



Staff Approval

Reports and

Documents



CERTIFICATE OF NO EFFECT
- HISTORIC RESOURCES

18-HP-2016#3

**Djordjevic Leenerts detached
addition**

APPLICATION INFORMATION	
LOCATION: 6835 E. Almeria Road	APPLICANT: Kat Djordjevic
PARCEL: 129-08-100	COMPANY: Katarina (Kat) Djordjevic
Q.S.: 13-44	ADDRESS: 6835 E. Almeria Road Scottsdale, AZ 85257
CODE VIOLATION #:	PHONE: (480) 444-9228
<u>Request:</u> Request approval of a Certificate of No Effect to allow the construction of an accessory structure for a property in the Village Grove Unit 1 Historic District, with Single-family, Historic Preservation (R1-7 HP) zoning designation, located at 6835 E. Almeria Road.	

Certificate of No Effect Criteria:

In accordance with the Section 6.122.D of the Zoning Ordinance, the Historic Preservation Officer:

- Finds that the proposed work is determined the proposed work is minor and clearly within the adopted Historic Preservation Plan;
- Requires that any modifications to the proposed work requested by the Historic Preservation Officer are agreed to by the owner/applicant; and
- Finds that the proposed work will not diminish, eliminate, or adversely affect the historic character of the subject property or the HP District.

STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by CoLab Studio LLC., with a city staff date of March 19, 2021.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by CoLab Studio LLC., with a city staff date of March 19, 2021.
3. The proposed accessory structure shall adhere to Single-family Residential (R1-7) zoning district designations for accessory structure (i.e. distance between buildings, setbacks, size, etc.).
4. Any proposed modifications to the main structure, or connection of the accessory structure to the main structure, shall require Historic Preservation Commission approval.

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter and a completed permit application to the One Stop Shop to obtain an On-Site Improvements Permit and initiate a final inspection.

Submit one copy of this approval letter, a completed Owner/Builder form if applicable, and a permit application along with the following plan set(s) to the One-Stop-Shop for review:

PERMIT APPLICATION: **Completed Permit Application**

The permit application may be filled-out and submitted online at:

<https://eservices.scottsdaleaz.gov/bldgresources/plans> or obtained for printing at:

- Single-family Residential

<https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Building/PermitApplication.pdf>

(Please complete the permit application online prior to arriving at the City to submit your construction documents)

Digital Plan submittals can be made using the City's e-Services at

<https://eservices.scottsdaleaz.gov/bldgresources/plans> and should include one PDF copy of each of the required plans/documents identified below.

- SINGLE-FAMILY: Submit one copy of this approval letter with the associated Single-family Residential plan submittal package as required for the overall scope of work proposed.
<https://www.scottsdaleaz.gov/planning-development/plan-review/requirements>
- ARCHITECTURAL: Architectural Plans with 1 additional copy of the site plan and elevation(s)
(civil and landscape improvement plans shall be included for reference)
- IMPROVEMENTS: Civil Improvement Plans

Expiration of this Certificate of No Effect Determination

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

SIGNATURE:



DATE: March 19, 2021

Jesus Murillo, 480-312-7849

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov

Page 2 of 2

Revision Date: Nov. 2019

APPROVED
APPROVED / STIPULATED CASE MATERIALS


 Coordinator Name

18-HP-2016#3
 Case No.

March 19, 2021
 Date

SEE STIPULATIONS

SHEET LIST

- G0.0 COVER
- G0.1 SURVEY
- G0.2 AXONS
- G0.3 PROJECT INFORMATION

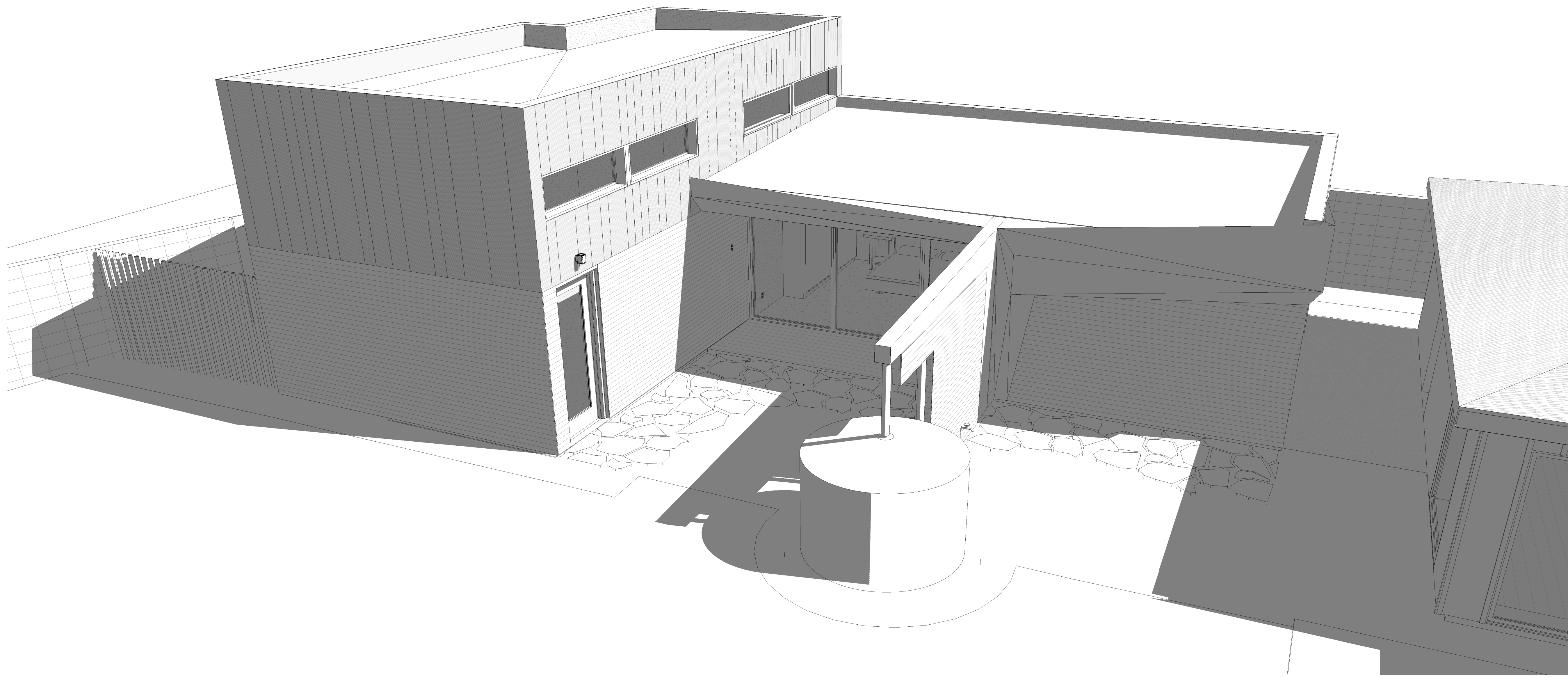
- A1.0 SITE PLAN
- A2.1 FLOOR PLAN
- A2.2 LAYOUT PLANS
- A3.0 RCP + ROOF PLANS
- A5.0 EXTERIOR ELEVATIONS
- A6.0 BUILDING SECTIONS
- A6.1 BUILDING SECTIONS
- A7.0 WALL SECTIONS
- A7.1 WALL SECTIONS
- A8.0 INTERIOR ELEVATIONS elevations should be A9 series
- A8.1 INTERIOR ELEVATIONS details should be A8 series
- A9.0 DETAILS
- A9.1 DETAILS
- A9.2 DETAILS

Grand total: 18

These drawings and documents were prepared for the project and are intended for the architect's review. No part hereof shall be copied, duplicated, distributed, used by the owner or by others in other projects, or in any other way, without the prior written consent of the architect. The architect shall be deemed the author of these documents and shall retain all copyright, title, and other intellectual property rights in and to the drawings and documents. No part hereof shall be used for any other project without the prior written consent of the architect. The architect shall be deemed the author of these documents and shall retain all copyright, title, and other intellectual property rights in and to the drawings and documents. No part hereof shall be used for any other project without the prior written consent of the architect.

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coLAB@coLABstudio.com
480.326.0541



SITE ADDRESS: 6835 E. ALMERIA RD SCOTTSDALE AZ 85257
DL HOUSE ADDITION

CONSTRUCTION DOCUMENTS

NOT FOR CONSTRUCTION

DATE 03.01.2021
PROJECT # 20002
DRAWN BY SW
CHECKED BY MDS

No.	Issue Name	Date

SHEET #

COVER G0.0

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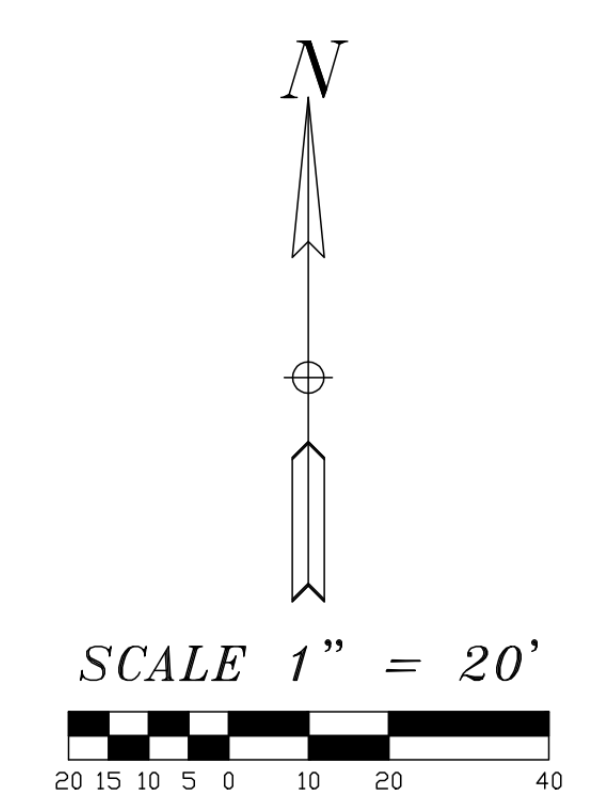
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TOPOGRAPHY SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 4 EAST OF THE G.&S.R. B. & M., MARICOPA COUNTY, ARIZONA



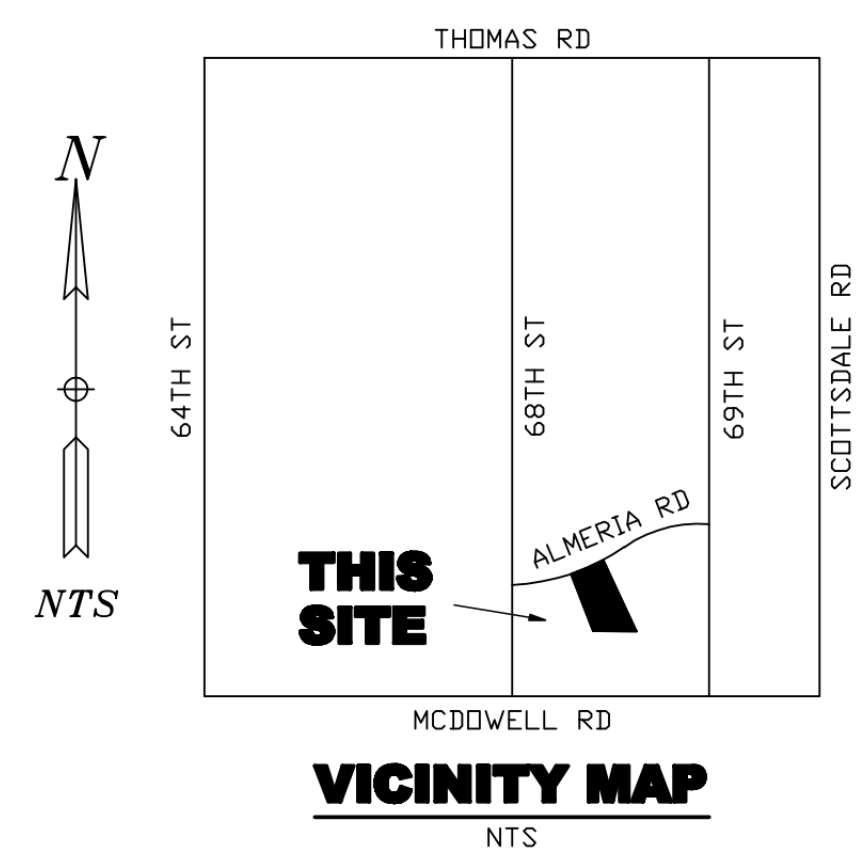
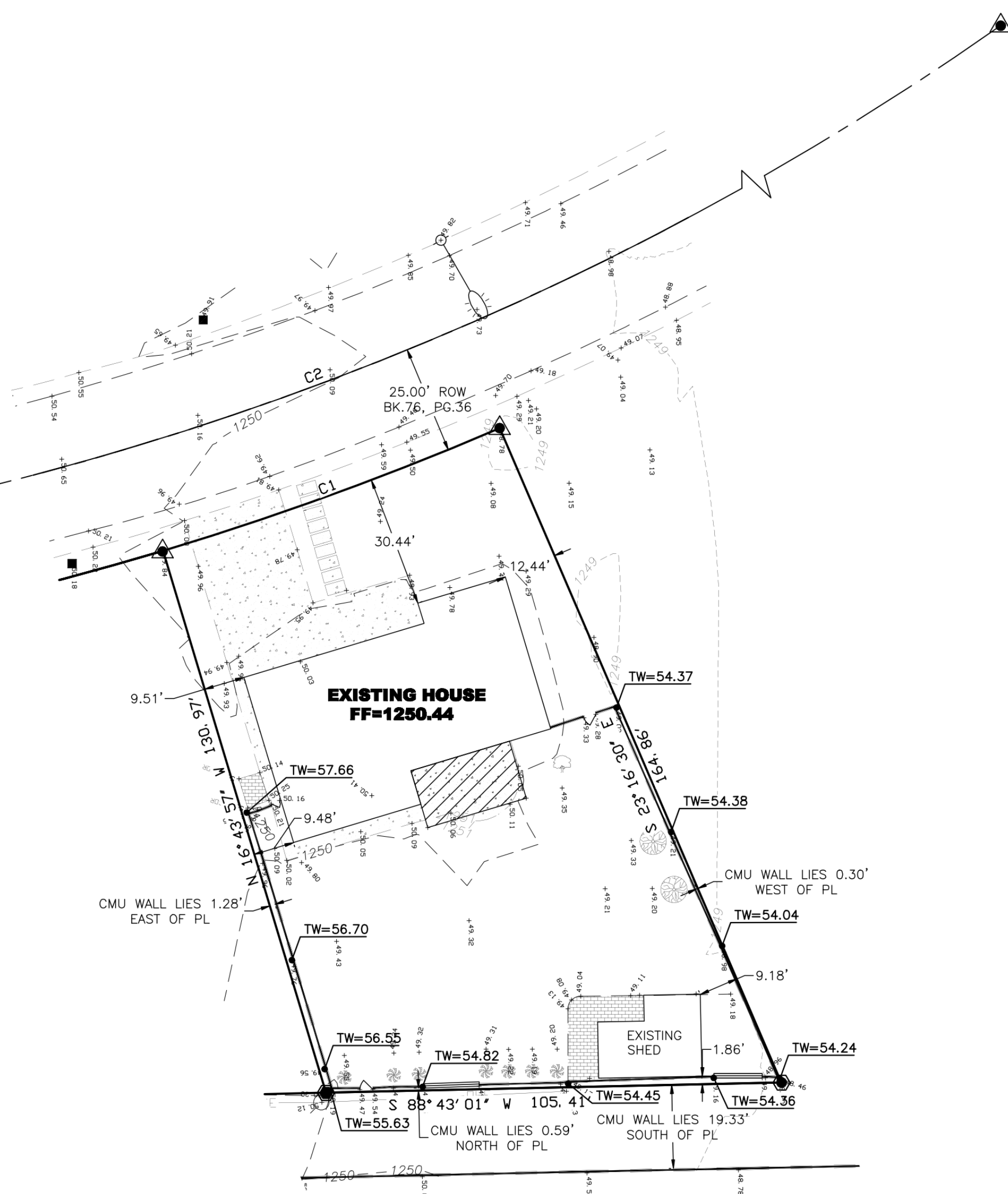
LEGEND

- SET 1/2" REBAR LS#41076
- BRASS CAP
- ▲ FOUND 1/2" REBAR
- FOUND PK NAIL
- SET PK NAIL WITH TAG LS#41076
- EXISTING BLOCK WALL
- BCHH BRASS CAP IN HANDHOLE
- M.C.R. MARICOPA COUNTY RECORDER
- ROW RIGHT OF WAY
- TW TOP OF WALL
- CONCRETE

FND 1/2" REBAR AT INTERSECTION OF PALM LN AND 68TH ST

N 00°00'00" E 859.50'

267.47' N 88°43'01" E



OWNER

LEENERTS GERALD/DJORDJEVIC KATARINA
6835 E ALMERIA RD
SCOTTSDALE AZ 85257

SITE DATA

APN: 129-08-100
EX. ZONING R1-7
NET AREA: 13,415 SF
0.3080 AC

LEGAL DESCRIPTION

LOT 251, VILLAGE GROVE SIX, ACCORDING TO BOOK 76 OF MAPS, PAGE 36, M.C.R.

BASIS OF BEARINGS

THE SOUTH LINE OF THE LOT 251, VILLAGE GROVE SIX, BEARS SOUTH 88° 43' 01" WEST ACCORDING TO BOOK 76 OF MAPS, PAGE 36, M.C.R.

BENCHMARK

FOUND BCHH AT THE INTERSECTION OF 68TH STREET AND MCDOWELL.
ELEVATION = 1254.031
ID = 10229 GDACS

CERTIFICATION:

I, ANTHONY N. ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS RESULTS OF SURVEY, CONSISTING OF 1 SHEET, CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2020; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN OR WILL BE SET; THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Anthony N. Zaugg
ANTHONY N. ZAUGG LS #41076

NOTE: PER ARS 32-151 THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

DATE
▲
▲
▲

NOTED

- THIS SURVEY IS BASED ON SPECIAL WARRANTY DEED RECORDED IN DOCUMENT 2016-0551006, RECORDS OF MARICOPA COUNTY ARIZONA AND ON OTHER INFORMATION AS PROVIDED BY THE CLIENT. NO CURRENT TITLE REPORT/SEARCH WAS PROVIDED. ANY OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS OR OTHER MATTERS OF RECORD THAT MAY AFFECT THIS SITE ARE NOT SHOWN HEREON.
- IT IS THE OPINION OF THE UNDERSIGNED THAT THE FOUND MONUMENTS NOT ACCEPTED, DO NOT BEST REPRESENT THE DEED CORNER (OR RIGHT-OF-WAY/EASEMENT) LOCATIONS.
- FOR COMPUTATION PURPOSES, THE PARCEL AREA LISTED HEREON WAS COMPUTED WITHOUT REGARD TO THE POSSIBLE ENCROACHMENTS OR FENCE LOCATIONS SHOWN.
- BUILDING SETBACK LINES ARE PROVIDED FROM PRELIMINARY RESEARCH ONLY. SETBACK MAY VARY BASED ON HOA C&R DOCUMENTS AND/OR MUNICIPAL ZONING CASES. VERIFICATION OF BUILDING SETBACK LINES MUST BE PERFORMED BY THE ARCHITECT AND/OR BUILDING DESIGN PROFESSIONAL PRIOR TO BUILDING DESIGN.

CURVE DATA:

Curve Number	Delta	Radius	Arc Length
C 1	06°32'32"	726.87'	83.00'
C 2	41°43'44"	701.87'	511.18'

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AD ZONE, USE DEPTH)
04013C	2235	L	10-16-13	X	



ALLEN CONSULTING ENGINEERS, INC.
4111 E VALLEY AUTO DRIVE #103
MESA, ARIZONA 85206
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

