CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION

Meeting Date: 12/12/2023
Agenda Item: 6

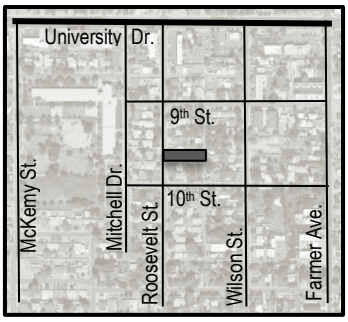
ACTION: Request a Use Permit to allow a second-story walk deck addition for a single-family residence for the **LEWIS RESIDENCE**, located at 921 South Roosevelt Street. The Applicant is MNF Design Drafting & Planning LLC.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: LEWIS RESIDENCE (PL230326) is requesting a proposed second-story 300 square foot roof-top deck over a one-story single-family residence on Lot 6 of the Goodwin Homes subdivision, located on the east side of South Roosevelt Street in the R-2, Multi-Family Residential District. This request was previously heard with modifications made to the design to address public comments and was approved by the Development Review Commission in 2020. An appeal of the request was denied by the City Council, upholding the Commission approval of the Use Permit, contingent upon obtaining building permits and final inspection of the construction. The building permits expired and the applicant is seeking a new Use Permit for the same prior request. The request includes the following:

ZUP230076 Use Permit to allow a second story addition for a roof-top deck on a single-family residence.



Property Owner	Lori B Lewis Trust
Applicant	Nathan Fowler, MNF Design, Drafting & Planning LLC
Zoning District(s)	R-2
Site Area	10,000 s.f.
Total Bedrooms	3
Total Bathrooms	3
Building Area	961 s.f. (existing house) + 66 s.f. (existing storage) + 1,006 s.f. (new livable) = 2,033 s.f.
Outdoor Area	311 s.f. patio + 300 s.f. rooftop deck, 306 s.f. carport
Lot Coverage	20% (45% max. required)
Building Height	18' (30'-0" maximum allowed)
Building Setbacks	29'-0" front west, 3' 1" existing north side, 8' 3" existing south side, 86' rear east (20' front, 10' side, 15' rear required in R-2) (prior use permit and building permits approved with existing conditions on site)
Vehicle Parking	2 spaces, 1 in carport, 1 tandem in driveway (2 min. required for single family)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Jeff Tamulevich, Community Development Director
Legal review by: N/A
Prepared by: Diana Kaminski, Senior Planner
Reviewed by: Michelle Dahlke, Principal Planner

COMMENTS

The site is located south of University Drive, north of 13th Street, east of McKemy Street and west of Farmer Avenue within the Goodwin Homes Subdivision and the Wilson Art and Garden Neighborhood Association. The area is also located within Character Area Three: Downtown Tempe/Rio Salado/ASU/NW Neighborhoods Character Area. The proposed project includes the existing 973 square foot residence with a 1,006 square toot addition on the ground floor, retaining the existing single-car carport and 66 square foot storage room. The remodeled single-family residence would include three bedrooms and three bathrooms, a dining room, kitchen, great room and laundry room. The proposed second story is to accommodate an exterior stairwell leading to a second-floor roof deck. The site is registered with the county as a single-family residential property to be occupied by the son of the owner. The proposed project received entitlements in April of 2020 and the building permits expired in 2022. The expiration of the building permit resulted in expiration of the Use Permit, requiring the owner to apply for a new Use Permit for the same request.

PUBLIC INPUT

To date, staff has received one email of inquiry and one public comment in opposition to this request, both were from residents within the immediate area of the subject site.

USE PERMIT

The proposed use requires a Use Permit to allow a second story addition to a single-story single-family residence for the purpose of building a roof-top deck within the R-2 zoning district. The applicant provided a letter of explanation and plans outlining the design intent and how the request meets the criteria.

Section 6-308(E) Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic;* The proposed residence is 2,033 s.f. and has 3 bedrooms, similar to most single-family homes of this size. The site can accommodate two vehicles parked in tandem on the north side of the house within a one-car carport and on the drive, with room for one guest space parked on street. The addition of a second story 300 square foot roof deck is over the eastern portion of the house and does not add to the livable area of the residence. Based on the proposed single-family use and size and available parking, it is not anticipated that the second story addition will increase vehicular or pedestrian traffic.

2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions;* The site is within a quarter of a mile of an active railroad track, arterial street, downtown Tempe and less than a mile from the airport flight path. The proposed second story deck is proposed to have a 72" high privacy screen surrounding the deck.

3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan;* The existing structure as appears from the exterior has not had any significant renovations or upgrades since constructed in 1951. The site is zoned for multi-family use; however the character of the area is predominantly single-family homes on similar lots. The existing 973 square foot home is being expanded to include a more livable footprint for contemporary living while keeping the existing street front character with the ground floor addition to the rear of the building and setting the second story addition back from the existing structure to minimize visual impact to the existing house. Maintaining the existing structure facilitates the goals and objectives of neighborhood preservation and community revitalization. This second story addition will not contribute to the deterioration of the surrounding area, but rather bolster the sense of place that makes the area unique.

4. *Compatibility with existing surrounding structures and uses;* the surrounding neighborhood consists of mostly single-story homes with a few multi-story homes. This home will continue to appear as a single-story home and is compatible with the existing surrounding structures as the original established pattern of development in Tempe. Any property zoned single family or multi-family is allowed to build up to 30' tall, the proposed building height with rooftop deck is 18' tall. If this were proposed as a multi-family development it would not need the use permit for the second story addition but

could build by right by the zoning development standards. Choosing to maintain a single-family use on a multi-family zoned lot triggers the requirement for the Use Permit for the second story. Other two-story properties within this area include:

- 1225 S. Wilson, a two-story multi-family residence approved in 2011 with a Use Permit for tandem parking approved in 2013.
- 1229 S. Wilson, a two-story multi-family residence approved in 2002.
- 1136 S. Roosevelt Street, a two-story single-family residence approved in 2013 with Use Permit Standard reductions for the street side yard and front yard setbacks from 20 feet to 16 feet.
- 1135 S. Roosevelt Street, a two-story single-family residence approved in 2006.
- At 9th Street and Wilson have 2 two-story apartments on the north east corner and two-story single-family homes on the south east corner.

5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public;* The second-story deck is intended for a single-family use by a family member responsible for maintaining and enforcing behavior on site pursuant to the city codes and ordinances. The deck was reduced in size from 500 square feet to 300 square feet with the prior application and added visual screening around perimeter of deck for privacy and a landscape buffer on the south side where the exterior stairwell is located.

REASONS FOR APPROVAL:
Based on the information provided by the applicant, the prior Development Review Commission and City Council findings of support for this same request and the above analysis, staff supports the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL: (Non-standard conditions are identified in bold) EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Use Permit for a 300 square foot second story roof deck is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.
3. **Proposed modifications to existing 6' perimeter walls shall be coordinated with adjacent property owners. Any wall taller than 7' in height requires a building permit. If the existing 6' walls are dooley walls and are not able to be added onto, then replacement of the wall to meet the proposed height specified shall require owner authorization from adjacent property owner for removal and replacement with an 8"x8"x16" CMU block wall.**
4. **A landscape buffer shall be added on the ground level adjacent to the addition on the north and south sides of the structure to provide a mature plant height of 10-20' without impact to walls.**
5. **A landscape buffer shall be added on the ground level adjacent to the addition on the north and south sides of the structure to provide a mature plant height of 10-20' without impact to walls.**
    a. **If raised planter box is used, the box shall be independent of the existing cmu wall with water barrier between wall and planter to avoid damage to existing wall.**
    b. **Ficus nitida shall not be used as a hedge adjacent to the block walls on either side of the property.**
    c. **If narrow trees or tall shrubs are proposed in the planter box on the south side, plants should be planted 3' from the existing wall and spaced horizontally to fill the space depending on plant species and planted size.**

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

USE PERMIT:

- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- Specific requirements of the **Zoning and Development Code** (ZDC) are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through http://www.tempe.gov/zoning or purchase from Development Services.
- Any intensification or expansion of use shall require a new Use Permit.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

HISTORY & FACTS:

March 20, 1914	The Common Council of the Town of Tempe approved the Goodwin Homes Subdivision Plat establishing lots, blocks and streets bounded by 8th Street (now University Drive) to the north, Farmers Avenue to the east, 11th Street to the south and Roosevelt Street to the west. The subject site recorded as Lot 6 of Block 5 with dimensions of 50' wide by 200' deep established within the plat.
1930-1940s	Historic Aerials indicate the site was used for agricultural purposes.
April 14, 1938	Tempe established the first Zoning Ordinance 177, all new construction after this date would conform to the standards established by the code. This site was established with the zoning district of "Residence District" allowing single-family uses and not specifying development standards.
August 12, 1948	Zoning Ordinance 193 was approved, the site was designated "Residence A" in a further delineation of residential types, "A" being single family and "B" being multi-family. Development standards were established with minimum lots of 6,000 s.f. and 50' width. Lot coverage not to exceed 40% and front yard setbacks of 25'. The side yard setbacks were established at 7' with special provisions for lots without alley access. This lot has alley access established but not dedicated, the rear portion of the property line extends to the centerline of the current alley. The rear yard setback was established at 15'.
1949	Surrounding lots were developed, with the subject site remaining vacant.
1951	Building Permit issued for the subject site. Aerial images are not clear to roofline and property line locations but appear to be similar in later aerial images with the existing rooftop footprint with a carport and storage shed located on the north side yard.

January 14, 2020	Development Review Commission continued a request for a Use Permit to allow a second-story walk deck addition for a single-family residence for the LEWIS RESIDENCE, located at 921 S Roosevelt Street. The Applicant is Danny Niemela of ArDan Construction. (PL190295)
February 11, 2020	Development Review Commission approved the request for **LEWIS RESIDENCE**, located at 921 South Roosevelt Street. The site is in the R-2 (Multi-Family Residential) zoning district. This approval will allow a second-story walk deck addition for a single-family residence. The request included the following: ZUP190084Use Permit to allow a second story walk deck addition for a single-family residence.
April 23, 2020	City Council denied an appeal by Karen Morrissey of 917 South Roosevelt Street of the Development Review Commission decision to approve the Use Permit for a second story walk deck. The denial of the appeal upheld the original decision to approve the Use Permit.
September 5, 2020	Building Permits were routed for review, corrections were required and subsequent resubmittals and reviews were conducted and had an original expiration date of 9/02/2021. The applicant requested and qualified for a one-time extension per the Mayor's Proclamation which grants projects an additional year, the project received the time extension with a new expiration date of 10/31/2022.
August 22, 2022	The project received building permit approval from plan review along with a notice from the Permit Center on 8/22/2022 (before expiration date) that permits were ready to issue pending payment.
October 31, 2022	Permit fees were not paid and the project expired. As a result of the expiration of the building permit, the applicant was required to submit for a new Use Permit.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 3-102, Permitted Uses in Residential Districts
Section 3-420, Single-Family Residential Second Story Addition or Rebuild
Section 6-308, Use Permit

DEVELOPMENT PROJECT FILE

for

LEWIS RESIDENCE

(PL230326)

ATTACHMENTS:

LEWIS RESIDENCE

PL230326

- General Industrial District (GID)
- City Center (CC)
- Mixed Use High (MU-4)
- Commercial Shopping and Services (CSS)
- Residential/Office (RO)
- Single-Family Residential (R1-6)
- Single-Family Residential Planned Area Dev (R1-PAD)
- Multi-Family Residential (R-2)
- Multi-Family Residential Restricted (R-3R)
- Multi-Family Residential Limited (R-3)
- Multi-Family Residential General (R-4)
- Parcels Parcels

