

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

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

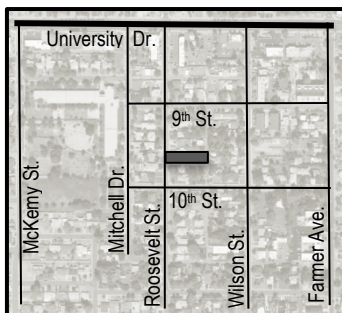
ACTION: Request a Use Permit to allow a second-story walk deck addition for a single-family residence for the **LEWIS RESIDENCE**, located at 921 South Roosevelt Street. The Applicant is MNF Design Drafting & Planning LLC.

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: Mailen Pankiewicz, 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 foot 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 8 th Street (now University Drive) to the north, Farmers Avenue to the east, 11 th 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: ZUP190084 Use 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.

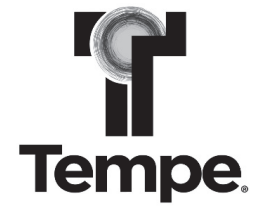
October 31, 2022 Permit fees were not paid and the project expired. As a result of the expiration of the building permit, the applicant was required to submit for a new Use Permit.

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:

- 1-3. Site Context (Location Map, Aerial and Site Photos)
- 4-5. Applicant's Letter of Explanation
- 6-8. Cover Page, Site Plan, Floor Plan
- 9-11. Elevations and Details
- 12-22. Public Input

LEWIS RESIDENCE



- 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

- Twelve Point**
CenterlineSubType
- ADOT
 - Canal
 - Monument
 - Private

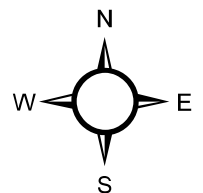


Lewis Residence

PL230326



Aerial Map





NW



SW



NE



SE



NORTH PROPERTY LINE



BACK PATIO - NE CORNER STRUCTURE



STREET VIEW

THESE DRAWINGS ARE THE INSTRUMENTS OF SERVICE AND PROPERTY OF JUNE DESIGN, DRAFTING & PLANNING, LLC. THESE PLANS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR ASSIGNED TO ANY THIRD PARTY WITHOUT WRITTEN APPROVAL.



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

PROJECT

EXTERIOR IMAGES

REVISIONS

Δ - 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 FINISHING SHALL BE PROVIDED AT EXTERIOR WINDOW AND DOOR OPERINGS EXCEPT FINISH IN A TRIMMED TO PROTECT FINISH OF THE WATER INTO THE WALL CAVITY. SELF-ADHERING TERPHENES SHALL COMPLY WITH ASTM 718. THE FINISHING SHALL EXTEND TO THE FINISH U.L.C. SECTION 1023.4.

VERTICAL CONTINUOUS 36 GA. CORROSION-RESISTANT VENT SCREENS $\frac{1}{4}$ " TYPICAL VERTICAL ATTACHMENT FLANGE OF 3-1/2" AT A MINIMUM OF 3/4" ABOVE GRADE. THE FOUNDATION PLATE LINE OF ALL EXTERIOR STUCCO WALLS & FIN. 4" ABOVE GRADE.

WHERE FLOOR PLASTIC INSTALLATION IS USED ADJACENT TO ATIC SPACE AS SEATING CONT. PLASTIC SHALL BE SECURED TO THE INTERIOR WITH AN APPROVED METAL BANDER OF FIN. 1/2" CYPRIN WALL RD. OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF BOTH THE TERPHENE TEST AND THE METAL BANDER FIRE TEST OF NFPA 725 U.L.C. SEC. 36.4 & 36.5.2.

CONCRETE AND GLAZ. THE UNDERLAYMENT SHALL CONFORM TO ASTM D 726 TYPE I ASTM D 726S TYPE I OR ASTM D 680 CLASS II FINISH SURFACE SHALL MEET ASPHALT SINGLE UNDERLAYMENT SHALL CONFORM TO ASTM D 726 TYPE I.

DOOR AND WINDOW FINISHING TO COMPLY WITH THE FOLLOWING:
 A. PROVIDE POSTTOP PAPER AS FINISHING AT ALL HEADS, JAMBS AND SILLS OF WINDOW & DOOR OPERINGS.
 B. FLASH HORIZONTAL AND/OR SLOPED AREAS AND 6" MINIMUM OF VERTICAL WALL SURFACE AROUND OPERINGS.
 C. PROVIDE CONTINUOUS SEALANT BEHIND WHERE STUCCO ADJUTS WINDOW AND DOOR FRAMES SO AS TO PROVIDE A WEATHER-RESISTANT BANDER.
 D. PROVIDE TYP. 1/2" FEET FIBRE REINFORC. GLASS WITH FINETS WITH WALL OR FASCOA DES INTO WALL.

ALL EXTERIOR EXPOSED WOOD POSTS, BRIMS, FASCOA, PLANT-ONE, ETC., ARE TO BE ROUGH SAWN LUMBER, UNLESS NOTED OTHERWISE. THE FINISH OF ALL EXTERIOR CONCRETE SLABS ARE TO BE AT BUILDER'S OPTION.

WINDOWS
 ALL EXTERIOR ESCAPE OR RESCUE WINDOWS SHALL HAVE A FIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE FIN. NET CLEAR OPENABLE HEIGHT OPENING SHALL BE 24 INCHES. THE FIN. NET CLEAR OPENABLE WIDTH OPENING SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, FINETS 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.L.C. SEC. 30.

GLAZ. & VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY $\frac{1}{2}$ U.L.C. SEC. 1003. GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 6' OF THE FLOOR SHALL BE SAFETY (TEMPERED) GLASS. U.L.C. SEC. 1003.4. ALL GLAZING WITHIN 6' OF THE FLOOR DOOR AND LESS THAN 6' ABOVE THE WALKING SURFACE SHALL BE SAFETY GLASS.

ATIC VENTILATION, SCOTTLES, VENTS, & INSULATION
 ATIC SCOTTLES SHALL BE NOT LESS THAN 22"x30" & 30" FIN. CLEAR HEADROOM ABOVE THE ACCESS OPENING.
 VENTILATION SHALL COMPLY WITH U.L.C. SECTION 8006. SEE ATIC VENTILATION CALCULATIONS FOR REDUCTION OF VENTILATION CALCULATIONS.
 PROVIDE CORROSION RESISTANT METAL FRESH AIR EXTERIOR VENTS $\frac{1}{2}$ " FRESH OPENINGS LESS THAN 1/4" - U.L.C. SECTION 8006.2.
 THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF SECTION 1002.

REQUIRED FIBERGLASS
 PROVIDE FIBERGLASS IN CONCEALED SPACES OF STUD WALLS, AT CEILING AND FLOOR LEVELS, FIBROUS SPACES & SPACES @ LEVELS BOTH VERTICAL AND HORIZONTAL. ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS OCCUR @ DROP CEILING, SOFFITS, & CONCEALED CEILING. WHEN THERE IS DOUBLE SPACE BOTH VERTICAL AND HORIZONTAL SPACES OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SF. - U.L.C. 8002.2.