6835 E. ALMERIA ROAD
SCOTTSDALE, AZ 85257
TOPOGRAPHY SURVEY

JOB NUMBER	96334	SHEET	1 OF 1
DRAWING	TOPO	CHECKED BY	DATE 02-18-20
DRAFTSMAN			

CONSTRUCTION DOCUMENTS

SITE ADDRESS: 6835 E. ALMERIA RD SCOTTSDALE AZ 85257

DL HOUSE ADDITION

NOT FOR CONSTRUCTION

DATE 03.01.2021
PROJECT # 20002
DRAWN BY SW
CHECKED BY MDS

No.	Issue Name	Date

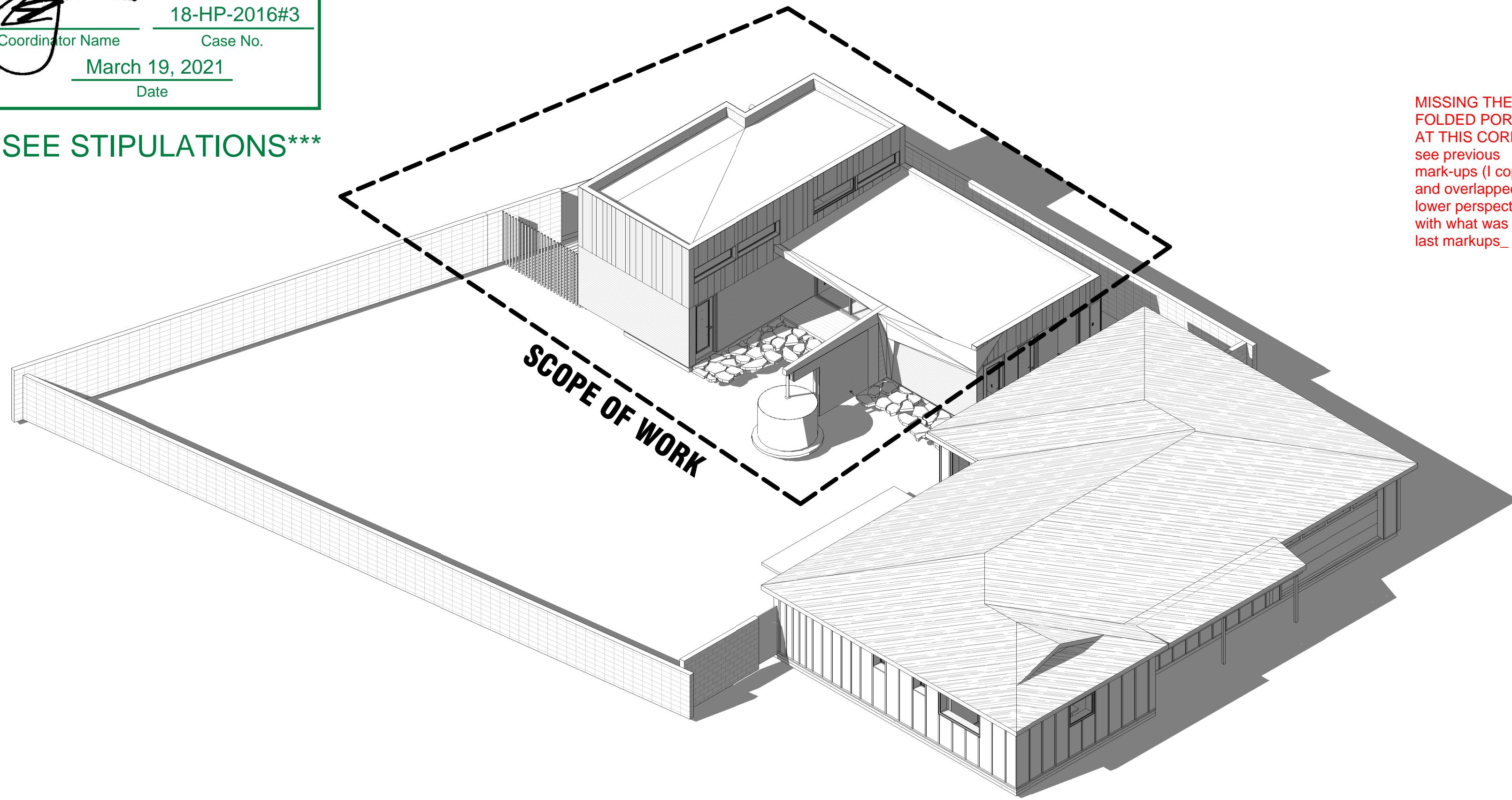
SHEET #

SURVEY G0.1

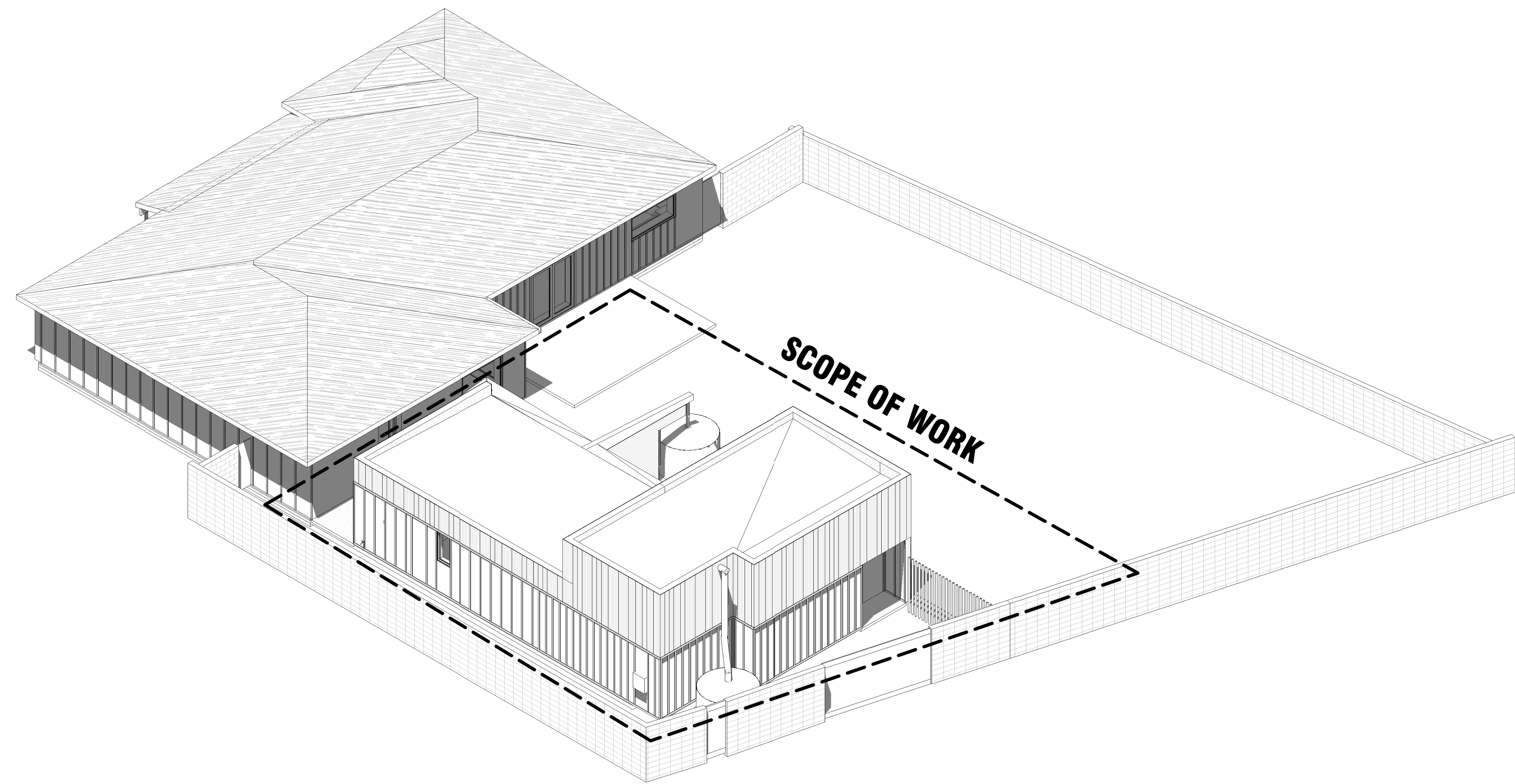
APPROVED
 APPROVED / STIPULATED CASE MATERIALS

Coordinator Name: Case No.: 18-HP-2016#3
 Date: March 19, 2021

SEE STIPULATIONS

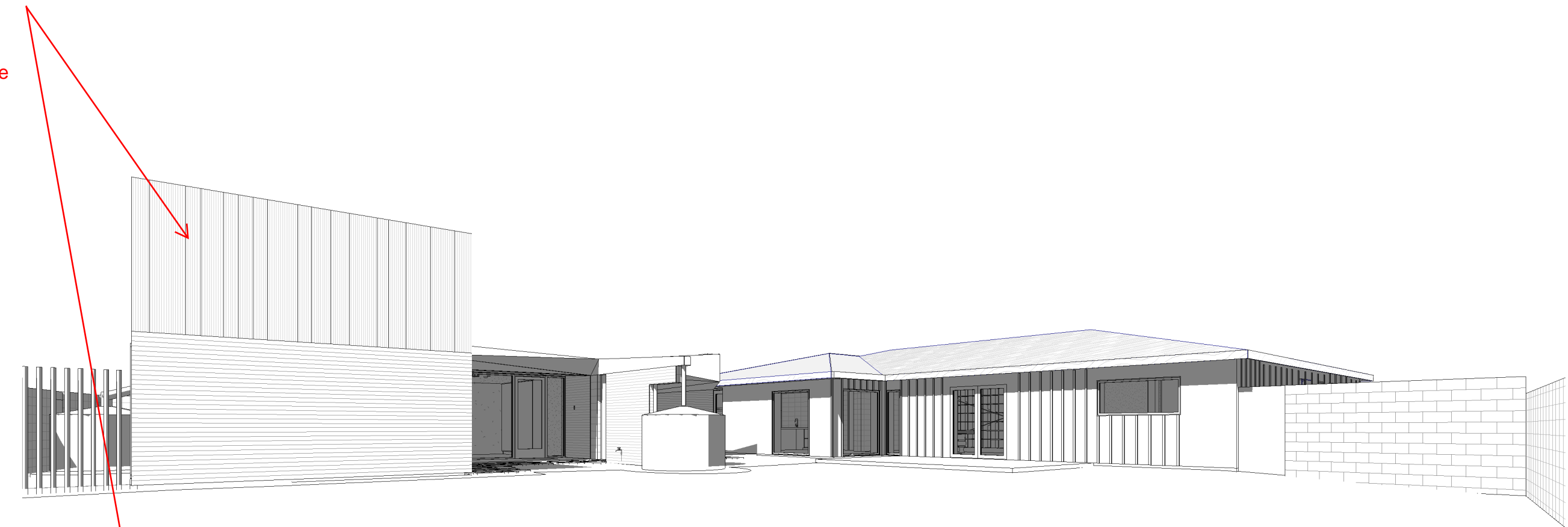


NE AXON

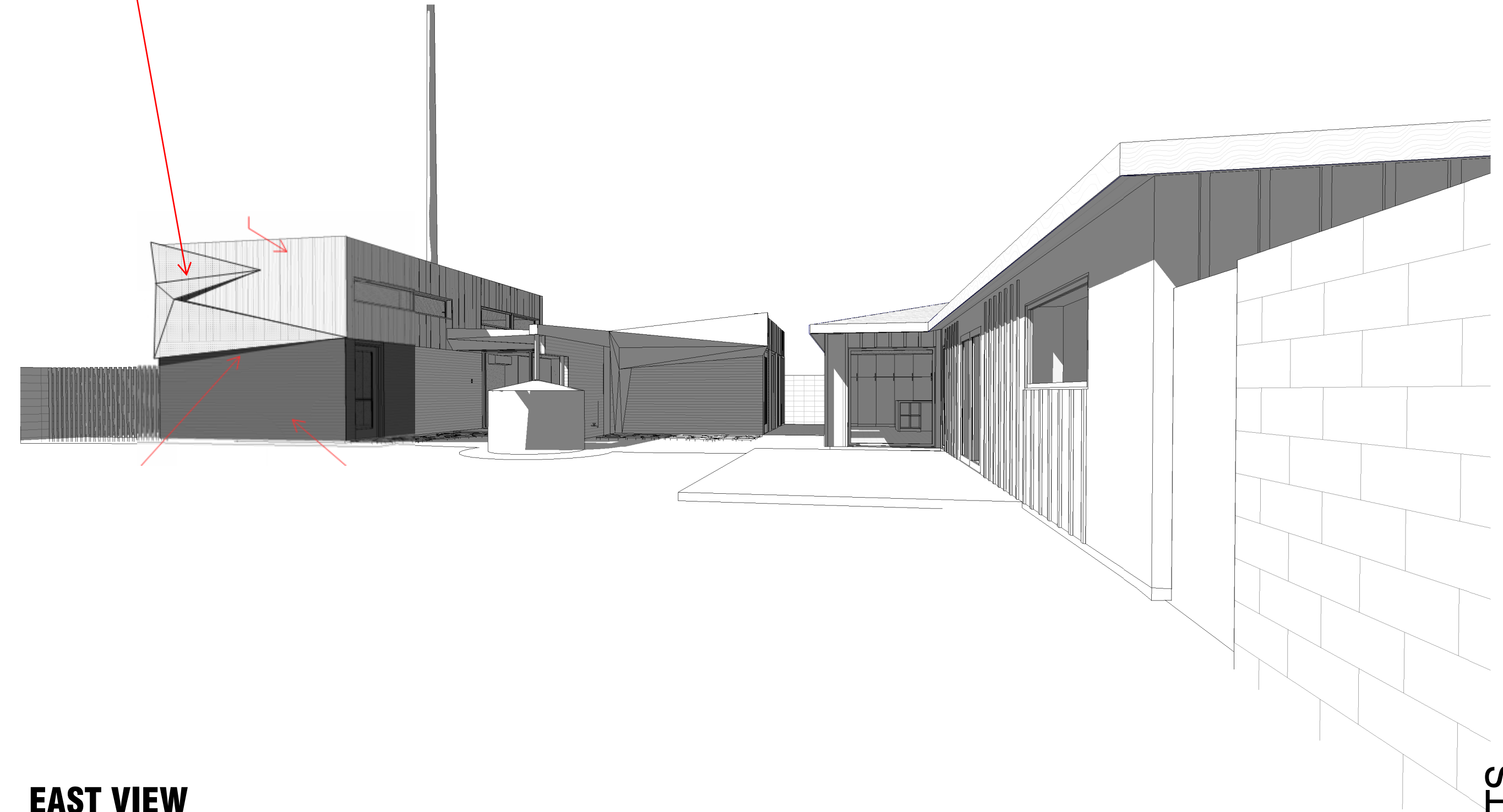


SW AXON

MISSING THE FOLDED PORTION AT THIS CORNER-see previous mark-ups (I copied and overlapped the lower perspective with what was on the last markups_



SOUTHEAST VIEW



EAST VIEW

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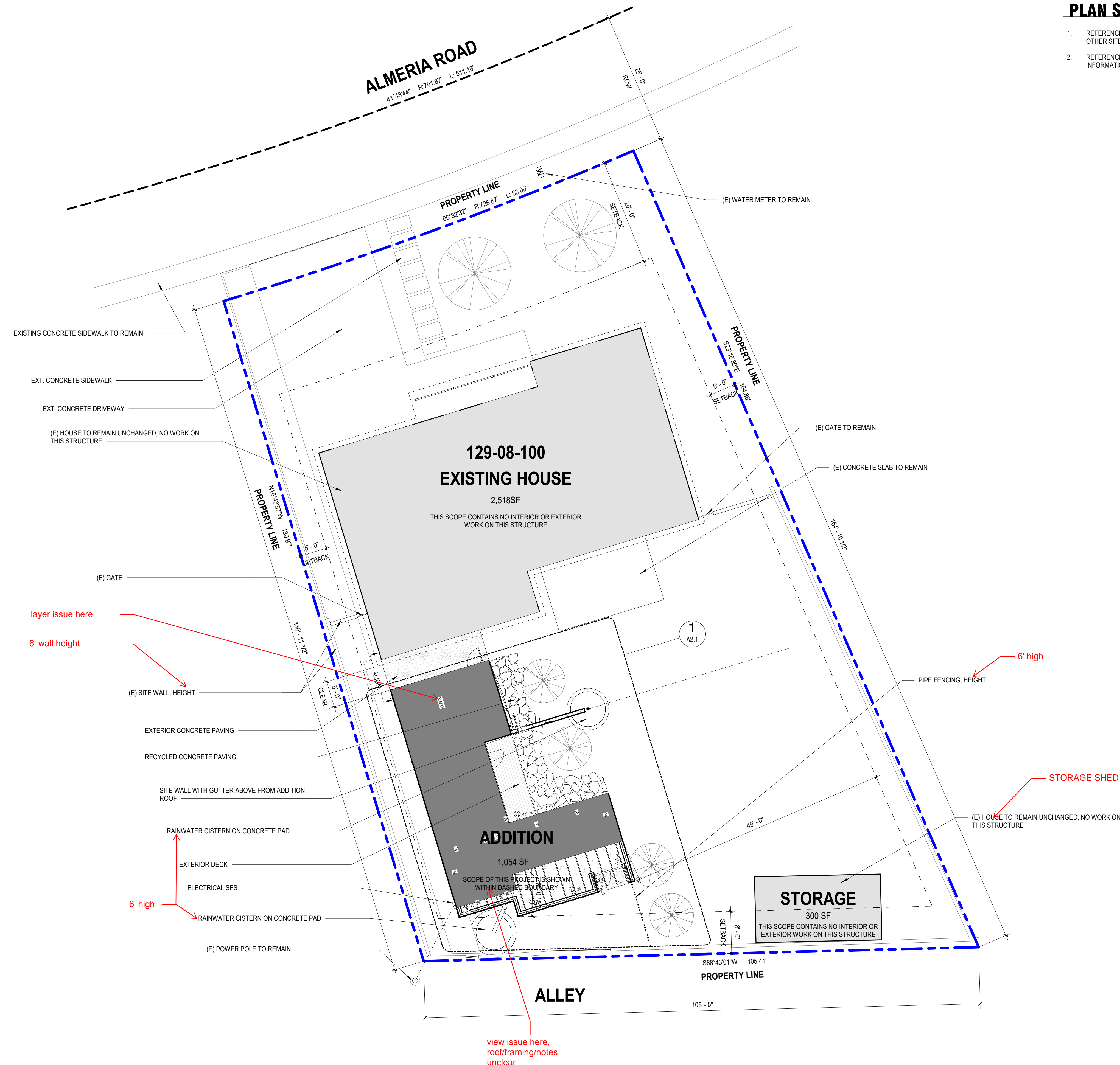
AXONS GO.2

APPROVED
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PLAN SHEET NOTES

1. REFERENCE SHEET G0.1 SURVEY FOR A.P.N. AND OTHER SITE DATA
2. REFERENCE SHEET G0.3 FOR GENERAL INFORMATION AND PROJECT NARRATIVE

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SITE PLAN A1.0
 1" = 10'-0"

These drawings and documents were prepared for the project and are intended for the use of the architect, engineer, contractor, and other professionals involved in the project. They are not to be used for any other purpose, and the user assumes all liability for any use of these drawings and documents for any purpose other than that intended. The user shall be deemed to have accepted the drawings and documents as shown, and shall be responsible for verifying the accuracy of the information shown. The user shall be deemed to have accepted the drawings and documents as shown, and shall be responsible for verifying the accuracy of the information shown.

PLAN SHEET NOTES

- ALL INTERIOR DIMENSIONS TAKEN FROM FACE OF FRAMING UNDO.

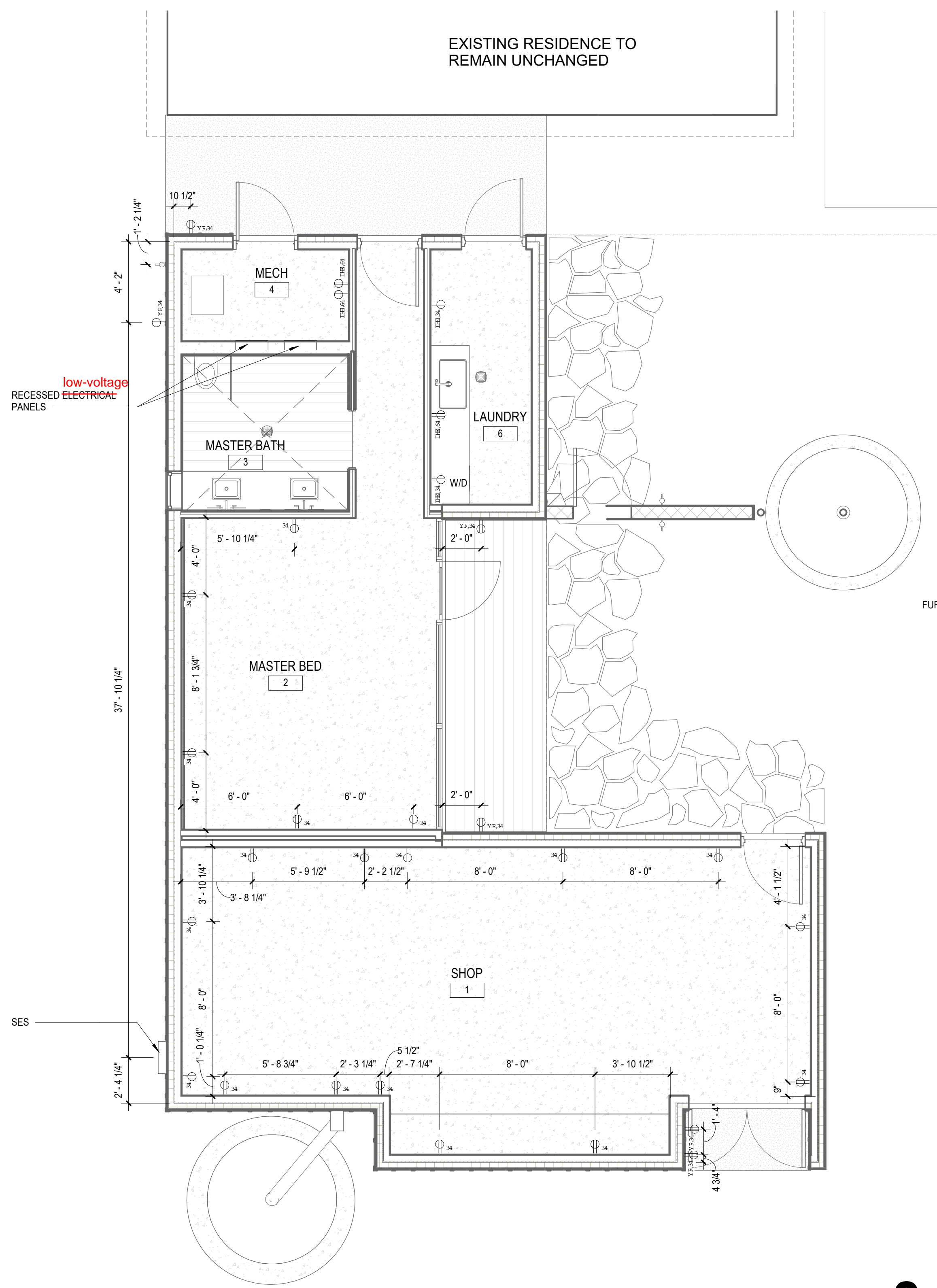
THESE DRAWINGS AND DOCUMENTS
 ARE PREPARED FOR THE PROJECT
 AND ARE INTENDED FOR THE USE OF
 THE ARCHITECT, ENGINEER, CONTRACTOR,
 AND OTHER PROFESSIONALS INVOLVED
 IN THE PROJECT. THEY ARE NOT TO BE
 USED FOR ANY OTHER PURPOSE, AND
 THE USER ASSUMES ALL LIABILITY FOR
 ANY USE OF THESE DRAWINGS AND
 DOCUMENTS FOR ANY PURPOSE OTHER
 THAN THAT INTENDED. THE USER
 SHALL BE DEEMED TO HAVE ACCEPTED
 THE DRAWINGS AND DOCUMENTS AS
 SHOWN, AND SHALL BE RESPONSIBLE
 FOR VERIFYING THE ACCURACY OF THE
 INFORMATION SHOWN.



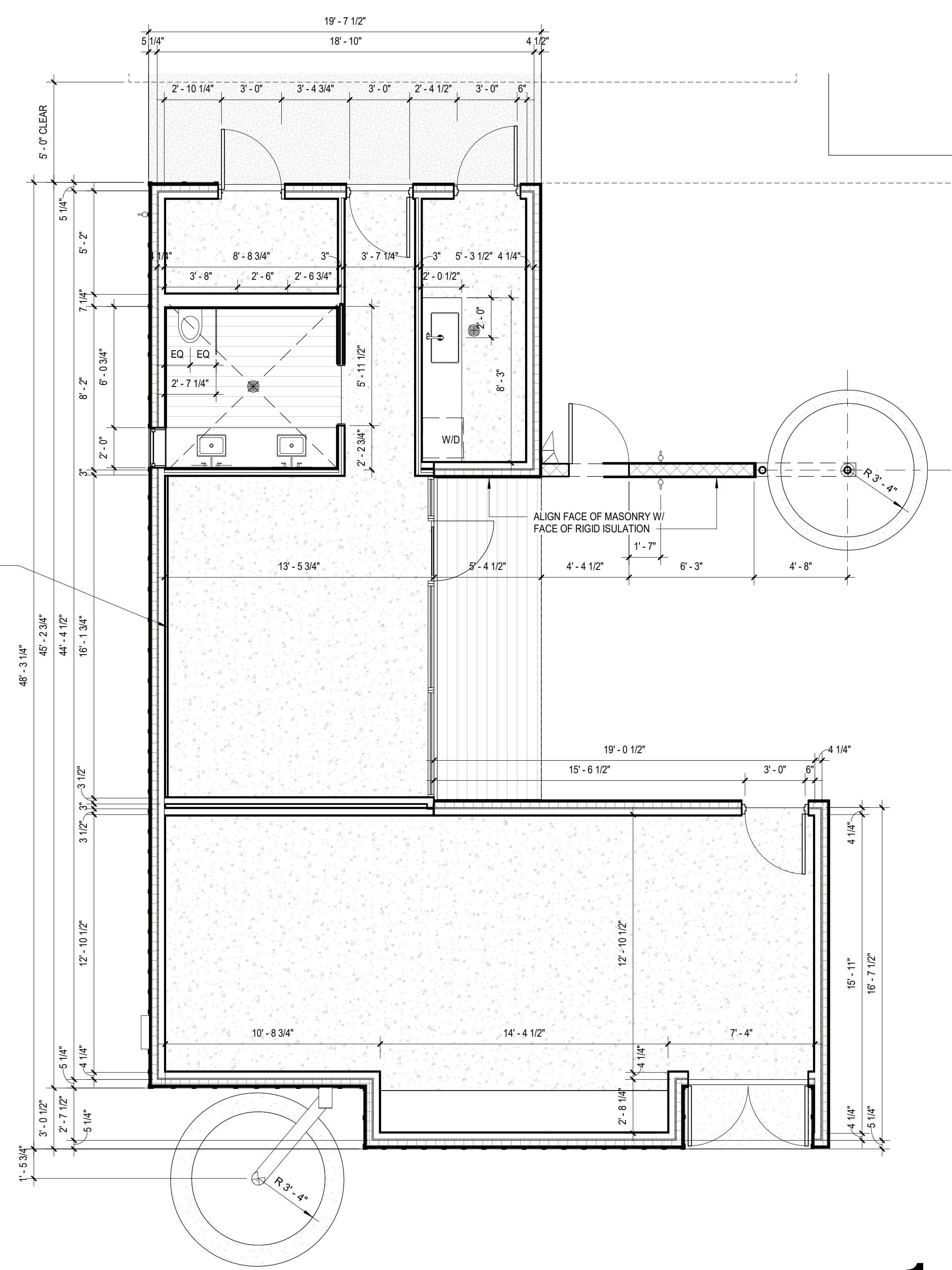
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ELECTRICAL LEGEND

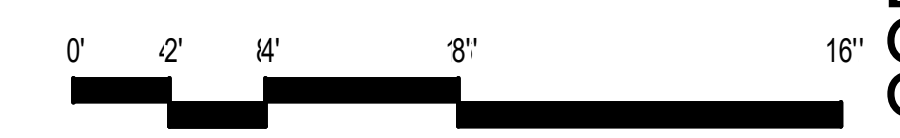
- HEIGHT ABOVE FFE TYP.
- 110V POWER RECEPTACLE
 - 110V GFCI RECEPTACLE
 - 240V RECEPTACLE
 - 110V GFCI RECEPTACLE IN WET PROTECTED EXTERIOR BOX



2
ELECTRICAL LAYOUT PLAN
 1/4" = 1'-0"



1
DIMENSIONED FLOOR PLAN
 1/4" = 1'-0"



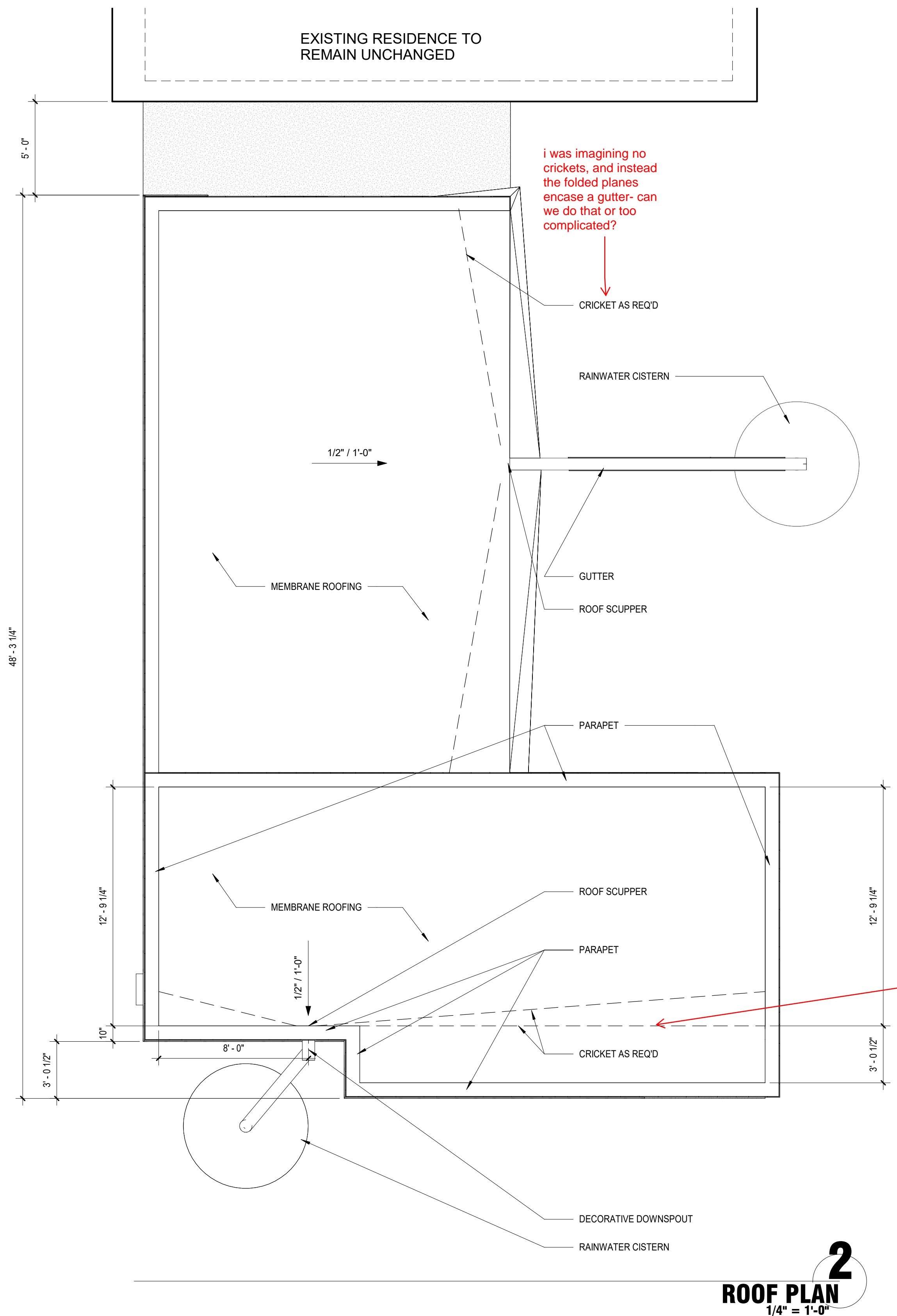
LAYOUT PLANS A2.2

1/4" = 1'-0"

