

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 10/28/2014
Agenda Item: 3**

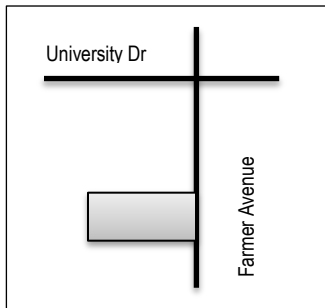
ACTION: Request for a Use Permit and Development Plan Review approval for a second residential unit added behind an existing house, with tandem parking for RESIDENCE AT FARMER, located at 1114 South Farmer Avenue. The applicant is Paul Fleager.

FISCAL IMPACT: N/A.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: RESIDENCE AT FARMER (PL140253) is a request to add a second residential living unit behind an existing single family house, located in a multi-family zoning district in the Mitchell Park East Neighborhood Association. The request includes the following:

- ZUP14107 Use Permit to allow tandem parking spaces within side-yard drives.
- DPR14159 Development Plan Review including site plan, building elevations.



Property Owner	Paul Fleager, agent for VP Country Club LLC
Applicant	Paul Fleager
Current Zoning District	R-3, Multi-Family District
Gross/Net site area	0.149 acres
Total Building area	+/- 1,740 s.f.
Lot Coverage	26.95 % (50% maximum allowed)
Building Height	21 ft (30 ft maximum allowed)
Building Setbacks	24' front, 10' side, 15' rear (20, 10, 15 min.)
Landscape area	55% (25% minimum required)
Vehicle Parking	4 spaces (4 min. required, 5 max allowed)
Bicycle Parking	2 spaces

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Bill Kersbergen, Senior Transportation Planner (480) 350-8839

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Bill Kersbergen, Senior Transportation Planner
 Reviewed by: Diana Kaminski, Senior Planner

COMMENTS:

This site is located south of University Drive, north of 13th Street, west of Mill Avenue and east of Hardy Drive. The original development of this block consisted of five kit-built catalog homes, four of which remain. The zoning was changed from "Residence" (single-family) to R-2, then R-3 Limited, and finally to R-3 Multi-Family, subsequent to the original construction. Two of the adjacent homes have had secondary units built in the rear yards.

There are no pending entitlements for this property that are in effect. Existing uses on the site include a single two-bedroom residence, and a garage which will be removed.

This request includes the following:

1. Use Permit: To allow the use of two single wide driveways to park two vehicles each, in a tandem configuration.
2. Development Plan Review which includes: The construction of a separate 2-story, 2-bedroom apartment in the rear yard, with vehicular access from the alley and pedestrian access from Farmer Avenue.

The applicant is requesting the Development Review Commission take action on the items one and two listed above.

PUBLIC INPUT

- A neighborhood meeting was not required for this request.
- Notification of property owners within a 300 foot radius was done by direct mailing.
- At the writing of this report, no public input had been received

PRELIMINARY SITE PLAN INPUT

When first reviewed by Planning Staff, this project was proposed as a 2-unit structure behind the existing house. The site area was not sufficient in area to allow for a 3-unit development. Staff had concerns that the roof shape and exterior materials were not consistent with the architectural context of the existing house, which has a 12:12 roof pitch, asbestos siding and asphalt shingle roof of the original structure. These concerns were presented to the applicant. The scale of the proposed new building was reduced to a single apartment. The applicant expressed a desire to replace exterior materials on the original structure with the more durable ones proposed for the rear house at a later date, after completion of the new unit.

PROJECT ANALYSIS

USE PERMIT

The proposed parking configuration requires a use permit, to allow tandem parking, for zoning districts other than single-family residential. Reference: ZDC Section 4-602(D)(1).

Section 6-308 E Approval criteria for Use Permit:

1. *Any significant increase in vehicular or pedestrian traffic.*
The existing residential driveway is in a tandem configuration that parks two vehicles. The proposed tandem drive for two vehicles would be off of the alley and will not affect the public street. The proposed tandem parking will not increase vehicular congestion.
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 existing driveway is in a tandem arrangement. The second driveway is off the alley and is similar to other surrounding properties.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not 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 driveway in the front will be upgraded with edging to clearly separate it from the landscape areas. The second driveway of the alley is consistent with other developments in the area.

4. *Compatibility with existing surrounding structures and uses.*

The driveway design is consistent with other properties in the neighborhood, and of this era of site design.

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 rear driveway will be surrounded by a fence, which encloses the area.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan

The site is located on the west side of Farmer Avenue, it is approximately 50 feet wide by This proposal removes a single car garage from the rear yard and locates a second living unit behind the main house, with vehicular access from the alley within the fenced rear yard and a stabilized decomposed granite pedestrian walk proposed to the south of the original house allowing access to Farmer Avenue.

Building Elevations

The design of the rear unit does not match the original roof pattern of the kit-built homes, but matches the orientation and pitch of a later addition to the rear of the original residence, and allows a more efficient use of the second floor space. When viewed from the street the second unit has a height that is consistent with the existing ridgeline of the main house.

The materials and colors proposed for the secondary unit are dissimilar to the existing residence. The applicant intends to make modifications to the existing residence to incorporate the standing seam roof, and fiber cement siding materials in matching colors on the original house after the secondary house is completed. The proposed colors and materials are appropriate to the context of the area, but would be incongruous if not applied to the existing house on site. The recommendation for approval of the colors and materials for the rear structure is contingent upon being applied to the front structure in a timely manner, not left to an unspecified future date. The following conditions of approval are not included, but listed as a consideration. These require that the existing house be re-sided and re-roofed with the same materials as the second residence, prior to certificate of occupancy of the second residence.

Replace the roofing on the original house with matching standing seam metal roofing, to match the second residence prior to certificate of occupancy for the second residence.

Replace the asbestos siding on the original house with matching fiber cement siding, to match the second residence prior to certificate of occupancy for the second residence.

The exterior shape is consistent with the scale of the main house and of the adjacent structures. The north-south orientation of the roof on the original house and the 12:12 pitch may not seem consistent with the lower pitch of the second house; but an addition to the original house has a lower roof pitch and orientation which is similar to the roof design of the second residence. The exterior materials will be uniform, with the inclusion of conditions 9 and 10.

Landscape Plan

Only minor changes are proposed for the front yard facing Farmer Avenue. A turf yard and mature tree limit the view of the existing residence. The rear of the property is not visible from the public street, so no specific landscape conditions have been added.

Section 6-306 D Approval criteria for Development Plan Review

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape; the project is proposed within the rear yard and is not visible from the street frontage. The limited views from the neighboring front yard and from the alley are consistent with other properties in the area.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; the existing mature tree and front yard landscaping will remain.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; standing seam steel roofing, split faced CMU and fiber-cement siding, are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; there are similar secondary dwelling units in the area, and there are similarly strong paint colors in the area.*
5. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; the façade is divided into a base and upper wall type, which provide visual interest.*
6. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the neighborhood has access to Orbit.*
7. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicle access to the rear unit is via the alley, so any pedestrian conflict would occur where the alley meets 11th and Howe streets, where vehicles cross the sidewalk using forward motion. The existing drive which services the original house has been in place for over 60 years, and will not contain any new traffic.*
8. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the rear yard will be fenced with a non-climbable, visually open material. All pedestrian access points and parking areas will be illuminated. Providing activity on the alley side of the site provides increased surveillance and security to the alley.*
9. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; concrete curbs or concrete surfaces will be used for parking and pedestrian areas, creating definition between landscape areas and vehicular areas.*
10. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; lighting will be designed using concepts of dark-sky and are required to limit the amount of light trespass onto adjacent properties.*

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the Use Permit / Development Plan Review. This request meets the required criteria and will conform to the conditions 1-19.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The proposed project meets the approval criteria for a Use Permit/Development Plan Review.
3. The project will meet the development standards required under the Zoning and Development Code.

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.

ZUP14107

CONDITIONS OF APPROVAL

1. Provide driveways of either concrete, or of stabilized decomposed granite with a concrete edging curb to define parking areas from landscape areas.
2. Provide driveways and parking areas with a minimum width 10'-0" to allow for pedestrian access to vehicles without walking through landscaping.

DPR14159

CONDITIONS OF APPROVAL

Site Plan

3. Enclose rear yard with either an 8'-0" tall CMU wall, OR a 6'-0" tall steel vertical picket fence (wrought iron) to provide separation; between the alley and the rear yard, between the front yard and rear yard, and to enclose the sides of the rear yard. It is the developer's option to separate the yard between the two houses with a fence or to share one yard. Do not propose wood or chain-link fence materials.
4. Provide gates of steel vertical picket. If a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
5. Provide a minimum 3'-0" wide pedestrian pathway of either concrete, or of stabilized decomposed granite with a concrete edging curb to define walk areas from landscape areas. Provide sufficient elevation above retention areas to be able to use walks in all weather conditions.
6. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
7. Provide a Bike rack between the two buildings per Tempe detail T-578. A single hoop will suffice for the two required bike parking spaces.

