

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 01/14/2020
Agenda Item: 10**

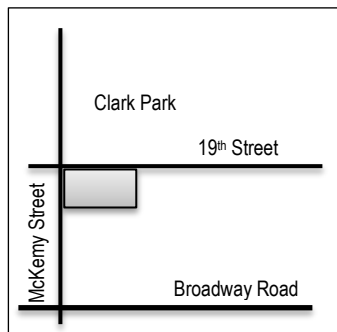
ACTION: Request a Use Permit Standard for side yard reduction from 10’ to 8’ and a Development Plan Review for four new single-story single-family homes for 19TH STREET RESIDENCES located at 667 West 19th Street. The applicant is Habitat for Humanity.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve subject to conditions

BACKGROUND INFORMATION: NINETEENTH STREET HOMES (PL190298) is proposed for four single-story single-family residences on individual lots addressed from 667-697 West 19th Street across from Clark Park. The site has never been developed but was most recently platted in 2015 when a prior owner received approval of a Development Plan Review for four two-story residences. The project was not built and the City of Tempe purchased the property in 2016 as part of the ongoing affordable housing initiative. The original entitlements have expired. Habitat for Humanity entered into a development agreement to complete four homes. The request includes the following:

- DPR190162 Development Plan Review for Site Plan, Landscape Plan and Building Elevations for four new single-family detached single-story residences.
- ZUP190089 Use Permit Standard for side yard setback from 10’ to 8’ on all four lots.



Property Owner	Habitat for Humanity Central Arizona
Applicant	Tana Nichols, Habitat for Humanity
Zoning District	R-3 Multi-Family Residential Limited District
Site Area	24,525 s.f. (.56 acres), Lots 1-4 approximately: 6,156 s.f.
Density	5 du/ac (20 du/ac allowed in R-3)
Number of Units	4 (one per lot)
Number of Bedrooms	3 (per unit)
Building Area	2,170 s.f. per lot
Lot Coverage	35% (50% allowed) per lot
Landscape Coverage	50% (25% min. required)
Building Height	15' (30' maximum allowed)
Building Setbacks	20' north front, 8' east and west side, 8' west street side, 15' south rear, 20' parking (20' 10', 10', 15' min. required)
Vehicle Parking	2 spaces in garage 2 spaces in driveway per lot (8 min. required for entire development)
Bicycle Parking	In garage

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Diana Kaminski, Senior Planner
Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS

This site is located on the south east corner of 19th and McKemy streets: Clark Park is to the north of 19th Street, Wendy's restaurant is to the south, an apartment community called The Place of Tempe is to the east, and single-family residences are located west of McKemy Street. The alley south of the lot is an easement on the four lots and is not dedicated right of way. Each property wall must be set back 15.67' from the property line to maintain alley access. Based on aerial photography, the surrounding area developed between 1960 and 1980; however, this site has remained vacant. The proposed development would be a transition between the single-family residences to the west and the apartment community to the east.

Single-family homes are allowed in the multi-family zoning districts and are held to the same development standards for building height and setbacks based on the zoning district. Single-family homes as individual lots are not reviewed for design, but are able to submit for building permits without design review or a planning process. Developments with two or three single-family homes are reviewed administratively by planning staff. Four or more units require a Development Plan Review for the site plan, front yard landscape plan and building elevations for the subdivision. The Development Review Commission approved the requested design of four two-story homes to be built on individual lots totaling .56 acres on August 25, 2015. The applicant failed to meet the required deadlines for the entitlements and the design expired. The owner later sold the property to the City of Tempe, and a development agreement was approved for Habitat for Humanity to develop four affordable housing units on the lots. The design changed from a two-story product to a single-story product, which resulted in a building footprint that encroached in the side yard setbacks by 2'.

The applicant is requesting the Development Review Commission approval of the Use Permit Standard to reduce the side yard and street side yard setbacks from 10' to 8' and the site plan, landscape plan and elevations for four new single-story single-family residences. The lots have already been subdivided, the next step in the process will be to submit plans with all conditioned revisions for building permit review.

SITE PLAN REVIEW

December 4, 2019 a formal submittal was made and routed for review. This was the first review of the design. Comments about coordination between plans, questions about setbacks and wall heights along with general formatting. Elevation recommendations for staff included comparison to prior approved design, which used concrete tile roofs and a suggestion that if this was not feasible that the asphalt shingle product meet minimum of 40-year warranty standards for quality of design and sustainable affordable housing. It was recommended that the wainscot and columns of the units be clad with masonry, similar to the prior approved design, to break up the stucco massing and provide variation in the materials on the homes; the predominant building material in the area is slump block. Eliminate the Tudor style gable trim and use cement board product to replicate the traditional wood siding found in gables on other homes in the area would help tie into the character of the area. Garage dimensions did not meet minimum standards for parking two vehicles. The front door was recessed into a narrow corridor that did not appear safe for street front visibility. Staff recommended adding front porches to the units to facilitate surveillance of the park and street front with more outdoor opportunity to interact with neighbors. The landscape plan did not meet size or quantity of plants in the street front and street side, requiring additional plant material and larger tree sizes. Staff recommended a few different varieties of street trees for along McKemy and suggested offering a palette choice to residents to provide variation in the landscape between homes. Rear yards would be independently planted by the owners and are not a part of the DPR review for single family. Staff recommended referring to the neighborhood character area plan for landscape materials and building character.

On December 6, 2019 staff held a meeting with the applicant to discuss required changes to the plans. This meeting was to facilitate an expedited schedule to get on a hearing early in January. Items discussed were to be corrected and submitted on December 23rd.

1. The front doors were to be pushed north closer to the street front for greater visibility and security, the front doors were shifted from 12' recess to a 4' recess, meeting design expectations.
2. The roof was shown as asphalt shingle, and staff agreed to allow this product if it met a 40-year warranty for long-term affordability and sustainability, the revised plans showed asphalt shingle on the blacklines, and concrete tile on the color elevations and no legend specifying the manufacturer, product finish or length of warranty. Staff is ok w/ asphalt shingle product for this project in this location as it is in character with the neighborhood.

3. Staff requested masonry at the base of the buildings for more architectural variation, the revised plans show a stucco pop-out at the base as a wainscot and is painted a different color. Staff is ok w/ this design modification for this project based on location, project size and unit scale.
4. Staff requested modifications to the Tudor-style unit to remove the stucco-covered-foam pop-outs intended to look like Tudor beams and panels, the change was not made. Staff is ok with no change made.
5. The garage was recommended to be a min. of 20' x 20' to provide sufficient room for full size vehicle circulation, the applicant dimensioned the interior, it is 21' long by 19'1" wide. The plan could be enlarged by 11". However, the applicant did not to make the change; they did not want to modify the proposed concrete foundation and truss design to comply. A condition was added to respond to the garage width accept 19' for these four homes. The Use Permit Standard allows sufficient room to shift the units and provide a full-size garage.
6. Although the color elevations showed lush plants at the base of the building, the landscape plan did not include these plants or meet design standards for front yards. Trees are only 10.5 gallon and yards are predominantly gravel. Staff has conditioned the landscape plan to include 1 ½" caliper trees and a palette option for a mix of ground cover and shrubs to provide more vegetative ground cover.
7. The elevations did not list the colors on a legend, or even a palette option, the colors on the elevations didn't match the sample boards. Staff has asked for a legend that shows the options presented to homeowners for the homes.
8. Recommendations were made for the planting plan, but the landscape plans did not provide sufficient plant variety or quantity to meet design criteria.
9. Except for the site plan, none of the plans were stamped and signed; staff did not point this out in the markup review, however it is a requirement of the submittal application and was noticed to be missing on the resubmittal and staff requested all plans be stamped and signed. The applicant did not use a landscape architect and needs to find someone to stamp the drawings.
10. Staff requested front porch canopies on the residences, with recommendations on placement to work with the elevations. For residents, it provides the opportunity to sit and watch kids playing at park, visit with neighbors, enjoy an outdoor living space and provide shade to the house or garage wall for added energy efficiency. The public benefit is providing more surveillance of the park and street front. Canopies were not added due to concerns about cost. Staff is not conditioning this architectural enhancement, although patios facing the public street would provide both resident and neighborhood benefit.

PUBLIC INPUT

A neighborhood meeting was not required for this request. At the completion of this report staff has received no calls of inquiry regarding this project.

USE PERMIT STANDARD

The proposed design requires a Use Permit Standard to reduce the side yard setbacks from 10' to 8' within the R-3 Multi—family Limited zoning district. The homes are 35' wide, requiring encroachment of 2' on one of the side yards of each lot. The width increase in the building footprint was necessary to accommodate a garage and a single-story residence.

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

1. *Any significant increase in vehicular or pedestrian traffic;* The site is allowed 20 du/ac, which would allow 11 units, so the proposed four single-family homes are less intensity than the zoning would allow. Each unit has a 2-car garage and 2 car-driveway, with 3 bedrooms per unit, providing more on-site parking than most existing homes in the area. The proposed reduction in setbacks will not increase traffic to the site.
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 side yard setback will predominantly affect the adjacent residences within the development, with homes placed 4' closer together between lots. The eastern lot is adjacent to an apartment complex and the western lot is adjacent to McKemy Street. There would be no nuisances from the setback reduction as the space is interior to the residences and adjacent to other homes within this subdivision.
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 site has remained vacant since incorporation into the city. The proposed project will add 3 shade

trees along the south side of 19th Street and four shade trees along the east side of the public sidewalk on McKemy Street, along with perimeter plants in the front yards of the four homes and street side yard of the western most lot. This will be a significant improvement to the aesthetics of the street appearance of this corner. Adding residents to this vacant lot provides more visual surveillance of the park and maintenance of the alley to help prevent crime in the area. The proposed project helps implement the goals and objectives for infill development and provision of affordable housing. The setback reductions are necessary to accommodate the single-story product on the narrow lots.

4. *Compatibility with existing surrounding structures and uses;* The lots to the west of McKemy Street have a 54-66' lot width; these lots are 53', and therefore are narrower than the standard in the area. While the nearby homes are typically 45-53' wide, the proposed residences are 35' wide, a very narrow design to accommodate the smaller lot width. The homes are single story, compatible with surrounding structures to the west. The homes are on individual lots for home ownership opportunity, similar to nearby uses to the west. The uses to the south are commercial and the uses to the east are multi-story multi-family, Clark Park is located to the north. The single-family zoning would allow a 5' side yard setback, however, this site is zoned multi-family and therefore has a larger setback than the use would require if it were built on an R1-6 lot. Reducing the setback from 10' to 8' is in character with the surrounding single-family homes, which were originally constructed with 7' side yard setbacks prior to 2005.
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 setbacks for the homes accommodates an interior building footprint and does not impact behavior on the site. Habitat for Humanity will be building these homes with the help of volunteers and future owners, building a sense of community among residents.

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 Standard. This request meets the required criteria and will conform to the conditions.

DEVELOPMENT PLAN REVIEW

Site Plan

The four units are oriented north facing the park and south facing the back yard. Windows and doors are located on both front and back, and smaller windows are located on the sides. The yards are 20' deep in the front, with full length driveways to each garage. The rear yards are 15' deep, with walls located 15.67' north of the actual property line, to accommodate the existing alley easement. Side yards are 8' from wall of home to property wall, providing 16' between each unit. Trash and recycle cans are stored in the side yard, with gate access to 19th street for refuse and recycling staging at the street front. The yards will have 6' cmu walls with gates.

