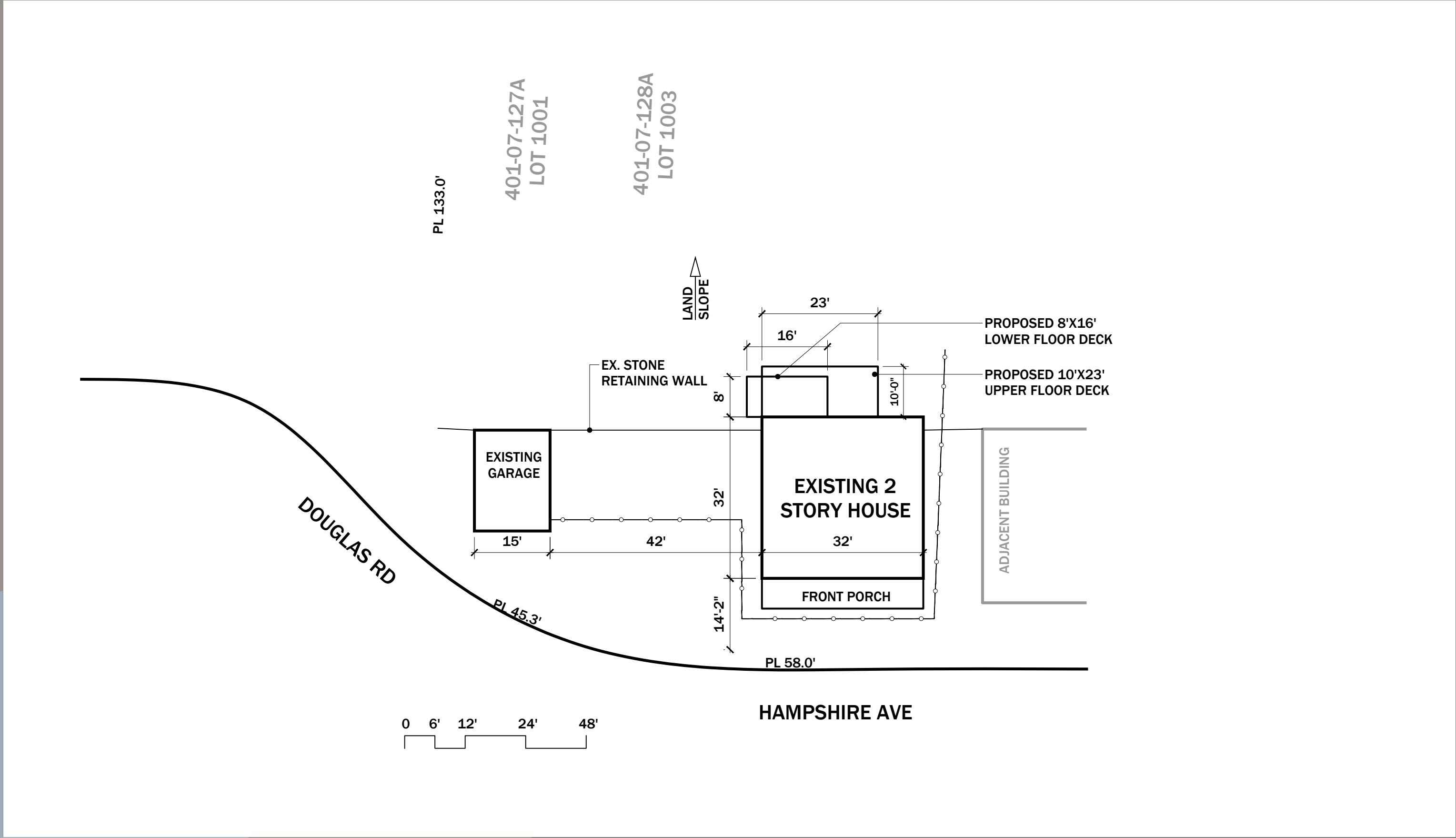


804

Hampshire Avenue,
Jerome, AZ

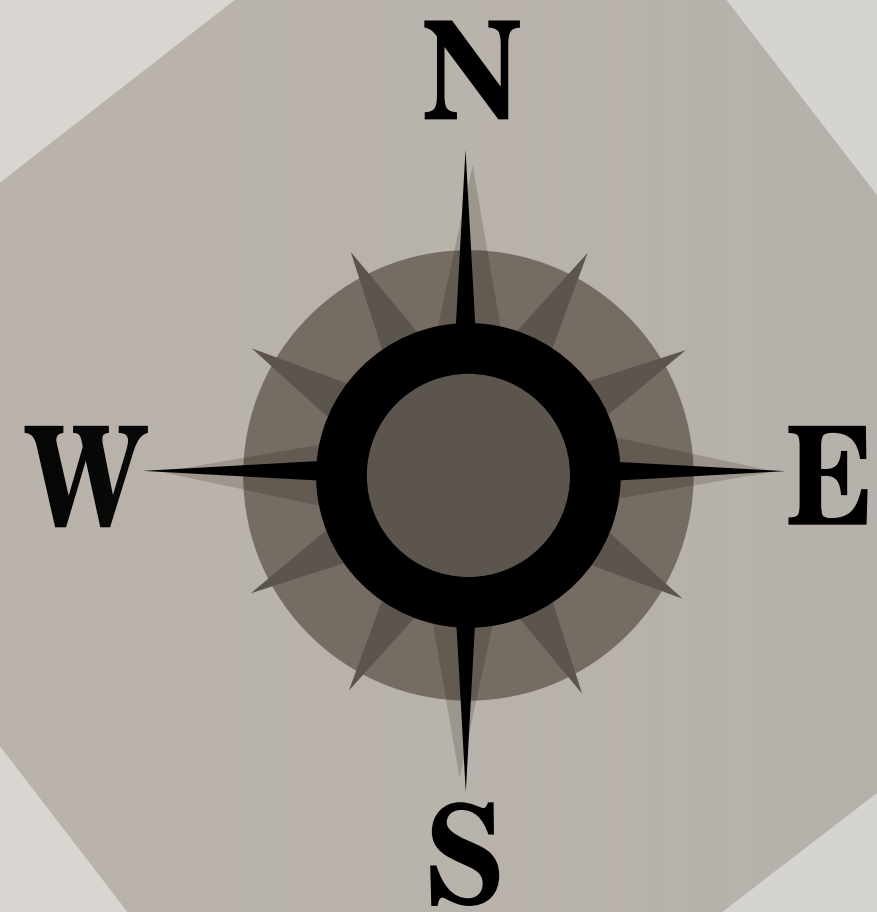


SITE PLAN OF THE PROPERTY



804

Hampshire Avenue,
Jerome, AZ



SW to NE view

SW side of the house



NW to SE view

NW side of the house



NE to SW view

NE side of the house



NE to SW view

NE side of the house



S side of the house

SW to NE view



SE corner of the house

SE to NW view



SE corner of the house

SE to NW view



S side of the house

S to N view



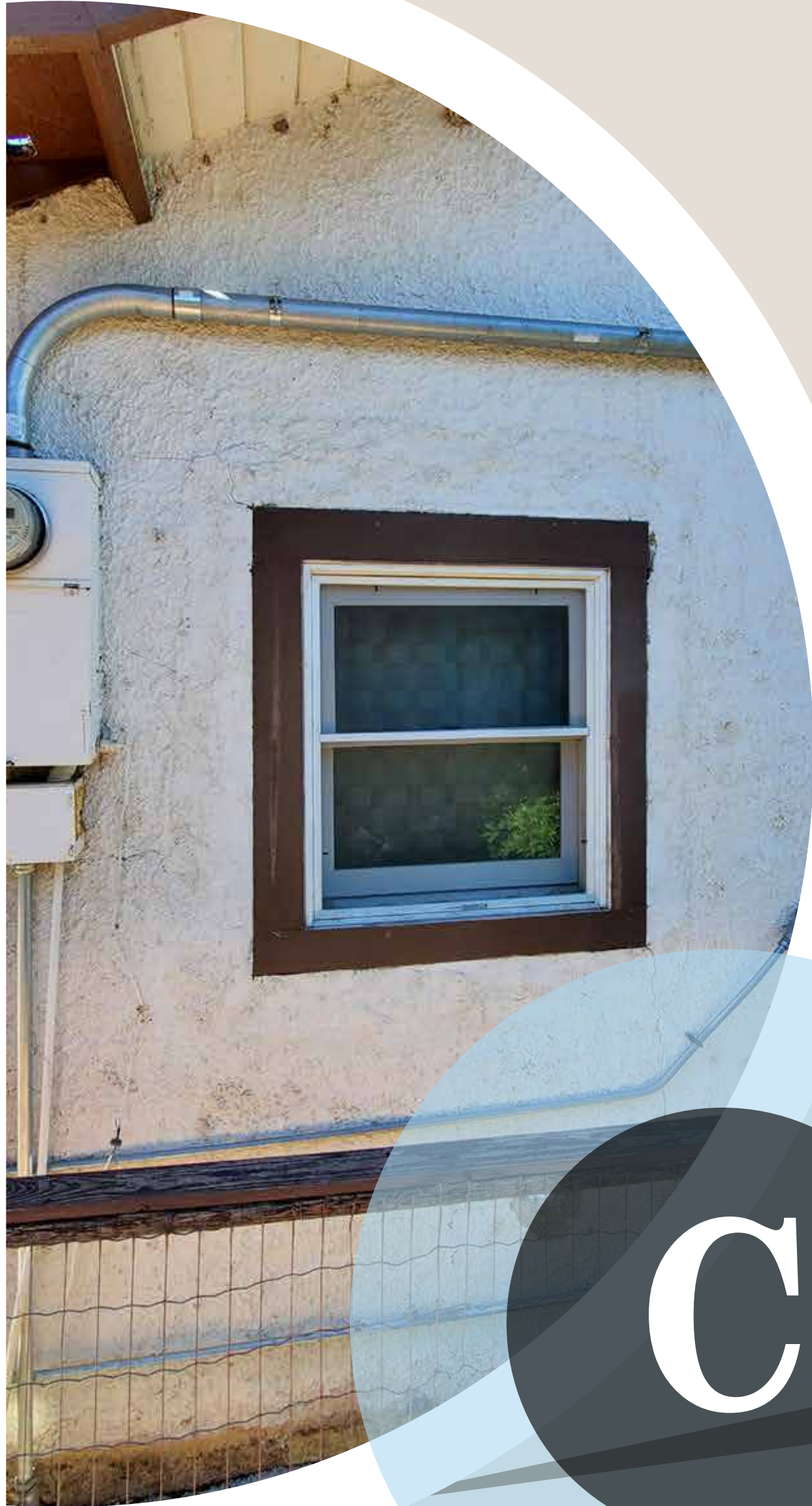
A

**Remove and cover up existing
30" x 36" downstairs bathroom
window located on NE side of
house**



B

**Remove and cover up existing
36" x 53" enclosed porch window
located on NE side side of house**



C

**Remove and cover up existing
28" x 30" kitchen window
located on NE side of house**