Building Elevations

8. The materials and colors are approved as presented:
Roof – standing seam steel roofing manufactured by Fabral, product: Horizon 16 – color: charcoal gray 851.
Lower walls – split faced CMU – grey color, not painted
Upper walls – fiber cement vertical siding – color: either 1010-5 "Spanish Tile" or 1011-5 "Royal Garnet"
Roof fascia – Material and color to match upper walls.
Window frames – vinyl windows manufactured by BetterBilt 100 series vinyl windows, color: Bronze.

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.

9. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

Lighting

10. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
11. Illuminate building entrances, gates and parking areas from dusk to dawn to assist with visual surveillance at these locations. This includes modifications to the existing residence. Additional illumination along pedestrian paths, and the

original driveway within the front yard is not required

Landscape

12. Existing front yard landscaping is to remain. Submit rear yard landscape plans with building safety submittal. Any additions or modifications may be submitted for review during building plan check process.
13. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
14. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
15. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
16. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

17. Provide address signs on the building elevation facing the street to which the property is identified; and at the gate, and main entrance, for the rear house.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 8" high, individual mount metal characters.
 - 3) Locate where the numbers will be illuminated by the light source which illuminates the front doors and gate.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

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.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- 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 www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should

be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

- STANDARD DETAILS:
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.
- BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- SECURITY REQUIREMENTS
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide a security vision peephole, or full glass at exit doors.
- ENGINEERING:
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for

adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

- **PARKING SPACES:**
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- **LIGHTING:**
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- **LANDSCAPE:**
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to "applications to move a native plant" to "notice of intent to clear land".

HISTORY & FACTS:

1948	The house was built, in the "Residence" zoning district.
1957	The zoning was changed to R-2, Multi-family.
1964	The zoning was changed to R-3 Multi-family – limited
	The zoning was changed to R-3 Multi-family during a prior Zoning Ordinance Update

ZONING AND DEVELOPMENT CODE REFERENCE:

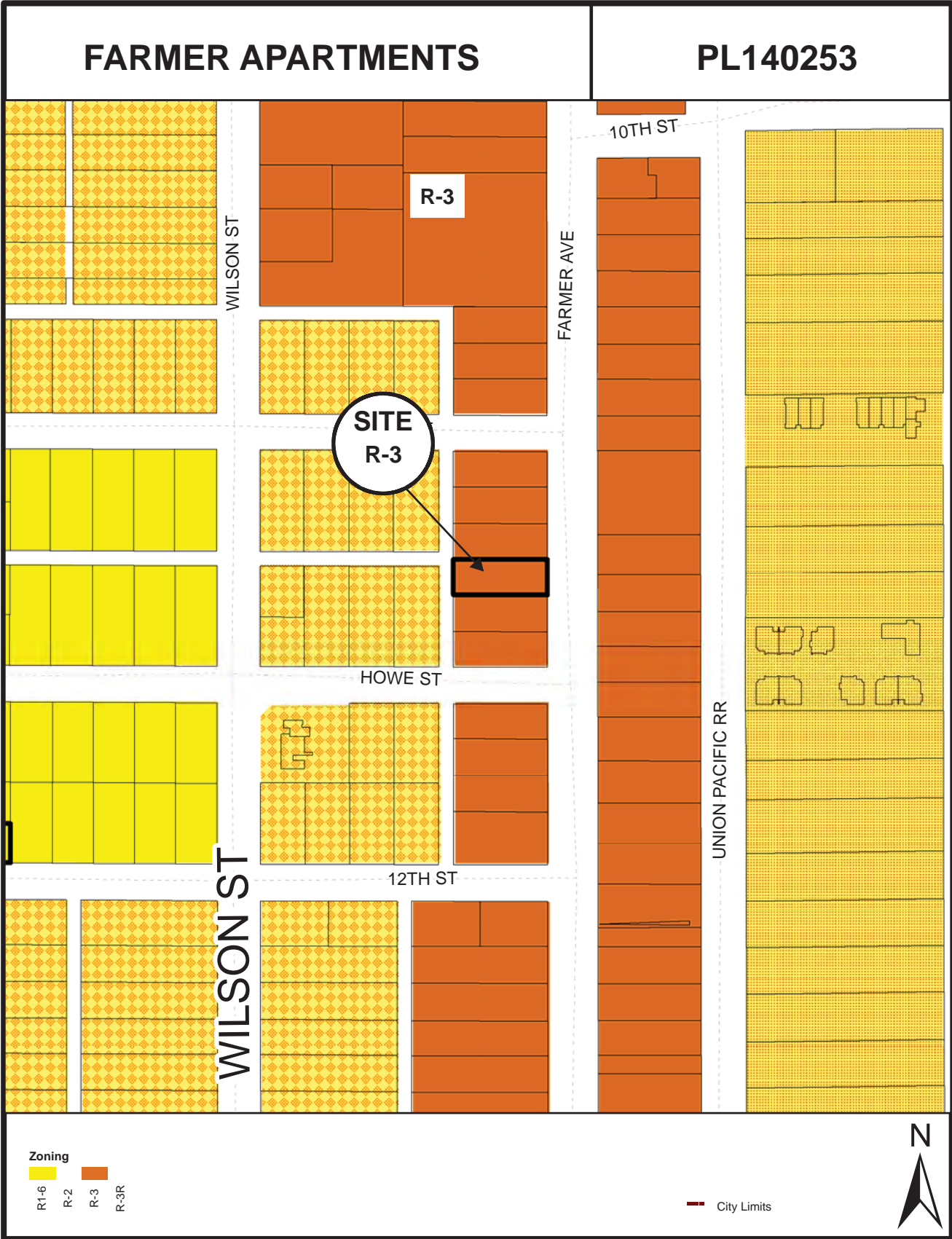
Section 6-306, Development Plan Review
Section 6-308, Use Permit
Section 4-602, Tandem Parking



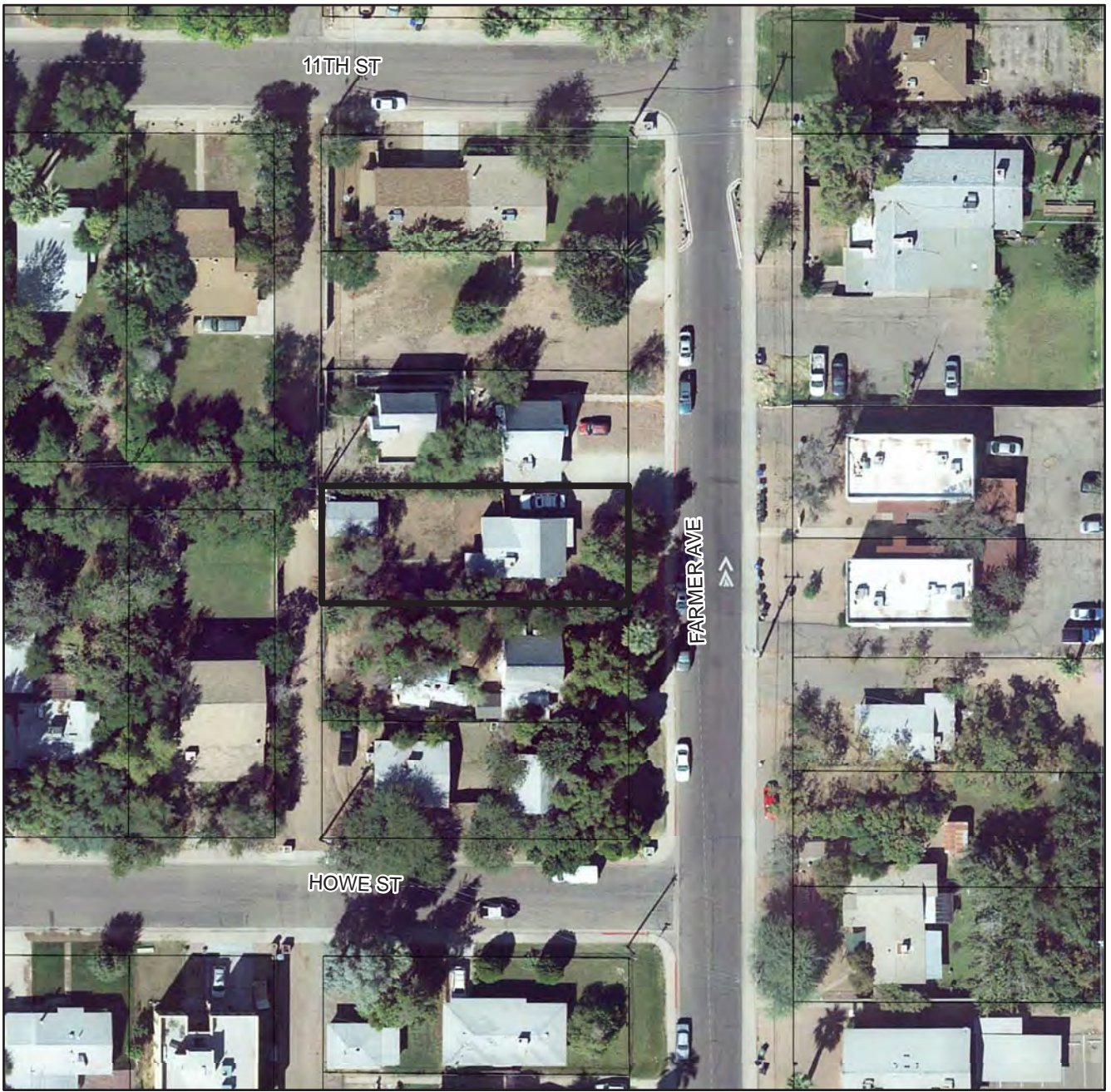
DEVELOPMENT PROJECT FILE
for
Residence at Farmer

