

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/28/2023
Agenda Item: 4**

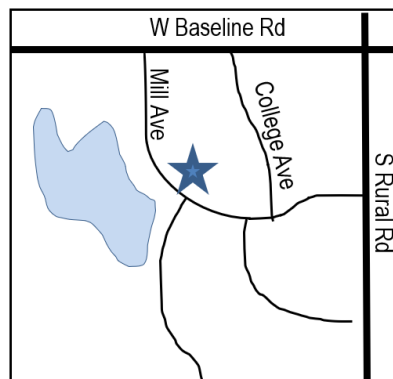
ACTION: Request a Use Permit to allow a second story addition and a Use Permit to allow one required parking space within the front yard setback for the **FENLASON RESIDENCE**, located at 5421 South Mill Avenue. The applicant is Clay Fenlason.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: FENLASON RESIDENCE (PL220351) is a single-family home located within the R1-6, Single-Family Residential District. The request includes the following:

- ZUP220078 Use permit for a partial second-story addition over the garage of a single-family home.
- ZUP230002 Use permit to allow one required 8'-6" x 18' parking space within the front yard setback.



Property Owner	LWIN CHAN/FENLASON CLAY DANIEL
Applicant	Clay Fenlason
Zoning Districts	R1-6
Site Area	6,835 s.f.
Building Area	1,855 (existing) 2,194 s.f. (existing and addition)
Lot Coverage	32% (45% max. allowed)
Building Height	29' 2" (30' max. allowed)
Building Setbacks	24' 9- 3/4" front, 6' side, 13'- 10" street side, 48'- 5" rear (20', 5', 10', 15' min. required)
Vehicle Parking	2 spaces (2 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lily Drosos, Planner I (480) 350 8245

Department Director: Jeff Tamulevich, Community Development Director
 Legal review by: N/A
 Prepared by: Lily Drosos, Planner I
 Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

The Fenlason Residence is located on the east side of Mill Avenue, south of Baseline Road and west of Rural Road. The applicant is requesting a Use Permit for a partial second-story addition over the garage of a single-family home and a Use Permit to allow one required 8'-6" x 18' parking space within the front yard setback. The second-story addition would add one bedroom to the property, requiring an additional parking space which shall be located in the driveway within the front yard setback.

PUBLIC INPUT

Staff has not received any public input since the publishing of this report.

USE PERMIT

The proposed design requires two Use Permits; one for a partial second-story addition and the other to allow one required 8'-6" x 18' parking space within the front yard setback.

Section 6-308(E) Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the home will remain a single-family residence with no expected increase in traffic.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; there are no anticipated nuisances from the proposed use.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*; no expected contribution to the deterioration of the neighborhood or downgrading of property values.
4. *Compatibility with existing surrounding structures and uses*; the design is compatible with the surrounding neighborhood and the applicant has referenced the Kiwanis/The Lakes Character Area Plan for design guidance.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the proposed use and design not expected to create disruptive behavior inside or outside the premises.

Section 3-420(C) Additional approval criteria for Use Permit for a second-story addition (*in italics*):

1. *The proposed second story is designed to be compatible with the architecture of the residence and compatible with the surrounding neighborhood*; most of the existing building footprint will remain the same, and the addition is compatible with the design of the existing residence, the surrounding neighborhood, and the guidelines laid out in the Kiwanis/The Lakes Character Area Plan.
2. *There are design considerations for privacy to adjacent properties and protection of existing solar appurtenances on adjacent lots*; The second-story addition would not block any light going to solar appurtenances that is not already being blocked by the residence's current landscaping. The walking deck is situated on the west side of the addition to overlook the lake, and the north, east, and south parapets are raised to protect the privacy of the adjacent properties.
3. *There is sufficient parking on site and on the street frontage to accommodate guests. Addition shall be required to meet current single-family parking standards pursuant to section 4-603, parking ratios*; The site shall be adequately parked with two parking spaces; one in the garage and one in the driveway.

REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received, and the above analysis staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL: (Non-standard conditions are identified in bold)

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

USE PERMIT:

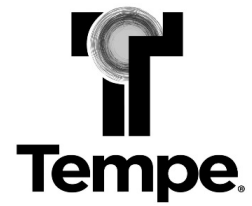
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- Any intensification or expansion of use shall require a new Use Permit.

HISTORY & FACTS:

1972 A single-family home was constructed.

ZONING AND DEVELOPMENT CODE REFERENCE:

- [Section 3-102, Permitted Uses in Residential Districts](#)
- [Section 3-420, Single-Family Residential Second Story Addition, Rebuild](#)
- [Section 4-202, Development Standards for Residential Districts](#)
- [Section 4-602, General Parking Standards](#)
- [Section 4-603, Parking Ratios](#)
- [Section 6-308, Use Permit](#)



DEVELOPMENT PROJECT FILE
for
FENLASON RESIDENCE
(PL220351)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-6. Letters of Explanation
7. Site Plan
- 8-9. Floor Plans
10. Building Elevations
- 11-14. Context Photos



