



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943
www.jerome.az.gov

AGENDA

REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF JEROME 600 CLARK STREET 600 CLARK STREET, JEROME, ARIZONA

TUESDAY, JANUARY 23, 2024, AT 6:00 PM

Due to the length of this meeting, Council may recess and reconvene at the time and date announced.

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Council and to the General Public that the Jerome Town Council plans to hold the above meeting. Persons with a disability may request an accommodation such as a sign language interpreter by contacting Kristen Muenz, Deputy Clerk, at 928-634-7943. Requests should be made early enough to allow time to arrange the accommodation. For TTY access, call the Arizona Relay Service at 800-367-8939 and ask for the Town of Jerome at 928-634-7943.

Notice is hereby given that pursuant to A.R.S. 1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Town Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. 1-602.A.9 have been waived.

1. CALL TO ORDER

2. **PETITIONS FROM THE PUBLIC** - Pursuant to A.R.S. § 38-431.01(H), public comment is permitted on matters not listed on the agenda, but the subject matter must be within the jurisdiction of the Council. All comments are subject to reasonable time, place and manner restrictions. All petitioners must fill out a request form with their name and subject matter. When recognized by the chair, please step to the podium, state your name and please observe the three (3) minute time limit. No petitioners will be recognized without a request. The Council's response to public comments is limited to asking staff to review a matter commented upon, asking that a matter be put on a future agenda, or responding to criticism.

3. APPROVAL OF MINUTES

- A. Minutes of the Regular Meeting of the Design Review Board from November 22, 2023 and for the October 24, 2023 Regular Meeting.

4. PROCLAMATIONS

5. CONTINUED ITEMS/OLD BUSINESS

6. NEW BUSINESS

- A. New sign review for the Miners Cafe.
- B. New sign review for Wicked City Saloon.
- C. Remodel and exterior changes for 778 East Ave.
- D. Cabal Cellars wishes to paint the exterior facade in new colors.
- E. Deck extensions and expansion for 713 Main Street.

7. FUTURE DRB AGENDA ITEMS

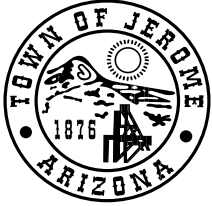
8. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 7 p.m. on _____ in accordance with the statement filed by the Jerome Town Council with the Jerome Town Clerk: (1) 970 Gulch Road, side of Gulch Fire Station, exterior posting case; (2) 600 Clark Street, Jerome Town Hall, exterior posting case; (3) 120 Main Street, Jerome Post office, interior posting case.

Kristen Muenz, Deputy Town Clerk

Persons with a disability may request reasonable accommodations such as a sign language interpreter by contacting Town Hall at (928) 634-7943. Requests should be made as early as possible to allow enough time to make arrangements.



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943
www.jerome.az.gov

Item A.

MINUTES

**REGULAR MEETING OF THE DESIGN REVIEW BOARD OF
THE TOWN OF JEROME
600 CLARK STREET
600 CLARK STREET, JEROME, ARIZONA
TUESDAY, NOVEMBER 28, 2023, AT 6:00 PM -
CANCELLED**

Due to the length of this meeting, Council may recess and reconvene at the time and date announced.

Meeting was cancelled due to lack of Quorum



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943
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Item A.

MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD OF THE TOWN OF JEROME 600 CLARK STREET 600 CLARK STREET, JEROME, ARIZONA TUESDAY, OCTOBER 24, 2023, AT 6:00 PM

6:04 (0:02) 1. CALL TO ORDER/ROLL CALL

Present were Chair Brice Wood, Vice Chair Tyler Christensen and Board Members John McDonald, Mimi Romberger and Carol Wittner.
Staff present included Zoning Administrator Will Blodgett, Deputy Clerk Kristen Muenz, and Accounting Clerk/Administrative Specialist Michele Sharif.

6:04 (0:34) 2. PETITIONS FROM THE PUBLIC

There were no petitions from the public

6:04 (0:39) 3. APPROVAL OF MINUTES

Board Member McDonald stated he read the minutes and did not have any objections or corrections and moved to approve them.

Motion to approve Minutes of the regular Meeting of the Design review board

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN			X			
MCDONALD	X		X			
ROMBERGER		X	X			
WITTNER			X			
WOOD			X			

6:05 (1:22) 4. PROCLAMATIONS

There were no proclamations.

6:05 (1:48) 5. CONTINUED ITEMS/OLD BUSINESS

None at this time.

6:05 (1:55) 6. NEW BUSINESS

Applicant is seeking to change signage for Cornish Pasty Co.

Applicant/Owner: Cornish Pasty Company

Zone: C-1

Address: 403 Clark Street

APN: 401-06-152H

Discussion/Possible Action

Zoning Administrator Blodgett gave a brief introduction of the proposal as well as a visual demonstration using a three ring binder as representation of the current Cornish Pasty Co. sign and the proposed changes. A representative of the Cornish Pasty Company was present at the meeting to answer all questions the board members presented, as well as provide additional clarification as requested. Vice Chair Christensen commented that he liked to see the sign changed to something more weather resistant than what is currently on site. Chair Wood then motioned to approve the sign changes.

Motion to Approve Signage Change for Cornish Pasty Co.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN			X			
MCDONALD			X			
ROMBERGER			X			
WITTNER		X	X			
WOOD	X		X			

6:11 (7:06) 7. MEETING UPDATES

Mr. Blodgett informed the board that with the holidays approaching that he would be coordinating with the board members to adjust meeting times as necessary to facilitate holiday schedules and/or travels of the board members, noting that November may likely be a busy month for reviews. However, it is dependent on applicants finalizing the necessary items on their end.

Chair Wood inquired about a meeting with the representative for SHPO.

Mr. Blodgett informed the board that the representative's schedule filled up and will be scheduling a meeting with the board once her schedule frees up to not rush through training.

Mr. Blodgett also noted that he is nearing the completion of a draft of new Design Review guidelines that he is hoping to have available for review from the Board as well as Town Council within the next month.

6:13 (9:09) 8. FUTURE DRB AGENDA ITEMS

See item number 7.

6:13 (9:42) 9. ADJOURNMENT

Motion to adjourn at 6:13p.m.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN		X	X			
MCDONALD			X			
ROMBERGER			X			
WITTNER	X		X			
WOOD			X			

Approved: _____ Date: _____

Brice Wood, Design Review Board Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Town Clerk



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, January 23, 2024

Item :
Location: 115 Jerome Ave.
Applicant/Owner: Angela Mouritsen (Jerome Historical Society)
Zone: C-1
APN: 401-06-010
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend discussion / Approval

Background and Summary: The applicant is seeking approval for new Signage at the Miners Café (115 Jerome Ave.). The Applicant is updating the signs to reflect the updated business name, and is also updating the graphics used in the business logo. A description of these updates are provided in the applicants letter. In total one wall-sign, and one projecting, hanging sign will be added, replacing the existing signage.

Building Background: 115 Jerome Ave. is part of the Mine Museum building owned by the Jerome Historic Society. The 2007 Historic Property Survey lists the structure as in good condition and a contributing element to the National Register of Historic Places. The 2007 Survey records are provided at the end of this analysis.

Purpose and Considerations: The Design Review Board shall review a submitted application for Design Approval of Signs and shall have the power to approve, conditionally approve, or disapprove all such requests, basing it's decisions on the following criteria; Materials- signs made of durable, weather resistant materials such as acrylic, resin, steel, aluminum, or composite materials are preferred. Lettering- Lettering and symbols on signs should be routed, applied or painted on the surface of the sign material. Colors- Colors of a sign shall be visually compatible to the colors of buildings, structures, and signs to which the sign is visually related. Exceptions- The design review board may waive the requirements of this section and section 507 in order to allow the preservation or restoration of signs or commercial graphics which are determined to be of historical significance or of particular interest.

Response: The new signage is an update in order to match the new logo and name (The Miners Café) .The signage will utilize existing mounting hardware located on the side of the Mine Museum building above the sidewalk in front of the Café entrance.

Signage Regulations: Section 509.G establishes the requirements for signage in the C-1 Commercial district. Subsection 2 states; *"The area of any single wall, projecting, free-standing or canopy sign shall not exceed sixteen (16) square feet.* Subsection 4 also states: *"The bottom part of any projecting sign shall be no lower than eight (8) feet above the ground directly below it."*

Response: The new signs measure 26" x 26" for a total of 4.6sq ft, well under the maximum sq. footage allowed for signage, and the locations of the signage will not change. The existing sign and mounting is above the 8ft height required.







Application & Related Information

File #:

Town Use



TOWN OF JEROME, ARIZONA
600 Clark Street, P.O. Box 335, Jerome, AZ 86331
(928) 634-7943

General Land Use Application - Check all that apply

- Site Plan Review \$300
Design Review \$25 to \$500
Conditional Use Permit (CUP) \$500
Demolition \$50/\$200
Signage/Awning \$50
Paint/Roofing \$25
Time Extension \$25 to \$200
Other:
Other: _____

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Table with 2 columns: Applicant information and Owner information. Includes fields for name, address, role, phone, email, project address, and project description.

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission. These criteria are included in the Jerome Zoning Ordinance.
I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: [Signature] Date: 1/17/2024
Property Owner Signature: _____ Date: _____

PAID

For Town Use Only
Received from: _____ Date: _____
Received the sum of \$ _____ as: [] Check [] No. [] Cash [] Credit Card
By: _____ For: _____
Tentative Meeting Date/s - DRB: _____ P&Z: _____



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, January 23, 2024

Item :
Location: 778 East Avenue
Applicant/Owner: Tom Bouquet
Zone: R1-5
APN: 401-07-101B
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

Background and Summary: The Applicant, Tom Bouquet is proposing a number of renovations to the house at 778 East avenue. The applicant is seeking approval for additional decking on the rear of the house that coincides with a change to the windows on the north side of the living-room wall into a sliding door. A new shed dormer is intended over the garage door, adding stylistic elements as well as resolving an asymmetry issue with the existing one. The remainder of the proposed changes are architectural features (stylistic elements) commonly called “gingerbread” elements throughout the home.

