

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 06/09/2020  
Agenda Item: 4**

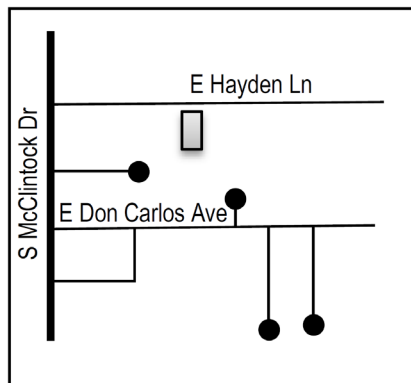
**ACTION:** Request a Use Permit to allow a second-story addition for the **HALE RESIDENCE**, located at 1849 East Hayden Lane.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Staff – Deny

**BACKGROUND INFORMATION:** The HALE RESIDENCE (PL200064) is requesting a Use Permit to allow a second story to a residence that is partially constructed within the R-4, Multi-Family Residential Zoning District. The single-family residence was demolished in 2009 and a new house is being built with a second story. The applicant is the owner, applicant, and architect who submitted plans for a building permit in November of 2017. Mr. Hale was notified that a Use Permit is required to build a second story for a single-family residence in the first review comments from November 2017. Permits to construct the home without a second story were issued on October 19, 2018. An application for the Use Permit was received in April of 2020 by the Planning Division and construction was on-going until a stop work order was issued for work without permits. The request includes the following:

ZUP200018 Use Permit to allow a second-story addition.



Property Owner	Whitney Hale
Applicant	Whitney Hale
Zoning District	R-4
Site Area	8,000 s.f.
Building Area	3,570 s.f.
Lot Coverage	45% (60% max.)
Landscape Coverage	No requirement for single-family use
Building Height	22'-2" (40' maximum allowed)
Building Setbacks	20' front, 10' side, 44' rear, 20' parking (20' front, 10' side, 10' rear, 20' parking min. required)
Vehicle Parking	2 spaces (2 min. required)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Dalton Guerra, Planner I (480) 350-8652

Department Director: Chad Weaver, Community Development Director  
 Legal review by: N/A  
 Prepared by: Dalton Guerra, Planner I  
 Reviewed by: Steve Abrahamson, Principal Planner

## COMMENTS

The property owner submitted for a building permit to construct a new single-family residence with a second story in November 2017. Building Safety notified the applicant that a Use Permit would be required for the second story during the first review in 2017. The second story was removed from the plans after the first submittal and a building permit was issued in October 2018 for a one-story home. The property owner then began construction of a two-story single-family residence without approved plans for a second story. A stop work order was issued by Building Safety on May 27, 2020.

To the north of Hayden Lane are existing 2 and 3-story apartment buildings in the R-4 zoning district. To the east, south of Haden Lane are existing single-story single-family residences within the R-4 zoning district. To the west, south of Hayden Lane are existing single-story single-family residences within the R-4 zoning district. To the south are existing single-family single-story residences within the R1-6 zoning district.

The building permitted first floor plan of the house has four entrances, there are two identical kitchens, each bedroom or room has a full private bathroom, and both of the living rooms have full bathrooms. With minor interior changes, staff has concerns that the plans could be utilized for multi-family housing. The second story is identified on the plans as a "bedroom" which includes two full bathrooms, a kitchen, and two exits to a viewing deck above the first floor, with access to the backyard. If the owner desires to create a multi-family dwelling, this would be allowed by the R-4 zoning but would require additional planning entitlements (Development Plan Review for design of the building, site and landscape plan). A multi-family development would also be required to comply with the landscape, lighting and parking standards for the Zoning and Development Code. The proposed design is 22 feet in height and meets the development standards for the R-4 district for height, setbacks, and lot coverage.

## CHANGES PROPOSED FROM PERMITTED PLANS

Building Permit (BP172184) issued October 19, 2018 for a new single-story single-family residence. On May 27, 2020 a stop work order was issued by Building Safety because upon inspection it was discovered that the owner was constructing a two-story residence. In addition to the construction of a second floor, the first-floor plan was modified from the approved plans by the addition of a third kitchen facility to the first-floor great room.

The proposed second floor plan includes a bedroom, two (2) bathrooms, a laundry room, and a wet bar that is considered to be a kitchen, for a total of four (4) kitchen facilities in the single-family home.

## PUBLIC INPUT

Staff received one letter of support on June 2, 2020. The letter is included in the attachments for this report.

## USE PERMIT

The proposed design requires a Use Permit to allow a second-story addition for a single-family residence within the R-4 zoning district.

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

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed design includes six (6) rooms between the first and second floor plans with full bathrooms and four (4) kitchen areas, while only two (2) parking spaces are being shown on site. Although this design is being proposed as single-family, there is a potential for increased traffic due to only two on-site parking spaces being provided. The future tenants that live here would be forced to park on Hayden Lane because the site is not providing adequate parking. If each bedroom had a resident with a car, there would be the potential of 6 or 7 vehicles of tenants, plus guest parking which would encumber adjacent property owners with the burden of parking for this lot. This would also generate more pedestrian traffic as residents walked to get to their unit from off-site parking.
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 second story addition is not expected to create a nuisance exceeding the ambient conditions.

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;* a two-story single family residence is permitted within the R-4 district subject to a Use Permit. However, the proposed floor plans raise a concern that this property will not function as a single-family home. If the development functions as a multi-family use the project would not meet the parking, landscaping, and lighting requirements of a multi-family use.
4. *Compatibility with existing surrounding structures and uses;* the proposed single-family use is permitted within the R-4 district and the property is surrounded by multi-family zoning and uses. However, a single-family use with the intensification of the number of bedrooms, bathrooms, and kitchens, could exceed the normal amount of occupancy found in a typical single-family property. Nearby properties with multi-family standards are able to accommodate such a use on-site. Therefore, the site will not be compatible with the surrounding sites that have been developed as multi-family uses.
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 addition of a second story could result in a nuisance to the surrounding area as a result of the potential occupancy intensification of the site, inadequate parking and size of open deck.

#### **REASONS FOR DENIAL:**

Based on the information provided by the applicant and the above analysis staff is recommending denial of the requested Use Permit. This request does not meet all approval criteria for a Use Permit because the proposed design and functionality presents a level of intensification beyond the typical single-family use. The number of rooms proposed on the floor plans with full bathrooms and the number of kitchen amenities present a design that is more suited towards a multi-family use. Without being held to the multi-family development standards this residence will not be compatible with the surrounding single-family and multi-family uses with appropriate standards. There is also the potential for an increase in traffic/parking to the area with only two parking spaces being provided on site.