PROVIDE FIBERGLASS BETWEEN STAIR STRINGERS AT TOP & BOTTOM OF RISE & BETWEEN STAIRS ALONG AND IN LINE WITH THE STRINGERS.
 PROVIDE FIBERGLASS OPERINGS AROUND PIPES, DUCTS, VENTS AND CHIMNEYS $\frac{1}{2}$ " NON-COMBUSTIBLE MATERIALS SUCH AS UNFACED FIBERGLASS INSULATION.
 PROVIDE FIBERGLASS @ OPERINGS BETWEEN ATIC SPACES. FIBERGLASS FOR CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS BY PER - U.L.C. SECTION 8000.01.

CYPRESIN BOARD
 FIBRE-CEMENT, FIBRE-MAT REINFORCED CEMENTITIOUS BASED UNITS, GLASS MAT CYPRESIN BACKED OR FIBRE-REINFORCED CYPRESIN BACKED IN COMPLIANCE WITH ASTM C 1088, C 1103, C 1118 OR C 1176 RESPECTIVELY AND INSTALLED PER THE RECOMMENDATIONS SHALL BE USED AS BACKING FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. U.L.C. SEC. 702.4.2. BATHS AND SHOWER WALLS SHALL HAVE ABOVE BATHS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO 1/2" MIN. FLOOR U.L.C. SEC. 307.2.

1/2" METALL THROUGHOUT - TYPICAL. PROVIDE 5/8" TYPE Y CYPRESIN BOARD AT USABLE AREAS BELOW STAIRS, AT GARAGE CEILING AND WALLS COMMON TO HOUSE, AND WALLS SUPPORTING A HORIZONTAL CEILING. TYPICAL AT GARAGE UNLESS COVERED BY A FIRE SPRINKLER SYSTEM ON CEILING APPLICATIONS TO RECEIVE A WATER-BURST MATERIAL, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING. 1/2" GAG-RESISTANT CYPRESIN CEILING BOARD SHALL BE USED. SEE U.L.C. SECTION 702.4.2.

CYPRESIN BOARD USED ON CEILING AND CEILING MUST BE APPROVED EXTERIOR CEILING BOARD AND IDENTIFIED AND REFERRED TO AS "SOFFIT BOARD". CONCEALED SPACES SHALL BE VENTILATED. SEE U.L.C. SECTION 802.2.5 AND TABLE 802.2.5.

FREPLACES
 WHEN INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, THE FINISH THAT TOUCH AND/OR BE PAIRED TO COMPATIBLE MATERIALS AT THE BOTTOM & SIDES. A 6" CLEAR SPACE MUST BE MAINTAINED @ THE TOP OF THE UNIT FOR CONTROLS AND AIR.

ALL FREPLACES ARE LISTED BY UNDERWRITERS LABORATORIES IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS FOR VENTED DEGRADATIVE GAS APPLIANCES. LISTING LATEST EDITION. THESE STANDARDS DO NOT REQUIRE HEAVY DUTY EXTENSIONS.

MECHANICAL
 AIR HANDLERS THAT ARE ATIC MOUNTED SHALL INCLUDE:
 A. PLUMBWOOD PLATFORM FOR UNIT $\frac{1}{2}$ " CODE CLEARANCES.
 B. LIGHT SWITCH ON UNIT & NOV. RECEIPTER.
 C. 2 CONDENSATE LINES - TERMINATING TO BE INSTALLED ABOVE NON-SPRINKLE INTERNAL, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING. 1/2" GAG-RESISTANT CYPRESIN CEILING BOARD SHALL BE USED. SEE U.L.C. SECTION 702.4.2.

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 C. 2 CONDENSATE LINES - TERMINATING TO BE INSTALLED ABOVE NON-SPRINKLE INTERNAL, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING. 1/2" GAG-RESISTANT CYPRESIN CEILING BOARD SHALL BE USED. SEE U.L.C. SECTION 702.4.2.

CONDENSATE LINES USED ON CEILING AND CEILING MUST BE APPROVED EXTERIOR CEILING BOARD AND IDENTIFIED AND REFERRED TO AS "SOFFIT BOARD". CONCEALED SPACES SHALL BE VENTILATED. SEE U.L.C. SECTION 802.2.5 AND TABLE 802.2.5.

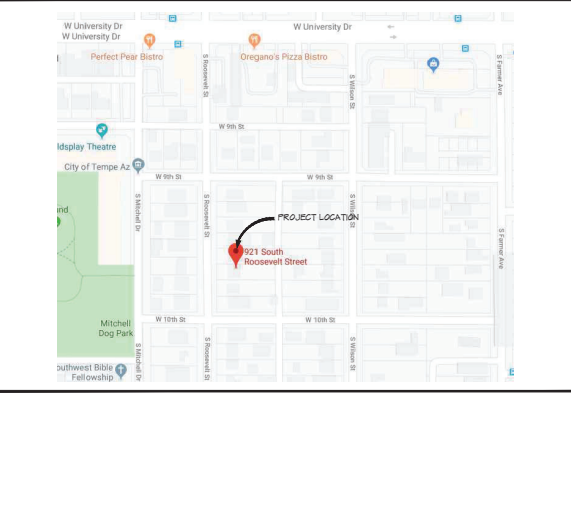
FRAPLACES
 WHEN INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, THE FINISH THAT TOUCH AND/OR BE PAIRED TO COMPATIBLE MATERIALS AT THE BOTTOM & SIDES. A 6" CLEAR SPACE MUST BE MAINTAINED @ THE TOP OF THE UNIT FOR CONTROLS AND AIR.

ALL FRAPLACES ARE LISTED BY UNDERWRITERS LABORATORIES IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS FOR VENTED DEGRADATIVE GAS APPLIANCES. LISTING LATEST EDITION. THESE STANDARDS DO NOT REQUIRE HEAVY DUTY EXTENSIONS.

MECHANICAL
 AIR HANDLERS THAT ARE ATIC MOUNTED SHALL INCLUDE:
 A. PLUMBWOOD PLATFORM FOR UNIT $\frac{1}{2}$ " CODE CLEARANCES.
 B. LIGHT SWITCH ON UNIT & NOV. RECEIPTER.
 C. 2 CONDENSATE LINES - TERMINATING TO BE INSTALLED ABOVE NON-SPRINKLE INTERNAL, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING. 1/2" GAG-RESISTANT CYPRESIN CEILING BOARD SHALL BE USED. SEE U.L.C. SECTION 702.4.2.

CONDENSATE LINES USED ON CEILING AND CEILING MUST BE APPROVED EXTERIOR CEILING BOARD AND IDENTIFIED AND REFERRED TO AS "SOFFIT BOARD". CONCEALED SPACES SHALL BE VENTILATED. SEE U.L.C. SECTION 802.2.5 AND TABLE 802.2.5.