Building Background: 778 East Avenue is a Single-Family home built in 1995. The home was built with elements of Victorian architecture in the shape and special relationship of the building. It is not a Historic building, and not considered to be contributing to the Town’s Historic landmark status or the National Register of Historic Places. The Structure is still subject to Historic District regulations nonetheless.

Purpose: The purpose of the site plan review is to provide for the public health, safety and general welfare, and to protect the environment and the historical character of the Town of Jerome. The plan review will include an examination of all proposed site work, and excavation and grading regulations, with special regulation of work sites with extreme slope or unstable soils. Essential to this purpose is the review of possible impacts on surrounding properties.

Property Standards: The Town of Jerome Zoning Ordinance in section 304 “Design Review”, under “B. Projects requiring review by the Design Review Board” number 2 “Additions and exterior modifications” and number 3; “Decks” make this project subject to Design Review. Section H “Review Criteria for new construction” subsection J, Accessory Features, states that; “Fences, Walkways, decks, stairways, lighting, antennae and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related.”

Response: The work that the applicant has proposed includes adding a new deck on the back side of the house, connected to the existing livingroom via a sliding door that will replace an existing window. This is a minor structural change and should only serve to enhance the enjoyment of views provided by the home’s location. On the opposite side of the livingroom, over the garage is a shed dormer that is not centered on the garage leaving this part of the home with a sense of asymmetry. A new shed dormer is intended to replace the existing one, correcting the symmetry and adding elements of

Victorian “gingerbread”. The final part of the project includes the addition of architectural elements that represent Victorian features of the era to which Jerome’s historic buildings mostly belong. These elements to my mind will allow the building to blend in with the surrounding historic neighborhood elements better than it current does. Concerns within Historic Preservation about keeping structures from trying to mimic too closely historic structures, enough to be attempting to “fool the onlooker” are not a concern here. This home is without a question modern at the core of it’s design, with the two-car attached garage that informs any Architectural historian that this building is not a historic structure.

All the proposed work is subject to building permits and inspections by the Town building inspector.



Top: View of 778 East avenue from the street looking north. Note the attached garage which marks this as a modern construction.

Source: W. Blodgett



Top: View of 778 East avenue from the street looking west, close up on the attached garage. Note the Shed Dormer which sits off-center from the garage.

Source: W. Blodgett



Top: Detail view of the front façade of 778 East avenue.

Source: W. Blodgett



Top: Detail view of 778 Avenue focused on the wrap-around porch on the front, and north facing facades.