Twelve Point CenterlineSubType

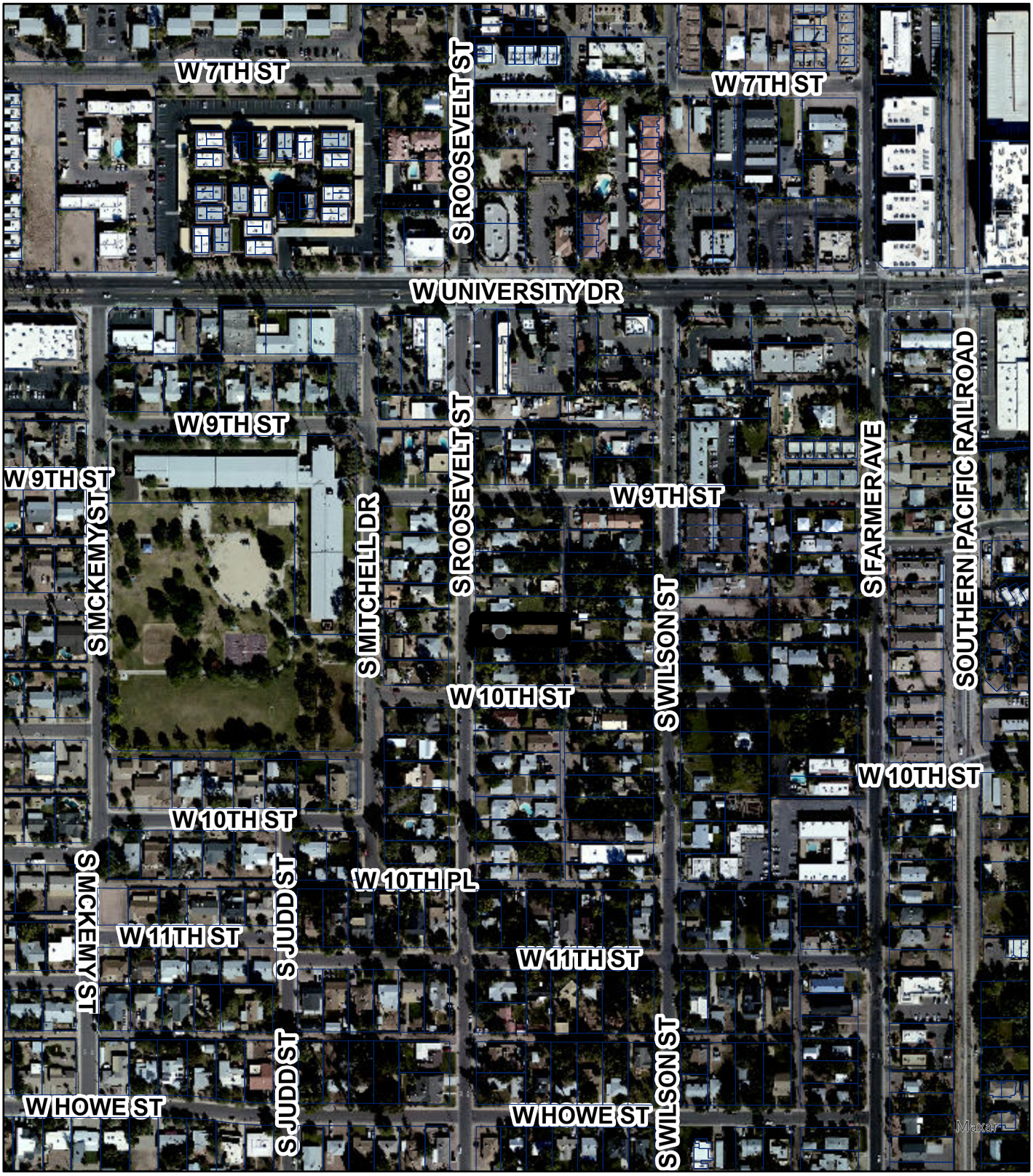
- ADOT
- Canal
- Monument
- Private

ATTACHMENT 1

N W E S

LEWIS RESIDENCE

PL230326



Aerial Map

N
W E
S

NW

SW

NE

SE

NORTH PROPERTY LINE

BACK PATIO - NE CORNER STRUCTURE

STREET VIEW

MNF design·drafting·planning
832 S. 34TH ST. MESA, AZ 85204
PHONE: 480.964.4663

PROJECT

LEWIS ADDITION
921 S. ROOSEVELT ST.
TEMPE, AZ 85281

EXTERIOR IMAGES

REVISIONS

1 - USE PERMIT 11/1/23

PLOT DATE: 11/02/23

SHEET NO.

A3

LETTER OF EXPLANATION
LEWIS RESIDENCE

921 S Roosevelt St Tempe AZ 85281
Nathan Fowler · MNF Design · nathan@mnfdesignllc.com · 480-332-7300

City of Tempe
Community Development Department
Planning Division
31 E 5th St, Garden Level East
Tempe AZ 85281

DEAR DIVISION OF PLANNING,

This property is currently a single-family residence. Lori Lewis is planning on remodeling and updating the home to make it more functional and aesthetically pleasing. Part of the remodel is an addition to the home that will include a 2nd level 300 S.F. walk deck. The purpose of this walkdeck is to allow additional patio/seating area outdoors but still allows for an open and irrigated back yard. The exterior placement of the stair up to the roof deck is critical to the design due to the limitations of the building footprint caused by the setbacks. Proposing the staircase inside the patio on the northeast or inside the living space was considered during the design process but proved to be intrusive to the flow to and from the backyard. In addition, the placement of the stairs on the interior simply requires too much space that we can not make up for by expanding our building footprint due to cost limitations as well as the side setbacks. In addition, this home is designed to reflect a single-story structure with a roof deck with the highest portion of the roof at 15'-6" from the finished grade. Locating the stairs inside would require an additional roof structure to provide for a landing at the top but we did not want to add any additional height or an element that would be proportionally displeasing. Locating the staircase outside satisfies our space needs and allows us to incorporate it into the screen element for the deck which is a necessary privacy element that was included to obtain approval for the original use permit.

This addition will not be detrimental to the persons residing or working in the vicinity, to adjacent properties, to the neighborhood, or the public welfare in general and will conform to the standards and Zoning and Development Code Criteria as applicable. The prior use permit did receive public input and the approved use permit reflected the changes requested by the public. This submittal does not propose any changes to the original approved use permit and will not create additional foot traffic or vehicular presence. The home remains a single-family home for Lori Lewis's son and is not intended for rental or student housing. Concerns about noise and light emission were addressed by reducing the size of the deck from almost 600 s.f. down to 300 s.f. and screening the staircase on both sides of the Waldeck to prevent any line of sight into

neighboring homes and to deflect noise while keeping the lighting low and below the screening. In addition, we have proposed adding 1 course of block to the existing south wall and additional planting if necessary and with these improvements the property should affectively control any disruptive nuisance.

The remodel of this home will greatly contribute to the neighborhood and the surrounding area that is consistent with owners who are improving their properties and invite innovative and fresh ideas and looks contributing to strong property value. It is compatible with a consistently evolving neighborhood and remains appropriately sized for the lot and maintains appropriate height for a single-story structure.

There are a few other homes in the neighborhood that have 2nd levels including:
1136 S Roosevelt St Tempe AZ 85281
1231 S. Wildon St.
1225 s Wilson St.

Thank You for your consideration.

Nathan Fowler

Nathan Fowler
MNF Design Drafting & Planning LLC
November 1, 2023

GENERAL ARCHITECTURAL NOTES

EXTERIOR MATERIALS:

APPROVED CORROSION RESISTANT FLASHING SHALL BE PROVIDED AT EXTERIOR WINDOW AND DOOR OPENINGS, APPLIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY. SELF-ADHERED MEMBRANES SHALL COMPLY WITH AAMA 711. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. U.R.C. 703.4

PROVIDE CONTINUOUS 26 GA. CORROSION-RESISTANT WEEP SCREED w/ A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" AT A MINIMUM OF 3/4" BELOW THE FOUNDATION PLATE LINE OF ALL EXTERIOR STUD WALLS & A MIN. 4" ABOVE GRADE.

WHERE FOAM PLASTIC INSULATION IS USED ADJACENT TO ATTIC SPACE AS SHEATHING FOAM PLASTIC SHALL BE SEPERATED FROM THE INTERIOR WITH AN APPROVED THERMAL BARRIER OF MIN. 1/2" GYPSUM WALL BD. OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TEMPERATURE TRANSMISSION FIRE TEST AND THE INTEGRITY FIRE TEST OF NFPA 275. U.R.C. SEC. 316.4 & 316.5.12

CONCRETE AND CLAY TILE UNDERLAYMENT SHALL CONFORM TO ASTM D 226 TYPE II ASTM D 2626 TYPE I OR ASTM D 6380 CLASS M MINERAL SURFACE ROLL ROOFING. ASPHALT SHINGLE UNDERLAYMENT SHALL CONFORM TO ASTM D 226 TYPE I, ASTM D 4869 TYPE I, OR ASTM D 6757. SELF-ADHERING POLYMER MODIFIED BITUMEN SHALL COMPLY WITH ASTM D 1970.

RATED BUILT-UP ROOF COVERING ASSEMBLY SHALL COMPLY WITH THE STANDARDS IN TABLE R905.9.2. OR UL 55A

DOOR AND WINDOW FLASHING TO COMPLY WITH THE FOLLOWING:
- A. PROVIDE MOISTOP PAPER AS FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOW & DOOR OPENINGS.
- B. FLASH HORIZONTAL AND/OR SLOPED AREAS AND @ MINIMUM OF VERTICAL WALL SURFACE AROUND OPENINGS.
- C. PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOW AND DOOR FRAMES SO AS TO PROVIDE A WEATHER-RESISTIVE BARRIER.
- D. PROVIDE TYPE 15 FELT PAPER BEHIND FASCIA WHERE IT MEETS WITH WALL OR FASCIA DIES INTO WALL.

ALL EXTERIOR EXPOSED WOOD POSTS, BEAMS, FASCIAS, PLANT-ONS, ETC., ARE TO BE ROUGH SAWN LUMBER, UNLESS NOTED OTHERWISE ON PLAN. THE FINISH OF ALL EXTERIOR CONCRETE SLABS ARE TO BE AT BUILDER'S OPTION.

WINDOWS

ALL BEDROOM ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN. NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 44 INCHES MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING. U.R.C. SEC. 310

LIGHT & VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY w/ U.R.C. SEC. R303. GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 69" OF THE FLOOR SHALL BE SAFETY (TEMPERED) GLASS. U.R.C. SEC. R308.4. ALL GLAZING WITHIN 24" FROM A DOOR AND LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE SAFETY GLASS.

ATTIC VENTILATION, SCUTTLE, VENTS, & INSULATION

ATTIC SCUTTLE SHALL BE NOT LESS THAN 22"x30" & 30" MIN. CLEAR HEADROOM ABOVE THE ACCESS OPENING.

VENTILATION SHALL COMPLY WITH U.R.C. SECTION R806. SEE ATTIC VENTILATION CALCULATIONS FOR BREAKDOWN OF VENTILATION CALCULATIONS.

PROVIDE CORROSION RESISTANT METAL MESH @ EXTERIOR VENTS w/ MESH OPENINGS LESS THAN 1/4" - U.R.C. SECTION R806.1

THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF SECTIONS N1102.

REQUIRED FIREBLOCKING

PROVIDE FIREBLOCKING IN CONCEALED SPACES OF STUD WALLS, AT CEILING AND FLOOR LEVELS, FURRED SPACES & SOFFITS @ 10' LEVELS BOTH VERTICAL AND HORIZONTAL. ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS OCCUR @ DROP CEILINGS, SOFFITS, & COFFERED CEILINGS. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 S.F. -U.R.C. R302.12

PROVIDE FIREBLOCKING BETWEEN STAIR STRINGERS IN TOP & BOTTOM OF RUN & BETWEEN STUDS ALONG AND IN LINE WITH THE STRINGERS

PROVIDE FIREBLOCKING OPENINGS AROUND PIPES, DUCTS, VENTS AND CHIMNEYS w/ NON-COMBUSTIBLE MATERIALS SUCH AS UNFACED FIBERGLASS INSULATION.