**Remove and cover up existing
46" x 70" master bedroom
window located on SW side of
the house**

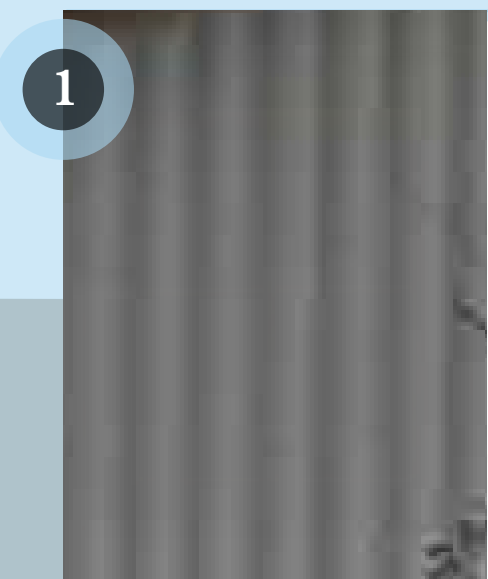
D



**Remove and cover up existing
22" x 10.5" bathroom window
located on front of house**



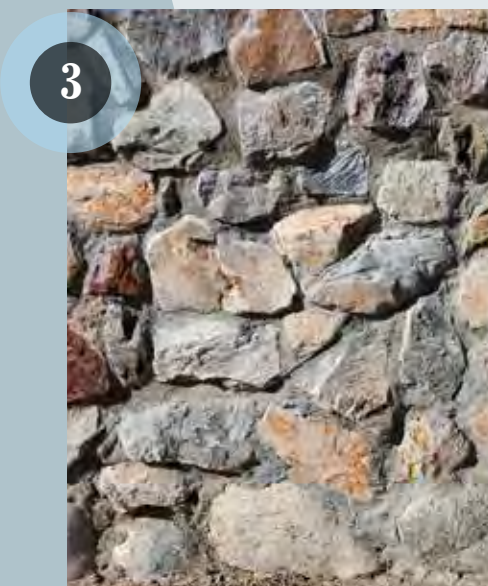
SW SIDE & DRIVEWAY APPEARANCE PROJECTION



**CORRUGATED
STEEL SIDING**



**NEW 30 X 60 "
WINDOWS**



NATURAL ROCK WALL



IRON GATE



GRANITE COBBLESTONE PAVERS

CURRENT STATE



SW SIDE & DRIVEWAY OVERVIEW



1

Add classic corrugated steel siding to side of house, only this side of the house would have steel. This allows us to cover up the stucco that was removed, cover windows and new construction areas below.

2

Add two new 30" x 60" black windows with colonial grids to the first story master bedroom. Original windows were in this location.

