

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

1/14/2020

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 FOR STAFF USE ONLY proposed structure are not compatible or respectful of surrounding homes.*

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) 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 Cody Castelletti 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

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1/14/2022

MR

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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

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 + one thing 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 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) Hadi 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 H. D'Angelo

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

A handwritten signature in blue ink that reads "Heidi D'Angelo". The signature is fluid and cursive, with "Heidi" on the top line and "D'Angelo" on the bottom line.

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/pddsite/Documents/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-cochères 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.



Helena Ruter
Historic Preservation Planner

Attachments: Photos, inventory form and aerial

HPCA 2100392, 2215 N 9th Street.



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



Now vacant lot, facing east

HPCA 2100392, 2215 N 9th Street.



Adjacent property to south, view facing southeast



Adjacent properties to north, view facing northeast

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):

EXPLORATION/SETTLEMENT GOVERNMENTAL MILITARY RELIGION

1910-1940

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:

1910-1940

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:

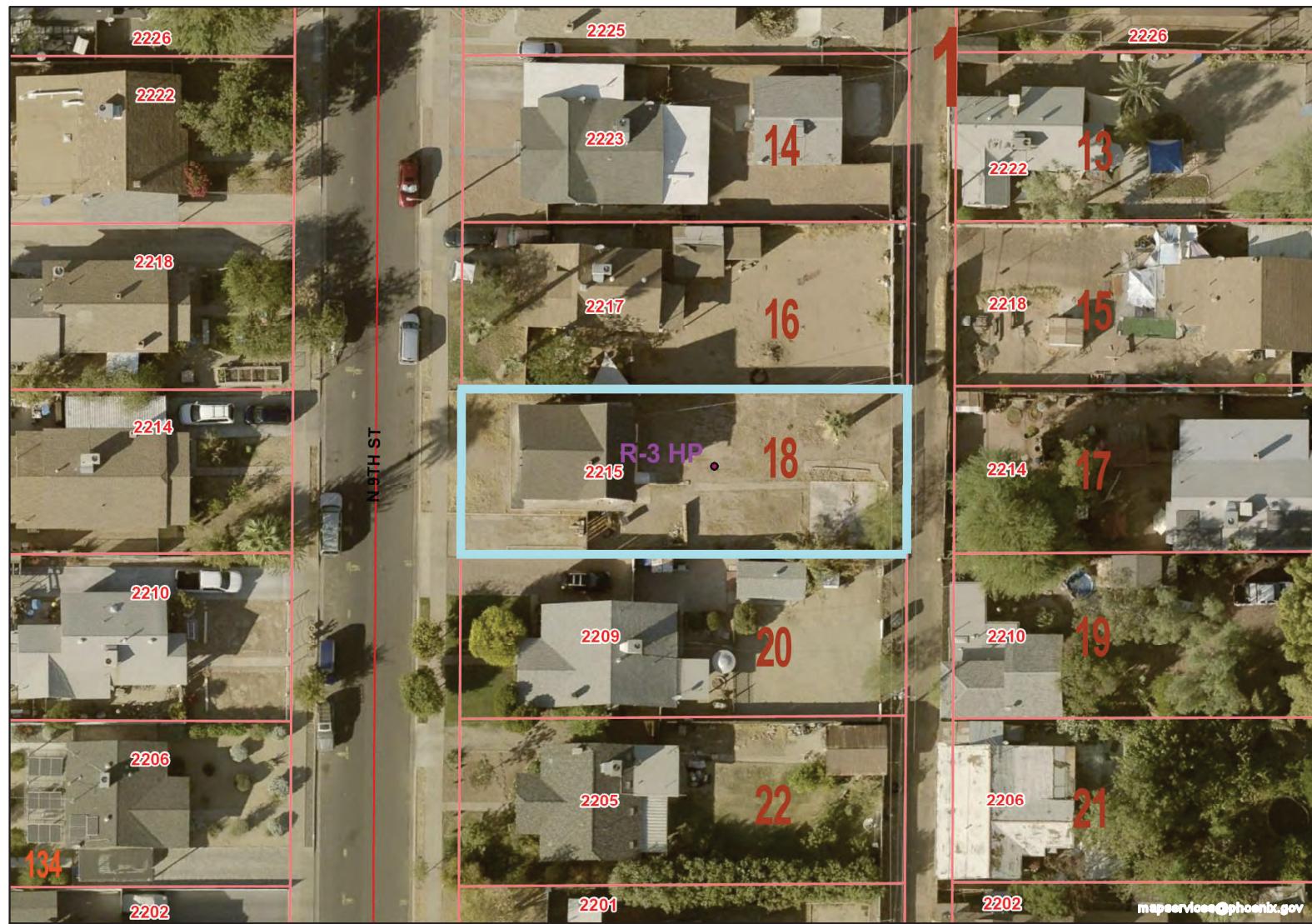
LISTED DETERMINED ELIGIBLE DETERMINED NOT ELIGIBLE NOT EVALUATED

COMMENTS/DEVELOPMENT PLANS/THREATS:

SURVEYOR: Laird

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

Planning and Development

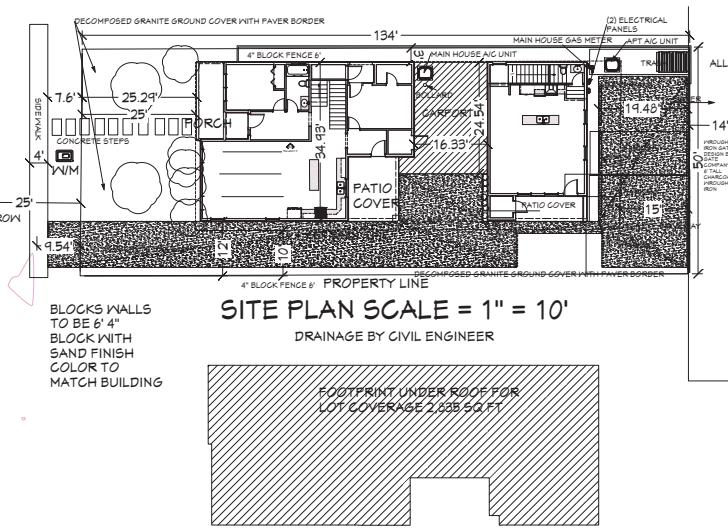


Disclaimer : The information provided on this map is based on record drawings submitted by others.
Users of this information are cautioned that independent verification of actual conditions may be necessary. Printing Water Data is for Internal Staff Only

1 inch = 37 feet
0 15 30 60 Feet

Date: 1/7/2022
N





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

BUILDING AREA	EXISTING	DEMOLITION	NEW CONSTRUCTION	TOTAL S.F.
LIVING SPACE 1ST FR		1,291 SQ FT		2,972 SQ FT
LIVING SPACE 2ND FR		1,421 SQ FT		
CARPORT		401 SQ FT		401 SQ FT
UTILITY/STORAGE(ENON AC)		64 SQ FT		64 SQ FT
FORCH		155 SQ FT		155 SQ FT
PAERO		151 SQ FT		151 SQ FT
APT 1 AVAILABLE 1ST FL/208R		456 SQ FT		
APT 1 AVAILABLE 2ND FL/208R		709 SQ FT		1,394 SQ FT
UTILITY/STORAGE(ENON AC)		32 SQ FT		32 SQ FT
APT FORCH		84 SQ FT		84 SQ FT
TOTAL LIVABLE =				4,931 SQ FT
TOTAL NON-LIVABLE =				895 SQ FT
TOTAL S.F. UNDER ROOF =				2,839 S.F.
TOTAL LOT AREA =	6,100 S.F.			% OF LOT COVERAGE = 49 %

ENERGY NOTE. ALL PLANS TO COMPLY
WITH IRC 2018 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-8 @
MASS WALL, R-38 @ CEILINGS, DUCT
INSULATION LOCATED OUTSIDE THE
BUILDING ENVELOPE REQUIRED R-8 & 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

EVER Proposal # 20.05.25

LG Properties Plus LLC
Mailing address:
10416 W. Raymond Street
Tolleson, AZ 85353
Phone # 480-516-2185

PROJECT: LG PROPERTIES- 3 UNIT MULTI-FAMILY
2215 N 9TH STREET

PROJECT: LG PROPERTIES- 3 UNIT MULTI-FAMILY
2215 N 9TH STREET

OWNER: LG PROPERTIES PLUS LLC
ADDRESS: 2215 N 9TH ST
PHOENIX 85006
PHONE # 480-516-2185
Parcel #: 117-91-018
Subdivision: LOS OLIVOS HEIGHTS
Lot #: 18
Zoning: R-3
MCR #: 531
Description: LOS OLIVOS HTS
Section Township Range: 33 2N 3E

2015 International Building Code (IBC)
2015 International Residential Code (IRC)
2015 International Existing Building Code (IEBC)
2015 International Plumbing Code (IPC)
2015 Uniform Plumbing Code (UPC)
2015 International Fuel Gas Code (IFGC)
2015 International Energy Conservation Code (IECC)
2015 International Residential Energy Conservation Code (IRECC)
2015 International Swimming Pool and Spa Code (ISPSC)
2011 National Electrical Code (NEC)
ASME Elevator Codes

SCOPE OF WORK: NEW CUSTOM DUPLEX, NEW ELECTRICAL SERVICE

.....

