

**PHOENIX HISTORIC PRESERVATION OFFICER**

**Staff Report**

**Certificate of Appropriateness**

**501 W. Georgia Ave. – Medlock Place Historic District**

**Case No. HPCA 2300160**

**December 20, 2023**

**Background**

This is a Certificate of Appropriateness application to construct south and west additions (street visible) totaling 800 s.f., at 501 West Georgia Avenue in the Medlock Place Historic District. The application was filed by the representative, Luis Cuellar of Blueprints & Design. The owner is David Bee of Bee Flips LLC. The property is zoned R1-10 HP (Single-family residential with the historic preservation overlay).

**Previous Applications/History**

The house at 501 W. Georgia Ave. was constructed ca. 1946 with a detached garage at its southeast corner. The house was constructed as a roomy two-bedroom, one-bathroom, with a rental in conjunction. According to the historical 1949 aerial photograph and current conditions, the rental was located at the west end of the detached garage. The apartment is advertised for rent in 1948. The house is advertised for sale in 1950 with an income from the rental of \$50/month. It may have been an original maid's quarters or an efficiency apartment, which were not uncommon in wartime and post-World War II Phoenix.

This area of Phoenix was not annexed until March 1959, so there are no building permits available before that time. The permits that do exist for this property includes the large carport at the northeast corner of the house (1980), the rear/south patio (1990), and the garage's conversion to living space from (1995 to 1998). This conversion included the two windows added to the east wall of the former garage. Medlock Place was listed in the Phoenix Historic Property Register in 2003 and the National Register of Historic Places in 2006. There have been no previous Historic Preservation Office applications at this address.

There was a violation for non-permitted work in the summer of 2022 was corrected by obtaining a permit for interior work, which is not work reviewed by the Historic Preservation Office. Sometime in 2022, the existing white foam roofing was mostly scraped-away, revealing the orange tone of that material. Decking was exposed in some places.

There are also outstanding violations through the Neighborhood Services Department from February 2023 concerning overgrown vegetation, the damage to the foam roof and decking exposure, and trash found at the property.

**Property Description**

The property consists of a lot measuring approximately 74' x 135' with a Ranch-style house built ca. 1946. The inventory form is attached.

**Proposed Work**

This hearing is the first step to rectify the unpermitted roof work and approve the proposed additions. The project consists of additions to the south end of the house. The additions will be 203 s.f., 191 s.f., and the footprint of the existing rear patio will be converted to 406 s.f. of living space. The additions will be flat-roof and sheathed in stucco. The height of the main ridge is 12' 11", while the parapet of the

additions will top-out at 10'. The pitched roofs will be sheathed in asphalt shingle, while the flat roofs will be built-up.

The existing, large, permitted carport will be repaired-in-place with new support posts. It will remain open. The security bars at the north side of the house will be removed, and all windows will be retained and repaired at that elevation.

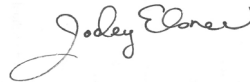
**Findings**

The rear additions, though a different roof form than the main building, are subordinate to the historic house. The additions will not be visible from the primary façade at the north. General improvements will be made at that elevation for a better appearance along the Georgia Avenue streetscape.

**Recommendation**

Based on the findings above, staff recommends approval of this application.

The application is consistent with the Standards of Consideration for a Certificate of Appropriateness set forth in Section 812.D of the City of Phoenix Zoning Ordinance. One electronic set of plans should be submitted to Historic Preservation staff for review and approval prior to the issuance of the Certificate of Appropriateness.



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Jodey Elsner  
Historic Preservation Planner II

- Attachments:
- Inventory form
  - Historical advertisements
  - Relative building permits
  - Aerial photograph
  - Site photographs
  - Applicant-provided plan set

# STATE OF ARIZONA HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Continuation sheets may be attached if necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix AZ 85007.

## PROPERTY IDENTIFICATION

For properties identified through survey: Site No. MP-O 5-10 Survey Area: Medlock Place

Historic Name(s): J. G. Hanson Residence  
 (Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 501 W. Georgia Av.

City /Town: Phoenix  vicinity County: Maricopa Tax Parcel No.: 162 - 27 - 068

Township: 2N Range: 3E Section: 17 Quarters: \_\_\_\_\_ Acreage: \_\_\_\_\_

Block: 1 Lot(s): 5 Plat (Addition) Orangewood Estates Year of Plat (Addition): 1928

UTM reference: Zone 12 Easting: 0399658 Northing: 3708870

USGS 7.5' quadrangle map: Sunnyslope, Arizona

ARCHITECT: UNKNOWN  not determined  known Source: \_\_\_\_\_

BUILDER: UNKNOWN  not determined  known Source: \_\_\_\_\_

CONSTRUCTION DATE: 1946  known  estimated Source: CD 1946, aerial 2/17/49

## STRUCTURAL CONDITION

Good (well maintained; no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

Ruin / Uninhabitable

## USES / FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Single Family Residential

Sources: Visual, CD

## PHOTO INFORMATION

Date of Photo: 10/24/2002

View Direction: Southwest  
 (looking towards)

Negative ROLL: E EXP: 35



**SIGNIFICANCE**

To be eligible for the National Register, a property must represent an important part of the history or architecture of an area. The significance of a property is evaluated within its historic context, which are those patterns, themes, or trends in history by which a property occurred or gained importance. Describe the historic and architectural contexts of the property that may make it worthy of preservation. **Additional sheets should be attached where necessary.**

**A. HISTORIC EVENTS / TRENDS** Describe any historic events/trends associated with the property

This property is located in Orangewood Estates, which was platted in 1928. Orangewood Realty Company built the homes as speculative ventures from 1946 to 1951, reflecting the post-WWII construction boom in Phoenix.

**B. PERSONS** List and describe persons with an important association with the building:

J G Hanson, first owner (source: city directory 1946)

**C. ARCHITECTURE** Style: French Provincial Ranch  NO Style

Stories: 1  Basement Roof Form: low-pitched intersecting hips

Describe other character-defining features of its massing, size, and scale :

L-shaped plan with longest dimension parallel to street; shed-roofed entry porch (now enclosed)

**INTEGRITY**

To be eligible for the National Register, a property must have integrity, i.e., it must be able to visually convey its importance. The outline below lists some important aspects of integrity. Fill in the blanks with as detailed a description of the property as possible.

LOCATION  Original Site  Moved, on date: \_\_\_\_\_ from original site: \_\_\_\_\_

DESIGN Describe alterations from the original design, including dates:

reroofed; stuccoed; fascia altered; porch enclosed; large addition at side & rear; carport added; dates unknown

MATERIALS Describe the materials used in the following elements of the property:

Walls (structure): CMU Walls (sheathing): stucco

Windows: wood DH 3/1; aluminum sliders

Roof: urethane foam Foundation: concrete, slab on grade

**SETTING**

Describe the natural and/or built environment around the property:

mature flood-irrigated landscape

How has the environment changed since the property was constructed?

no significant changes

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction:

NONE

**NATIONAL REGISTER STATUS** (If listed, check the appropriate box)

Individually Listed  Contributor  Non-Contributor to: N/A Historic District

Date Listed:  Determined eligible by Keeper of National Register (date: )

**RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY** (opinion of SHPO staff or survey consultant)

Property  is  is not eligible individually.

Property  is  is not eligible as a contributor to a listed or potential historic district.

More information is needed to evaluate.

If not considered eligible, state reason: Integrity loss

**FORM COMPLETED BY:**

Name and Affiliation: Roberta Graham, Metropolis Design Group L.L.C. Date: 11/6/2002

Mailing Address: 2601 North 3rd Street #308, Phoenix AZ 85004 Phone #: 602-274-9777

**PHOTO INFORMATION**

**Date of Photo:** 10/24/2002

**View Direction:** Southwest  
*(looking towards)*

**Negative ROLL:** E    **EXP:** 36



**PHOTO INFORMATION**

**Date of Photo:** 10/24/2002

**View Direction:** Southeast  
*(looking towards)*

**Negative ROLL:** E    **EXP:** 34



**PHOTO INFORMATION**

**Date of Photo:**

**View Direction:**  
*(looking towards)*

**Negative ROLL:**    **EXP:**

blocks north.  
N.W. GUEST house. 501 West  
Georgia.  
NEW 2 Bedroom home close to

8th Street and Cave Creek Road.  
SMALL furnished apt. 501 W.  
Georgia. 50660.  
NEW 3½ rm. lower floor apt. of

BERT  
C A V A N A G H

OPEN HOUSES TODAY!

501 West Georgia  
Home and Rental  
Open 2-5

Postwar 2 bedroom bonded brick. Flagstone fireplace in large living room. Venetian blinds. Tile vanity in bath. Wall heat and duct cooling in home and rental. Garage. Nice corner lot with 15 fruit and nut trees. Rental brings in \$50 per month easily. Mr. Hassler will be your host.