Tempe

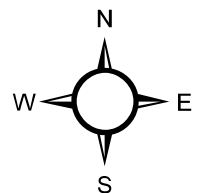
FENLASON RESIDENCE

PL220351



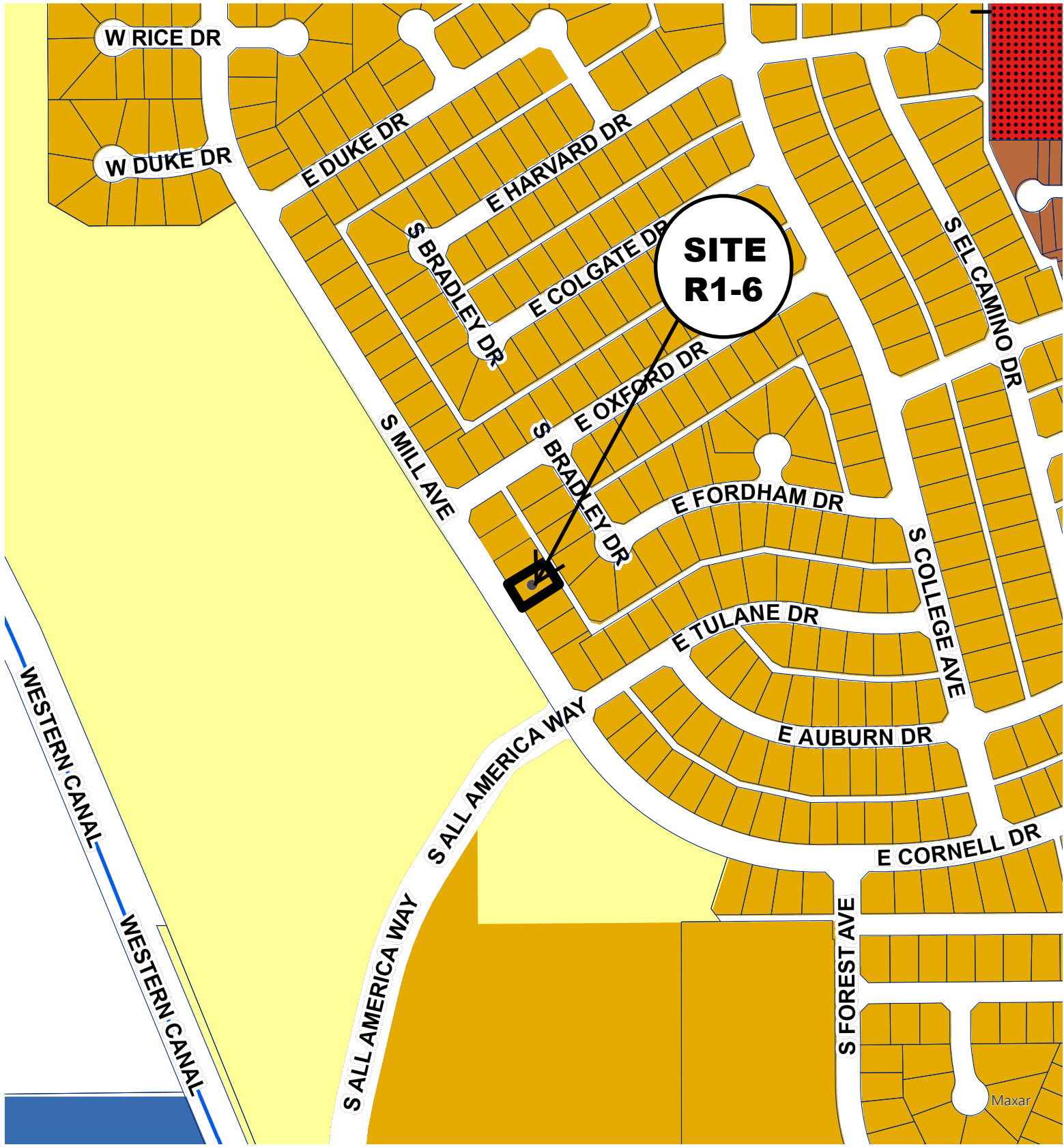
City of Tempe Maxar, Microsoft

Aerial Map



FENLASON RESIDENCE

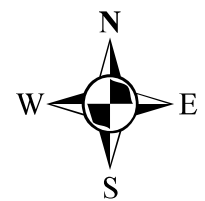
PL220351



- General Industrial District (GID)
- Planned Commercial Center General (PCC-2)
- Agricultural (AG)
- Single-Family Residential (R1-6)
- Multi-Family Residential (R-2)
- Override 1

- Twelve Point**
CenterlineSubType
- ADOT
 - Canal
 - Monument
 - Private

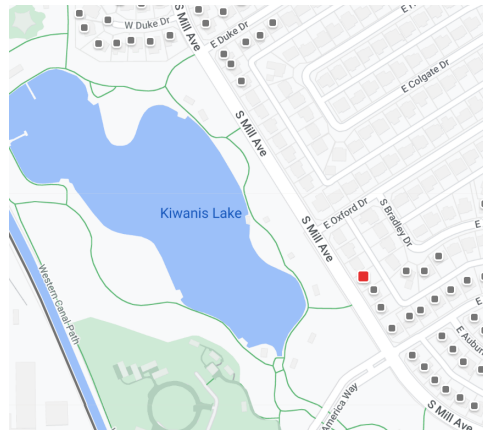
- Railroad
Street
<all other values>
- Zoning District**
- Light Industrial District (LID)
 - General Industrial District (GID)
 - Heavy Industrial District (HID)



Letter of Explanation
for Proposed Partial Second Story Addition (PL220351)
5421 S Mill Avenue, Tempe, AZ 85283

Dear Development Review Commission:

This letter provides context and the rationale for our request for a use permit to allow a partial second story addition over our existing ranch-style home. Our property sits just across the street from Kiwanis Park, facing west, and our proposed addition is mainly designed around maximizing our enjoyment of the park.



5421 S Mill Ave

As much as we love our location, our place is small: only 1053 square feet. It's adequate for us as a couple for now, but it is too cramped to grow our family. We can find larger homes elsewhere, but they all seem like worse options, mainly because we so value the park spaces. Rather than spend up to get more space elsewhere in a worse spot, our plan is to invest in building upward in order to maximize the value of the location we already love.

With regard to standard use permit criteria, most of the criteria are not relevant for our particular project, because the house will remain our single-family home and our primary residence, if a somewhat more spacious one. Responses to the criteria are itemized below in any event:

- a. **vehicular or pedestrian traffic:** there should be no impact.
- b. **nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare:** no impact.
- c. **contribution to the deterioration of the neighborhood or to the downgrading of property values, etc.:** if anything, it would arguably raise property values, and present a model for contemporary design around the community space.
- d. **compatibility with existing surrounding structures and uses:** the design deepens the connection of our living space with the park, and is designed around facing toward the shared space rather than retreating into a backyard patio (see below for a discussion of how our design connects with the 'KIWANIS / THE LAKES Character Area Plan').
- e. **adequate control of disruptive behavior both inside and outside the premises:** there should be no impact.

With regard to specific use permit criteria for second-story additions:

1. **The proposed second story is designed to be compatible with the architecture of the residence and compatible with the surrounding neighborhood:** As much of the existing building as possible will be retained, and the new architecture has visual elements intended to tie the more contemporary flat roof structure into the old sloped roof. With regard to the neighborhood, it is our intent to not only be compatible with the surrounding neighborhood, but in fact to move a step or two further along the development path laid out in the **Character Area Plan** for 'Kiwanis / The Lakes' in 2014. See more on this point below.
2. **There are design considerations for privacy to adjacent properties and protection of existing solar appurtenances on adjacent lots:** Solar appurtenances, existing and future, should be in no way affected, since the second-story addition does not block any light which is not already being blocked by our very large trees in the front yard (see picture below). With regard to privacy the following measures have been taken in the design:

- The walking deck on the roof is limited to the front of the addition, overlooking the park and not our neighbors' backyards
 - The parapet around the roofdeck to the north, east, and south is higher, again to limit the view of surrounding properties, and orient the view toward the lake
 - The eastward facing window of the master bedroom as well as the windows facing our neighbor to the north are all at an elevated height relative to the floor, so that they are designed to let in light and sky rather than provide views of our neighbors' properties
 - We've also already discussed our plans with our nearest neighbor to the north, the one closest to the proposed partial addition, and she is so far supportive
3. **There is sufficient parking on site or on the street frontage to accommodate guests:** we have adequate street parking just out front, as well as ample street parking around the park, just on the other side of the road. The fact that we have no neighbors on that park side (to the West) means that our occasional guests never have trouble finding space.



Furthering the 'Character Area Plan' for Kiwanis/The Lakes:

Our proposed design represents an advance toward some of the development goals identified in the published *Character Area Plan for Kiwanis/The Lakes* from 2014¹, as well as some of the enumerated 'Character-Defining Elements.' Note in particular the following from that document:

Page 2: Guidance for Design + Project Review

- To recognize local landmarks, neighborhood gathering places or hot-spots, or how to best integrate development within the community

Page 3: Character-Defining Elements

- *Livable*: Distinguishable architectural variety (not all the same style); Attractive development
- *Friendly*: Desirable place for families in all stages of life
- *Limited Density*: Mix of homes of all sizes and for all ages
- *Lush*: Mature trees provide shade and define a big part of the character
- *Sustainable*: Retaining a balance of developed and open space

Pages 6-7: The Kiwanis Principles

- *Enhance Housing Choice*: Focus new housing on enhancement of housing choice and design over numbers of units
- *Encourage Quality Mixed-Use Design*: strive for unique building designs within KIWANIS / THE LAKES, not duplicative of everywhere else

Our entire plan is oriented around the public park space, which is the centerpiece of the neighborhood, while the architecture of the addition is designed around our large and lush trees: it incorporates their shade into the plan, and rather than cutting the trees back it angles views to look through and around them.