Building Elevations

Each unit has a slightly different front elevation design to provide variation in the street front appearance. The interior floor plan is the same, so general placement of doors and windows is the same for all four units. Each unit proposes architectural asphalt shingles in one of 4 shades. The product has a 30-year warranty and provides long-term durability. This product is in character with the surrounding neighborhood but of higher quality than many of the older homes in the area. The roofs are pitched with gables facing the street front. Two-car garages replace the older single car carport located in the Clark Park neighborhood, providing a significant upgrade for residents. The primary material is stucco with textured stucco pop outs, each home is painted in two colors chosen by the home owner from the palette of ten choices that provide diversity in the individually owned units but continuity in the overall subdivision design.

The color elevations are examples of four of the ten options of palettes and are not representative of the final colors to be selected by the individual lot owners:

697 W. 19th Street	687 W. 19th Street	677 W. 19th Street	667 W. 19th Street
Body: Adonis	Body: Golden Den	Body: Memory Lane	Body: Weathered Oak
Trim: Indian Moccasin	Trim: Tequila	Trim: Misty Day	Trim: Chowder

Landscape Plan

The landscape plan provides residents with a choice of two trees, either Thornless Mesquite or Palo Verde, the plan has a choice of two shrubs, Cassia or Sage, and one ground cover, Red Yucca. Staff has conditioned the proposed planting plan to provide more biodiversity and more vegetative ground cover.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; The houses are located within the allowed building area, with variation in the elevations to create variety. The massing has varied rooflines and elevation planes to break up the massing.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; house orientation is north/south facing, with windows on all four elevations. The front and rear doors are shaded by covered patios, side windows may be shaded by other units or trees, at the discretion of the homeowner.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; The materials are standard for affordable housing and provide a long-term durability for sustainable maintenance, and is similar to the quality of the surrounding neighborhood, except with higher quality windows and doors, insulation and energy efficiency, and secure garages.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; A two-story apartment building is located east of the site, single-story commercial uses to the south could be replaced with taller buildings within the allowed zoning, single-story homes are located across McKemy, with a zoning allowance of up to 30 feet in height. A park is located across 19th Street. The site is an infill property with a transitional opportunity between uses. The proposed 15' tall homes with unified street trees will create an appropriate scale to the surrounding area. The single-story homes fit to the character of the surrounding single-family residences of similar heights and provide landscape that is appropriate to the scale of the buildings and use.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; the houses have the long elevation on the east and west sides, visible only from McKemy on the west end, behind the proposed CMU yard wall. Building masses are broken up by changes in elevation plane, windows, doors, and porch *overhangs*. The rhythm of the four units is created by similarities between the models, with variation provided in color and architectural detailing.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions*; the four houses have different color schemes, similar materials, very similar rooflines and windows but different architectural details to provide both variety and continuity in the small infill development.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; The site is near Orbit and bus routes and has pedestrian and bike access to businesses on Broadway, the park and nearby schools.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; the proposed site design puts 4 new driveways on 19th Street, in a similar spacing to the single-family houses west of McKemy. Each has a garage with a full-length driveway, with visibility to the sidewalk and street for safely exiting the sites.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; Windows on the north side overlook the park and community garden, windows and the back patio on the south side overlook the alley, this infill development provides owner occupied opportunity and activity support with patios to enhance territoriality and natural surveillance. Yards are walled and gated for security.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; Landscape is provided along the street frontages for shade to pedestrians, and as an accent to the homes within the front yards. The city will be adding 7 new street shade trees to the urban forest canopy.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; No signage is proposed for these residences. and*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses and does not create negative effects. Lighting will comply with code for single-family homes.*

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Use Permit Standard and Development Plan Review.

Based on the information provided and the above analysis, staff recommends approval of the requested Use Permit Standard and Development Plan Review. This request meets the required criteria and will conform to the conditions.

USE PERMIT STANDARD CONDITIONS OF APPROVAL:

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

1. This Use Permit Standard is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed.
2. The Use Permit Standard 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. Any future expansion of the building area after building permits are finalized will require a new Use Permit Standard if encroaching into the setback.

DEVELOPMENT PLAN REVIEW CONDITIONS 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.

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated December 17, 2019 and landscape plan submitted on December 23, 2019. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

2. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.

Floor Plans

3. Garage: Interior dimensions of garage shall be 20' x 20', or no less than 19' in width, to provide sufficient room for parking of 2 full-size vehicles and pedestrian circulation for egress.

Building Elevations

4. Each property owner shall pick their own paint colors from the following palette. No two homes shall have the same main body paint color.

The materials and colors are approved as presented:

Material Key	Area	Material	Finish	Color
A	Roof	Asphalt Shingles		Brownwood
				Driftwood
				Estate Gray
B	Main Body	Stucco	Lace Finish	Herringbone
				Honey Butter
				Laurel
				Stallion
				Weathered Oak
				Adonis
				Memory Lane
				Sunstone
				Golden Den
				Ricefield
				C
Persian Dance				
Fennel				
Oak Buff				
Chowder				
Indian Moccasin				
Misty				
Shortbread				
Tequila				
D	Window Trim	Stucco	Lace Finish	To Match Pop-Out
E	Door			To Match Pop-Out

Windows – vinyl frame

Glazing – energy efficient windows

Provide primary building colors and materials with a light reflectance value of 75 percent or less.

- Conceal roof drainage system within the interior of the building, do not apply gutters to the outside of the building.
- Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
- Locate the electrical service entrance section (S.E.S.) recessed into the building wall or inside a secure yard that is concealed from public view.

Landscape

8. Each lot owner shall be given the choice of four of any of the following combinations of 3-5' shrubs: Silver Cassia, Texas Sage, Tecoma stans 'sparky', Ruellia peninsularis, Bougainvillea, Mexican Bird of Paradise, Eremophila valentine and/or Hop bush.
9. Each lot owner shall be given the choice of seven of any of the following combinations of 2'-3' ground covers: Red Yucca, Eremophila glabra, Muhlenbergia, Rosemary, Gold Lantana, Bush Morning Glory, Acacia redolens.
10. The McKemy Street side yard shall have three street trees of one of the following species, per the owner's selection: either Evergreen Elm, Chinese Pistache or Heritage Oak, and shall be a minimum of 1 ½" caliper.
11. The McKemy Street side yard shall have three shrubs from the 3-5' plant list of the owner's choice, spaced between the trees along the west side of the wall and three ground covers from the 2' plant list planted at the corner of the lot at the intersection of the streets adjacent to the sidewalk; these six plants are located within the right of way and are in addition to the front yard landscape.
12. Irrigation notes:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
13. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
14. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Building Address

15. Verify property address and submit a PDF copy of the site plan with unit floor plans for permanent addressing to permitcenter@tempe.gov prior to submittal of construction documents.
16. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 8" high individual mount, metal characters.
 - 3) Provide a dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix numbers or letters to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

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 Standard 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.

SITE PLAN REVIEW: Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

DEADLINE: Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

CC&R'S: The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

HISTORIC PRESERVATION: **The Historic Preservation Office has identified the vacant land at the southeast corner of West 19th Street and South McKemy Street as being within an area believed to be culturally sensitive, as confirmed in Section 106 consultation. Archival evidence indicates that the site is likely to hold prehistoric archaeological potential. The City acquired this property in 2016 and transferred it to Habitat for Humanity Central Arizona in 2019. Pursuant to Statutory requirements, work with the Housing Services Division and the Historic Preservation Officer for the requisite archeological mitigation strategy. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of items.** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.

TRAFFIC ENGINEERING:

- Provide 5.5'-0" wide public sidewalk along both street frontages as required by Traffic Engineering Design Criteria and Standard Details.
- Minimum alley width is 16 feet.
- Construct driveways in public right of way in conformance with Standard Detail T-320.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

- Coordinate storage area for recycling and refuse containers with overall site and landscape layout.

ZONING AND DEVELOPMENT CODE:

- 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 www.tempe.gov/zoning or purchase from Community Development.

LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

- Street trees shall be a minimum of 1 ½" caliper on both street frontages, minimum 1 per 30 linear feet of street frontage of property.
- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities

Division.

- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and “protected” trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at <https://agriculture.az.gov/plantsproduce/native-plants>. Follow the link to “applications to move a native plant” to “notice of intent to clear land”.

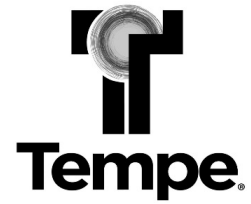
DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

1930-1949	Aerial photography indicates the site was native desert until removal of vegetation in the 1940s.
1969	Aerial photography shows single family houses to the west of McKemy and the apartments to the east of this lot.
1979	Aerial photography shows commercial development to the south and the development of Clark Park and swimming pool. This site has never been developed.
November 26, 2013	Development Review Commission approved a request for MCKEMY TOWNHOMES for a proposed new multi-family development on a vacant lot at the south east corner of 19 th and McKemy streets. The two- and three-bedroom townhome units were to be for sale product on fee simple lots sharing common landscape area, retention and pool amenities. Parking was accessed from the alley and includes secured garages. The entitlement included: ZUP13107 Use Permit Standard to reduce the front yard setback from 20' to 16' ZUP13108 Use Permit Standard to reduce the side yard setback from 10' to 8' ZUP13109 Use Permit Standard to reduce the street side yard setback from 15' to 12' DPR13219 Development Plan Review for site plan, building elevations, and landscape plan
August 25, 2015	Development Review Commission is scheduled for a meeting for the Development Plan Review of the four single-family homes on a .56-acre lot zoned R-3 Multi-family, in compliance with all required development standards.
August 27, 2015	City Council approved an Amended Subdivision Plat for four lots.
June 16, 2016	City of Tempe purchased the property.
February 13, 2018	City Council approved a Development and Disposition Agreement Ordinance No: O2018.39 C2018-109.
July 8, 2019	City Council sold the property to Habitat for Humanity for the development of four affordable housing units.
January 14, 2020	Development Review Commission.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
Section 6-308, Use Permit