A SPLENDID BUY!!





PROJECT NO  
192723136  
DATE  
06/1/80 831

023136  
CONSTRUCTION PERMIT APPLICATION

VALIDATION  
26.00 J

APPLICANT: COMPLETE FORM BELOW IN BLACK INK - PLEASE PRINT

ADDRESS OF PROJECT: 501 West Georgia Avenue  
OWNER OF PROPERTY: Lane Hanson  
OWNER'S PHONE NO.  
LOCATION (APT., SPACE, FLOOR, SECTION):  
LOT: E745 Lot 5  
BLOCK: Orangetwood Estates  
SUBDIVISION:  
B/ROOM: 792  
UNITS:  
AREA OF BLDG (SQ. FT): 3960  
VALUE OF PROJECT:  
STANDARD PLAN NO:  
BOOK: 116  
MAP: 2+27-68  
PARCEL:  
DESCRIPTION OF PROJECT: Carport - roof - 24' x 33'  
PRIME CONTRACTOR: Lane Hanson  
STATE LICENSE NO:  
PRIV LICENSE NO:  
ADDRESS OF CONTRACTOR: Same  
PHONE NO:  
CITY:  
ZIP CODE:  
PERSON TO CONTACT: Lane Hanson  
Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address or, that for the purpose of obtaining this approval I am acting as agent in his behalf.  
Signature: Lane Hanson

OFFICE USE ONLY

PLAN LOG NO: ZONING: R1-10 PRIV: PUB: VENDEE NO: 6 2 0 FEE: 2600 / 1075 CENSUS TRACT:  
OCCUPANCY: R68 TYPE PROJ: 1000 TYPE CONS: ITC STRUC CLASS: 021  
APPROVED FOR PERMIT: 301 1/2 ST. BETH STH AVE & GEORGIA 74.5' x 134.97  
ELEC. SERVICE DATA (Indicate Load on These Items)  
Amps. Volts Phase KVA BTU/H AMPS. Gas Equip. Elect.  
Wire Sizes Size A/C Unit  
Phase A Furnace  
Phase B Range  
Phase C Oven  
Neutral Dryer  
Ground Conductor W/htr.  
Conduit Size Pool Htr. X  
Total O/C Devices Gas Light X  
Feeders on Branch Circuits B.B.Q. X  
Unit Htrs. X  
Move Meter  
Totals BTU/H AMPS.

Zoning	DATE	BY
Bldg. JUN 11 1980		R.M. Balsore
Plg.		
Elec.		
Mech.		

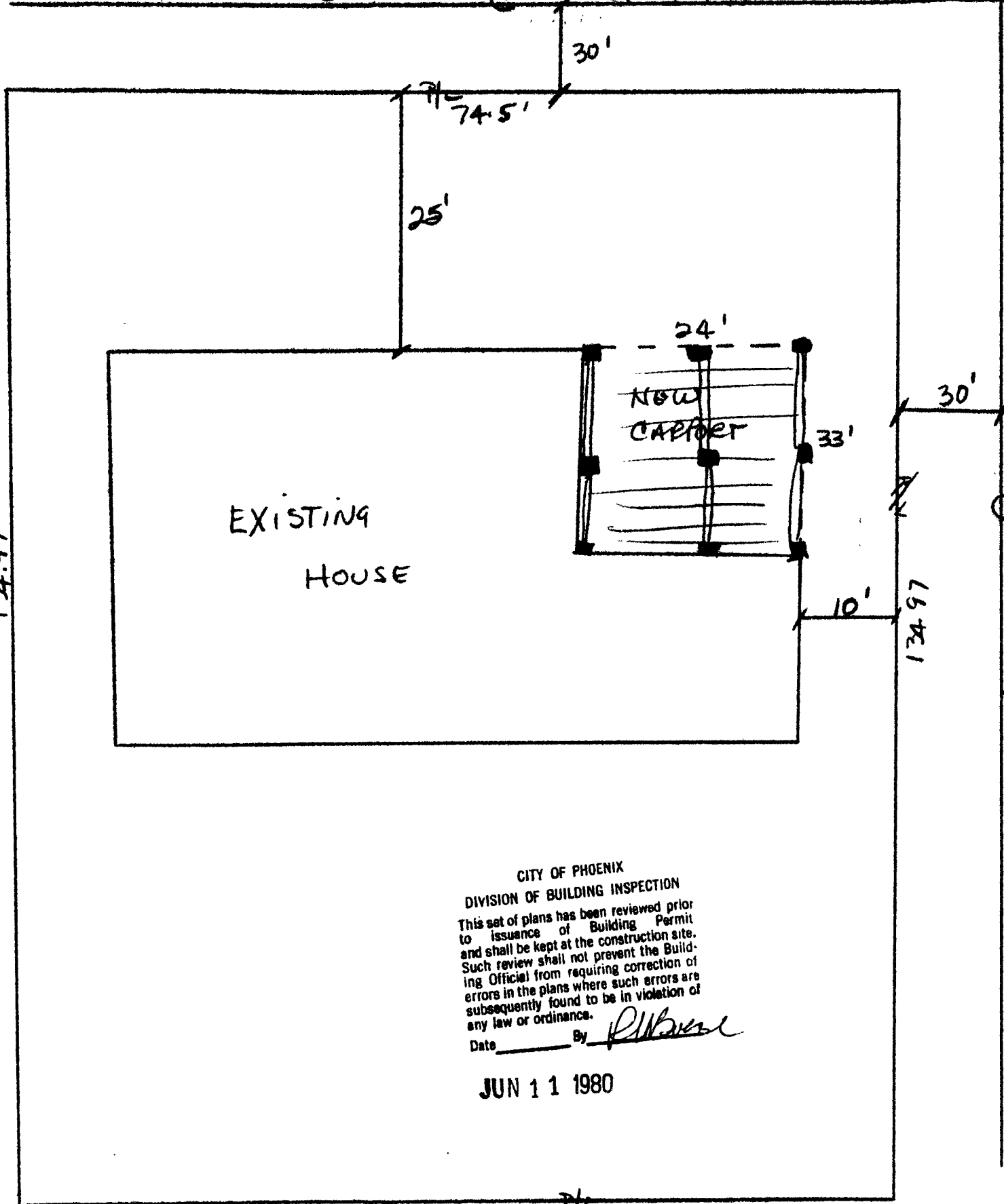
DATE: \_\_\_\_\_  
Ftg. \_\_\_\_\_  
V/Steel \_\_\_\_\_  
Water-Cu-PL \_\_\_\_\_  
Sewer \_\_\_\_\_  
Rough \_\_\_\_\_  
Inspector: J. Jindl  
DATE: 3-6-81  
Inspector: Lawless  
Needs Anchors 10-16-80  
126-71D REV 11-79

#23136

501

W C

GEORGIA



EXISTING HOUSE

NEW CARPORT

134.97

134.97

N. 5TH AVE

CITY OF PHOENIX  
 DIVISION OF BUILDING INSPECTION  
 This set of plans has been reviewed prior to issuance of Building Permit and shall be kept at the construction site. Such review shall not prevent the Building Official from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any law or ordinance.

Date \_\_\_\_\_ By *R. B. [Signature]*

JUN 11 1980

74.50' PL

**BUILDING SAFETY DEPARTMENT**      **CITY OF PHOENIX, ARIZONA**  
251 West Washington

**CONSTRUCTION PERMIT APPLICATION**

PROJECT NO: 024223136      VALIDATION: \_\_\_\_\_

DATE: 6/12/77      VENDEE NO: 62      FEE: 600      Ch 2370

THIS APPLICATION MUST BE WRITTEN LEGIBLY, IN LARGE LETTERS WITH BLACK INK

PROJECT: 3116 E JOAN DE ARC 1371      OWNER OF PROPERTY: City Corporate Offices      OWNER'S PHONE NO: 444-4137

LOCATION: APT SPACE FLOOR SECTION: 1st Flr      LOT: 269      BLOCK: \_\_\_\_\_      SUBDIVISION: SHEALORTH #9

FOR OFFICE USE ONLY: RESID      CENSUS TRACT: 1103202      BOOK: 167      MAP: 3      PARCEL: 215

DESCRIPTION OF PROJECT: Full Punch Addition to existing 1934      SEWER: PUBLIC      AREA OF BLDG: 186      VALUE OF PROJECT: 4000

PRIME CONTRACTOR: Owner      STATE LICENSE NO: 84P.A.      ADDRESS OF CONTRACTOR: 322 N 47th St      PHONE NO: \_\_\_\_\_