VICINITY MAP



PROJECT DIRECTORY

DESIGN / DRAFTING
 PINE DESIGN, DRAFTING & PLANNING, LLC
 832 S. 34TH ST.
 TEMPE, AZ 85004
 PHONE: 480-332-7300
 EMAIL: nicholas@pinedesign.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 GARAGE	885 SQ. FT.
NEW FRONT PATIO	89 SQ. FT.
NEW REAR PATIO	222 SQ. FT.
NEW DECK	300 SQ. FT.
TOTAL NON LIVABLE AREA	1,577 SQ. FT.
TOTAL AREA	3,544 SQ. FT.
TOTAL FOOTPRINT	1,967 SQ. FT. + 66 SF. = 2,033 SQ. FT.

ENERGY VALUE

COMPONENT	U FACTOR	SF/CS
INSULATION / GLAZING	0.40	0.25
ENVELOPE VALUE		
ATTIC	R-38	
FRAMED WALLS (24")	R-11	
FRAMED WALLS (24")	R-13	
CR/FRASS WALLS	R-6	
AIR CONDITIONING	13 SEER TYP.	
GAS FURNACE	78% AFUE TYP.	

THIS HOME COMPLES TO THE COMPONENT PERFORMANCE APPROXIMATE REQUIREMENTS CONTAINED IN TABLE 1002.1.2.

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
 2012 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. 1000 SF. OF CONDITIONED SPACE AND APPROX. 300 SF. OF UNCONDITIONED ROOF DECK AND 311 SF. OF COVERED PATIO.

SUBDIVISION
 COMMON LOTS LOT 6
 SECTION 21
 RANGE N
 TOWNSHIP 4E
 PARCEL NUMBER 124-04-05A
 SIZING ZONING R-2

EQUIPMENT SQUARE FOOTAGES:
 BUILDING FOOTPRINT: 10,000 SF.
 LOT SIZE: 2,033 SF.
 N.A.S. REQUIREMENTS: NA.
 MAXIMUM LOT COVERAGE: 45%
 LOT COVERAGE PROVIDED: 20%
 BUILDING HEIGHT MAXIMUM: 35'-0"
 BUILDING HEIGHT PROVIDED: 18'-0"
 LANDSCAPE COVERAGE MINIMUM: 30%
 LANDSCAPE COVERAGE PROVIDED: 73%

DEFERRED SUBMITTALS:
 C.C. IS RESPONSIBLE TO PREPARE PLAN, SURVEY AND OBTAIN ALL REQUIRED PERMITS AND NOTIFICATIONS UNDER SEPARATE PERMIT - TRUSS CALCULATIONS - LIGHT GAUGE ALUMINUM TRUSSEL SYSTEM

SHEET INDEX

A0	PROJECT DATA
A1	ARCHITECTURAL SITE PLAN
A1	FLOOR PLANS
A2	EXTERIOR ELEVATIONS
A3	CONTEXT PHOTOS
SO	SCREEN DETAIL

THESE DRAWINGS ARE THE INSTRUMENTS OF SERVICE AND PROPERTY OF THE FIRM. THESE PLANS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR ASSIGNED TO ANY THIRD PARTY WITHOUT WRITTEN APPROVAL.



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

PROJECT DATA

REVISIONS

PLOT DATE: 11/16/23
 SHEET NO.

A0



- ### GENERAL SITE INFO
- SEE GRADING PLAN FOR HEIGHTS OF WALLS NOT NOTED ON THIS SHEET.
 - SEE GRADING PLAN FOR FINAL FINISH FLOOR ELEVATIONS.
 - SCREEN WALLS FOR MECHANICAL AND POOL EQUIPMENT TO BE MIN. 12" ABOVE EQUIPMENT.
 - REFUSE SCREEN WALL AND GATE TO BE MIN. 5 FT. HIGH (MIN. 12" ABOVE FIN.)
 - HEIGHTS OF MASONRY WALLS INDICATED SHALL BE MEASURED FROM ADJACENT FINISH GRADE.
 - 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 1/2" STUCCO PAINTED TO MATCH COLOR OF HOUSE (UNCL.).
 - BUILDERS SHALL BE TO BE FREE FROM SCANDS AND TO BE O.P.M.A.R IN APPEARANCE TO THOSE FOUND IN THE GENERAL VICINITY OF THIS PROJECT. DRILL AND/OR EJECT TO PREVENT MOVEMENT.
 - AREA BETWEEN CONSTRUCTION FENCE AND BUILDING WALLS (INCLUDING LOW WALLS) SHALL BE LANDSCAPED AS TO BE INDISTINGUISHABLE FROM ADJACENT UNDISTURBED NATURAL DESERT AREAS.
 - THE ROCK UTILIZED AT THE DRIVEWAY FOR EROSION CONTROL SHALL BE INGENUOUS GRANITE ROCK THAT MATCHES THE NATIVE MATERIAL ON THIS SITE.
 - BUILDERS WHICH ARE MOVED SHALL HAVE EXPOSED WEATHERED FACES LEFT EXPOSED IN THEIR NEW LOCATION. ANY EXPOSED UN-WEATHERED BOLDERS SHALL BE TREATED TO SIMULATE THE NATURAL ROCK VARIATION OF THE AGED EXPOSED FACES.
 - FINISH FLOOR ELEVATION (AS-BUILT) SHALL BE CERTIFIED BY THE CITY FOR THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (FEMA) WHERE REQUIRED.
 - MISCELLANEOUS SITE STRUCTURES, GAS STORAGE TANKS, SWIMMING POOLS, SPAS, FENCES, AND SITE WALLS (INCLUDING RETAINING WALLS) RESOLVE SEPARATE PERMITS.
 - 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.C.C. CHAPTER 41.
 - REFER TO GRADING PLAN FOR NATURAL AREA OPEN SPACE (N.A.O.S.) CALCULATIONS AND LIMITS.
 - RP-24MP (WHERE OCCURS) SHALL USE A MEANDERING NATURAL PLACEMENT OF STONES INTERSPERSED WITH APPROPRIATE VEGETATION. STONES SHOULD NOT BE PILED ON THE GROUND BUT NEST INTO THE SOIL AND COVERED WITH NATIVE SOIL AND 50% NATURAL STONE. STONES MAY BE USED IN A COLOR WHICH IS NATURAL, LOOKING AND BLEND 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

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AREA CALC'S

LIVABLE AREA	961 SQ. FT.
EXISTING LIVABLE	1006 SQ. FT.
NEW LIVABLE	1006 SQ. FT.
TOTAL LIVABLE AREA	1967 SQ. FT.
NON LIVABLE AREA	
EXISTING COVERED ENTRY	75 SQ. FT.
EXISTING STORAGE	66 SQ. FT.
EXISTING GARAGE	395 SQ. FT.
NEW FRONT PATIO	81 SQ. FT.
NEW REAR PATIO	222 SQ. FT.
NEW DECK	300 SQ. FT.
TOTAL NON LIVABLE AREA	1373 SQ. FT.
TOTAL AREA	3104 SQ. FT.
TOTAL FOOTPRINT	1967 SQ. FT. + 66 SQ. FT. = 2033 SQ. FT.