3

Add 30" high natural rock wall along driveway approx 26 feet long, add 30" high natural rock wall to porch fence area approx 11 feet long, add curved 20" high natural rock retaining wall by garage. Currently the area with wooden fence is not a secure barrier.

4

Replace white wooden entrance gate to downstairs with decorative iron gate similar to the proposed gate in slide.

5

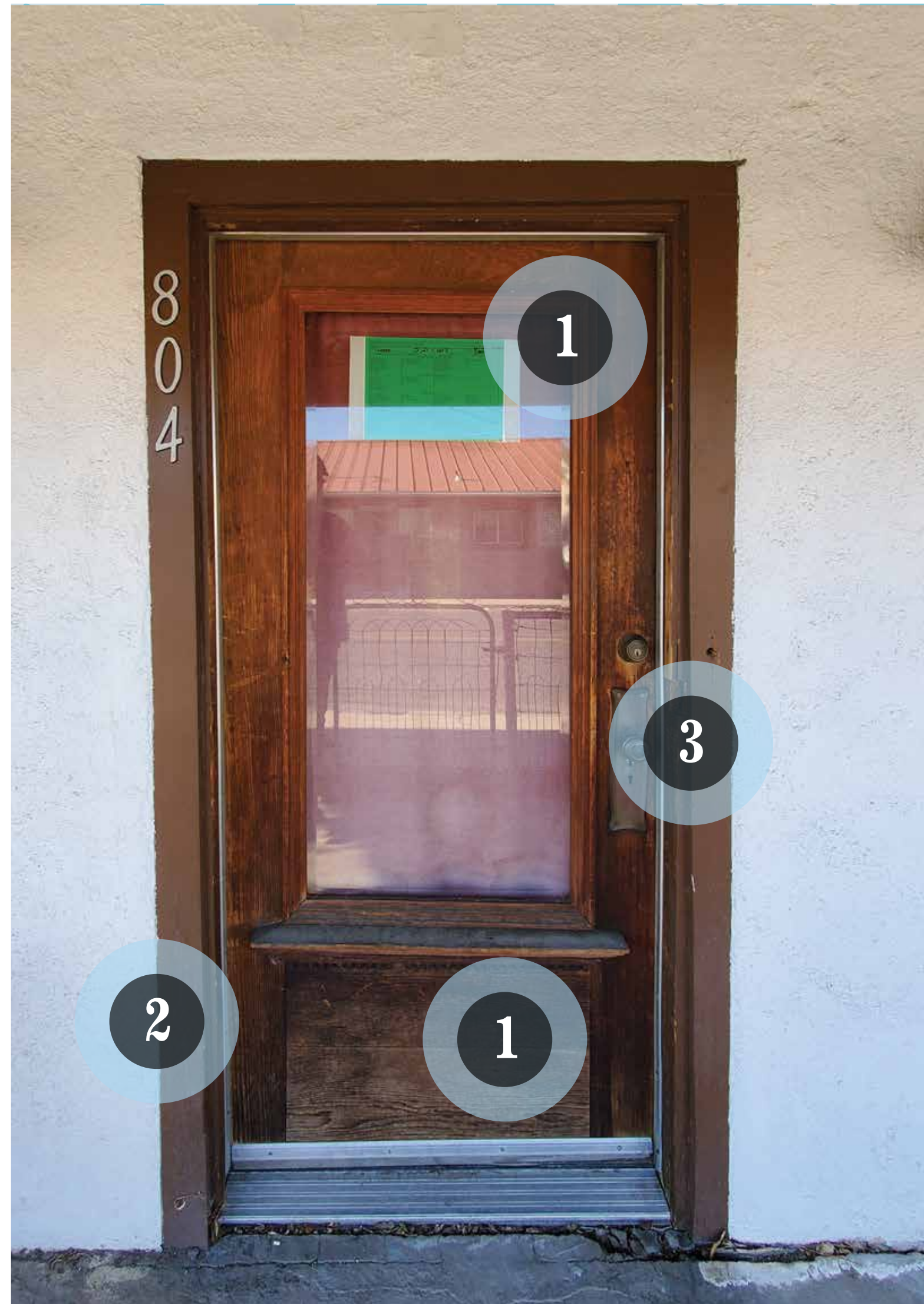
Install 10" x 7" x 4" natural granite cobblestone pavers in existing gravel driveway, pavers will run horizontal to house.



804

Hampshire Avenue,
Jerome, AZ

DOOR & TRIM



1

Refinish existing door and paint with Beacon Blue



2

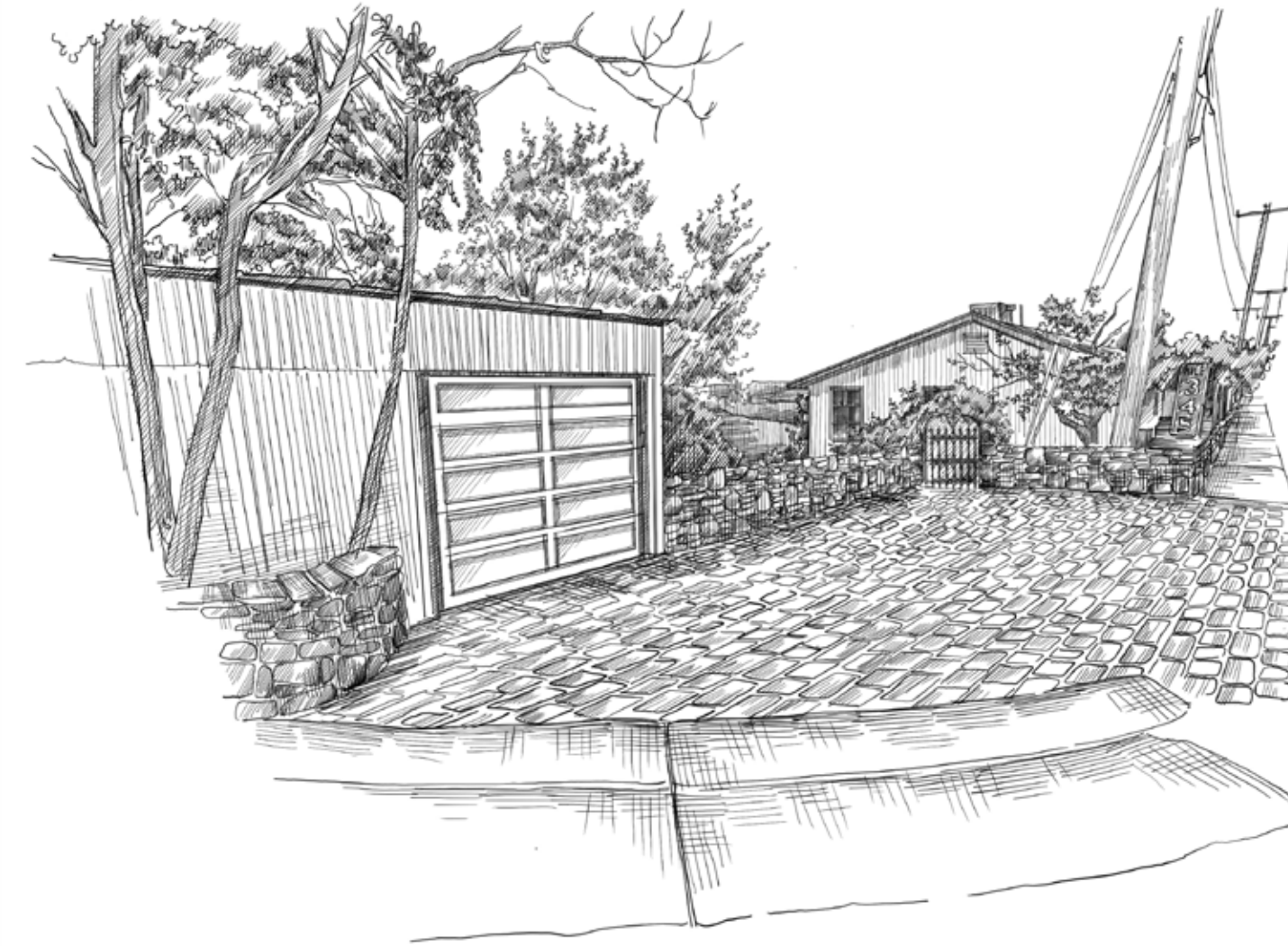
Install wooden decorative surround like photo example