While our immediate neighbors have single-story homes, a second story addition is not uncommon in the neighborhood. You can find a house with a second story only a block south of us (5521 S Mill Ave, see picture below), and two more a couple blocks north of us, around the north side of the lake (e.g. 9 Duke Drive, also built with a view overlooking the park, see below).

¹ <https://www.tempe.gov/home/showpublisheddocument/29573/635531127242800000>



5521 S Mill Ave (2,176 sq ft)



9 Duke Drive (2,775 sq ft)

The one novel feature of our proposed design is a rooftop deck at the NW corner. Most people think of developing their retreat in the backyard - adding a patio deck, a garden, or a pool - but for us this seems counterproductive. Our retreat is the park itself: walking the dog around the lake, paddleboarding in the morning, reading on a green hill in the afternoon. Rather than waste a deck in the backyard by facing it toward a private wall, we want to put a small walking deck at the front roof of the addition, shaded by our large trees and overlooking the lake. [Note: the height of the addition, when taking the frame of a rooftop pergola into account, will be 28' 8", as compared with the roughly 14' the rooftop is at now].

In sum, we think we have a plan that maximizes the key value of our land for our growing family, it does so by designing around the natural environment in and around the park, and in the process it effectively deepens the community-oriented character of the neighborhood. And we have done so without intruding on anyone else's enjoyment of the same.

Sincerely,

Clay Fenlason and Chan Lwin

Letter of Explanation
for Parking Use Permit
5421 S Mill Avenue, Tempe, AZ 85283

Dear Development Review Commission:

This letter provides the rationale for a requested use permit to allow one required parking space within a front yard setback (i.e. the driveway).

We came upon this relatively recent requirement to have two parking spaces during the course of applying for a partial second story addition (PL22035). However the existing structure, which we are trying to retain as much of as possible, combined with the massive ficus trees in our front yard, prevent us from arranging a new parking space outside the driveway. Please refer to the site plan of PL22035 for the relevant dimensions.



With regard to standard use permit criteria, parking in the driveway appears to have been common practice for the entire neighborhood since 1972, and so as much as we might appreciate additional parking, it would be reasonable to expect that continuing this practice would bring no negative impacts over the status quo:

- a. **vehicular or pedestrian traffic:** no impact.
- b. **nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare:** no impact.
- c. **contribution to the deterioration of the neighborhood or to the downgrading of property values, etc.:** no impact.
- d. **compatibility with existing surrounding structures and uses:** no impact.
- e. **adequate control of disruptive behavior both inside and outside the premises:** no impact.

Sincerely,

Clay Fenlason and Chan Lwin



FENLASON RESIDENCE ADDITION
5421 S. MILL AVE. TEMPE, AZ 85283

PROJECT DESCRIPTION

THE FENLASONS WOULD LIKE TO ADD A SECOND STORY MASTER SUITE AND LOFT TO THEIR EXISTING SINGLE STORY HOUSE. THEY WOULD ALSO LIKE TO REMODEL THEIR EXISTING GARAGE AND LAUNDRY ROOM.

APPLICABLE CODES

INTERNATIONAL RESIDENTIAL CODE 2018 EDITION (IRC), AS AMENDED TEMPE BUILDING SAFETY ADMINISTRATIVE CODE (SECTION 8 OF TEMPE CITY CODE)
TEMPE ZONING AND DEVELOPMENT CODE (ZDC)

CODES AND AMENDMENTS AVAILABLE ONLINE:
TEMPE BUILDING SAFETY ADMINISTRATIVE CODE AND AMENDMENTS TO OTHER CODES AT: [HTTPS://WWW.TEMPE.GOV/GOVERNMENT/COMMUNITY-DEVELOPMENT/BUILDING-SAFETY/BUILDING-CODES-AND-AMENDMENTS](https://www.tempe.gov/government/community-development/building-safety/building-codes-and-amendments)
TEMPE ZONING AND DEVELOPMENT CODE (ZDC) AT: [HTTPS://WWW.TEMPE.GOV/GOVERNMENT/COMMUNITY-DEVELOPMENT/PLANNING/ZONING-AND-DEVELOPMENT-CODE](https://www.tempe.gov/government/community-development/planning/zoning-and-development-code)

PROJECT TEAM

OWNER:
CLAY FENLASON
5421 S. MILL AVE
TEMPE, AZ 85283
PHONE: 602-616-3270
EMAIL: KHM0070@GMAIL.COM

ARCHITECT:
BOWEN/LODGE
20300 N. 31ST PLACE
PHOENIX, AZ 85029
CONTACT: NICHOLAS TSONTOKAS, AIA
P: 602-370-3902
E: NICHOLAS@BOWENLODGE.COM

STRUCTURAL ENGINEER:
TECH STRUCTURAL
1802 E. QUEEN CREEK RD #105-170
QUEEN CREEK, AZ 85142
CONTACT: CHRIS BARSBY, P.E.
P: 602-920-3766
E: CBARSBY@TECHSTRUCTURAL.COM

MECHANICAL/PLUMBING/ELECTRICAL CONSULTANTS:
WEBER DESIGN INC.
1935 W. COTTLEDALE
SURPRISE, AZ 85174
CONTACT: AARON/AJ WEBER
P: 480-703-4269
E: AJ.WEBER@GMAIL.COM

PROJECT DATA

PROPERTY OWNER AND ADDRESS:
CLAY FENLASON
5421 S. MILL AVE.
TEMPE, AZ 85283

DESCRIPTION:
UNIVERSITY RURAL

LOT:
111

PARCEL #:
30130-123

S/T/R:
3/15/4E

ZONING:
R15

LOT AREA:
6,835 SF (0.16 ACRES)

BUILDING AREAS:

EXISTING HOUSE	1,067 SF
LIVABLE AREA TO REMAIN	1,067 SF
REMODELED LIVABLE	61 SF
DEMO GARAGE	80 SF
REMODELED GARAGE	650 SF
DETACHED WOOD SHED	71 SF
ADDITION	
1ST LEVEL NEW LIVABLE*	88 SF
2ND LEVEL NEW LIVABLE*	671 SF
WALK DECK*	400 SF
COVERED PATIO/PORCH	251 SF

*DOES NOT CONTRIBUTE TO LOT COVERAGE

TOTAL LIVABLE	1,887 SF
TOTAL COVERED PATIO	153 SF
TOTAL GARAGE	650 SF
TOTAL COVERED PORCH	98 SF
TOTAL AREA UNDER ROOF	2,194 SF