PROJECT DATA

BUILDING CODES:
 ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND ANY AMENDMENTS PER ADOPTING ORDINANCES:
 2018 NATIONAL ELECTRIC CODE, AS AMENDED
 2017 NATIONAL ELECTRIC CODE, AS AMENDED
 TEMPE BUILDING SAFETY ADMINISTRATIVE CODE (SECTION B OF TEMPE CITY CODE)
 TEMPE ZONING AND DEVELOPMENT CODE (ZDC)

PROJECT DESCRIPTIONS
 THE EXISTING RESIDENCE AT 921 S. ROOSEVELT ST. WILL BE ADDING APPROX. 1006 SQ. FT. OF CONDITIONED SPACE AND APPROX. 300 SQ. FT. OF UNCONDITIONED ROOF DECK AND 311 SQ. FT. OF COVERED PATIO.

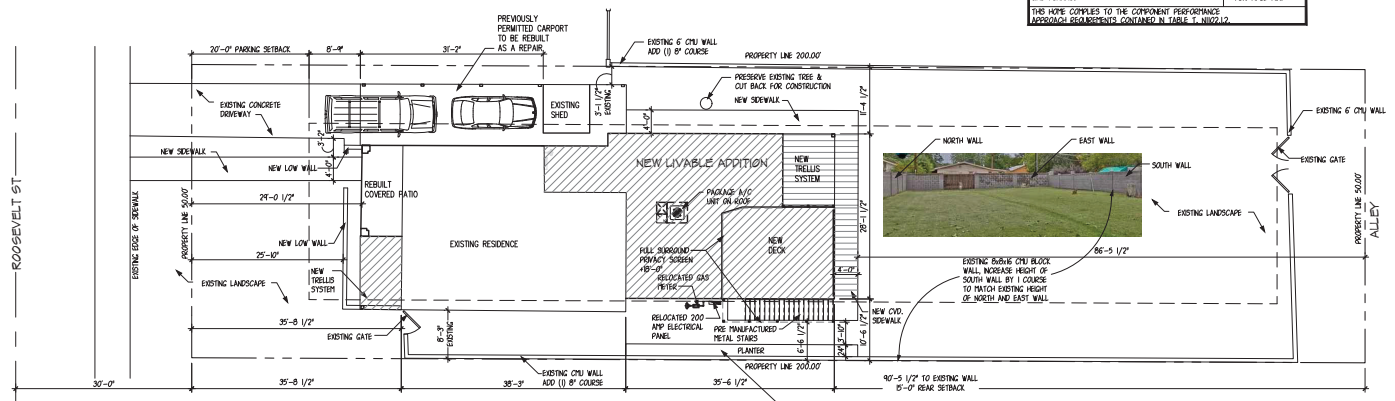
SUBDIVISION
 CADDIS NOTES

LOT 6	21
SECTION	46
TOWNSHIP	N
RANGE	4E
PANEL NUMBER	104-04-051
EXISTING ZONING	R-2
EQUIPMENT SQUARE FOOTAGES:	
LOT SIZE	10,000 SF.
BUILDING FOOTPRINT SF:	2,033 SF.
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%

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 PHONE: 480-352-7300

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



PLACE TALL GREEN SHRUB LANDSCAPE BUFFER IN GRADING OR RAISED PLANTER BOXES PER THE DISCUSSIONED PLANT SPEC LIST AND PROPOSED DRAFT CONDITIONS SEE PAGES FOR REFERENCE ONLY.

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

NOTE:
 PROVIDE LANDSCAPE SCREENING ALONG THE SOUTH WALL SUFFICIENT ENOUGH TO SCREEN THE PROPERTY TO THE SOUTH FROM THE STREET. THE CONTRACTORS VERIFY WITH CONTRACTOR THE TYPE AND LOCATION OF ALL LANDSCAPE MATERIALS.



EXISTING NEIGHBOR NORTH WALL



EXISTING NEIGHBOR SOUTH WALL



PLANTER BOX OPTION



GROUND OPTION

REVISIONS

PLOT DATE: 11/16/23
 SHEET NO.

ASI

SHEAR WALL NOTE

ALL NEW EXTERIOR WALLS TO BE 2x6 @ 16" O.C. SHEATHED WITH 1/2" OR 3/8" APA RATED SHEATHING @ 16" O.C. @ EDGES & 12" @ FIELD. FOUNDATION ANCHORAGE SHALL BE 1/2" DIA. ANCH. @ 32" O.C. UNLESS OTHERWISE NOTED PER ARCHITECT'S SPECIFICATIONS - SEE SCHEDULE SHEET AS NOTED.