3

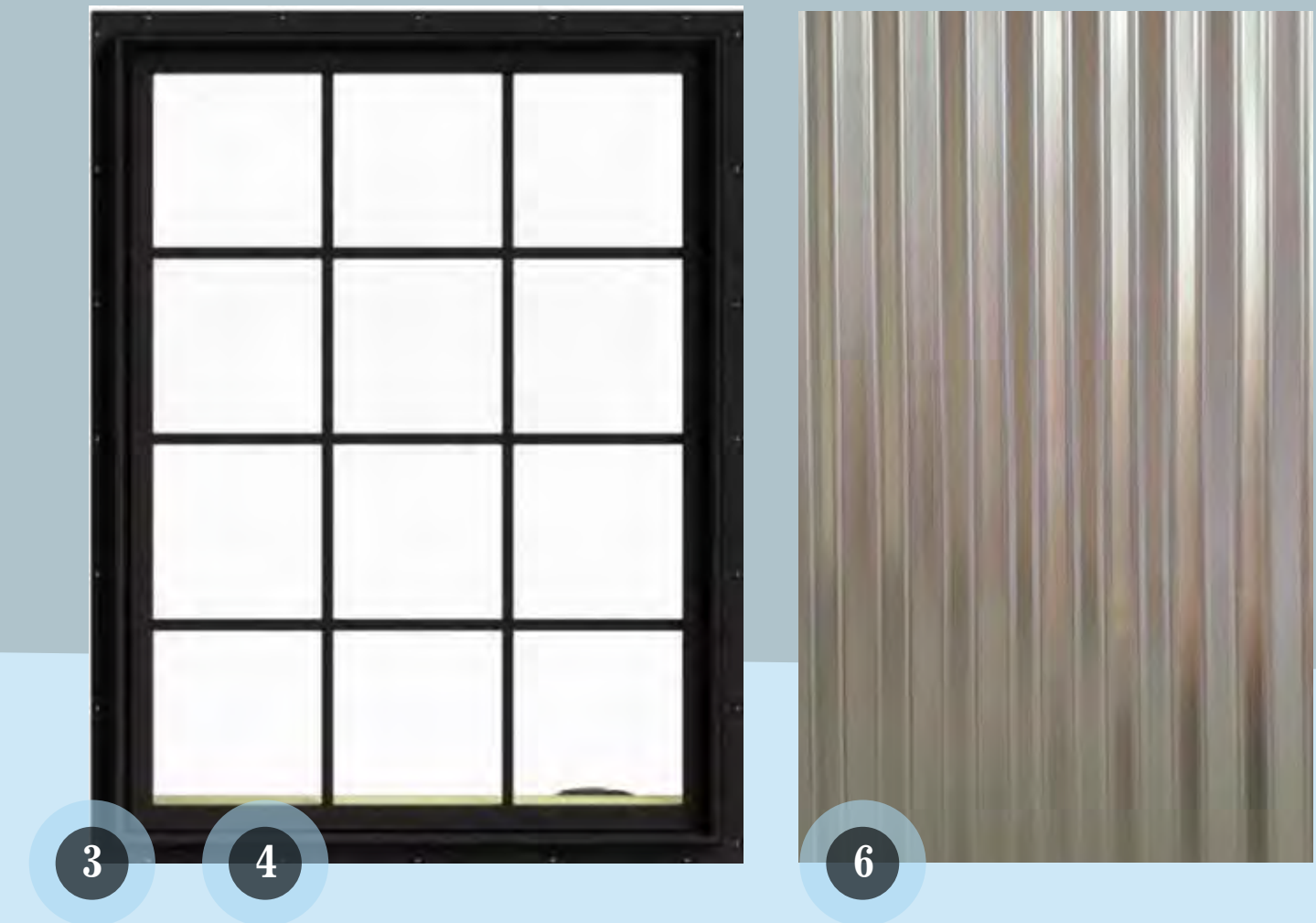
Door Trim and House trim to be black

SW SIDE & DRIVEWAY APPEARANCE PROJECTION



NW REAR FIRST & SECOND STORY
APPEARANCE PROJECTION

CURRENT STATE



NW REAR FIRST & SECOND STORY

OVERVIEW

1

Remove existing second story window from bedroom and install black trim french doors.

2

Remove existing second story arcadia doors from living room and install black trim french doors.

3

Replace existing second story window with black frame window with colonial grids.

4

Replace existing first story windows with black frame windows with colonial grids.

5

Replace existing first story door with black trim french doors.

6

Install classic corrugated steel siding on second story.