LOT COVERAGE:
ALLOWABLE: 45% (3,075 SF) ATTACHED
ACTUAL: 32% (2,194 SF) 6,835 SF X 100%

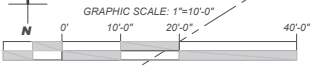
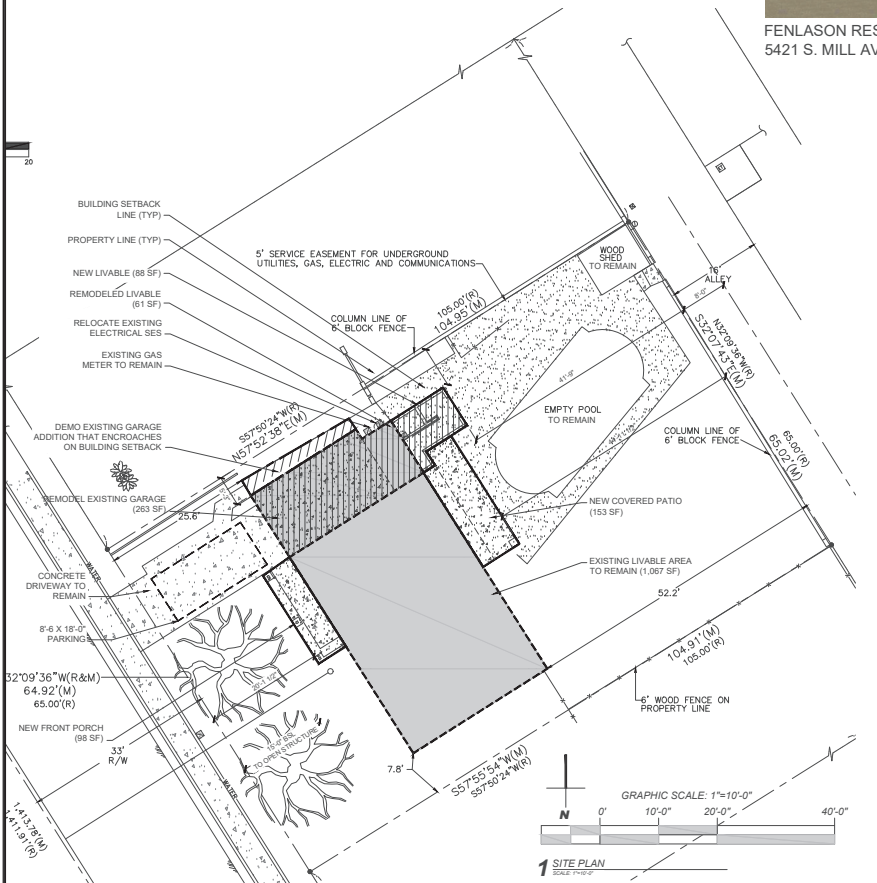
BUILDING HEIGHT:
ALLOWABLE: 30'-0"
ACTUAL: 29'-2"

OCCUPANCY:
R3 SINGLE-FAMILY
DETACHED DWELLING

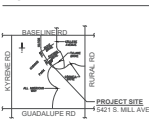
BUILDING SETBACKS:
FRONT: 35'-0" (TO ALLEY CENTERLINE)
REAR: 15'-0" (TO ALLEY CENTERLINE)
SIDE YARDS: 5'-0"

CODE COMPLIANCE NOTES

- ALL PRODUCTS LISTED BY AN EVALUATION SERVICE REPORT (ESR) SHALL BE INSTALLED PER THE REPORT AND THE MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS SHALL ALSO BE LISTED BY AN ESR.
- SEPARATE PERMITS REQUIRED: POOLS, SPAS, FENCES, SITE WALLS, RETAINING WALLS, AND GAS STORAGE TANKS.
- FOUNDATION & FOOTING DEPTH SHALL BE A MINIMUM OF 18 INCHES BELOW GRADE (OR PER PROPERTY SOIL REPORT), PROVIDE A MINIMUM OF 3 INCH CLEARANCE BETWEEN REBAR AND SOIL. (R403.1)
- DOORS BETWEEN THE GARAGE AND RESIDENCE SHALL BE SELF-CLOSING MINIMUM 1 3/8" THICK SOLID CORE OR 20 MINUTE FIRE RATED. (R302.5.1)
- EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS OR CONDUITS SHALL BE SEALED. (R703.1)
- WOOD SILL PLATES SHALL BE PRESSURE TREATED OR DECAY RESISTANT. EXTERIOR SILL PLATES SHALL BEAR A MINIMUM OF 6 INCHES ABOVE FINISH GRADE. (R317.1)
- GYPSONUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C. OR USE LABELED 1/2" SAG-RESISTANT GYPSONUM CEILING BOARD. (TABLE R702.3.5 (D))
- SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THERMOSTATIC MIXING VALVE TYPE. (P2708.4)
- SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE, SUCH AS CERAMIC TILE, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSONUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (R702.4.2)
- PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION REQUIREMENTS:
WATER CLOSETS-TANK TYPE: 1.6 GAL./FLUSH
SHOWER HEADS: 2.5 GPM
SINKS: 2.2 GPM
LAVATORY: 2.2 GPM
(TABLE P2903.2)
- STORAGE-TANK TYPE WATER HEATERS SHALL BE INSTALLED WITH A DRAIN PAN AND DRAIN LINE. (P2901.6)
- A DEMAND-CONTROLLED HOT WATER CIRCULATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH AMENDED SECTIONS N1103.5.1.1 AND N1103.5.1.2.14.
- PROVIDE ROOF/ATTIC VENTILATION UNLESS INSULATION IS APPLIED DIRECTLY TO UNDERSIDE OF ROOF SHEATHING OR THE DIMENSION IS 24 INCHES OR LESS BETWEEN THE CEILING AND BOTTOM OF ROOF SHEATHING. (R906.1 AMENDED)
- THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH CLIMATE ZONE 2. ENERGY COMPLIANCE SHALL BE DEMONSTRATED BY UA TRADE-OFF (RESCHECK) OR PERFORMANCE (REMRAE) COMPLIANCE PATH OR BY THE FOLLOWING PRESCRIPTIVE VALUES (TABLE N1102.1.2):
PRESCRIPTIVE MINIMUM R-VALUES: <CEILING>R19<3> / <FRAME WALLS>R-13<3>
PRESCRIPTIVE MAXIMUM WINDOW FENESTRATION VALUES: <U-FACTOR>0.40<3> / <SHGC>0.25<3>
- PROVIDE MINIMUM R-3 INSULATION ON HOT WATER PIPES. (N1103.5.3)
- SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM R-8. DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO MINIMUM R DUCTS AND AIR HANDLERS LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE ARE EXEMPT. (N1103.1.1)
- REGISTERS, DIFFUSERS AND GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES.
- EXHAUST AIR FROM BATHROOMS, KITCHENS AND TOILET ROOMS SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS, NOT RECIRCULATED OR DISCHARGED INDOORS. (M1507.2 AMENDED)
- EXHAUST FANS IN BATHROOMS WITH A SHOWER OR TUB SHALL BE PROVIDED WITH A DELAY TIMER OR HUMIDITY/CONDENSATION CONTROL SENSOR. SEPARATELY FROM LIGHTING SYSTEMS. (R303.3)
- ALL RECEPTACLES LISTED IN 2017 NEC 408.12 SHALL BE TAMPER-RESISTANT RECEPTACLES.
- ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION: ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 2017 NEC 210.10(A)1 THROUGH (E) AND E3802.19 AND E3802.17.
- IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, BEDROOM, SUNROOM, RECREATION ROOM, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PROVISIONS SPECIFIED IN SECTION E3901.2 THROUGH E3901.12 AS WELL AS 2017 NEC 210.52.
- RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS GREATER THAN 6 FEET FROM A RECEPTACLE OUTLET. PER E3901.2.1.
- HEATING, AIR-CONDITIONING, AND REFRIGERATION EQUIPMENT OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR SERVICING OF EQUIPMENT AND AS PER 2017 NEC 210.83.
- INSTALL SMOKE ALARMS IN THE ENTIRE BUILDING PER 2018 IRC R314.
- INSTALL CARBON MONOXIDE ALARMS IN THE ENTIRE BUILDING PER 2018 IRC R315.
- LIGHTING OUTLETS SHALL BE INSTALLED WHERE SPECIFIED IN 210.70(A), (B), AND (C).
- ALL RECESSED LIGHTS IN SHOWER/TUB AREAS TO BE SHOWER-RATED RECESSED CAN LIGHTS.
- ALL RECESSED CAN LIGHTS TO BE "AIR-TIGHT" & I.C. RATED WITH NO PENETRATIONS INSIDE THE RECESSED FIXTURE PER I.E.C. 402.4.3 #1, 2 OR 3.
- PROVIDE ACCESS AND WORKING SPACE ABOUT ALL ELECTRICAL EQUIPMENT (INCLUDING DISCONNECTS) PER 2017 NEC 110.26 & 2018 IRC R3405.
- APPLIANCES INSTALLED IN A COMPARTMENT, ALCOVE, BASEMENT OR SIMILAR SPACE SHALL BE ACCESSED BY AN OPENING OR DOOR AND AN UNOBSTRUCTED PASSAGEWAY MEASURING NOT LESS THAN 24" WIDE AND HAVE A WORKING SPACE A MINIMUM OF 30" WIDE AND AT LEAST AS TALL AS THE UNIT PER M1305.1.2.
- GROUNDING CONDUCTORS AND TERMINAL IDENTIFICATION TO COMPLY WITH R307.
- EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT AND SPECIFIC PURPOSE OR USE PER NEC 408.4 NO GENERAL LIGHTING, MUST BE SPECIFIC TO ITS USE.
- NOT LESS THAN 90% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS PER N1104.1.
- BOXES AT FAN OUTLETS SHALL BE INSTALLED PER 2018 IRC E3905.8 AND 2017 NEC 314.27(C).
- AT LEAST ONE (1) 120-VOLT, 20-AMP BRANCH CIRCUIT SHALL BE INSTALLED TO SUPPLY RECEPTACLE OUTLETS IN ATTACHED GARAGES AND IN DETACHED GARAGES WITH ELECTRIC POWER. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS. 2017 NEC 210.10(K).
- GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY DISHWASHERS INSTALLED IN DWELLING UNIT LOCATIONS. 2017 NEC 210.8(D).
- THE DINING ROOM RECEPTACLE CIRCUIT SHALL BE MINIMUM 20 AMP. 2017 NEC ARTICLE 210.52(B) AND (C), AS APPLICABLE.
- OUTLETS INSTALLED IN THE GARAGE SIDE OF THE WALL BETWEEN THE DWELLING AND GARAGE SHALL BE OF MATERIAL(S) LISTED IN 2018 IRC R302.4.2.
- KITCHEN AND DINING AREA RECEPTACLES: A MINIMUM OF TWO (2) 20-AMP-RATED BRANCH CIRCUITS SHALL BE PROVIDED TO OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST AREA, DINING AREA, OR SIMILAR AREA OF A DWELLING. 2018 IRC R3703 & 2017 NEC 210.11, 210.52.
- GARAGES & ACCESSORY BUILDINGS: NOT LESS THAN ONE (1) RECEPTACLE OUTLET SHALL BE INSTALLED PER 2018 IRC E3901.9 (w/CITY OF PHOENIX AMENDMENTS) AND AT NOT LESS THAN (18) INCHES ABOVE THE FLOOR. 2017 NEC 210.52(G)(1), (2), AND (3).
- GARAGE RECEPTACLES MUST BE ON A SEPARATE 20A CIRCUIT. GARAGE DOOR OPENERS AND GARAGE LIGHTING SHALL NOT BE ON THIS CIRCUIT. GARAGE DOOR OPENERS LOAD CALCULATIONS SHALL BE SEPARATE FROM OTHER CIRCUITS IN THE GARAGE. 2017 NEC, ART. 210.11 (C) (4).
- DISHWASHER CIRCUITS REQUIRE GFCI PROTECTION. 2017 NEC 210.8 (D)
- EVEN IF NOT SPECIFICALLY SHOWN ON THE ELECTRICAL PLAN, PROVIDE RECEPTACLE OUTLET ON ALL WALLS 24 INCHES OR MORE IN LENGTH IN REQUIRED AREAS. 2017 NEC 210.52(A).
- BOTH METAL PIPING SYSTEMS AND GROUNDED METAL PARTS IN CONTACT WITH THE CIRCULATING WATER ASSOCIATED WITH A HYDRO MASSAGE TUB SHALL BE BONDED TOGETHER USING AN INSULATED, COVERED, OR BARE SOLID COPPER BONDING JUMPER NOT SMALLER THAN 8 AWG. (E4209)
- PROVIDE OUTSIDE COMBUSTION AIR TO ALL INDOOR FIREPLACES WITH AIR INTAKE LOCATED NOT HIGHER THAN THE FIREBOX. (R1008.1)
- AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. (N1103.1)