*** SHEAR WALL AND WINDOW SCHEDULES PUT ALL OF IT OR JUST SHEAR WALL & WINDOW SCHEDULES ***

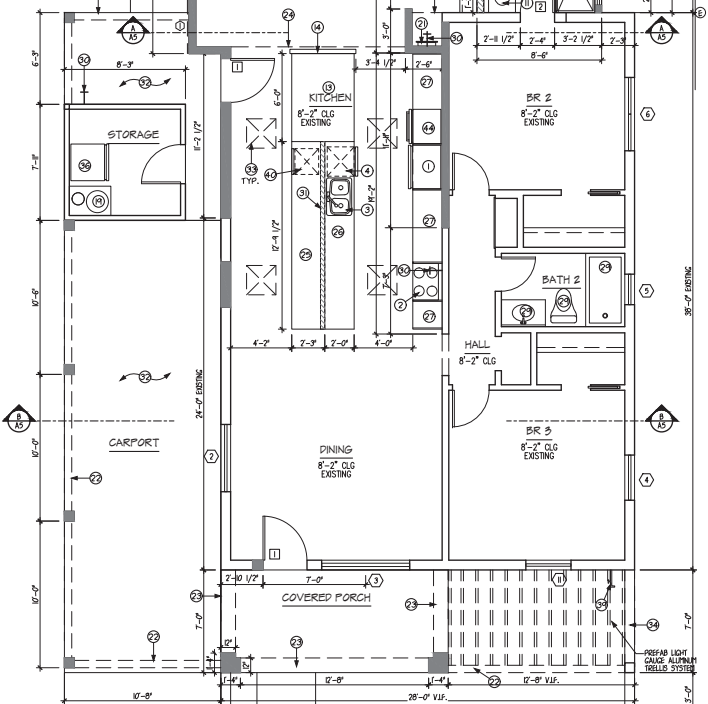
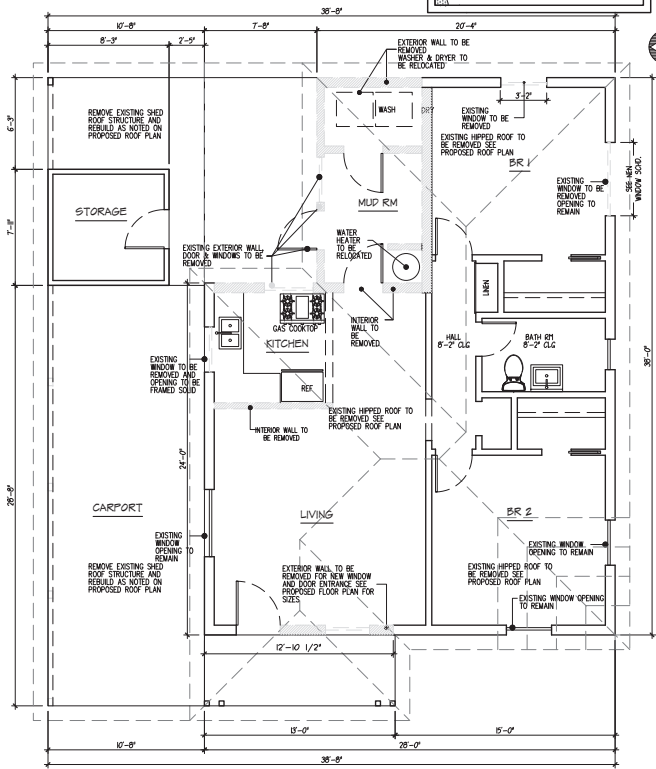
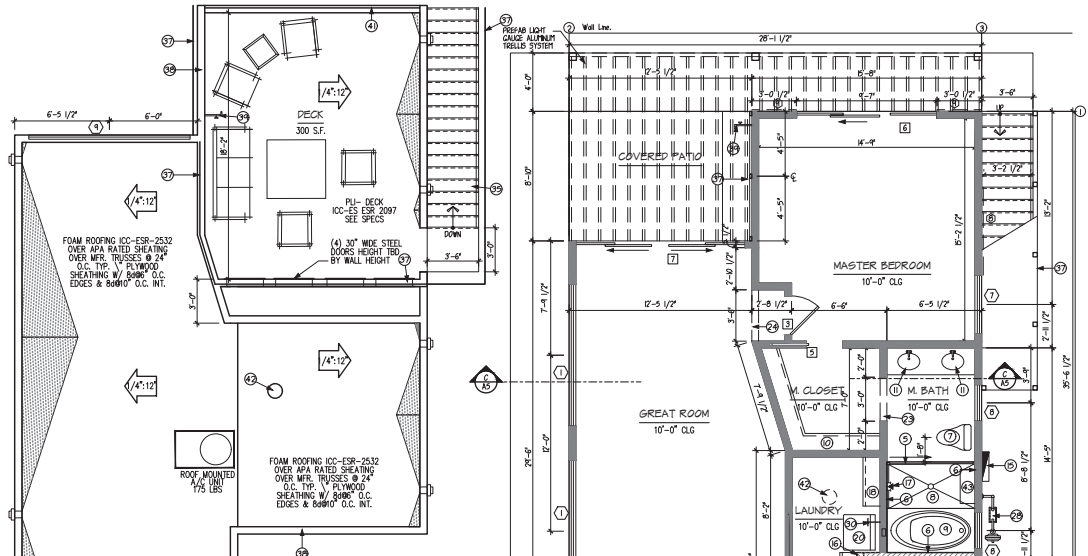
DOOR SCHEDULE

No.	TYPE	SIZE	FUNCTION	NOTES
(1)	B	7'-0" x 6'-0"	SWING	
(2)	C	7'-4" x 6'-0"	SWING	
(3)	C	7'-0" x 6'-0"	SWING	
(4)	C	4'-0" x 6'-0"	POCKET	
(5)	C	7'-4" x 6'-0"	POCKET	
(6)	D	4'-0" x 6'-0"	SLD.	
(7)	D	4'-0" x 6'-0"	SLD.	

A - MIN OF 1 3/8" SOLID CORE V/ SELF CLOSING SELF LATCHING & TIGHT FITTING CASSETS & SWEEP - U.L.C. SEC. R320L1
 B - SOLID CORE D - TEMPERED GLASS
 C - HOLLOW CORE E - HURLE DOOR

WINDOW SCHEDULE

No.	SIZE	FUNCTION	HPR.	NOTES
(1)	10x30	FAD	10'-0"	
(2)	20x30	FAD	6'-0"	
(3)	60x60	FAD	6'-0"	TEMPERED GLASS
(4)	30x40	SH	6'-0"	
(5)	20x30	FAD	6'-0"	TEMPERED GLASS
(6)	50x40	XO	6'-0"	
(7)	42x30	XO	6'-0"	TEMPERED GLASS
(8)	28x30	FAD	6'-0"	
(9)	10x10	FAD	12'-0"	
(10)	40x6	XO	6'-0"	TEMPERED GLASS
(11)	30x6	SH	6'-0"	



GENERAL INFO.

- WALL FRAMING: 2" O.C. - SEE STRUCTURAL - UNLESS NOTED OTHERWISE. EXTERIOR WALLS - 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE. INTERIOR BEARING WALLS - 2x4 @ 16" O.C. UNLESS NOTED OTHERWISE. INTERIOR WALLS - 2x4 @ 16" O.C. UNLESS NOTED OTHERWISE. FLOORING: 3/4" O.C. UNLESS NOTED OTHERWISE. TUBS & SHOWERS FOR PROPER INSTALLATION OF DEMO SHEET.
- INSULATION MANUFACTURER: CERTAIN TEED OR APPROVED EQUAL. MATERIAL: BATT INSULATION (2x6) R-19, (2x4) FLOORING R-8, AIR CONDITIONED AREAS. CEILING INSULATION R-38 OVER ALL LIVABLE AREAS. GARAGE INSULATION R-19 BETWEEN GARAGE & ALL LIVABLE SPACES. CEILING AND SEAL BOTTOM PLATES, PENETRATIONS, WINDOWS AND DOORS. WINDOWS - U FACTOR .40 MAX, SHGC .25 MAX.
- MINIMUM CEILING HEIGHT: 44" FROM FINISH FLOOR TO BOTTOM OF CLEAR OPENING - IN BEDROOM & BASEMENT EGRESS WINDOWS - U.L.C. SECTION R301.
- WHEN APPLYING WATER-BASED TEXTURE MATERIAL, THE FIN COAT 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" S4S RESISTANT CIVIL BOARD SHALL BE USED.
- PROVIDE 1/2" CEILING RATED CIVIL BOARD AT CEILING PROVIDE EXTERIOR TYPE CIVIL BOARD AT PATIO & PORCH CEILING - TYPE & THICKNESS PER PRODUCT SPECS.
- PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON WALLS & CEILING IN GARAGE.
- ALL BATH ACCESSORIES (TOWEL BARS, HOOKS, ETC.) AND HANGING HEIGHTS TO BE DETERMINED BY OWNER.
- FOR GAS APPLIANCES & FIXTURES PROVIDE COMBUSTION AIR & VENTILATION AIR PER U.L.C. SECTION C2407 & MFG. SPECS AND OUTSIDE COMBUSTION AIR FOR INTERIOR FIREPLACES (R0002). EXISTING BY CHU WALL.
- NEW 2x4 FRAMED WALL.