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. A0 Site Plan
5. A1 Ground and 2nd Floor Plan
6. A3 Floor Plan, Roof Framing Plan and Section
7. A5 Building Elevations
8. A5 Color Elevations
9. Grading Plan
- 10-11. Landscape Exhibit
- 13-16. Letter of Opposition



Location Map



FARMER APARTMENT- (PL140253)

1114 S Farmer Avenue, Tempe, AZ 85281
City Of Tempe (COT) Community Development Planning
Letter Of Explanation 8.24.14

This letter of explanation is written pursuant to the COT guidelines for submittals to the planning department. An explanation with comments is as follows;

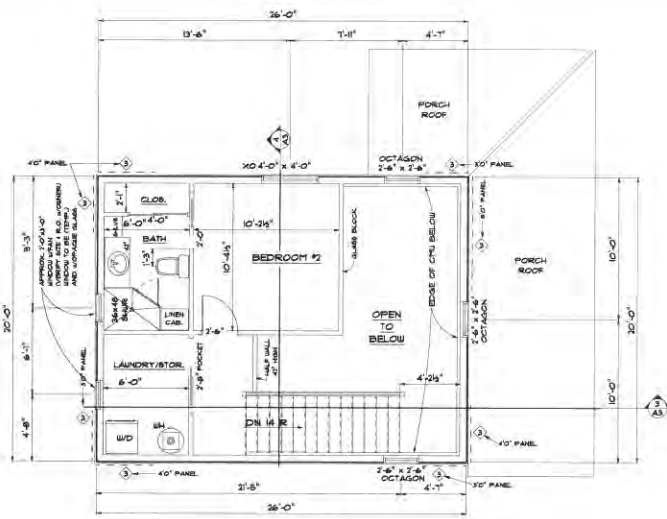
1. The intent is to build a single family residence at the referenced address. The property is zoned R-3 and no building variances are being requested.
2. The proposed structure will be constructed between an existing single family residence (on the street side) and the adjacent alley to the rear of the property, i.e. no street frontage.
3. Construction drawings are complete at this time and are ready for submittal to the COT for review.
4. The drawings address architectural elements as well as design guidelines and standards as required by the COT. Specifically;

Standard and criteria for development plan (s) conformance requirements identified in the COT "Supplemental Packet For: Development Plan Review".

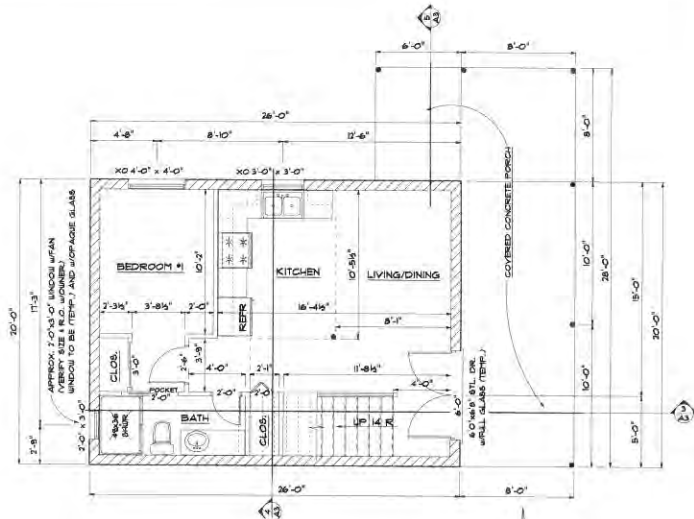
5. Our objective is to start construction as soon as feasible and after the COT review, approval and permitting processes are complete.

We appreciate your review in kind and will be happy to address any questions that may arise in the interim.

Respectfully Submitted
Paul Fleager/Agent
VP Country Club, LLC
602.377.7606
paul@vpamllc.com



2 SECOND FLOOR PLAN



1 GROUND FLOOR PLAN



GENERAL SPECIFICATIONS:

- I. GENERAL.
 - A. BUILDING CODE: 2012 IBC, AS AMENDED; 2012 IRC, AS AMENDED.
 - OTHER CODES: 2011 NEC, AS AMENDED; 2012 IRC, AS AMENDED; 2012 IFC, AS AMENDED; 2012 EGC, AS AMENDED; 2012 FGC, AS AMENDED.
- B. APPROVED FLASHING ABOVE ALL DOORS AND WINDOWS.
- C. WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- D. CONSTRUCTION IS TO BE IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE AND MEET THE REQUIREMENTS OF THE CODE.
- E. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE START OF WORK AND REPORT ANY DISCREPANCIES.
- F. CONCRETE.
 - A. REBAR AND SMALLER TO BE MINIMUM GRADE 40.
 - B. REBAR AND LARGER TO BE MINIMUM GRADE 60.
- G. WOOD.
 - A. SILL PLATES AND WALL BASE PLATES SHALL BE OF WOOD PRESERVED TREATED WITH AN APPROVED PRESERVATIVE (LEAST TOXIC), USE A MINIMUM OF (2) ANCHORS FOR EACH PORTION OF SILL PLATE. PLACE AN ANCHOR WITHIN 1' OF EACH END.
 - B. ALL LUMBER TO BE OF #2 OR BETTER.
- H. ELECTRICAL.
 - A. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR.
 - B. ALL RECESSED LIGHTS PENETRATING AIR THERMAL BARRIER SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
 - C. ALL LUMINAIRES INSTALLED IN UET (AND/OR DAMP) LOCATIONS SHALL BE SUITABLE FOR AND MARKED "SUITABLE FOR UET LOCATIONS".
 - D. INSTALL SMOKE DETECTORS PER CODE, ONE IN EACH SLEEPING ROOM AND CENTRALLY LOCATED IN HALLS LEADING TO SLEEPING ROOMS. SMOKE DETECTORS TO BE HARDWIRED, INTERCONNECTED AND HAVE BATTERY BACK-UP.
 - E. ALL RECEPTACLE OUTLETS UNLESS LABELED AS "GFCI" SHALL BE PROTECTED BY A LISTED ARC-FULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCHED CIRCUIT. ALL RECEPTACLE OUTLETS TO BE TAMPER RESISTANT.
 - F. INSTALL CARBON MONOXIDE DETECTORS PER CODE.
 - G. VERIFY ALL FIXTURES, ACCESSORY AND SPECIAL LIGHTING REQUIREMENTS WITH OWNER.
- I. MECHANICAL.
 - A. ALL MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR.
 - B. A/C UNIT TO HAVE MINIMUM DLO BEER.
 - C. ALL DUCT WORK JOINTS TO BE SEALED WITH WATER BASED MASTIC.
 - D. ALL AIR SUPPLY AND RETURN DUCTS TO BE INSULATED WITH MINIMUM R-6 IN CONDITIONED SPACES AND R-8 IN UNCONDITIONED SPACES.
 - E. PROVIDE RETURN AIR PATHS FOR EVERY INSTALLED LIVABLE ROOM WITH A RETURN AIR DUCT OR TRANSFER GRILL.
 - F. HVAC SYSTEM TO HAVE MAKE-UP AIR (AT LEAST 10 CFM'S THIS NUMBER OF BEDROOMS PLUS ONE).
 - G. HVAC SYSTEM TO HAVE REPLACEABLE FILTERED (NON-FIBERGLASS) FILTER OR EQUIVALENT WITH MINIMUM 8 MERV RATING.
 - H. PROVIDE ONE THERMOSTAT FOR EACH SEPARATE HEATING/COOLING SYSTEM.
 - I. PROVIDE ATTIC ACCESS FOR EACH HEATING/PAV WITH A CLEAR, UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
 - J. RETURN AIR SHALL BE TAKEN FROM INSIDE THE DWELLING. DILUTION OF RETURN AIR WITH OUTDOOR AIR SHALL BE PERMITTED. SEE PLAN FOR WALL AND CEILING RETURN AIR GRILLE LOCATIONS.
- J. PLUMBING.
 - A. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR.
 - B. HOT WATER LINES TO BE INSULATED WITH MINIMUM R-3.