#### **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): (Non-standard conditions are identified in bold)**

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

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit is valid for the plans as submitted within this application, subject to the conditions set forth. Any additions or modifications may be submitted for review during the building plan check process.
3. **The additional second bathroom facility on the second story shall be removed from the plans.**
4. **The second story kitchen facilities and proposed great room kitchen shall be removed from the plans.**
5. **The east curb cut on Hayden Lane shall be removed and replaced with curb, gutter, and sidewalk.**

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

### HISTORY & FACTS:

January 4, 2008	Building Permit (BP080025) issued to Whitney Hale for reconstruction of the single-family residence after a fire (restore to original).
October 18, 2013	Building Permit (BP131719) issued for demolition of building. (Aerial images indicate that the property has been vacant since 2009)
November 15, 2017	Building Permit (BP172184) submitted to Building Safety Division for a new single-family residence with a second story, located at 1849 East Hayden Lane. The applicant was notified that a two-story house would require a Use Permit.
September 25, 2018	2 <sup>nd</sup> Review of BP172184 submitted and reviewed by Building Safety without a second story.
October 15, 2018	3 <sup>rd</sup> Review of BP172184 submitted and approved by Building Safety without a second story.
October 19, 2018	Building Permit issued (BP172184) for a new single-family residence without a second story, located at 1849 East Hayden Lane.
April 22, 2020	A Use Permit application was submitted to allow a second-story addition for the Hale Residence, located at 1849 East Hayden Lane.

May 27, 2020

A Stop Work Order was issued as construction continued on site without an approved building permit.

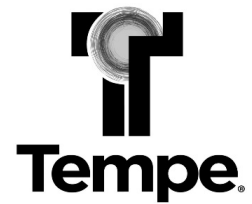
**ZONING AND DEVELOPMENT CODE REFERENCE:**

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



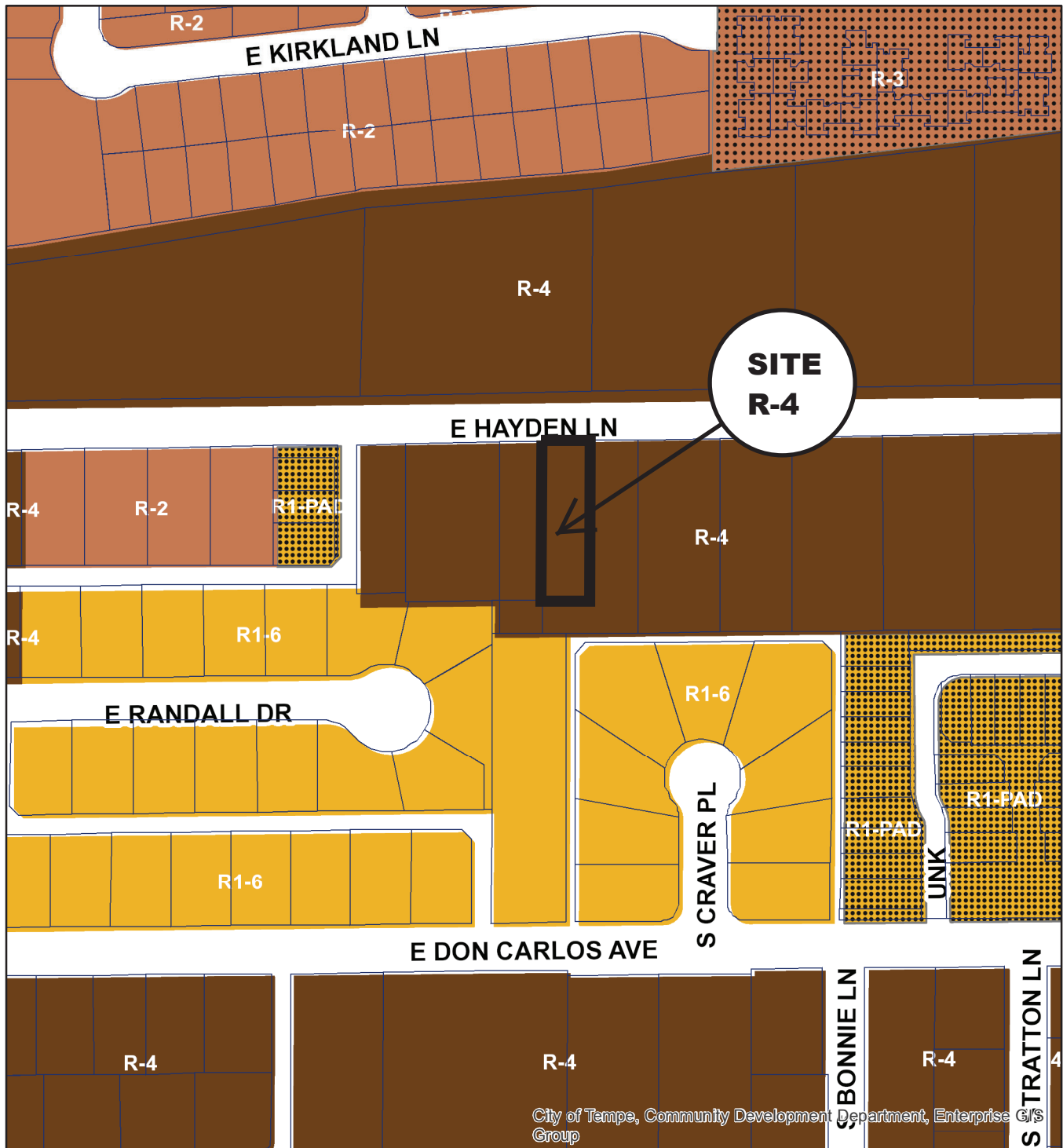
**DEVELOPMENT PROJECT FILE**  
for  
**HALE RESIDENCE**  
**(PL200064)**

**ATTACHMENTS:**

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
- 5-6. Floor Plans
7. Building Elevations
- 8-15. Site Context Photos
16. Public Input (Received on June 2, 2020)
- 17-20. Building Safety Approved Plans for BP172184

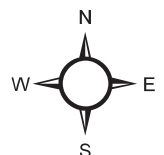
# HALE RESIDENCE

PL200064



City of Tempe, Community Development Department, Enterprise GIS Group

- Single-Family Residential (R1-6)
- Multi-Family Residential Limited (R-3)
- Single-Family Residential Planned Area Dev (R1-PAD)
- Multi-Family Residential General (R-4)
- Multi-Family Residential (R-2)

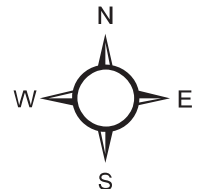


# HALE RESIDENCE

PL200064



Aerial Map





To Whom It May Concern:

I am the property owner. My property is correctly zoned for this use. R-4. I want it to have a second story. I have a current building permit. There are 2 and 3 story multi-family apartments on the North side of Hayden Ln. and other 2 and 3 story multi-family apartments within 500 feet. Please see the attached context photos.

The residence is 2,589 S.F. building foot print, 775 S.F. second floor livable, approximately 22'-2" in height above finish floor.

