

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 03/23/2021
Agenda Item: 3**

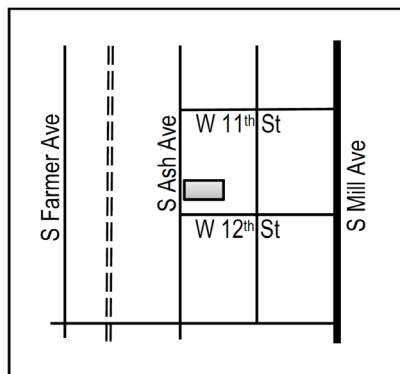
ACTION: Request a Use Permit Standard to reduce the required setback for an accessory building from nine (9) feet to eight (8) feet for the **PEBLER RESIDENCE**, located at 1121 South Ash Avenue.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: The PEBLER RESIDENCE (PL210012) is requesting a Use Permit Standard to reduce the required setback for a detached accessory building. The detached accessory building will be used as an Accessory Dwelling Unit (ADU) within the R-3R, Multi-Family Residential Restricted zoning district. The request includes the following:

ZUP210009 Use Permit Standard to reduce the required setback from 9' to 8'.



Property Owner	Zachary Pebler
Applicant	Zachary Pebler, Zachary A Pebler, PLLC.
Zoning District	R-3R
Site Area	9,667 s.f.
Accessory Building Area	1,661 s.f.
Lot Coverage	28.9% (45% max.)
Accessory Building Height	14' 11" (15' maximum allowed)
Building Setbacks	8' side, 15' rear (9' side, 9' rear min. required)

ATTACHMENTS: Development Project File

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

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

COMMENTS

The applicant is requesting a reduction in the required setback for a detached accessory building. The accessory building is being proposed as an Accessory Dwelling Unit (ADU) and is subject to the provisions in Section 3-402 of the zoning code. The site will maintain its single-family use and meet all standards as set forth in Section 3-402.

PUBLIC INPUT

To date, staff has not received any public input. It is a requirement for properties within the Maple Ash Neighborhood boundaries that are requesting planning entitlements such as Use Permits, Variances, and Subdivisions to hold a neighborhood meeting prior to the public hearing. A neighborhood meeting was held virtually via ZOOM on February 19, 2021. There were two neighbors in attendance, and both spoke in support of the project.

USE PERMIT STANDARD

The proposed design requires a Use Permit Standard to reduce the required setback for a detached accessory building within the R-3R zoning district.

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

1. *Any significant increase in vehicular or pedestrian traffic*; a reduction of the required setback is not expected to increase traffic in an area with existing multi-family properties.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the proposed design is for a detached accessory building and is intended for residential living space.
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 reduction of required setbacks for detached accessory buildings is permitted subject to a Use Permit Standard. The required neighborhood meeting was held to address any potential concerns from the Maple Ash neighbors.
4. *Compatibility with existing surrounding structures and uses*; there are several properties in the area with multiple dwelling units and/or detached accessory buildings.
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 use of the detached accessory building is residential and will not change the residential character of the property.

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.

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

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

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

1. The Use Permit Standard 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 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.

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 Pebler 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.
- **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
- Any intensification or expansion of use shall require a new Use Permit.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

HISTORY & FACTS:

None pertinent to this case.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 3-102 Permitted Uses in Residential Districts
Section 3-401 Accessory Buildings, Uses and Structures
Section 3-402 Accessory Dwelling Units
Section 4-201A Use Permit Standard
Section 4-202 Development Standards for Residential Districts



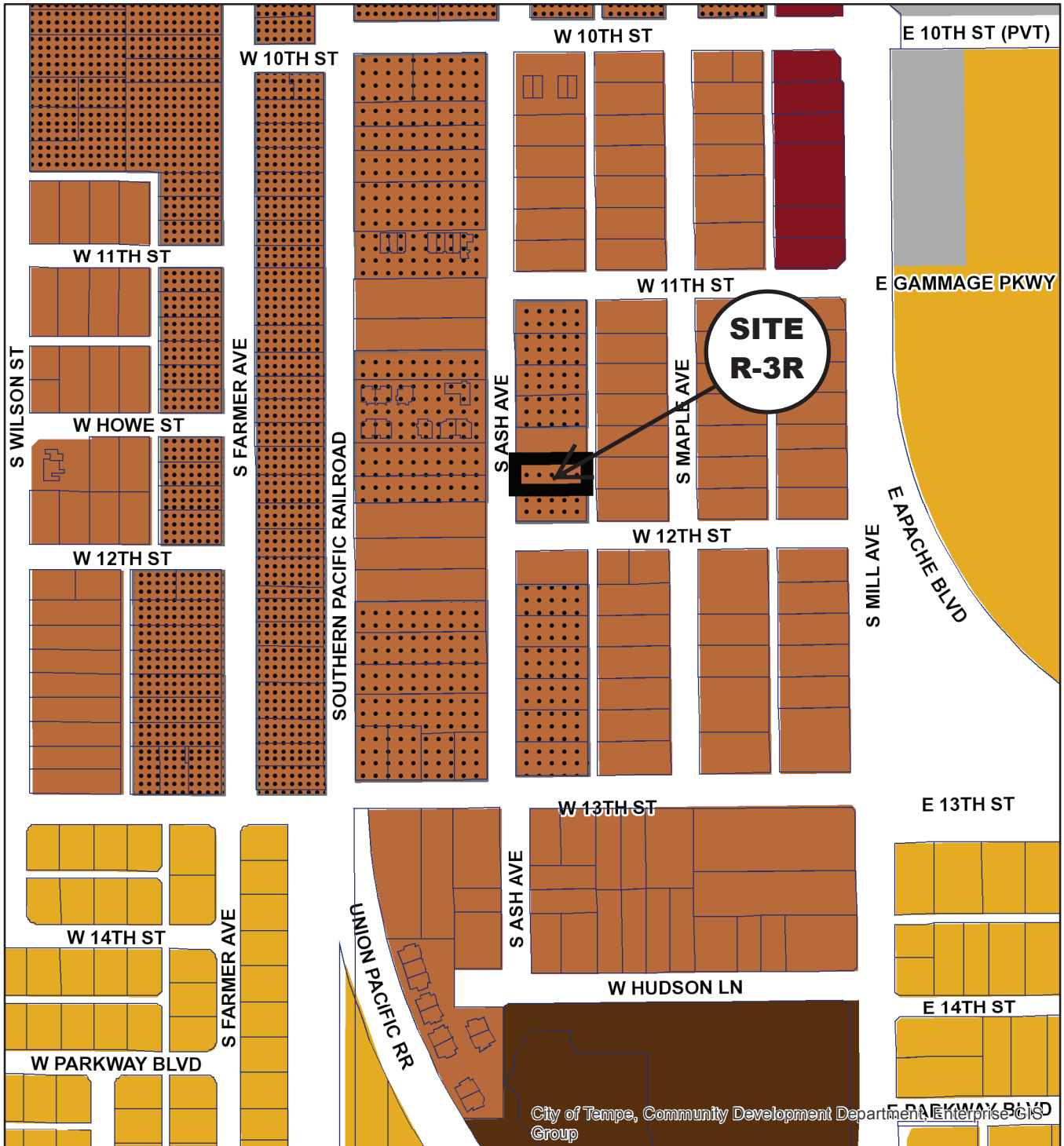
DEVELOPMENT PROJECT FILE
for
PEBLER RESIDENCE
(PL210012)