PLAN NO: \_\_\_\_\_      STANDARD PLAN NO: \_\_\_\_\_      CITY: Phx      ZIP CODE: 85012      PERSON TO CONTACT: Carol Gay

FOR OFFICE USE ONLY: OCCUPANCY: Residential      RE COND: 111C      STP CLASS: 021      TYPE PROJ: 110102      SPECIAL INSPECTION: \_\_\_\_\_      E OF B: \_\_\_\_\_

ELEC SERVICE DATA				(Indicate Load on These Items)		Other equipment not listed above	
Amps	Volts	Phase	KVA	BTU/H	AMPS	Gas Equip	Elect
Wire Sizes	Size	A/C Unit					
Phase A		Furnace					
Phase B		Range					
Phase C		Oven					
Neutral		Dryer					
Ground Conductor		W/htr					
Conduit Size		Reol Htr					X
Total C/C Devices		Gas Light					X
Feeders on Branch Circuits		B B Q					X
Number	Amps	Unit Hrs					X
		Move Meter					
				BTU/H	AMPS		
		Totals					

Signature: \_\_\_\_\_

REMARKS - Use this space for additional data necessary to describe the project

Final 10-27-77  
Lawless

APPROVED FOR PERMIT	
DATE	BY
Zoning 1-26-77	Myz
Grading-Drainage	
Bldg 1-26-77	Myz
Plg	
Elec	
Mech	

PRIV LICENSE TAX NO  
95109

118-710  
REV 3-78

**INSPECTION RECORD**

Ptg.	Date	Inspector	Sten	Date	Inspector
V/Steel			B/Beam		
Water-Cu-Pl			Soil		
Sewer			Cu-Under		
Rough			Final		

6-3-77 No Start Forks

DSD IMAGED DOCUMENT

# PHOENIX DEVELOPMENT SERVICES DEPARTMENT CONSTRUCTION PERMIT APPLICATION

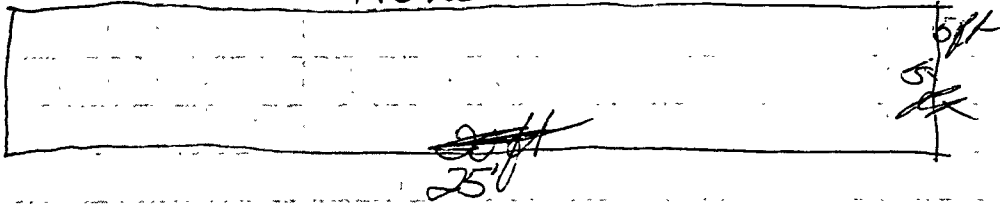
PROJECT NO. <b>901041170</b>	1/4 SEC <b>1837</b>	CASH	CHECK NUMBER	CHARGE <b>VISA.</b>	INITIALS <b>JB</b>
DATE <b>030790</b>	STREET CODE <b>831</b>	IMPACT AREA		IMPACT SPREAD SHEET FILE NAME	

**APPLICANT: COMPLETE FORM BELOW IN BLACK INK - PLEASE PRINT**

ADDRESS OF PROJECT <b>501 W. Georgia</b>			OWNER OF PROPERTY <b>John &amp; Lane Hanson</b>			OWNER'S PHONE NO.		
LOCATION (APT, SPACE, FLOOR, SECTION)			LOT PT. BLOCK <b>3/1/90 mal Lot 5 * -</b>			SUBDIVISION <b>Orangewood 1st 5</b>		
NO. B./ROOM <b>3</b>	NO. UNITS	AREA OF BLDG. (SQ. FT.) <b>300 375A</b>	VALUE OF PROJECT <b>500.00 3750.00</b>	STANDARD PLAN NO.	BOOK <b>16</b>	MAP <b>227</b>	PARCEL <b>068</b>	
PRIME CONTRACTOR, OWNER			STATE CONTRACTOR LIC. #	STATE PRIV. LIC. TAX #	CITY PRIV. LIC. TAX #	EXEMPT <b>321121A6</b>		
ADDRESS OF CONTRACTOR				CITY <b>PHX.</b>	ZIP CODE <b>85013</b>			
NAME OF CONTACT PERSON ON THIS PROJECT <b>L. Hanson</b>			ADDRESS OF CONTACT PERSON <b>501 W. Georgia Phx</b>		CITY <b>85013</b>	ZIP CODE	PHONE NO. <b>266-9258</b>	

**GIVE COMPLETE DESCRIPTION OF WORK IN SPACE BELOW. (SEE OTHER SIDE FOR EXAMPLES)**

House



Build Covered Patio 15 x 25 already built  
in rear of house.

as per field inspector approval

\* E 74.5' OF LOT 5 3-8-90 Wayne King

**CERTIFICATION:** I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner at this address or, that for the purpose of obtaining this approval I am acting as agent in owner's behalf. All contract work on this project will be done by a contractor(s) holding valid privilege tax license(s) issued by the State of Arizona and the City of Phoenix. When approved and numbered, this application becomes a permit to build as noted. This permit expires if the work authorized is not commenced within one year from date of issue, or if the work is suspended for a period of one year at any time after the work is started.

PRINT NAME <b>Lane Hanson</b>		TITLE (RELATIONSHIP TO PROJECT) <b>owner</b>		SIGNATURE <i>Lane Hanson</i>	
PLAN LOG NO.	TYPE PROJECT <b>B P E M Z5</b>	PROJECT <b>PRIV</b>	DIST. <b>OS</b>	<b>OFFICE USE ONLY</b>	
CENSUS TRACT <b>11075000021</b>	STRUC. CLASS <b>R9</b>	OCCUPANCY <b>11C</b>			
ZONING <b>R-10</b>	SPRINKLERS REQ. Sprinklers YES <input type="checkbox"/> NO <input type="checkbox"/> Fire Alarm Req. YES <input type="checkbox"/> NO <input type="checkbox"/>	WAIVER REQ. FOR P.F.	COMPONENT YES <input type="checkbox"/> NO <input type="checkbox"/>	PERMIT FEE	<b>37.00</b>
SPECIAL INSPECTION REQUIRED Structural YES <input type="checkbox"/> NO <input type="checkbox"/> Foundation YES <input type="checkbox"/> NO <input type="checkbox"/> Sewer Certificate YES <input type="checkbox"/> NO <input type="checkbox"/> Electrical YES <input type="checkbox"/> NO <input type="checkbox"/>				PLAN REVIEW/REVISION FEE	
APPROVED FOR THE WORK DESCRIBED ABOVE BY <b>90104170</b>				ZONING SURCHARGE	<b>185</b>
DATE <b>3/16/90</b>	INSPECTION INFORMATION			SEWER DEV. OCC. FEE	
UTILITY CLEARANCE NO.	SECTION <b>#424</b>			WATER DEV. OCC. FEE	
DATE FINALED <b>3/16/90</b>	INSPECTOR <i>Wayne King</i>			WATER RESOURCES ACQ. FEE	
				SWIMMING POOL SURCHARGE	
				IMPACT FEE <b>Double Fee</b>	<b>37.00</b>
				TOTAL FEE	<b>75.85</b>

90 F 04/12/70

#23136

501

W C

GEORGIA

30'

74.5'

25'

24'

NEW  
CABINET

33'

30'

EXISTING  
HOUSE

10'

134.97

134.97

N. 5TH AVE

*Covered Part* 15

CITY OF PHOENIX

DIVISION OF BUILDING INSPECTION

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Date

By

*[Signature]*

JUN 11 1980

25'

74.50'

T/C

*[Signature]*  
R1-10



RS 98004596

# City of Phoenix

DEVELOPMENT SERVICES DEPARTMENT  
200 West Washington Street  
Phoenix, Arizona 85003

## CONSTRUCTION PERMIT APPLICATION

*[Handwritten signature]*

APPLICATION DATE: 3-5-98     APPLICANT SIGNATURE: Buell Buck

### PROJECT INFORMATION

ADDRESS: 501 W. GEORGIA AVE.     ALDG #:     SUITE/SPACE #:     FLOOR #:     ZIP CODE:     APN:     SUBDIV:     LOT #:     BLOCK #:

ZONING: R1-10     CONSTRUCTION TYPE: VN     OCCUPANCY: R-3     1/4 SECTION: Q9 19-27

DESCRIPTION OF WORK: Removing Garage Door & Putting Windows in     1075

VALUATION: \$50.51 Removing garage door & putting windows in SQ FT

OWNER INFORMATION: CONTACT PERSON  
NAME:     TELEPHONE:     ADDRESS:     CITY:     STATE:     ZIP:

PRIME CONTRACTOR INFORMATION: CONTACT PERSON  
BUSINESS NAME:     TELEPHONE:     ADDRESS:     CITY:     STATE:     ZIP:

CONTRACTOR LICENSE #:     STATE PRIV LIC TAX #:     CITY PRIV LIC TAX #:

COMMENTS:  
  
90.00

RS 98004526

# CITY COPY

- @ 16" O.C.
- 2"x4"x8' Boards
- 1/2" Plywood 4x8 sheet
- STUCCO SYSTEM
- ICBO # 3899
- 5/8" "x" GYPSUM

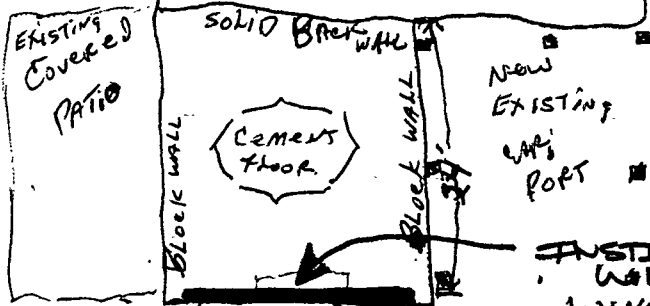
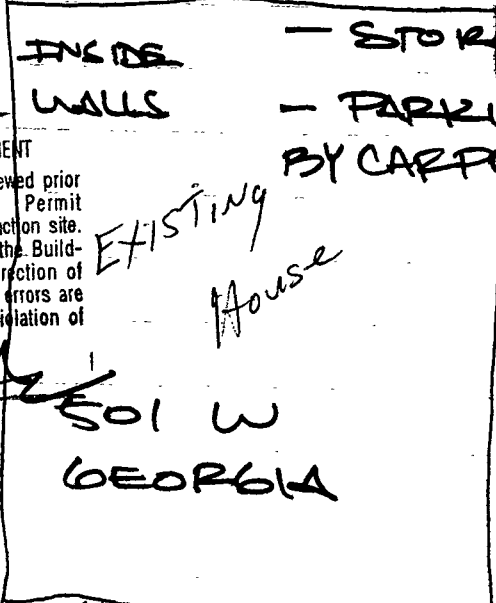
- REPLACE EXISTING GARAGE DOOR WITH 4'x6' WINDOW
- SPACE IS NOT LIVABLE SPACE
- STORAGE ONLY
- PARKING HANDLED BY CARPORT-EXISTING.

BOARD ON INSIDE OF GARAGE WALLS

CITY OF PHOENIX  
BUILDING SAFETY DEPARTMENT

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Date 2/6/98 By [Signature]



INSTALL NEW WINDOW. WINDOW SIZE

8 FT wide  
7 FT TALL  
EXISTING 4' TALL HEADER  
2 wide

FRONT OF  
WALL AROUND  
WINDOW WILL  
BE STUCCO.

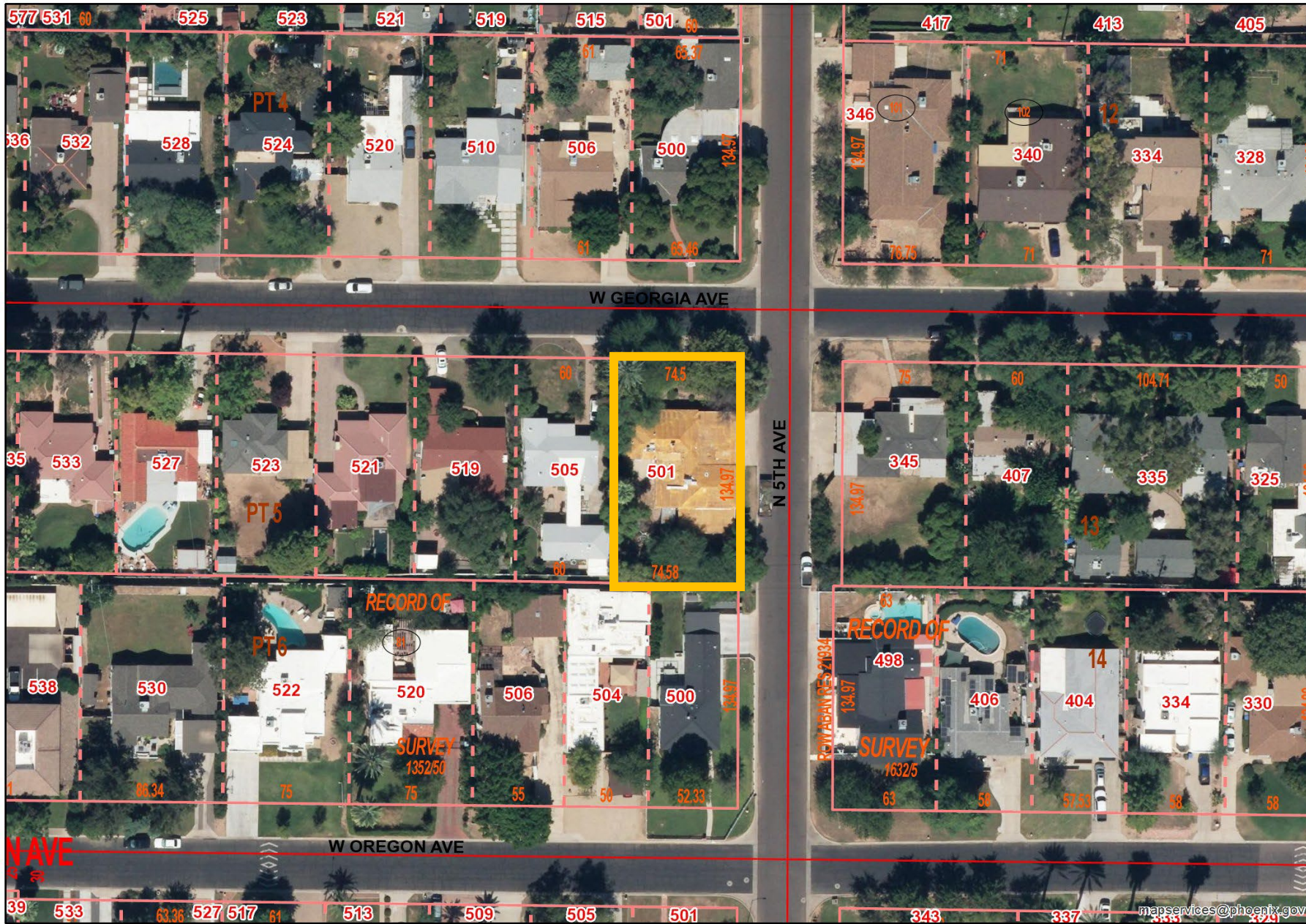
10 FT

N. 57 1/2 AVE

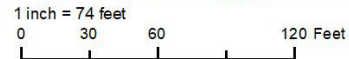
ZONING...



# 501 W. Georgia Ave. (HPCA 2300160)



Disclaimer: The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary. Printing Water Data is for Internal Staff Only



Date: 12/18/2023

mapservices@phoenix.gov





501 W. Georgia Ave. (HPCA 2300160) – Medlock Place Historic District



View looking south – subject property



View looking southwest – subject property



**501 W. Georgia Ave. (HPCA 2300160) – Medlock Place Historic District**



View looking west/southwest – subject property, Dec. 2022 Google Street View



View looking northwest – approximate location of rear additions



DESIGNER:

JUAN MANUEL GUTIERREZ

ADDRESS: 4316 W. BERRIDGE LN. GLENDALE, AZ 85301  
 PHONE NUMBER: 480-395-4305  
 EMAIL: JUANBLUE2015@YAHOO.COM  
 PLANS DRAWN BY: JMG

PROJECT:

GEORGIA PROJECT  
 (NEW ADDITION & REMODEL)  
 ADDRESS: 501 W GEORGIA AVE PHOENIX 85013  
 APN: 162-27-068  
 OWNER: BEE FLIPS LLC  
 PROJECT NUMBER: 23-061

DRAWINGS:

COVER SHEET  
 SITE PLAN

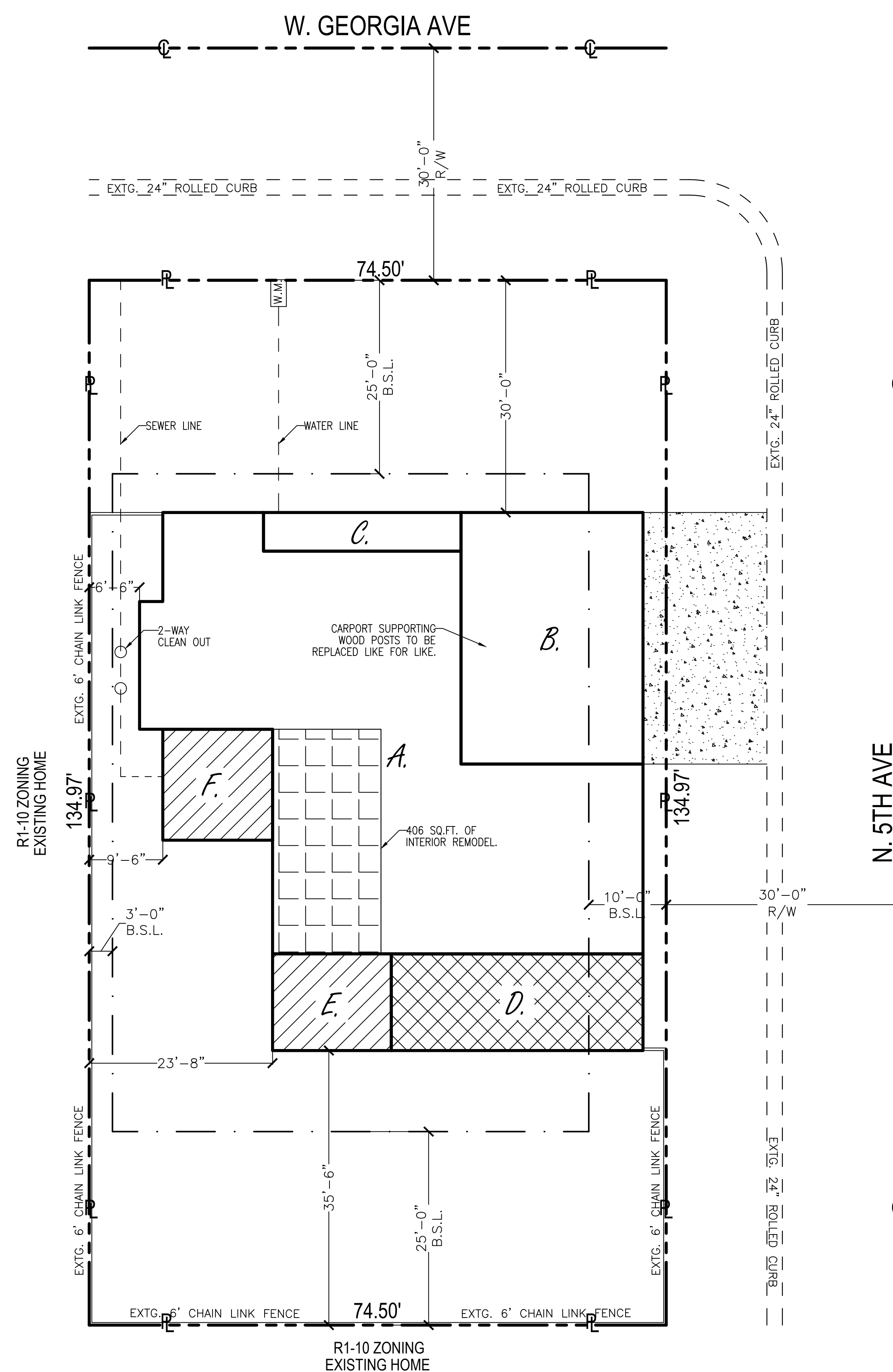
TO AVOID MISTAKES DURING CONSTRUCTION ANY DISCREPANCIES BETWEEN THE PLANS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR IN WRITING BEFORE PROCEEDING. IN ORDER TO AVOID MISTAKES READ AND CHECK ALL PLANS AND BIDS BEFORE CONSTRUCTION.

REVISIONS:

DELTA:	DATE:	REVIEWER:
△	----	----
△	----	----
△	----	----

SHEET:

CS



SITE PLAN

SCALE: 1"=10'-0" 1" 5" 10"

BUILDING AREA SCHEDULE

MARK	DESCRIPTION	AREA
A	EXISTING LIVABLE AREA	2,281 ft <sup>2</sup>
B	EXISTING 3-CAR CARPORT	763 ft <sup>2</sup>
C	EXISTING PORCH	127 ft <sup>2</sup>
D	EXISTING PATIO INTO LIVABLE ADDITION	406 ft <sup>2</sup>
E	NEW ADDITION	191 ft <sup>2</sup>
F	NEW ADDITION	203 ft <sup>2</sup>
TOTAL:		3,971 ft <sup>2</sup>
LOT SIZE:		10,354 ft <sup>2</sup>
LOT COVERAGE:		38.35%

PARCEL INFORMATION

ADDRESS:	501 W GEORGIA AVE PHOENIX 85013
PARCEL NUMBER:	162-27-068
SUBDIVISION:	ORANGWOOD ESTATES
LOCAL JURISDICTION:	PHOENIX
ZONING DISTRICT:	R1-10
LOT NUMBER:	5
FRONT SETBACK:	25'-0"
REAR SETBACK:	25'-0"
SIDE SETBACK:	3'-0"/10'-0"
MAX. STRUCTURE HT.:	40'-0"
MAX. ALLOWED COVERAGE:	N/A
OWNER:	BEE FLIPS LLC

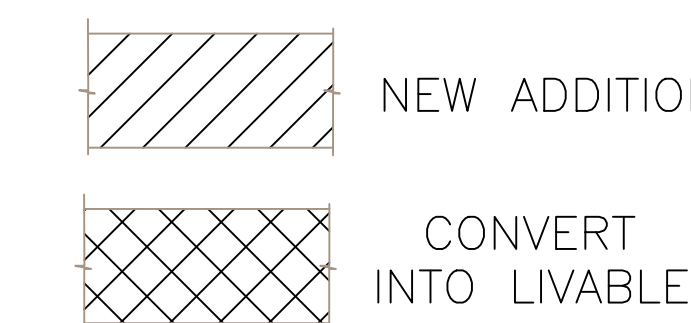
CONTACT INFO.

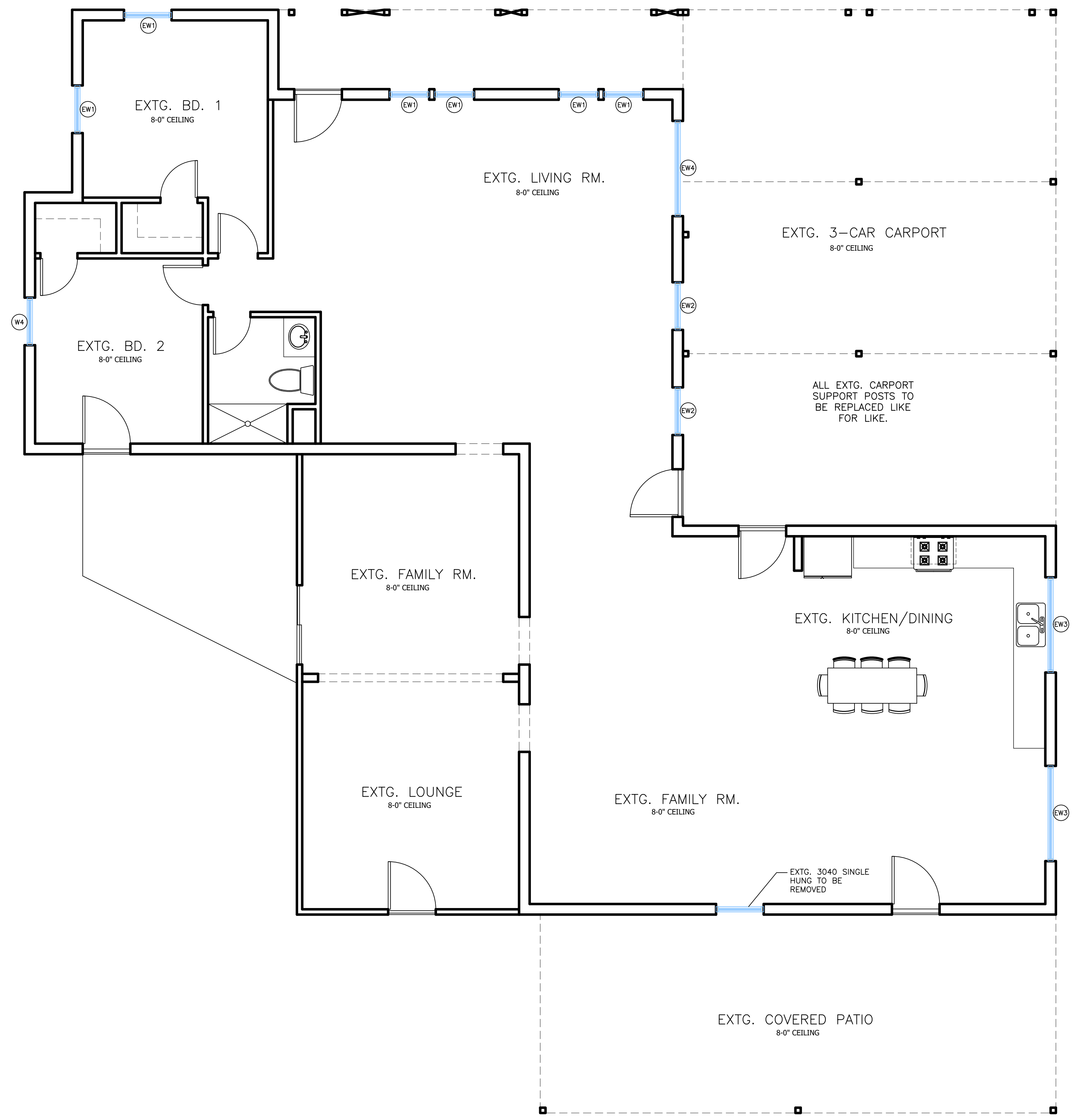
CONTACT:	JUAN M. GUTIERREZ
ADDRESS:	4316 W. BERRIDGE LN. GLENDALE, AZ
PHONE:	(480) 395-4305
EMAIL:	juanblue2015@yahoo.com