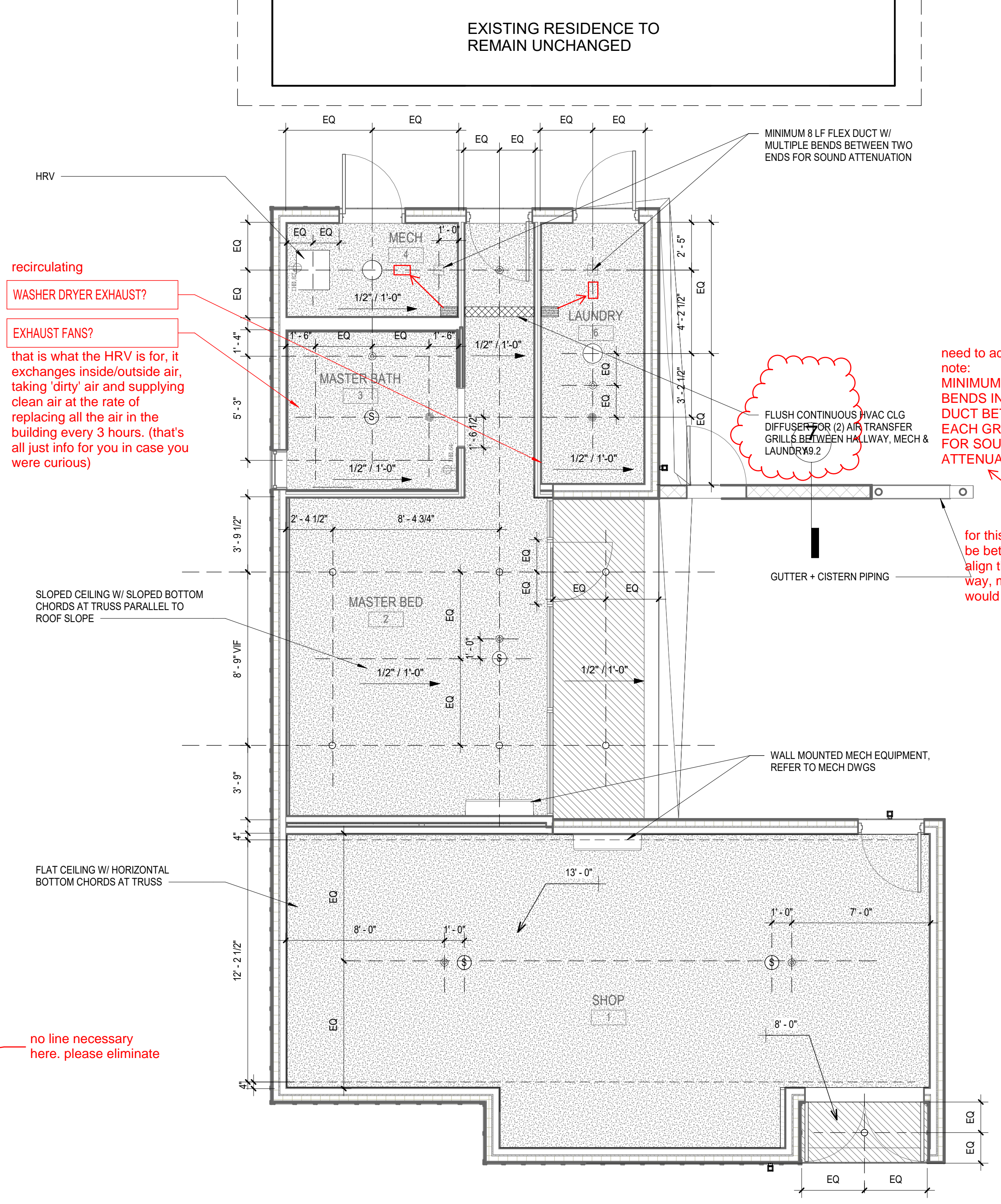
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SITE ADDRESS: 6835 E. ALMERIA RD SCOTTSDALE AZ 85257
DL HOUSE ADDITION

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2
ROOF PLAN
 1/4" = 1'-0"



1
REFLECTED CEILING PLAN
 1/4" = 1'-0"

recirculating
 WASHER DRYER EXHAUST?
 EXHAUST FANS?
 that is what the HRV is for, it exchanges inside/outside air, taking 'dirty' air and supplying clean air at the rate of replacing all the air in the building every 3 hours. (that's all just info for you in case you were curious)

need to add to this note:
 MINIMUM (3) BENDS IN FLEX DUCT BETWEEN EACH GRILL SIDE FOR SOUND ATTENUATION
 for this reason it will be better to NOT align the grills in this way, more distance would be better.

no line necessary here. please eliminate

POWER AND LIGHTING NOTES

- ALL RECEPTACLES WITHIN OF THE SINK TO BE GFCI LABELED AND PROTECTED
- AT AIR HANDLER UNIT, PROVIDE DISCONNECT RATING 200/230V, PROVIDE W/ DISCONNECT SWITCH WITH FRMR FUSES SIZED PER MANUFACTURER, COORDINATE AMPERAGE WITH MECHANICAL CONTRACTOR
- IN AREAS SPECIFIED IN SECTION E3901.1, 125-VOLT, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES. (E4002.14)
- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (E3902.12)
- NO LESS THAN 90% OF ALL LIGHTING TO HAVE HIGH EFFICACY LAMPS PER (N1104.1)

RCP SHEET NOTES

- REFER TO SHEET G0.3 FOR ARCHITECTURAL DRAWING SYMBOLS AND ABBREVIATIONS USED ON THIS DRAWING
- VERTICAL ELEVATIONS PROVIDED ON THIS PLAN ARE SHOWN RELATIVE TO FINISH FLOOR DESIGN REFERENCE ELEVATION UNLESS OTHERWISE NOTED
- REFERENCE A2.1 FOR PARTITION TYPES
- REFER TO AND COORDINATE WITH PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE HARDWIRED INTERCONNECTED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED IN IRC R313 AND R315
- ALL RECESSED LIGHTING TO BE SEALED IN THE BUILDING ENVELOPE PER N1102.4.5

RCP LEGEND

- GYP BOARD, PAINTED
- EXTERIOR CEILING SYSTEM TBD
- WALL MOUNTED LIGHT
- RECESSED CAN
- CEILING MOUNTED DOME LIGHT
- OCCUPANCY SENSOR
- CEILING SPEAKER
- LINEAR LED
- SUPPLY DIFFUSER



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RCP + ROOF PLANS A3.0

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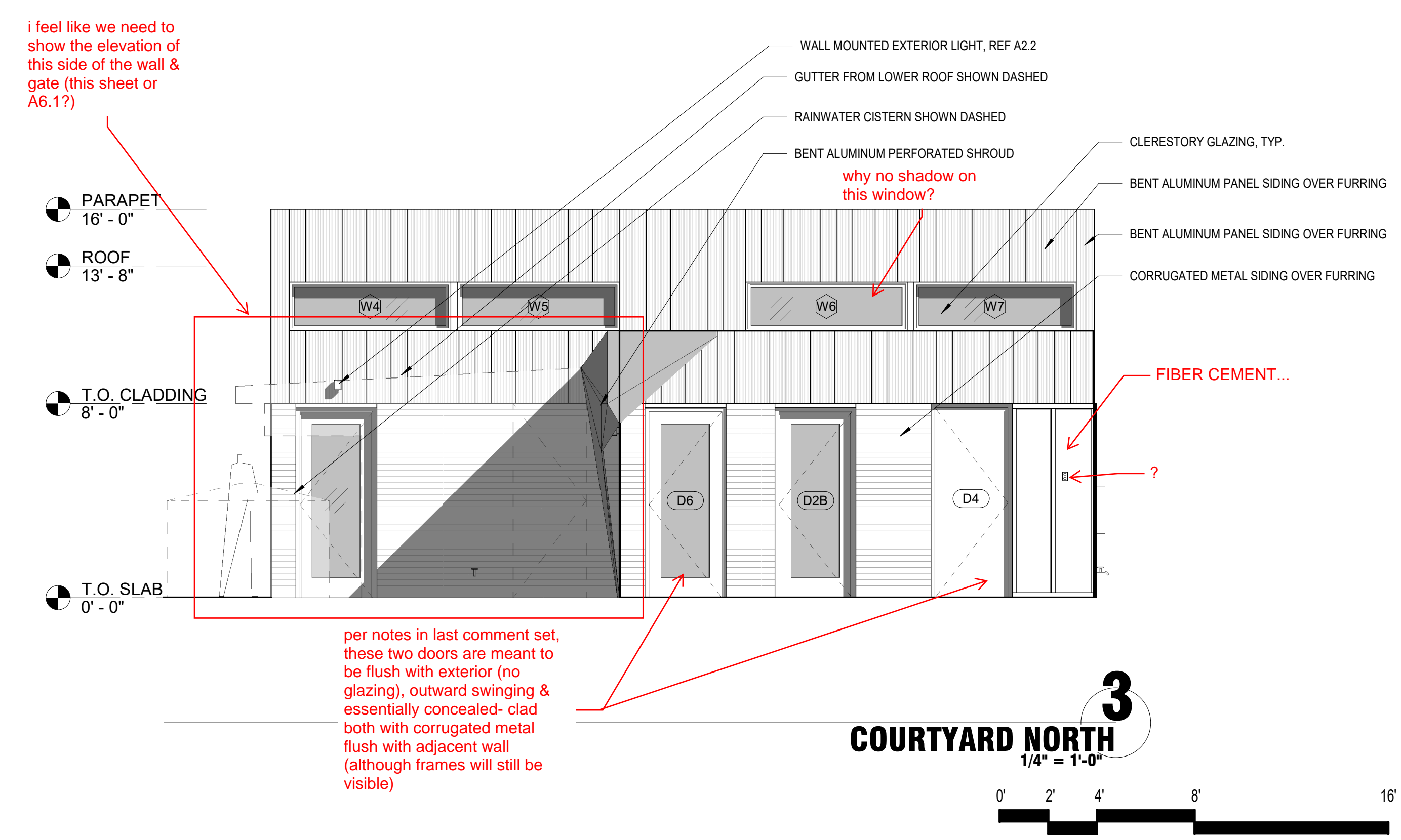
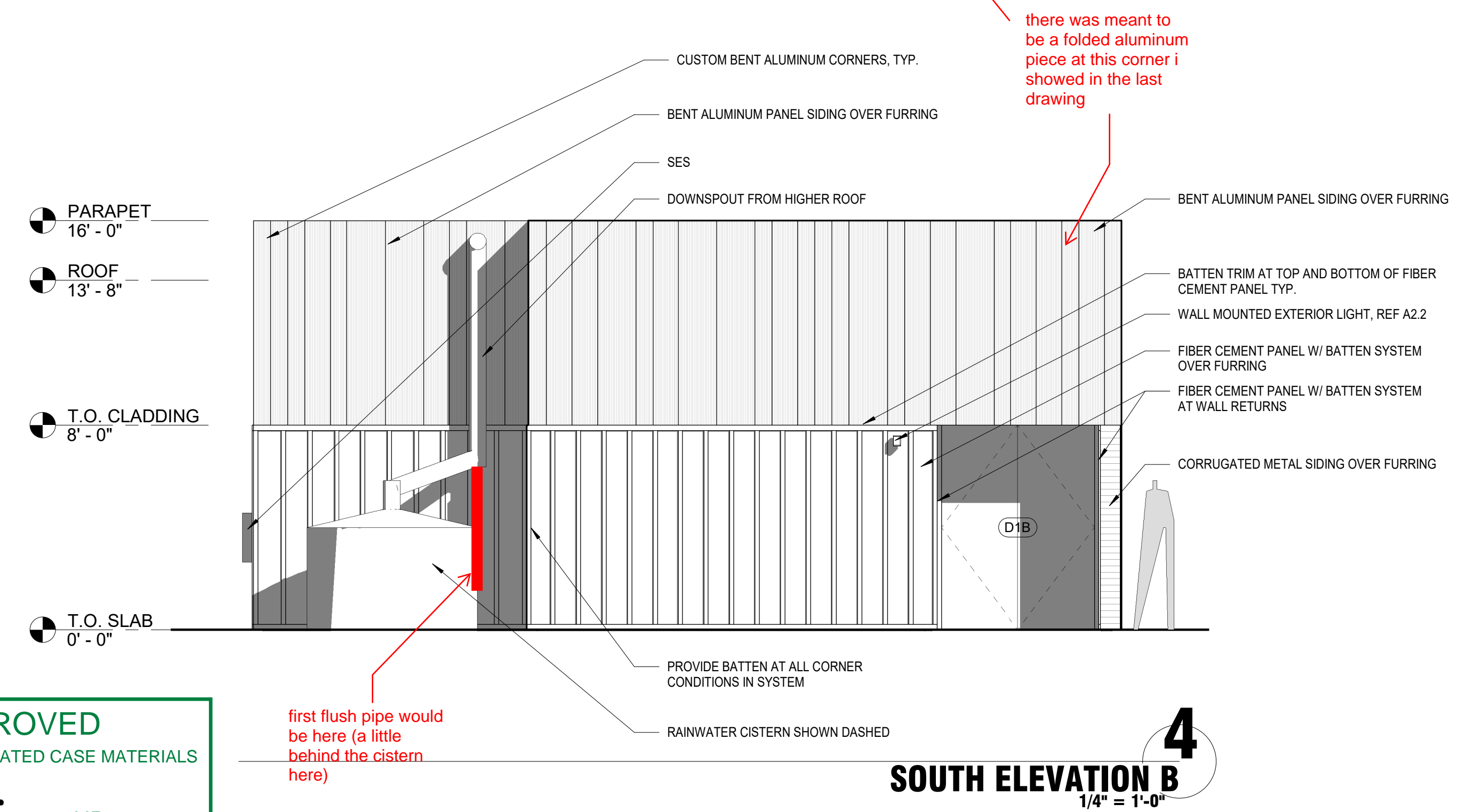
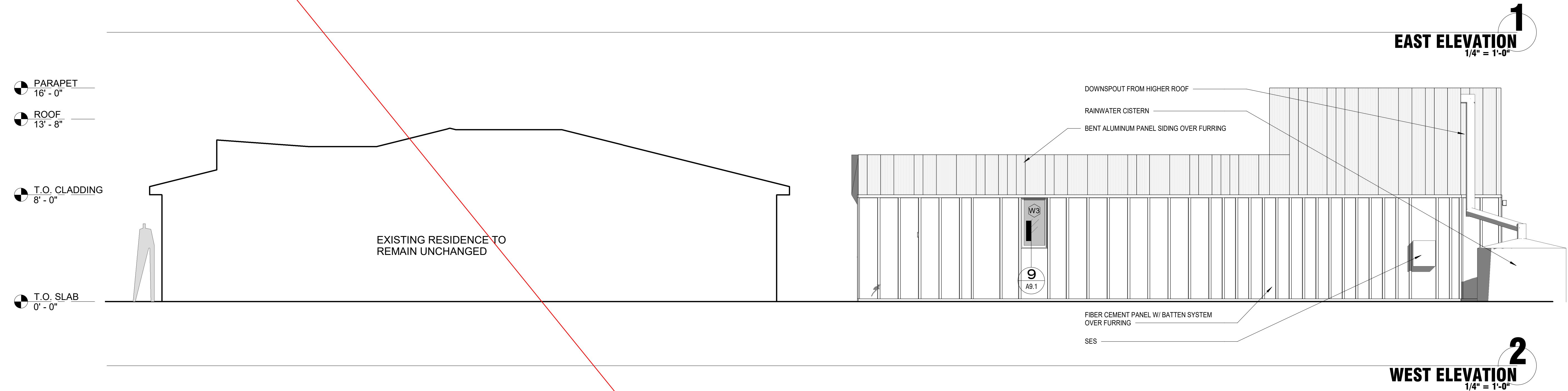
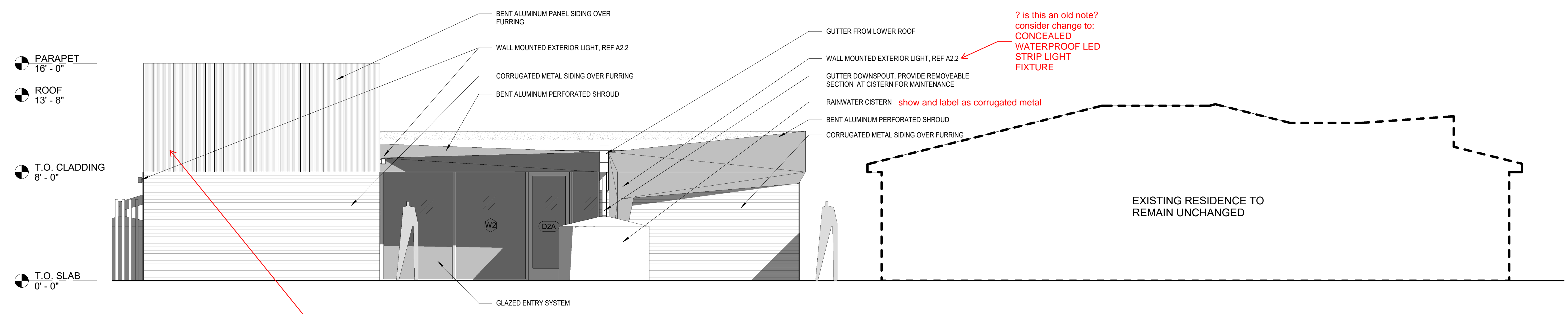
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CEDAR
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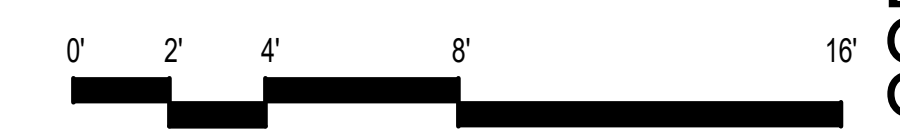
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APPROVED
 APPROVED / STIPULATED CASE MATERIALS


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 Case No.
 March 19, 2021
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SEE STIPULATIONS



EXTERIOR ELEVATIONS A5.0
 1/4" = 1'-0"

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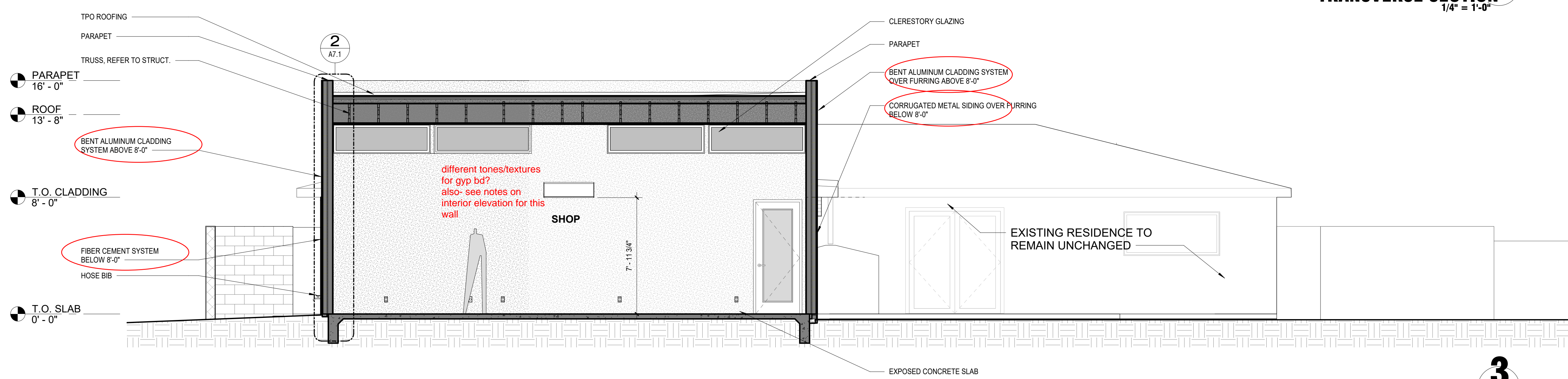
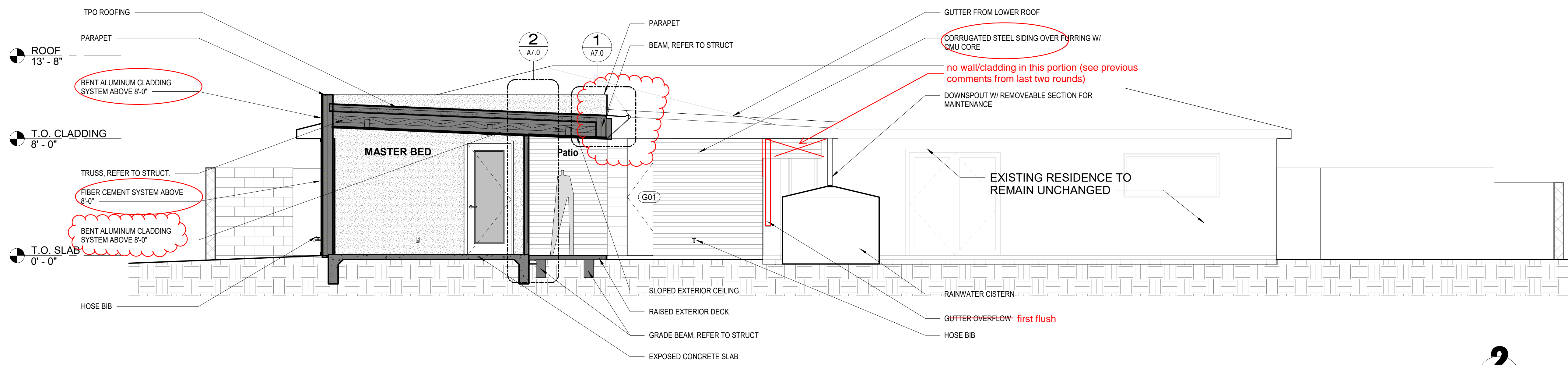
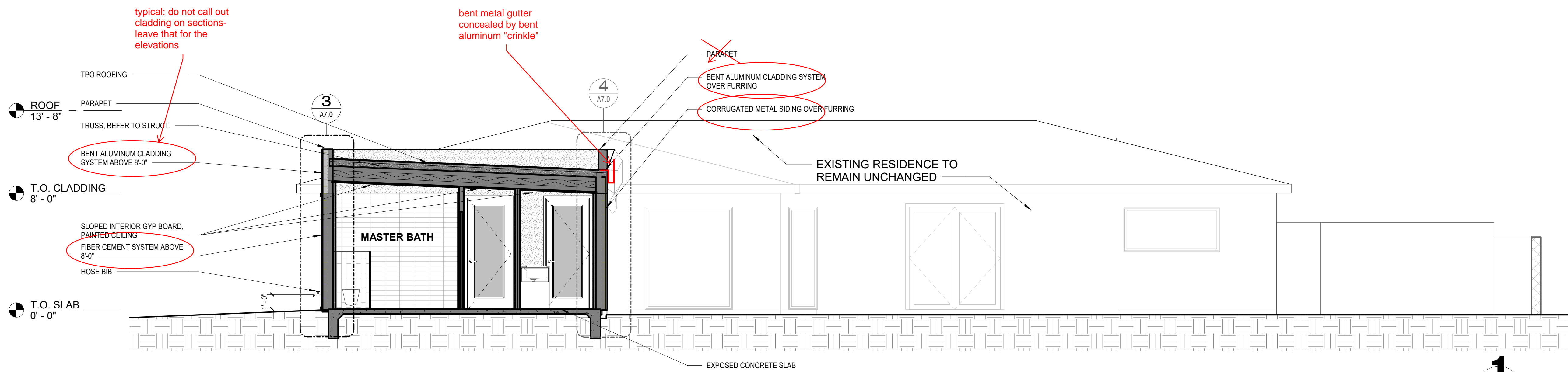
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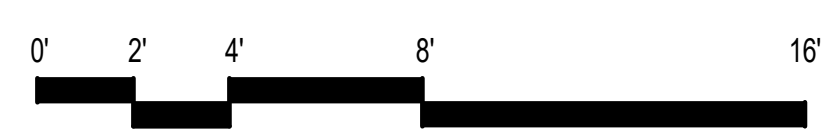
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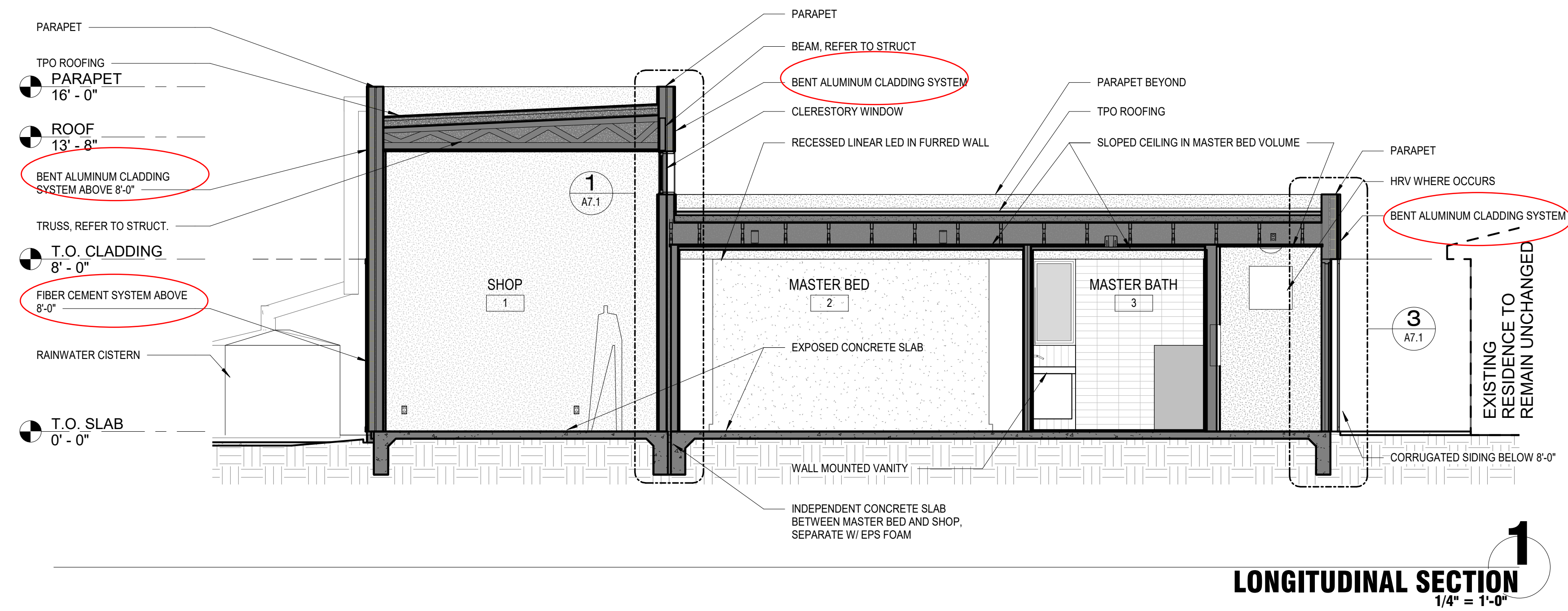
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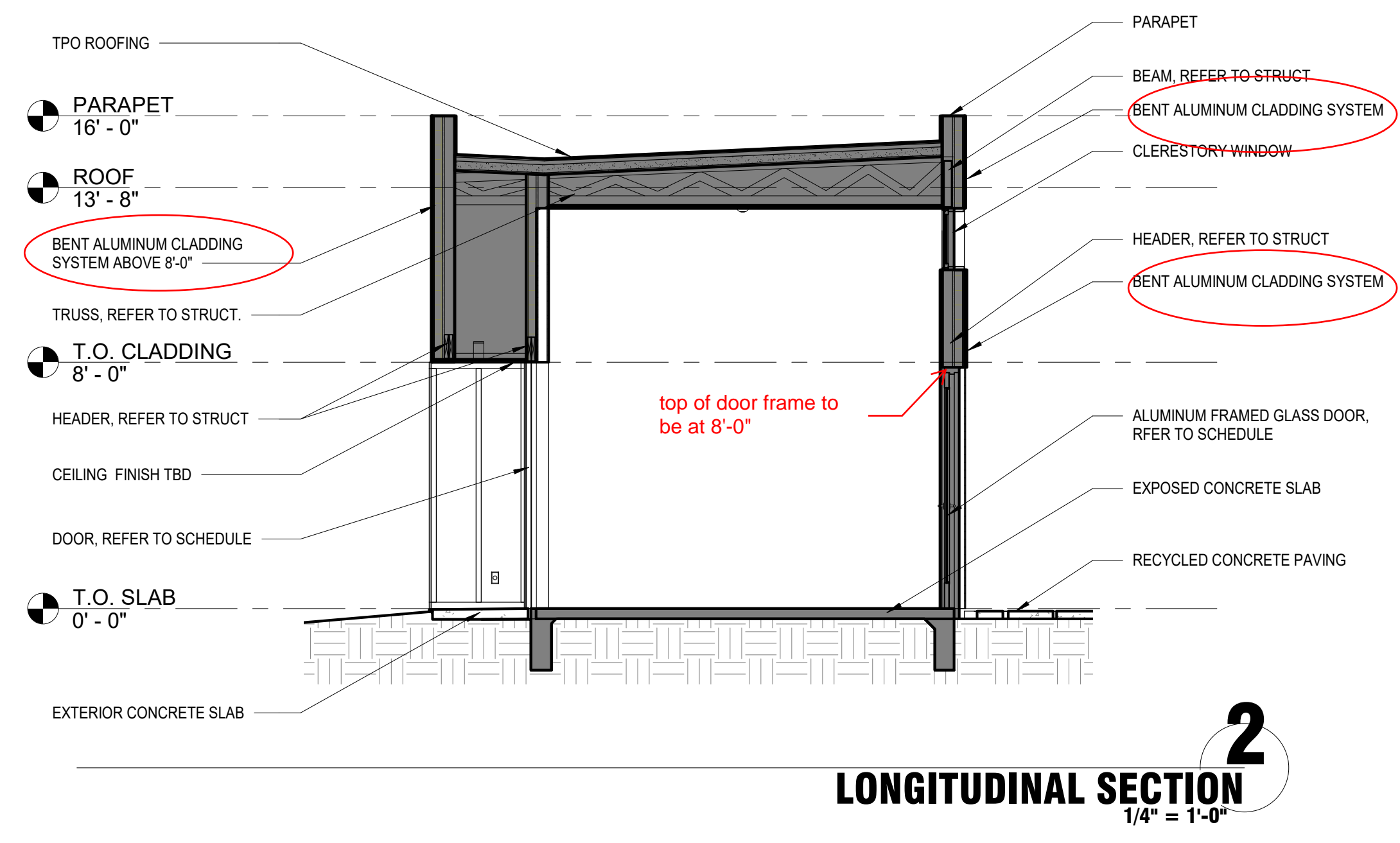
BUILDING SECTIONS A6.0
 1/4" = 1'-0"