7

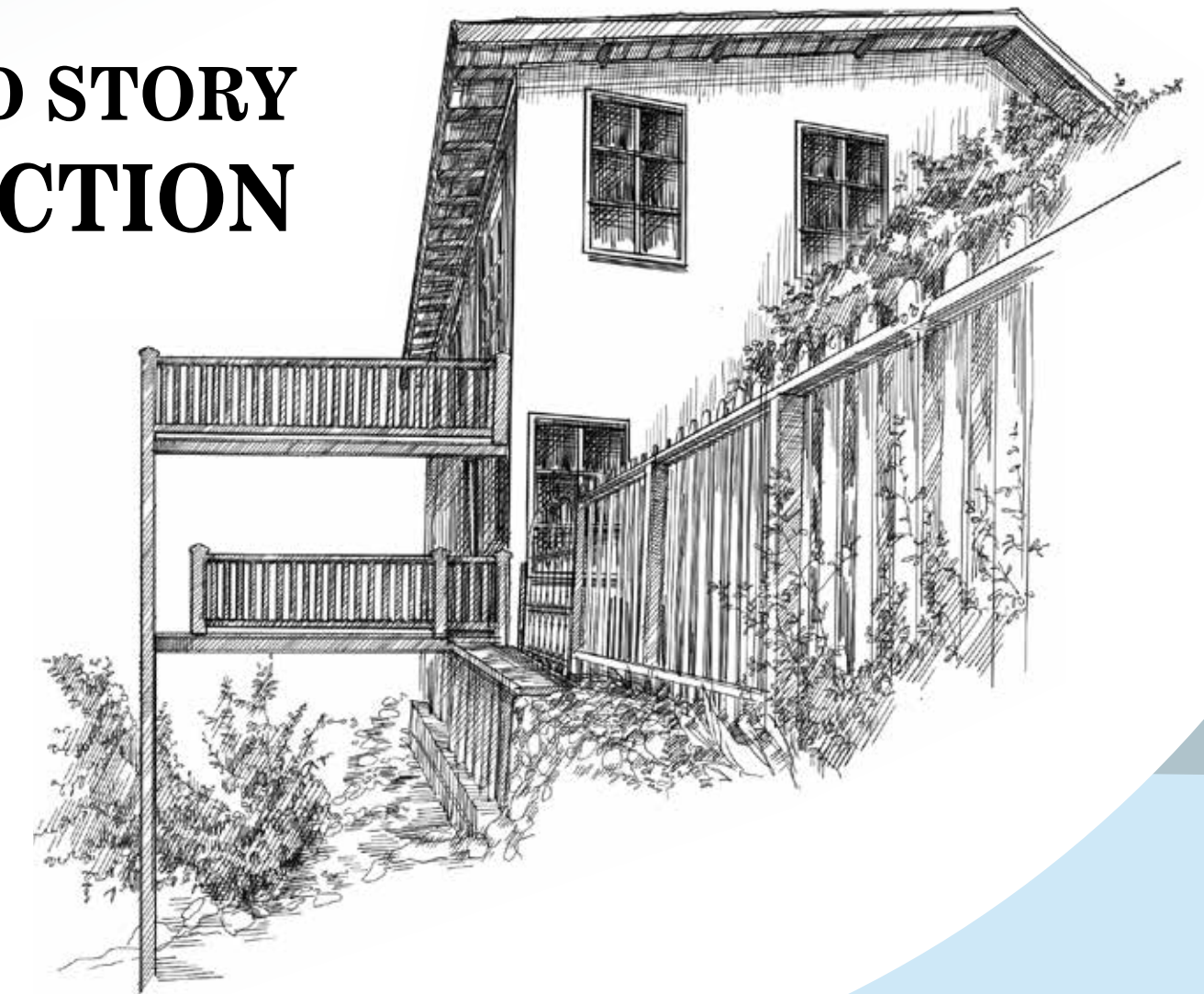
Build two story deck, see engineered plans.

PROPOSED TWO STORY DECK

CURRENT STATE



NW REAR FIRST & SECOND STORY APPEARANCE PROJECTION



SIDE AND REAR VIEW



GENERAL NOTES

1.

ALL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES. IF THE DRAWINGS AND/OR THE SPECIFICATIONS ARE AT VARIANCE THEREWITH, THE CONTRACTOR SHALL SO NOTIFY THE ENGINEER IMMEDIATELY.
2.

DURING CONSTRUCTION, REPORT ALL DISCREPANCIES AND/OR CONFLICTS IN THE DRAWINGS TO THE ENGINEER IMMEDIATELY.
3.

THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR REQUIRED TO COMPLETE THE WORK. EXCLUSION OF AN ITEM OR ITEMS DOES NOT IMPLY OMISSION. THE CONTRACTOR'S RESPONSIBILITY IS TO NOTIFY THE ENGINEER & OWNER OF THESE OMISSIONS PRIOR TO THE SUBMISSION OF BIDS. THE CONTRACTOR SHALL COMPLY WITH THE SPIRIT AND INTENT OF THESE DOCUMENTS AND SHALL COMPLETE THE WORK SATISFACTORILY AND IN A MANNER ACCEPTABLE TO THE OWNER. THESE DOCUMENTS ILLUSTRATE THE MINIMUM STANDARDS OF CONSTRUCTION AND THE CONTRACTOR SHALL MEET OR EXCEED NORMAL CONSTRUCTION TECHNIQUES AND STANDARDS FOR A BUILDING OF THIS TYPE.
4.

NEITHER THE ENGINEER OR THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF THE CONTRACTOR. SAFETY PRECAUTIONS AND PROGRAMS OF CONTRACTOR, THE ACTS OR OMISSIONS OF THE CONTRACTOR, OR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS.
5.

VERIFY DIMENSIONS, GRADES, ELEVATIONS AND CRITICAL LOCATIONS, SUCH AS STRUCTURAL SUPPORTS, BEFORE COMMENCING WORK AFFECTED BY THEM. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER.
6.

THE CONTRACTOR SHALL THOROUGHLY REVIEW THE DRAWINGS AND EXISTING SITE CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO CONSTRUCTION.
7.

MANUFACTURED MATERIALS, EQUIPMENT, ETC., SHALL BE INSTALLED PER MANUFACTURES RECOMMENDATIONS, INSTRUCTIONS AND APPLICABLE REPORTS UNLESS OTHERWISE NOTED OR INSTRUCTED.
8.

SUBSTITUTIONS, REVISIONS OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ENGINEER.
9.

NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE AS A CONSEQUENCE OF THE ENGINEER FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT DOCUMENTS. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
10.

IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, THEN THE CONSTRUCTION SHALL BE SIMILAR AND OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
11.

THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE DRAWINGS APPROVED BY THE BUILDING OFFICIAL. THE APPROVED DRAWINGS SHALL NOT BE CHANGED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
12.