ATTACHMENTS:

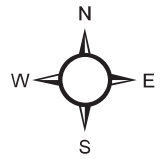
1. Location Map
2. Aerial
- 3-5. Letter of Explanation
- 6-7. Neighborhood Meeting Summary
8. Site Plan
9. Floor Plan
10. Elevations
- 11-18. Context Photos

PEBLER RESIDENCE

PL210012



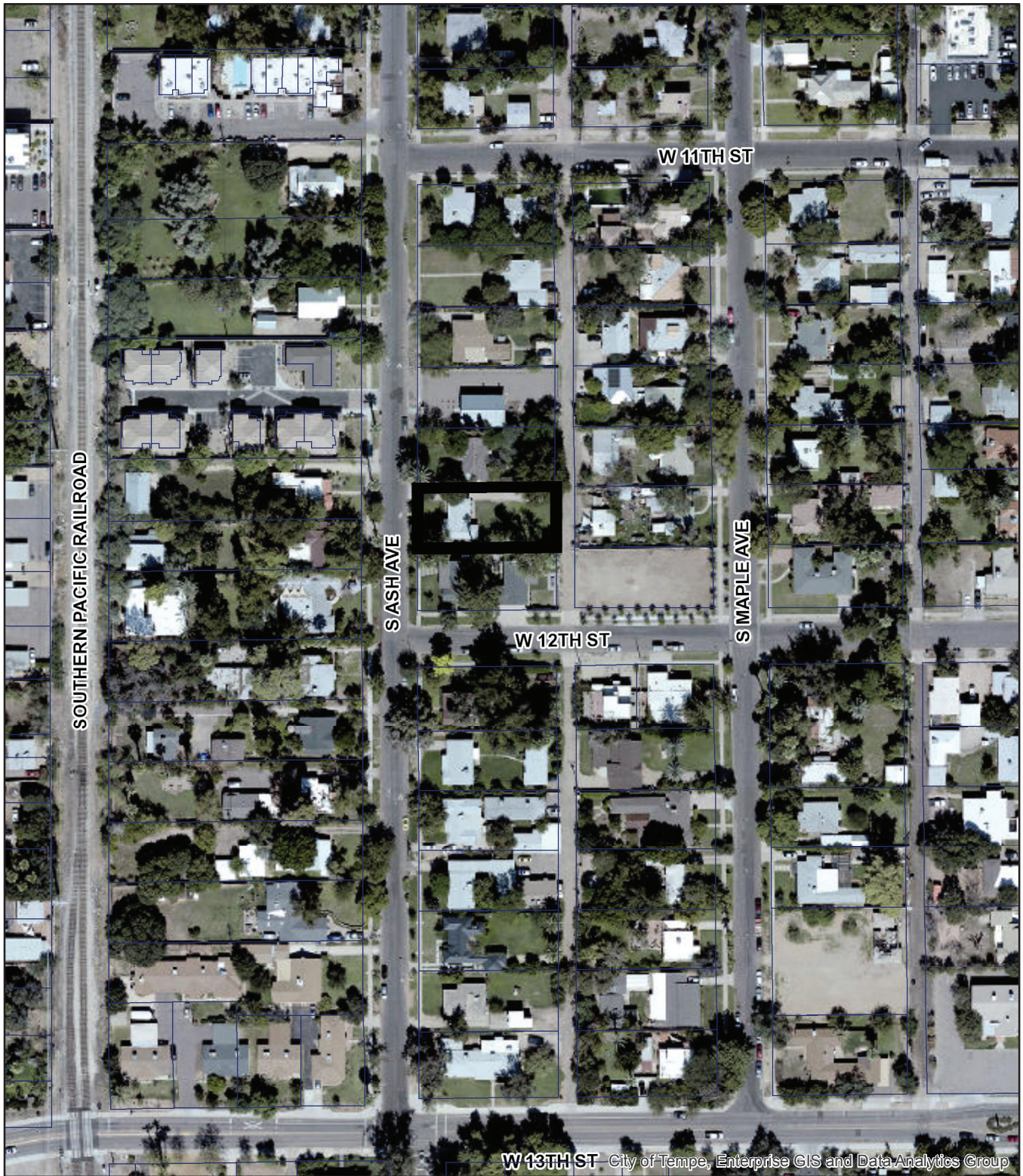
- City Center (CC)
- Mixed Use Educational (MU-ED)
- Single-Family Residential (R1-6)
- Multi-Family Residential (R-2)
- Multi-Family Residential Restricted (R-3R)
- Multi-Family Residential Limited (R-3)
- Multi-Family Residential General (R-4)



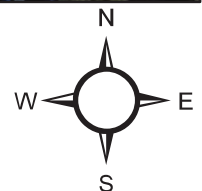
City of Tempe, Community Development Department, Enterprise GIS

PEBLER RESIDENCE

PL210012



Aerial Map



Zachary A. Pebler, PLLC.
Real Estate – Land Planning – Development

**APPLICATION NARRATIVE
-USE PERMIT STANDARD REQUEST-**

PEBLER GARAGE & GUESTHOUSE

1121 S. ASH AVE. TEMPE 85281
PARCEL #: 132-45-059
ZONING: R-3R
PRELIMINARY CASE # SPR20073
CASE #: TBD

Prepared by: Zachary Pebler

January 17th, 2021

2141 E. Broadway Rd. #101 Tempe, AZ. 85282
480-321-8149
ZAPEBLER@AOL.COM
Attachment 3

Zachary A. Pebler, PLLC.
Real Estate – Land Planning – Development

Project Description:

Zachary A Pebler, PLLC, on behalf of our client Zachary Pebler and family, is pleased to present a garage and guest-house project, and support of a variance through the Use Permit Standard. The existing home is located at 1121 S. Ash Avenue in an R-3R zoning classification. The home built in 1945 is 1,135 sq.ft., with a 216 sq.ft. accessory building used as storage; the accessory building is currently 3 feet off the property line. The variance request, if approved, will allow for a 2-car tandem garage and an 800 sq.ft. guesthouse at the back-end of the property.