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LONGITUDINAL SECTION 1
1/4" = 1'-0"



LONGITUDINAL SECTION 2
1/4" = 1'-0"

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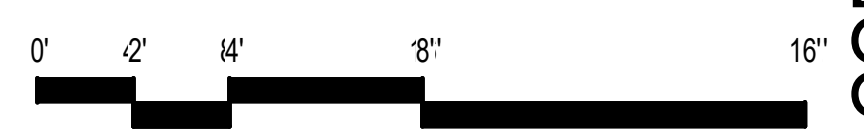
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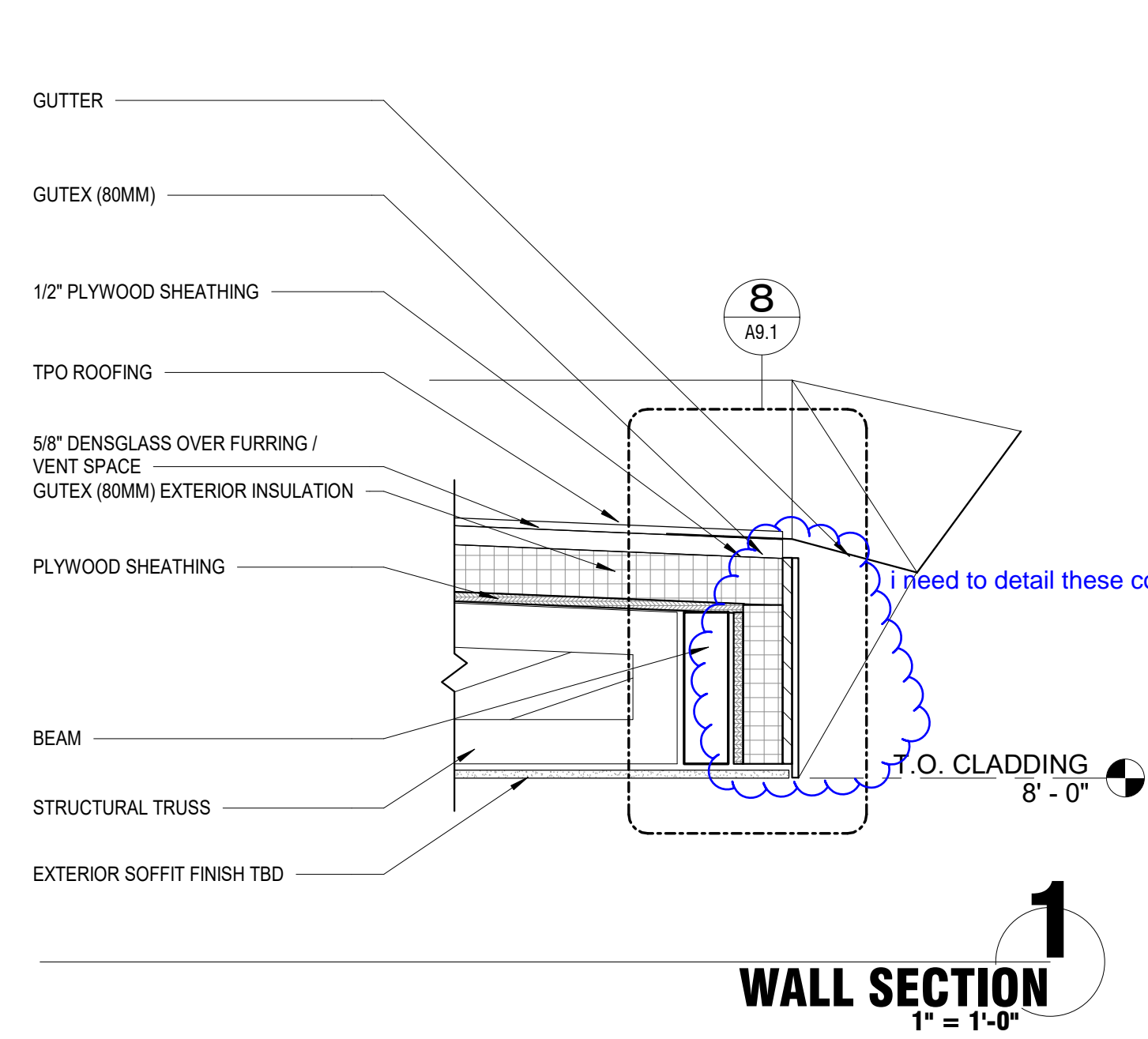
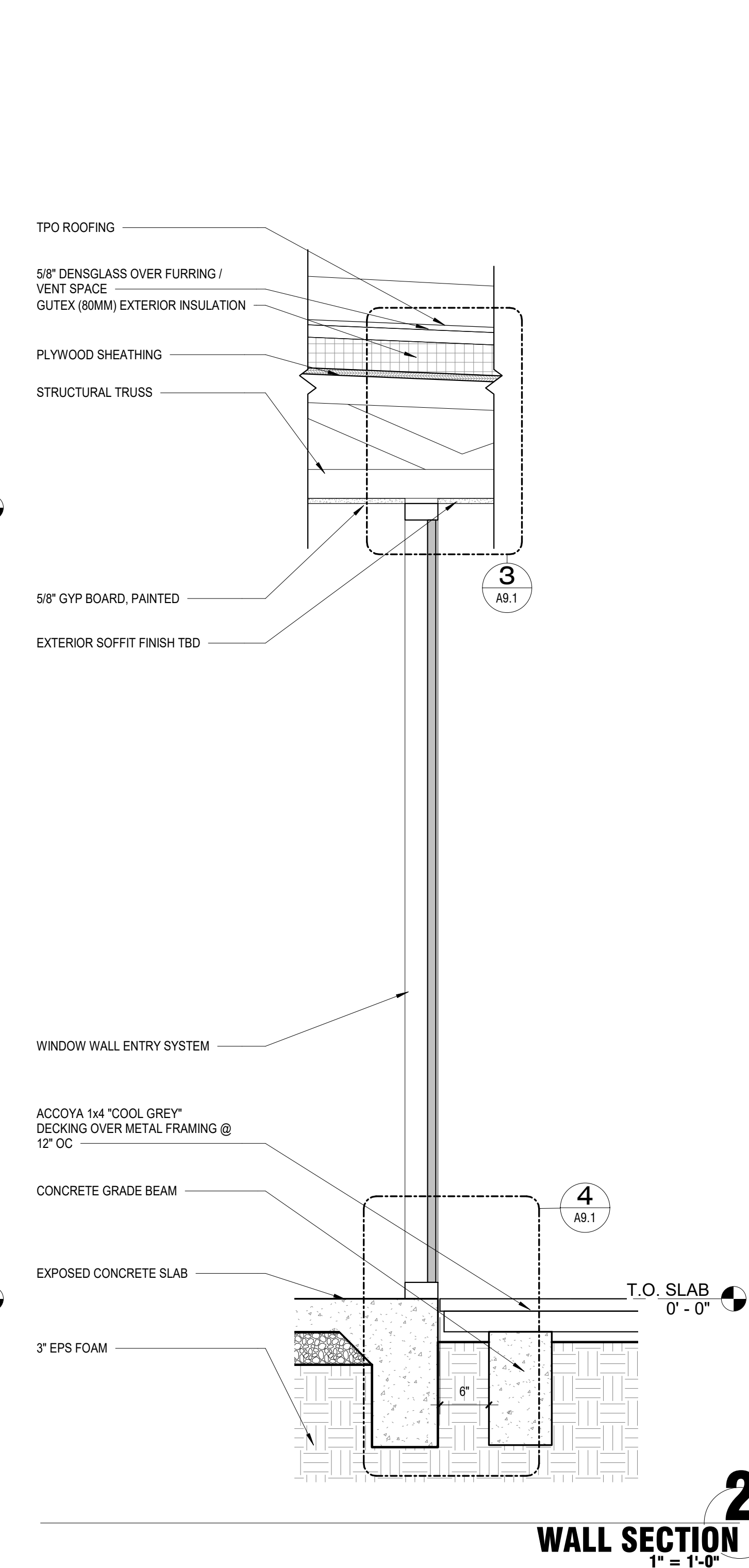
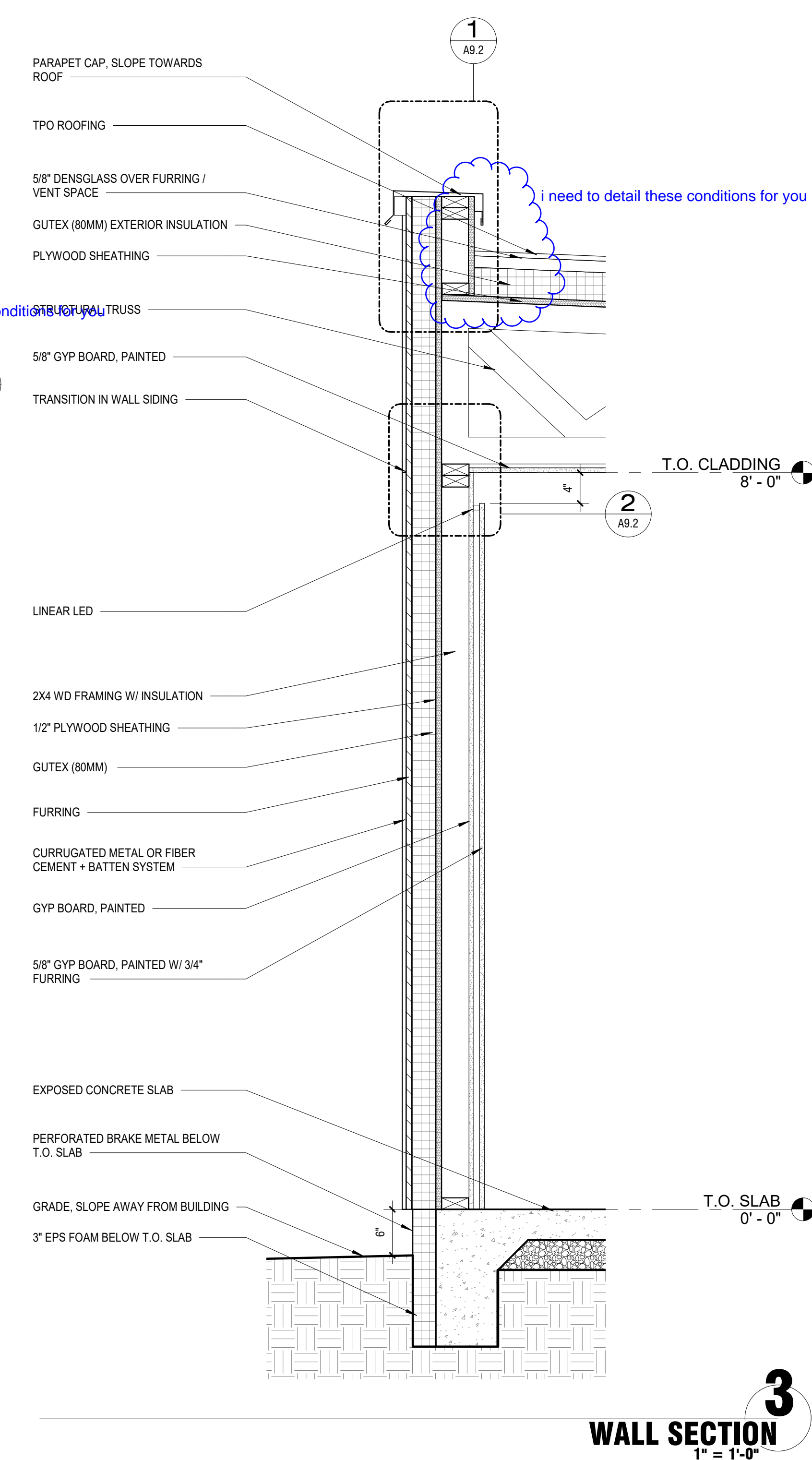
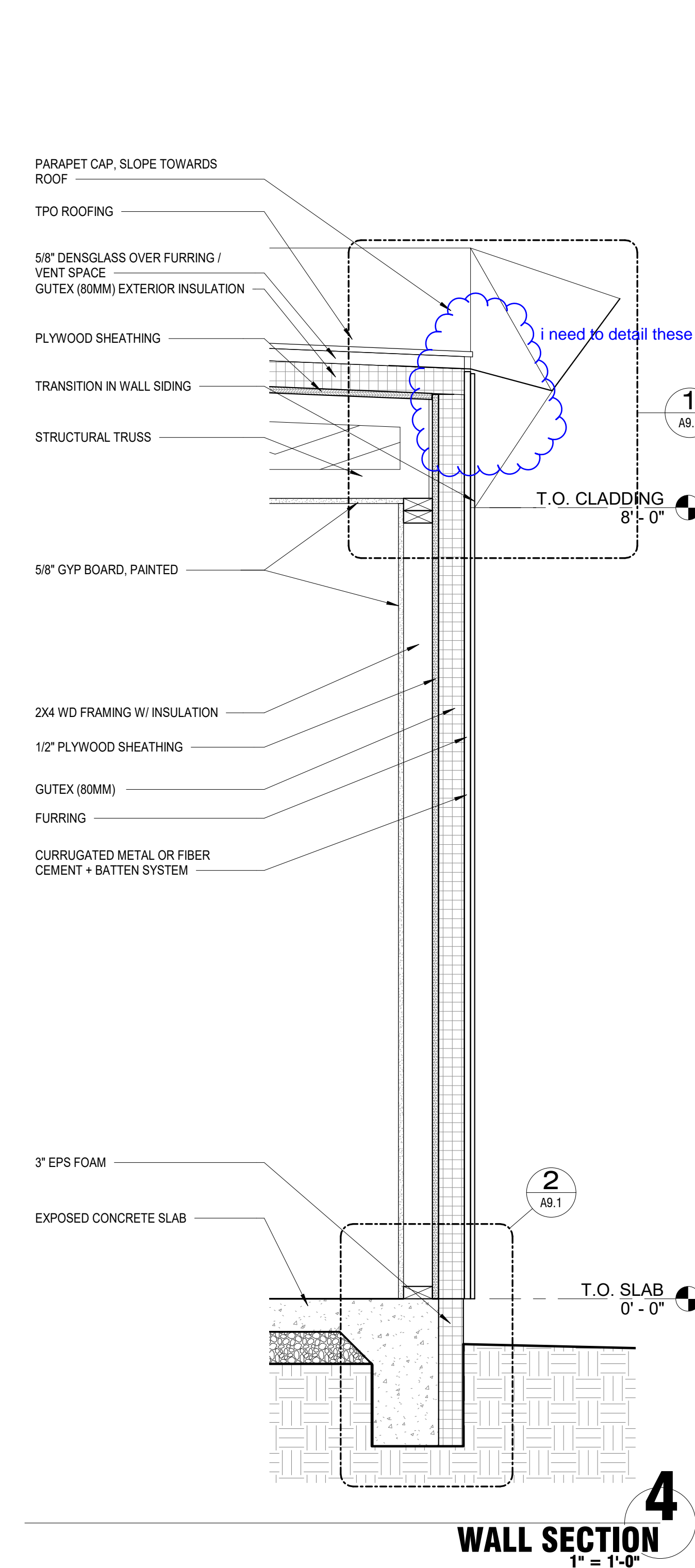
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BUILDING SECTIONS A6.1
 1/4" = 1'-0"

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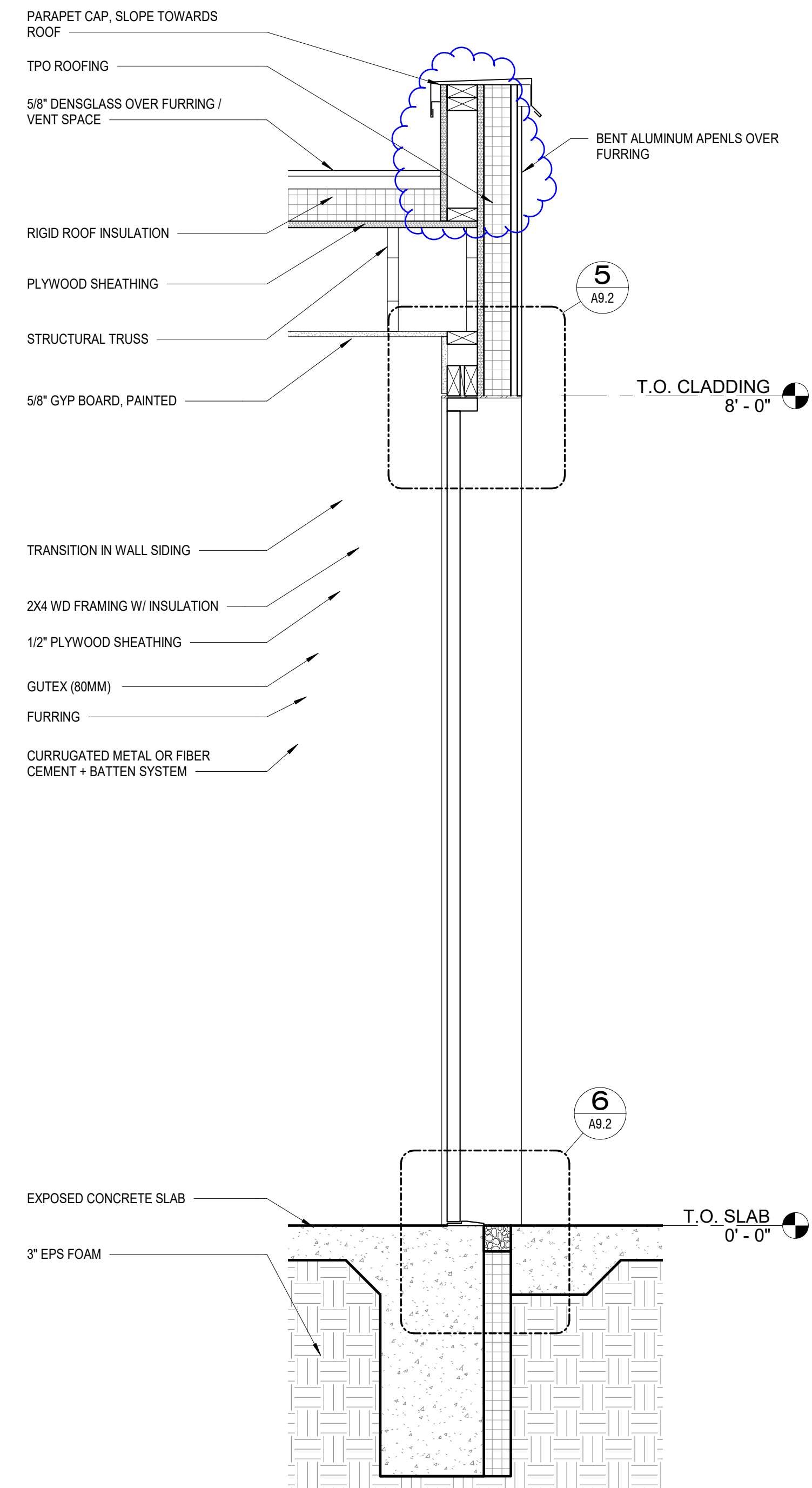
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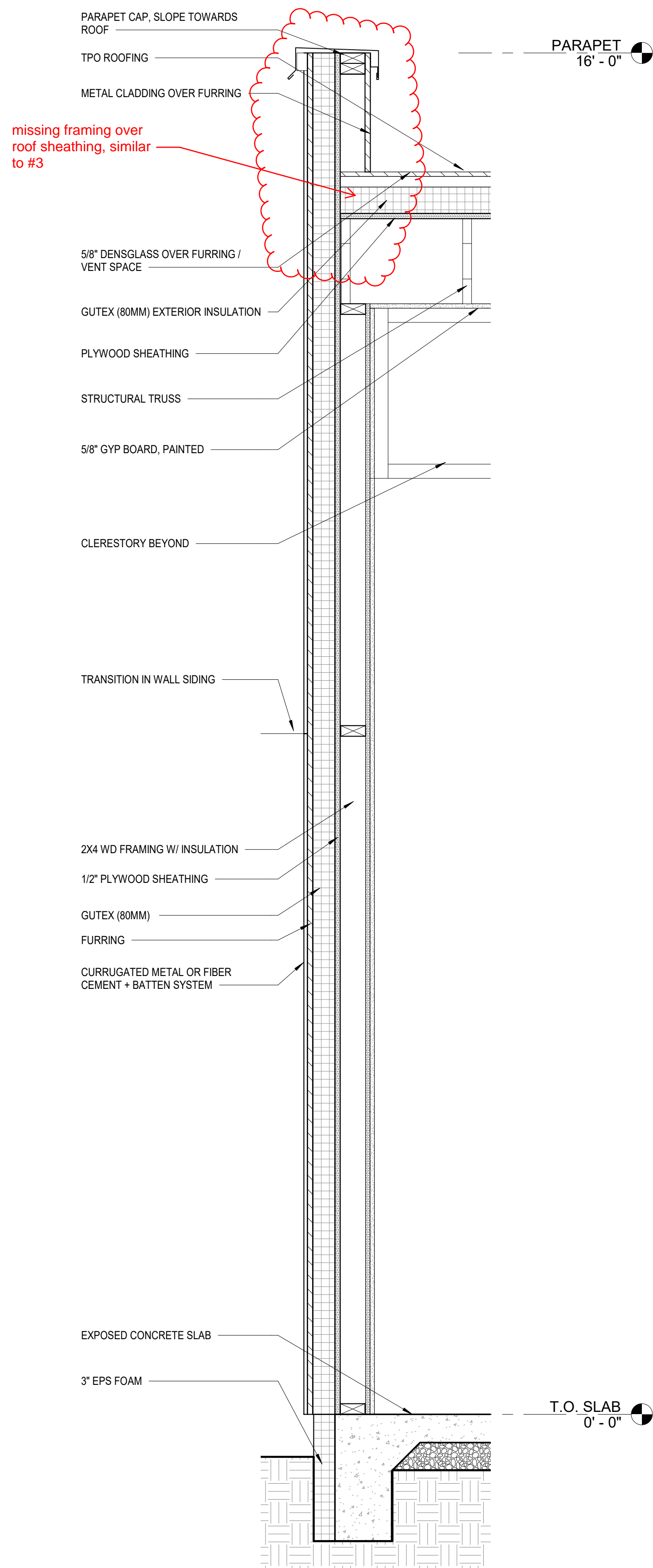
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WALL SECTIONS A7.0
 1" = 1'-0"

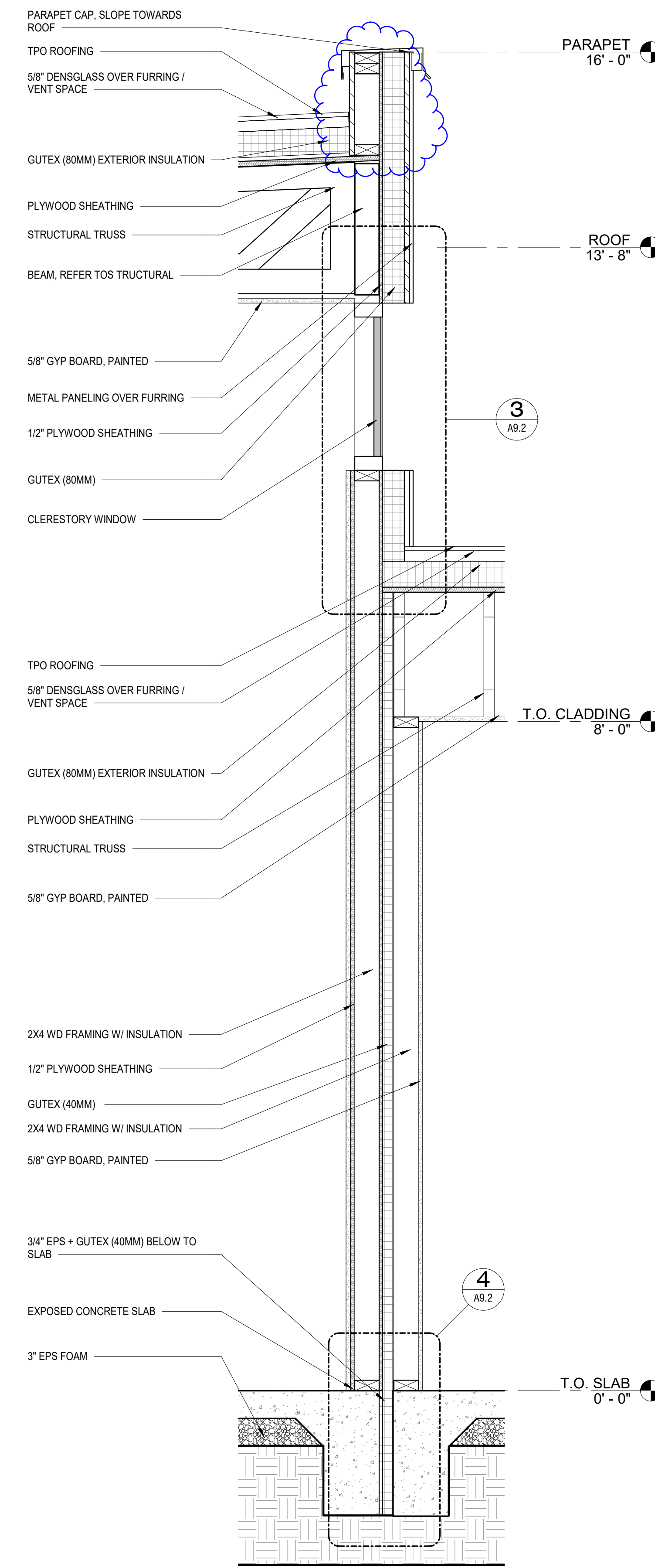
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3
WALL SECTION
1" = 1'-0"