SCOPE OF WORK

NEW LIVABLE ADDITION

VICINITY MAP

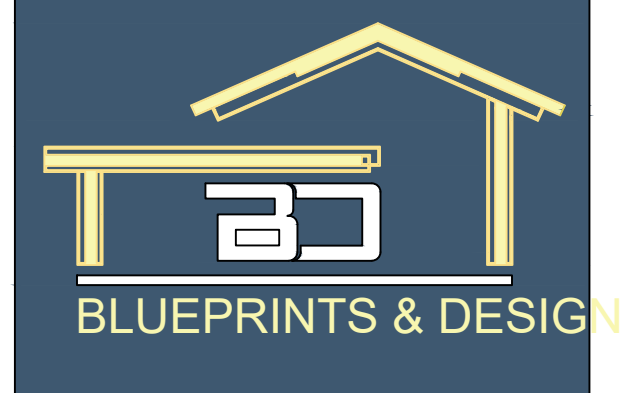
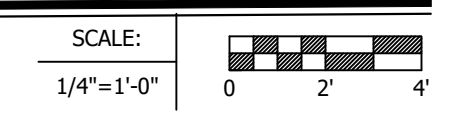




**WINDOW SCHEDULE**  
(EXTG WINDOWS ONLY)

EW1	2640 SINGLE HUNG	6
EW2	3030 SINGLE HUNG	2
EW3	6040 XO	2
EW4	6050 XO	1

**AS-BUILT FLOOR PLAN**



**DESIGNER:**  
*JUAN MANUEL GUTIERREZ*

ADDRESS: 4316 W. BERTRIDGE LN. GLENDALE, AZ 85301  
PHONE NUMBER: 480-395-4305  
EMAIL: JUANBLUE2015@YAHOO.COM  
PLANS DRAWN BY: JMG

**PROJECT:**  
*GEORGIA PROJECT  
(NEW ADDITION & REMODEL)*

ADDRESS: 501 W. GEORGIA AVE PHOENIX 85013  
APN: 162-27-068  
OWNER: BEE FLIPS LLC  
PROJECT NUMBER: 23-061

**DRAWINGS:**  
**AS-BUILT FLOOR PLAN**

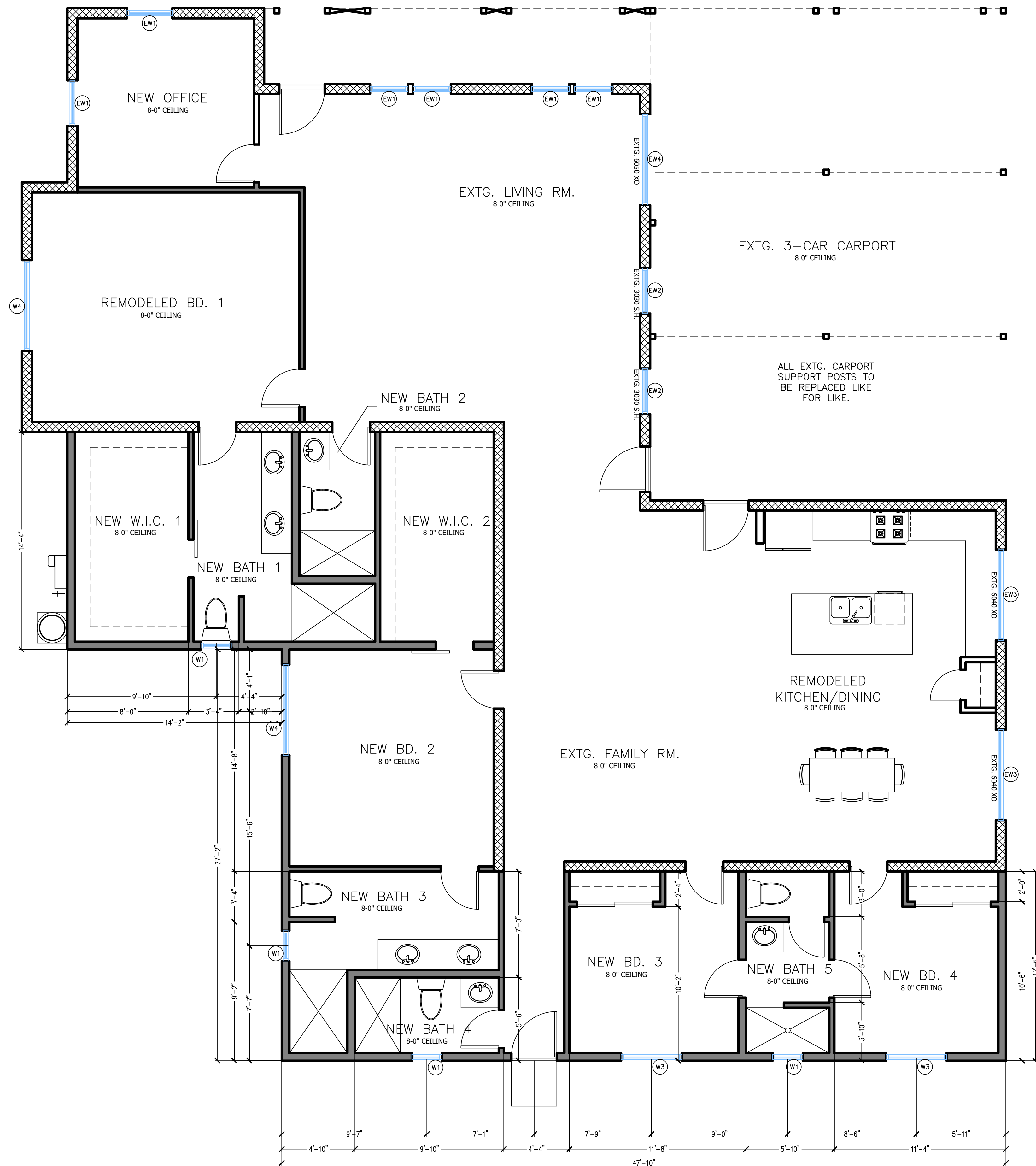
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TO AVOID MISTAKES DURING CONSTRUCTION ANY DISCREPANCIES BETWEEN THE PLANS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR IN WRITING BEFORE PROCEEDING. IN ORDER TO AVOID MISTAKES READ AND CHECK ALL PLANS AND BIDS BEFORE CONSTRUCTION.

**REVISIONS:**

DELTA:	DATE:	REVIEWER:
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△	----	----
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**SHEET:**  
*A1*



**NEW FLOOR PLAN**

SCALE:  
1/4"=1'-0"  
0 2' 4'

**WINDOW SCHEDULE**  
(EXTG WINDOWS ONLY)

EW1	2640 SINGLE HUNG	6
EW2	3030 SINGLE HUNG	2
EW3	6040 XO	2
EW4	6050 XO	1

**WINDOW SCHEDULE**  
(NEW WINDOWS ONLY)

W1	2020 XO TEMP. GLASS	4
W3	4040 XO GLASS	2
W4	6040 XO GLASS	2

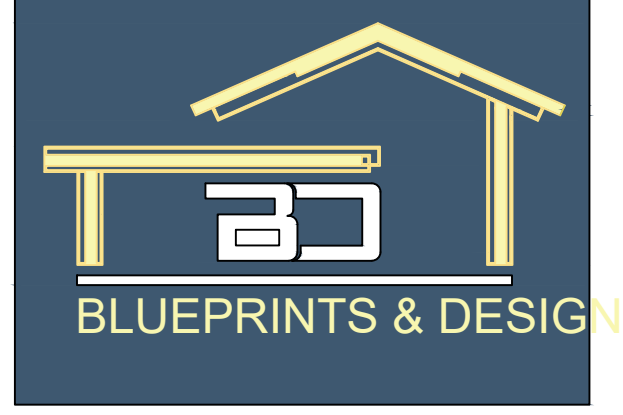
WINDOW FRAME MATERIAL - VINYL

**LEGEND**

EXTG. CMU WALL	
EXTG. WOOD FRAMED WALL	
NEW WOOD FRAMED WALL	

**NOTE**  
ALL WINDOWS TO BE INSET AT LEAST 4in.

ALL EXTG. CARPORT SUPPORT POSTS TO BE REPLACED LIKE FOR LIKE.