DISCLAIMER:
THE DATA CONTAINED IN THESE DRAWINGS ARE DEEMED RELIABLE
BUT NOT GUARANTEED. THIS INFORMATION SHOULD BE USED FOR
INFORMATIONAL USE ONLY AND DOES NOT CONSTITUTE A LEGAL
DOCUMENT FOR THE DESCRIPTION OF THIS PROPERTY. EVERY
EFFORT HAS BEEN MADE TO INSURE THE ACCURACY OF THIS DATA;

HOWEVER, ACCURATE ESTIMATING SERVICES OFFICE DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR ANY DIRECT OR INDIRECT DAMAGES RESULTING FROM THE USE OF THIS DATA.

OWNER CONTRACTOR TO REVIEW AND VERIFY ALL DIMENSIONS AND CONDITIONS RELATED TO THE EXISTING CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES, INCONSISTENCIES, CHANGES OR BHO'S, THEREFORE ANY CLARIFICATION TO MEANING OR INTENT OF

SHOULD THERE BE ANY CLARIFICATION TO READING OR INTENT OF DRAWINGS, NOTIFY DESIGNER BEFORE CONSTRUCTION.

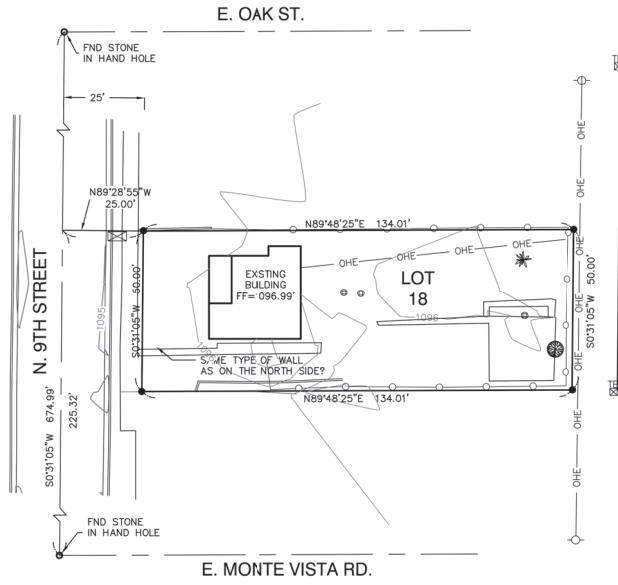
ALL OTHER WORK NOT INCLUDED IN THESE DRAWINGS TO BE DONE BY THE HOME OWNER

E OAK ST
N 3RD ST
E MONTE VISTA RD

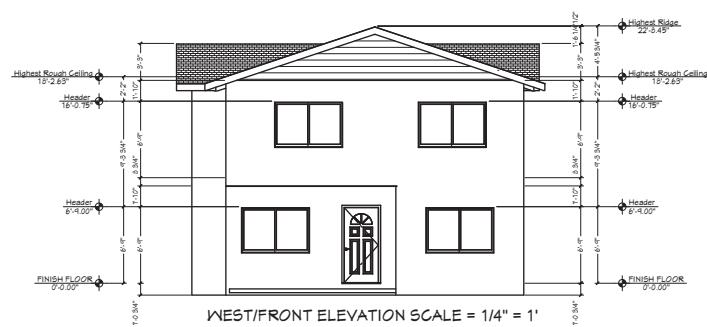
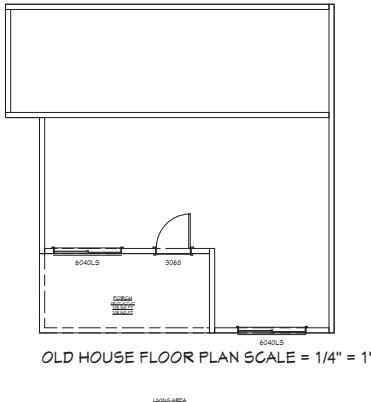
2131 N. 22ND AVE.
PHOENIX, AZ 85015
E-MAIL: remodeling@msn.com
PHONE: 602-571-5005
FAX: 602-571-5005
WEBSITE: www.2131n22ndave.com

CONTINUATION

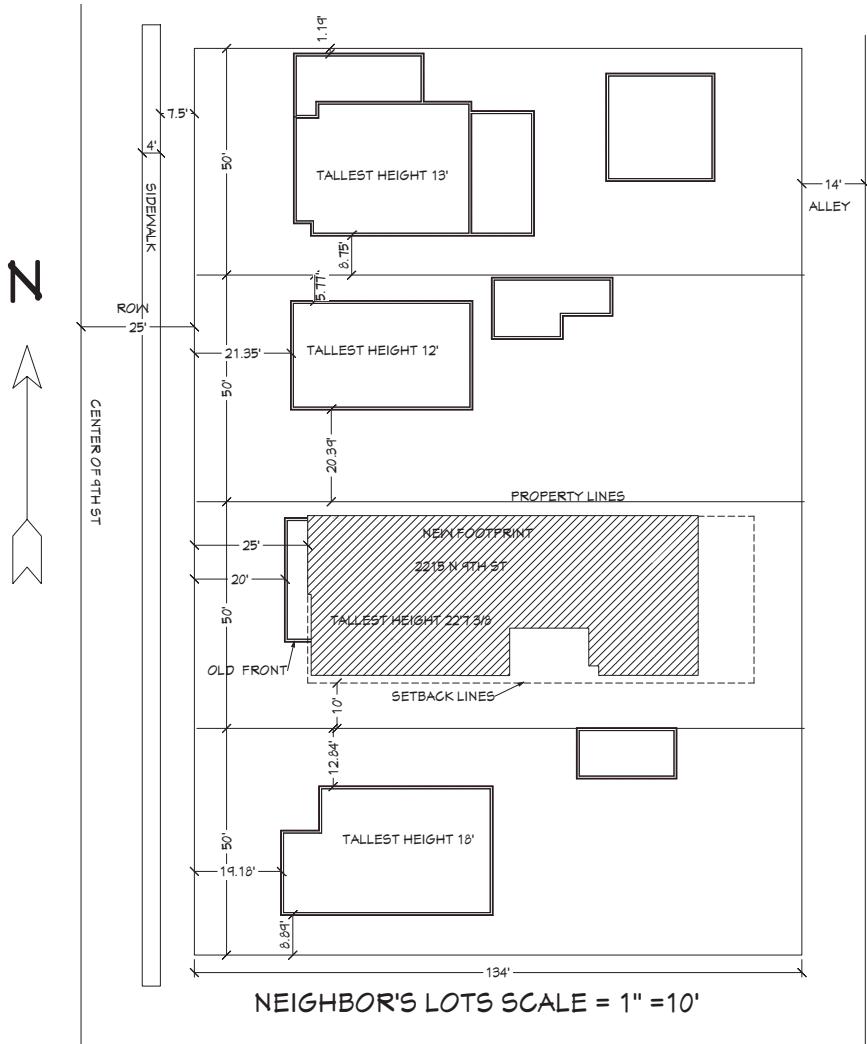
LG PROPERTIES PLUS, LLC	
2215 N 4TH ST	
PHOENIX, AZ 85006	
PHONE # 480-516-2185	
DATE	PAGE
12/16/2021	1
---OF-----	



ORIGINAL HOUSE (DEMOLISHED)



LOGO/GRAPHICS	CONTRACTOR	DATE	PAGE
ROBERTS INDUSTRIAL 101 N. HANOVER ST. PHOENIX, AZ 85004 PHONE # 480-518-2115	CONTRACTOR	3/16/2012	2
<p>2031 N. 2ND AVENUE PHOENIX, AZ 85713 PHONE # 602-271-0203 E-MAIL: fmendeme@aztec.com</p> <p>ACCURATE PLATING SERV/CS/LV</p>			