ALL WORK AND MATERIAL SHALL BE NEW AND UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

DESIGN CONSIDERATIONS

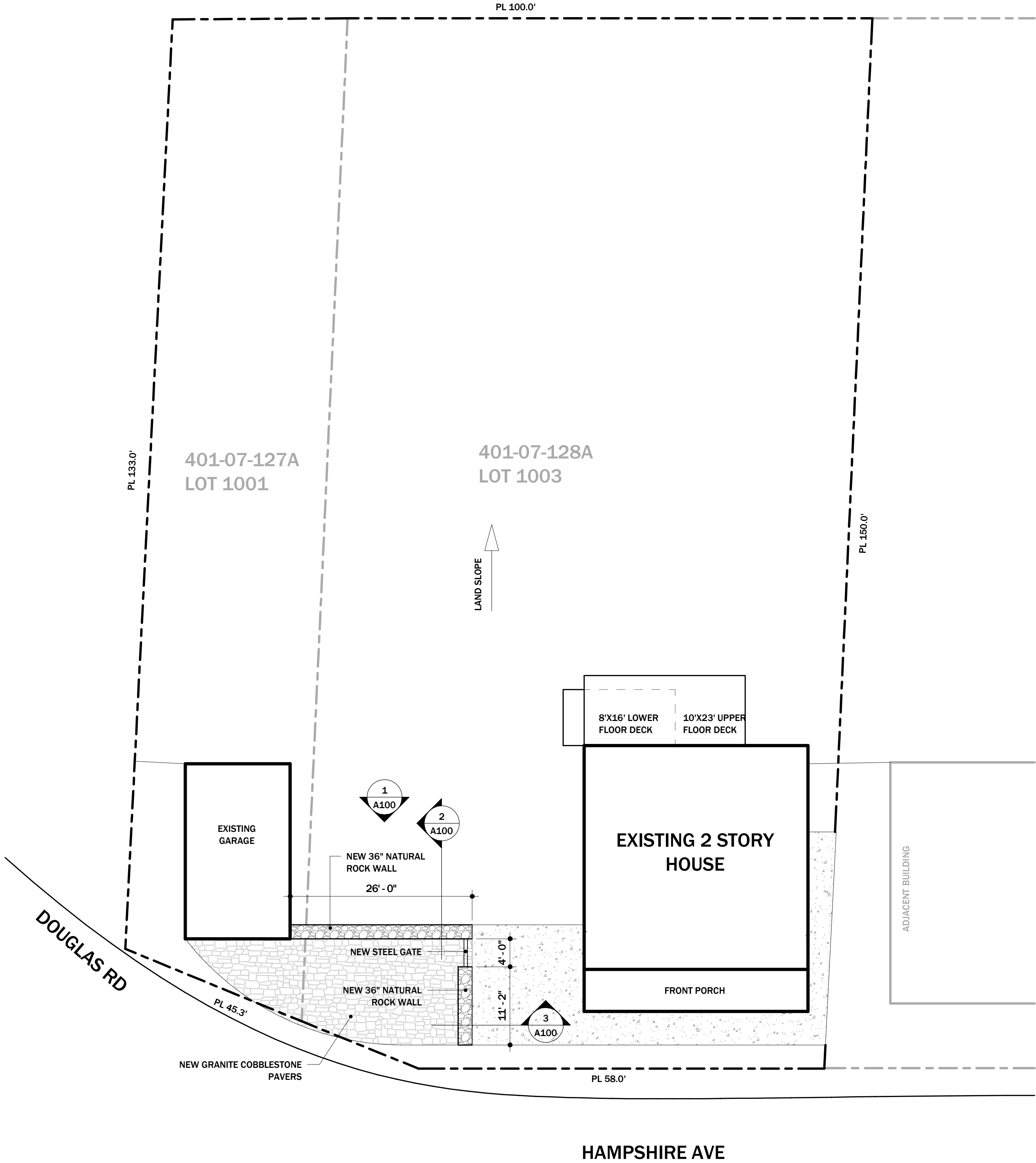
1.

THESE DETAILS ARE BASED ON THE PRESCRIPTIVE REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE, INDUSTRY BEST-PRACTICES AND APPLICABLE REFERENCED STANDARDS SUCH AS THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

SHEET LIST	
#	NAME
A000	GENERAL NOTES
A100	DECK PLANS AND ELEVATIONS

ABBREVIATIONS

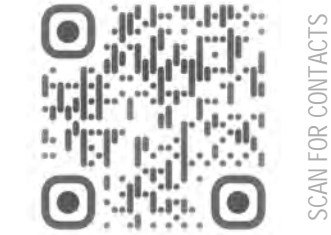
AFF	ABOVE FINISHED FLOOR
AG	ABOVE GRADE
ALT.	ALTERNATE
B.O.	BOTTOM OF
BTM.	BOTTOM
CL	CENTER LINE
CL	CLOSET
CLG	CEILING
CONT.	CONTINUOUS
CONC.	CONCRETE
D.J.	DOUBLE JOIST
D.S.	DOWN SPOUT
D/W	DISHWASHER
DBL	DOUBLE
DEMO.	DEMOLITION
DIA.	DIAMETER
DIM.	DIMENSION
D.L	DEAD LOAD
DN.	DOWN
EA.	EACH
E.J.	EXPANSION JOINT
EQ	EQUAL
EQUIP.	EQUIPMENT
E.W.	EACH WAY
EX.	EXISTING
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPT
GYP.	GYPSUM
HB	HOSE BIB
HOR	HORIZONTAL
HR	HOUR
HVAC	HEATING, VENTING AND AIR CONDITIONING
LF	LINEAR FEET
MAX	MAXIMUM
MECH	MECHANICAL
MFG	MANUFACTURING
MIN	MINIMUM
N.T.S.	NOT TO SCALE
N.F.C.	NOT FOR CONSTRUCTION
O.C.	ON CENTER
PL	PROPERTY LINE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
QTY.	QUANTITY
R.O.W.	RIGHT OF WAY
REV.	REVISION
SIM.	SIMILAR
SQ.FT.	SQUARE FEET
SQ. IN.	SQUARE INCHES
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TYP.	TYPICAL
V.I.F.	VERIFY IN FIELD
WD.	WOOD



1 SITE PLAN

SCALE: 1" = 10'-0"