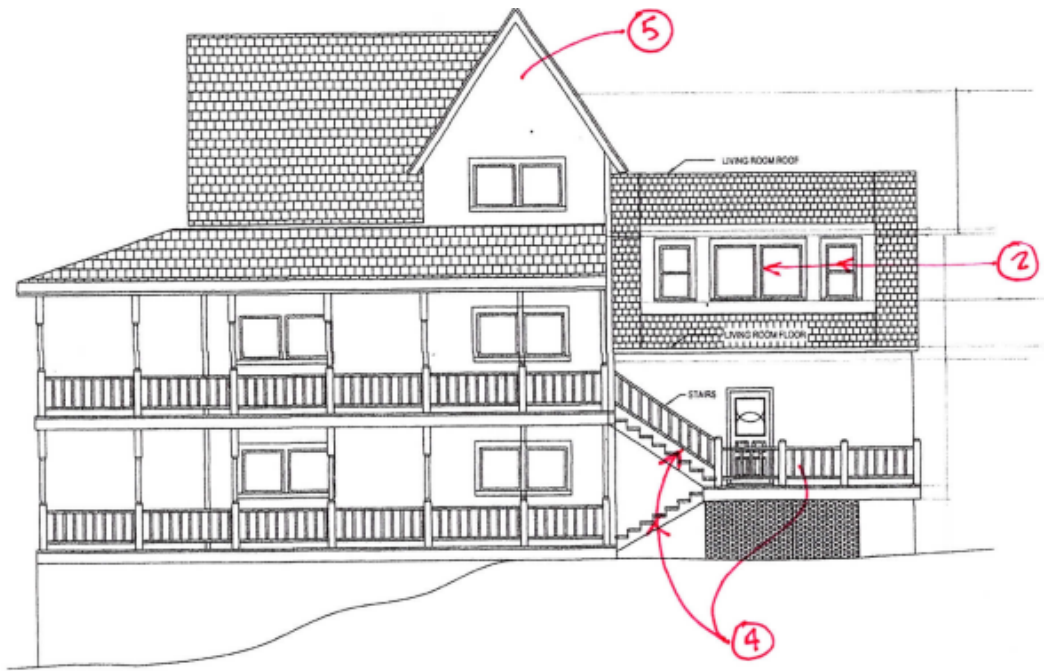
Source: W. Blodgett



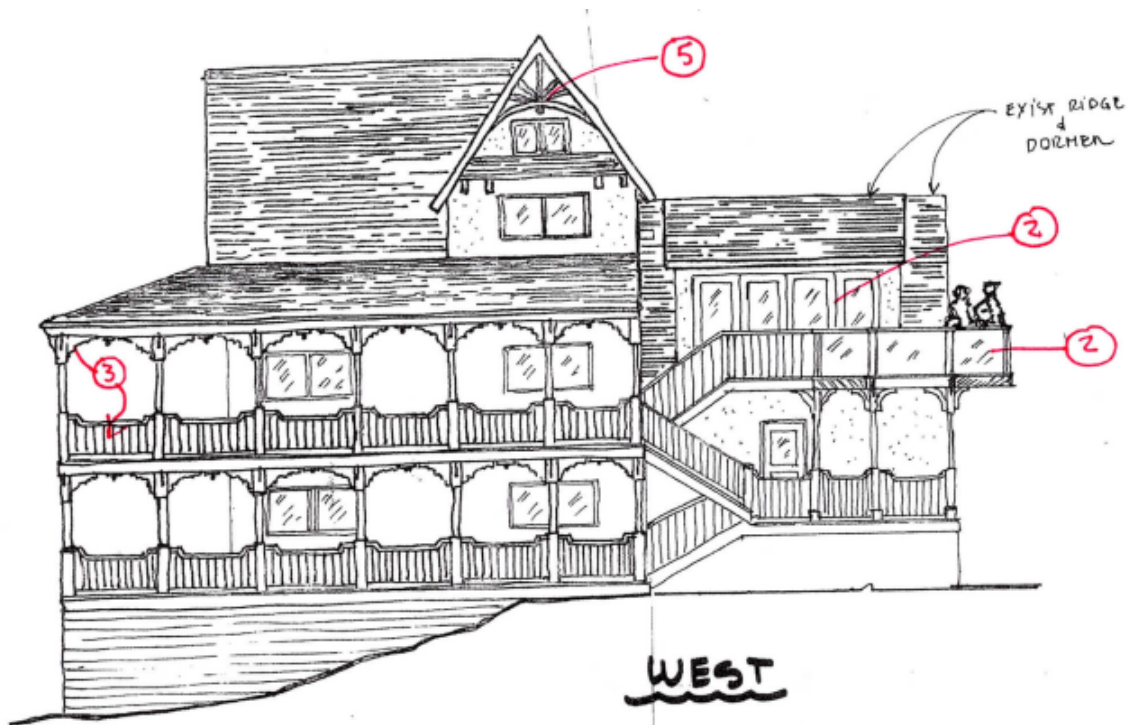
EAST ELEVATION

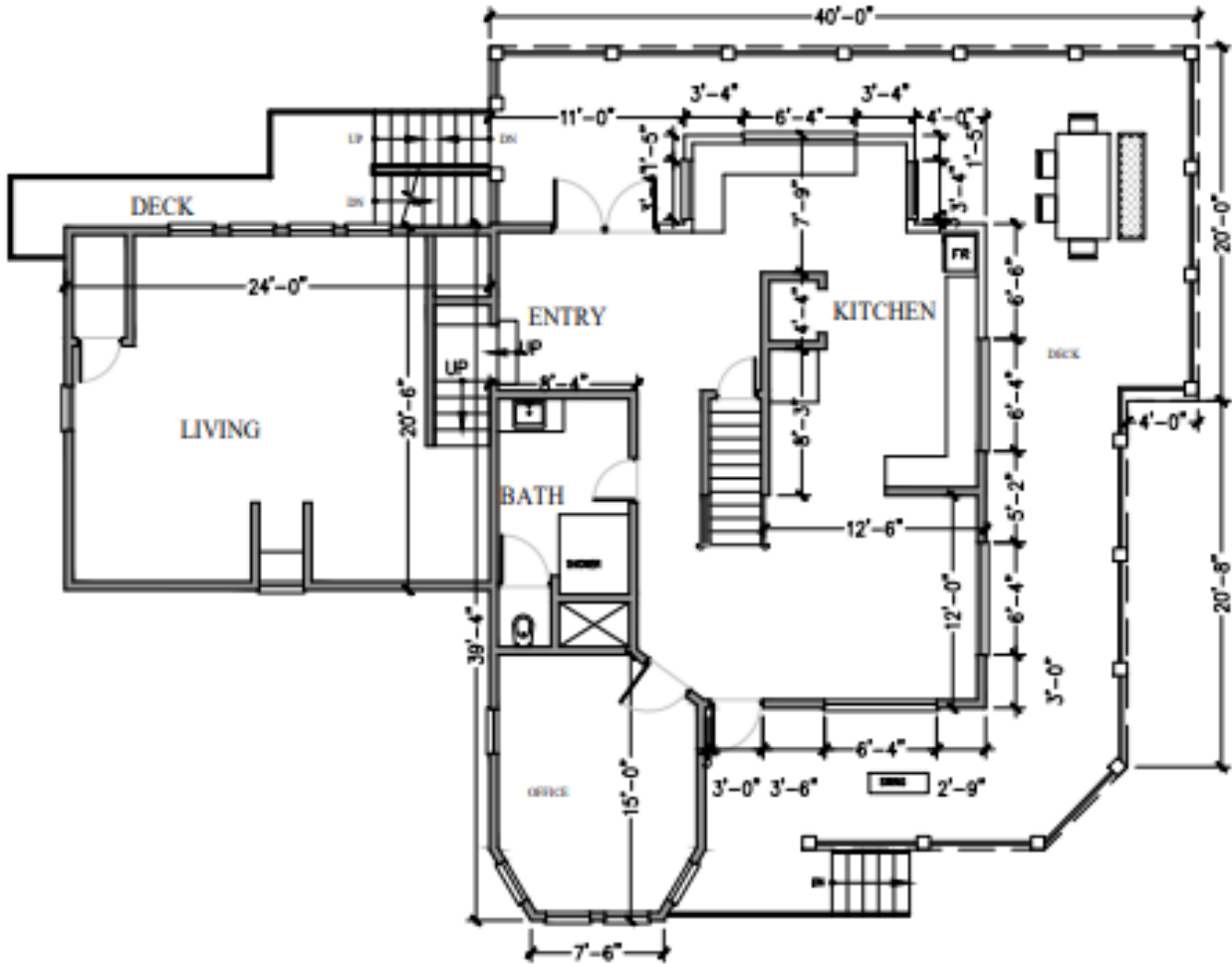


EAST



WEST ELEVATION

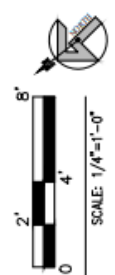
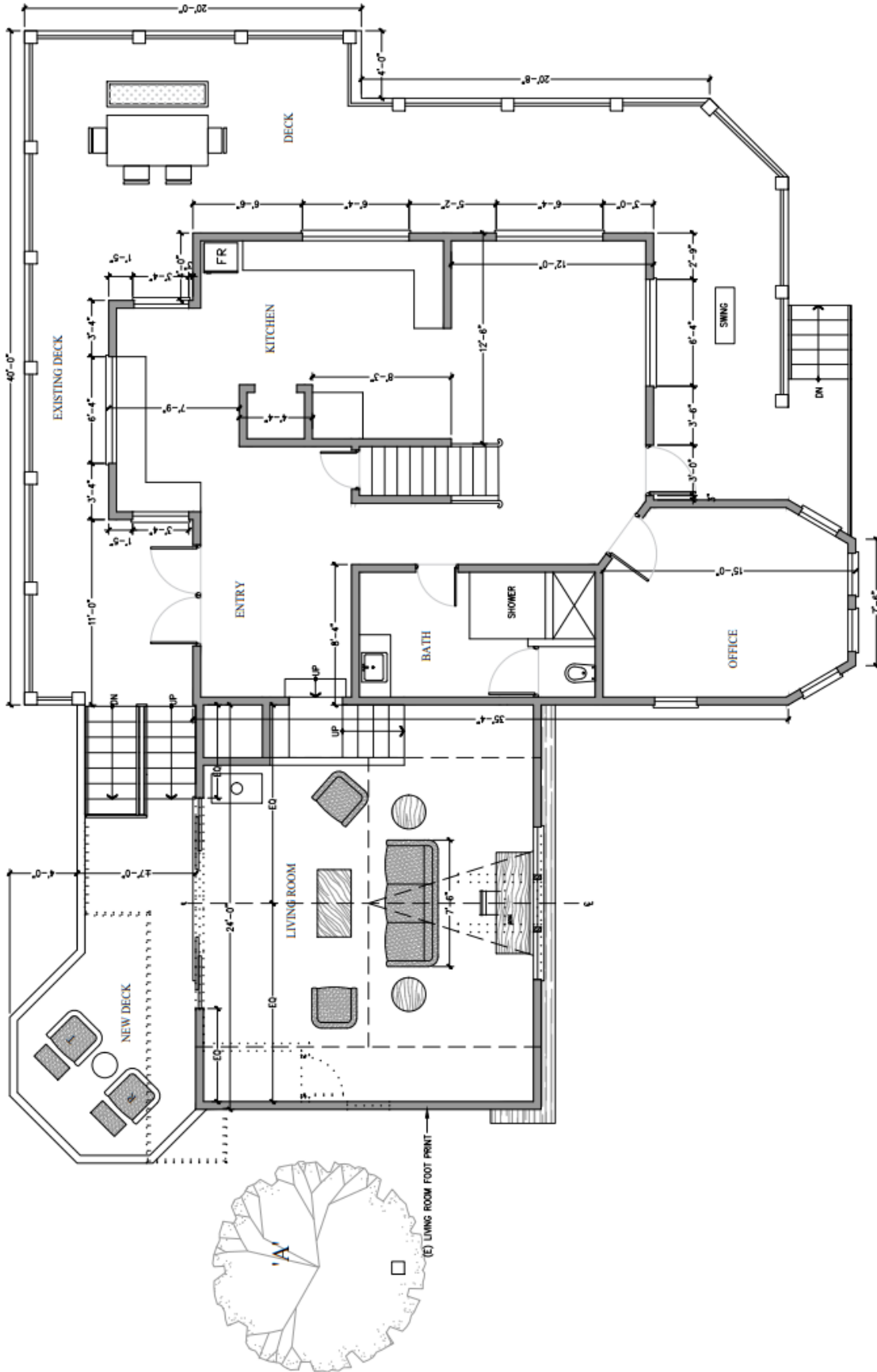




EXISTING SECOND FLOOR PLAN

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





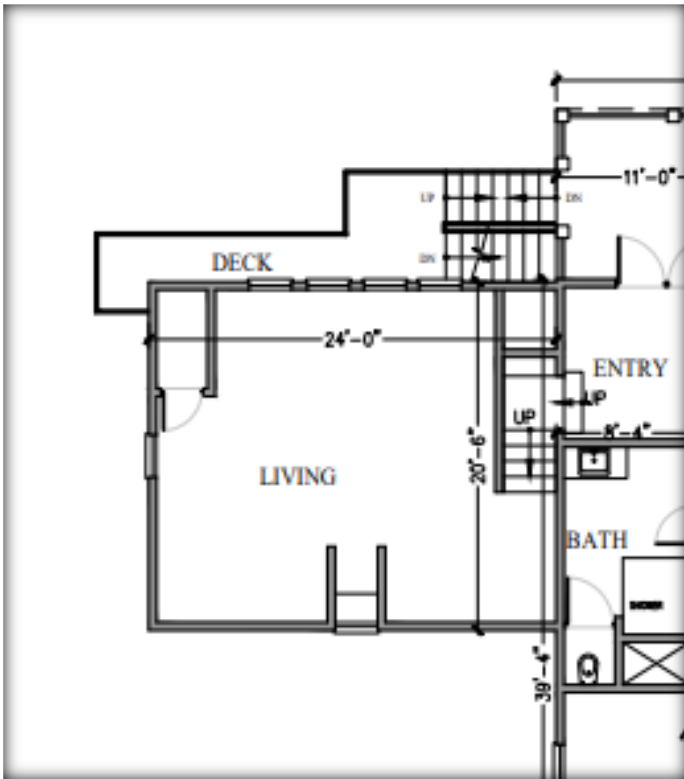
PROPOSED SECOND FLOOR PLAN

SYMBOLS LIST

- EXISTING
- NEW
- DEMOLISH




EXISTING SECOND FLOOR PLAN

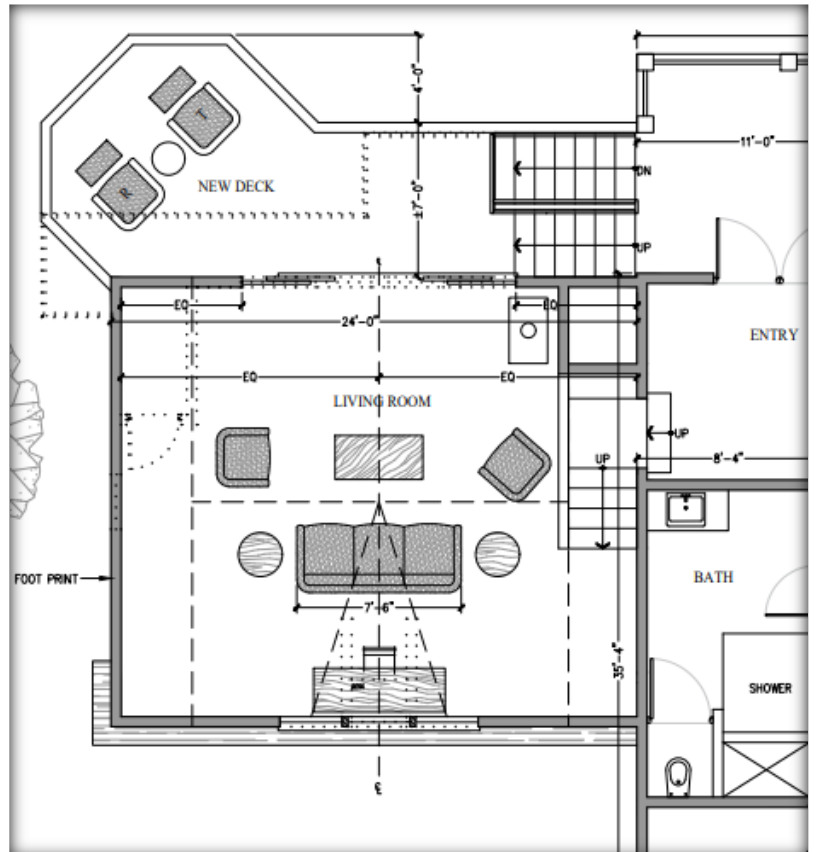
SCALE: 1/8"=1'-0"



PROPOSED SECOND FLOOR PLAN

SYMBOLS LIST

-  EXISTING
-  NEW
-  DEMO



Application & Related Information



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, January 23, 2024

Item :
Location: 417 Hull Avenue
Applicant/Owner: Cabal Cellars / Flat Iron LLC
Zone: C-1
APN: 401-06-018
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Discussion / Approval

Background and Summary: The applicant is seeking approval to repaint the front façade of the Cabal Cellars storefront. Simply stated, the sections of the storefront that are currently Red, are intended to be changed to a dark purple.

Building Background: The 2007 Historic Property Inventory records this structure as having been constructed in 1910.