Address all 5 Use Permit Approval Criteria:

In arriving at the above determination, the following factors shall be considered, but not be limited to:

- a. Any significant increase in vehicular or pedestrian traffic; NO
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions; NO
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan; NO
- d. Compatibility with existing surrounding structures and uses; YES
- e. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public. NO

Whitney Hale

**PROJECT DESCRIPTION:**

ALL EXISTING UTILITY SERVICE LOCATIONS WILL REMAIN UNCHANGED. THIS NEW STRUCTURE WILL BE A R-3 OCCUPANCY. ALL SETBACKS MEET OR EXCEED MINIMUM REQUIREMENTS. A NEW STRUCTURE WILL BE BUILT FROM THE GROUND UP. FIRE RATED EXTERIOR WALLS ARE NOT REQUIRED BASED ON SETBACK. TWO OFF STREET PARKING SPACES ARE PROVIDED BEHIND THE REQUIRED FRONT YARD SETBACK. THE BUILDING IS 2,589 S.F. FOOTPRINT W/ AN ADDITIONAL 775 S.F. BEDROOM ON THE SECOND STORY IN THE BACK W/ AN EXTERIOR DECK. ALL WORK SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH THE PRESCRIPTIVE REQUIREMENTS OF THE 2012 IBC.

**PROJECT DIRECTORY:**

OWNER / ARCHITECT:  
HALE FAMILY TRUST  
ARCHITECTURE EDGE  
208 E. PAFAGO CIRCLE S,  
TEMPE, AZ, 85281  
T 480 797 9174  
F 480 946 3499  
ARCHITECTURE EDGE  
CONTACT: WHITNEY HALE

**PROJECT DATA:**

APPLICABLE BUILDING CODE:  
CONTRACTOR TO ENSURE COMPLETE AND ABSOLUTE COMPLIANCE WITH ALL LOCAL AND NATIONAL CODES AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

2012 IRC w/ MUNICIPAL AUTH. AMENDMENTS  
2011 NEC

PROJECT ADDRESS: 1849 E. HAYDEN LANE  
TEMPE, AZ. 85281

ZONING: R-4  
LOT AREA: 8,000 S.F.

ALLOWABLE LOT COVERAGE AREA: 4,800 S.F.  
(60% TDS TABLE 4-202B)

ACTUAL LOT COVERAGE: 2589 S.F. = 32.3%

ALLOWABLE HEIGHT: 40 FT.

OCCUPANCY: GROUP 'R-3'

CONST. TYPE: WOOD - LIGHT FRAME

FLOOR AREA: 2,589 S.F. (FOOTPRINT)  
EXTERIOR WALLS: NON RATED, BASED ON PROXIMITY TO PROP. LINE (TABLE 602)

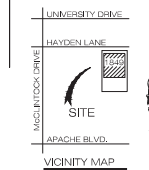
OPENINGS: OPENINGS SET BACK 10' MIN.

EXITING CALCULATIONS PER 2012 IRC

ROOF COVERING PER 2012 IRC

PLUMBING FIXTURE CALCULATION: 2012 IRC

ENERGY CODE COMPLIANCE: 2012 IRC



**HALE RESIDENCE**

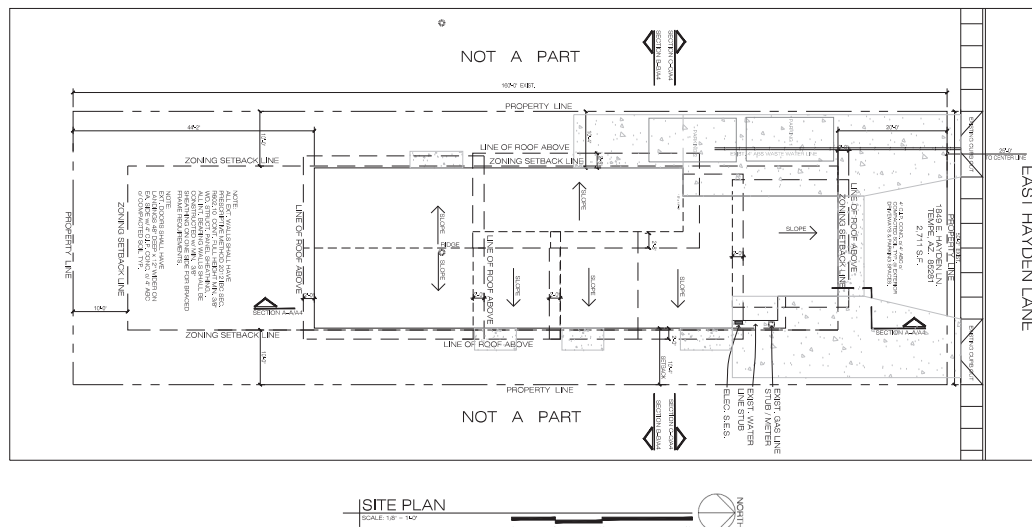
1849 E. HAYDEN LN.  
TEMPE, ARIZONA 85281  
HALE FAMILY TRUST

RECORD DATES  
2017, NOVEMBER, 13

2018, OCTOBER, 30  
▲ CITY REVISIONS

COVER SHEET /  
SITE PLAN

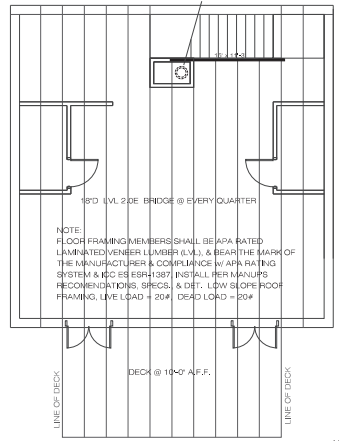
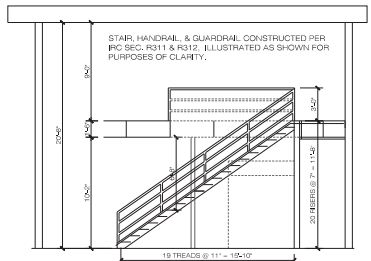
**A1**



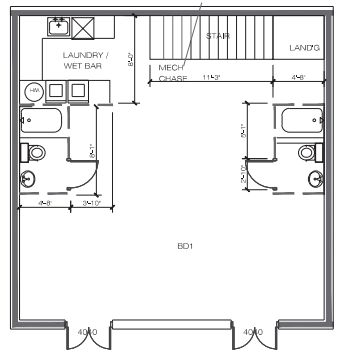
**SITE PLAN**  
SCALE 1/8" = 1'-0"



10/11/2018 10:56:00 AM: C:\Users\jgarcia\OneDrive\Documents\Projects\2018\2018-10-30-Hale-Residence\2018-10-30-Hale-Residence-Framing-Plan.rvt



**SECOND FLOOR FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"  
 NORTH



**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 NORTH

**ARCHITECTURE**  
**EDGE**  
 206 EAST PAPERBAG CIRCLE SOUTH  
 TUCSON, AZ, 85721  
 (T) 486.787.9174  
 (F) 486.946.3499