DEVELOPMENT PROJECT FILE

for

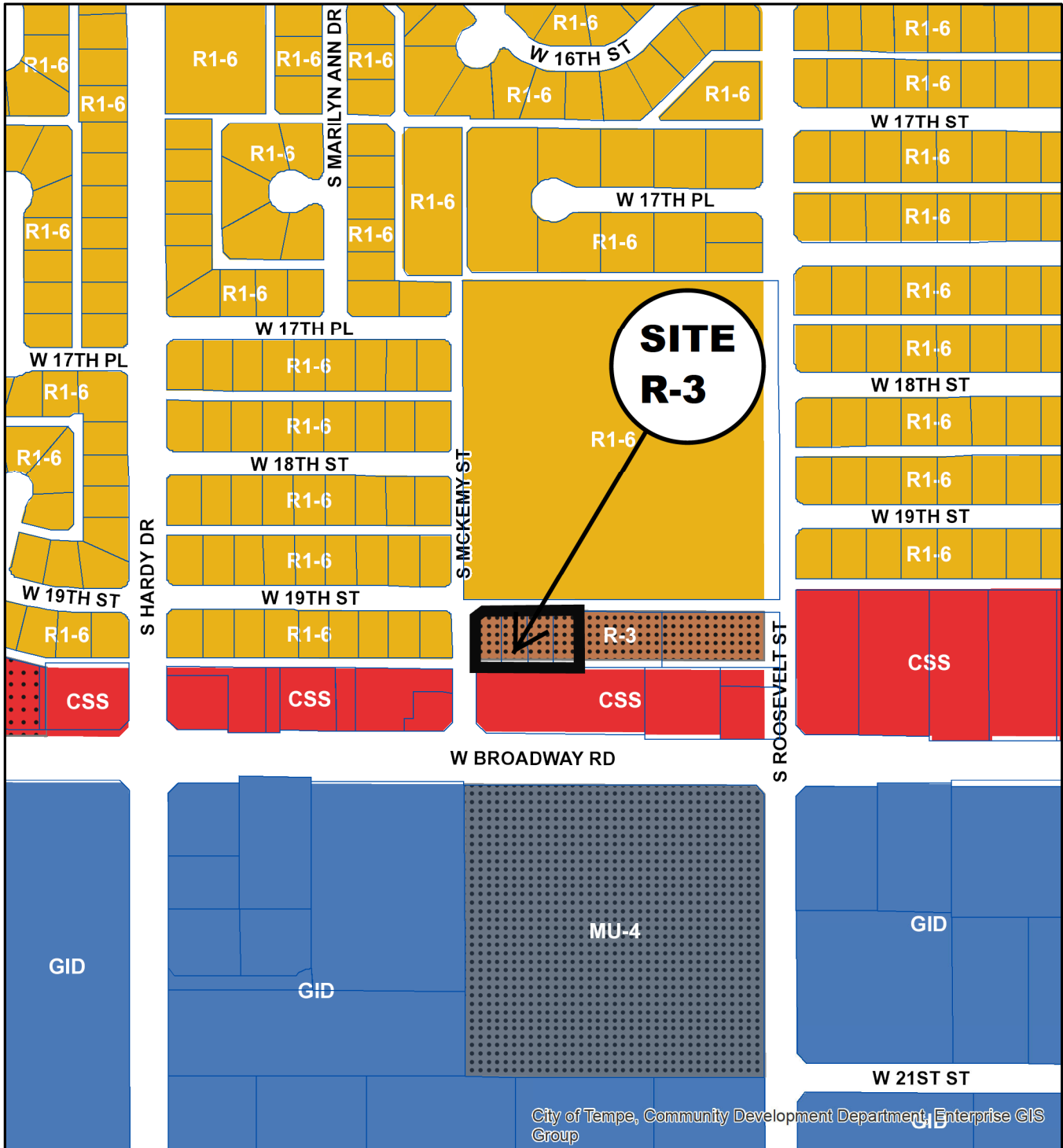
19th STREET RESIDENCES
(PL190298)

ATTACHMENTS:

- 1-8. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 9-14. Applicant's Letter of Explanation
- 14-16. Site Design (Site Plan, Landscape Plan)
- 17.-30. Building Design (Blackline/Color Elevations for 667, 677, 687, and 697 W. 19th Street, Material Samples, Floor Plans, Sections)

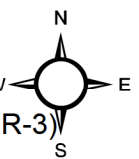
19TH STREET RESIDENCES

PL190298



City of Tempe, Community Development Department, Enterprise GIS Group

- General Industrial District (GID)
- Single-Family Residential (R1-6)
- Commercial Shopping and Services (CSS)
- Multi-Family Residential Limited (R-3)
- Planned Commercial Center Neighborhood (PCC-1)

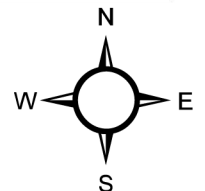


19TH STREET RESIDENCES

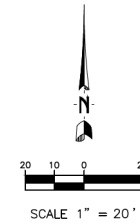
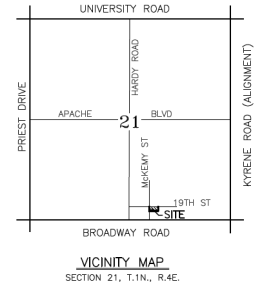
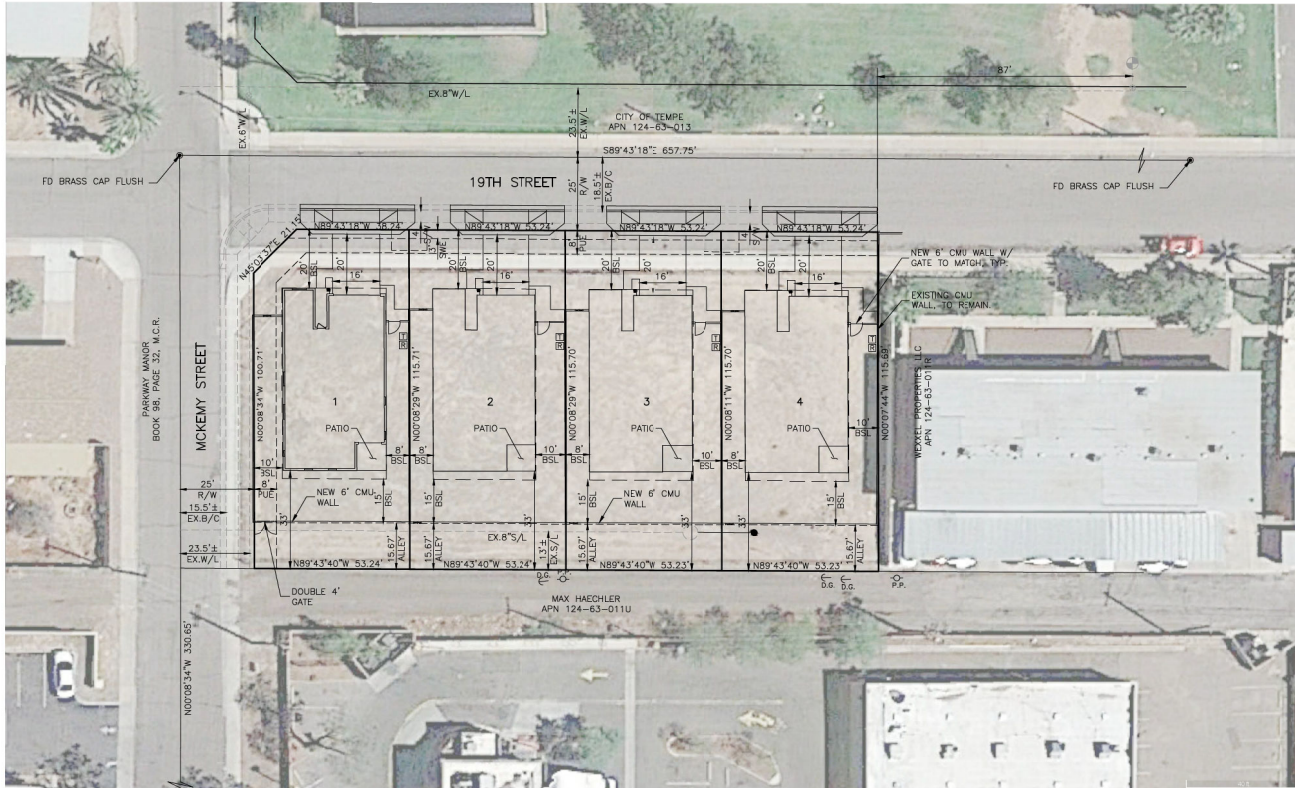
PL190298



Aerial Map



AERIAL CONTEXT PLAN FOR 19TH STREET HOMES 19TH STREET AND MCKEMY STREET



PROJECT DATA

EXISTING ZONING: R-3
 PROPOSED ZONING: R-3
 NET ACRES: 24,526 S.F. OR 0.563 AC.
 BUILDING AREA: 10,064 S.F.
 LOT COVERAGE: 41.03%
 MAXIMUM HEIGHT: 2 STORIES
 TYPE OF CONSTRUCTION: SINGLE FAMILY RESIDENTIAL
 TOTAL UNITS: 4
 PROPOSED USE: SPRINKLER SYSTEM NONE
 PROPOSED DENSITY: 5 DU/AC
 PARKING: TWO PER UNIT
 LANDSCAPING: NONE
 PROJECTED LAND USE: RESIDENTIAL
 PROJECTED DENSITY: UP TO 25 DU/AC

S 1/4 COR
 SEC 21
 T1N, R4E
 FD BCHH

SE COR
 SEC 21
 T1N, R4E
 FD BCHH



OWNER
 HABITAT FOR HUMANITY CENTRAL ARIZONA
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 FAX: (602) 395-9310
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 CONTACT: TOM WEBER



SUBMITTED BY
Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
 5010 E. Shea Blvd. #110 Scottsdale, Arizona 85254
 Tel 602-395-9300 Fax 602-395-9310

Job No.
 180713
 SH. 1
 OF 1



Photos at SWC of Property



Photo 1



Photo 2



Photo 3



Photo 4

Photos at NWC of Property



Photo 5



Photo 6



Photo 7



Photo 8

Photos at NEC of Property



Photo 9



Photo 10



Photo 11



Photo 12

Photos at SEC of Property



Photo 13



Photo 14



Photo 15



Photo 16

DECEMBER 18, 2019

Ms. DIANA KAMINSKI
SENIOR PLANNER
PLANNING DIVISIONS OF THE
COMMUNITY DEVELOPMENT DEPARTMENT
31 EAST FIFTH STREET
TEMPE, ARIZONA 85280-5002

**RE: LETTER OF EXPLANATION
19TH STREET HOMES
667, 677, 687, AND 697 WEST 19TH STREET, TEMPE, ARIZONA 85282**

Dear Diana:

Habitat for Humanity Central Arizona is proposing the development of four (4) single family residences at 667, 677, 687, and 697 West 19th Street. The site totals 0.768 Gross Acres and 0.562 Net Acres and will include four (4) individual lots. The individual lot sizes are as follows: Lot 1 - 6,047 SF; Lot 2 - 6,160 SF; Lot 3 - 6,159 SF; and Lot 4 - 6,159 SF.

The proposed development incorporates a single-family, single-story product with large front yards promoting resident interaction and easy access to goods and services. The single-family homes will be situated on the south side of 19th Street with north/south exposure. The single-family residences will provide the low to moderate-density product that is desired under the Tempe General Plan in place for this area. The single-family homes will have staggered front setbacks to ensure interest from the streetscape.

Habitat for Humanity is also Requesting a Use Permit that would allow the side yard setbacks to be reduced by 20%, from ten (10) feet to eight (8) feet on each side of the home.

In order to achieve the maximum energy conservation and comfort as an integral part of the design, we have included minimal south facing windows and we have included covered front porch and rear patios. The single-family homes will be constructed to EnergyStar V3, LEED Certifiable, and 2018 IECC. These standards include items such as extensive insulation and sealing of the building envelope and Low E Argon filled windows.