PROVIDE FIREBLOCKING @ OPENINGS BETWEEN ATTIC SPACES. FIREBLOCKING FOR CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS IS PER - U.R.C. SECTION R1003.19

GYPSUM BOARD

FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C 1178 OR C 1278 RESPECTIVELY AND INSTALLED PER THE MFG. RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. U.R.C. SEC. 702.4.2 BATHTUB AND SHOWER WALLS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO +72" ABV. FLOOR U.R.C. SEC. 307.2

1/2" DRYWALL THROUGHOUT - TYPICAL. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD AT USEABLE AREAS BELOW STAIRS, AT GARAGE CEILING AND WALLS COMMON TO HOUSE AND WALLS SUPPORTING A 1-HOUR CEILING. TYPICAL AT GARAGE UNLESS COVERED BY A FIRE SPRINKLER SYSTEM ON CEILING APPLICATIONS TO RECEIVE A WATER-BASED MATERIAL, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING, 1/2" SAG-RESISTANT GYPSUM CEILING BOARD SHALL BE USED. SEE U.R.C. SECTION TABLE R702.3.5

GYPSUM BOARD USED ON EXTERIOR AND CEILINGS MUST BE APPROVED EXTERIOR CEILING BOARD AND IDENTIFIED AND REFERRED TO AS "SOFFIT BOARD". CONCEALED SPACES SHALL BE VENTILATED. SEE U.R.C. SECTION R702.3.5 AND TABLE R702.3.5

FIREPLACES

WHEN INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, THE FIREBOX MAY TOUCH AND/OR BE NAILED TO COMBUSTABLE MATERIALS AT THE BOTTOM & SIDES. A 6" CLEAR SPACE MUST BE MAINTAINED @ THE TOP OF THE UNIT FOR COMBUSTIBLE AIR.

ALL FIREPLACES ARE LISTED BY UNDERWRITERS LABORATORIES IN ACCORDANCE w/ THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARD FOR VENTED DECORATIVE GAS APPLIANCES, Z21.50b LATEST ISSUE. THESE STANDARDS DO NOT REQUIRE HEARTH EXTENSIONS.

MECHANICAL

AIR HANDLERS THAT ARE ATTIC MOUNTED SHALL INCLUDE:
- A. PLYWOOD PLATFORM FOR UNIT w/ CORE CLEARANCES
- B. LIGHT SWITCH @ UNIT & 110v RECEPTICLE
- C. 2 CONDENSER LINES - (SECONDARY TO BE INSTALLED ABOVE NON-OPAQUE WINDOW)
- D. 3/4" PLYWOOD CATWALK TO UNIT NOT TO EXCEED 20'-0" IN LENGTH

UNITS OVER LIVABLE AREA TO RECEIVE EXTERNAL CONDENSATE DRAIN PAN. PROVIDE A 3/4" CONDENSATE DRAIN (FROM EACH PAN) w/ P-TRAP & CLEAN OUT TO GRADE @ 45°

THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AS RECOMMENDED BY THE MANUFACTURER AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. THE MAXIMUM LENGTH OF THE DUCT SHALL NOT EXCEED 25'-0" FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2'-0" FOR EACH 45° BEND AND 5'-0" FOR EACH 90° BEND. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT. U.R.C. M1502.

IDENTIFY MULTIPLE HVAC UNITS w/ PERMANENT LABELS/MARKINGS PER U.R.C. SEC. M1303.

UNITS OVER LIVABLE AREA TO RECEIVE EXTERNAL CONDENSATE DRAIN PAN. PROVIDE A 3/4" CONDENSATE DRAIN (FROM EACH PAN) w/ P-TRAP & CLEAN OUT TO 6" ABV. GRADE.

PLUMBING

EXCAVATIONS ARE NOT PERMITTED WITHIN A 45 DEGREE ANGLE FROM THE BOTTOM OF ANY FOUNDATION EITHER INTERIOR OR EXTERIOR.

WATER HEATER PRESSURE RELIEF LINE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING & TERMINATING IN A DOWNWARD POSITION NOT MORE 6" ABOVE GRADE.
THE TEMPERATURE & PRESSURE RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS OR OTHER SIMILAR AREAS.

ALL COPPER TUBING IN WATER PIPING TO BE A MINIMUM TYPE 'L' BELOW SLAB, TYPE 'M' ABOVE SLAB. COPPER SHALL BE INSTALLED FROM METER TO HOUSE. COPPER TUBING BELOW SLAB SHALL BE INSTALLED WITHOUT JOINTS.
PLUMBING FIXTURES SHALL COMPLY w/ LOW FLOW FIXTURE ORDINANCE

A.	WATER CLOSETS	1.60 GALLONS PER FLUSH MAX
B.	LAVATORY FAUCETS	2.20 GALLONS PER MINUTE
C.	KITCHEN & BAR SINKS	2.20 GALLONS PER MINUTE
D.	SHOWER HEADS	2.50 GALLONS PER MINUTE
E.	KITCHEN SINK TO HAVE DIRECT LINE TO HOT WATER HEATER	

PLUMBING (CONT.)

WASTE & VENT PIPING SHALL BE A.B.S. PLASTIC. WATER SUPPLY SHALL BE COPPER. VOIDS AROUND PIPING PASSING THROUGH CONCRETE FLOORS ON GROUND SHALL BE APPROPRIATELY SEALED

INSTALL APPROVED DIELECTRIC INSULATOR ON ALL DISSIMILAR METAL WATER PIPING CONNECTIONS OF WATER HEATERS AND RELATED WATER HEATING EQUIPMENT

ELECTRICAL

RECEPTACLES SHALL BE PLACED SO THAT ON NO POINT ALONG THE FLOOR LINE OF AN UNBROKEN WALL TWO OR MORE FEET IN LENGTH IS MORE THAN SIX FEET FROM AN OUTLET WITHIN THAT SAME WALL SPACE - U.R.C. SECTION E3901.2

OUTLETS AT KITCHEN COUNTER GREATER THAN 12" SHALL BE INSTALLED SO THAT ON NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SAME WALL SPACE - U.R.C. SECTION E3905.4.1

IN AREAS SPECIFIED IN SECTION E3901.11 15- AND 20 AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT

ALL RECEPTACLE OUTLETS IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, AT GRADE LEVEL, & 6'-0" FROM A SINK SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTING PROTECTION. (G.F.C.I.)

ONE 20 AMP BRANCH CIRCUIT SHALL BE INSTALLED TO SERVE THE LAUNDRY ROOM AND SHALL HAVE NO OTHER OUTLETS.

OUTLET BOXES IN THE WALL BETWEEN THE DWELLING AND THE GARAGE SHALL BE METAL OR UL APPROVED FIRE-RESISTIVE MATERIAL FOR USE INTENDED. - U.R.C. R302.4.1.2 OUTLET BOXES IN GARAGE CEILING SHALL BE METAL.

SMOKE DETECTORS ARE TO BE INSTALLED AT EACH LEVEL, IN EACH SLEEPING ROOM, AND AT THE TOP OF STAIRS. DETECTORS AT NON-SLEEPING AREAS ARE TO BE HARD WIRED AND INTERCONNECTED TO THOSE IN SLEEPING AREAS SO THAT ALARM WILL BE AUDIBLE IN EVERY ROOM - SECTION R314 & R314.3 U.R.C. SMOKE DETECTORS SHALL ALSO HAVE BATTERY BACK-UP AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE DETECTORS IN ALL SLEEPING AREAS SHALL BE INSTALLED A MINIMUM OF 3'-0" FROM DUCT OPENINGS.

J-BOXES TO BE UL LISTED

BATHS - MINIMUM 20A GFCI BRANCH CIRCUIT w/ NO OTHER OUTLETS

TWO OR MORE 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE INSTALLED TO SERVE KITCHEN NOOK, PANTRY & DINING AREAS. NO OTHER OUTLETS SHALL BE ON THESE CIRCUITS.

RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYERS SHALL BE A 3-POLE w/ GROUND TYPE. FOUR-WIRE, GROUNDING TYPE FLEXIBLE CHORDS SHALL BE REQUIRED FOR CONNECTION OF RANGES & CLOTHES DRYERS. THE BONDING JUMPERS SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL TERMINAL AND THE FRAME OF THE APPLIANCE.

OUTLET PLACEMENT SHALL COMPLY PER U.R.C. CHAPTER 39

PROVIDE A BONDING CONDUCTOR - MINIMUM OF #4 COPPER WIRE CONNECTING THE WATER PIPING SYSTEM & GAS PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING BUSS.

VERIFY ALL CEILING LIGHT FIXTURE LOCATIONS w/ MECHANICAL PLAN.

ATTIC WIRING MUST BE PROTECTED WITHIN 6'-0" OF ATTIC ACCESS.

LIGHTING OUTLETS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS E3903.2 THROUGH E3903.4 AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTLLED IN EVERY HABITABLE ROOM, KITCHEN AND BATHROOM

RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE TO BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E283 AT A 1.57 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. IECC R402.4.5

CONDUCTORS SUPPLYING POWER TO KITCHEN ISLANDS MUST BE RATED FOR USE IN WET LOCTATIONS AND/OR UNDERGROUND INSTALLATIONS 2017 NEC 300.5

SECURITY REQUIREMENTS

EXTERIOR DOORS: ALL MAIN OR FRONT ENTRY DOORS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER HAVING A FIELD OF VIEW OF NOT LESS THAN 180 DEGREES, OR THROUGH WINDOWS.

ALL EXTERIOR SWINGING DOORS AND UTILITY DOOR SHALL BE OF SOLID CORE OR METAL SKIN CONSTRUCTION. EXTERIOR GLASS INSERT DOORS SHALL BE SOLID CORE OR METAL SKIN IN NON GLAZED PORTION. WITH WEATHER TIGHT GASKET AND THRESHOLD OR GASKETED GLASS.

OPEN SPACE BETWEEN TRIMMERS AND WOOD EXTERIOR DOOR JAMBS SHALL BE SOLID SHIMMED EXTENDING NOT LESS THAN 12 INCHES ABOVE AND BELOW THE DEADBOLT STRIKE PLATE. DEADBOLT STRIKE PLATES FOR EXTERIOR DOOR LOCKS SHALL BE ATTACHED TO WOOD JAMBS WITH NOT LESS THAN 4 - #8x3" SCREWS WITH 3/4" PENETRATION INTO NEAREST STUD, OR, WHEN ATTACHED TO METAL JAMBS, SHALL BE ATTACHED WITH NOT LESS THAN 4 - #8 MACHINE SCREWS.

EXTERIOR DOORS w/ HINGE PINS EXPOSED ON THE OUTSIDE SHALL USE AT LEAST (1) OF THE 3 REQUIRED HINGES w/ NON-REMOVABLE PINS OR PIN STANDARD HINGES TO PREVENT REMOVAL OF THE DOOR FROM EXTERIOR BY REMOVAL OF THE HINGE PINS. IN WOOD CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMERS AND WOOD DOOR JAMBS SHALL BE SOLID SHIMMED EXTENDING NOT LESS THAN 6" ABOVE AND BELOW THE PLATE.

ALL EXTERIOR SLIDING DOORS SHALL BE CONSTRUCTED AND INSTALLED OR EQUIPPED SO AS TO PROHIBIT THE RAISING, SLIDING, AND/OR REMOVAL OF THE SLIDING SECTION FROM THE TRACK WHILE IN THE CLOSED AND LOCKED POSITION. THE STATIONARY SECTION SHALL NOT BE REMOVABLE FROM THE OUTSIDE. SUCH SLIDING DOORS SHALL BE PROVIDED WITH AN AUXILIARY OR ADDITIONAL LOCKING DEVICE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

GLASS WITHIN 24" OF A DOOR SHALL BE SAFETY (TEMPERED) GLASS.

WOOD PANEL DOORS SHALL HAVE A MINIMUM 4 5/8" STILE WIDTH.

THE ACTIVE LEAF OF A PAIR OF DOORS SHALL BE EQUIPPED w/ A DEADBOLT & THE LOCK SHALL BE KEY OPERATED FROM THE EXTERIOR. LOCKS SHALL ENGAGE OR DISENGAGE FROM THE INT. SIDE OF THE DOOR BY A DEVICE NOT REQUIRING A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

GARAGE DOORS: ALL GARAGE DOORS NOT EQUIPPED WITH A POWER OPERATED MECHANISM SHALL BE EQUIPPED w/ AT LEAST 2 LOCKING DEVICES OF THE FOLLOWING TYPES:
1. THROW BOLT OR FLUSH BOLT.
2. CYLINDER TYPE LOCK.
3. PADLOCK AND HASP.

ALL GARAGE DOORS SHALL BE CAPABLE OF BEING UNLOCKED AND OPENABLE FROM INSIDE THE GARAGE WITHOUT THE USE OF ELECTRICAL POWER.

ATTIC ACCESS: ACCESS DOORS TO THE ATTIC SPACE SHALL BE LOCATED IN THE INTERIOR OF THE DWELLING UNIT OR WITHIN A SECURED ENCLOSED ROOM OR GARAGE. EXCEPTION: WHERE NO INTERIOR LOCATION IS AVAILABLE, AN ACCESS DOOR SECURED WITH A STEEL HASP AND A HEAVY DUTY LOCK MAY BE LOCATED ON THE EXTERIOR.