SHEAR WALL SCHEDULE	FDN. ANCHORAGE/SILL PLATE NAILING
1 1/2" O.S.B. @ 16" x 7' O.C. OR 3/8" O.S.B. @ 16" x 7' O.C.	EXTERIOR: 1/2" DIA. A.B.S. @ 48" O.C. / 1/4" NAILS @ 12" O.C. INTERIOR BEARING: H.L.T. OR SPRING PINS @ 12" O.C. / 1/4" NAILS @ 12" O.C. INTERIOR NON-BEARING: O.S.B. ONE SIDE: H.L.T. OR SPRING PINS @ 12" O.C. / 1/4" NAILS @ 12" O.C. O.S.B. BOTH SIDES: H.L.T. OR SPRING PINS @ 12" O.C. / 1/4" NAILS @ 12" O.C.
2 1/2" O.S.B. @ 16" x 4' O.C. OR 3/8" O.S.B. @ 16" x 4' O.C.	EXTERIOR: 1/2" DIA. A.B.S. @ 48" O.C. / 1/4" NAILS @ 12" O.C. INTERIOR BEARING: H.L.T. OR SPRING PINS @ 12" O.C. / 1/4" NAILS @ 12" O.C. INTERIOR NON-BEARING: O.S.B. ONE SIDE: H.L.T. OR SPRING PINS @ 12" O.C. / 1/4" NAILS @ 12" O.C. O.S.B. BOTH SIDES: H.L.T. OR SPRING PINS @ 12" O.C. / 1/4" NAILS @ 12" O.C.
3 3/4" A.P.A. RATED 2x10 @ 16" x 8' O.C. EDGE AND BOUNDARY NAILING	EXTERIOR: 1/2" DIA. A.B.S. @ 48" O.C. / 1/4" NAILS @ 12" O.C. INTERIOR: H.L.T. OR SPRING PINS @ 12" O.C.
4 3/4" A.P.A. RATED 2x10 @ 16" x 8' O.C. EDGE AND BOUNDARY NAILING	EXTERIOR: 1/2" DIA. A.B.S. @ 36" O.C. / 1/4" NAILS @ 8" O.C. INTERIOR: H.L.T. OR SPRING PINS @ 8" O.C.
5 3/4" A.P.A. RATED 2x10 @ 16" x 4' O.C. EDGE AND BOUNDARY NAILING	EXTERIOR: 1/2" DIA. A.B.S. @ 24" O.C. / 1/4" NAILS @ 6" O.C. INTERIOR: H.L.T. OR SPRING PINS @ 6" O.C.
6 3/4" A.P.A. RATED 2x10 @ 16" x 4' O.C. EDGE AND BOUNDARY NAILING	EXTERIOR: 1/2" DIA. A.B.S. @ 18" O.C. / 1/4" NAILS @ 4" O.C. INTERIOR: H.L.T. OR SPRING PINS @ 4" O.C.
7 3/4" A.P.A. RATED 2x10 @ 16" x 4' O.C. STAGGERED EDGE AND BOUNDARY NAILING	EXTERIOR: 1/2" DIA. A.B.S. @ 18" O.C. / 1/4" NAILS @ 4" O.C. INTERIOR: ANCHOR BOLTS OR SILL BARS REQUIRED.

NOTE: 1/2" DIA. H.L.T. OR SPRING PINS ACCEPTABLE H.L.T. PINS: NON-TX, TX, TX-T, AND TX-T-T (2012 AND 2011 IBC) (ICC-ES ESR-2902). SPRING PINS: PDF, PDF-T, ESR-304.

NOTE: APA RATED SHEARING SHEAR PANELS REQUIRE ALL PANEL EDGES TO BE RACKED WITH 7" SPACING OR VIDER TRAPPING. FIELD NAILS TO BE SPACED AT 3' O.C. FOR TRAPPING. TRAPPING SPACING OF 3' O.C. FIELD NAILS TO BE SPACED AT 8" O.C. FOR TRAPPING. TRAPPING SPACING OF 3' O.C.

NOTE: ANCHOR BOLT TABLE 150 AND 160.3 - 1911 IBC OR TABLE 160.3 - 2003 IBC TABLE 161.3 - 2006 IBC SHEARING - 160.3 AND TABLE 161.3 - 1911 IBC OR TABLE 160.3 - 2003 IBC OR TABLE 161.3 - 2006 IBC OR 2004-1 - 2004 IBC

NOTE: WHEN INSTALLING O.S.B. OVER SHEATING USE 8# 1/2" x 12" S4 OR S4S.

NOTE: SHEAR WALL 'I' REQUIRE TRAPPING AT JOINTING PANEL EDGES TO BE 3 INCHES NORMAL OR WIDER.

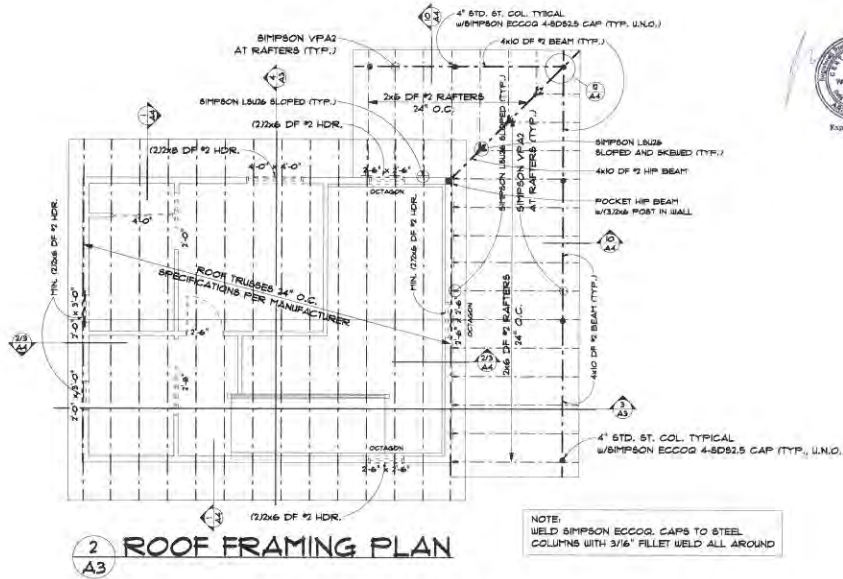
NOTE: USE 1/2" DIA. H.L.T. OR SPRING ANCHOR (2012 IBC) (ICC-ES ESR-142) OR SPRING 1/2" DIA. ITEM 160.3 (2003 IBC) (ICC-ES ESR-142) AS A ONE FOR ONE REPLACEMENT OF 1/2" DIA. ANCHOR BOLTS.

ELECTRONICALLY SIGNED
9.7.14

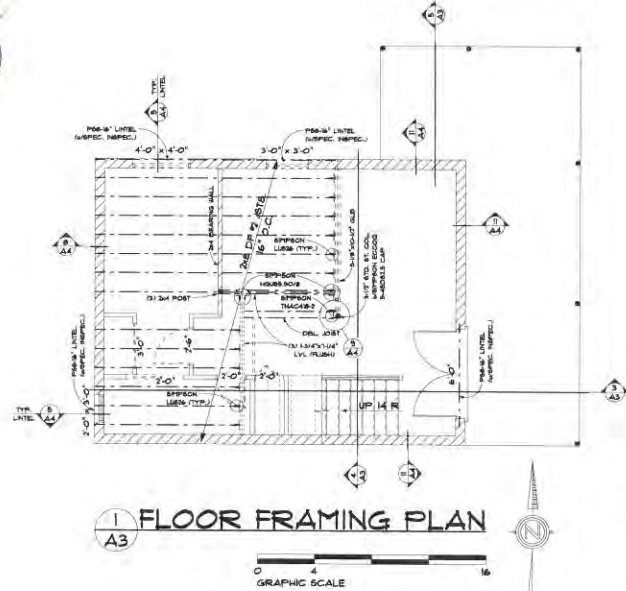


REVISIONS	BY
21 AUGUST 2014	
GORDON WILSON DESIGN AND DRAFTING, L.L.C. SUN CITY, ARIZONA KASSON, MINNESOTA PHONE: 623-322-1657 CELL: 951-507-269-2543 PROJECT: NEW SINGLE FAMILY RESIDENCE FOR V. COUNTRY CLUB, LLC 1114/1116 SOUTH FARMER AVE. TEMPE, AZ 85281	
DATE	5 MAY 2014
SCALE	1/4" = 1'-0" O.N.
PROJECT	NEW SINGLE FAMILY RESIDENCE FOR V. COUNTRY CLUB, LLC
DATE	5 MAY 2014
SCALE	1/4" = 1'-0" O.N.
PROJECT	NEW SINGLE FAMILY RESIDENCE FOR V. COUNTRY CLUB, LLC
DATE	5 MAY 2014
SCALE	1/4" = 1'-0" O.N.
PROJECT	NEW SINGLE FAMILY RESIDENCE FOR V. COUNTRY CLUB, LLC

ELECTRONICALLY SIGNED
9-7-14



NOTE:
WELD SIMPSON ECCOQ. CAPS TO STEEL
COLUMNS WITH 3/16" FILLET WELD ALL AROUND



MASONRY

1. CONCRETE BLOCK UNITS - GRADE \pm Fx + 180 P.F.L.
BRICK UNITS - GRADE \pm Fx + 300 P.F.L.
2. GROUT - 3000 P.S.I.
3. MORTAR - TYPE S (MOO P.S.I.)
4. ALL CELLS WITH REBAR TO BE GROUTED SOLID.

