

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 11/12/2019
Agenda Item: 6**

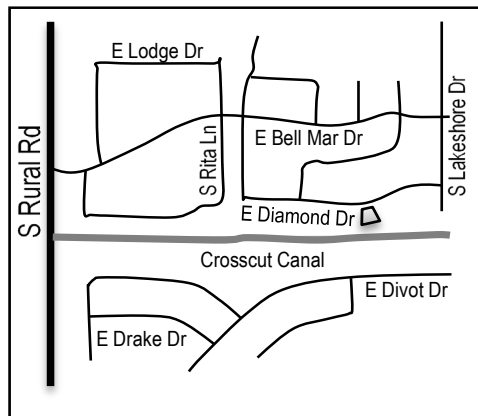
ACTION: Request a Use Permit to allow a second-story addition for a single-family residence for the WHITEFORD RESIDENCE, located at 1165 East Diamond Drive. The Applicant is Jason Whiteford.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: WHITEFORD RESIDENCE (PL190242) is a proposed single-family second-story addition on Lot 1455 of the Tempe Gardens 14 subdivision, located on the south side of East Diamond Drive between South Newberry Road and South Lakeshore Drive in the R1-6, Single-Family Residential District The request includes the following:

ZUP190066 Use Permit to allow a second story addition for a sing-family residence.



Property Owner	Jason Whiteford
Applicant	Jason Whiteford
Zoning District	R1-6
Site Area	7,716 s.f.
Total Bedrooms	3
Total Bathrooms	3
Building Area	1,859 s.f.
New Addition	1,133
Lot Coverage	28% (45% max. required)
Building Height	23'-0" (30'-0" maximum allowed)
Building Setbacks	5'-0" west side, 9'-2" east side, (20'-0" front, 5'-0" side, 15'-0" rear min. required)
Vehicle Parking	2 spaces (2 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Blake Schimke, Planning Technician (480) 350-8245

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Blake Schimke, Planning Technician
 Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

The ground floor of the residence includes two bathrooms, an existing bedroom, a newly expanded game room and bedroom, and a kitchen with an open lining room. The second floor will include a new master suite with two closets and an ensuite bathroom.

PUBLIC INPUT

To date staff has not received any public comment regarding the proposed second story addition.

USE PERMIT

The proposed design and use require a Use Permit to allow a second story addition to a single-story single-family residence within the R1-6, Single-Family Residential district.

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

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed second-story use is not expected to increase vehicular or pedestrian traffic more than what is expected from a single-family use which is the intent of this application.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the proposed second-story use is intended for a single-family use and will not generate emissions greater than ambient conditions that would otherwise cause a nuisance to the neighborhood.
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*; the addition will provide additional living space and is expected to add value to not only the property itself but the surrounding neighborhood as well.
4. *Compatibility with existing surrounding structures and uses*; there are several split-level homes in this neighborhood two of which are directly adjacent to this home.
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 second-story use is intended for a single-family use and is not expected to cause any disruptive behavior.

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:

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.

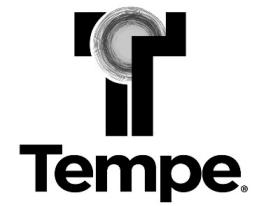
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- Specific requirements 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.

65HISTORY & FACTS:

December 1, 1972 Building Permit issued for a single-family residence.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 3-102 Permitted Uses in Residential Districts
Section 3-420 Single-Family Residential Second Story Addition or Rebuild
Section 4-202 Development Standards for Residential Districts
Section 6-308 Use Permit