Habitat for Humanity utilizes materials that are of superior quality and are energy efficient in the construction of our homes. We are utilizing a sand finish stucco system coupled with large pop-outs to add function and style in order to promote compatibility with surrounding area development as

desired by the City of Tempe under their General Plan. A variety of paint and trim colors will provide visual interest as well to add to the architectural interest and overall character of the home.

Habitat for Humanity is proposing a new, four (4) lot single-family residential development. In order to comply with the wishes of the City of Tempe per their low to moderate-density product per the General Plan amendment for this area, we have designed a new three (3) or four (4) bedroom single story, single-family residence with large front yards that will promote openness that encourages resident interaction and promotes pedestrian traffic. The project is situated in an extremely diverse neighborhood with a variety of housing products includes. There is a large city owned ten (10) acre park and sports complex situated to the north of the homes. There are several single story, single-family residences similar to the home proposed by Habitat for Humanity. There is industrial development on the south side of Broadway Road. Drought resistant landscape material is strategically utilized as an integral part of maintaining privacy among homeowners, but also allowing and promoting homeowner interaction with neighbors.

The project will include four (4) single story, single-family residential homes. In addition to the pop-outs and covered porches and patios, provided for architectural interest, the paint treatment will serve to eliminate the appearance of monotony in the project.

The single-family residences include several architecturally interesting features while at the same time considering the fact that we are providing safe, affordable housing. We have added several pop-outs, covered porches as well as patios. The homes face 19th Street to the north. The front door and living room windows are visible to the homeowner as well as the pedestrians that may be traveling along 19th Street. The windows and patios are designed specifically to provide the pedestrian with a feeling of safety while traveling along 19th Street rather than a dark, alley feeling.

The project is located on the south side of 19th Street which is situated between Broadway Road and University Drive on the south and north, and McClintock Drive and Price Road on the west and east. The site is situated in close proximity to Arizona State University and there are several transportation options including, but not limited to, light rail; bike path; arterial roadway; bus route; pedestrian walkways. All of these methods of transportation provide a plethora of opportunity for individuals to gain access to the project.

The property is situated on the southeast corner of Mckemy Drive and 19th Street, just one block north of Broadway Road. Automobile traffic will be contained on 19th Street or Mckemy to the appropriate arterial roadway. Pedestrian traffic access and circulation is provided on the sidewalks situated adjacent to the property. These sidewalks provide continued access to a variety of venues.

Habitat for Humanity is a non-profit with a main goal of providing safe, affordable housing to the working poor. Habitat, with the help of donated money and volunteer labor, builds affordable homes and sells them to qualified low-income buyers with the help of a no interest loan. The buyers not only put in work hours on their own homes, but on the Habitat homes of their neighbors as well. In

addition to the exterior windows and patios providing a clear view of pedestrian traffic, the homes will include exterior lighting for security and safety. In addition, we have planned for brushed aluminum steel security doors to be installed at the front of each of the single-family residences. The spacious front yards and configuration of the residences shall promote and encourage homeowner interaction which will serve as another layer of crime prevention when neighbors are looking out for one another.

The landscape plan provided integrates a pleasing, streetscape that gives an inviting feeling to the project, yet provides a small degree of separation. We have included a variety of plant material and trees indigenous to the area that serve to promote the open feeling as well as provide definitive property lines for each of the single-family homes. There will be no homeowners association, each homeowner will be responsible for the individual front and rear yards for each of the individual lots.

Habitat does not plan to provide main identification signage for the subdivision with the project name. Rather, we plan to include house addresses to the left of the front doors. As Habitat for Humanity is a nonprofit organization, we strive to maintain our status as the number one Habitat producer in the world for 2015 and work diligently to keep our projects affordable.

We propose to have lighting over our patio and balcony areas. The lighting will not create negative effects and is compatible with surrounding area lighting uses. It will provide security not only to the homeowners, but to pedestrians passing by along 19th Street.

Please let me know should you have questions or require additional information, thank you for your consideration.

Sincerely,

Tana Nichols
Director of Land Acquisition and Development

19TH STREET HOMES
LETTER OF EXPLANATION
USE PERMIT REQUEST

PROJECT DESCRIPTION

Habitat for Humanity is proposing a single-family residential development that will include four (4) single family residential homes on four (4) individually platted lots. The lots range in size from 6,047 square feet to 6,160 square feet. The homes will be single level and will include a rear covered exterior patios, a small front porch area and a two (2) car garage. There will be two (2) guest parking spaces in front of the homes in the driveway. The homes will be constructed of frame and stucco. There will be a six (6) foot block wall around the side yards and rear yards of the property. The single-family residences will be painted one of ten (10) body and trim paint combinations. The trees, shrubs, accents, and ground covers are drought resistant and in accordance with City of Tempe requirements.

USE PERMIT REQUEST

Habitat for Humanity is proposing to construct four (4) single-family residential homes on for (4) individually platted lots. The homes will be single lever and the project will provide ample front yard space with an openness encouraging homeowner interaction. The side yards and rear yards will include a six (6) foot block wall for security and a safe space for children and pets.

The side yard setback was originally set at ten (10) feet. This does not meet design guidelines. This being the case, Habitat is requesting a Use Permit that would allow the side yard setbacks to be reduced by 20%, from ten (10) feet to eight (8) feet on each side of the home.

A. NOT CAUSE ANY SIGNIFICANT VEHICULAR OR PEDESTRIAN TRAFFIC IN ADJACENT AREAS AND;

Allowing the eight (8) foot side setback would not be a detriment to the homeowner of each individual lot and it would do nothing to cause any significant increase in vehicular or pedestrian traffic.

B. NOT CAUSE ANY NUISANCE (ODOR, DUST, GAS, NOISE, VIBRATION, SMOKE, HEAT OR GLARE, ETC.) EXCEEDING THAT OF AMBIENT CONDITIONS, AND;

The small reduction in side setbacks from ten (10) feet to eight (8) feet will cause no nuisance to the homeowners or other homeowners residing in the neighborhood.

C. NOT CONTRIBUTE TO THE DETERIORATION OF THE NEIGHBORHOOD OR BE IN CONFLICT WITH THE GOALS, OBJECTIVE AND POICIES OF THE CITY, AND;

A reduction in side setbacks will not contribute to the deterioration of the neighborhood. Many of the adjacent single-family residential homes enjoy the same setbacks as the side setbacks Habitat for Humanity is requesting. Allowing the side setback reduction will allow us to construct our four (4) single-family residential homes and in essence, allow us to develop our single-family residential project as envisioned under the General Plan.

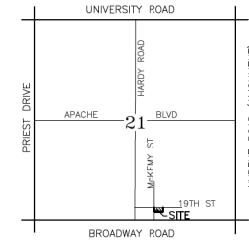
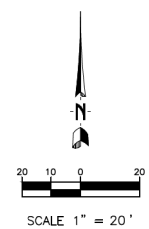
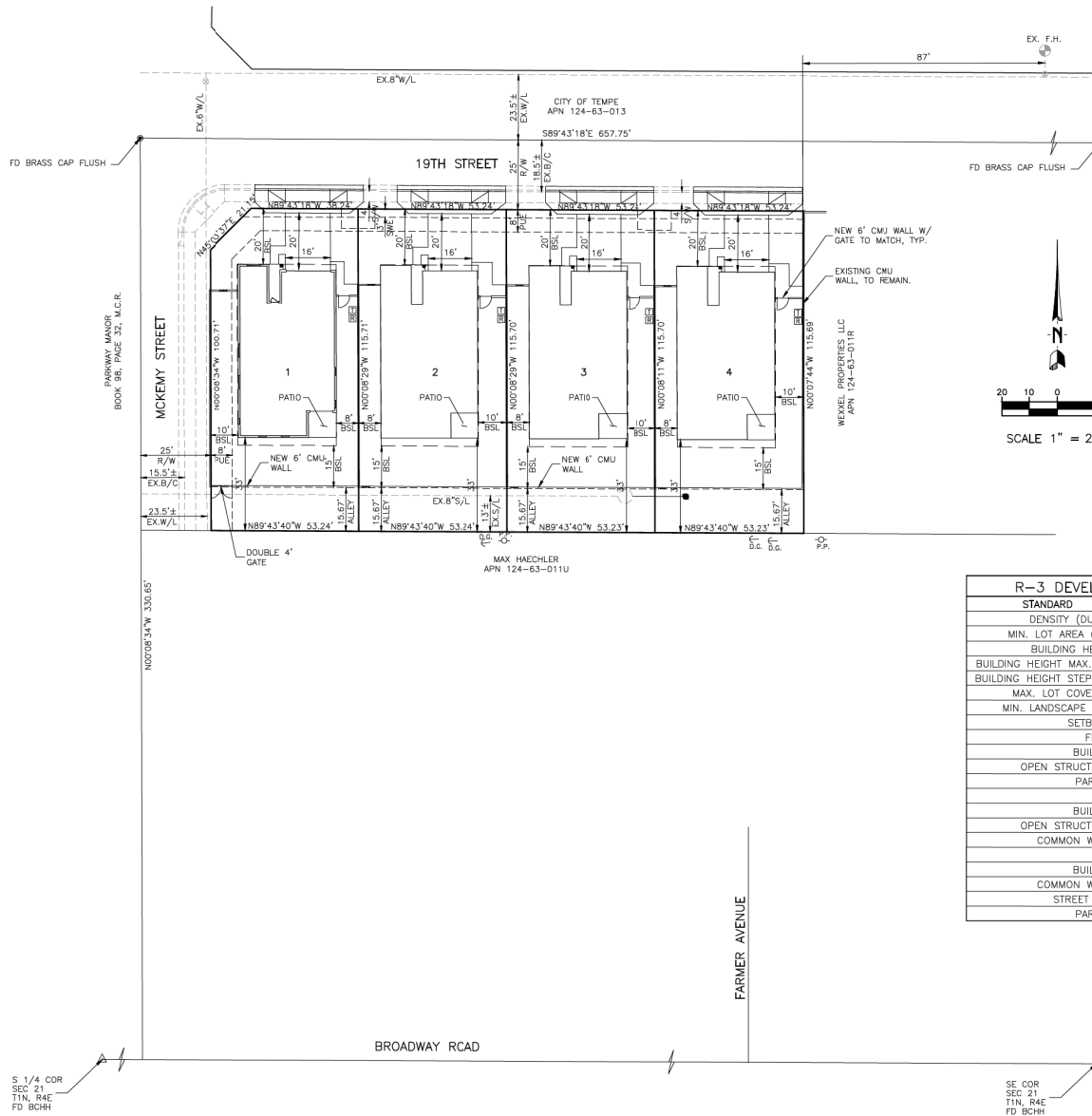
D. BE COMPATIBLE WITH EXISTING SURROUNDING STRUCTURES, AND;

Approving the request to allow the two (2) foot reduction in side setbacks would allow Habitat for Humanity to construct our four (4) single family residential homes for families whose income levels are in the 30% to 60% of AMI. Several other properties in the neighborhood enjoy the same side setbacks as Habitat for Humanity is requesting. The project is planned for medium density with limited front yard space to allow for greater homeowner interaction and easy access to goods and services as outlined in the General Plan.

