED OUTSIDE THE
BUILDING ENVELOPE REQUIRED R-5 & R-6
WHEN LOCATED IN THE FLOOR JOISTS.
MINIMIZE

G AND D IS ALREADY
CONTRACTED FOR BY

EAST VALLEY ENGINEERING RESOURCE
Proposal for Civil Engineering Services
EVEN Proposal # 20.05.25
LG Properties Plus LLC
Mailing address:
10416 W. Raymond Street
Tolleson, AZ 85353
Phone # 480-516-2185
Email: glory_gw@yahoo.com

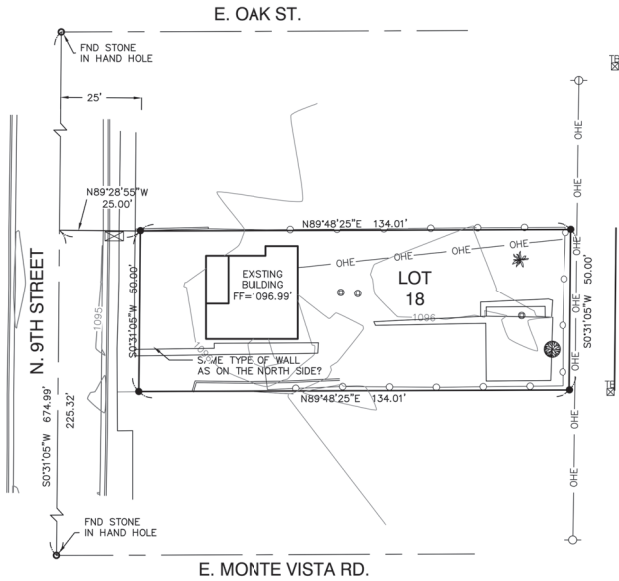
PROJECT: LG PROPERTIES-3 UNIT MULTI-FAMILY
2215 N 8TH STREET
PHOENIX, ARIZONA 85006



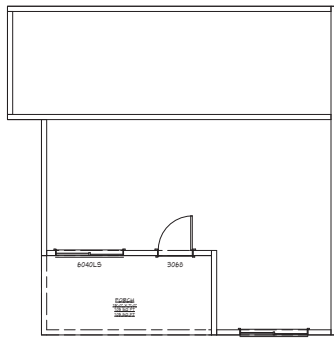
2215 N 8TH ST
PHOENIX, AZ 85016
PHONE # 480-516-2185
E-MAIL: REMODELING@LGPP.COM

CONTRACTOR

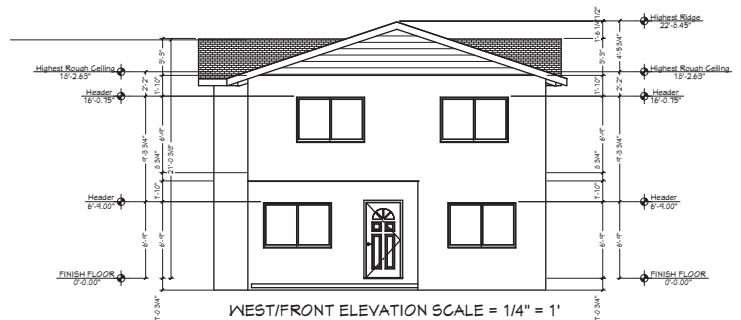
DATE: 3/4/2022 PAGE: 1 OF 20



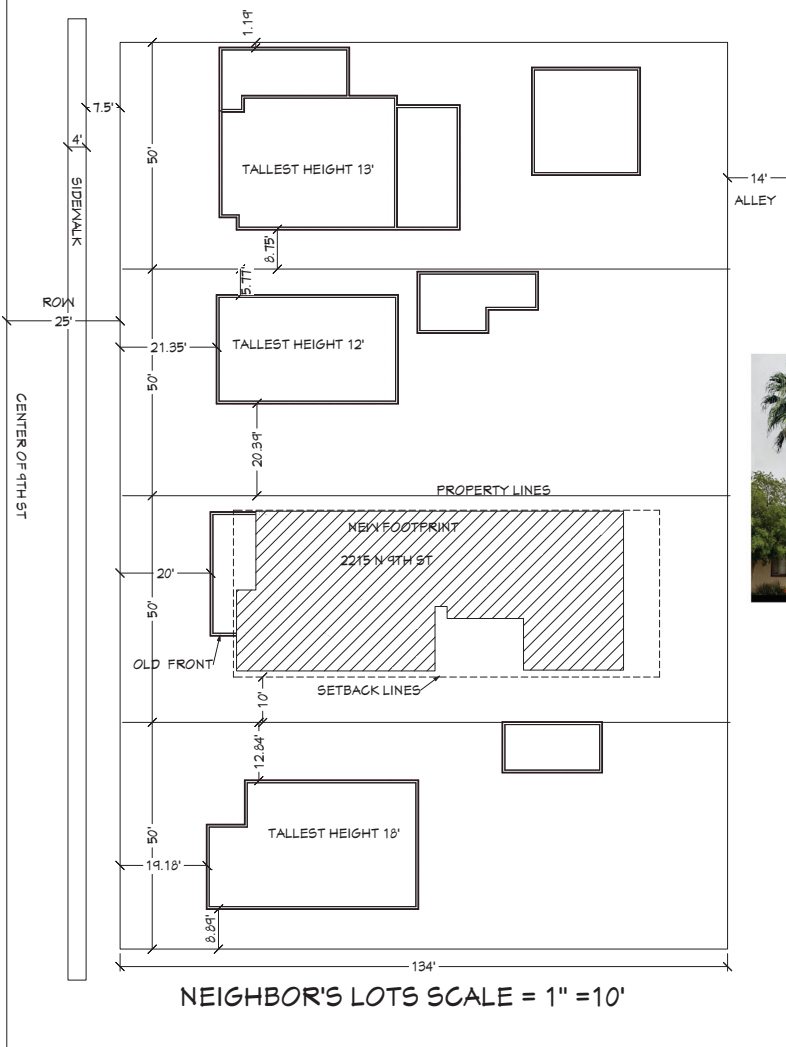
ORIGINAL HOUSE (DEMOLISHED)