2
WALL SECTION
1" = 1'-0"



1
WALL SECTION
1" = 1'-0"

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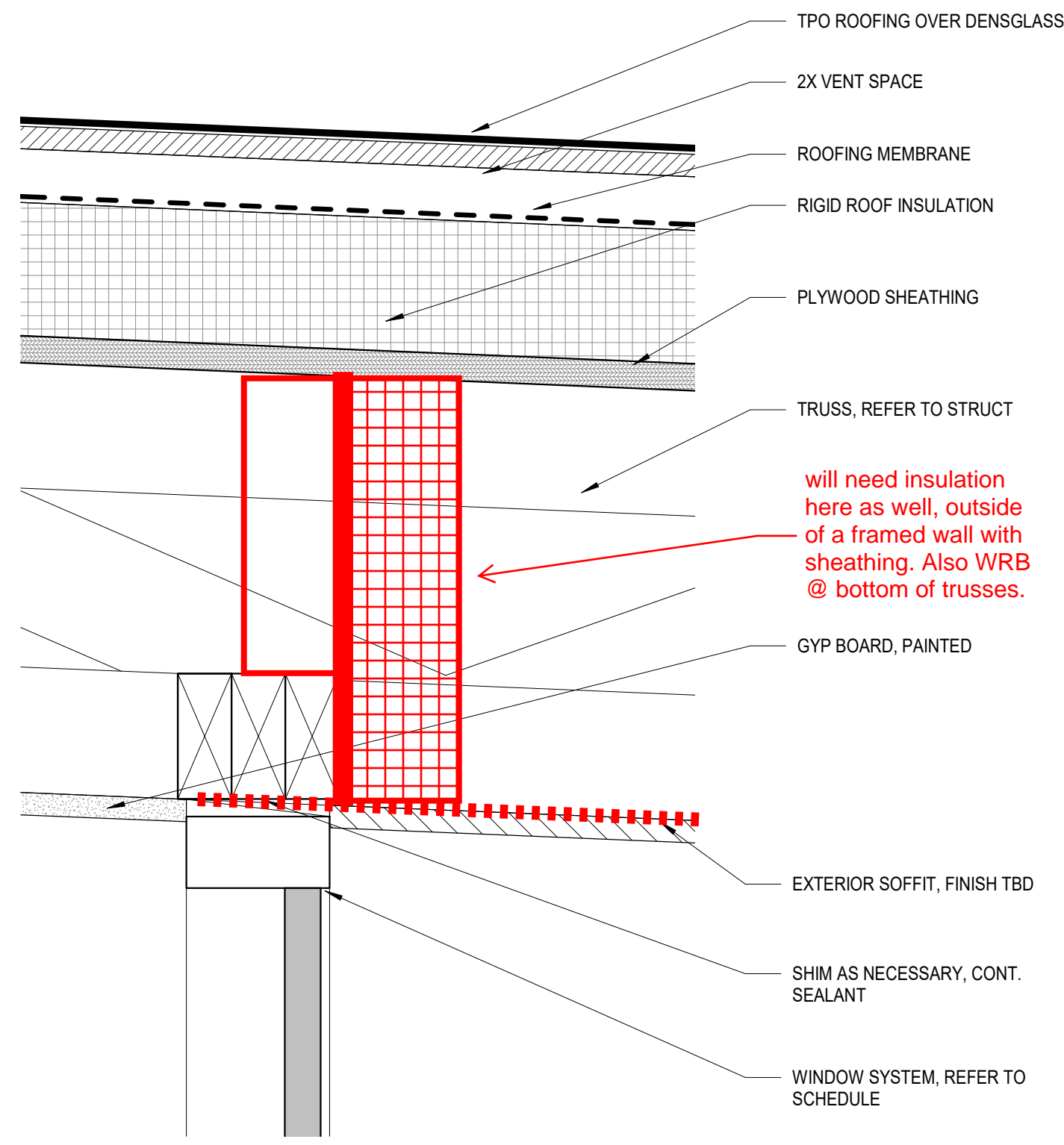
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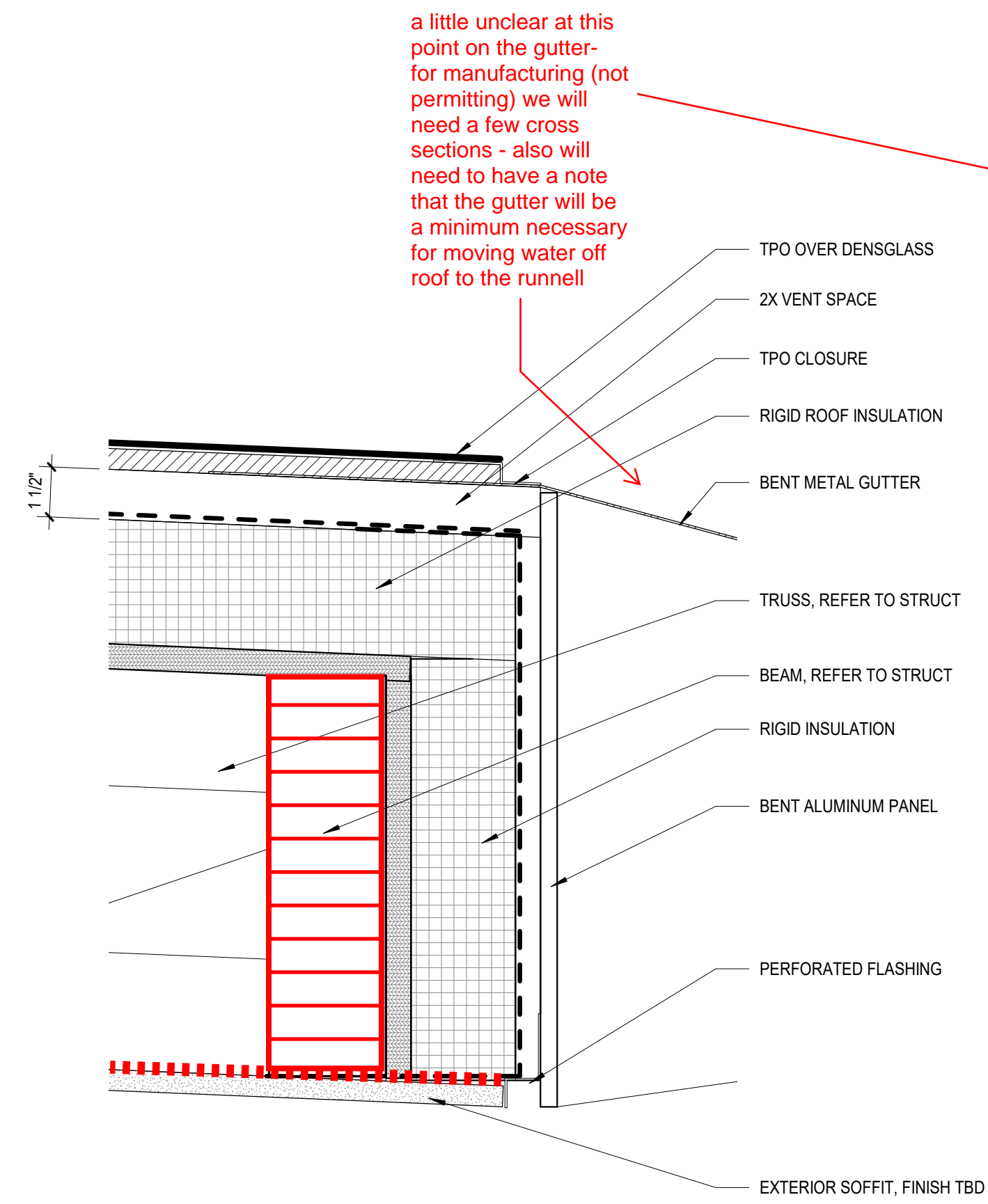
WALL SECTIONS A7.1
 1" = 1'-0"

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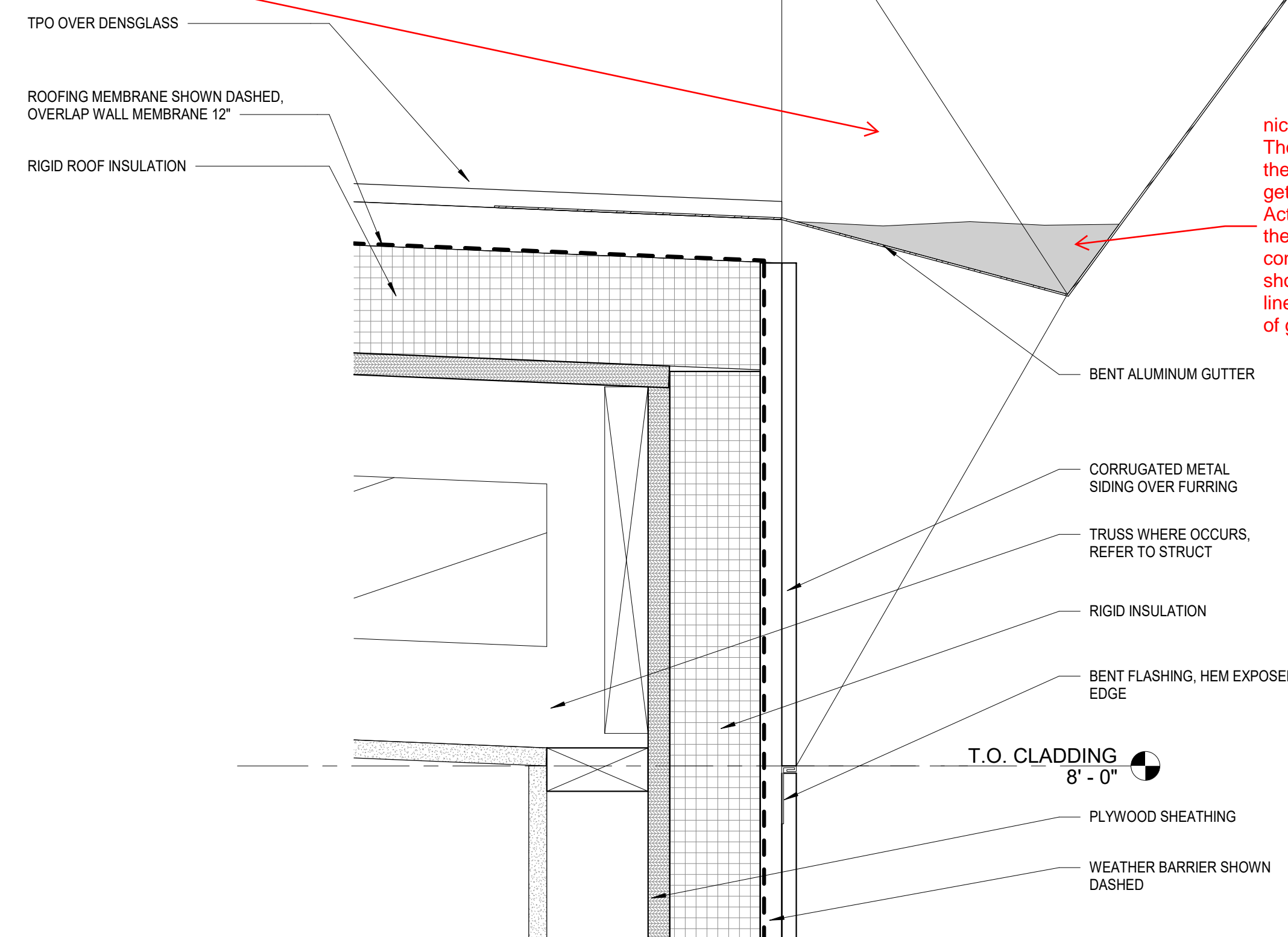


3
WINDOW WALL @ HEAD
 3" = 1'-0"

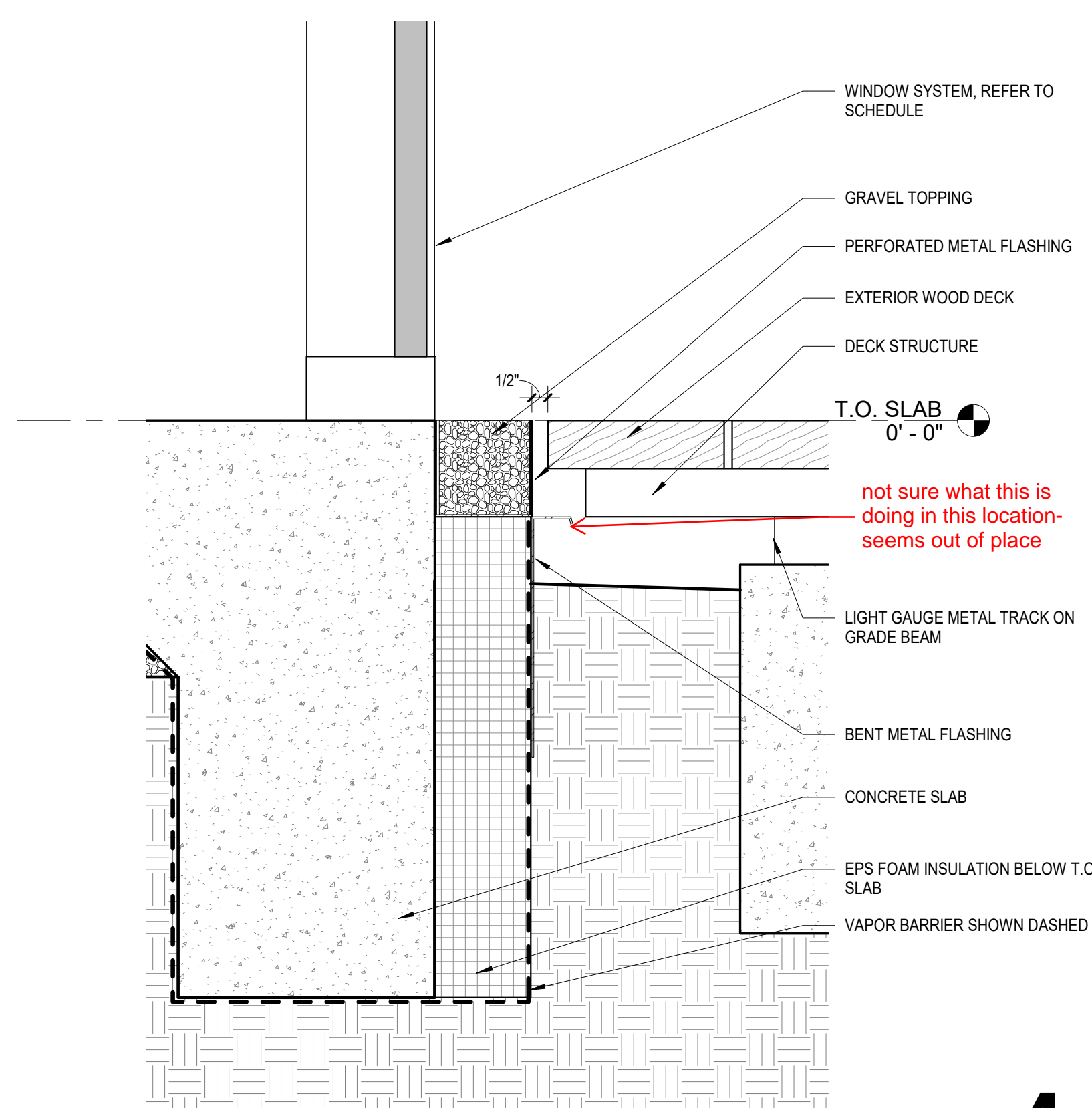
will need insulation here as well, outside of a framed wall with sheathing. Also WRB @ bottom of trusses.



8
OVERHANG AT GUTTER
 3" = 1'-0"

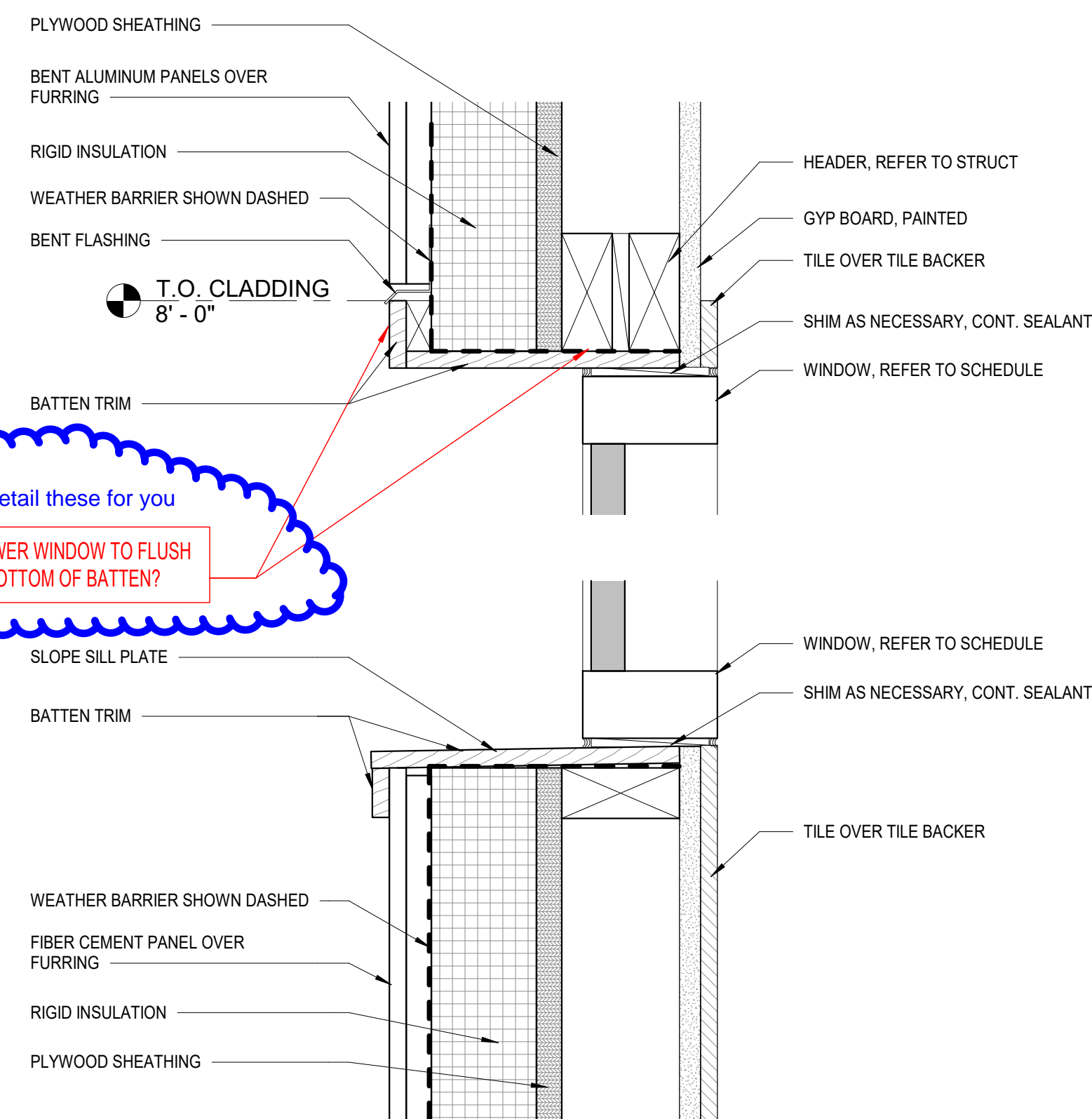


1
ROOF AT GUTTER
 3" = 1'-0"

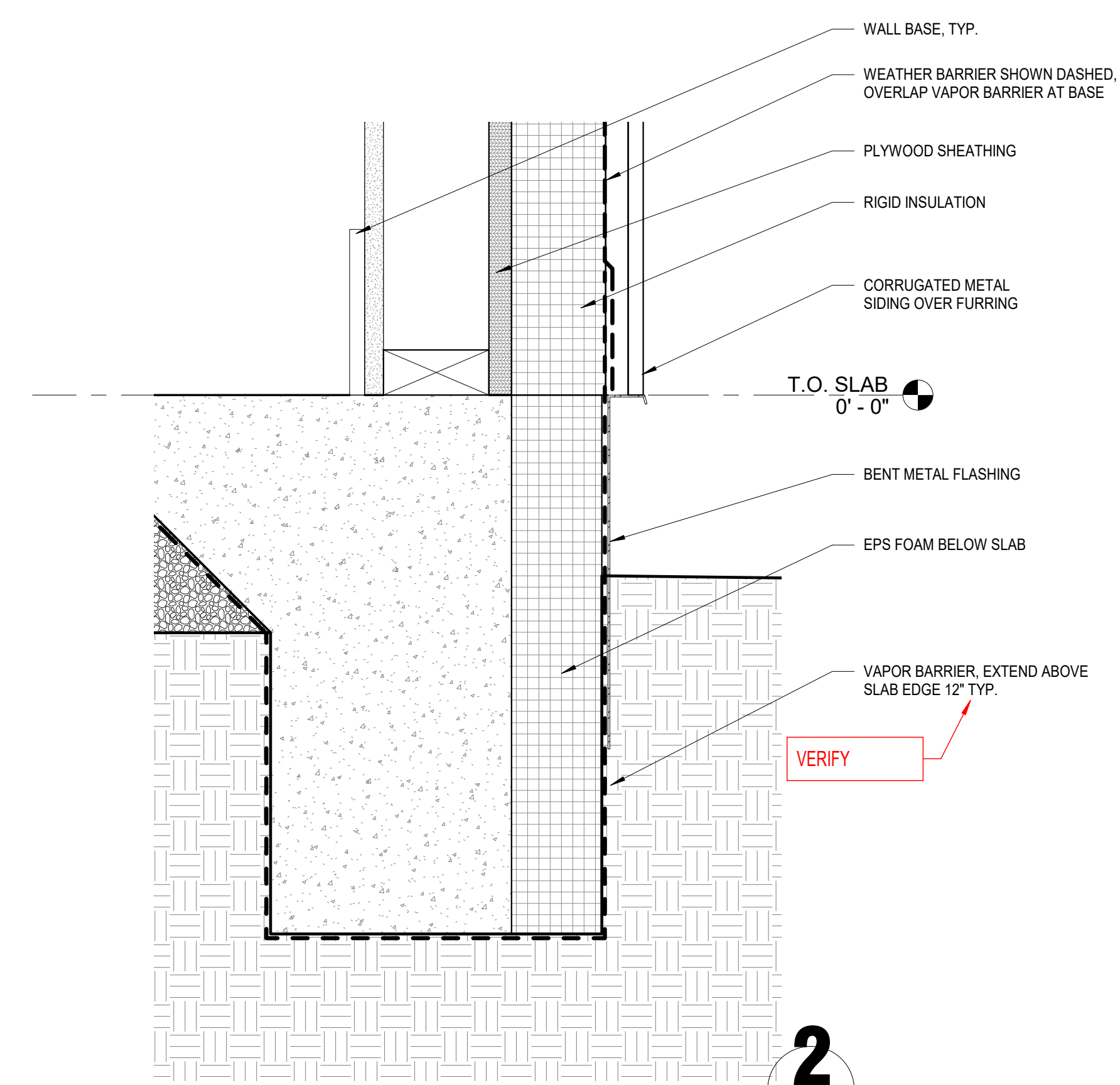


4
WINDOW WALL @ SILL
 3" = 1'-0"

not sure what this is doing in this location-seems out of place



9
BATH WINDOW @ HEAD AND SILL
 3" = 1'-0"



2
WALL AT BASE, TYP.
 3" = 1'-0"

VERIFY



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DETAILS A9.1

3" = 1'-0"