KEYNOTES

- | No. | DESCRIPTION |
|------|--|
| (1) | REFRIGERATOR - PRE-PLUMB FOR ICE TRAY |
| (2) | GAS COOKTOP w/ HOOD ABOVE EXHAUST @ 47" FIN. |
| (3) | DOUBLE SINK w/ DISPOSAL |
| (4) | DISHWASHER - PROVIDE APPROVED AIR GAP |
| (5) | TEMPERED GLASS |
| (6) | MORTISE RESISTANT CERAMITICUS CIVIL BOARD w/ TILE TRAVEL OR 1/2" 1/2" FIN. BOARD |
| (7) | WATER CLOSET PROVIDE A (FIN) TP ON EACH SIDE & 24" FIN. OVER IN ROOM |
| (8) | 30" x 72" SHOWER - SHOWER FLOORS & RECEIPTS THREE WATER TIGHT PER IBC P2724/24 RESILIENT SHOWER LINER TEST - IBC P2724/24 |
| (9) | 1000 LBS FLOOR |
| (10) | SINK w/ VANITY |
| (11) | NEW 20" x 20" SHOWER w/ FIBERGLASS OR TILE TO 1/2" ABOVE DECK. TEMP. GLASS SUBROOF COUNTER w/ KNEE SPACE |
| (12) | LOW WALL PER CABINET PLANS |
| (13) | RELOCATED ELECTRICAL SERVICE PANEL - 200 AMP |
| (14) | 2x6 FLOORING WALL |
| (15) | TEMP CONTROL VALVES PER IBC P2703 & P2713 - HOT WATER SHALL BE LIMITED TO A TEMPERATURE NOT GREATER THAN 120 DEGREE PER BLEEDER |
| (16) | NEW SOFT WATER LOOP w/ 240x30 PLUMBING @ 1/2" - 1/2" SOFTENING TANK @ 18" SALT TANK |
| (17) | STACKABLE W/D w/ 4" VENT THROUGH ROOF NOT TO EXCEED 35'-0" MAX HEIGHT TRANSFERRED PER IBC - INSTALL PER MFG. SPECS. NEW GAS ON DEMAND WATER HEATER |
| (18) | B.O.B. EXPOSED @ 18'-0" |
| (19) | SOFFIT @ 18'-0" |
| (20) | LINE OF CEILING CHANGE |
| (21) | COUNTERTOP OVER ALL BASE CABINETS - SEE CABINET PLANS |
| (22) | BLIND PER CABINET PLANS |
| (23) | UPPER CABINETS - SEE CABINET PLANS |
| (24) | LOWER CABINETS - SEE CABINET PLANS |
| (25) | EXISTING GAS FILTER |
| (26) | EXISTING FURNITURE |
| (27) | GAS SHUT-OFF @ 18" A.S.F. - TYPICAL |
| (28) | UNDER COUNTER PONY WALL PER BLEEDER - SEE CABINET PLANS FOR ADDITIONAL INFO. |
| (29) | EXISTING CONCRETE DRIVEWAY |
| (30) | 2x7 SKYLIGHT |
| (31) | CHU LOW WALL 42" |
| (32) | PRE MANUFACTURED STAIRS PER IBC. SEC. R334 (FIN. OVER 3/4" - FIN. OVER 1/2") |
| (33) | FREEZER |
| (34) | PRIVACY SCREEN ATTACHED TO 4x4 @ 14" OR 4x4 @ 14" COL. TOP OF SCREEN FIN. 1/2" ABOVE DECK FLOOR |
| (35) | PROTECT WALL - SEE ELEVATIONS FOR HEIGHT AND SILING / SCREENING DETAIL |
| (36) | HOSE REEL - VERT. LOCATION w/ OWNER |
| (37) | FIN FLOOR |
| (38) | RETAL RAILING |
| (39) | SOLAR TUBE - INSTALL PER MANUFACTURER SPECS |
| (40) | FOLD DOWN BENCH |
| (41) | COFFEE OVER/MICROWAVE |
| (42) | 2x4 LEADS 4x8 @ BATH 3 |

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

DIMENSIONED FLOOR PLAN & EXISTING DEMO PLANS


REVISIONS

1	
2	
3	


PLOT DATE: 11/16/23
SHEET NO.