E. NOT RESULT IN ANY DISRUPTIVE BEHAVIOR WHICH MAY CREATE A NUISANCE TO THE SURROUNDING AREA OR GENERAL PUBLIC.

Utilizing a lesser side setback will cause no disruptive behavior which would create nuisance to the surrounding area or to the General Public. The small reduction of two (2) feet will not cause any additional issues in the area. Many of the neighboring properties have the same side setbacks as Habitat for Humanity is requesting.

SITE PLAN FOR 19TH STREET HOMES 19TH STREET AND MCKEMY STREET



VICINITY MAP
SECTION 21, T.1N, R.4E.

R-3 DEVELOPMENT STANDARDS		
STANDARD	REQUIRED	PROVIDED
DENSITY (DU/AC)	20	5
MIN. LOT AREA (S.F.)	2,180	6,047
BUILDING HEIGHT		
BUILDING HEIGHT MAX. (FT)	30-FT	30-FT
BUILDING HEIGHT STEPBACK	NO	NO
MAX. LOT COVERAGE	50%	42%
MIN. LANDSCAPE AREA	25%	50%
SETBACKS		
FRONT		
BUILDING	20-FT	20-FT
OPEN STRUCTURES	15-FT	15-FT
PARKING	20-FT	20-FT
SIDE		
BUILDING	10-FT	8-FT
OPEN STRUCTURES	5-FT	8-FT
COMMON WALLS	0-FT	0-FT
REAR		
BUILDING	15-FT	15-FT
COMMON WALLS	0-FT	0-FT
STREET SIDE	10-FT	10-FT
PARKING	20-FT	20-FT

PROJECT DATA

EXISTING ZONING: R-3
 PROPOSED ZONING: R-3
 NET ACRES: 24,526 S.F. OR 0.563 AC.
 BUILDING AREA: 10,064 S.F.
 TYPE OF CONSTRUCTION:
 SPRINKLER SYSTEM: NONE
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 TOTAL UNITS: 4
 PARKING: TWO PER UNIT
 LANDSCAPING: NONE
 PROJECTED LAND USE: RESIDENTIAL

LEGEND

- [T] PROPOSED TRASH BIN
- [R] PROPOSED RECYCLE BIN

LOT TABLE

LOT	S.F.	AC.
LOT 1	6,047 S.F.	0.1388 AC.
LOT 2	6,160 S.F.	0.1414 AC.
LOT 3	6,159 S.F.	0.1414 AC.
LOT 4	6,159 S.F.	0.1414 AC.



OWNER

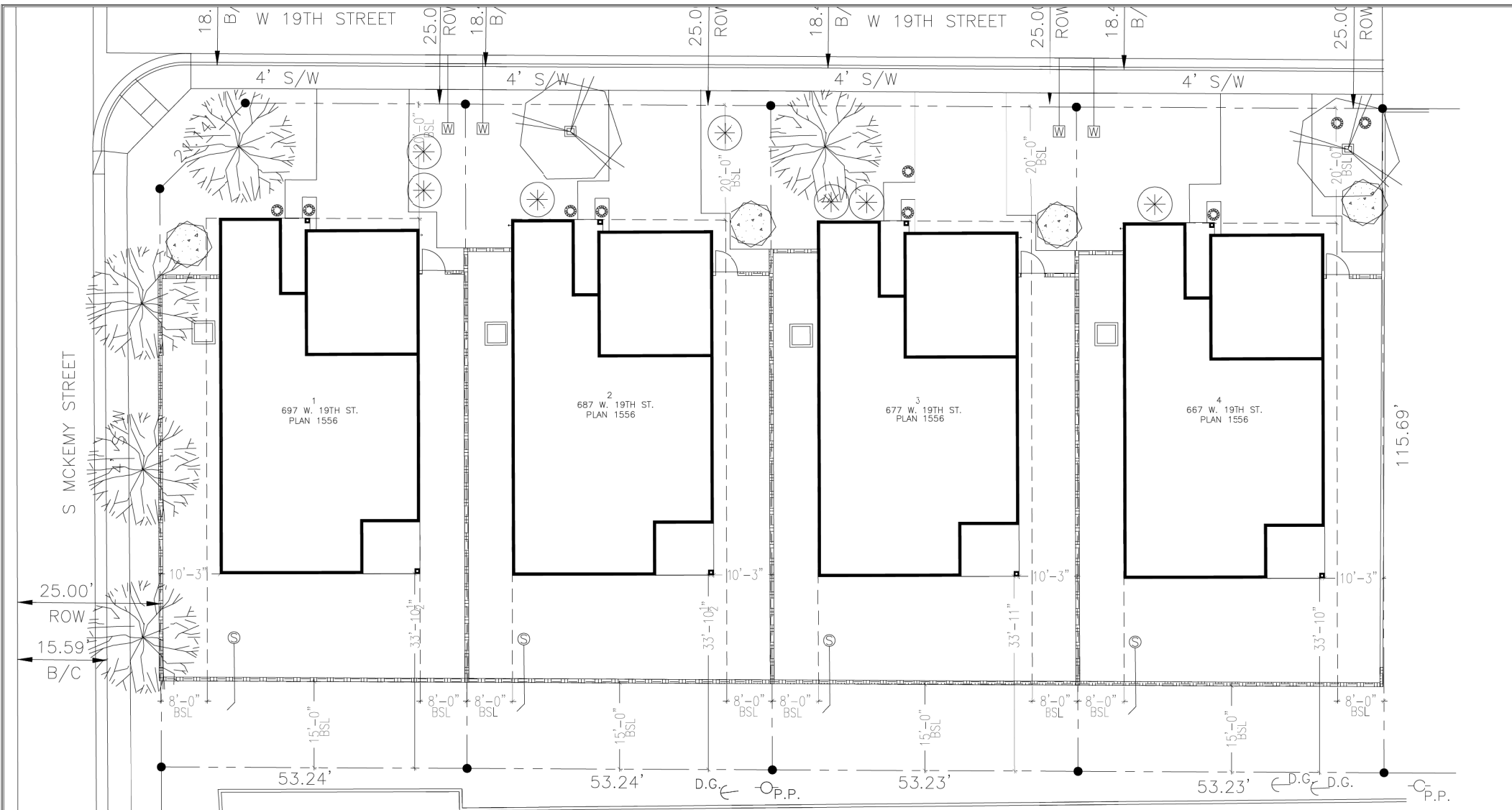
HABITAT FOR HUMANITY CENTRAL ARIZONA
 9133 NW GRAND AVENUE, SUITE 1
 PEORIA, AZ 85345
 (602) 617-9694
 EMAIL: tamnichols@hmc.com
 CONTACT: TANA NICHOLS

ENGINEER

CLOUSE ENGINEERING, INC.
 5010 E. SHEA BLVD., #110
 SCOTTSDALE, AZ 85254
 PHONE: (602) 395-9300
 FAX: (602) 395-9310
 EMAIL: tweber@clouseaz.com
 CONTACT: TOM WEBER

SUBMITTED BY
Clouse Engineering, Inc.
ENGINEERS + SURVEYORS
 5010 E. Shea Blvd. #110 Scottsdale, Arizona 85254
 Tel 602-395-9300 Fax 602-395-9310

Job No.
180713
 SH. 1
 OF 1



LANDSCAPE PLAN
HABITAT FOR HUMANITY
 TEMPE, AZ 85281
 CENTRAL ARIZONA
 9133 NW GRAND AVE
 PHOENIX, AZ 85045
 O: 623.583.2417
 ROC 251891

CONTACT:
 EVELYN OCHOA
 C: 623.243.0432
 F: 623.583.2705
 EVELYN@HABITATCAZ.ORG
 WWW.HABITATCAZ.ORG

19TH STREET HOMES
 TEMPE, AZ 85281
 DATE 12/18/2019
 UTILITY APS
 ZONING R-3

SCALE 1/16" = 1' - 0"
 SHEET 24X36

BUILDING AREA
 LIVABLE 1,556 SQ. FT.
 GARAGE 432 SQ. FT.
 PORCH 54 SQ. FT.
 PATIO 90 SQ. FT.
 UNDER ROOF 2,132 SQ. FT.

HOUSE PLAN
 ELEVATION 1556
 BED 3
 BATH 2

LOT # 1
 ADDRESS 697 W 19TH ST
 PARCEL # 124-63-080
 LOT SQ. FT. 6,947
 LOT COVERAGE 35%
 FRONT LDSCP 900 SQ. FT.
 SIDE LDSCP 490 SQ. FT.

LOT # 3
 ADDRESS 677 W 19TH ST
 PARCEL # 124-63-082
 LOT SQ. FT. 6,159
 LOT COVERAGE 35%
 FRONT LDSCP 870 SQ. FT.

LOT # 2
 ADDRESS 687 W 19TH ST
 PARCEL # 124-63-081
 LOT SQ. FT. 6,160
 LOT COVERAGE 35%
 FRONT LDSCP 870 SQ. FT.

LOT # 4
 ADDRESS 667 W 19TH ST
 PARCEL # 124-63-083
 LOT SQ. FT. 6,159
 LOT COVERAGE 35%
 FRONT LDSCP 870 SQ. FT.

PLANT LEGEND
 OPTION OF (1) 10.5 GALLON:



-THORNLESS MESQUITE
 CANOPY 20-35 FT.
 OR
 -THORNLESS PALO VERDE
 CANOPY 20-30 FT.



OPTION OF (5) 3.5 GALLON:
 -SILVER CASSIA
 MATURITY HEIGHT 7 FT.



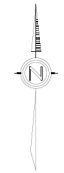
OR
 -TEXAS SAGE
 MATURITY HEIGHT 5 FT.

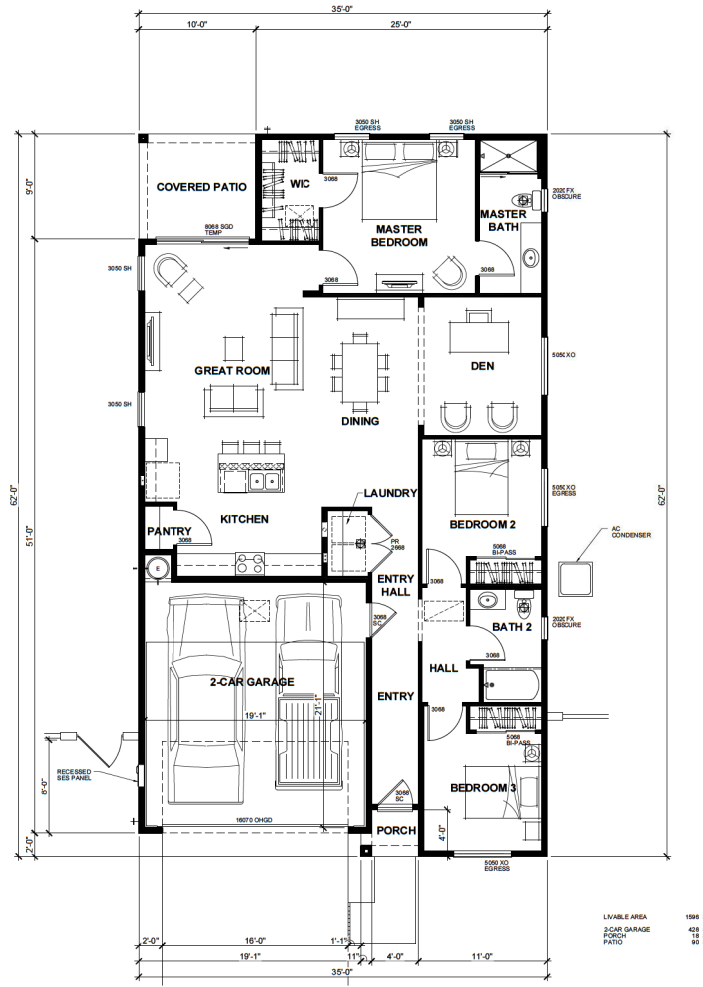


OR
 -RED YUCCA
 MATURITY HEIGHT 2-3 FT.