ADDRESS MARKING: BUILDINGS SHALL HAVE AN APPROVED ADDRESS NUMBER IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET. NUMBERS HALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2". SEC. R319.1

EXTERIOR DOOR LOCKS: ALL EXTERIOR SWINGING DOORS AND DOORS FROM A DWELLING TO AN ATTACHED GARAGE SHALL BE EQUIPPED WITH A DEADBOLT LOCK. SUCH LOCKS SHALL:
1. HAVE A MINIMUM OF 1" THROW AND RECEIVING STRIKE PLATE HOLE 1/4" DEEPER THAN THE PROJECTED BOLT THROW.
2. HAVE A WRENCH-RESISTANT COLLAR.
3. HAVE FASTENERS WHICH THREAD INTO THE CYLINDER BODY.
4. BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY.

DEADBOLTS SHALL BE MADE OF CAST HARDENED STEEL, POWDERED S.S, BAR BRASS, BRONZE ALLOY. CYLINDER GUARDS SHALL BE SOLID, NOT HOLLOW. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.

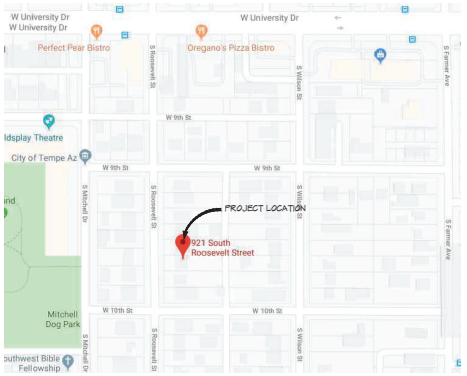
WINDOWS: EXTERIOR WINDOWS SHALL BE DOUBLE GLAZED (DUAL PANE) CONSTRUCTED AND INSTALLED SO AS TO PROHIBIT RAISING, SLIDING OR REMOVAL OF THE MOVING SECTION WHILE IN THE CLOSED AND LOCKED POSITION. A PASSIVE WINDOW PANEL SHALL HAVE WEATHER STRIP MOLDING OR GLAZING BEAD WHICH IS NOT EASILY REMOVED FROM THE OUTSIDE TO PREVENT REMOVAL OF THE WINDOW GLASS. AN AUXILIARY LOCK SHALL BE INSTALLED ON ALL HORIZONTAL AND VERTICAL SLIDING WINDOWS TO ALLOW THE WINDOW TO BE LOCKED IN A PARTIALLY OPEN, VENTILATING POSITION. ANY LOCKING DEVICE USED ON WINDOWS IN A SLEEPING ROOM SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

NOISE ATTENUATION REQUIREMENTS

A JURISDICTION THAT HAS TERRITORY IN THE VICINITY OF A MILITARY AIRPORT REQUIRES ALL RESIDENTIAL BUILDINGS SHALL EITHER BE CONSTRUCTED w/ A MIN. R-18 EXTERIOR WALL ASSEMBLY, A MIN. OF R-38 ROOF ASSEMBLY, DUAL GLAZED WINDOWS, AND SOLID WOOD, FOAM-FILLED FIBERGLASS, OR METAL DOORS TO ACHIEVE A MAXIMUM INTERIOR NOISE LEVEL OF FORTY-FIVE (45) DECIBELS AT TIME OF FINAL CONSTRUCTION.

VICINITY MAP

NORTH



PROJECT DIRECTORY

DESIGN / DRAFTING:
MNF DESIGN, DRAFTING & PLANNING, LLC
832 S. 34TH ST.
MESA, AZ 85204
PHONE: 480-332-7300
EMAIL: nathan@mnfdesignllc.com

AREA CALC'S

LIVABLE AREA:	
EXISTING LIVABLE	961 SQ. FT.
NEW LIVABLE	1,006 SQ. FT.
TOTAL LIVABLE AREA:	1,967 SQ. FT.
NON LIVABLE AREA:	
EXISTING COVERED ENTRY	75 SQ. FT.
EXISTING STORAGE	66 SQ. FT.
EXISTING CARPORT	385 SQ. FT.
NEW FRONT PATIO	89 SQ. FT.
NEW REAR PATIO	222 SQ. FT.
NEW DECK	300 SQ. FT.
TOTAL NON LIVABLE AREA:	1,137 SQ. FT.
TOTAL AREA:	3,104 SQ. FT.
TOTAL FOOTPRINT: (1,967 SQ. FT. + 66 S.F. =	2,033 SQ. FT.

ENERGY VALUE

COMPONENT:	U FACTOR	SHGC
FENESTRATION / GLAZING	0.40	0.25
	ENERGY VALUE	
ATTIC:	R-38	
FRAMED WALLS (2x6):	R-19	
FRAMED WALLS (2x4):	R-13	
CMU/MASS WALLS	R-6	
AIR CONDITIONING	13 SEER MIN.	
GAS FURNACE	78% AFUE MIN.	

THIS HOME COMPLIES TO THE COMPONENT PERFORMANCE APPROACH REQUIREMENTS CONTAINED IN TABLE T. N1107.1.2.

PROJECT DATA

BUILDING CODES:
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND ANY AMENDMENTS PER ADOPTING ORDINANCES:

2018 INTERNATIONAL BUILDING CODE, AS AMENDED

2017 NATIONAL ELECTRIC CODE, AS AMENDED

TEMPE BUILDING SAFETY ADMINISTRATIVE CODE (SECTION 8 OF TEMPE CITY CODE)

TEMPE ZONING AND DEVELOPMENT CODE (ZDC)

PROJECT DESCRIPTION:

THE EXISTING RESIDENCE AT 921 S. ROOSEVELT ST. WILL BE ADDING APPROX. 1,006 S.F. OF CONDITIONED SPACE AND APPROX. 300 S.F. OF UNCONDITIONED ROOF DECK AND 311 S.F. OF COVERED PATIO.

SUBDIVISION:

GOODWIN HOMES	LOT 6
SECTION	21
TOWNSHIP	1N
RANGE	4E
PARCEL NUMBER	124-69-059
EXISTING ZONING:	R-2

FOOTPRINT SQUARE FOOTAGES:

LOT SIZE:	10,000 S.F.
BUILDING FOOTPRINT S.F.:	2,033 S.F.
N.A.O.S. REQUIREMENTS:	N.A.
MAXIMUM LOT COVERAGE:	45%
LOT COVERAGE PROVIDED:	20%
BUILDING HEIGHT MAXIMUM:	30'-0"
BUILDING HEIGHT PROVIDED:	18'-0"
LANDSCAPE COVERAGE MINIMUM:	30%
LANDSCAPE COVERAGE PROVIDED:	73%

DEFERRED SUBMITTALS:

G.C. IS RESPONSIBLE TO PREPARE PLAN, SUBMIT AND OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS REQUIRED, UNDER SEPARATE PERMIT
- TRUSS CALCULATIONS
- LIGHT GAUGE ALUMINUM TRELLIS SYSTEM

SHEET INDEX

MNF design-drafting-planning
832 S. 34TH ST. MESA, AZ 85204
PHONE: 480-332-7300

PROJECT

LEWIS ADDITION
921 S. ROOSEVELT ST.
TEMPE, AZ 85281

PROJECT DATA

REVISIONS
1 -

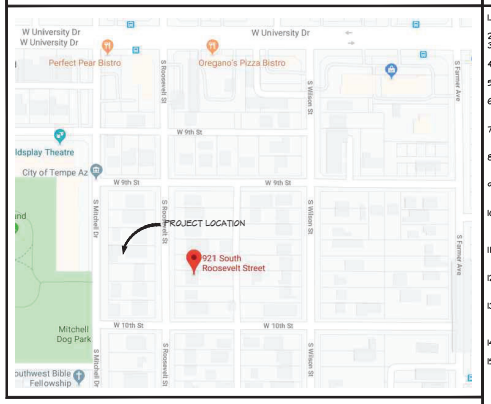
PLOT DATE: 11/13/23

SHEET NO.

A0

ATTACHMENT 6

VICINITY MAP



GENERAL SITE INFO

1. SEE GRADING PLAN FOR HEIGHTS OF WALLS NOT NOTED ON THIS SHEET.
2. SEE GRADING PLAN FOR FINAL FINISH FLOOR ELEVATIONS.
3. SCREEN WALLS FOR MECHANICAL AND POOL EQUIPMENT TO BE MIN. 12" ABOVE EQUIPMENT.
4. REFUSE SCREEN WALL AND GATE TO BE MIN. 5 FT. HIGH (MIN. 12" ABOVE BINS).
5. HEIGHTS OF MASONRY WALLS INDICATED SHALL BE MEASURED FROM ADJACENT FINISH GRADE
6. ALL MASONRY SCREEN WALLS NOT RETAINING EARTH SHALL HAVE #4 VERTICAL RE-BAR AT 48" O.C. IN SOLID GROUTED CELLS. ALL MASONRY SHALL HAVE ½" STUCCO PAINTED TO MATCH COLOR OF HOUSE (U.N.O.).
7. BOULDERS SHOWN ARE TO BE FREE FROM SCARS AND TO BE SIMILAR IN APPEARANCE TO THOSE FOUND IN THE GENERAL VICINITY OF THIS PROJECT. DRILL AND/OR EPOXY TO PREVENT MOVEMENT.
8. AREA BETWEEN CONSTRUCTION FENCE AND BUILDING WALLS (INCLUDING LOW WALLS) SHALL BE LANDSCAPED AS TO BE INDISTINGUISHABLE FROM ADJACENT UNDISTURBED NATURAL DESERT AREAS.
9. THE ROCK UTILIZED AT THE DRIVEWAY FOR EROSION CONTROL SHALL BE INDIGENOUS GRANITE ROCK THAT MATCHES THE NATIVE MATERIAL ON THIS SITE.
10. BOULDERS WHICH ARE MOVED SHALL HAVE EXPOSED WEATHERED FACES LEFT EXPOSED IN THEIR NEW LOCATION. ANY EXPOSED UN-WEATHERED BOULDERS SHALL BE TREATED TO SIMULATE THE NATURAL ROCK VARNISH OF THE AGED EXPOSED FACES.
11. FINISH FLOOR ELEVATION (AS-BUILT) SHALL BE CERTIFIED BY THE CITY FOR THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (F.E.M.A.) WHERE REQUIRED.
12. MISCELLANEOUS SITE STRUCTURES, GAS STORAGE TANKS, SWIMMING POOLS, SPAS, FENCES, AND SITE WALLS (INCLUDING RETAINING WALLS) REQUIRE SEPERATE PERMITS.
13. OUTDOOR SWIMMING POOL SHALL BE PROVIDED WITH A BARRIER THAT SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO FINISH COAT OR FILLING WITH WATER. THE BARRIER SHALL COMPLY WITH I.R.C. CHAPTER 41.
14. REFER TO GRADING PLAN FOR NATURAL AREA OPEN SPACE (N.A.O.S.) CALCULATIONS AND LIMITS.
15. RIP-RAP (WHERE OCCURS) SHALL USE A MEANDERING NATURAL PLACEMENT OF STONES INTERSPERSE WITH APPROPRIATE VEGETATION. STONES SHOULD NOT BE PILED ON THE GROUND BUT INSET INTO THE SOIL AND COVERED WITH NATIVE SOIL AND REVEGETATION SO THAT THE NET APPEARANCE IS 50% SOIL AND 50% NATURAL STONE. STONES MAY BE USED IN A COLOR WHICH IS NATURAL LOOKING AND BLENDS WITH THE DESERT, AND ARE A VARIETY OF NATURAL SHAPES AND SIZES THAT SLOWLY TRANSFORM INTO THE DESERT BY UTILIZING BIGGER SPACES BETWEEN STONES AND SMALLER STONES ON THE EDGES.

PROJECT DIRECTORY

DESIGN / DRAFTING:
MNF DESIGN, DRAFTING & PLANNING, LLC
832 S. 34TH ST.
MESA, AZ 85204
PHONE: 480-332-7300
EMAIL: nathan@mnfdesignllc.com

AREA CALC'S

LIVABLE AREA:	
EXISTING LIVABLE	961 SQ. FT.
NEW LIVABLE	1,006 SQ. FT.
TOTAL LIVABLE AREA:	1,967 SQ. FT.
NON LIVABLE AREA:	
EXISTING COVERED ENTRY	75 SQ. FT.
EXISTING STORAGE	66 SQ. FT.
EXISTING CARPORT	385 SQ. FT.
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TOTAL NON LIVABLE AREA:	1,137 SQ. FT.
TOTAL AREA:	3,104 SQ. FT.
TOTAL FOOTPRINT:	1,967 SQ. FT. + 66 S.F. = 2,033 SQ. FT.