MASONRY HORIZONTAL REINFORCEMENT:

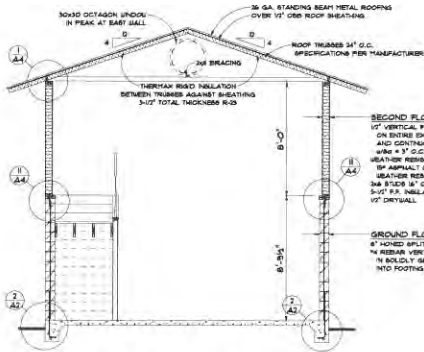
1. PROVIDE #3 DEEP GROUTED BOND BEAMS WITH #4 REBAR CONTINUOUS AT THE FOLLOWING LOCATIONS:
(A) ROOF LINE
(B) INCLUDE ALL OPENINGS (EXTEND 2'-0" MIN. BEYOND OPENING)
(C) AS NOTED ON PLANS.
2. PROVIDE #3 DEEP GROUTED BOND BEAM WITH #4 REBAR CONTINUOUS AT THE TOP OF PARAPETS.
3. HORIZONTAL BARS ARE CONTINUOUS AT ALL CONTROL JOINTS, SHAP (14" EACH SIDE OF JOINT) AND BOND BREAKING TAPE.
4. PROVIDE #3 BARS AT CORNERS TO MATCH AND LAP HORIZONTAL REINFORCEMENT AT POINTS OF 90°.
5. PROVIDE GROUT-COURSE #4 @ 4'-0" VERT. IN HORIZ. JOINTS @ GRADES USE MIN. LAP REINFORCEMENT 1'-0".

MASONRY VERTICAL REINFORCEMENT:

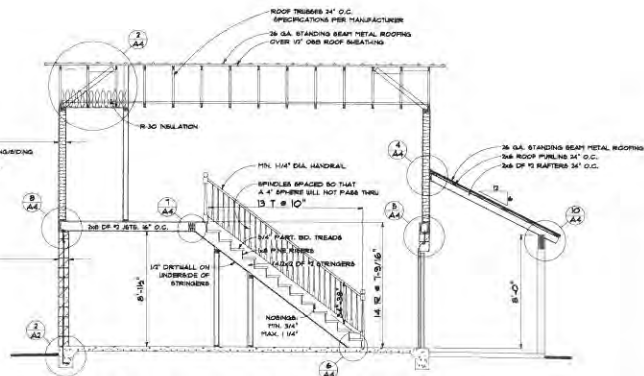
1. TYPICAL VERTICAL REINFORCING SHALL BE #4 REBAR AT 3'-0" O.C. IN THE CENTER OF THE WALL IN SOLID GROUTED CELLS (UNL.O.)
2. IN ADDITION TO TYPICAL REINFORCING USE #4 VERTICAL AT ALL WALL INTERSECTIONS, CORNERS, EACH SIDE OF OPENINGS AND CONTROL JOINTS AND AT ALL LOCATIONS INDICATED HEREIN.
3. AT ALL BEAM BEARING LOCATIONS: BRISTLE BOLLS FROM FIN. TO BEAM BEARING
4. #4 VERT. BARS IN ADJACENT CELLS WITH JOINTS: BRISTLE BOLLS TO MATCH OR DOUBLE BARS TO MATCH TO MATCH AND LAP VERTICAL BARS OR COLUMN REINFORCING.
5. BRISTLE BOLLS: BRISTLE BOLLS @ 4'-0" WITHOUT CLEAN OUTS, 6" WITH CLEAN OUTS (UNL.O.).
6. ALL BARS IN CONTACT WITH SOL SHALL BE GROUTED SOLID.
7. ALL ANCHOR BOLTS AND ANCHOR BOLTS SHALL BE INSTALLED IN SOLID GROUTED CELLS.

REINFORCING STEEL

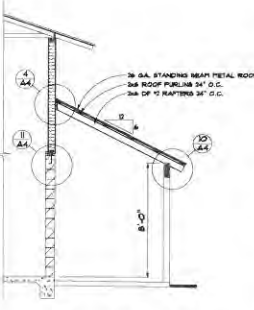
1. ASTM A-601 - 40, FT + 40 KSI, NO TEST.
2. LATHES SHALL BE "FOURMS" APPROVED STEEL LATHES OVER MASONRY OPENINGS.
3. MASONRY VENDOR SHALL BE ANCHORED PER ONE OF THE METHODS SPECIFIED IN THE CURRENTLY ADOPTED I.B.C. WITH A TENSILE OF ONE (1) GA. GALVANIZED METAL ANCHOR FOR EACH TWO SQUARE FEET OF WALL AREA.
4. STEEL REINFORCING BARS SHALL BE SCHEDULED GRADE 40 GRADE 40 FOR #4 AND LARGER; LAP VERT. BARS @ 18" OF #4 BAR DIA. - 18" U/ APPROVED WIRE TIE.
5. SOLID GROUT ALL MASONRY CELLS WHERE REBAR OCCUR.



4 CROSS SECTION
A3



3 LONGITUDINAL SECTION
A3



5 SECTION
A3

REVISIONS	BY
21 AUGUST 2014	
GORDON WILSON DESIGN AND DRAFTING, L.L.C. SUN CITY, ARIZONA KASSON, MINNESOTA PHONE: 623-322-1657 CELL: 701-269-2543 PROJECT: NEW SINGLE FAMILY RESIDENCE FOR VENTURTY CLUB, LLC 1114/1116 SOUTH FARMER AVE, TEMPE, AZ 85281	
DESIGNED BY	GORDON WILSON
CHECKED BY	
DATE	5 MAY 2014
SCALE	1/4" = 1'-0" UN.
DRAWN BY	A-3
CAD	
DATE	
SCALE	
PROJECT	

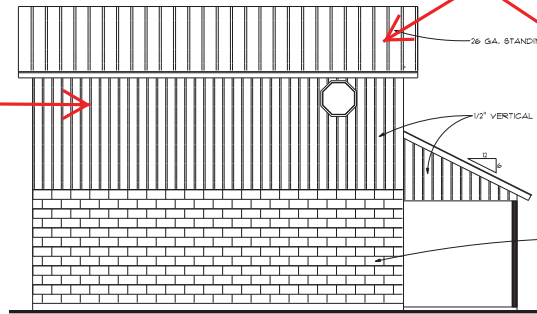
Fabral Metal Roofing (or equal) <http://www.fabral.com>
Horizon 16 System; Factory Paint Charcoal Gray

Hardie Panel HZ10 Fiber Cement
Vertical Siding (or equal) Typical All Sides
<http://www.jameshardie.com/homeowner>

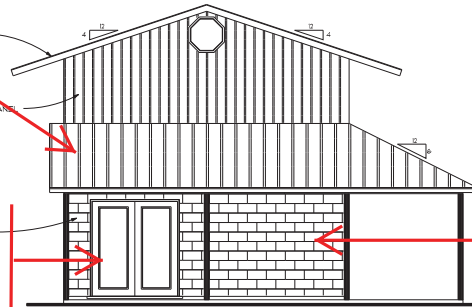
Factory Primed

Paint; Valspar <http://www.valsparpaint.com>
Color; Spanish Tile 1010-5 or;
Royal Garnet 1011-5

Fascia Boards, Corner Boards,
Support Posts And/Or Window
Trim Color To Match The Lap
Siding

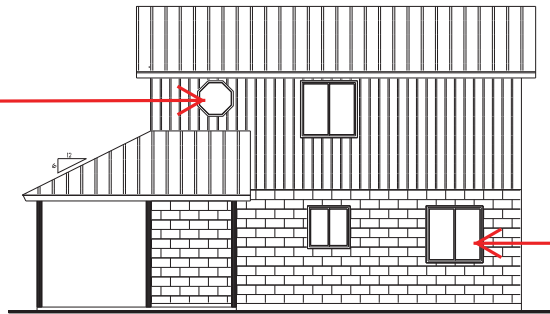


2 SOUTH ELEVATION
A5



1 EAST ELEVATION
A5

Split Face CMU
8" Honed Face
Gray Speckled
Typical All Sides



3 NORTH ELEVATION
A5

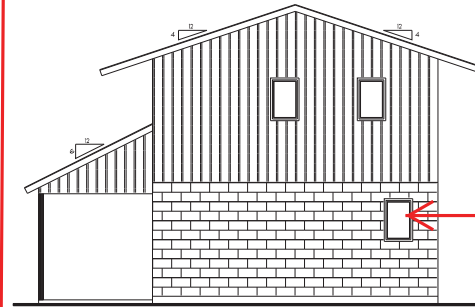
North, South & East Elevation Windows & Entry Door;