HOUSE PUT BETWEEN NEIGHBORS

LOGO/ARTWORK	CONTRACTOR	DATE 03/20/2013	PAGE 3
LOGO/ARTWORK	CONTRACTOR	DATE 03/20/2013	PAGE 20



FRONT ELEVATION WEST



SIDE/NORTH

RENDERINGS NTS



SOUTH ELEVATION



REAR/EAST

201 N 22ND ST PHOENIX, AZ 85016	PHONE: 602.519.5025	E-MAIL: renders@af-3d.com
www.af-3d.com	www.af-3d.com	www.af-3d.com
CONTRACTOR	GENERAL CONTRACTOR	GENERAL CONTRACTOR
201 N 22ND ST PHOENIX, AZ 85016	PHONE: 602.519.5025	E-MAIL: renders@af-3d.com

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



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

LG PROPERTIES, PLLC
221 N 11TH ST
PHOENIX, AZ 85004-1145

DATE: 12/16/2021
PAGE: 5
OF 20

1050 E. OAK ST
21'5 FT TO TOP
PHONE: 602.517.9026
E-MAIL: remodelit@outlook.com
AGGREGATE BUILDING
SERVICES, LLC

DOOR AND WINDOW SCHEDULE

NUMBER/LABEL	QTY	FLOOR/SIZE	WIDTH	HEIGHT	BRO	DOOR SCHEDULE		MANUFACTURER	COMMENTS	SHED/CLEARANCE
						DESCRIPTION	HEADER			
D01 2285 TEMP	1	2	2385 R	27"	89"	27 X80	SHOWER-GLASS SLAB	1/2"		0.3
D02 2658	1	2	2658 R	30"	80"	30 X80	SHOWER-GLASS SLAB	1/2"		0.3
D03 2658	1	2	2658 L	30"	80"	30 X80	SHOWER-GLASS SLAB	1/2"		0.3
D04 3080	1	1	3080 L EX	96"	38"X99"	EXT HINGED-DOOR E21	28X941"(2)	1 3/4"		0.25
D05 2658	1	1	2658 L IN	30"	80"	30 X80	SHOWER-GLASS SLAB	1/2"		0.3
D06 2650	1	1	2650 L IN	30"	96"	32"X88 1/2"	HINGED-DOOR P04	28X835"(2)	1 3/8"	0.3
D07 2480	1	1	2480 L IN	28"	96"	30"X88 1/2"	HINGED-DOOR P04	28X833"(2)	1 3/8"	0.3
D08 3080	1	1	3080 L EX	96"	38"X99"	EXT HINGED-DOOR E21	28X941"(2)	1 3/4"		0.25
D09 3050	1	1	3050 L EX	96"	65"	38 X65"	EXT HINGED-SLAB	28X641"(2)	1 3/4"	0.25
D10 2650	1	1	2650 L IN	30"	96"	30"X88 1/2"	HINGED-DOOR P04	28X835"(2)	1 3/8"	0.3
D11 3080	1	1	3080 EX	96"	96"	38"X88 1/2"	DOORWAY	28X841"(2)	1 3/4"	0.25
D12 2650	1	1	2650 L IN	30"	96"	32"X88 1/2"	HINGED-DOOR P04	28X835"(2)	1 3/8"	0.3
D13 2658	1	1	2658 L IN	30"	96"	32"X88 1/2"	HINGED-DOOR P04	28X835"(2)	1 3/8"	0.3
D14 3068	1	1	3068 R EX	96"	80"	38"X83"	EXT HINGED-DOOR E21	28X841"(2)	1 3/4"	0.25
D15 3080 FR SC	1	1	3080 L EX	96"	96"	38"X99"	EXT HINGED-SLAB	28X641"(2)	1 3/4"	0.25
D16 2658	4	2	2658 L IN	30"	96"	30"X88 1/2"	HINGED-DOOR P04	28X835"(2)	1 3/8"	0.3
D17 2658	2	2	2658 R IN	32"	80"	34"X82 1/2"	HINGED-DOOR P04	28X837"(2)	1 3/8"	0.3
D18 2658	2	2	2658 L IN	32"	80"	34"X82 1/2"	HINGED-DOOR P04	28X837"(2)	1 3/8"	0.3
D19 3068	2	2	3068	38"	80"	38"X82 1/2"	DOORWAY	28X841"(2)	1 3/4"	0.3
D20 2658	2	2	2658 L IN	90"	80"	32"X82 1/2"	HINGED-DOOR P04	28X835"(2)	1 3/8"	0.3
D21 2658	2	2	2658 L IN	90"	80"	32"X82 1/2"	HINGED-DOOR P04	28X835"(2)	1 3/8"	0.3
D22 2658	1	2	2658 L IN	32"	80"	34"X82 1/2"	HINGED-DOOR P04	28X837"(2)	1 3/8"	0.3
D23 2480	1	2	2480 L IN	28"	80"	30"X82 1/2"	HINGED-DOOR P04	28X833"(2)	1 3/8"	0.3
D25 4400	1	1	4400	48"	96"	27"X96"	4DR. BIFOLD-DOOR P01	28X965"(2)	1 3/8"	0.3
D26 5080	1	1	5080 EX	96"	96"	62"X98 1/2"	DOORWAY	28X965"(2)	1 3/8"	0.3
D28 2650 TEMP	1	1	2650 L EX	25"	96"	34"X99"	EXT HINGED-GLASS PANEL	28X957(2)	1 3/4"	0.25
D28 2650 TEMP	1	1	2650 EX	25"	96"	34"X99"	EXT FIXED-GLASS PANEL	28X957(2)	1 3/4"	0.25



231 N 2ND AVENUE
PHONE: 602.571.5025
E-MAIL: estimating@accurate-estimating.com

Accurate Estimating Services, LLC
231 N 2nd Avenue
Phoenix, AZ 85004
Phone: 602.571.5025
Email: estimating@accurate-estimating.com