ENERGY VALUE

COMPONENT:	U FACTOR	SHGC
FENESTRATION / GLAZING	0.40	0.25
	ENERGY VALUE	
ATTIC:	R-30	
FRAMED WALLS (2x6):	R-19	
FRAMED WALLS (2x4):	R-13	
CMU/MASS WALLS	R-6	
AIR CONDITIONING	13 SEER MIN.	
GAS FURNACE	78% AFUE MIN.	

THIS HOME COMPLIES TO THE COMPONENT PERFORMANCE APPROACH REQUIREMENTS CONTAINED IN TABLE 1, N1102.1.2.

PROJECT DATA

BUILDING CODES:
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND ANY AMENDMENTS PER ADOPTING ORDINANCES:

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2017 NATIONAL ELECTRIC CODE, AS AMENDED

TEMPE BUILDING SAFETY ADMINISTRATIVE CODE (SECTION 8 OF TEMPE CITY CODE)

TEMPE ZONING AND DEVELOPMENT CODE (ZDC)

PROJECT DESCRIPTION:

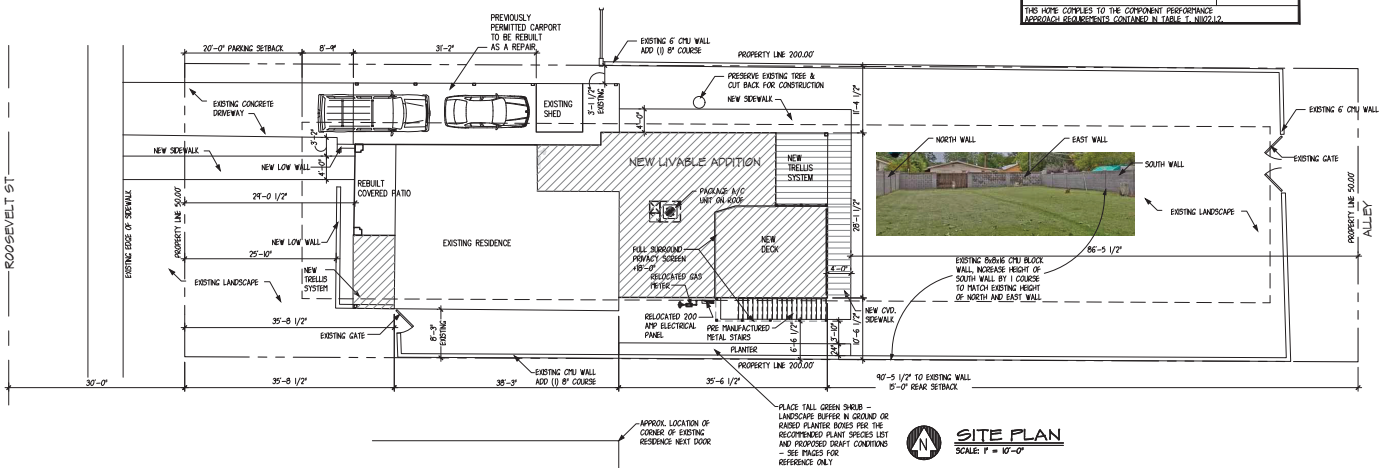
THE EXISTING RESIDENCE AT 921 S. ROOSEVELT ST. WILL BE ADDING APPROX. 1,006 S.F. OF CONDITIONED SPACE AND APPROX. 300 S.F. OF UNCONDITIONED ROOF DECK AND 311 S.F. OF COVERED PATIO.

SUBDIVISION:

GOODWIN HOMES	LOT 6
SECTION	21
TOWNSHIP	N
RANGE	4E
PARCEL NUMBER	124-69-059
EXISTING ZONING:	R-2

FOOTPRINT SQUARE FOOTAGES:

LOT SIZE:	10,000 S.F.
BUILDING FOOTPRINT S.F.:	2,033 S.F.
N.A.O.S. REQUIREMENTS:	N.A.
MAXIMUM LOT COVERAGE:	45%
LOT COVERAGE PROVIDED:	20%
BUILDING HEIGHT MAXIMUM:	30'-0"
BUILDING HEIGHT PROVIDED:	18'-0"
LANDSCAPE COVERAGE MINIMUM:	30%
LANDSCAPE COVERAGE PROVIDED:	73%



SITE PLAN
SCALE: 1" = 10'-0"

NOTE:

PROVIDE LANDSCAPE SCREENING ALONG THE SOUTH WALL SUFFICIENT ENOUGH TO SCREEN THE PROPERTY TO THE SOUTH FROM VIEW OF THE NEW DECK STAIRS VERIFY WITH CONTRACTOR THE TYPE AND LOCATION OF ALL LANDSCAPE MATERIALS

EXISTING NEIGHBOR NORTH WALL

EXISTING NEIGHBOR SOUTH WALL

PLANTER BOX OPTION

GROUND OPTION

design-drafting-planning
832 S. 34TH ST. MESA, AZ 85204
PHONE: 480-332-7300

PROJECT
LEWIS ADDITION
921 S. ROOSEVELT ST.
TEMPE, AZ 85281

ARCHITECTURAL
SITE PLAN

REVISIONS
1 -

PLOT DATE: 11/13/23
SHEET NO.
AS1

SHEAR WALL NOTE

ALL NEW EXTERIOR WALLS TO BE 2x6 @ 16" O.C. SHEATHED WITH 1/2" OR 3/8" APA RATED SHEATHING w/ 8d NAILS @ 6" O.C. @ EDGES & 12" O.C. @ FIELD. FOUNDATION ANCHORAGE SHALL BE 1/2" DIA. A.B. @ 32" O.C. U.N.O. OR SIMPSON MASA ANCHORS @ 32" O.C. – SEE SCHEDULE SHEET A3

**** SHEAR WALL AND HOLDDOWN SCHEDULE.
PUT ALL OF IT OR JUST SHEAR WALL 9.
PER BUILDER

DOOR SCHEDULE

No.	TYPE	SIZE	FUNCTION	NOTES
1	B	3'-0" x 6'-8"	SWING	
2	C	2'-4" x 6'-8"	SWING	
3	C	2'-8" x 6'-8"	SWING	
4	C	4'-0" x 6'-8"	POCKET	
5	C	2'-6" x 6'-8"	POCKET	
6	D	9'-7" x 8'-0"	S.G.D.	
7	D	11'-6" x 8'-0"	S.G.D.	

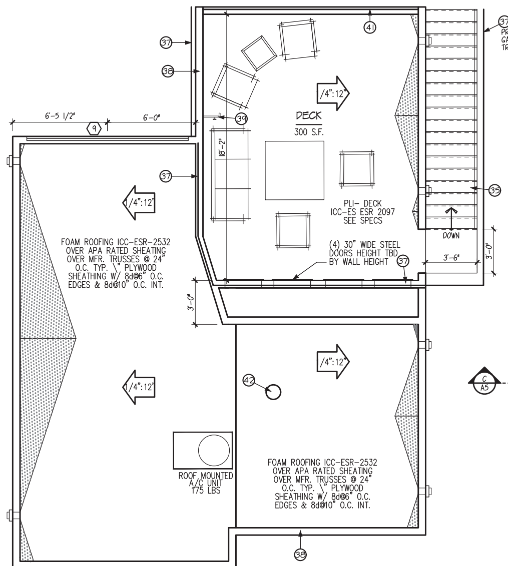
A =MIN. OF 1 3/8" SOLID CORE w/ SELF CLOSER, SELF LATCHING, & TIGHT FITTING GASKETS & SWEEP – I.R.C. SEC. R309.1

B =SOLID CORE — D =TEMPERED GLASS

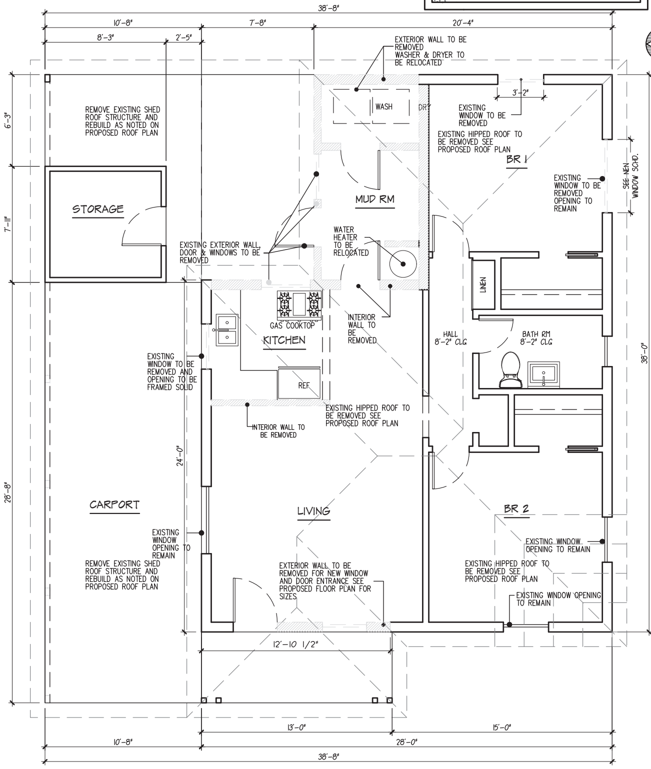
C =HOLLOW CORE — E =1-LITE DOOR

WINDOW SCHEDULE

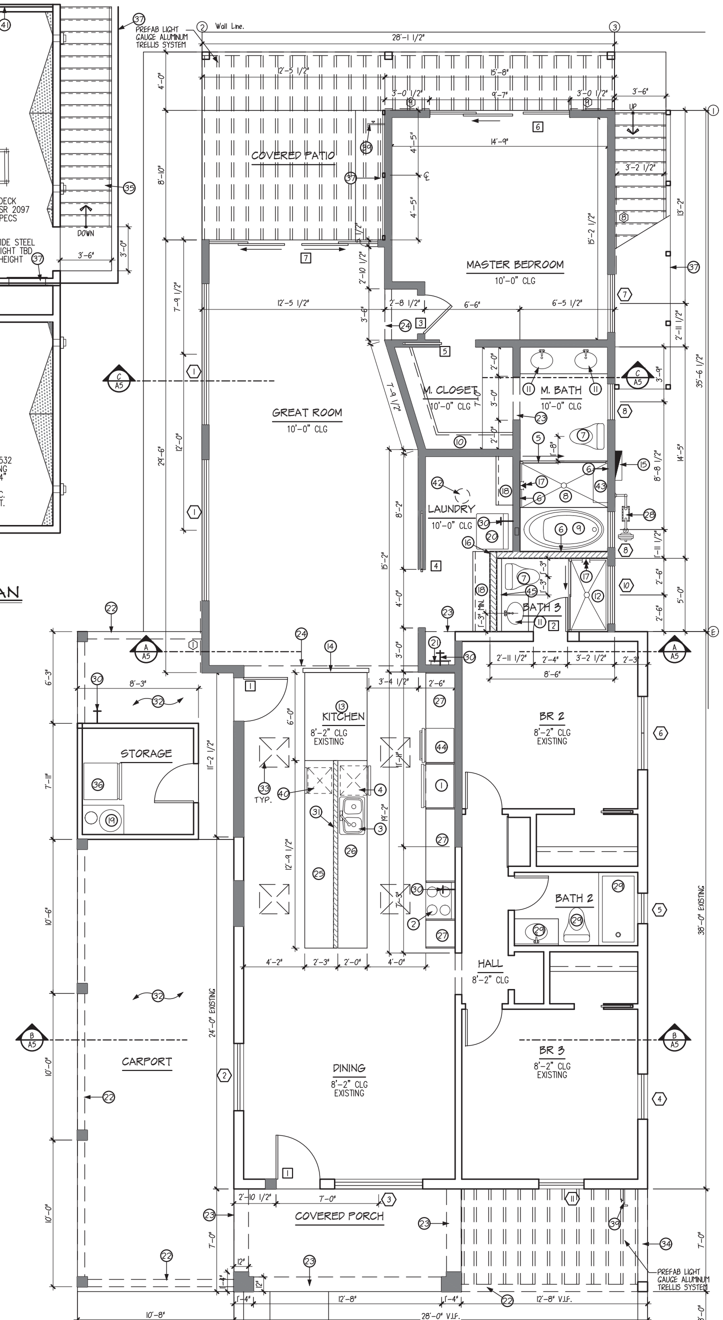
No.	SIZE	FUNCTION	HDR.	NOTES
1	100110	FXD	10'-0	
2	(2) 2050	FXOX	6'-8"	
3	6060	FXOX	6'-8"	TEMPERED GLASS
4	3040	SH	6'-8"	
5	2030	FXD	6'-8"	TEMPERED GLASS
6	5040	XO	6'-8"	
7	4050	XO	6'-8"	TEMPERED GLASS
8	2650	FXD	6'-8"	
9	110110	FXD	10'-0"	
10	4016	XO	6'-8"	TEMPERED GLASS
11	3046	SH	6'-8"	



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



EXISTING/DEMO FLOOR & ROOF PLAN
SCALE: 1/4" = 1'-0"



NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"

ATTACHMENT 8

GENERAL INFO.