Window Manufacturer; Betterbilt (or equal) <http://www.betterbilt.com>

BB160 Series Horizontal Sliders To Match Existing House - Typical 3 Locations
Aluminum Frames Factory Paint Bronze

BB100 Series Octagon Windows; Typical 3 Locations
Solid Pane Glass
Aluminum Frames Factory Paint Bronze

Entry Door Manufacturer; Feather River (or equal) featherriverdoor.com
Fiberglass Double Entry Door Model #682191-400
Painted Bronze To Match Sliding Windows



4 WEST ELEVATION
A5

West Elevation Windows;
Bathroom & Laundry Room Windows. Typical 3 Locations
Powered Vent Fan Set In Glass Block
Framing To Be Bronze To Match Sliding Windows

9.20.14
1114 S Farmer Avenue, Tempe, AZ 85281
Building Elevation Exhibit
Materials & Colors

REVISIONS	BY
28 AUGUST 2014	

GORDON WILSON DESIGN AND DRAFTING, L.L.C.
SUN CITY, ARIZONA
KASSON, MINNESOTA
PHONE: 623-322-7657
CELL PHONE: 507-269-2543
PROJECT: NEW SINGLE FAMILY RESIDENCE FOR VP COUNTRY CLUB, LLC
1114/1116 SOUTH FARMER AVE, TEMPE, AZ 85281

THIS PLAN AND SPECIFICATIONS ARE HEREBY OFFERED BY GORDON WILSON DESIGN AND DRAFTING, L.L.C. AS A GUIDE FOR BIDDING AND ARE NOT GUARANTEED. GORDON WILSON DESIGN AND DRAFTING, L.L.C. SHALL NOT BE RESPONSIBLE FOR ANY OMISSIONS, DISCREPANCIES OR CONFLICTS BETWEEN THESE PLANS TO CONTRACT AND BIDDING OR OTHERWISE INCURRED AND REPORTED BY THE BUILDER PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

DATE: 8 MAY 2014

SCALE: 1/4" = 1'-0" (1/8" = 1'-0")

DATE: 8 MAY 2014

SCALE: 1/4" = 1'-0" (1/8" = 1'-0")

DATE: 8 MAY 2014

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DATE: 8 MAY 2014

SCALE: 1/4" = 1'-0" (1/8" = 1'-0")

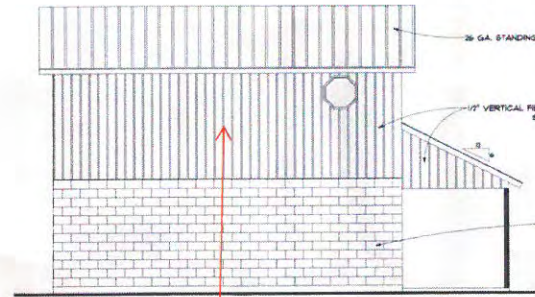
DATE: 8 MAY 2014

SCALE: 1/4" = 1'-0" (1/8" = 1'-0")

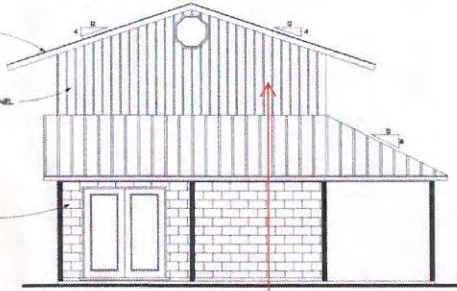
DATE: 8 MAY 2014

SCALE: 1/4" = 1'-0" (1/8" = 1'-0")

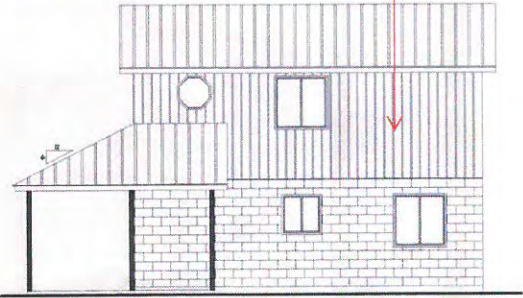
Factory Painted Siding
"Barn Red" In Color
Typical All Sides



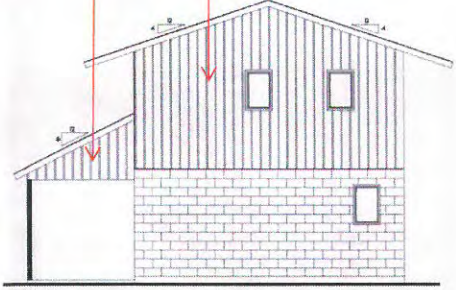
2 SOUTH ELEVATION
AB



1 EAST ELEVATION
AB



3 NORTH ELEVATION
AB



4 WEST ELEVATION
AB



1114 S Farmer Avenue, Tempe, AZ 85281
Building Elevation Exhibit (Colored) 9.2.14

REVISIONS	BY
28 AUGUST 2014	

GORDON WILSON DESIGN AND DRAFTING, L.L.C.
 SUN CITY, ARIZONA
 KASSON, MINNESOTA
 PHONE: 623-332-1651
 CELL PHONE: 507-269-2543
 PROJECT: NEW SINGLE FAMILY RESIDENCE FOR COUNTRY CLUB, LLC
 1114/1116 SOUTH FARMER AVE T F A7 85281

1. All work shall be done in accordance with the applicable building codes and regulations. The contractor shall be responsible for obtaining all necessary permits and approvals. The architect shall not be responsible for the contractor's failure to obtain such permits and approvals.

DESIGNED BY
 GORDON WILSON
 DRAWN BY
 3 MAY 2014
 1/4" = 1' - 0" S.U.N.
 A-5

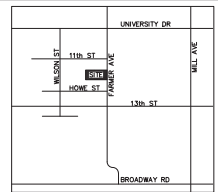
CITY OF TEMPE SITE PLAN NOTES

- THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.
- THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
- THE CITY APPROVAL IS FOR ON-SITE GRADING, DRAINAGE. PLAN CHECK IS VALID FOR ONE YEAR FOLLOWING THE INITIAL APPLICATION DATE. CONSTRUCTION PERMITS MUST BE OBTAINED PRIOR TO PLAN CHECK EXPIRATION DATE. PERMITS EXPIRE ONE YEAR FROM ISSUE DATE BUT MAY BE EXTENDED UPON REQUEST AND THE PAYMENT OF APPROPRIATE FEES FOR SUBSEQUENT PERIODS OF SIX MONTHS EACH.
- AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
- CALL THE ENGINEERING INSPECTION REQUEST LINE AT 480-350-8475 AT LEAST ONE BUSINESS DAY BEFORE CONSTRUCTION TO REQUEST INSPECTION OF GRADING AND DRAINAGE. CONSTRUCTION WORK CONCEALED WITHOUT INSPECTION BY THE CITY SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
- THE HOMEOWNERS SHALL CONTACT BLUESTAKE (602-263-1100) 48 HOURS PRIOR TO CONSTRUCTION.
- ALL BROKEN OR DISPLACED EXISTING CONCRETE CURB, GUTTER, OR SIDEWALK SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY OF TEMPE ENGINEERING DIVISION INSPECTOR.

GRADING AND DRAINAGE PLAN - 1116 S FARMER AVE

OWNER:
VP COUNTRY CLUB LLC
1753 E BROADWAY RD #306
TEMPE, AZ 85282
FO BOX 93392
CONTACT: PAUL FLEAGER
602-377-7606
SURVEYOR:
RICHARD D TABOR,
RLS# 19857
ENGINEER:
MILLS ENGINEERING, LLC
KATHRYN MILLS, P.E.
PO BOX 93392
PHOENIX, AZ 85070-3392
(480)235-5052
(480)759-6343 FAX
KMLLS@MILLSENGINE.COM

SITE DATA:
APN: 124-70-068
ADDRESS: EX: 1114 S FARMER AVE
NEW: 1116 S FARMER AVE
TEMPE, AZ 85281
NET LOT AREA: 6500 SF = 0.149 AC
LYING IN A PORTION OF THE NORTHEAST QUARTER SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP N.T.S.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COUNTY NUMBER	PANEL NUMBER (FIRM DATE)	SUFFIX	DATE OF FIRM (MAY 1987)	FIRM ZONE	BASE FLOOD ELEVATION (FEET ABOVE MEAN SEA LEVEL)
04013	2240	L	10-16-13	X	NA