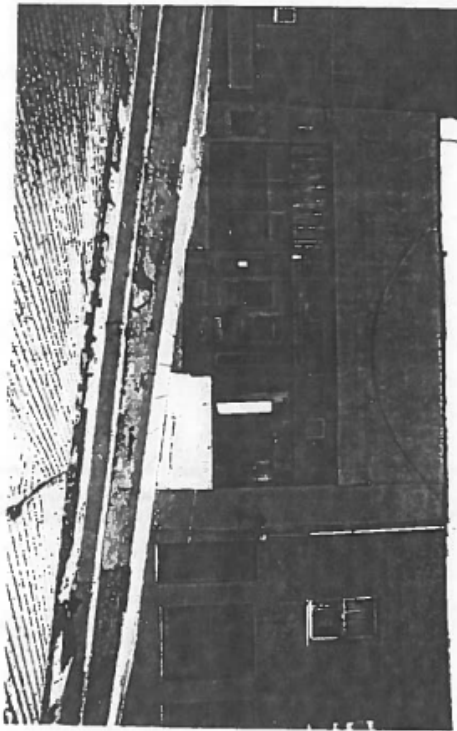
Purpose: The purpose of Design Review is to enable the Design Review Board to review the exterior design of proposed new buildings and structures, proposed alterations of buildings and structures, proposed signs, and proposed demolition of structures, within the Historic Overlay District, in order to ensure that new development is compatible with the surrounding environment, and to preserve and protect the historical character of the Town of Jerome. Design review is intended to enrich the lives of all the citizens of Jerome by promoting harmonious, attractive, and compatible development, and is therefore considered to be in furtherance of the general welfare. The provisions of this section (Section 304) shall apply to all new construction, exterior alterations, demolitions, and signs, in the Historic Overlay District.

Property Standards: The Town of Jerome Zoning Ordinance, within section 304 "Design Review" Requires a change of exterior paint be reviewed by the Design Review Board (304.B.7 "*Paint, Stain, and similar coatings*"). Section 304.H.f, under "*Review Criteria for Design Review*" states that; "*MATERIALS, TEXTURE, AND COLOR: The Materials, texture and color of the façade of a building or structure , shall be visually compatible with the predominant materials, textures, and colors used in the building and structures to which it is visually related.*"



ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME		COUNTY Yavapai	INVENTORY NO. 67
COMMON PROPERTY NAME George Waddell Studio		QUAD/COUNTY MAP Sec 23 TWSP 16 Range 2E	
PROPERTY LOCATION-STREET & NO. Main St/ Hull Ave btwn.			
CITY, TOWN/VICINITY OF Jerome Az		ASSESSOR'S PARCEL NO. 401-06-018	
OWNER OF PROPERTY Paul Scott		PHONE	
STREET & NO./P.O. BOX Box 12			
CITY, TOWN Jerome		STATE Az	ZIP 86331
FORM PREPARED BY TOWN OF JEROME		DATE 8-81	
STREET & NO./P.O. BOX Box 335		PHONE 634-7943	
CITY, TOWN Jerome		STATE Az	ZIP 86331
PHOTO BY Noel Knapp		DATE 8-81	
VIEW facade Main St			
HISTORIC USE			
PRESENT USE art studio/ residence		ACREAGE	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES 1910			
<p>PHYSICAL DESCRIPTION</p> <p>This building has two stories with an upper level entrance on Main St and a lower level entrance on Hull Ave. The depth varies from 23' to 35', with a frontage (Main St) of 35', thus forming a trapezoidal plan. Exterior walls are masonry on the east and south sides, and masonry and wood frame on the west wall, with stucco above grade. Both street elevations have parapet walls, hiding the wood scissor trusses which form 2 hipped roofs.</p> <p>Both floors are wood tongue and groove on floor joists, Double wood doors with glass lites in upper half are located in the center of both elevations. The Main St elevation has a translucent glass transom with leaded comes. This also continues over one display window, the other display window has wood board and batt in this transom area.</p>			



Application & Related Information



TOWN OF JEROME, ARIZONA
600 Clark Street, P.O. Box 335, Jerome, AZ 86331
(928) 634-7943

File #: _____
Town Use

General Land Use Application – Check all that apply

- Site Plan Review \$300
- Design Review \$25 to \$500
- Conditional Use Permit (CUP) \$500
- Demolition \$50/\$200
- Signage/Awning \$50
- Paint/Roofing \$25
- Time Extension \$25 to \$200
- Other: _____
- Other: _____

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Applicant: Cabel Cellars	Owner: Flat iron 2 LLC
Applicant mailing address: 4401 E. Sparkling Lane Paradise Valley AZ 85253	Property owner mailing address: 8038 N 72nd Pl Scottsdale 85258
Applicant role/title:	
Applicant phone: 602-750-7771	Owner phone: 480-599-0599
Applicant email: jason@passioncellars.com	Owner email: harrissales@flatironroasting.com
Project address: 417 Hull Ave	Parcel number: 401-06-01807
Describe project: Paint over the red trim around the windows on the front of the building with a new color that is a dark purple called "harlem jewel"	

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
- I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission. These criteria are included in the Jerome Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: _____ Date: **9/5/23**

Property Owner Signature: _____ Date: **9-26-23**

For Town Use Only

Received from: _____ Date: _____

Received the sum of \$ _____ as: Check No. _____ Cash Credit Card

By: _____ For: _____

Tentative Meeting Date/s - DBB: _____ P&Z: _____



TOWN OF JEROME

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

Zoning Administrator Analysis Design Review Board Tuesday, January 23, 2024

Item :
Location: 713 Main Street
Applicant/Owner: Mary Wills & Sally Dryer
Zone: AR
APN: 401-07-114D
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

Background and Summary: The Applicants, Mary Wills and Sally Dryer are repairing large sections of the existing deck and slightly expanding the deck which includes replacing a top floor window with a new door to access the uppermost portion of the deck and stairs. The current structure has no interior connection between the floors, and the additional deck and stairs will help accommodate movement between the two. See applicants letter on the following page.

Building Background: Yavapai County GIS records the structure at 713 Main Street as a Single Family Home originally built in 1890. The Town of Jerome Historic inventory from 2007 records the property as the "Vickers house" constructed in 1945 and in "good" condition. The property is a contributor to the Historic Landmark designation and to the National Register of Historic Places. The existing deck was approved in 1991.

Purpose: The purpose of the site plan review is to provide for the public health, safety and general welfare, and to protect the environment and the historical character of the Town of Jerome. The plan review will include an examination of all proposed site work, and excavation and grading regulations, with special regulation of work sites with extreme slope or unstable soils. Essential to this purpose is the review of possible impacts on surrounding properties.

Property Standards: The Town of Jerome Zoning Ordinance in section 304 "Design Review", under "B. Projects requiring review by the Design Review Board" number 2 "Additions and exterior modifications" and number 3; "Decks" make this project subject to Design Review. Section H "Review Criteria for new construction" subsection J, Accessory Features, states that; "Fences, Walkways, decks, stairways, lighting, antennae and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related."

Response: The existing deck, and proposed expansion area are facing southward, away from the Highway and neighboring structures. The framing plan (provided) and the elevations (provided) show the profile and style of construction. All building permits and codes will be required and inspected by the building inspector.

Letter from the Applicant:

Project Description: Deck Extension

713 Main St., Jerome AZ, 86331

Mary Wills & Sally Dryer

This project is designed to extend the existing deck on the same south side facing of their single family residence, as well as attach the deck to the upper floor. This very old property never provided a connection from the main residence downstairs to the upper floor. Connecting the two floors externally will allow Mary and Sally to access upstairs without walking to the driveway and back to enter the upper level.

The structure is designed with cement footings and hemp fir lumbar as described in the architectural drawings previously provided. The structure will appear the same as the existing structure which was recently repaired and re-stained. The stairway will lead to a door which will replace an existing window.

Approximate measurements: the existing deck is approximately 15' x 13'6" and the addition will approximately double the length of the existing structure. See plans for details.

Pictures attached for clarification.



Aerial Photograph of the property at 713 Main Street
(apn: 401-07-114D)

Source: Google Earth



Parcel Map from the Yavapai County GIS site, with parcel 401-07-114D (713 Main Street) highlighted.
Source: Yavapai County GIS



House: front/
eastern face



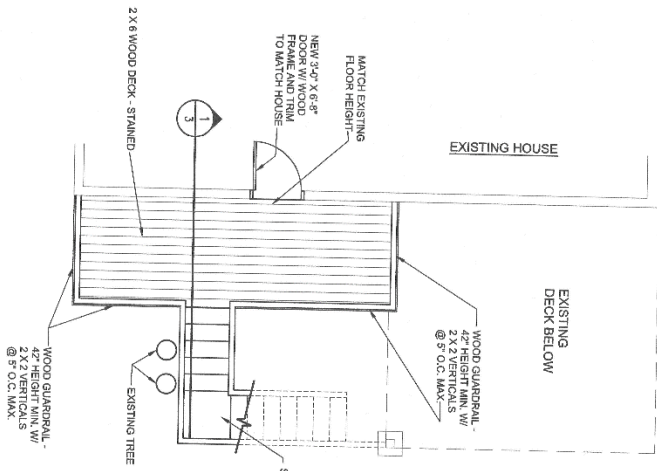
South facing window to be
replaced by door