1. WALL FRAMING #2 D.F. – SEE STRUCTURAL – U.N.O.
   EXTERIOR WALLS – 2x6 @ 16" o.c. U.N.O.
   INTERIOR BEARING WALLS – 2x4 @ 16" o.c. U.N.O.
   INTERIOR NON BRG. – 2x4 @ 24" o.c. U.N.O.
   PLUMBING WALLS – 2x6 U.N.O. – 16" O.C. @ TUBS & SHOWERS FOR PROPER INSTALLATION OF DENS SHIELD
2. INSULATION: MANUFACTURER: CERTAIN TEED OR APPROVED EQUAL
   MATERIAL: BATTS
   WALL INSULATION: (2x6) R-19, (2x4) FURRING R-13, AIR CONDITIONED AREAS
   CEILING INSULATION: R-38 OVER ALL LIVABLE AREAS
   GARAGE INSULATION: R-19 BETWEEN GARAGE & ALL LIVABLE SPACES.) CAULK AND SEAL BOTTOM PLATES, PENETRATIONS, WINDOWS, AND DOORS. WINDOWS- U FACTOR .40 MAX., SHGC .25 MAX.
3. MAINTAIN A MAXIMUM HEIGHT OF 44" FROM FINISH FLOOR TO BOTTOM OF CLEAR OPENING – IN BEDROOM & BASEMENT EGRESS WINDOWS. – I.R.C. SECTION R310.1
4. WHEN APPLYING WATER-BASED TEXTURE MATERIAL, THE MIN. GYP. BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" THICK FOR 16" O.C. FRAMING AND FROM 1/2" TO 5/8" THICK FOR 24" O.C. FRAMING OR 1/2" SAG RESISTANT GYP. BOARD SHALL BE USED.
5. PROVIDE 1/2" CEILING RATED GYP. BD. AT CEILING
   PROVIDE EXTERIOR TYPE GYP. BD. AT PATIO & PORCH CEILINGS – TAPE & TEXTURE PER PROJECT SPEC'S.
6. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON WALLS & CEILING IN GARAGE
7. ALL BATH ACCESSORIES, (TOWEL BARS, HOOKS ETC.,) AND MOUNTING HEIGHTS TO BE DETERMINED BY OWNER
8. FOR GAS APPLIANCES & FIXTURES PROVIDE COMBUSTION AIR & VENTILATION AIR PER I.R.C. SECTION G2407 & MFR. SPECS AND OUTSIDE COMBUSTION AIR FOR INTERIOR FIREPLACES (R1006.2)

EXISTING 8" CMU WALL

NEW 2X FRAMED WALL

KEYNOTES

No.	DESCRIPTION
1	REFRIGERATOR – PRE-PLUMB FOR ICE MAKER
2	GAS COOKTOP w/ HOOD ABOVE EXHAUST @ +77" MIN.
3	DOUBLE SINK w/ DISPOSAL
4	DISHWASHER – PROVIDE APPROVED AIR GAP
5	TEMPERED GLASS
6	MOISTURE RESISTANT CEMENTITIOUS GYP. BD. w/ TILE, MARBLE OR EQ. TO +72" ABV. DRAIN
7	WATER CLOSET PROVIDE A (MIN.) 15" ON EACH SIDE & 24" (MIN.) CLEAR IN FRONT
8	36" x 72" SHOWER – SHOWER FLOORS & RECEPTORS MADE WATER TIGHT PER IRC P2709.2 REQUIRE SHOWER LINER TEST- IRC P2503.6
9	GARDEN TUB
10	1 ROD 1 SHELF
11	SINK w/ VANITY
12	NEW 32" x 60" SHOWER w/ FIBERGLASS OR TILE TO +72" ABOVE DRAIN – TEMP. GLASS SURROUND
13	COUNTER w/ KNEE SPACE
14	LOW WALL PER CABINET PLANS
15	RELOCATED ELECTRICAL SERVICE PANEL – 200 AMP
16	2x6 PLUMBING WALL
17	TEMP CONTROL VALVES PER IRC P2708.3 & P2713.3 – HOT WATER SHALL BE LIMITED TO A TEMPERATURE NOT GREATER THAN 120
18	SHELVING PER BUILDER
19	NEW SOFT WATER LOOP o/ 24"x34" PLATFORM @ +18" – 10" SOFTENER TANK, 18" SALT TANK
20	STACKABLE W/D w/ 4" VENT THROUGH ROOF NOT TO EXCEED 35'-0" (NOT INCLUDING TRANSITIONS) PER I.R.C. – INSTALL PER MFG. SPECS.
21	NEW GAS ON DEMAND WATER HEATER
22	B.O.B. EXPOSED @ +8'-0"
23	SOFFIT @ +8'-0"
24	LINE OF CEILING CHANGE
25	COUNTERTOP OVER ALL BASE CABINETS – SEE CABINET PLANS
26	ISLAND PER CABINET PLANS
27	UPPER CABINETS – SEE CABINET PLANS LOWER CABINETS – SEE CABINET PLANS
28	EXISTING GAS METER
29	EXISTING FIXTURE
30	GAS STUB-OUT @ +16" A.F.F. – TYPICAL
31	UNDER COUNTER PONY WALL PER BUILDER – SEE CABINET PLANS FOR ADDITIONAL INFO.
32	EXISTING CONCRETE DRIVEWAY
33	2'x2' SKYLIGHT
34	CMU LOW WALL +42"
35	PRE MANUFACTURED STAIRS PER I.R.C. SEC. R314 (MAX. RISE=7 3/4" – MIN. RUN=10")
36	FREEZER
37	PRIVACY SCREEN ATTACHED TO 4x2x1/4" OR 4x4x1/4" HSS COLUMN TOP OF SCREEN MIN. +72" ABOVE DECK FLOOR
38	PARAPET WALL – SEE ELEVATIONS FOR HEIGHT AND RAILING / SCREENING DETAIL
39	HOSE BIBB – VERIFY LOCATION w/ OWNER
40	MINI FRIDGE
41	METAL RAILING
42	SOLAR TUBE – INSTALL PER MANUFACTURER SPECS
43	FOLD DOWN BENCH
44	COMBO OVEN/MICROWAVE
45	2x4 LEDGE +48" @ BATH 3

MNF
design • drafting • planning
832 S. 34 TH ST. MESA, AZ 85204
PHONE: 480-206-9959

PROJECT

LEWIS ADDITION
921 S. ROOSEVELT ST.
TEMPE, AZ 85281

DIMENSIONED FLOOR PLAN & EXISTING DEMO PLANS

REVISIONS

⚠ -

PLOT DATE: 11/15/23

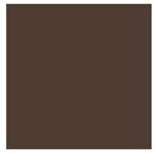
SHEET NO.

A1

COLOR/MATERIAL LEGEND

SW-6258 TRICON BLACK

PARAPET WRAPPED w/ METAL



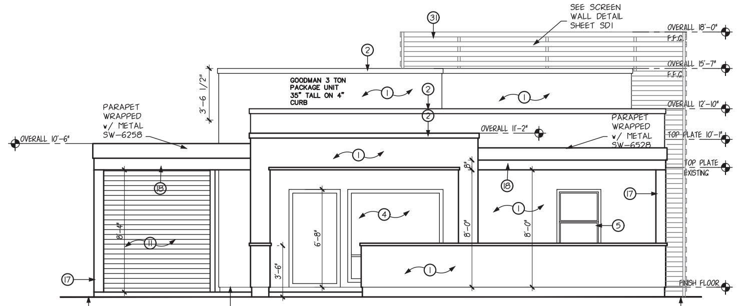
SW-6076 TURKISH COFFEE

WOOD BEAM, WOOD SIDING, PRIVACY SCREEN

LIGHT REFLECTIVE VALUE < 75

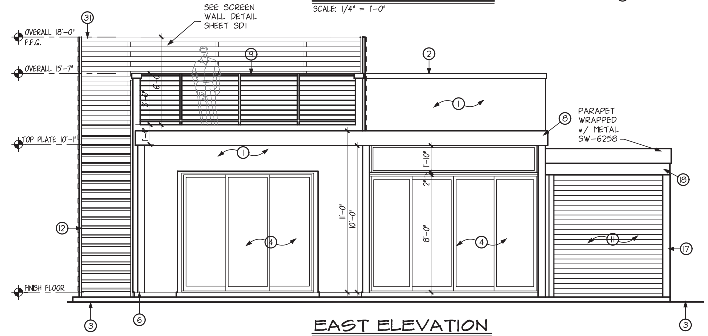
SW-7005 PURE WHITE

STUCCO WALLS, POP-OUT



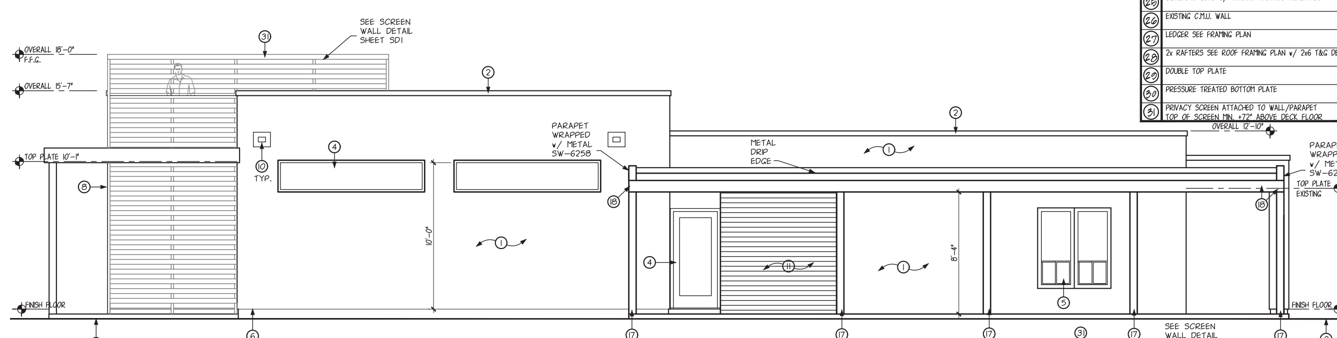
WEST ELEVATION

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



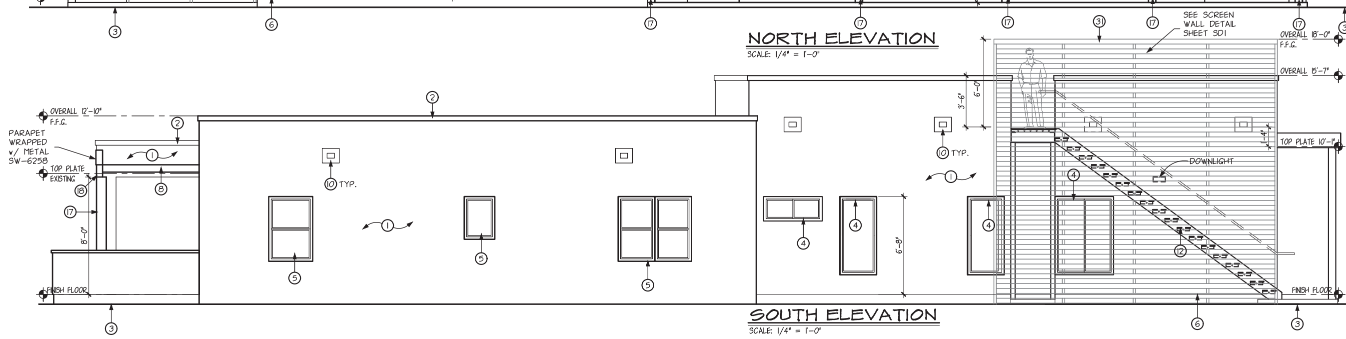
EAST ELEVATION

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



NORTH ELEVATION

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



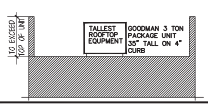
SOUTH ELEVATION

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

EQUIPMENT SCREEN

ROOFTOP EQUIPMENT SCREENING BY PARAPET WALLS.