VICINITY MAP



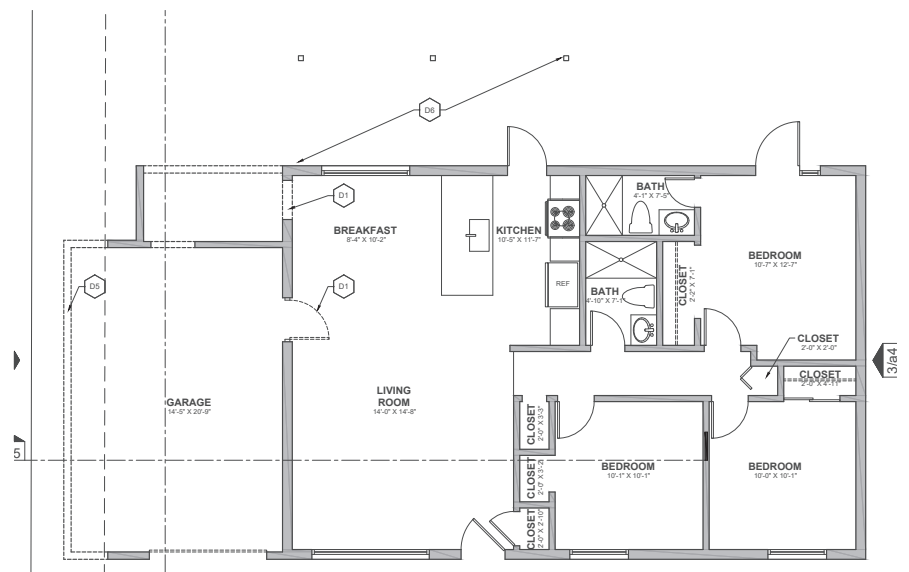
SHEET INDEX

a0	PROJECT INFO / SITE PLAN / GENERAL NOTES
a1	DEMO FLOOR PLAN / PROPOSED FLOOR PLAN
a2	SECOND-FLOOR PLAN / WALK DECK PLAN
a3	REFLECTED CEILING / ROOF PLAN
a4	ELEVATIONS
a5	SECTIONS / DETAILS
a6	GENERAL STRUCTURAL NOTES
a7	TYPICAL DETAILS 1
a8	TYPICAL DETAILS 2
a9	FOUNDATION PLAN
a10	FOUNDATION DETAILS 1
a11	FOUNDATION DETAILS 2
a12	FOUNDATION DETAILS 3
a13	MECHANICAL PLAN
a14	MECHANICAL SPECIFICATIONS
a15	PLUMBING PLAN AND DIAGRAMS
a16	ELECTRICAL FLOOR PLAN
a17	ELECTRICAL DIAGRAMS