DECORATIVE WINDOW
BUCK SHERMAN
WILLIAMS ROYCROFT
BRASS SW 2843

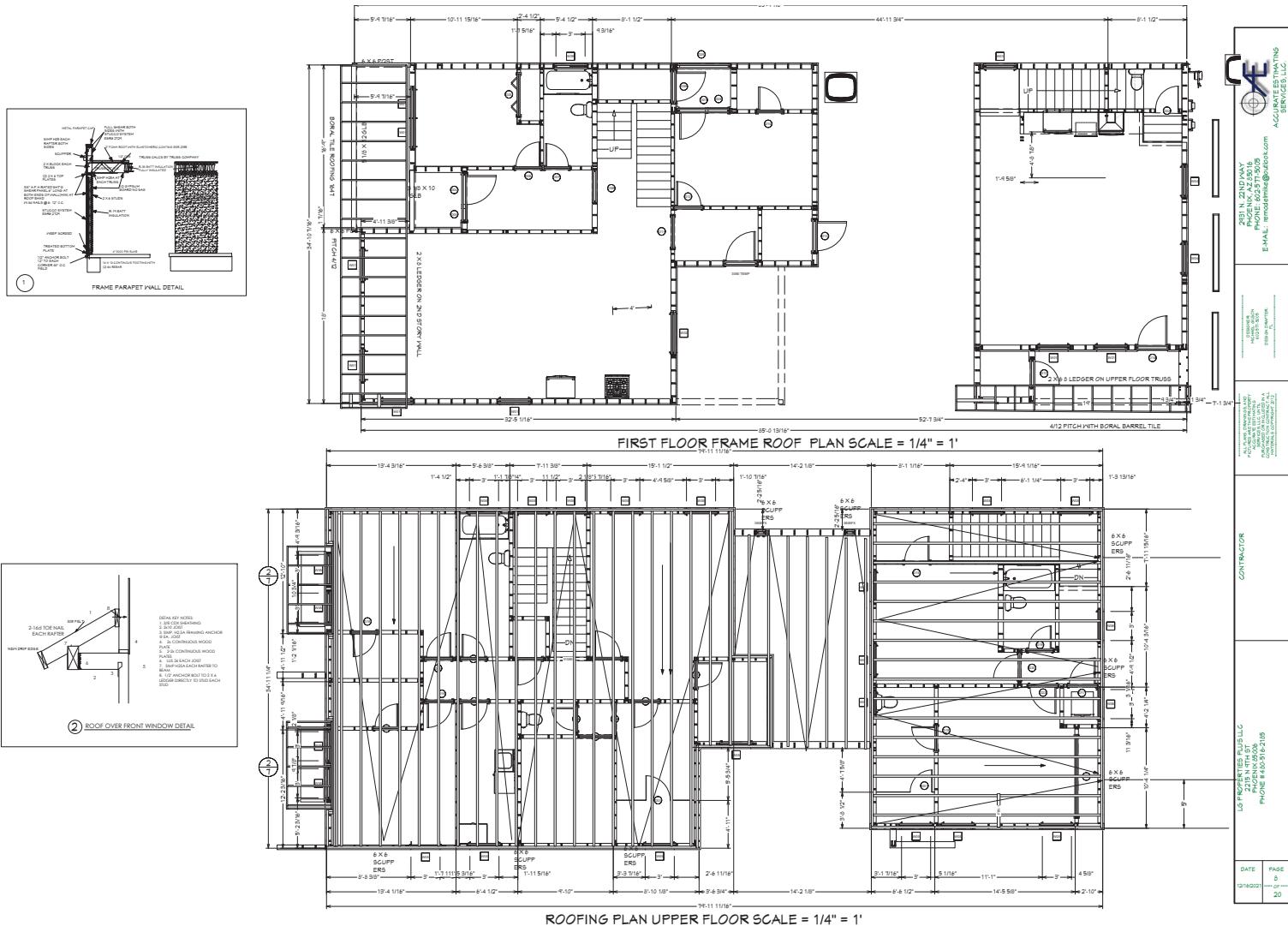
MILGARD TUSCANY
SERIES VINYL WINDOWS
COLOR SAND

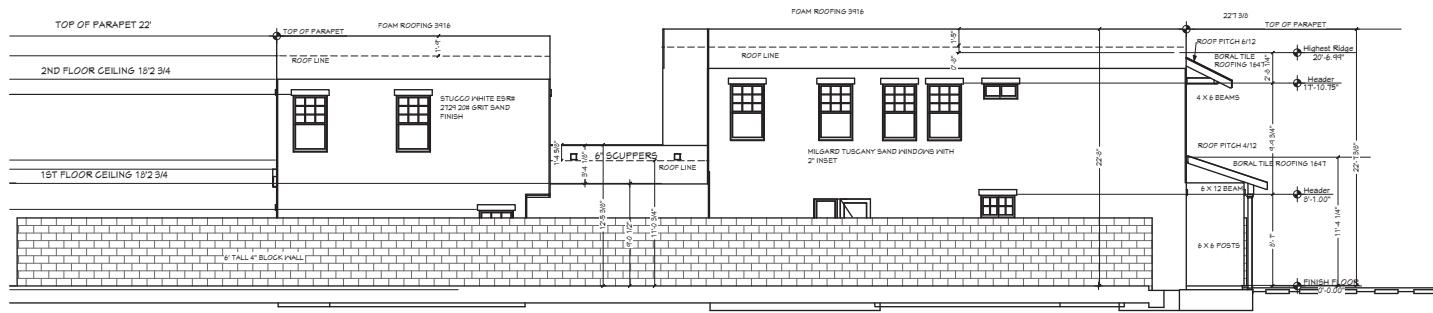
ALL WINDOWS
RECESSED 2" WITH
MULLIONS ON TOP HALF
OF WINDOW



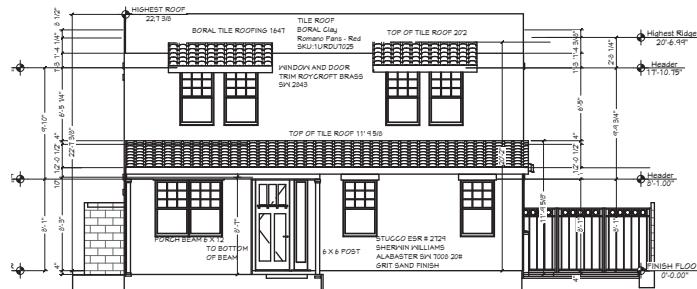
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PAGE: 1 of 20

221 N 1ST AVENUE
PHOENIX, AZ 85004-1045

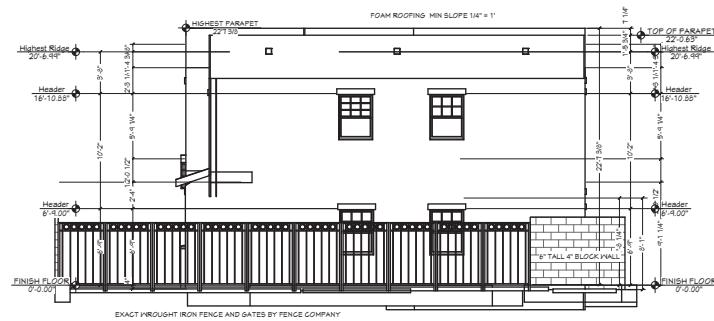




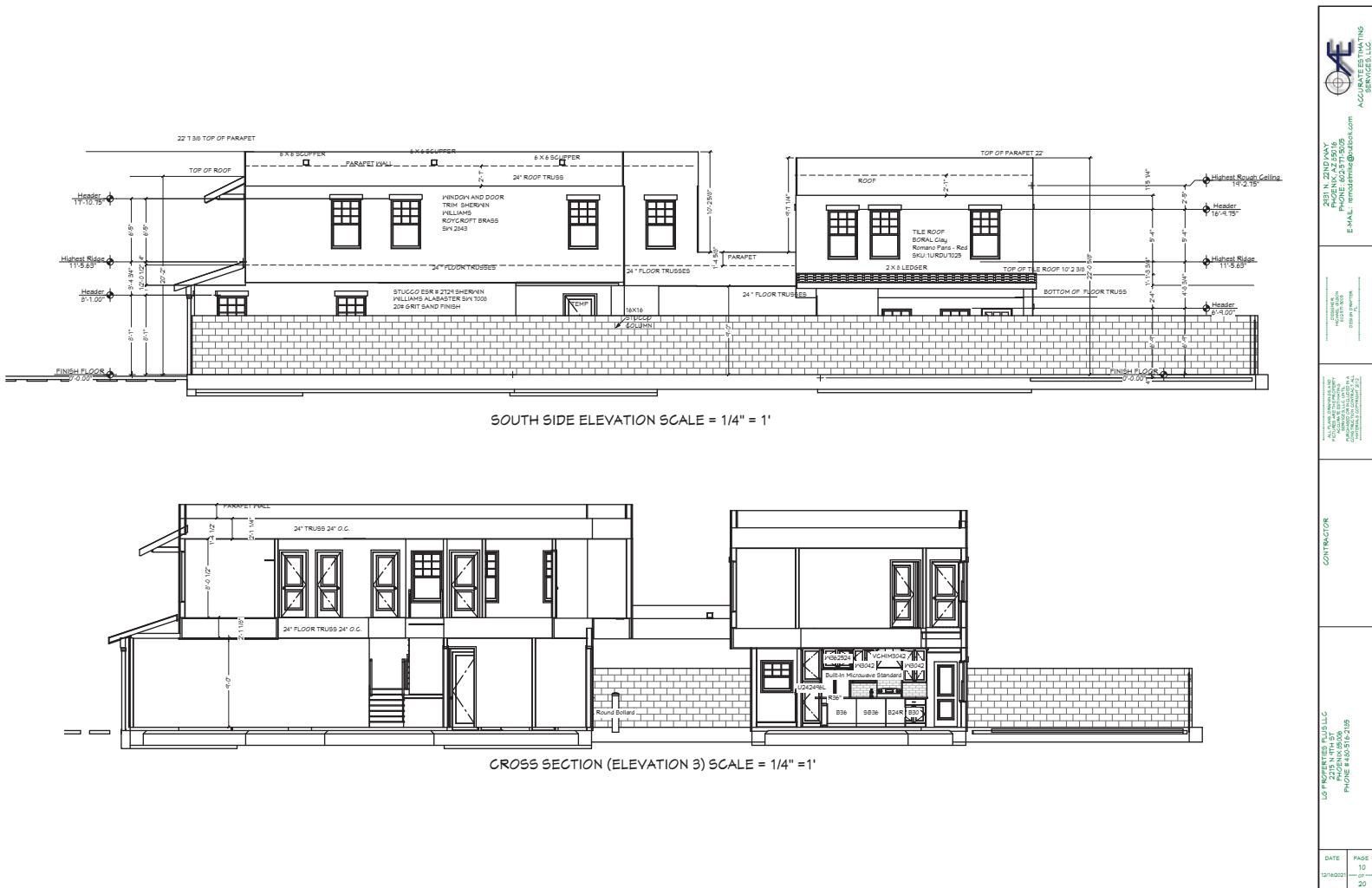
NORTH/SIDE ELEVATION SCALE = 1/4" = 1

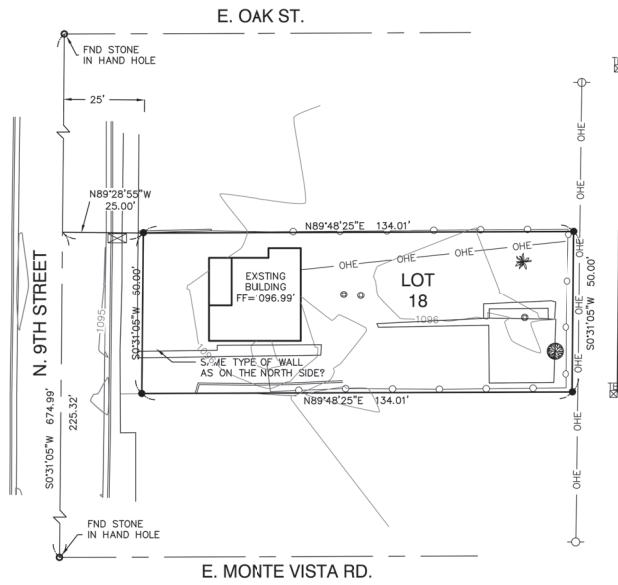


FRONT/WEST ELEVATION SCALE = 1/4" = 1'