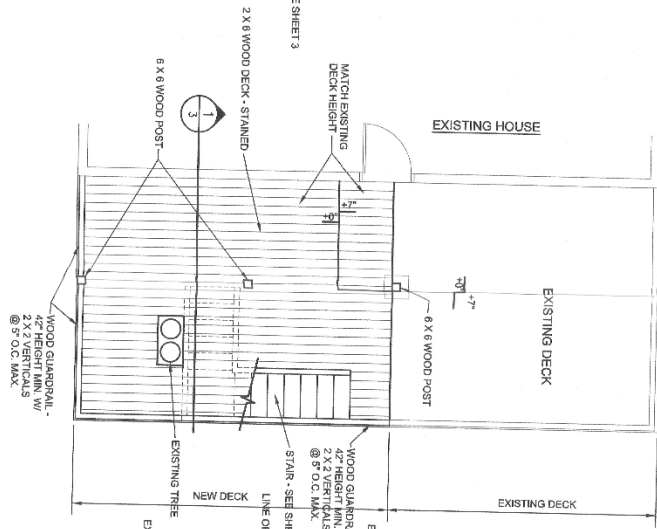
UPPER LEVEL FLOOR PLAN

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



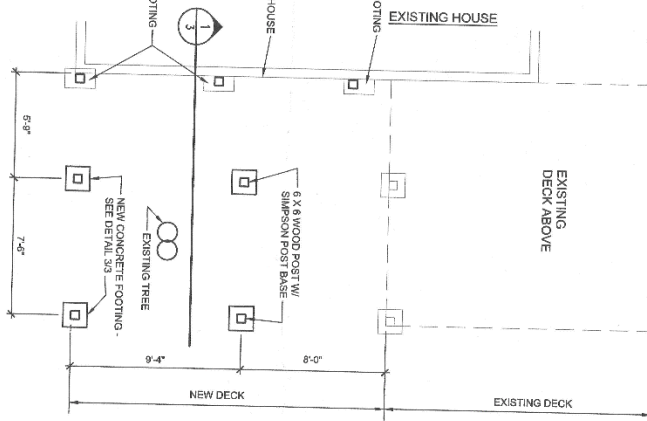
MID-LEVEL FLOOR PLAN

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



LOWER LEVEL FLOOR PLAN

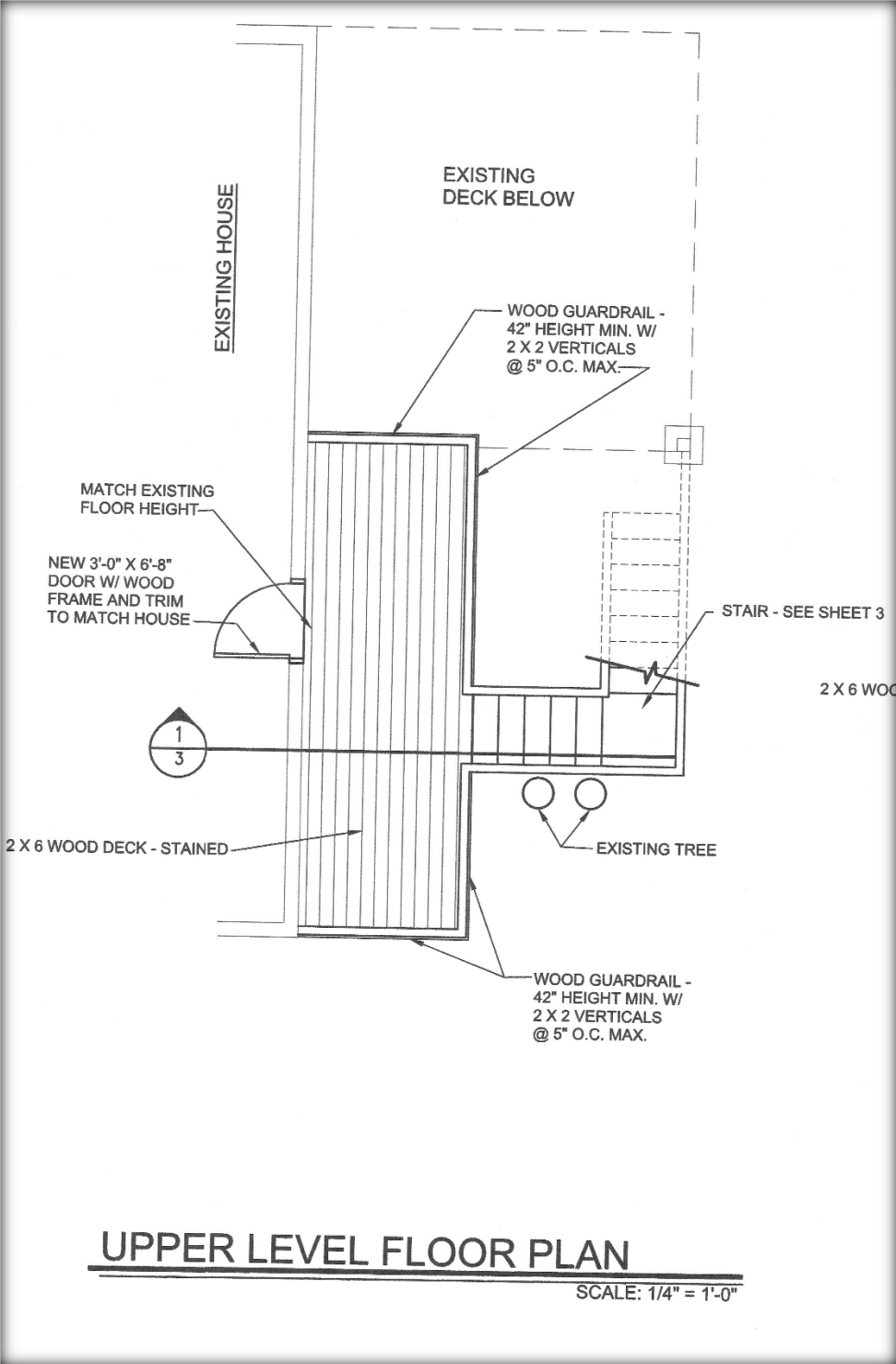
SCALE: 1/4" = 1'-0"