AI

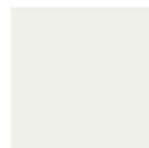
COLOR/MATERIAL LEGEND



SW-6258 TRICON BLACK
PARAPET WRAPPED w/ METAL

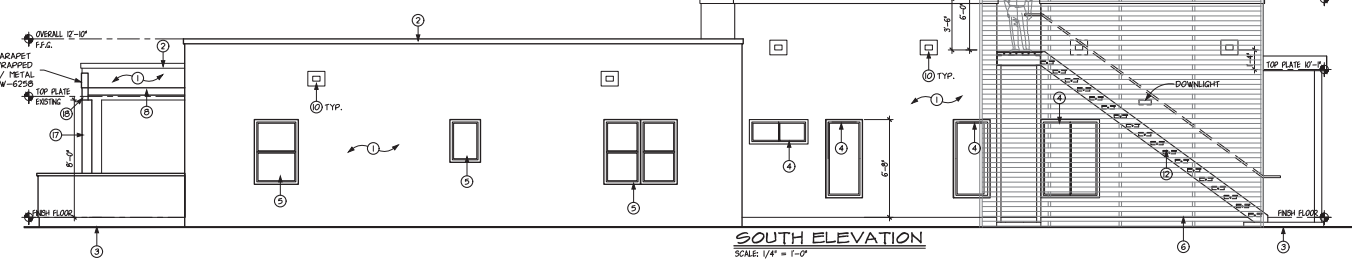
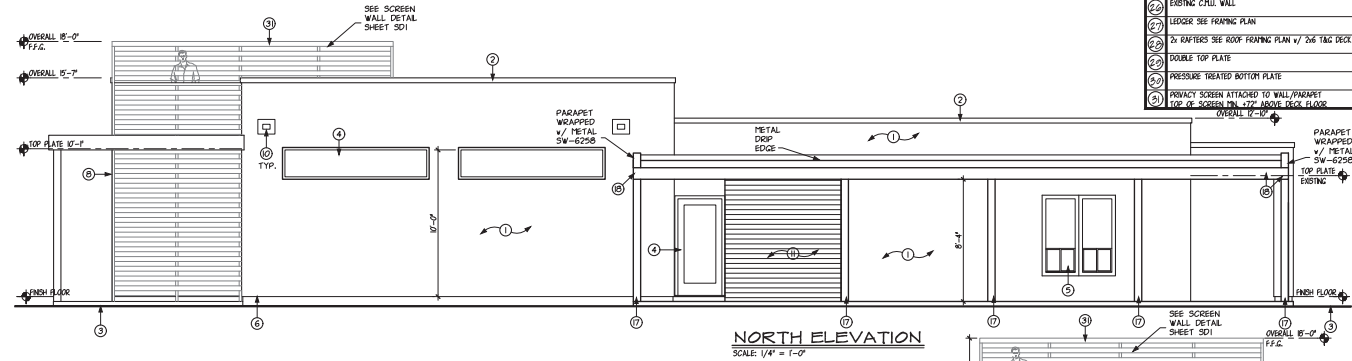
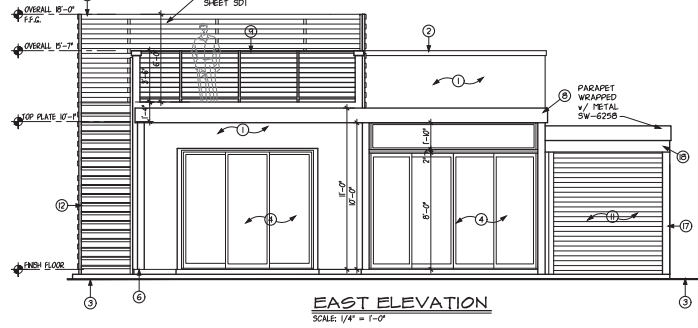
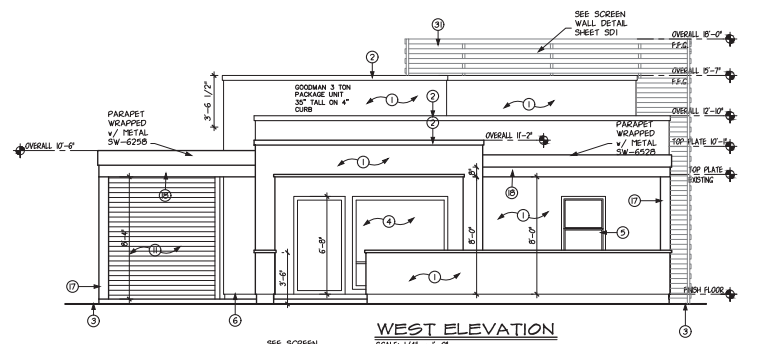


SW-6076 TURKISH COFFEE
WOOD BEAM, WOOD SING, PRIVACY SCREEN



SW-7005 PURE WHITE
STUCCO WALLS, POP-OUT

LIGHT REFLECTIVE VALUE < 75



EQUIPMENT SCREEN

ROOF TOP EQUIPMENT SCREENING BY PARAPET WALLS...

1. ALL NEW EXTERIOR TECHNICAL EQUIPMENT NEEDS TO BE FULLY SCREENING. 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.B.C. SEC. 6702.8. 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 #5 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. OF 1/2" @ ALL EXT. WALLS.
3. BUILT UP ROOFING w/ 3 LAYERS OF FELT & 50# PER SQ. FOOT OF GRAVEL OR OTHER APPROVED SUBSURING MATERIAL, INSTALLED PER MANUFACTURER'S SPECS. AND I.B.C. SEC. 6703A.
4. ALL WINDOW FRAMES SHALL BE PAINTED OR ANODIZED TO MATCH EXTERIOR COLOR - NO EXPOSED WOOD OR METAL
5. ALL VENTS, FLASHING, FASCIA, ELECTRICAL PANELS, ETC. TO BE PAINTED TO MATCH HOUSE.

KEYNOTES

No.	DESCRIPTION
1	3/8" STUCCO SYSTEM OVER 1" FOAM BOARD, LATH BASE OVER BUILDING FRAME - I.C.C. # ESR-2726
2	NO LATH @ CURB WALL - SW-7005 PURE WHITE
3	PARAPET w/ FRONT POP-OUT PER OWNER/BUILDER
4	FINISH GRADE - SLOPE MIN. 5% AWAY FROM BUILDING
5	NEW DOOR/WINDOW OPENING - SEE FLOOR PLAN
6	EXISTING DOOR/WINDOW OPENING - SEE FLOOR PLAN
7	WEEP SCREED TO MIN. 3/4" BELOW FINISHED FLOOR - PAINT CONCRETE STEEL BELOW TO MATCH BUILD.
8	FOAM INSULATION EX-ESR-2521 OVER WPA GATED 2x6 T&G DECKING
9	NEW PREFAB LIGHT GAUGE ALUMINUM TRUSS SYSTEM SW-6076
10	METAL BALING - QUADRONAL @ 1/8" MIN. w/ OPENINGS @ 4" @ C.C. - 180 SERIES
11	SCUPPER w/ 2x4 POP-OUT
12	WOOD SING - SW 6076 TURKISH COFFEE
13	PRE MANUFACTURED STAIRS PER I.B.C. SEC. R34 (MIN. 08E) 3/4" - 1/2" (MIN. 08E)
14	STUCCO POP-OUT PARAPET CAP PER BUILDER
15	FOAM ROOFING EX-ESR-2521 OVER WPA GATED 2x6 T&G DECKING
16	SEE C.C. SURFACE - FULL-DECK WHITE/PROPOOF (EX-ESR-2071) w/ WPA GATED 2x6 T&G DECKING
17	1/2" EXTERIOR CHIP BD. OR EQUAL @ CURB. PARTS (EX-ESR-185) OR EQUAL
18	NEW COLLIER STUCCO WRAPPED-SEE ROOF FRAMING PLAN
19	NEW WOOD BEAM - SEE ROOF FRAMING PLAN
20	SW 6076 TURKISH COFFEE
21	PRE-FAB FLOOR TRUSSES - SEE ROOF FRAMING PLAN
22	FINISH GRADE - SLOPE MIN. 5% AWAY FROM BUILDING
23	R-18 BATT INSULATION
24	R-30 BLOW-IN INSULATION
25	1/2" GYPSUM BD. (ESR-3365 OR EQUAL)
26	CONCRETE SLAB w/ THERMITE TREATED A.B.C. FILL
27	EXISTING CHILL WALL
28	LEGOR SEE FRAMING PLAN
29	2x DRYFLEX SEE ROOF FRAMING PLAN w/ 2x6 T&G DECK
30	DOUBLE TOP PLATE
31	PRESSURE TREATED BOTTOM PLATE
32	PRIVACY SCREEN ATTACHED TO WALL/ PARAPET TOP @ SCREEN MIN. 27" ABOVE EDGE FLOOR

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design-drafting-planning
921 S. ROOSEVELT ST.
TEMPE, AZ 85283

PROJECT

LEWIS ADDITION
921 S. ROOSEVELT ST.
TEMPE, AZ 85283

EXTERIOR ELEVATIONS &
BUILDING SECTIONS

REVISIONS

PLOT DATE: 11/16/23
SHEET NO.