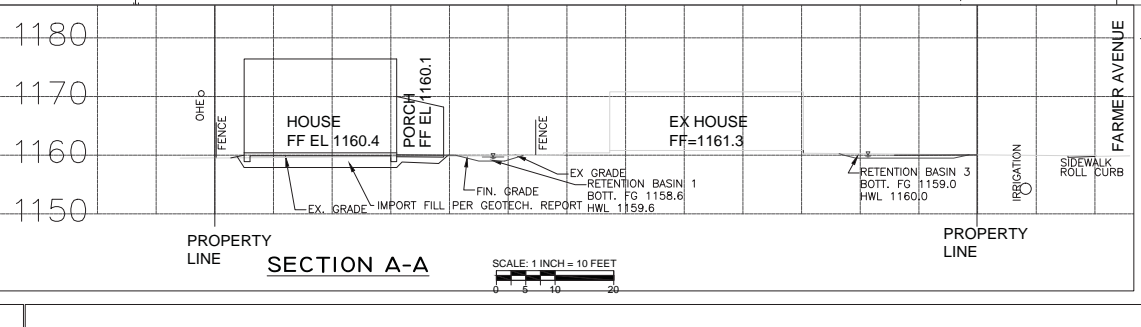
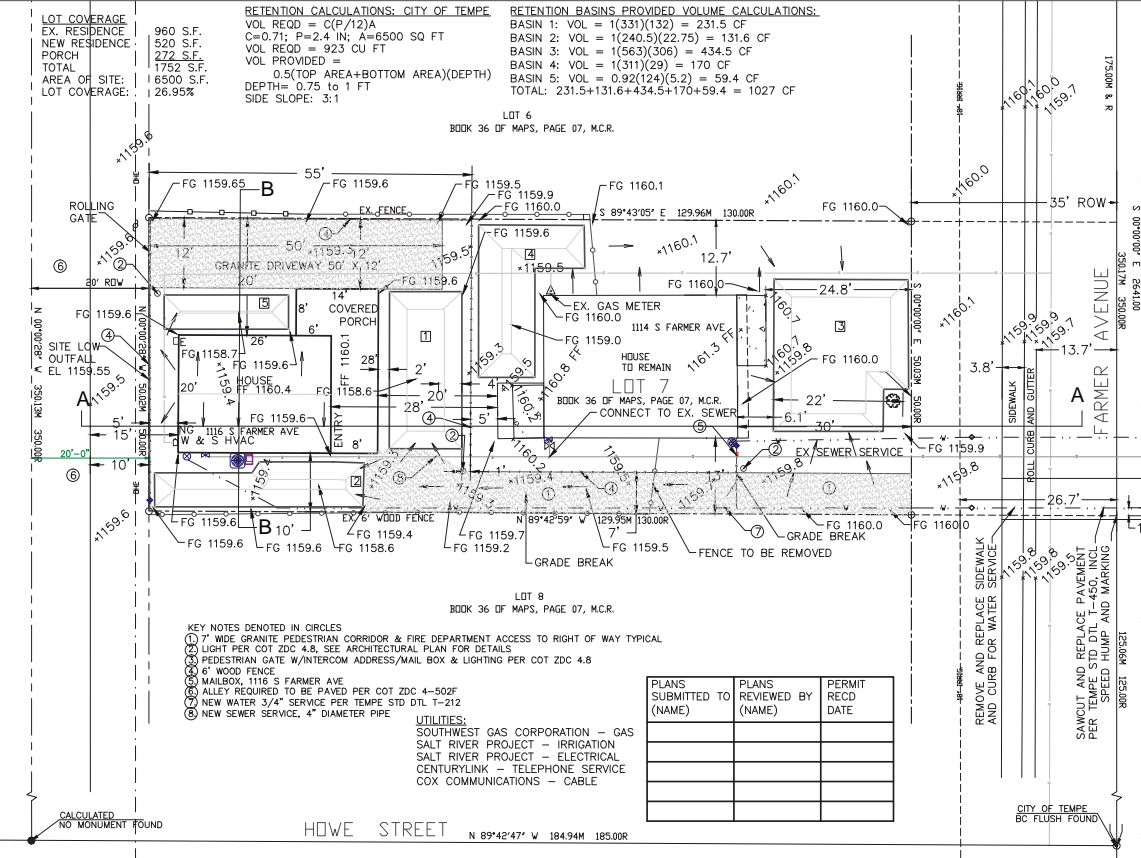
- ENGINEER'S NOTES
- FILL MATERIALS NEEDED TO BACKFILL ANY DEPRESSIONS AND TO RAISE AND LEVEL BUILDING SLAB AND PAVEMENT AREAS TO FINISHED GRADES SHOULD THEN BE PLACED AND COMPACTED IN HORIZONTAL LIFTS OF THICKNESSES COMPATIBLE WITH THE COMPACTION EQUIPMENT USED, NOT TO EXCEED 8".
 - PRIOR TO PLACEMENT OF NEW FILL, THE GROUND SURFACE SHOULD BE SCOURIED TO A MINIMUM DEPTH OF 6" MOISTURE CONDITIONED TO NEAR OPTIMUM (+3%) AND COMPACTED TO A MINIMUM 95% OF MAXIMUM DENSITY PER ASTM D698. REMOVE ALL VEGETATION AND UNSUITABLE SOILS PRIOR TO NEW FILL PLACEMENT.
 - IMPORT FILL WILL MEET THE FOLLOWING REQUIREMENTS:
MAXIMUM PARTICLE SIZE 8 INCHES
MAXIMUM PERCENT EXPANSION 1.5%
IMPORT FILLS SHOULD BE PLACED AT MOISTURE CONTENTS OF OPTIMUM +3%.
 - ALL UTILITIES SHOWN ON PLAN HAVE BEEN LOCATED FROM AVAILABLE UTILITY DATA AND MAY OR MAY NOT REFLECT ACTUAL CONDITIONS. FIELD VERIFY ALL UTILITIES. CALL BLUE STAKE 263-1100.
 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF TEMPE ENGINEERING DESIGN CRITERIA. TEMPE SUPPLEMENT TO MAG UNIFORM STANDARD DETAILS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION BY MAG, MARICOPA COUNTY DRAINAGE DESIGN MANUAL, AND OTHER APPLICABLE REGULATIONS AND STANDARDS.

FLOOD PLAIN STATEMENT
THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE 'X' AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP. PANEL NUMBER: 04013C 2240L EFFECTIVE DATE: 10-16-13

DRAINAGE STATEMENT
THIS SITE IS LOCATED IN FEMA FLOOD ZONE 'X', AS SHOWN IN FEMA FIRM MAP 04013C PANEL 2240L. FINISH FLOOR ELEVATIONS ARE SAFE FROM THE 100 YEAR STORM EVENT. OFFSITE FLOWS DO NOT ENTER THIS SITE. THE EXTREME OUTFALL ELEVATION IS ON THE WEST SIDE AT ELEV. 1159.5.

TOPOGRAPHY IN THE VICINITY IS RELATIVELY FLAT WITH OVERALL SLOPES OF LESS THAN 1 PERCENT DRAINING TO THE WEST/NORTHWEST.

BENCHMARK: MCDOT ALUMINUM, LOCATED AT THE EAST QUARTER CORNER OF SEC. 21, ELEV. 1161.06, CITY OF TEMPE DATUM.



- LEGEND
- BRASS CAP OR AS NOTED
 - 1/2" REBAR W/CAP #19857 SET
 - WATER METER
 - POWER POLE
 - TELEPHONE MANHOLE
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - SEWER SERVICE
 - GAS METER
 - WATER SERVICE
 - MULLBERRY TREE 30"
 - BRASS CAP
 - RECORD DATA
 - MEASURED DATA
 - IRON FENCE LINE
 - WOOD FENCE LINE
 - WATERLINE
 - SANITARY SEWER LINE
 - IRRIGATION LINE
 - UNDERGROUND TELEPHONE
 - OVERHEAD ELECTRIC
 - SPOT ELEVATION
 - FINISHED GRADE ELEVATION
 - MARICOPA COUNTY RECORDS
 - RETENTION BASIN NUMBER

CUT AND FILL QUANTITIES

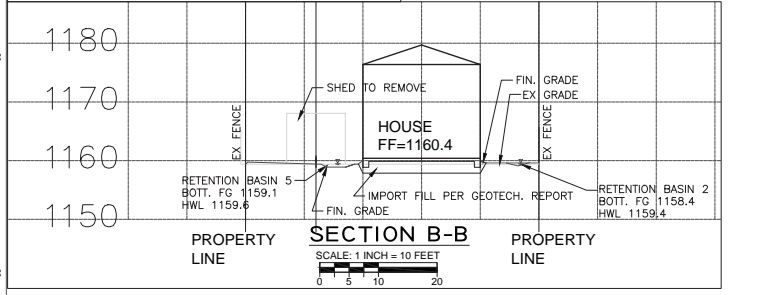
ON-SITE	ESTIMATED QUANTITY
CUT	1010 CY
FILL	60 CY

MATERIAL LIST:

ON-SITE	ESTIMATED QUANTITY
WOOD FENCE	150 FT
GRANITE FOR D/W	30 CY
SEWER SERVICE LINE	60 LF
WATER SERVICE LINE	110 LF
GAS SERVICE LINE	97 LF

OFF-SITE

ESTIMATED QUANTITY	
WATER SERVICE LINE	55 LF
WATER METER	1 EA



INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER, PLAN, NOTES, AND SECTIONS

CONSTRUCTION NOTES

- DEPTHS AND LOCATIONS OF EXISTING UTILITIES ARE PROVIDED BASED ON BLUESTAKE DATA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO POT-HOLE ALL EXISTING UTILITIES PRIOR TO EXCAVATION TO CONFIRM LOCATION AND DEPTH.