1 FLOOR PLANS

DECK EXTENSION

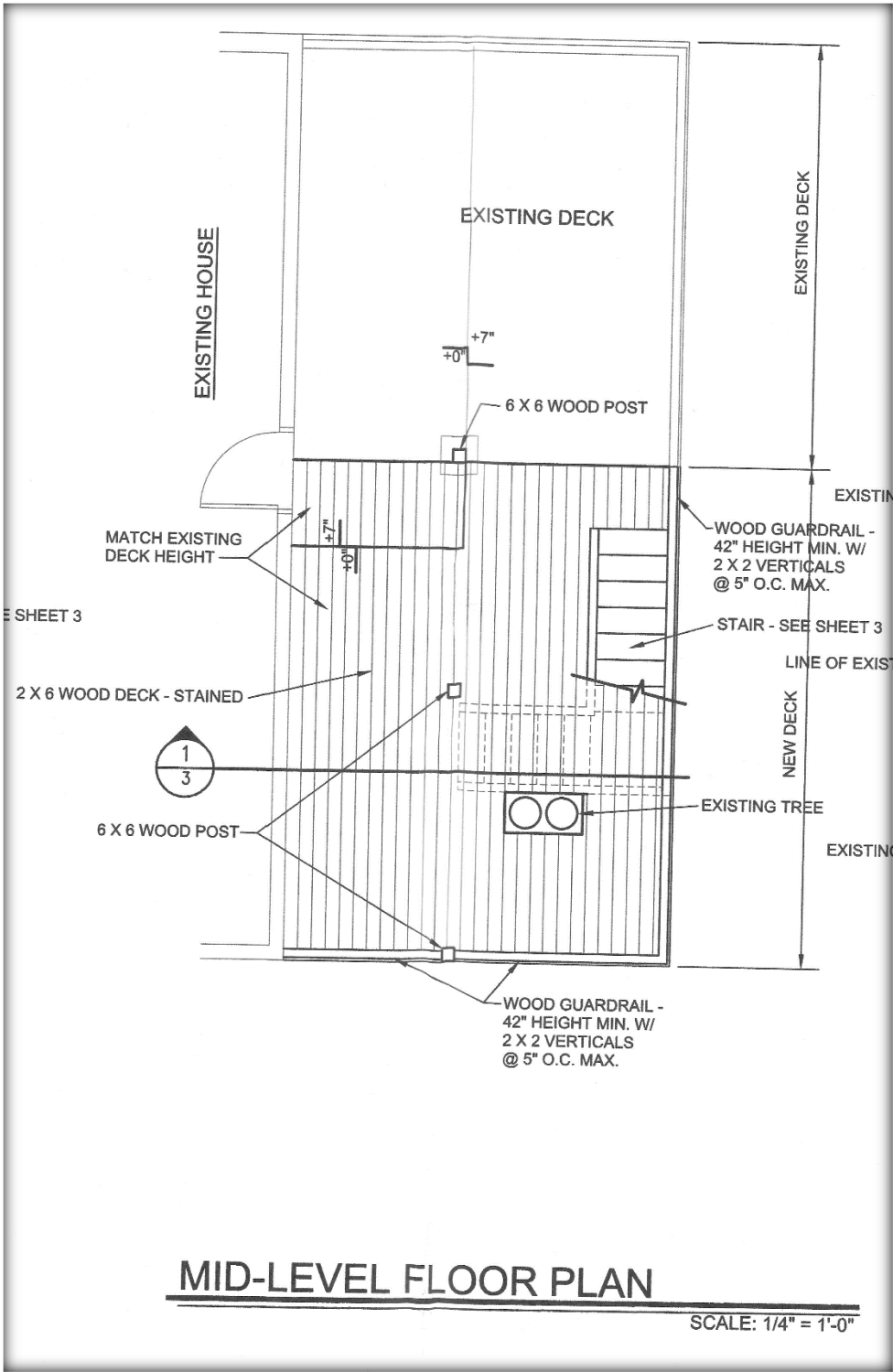
MARY WILLS & SALLY DRYER
713 MAIN STREET
JEROME ARIZONA



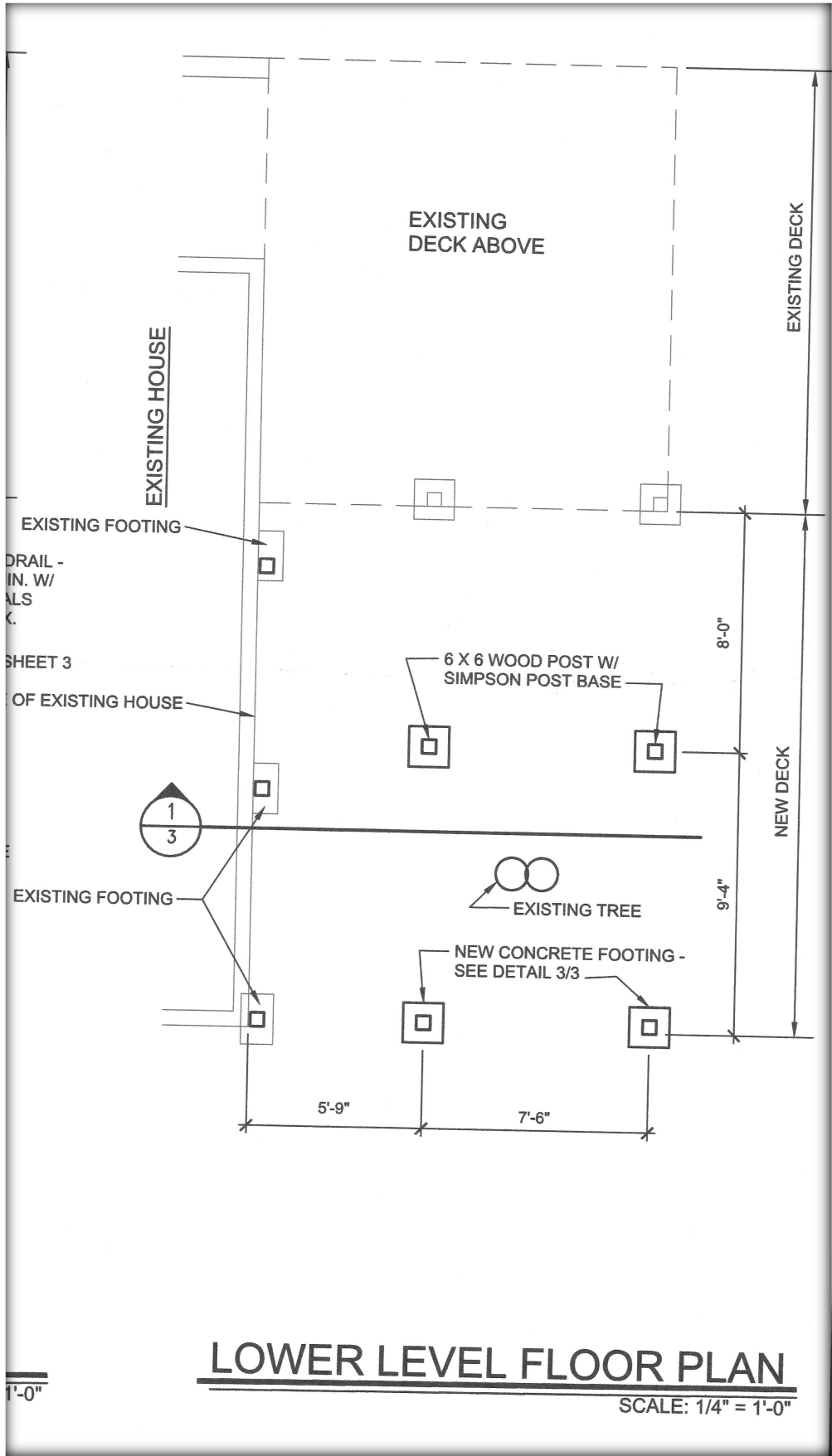
Detail view of page 1, floor plans, for the Upper Level floor plan.
Source: Mary Wills & Sally Dryer

UPPER LEVEL FLOOR PLAN

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



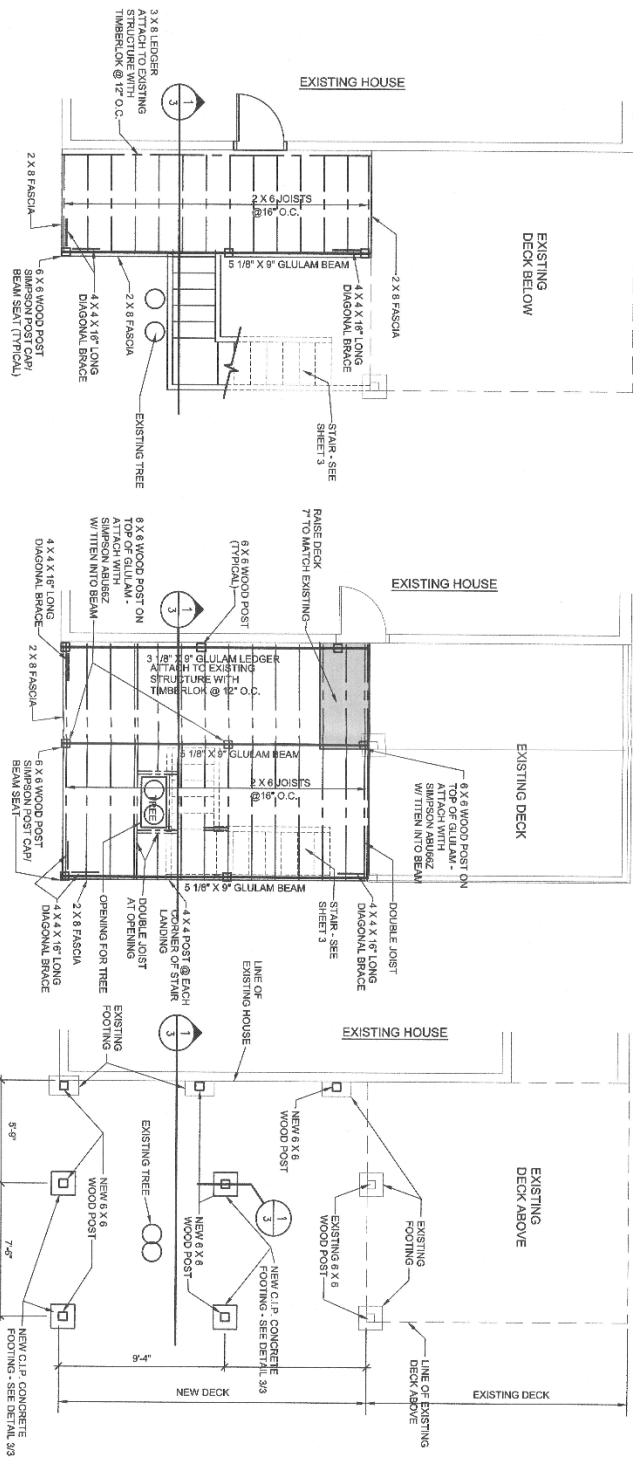
Detail view of page 1, floor plans, for the Mid-Level floor plan.
Source: Mary Wills & Sally Dryer



Detail view of page 1, floor plans, for the Lower-Level floor plan.
Source: Mary Wills & Sally Dryer