A2

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PROJECT
LEWIS ADDITION
921 S. ROOSEVELT ST.
TEMPE, AZ 85283

PROJECT

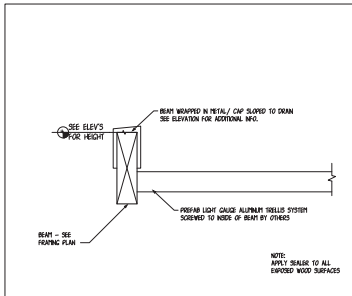
SCREEN DETAIL

REVISIONS

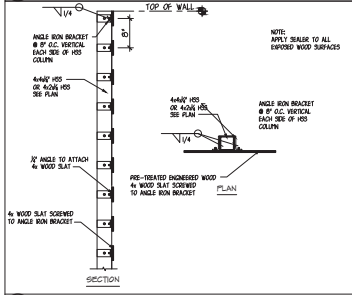
Δ	-

PLOT DATE: 11/16/23
SHEET NO.

SDI



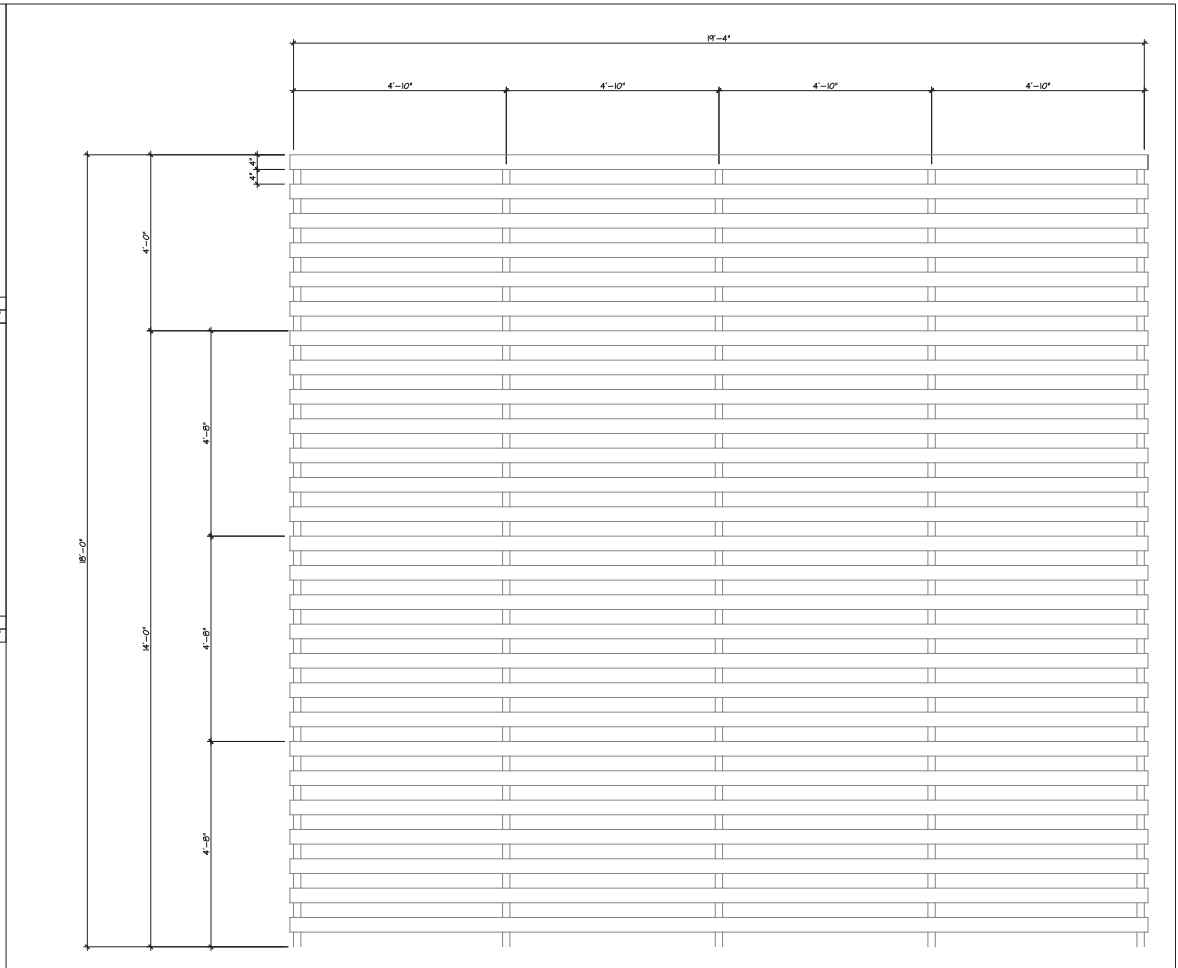
220 ALUMINUM TRUSS TO BEAM SCALE: 3/4" = 1'-0"



221 SCREEN WALL WOOD SLAT TO STEEL COLUMN DET. SCALE: 3/4" = 1'-0"



CONCEPTUAL RENDERING



222 SCREEN WALL WOOD SLAT TO STEEL COLUMN ELEVATION SCALE: 3/4" = 1'-0"

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

[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



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

- ▶ 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

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?

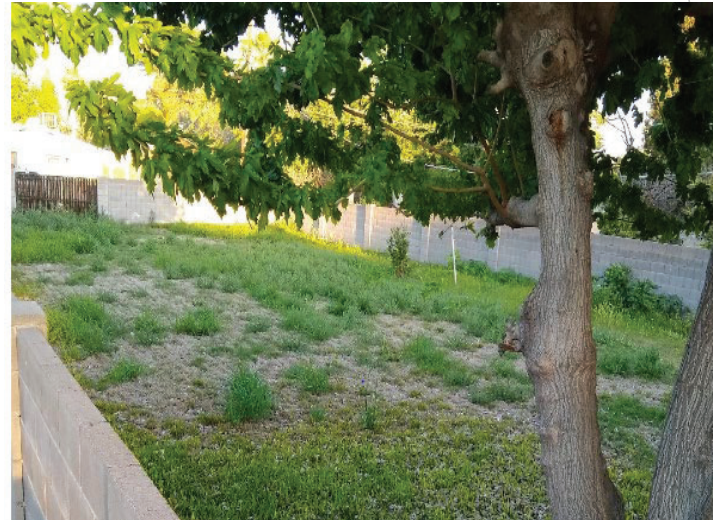


- ▶ No Privacy
- ▶ Does not fit into immediate neighborhood character and design
- ▶ Entitlement / not Neighborly Feeling / Animosity from Owner
 - ▶ Deck is a WANT, not a NEED
 - ▶ Owner did not follow DRC recommendations in 2020 PL 190295 - did not attend any meetings w neighbors
- ▶ Variance in building 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