RIGHT
ENGINEERING
RIGHT-ENGINEERING.COM
(322) 209-3943



PROJECT:
STONE WALL

804 Hampshire Ave
Jerome, AZ 86331

REVISION DATE

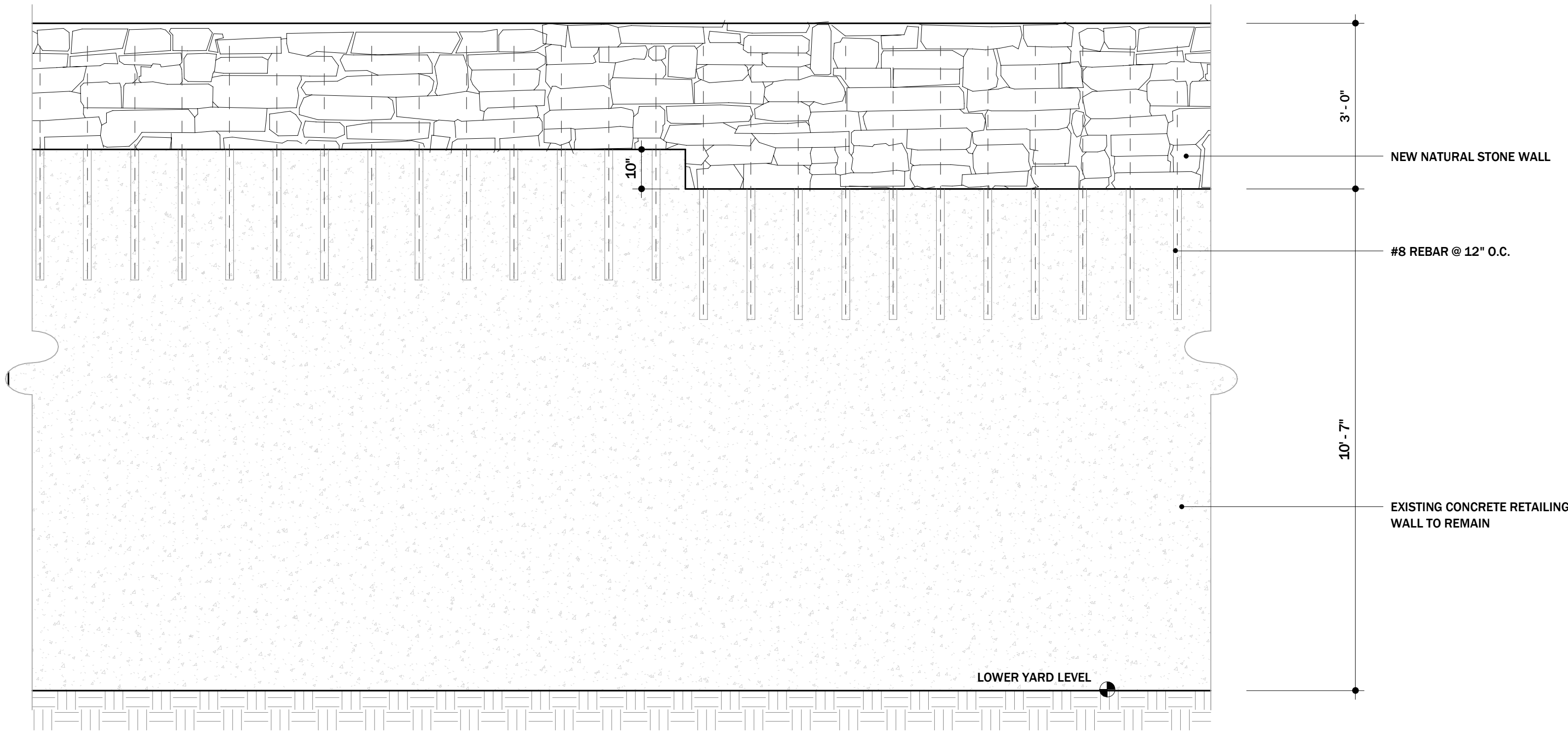
ISSUE DATE: 10/20/21

GENERAL
NOTES

SCALE: As indicated

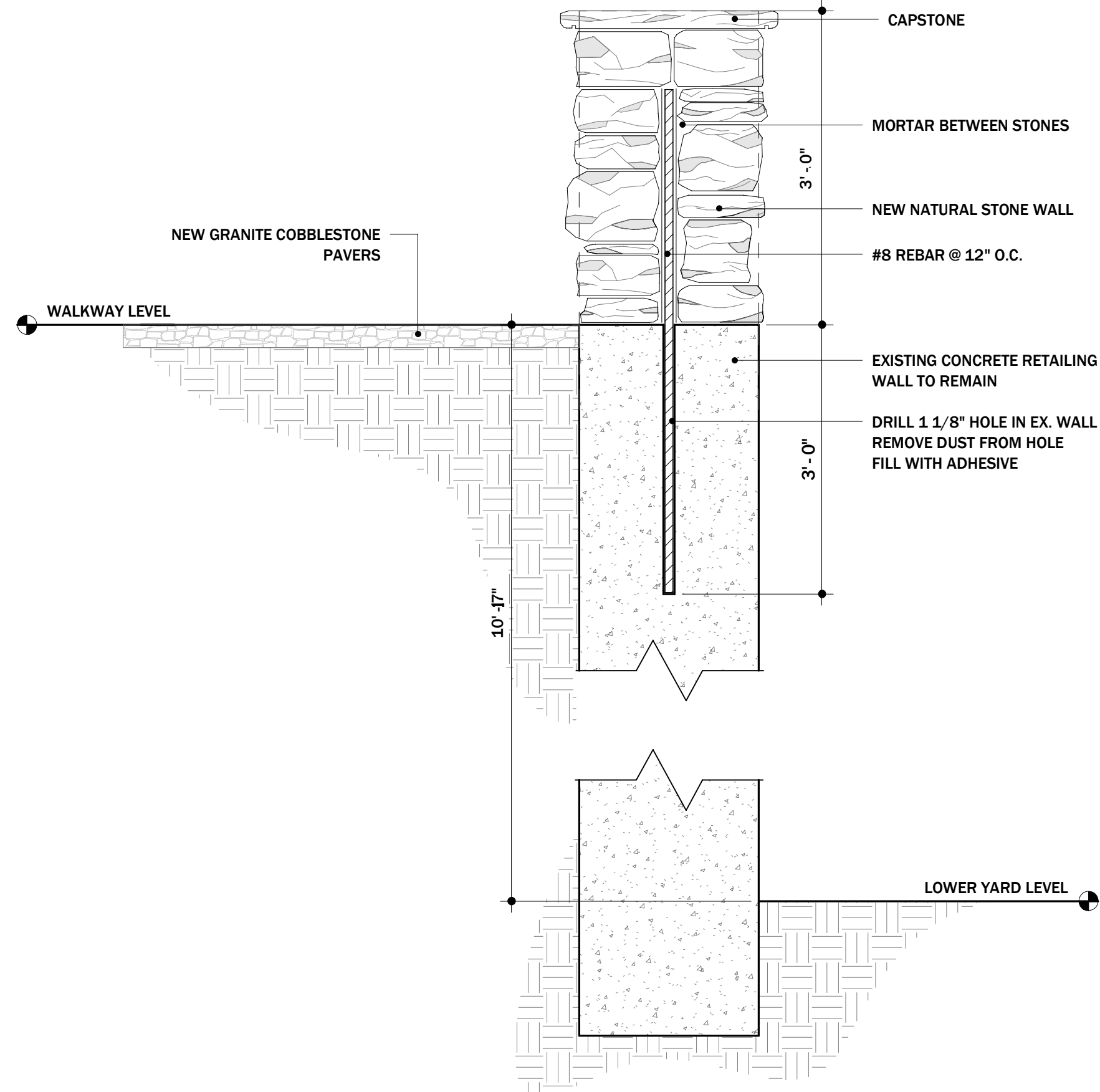
A000

SHEET SIZE 36" X 24"