Variance Requests:

1. Side Yard Setbacks - Owner requests a variance to reduce the north and south side yard setback from 10 feet to 8 feet.

We reduced the roofline to less than 15 feet and seek to borrow R1-6 setback standards for the project as the uniqueness of the property possesses a narrow lot.

Adjacent Properties:

North – A single family residence with multi-family zoning. This request would permit a two-foot encroachment to the existing side yard setback of 10 feet. However, since at least 2012 there has been an accessory building three feet from the property line. This was built prior to the current ownership. This structure would be demolished and removed in exchange for the new garage and guest house at a setback of 8 feet instead of 3 feet.

South - A single family residence with a guest house on multi-family zoning. Their lot is slightly wider and with dual-street frontage which makes planning easier for this application.

The above neighbors will be the only ones directly impacted by the variance request. To reduce the side yard setbacks from 10 feet to 8 feet in a multi-family zoned area still creates a significant buffer. Above that, lower density single family residential zoning classifications (R1-6), possess setbacks in which match the submitted request.

East - Alleyway separation, a single family residence with a guest house on multi-family zoning.

2141 E. Broadway Rd. #101 Tempe, AZ. 85282

480-321-8149

ZAPEBLER@GOL.COM

Attachment 4

Zachary A. Pebler, PLLC.
Real Estate – Land Planning – Development

The request creates no new vehicle traffic in the area and only blocks the expansion of that problem by creating a long-term family home. The only nuisance this creates will be temporary in the form of project construction.

Overall Neighborhood:

The request in no way would be a detriment to the overall neighborhood from a macro level. The approval of the request would further bring diversity to the housing stock in the Northwest Neighborhoods and further, the Maple Ash Neighborhood while preserving its character. The construction of a garage and guest house in no way affects the overall historic aspects of the neighborhood and specifically has no repercussions on the historic homes in the area.

Maple-Ash is a neighborhood the homeowner truly loves as a resident and business owner in Tempe for 15 years and a resident of Maple-Ash for 7 years. We seek to preserve and strengthen the very foundational objective of Maple-Ash by maintaining a viable single-family home in a multi-family zoned area. The design intent of the project is meant to be minimally invasive to the neighborhood as possible and keeping the focus on the main home while keeping the streetscape the same. Due to increased crime in the area, a garage is critical to the needs of the homeowners growing family. With this, a small guest house allows for aging family members to come enjoy the Maple-Ash family.

The Northwest Neighborhood Overlay Plans seek to create distinctly authentic homes. With the approval of this variance, the owner will be able to further progress this vision. The property will see a “Past + Present” flavor. Historic, old and new homes make-up Maple-Ash, 1121 S. Ash seeks to be a distinctly authentic home in the neighborhood and one all neighbors will be proud of. A “Point of Pride” as cited in the Overlay achievements is for the owner to build a family in an established community where diverse family units are appreciated.

Thank you,

Zachary Pebler

Zachary A. Pebler
Zachary A. Pebler, PLLC.
2141 E. Broadway Rd. #101
Tempe, AZ. 85282

2141 E. Broadway Rd. #101 Tempe, AZ. 85282
480-321-8149
ZAPEBLER@AOL.COM
Attachment 5

Sunday, February 7, 2021

Karyn Gitlis email – plans to attend ZOOM meeting. Emails on her family behalf and Maple Ash Neighborhood Association (MANA) chair. Seems to support the proposal.

My suggestion is to meet in small group prior to ZOOM meeting to mitigate any issues.

Karyn Gitlis – Invited me to the MANA zoom meeting 2/14/21 for a presentation and support letter.

Wednesday February 10, 2021

Karyn Gitlis email alerting me of a re-schedule in MANA ZOOM call because Sunday is Valentines Day.

Joan Bahamonde – 480-272-2203 / Joan58@cox.net – 1223 S. Ash Ave. supports project and to send Letter of Support. Suggests no need to attend the neighborhood ZOOM call.

(Husband – Richard Hervig)

Christy Weiser – 1130 S. Ash (directly across the street) reach out via email to be invited on the ZOOM call. I responded in order to keep ZOOM participants to a minimum, if I can answer any questions up front.

Christy Kimball (adjacent neighbor to south) emailed MANA group and a few other neighbors on our block to confirm her and Jason's support for the project. Alerted the group they wouldn't need to be on the MANA call as their support was already garnered.

Thursday, February 11, 2021

Christy Weiser – 1130 S. Ash Ave – emails a support memo stating no issues. I invite her to the upcoming MANA presentation if she still wants to attend.

Emily Matyas – emails the MANA Group support for the project.

AS OF TODAY, NO OBJECTION TO THE PROJECT.

Friday, February 12, 2021

UNDELIVERABLE MAILERS:

1. Roger & Mary Tomalty – 1205 S. Maple Ave.
Mailing Address: HC 74 Box 4136, Mayer, AZ. 86333.

2. Brett Womack – 1211 S. Farmer Ave.
3. Gerald & Jeanette Oniell – 1114 S. Ash Ave. – remailed...error on mailing label
4. Ash Court HOA – Jim Cordalis – 942 S. Ash Ave. #111 – same as above
5. Bellington Family Trust – 1020 S. Maple Ave. – same as above

Saturday, February 13, 2021

Attended the MANA ZOOM call. Only Karyn Gitlis and I attended. Support from Karyn was given. We agreed to try and fit in another call prior to the neighborhood meeting.