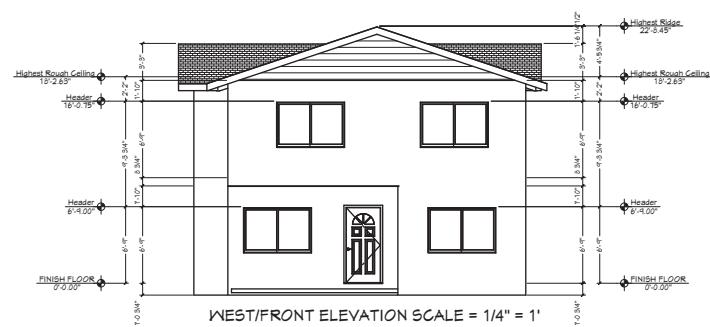
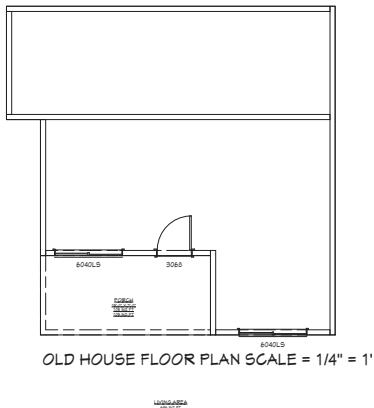


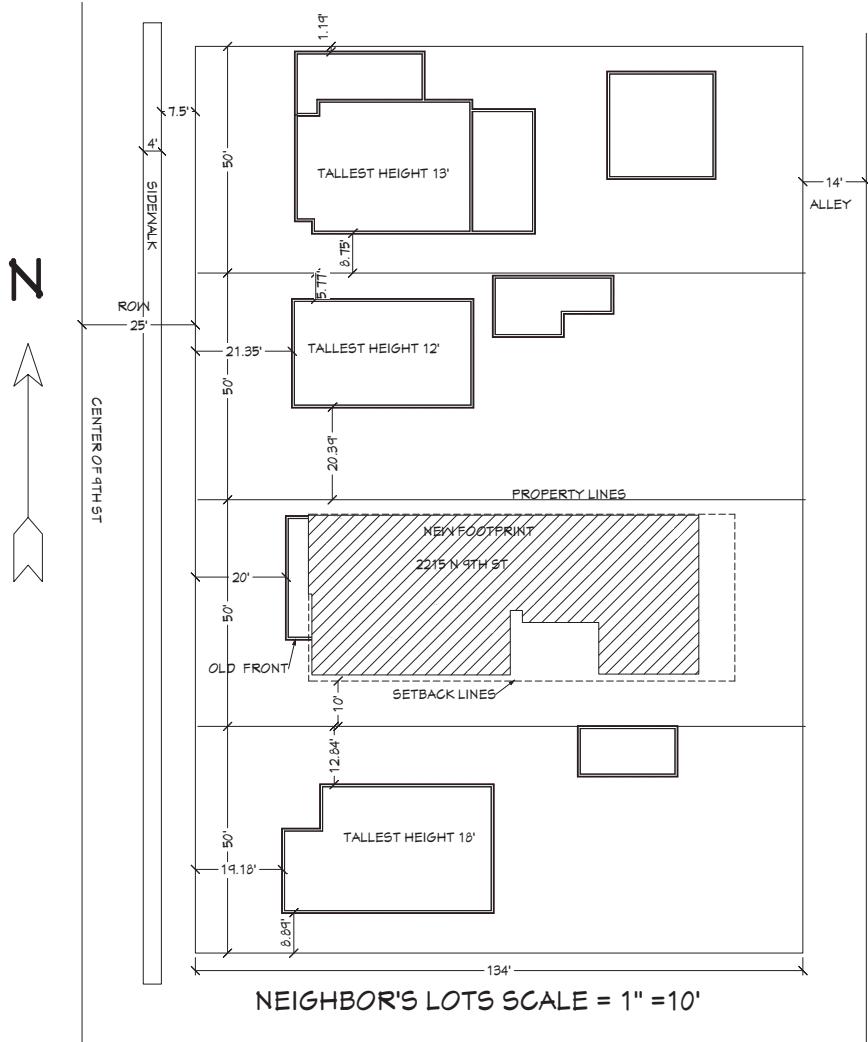
REAR/EAST ELEVATION SCALE = 1/4" = 1'





ORIGINAL HOUSE (DEMOLISHED)



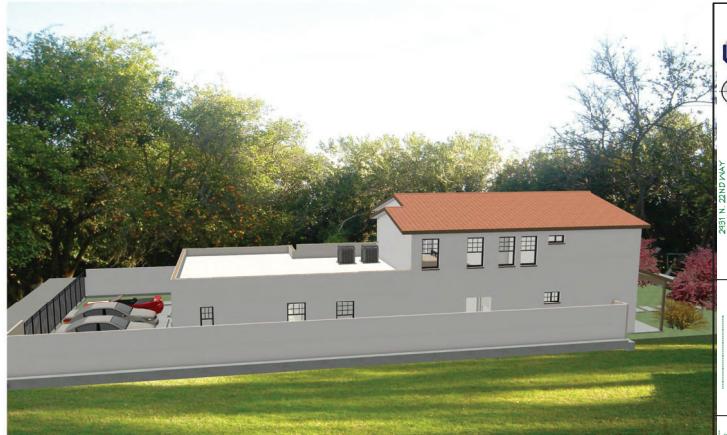


HOUSE PUT BETWEEN NEIGHBORS



FRONT ELEVATION WEST

RENDERS NTS



SIDE/NORTH



AGC

Architecture

Services

LIC. #22-22474

PHONE: 602.571.9026

E-MAIL: rendersnts@go4box.com

WEBSITE: www.agcarchitecture.com

PHOENIX, AZ 85014

CONTRACTOR

AGC

Architecture

Services

LIC. #22-22474

PHONE: 602.571.9026

E-MAIL: rendersnts@go4box.com

WEBSITE: www.agcarchitecture.com

PHOENIX, AZ 85014

DATE

2/27/2022

PAGE

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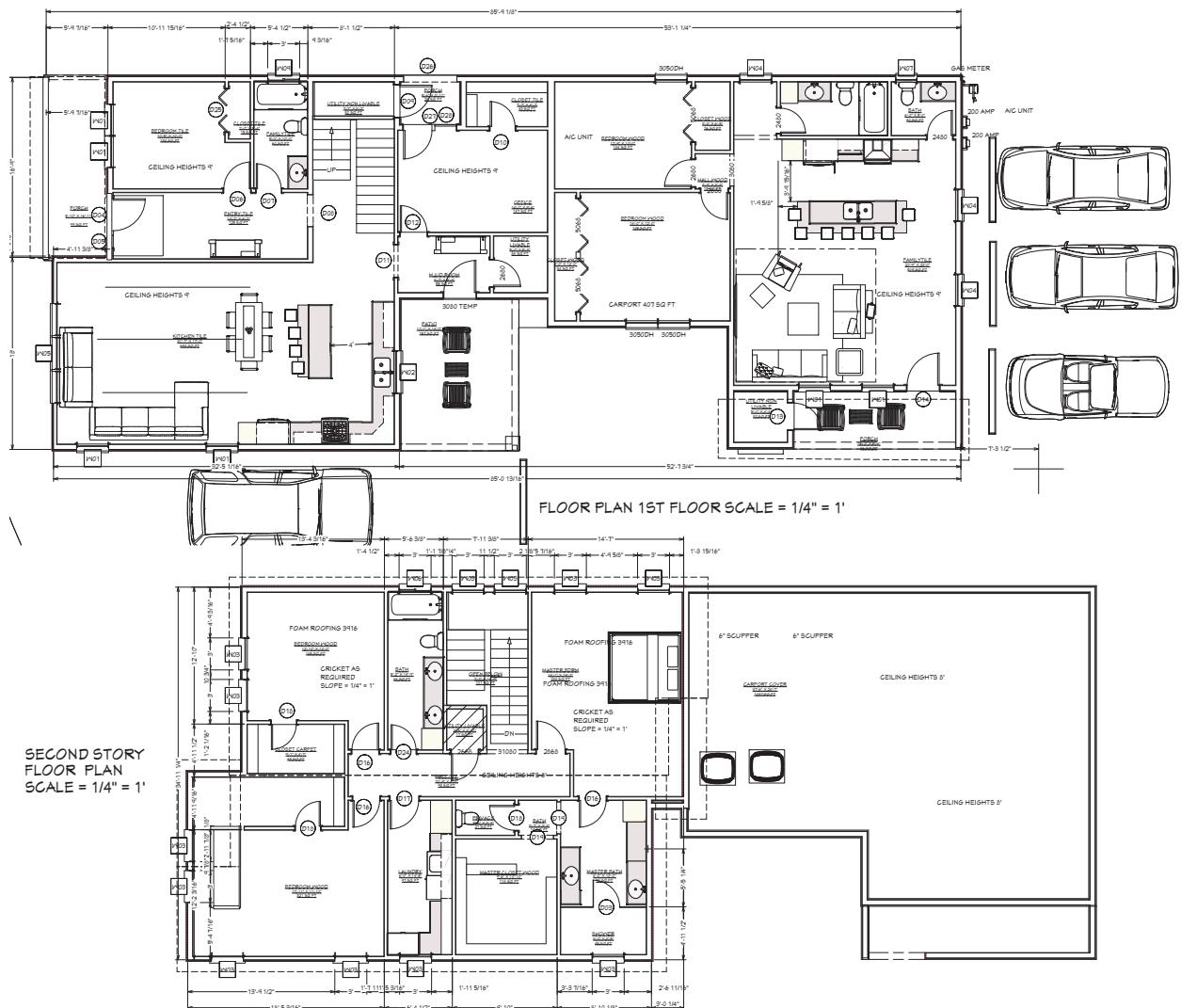
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SIDE SOUTH