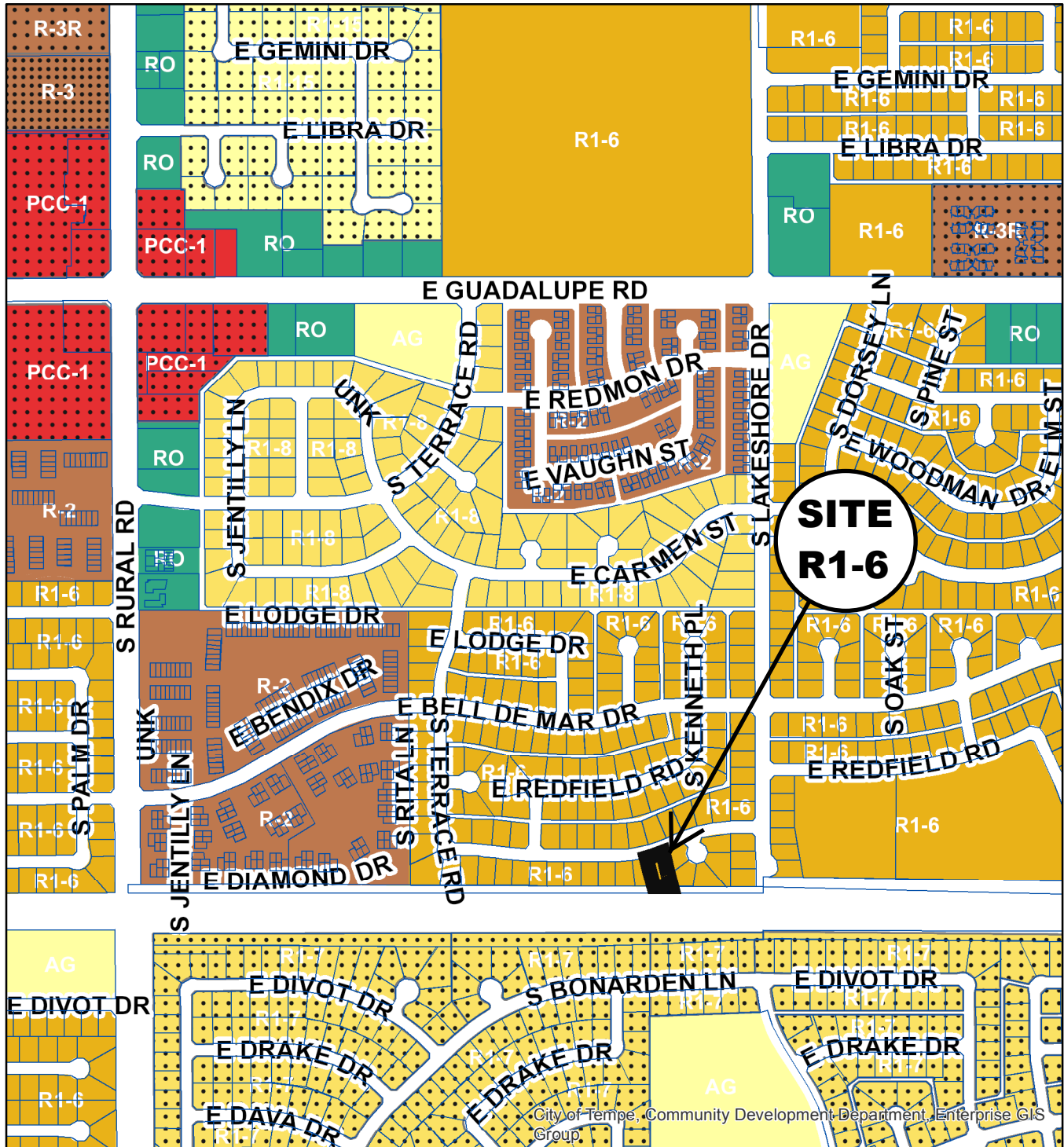
DEVELOPMENT PROJECT FILE
for
WHITEFORD RESIDENCE
PL190242










ATTACHMENTS:

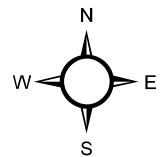
1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
5. Floor Plan
6. Building Elevations
7. Building Sections