Sunday, February 14, 2021

Meeting with Jenny Lucier at her home at 1104 S. Ash to discuss her property because she wants to do a similar concept.

Tuesday, February 16, 2021

ZOOM link emailed out to Dalton Guerra, Virginia Sandstedt (adjacent north neighbor), Christy Weiser (neighbor) and Karyn Gitlis (MANA chair, neighbor) for the Friday neighborhood meeting.

UNDELIVERABLE MAILERS RECEIVED

1. Kathryn & Anne Medill – 1028 S. Ash Ave. #1
2. Frank & Stacy Gerber – 8606 E. San Jacinto Dr. Scottsdale, AZ. 85258
Found alternative mailing address – new mailer sent
3. Boxwell Southwest, LLC. – 514 W. Mariposa St. Phoenix, AZ. 85013
4. Rad Properties, Inc. – PO Box #82605 Phoenix, AZ. 85071
5. Suzanne & Peter Piper – 4725 N. 33rd St. Phoenix, AZ. 85018

Friday, February 19, 2021

ZOOM Meeting

6:00 – Steve Abrahamson, Dalton Guerra, Karyn Gitlis (1206 S. Ash), and myself in attendance.

6:01 – Introductions of the group.

6:03 – Formal presentation of the request by myself.

6:05 – 6:20: Karyn is in support as a neighbor and is seeking MANA support Sunday as the chair of the group.

6:21 – Wrapping up meeting and Virginia Sandstedt (adjacent north neighbor) enters call. Is in support but mentions she would like her pecan tree to be as little harmed as possible. We all agree a 14-foot roofline will do little to no reasonable harm.

6:25 – Meeting adjourned.

A NEW CUSTIOM DWELLING FOR ZACHARY PEBLER

1121 S. ASH AVE. TEMPE AZ, 85281



SHEET INDEX	
#	NAME
A001	COVER SHEET
S100	STRUCTURAL GSN
S101	FOUNDATION PLAN
S102	ROOF FRAMING PLAN
A101	FLOOR PLANS
A108	CEILING PLAN
A201	ELEVATIONS
A301	ARCHITECTURAL SECTIONS
M101	MECHANICAL PLANS
E101	ELECTRICAL PLANS
P101	PLUMBING PLANS

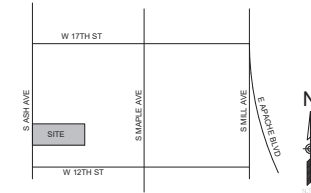
SCOPE OF WORK

A NEW CUSTOM DETACHED DWELLING UNIT OF APPROXIMATELY 800 SF LIVABLE AND 550 SF GARAGE AND INCLUDES A BEDROOM, KITCHENETTE, LIVING ROOM AND GARAGE. THIS SCOPE OF WORK ALSO INCLUDES NEW MECHANICAL, ELECTRICAL AND PLUMBING AND MINOR EXTERIOR HARDSCAPING IMPROVEMENTS.

BUILDING DATA

OWNER: ZACHARY PEBLER
 BUILDING ADDRESS: 1121 S. ASH AVE. TEMPE AZ, 85281
 BUILDING CODES: 2018 IRC, 2018 IBC, 2018 IRC, 2018 IBC, 2018 EOC
 LEGAL DESCRIPTION: LOT 2, BLOCK 5, OF PARK TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 13 OF MAPS, PAGE 27.
 OCCUPANCY: R-3
 CONST. TYPE: V-B
 ZONING: R-3R
 PARCEL: 132-45-059
 SITE AREA: 9,667 SF / 22 ACRE
 LOT COVERAGE: 28.92%
 NEW FENCE: 51'-8" @ 6'-0" H
 BUILDING AREA: LIVABLE 800 SF, MECH 19 SF, GARAGE 558 SF, COVERED PATIO 60 SF, COVERED PATIO 224 SF, Grand total 1661 SF

VICINITY MAP



TEMPE, ARIZONA

DEFERRED SUBMITTALS

106.3.4.2 DEFERRED SUBMITTALS. FOR THE PURPOSES OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN WHICH ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND WHICH ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD.

DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE ARCHITECT OR ENGINEER OF RECORD SHALL LIST THE DEFERRED SUBMITTALS ON THE PLANS AND SHALL SUBMIT THE DEFERRED SUBMITTAL DOCUMENTS FOR REVIEW BY THE BUILDING OFFICIAL.

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

1. PRE-MANUFACTURED TRUSSES

GENERAL NOTES

1. CONTRACTOR SHALL FOLLOW ALL CODES AND REGULATIONS MANDATED BY FEDERAL, STATE, COUNTY AND CITY AGENCIES UNDERLYING BUILDING CODES AND REGULATIONS. A.D.A. AND CORPORATION COMMISSION ON GAS, ETC.
2. CONTRACTOR SHALL UNDER HIS CONTRACT PROVIDE FOR AND PAY ALL COSTS ASSOCIATED WITH BUILDING PERMITS, INSPECTION FEES, LOCATION FEES, TAXES AND REVIEW FEES. COST OF OBTAINING PERMITS, FEES & TAXES SHALL BE PROVIDED UNDER THIS CONTRACT.
3. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL FINISHES THAT ARE DAMAGED DURING THE COURSE OF THIS CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL EXISTING LINES DAMAGED DURING THE COURSE OF THIS CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOCKED, SECURED JOB SITE AT ALL TIMES DURING THE COURSE OF THIS CONSTRUCTION. ANY VANDALISM OR THEFT DUE TO AN UNLOCKED BUILDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR SHALL RUN AND MAINTAIN, DURING THE COURSE OF HIS CONSTRUCTION, A SAFE AND SECURE JOB SITE, SECURE OF CROSS TRAFFIC.
7. ALL WASTE MATERIALS SHALL BE DISPOSED OF IN A PROPERLY LICENSED DISPOSAL SITE.
8. THE CONTRACTOR IS TO COMPLY WITH AND SUBJECT TO ALL PARTS OF THESE DOCUMENTS AND ALL CONDITIONS OF THE FINAL DOCUMENT A 201 GENERAL CONDITIONS OF THE CONTRACT OF CONSTRUCTION, 1967 EDITION, FOR THIS PROJECT.
9. VERTICAL CONSTRUCTION WITH COMBUSTIBLE MATERIALS SHALL NOT BEGIN PRIOR TO ACCEPTANCE OF FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS.