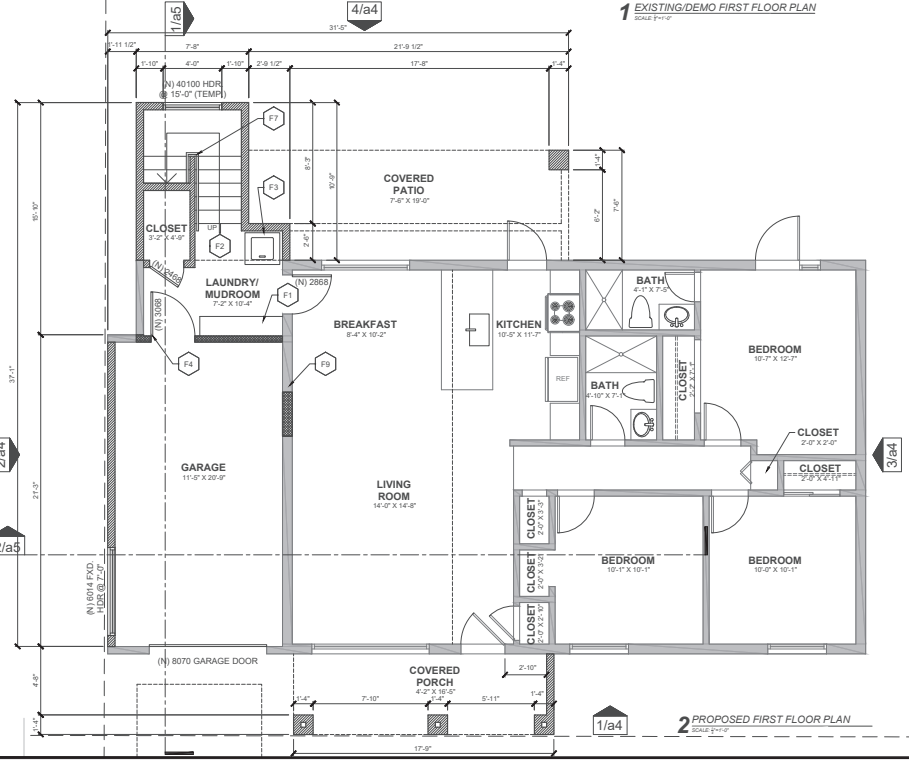
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TITLE	SITE PLAN COVER



1 EXISTING/DEMO FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

DEMO KEYNOTES

- DEMO PORTION OF WALL - PREPARE FOR NEW OPENING
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- OUTLINE OF ROOF TO BE DEMOLISHED - TYP. THICK DASHED LINE
- DEMO EXISTING PORTION OF GARAGE OVER BUILDING SETBACK
- DEMO EXISTING POSTS AND PATIO STRUCTURE

GENERAL DEMO NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BID
2. REMOVE FROM SITE AS SOON AS PRACTICABLE DEMOLISHED MATERIALS, DEBRIS, AND RUBBISH. DO NOT ACCUMULATE DEBRIS ON THE FLOOR OR AT THE SITE.
3. ALL BUILDING COMPONENTS AND FINISHES WHICH ARE TO REMAIN IN PLACE SHALL BE PROTECTED FROM DAMAGE.
4. PATCH AND REPAIR ALL EXISTING CEILING, PARTITIONS, AND FLOORS DISTURBED FROM NEW WORK AND FINISH.

LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- GARAGE SEPARATION WALL - MIN. 8" GYP. BD. GARAGE SIDE

KEYNOTES

- 1/2" COUNTER - COORDINATE BASE CABINET LOCATIONS WITH OWNER
- STAIR - 16 RISERS @ 7.3", 14 TREADS @ 11"
- DRYER TO VENT DIRECTLY TO OUTSIDE
- SELF-CLOSING, SELF-LATCHING 20-MIN UL RATED GARAGE DOOR
- TEMPERED GLASS ENCLOSURE
- PREFABRICATED SPIRAL STAIR WELL. SEE CODE COMPLIANCE NOTE BELOW. 14 RISERS AT 9 INCHES. TREADS - 9" AT THE WALKLINE
- NEW HANDRAIL - 1 3/4" DIA. MEASURED VERTICALLY FROM A SLOPED PLANE ADJOINING TREAD NOSING
- FIRESTONE GACOFLEX URETHANE RUBBER WALKING DECK INSTALL PER ESR-1284
- EXISTING CMU WALL TO REMAIN

GENERAL FLOOR PLAN NOTES

1. NEW GLAZING STANDARDS: 0.25 SHGC, 0.4 U-FACTOR. USE DUAL PANE, LOW-E GLAZING WITH ARGON GAS, GRAY TINT.
2. ALL NEW INTERIOR WALLS AND EXISTING WALLS IN REMODELED AREAS TO BE 2x4 WOOD STUD FRAMING WITH 1/2" GYPSUM BOARD EACH SIDE UNLESS NOTED OTHERWISE. DRYWALL TO HAVE LEVEL 4 SMOOTH FINISH AND 90 DEGREE CORNERS TYPICAL.
3. SEE REFLECTED CEILING PLAN (R3.1) FOR CEILING HEIGHTS AND DESIGN.
4. ALL GLAZING IN EXTERIOR DOORS SHALL BE TEMPERED.
5. NEW FINISH FLOOR ELEVATION TO MATCH EXISTING FINISH FLOOR.
6. SHOP DRAWINGS REQUIRED FOR ALL MILLWORK. SHOP DRAWINGS TO BE REVIEWED BY ARCHITECT AND APPROVED BY GENERAL CONTRACTOR.
7. ALL INTERIOR DOORS TO BE SOLID CORE, PAINT GRADE U.N.O. REFER TO INTERIOR DESIGN DOCUMENTS FOR MORE INFORMATION.
8. DIMENSIONS TO FACE OF STUD.
9. BUTTED GLASS SHALL BE ADHERED USING DOW 9699 AC (CLEAR) STRUCTURAL SILICONE.
10. R302.7: ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.

EMERGENCY ESCAPE AND RESCUE OPENING (EXCERPTED FROM R310.1):
BASEMENT, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES (R310.1.1):
EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING SHALL COMPLY WITH ASTM F2088.

MINIMUM DIMENSIONS (R310.2):
NET CLEAR OPENING AREA, NOT LESS THAN 5.7 SQ. FT. NET CLEAR OPENING DIMENSIONS SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. NET CLEAR HEIGHT OF THE OPENING SHALL BE NO LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL NOT BE LESS THAN 20 INCHES.

WINDOW SILL HEIGHT (R310.2.2):
WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

R311.7.1.0.1 SPIRAL STAIRWAYS:
THE CLEAR WIDTH AT AND BELOW THE HANDRAILS AT SPIRAL STAIRWAYS SHALL BE NOT LESS THAN 26 INCHES AND THE WALKLINE RADIUS SHALL BE NOT GREATER THAN 24 INCHES. EACH TREAD SHALL HAVE A DEPTH OF NOT LESS THAN 6 1/2 INCHES AT THE WALKLINE. TREADS SHALL BE IDENTICAL, AND THE RISE SHALL BE NOT MORE THAN 9 INCHES. HEADROOM SHALL BE NOT LESS THAN 6 FEET 6 INCHES.