REAR/EAST



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

FLOOR PLAN 1ST FLOOR 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

LLG PROPERTIES PLUS LLC
2215 N 9TH ST
PHOENIX 85006
PHONE # 480-516-2185

DATE
2/1/2022

DATE

4

2931 N. 22ND WAY
PHOENIX, AZ 85016
PHONE: 602-577-5005
E-MAIL: remodelerice@outlook.com

CONTRACTOR

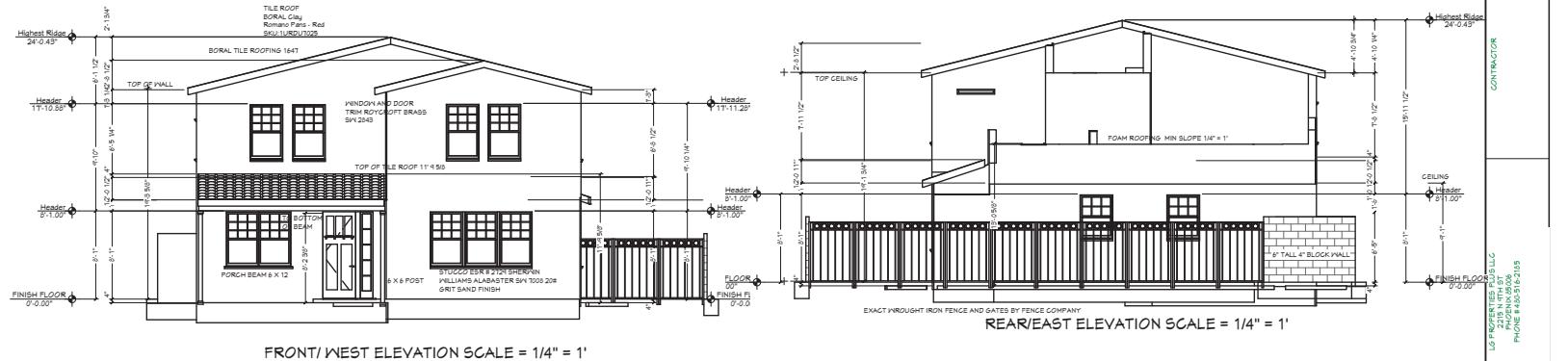
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PROPERTIES PLUS LLC
2215 N 9TH ST
PHOENIX 85006
DOME # 420-516-2145

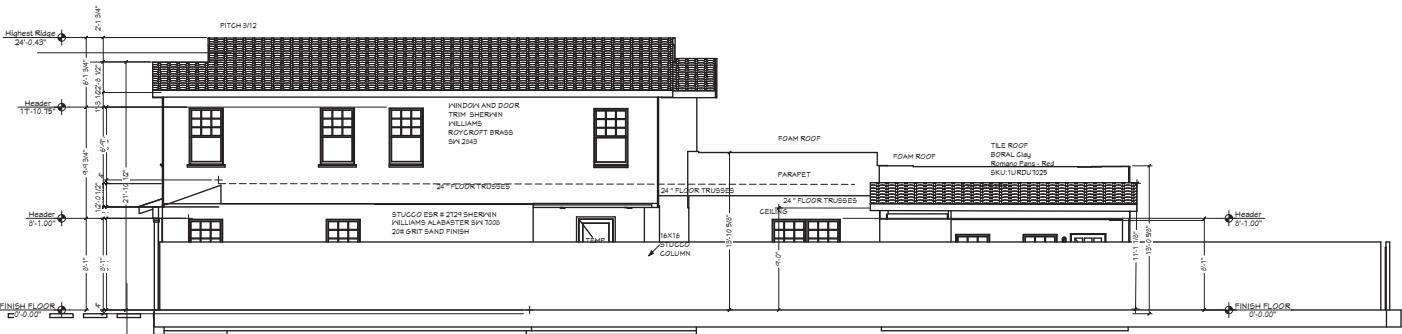
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2/1/2022



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

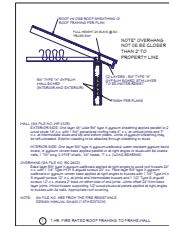
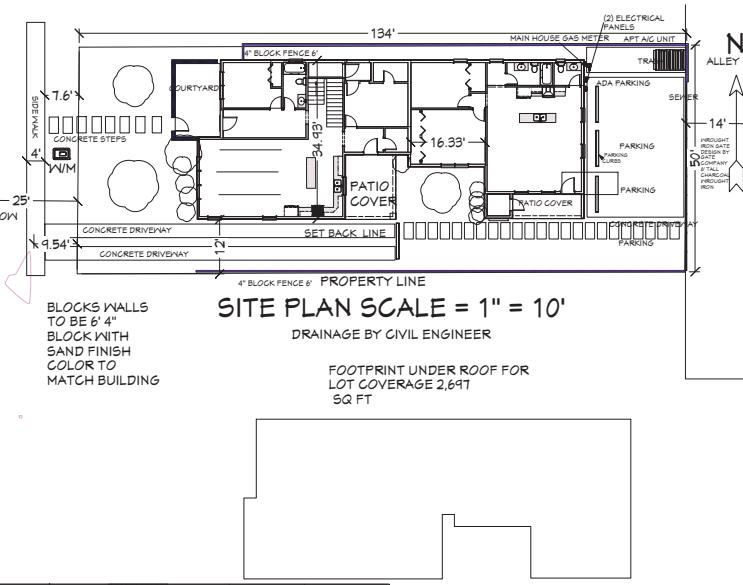


FRONT/ WEST ELEVATION SCALE = 1/4" = 1'



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

LOG PENTON IND. LLC	CONTRACTOR	DATE 2/20/2022	PAGE 20
1001 N. 25TH ST. PHOENIX, AZ 85003 PHONE 480.924.9195	1001 N. 25TH ST. PHOENIX, AZ 85003 PHONE 480.924.9195	1001 N. 25TH ST. PHOENIX, AZ 85003 PHONE 480.924.9195	1001 N. 25TH ST. PHOENIX, AZ 85003 PHONE 480.924.9195
		ACCURATE ESTIMATING SERVICES, LLC	ACCURATE ESTIMATING SERVICES, LLC
		PHONE 602.237.0008 E-MAIL: remodeling@azrock.com	PHONE 602.237.0008 E-MAIL: remodeling@azrock.com



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

BUILDING AREA	EXISTING	DEMOLITION	NEW CONSTRUCTION	TOTAL S.F.
LIVING SPACE 1ST FLOOR			2,951 SQ FT	3,777 SQ FT
LIVING SPACE 2ND FLOOR			1,426 SQ FT	
UTILITY/STORAGE/ENCL			50 SQ FT	50 SQ FT
PATIO			191 SQ FT	191 SQ FT
FORCHES			101 SQ FT	101 SQ FT
TOTAL LIVABLE =				3,777 SQ FT
TOTAL NON-LIVABLE =				314 SQ FT
TOTAL S.F. UNDER ROOF =				2,697 S.F.
TOTAL LOT AREA =	6,700 S.F.	SHADDED	% OF LOT COVERAGE =	40.26 %
				% 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: GROSS U-FACTOR = 0.40 MAX, U-FACTOR, 25 MAX SHGC, MIN. R-13 AT FRAME WALLS AND FLOORS, R-6 @ MASS WALL, R-30 @ 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