2" SCREENED MADISON GOLD
 GRANITE THROUGHOUT FRONT
 YARD & SIDE YARD

AUTOMATIC CONTROLLER &
 IRRIGATION SYSTEM INCLUDED





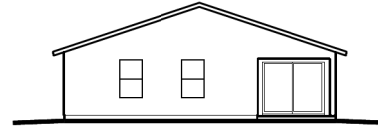
FLOOR PLAN
ELEVATION A 3/16" = 1'-0"

1556 | 667 West 19th St | Tempe, Arizona

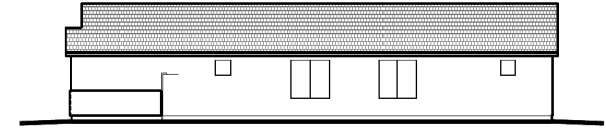
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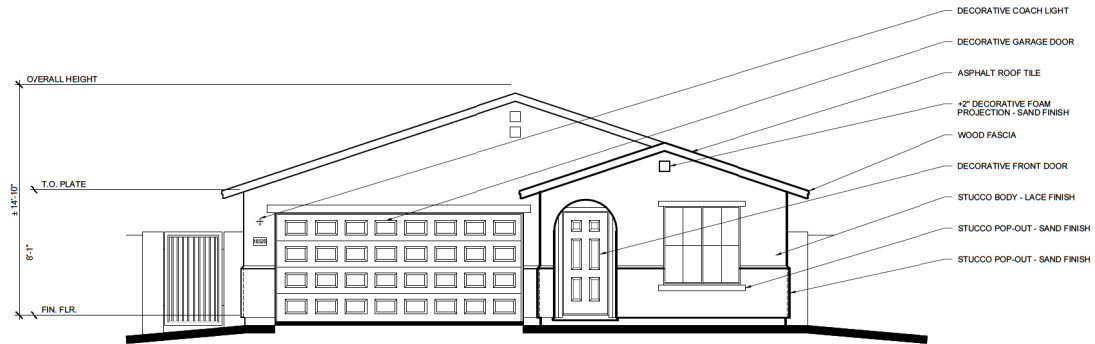
EAST ELEVATION
ELEVATION A 1/8" = 1'-0"



SOUTH ELEVATION
ELEVATION A 1/8" = 1'-0"



WEST ELEVATION
ELEVATION A 1/8" = 1'-0"



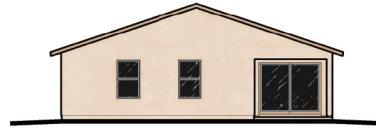
NORTH ELEVATION
ELEVATION A 1/4" = 1'-0"

1556 | 667 West 19th St | Tempe, Arizona

12-17-2019



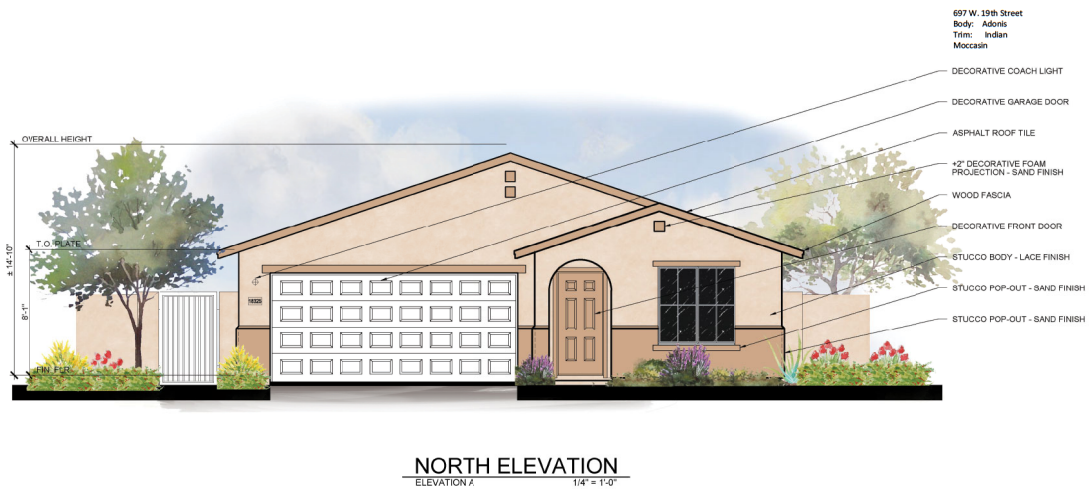
EAST ELEVATION
ELEVATION A 1/8" = 1'-0"



SOUTH ELEVATION
ELEVATION A 1/8" = 1'-0"

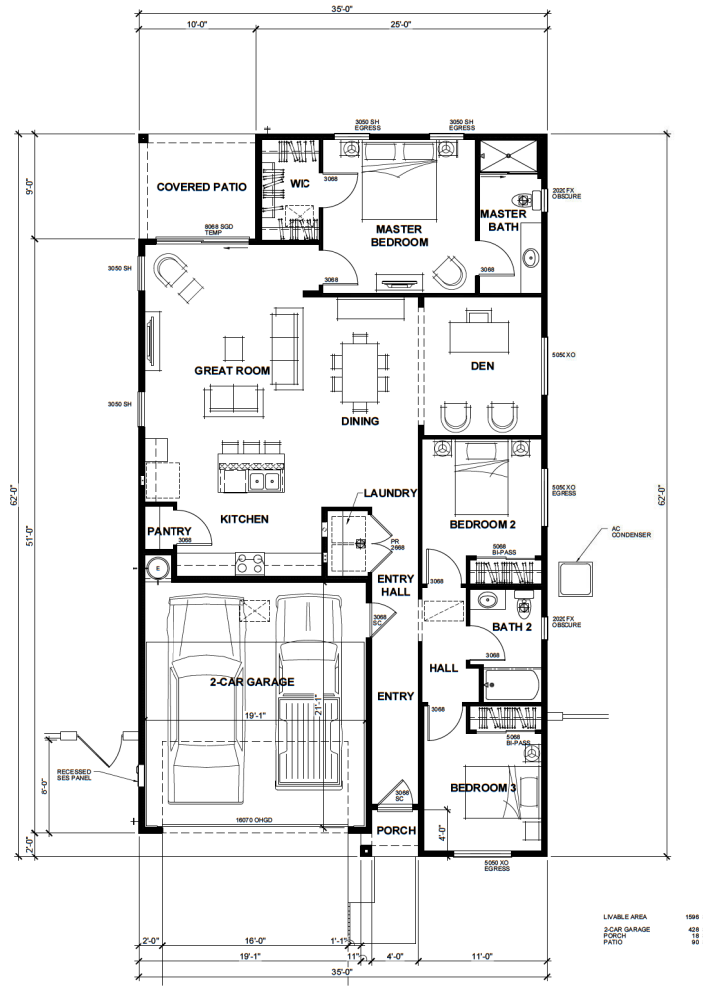


WEST ELEVATION
ELEVATION A 1/8" = 1'-0"



1556 | 667 West 19th St | Tempe, Arizona

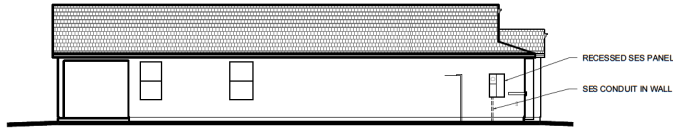
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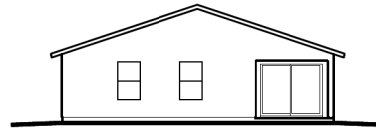
FLOOR PLAN
ELEVATION C 3/16" = 1'-0"

1556 | 677 West 19th St | Tempe, Arizona

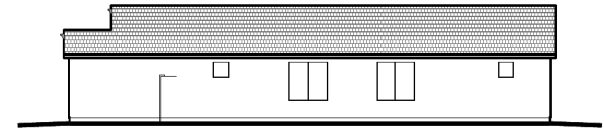
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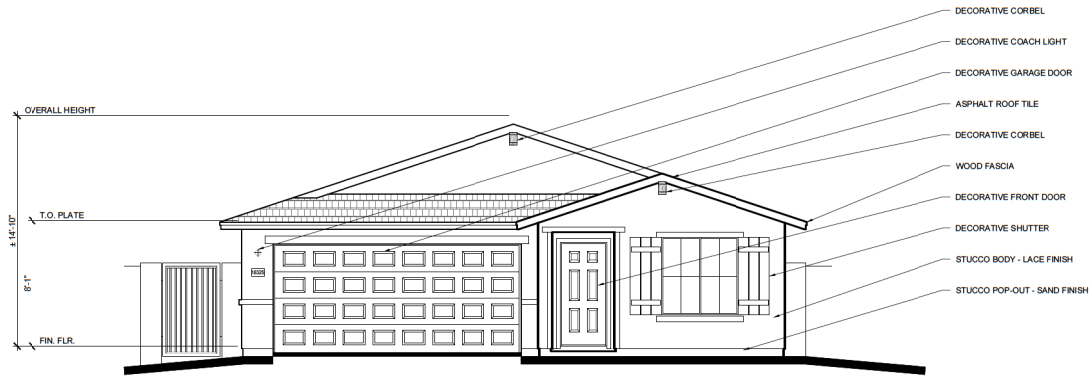
EAST ELEVATION
ELEVATION C 1/8" = 1'-0"



SOUTH ELEVATION
ELEVATION C 1/8" = 1'-0"



WEST ELEVATION
ELEVATION C 1/8" = 1'-0"



NORTH ELEVATION
ELEVATION C 1/4" = 1'-0"

1556 | 677 West 19th St | Tempe, Arizona

12-17-2019



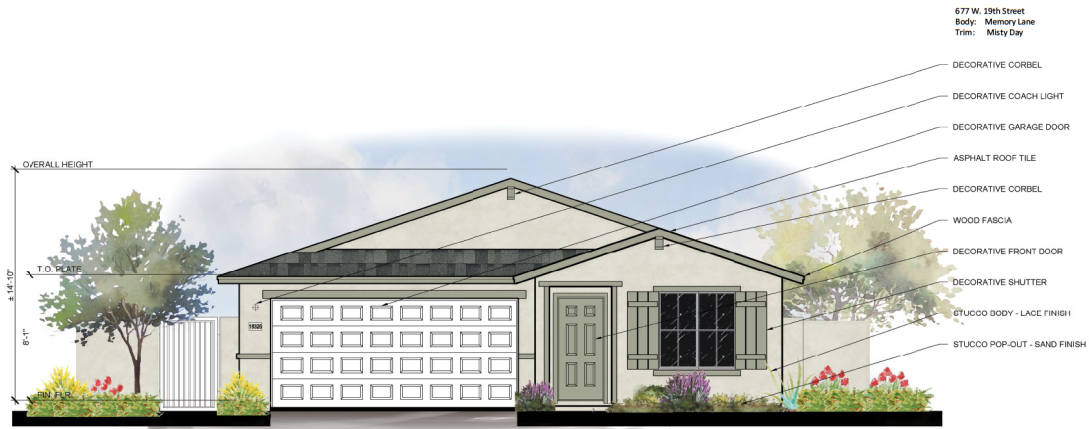
EAST ELEVATION
ELEVATION C 1/8" = 1'-0"