R311.7.8:
HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS

- ABBREVIATIONS:**
- WC: WATER CLOSET
 - FF: FINISH FLOOR
 - AFF: ABOVE FINISH FLOOR
 - HR: HEADER
 - FXD: FIXED
 - TEMP: TEMPERED
 - (EX): EXISTING TO REMAIN
 - (N): NEW
 - (D): DEMO
 - (F): REPLACE WITH LIKE FIXTURE
 - U.N.O.: UNLESS NOTED OTHERWISE

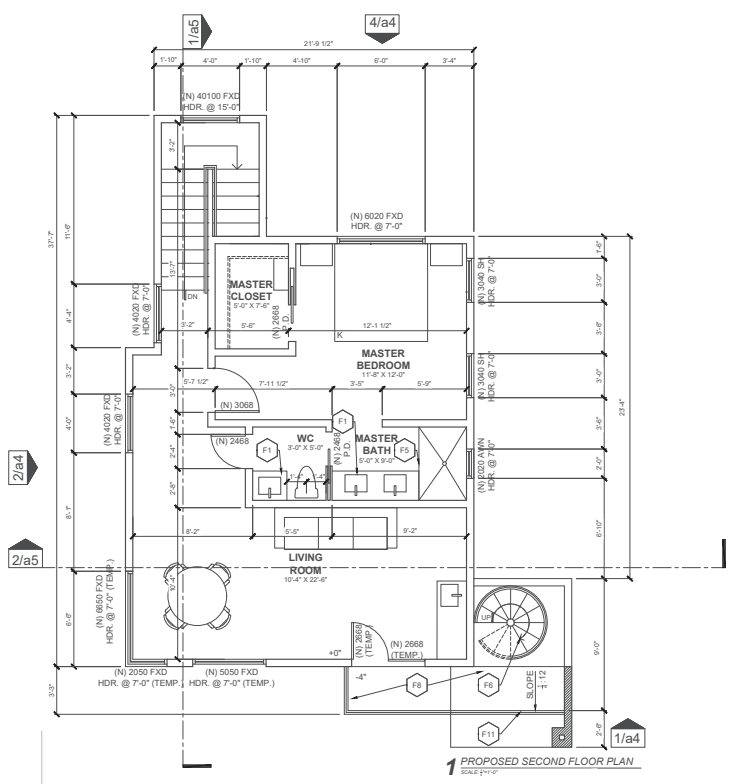
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TITLE	EXISTING/DEMO PLAN / PROPOSED FLOOR PLAN

SHEET NUMBER
a1



LEGEND

- : EXISTING WALLS TO REMAIN
- : NEW WALLS
- : GARAGE SEPARATION WALL - MIN 3\"/>

KEYNOTES

- F1 : 3/8\"/>
- F2 : STAIR - 16 RISERS @ 7.3\", 14 TREADS @ 11\"/>
- F3 : DRYER TO VENT DIRECTLY TO OUTSIDE
- F4 : SELF-CLOSING, SELF-LATCHING 20-MIN UL RATED GARAGE DOOR
- F5 : TEMPERED GLASS ENCLOSURE
- F6 : PREFABRICATED SPIRAL STAIR WELL SEE CODE COMPLIANCE NOTE BELOW. 14 RISERS AT 9 INCHES. TREADS - 9\"/>
- F7 : NEW HANDRAIL - 3/4\"/>
- F8 : FIRESTONE GAOFLUX URETHANE RUBBER WALKING DECK INSTALL PER ESR-1284
- F9 : EXISTING CMU WALL TO REMAIN
- F10 : 3/8\"/>
- F11 : 3/8\"/>

GENERAL FLOOR PLAN NOTES

1. NEW GLAZING STANDARDS: 0.25 SHGC, 0.4 U-FACTOR. USE DUAL PANE, LOW-E GLAZING WITH ARGON GAS. GRAY TINT.
2. ALL NEW INTERIOR WALLS AND EXISTING WALLS IN REMODELED AREAS TO BE 2X4 WOOD STUD FRAMING WITH 1/2\"/>
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7. ALL INTERIOR DOORS TO BE SOLID CORE. PAINT GRADE U.N.D. REFER TO INTERIOR DESIGN DOCUMENTS FOR MORE INFORMATION.
8. DIMENSIONS TO FACE OF STUD
9. BUTTED GLASS SHALL BE ADHERED USING DOW #999 AC (CLEAR) STRUCTURAL SILICONE
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EMERGENCY ESCAPE AND RESCUE OPENING (EXCERPTED FROM R310.1)

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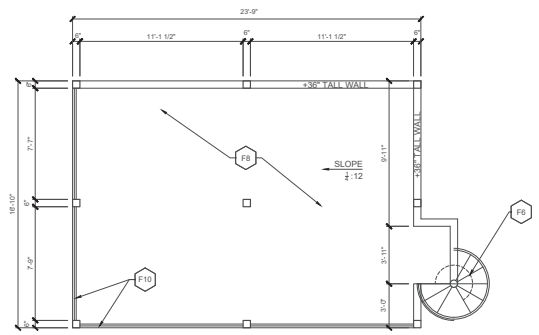
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WINDOW OPENING CONTROL DEVICES ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING SHALL COMPLY WITH ASTM F2090.

MINIMUM DIMENSIONS (R310.2):
NET CLEAR OPENING AREA: NOT LESS THAN 5.7 SQ. FT. NET CLEAR OPENING DIMENSIONS SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. NET CLEAR HEIGHT OF THE OPENING SHALL BE NO LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL NOT BE LESS THAN 20 INCHES.

WINDOW SILL HEIGHT (R310.2.2)
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2 PROPOSED WALK DECK
SCALE: 1/4\"/>

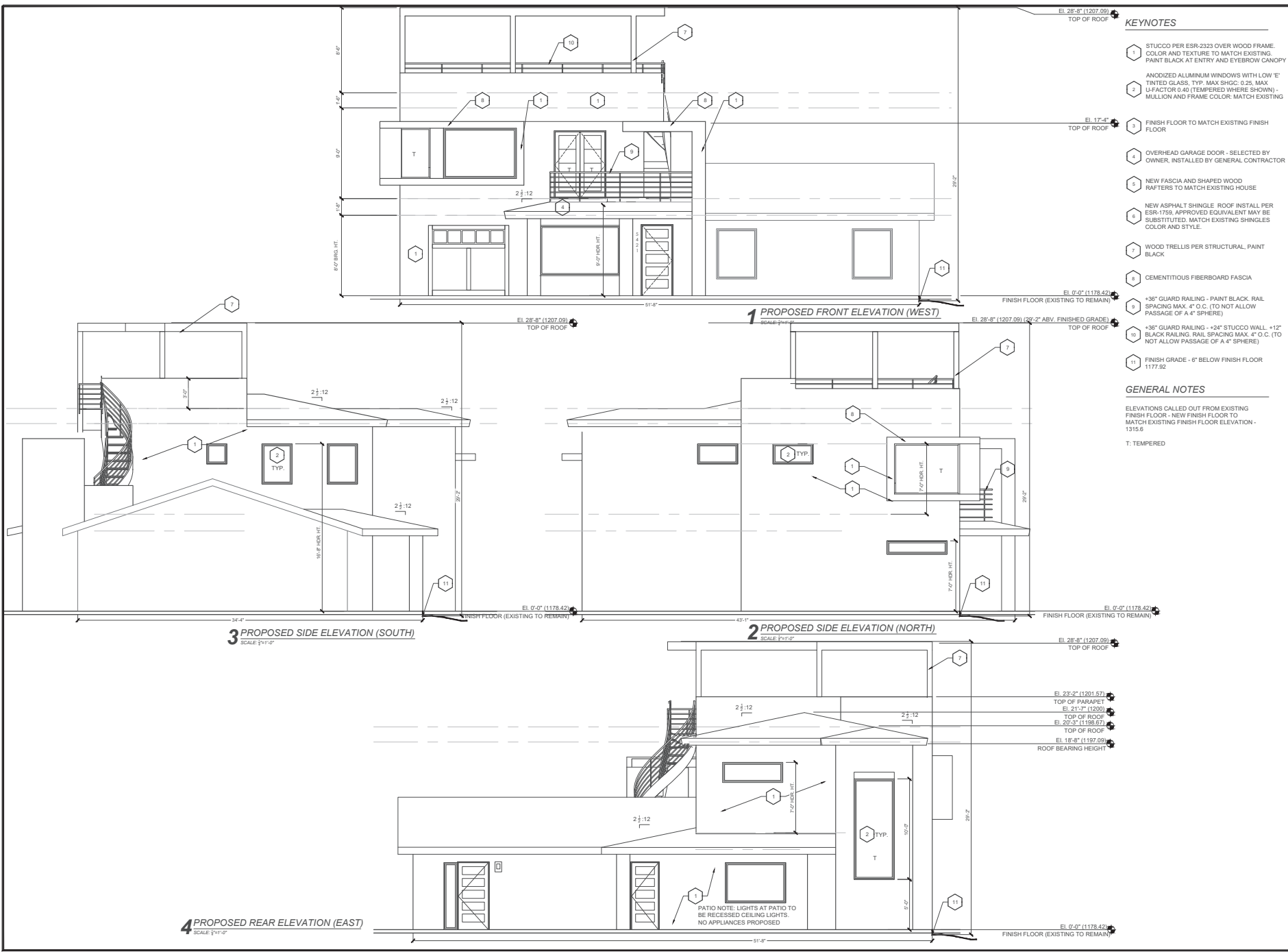
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PROJECT NO.	220323