EVER Proposal # 20.05.25
LG Properties Plus LLC
Mailing address:
10416 W. Raymond Street
Tolleson, AZ 85358
Phone # 480-261-2185
Email: genvy_gov@yahoo.com

PROJECT: LG PROPERTIES- 3 UNIT MULTI-FAMILY
2215 N 9TH STREET
PHOENIX, ARIZONA 85006

OWNER: LG PROPERTIES PLUS LLC
ADDRESS: 10416 W. 9TH ST
PHONE: 480-516-2185
Parcel #: 117-31-018
Location: LOS OLIVOS HEIGHTS
Lot #: 117-31-018
Zoning: R-3
MCR #: 531
Description: LOS OLIVOS HTS
Sedona Township Range: 55-2N-3E

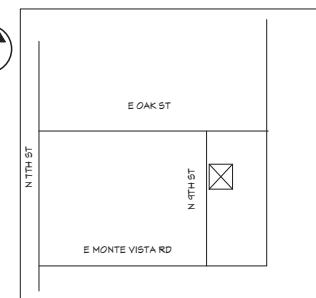
2010 International Building Code (IRC)
2010 International Residential Code (IRC)
2010 International Fire Code (IFC)
2010 International Plumbing Code (IPC)
2010 International Fuel Gas Code (IFGC)
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ASCE 7-16

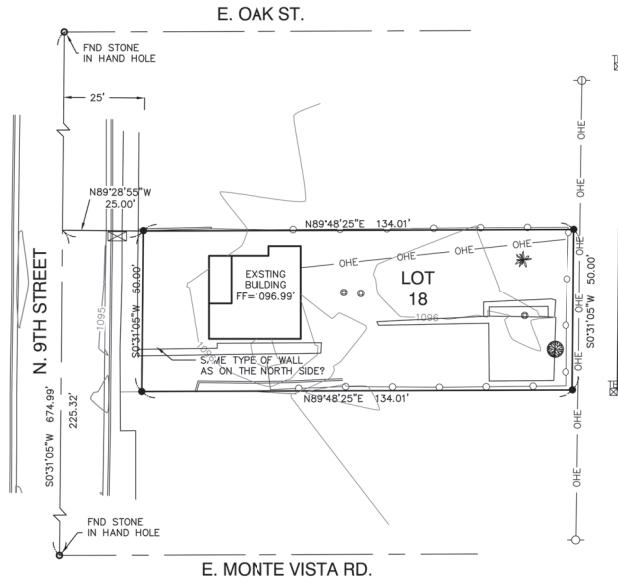
SCOPE OF WORK: NO CUSTOM DUPLEX, NO ELECTRICAL SERVICE

DISCLAIMER
THE DATA CONTAINED IN THESE DRAWINGS ARE DESIGNED RELIABLE BUT NOT GUARANTEED. THIS DRAWING SHOULD NOT BE USED FOR CONSTRUCTION USE. ONE COPIE OF THIS DRAWING IS PROVIDED FOR THE DESCRIPTION OF THIS PROPERTY. EVERY EFFORT HAS BEEN MADE TO ACCURATELY DRAW THIS PROPERTY. HOWEVER, ACCURATE SURVEYING SERVICES OFFICE DISCLAIMS ANY LIABILITY FOR ANY INACCURACIES OR ERRORS IN THIS DRAWING. NO WARRANTY IS MADE AS TO THE ACCURACY OF THE DATA. DAMAGES RESULTING FROM THE USE OF THIS DATA.

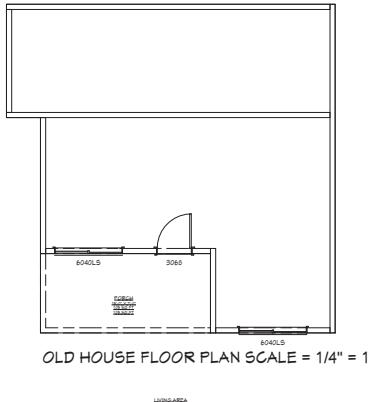
OWNER/CONTRACTOR TO REVIEW AND VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED IN THESE DRAWINGS PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES, YOU MUST CALL THE DESIGNER IMMEDIATELY. IF THERE ARE ANY QUESTIONS, CALL THE DESIGNER. THERE SHOULD BE NO HESITATION TO CALL THE DESIGNER BEFORE CONSTRUCTION.

ALL OTHER WORK NOT INCLUDED IN THESE DRAWINGS TO BE DONE BY THE HOME OWNER





ORIGINAL HOUSE (DEMOLISHED)

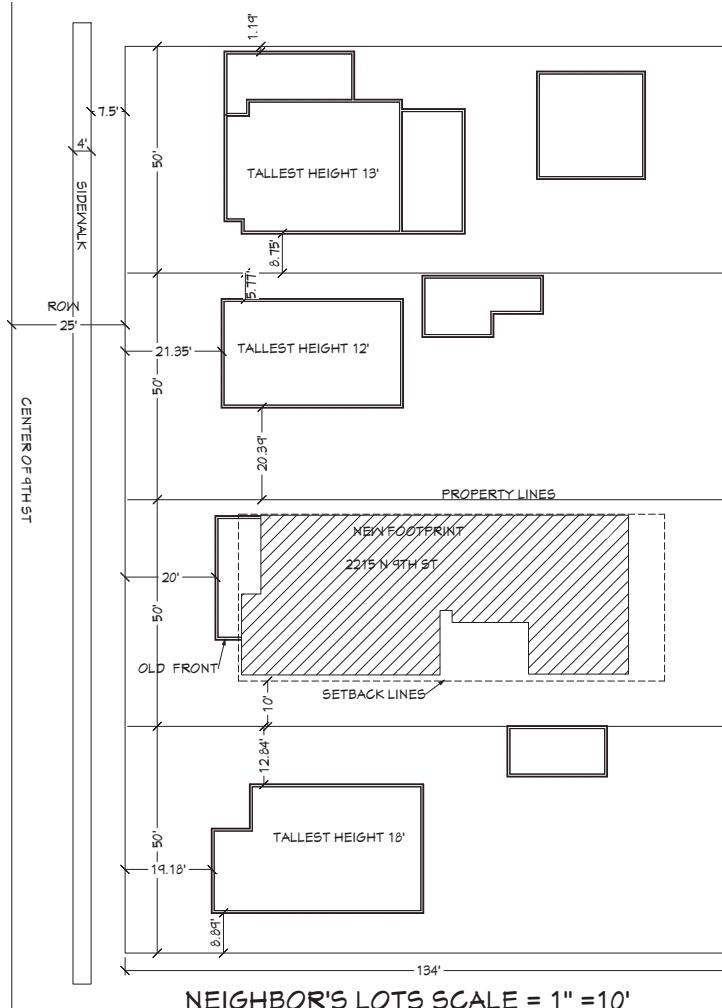


6040LS
OLD HOUSE FLOOR PLAN SCALE = 1/4" = 1



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

Z
→
→



LO PIZZANESI, PLLC 2215 N 9TH ST PHONE: 480.215.1000	CONTRACTOR
DATE 01/01/2022	PAGE 3 of 20
2215 N 22ND AVENUE PHOENIX, AZ 85016 PHONE: 602.571.5025 E-MAIL: info@lo-pizzanesi.com ACQUISITION TIME SERVICES, LLC SERVICES, LLC	



FRONT ELEVATION WEST



RENDERINGS NTS

SIDE/SOUTH



SIDE NORTH



REAR/EAST

<p>1515 N 22ND AVENUE PHOENIX, AZ 85016 PHONE: 602.571.5025 E-MAIL: info@atwos.com</p>
CONTRACTOR
<p>DATE: 07/14/2022 PAGE: 1 20</p>