1. ALL NEW EXTERIOR MECHANICAL EQUIPMENT NEEDS TO BE FULLY SCREENED. SEE CROSS-SECTION BELOW
2. NO EXTERIOR DISPLAY OR VENDING SHALL BE ALLOWED.
3. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING IN TERMS OF DESIGN, FORM, COLOR, AND TEXTURE



GENERAL INFO.

1. FLASHING OF EXTERIOR OPENINGS SHALL COMPLY WITH I.R.C. SEC. R703.8. ALL EXPOSED FLASHING SHALL BE PAINTED OR ANODIZED TO MATCH EXTERIOR COLOR. FOR OTHER UNDERLAYMENT AND FLASHING DETAILS SUCH AS ROOF PENETRATIONS
2. WEEP SCREED SHALL BE OF #26 GAUGE CORROSION-RESISTANT METAL w/ A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" & PLACED A MINIMUM OF 3/4" BELOW FOUNDATION PLATE & A MIN. 6" A.F.G. @ ALL EXT. WALLS.
3. BUILT UP ROOFING w/ 3 LAYERS 15# FELT & 30# PER SQ. FOOT OF GRAVEL OR OTHER APPROVED SURFACING MATERIAL INSTALLED PER MANUFACTURER'S SPEC'S. AND I.R.C. SEC. R905.9.
4. ALL WNDOW FRAMES SHALL BE PAINTED OR ANODIZED TO MATCH EXTERIOR COLOR – NO EXPOSED WOOD OR METAL
5. ALL VENTS, FLASHING, FASCIA, ELECTRICAL PANEL(S), ETC. TO BE PAINTED TO MATCH HOUSE.

KEYNOTES

No.	DESCRIPTION
1	3/8" STUCCO SYSTEM OVER 1" FOAM BOARD. LATH BASE OVER BUILDING PAPER – I.C.C. # ESR-2729 NO LATH @ CMU WALL – SW-7005 PURE WHITE
2	PARAPET w/ FOAM POP-OUT PER OWNER/BUILDER SW-7005 PURE WHITE
3	FINISH GRADE – SLOPE MIN. 5% AWAY FROM BUILDING
4	NEW DOOR/WINDOW OPENING – SEE FLOOR PLAN
5	EXISTING DOOR/WINDOW OPENING – SEE FLOOR PLAN
6	WEEP SCREED TO MIN. 3/4" BELOW FINISHED FLOOR – PAINT CONCRETE STEM BELOW TO MATCH BLDG.
7	FOAM ROOFING ICC-ESR-2532 OVER APA RATED 2x6 T&G DECKING
8	NEW PREFAB LIGHT GAUGE ALUMINUM TRELLIS SYSTEM SW 6076
9	METAL RAILING – GUARDRAIL @ +36" MIN. w/ OPENINGS @ 4" O.C. – IRC R312.3.
10	SCUPPER w/ 2x4 POP-OUT
11	WOOD SIDING – SW 6076 TURKISH COFFEE
12	PRE MANUFACTURED STAIRS PER I.R.C. SEC. R314 (MAX. RISE=7 3/4" – MIN. RUN=10")
13	STUCCO POP-OUT PARAPET CAP PER BUILDER
14	FOAM ROOFING ICC-ESR-2532 OVER APA RATED PLYWOOD SHEATHING
15	DECK SURFACE: "PLI-DEK" WATERPROOF (ICC-ESR 2097) o/ APA RATED PLYWOOD SHEATHING
16	1/2" EXTERIOR GYP. BD. OR EQUAL @ CVD. PATIOS (ICC ESR-1338 OR EQUAL)
17	NEW COLUMN STUCCO WRAPPED-SEE ROOF FRAMING PLAN SW-7005 PURE WHITE
18	NEW WOOD BEAM – SEE ROOF FRAMING PLAN SW 6076 TURKISH COFFEE
19	PRE-FAB ROOF TRUSSES – SEE ROOF FRAMING PLAN
20	PRE-FAB FLOOR TRUSSES – SEE ROOF FRAMING PLAN
21	FINISH GRADE – SLOPE MIN. 5% AWAY FROM BUILDING
22	R-19 BATT ISULATION
23	R-38 BLOWN-IN ISULATION
24	1/2" GYPSUM BD. (ESR-3365 OR EQUAL)
25	CONCRETE SLAB o/ TERMITE TREATED A.B.C. FILL
26	EXISTING C.M.U. WALL
27	LEDGER SEE FRAMING PLAN
28	2x RAFTERS SEE ROOF FRAMING PLAN w/ 2x6 T&G DECK
29	DOUBLE TOP PLATE
30	PRESSURE TREATED BOTTOM PLATE
31	PRIVACY SCREEN ATTACHED TO WALL/PARAPET TOP OF SCREEN MIN. +72" ABOVE DECK FLOOR

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PROJECT

LEWIS ADDITION
921 S. ROOSEVELT ST.
TEMPE, AZ 85281

EXTERIOR ELEVATIONS & BUILDING SECTIONS

REVISIONS

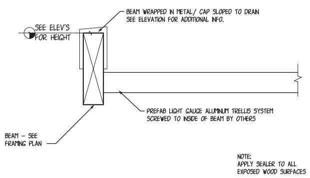
⚠ -

PLOT DATE: 11/15/23

SHEET NO.

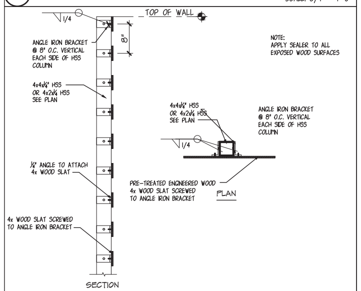
A2

ATTACHMENT 9



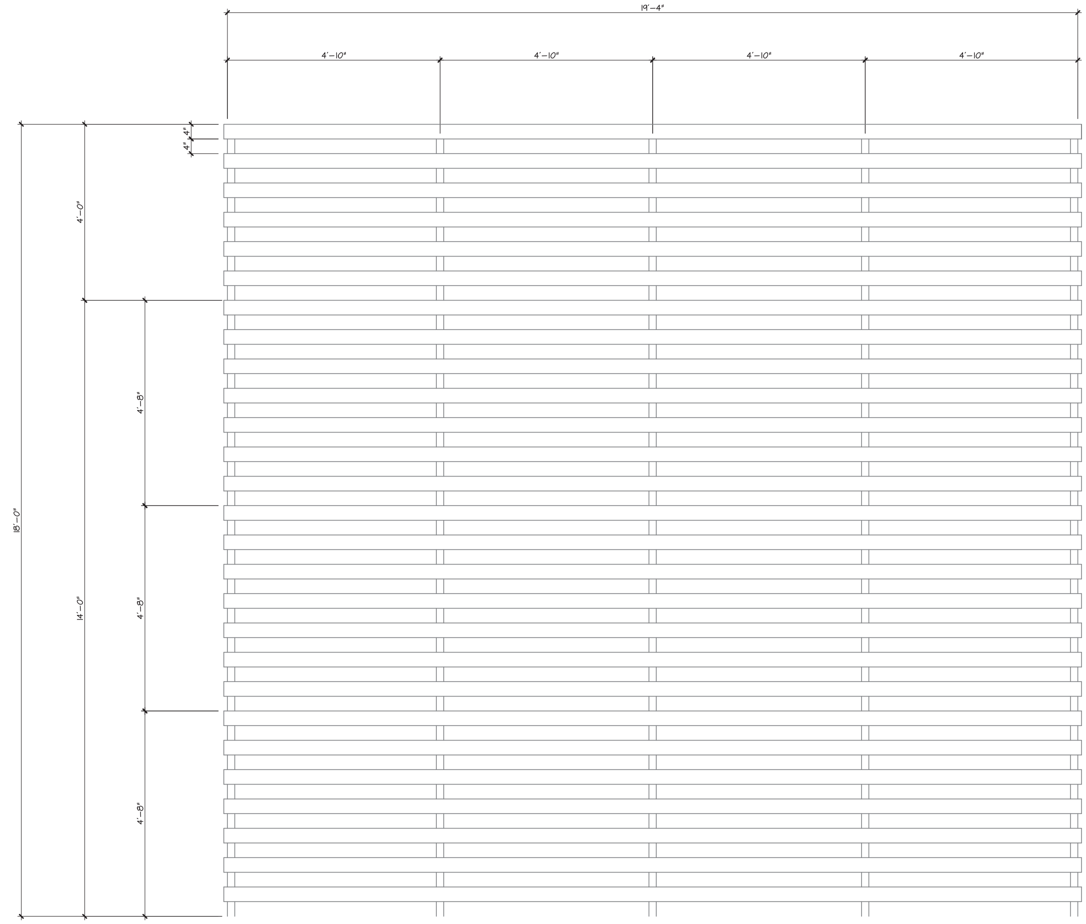
220 ALUMINUM TRELLIS TO BEAM

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



221 SCREEN WALL WOOD SLAT TO STEEL COLUMN DTL.

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



222 SCREEN WALL WOOD SLAT TO STEEL COLUMN ELEVATION

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

CONCEPTUAL RENDERING

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PROJECT

LEWIS ADDITION
921 S. ROOSEVELT ST.
TEMPE, AZ 85281

SCREEN DETAIL

REVISIONS

⚠ -

PLOT DATE: 11/15/23

SHEET NO.

SD1

ATTACHMENT 10

From: Karen Morrissey
To: Kaminski, Diana
Subject: PL 230326
Date: Sunday, December 3, 2023 6:53:31 PM
Attachments: PL230326.pptm

Hello,
I'm not only the next door neighbor, to this proposal, I am also the neighborhood chair for our neighborhood, Wilson Art and Garden. Both the neighborhood and I would like to urge the denial of the use permit for 921 S Roosevelt for PL 230326. I have outlined my 5 points for denial in the attached PowerPoint that I will be using for my 3 minutes to defend my privacy and peace. While the PL # 230326 and design firm has changed , the issues remain dwelling for 4 years now.

This is what I sent to the neighborhood via email. I hope you get a lot of feedback:

Please can you consider submitting a public comment or attending in person to be heard about a proposed 300 foot "walk deck" overlooking both existing neighbors property at 921 S. Roosevelt St. This deck was originally proposed in 2019 and after 2 DRC meetings and 1 city council meeting, the "walk deck" narrowly passed, in favor of the developer. When attempts to work with Lewis's to build a structure that would conform to current Tempe building guidance, Lewis family indicated that they will not consider neighbors concerns and this deck was a "want", not a "need". Lewis's are also requesting less than 7 foot setback from neighbors property to build a large metal staircase leading to this deck, despite the room to have this staircase in their backyard.
Covid occurred in 2020 and despite numerous extensions, Lewis's did not build. Now that its 2023/2024, we have seen the issues arising from rental and Air BnB housing in our neighborhood.
Would you like the liability of living next to a large party deck that is elevated 12 to 15 feet above your backyard?
This property is 200 feet deep by 50 feet wide. We feel there is plenty of room on this property to build a nice house without intruding on neighbors privacy and peace, and urge you to comment publicly at the DRC on Tue Dec 12th at 6:00pm.