648 architecture
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NEW CUSTOM
DWELLING FOR

ZACHARY
PEBLER
1121 S. ASH AVE.
TEMPE AZ, 85281

DATE REVISIONS DESCRIPTION

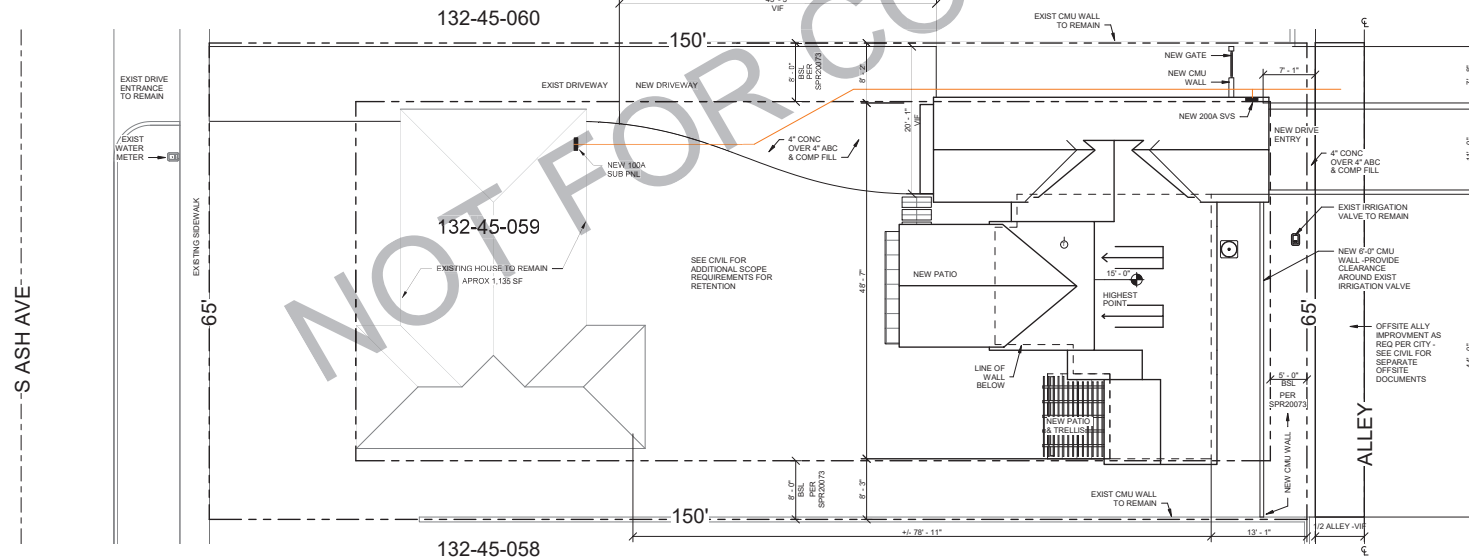
NOT FOR CONSTRUCTION

OWNERSHIP OF INSTRUMENTS OF SERVICE - ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY OR FOR THE REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL HAVE AN UNLIMITED RIGHT TO REPRODUCE AND OTHERWISE USE ANY OR ALL OF THE INSTRUMENTS OF SERVICE FOR ANY PURPOSE.

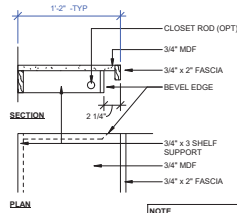
Project Number 200529
Date 01/11/21
Scale As indicated

COVER SHEET

A001



1" = 1'-0"



NOTE
TYP HEIGHT 68" T.O. SHELF -
VERIFY WITH OWNER NON -
TYPICAL CLOSET LAYOUT &
DESIGN

② TYP CLOSET DET
1/12" = 1'-0"

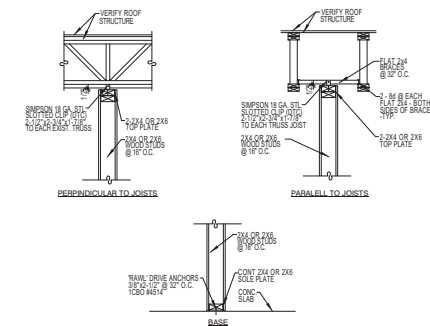
CONSTRUCTION TYPE

- ◇ 2x6 WOOD @ 16" O.C.
INT- 1/2" GYP BD.
EXT- STUCCO OVER V.B. OVER 3/8" OSB.
R-19 BATT INSULATION
- ◇ 2x6 WOOD @ 16" O.C.
1/2" GYP BD BOTH SIDES
- ◇ 2x4 WOOD @ 16" O.C.
1/2" GYP BD BOTH SIDES
- ◇ 2x4 WOOD @ 16" O.C.
1/2" GYP BD ONE SIDE
INSULATED R-13
- ◇ 2x6 WOOD @ 16" O.C.
1/2" GYP BD BOTH SIDES
INSULATED R-19
- ◇ 2x4 WOOD @ 16" O.C.
CAVITY WALL
INSULATION R-19 EXT- STUCCO
INT- DRYWALL

NOTES:

1. 1/2" GWB SCREWED, SOUND BATT INSUL. AROUND ALL WALLS IN BATHROOMS, UTILITY ROOMS, & MECH. CLOSETS AND AS INDICATED ON PLAN.
2. 5/8" GWB SCREWED, U.N.O. CEILINGS RECEIVE FULL THICK EXPANDED FOAM INSULATION - R-38 AT ROOF. SEE STRUCTURAL DRAWINGS FOR SHEER WALL LOCATIONS AND REQUIREMENTS.

- 2x6 WALLS
- 2x4 WALLS



③ TYP. INTERIOR PARTITION
3/4"

GENERAL NOTES FLOOR

GENERAL FLOOR PLAN NOTES:

ALL FIXTURES, CABINETS, SHELVING, AND COLORS TO BE SELECTED BY OWNER.

1. ALL INTERIOR GYPSUM WALLBOARD (GWB) TO BE 1/2" (WALL) & 5/8" (CEILING) THICK SCREW ATTACHED (U.N.O.). FRAMING TO BE MAX. 16" SPACING (U.N.O.). SCREWS TO BE 12" O.C. HORIZ. AND VERT. SCREWS SHALL COMPLY WITH UBC STANDARD 47.5 AND BE LONG ENOUGH TO PENETRATE WOOD FRAMING NOT LESS THAN 5/8"
2. SAFETY GLASS SHALL CONFORM TO IMPACT AND ENVIRONMENTAL TEST REQUIREMENTS OF CONSUMER PRODUCT SAFETY ACT TITLE 16, COMMERCIAL PRACTICES, CHAPTER 11, PART 1201 SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS. ALL GLASS IN OR ADJACENT TO TUB AND SHOWER ENCLOSURES INCLUDING DOORS AND WINDOWS SHALL BE TEMPERED.
3. PROVIDE BACKING AND BLOCKING TO RECEIVE BUILT IN CASE WORK AND WALL HUNG CABINETS, FIXTURES AND MIRRORS. HARDWARE AND ACCESSORIES.
4. ALL GYPSUM WALLBOARD (GWB) IN BATHROOMS & LAUNDRY ROOMS TO BE WATER RESISTANT.
5. PROVIDE FULL THICKNESS FIBER GLASS SOUND Batts AT ALL WALLS SEPARATING BATHROOMS, MECHANICAL ROOMS AND UTILITY ROOMS FROM ADJACENT LIVING AND SLEEPING AREAS.

GENERAL NOTES:

IN LOCATIONS WHERE INSECTS SUCH AS TERMITES AND/OR CARPENTER ANTS ARE PROMINENT, THE DECISION TO TAKE PREVENTATIVE MEASURES RESTS SOLELY WITH THE OWNER.

THE FOLLOWING IS A LIST OF COMMON TERMITE PROTECTION MEASURES. IT HAS BEEN COPIED FROM A PUBLICATION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. THE OWNER MAY DO ALL OR NONE OF THE FOLLOWING MEASURES, DEPENDING ON THE REGION WHERE THE JOB SITE IS LOCATED.

A - FOUNDATION OR PIERS OF HOLLOW UNITS TO HAVE SOLID MASONRY CAPS WITH ALL JOINTS AND VOIDS FILLED WITH CEMENT MORTAR.

6. PROVIDE VENTING AS REQUIRED BY MANUFACTURER FOR ALL APPLIANCES AND EQUIPMENT. ALL PLUMBING, EXHAUSTS AND MAKE-UP AIR TYPE VENTING TO BE LOCATED SO ROOF PENETRATIONS ARE NOT VISIBLE FROM THE STREET FRONTAGE. VERIFY SIZE AND ALL MECHANICAL AND ELECTRICAL CONNECTIONS REQUIRED FOR INSTALLATION OF OWNER FURNISHED FIXTURES AND EQUIPMENT. GANG VENTS TOGETHER WHEREVER POSSIBLE.
7. COORDINATE SIZE OF ROUGH OPENINGS FOR DOORS AND WINDOWS WITH FRAMING SUBCONTRACTORS TO ALLOW FOR USE OF STANDARD SIDE DOOR AND WINDOW UNITS.
8. ALL FRAME PARTITIONS SEPARATING GARAGE FROM MAIN LIVING AREA TO BE OF A ONE HOUR FIRE RATED CONSTRUCTION TYPE WITH 5/8" TYPE X GWB, 1/4" SOLID CORE SELF-CLOSING DOOR, MAINTAIN RATING AROUND ALL DUCTING AND VENTING AND PROVIDE FIRE DAMPERS AT ALL DUCT PENETRATIONS (A.W. LOCAL CODE). ALL DUCTS PENETRATING WALLS SHALL MINIMUM NO. 26 GAUGE SHEET METAL.
9. PROVIDE BLOCK OUTS IN WALLS TO ACCOMMODATE DUCTWORK AND EQUIPMENT AND MISCELLANEOUS STRUCTURAL HARDWARE.
10. CENTER OF WATER CLOSETS TO BE A MINIMUM DISTANCE OF 15" TO VERTICAL SURFACE OF SIDES AND 20" IN FRONT.
11. SMOKE DETECTORS TO BE INTERLOCKED.
12. EGRESS PER R-10: WINDOWS SHALL BE A MAX OF 44" AFF & HAVE NET OPERABLE CLEARANCE OF 20" W x 41" H FOR CASEMENT WINDOWS & 34" W x 24" H FOR DOUBLE HUNG WINDOWS AND NET AREA OF 5.7 SF MIN.

B - USE PRESERVATIVE TREATED LUMBER FOR ALL FLOOR FRAMING UP TO AND INCLUDING THE SUBFLOOR.

C - PROVIDE ADEQUATE AND ACCESSIBLE CLEARANCE BETWEEN EARTH AND WOOD AND INSPECT FOR INSECTS FREQUENTLY.

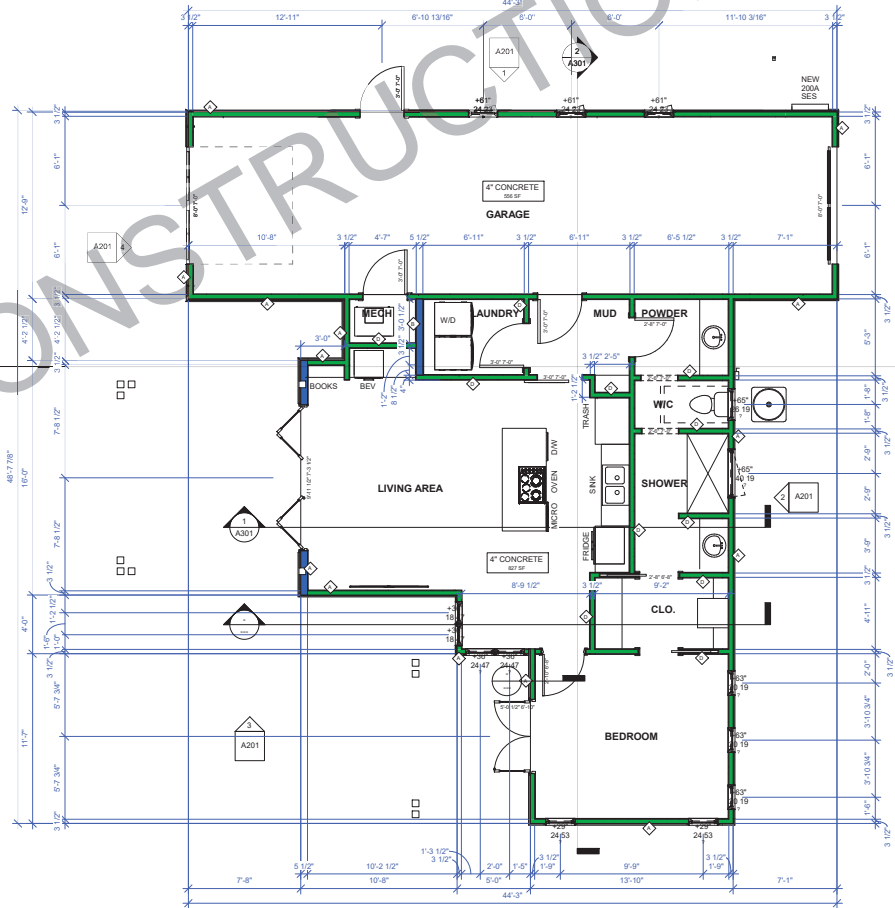
D - INSTALL 26 GAUGE GALVANIZED IRON TERMITES SHIELDS.

E - SEAL ANY CRACKS IN FOUNDATION LARGER THAN 1/8".

F - USE CHEMICAL SOIL TREATMENTS AS DIRECTED BY MANUFACTURE

SAFETY GLAZING SHALL COMPLY WITH R308.4 & R308.4.5

○ - INDICATES TEMPERED GLASS



④ FLOOR PLAN
1/4" = 1'-0"

NEW CUSTOM DWELLING FOR

ZACHARY PEBLER
1121 S. ASH AVE.
TEMPE AZ, 85281

DATE REVISIONS DESCRIPTION

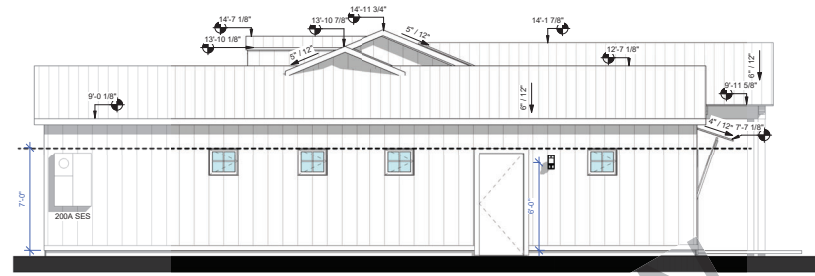
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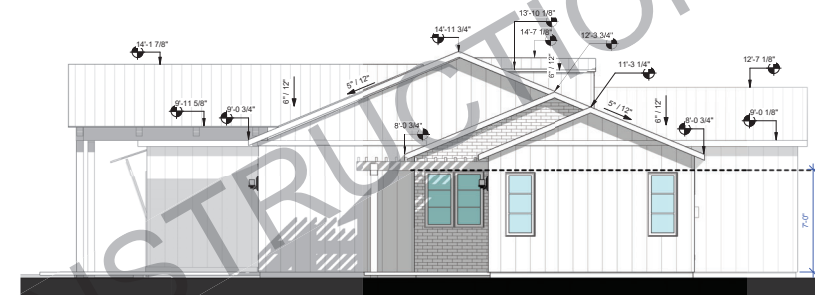
Project Number 200529
Date 01/11/21
Scale As indicated

FLOOR PLANS

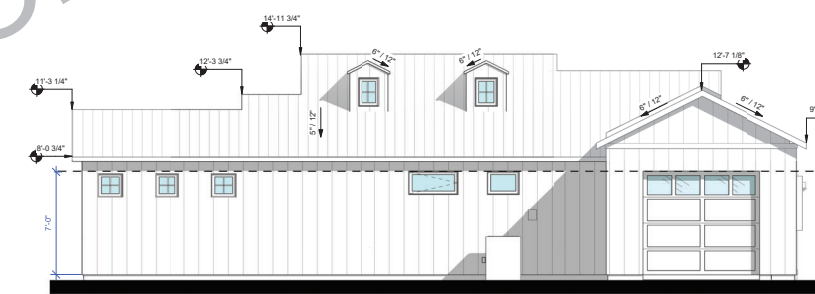
A101



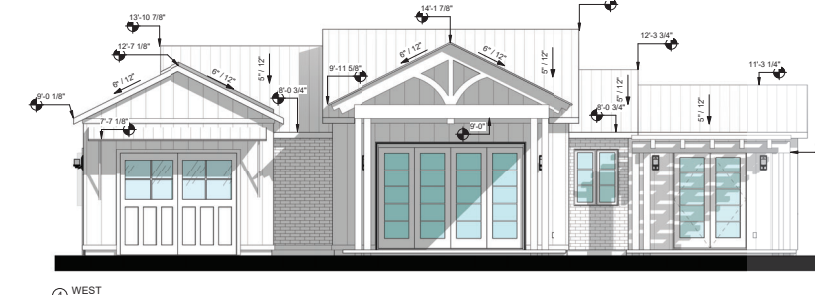
1 NORTH
1/4" = 1'-0"



3 SOUTH
1/4" = 1'-0"



2 EAST
1/4" = 1'-0"



4 WEST
1/4" = 1'-0"

NOT FOR CONSTRUCTION

NEW CUSTOM DWELLING FOR

ZACHARY PEBLER
1121 S. ASH AVE.
TEMPE AZ, 85281

#	DATE	REVISIONS DESCRIPTION

NOT FOR CONSTRUCTION

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Project Number 200529
Date 01/11/21
Scale 1/4" = 1'-0"

ELEVATIONS

A201

Zachary A. Pebler, PLLC.
Real Estate – Land Planning – Development

-USE PERMIT STANDARD REQUEST- CONTEXT PHOTOS

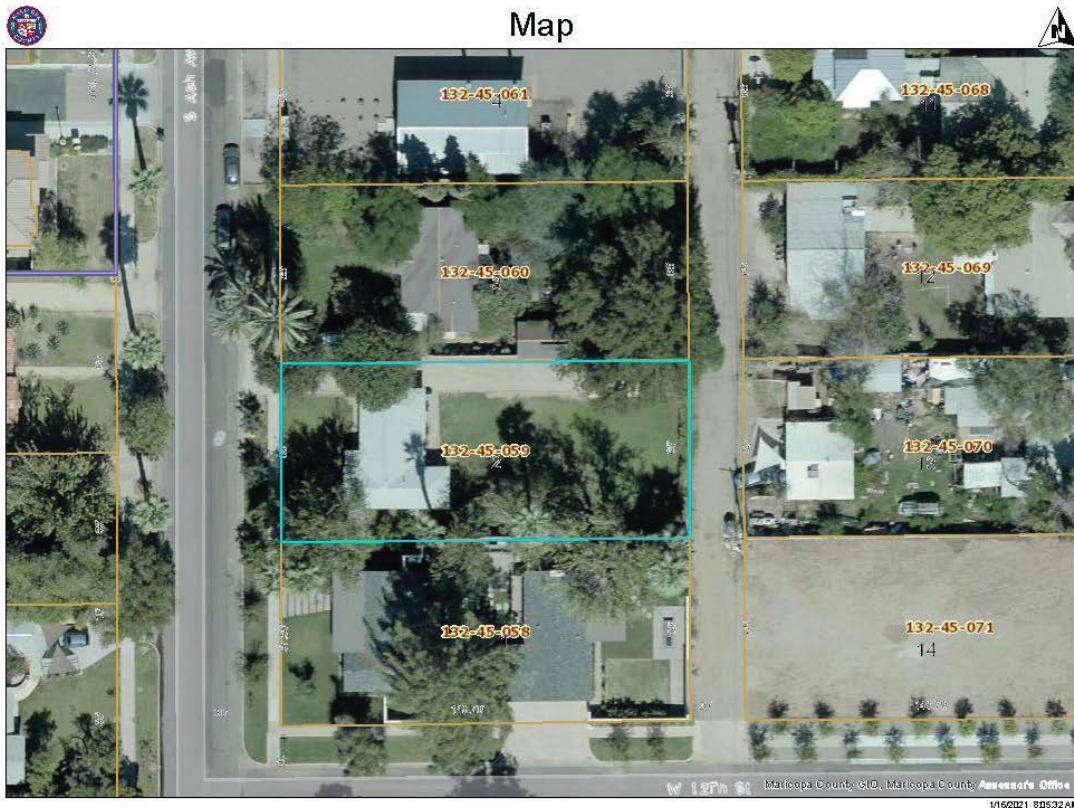
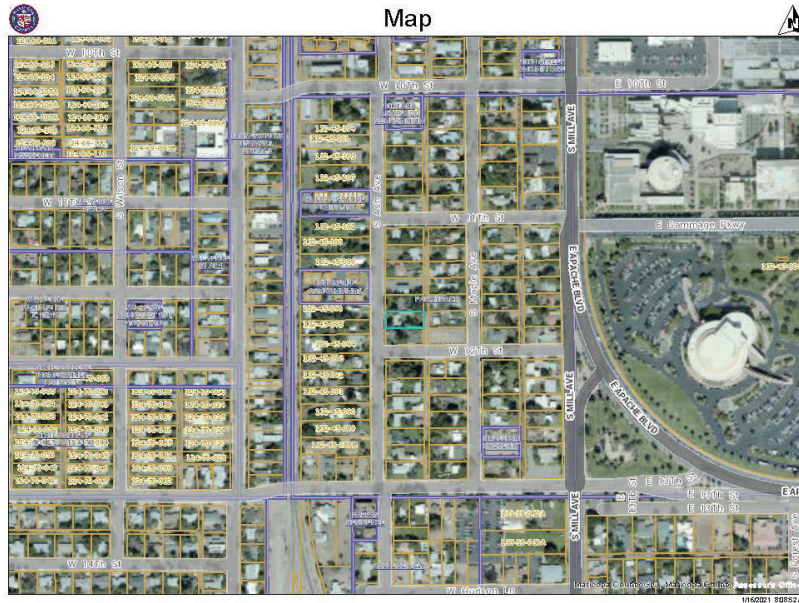


PEBLER GARAGE & GUESTHOUSE

1121 S. ASH AVE. TEMPE 85281
PARCEL #: 132-45-059
ZONING: R-3R
PRELIMINARY CASE # SPR20073
CASE #: TBD

2141 E. Broadway Rd. #101 Tempe, AZ. 85282
480-321-8149
ZAPEBLER@AOL.COM
Attachment 11

COVER SHEET



**Perimeter Curb North View (NC-1)
South View (SC-1)**

**Northeast Corner Directional
(NE#1N), (NE#2E), (NE#3S), (NE#3W)**

**Alley View North View - AVN #1
South View - AVS #1**

**Southeast Corner Directional
(SE#1N), (SE#2E), (SE#3S), (SE#4W)**

**Northwest Corner Directional
(NW #1N), (NW#2E), (NW#3S), (NW#4W)**

**Southwest Corner Directional
(SW#1N), (SW#2E), (SW#3S), (SW#4W)**

**PERIMETER PHOTOS
FRONT OF HOME**



Curb Photo - North View (NC-1)
Proposed construction, wont disturb or change
street side frontage.



Curb Photo - South View (SC-1)
Proposed construction wont disturb or change
street side frontage.

**PERIMETER PHOTOS
BACK OF PROPERTY**



ALLEY VIEW- NORTH (AVN #1)
Primitive exterior fencing w/ vegetation and brush. The project will enhance alley safety



ALLEY VIEW - SOUTH (AVS #1)
Primitive exterior fencing w/ vegetation and brush. The project will enhance alley safety

**NORTHWEST Property Corner
(NW #1-4)**



**NW Corner - Looking North
NW#1N**



**NW Corner - Looking East
NW#2E**



**NW Corner - Looking South
NW#3S**



**NW Corner - Looking West
NW#4W**

**NORTHEAST Property Corner
(NE#1-4)**



**NE Corner - Looking North
NE#1N**



**NE Corner - Looking East
NE#2E**



**NE Corner - Looking South
NE#3S**



**NE Corner - Looking West
NE#4W**

**SOUTHEAST Property Corner
(SE#1-4)**



**SE Corner - Looking North
SE#1N**



**SE Corner - Looking East
SE#2E**



**SE Corner - Looking South
SE#3S**



**SE Corner - Looking West
SE#4W**

**SOUTHWEST Property Corner
(SW#1-4)**



**SW Corner - Looking North
SW#1N**



**SW Corner - Looking East
SW#2E**



**SW Corner - Looking South
SW#3S**



**SW Corner - Looking West
SW#4W**