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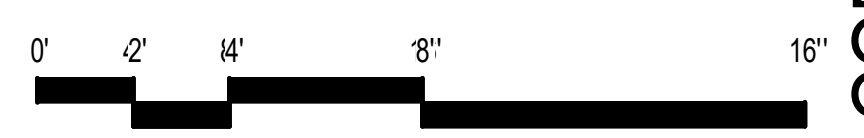
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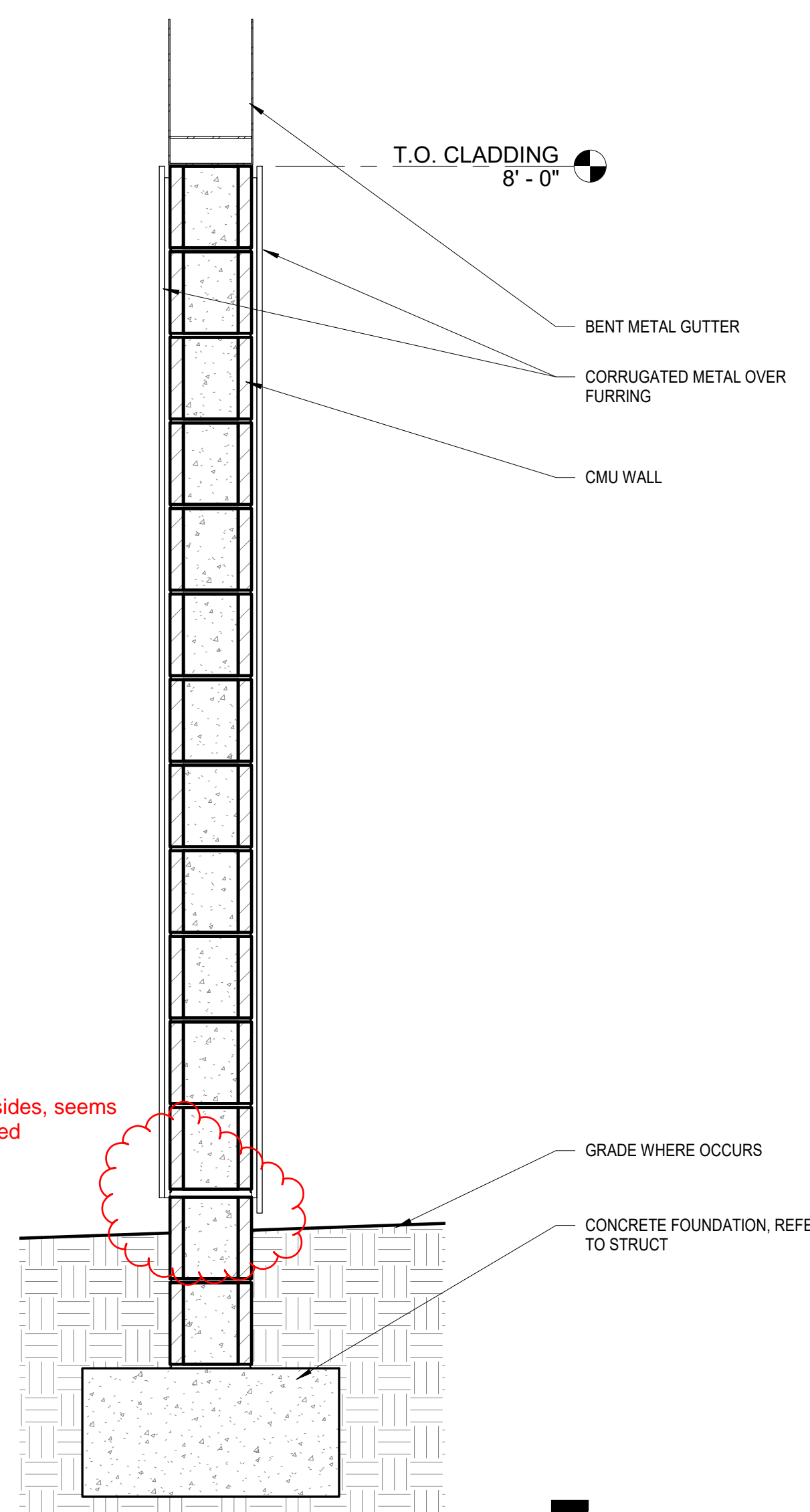
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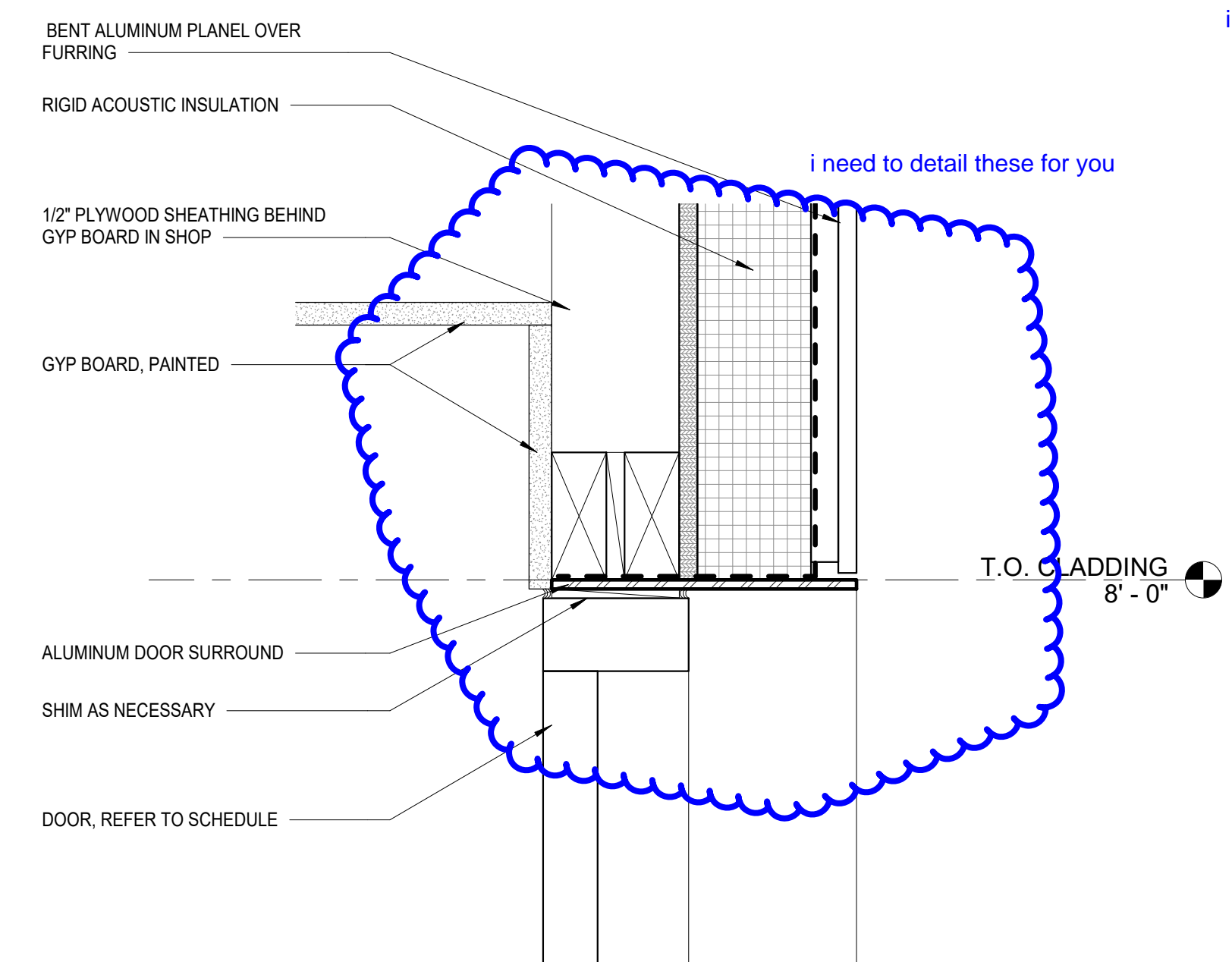
DETAILS A9.2

As indicated



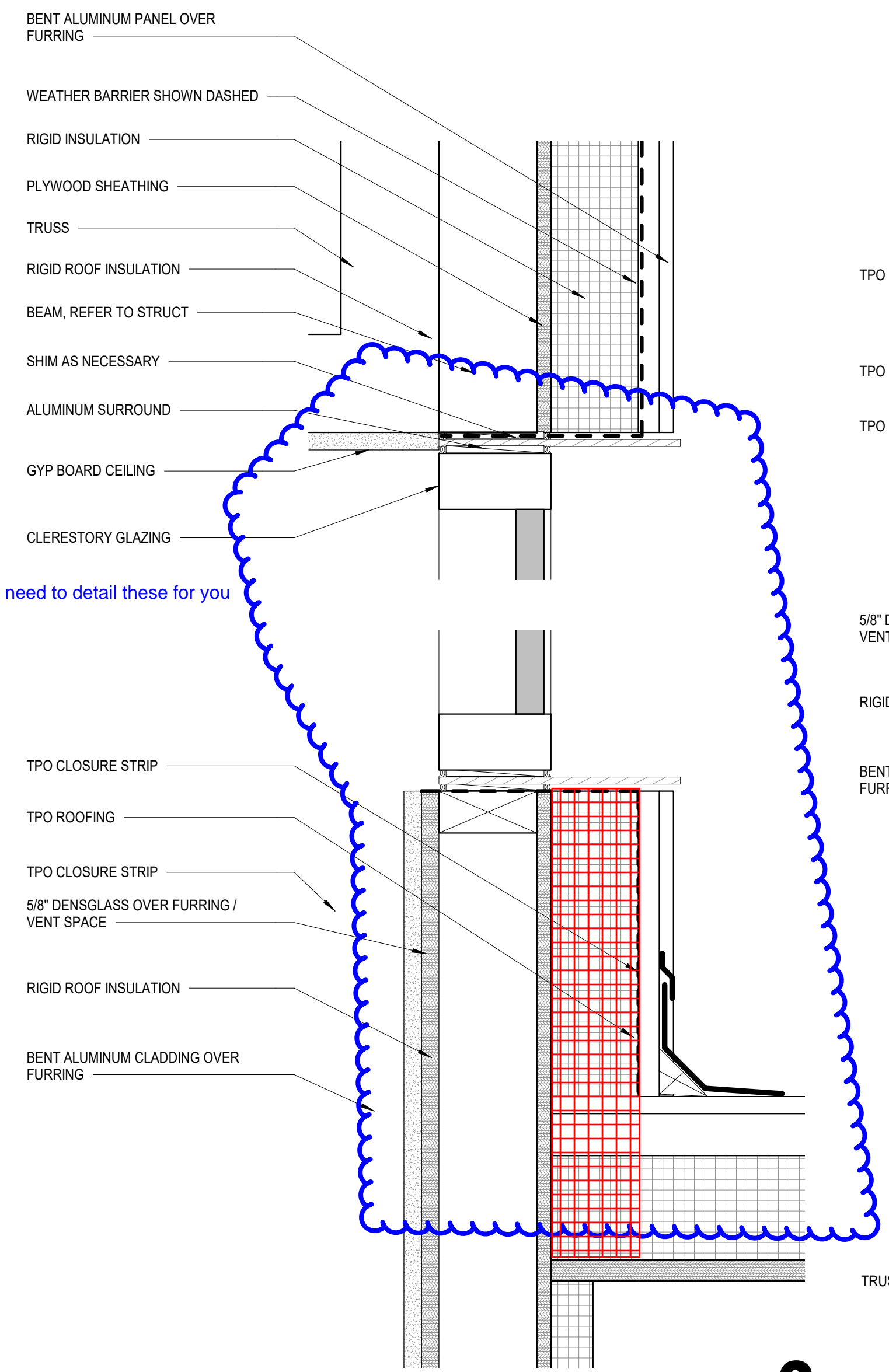
7 GUTTER FEATURE WALL
1" = 1'-0"

uneven sides, seems unresolved



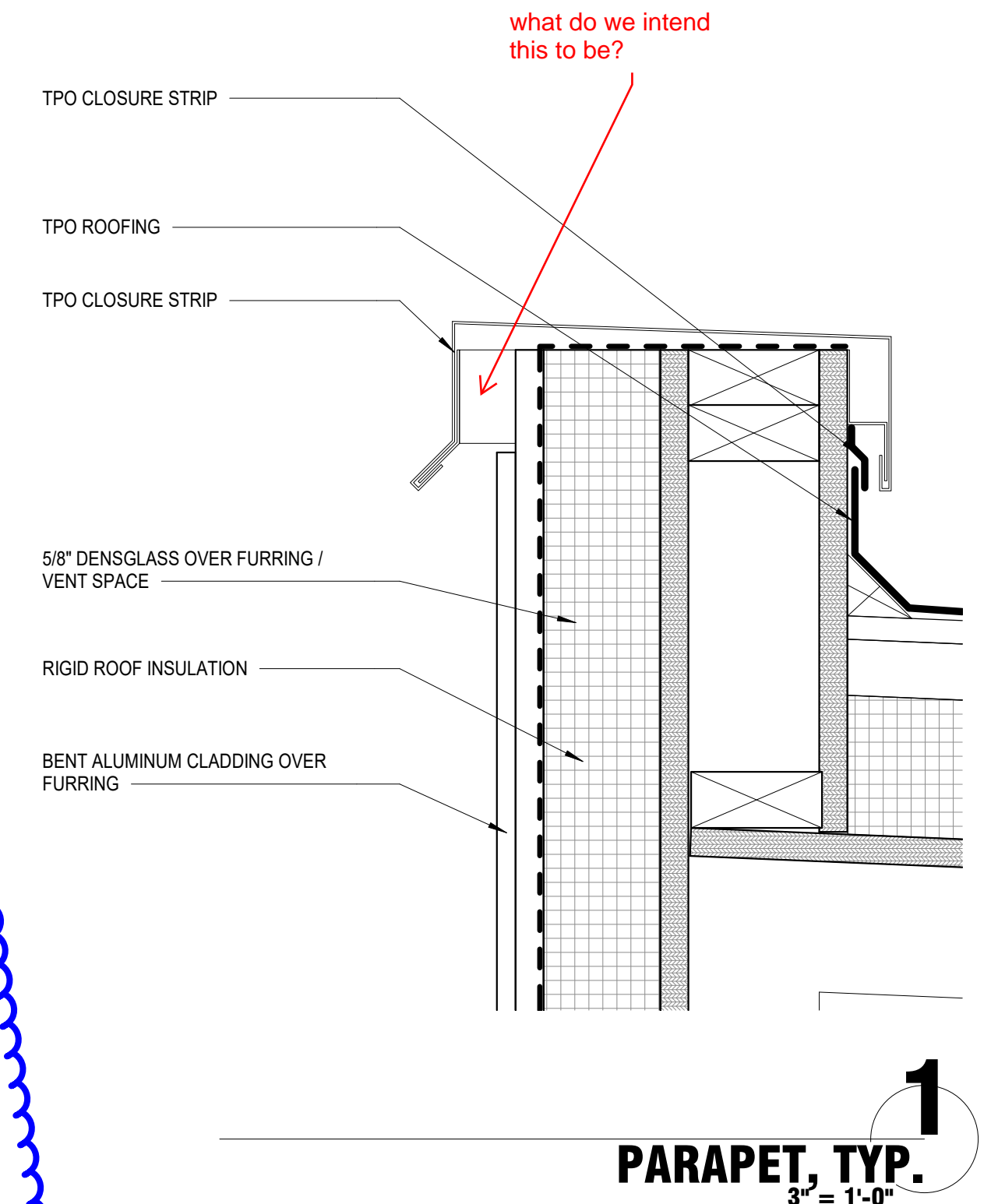
5 SWING DOOR AT HEAD
3" = 1'-0"

i need to detail these for you



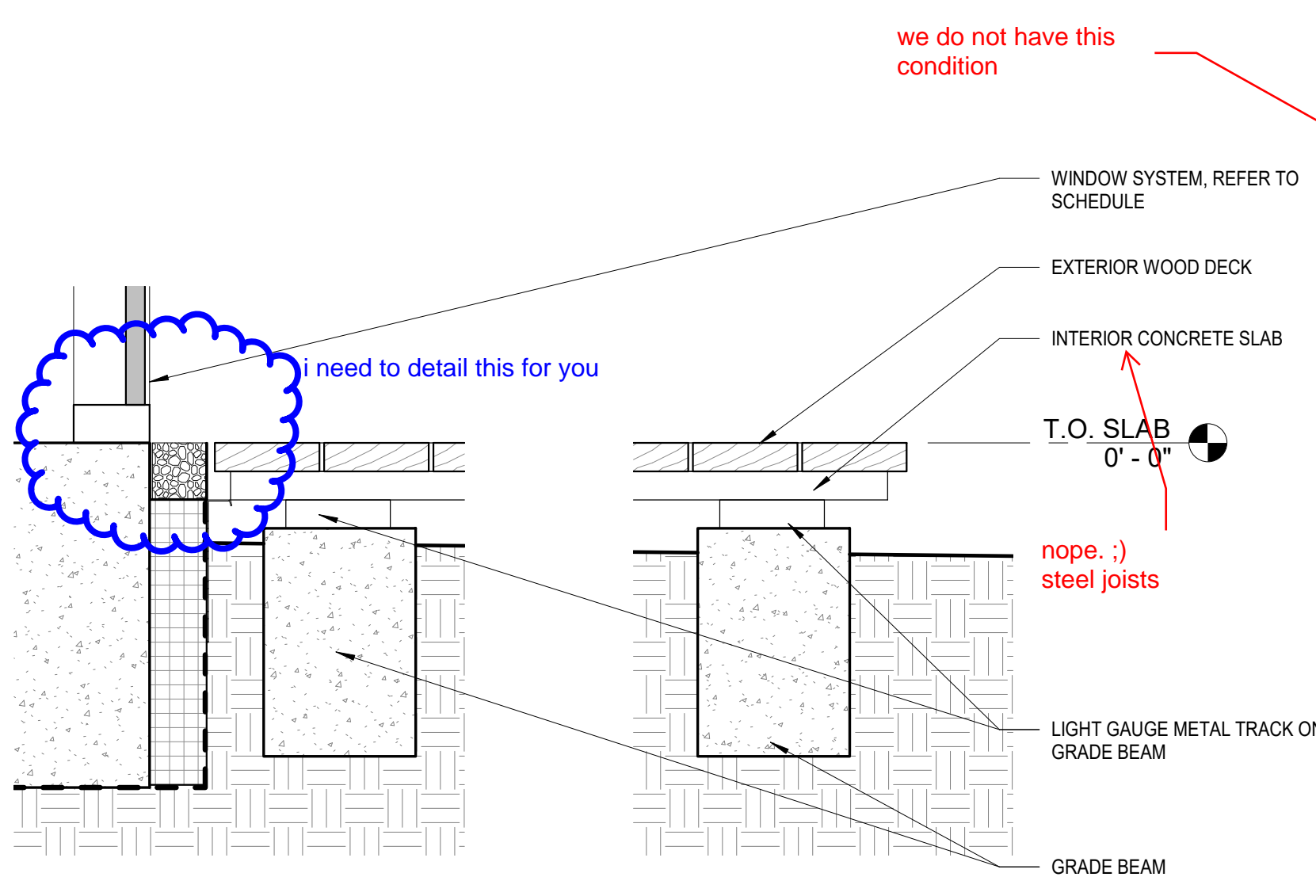
3 SHOP CLERESTORY
3" = 1'-0"

i need to detail these for you



1 PARAPET, TYP.
3" = 1'-0"

what do we intend this to be?

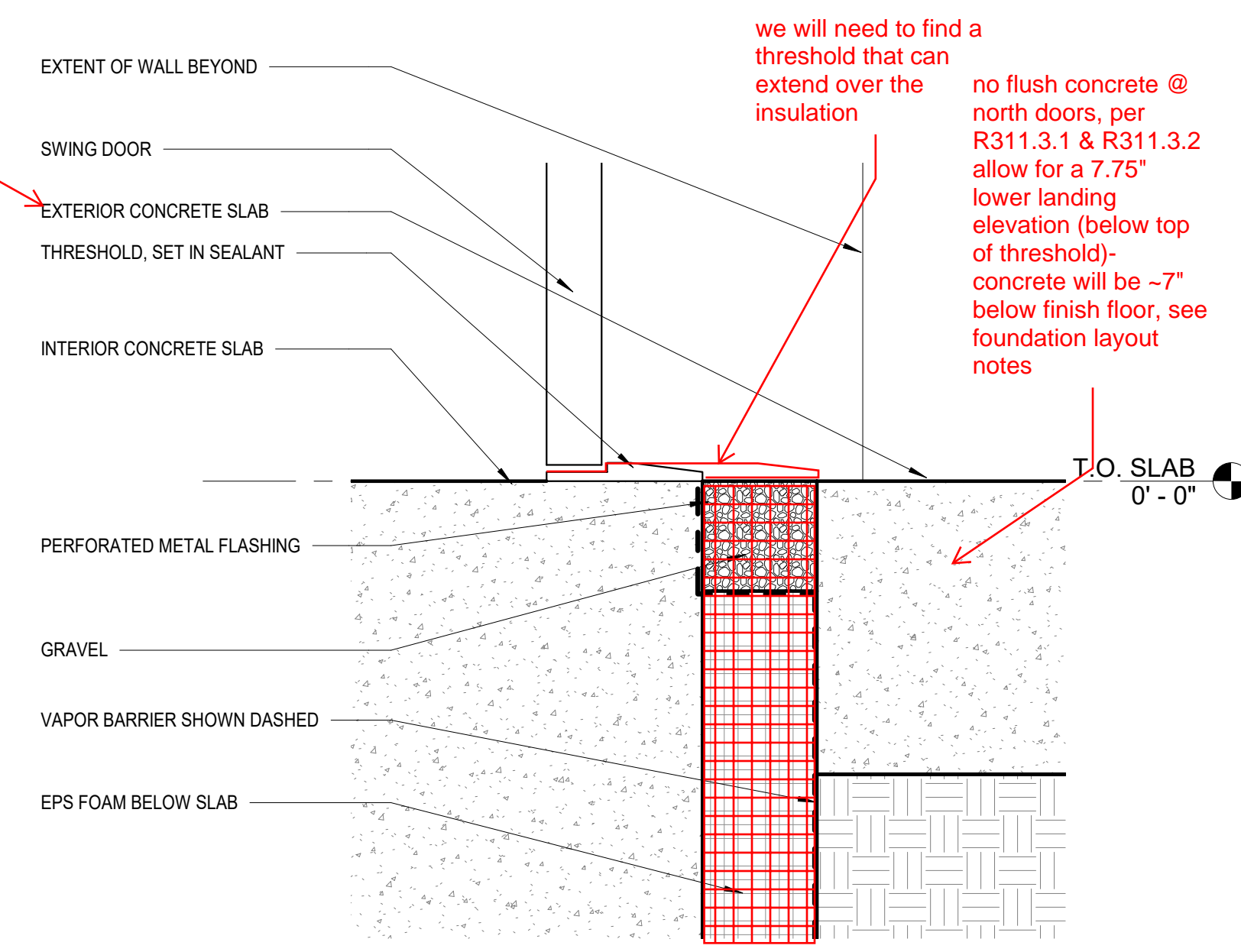


8 EXTERIOR DECK DETAIL
1 1/2" = 1'-0"

we do not have this condition

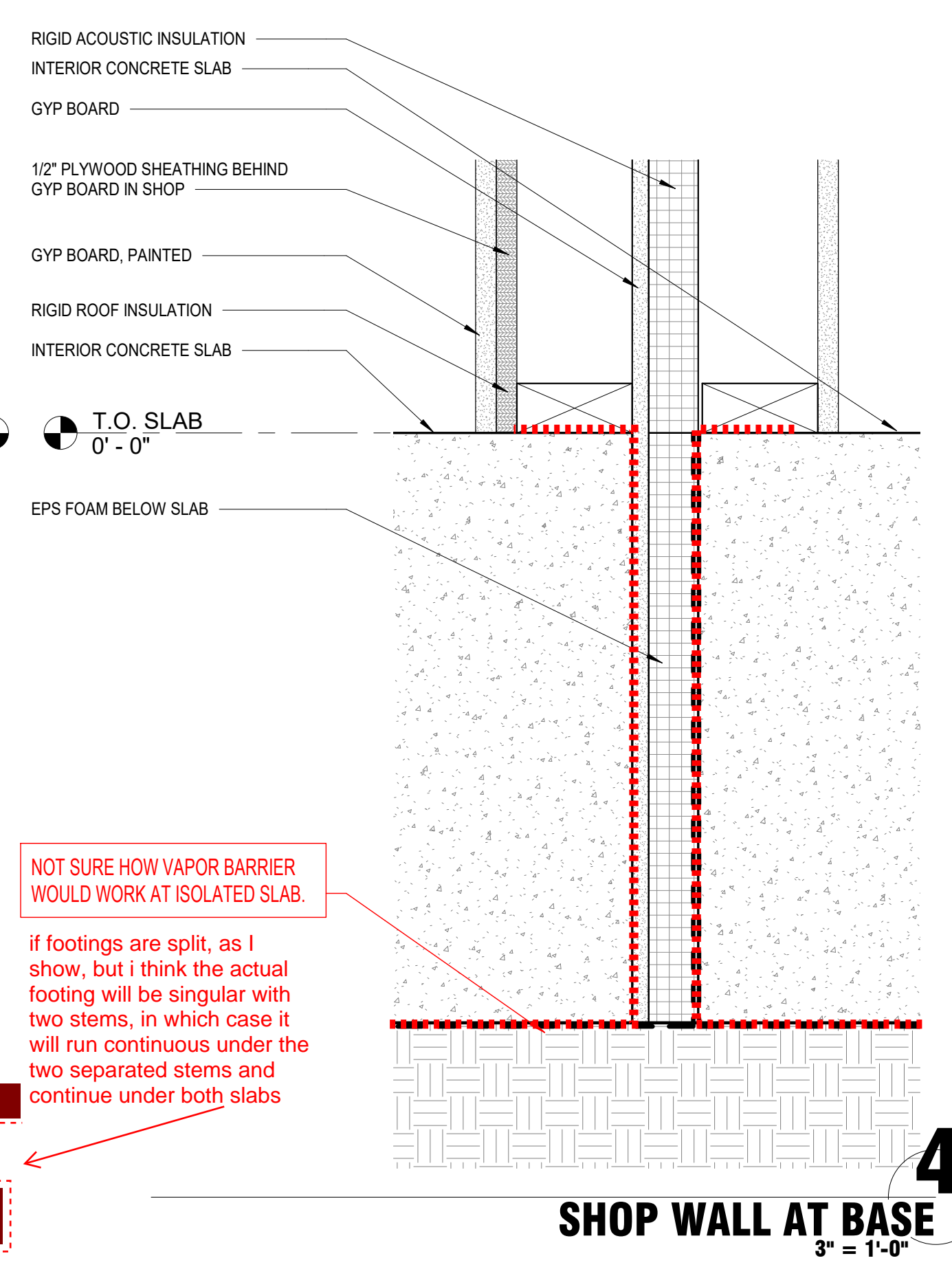
i need to detail this for you

nope. :) steel joists



6 SWING DOOR AT BASE
3" = 1'-0"

we will need to find a threshold that can extend over the insulation
 no flush concrete @ north doors, per R311.3.1 & R311.3.2 allow for a 7.75" lower landing elevation (below top of threshold)-concrete will be -7" below finish floor, see foundation layout notes



4 SHOP WALL AT BASE
3" = 1'-0"

NOT SURE HOW VAPOR BARRIER WOULD WORK AT ISOLATED SLAB.

if footings are split, as I show, but i think the actual footing will be singular with two stems, in which case it will run continuous under the two separated stems and continue under both slabs