**DESIGNER:**  
*JUAN MANUEL GUTIERREZ*  
ADDRESS: 4316 W. BERTRIDGE LN. GLENDALE, AZ 85301  
PHONE NUMBER: 480-395-4305  
EMAIL: JUANBLUE2015@YAHOO.COM  
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**PROJECT:**  
*GEORGIA PROJECT*  
*(NEW ADDITION & REMODEL)*  
ADDRESS: 501 W GEORGIA AVE PHOENIX 85013  
APN: 162-27-068  
OWNER: BEE FLIPS LLC  
PROJECT NUMBER: 23-061

**DRAWINGS:**

NEW FLOOR PLAN	----
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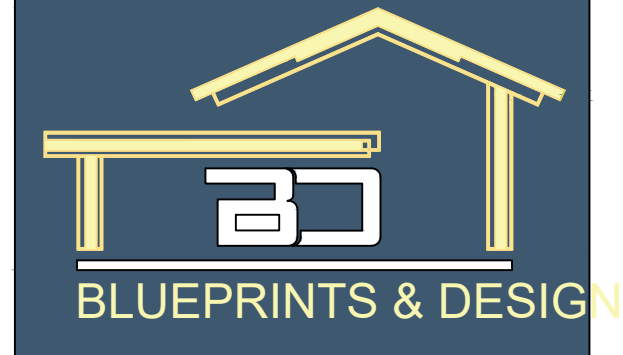
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**REVISIONS:**

DELTA:	DATE:	REVIEWER:
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**SHEET:**  
*A2*





DESIGNER:

JUAN MANUEL GUTIERREZ

ADDRESS: 4316 W. BERTRIDGE LN. GLENDALE, AZ 85301  
 PHONE NUMBER: 480-395-4305  
 EMAIL: JUANBLUE2015@YAHOO.COM  
 PLANS DRAWN BY: JMG

PROJECT:

GEORGIA PROJECT  
 (NEW ADDITION & REMODEL)  
 ADDRESS: 501 W GEORGIA AVE PHOENIX 85013  
 APN: 162-27-068  
 OWNER: BEE FLIPS LLC  
 PROJECT NUMBER: 23-061

DRAWINGS:

ELEVATIONS	----
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TO AVOID MISTAKES DURING CONSTRUCTION ANY DISCREPANCIES BETWEEN THE PLANS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR IN WRITING BEFORE PROCEEDING. IN ORDER TO AVOID MISTAKES READ AND CHECK ALL PLANS AND BIDS BEFORE CONSTRUCTION.

REVISIONS:

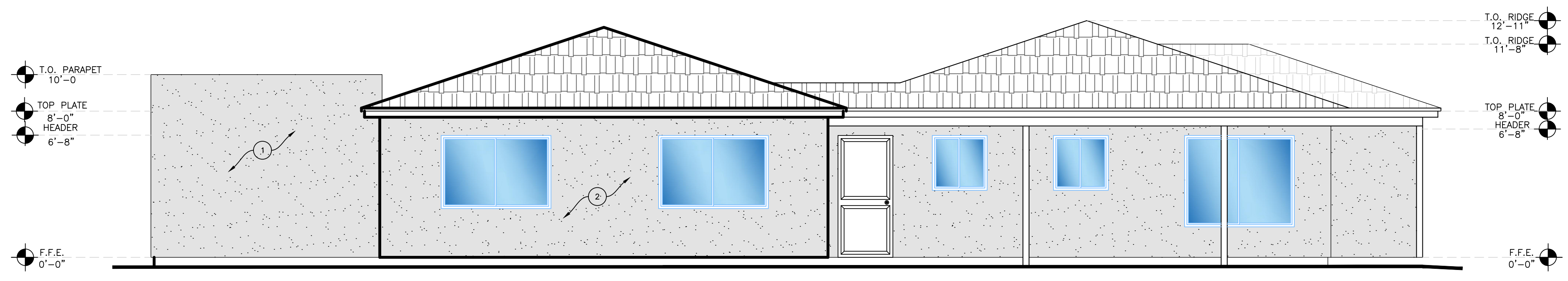
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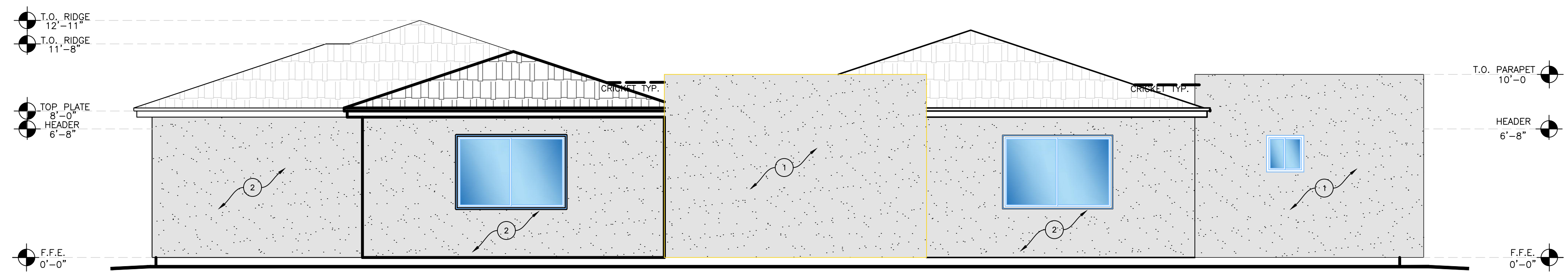
A3

**ELEVATIONS KEYNOTES**

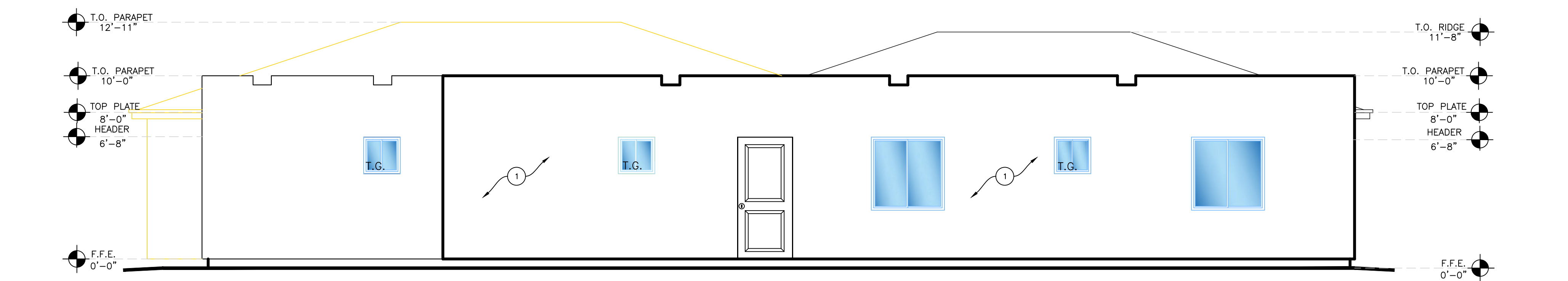
1	NEW STUCCO (TO MATCH EXISTING COLOR AND TEXTURE)
2	EXTG STUCCO SYSTEM
3	NEW SHINGLES ICC PER ICC ESR-1475
4	2X4 FASCIA W/ 2X1 WOOD TRIM