LOWER LEVEL FLOOR PLAN

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



UPPER LEVEL FRAMING PLAN

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

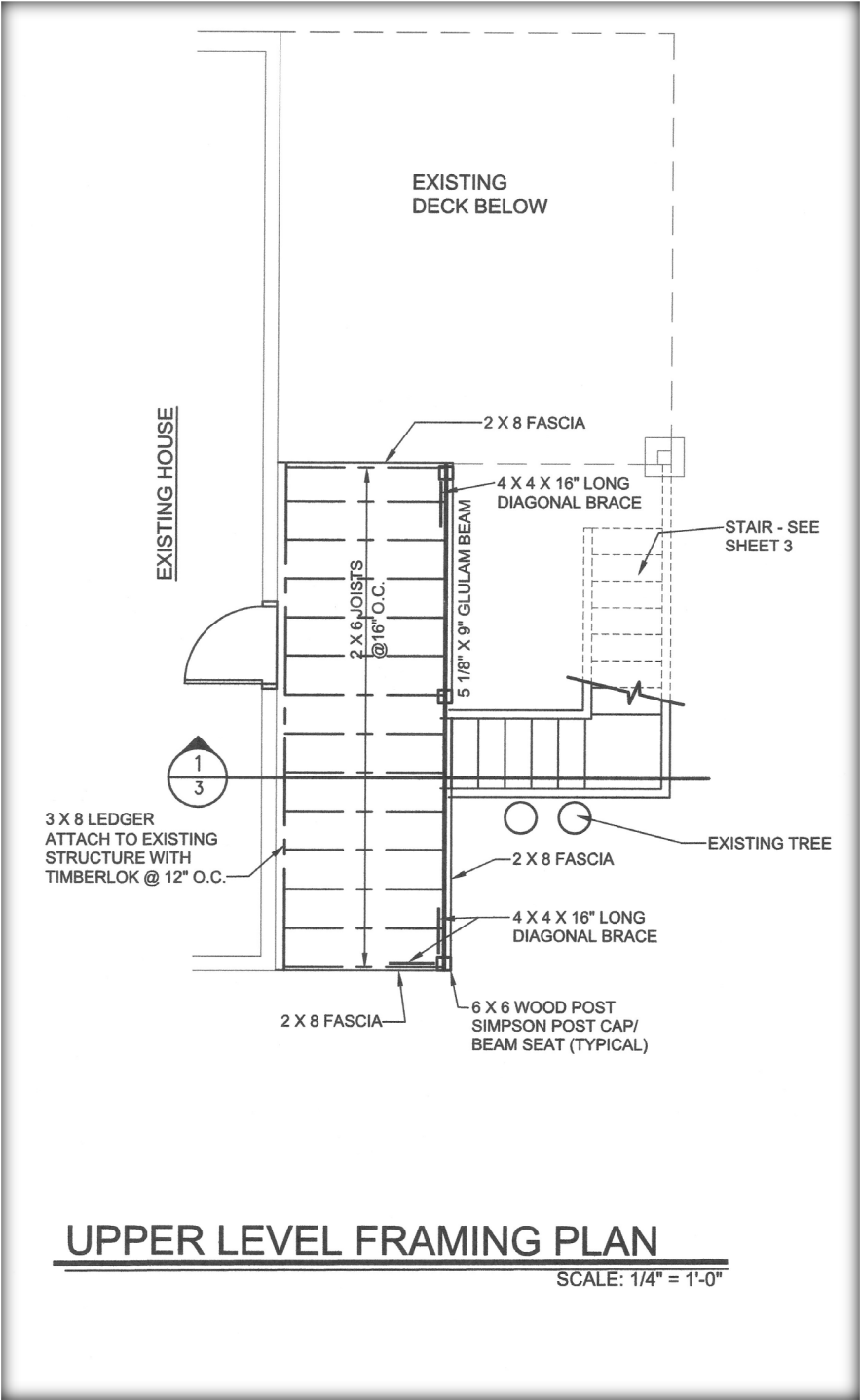
MID-LEVEL FRAMING PLAN

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

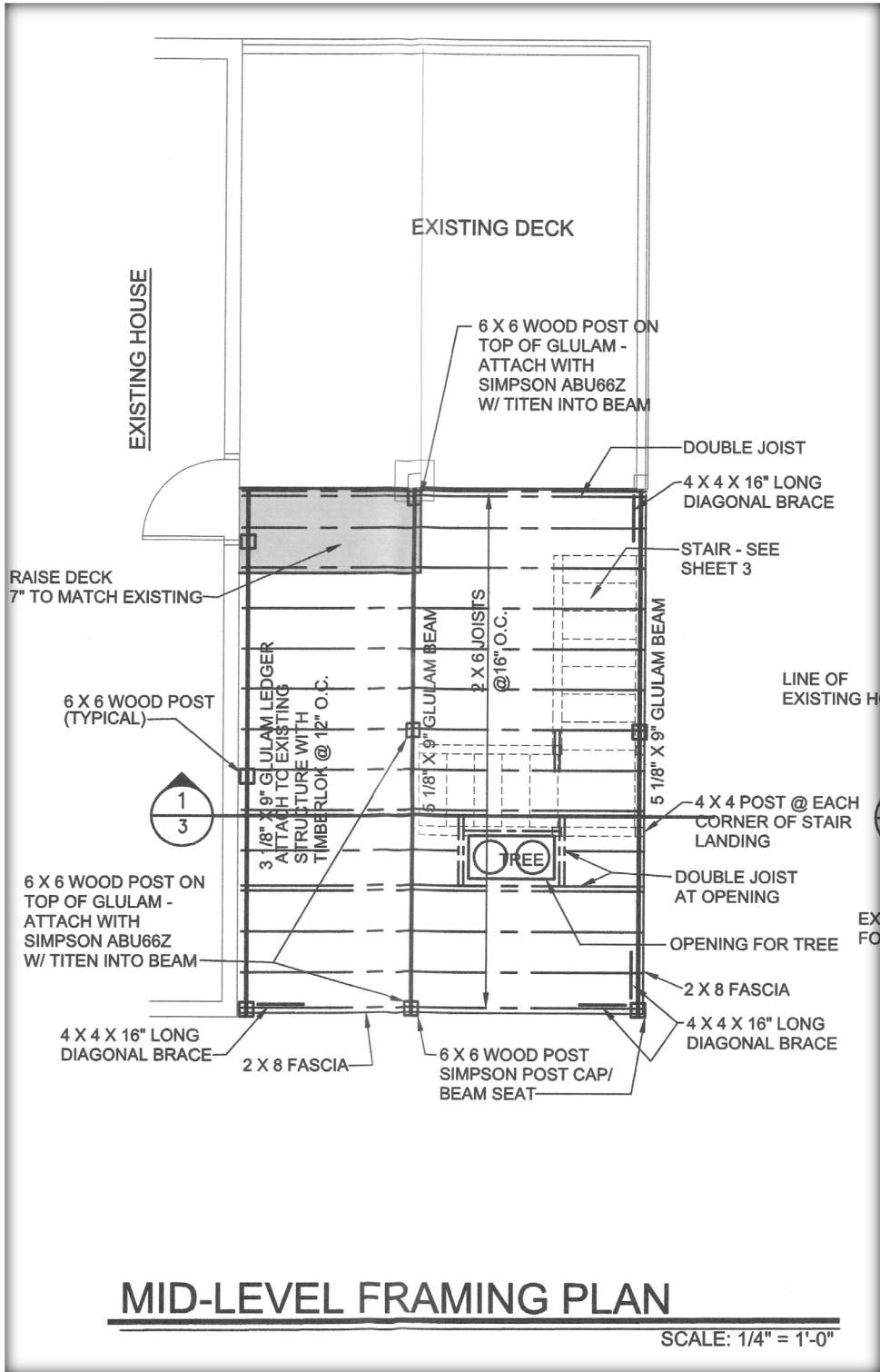
FOUNDATION PLAN

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

2	FOUNDATION PLAN FRAMING PLANS	DECK EXTENSION	MARY WILLS & SALLY DRYER 713 MAIN STREET JEROME ARIZONA
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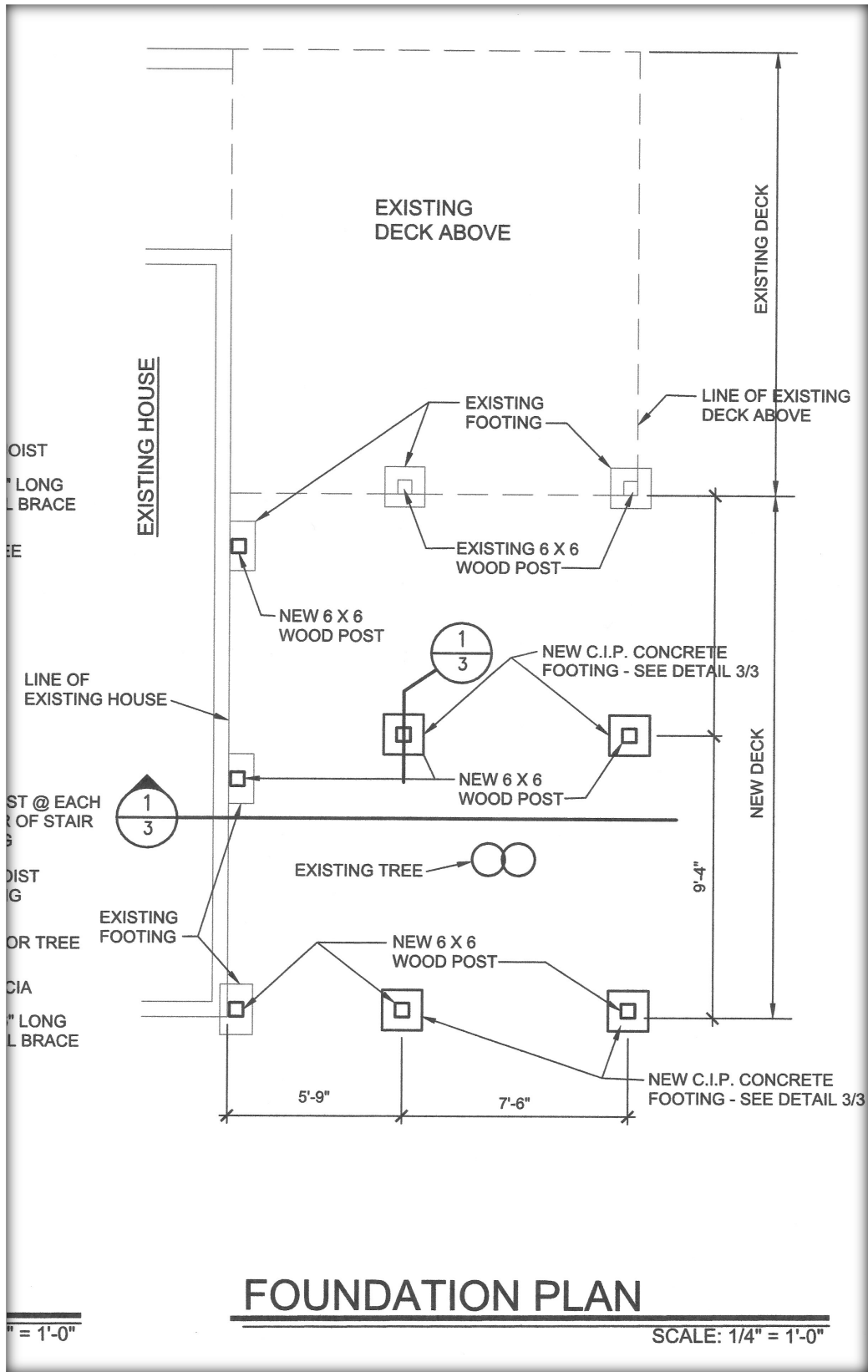


Detail view of page 2, Deck Extension, for the Upper Level framing plan.
Source: Mary Wills & Sally Dryer