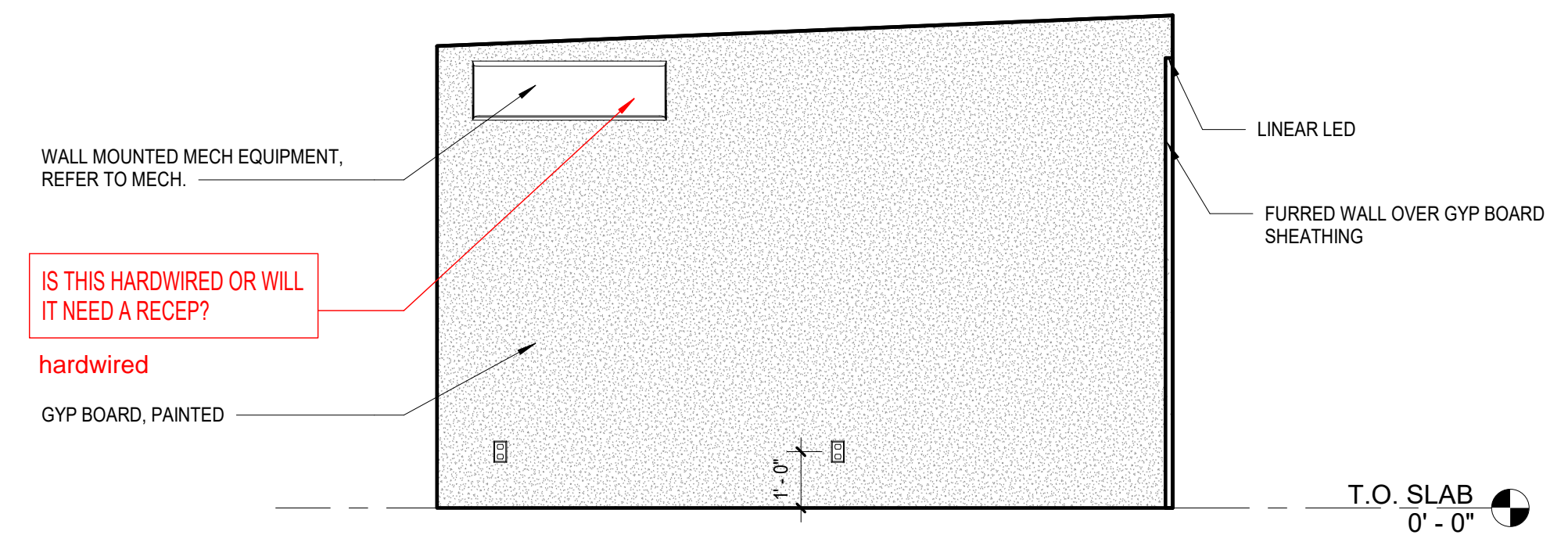
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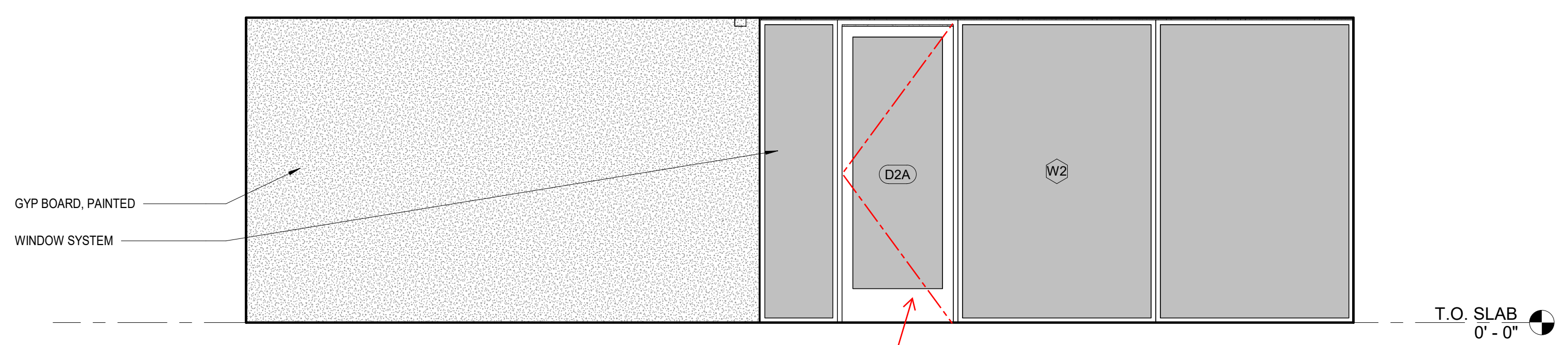
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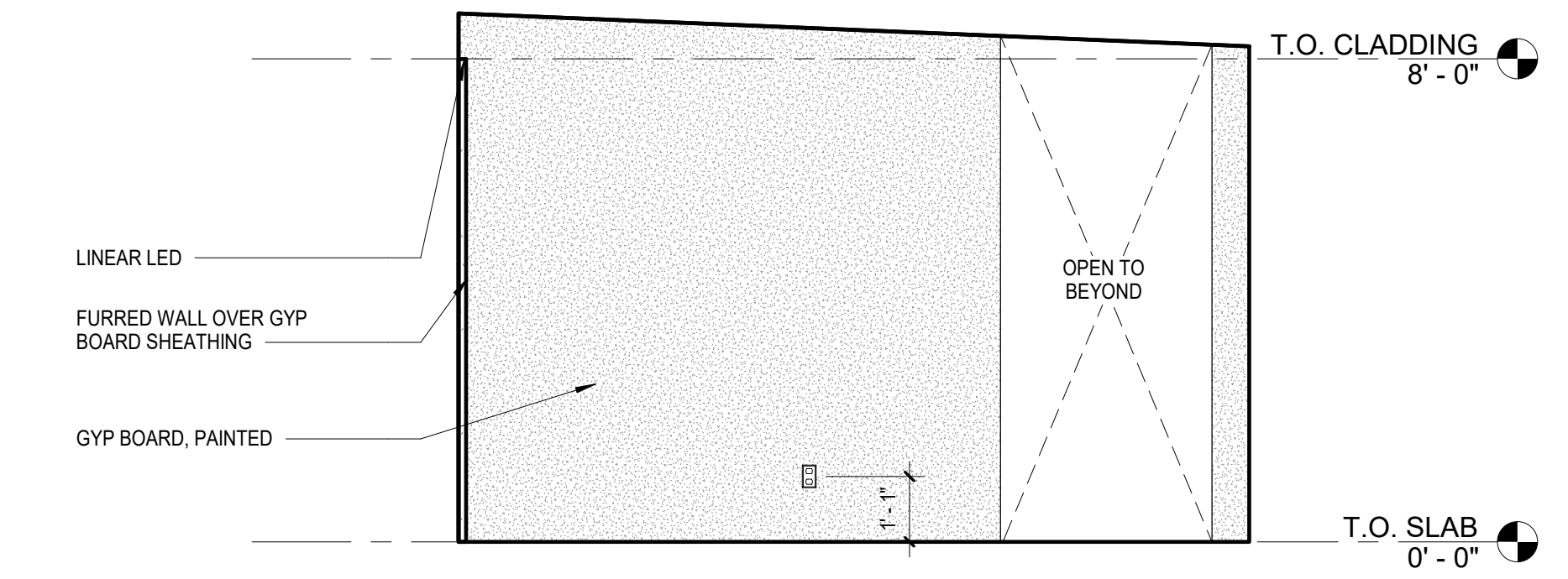
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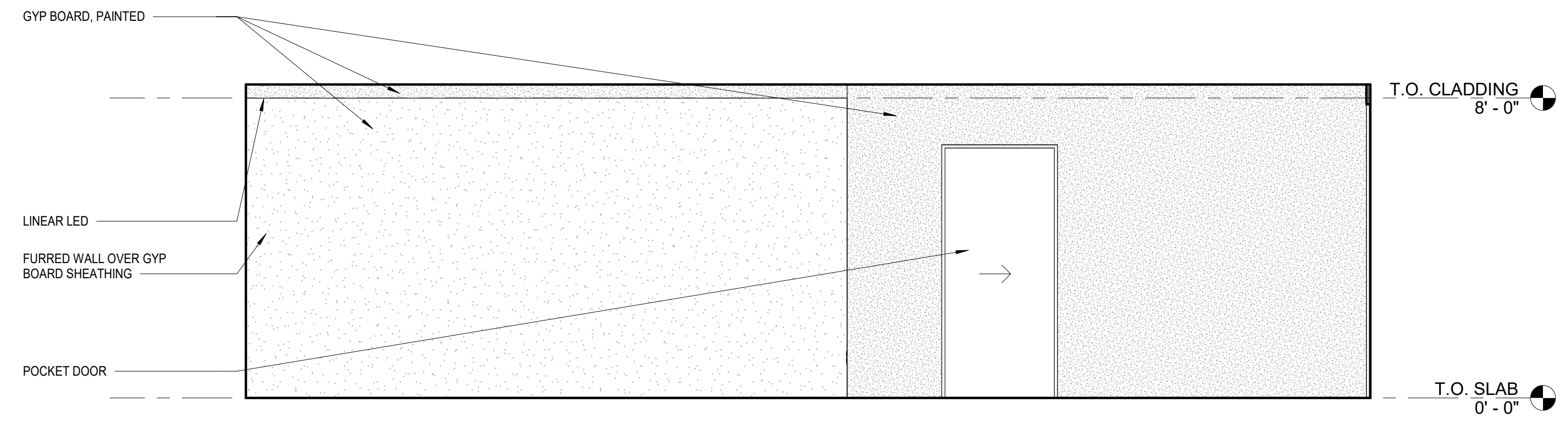
2
MASTER BED ELEVATION
3/8" = 1'-0"



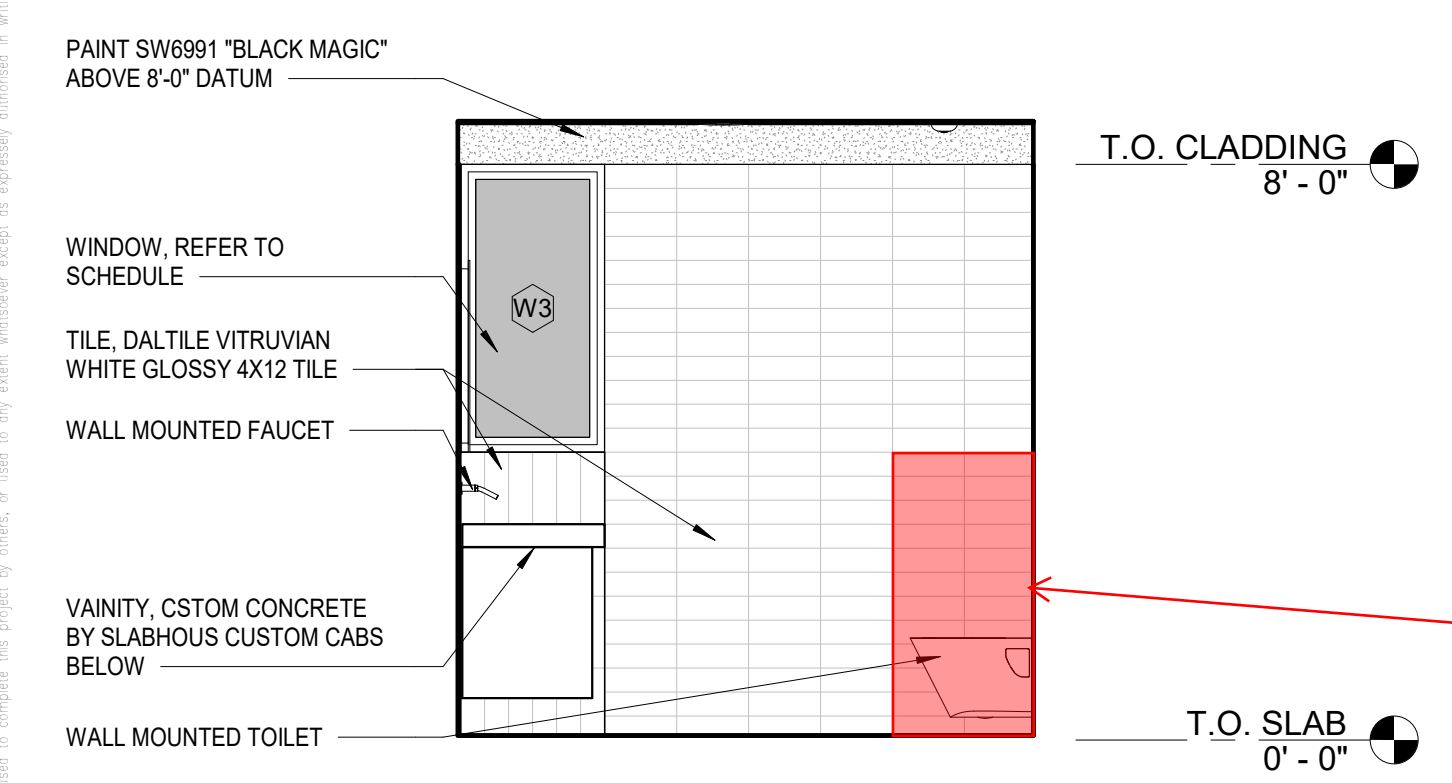
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MASTER BED ELEVATION
3/8" = 1'-0"



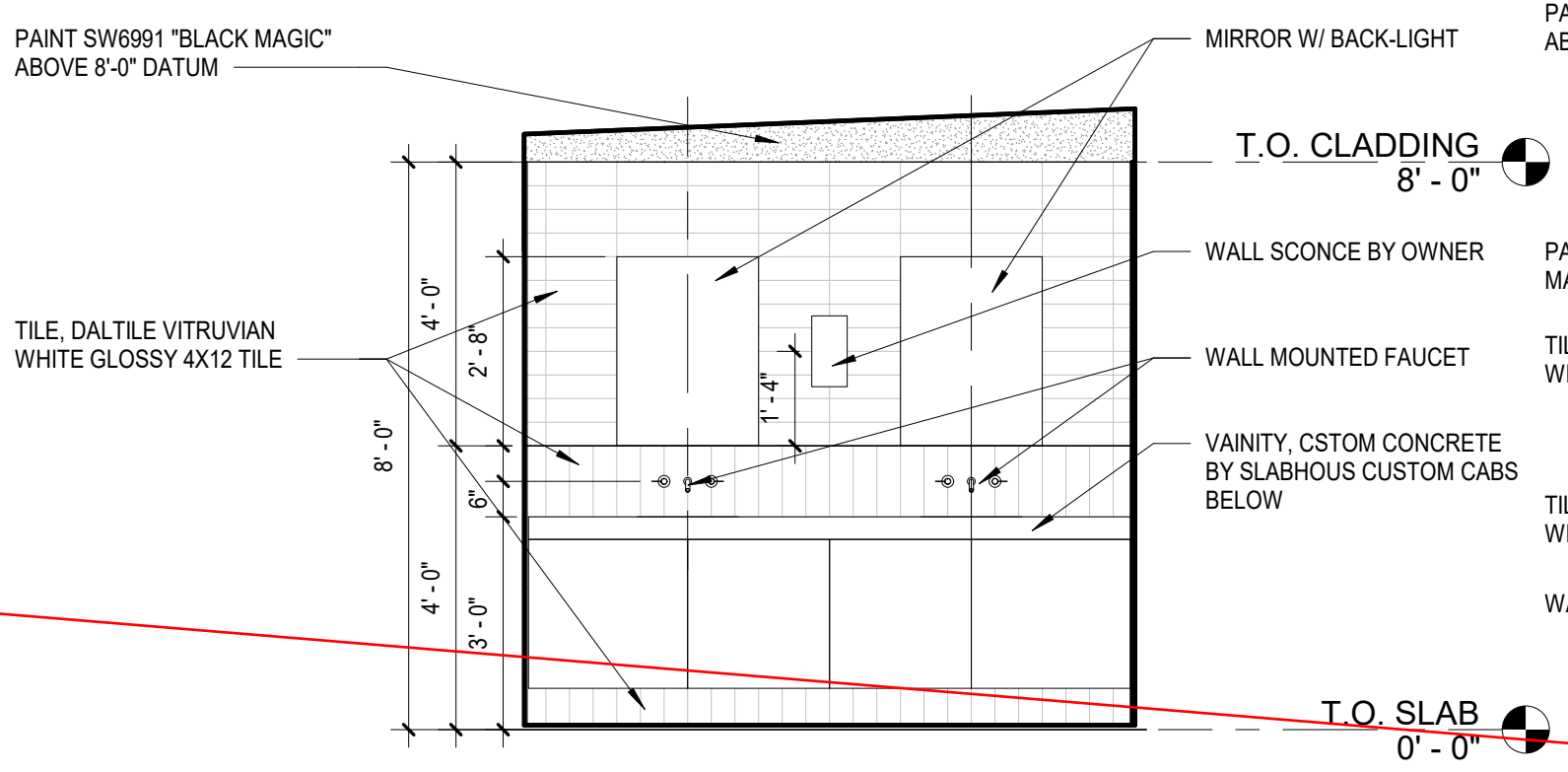
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MASTER BED ELEVATION
3/8" = 1'-0"



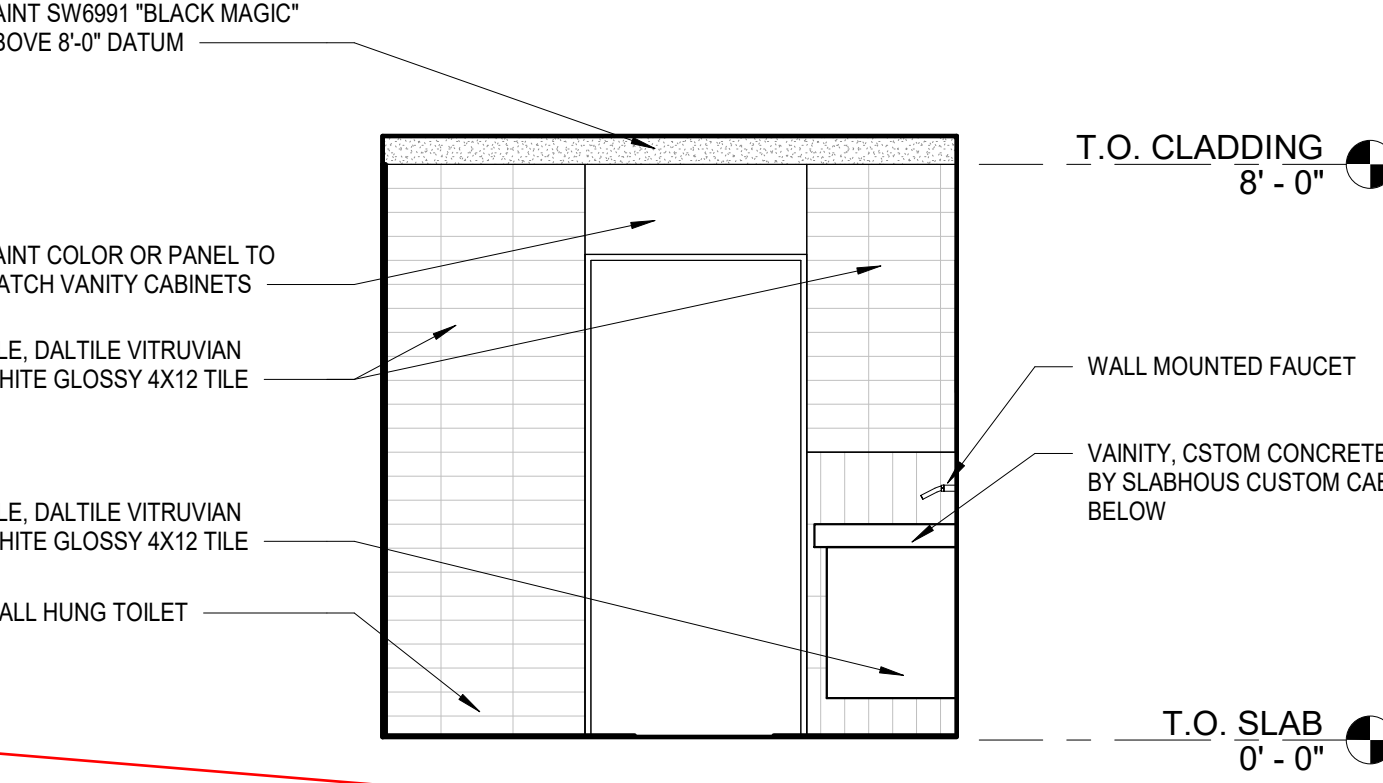
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MASTER BED ELEVATION
3/8" = 1'-0"



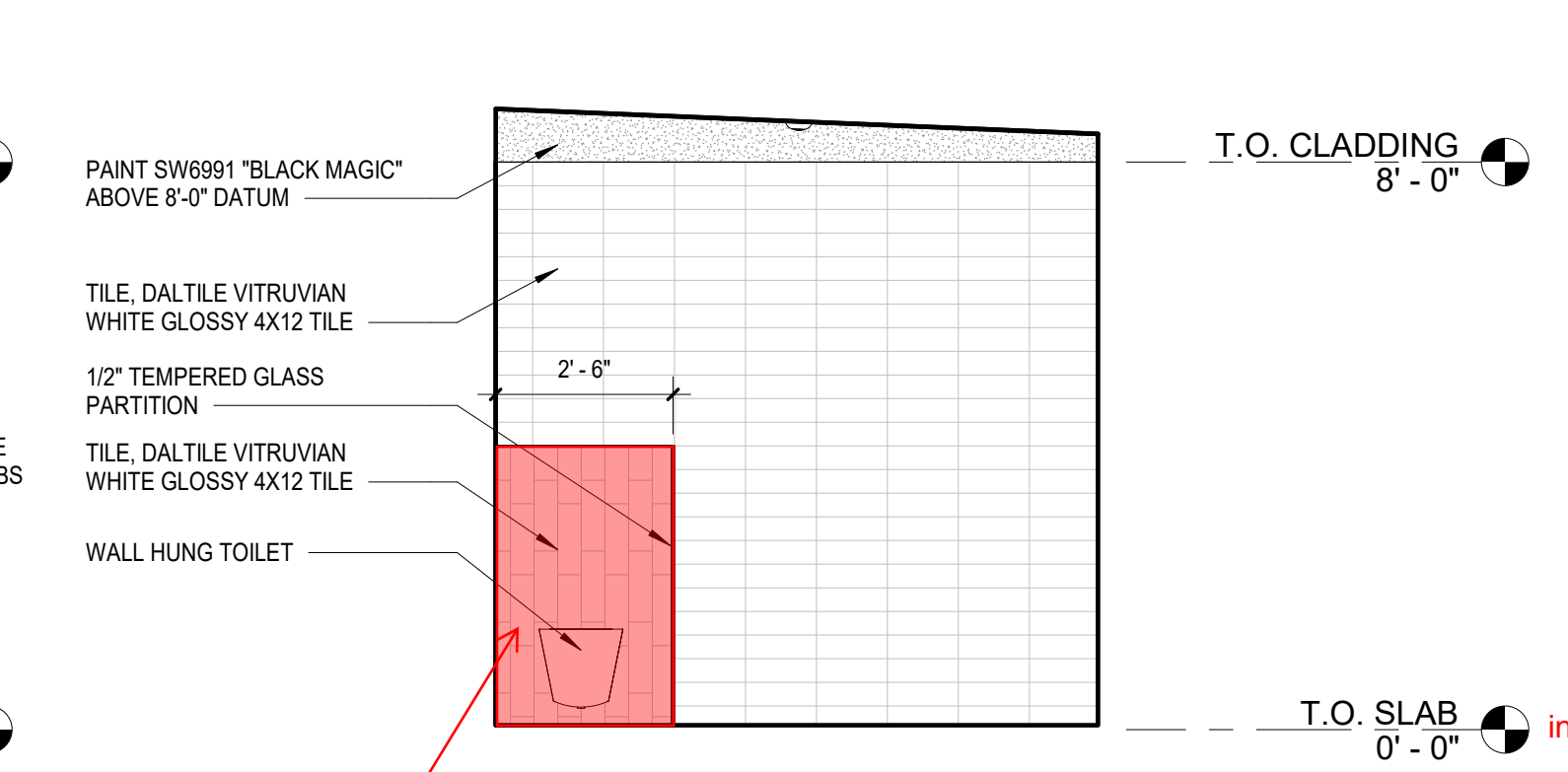
8
MASTER BATH ELEVATION
3/8" = 1'-0"



7
MASTER BATH ELEVATION
3/8" = 1'-0"

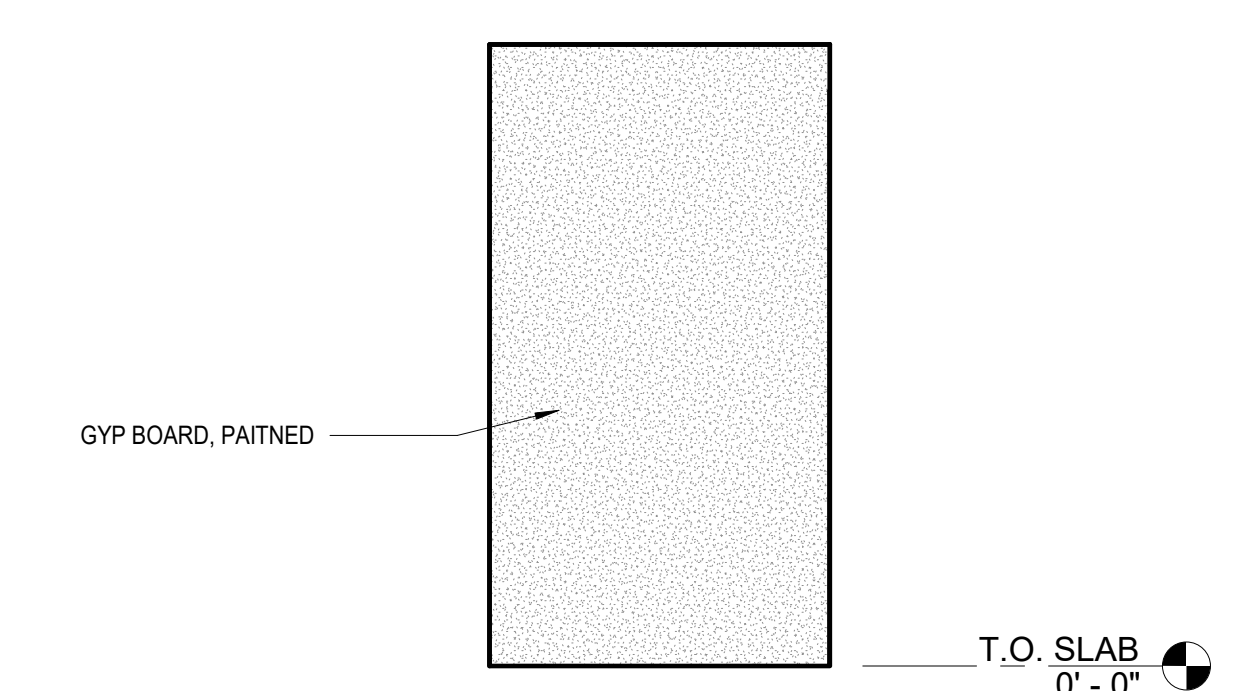


6
MASTER BATH ELEVATION
3/8" = 1'-0"

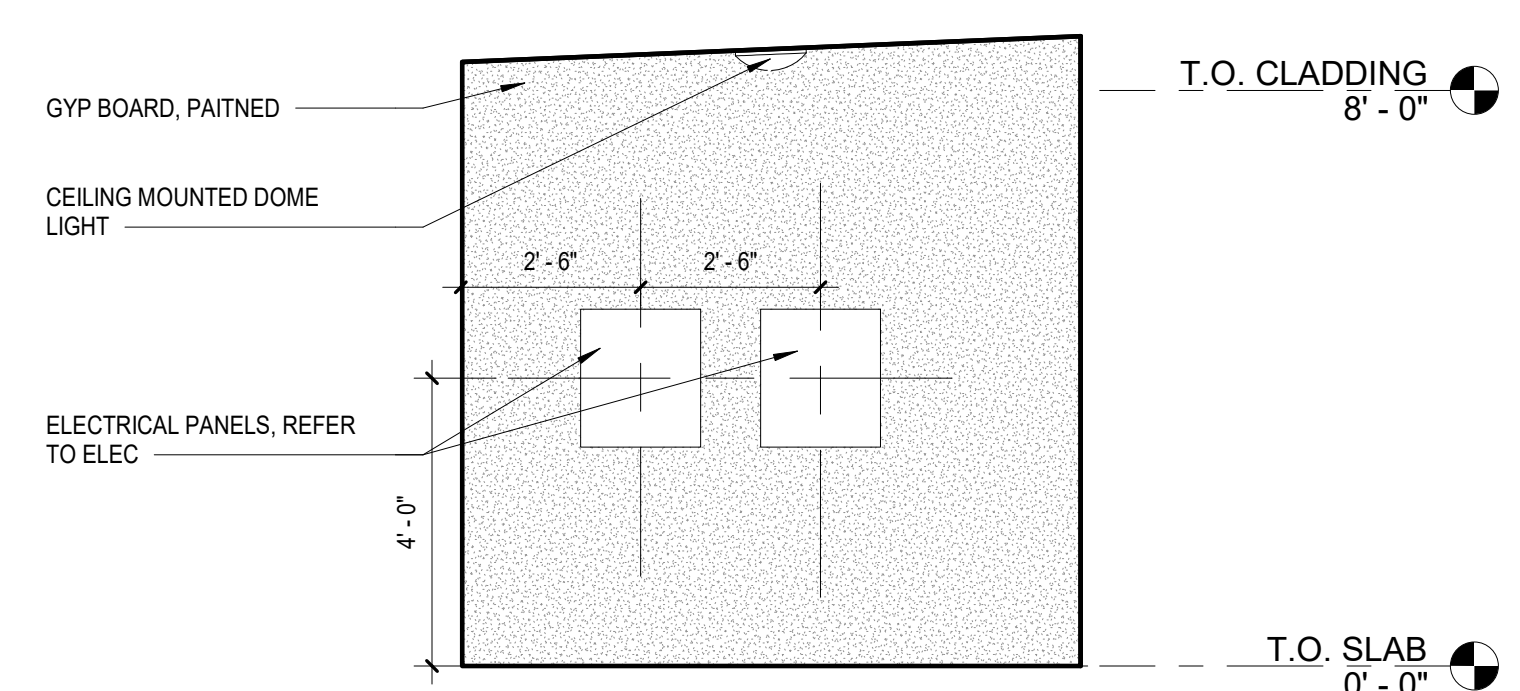


5
MASTER BATH ELEVATION
3/8" = 1'-0"

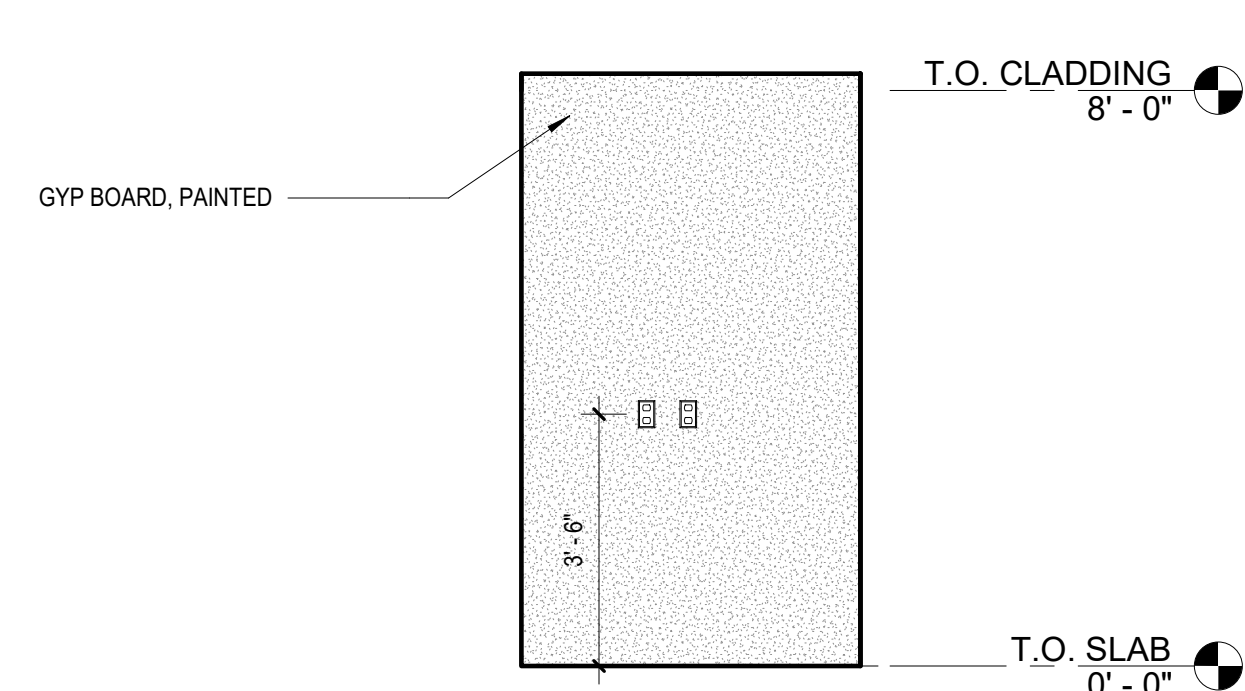
revise the tile pattern to match the vertical pattern on elevation 6