**HALE**  
**RESIDENCE**

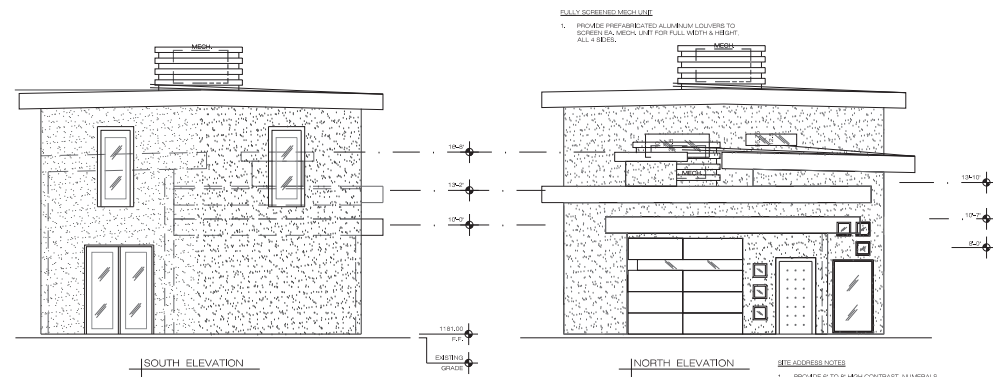
1849 E. HAYDEN LN.  
 TUCSON, ARIZONA 85721  
 HALE FAMILY TRUST

RECORD DATES  
 2017, NOVEMBER, 13

2018, OCTOBER, 30  
 Δ CITY REVISIONS

FLOOR PLAN /  
 FRAMING PLAN  
**A2**

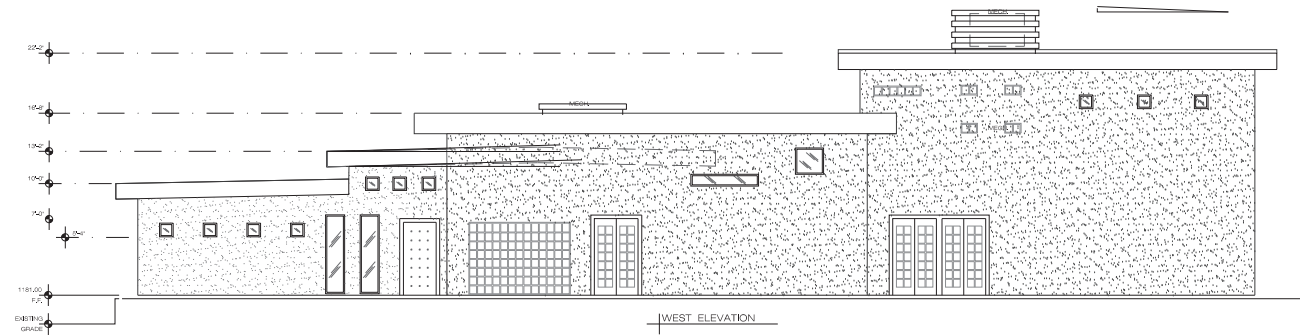
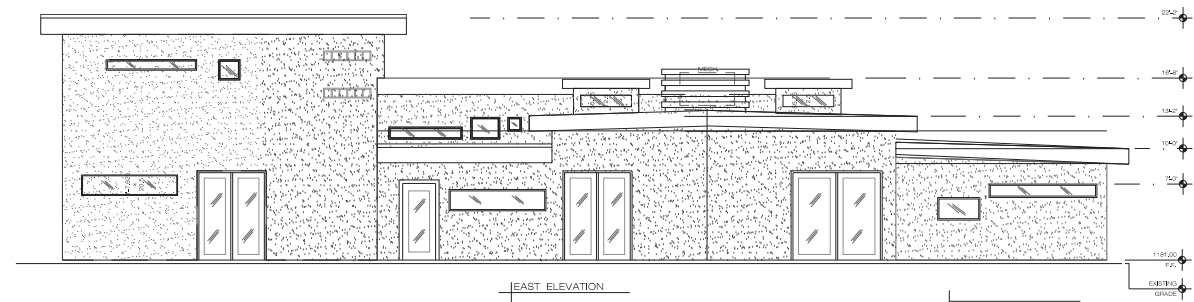
ALL DOCUMENTS SHALL BE KEPT IN THE PROJECT FOLDER AND NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURE EDGE. THE CLIENT IS RESPONSIBLE FOR THE PROTECTION OF ALL INFORMATION CONTAINED HEREIN. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INFORMATION CONTAINED HEREIN. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INFORMATION CONTAINED HEREIN.



**DAILY SCREENED MEDIAN**  
 1. PROVIDE PREFABRICATED ALUMINUM LOUVERS TO SCREEN SA MEDIAN LIGHT FOR FULL WIDTH & HEIGHT. ALL 4 SIDES.

- GENERAL ELEVATION NOTES**
1. ALL MATERIALS & INSTALLATION REQUIREMENTS SHALL BE AS PRESCRIBED BY ADOPTED BUILDING CODE REFERENCE OF APPROVED ED/CAL.
  2. ALL WINDOWS WITH 24" VERTICALLY OF A WALKING SURFACE OR 36" HORIZONTALLY OF A DOOR SHALL BE TEMPERED GLAZING.
  3. ALL DOORS & WINDOWS SHALL BE INSULATED AS PRESCRIBED BY THE CURRENT B/C.
  4. ALL ROOFTOP HVAC EQUIP. SHALL BE SCREENED PER TYPICAL CODES.
  5. EXTERIOR FINISH SHALL BE PORTLAND CEMENT STUCCO.

**SEE ADDRESS NOTES**  
 1. PROVIDE 6" TO 8" HIGH CONTRAST NUMERALS ILLUMINATED FROM DARK TO DARK BY PHOTOCELL FOR TEMPLE CITY CODE OF PAPER CLOSEST TO STREET



**ARCHITECTURE EDGE**  
 208 EAST PAPERBAG CIRCLE SOUTH  
 TEMPE, AZ 85281  
 (480) 787-9174  
 (1) 480.946.3499



**HALE RESIDENCE**

1849 E. HAYDEN LN.  
 TEMPE, ARIZONA 85281  
 HALE FAMILY TRUST

RECORD DATES  
 2017, NOVEMBER, 13

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BUILDING ELEVATIONS  
**A3**