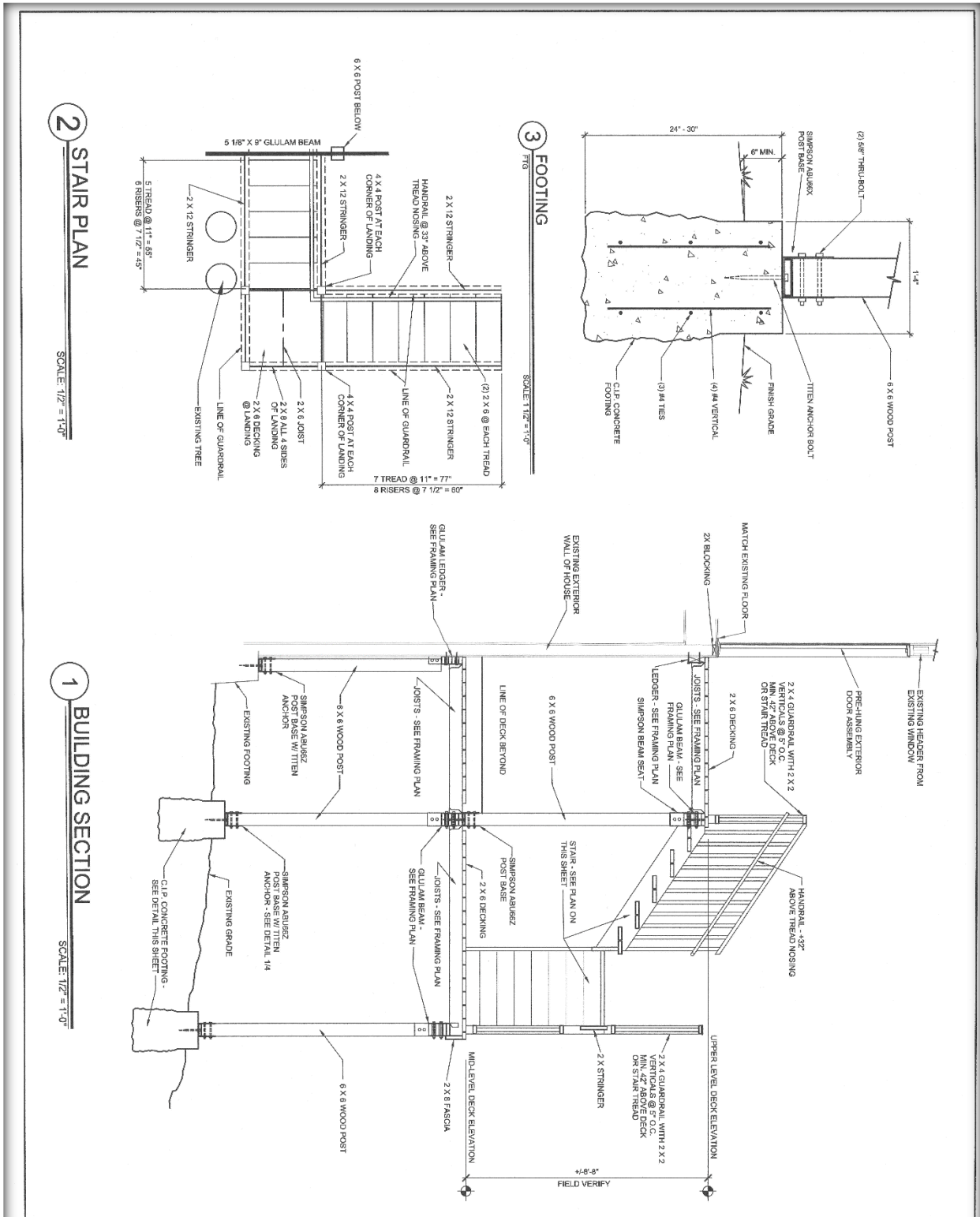


Detail view of page 2, Deck Extension, for the Mid-Level framing plan.

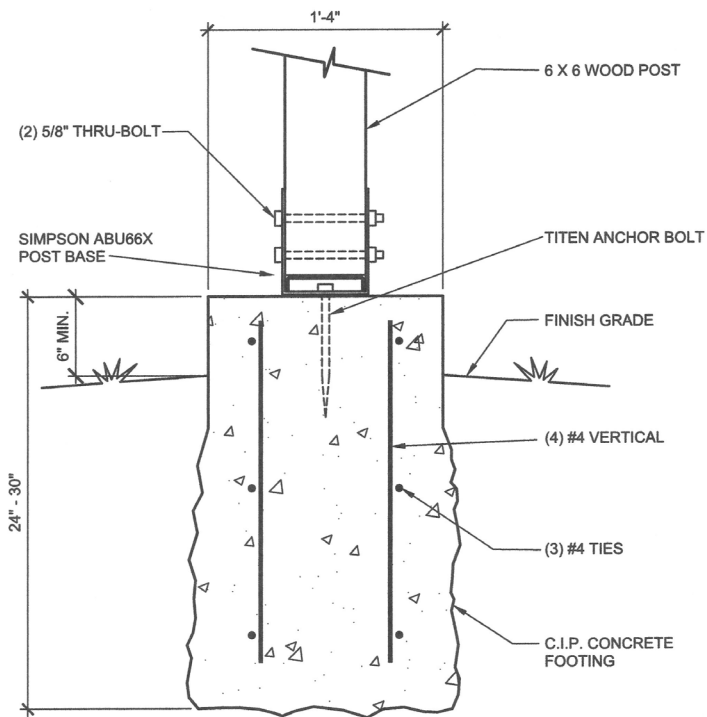
Source: Mary Wills & Sally Dryer



Detail view of page 2, Deck Extension, for the foundation plan.
Source: Mary Wills & Sally Dryer

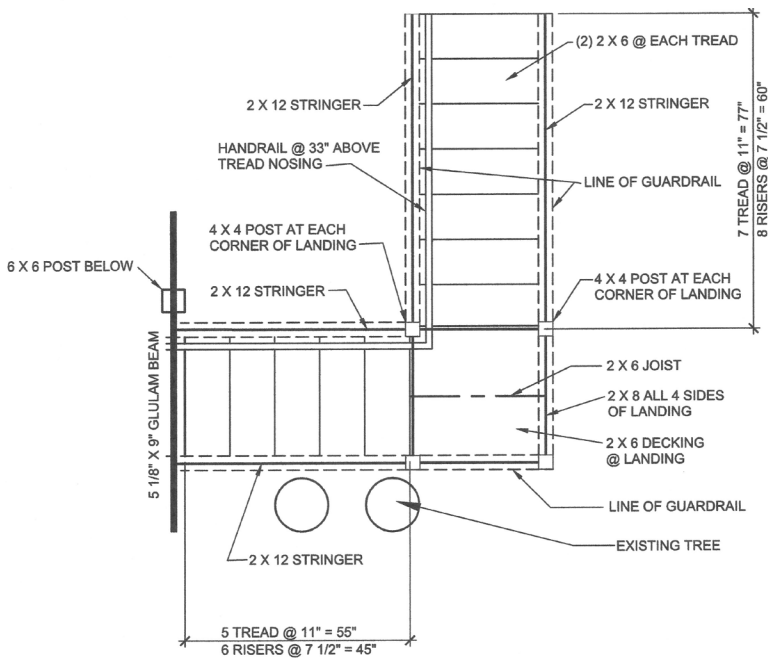


3	BUILDING SECTION STAIR PLAN	DECK EXTENSION	MARY WILLS & SALLY DRYER 713 MAIN STREET JEROME ARIZONA
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Detail view of page 3, Building-section & Stair plan, Footings.
Source: Mary Wills & Sally Dryer

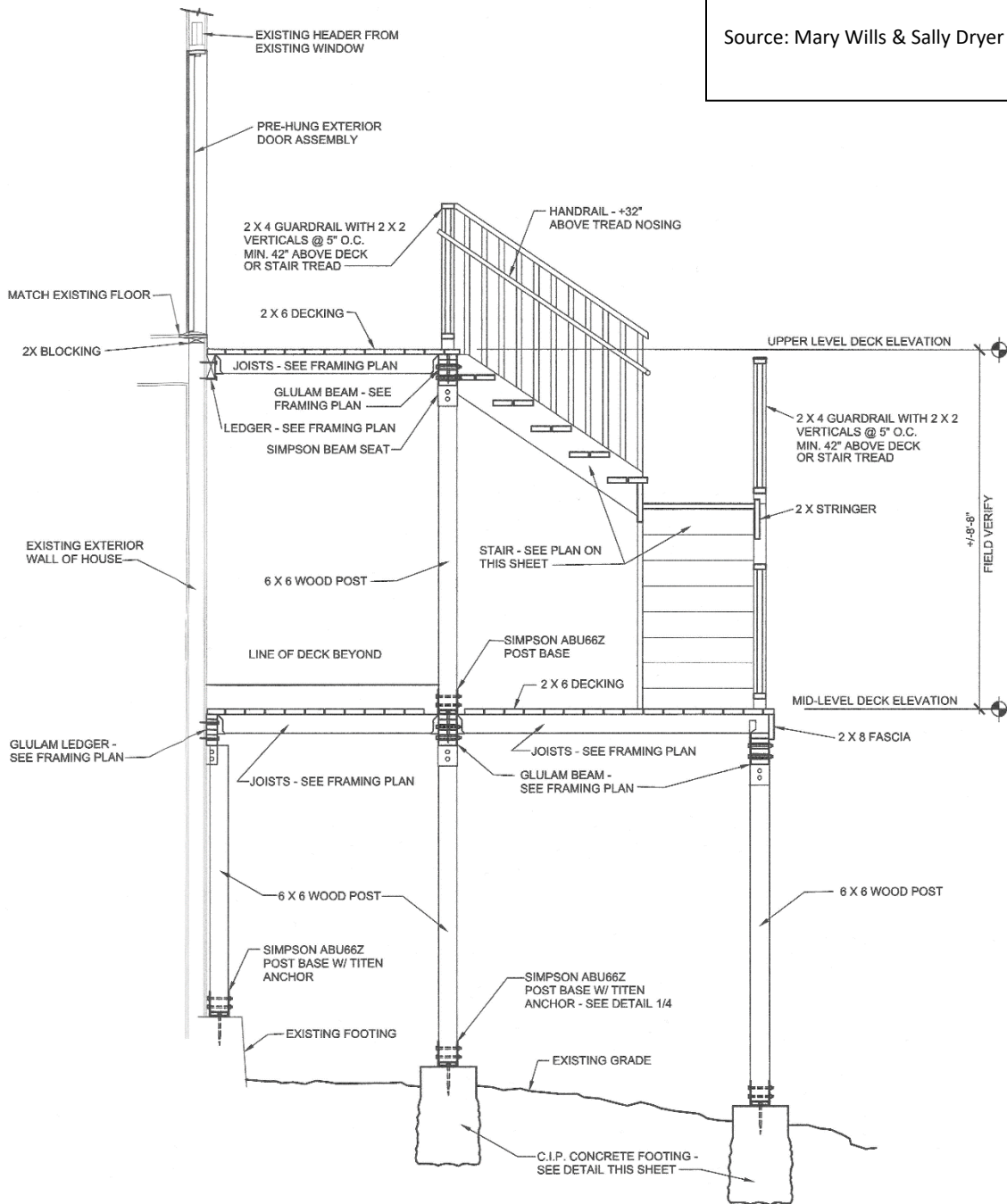
3 FOOTING
FTG SCALE: 1 1/2" = 1'-0"



Detail view of page 3, Building-section & Stair plan.
Source: Mary Wills & Sally Dryer

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

Detail view of page 3, Building-section & Stair plan.
Source: Mary Wills & Sally Dryer



1

BUILDING SECTION

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

Application & Related Information