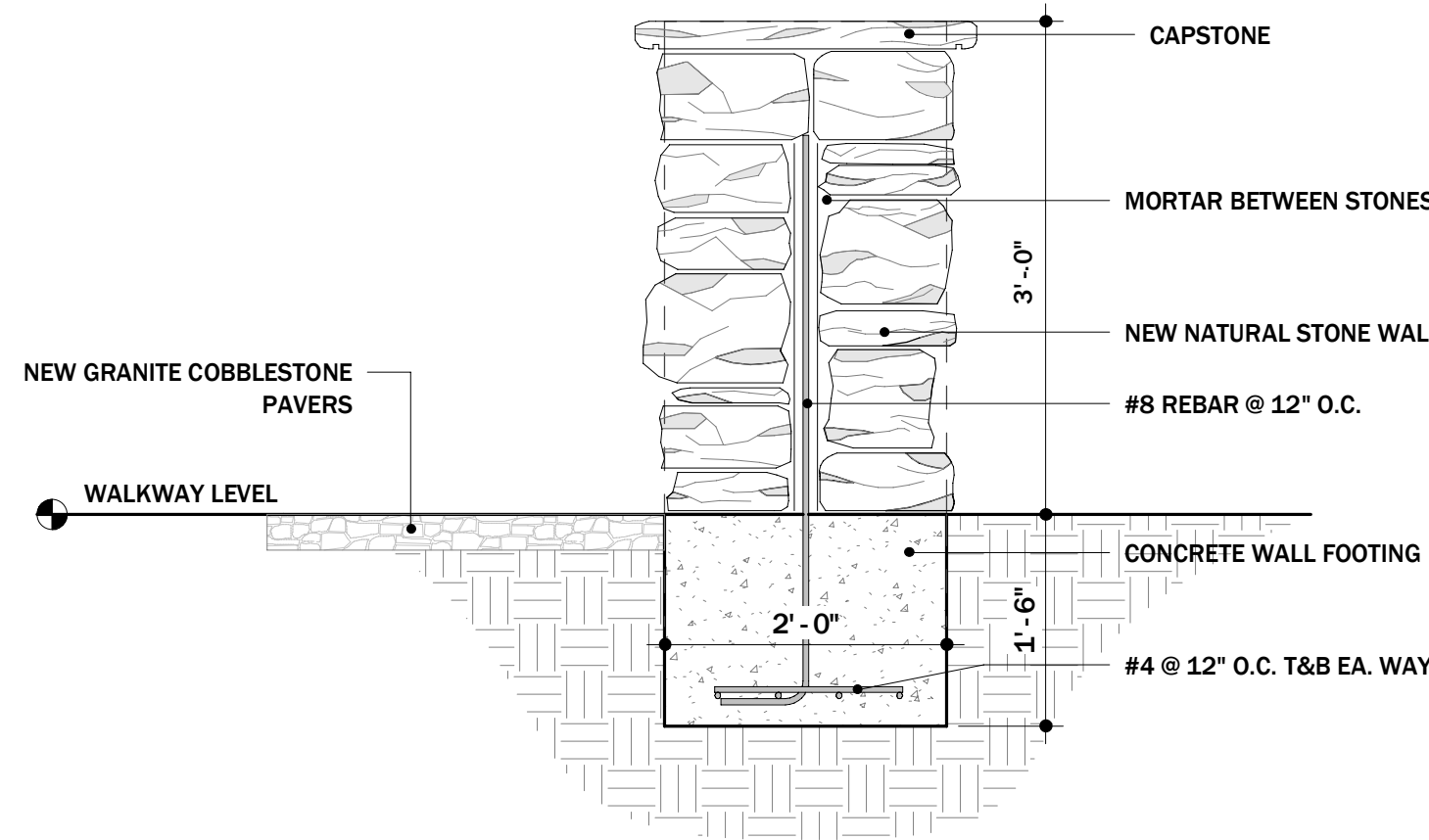
1 WALL ELEVATION

SCALE: 1/2" = 1'-0"



2 WALL SECTION

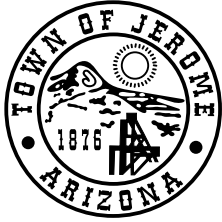
SCALE: 3/4" = 1'-0"



3 WALL SECTION

SCALE: 3/4" = 1'-0"





TOWN OF JEROME

Post Office Box 335, Jerome, AZ 86331
(928) 634-7943

P&Z Resolution No. 2022-01

Approving Preliminary and Final Site Plan for miscellaneous improvements at 804 Hampshire Avenue

WHEREAS, the Town of Jerome has received an application for Preliminary and Final Site Plan Review from Thomas Lopez for property located at 804 Hampshire Avenue (APN 401-07-128A and 401-07-127A); and

WHEREAS, the property is in the R-1 zoning district; and

WHEREAS, a notice was posted at the site on January 3, 2022, in accordance with Jerome Zoning Ordinance Section 303.1E; and

WHEREAS, the application has been reviewed in accordance with Section 303.1 and Section 303.2 of the Jerome Zoning Ordinance; and

WHEREAS, the application has been reviewed and determined to be in compliance with the property development standards of Section 504 of the Jerome Zoning Ordinance; and

WHEREAS, the Jerome Design Review Board approved this application at their December 6, 2021 meeting; and

WHEREAS, the Planning and Zoning Commission finds that the proposed improvements do not adversely affect the public health, safety, and general welfare of the Town of Jerome, and so protects the environment and the Town's historical character;

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the Town of Jerome, Arizona, that the Preliminary and Final Site Plan for various improvements at 804 Hampshire Avenue as detailed in applicant's submission dated November 10, 2021, is hereby approved, subject to the following conditions:

1. **Construction Hours and Noise** – Construction and noise shall be limited between 8:00 pm and 7:00 am in accordance with Section 10-1-13.C. of the Jerome Town Code.
2. **Other Improvements/Changes** – Any subsequent modifications or changes to the Plans, including but not limited to changes in setbacks, square footage, fences, siding, roofing, height, etc., will require additional review by the Planning and Zoning Commission and/or the Design Review Board.
3. **Drainage** - The building permit submittal shall indicate both existing and proposed drainage. This includes, but is not limited to, how drainage will be collected (such as from roof drains) and directed to provide disposal and protection of neighboring properties. This may include splash blocks, swales, detention basins, and gravel catchments to help dissipate hydraulic energy. Roof and other drains shall not be directed across sidewalks.

P&Z RESOLUTION NO. 2022-01

4. **Building Permit Submittal and Code Requirements** - The applicant/s shall consult with the Building Inspector and submit detailed drawings for building permits that clearly demonstrate compliance with all Code requirements, including, but not limited to, coverage, height, parking, and setbacks (Section 507).
5. **Compliance with plans** – The project shall be completed in compliance with the approved plans.
6. **Conditions on Plans** – The building permit plan submittal shall include a sheet with a list of approved conditions from both the Design Review Board and Planning and Zoning Commission.
7. **Expiration of Approval** - This approval shall become null and void if a building permit is not issued within six (6) months of final Planning and Zoning and Design Review Board Approval of this application. If necessary, the applicants may request an extension by the approval body, if the extension is submitted prior to approval expiration.

ADOPTED AND APPROVED by a majority vote of the Planning and Zoning Commission on the 19th day of January 2022.

ATTEST:

APPROVED:

Rosa Cays, Deputy Town Clerk

Lance Schall, Chair