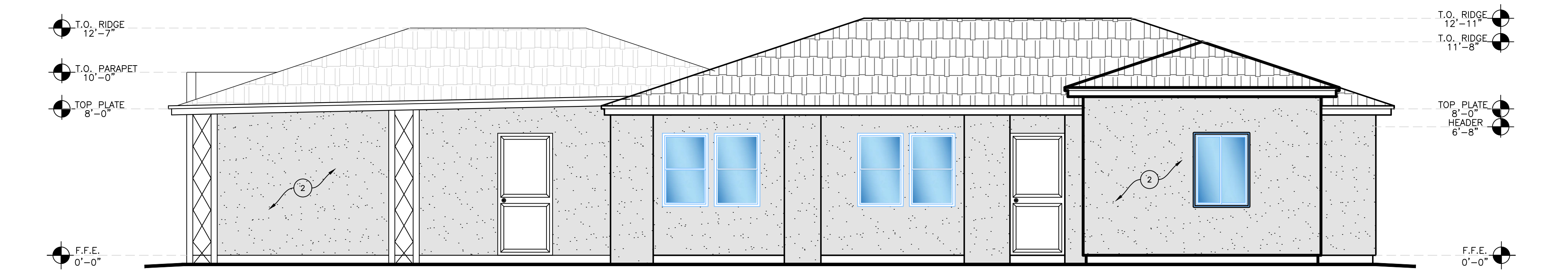
EAST ELEVATION



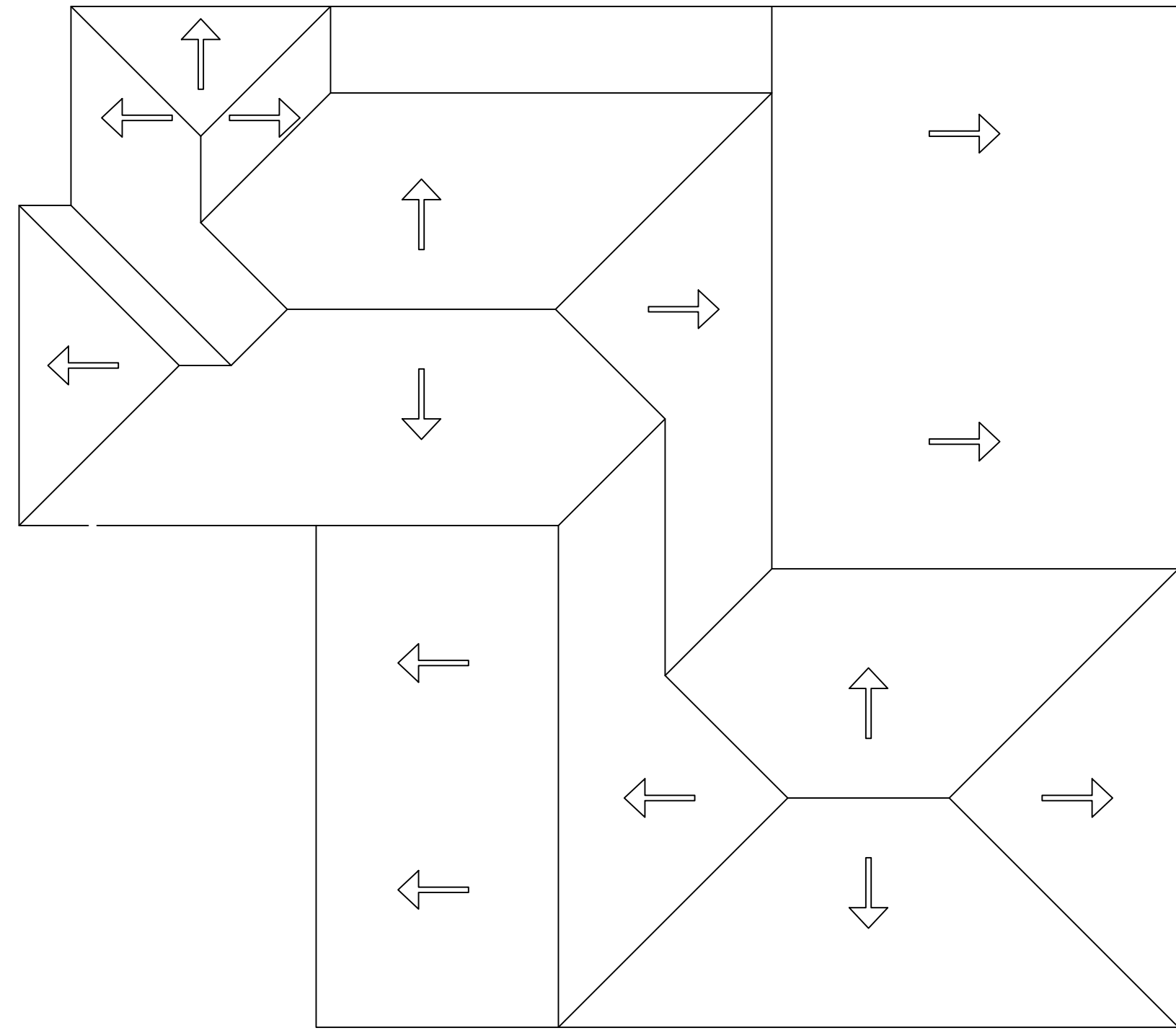
WEST ELEVATION



SOUTH ELEVATION

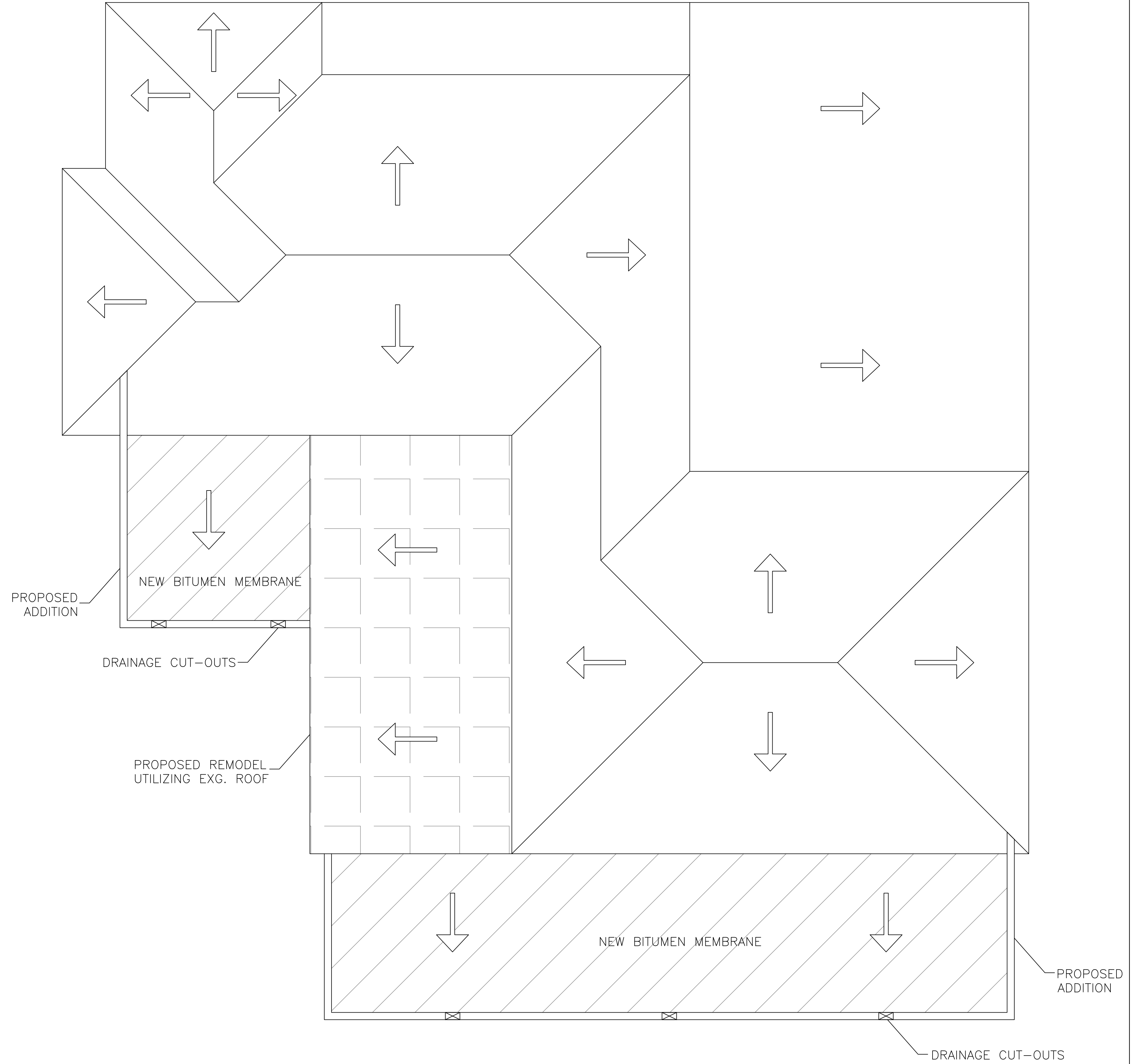


NORTH ELEVATION



**AS-BUILT ROOF PLAN**

SCALE: 1/8"=1'-0"  
0 2 4



**NEW ROOF PLAN**

SCALE: 1/4"=1'-0"  
0 2 4



DESIGNER:

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PROJECT NUMBER: 23-061

DRAWINGS:

ROOF PLANS  
BEFORE & AFTER

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REVISIONS:

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△	----	----
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SHEET:

*S1*