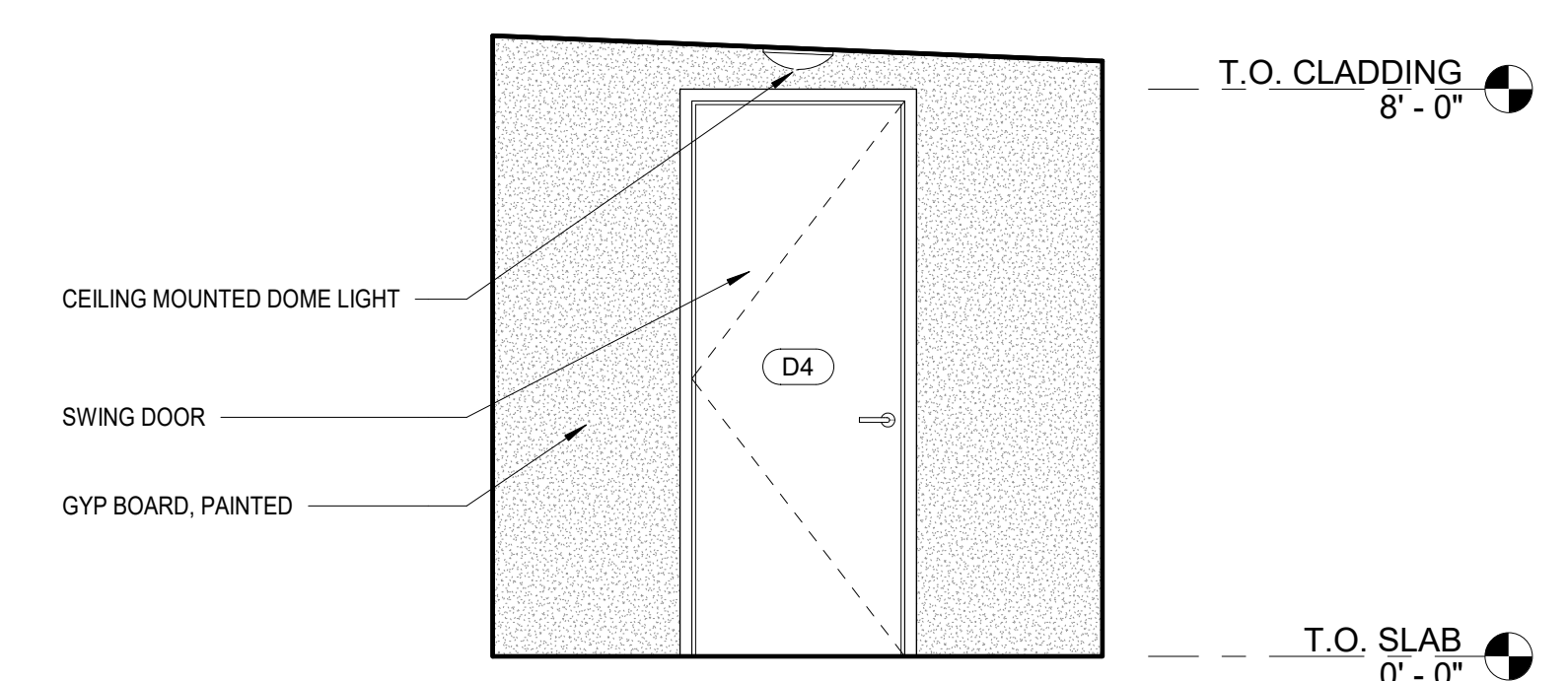
12
MECH ELEVATION
3/8" = 1'-0"



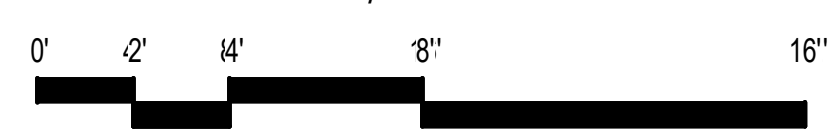
11
MECH ELEVATION
3/8" = 1'-0"



10
MECH ELEVATION
3/8" = 1'-0"



9
MECH ELEVATION
3/8" = 1'-0"



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INTERIOR ELEVATIONS A8.0

3/8" = 1'-0"

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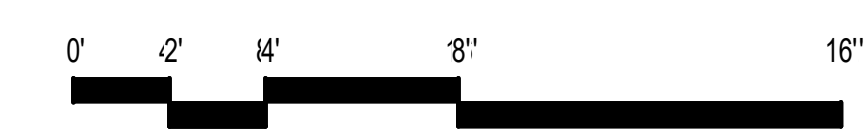
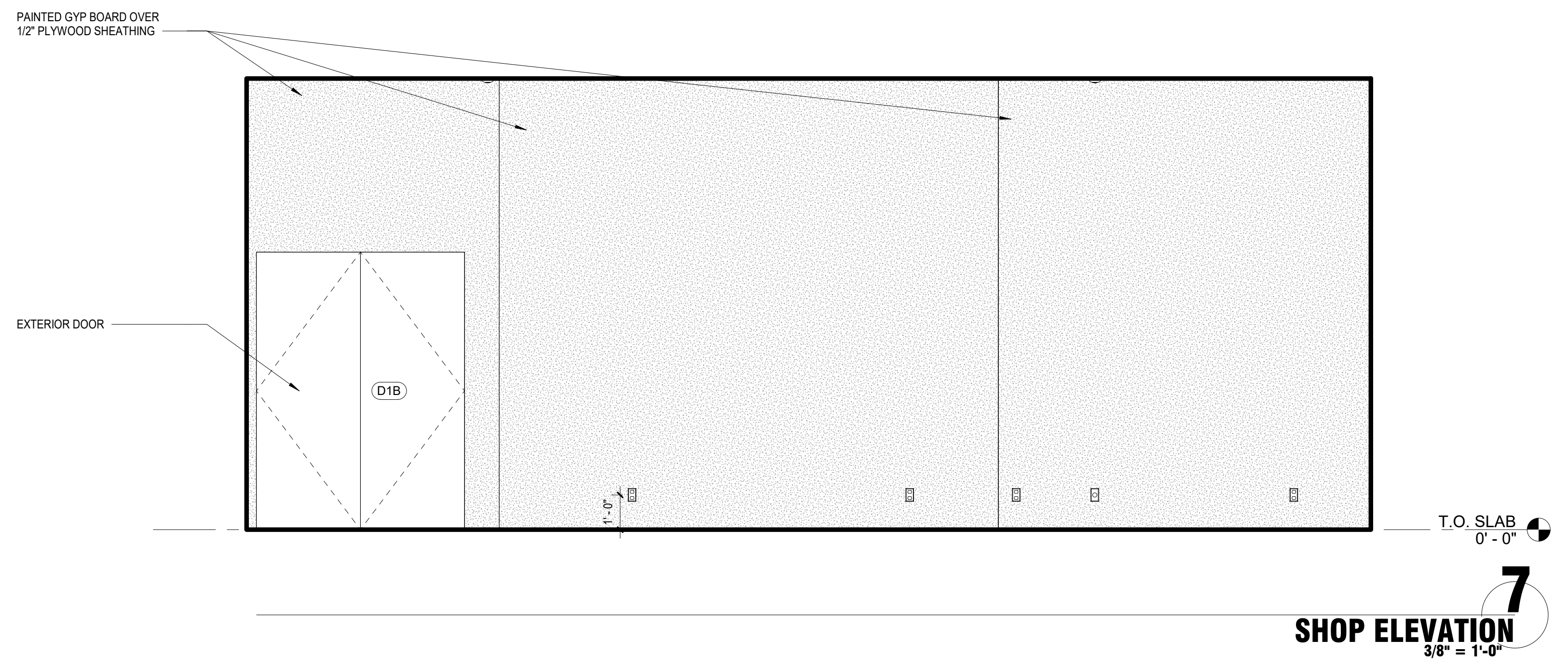
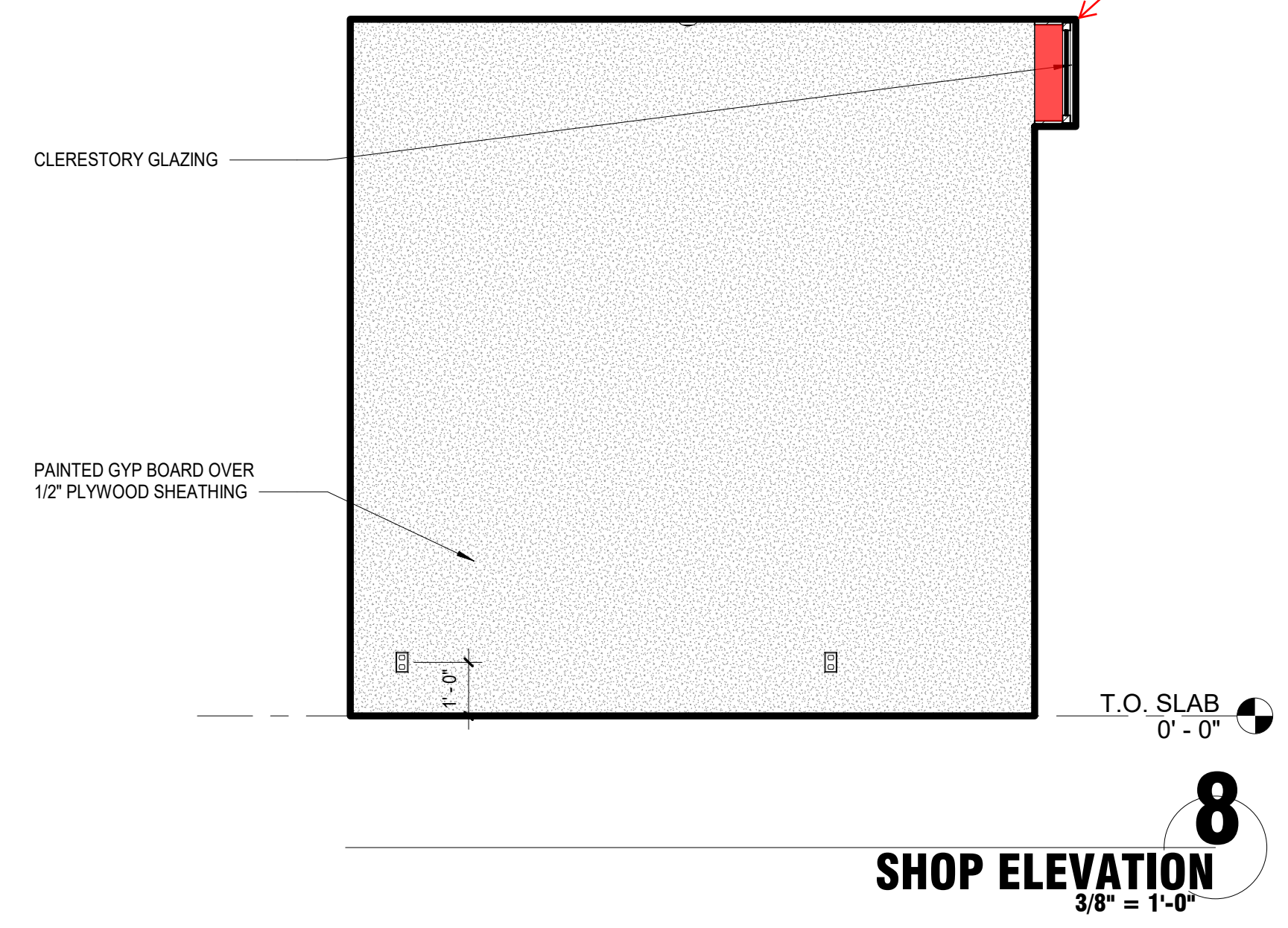
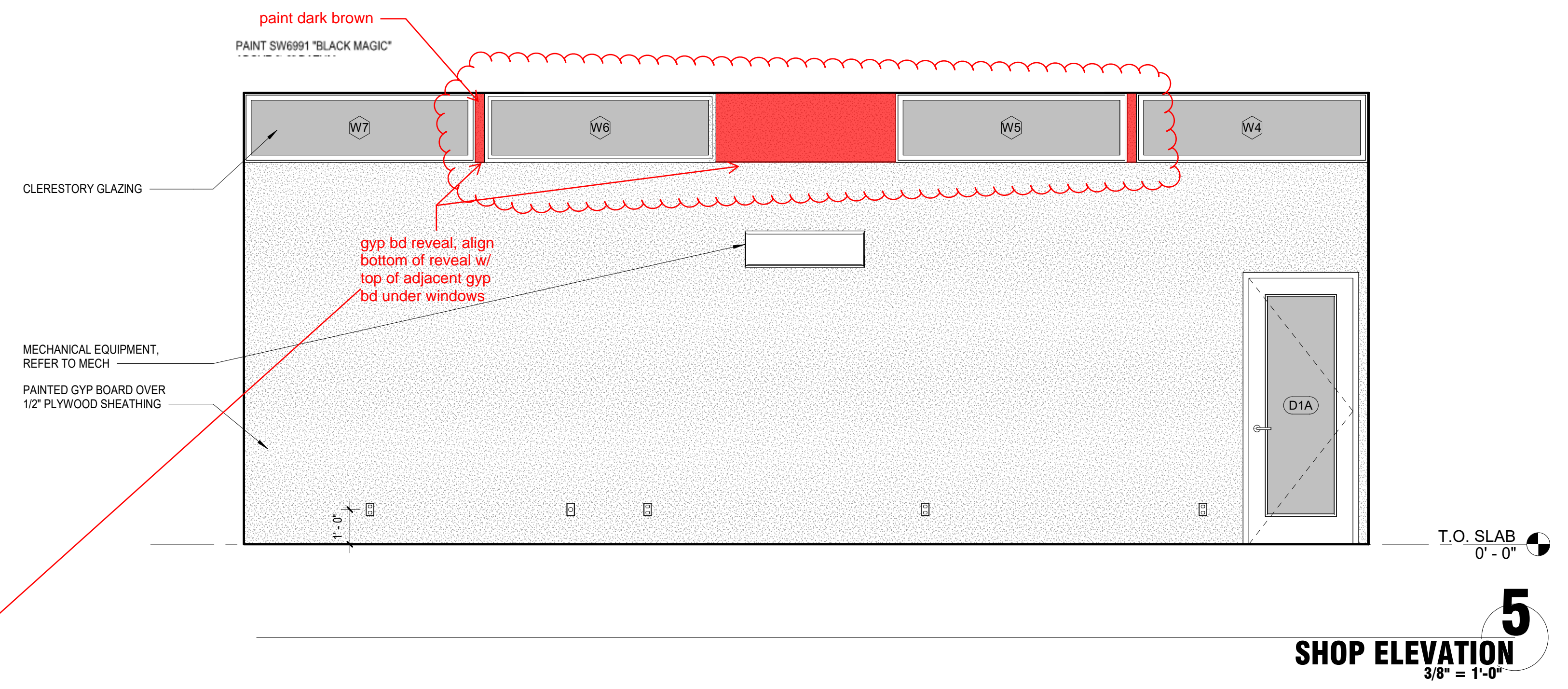
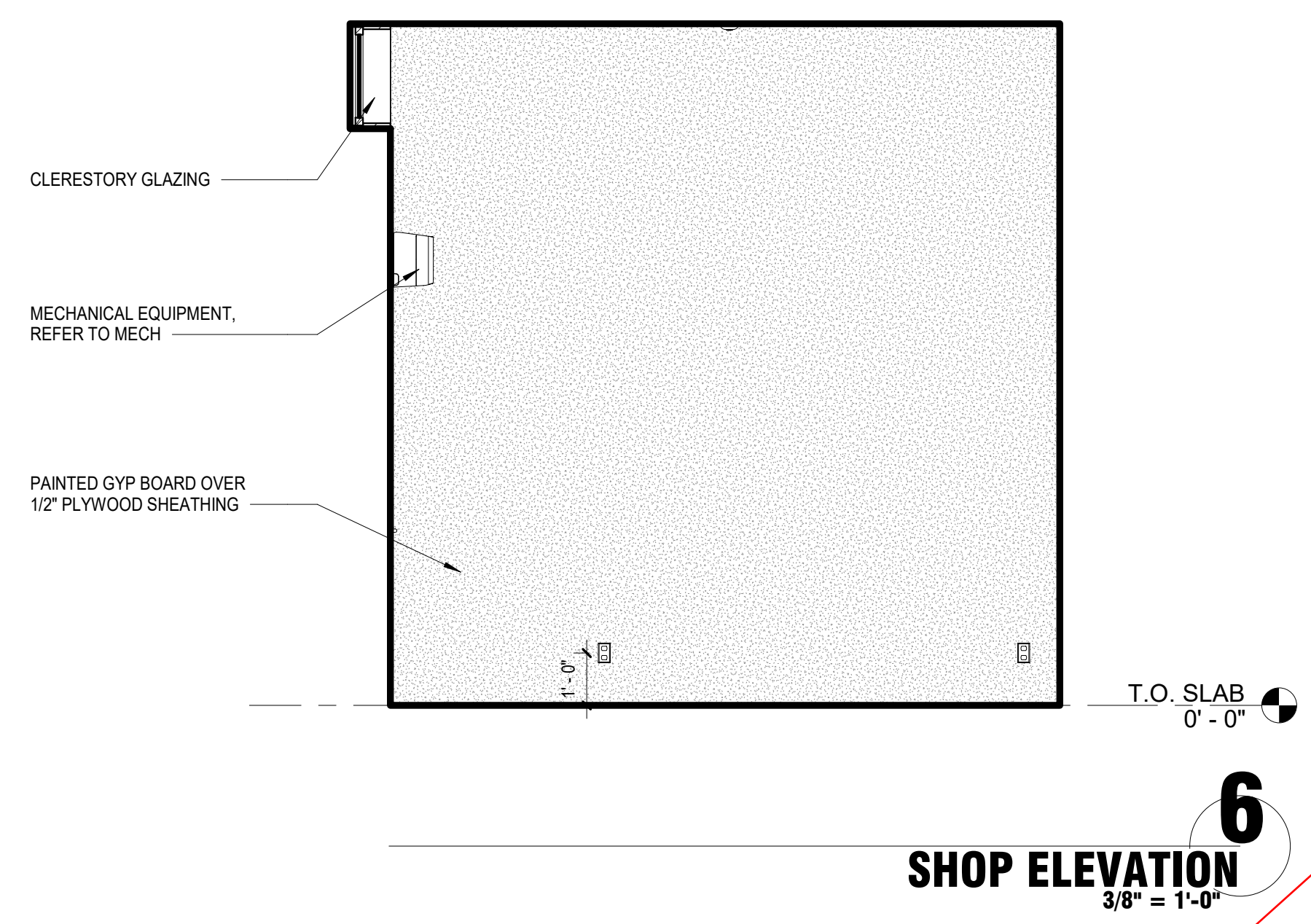
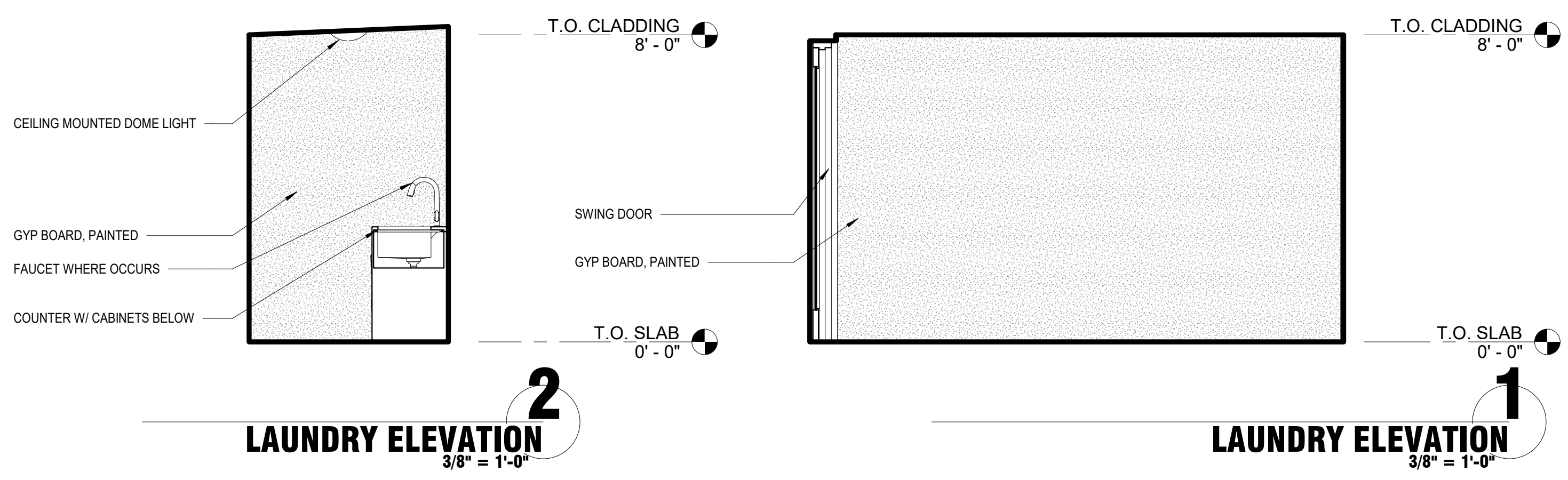
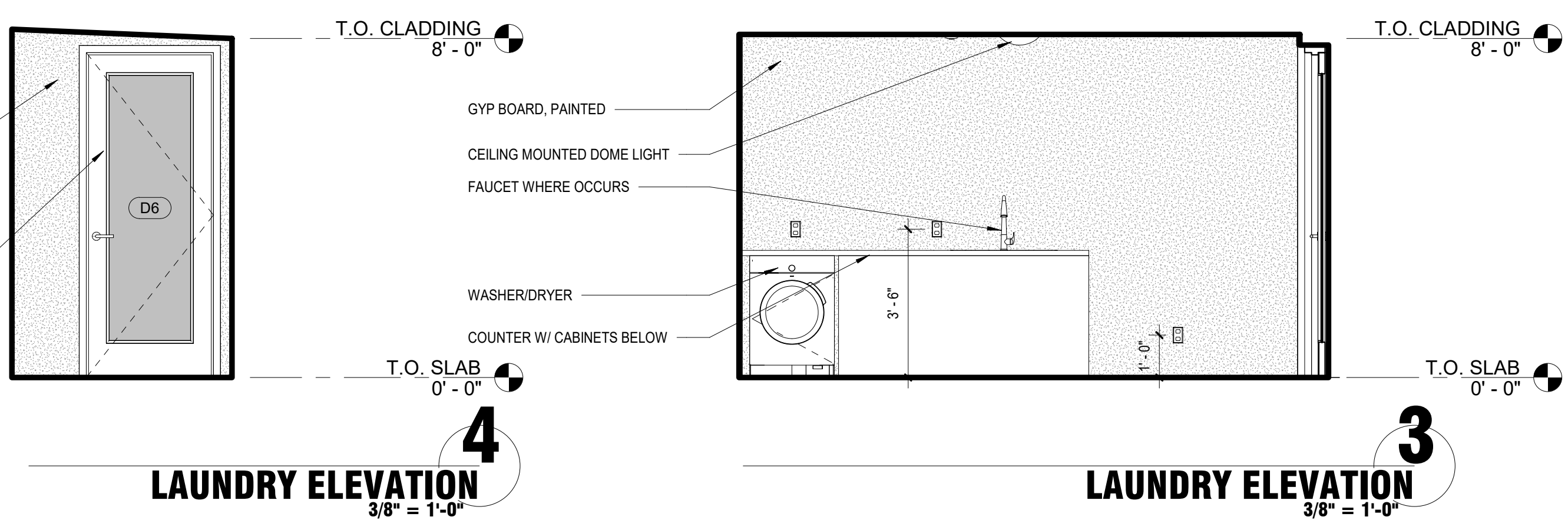
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INTERIOR ELEVATIONS A8.1

3/8" = 1'-0"