Looking Northwest 2 Story Multi Family Apartments



Looking North 2 & 3 Story Multi Family Apartments



Looking Northeast 3 Story Multi Family Apartments





Looking East Vacant Lot 2 Story Apartments in Background



Looking Southeast Vacant Lot & SFR Beyond



Looking South SFR & 3 Story Multi Family Apartments Beyond

# Looking Southwest Vacant Lot SFR Beyond





Looking West Vacant Lot

## Guerra, Dalton

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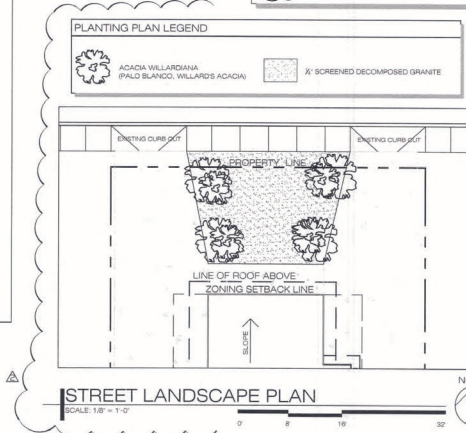
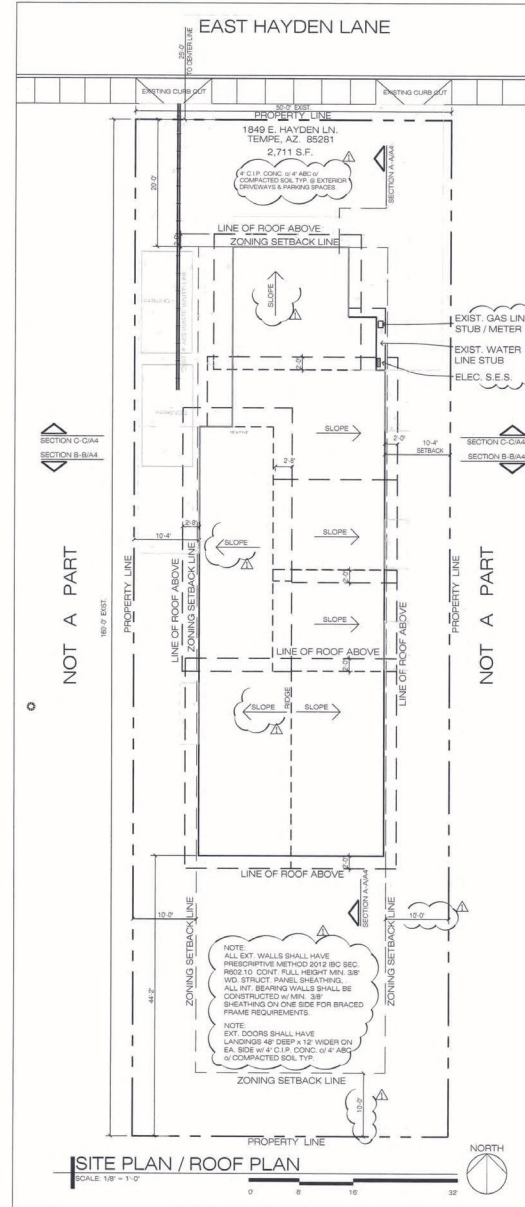
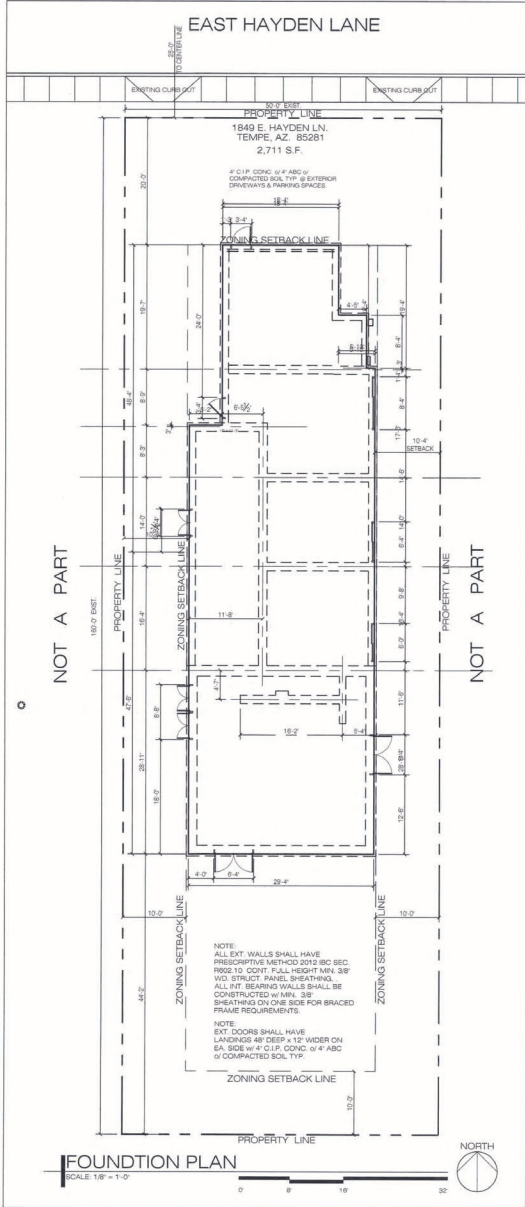
**From:** Kevin Ivey [REDACTED]  
**Sent:** Tuesday, June 02, 2020 10:39 AM  
**To:** Guerra, Dalton  
**Cc:** Kevin Ivey  
**Subject:** Hale Residence, Development Review Commission, June 9, 2020

Dalton Guerra - I **support** Whitney Hale in her application to approve the addition of a second story to a single family residence on E. Hayden Lane, Tempe, AZ.

I am a neighbor and I own the home at 921 So. Hacienda, Tempe, AZ.

Thank you.

Kevin Ivey  
[REDACTED]  
[REDACTED]



**PROJECT DESCRIPTION:**  
THIS IS A REBUILD OF A PROPERTY DAMAGED BY FIRE TO AN EXTENT THAT THE STRUCTURE HAD TO BE DEMOLISHED. ALL EXISTING UTILITY SERVICE LOCATIONS WILL REMAIN UNCHANGED. THE NEW STRUCTURE WILL BE A SINGLE FAMILY RESIDENCE. ALL SETBACKS MEET OR EXCEED MINIMUM REQUIREMENTS. A NEW STRUCTURE WILL BE BUILT FROM THE GROUND UP. FIRE RATED EXTERIOR WALLS ARE NOT REQUIRED BASED ON SETBACK. TWO OFF STREET PARKING SPACES AND PROVIDED BEHIND THE REQUIRED FRONT YARD SETBACK. THE RESIDENCE IS ONE STORY. ALL WORK SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH THE PRESCRIPTIVE REQUIREMENTS OF THE 2012 IRC.