SOUTH ELEVATION
ELEVATION C 1/8" = 1'-0"



WEST ELEVATION
ELEVATION C 1/8" = 1'-0"



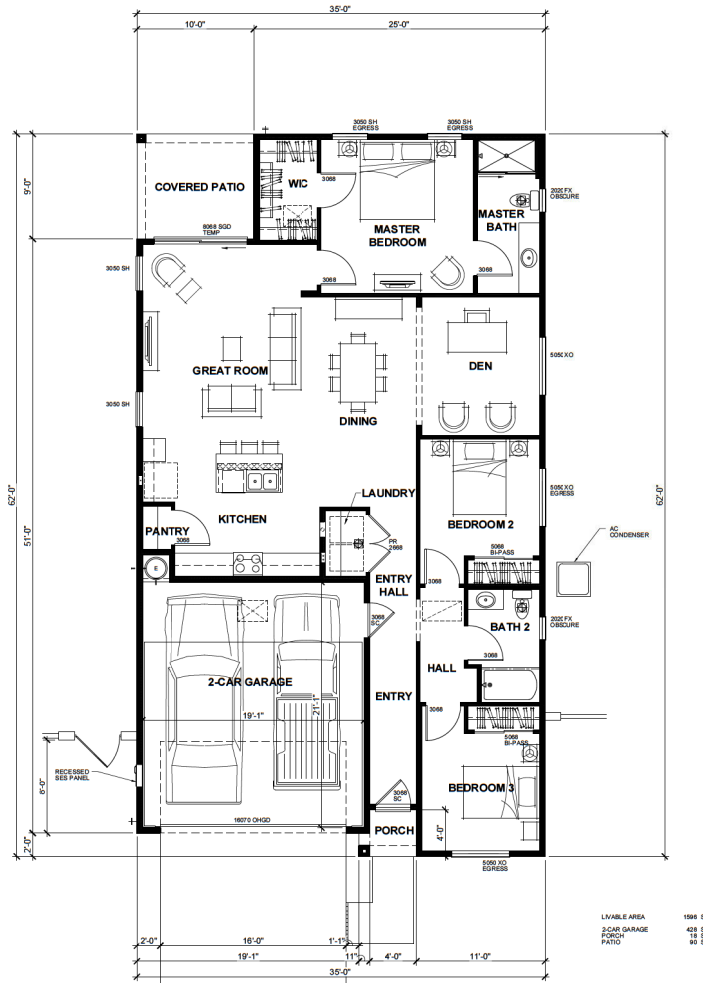
NORTH ELEVATION
ELEVATION C 1/4" = 1'-0"

677 W. 19th Street
Body: Memory Lane
Trim: Misty Day

- DECORATIVE CORBEL
- DECORATIVE COACH LIGHT
- DECORATIVE GARAGE DOOR
- ASPHALT ROOF TILE
- DECORATIVE CORBEL
- WOOD FASCIA
- DECORATIVE FRONT DOOR
- DECORATIVE SHUTTER
- STUCCO BODY - LACE FINISH
- STUCCO POP-OUT - SAND FINISH

1556 | 677 West 19th St | Tempe, Arizona

12-18-2019



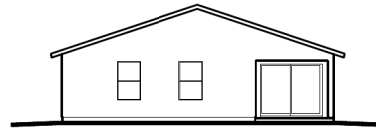
LIVABLE AREA 1566 SF
 2-CAR GARAGE 428 SF
 PORCH 18 SF
 PATIO 90 SF

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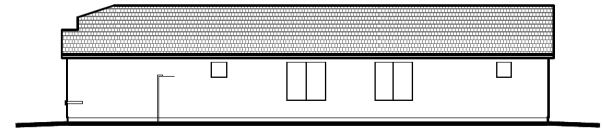
12-17-2019



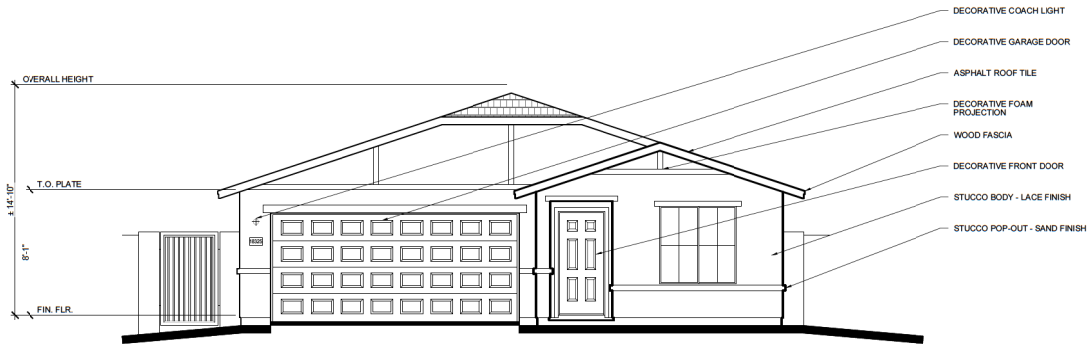
EAST ELEVATION
ELEVATION B 1/8" = 1'-0"



SOUTH ELEVATION
ELEVATION B 1/8" = 1'-0"



WEST ELEVATION
ELEVATION B 1/8" = 1'-0"



NORTH ELEVATION
ELEVATION B 1/4" = 1'-0"

OVERALL HEIGHT
T.O. PLATE
8'-11"
FIN. FLR.

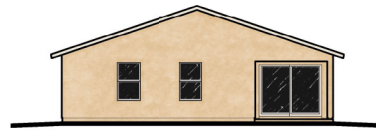
- DECORATIVE COACH LIGHT
- DECORATIVE GARAGE DOOR
- ASPHALT ROOF TILE
- DECORATIVE FOAM PROJECTION
- WOOD FASCIA
- DECORATIVE FRONT DOOR
- STUCCO BODY - LACE FINISH
- STUCCO POP-OUT - SAND FINISH

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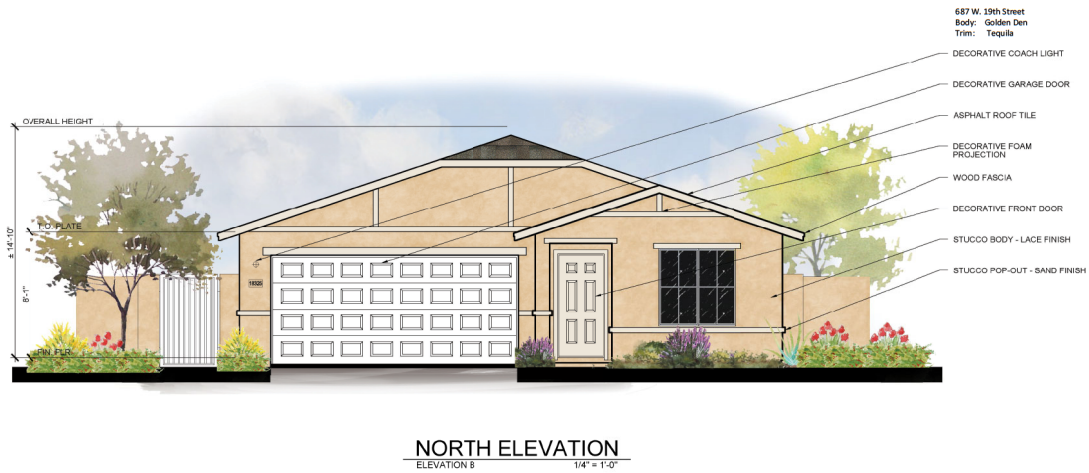
EAST ELEVATION
ELEVATION B 1/8" = 1'-0"



SOUTH ELEVATION
ELEVATION B 1/8" = 1'-0"

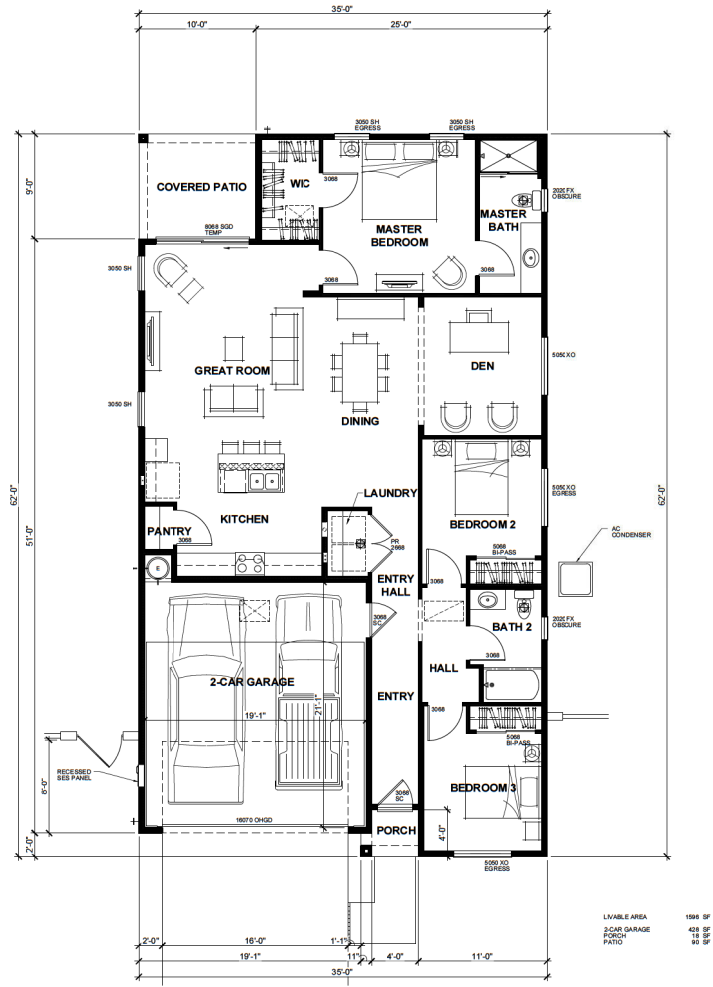


WEST ELEVATION
ELEVATION B 1/8" = 1'-0"



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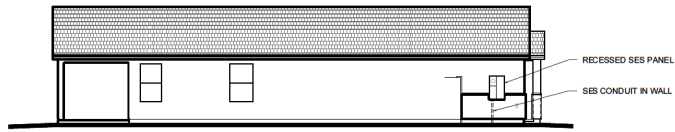
12-18-2019



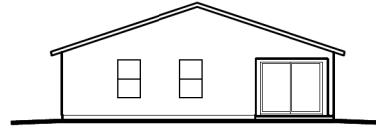
FLOOR PLAN
ELEVATION A 3/16" = 1'-0"