WHITEFORD RESIDENCE

PL190242

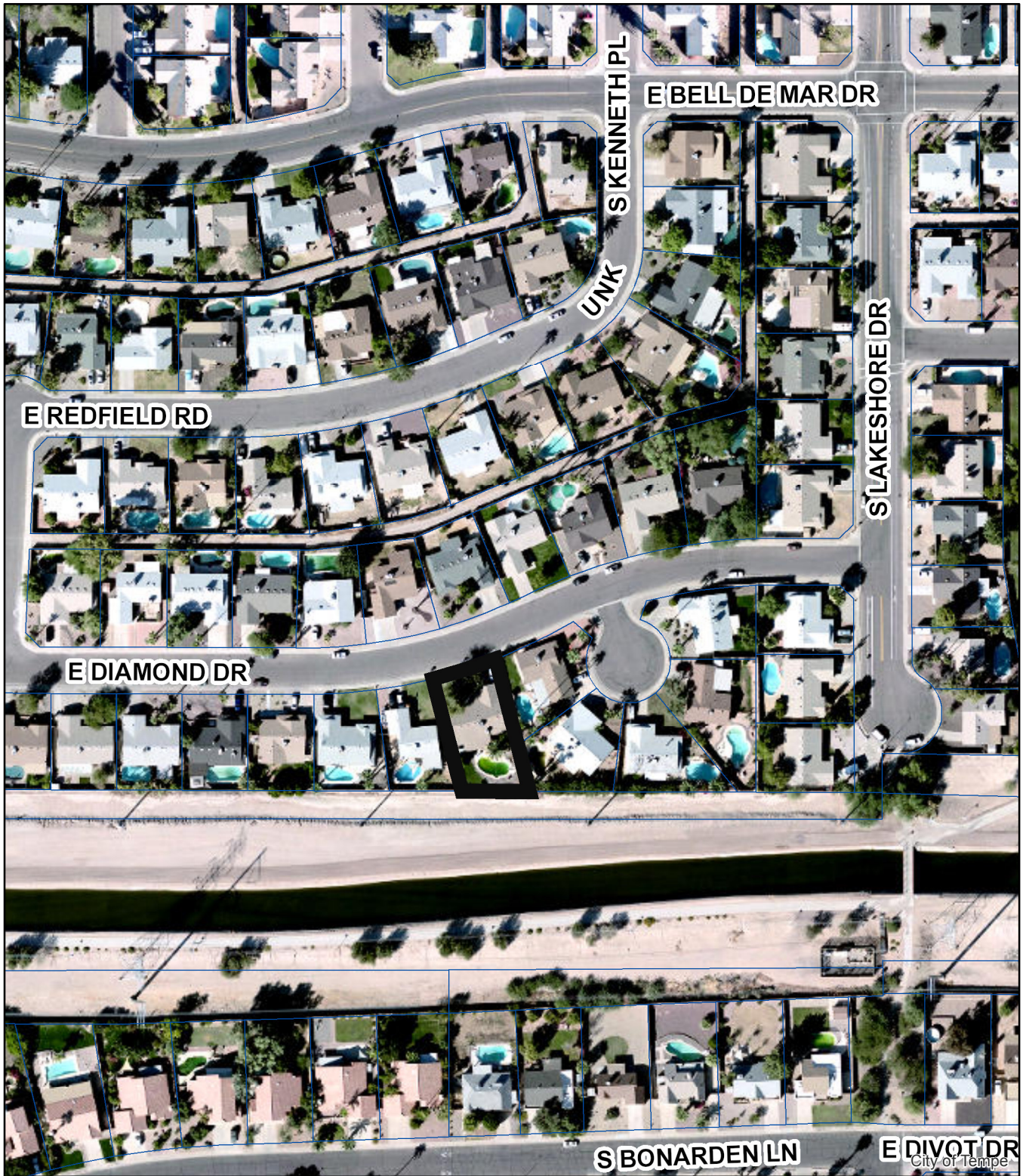


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|--|--|
|  Commercial Shopping and Services (CSS) |  Single-Family Residential (R1-7) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Single-Family Residential (R1-6) |
|  Residential/Office (RO) |  Multi-Family Residential (R-2) |
|  Agricultural (AG) |  Multi-Family Residential Restricted (R-3R) |
|  Single-Family Residential (R1-15) |  Multi-Family Residential Limited (R-3) |
|  Single-Family Residential (R1-8) | |

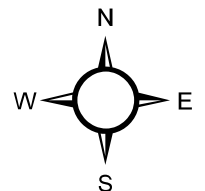


WHITEFORD RESIDENCE

PL190242



Aerial Map



Sept 9 19

To it may concern,

I Jason Whiteford intend on remodeling my family home at 1165 e Diamond dr tempe AZ 85283. The plan is to add 10 feet to the existing structure to the west and adding a 2nd story to add a master bedroom with bath. Per the letter of explanation requirements these are answers to fulfill that requirement.

1. this project will not impede on any significant vehicular or pedestrian traffic in adjacent areas.

2. This project will be controlled by a licensed ROC and will obey all dust, noise, odor or other nuisances as governed by state statute.

3. This property has been pre appraised to potentially add 80,000+ to the value of home.

4. This will be one of many 2 story homes in the area.

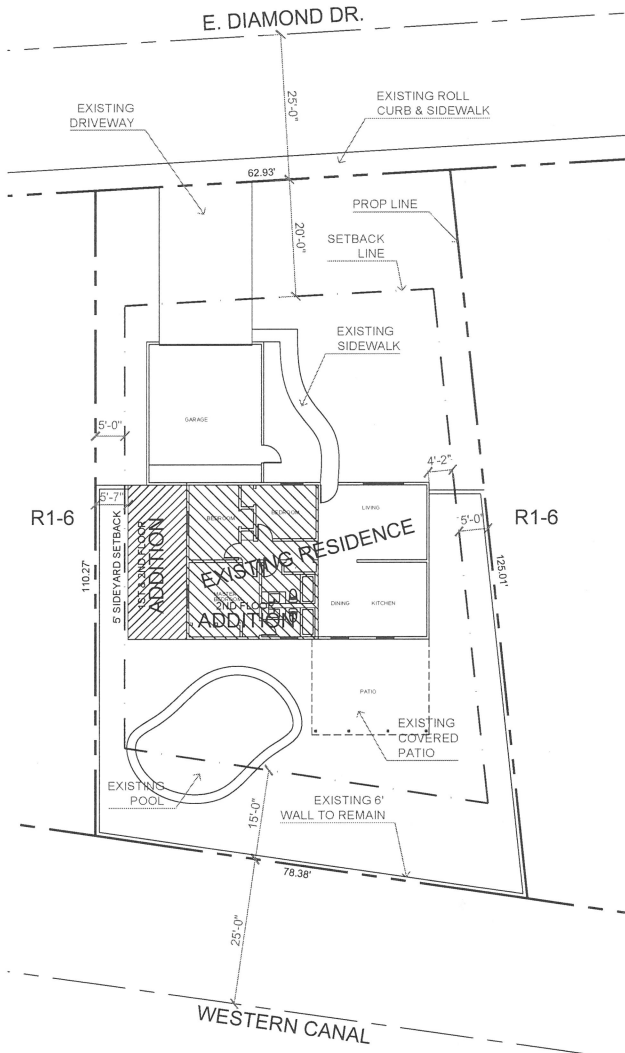
5. there will be video surveillance and check on by neighbors when workers are not onsite.