- GENERAL NOTES:**
- ALL WORK SHALL CONFORM WITH REQUIREMENTS OF THE LOCAL GOVERNING BUILDING CODE, LOCAL ZONING, NATIONAL ELECTRIC CODE, N.E.P.A., OSHA, AND ALL OTHER CODES, RULES AND REGULATIONS ALL IN THEIR LATEST EDITIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER WORK OF THIS TYPE. THE CONTRACTOR SHALL OBTAIN ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS. NOTHING IN THESE CONSTRUCTION DRAWINGS SHALL BE CONSIDERED TO PERMIT WORK NOT IN COMPLIANCE WITH THESE CODES.
  - DIMENSIONS NOTED ARE NOMINAL TO CENTERLINE OR FACE OF STRUCTURAL ELEMENT AS INDICATED. DIMENSIONS DO NOT INCLUDE FINISHES UNLESS NOTED. LARGER SCALE DRAWINGS GOVERN OVER SMALLER SCALE DRAWINGS. ACTUAL FIELD CONDITIONS MAY VARY. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS AND CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND THE FIELD CONDITIONS. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL DIMENSIONS AFTER DEMOLITION AND EXPOSURE OF STRUCTURAL CONDITIONS.
  - CALL BLUE STAKE FOR FIELD VERIFICATION OF UTILITY LOCATIONS PRIOR TO EXCAVATION.
  - ALL CHANGES DURING CONSTRUCTION TO BE APPROVED BY THE GOVERNING AUTHORITY PRIOR TO WORK BEING DONE.
  - PROVIDE BLOCKS AND ANCHORS AS REQUIRED TO SECURELY MOUNT WALL OR CEILING MOUNTED EQUIPMENT. I.E. FIRE EXTINGUISHERS, TOILET ROOM ACCESSORIES, DOOR STOPS, HARDWARE, ETC.
  - ALL GLASS WITHIN 18" OF THE FLOOR OR WITHIN 24" FROM THE DOOR JAMB OF THE ACTIVE LEAF OF THE DOOR, OR ANY OTHER WAY SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS.
  - PREMISES IDENTIFICATION MUST BE LEGIBLE FROM THE STREET OR DRIVE.
  - LOCKING DEVICES, HARDWARE, & OPERATIONAL FORCES ON ALL ENTRY OR EGRESS DOORS SHALL COMPLY W/ ADOPTED GOVERNING CODE REQUIREMENTS.
  - INVESTIGATE & REPAIR ALL EXISTING BUILDING CONDITIONS FOR STRUCTURAL STABILITY & INTEGRITY, WATER & AIR INTRUSION, BUILDING SUPPORT SYSTEMS (ORIGINALLY BY INTEGRITY), BUILDING DRAINAGE SECURITY & INTEGRITY, ADA ACCESSIBILITY, & LIFE SAFETY CONDITIONS WHICH DO NOT MEET CURRENT SAFETY STANDARDS OR BUILDING ENVELOPE INTEGRITY.
  - COORDINATE CONSTRUCTION INSPECTION, ETC. WITH CONSTRUCTION INSPECTOR AND BUILDING DEPARTMENT IN AUTHORITY.
  - ALL WALLS CONTAINING WASTE LINES SHOULD BE CONSTRUCTED OF STUDIOS AS REQUIRED TO ACCOMMODATE PLUMBING LINES.
  - A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS, AS-BUILT AND CITY APPROVED PLANS SHALL BE KEPT AT THE JOBSITE.
  - MOUNTING HEIGHT FOR TELEPHONE AND ELECTRICAL OUTLETS TO BE 18" & 4" P. UNLESS OTHERWISE NOTED. ELECTRICAL/TELEPHONE OUTLET COMBINATIONS TO BE MOUNTED OTHER SIDE OF THE SAME STUD OUTLETS STAGGERED TO PREVENT BACK TO BACK INSTALLATION AT PARTITION WALLS TO INHIBIT TRANSFER SOUND BETWEEN ROOMS.
  - STUD PARTITIONS TO BE ANCHORED SO AS TO RESIST A LATERAL LOAD OF 5 P.S.F. AS FOLLOWS: BOTTOM PLATE: ANCHOR TO SUB-FLOOR WITH 1/4" DIA. POWER DRIVEN PINS @ 24" O.C.
  - SHOWERS & BATHTUBS TO BE PRE-MANUFACTURED FIBERGLASS OR VINYL TUBS / PANS / SURROUNDS.

**PROJECT DIRECTORY:**

OWNER / ARCHITECT:  
HALE FAMILY TRUST  
ARCHITECTURE EDGE  
208 E. PARAGO CIRCLE S.  
TEMPE, AZ 85281  
T: 480.707.9174  
F: 480.946.3499  
ARCHITECTURE EDGE  
CONTACT: WYNTHY HALE

**PROJECT DATA:**

APPLICABLE BUILDING CODE:  
CONTRACTOR TO ENSURE COMPLETE AND RESILIENT COMPLIANCE WITH ALL LOCAL AND NATIONAL CODES AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

2012 IRC w/ MUNICIPAL AUTH. AMENDMENTS 2011 NBC

PROJECT ADDRESS: 1849 E. HAYDEN LANE TEMPE, AZ 85281

ZONING: R-4

ALLOWABLE LOT COVERAGE AREA: 4,800 S.F. 60% TDS TABLE 4-2020B

ACTUAL LOT COVERAGE: 2,988 S.F. = 32.3%

ALLOWABLE HEIGHT: 40 FT.

OCCUPANCY: GROUP R-3

CONST. TYPE: WOOD - LIGHT FRAME

FLOOR AREA: 2,589 S.F. (FOOTPRINT)

EXTERIOR WALLS: NON RATED, BASED ON PROXIMITY TO PROP. LINE (7.5' & 6.0')

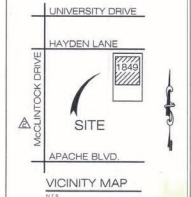
OPENINGS: OPENINGS SET BACK 10 MIN.

EXISTING CALCULATIONS PER 2012 IRC:

ROOF COVERING PER 2012 IRC:

PLUMBING FIXTURE CALCULATION: 2012 IRC

ENERGY CODE COMPLIANCE: 2012 IRC



**SHEET INDEX:**

- CIVIL
- D SURVEY
- D2 COVER SHEET
- GRADING & DRAINAGE PLAN
- ARCHITECTURAL & STRUCTURAL
- A1 PROJECT DATA, GENERAL NOTES, SITE PLAN & ROOF PLAN
- A2 FLOOR PLAN & FRAMING PLAN
- A3 ELEVATIONS
- A4 BUILDING SECTIONS
- A5 WALL SECTIONS (OO) BS REPORTS
- M1 MECHANICAL PLAN
- M2 MECHANICAL SCHEDULES
- M3 MECHANICAL SPECIFICATIONS
- P1 PLUMBING PLANS
- P2 PLUMBING DETAILS
- P3 PLUMBING SPECIFICATIONS & SCHEDULES
- E1 ELECTRICAL PLANS
- E2 ELECTRICAL NOTES & SCHEDULES