OAK ST 21'5 FT TO TOP



1050 E. OAK ST



DAYTON 23'8 FT TO TOP



2041 N RICHMOND APPX 23' TO RIDGE

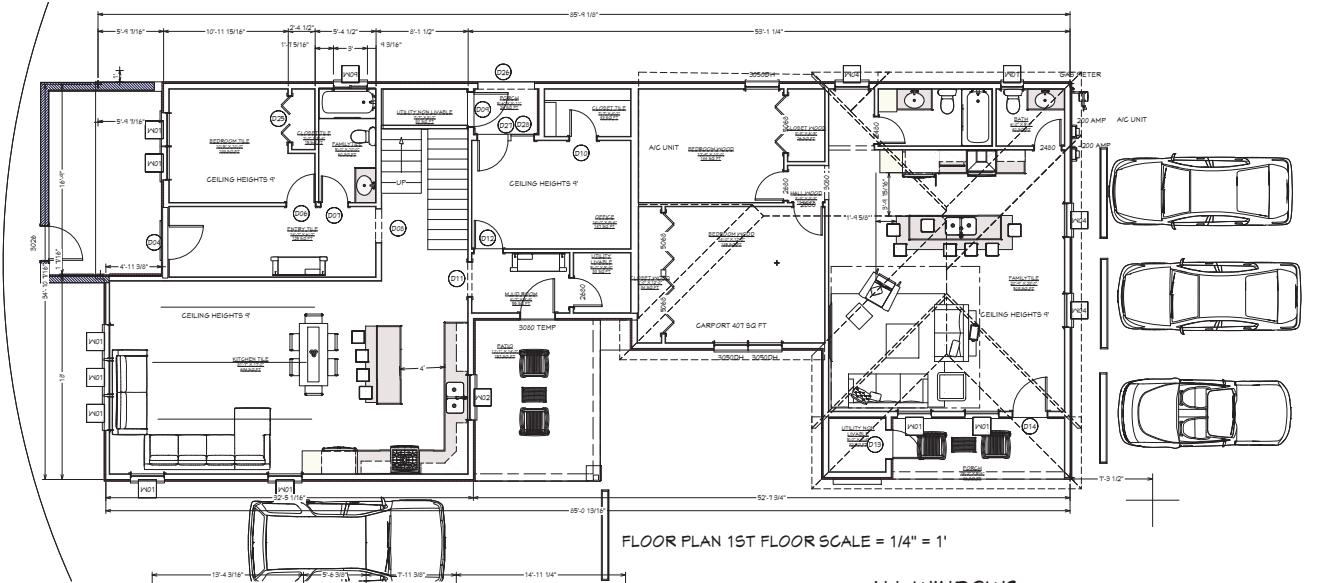


2202 N. 10TH ST

LG PROPERTIES, PLLC
221 N 11TH ST
PHOENIX, AZ 85004-1615

DATE: 5/14/2022
PAGE: 5
OF 20

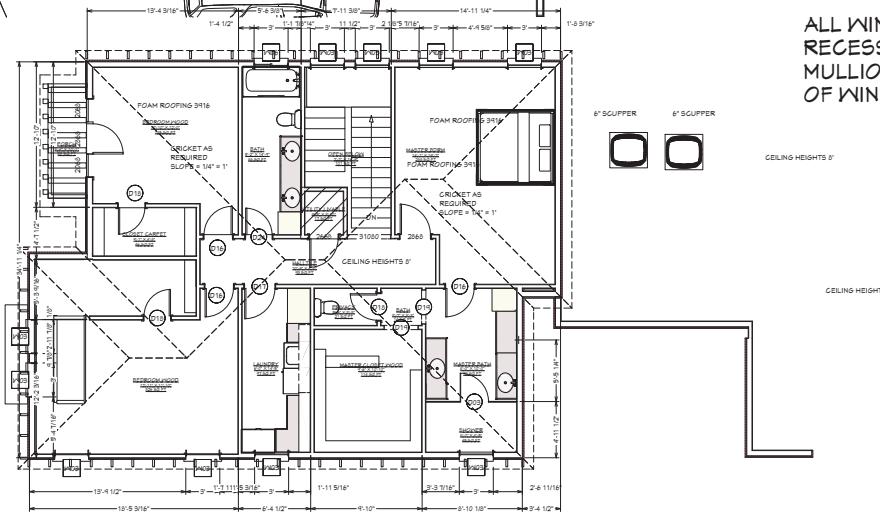
1050 E. OAK ST
21'5 FT TO TOP
PHONE: 602.517.9026
E-MAIL: remodel@lgservices.com
AGGREGATE BUILDING
SERVICES, LLC



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

ALL WINDOWS
RECESSED 2" WITH
MULLIONS ON TOP HALF
OF WINDOW

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



WALL LEGEND

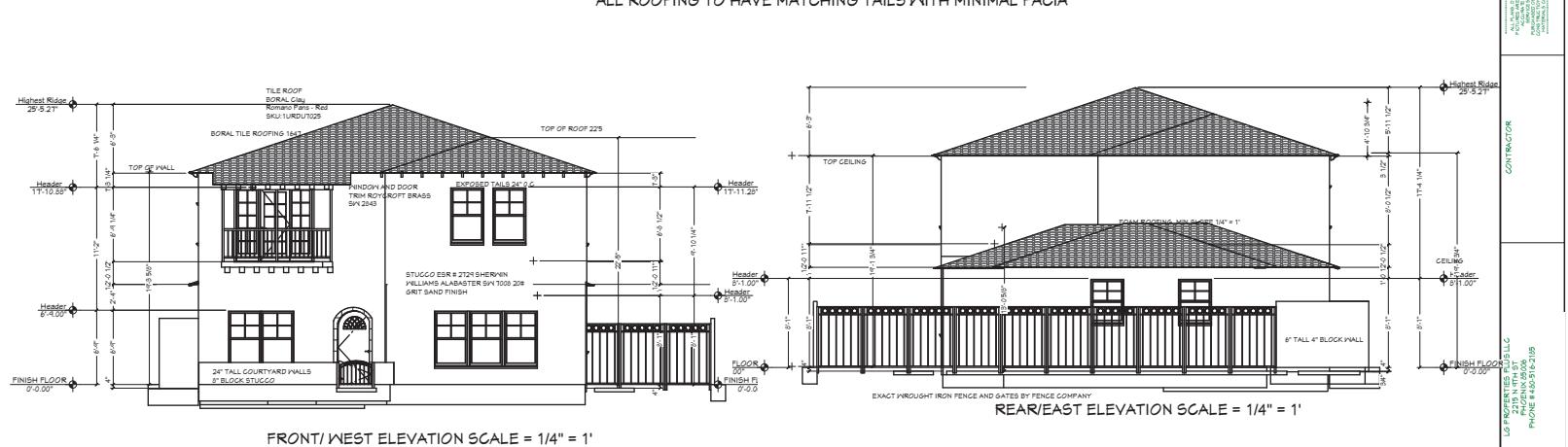

 PRECISE
ESTIMATING
SERVICES, LLC.

2431 N. 22ND WAY
PHOENIX, AZ 85016
PHONE: 602-571-5005
E-mail: remedcmike@outlook.com

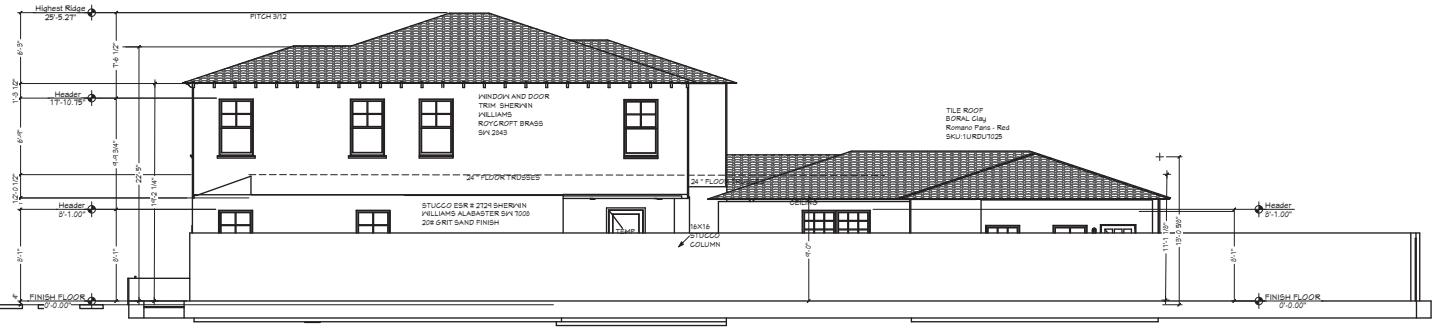
ALL IN PICTURES
ACROSS
PICTURES
SERIES
PICTURES
CONTRACTOR
PATTERNS

5 PROPERTIES PLUS LLC
2215 N 9TH ST
PHOENIX 85006
PHONE # 480-516-2125

DATE	PASSED
3/14/2022	6 ---- 20



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



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

121 N 2ND AVENUE PHOENIX, AZ 85004 PHONE: 602.571.5025 E-MAIL: remodeling@apc-llc.com	ACQUA ESTATE SERVICES, LLC
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121 PINEWOOD AVENUE PHOENIX, AZ 85004 PHONE: 480.214.0145	DATE 01/14/2022	PAGE 3 OF 20
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