BUILDING CODE GENERAL 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.
- PROVIDE FIRE SPRINKLER SYSTEM PER SCOTTSDALE FIRE CODE (IRC R313 AMENDED).
- 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 AMENDED).
- 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)
- GYPSUM 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 GYPSUM 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 GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S 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 1.28 GAL. FLUSH. SHOWER HEADS- 2.0 GPM. SINKS- 2.2 GPM. LAVATORY-1.5GPM (TABLE P2903.2 AMENDED).
- STORAGE-TANK TYPE WATER HEATERS SHALL BE INSTALLED WITH A DRAIN PAN AND DRAIN LINE. (P2801.6)
- A DEMAND-CONTROLLED HOT WATER CIRCULATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH AMENDED SECTIONS N1103.1.1 AND N1103.1.2.
- 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. (R806.1 AMENDED).
- THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH CLIMATE ZONE 2 ENERGY COMPLIANCE SHALL BE DEMONSTRATED BY UA TRADE-OFF (RESCHECK) OR PERFORMANCE (REM/RATE) COMPLIANCE PATH OR BY THE FOLLOWING PRESCRIPTIVE VALUES (TABLE N1102.1.2):
 - PRESCRIPTIVE MINIMUM R-VALUES: CEILING-R-38 / WALLS-R-13.
 - PRESCRIPTION WINDOW PENETRATION VALUES: U-FACTOR=0.40 SHGC=0.25.
- 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-6. DUCTS AND AIR HANDLERS LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE ARE EXEMPT. (N1103.3.1)
- 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 RECYCLED 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. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (R303.3)
- PROVIDE A WALL MOUNTED GFCI PROTECTED RECEPTACLE OUTLET WITHIN 36" OF A BATHROOM OR POWDER ROOM LAVATORY. (E3301.6)
- RECEPTACLE SERVING KITCHEN COUNTERTOPS INSTALLED IN BATHROOMS, GARAGES, UNFINISHED PERSONNEL BUILDINGS, OUTDOORS AND LOCATED WITHIN 6 FEET OF SINKS SHALL HAVE GFCI PROTECTION FOR ACCESSORY. (E3902)
- ALL BRANCH CIRCUITS THAT SUPPLY 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (E3902.12)
- GENERAL PURPOSE 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT. (E4002.14)
- PROVIDE SMOKE ALARMS IN NEW AND EXISTING AREAS OF HOME. (R314)
- APPROVED CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. (R315)
- A MINIMUM OF 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (N1104.1 AMENDED).
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.5)
- PROVIDE ILLUMINATION WITH WALL SWITCHES FOR STAIRWAYS WHEN THERE ARE 6 OR MORE RISERS. (R303.7)
- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH. (E3901.2)
- PROVIDE A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN/DINING/BREAKFAST. (E3703.2)
- 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. (R1006.1)
- AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. (N1103.1)

THE FOLLOWING THREE NOTES ARE APPLICABLE TO NEW CONSTRUCTION ONLY (BPI CERTIFIED PROFESSIONALS ARE APPROVED FOR TESTING AIR LEAKAGE IN EXISTING BUILDINGS, OTHERWISE RESNET PROFESSIONALS ARE APPROVED FOR NEW AND EXISTING):

- THE BUILDING SHALL BE PROVIDED WITH A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM THAT MEETS THE REQUIREMENTS OF SECTION M1507. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING. (N1103.6)
- THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING FIVE AIR CHANGES PER HOUR FOR DETACHED DWELLING UNITS AND SEVEN AIR CHANGES PER HOUR FOR ATTACHED DWELLING UNITS. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY (RESNET CERTIFIED). A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. (N1102.4.1.2 AMENDED).
- DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED IN ACCORDANCE WITH N1103.3.2. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1. DUCTS SHALL BE PRESSURE TESTED TO DETERMINE LEAKAGE BY ONE OF THE FOLLOWING METHODS (N1103.3.3):
 - ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
 - POST-CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
 EXCEPTION: A DUCT LEAKAGE TEST SHALL NOT BE REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE. A WRITTEN REPORT OF THE RESULTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL PRIOR TO THE BUILDING FINAL.



1 SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH

PROJECT DATA

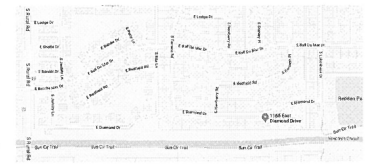
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 LEGAL DESCRIPTION: PARCEL #301-48-366
 TEMPE GARDENS 14 LOT 1455
 DOUGLAS GENE WHITEFORD
 JOHN BALL, Architect
 email: JOHN@STOPPERKNOT.COM
 cell: 602.284.1705
 R1-6
 ZONING: SINGLE FAMILY RESIDENTIAL
 PROPERTY DESCRIP: 1,133 SF MASTER BEDROOM ADDITION TO EXISTING RESIDENCE.
 SCOPE OF WORK:
 CONSTRUCTION TYPE: VB
 OCCUPANCY: R- RESIDENTIAL
 NET LOT/SITE AREA: 7,716 SF
 EXISTING BUILDING: 1,594 SF (1,080 SF LIVABLE)
 1ST FLOOR ADDITION: 265 SF
 2ND FLOOR ADDITION: 868 SF
 REMODELED BUILDING: 2,729 SF (2,213 SF LIVABLE)
 LOT COVERAGE: 2,181 SF ROOF AREA / 7,716 LOT = 28% = OK
 APPLICABLE CODES:
 2018 Tempe Building Safety Admin Code
 2018 International Fire Code
 2018 International Residential Code
 2018 International Mechanical Code
 2018 International Plumbing Code
 2017 National Electric Code
 2018 International Fuel Gas Code
 2018 International Energy Conservation Code
 2018 International Existing Building Code
 2018 International Swimming Pool & Spa Code

ARCHITECT'S GENERAL NOTES

- ALL PRODUCTS LISTED BY IC/N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE AN ICC APPROVED EVALUATION REPORT(S) OR BE APPROVED.
- EXTERIOR WALL, BOTTOM SILL PLATES, SHALL BE PRESSURE TREATED OR EQUAL, AND SHALL BEAR/EXTEND MINIMUM 6 INCHES ABOVE FINISH GRADE.
- ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. [R310.1.4]
- AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325. [R309.4]
- EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS OR CONDUITS SHALL BE CAULKED. [R307.6]
- LUMBER SHALL BEAR AN APPROVED GRADING STAMP [R502.1]
- FIRE BLOCKING SHALL COMPLY WITH [R302.11]
- DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS [M1502.4.1 THROUGH M1502.4.6].
- FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE UL-LISTED TO BE SUITABLE FOR SUCH LOCATION. [E4003.9]
- ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN GARAGES AND GRADE-LEVEL PORTIONS OF UNFINISHED ACCESSORY BUILDINGS USED FOR STORAGE OR WORK AREAS, AND INSTALLED OUTDOORS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL. [E3902.2, -3]