**ARCHITECTURE EDGE**  
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F: 480.946.3499



**HALE RESIDENCE**

1849 E. HAYDEN LN.  
TEMPE, ARIZONA 85281

HALE FAMILY TRUST



RECORDING DATES  
2017 . NOVEMBER . 13

2018 . OCTOBER . 30  
CITY REVISIONS

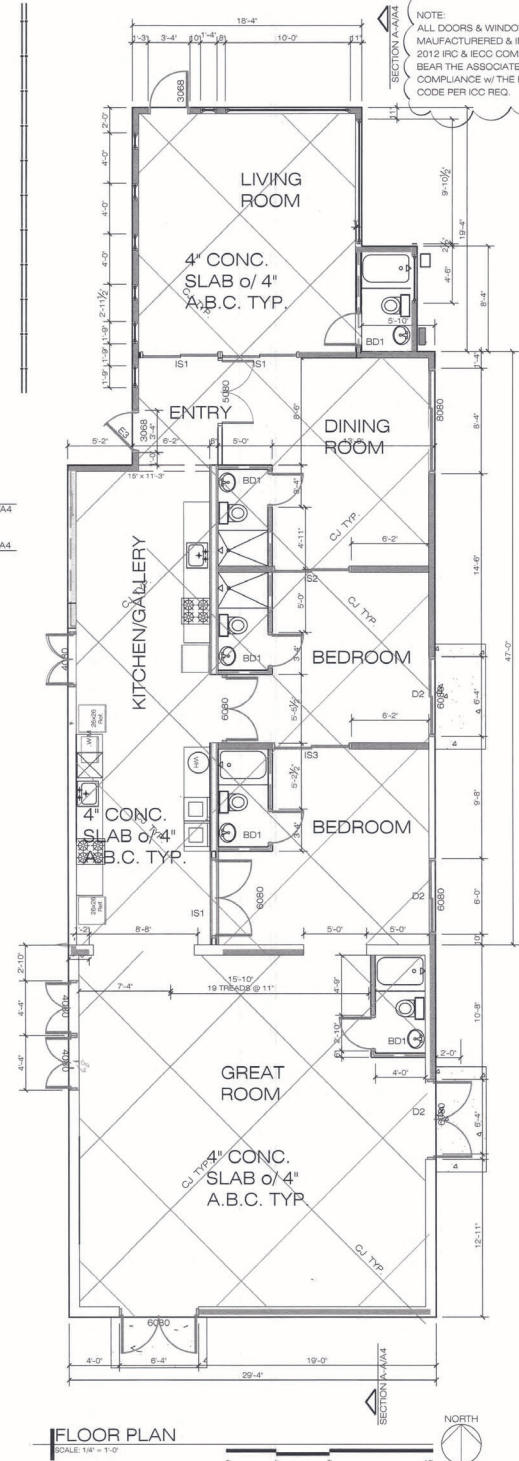
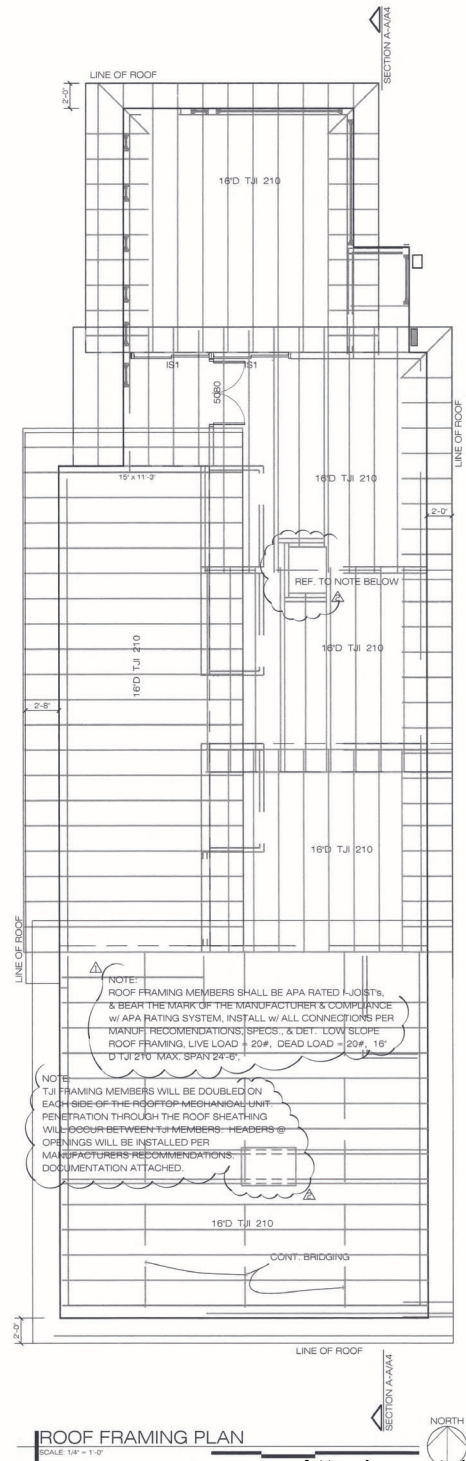
COVER SHEET /  
SITE PLAN

**A1**

REVISIONS  
10/16/2018  
10/16/2018  
10-19-18  
10/17/2018  
10/17/11/17

1849 E. HAYDEN LN.  
NEW SINGLE FAMILY RESIDENCE  
RPT12184  
DS171115

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EXIST  
STUB  
EXIST  
LINE  
ELEC

**ARCHITECTURE  
EDGE**  
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RESIDENCE**

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TEMPE, ARIZONA 85281  
HALE FAMILY TRUST

RECORD DATES  
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△ CITY REVISIONS