TITLE
2ND AND 3RD LEVEL PLANS

SHEET NUMBER
a2



KEYNOTES

- 1 STUCCO PER ESR-2323 OVER WOOD FRAME. COLOR AND TEXTURE TO MATCH EXISTING. PAINT BLACK AT ENTRY AND EYEBROW CANOPY
- 2 ANODIZED ALUMINUM WINDOWS WITH LOW 'E' TINTED GLASS. TYP. MAX SHGC: 0.25, MAX U-FACTOR 0.40 (TEMPERED WHERE SHOWN). MULLION AND FRAME COLOR: MATCH EXISTING
- 3 FINISH FLOOR TO MATCH EXISTING FINISH FLOOR
- 4 OVERHEAD GARAGE DOOR - SELECTED BY OWNER. INSTALLED BY GENERAL CONTRACTOR
- 5 NEW FASCIA AND SHAPED WOOD RAFTERS TO MATCH EXISTING HOUSE
- 6 NEW ASPHALT SHINGLE ROOF INSTALL PER ESR-1759. APPROVED EQUIVALENT MAY BE SUBSTITUTED. MATCH EXISTING SHINGLES COLOR AND STYLE.
- 7 WOOD TRELLIS PER STRUCTURAL. PAINT BLACK
- 8 CEMENTITIOUS FIBERBOARD FASCIA
- 9 +38" GUARD RAILING - PAINT BLACK. RAIL SPACING MAX. 4" O.C. (TO NOT ALLOW PASSAGE OF A 4" SPHERE)
- 10 +38" GUARD RAILING +24" STUCCO WALL. +12" BLACK RAILING. RAIL SPACING MAX. 4" O.C. (TO NOT ALLOW PASSAGE OF A 4" SPHERE)
- 11 FINISH GRADE - 6" BELOW FINISH FLOOR 1177.92

GENERAL NOTES

ELEVATIONS CALLED OUT FROM EXISTING FINISH FLOOR - NEW FINISH FLOOR TO MATCH EXISTING FINISH FLOOR ELEVATION - 1315.6
T. TEMPERED

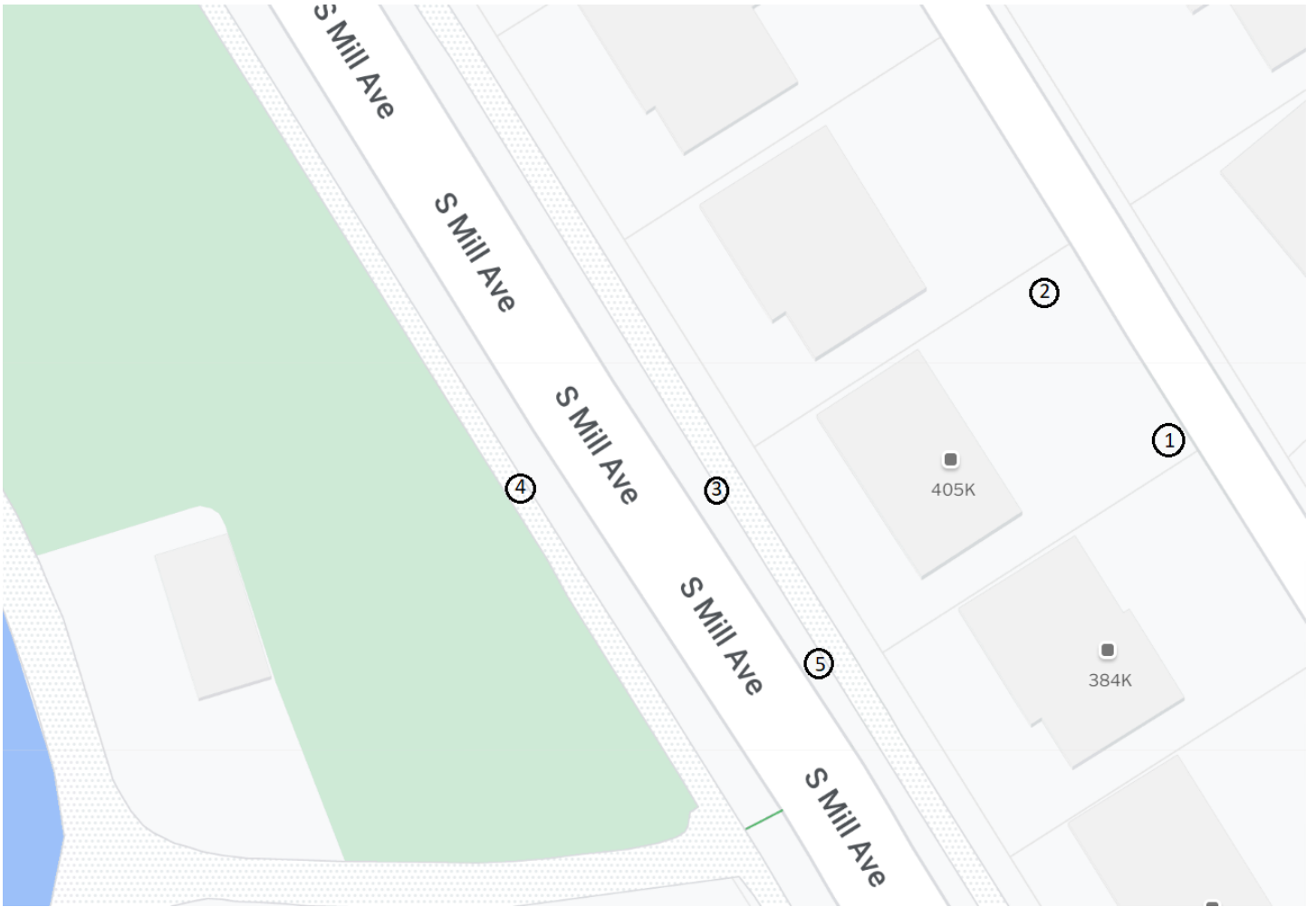
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TITLE	ELEVATIONS

SHEET NUMBER
a4

Context Photos
for 5421 S Mill Ave



Context map for photos 1-5 below

1:



2:



3:



4:



5:

