

NORTH COLUMBIA AVENUE

NORTH DREXEL AVENUE 80'

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AS-BUILT SITE PLAN  
 SCALE: 1" = 20'-0"

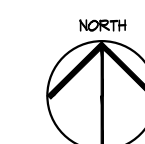
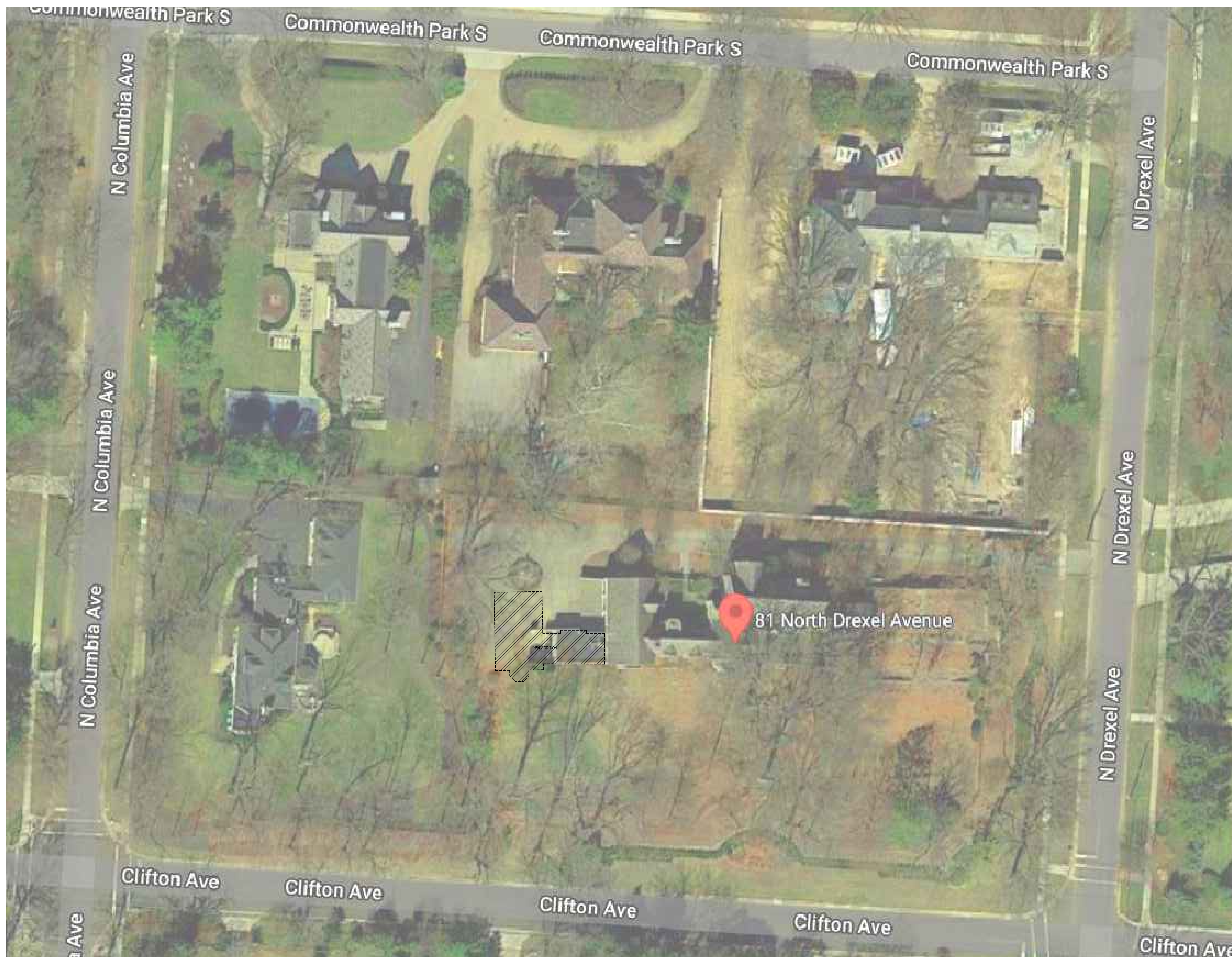
PROPOSED SITE PLAN  
 SCALE: 1" = 20'-0"

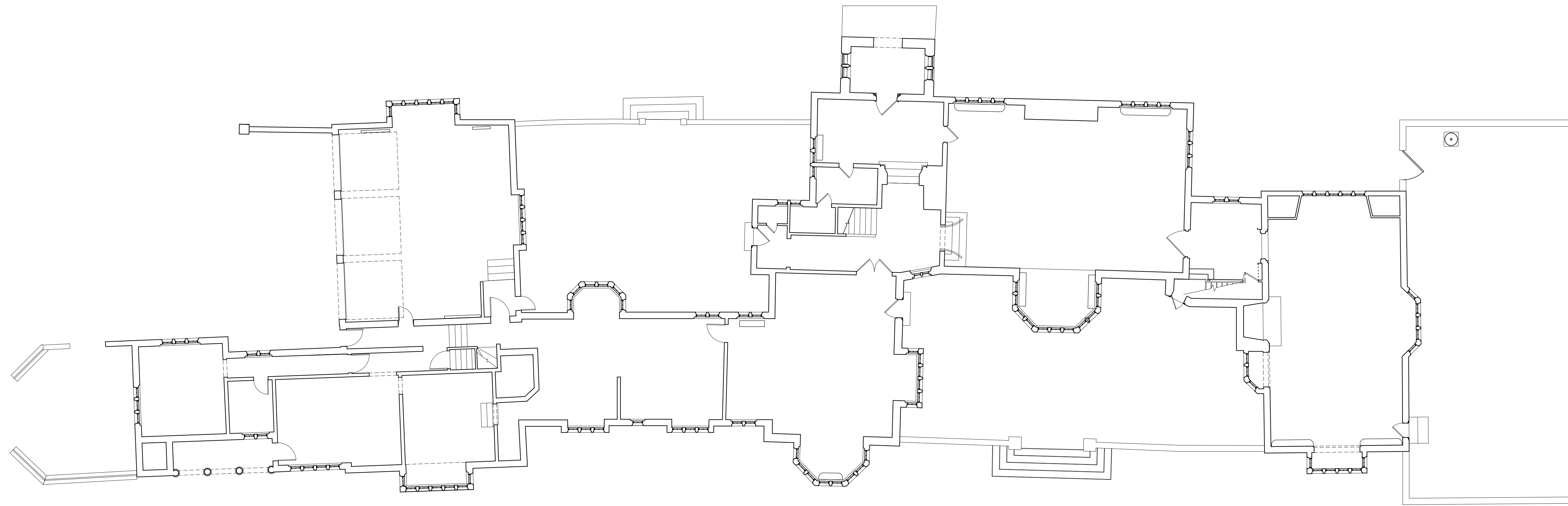
CLIFTON AVENUE 60'

CLIFTON AVENUE 60'

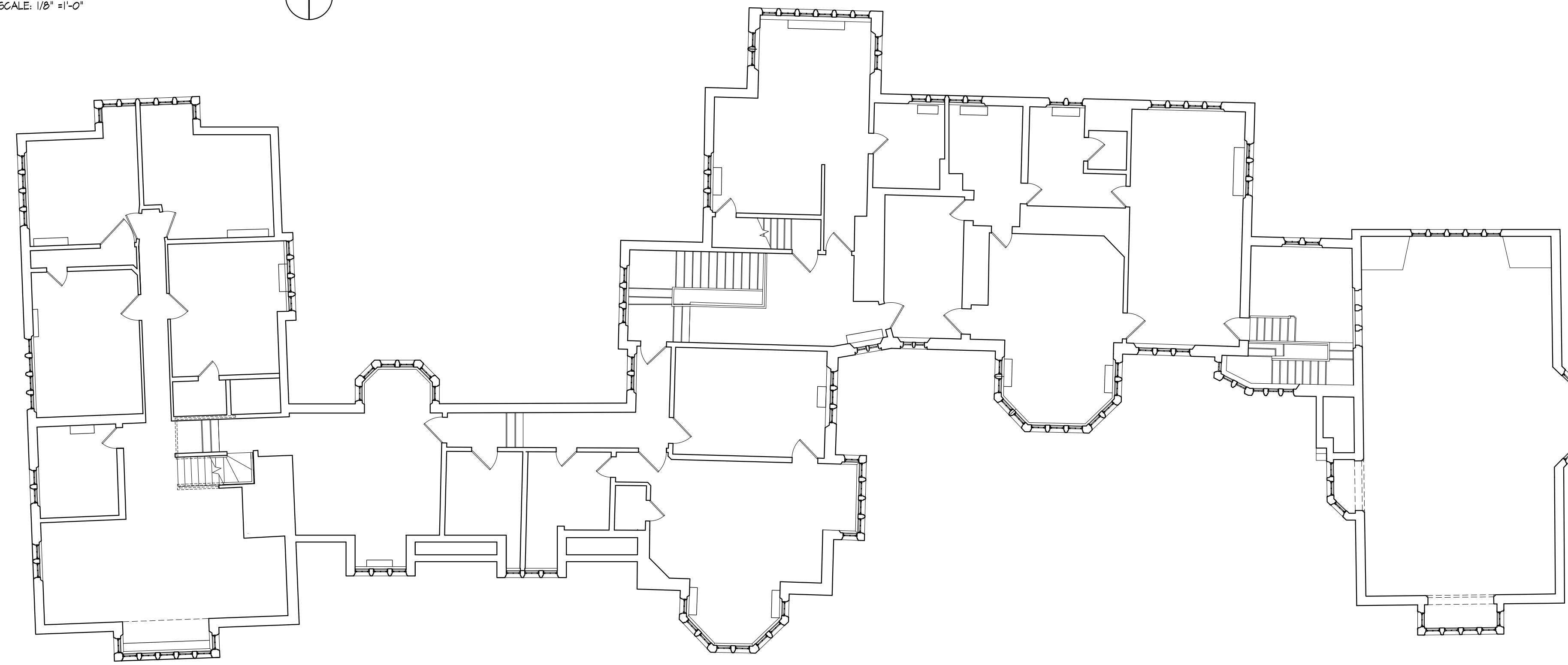
81 N. DREXEL AVENUE - ZONING			
Code Section	Description	Zoning Information	Notes
	Owner	Consecutive Primes, LLC	
	Property Address	81 N. Drexel Avenue	
	PID	020-00227-00	
	Legal Description	Ballitt Park AMD, Lots 1-3, Part Lot 4	
	Zoning	R-2, Intermediate Density Single-Family Residential District	
	Existing Lot Area (SF)	65,764 sq.ft. (1.51 calculated acres)	
	Parcel shape	Irregular	
	Existing Building Footprint Area	5,511 sq.ft.	
	Proposed Footprint Demolition	32 sq.ft.	
	Total Footprint of Proposed Additions	1,416 sq.ft.	
	Proposed Building Footprint Area	6,895 sq.ft.	
	Architectural Review	City of Bevely ARB	
	Zoning Board	City of Bevely EZAP	
	FEMA Flood Zone	Zone X (Out)	
	FEMA Panel Number	327 of 465	
	FEMA Map Number	39049C0327X	
	FEMA Map Revision Date	6/17/2008	
	Historic Zoning Actions/Variations	None	
	Property Class (per Auditor)	R - Residential	
	Land Use (per Auditor)	510 - One-family dwelling on platted lot	
<b>Chapter 1252 - Residential District Regulations</b>			
1252.06	Existing Use	Single-family (permitted)	
1252.06	Proposed Use	Single-family (permitted)	
1252.06	Accessory uses and structure	Permitted	
1252.09	Minimum lot area	24,000 sq.ft.	Conforming
1252.09	Minimum lot width	120 feet (existing lot width is 300.30 feet)	Conforming
1252.09	Minimum lot depth	200 feet (existing lot depth - 200.28 feet)	Conforming
1252.09	Front yard	30 feet (existing front yard = 108.5 feet, proposed front yard is approx. 88.89 feet)	Conforming
1252.09	Rear yard	50 feet required - Existing principal structure is 25.7' from rear lot line - Proposed 1 story addition is 35.60' from rear lot line - Proposed 2 story addition is 50.87' from rear lot line	Existing structure is non-conforming, proposed 1 story addition is non-conforming, proposed 2 story addition is conforming
1252.09	Side yard	15 feet (also see section 1252.10 for corner lots)	Existing structure and proposed additions are conforming
1252.09	Maximum lot coverage	25% building - Existing = 5,511 sq.ft. = 8.38% - Proposed = 6,895 sq.ft. = 10.48% 50% overall - Existing = 19,218 sq.ft. = 29.22% - Proposed = TBD (Landscape/Hardscape Plans to be submitted for approval at a later date)	TBD
1252.09	Maximum height of principal building	21/2 stories and shall not exceed 40 feet	Conforming
1252.10, A, 1	Additional yard requirements	Lots over 150 feet = 30 feet street side yard	Existing principal structure and proposed additions are conforming
1252.10, C	Additional yard requirements	Vision clearance requirements - 50' from point of intersection along curb lines, from 2.5 feet to 10 feet from centerline grade of intersecting streets	Existing conforming
1252.11, a	Permitted encroachment into yards	Fences are permitted in any required yard or along the edge of any yard, unless prohibited by Chapter 1264, including corner lots	Existing conforming
1252.11, b	Permitted encroachment into yards	Eaves, cornices, window awnings, window sills and belt courses, chimneys - max. 2 feet projection into required yard	Existing non-conforming (due to existing, non-conforming rear yard)
1252.11, d	Permitted encroachment into yards	Parking areas - as specified in Chapter 1262	See Section 1262
<b>Chapter 1262 - Off-street Parking and Loading Regulations</b>			
1262.01, c	General Regulations	In the R-1, R-2, R-3, R-4, and R-12 Districts, access drives shall not be less than 8 feet and no larger than 12.5 feet in width and shall not occupy more than 25% of the front yard.	Existing non-conforming (exist. drive width = 13.37 feet)
1262.02	Minimum Number of Spaces Required	Residential R2 = 2 spaces per dwelling unit	Conforming, 4 off-street parking spaces provided
1262.04, b	Locations of Off-street Parking	No spaces or aisles shall be located in the front yard in an R-1, R-2, R-3, R-4, R-12 or OS District.	Conforming
<b>Chapter 1264 - Fences and Walls</b>			
1264.03, b	Center Lots	Center Lots. No fence, wall or combination thereof shall exceed forty-eight inches in height in the side yard setback area as it faces a public or private street. Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property, alley or street. Fencing or walls exceeding forty-eight inches in height, as measured from the average grade, may be allowed with a special permit from the Board of Zoning and Planning. The Board shall consider the following criteria in reviewing such applications:	Existing non-conforming landscape wall, 84" tall
1264.03, h, 1	Side and rear yard restrictions	The proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a center lot is compatible with other properties in the neighborhood.	
1264.03, h, 2	Side and rear yard restrictions	The maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1230.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.	Existing, non-conforming landscape wall, 84" tall
1264.03, h, 3	Side and rear yard restrictions	Fences exceeding forty-eight inches in height shall include transparency in the upper 12" to 18" of the fence through the use of latticework, pickets, or other appropriate design elements	N/A
1264.03, h, 4	Side and rear yard restrictions	A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscaping plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties.	
1264.03, h, 5	Side and rear yard restrictions	The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.	
1264.08	Non-conforming Fences	Any non-conforming fence may be repaired like-for-like in height, location and material, up to 50% of the overall linear footage of any the total non-conforming section. Building Department will not approve repair to a non-conforming fence under that criteria and the provision of an adequate landscape screening plan.	TBD



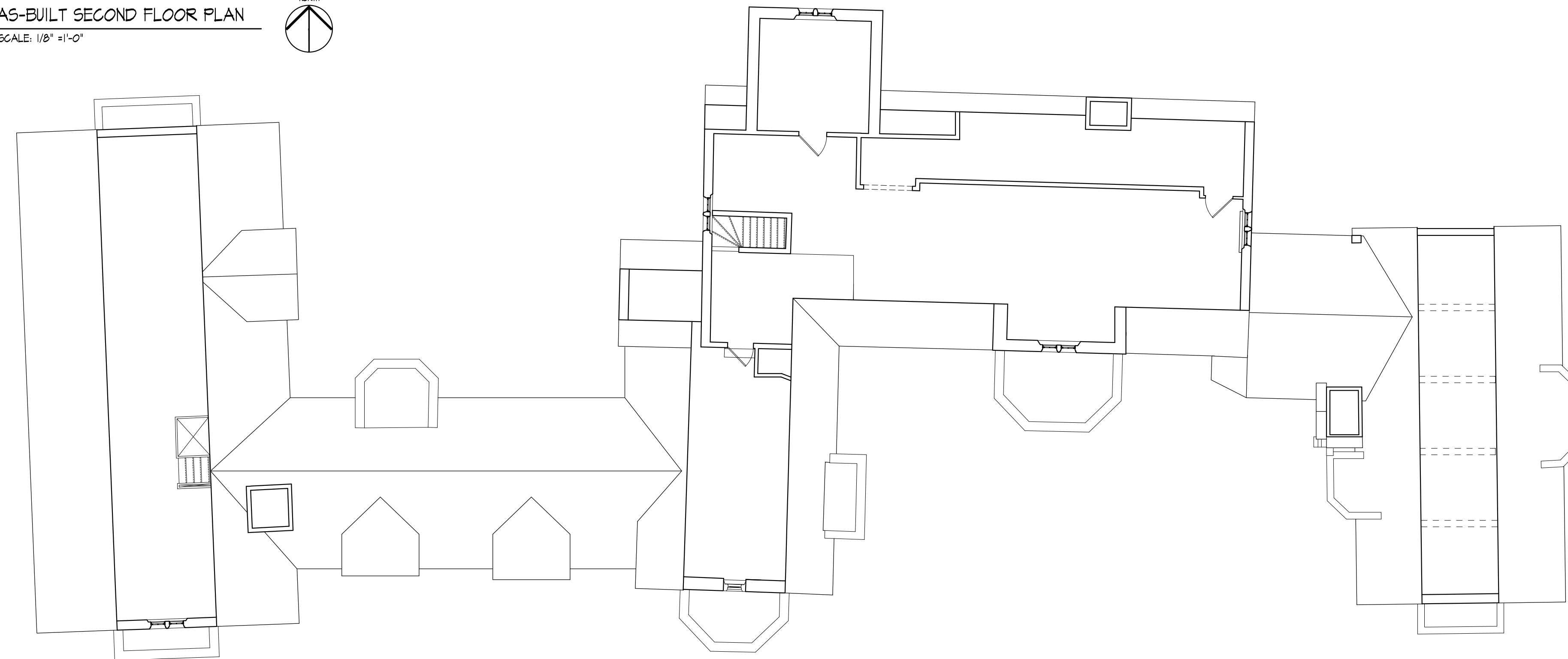




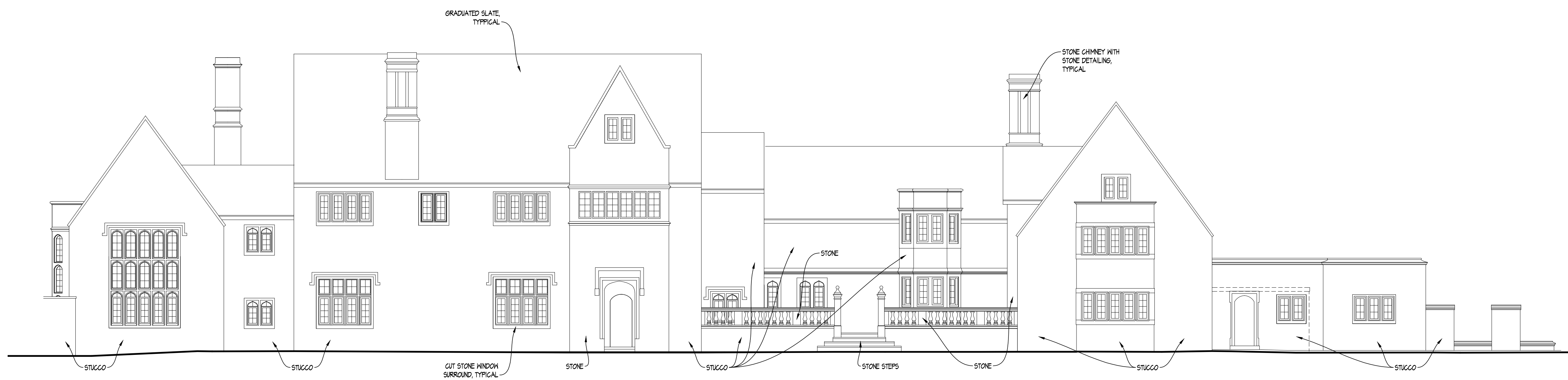
AS-BUILT GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



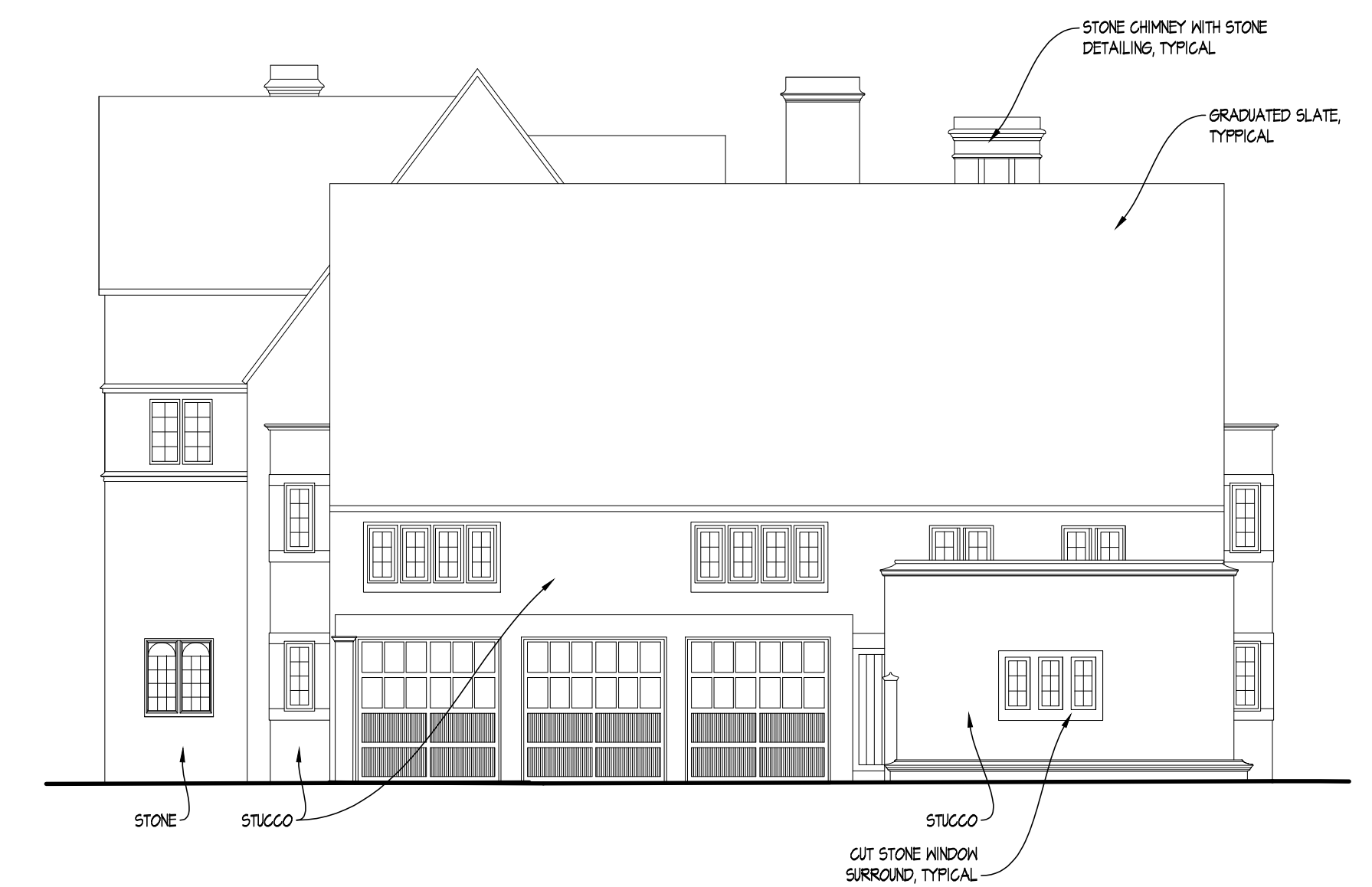
AS-BUILT SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



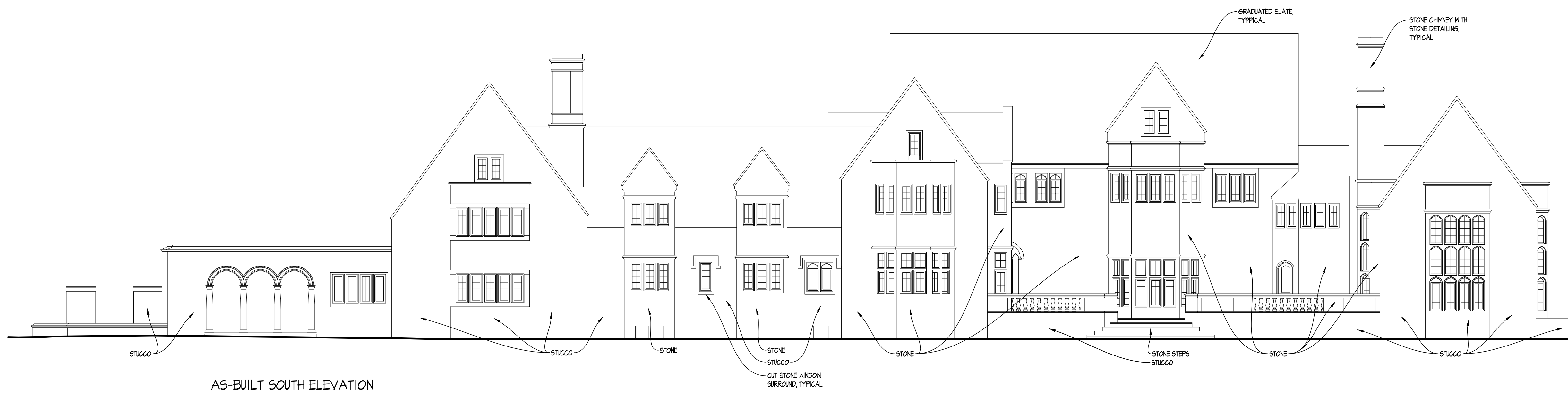
AS-BUILT ATTIC FLOOR PLAN  
SCALE: 1/8" = 1'-0"



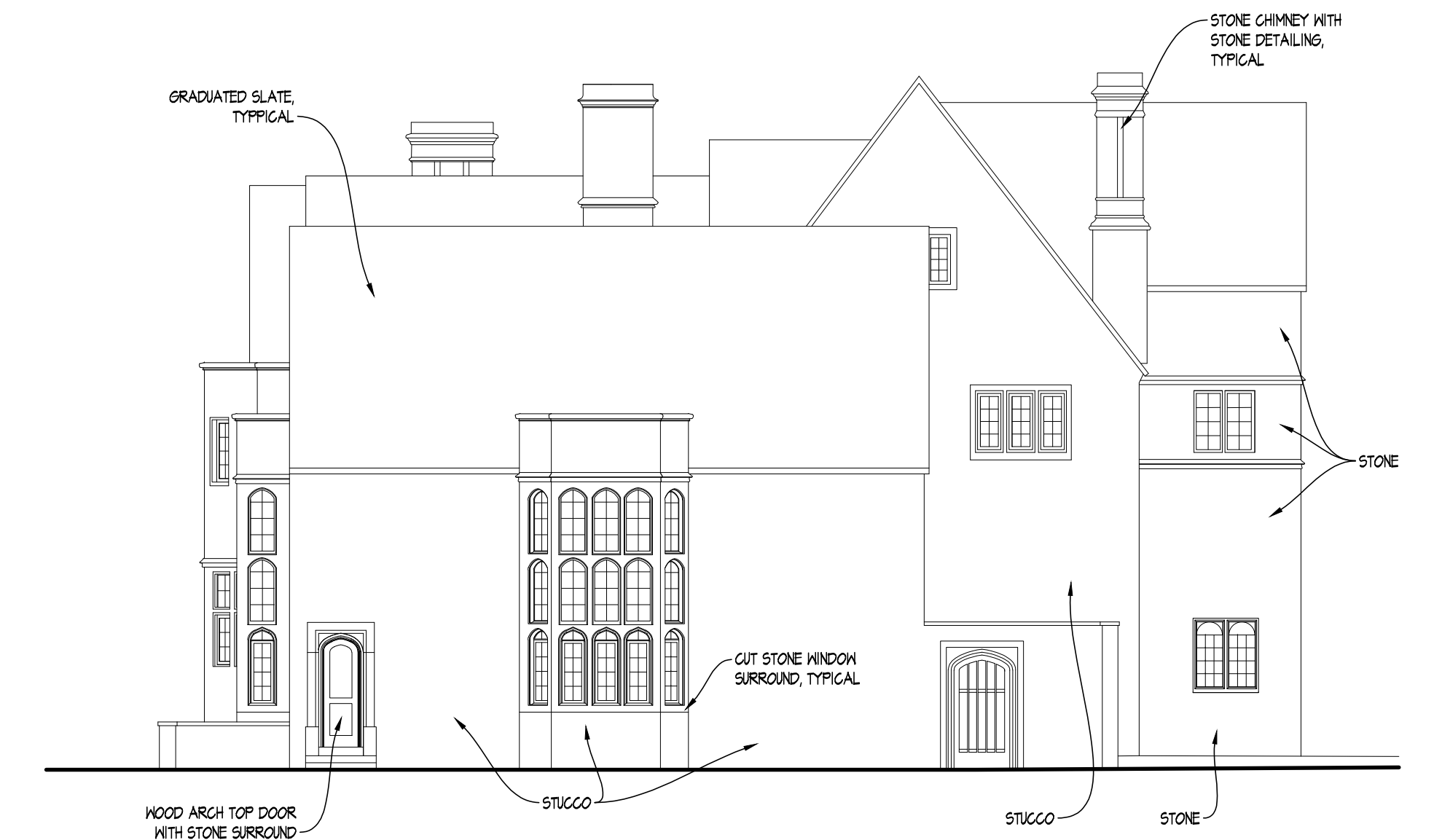
AS-BUILT NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



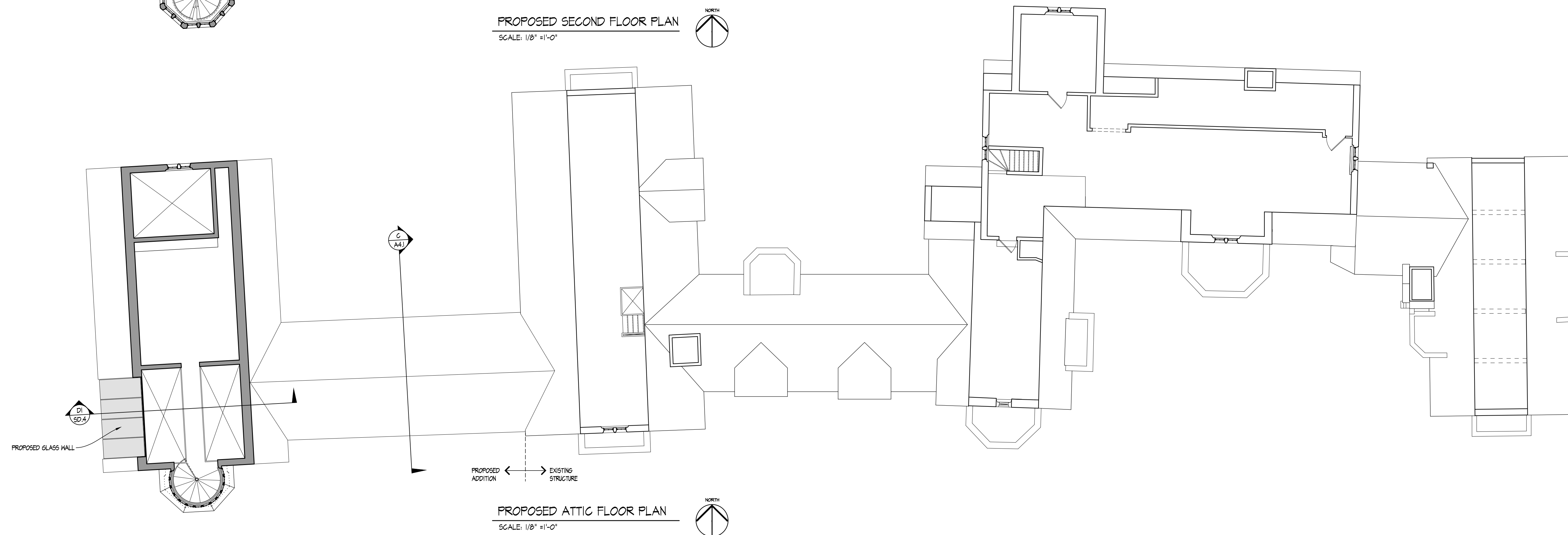
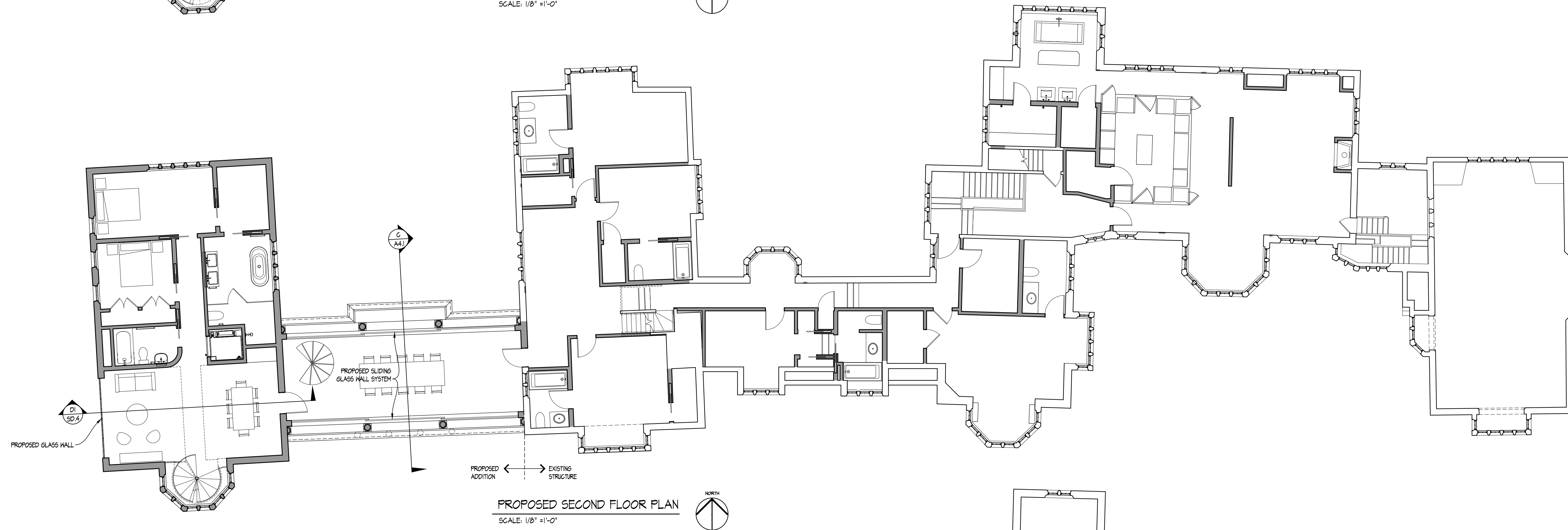
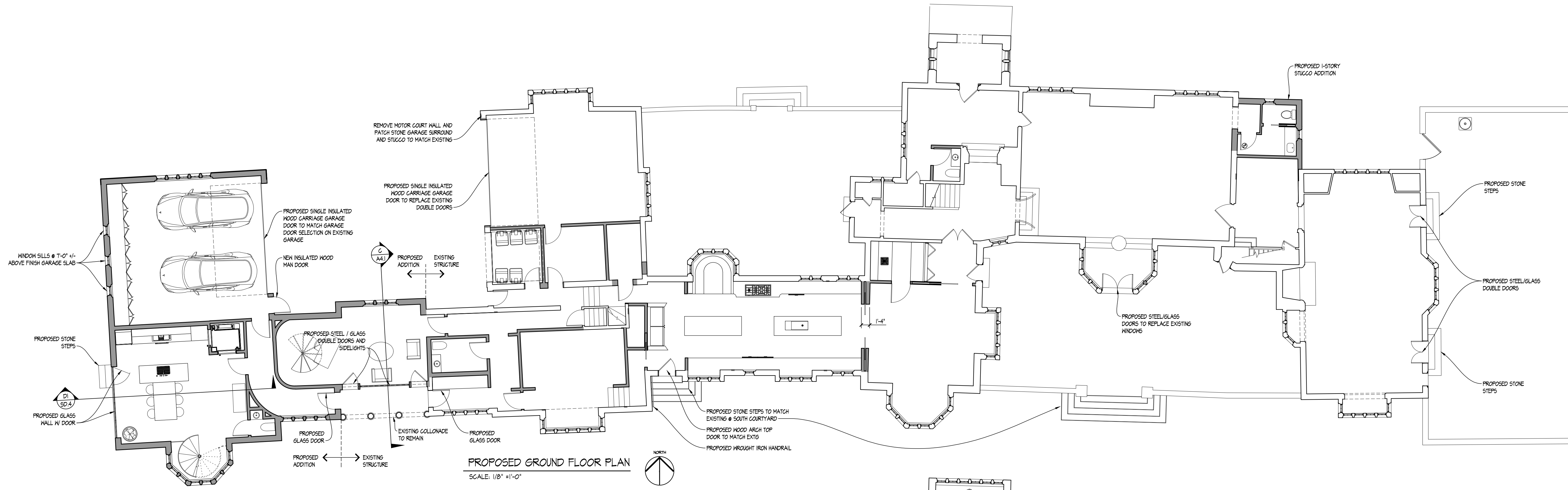
AS-BUILT WEST ELEVATION  
SCALE: 1/8" = 1'-0"



AS-BUILT SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



AS-BUILT EAST ELEVATION  
SCALE: 1/8" = 1'-0"

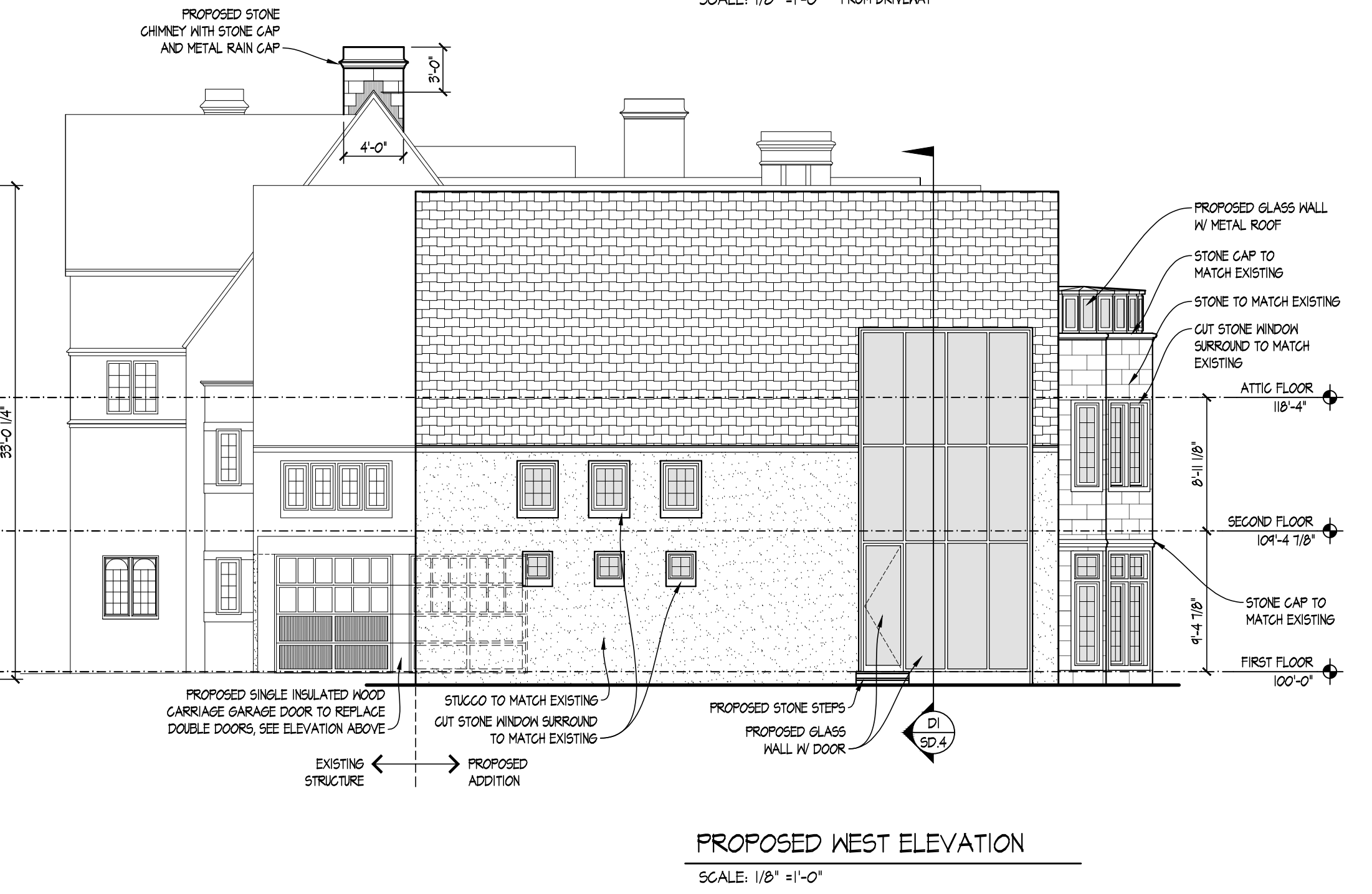




PROPOSED NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



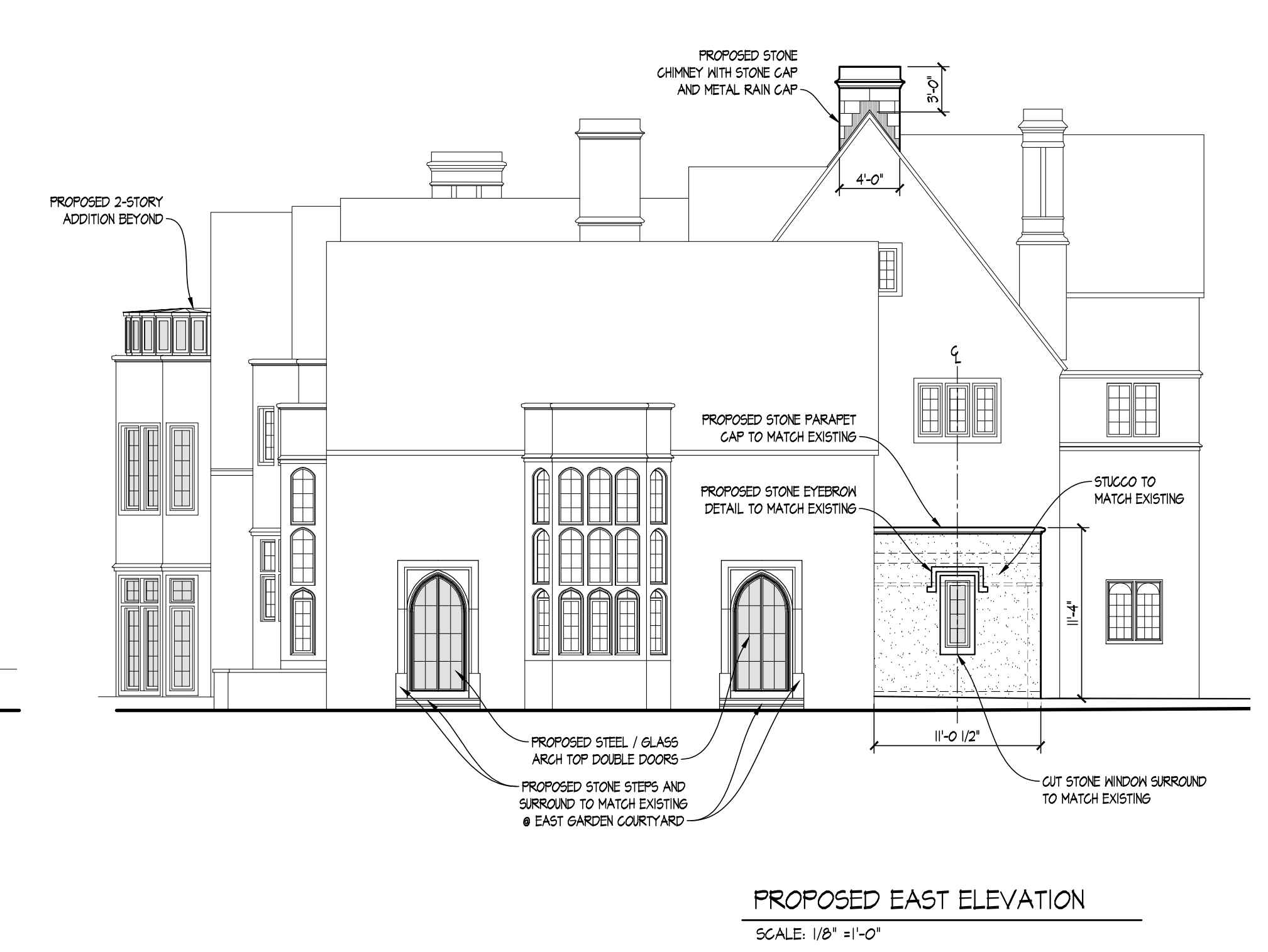
PROPOSED WEST ELEVATION  
 SCALE: 1/8" = 1'-0" FROM DRIVEWAY



PROPOSED WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



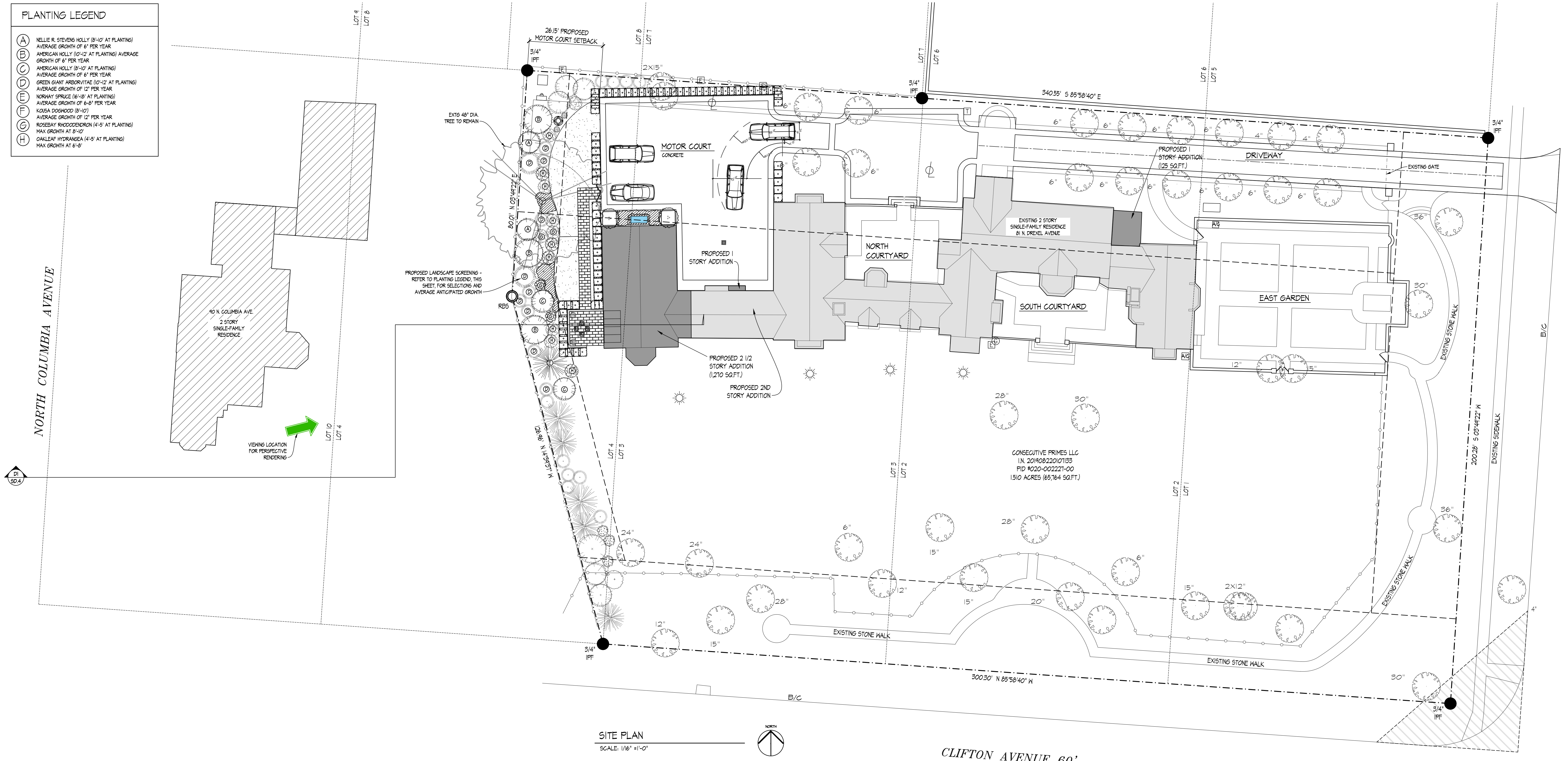
PROPOSED SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



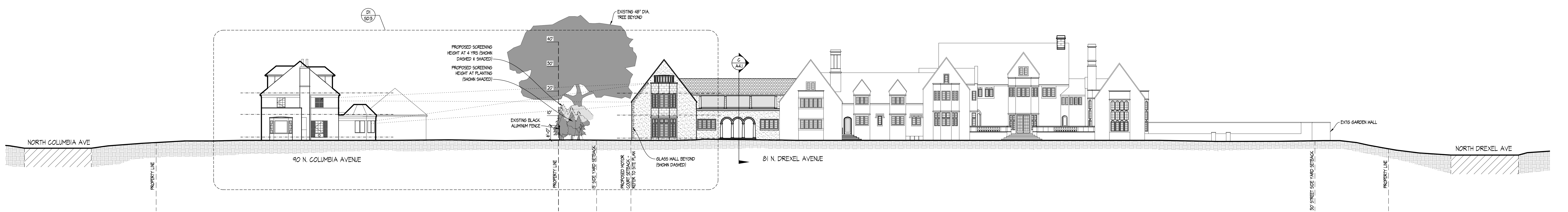
PROPOSED EAST ELEVATION  
 SCALE: 1/8" = 1'-0"

**PLANTING LEGEND**

(A)	NELLIE R. STEVENS HOLLY (8'-10" AT PLANTING)
(B)	AVERAGE GROWTH OF 8" PER YEAR
(C)	AMERICAN HOLLY (10'-12" AT PLANTING) AVERAGE GROWTH OF 4" PER YEAR
(D)	AMERICAN HOLLY (8'-10" AT PLANTING) AVERAGE GROWTH OF 6" PER YEAR
(E)	GREEN GIANT ARBORIZER (10'-12" AT PLANTING) AVERAGE GROWTH OF 12" PER YEAR
(F)	NORWAY SPRUCE (16'-18" AT PLANTING) AVERAGE GROWTH OF 8-9" PER YEAR
(G)	KOUSA DOGWOOD (8'-10") AVERAGE GROWTH OF 10" PER YEAR
(H)	ROSEMARY KINGSDOMERON (14'-5" AT PLANTING) MAX GROWTH AT 8'-10"
(I)	OAKLEAF HYDRANGEA (14'-5" AT PLANTING) MAX GROWTH AT 8'-10"

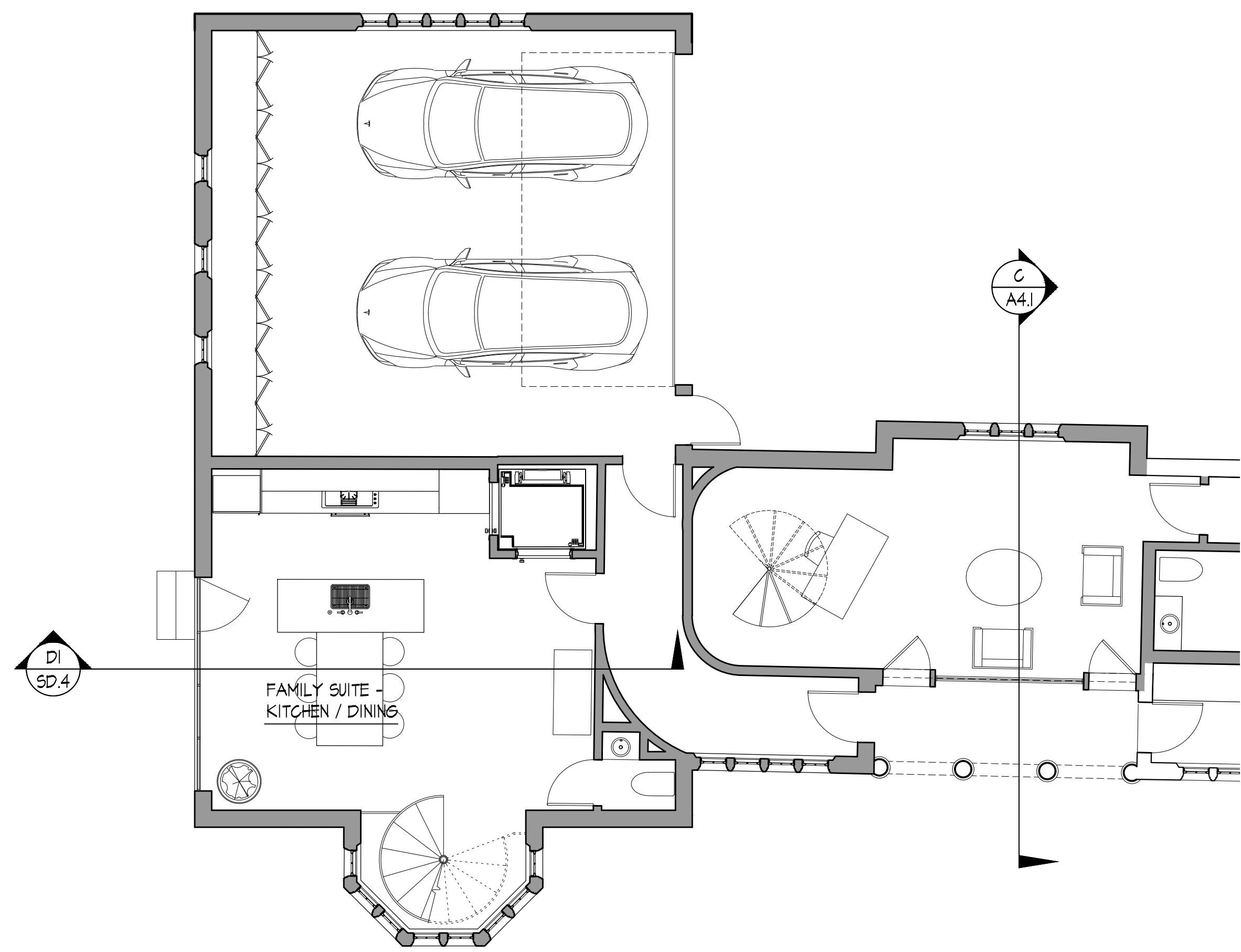
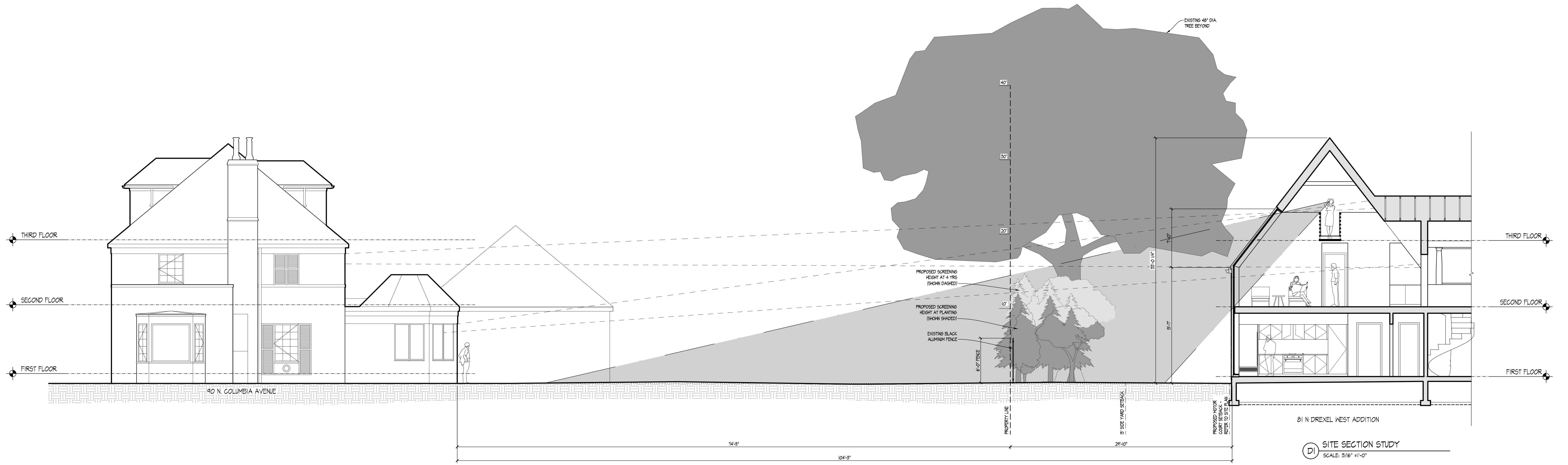


**SITE PLAN**  
 SCALE: 1/16" = 1'-0"

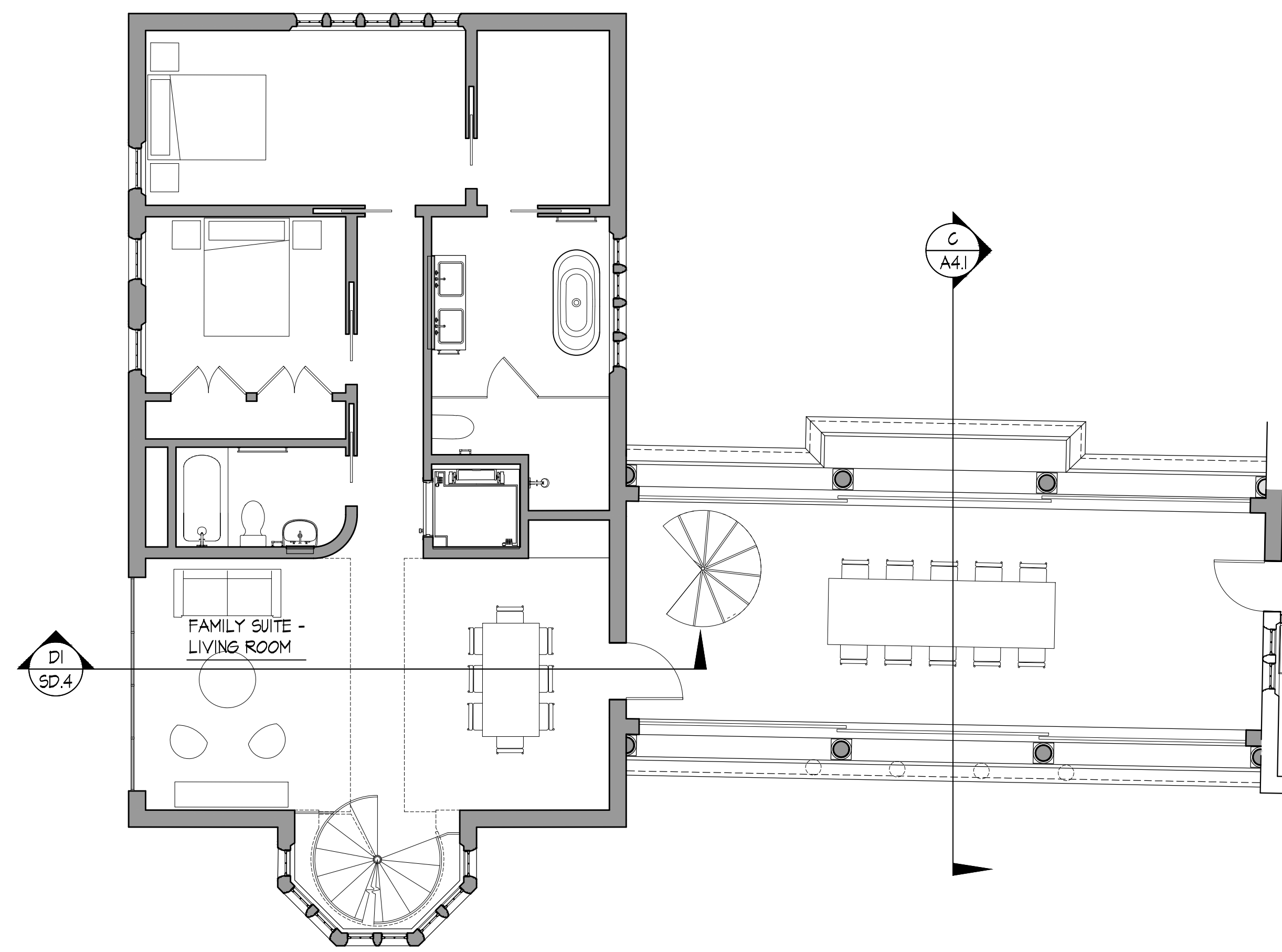


**SITE SECTION**  
 SCALE: 1/16" = 1'-0"

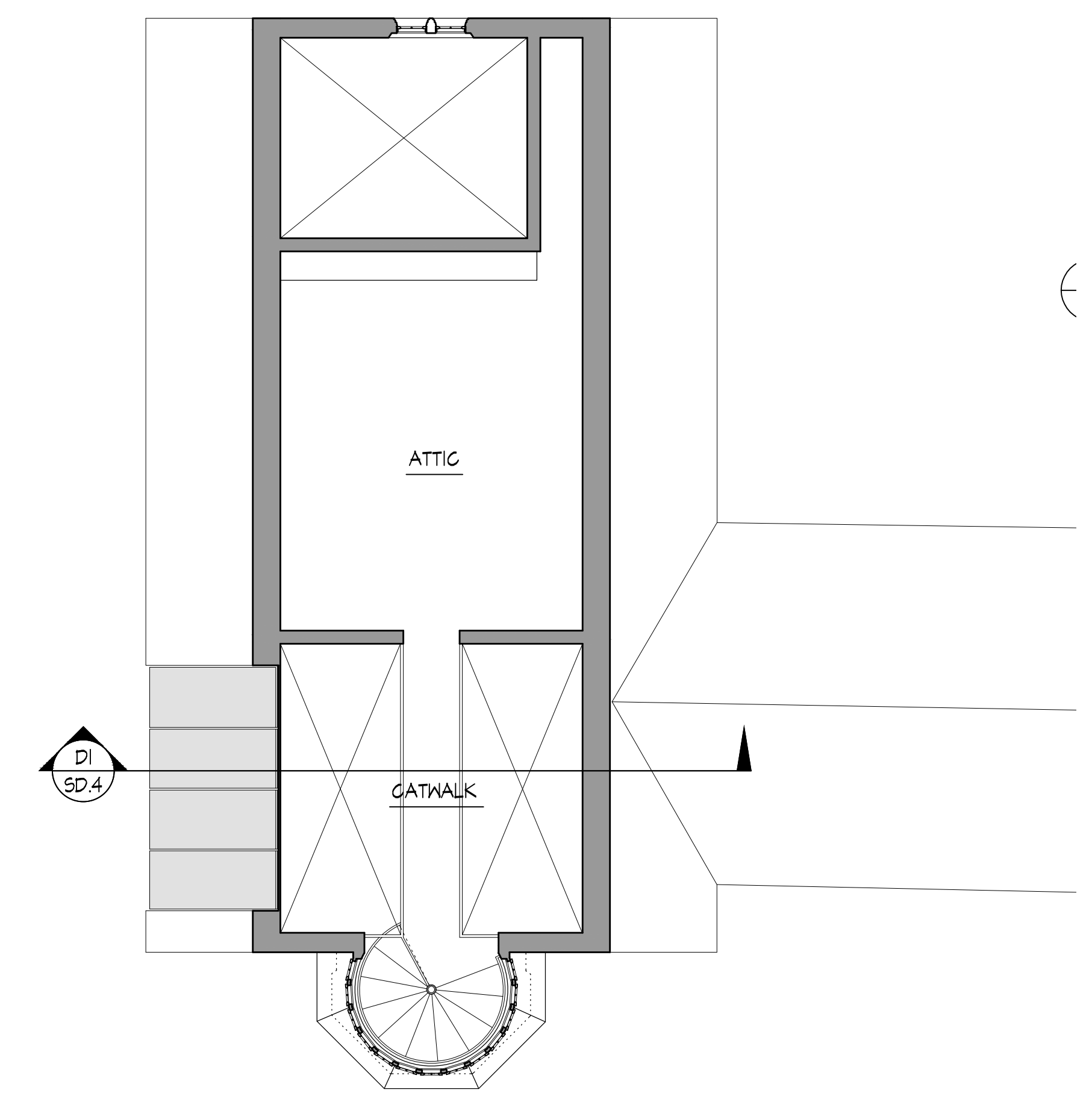




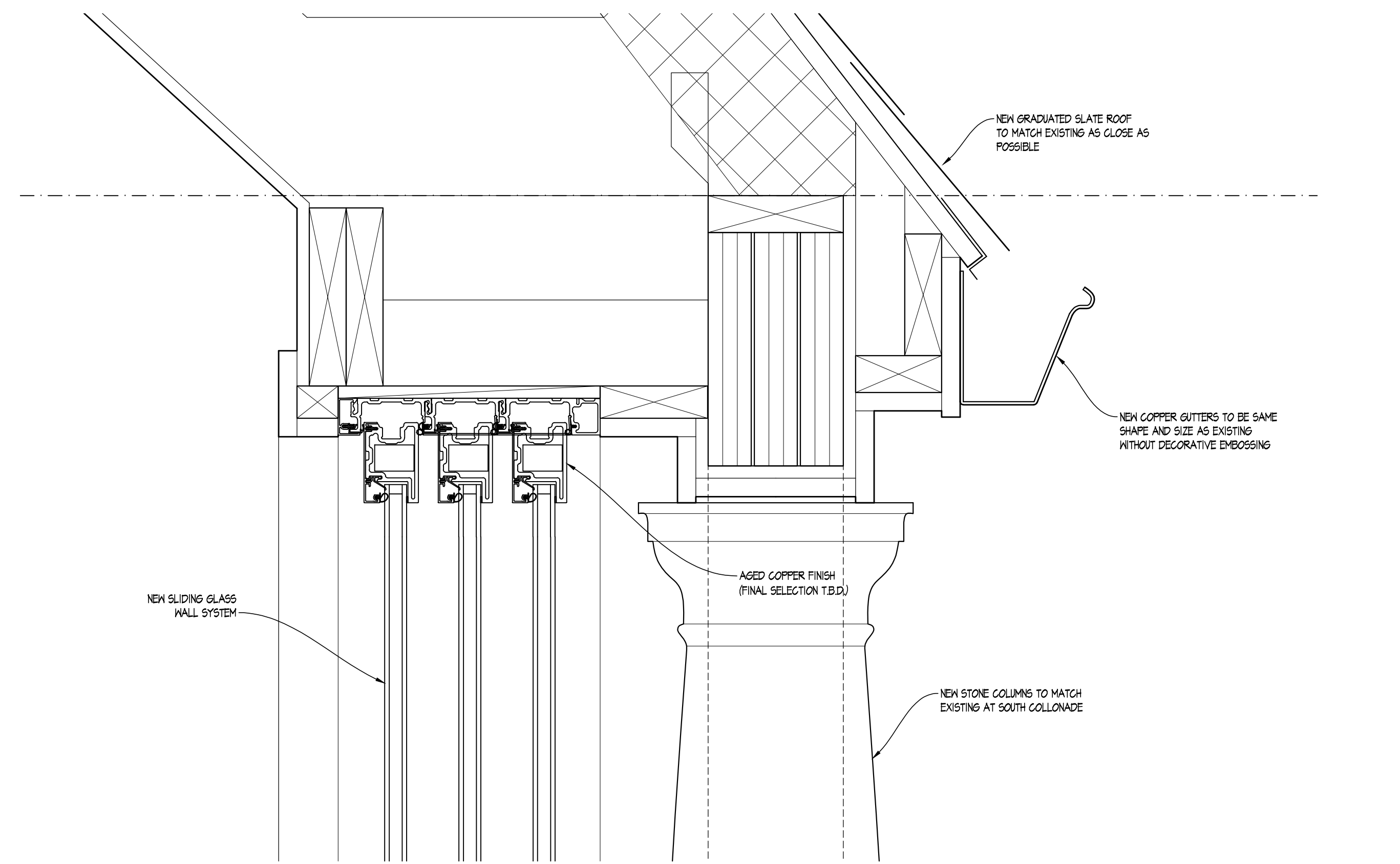
ENLARGED ADDITION FIRST FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



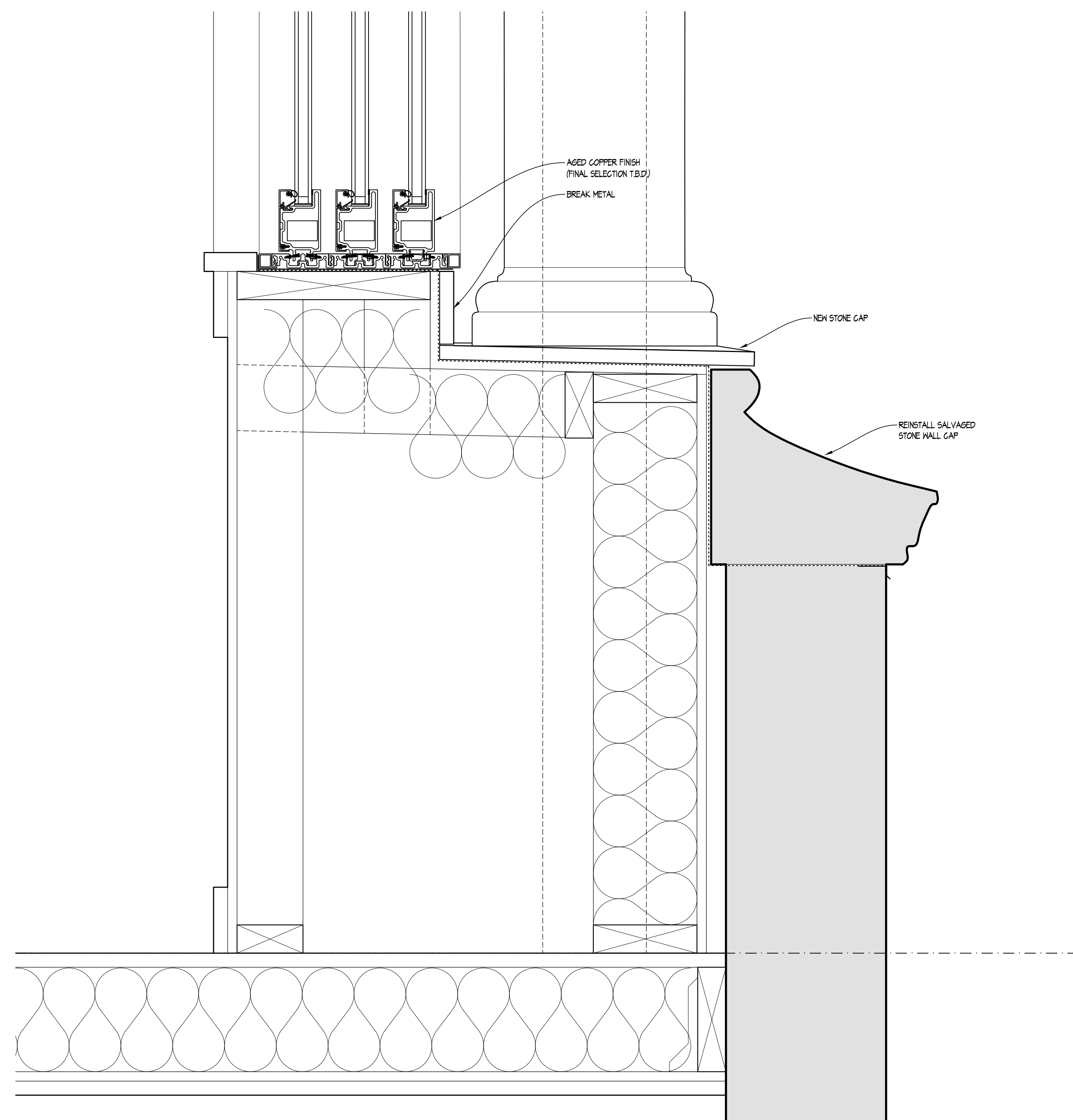
ENLARGED ADDITION SECOND FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



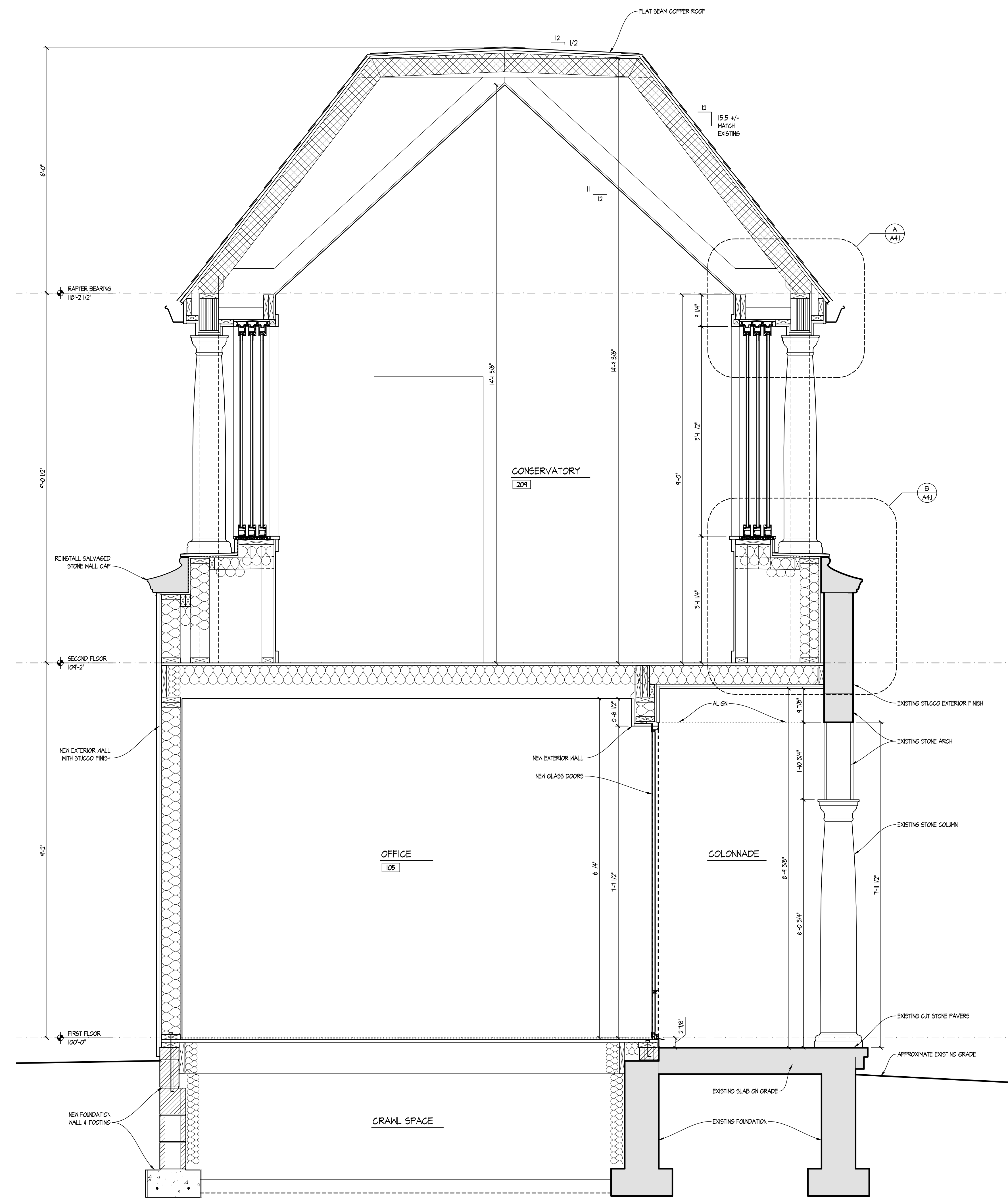
ENLARGED ADDITION ATTIC WALKWAY PLAN  
 SCALE: 3/16" = 1'-0"



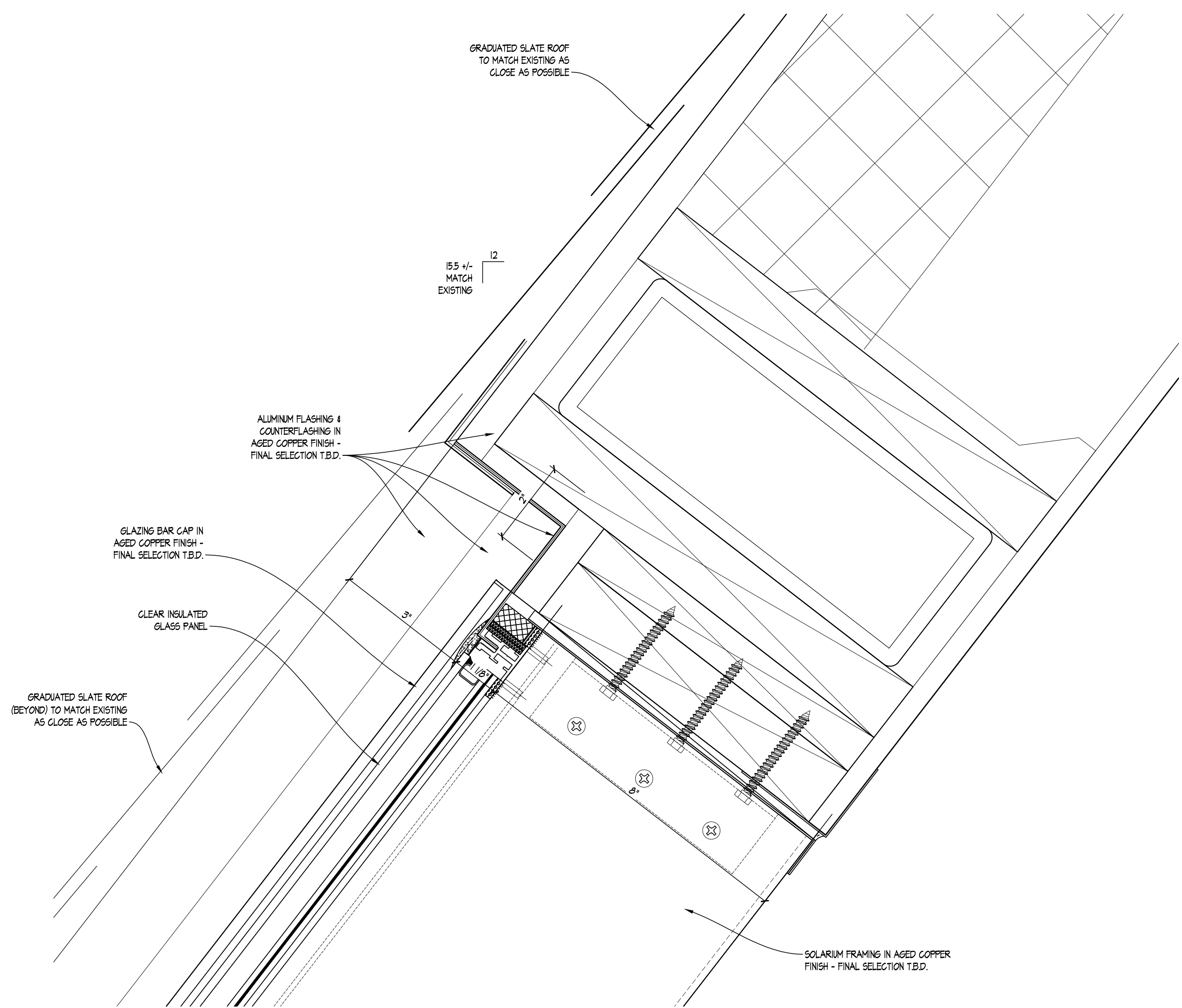
**A** SLIDING WINDOW HEAD & COLUMN CAPITAL DETAIL  
 SCALE: 3" = 1'-0"



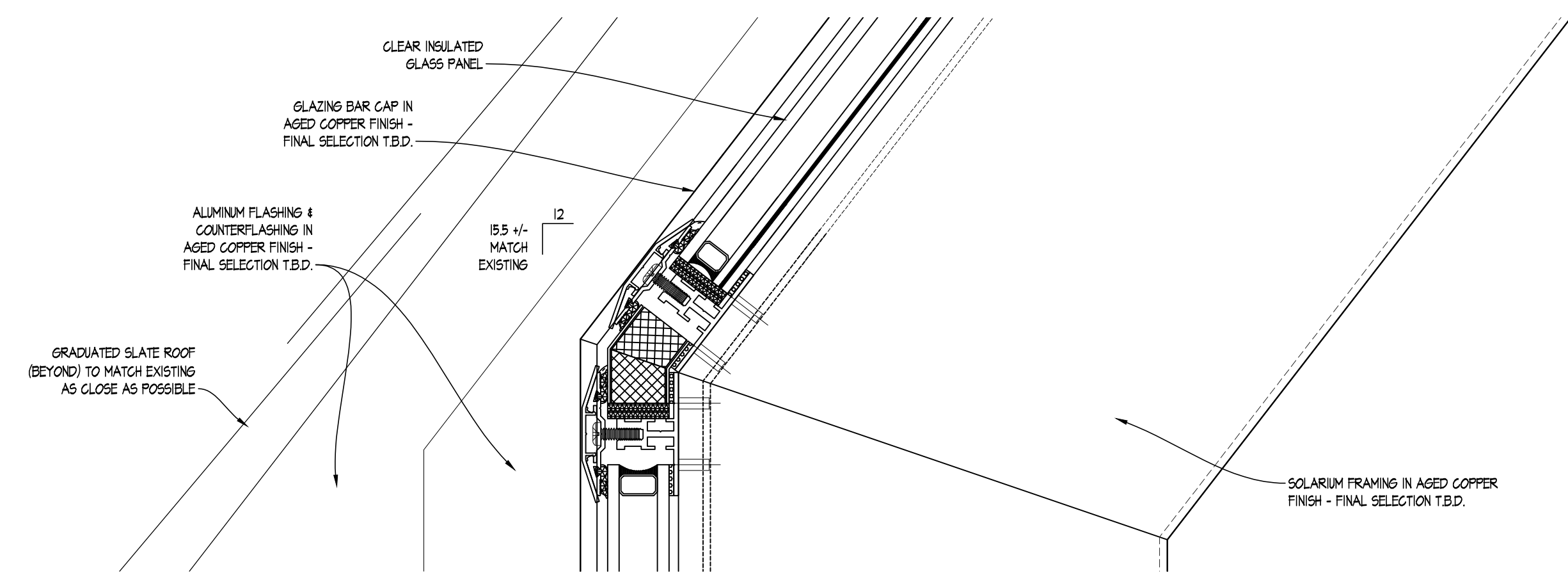
**B** SLIDING WINDOW SILL & COLUMN BASE DETAIL  
 SCALE: 3" = 1'-0"



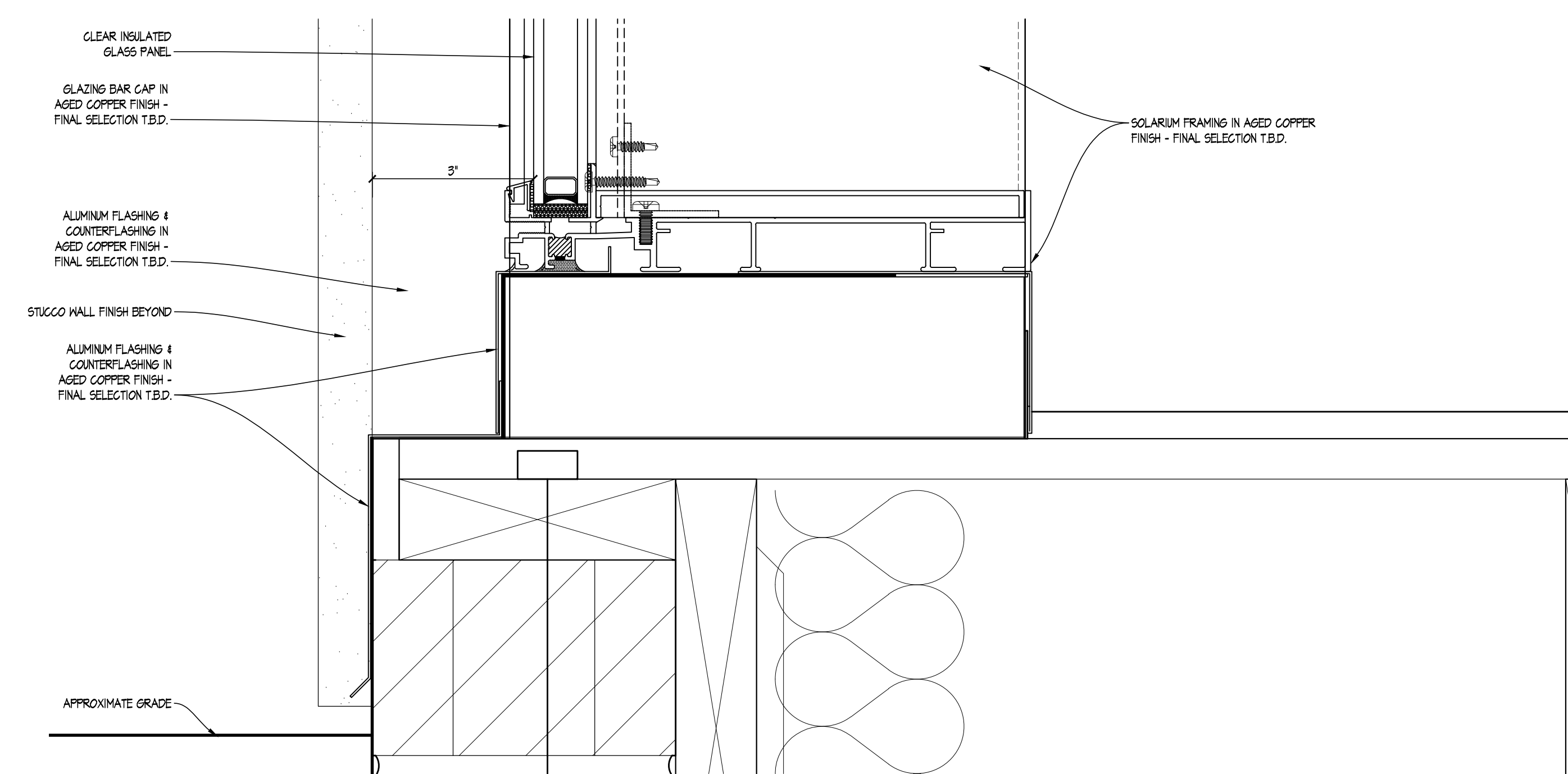
**C** BUILDING SECTION THROUGH TWO-STORY ADDITION  
 SCALE: 3/4" = 1'-0"



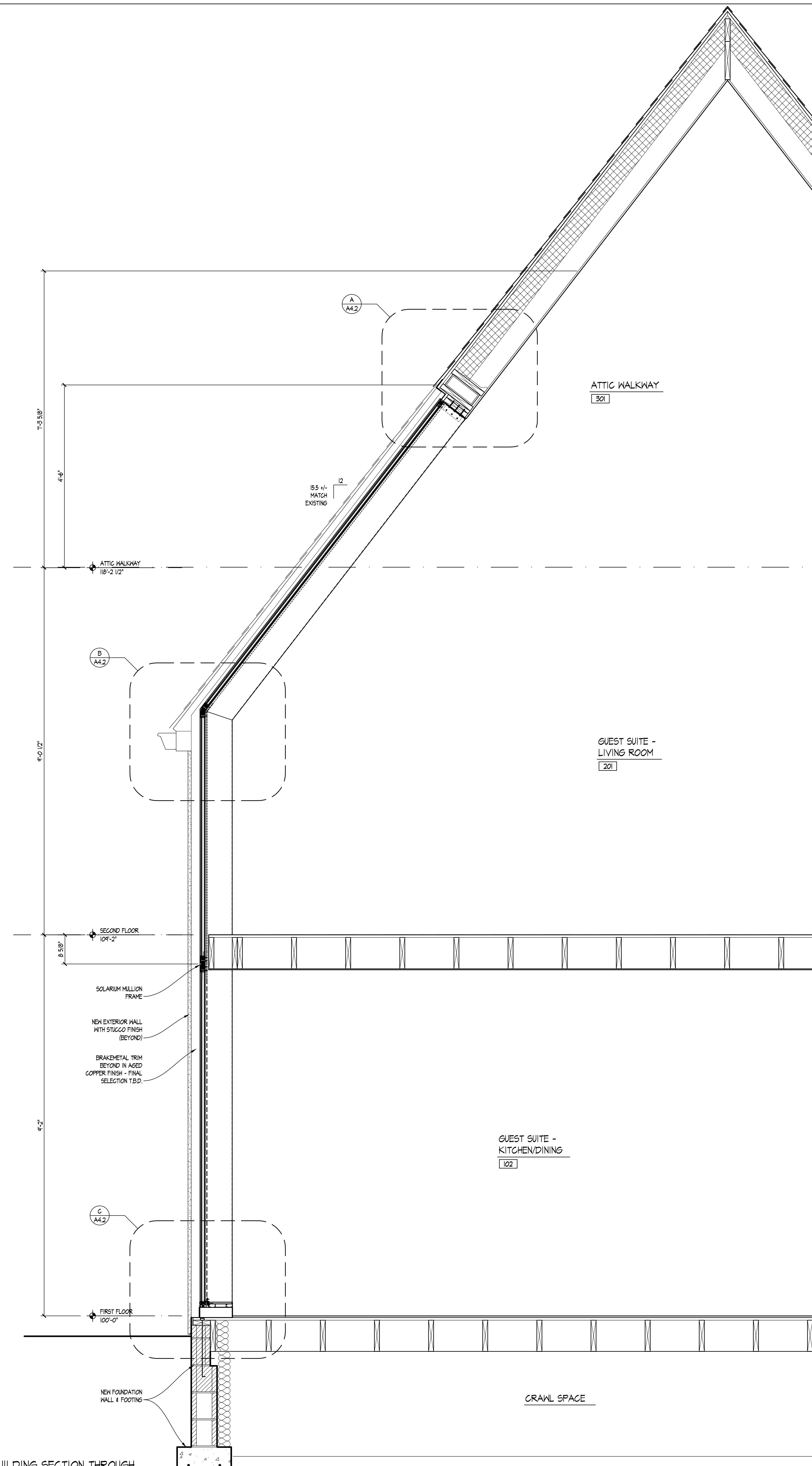
**A** SOLARIUM HEAD DETAIL  
 SCALE: 6" = 1'-0"



**B** SOLARIUM EAVE DETAIL  
 SCALE: 6" = 1'-0"

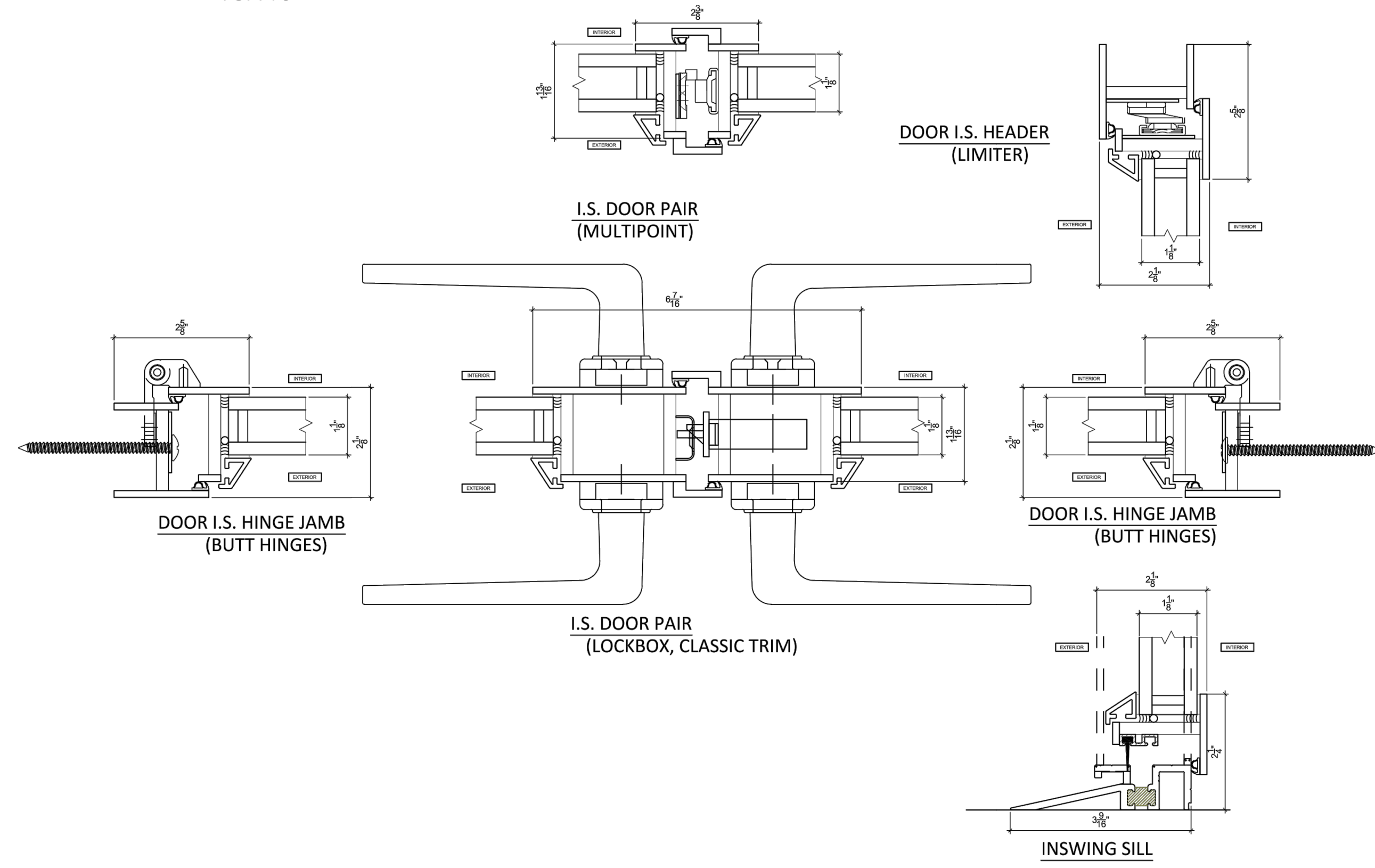


**C** SOLARIUM SILL DETAIL  
 SCALE: 6" = 1'-0"



**D** BUILDING SECTION THROUGH SOLARIUM WINDOWS  
 SCALE: 3/4" = 1'-0"

**INSWING FRENCH DOOR(PAIR) -LONG LEGS  
 TSX40**



All dimensions and conditions shown in these Shop Drawings should be verified in the field before fabrication & installation. Substrate details are for reference only and must be verified by Sub-Contractor and Architect.

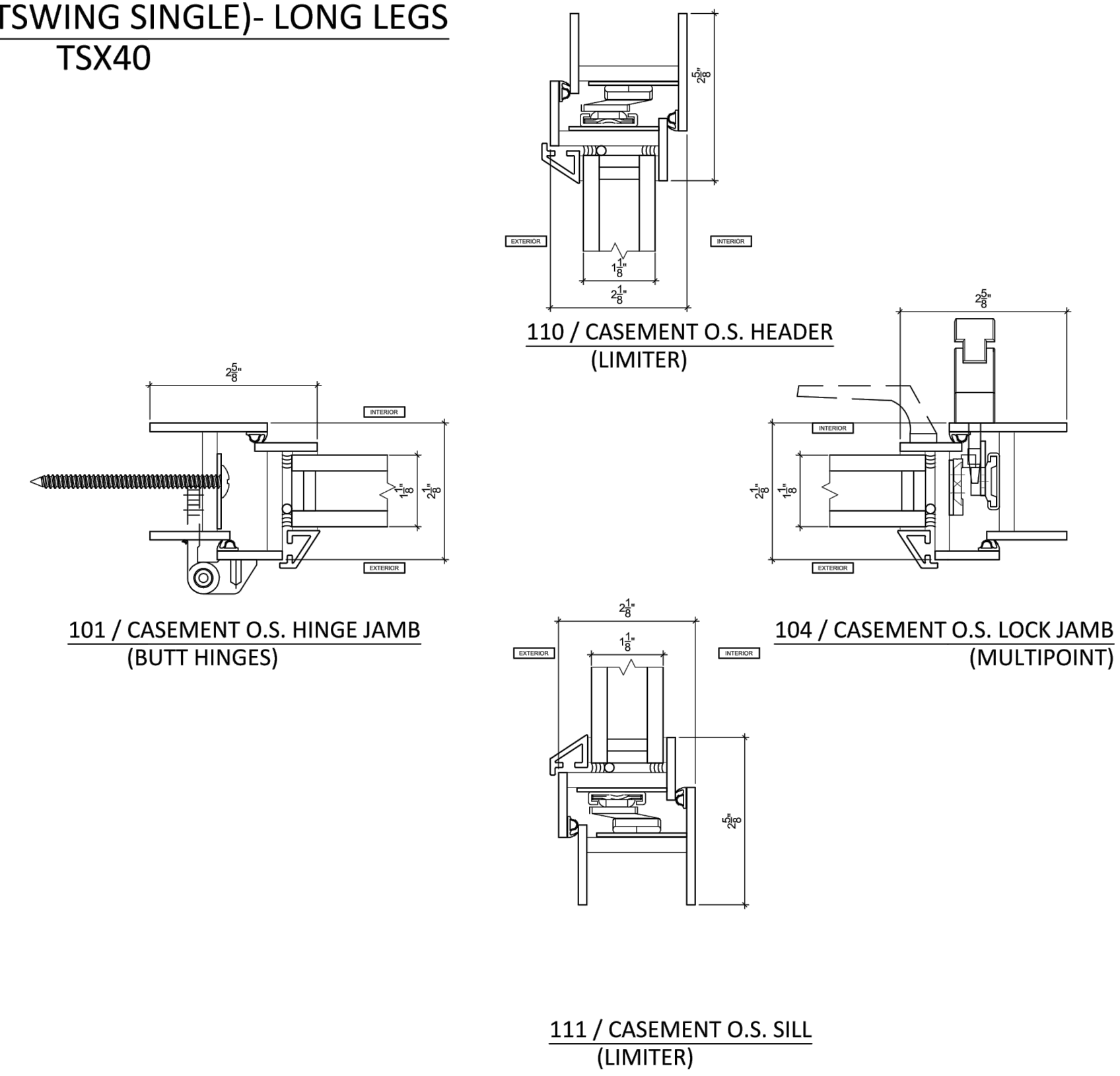
ORDER #  
 PROJECT NAME  
 DEALER NAME

arcladia CLUST.COM  
 WINDOWS AND DOORS/DOORS  
 STEEL / ALUMINUM / WOOD

9880 E. OLD WAIL RD.  
 TUCSON, AZ 85747  
 TEL: (520) 284-3070  
 FAX: (520) 284-1638

DESIGNED BY: DRW/AN  
 CHECKED BY: AM  
 DATE: DATE  
 SCALE: 8" = 1'  
 DRAWING NUMBER: **5.01A**

**CASEMENT(OUTSWING SINGLE)- LONG LEGS  
 TSX40**



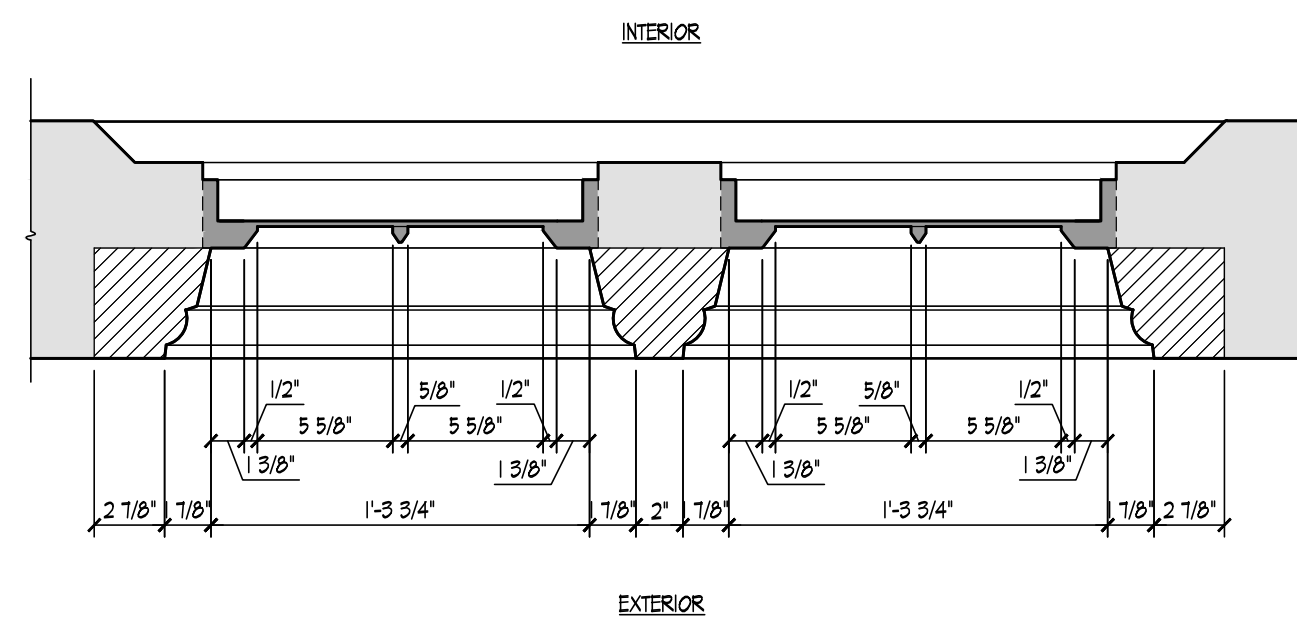
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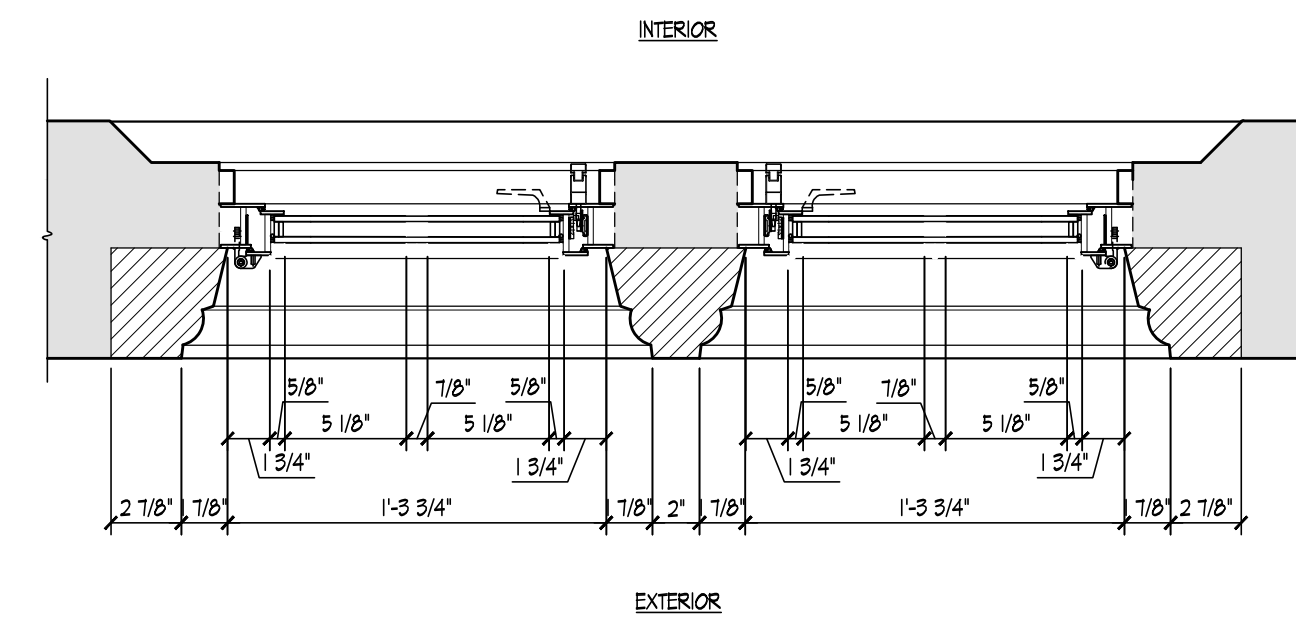
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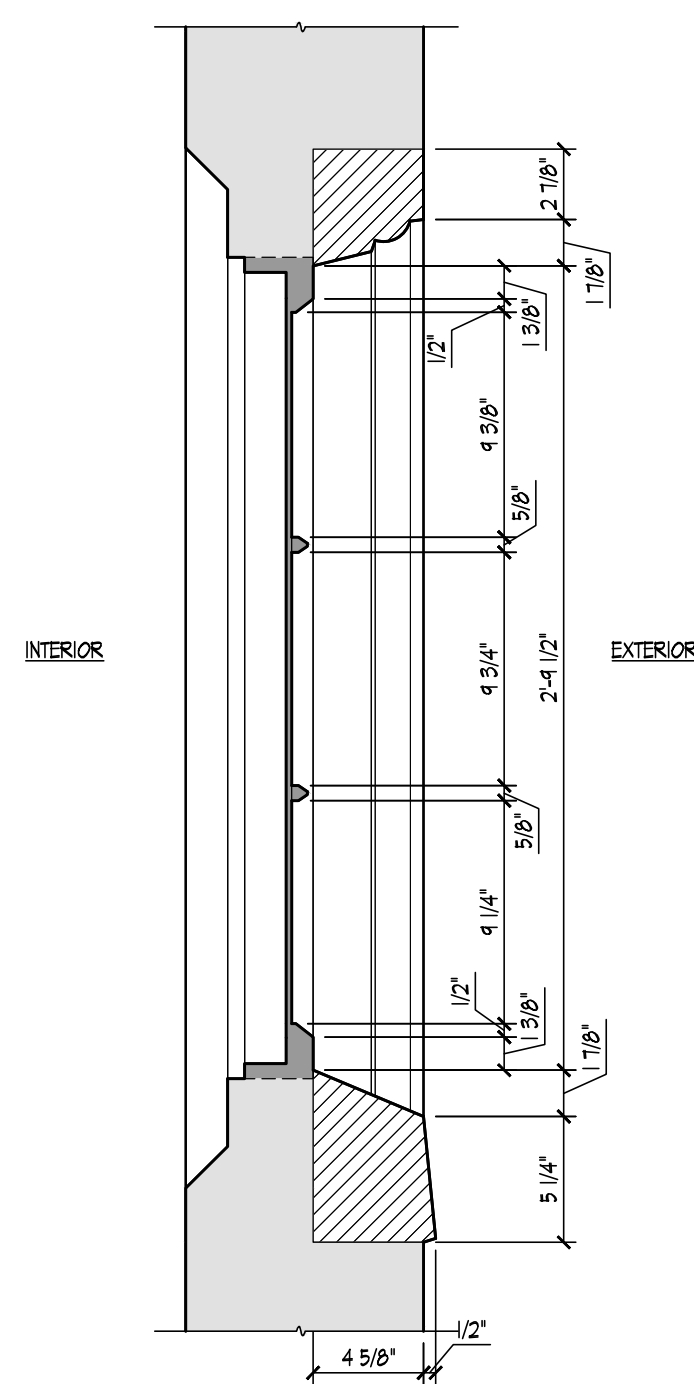


TYPICAL PLAN DETAIL AT  
 EXISTING RECTANGULAR WINDOWS  
 SCALE: 1 1/2" = 1'-0"

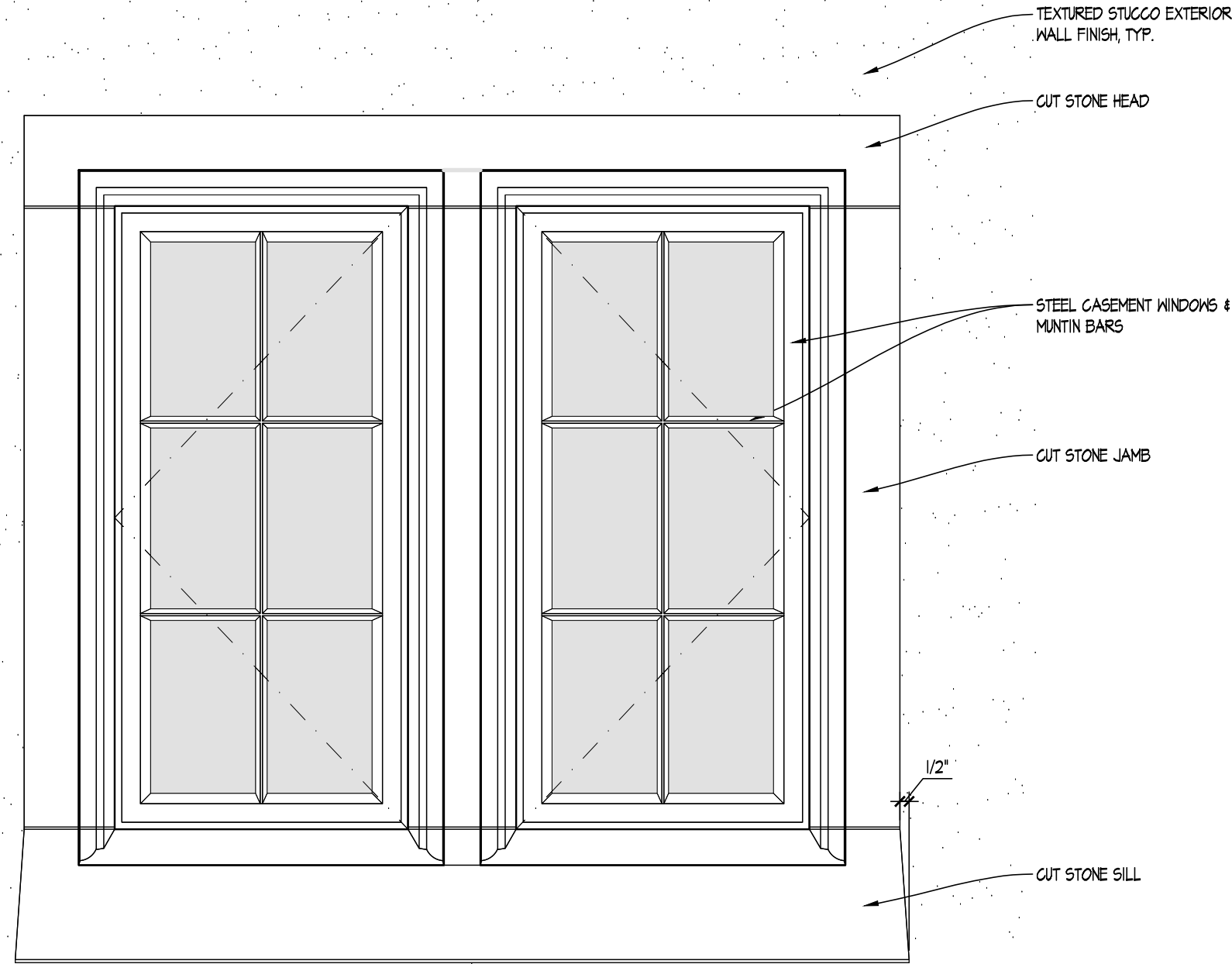


TYPICAL PLAN DETAIL AT  
 NEW RECTANGULAR WINDOWS  
 SCALE: 1 1/2" = 1'-0"

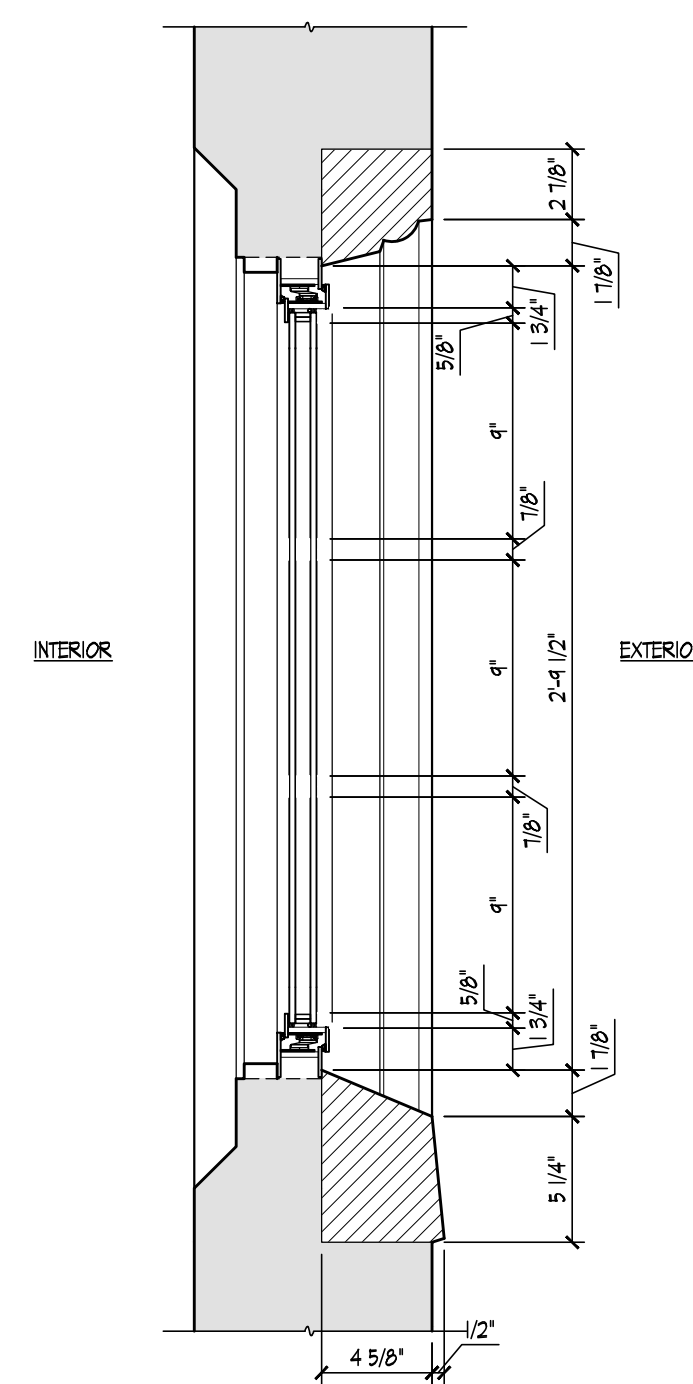
CRITICAL NOTE: FIELD VERIFY ALL DIMENSIONS  
 TO MATCH EXISTING AS CLOSE AS POSSIBLE  
 PRIOR TO FABRICATION. NOTIFY ARCHITECT  
 OF DISCREPANCIES



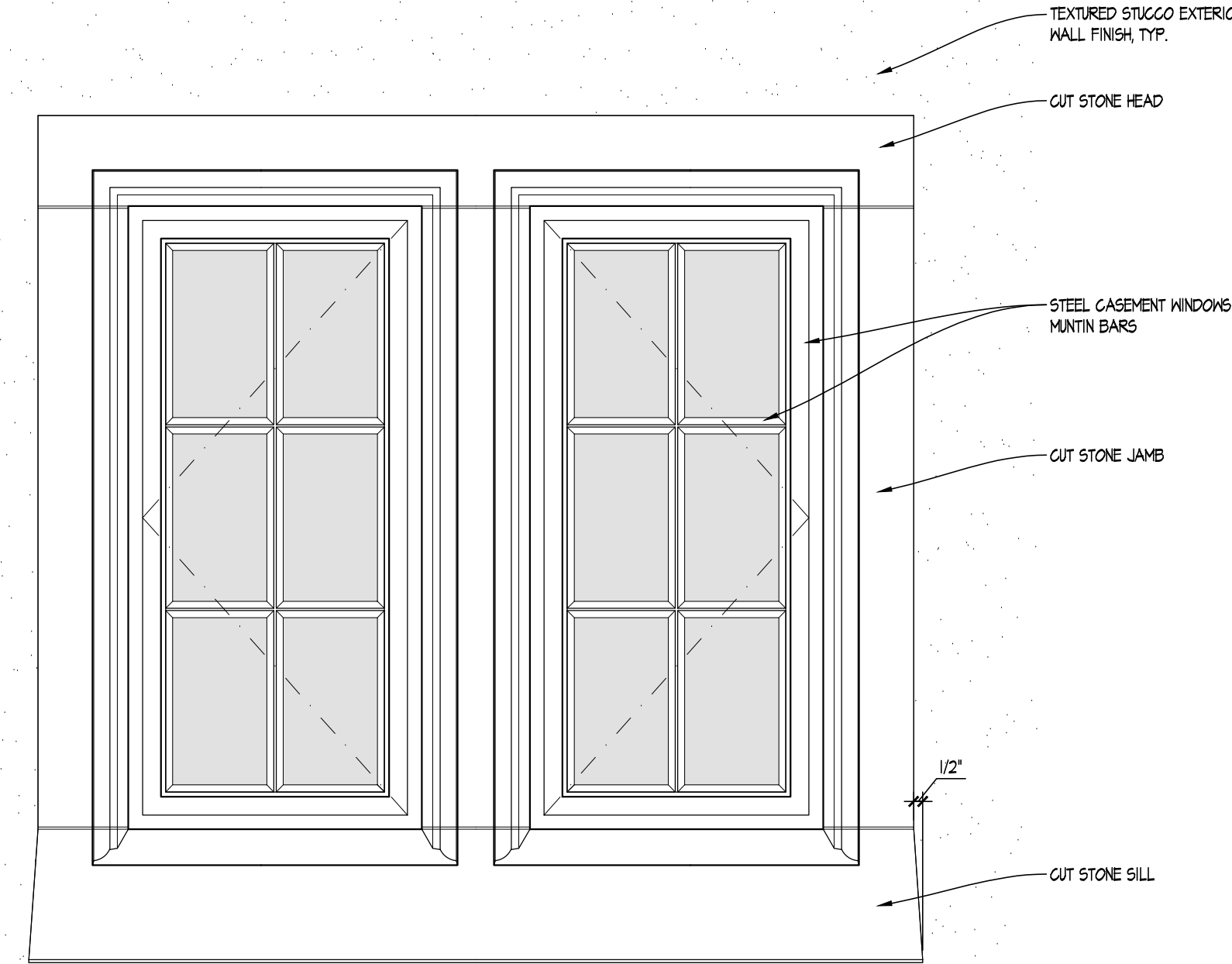
TYPICAL SECTION DETAIL AT  
 EXISTING RECTANGULAR WINDOWS  
 SCALE: 1 1/2" = 1'-0"



TYPICAL ELEVATION DETAIL AT  
 EXISTING RECTANGULAR WINDOWS  
 SCALE: 1 1/2" = 1'-0"



TYPICAL SECTION DETAIL AT  
 NEW RECTANGULAR WINDOWS  
 SCALE: 1 1/2" = 1'-0"



TYPICAL ELEVATION DETAIL AT  
 NEW RECTANGULAR WINDOWS  
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