OLD HOUSE FLOOR PLAN SCALE = 1/4" = 1'



WEST/FRONT ELEVATION SCALE = 1/4" = 1'





FRONT ELEVATION WEST



SIDE/SOUTH



SIDE NORTH



REAR/EAST

RENDERINGS NTS



OAK ST 21'5 FT TO TOP

1050 E. OAK ST



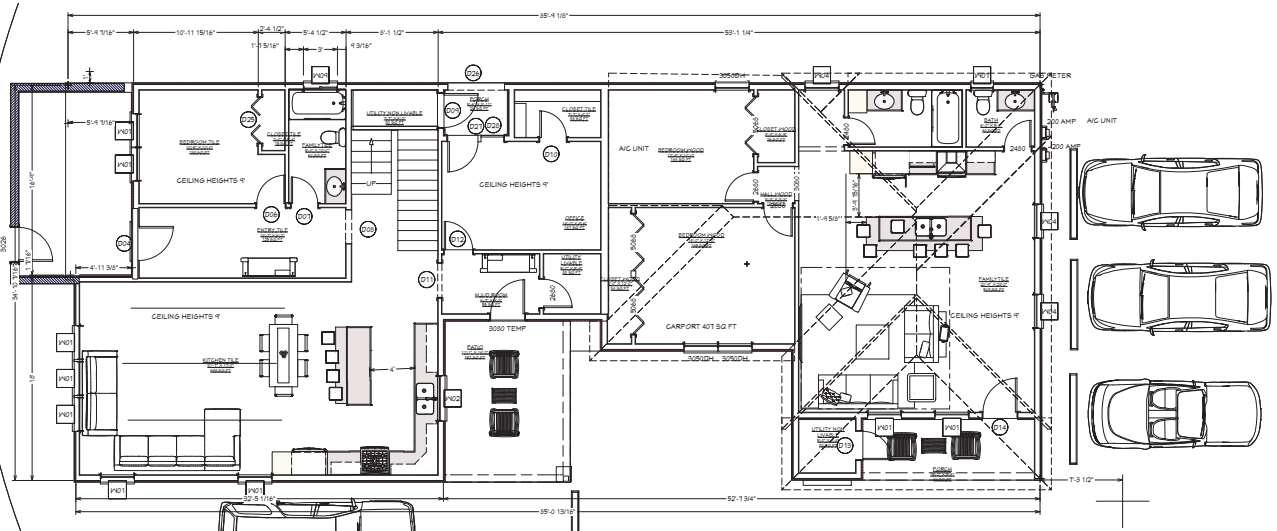
DAYTON 23'8 FT TO TOP



2041 N RICHMOND APPX 23' TO RIDGE



2202 N. 10TH ST



FLOOR PLAN 1ST FLOOR SCALE = 1/4" = 1'

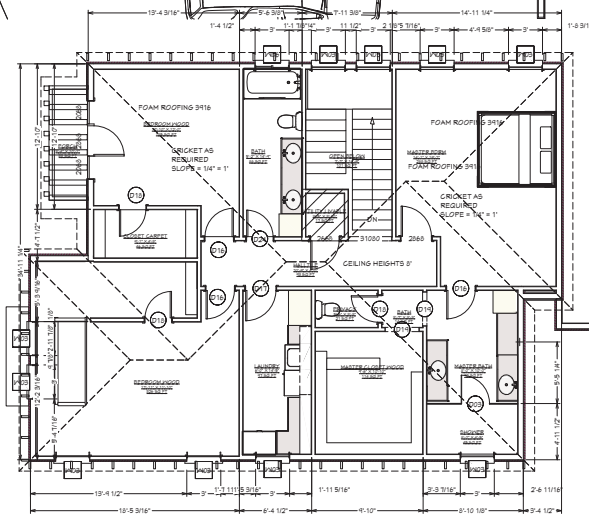
ALL WINDOWS
RECESSED 2" WITH
MULLION S ON TOP HALF
OF WINDOW



WALL LEGEND

[Symbol]	2X6 FRAME
[Symbol]	STUCCO WALL
[Symbol]	2X4 FRAME
[Symbol]	STUCCO WALL
[Symbol]	2X6 FRAME
[Symbol]	INTERIOR WALL
[Symbol]	2X4 FRAME
[Symbol]	INTERIOR WALL
[Symbol]	2X6 FRAME
[Symbol]	SIDING WALL
[Symbol]	2X6 FRAME W/ 2" STONE
[Symbol]	VENEER WALL
[Symbol]	GLASS SHOWER
[Symbol]	WALL
[Symbol]	8" CMU WALL W/ 4"
[Symbol]	FURR
[Symbol]	8" CMU WALL W/ 2"
[Symbol]	FURR
[Symbol]	8" CMU FENCE
[Symbol]	WALL
[Symbol]	8" CMU WALL W/
[Symbol]	PLASTER

SECOND STORY
FLOOR PLAN
SCALE = 1/4" = 1'





ALL ROOFING TO HAVE MATCHING TAILS WITH MINIMAL FACIA