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/LAND SURVEYOR _____ DATE _____

CITY ENGINEER _____ DATE _____

I HEREBY ACKNOWLEDGE THIS GRADING AND DRAINAGE DESIGN AND AGREE TO CONTACT THE CITY ENGINEERING INSPECTOR AT 480-350-8475 FOR A PRE-CONSTRUCTION MEETING. ANY CHANGES TO OR DEVIATIONS FROM THIS PLAN REQUIRE CITY APPROVAL.

OWNER - SIGNATURE _____ & PRINT NAME _____ DATE _____

NEW HOUSE FOR VP COUNTRY CLUB, LLC
1116 SOUTH FARMER AVE, TEMPE, AZ. 85281

COVER SHEET, MAP, PLAN, PROFILE, AND NOTES

GRADING AND DRAINAGE PLANS
SHEET #1

DESIGNED: KM
DRAWN: KM
APPROVED: KM
DATE: 06-14
SHEET: 1 OF 1
SCALE: 9-15-14

1114 S Farmer Avenue, Tempe, AZ; Existing Landscape Exhibit



CASE: PL140253 1114 South Farmer Avenue, Residence at Farmer

My name is Jean Zurface. I live at 1110 South Farmer Avenue which is next door to 1114 South Farmer Avenue. I have owned my property since 1990.

Please recognize my parking concerns for 1114 South Farmer Avenue and place them in the hearing record.

I visited with Diana Kaminski of your office this afternoon and reviewed the plans.

The current three bedroom house at 1114 South Farmer (two upstairs bedrooms and a large bedroom in the back addition to the house) has no parking. The people living in the house and visiting the house have been parking in my driveway, sometimes blocking my carport. I will be hiring a surveyor to more clearly mark my lot line, from Farmer all the way back to the alley. The property owner of 1114 South Farmer will have to find other parking for his tenants as they will no longer be permitted to park in what I have just learned is my driveway.

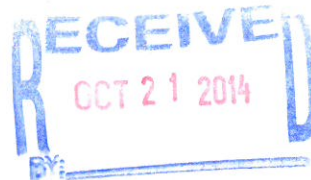
If adding a two bedroom residence to the property, the owner is required to provide 2.7 parking spaces for the front house and 2.2 spaces for the back house for a total of 4.9 spaces, rounded to five spaces. There is no way that the site can go from zero to five parking spaces.

There is no reserved parking on Farmer, and the students always fill all available spaces. The proposed location off the alley for the tandem parking for the back house is too close to the utility pole in the alley (it appears to be partially blocked by the pole) and too close to the entrance of my back house. There will be no privacy, fumes, noise, and possibly the leaning loaded utility pole will be hit by people backing out and it will fall on my house.

Thank you.

Jean Zurface

1110 South Farmer



10/21/2014

CASE: PL140253 1114 South Farmer, Residence at Farmer

Amendment 1 to statement of Jean Zurface submitted 10/20/2014. Three pages.

Safety, Health and Civil Rights (fair access to housing) public policy implications that must be thoroughly considered before deciding whether to allow this project.

Safety

Allowing tandem parking off the alley is dangerous because of the already leaning utility pole in the alley partially blocking the exit from the proposed parking area. This pole could fall onto my house or fall into the alley if it was hit by a vehicle backing out.

Permitting tandem parking at the front house at 1114 South Farmer is very dangerous. There is no reserved parking on Farmer, and the ASU students always fill all available spaces. There is therefore no space on the street for the back car to move into when it has to move out into the street to allow the front car to leave. Also, there is constant student foot, bike, wheelchair, and skateboard traffic on the sidewalk and in the street. There is significant car traffic and the Dash is a constant presence blocking traffic briefly as it stops for passengers. It has been my experience that when tandem parking occurs at the front house at 1114 South Farmer, the back car often backs into my front yard because there is no way to back onto the street without risking hitting pedestrians and oncoming vehicles and bikes which can't be seen due to parked cars. Cars driving into my front yard are not only annoying because of the tire tracks in the raked gravel, but also dangerous because of the Tempe water meter and Tempe flood irrigation pipe and valve stem in my front yard which could be run over and broken causing flooding.

Health

The owner is proposing parking a total of four cars lengthwise against my property line. This means that two additional cars will be using the alley kicking up more dust daily. Engine noise and fumes from the four cars parked along my property line will be exposing me to further noise and air pollution.

As previously discussed under the Safety heading, there is a likelihood that cars will be cutting into my front yard to get out onto Farmer. Therefore, for both health and safety reasons, I am proposing first that tandem parking not be allowed in either the front or back, but if it is, I am requesting the city require the owner to pay for and erect a block wall from Farmer all the way back to the alley along my property line and that my side of the block wall match my existing block wall with a blocked textured stone façade.

Civil Rights (Fair access to housing)

I would like to again point out that five parking spaces, not four, must be added to the property because the existing front house has three bedrooms (two upstairs and one downstairs) and no existing parking

spaces fully on the property (the current renters and their guests are partially or fully parking in my driveway).

It appears from reviewing the application that the owner has only claimed the two upstairs bedrooms in the front house on his application. Thus, he must have converted the large downstairs handicap bedroom into another room to avoid claiming three bedrooms and thus having to provide a fifth parking space.

I am requesting that the Development Office obtain a written legal opinion from the City of Tempe attorney that addresses both the legality and fair access to housing policies of reconverting a publicly funded handicapped accessible conversion of the front house back into a non-handicapped accessible house by the present owner who is using it as a rental property.

When seeking a legal opinion, I am requesting that the following history of the conversion and questions be forwarded to the city attorney for his/her consideration.

The history of the conversion of the house into a handicap accessible house by the city of Tempe as I understand it from being a friend and neighbor of Mr. and Mrs. Lopez since 1990 who often visited their house both before and after the conversion, is as follows:

1. When Mr. and Mrs. Lopez became unable to go up the stairs due to Mr. Lopez's legs being cut off and Mrs. Lopez's heart condition, the City of Tempe converted the house into a handicap accessible house completely at taxpayer expense.
2. Mrs. Lopez told me that the handicap renovations cost over \$40,000 and that they didn't have to pay any of it—the city of Tempe paid for all of it.
3. My visual observation was that the city of Tempe converted the entire downstairs-- bath, kitchen, living room, downstairs bedroom, breezeway and outside laundry area into a totally wheelchair accessible residence. New windows replaced the drafty windows from the 1940's and the house was completely repainted inside and out.
4. Shortly after the conversion, both Mr. and Mrs. Lopez died.
5. Their two children sold the house to the current investor who removed the wheelchair ramps to the front and back door and perhaps all the handicap renovations inside the house.
6. The house is currently rented to a couple with a baby. They do not appear to be handicapped.

The questions that I feel the Development Office should have the city attorney address in his/her opinion are as follows:

1. What was the exact cost of the conversion of the house into a handicapped accessible house?
2. How was the conversion funded? What was the breakdown of the funding between federal, state and city of Tempe funding? How many hours were provided by city of Tempe employees on city time for the physical conversion work, paperwork, and inspections? What government disability programs was the conversion funded under and what are the regulatory compliance

requirements of those programs particularly with regard to preserving and maintaining the government funded conversion over the life of the property when used as a rental?

3. Did the city of Tempe Development Office give the present owner permission or did the present owner obtain permits to tear out the wheelchair ramps and any other handicap features, including the wheelchair accessible first floor bedroom? If so, when? Was the legal office or the handicap advocate office contacted by the Development Office to ascertain the legal and policy implications to the handicap accessible rental housing stock in Tempe of allowing the current owner to remove the taxpayer funded handicap amenities?
4. What is the legal risk assessment of the city of Tempe being pursued for regulatory noncompliance and waste, fraud or abuse of taxpayer funds for allowing the reconversion by the present owner?
5. What are the implications to civil rights housing policies in Tempe and at ASU, when both entities promote Tempe and the university to disabled students as being extremely wheelchair friendly, thus inducing them to come to school here from all over the country?
6. Can the present owner be prohibited from using the front house as a rental or further develop the property until he restores the handicap amenities originally provided by the city at his own expense?
7. Can the present owner be required to provide handicap van parking to the front house?
8. Can the present owner be required to offer the front house for rental to disabled vets or other disabled individuals or students through appropriate advocate organizations?
9. Can the city more closely monitor this landlord in the future to ensure that he is complying with all handicap housing accessibility rules, regulations and policy?