CITY APPROVALS

REVISIONS



VICINITY MAP
NORTH

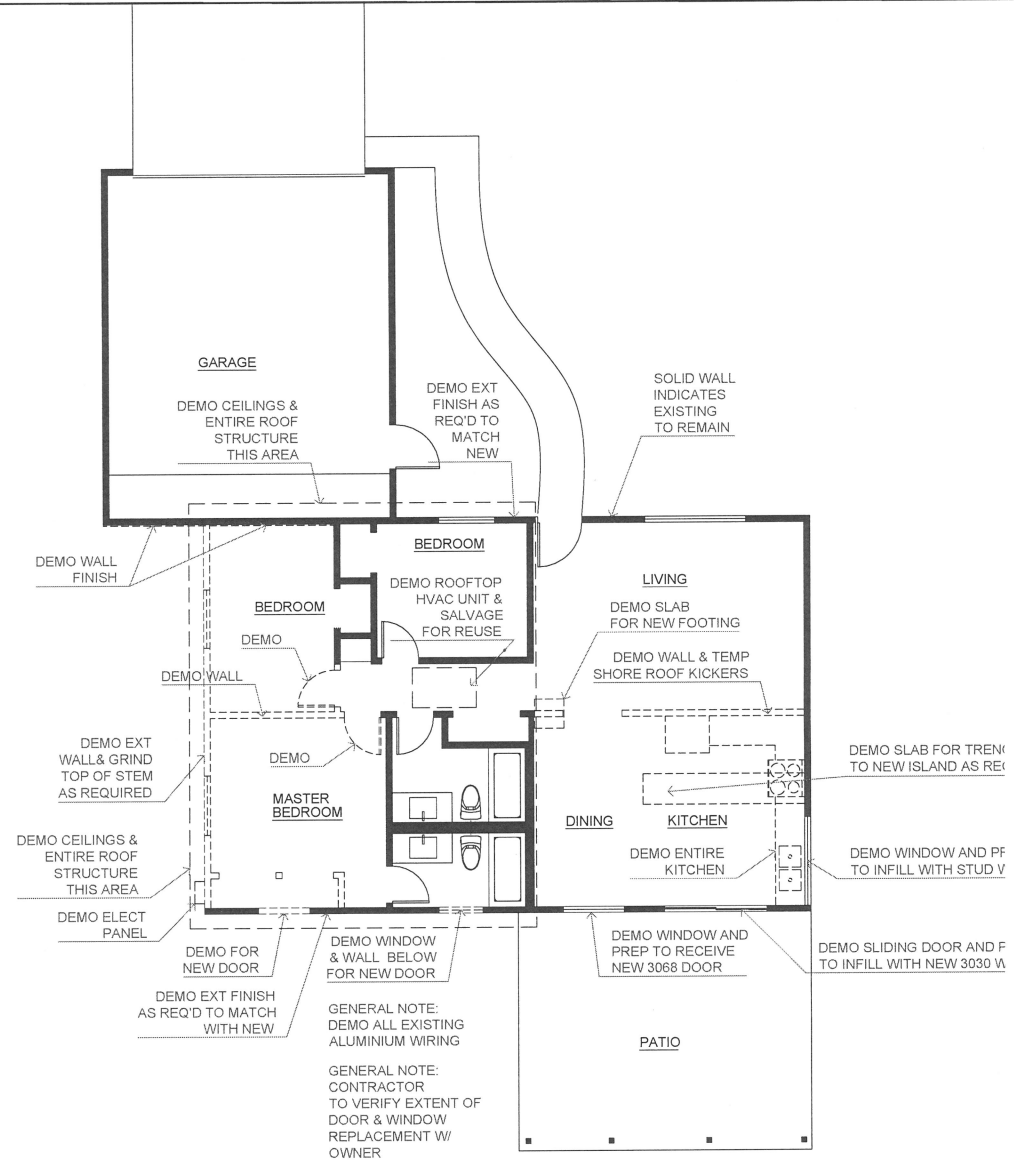
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**MASTER BEDROOM
2ND STORY ADDITION
1165 E. DIAMOND DR
TEMPE, AZ**



DESIGN BY: JB
 CHECKED BY: JB
 DATE: 9/1/19
 SCALE: 1:10
 JOB NUMBER: WHITEFORD
 SHEET NAME: SITE PLAN

A 1.0



GENERAL NOTE:
DEMO ALL EXISTING ALUMINIUM WIRING

GENERAL NOTE:
CONTRACTOR TO VERIFY EXTENT OF DOOR & WINDOW REPLACEMENT W/ OWNER

MASTER BEDROOM
2ND STORY ADDITION
1165 E. DIAMOND DR
TEMPE, AZ



REVISIONS

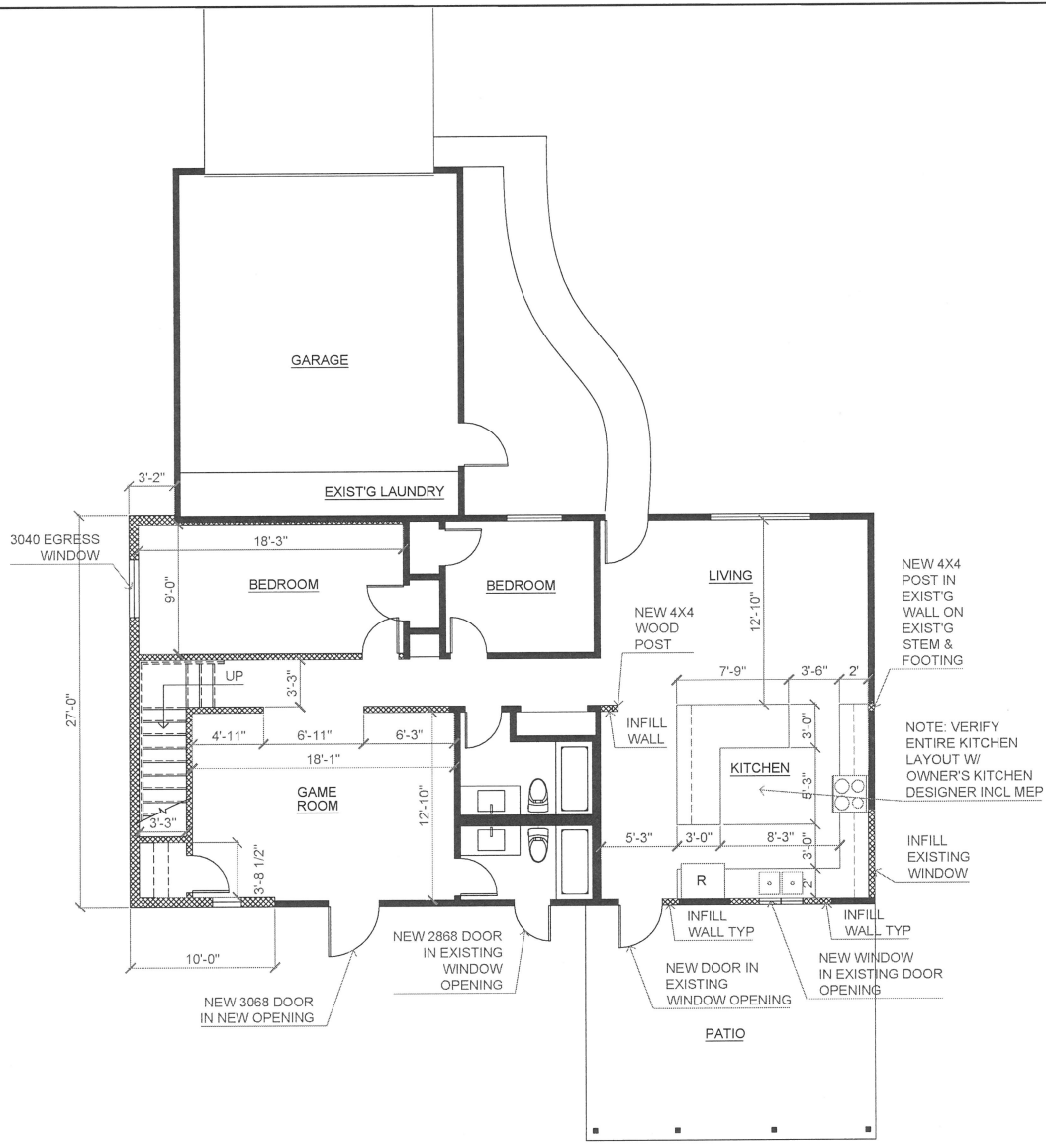
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CHECKED BY: JB JOB NUMBER: WHITEFORD