FLOOR PLAN /  
FRAMING PLAN

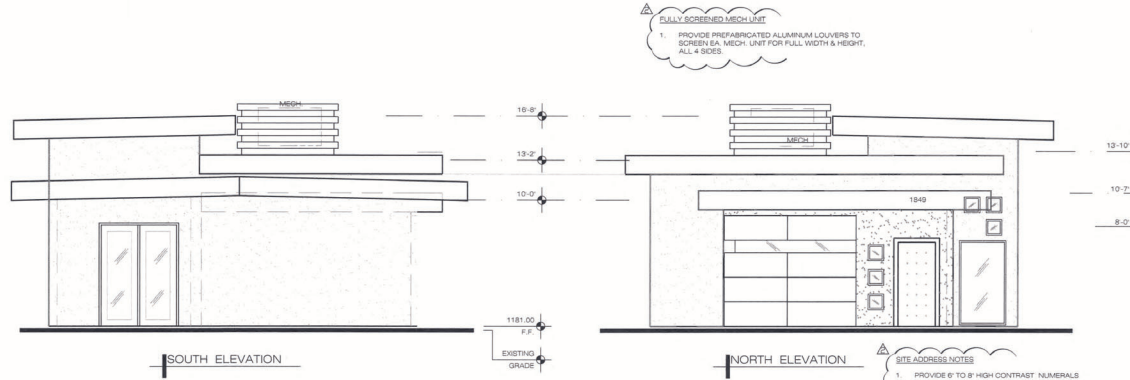
**A2**

REVISIONS AND CODE COMPLIANCE  
CITY OF TEMPE PROGRAM  
COMPLIANT DESIGN REVIEW DEPARTMENT

DESIGNED BY	DATE
PROJECT LEAD DESIGNER	DATE
PROJECT REVIEWER	DATE
FILE NUMBER	WORKING COPY



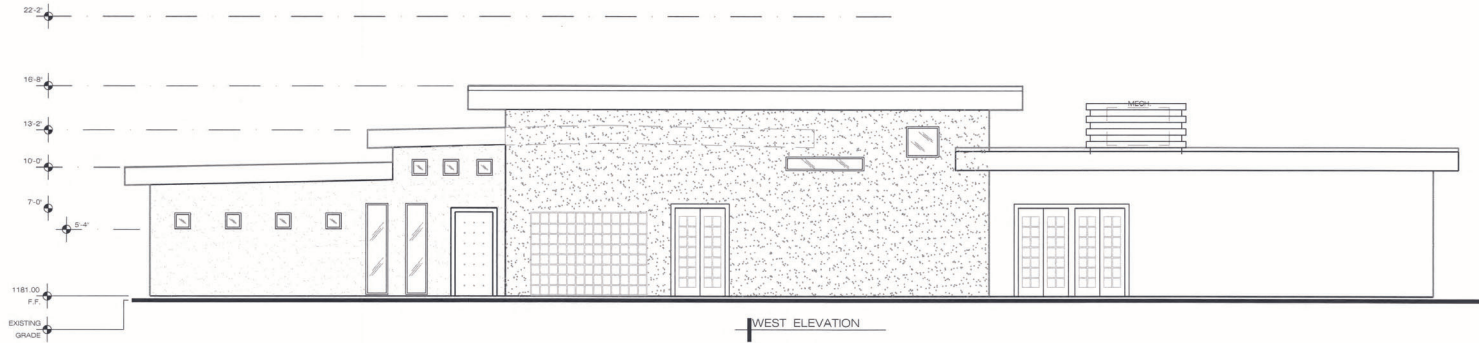
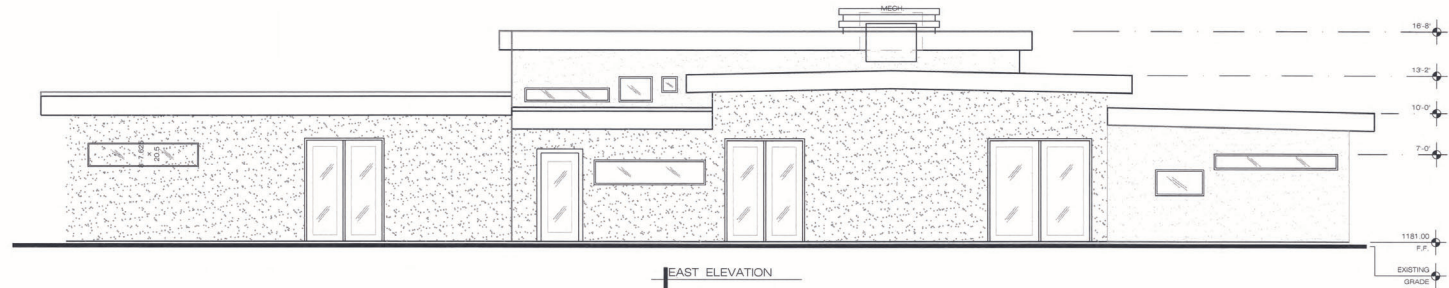
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▲ FULLY SCREENED MECH. UNIT  
1. PROVIDE PREFABRICATED ALUMINUM LOUVERS TO SCREEN EA. MECH. UNIT FOR FULL WIDTH & HEIGHT, ALL 4 SIDES

▲ SITE ADDRESS NOTES  
1. PROVIDE 6" TO 8" HIGH CONTRAST NUMERALS ILLUMINATED FROM DUSK TO DAWN BY PHOTOCELL PER TEMPE CITY CODE ON TRUCKA CLOSEST TO STREET

- GENERAL ELEVATION NOTES
1. ALL MATERIAL & INSTALLATION REQUIREMENTS SHALL BE AS PRESCRIBED BY ADOPTED BUILDING CODE REFERENCE OR APPROVED ICC NO.
  2. ALL WINDOWS WITHIN 24" VERTICALLY OF A WALKING SURFACE OR 24" HORIZONTALLY OF A DOOR SHALL BE TEMPERED GLAZING.
  3. ALL DOORS & WINDOWS SHALL BE INSULATED AS PRESCRIBED BY THE CURRENT ICC.
  4. ALL ROOFTOP HVAC EQUIP. SHALL BE SCREENED PER TEMPE ZONING CODE REQ.
  5. EXTERIOR FINISH SHALL BE PORTLAND CEMENT STUCCO



**ARCHITECTURE  
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HALE FAMILY TRUST

RECORD DATES  
2017 . NOVEMBER . 13

2018 . OCTOBER . 30  
▲ CITY REVISIONS

BUILDING  
ELEVATIONS  
**A3**

REVIEWED FOR LOCAL COMPLIANCE  
CITY OF TEMPE, ARIZONA  
COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division Date  
Building Safety Division Date  
Permit Division Date  
FILE WITH \_\_\_\_\_

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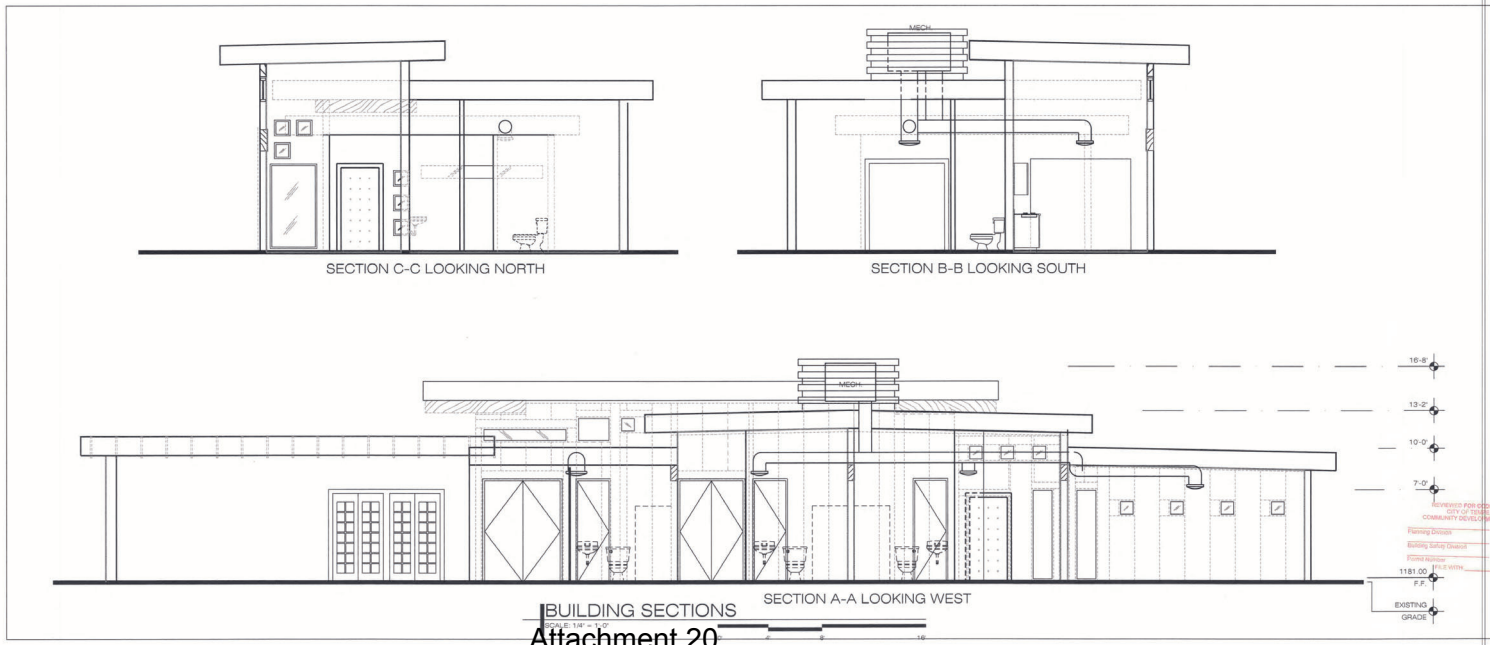


# HALE RESIDENCE

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HALE FAMILY TRUST

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2018 . OCTOBER . 30  
▲ CITY REVISIONS

## BUILDING ELEVATIONS A4



BUILDING SECTIONS  
Attachment 20