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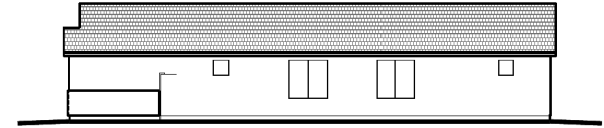
12-17-2019



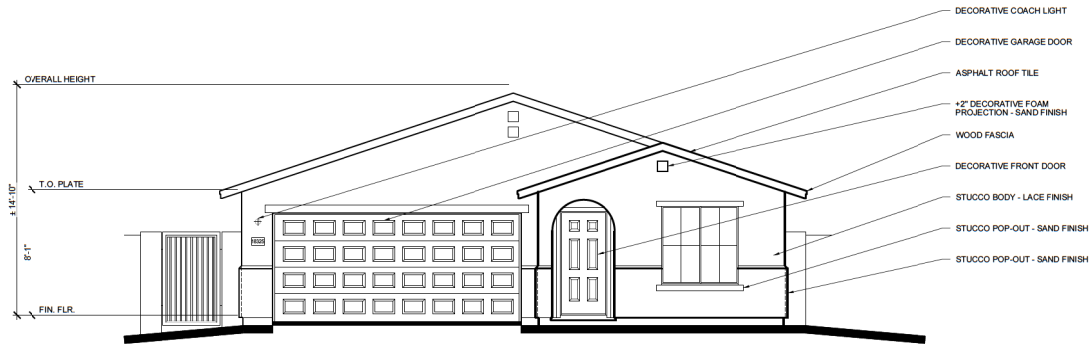
EAST ELEVATION
ELEVATION A 1/8" = 1'-0"



SOUTH ELEVATION
ELEVATION A 1/8" = 1'-0"



WEST ELEVATION
ELEVATION A 1/8" = 1'-0"



NORTH ELEVATION
ELEVATION A 1/4" = 1'-0"

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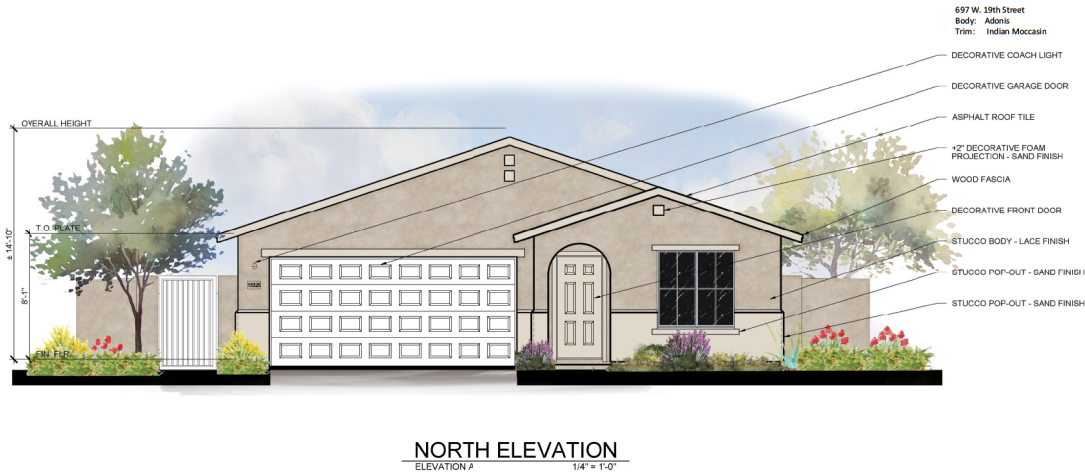
EAST ELEVATION
ELEVATION A 1/8" = 1'-0"



SOUTH ELEVATION
ELEVATION A 1/8" = 1'-0"

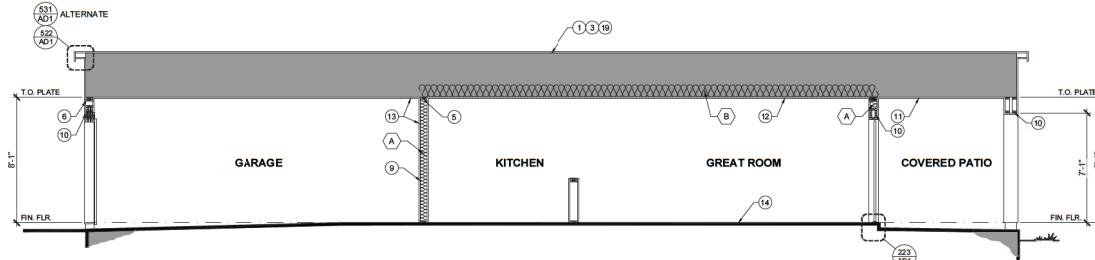


WEST ELEVATION
ELEVATION A 1/8" = 1'-0"

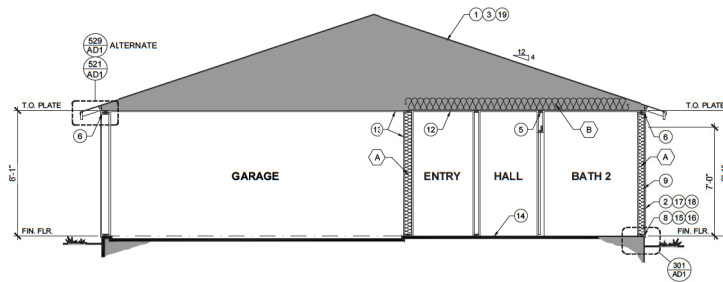


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BUILDING SECTION B
ELEVATION A (B AND C SIM.) 1/4" = 1'-0"



BUILDING SECTION A
ELEVATION A (B AND C SIM.) 1/4" = 1'-0"

- KEYED PLAN NOTES**
- NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET
1. ASPHALT SHINGLE ROOF - OWENS CORNING, OAKRIDGE, 3 DIMENSIONAL (SL ER24530), OR EQUAL
 2. TYPICAL EXTERIOR FINISH - WESTERN 1-NOTE EXTERIOR STUCCO SYSTEM (MPCO LES REPORT #382), OR EQUAL
 3. PRE-MANUFACTURED ROOF TRUSSES
 4. PRE-MANUFACTURED FLOOR TRUSS
 5. 2X TOP PLATE
 6. DBL. 2X TOP PLATE
 7. 2X BLOCKING
 8. 2X TREATED SOLE PLATE
 9. 2X FRAMING - SEE PLAN FOR MORE INFORMATION
 10. BEAM 1 HEADER - SEE STRUCTURAL PLANS FOR MORE INFO
 11. 1/2" EXTERIOR GYPSUM BOARD
 12. 1/2" GYPSUM BOARD - USE 1/2" SAG-RESISTANT GYPSUM BOARD AT CEILING
 13. GARAGE SHALL BE SEPARATED FROM RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT
 14. FOUNDATION SYSTEM OVER TERMITE TREATED SOIL - SEE STRUCTURAL PLANS FOR MORE INFORMATION
 15. G.I. WEEP SCREED
 16. SILL SEALER
 17. 1-LAYER BUILDING PAPER
 18. 1" FOAM BOARD
 19. ROOF UNDERLAYMENT, MUST COMPLY WITH ASTM D 226 TYPE I AND TYPE II
 20. BULDBLOCK INSULATING CONCRETE FORMS
 21. AIR BARRIER PER BUILDING SPECS APPLIED BETWEEN VENTED AND NON-VENTED ATTIC SPACE

- GENERAL NOTES**
1. INSTALL ALL MATERIALS PER MANUFACTURERS SPECIFICATIONS
 2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN

- FIREBLOCKING / DRAFTSTOPPING NOTES**
1. FIREBLOCKING AND DRAFTSTOPS SHALL BE LOCATED AND INSTALLED PER I.R.C. SECTIONS R302.11 AND R302.12
 2. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, VERTICALLY AT THE CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 8 FEET
 3. FIREBLOCKING SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROPPED CEILING, AND COVE CEILING.
 4. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 5. FIREBLOCKING SHALL BE PROVIDED IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
 6. FIREBLOCKING SHALL BE PROVIDED AT OPENINGS OF CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS AT FLOOR/CEILING LEVELS AND AT ATTIC SPACES.
 7. WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, PROVIDE DRAFTSTOPS SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
 8. THE INTEGRITY OF ALL FIREBLOCKING AND DRAFTSTOPPING SHALL BE MAINTAINED.

INSULATION SCHEDULE

DESCRIPTION	R-VALUE
(A) EXTERIOR FRAMED WALLS, NON-FACED FIBERGLASS BATT INSULATION	R-19
(A) RIGID INSULATION OF STUCCO SYSTEM	R-4
(B) ATTICS, BLOWN CELLULOSE INSULATION	R-38
(C) FRAMED FLOORS, PERIMETER BATT INSULATION	R-19

- INSULATION GENERAL NOTES**
1. SEE ENERGY REPORT PROVIDED BY OTHERS FOR ENERGY CODE COMPLIANCE.
 2. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING, WHERE LOCATED ON AN ELECTRICAL PANEL. THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL INDICATE THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING, ROOF, WALLS, FOUNDATION COMPONENTS SUCH AS SLABS, BASEMENT WALLS, CRAWL SPACE WALLS AND FLOORS, AND DUCTS OUTSIDE CONDITIONED SPACES. IF FACTORS OF PENETRATION AND SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING PERFORMED ON THE BUILDING.
 3. ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

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Habitat for Humanity
Central Action
1530 N. Grand Ave. Suite 1
Durham, N.H. 03824
603-888-5411

BUILDING SECTIONS
ALL ELEVATIONS

REGISTERED ARCHITECT
15300
PHILL
COOPER
NEW HAMPSHIRE

PROJECT MANAGER:
SERIES: TEMPE
SUBDIVISION: HABITAT FOR HUMANITY
PLAN NUMBER: 1556
PLAN NAME:
SHEET NUMBER: A4.1

Gray Flannel

337-3 | Valspar
Available at Independent

Herringbone

340-2 | Valspar
Available at Independent Retailers

valspar

Persian Dance

322-3 | Valspar
Available at Independent Retailers

Honey Butter

261-2 | Valspar
Available at Independent Retailers

valspar

Fennel

318-2 | Valspar
Available at Independent

Laurel

344-3 | Valspar
Available at Independent Retailers

Oak Buff

323-1 | Valspar
Available at Independent

Stallion

298-5 | Valspar
Available at Independent Retailers

Chowder

347-1 | Valspar
Available at Independent

Weathered Oak

347-3 | Valspar
Available at Independent Retailers

Indian Moccasin

295-3 | Valspar
Available at Independent Retailers

Adonis

295-1 | Valspar
Available at Independent Retailers

valspar

Misty Day

343-3 | Valspar
Available at Independent

Memory Lane

344-1 | Valspar
Available at Independent Retailers

valspar

Shortbread

294-1 | Valspar
Available at Independent

Sunstone

267-4 | Valspar
Available at Independent Retailers

Tequila

321-1 | Valspar
Available at Independent

Golden Den

293-3 | Valspar
Available at Independent Retailers

Dried Moss

318-3 | Valspar
Available at Independent

Ricefield

319A-1 | Valspar
Available at Independent Retailers