DATE: 9/1/19 SHEET NAME: DEMO

1 DEMO PLAN
SCALE: 1" = 1/4" NORTH

A 2.0



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**MASTER BEDROOM
2ND STORY ADDITION
1165 E. DIAMOND DR
TEMPE, AZ**

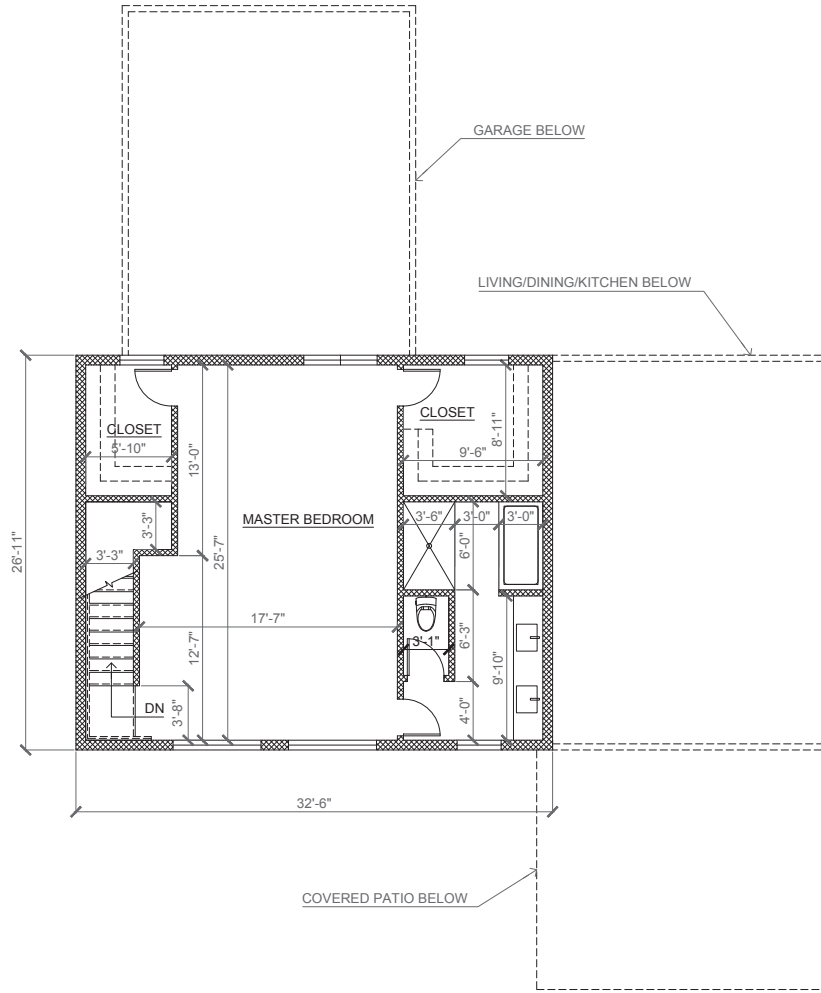


REVISIONS	

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DATE 9/1/19	SHEET NAME 1ST FLOOR