Thank you
Karen Morrissey
[redacted]

Sent from Yahoo Mail for iPhone

PL 230326

921 S Roosevelt St Tempe 85281

Public comment to DRC by Karen Morrissey, property owner to the North @ 917 S. Roosevelt St

VOTE NO USE PERMIT FOR 300 ft 2nd STORY DECK @ 921 S ROOSEVELT

Vote No for Use Permit for 2nd Story 300 ft walk deck / elevated outdoor living room

- While Neighbors welcome improvement to 921 s Roosevelt St.,
- Neighbors DO NOT welcome a 2nd story 300 foot deck overlooking backyards
  - PRIVACY ISSUE
  - 10,000 sq ft – Only 50 ft WIDE – 4500 sq feet of ground space left after new bldg
  - Not compatible w existing structures
  - Use Permit = asking for something more than Tempe citizens want
  - Owner does not care about neighbor concerns

VOTE NO USE PERMIT FOR 300 ft 2nd STORY DECK @ 921 S ROOSEVELT

Use permits must have 5 points they need to satisfy. This property does not satisfy any of these points:

- **Increased vehicle or pedestrian traffic** – YES, deck will bring additional vehicles/foot traffic into the neighborhood for people attending these gatherings
- **Nuisance from emission of Gas, Odor, Noise, Vibration** – this deck will bring Noise and Vibration from the deck and stairs, along with Light pollution
- **Deterioration of the neighborhood** – Deck will open up the property to big gatherings. If the property changed hands, would be a desirable home for frat house or AirBnB.
- **Adequate control of disruptive behavior - Noise Ordinance issues**
- **Compatibility of existing structures** – despite the examples the contractor has provided of existing decks, All of these examples are not comparable:
  - Proposed deck is **only** accessible from the outside.
  - Deck is **much larger** than any other smaller decks in the surrounding neighborhood.
  - Proposed deck is in the **middle of the block**, all examples were properties of corner houses
  - All structures on 9th – 10th Street Roosevelt to Wilson are **SINGLE STORY homes with no decks**

VOTE NO USE PERMIT FOR 300 ft 2nd STORY DECK @ 921 S ROOSEVELT

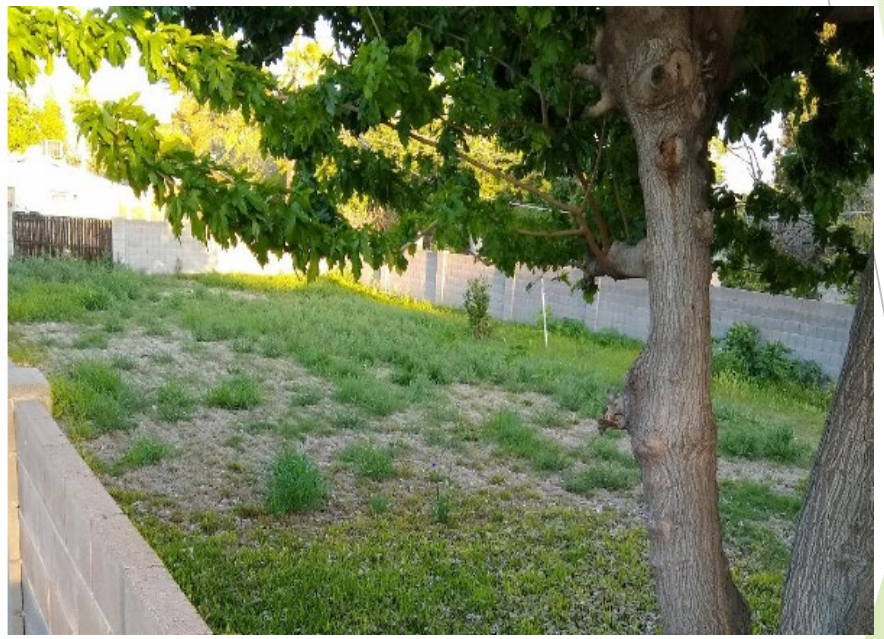
Why Deny?

- No Privacy
- Does not fit into immediate neighborhood character and design
- Entitlement / not Neighborly Feeling / Animosity from Owner
  - Deck is a WANT, not a NEED
  - Owner did not follow DRC recommendations in 2020 PL 190295 – did not attend any meetings w neighbors
- Variance in building requested by Lewis's from Tempe's current General Plan for land use

VOTE NO USE PERMIT FOR 300 ft 2nd STORY DECK @ 921 S ROOSEVELT

Facts

- Owner never lived on property
- Owners Son might or might not live on property – rental property?
- Name on Use Permit request is from Contractor
  - Not the Owner
  - Contractor has no decision making power
- I have lived in Tempe since 1983 – owned /occupied house since 1996
- Neighbor to South has lived at property close to 50 years
- Temporary walls or 8 inches of cinderblock increase in height on ground level will not block out light, vibration, noise from deck that starts @12 ft in height



VOTE NO USE PERMIT FOR 300 ft 2nd STORY DECK @ 921 S ROOSEVELT

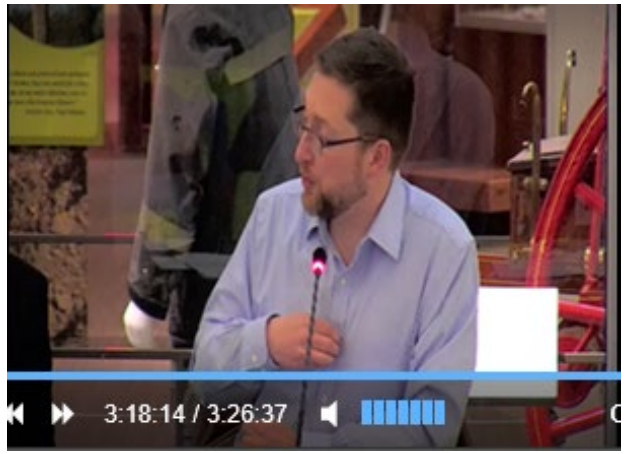
Support AGAINST Use Permit by all surrounding Neighbors along with Neighborhood Association Chairpersons

- Wilson Garden
- Maple Ash
- Mitchell Park
- Riverside
- Sunset
- Emails from concerned neighbors

- This sets a precedence for party decks in our neighborhood

VOTE NO USE PERMIT FOR 300 ft 2nd STORY DECK @ 921 S ROOSEVELT

History – Issue has been pending since 2019 – PL 1903295 DRC Chairman D. Lyons deviation from process – JAN 14th , 2020 Initial DRC meeting

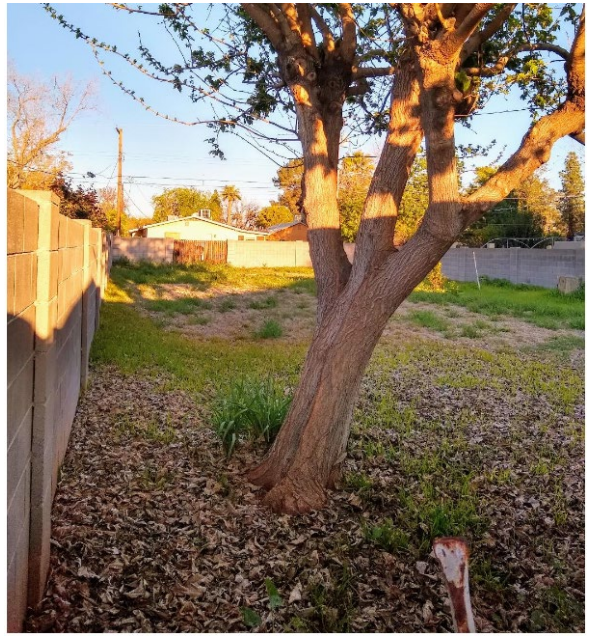


- 6 out of the 7 committee members leaning towards a "NO" vote but DRC Chairman Lyon's offered the Owner/Contractor a continuance, asking to get with the neighbors to communicate
- All DRC committee members express concern over this deck, except for Chairman Lyon's who expressed his joy about climbing on the roof of his rental house in college
- Chairman Lyons took it upon himself to offer 2nd chance at DRC - Does City of Tempe offer "2nd chance" for every property developer?
- Mr. Lyons wrong idea about neighborhood
  - No Privacy already?
  - Immediate neighborhood is owner occupied not college rentals
  - Our homes are not TEAR DOWN
  - GENERAL PLAN 2040 CULTURAL RESOURCES AREA

VOTE NO USE PERMIT FOR 300 ft 2nd STORY DECK @ 921 S ROOSEVELT

More History on PL 190295 Feb 3rd , 2020 Discussing the plan

- Kathy Palmer (Neighbor) initiated meeting to voice concerns about proposed deck
- Karen Morrissey didn't attend this meeting due to work and family responsibilities
- Ms. Palmer suggested:
  - Smaller deck – less than 270 sq. feet , or
  - Smaller balcony on back of the new bldg., or
  - Deck in a different area to be less intrusive, or
  - Staircase on the back of house, or
  - Spiral staircase on back on house, or
  - No deck
  - Finish out the building with a 2nd story
- Owner did not attend meeting
  - Owner's son and Developer did not have any decision making capability
- Owner not receptive to any of these suggestions



VOTE NO USE PERMIT FOR 300 ft 2nd STORY DECK @ 921 S ROOSEVELT

History of PL 190295 - DRC Meeting Feb 11th, 2020

- DRC voted 4-2 in favor of the USE PERMIT
- 2 different board members were present than first DRC meeting
- Owner and Developer did not satisfy DRC request to meet with neighbors to come up w optimal solution
- Owner has not been forthcoming with information during the entire process

VOTE NO USE PERMIT FOR 300 ft 2nd STORY DECK @ 921 S ROOSEVELT

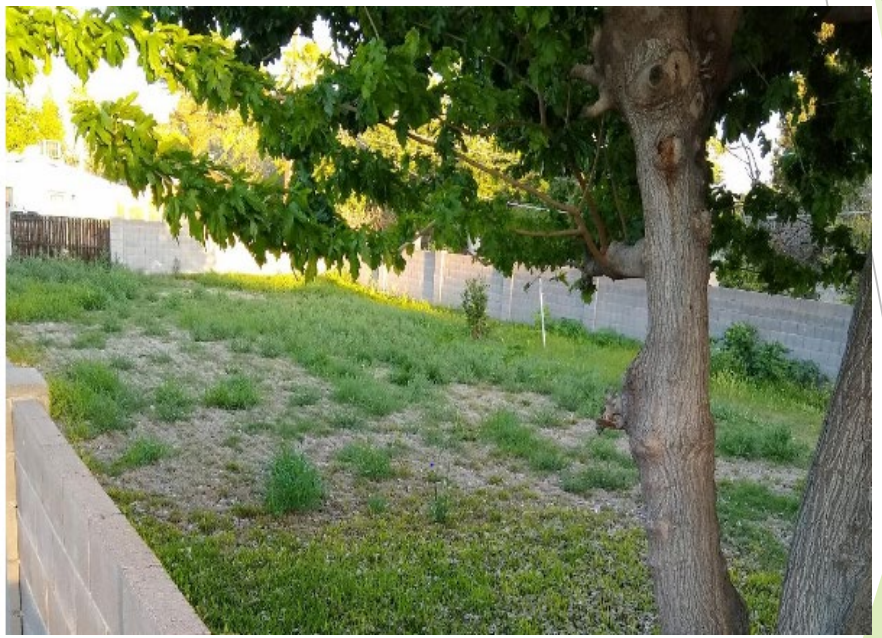
History of PL 190295 Feb 21st , 2020 – Another Meeting

- Kathy Palmer and Karen Morrissey met with Contractor for LEWIS's along with Robbie Aaron and Ryan Levesque from the City of Tempe Planning Dept to propose solutions
  - Owner did not attend this meeting or call into meeting
  - This was an effort to avoid the petition to go to City Council over the USE PERMIT for the deck
  - The Contractor responded to Neighbors on 2/24
    - Would not change anything
    - Not the decision maker
    - Used CONCRETE NETWORK.COM as a baseline to come up w 270 foot deck. But CONCRETE NETWORK.COM recommended this size for a ground patio, not one that is 12 feet in the air. Contractor misunderstood this fact.
  - Same large size, along with same design from 2nd hearing, no neighborhood input was accepted

VOTE NO USE PERMIT FOR 300 ft 2nd STORY DECK @ 921 S ROOSEVELT

History of PL 190295 – City Council Presentation and Vote – April 2020

- City Council voted – narrow decision of 4-3 in favor of the developer
- Due to Covid, Lewis's received many continues to build but never did build, property has sat vacant for 4 years
- New applicant – MNF Design but same issues exist
- Its 4 years later and we have experienced the worse of what Air BnB's and rental home parties can bring. I am afraid of having many people on an elevated deck partying as it can bring trouble and shootings. It makes me scared.
- Please vote No on PL 230326



VOTE NO USE PERMIT FOR 300 ft 2nd STORY DECK @ 921 S ROOSEVELT