1 1ST FLOOR PLAN
SCALE: 1" = 1/4" NORTH

A 3.0



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MASTER BEDROOM
2ND STORY ADDITION
1165 E. DIAMOND DR
TEMPE, AZ



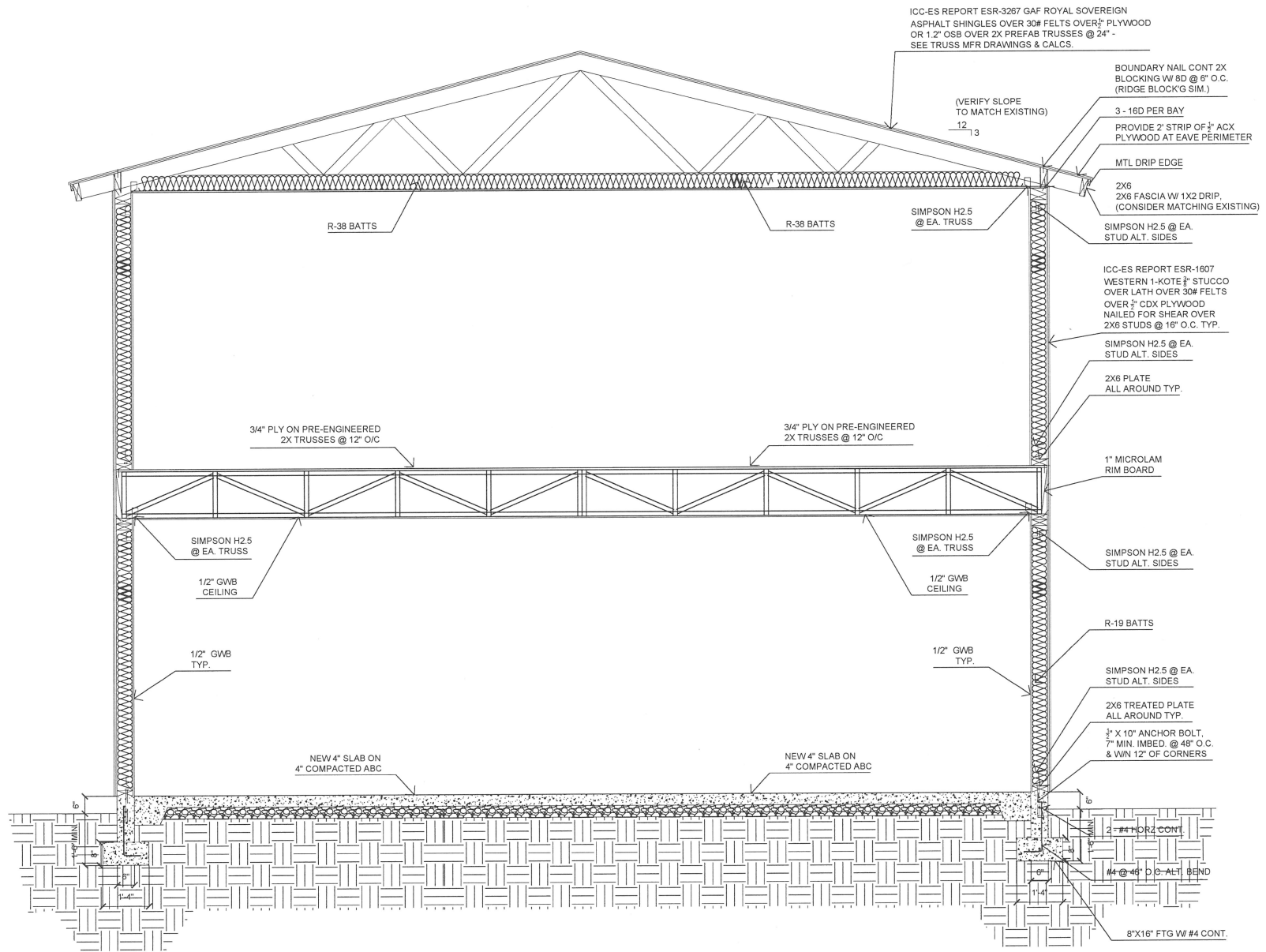
EXPIRES 3/31/2020

REVISIONS
10/11/19

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DATE: 9/1/19	SHEET NAME: 2ND FLOOR

1 2ND FLOOR PLAN
SCALE: 1" = 14"
NORTH

A 3.1



1 N-S CROSS SECTION
SCALE: 3/4" = 1'-0"

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MASTER BEDROOM
2ND STORY ADDITION
1165 E. DIAMOND DR
TEMPE, AZ



REVISIONS	

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DATE 9/1/19	SHEET NAME SECTION

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